



Tucker Free Library

2018 NHLTA LIBRARY OF THE YEAR

Architectural Feasibility

Study Report

March 2019







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Introduction

This feasibility study was undertaken to provide planning context for a potential multi-phase library renovation and resolve some long-standing accessibility and ADA compliance issues.

Project Goals included:

- Whole building accessibility;
- Additional public restrooms;
- Program Room;
- Reconfiguring existing spaces to best utilize all available areas;
- Long term functionality.

It's aim is to answer these questions:

What do we have?

What are the existing Issues?

How do we replace the existing lift and how much may it cost?

What would be the ideal placement/location of this new lift?

Where can additional restroom facilities be added?

Can a community meeting space be constructed on the 3rd floor attic level?

Summary of Needs

What do we have and what are the existing Issues?

The Tucker Free Library was built for the Town of Henniker to serve as a library in 1904. The building is an elegant Classical Revival structure that continues to be well maintained both inside and out. Through the years timely repairs have occurred on the roof, windows and mechanical systems, demonstrating the Town's stewardship of the historic structure.

In 1991 an addition was constructed at the rear of the building that included a new egress stair from the ground level up to the unfinished attic. At that time an inclined wheelchair lift was installed by Garaventa. This lift does not function properly requiring continued maintenance for the library staff. The lift has surpassed its functional lifespan. Given the stair only connects to three of the buildings 5 levels an additional vertical lift was added between the E-Room and the lower level J-Room / Meeting room level.

In 1995 a handicapped bathroom was built on the lowest level of the library. Being the only accessible bathroom in the whole facility staff must assist mobility impaired patrons with the operation of the stair lift, then over to the second chair lift to gain access to the bathroom level. This effort does not meet the intent of the ADA Guidelines, nor make the library a welcoming place for all residents.

Currently, there are various spaces which are underutilized, such as the kindergarten located below the E-Room accessible only from the rear of the building. The lower level storage room and the entire attic.

Additional issues include how the historic library was configured versus how modern libraries are used. When designed in the 1900's the use and trends were very different than they are now. Modern-day needs require programming space for adult classes, media / technology literacy training, children's events, etc. Various sized meeting and study rooms fitted with computers, projection equipment and even 3D printing equipment are common place in most New Hampshire public libraries.



Summary of Needs cont.

How do we replace the existing lift and how much may it cost?

Replacing both existing lifts with a single Building Code complaint solution will require two steps. First is to lower the floor in the E-Room. This level was added in 1978 and is not historic. Lowering it will allow alignment with the J-Room floor, simplify the layout and remove unnecessary stairs and a lift. Step two would be to build a new elevator addition to provide access to all the levels. The current conceptual solution proposed to the Trustees is to design an addition at the location of the present stair. This new structure would envelop the 1991 addition to minimize the visual impact on the historic structure.

When the 1991 stair addition was added the approach was to minimize it's appearance by tucking it into the back corner, cladding it with matching brick veneer and blending together the roofs. Today our approach aligns with that set out by National Park Service US Department of the Interiors. Given that the Tucker Free Library is listed on the New Hampshire Register of Historic Places it is essential to utilize the Secretary of the Interior's Standards guidelines on how to best treat, preserve and rehabilitate historic buildings. One key guiding principal is that:

"exterior additions that duplicate the form, material and detailing of the historic structure to the extent that they compromise its historic character fails to meet the Standards. Instead new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." ¹

To adequately answer the question of how much the proposed solution will cost requires the involvement of professional construction estimators. They have the most up-to-date data on the industry and can provide the most accurate construction estimating services. The Trustees are investigating hiring a Construction Manager to assist the team with pre-construction services, which will occur concurrent with further work.

1. Grimmer, A., Hensley J., Petrella L., Tepper A., 2011; *The Secretary of the Interior's Standards for Rehabilitation Guidelines on Sustainability for Rehabilitating Historic Building* . U.S. Department of the Interior National Park Service Technical Preservation Services

Summary of Needs cont.

What would be the ideal placement/location of this new lift?

To determine the ideal location of the lift we first needed to understand the buildings five levels and where they all converge. The following images present five possible options for the elevator to be located. Some of the options were not accepted by the Trustees because of the negative impact on the historical features. Others did not work because of the path of travel through the building and or the line of sight would be affected.

The team thought options 2 & 3 had merit for consideration and opted to present both at a public session. The result was overwhelmingly positive for option 3. The Trustees asked the team to develop option 3 and include ADA compliant bathrooms on each floor.

