



Community Preservation Committee
55 Main Street
Westford, Massachusetts 01886
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Westford Community Preservation Funding Application
Fiscal Year 2016 Project Submission Form

Basic Project Information:

Submission Date: 9/1/2015 (revised 10/6/2015)

Project Name: Phase 1 Stabilization of Former Abbot Worsted Graniteville Mill Building Located at 12 North Main Street

CPA funds requested: \$378,250 _____

Applicant:

Name: 12 North Main Street Task Force

Address: Town Hall, 55 Main Street

Phone: 978-692-5501

Email: jmangiaratti@westfordma.gov

Sponsoring board/committee(s) 12 North Main Street Task Force _____

Additional responsible parties – i.e. Property owner, consultant (if applicable) _____

Project manager/contact person: John Mangiaratti

Purpose: (please select all that apply)

- Open Space
- Affordable Housing
- Historic Preservation

- Recreation

Project location/address:

Assessor information: (map/block/lot id) as applicable:

The subject property is shown on Westford Assessors' Tax Map 30 and according to this map it is comprised of Assessors Parcels 030-0069, 030-0070, and 030-0073, totaling approx. 1.31 acres

Ownership/care and custody information:

Town owned, currently under care and custody of Tax Possession Sale Committee

Deed restrictions required:

- Conservation
- Housing
- Historic Preservation

Budget:

Complete budget (attach as necessary)

Phase 1 Stabilization – Estimated Construction Cost: \$378,250

- Remove collapsed roof structure and miscellaneous debris from first floor deck to protect masonry walls, and dispose
- Provide 6x6 timber shoring posts centered at each beam span
- Fabricate and install wood-framed access bridges across rotted basement level floor sections
- Abate all hazardous building materials
- Tarp tops of designated masonry walls
- Tarp at bell tower masonry/roof
- Miscellaneous door/window boarding with louvers to secure intact north wing
- Wrap top portion of smokestack with stainless-steel hardware cloth

Percent of total budget requested from Community Preservation funds:

100%

Other funding sources (committed/applied/planned):

\$1.5 million for stabilization and cleanup of this historic structure was included in the 2014 environmental bond bill. The task force is seeking grant funding from multiple sources to support the redevelopment efforts at this site. The Brownfields Redevelopment Access to Capital program has provided a BRAC certificate which will provide the town with a grant towards insurance costs associated with owning the site.

Anticipated annual income/expenses:

Recurring expenses (i.e. Maintenance): TBD

Taxpayer impact:

Timeline:

Proposed Start Date: Upon approval of funding

Proposed Completion Date: December 2015

Endorsement by applicable boards/commissions/community groups:

- Affordable Housing Committee and/or Housing Authority
- Cemetery Commission
- Conservation Commission
- Historic Commission (See attached letter)
- Parks and Recreation Commission
- Planning Board
- Water Commission
- Other

Project Description and Goals:

The goal of this historic preservation project is to stabilize the historic mill building and prevent further deterioration of the structure while the town decides which redevelopment options to pursue. The 12 North Main Street Task Force is currently reviewing reuse options and has voted to recommend that any future reuse include preservation of the existing building.

This property situated along the Stony Brook presents multiple options for reuse that involve preservation of the building and also presents an opportunity to provide new open space for residents to enjoy.

2015 Annual Town Meeting approved the Community Preservation Committee's recommendation to conduct an historic preservation and stabilization study for the former Abbot Worsted Mill in Graniteville. After a competitive designer selection process, the 12 North Main Street task selected Bargmann, Hendrie + Archetype, Inc. (BH+A) to perform this work. BH+A attended task force meetings, conducted multiple site inspections, and performed extensive research and analysis. A presentation given by BH+A on September 24, 2015 is attached

to the application. The primary recommendation from BH+A is that the debris that are weighing down the floor need to be removed, floor beams stabilized with temporary timbers, and the walls and existing structural elements of the building need to be protected from the elements, as a critical first step to stem further deterioration.

