

Allenstown Public Library Window Restoration project
Allenstown, Public Library, Allenstown, NH

A. Project Description

Introduction

The Allenstown Public Library was built in 1934. It was one of only seven buildings in New Hampshire built with support from the New Deal legislation's Public Works Administration (PWA), and the only library of the seven buildings (Short & Stanley-Brown, 1939). According to Brand (1994) and Van Sylck (1995) the Allenstown Public Library exemplifies the open concept library plan popularized by the Carnegie library building campaign of the late 19th century. The design of the Allenstown Public Library is also an example of a simple building built with sturdy materials, designed to be resilient to changing times. Brand states that the Allenstown Public Library is an example of a building "taking responsibility for the long term" (pp. 194). Brand's statement cannot ring more true: libraries have changed enormously since 1934, but the current building meets most of the library's needs. The windows are one of the few design features that are incorporated in this basic, practical design. This project will return the windows, an important architectural feature, to their original state: crisp, clean and in line with the original look and feel of the building.

We are requesting funding for our windows restoration project. In this project, Mr. Andy Roper of Winn Mountain Restorations, a professional window restorer, will use preservation techniques to restore the four original windows in the Allenstown Public library reading room. These windows are a significant architectural feature of the building and this restoration project will return the windows to their original clean and crisp look, while improving energy efficiency for the building.

Overall project objectives

The objectives of the project are as follows:

1. Restore windows to original façade, in order to preserve building's historic character.
2. Increase energy efficiency of architecturally significant windows.

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The four original decorative windows in the front part of the Allenstown Public Library are in desperate need of repair. Exposure to the elements have caused the trim and sills of the windows to fade, the glazing to fail and the interior finish to deteriorate in many areas. Further layers of paint applied to the exterior muntins by an untrained professional have caused a raggedy appearance.

2. Increase energy efficiency of architecturally significant windows.

In the eighty years since the original windows were installed innovations in the window industry have allowed for the development of energy efficient windows. In their original state, the windows are drafty and allow the escape of heat. In a recent Energy Audit for the Allenstown Public Library, Liberty Utilities specialist Natalie Rossman states that the "Gaps...and around windows allow uncontrolled air movement through the building envelope, which is called air infiltration. Excessive air infiltration can increase the heating and cooling costs for the building

and also impact occupant comfort” (2013, pp. 3). This objective will address the energy efficiency issues while remaining conscious of the original design features of the windows.

B. Project tasks/budget and estimates

Application of SOI Standards

This project will restore the four front windows and the door side lites in order to preserve the building’s character. This work will adhere to the Secretary of the Interior’s Standards for Restoration as follows. The numbers listed below refer to the number of the standard listed in the Mooseplate application manual.

1. The property has been and will be a town library, with original features largely intact.
2. The scope of the work proposed removes non-standard configuration storm windows (east side windows with two smaller storms obscuring original sash pattern).
3. All windows will be restored in original configuration. Additional storm windows, both internal and external will be installed without modifying any original material.
4. The only possible item to fit this category might be the interior shutters on the front windows, as they are undersized for the opening. No action is to be taken so they will be re-installed as is.
5. Interior finishes that have become damaged by sun and moisture will be restored to match original finish of surrounding components (i.e. to match existing conditions).
6. No major damage was found during the initial examination, thus replacement of components is not under consideration. All windows will be repaired and restored as per scope of work.
7. Chemical removal techniques are never used by Winn Mountain Restorations. All woodwork is stripped carefully and all work will be done with great care to preserve all original profiles and features.
8. The scope of work will be entirely above ground and does not involve any archeological concerns.
9. The only new additions will be the storm windows. The main east side windows will have a low profile storm that is the least intrusive type and is specified for historical work.
10. The storm windows will be installed (and can be removed in the future) without altering the base material used in the building.

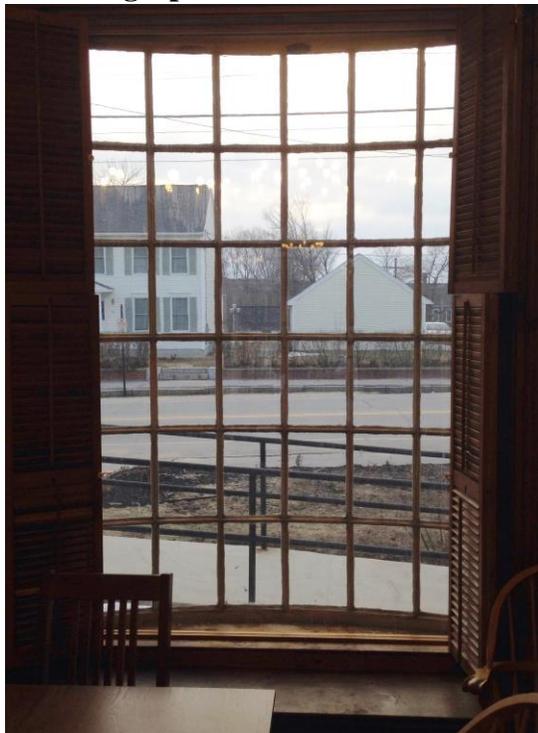
After soliciting three window restoration companies listed in the NH Preservation Alliance directory. Estimates were received from Old Window Restorers of Weare, NH and Winn Mountain Restorations of Lyndeborough, NH. After reviewing the estimates and description of work, we choose Winn Mountain’s estimate. This was in large part due to the thorough description of the restoration process and the assurance that the contractor will adhere to the Secretary of the Interior standards.

Tasks and Budget (work objectives)

1. Complete restoration of east side bowed window and window seat	\$1737
2. Complete restoration of west side bowed window and window seat	\$1737
3. Complete restoration of east side double hung window	\$1902
4. Complete restoration of west side double hung window	\$1902
5. Storm windows for east side bowed window	\$610
6. Storm window for west side bowed window	\$610
7. Storm panels for side lites of front door (2); weather stripping for front door	\$1233

TOTAL \$9,731

C. Photographs



Bowed window, interior view



Bowed window, exterior view



Double hung window, interior view



Double hung window, exterior view



Close up of bowed window and sill/seat



Door side lites, interior view

D. Support letters

Please see the attached.

E. N/A**F. Proof of ownership**

Please see the attached Deed for the library building which serves as proof that the library building is owned by the Town of Allenstown.

G. Estimates

Please see the attached estimate from Winn Mountain Restoration.

H. Project Schedule

The project will begin work in the spring, after the threat of snow has dissipated. The work will be completed before June, which is the start of our “busy season” at the library.

April 2015: Winn Mountain will begin restoration work.

End of May 2015: Winn Mountain will complete restoration work.

Works Cited

Brand, S. (1994). *How buildings learn: What happens after they're built*. New York, NY: Penguin Books.

Short, C.W. & Stanley-Brown, R. (1939). *Public buildings: A survey of architecture of projects constructed by federal and other governmental bodies between the years 1933 and 1939 with the assistance of the Public Works Administration*. Washington, DC: US Government Printing Office.

Rossman, N. (2013) *Energy action plan: Allenstown Public Library*. Liberty Utilities, Concord, NH.

Van Sylck, A. (1995). *Free to all: Carnegie libraries and American culture, 1890-1920*. Chicago: University of Chicago Press.