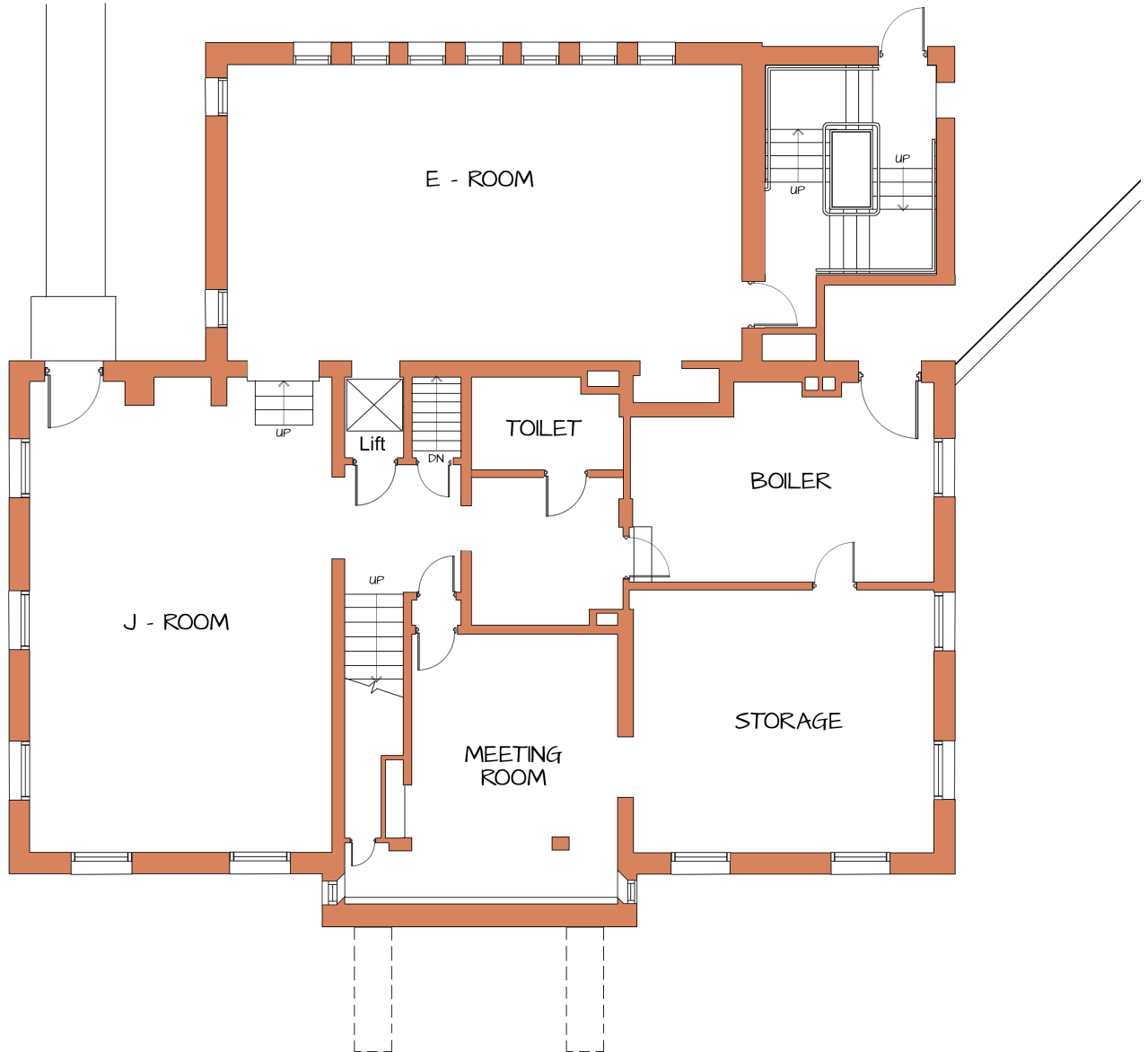
Where can additional restroom facilities be added?

Adding restrooms inside the existing building was considered but all possible locations would impact the interior architecture far too much. Stone veneer wainscoting, metal tin ceilings and decorative trim work would all need to be modified. These are not recommended or supported by the Secretary of the Interior's Standards. An elevator addition would allow construction of new ADA compliant bathrooms that would serve each level of the building and provide the required after-hours access for meetings.

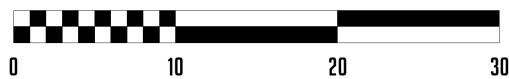
Can a community meeting space be constructed on the 3rd floor attic level?

Yes, the current under-utilized attic space can be converted into a multi- purpose programming room and meeting space. Additional storage space would also be added. By properly insulating the roof the entire building would be more energy efficient. This space can be accessed by the proposed elevator as well as the existing stairs. Proper insulation, lighting, and amenities will make the space efficient and highly functional for use during and after library operating hours.