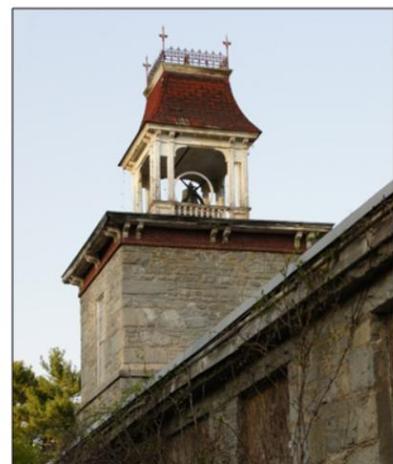
The estimated cost to complete this phase 1 stabilization is \$378,250. BH+A has indicated that this project would keep the building from collapsing for at least two winter seasons. We have been advised that postponing this phase 1 stabilization project may result in the loss of significant portions of the building this winter.

Located in the heart of the Graniteville National Register District, the former Abbot Worsted Company mill complex is a unique historic resource, well-deserving of interim stabilization while various reuse options and approaches continue to be assessed and explored by the town. Together with four nearby granite quarries, the Abbot Worsted Company and adjacent C.G. Sargent & Sons machinery company represented the major industrial concerns in the village of Graniteville, supporting the area's growth and prosperity well into the twentieth century.

Even in their current state of disuse and relative disrepair – and with much of the modern-era roof missing -- the extant, connected mill buildings 1, 2 and 3 survive in harmony with the surrounding natural landscape and retain significant potential for commercial, industrial, residential or recreational reuse. Punctuated by the Victorian-era bell tower and tall chimney, the L-shaped stone buildings anchor the entrance to Broadway and form a scenic backdrop to the Mill Pond that will be further enhanced by stabilization, restoration and/or reuse of the historic complex.



Former Abbot Worsted Company Mill, viewed from the southwest.



The iconic bell tower.

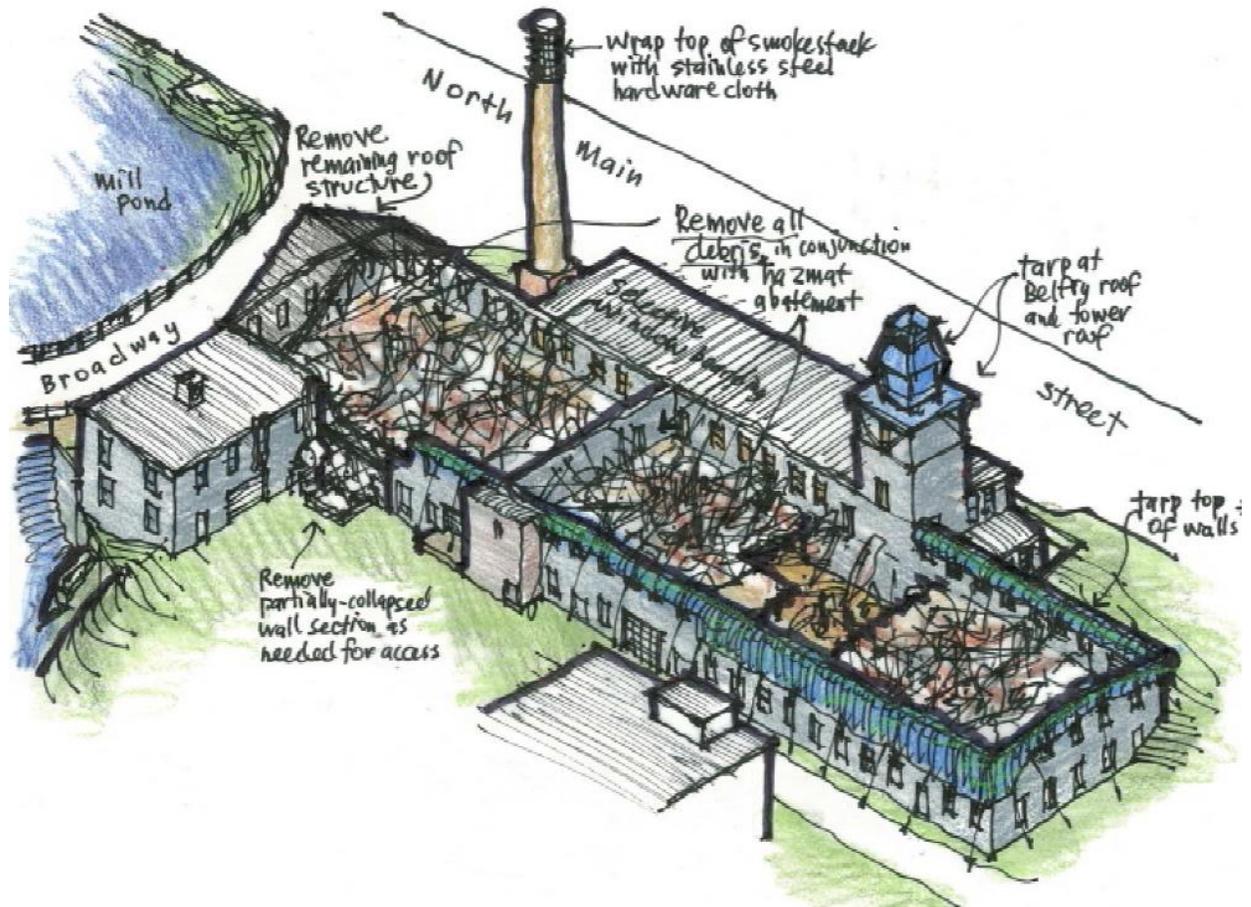
Reuse of the 12 North Main Street property could take several different forms. Long-term recommendations will depend largely upon the preferred use or uses of the structures and site. Although they represent very different approaches, the following options all utilize the exterior walls and whatever historic timber fabric remains, preserving them for interpretation as public park space or as future industrial, commercial and/or residential use:

1. **Stabilized Ruins:** Following removal of unsound floor and roof construction, restore and stabilize in place the remainder, along with the exterior masonry walls. Masonry restoration would consist of cutting and pointing eroded mortar joints, pointing and grouting cracks and supplemental capping of the tops of the walls and window sills to reduce water infiltration. Depending upon the anticipated occupancy, seismic reinforcing will probably be required. Restoration materials should be selected for material compatibility with existing materials and detailing of structural interventions should be intentionally unobtrusive.
2. **Ghost Structure:** Supplementary to the stabilization treatment delineated above, introduce a steel or timber armature that “traces” and evokes the original exterior volume, while laterally bracing the exterior walls. Incorporate sound and intact wood floor and roof construction into the permanent new armature.
3. **Adaptive Use:** Stabilize, repair and restore all masonry as above and then construct and insert a new building structure within the confines of the original complex, bracing the walls and creating a watertight and weatherproof enclosure.

This project will help preserve the character of the Graniteville neighborhood as this mill structure is a critical part of the historic fabric of the community. We have lost many of the original buildings on the former Abbot Mill property in Graniteville. Most recently the original barn structure was torn down due to its unsafe condition. The town took ownership of this property on September 11, 2015 after it was left abandoned by the previous owner for approximately 10 years. During the last few winters the building has lost most of its roof and part of one of its walls. It is expected that unless actions are taken to preserve this building, either the building will fall down or the town will be forced to demolish it for public health and safety reasons. The cost to demolish the structure is estimated to be between \$1.4M and \$1.8M.

More information about the 12 North Main Street Task Force
<http://www.westfordma.gov/12northmain>

The sketch below is a visualization of this project created by BH+A.



If this application is submitted outside of the usual funding cycle, please explain why.

The protective measures proposed in this application are necessary to be completed before the building is faced with another winter snow season.

List of Attachments: (including but not limited to photos, plans, maps, quotes, costs, estimates, letters of endorsement)

- September 24, 2015 Presentation to the public
- Presentation to Community Preservation Committee 10/6/2015 (as revised)

Applicant Signatures/Date

10-6-2015

For Community Preservation Committee Use Only

Date received: Original application received 8/28/15, Revised 10/1/15 & 10/7/15

Copies distributed on: Final revision sent 10/7/15 _____

Is sufficient data/detail provided? Yes _____

Is timeliness an issue? Yes – work must be completed before snowfall _____

Is additional information required? Historical deed restriction to be placed on property _____

Project interview date: 10/6/15 _____

Public hearing date: CPC 9/1/15 & 10/6/15, Several 12 N. Main Task Force Meetings _____

Committee vote:

Yes CPC in favor 8-0 _____

No _____

Abstain _____

Date 10/6/15 _____

Recommendation from Committee:

CPC moved to recommend allocating funds in the amount of \$378,250, contingent on a historic deed restriction, for the Phase I Stabilization Project of 12 N. Main St, which fulfills the 10% historic allocation requirement. In favor 8-0.

Recommended for Town Meeting consideration:

Spring _____

Fall _____

Special October 2015 _____

Year _____