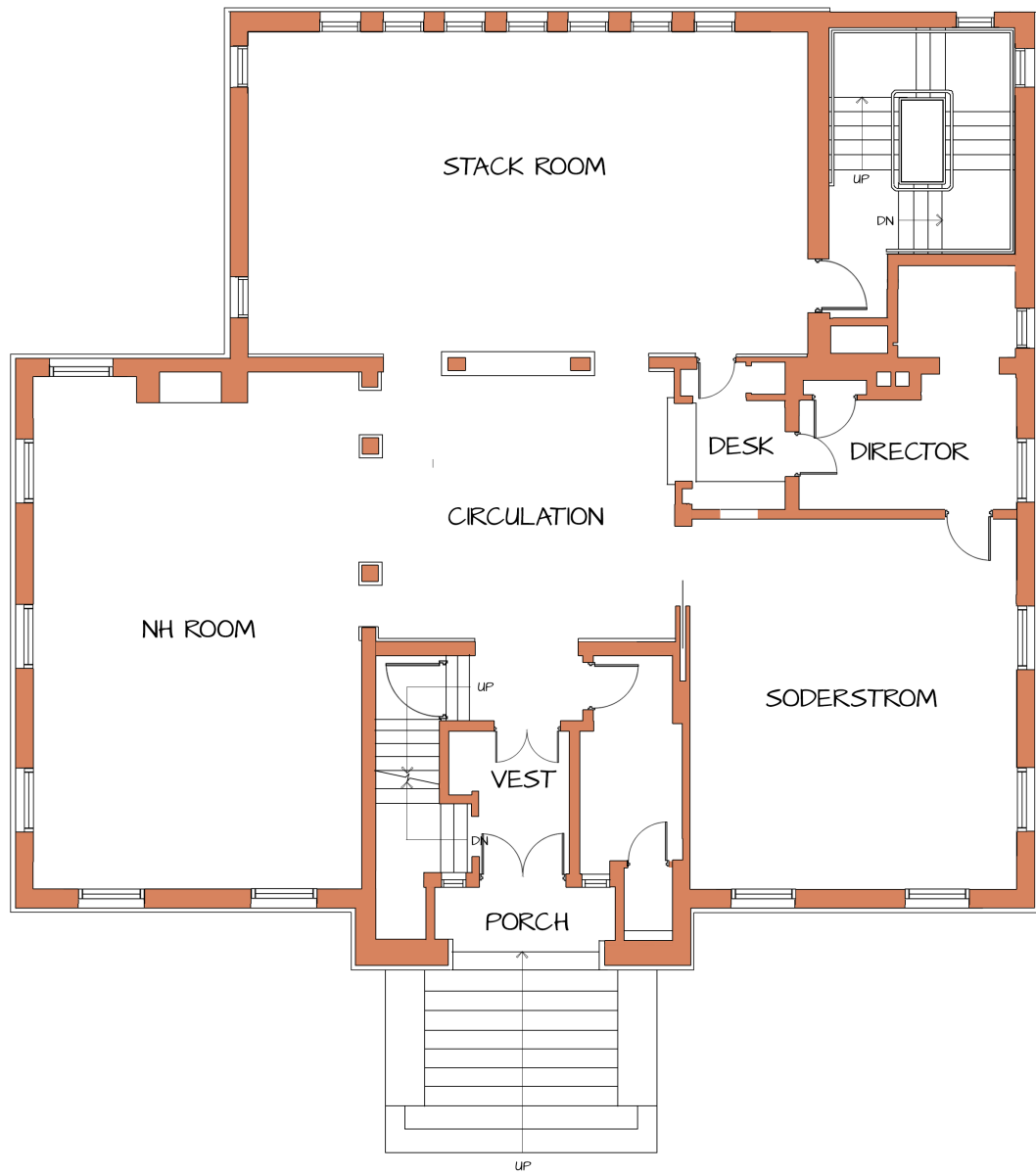
Existing Building Plans



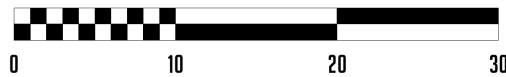
TUCKER FREE LIBRARY Lower Level ♦ December 2018



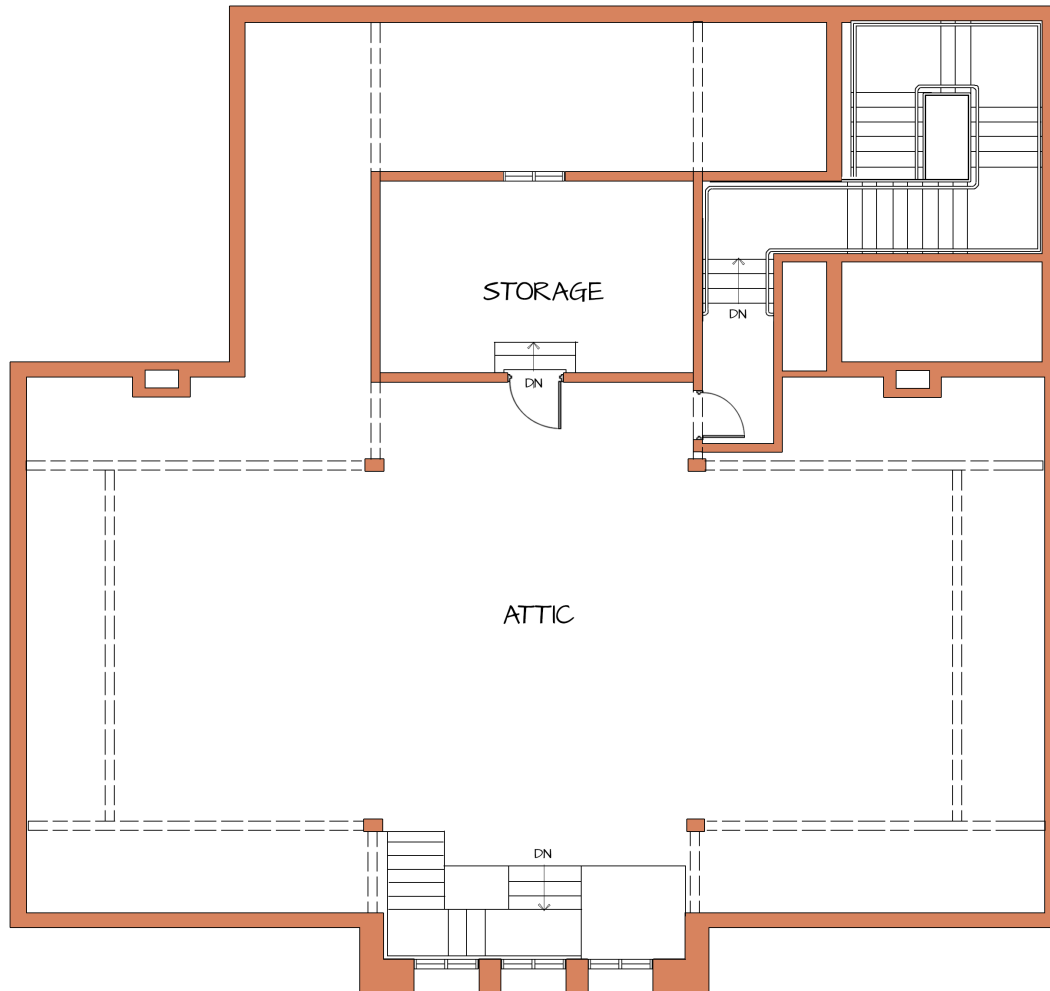
Existing Building Plans



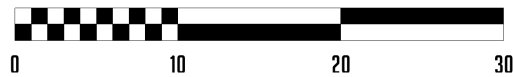
TUCKER FREE LIBRARY Main Level ♦ December 2018



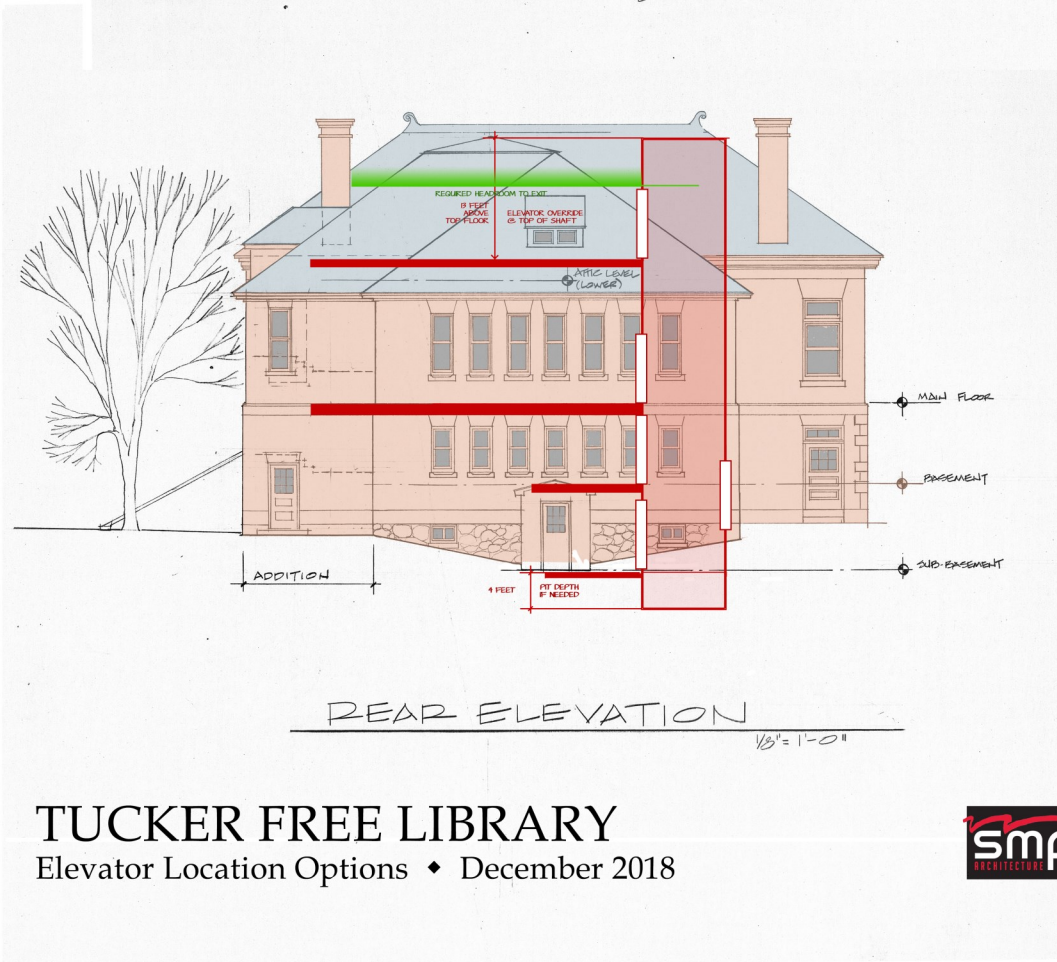
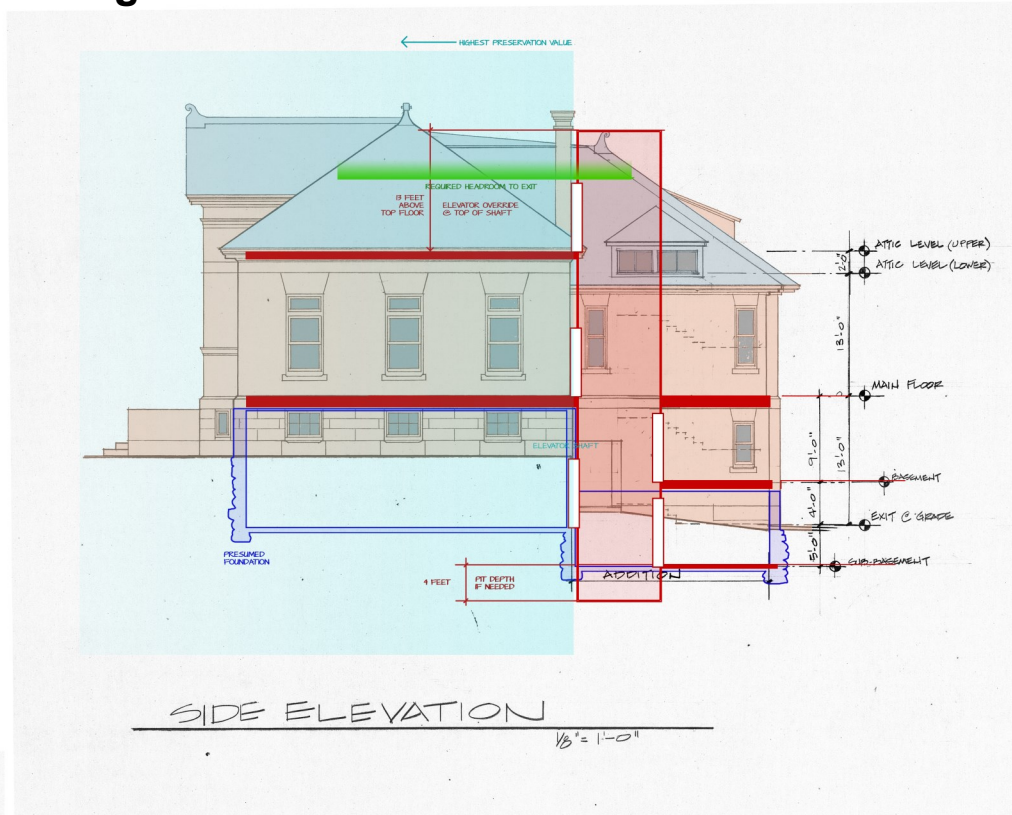
Existing Building Plans



TUCKER FREE LIBRARY Attic Level ♦ December 2018



Existing Building Floor Elevations

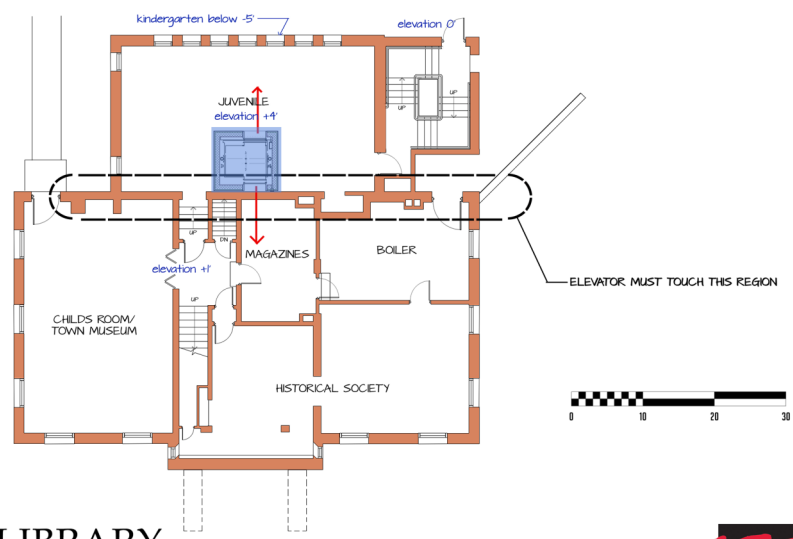
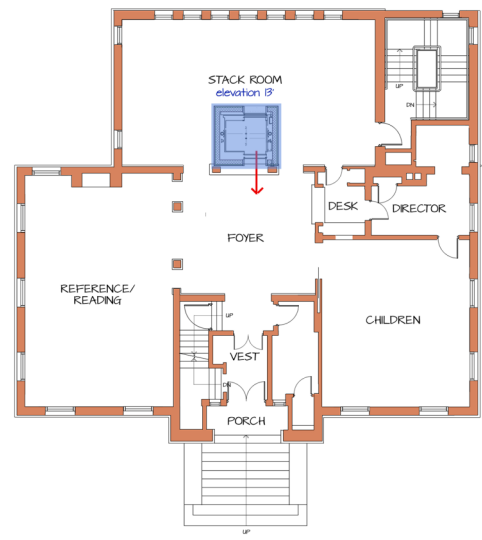
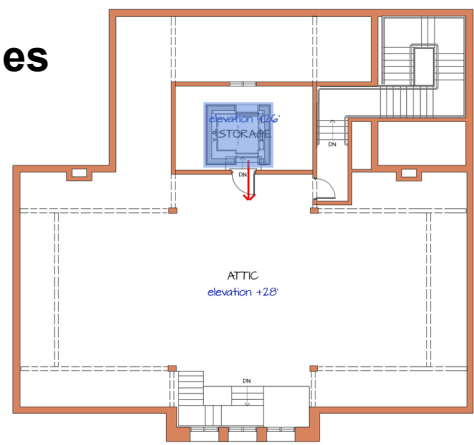


TUCKER FREE LIBRARY
Elevator Location Options ♦ December 2018



Conceptual Strategies

Option 1:
New elevator placed inside building to reduce the need for new addition.

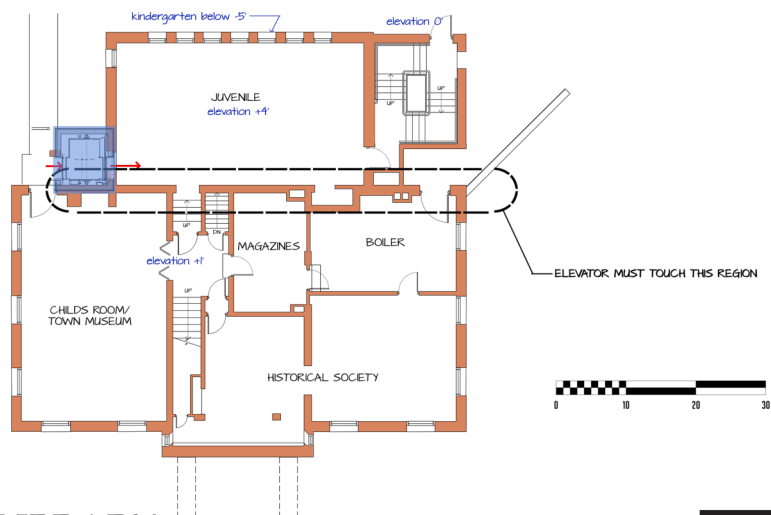
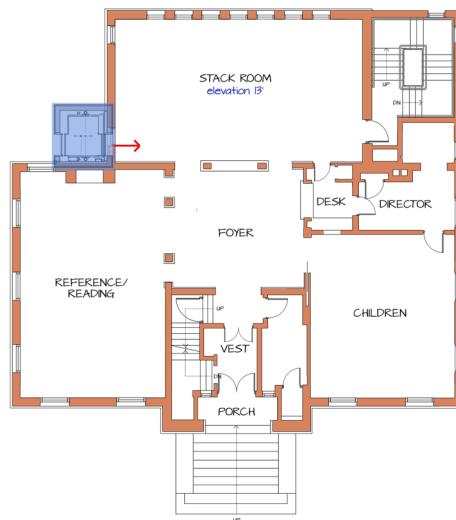
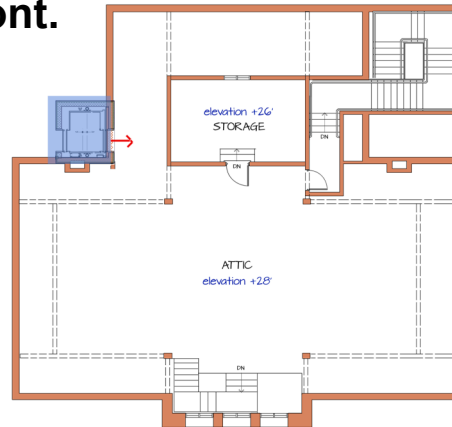


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TUCKER FREE LIBRARY
Elevator Location Options ♦ December 2018



Conceptual Strategies cont.

Option 2:
New elevator placed
outside building on East
side of building.

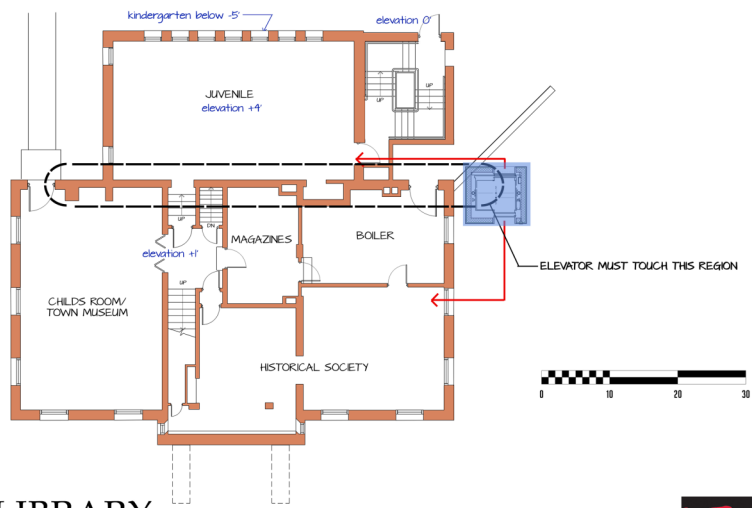
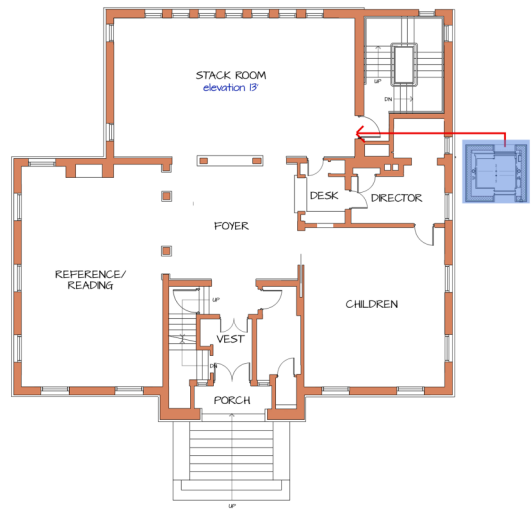
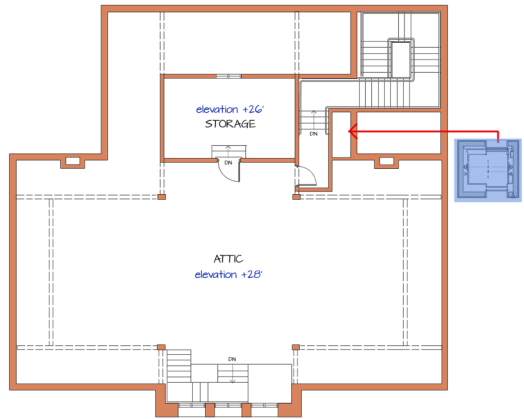


2 TUCKER FREE LIBRARY Elevator Location Options • December 2018



Conceptual Strategies cont.

Option 3:
New elevator placed
outside building on West
side of building.

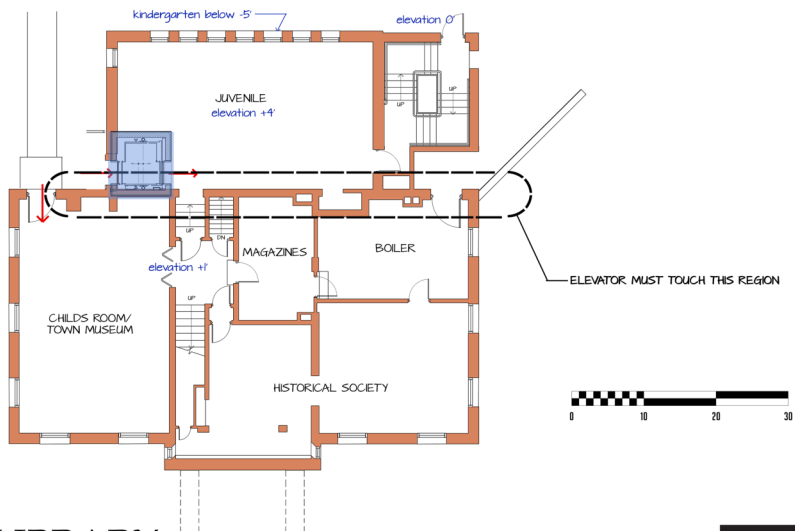
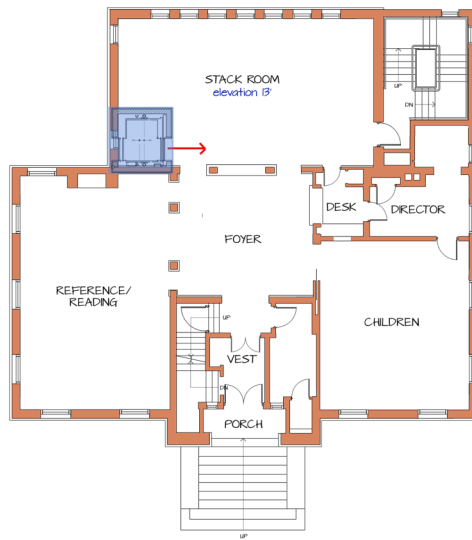
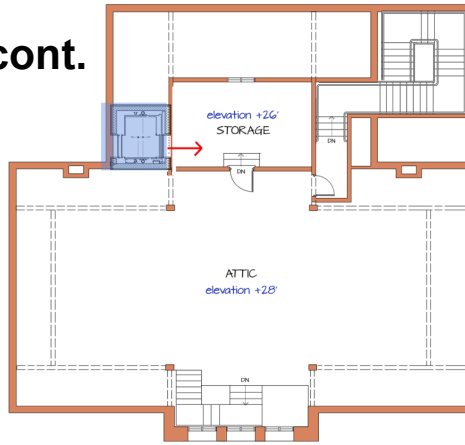


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Elevator Location Options • December 2018



Conceptual Strategies cont.

Option 4:
New elevator placed inside
building on East side of
building.

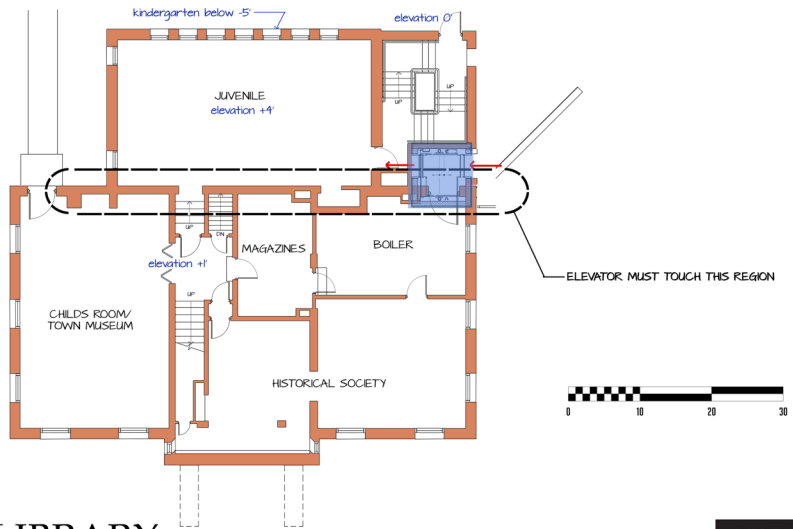
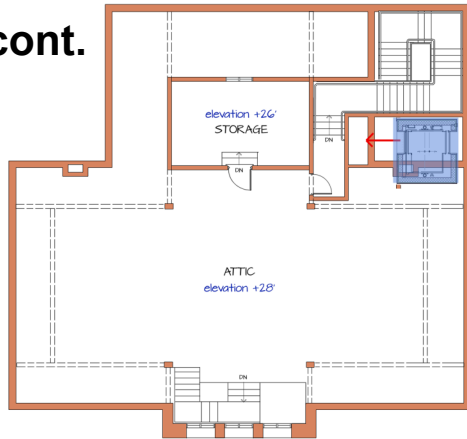


4 TUCKER FREE LIBRARY Elevator Location Options ♦ December 2018



Conceptual Strategies cont.

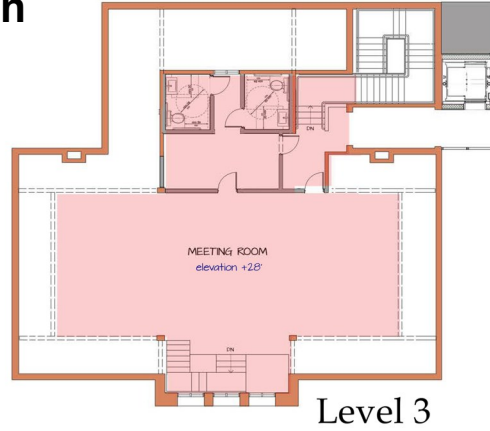
Option 5:
New elevator placed in side
building on West side of
building adjacent to stair.



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Elevator Location Options ♦ December 2018



Preferred Option



Level 3



Level 2



Level 1

Preferred Option:
New elevator placed outside
building on West side of
building.

Pro's:

- 1. Retains existing egress stair
- 2. Maintains current rear entry location.
- 3. Will connect to each floor.
- 4. Minimal impact of library operations.
- 5. Better connections with school.

Con's:

- 1. Potentially more costly.
- 2. Will require exterior walkway reconfiguration.

Board of Trustees asked to see updated option including ADA bathrooms.

TUCKER FREE LIBRARY
Elevator Location Options • December 2018
Right-handed Approach



Massing Models



Existing Rear Isometric View



Preferred Option:
New elevator placed outside building on
West side of building.

This massing model is not a final design

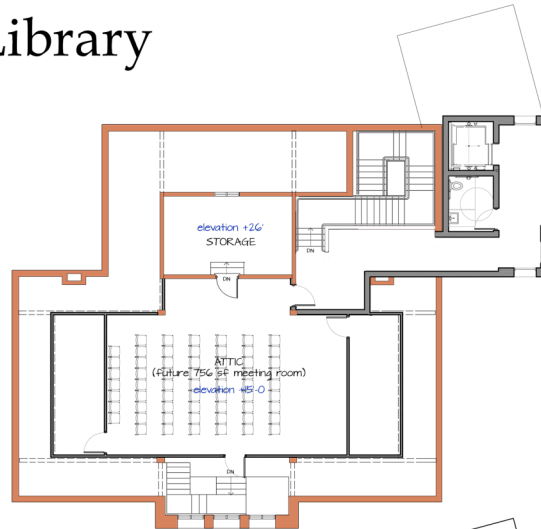


Current Plans

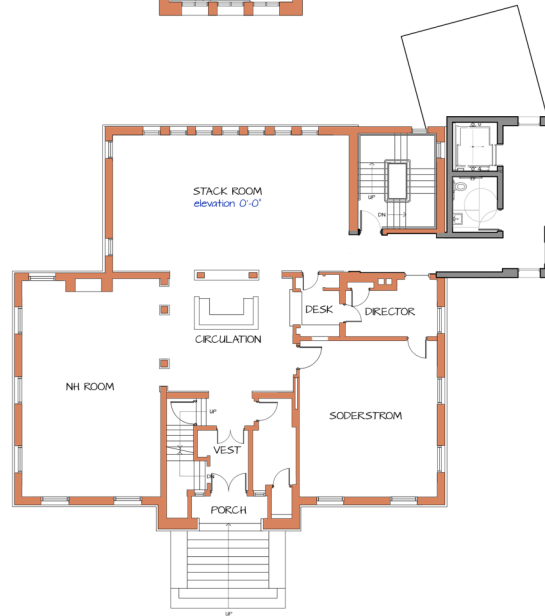
Tucker Free Library

Concept Plans
February 28, 2019

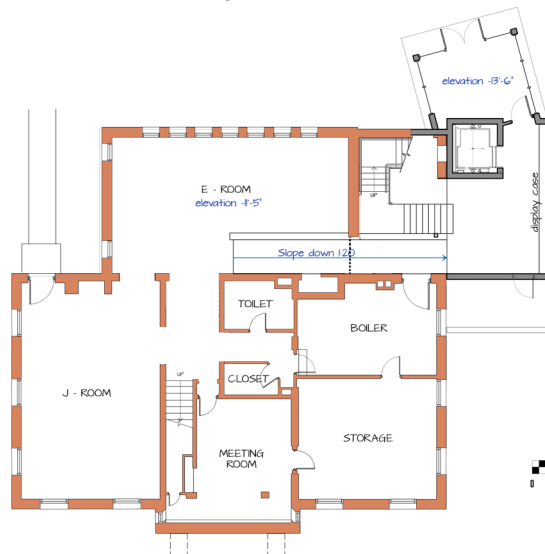
Level 3



Level 2



Level 1





Recommendations & Next Steps

- It has been recommended that the Board of Trustees should consider releasing an RFQ for a Construction Manager (CM) for pre-construction services. Engaging a qualified CM will allow the team to more accurately budget the anticipated costs for the proposed work.
- Additional public listening sessions should be scheduled to further discuss the needs, current issues and how the proposed addition would resolve them.
- Continuing to promote, educate and “market” the project to the community over the next year is essential to continue the positive momentum.
- A meeting with the Azalea Park committee should be set-up so that both parties are aware of the efforts of each and how the goals may be aligned.
- A building committee made up of a mix of individuals:
 - Active and motivated Local residents;
 - Construction professionals;
 - An accountant;
 - A writer;
 - Staff.
- This building committee could present the merits of the project from the public’s perspective.

