

An aerial photograph of a town, likely Hebron, showing a mix of residential and commercial buildings, green spaces, and a network of roads. The text is overlaid on this image.

# 2014 Hebron Town Meeting

**Articles #8 and #9 for the  
Expansion and Refurbishment of the  
Hebron Town Offices  
as presented at the Town Meeting  
on 11 March, 2014**

**Thomas W. Gump  
Eleanor D. Lonske  
Patrick K. Moriarty  
Hebron Select Board**

**Tuesday  
11 March, 2014  
7 PM**

# Warrant Article #8

8. To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Dollars (\$100,000) to add to the Town Offices Expansion and Refurbishment Fund.

**Recommended by the Selectmen**



# Hebron Town Offices



# Winter 2013-14



# Remember Them?







# A Brief History 2010

- 2010 Town Meeting: Warrant Article for \$50,000 for architectural design for proposed new Town Hall near Public Safety Building defeated.
- \$300,000 Town Hall funds used to reduce payments on Town Beach bond.
- Grant from NH Preservation Alliance for “Architectural Analysis and Structural Assessment” of Hebron Academy building funded work of Norman E. Larson, AIA, of CPW Architects, & Jason Ross and Salvatore DiSanza of H. E. Bergeron Engineers, Inc. of North Conway New Hampshire.

- Consider replacing the foundation under the building to provide better stability to the frame and to provide an enhanced thermal envelope and additional usable space within the building.
- The crawl space varies in height from 12” to 16”. This poses risk to the framing due to proximity to the high moisture containing crawlspace soils.
- High level of damage at the head and sill of the windows in the north (entry side) windows of the stairwell. ... Water in this wall may have been (or continue to be) the source of water problems at the carpeted first floor of the Entry Stair.



- Roofing on the main block of the building is in fair to poor condition and should be replaced as part of any renovation project disturbing any portion of it. On its own, it may last for several more years, though it should be inspected and repaired at common points of leakage including flashings where the roof meets the tower and the chimney.
- Both the foundation and the first floor frame are completely uninsulated, and this is the weakest component of the building's energy envelope.
- The exterior egress stair at the rear of the building does not meet code requirements for an exterior egress stair because of its construction and materials.

- The historic Hebron Academy is in relatively sound condition and would benefit from some maintenance and careful attention.
- Renovation of the building to expand its physical size may provide opportunities to readily address issues.
- Without such a renovation or expansion planned within the next five years, the building's systems should be addressed for their own sake according to the order of priority given in the report.

# A Brief History 2011

- Grant from Plan NH for “Community Charrette”
- Charrette attended by over 70 residents and taxpayers
- Report in Hebron Library, Town Offices and on Town web site.



# Purpose of the Charrette

- The Plan NH team of volunteer professionals from within the building industry had been asked to provide recommendations for Hebron's Historic Village District, especially regarding lack of adequate office space and meeting space within the existing Town facilities. Plan NH's goal was to find a way that Hebron could improve its ability to conduct town business and provide services while, at the same time, preserve the Village District's unique sense of place and its role as the heart of Hebron.

# Plan NH Charrette Team

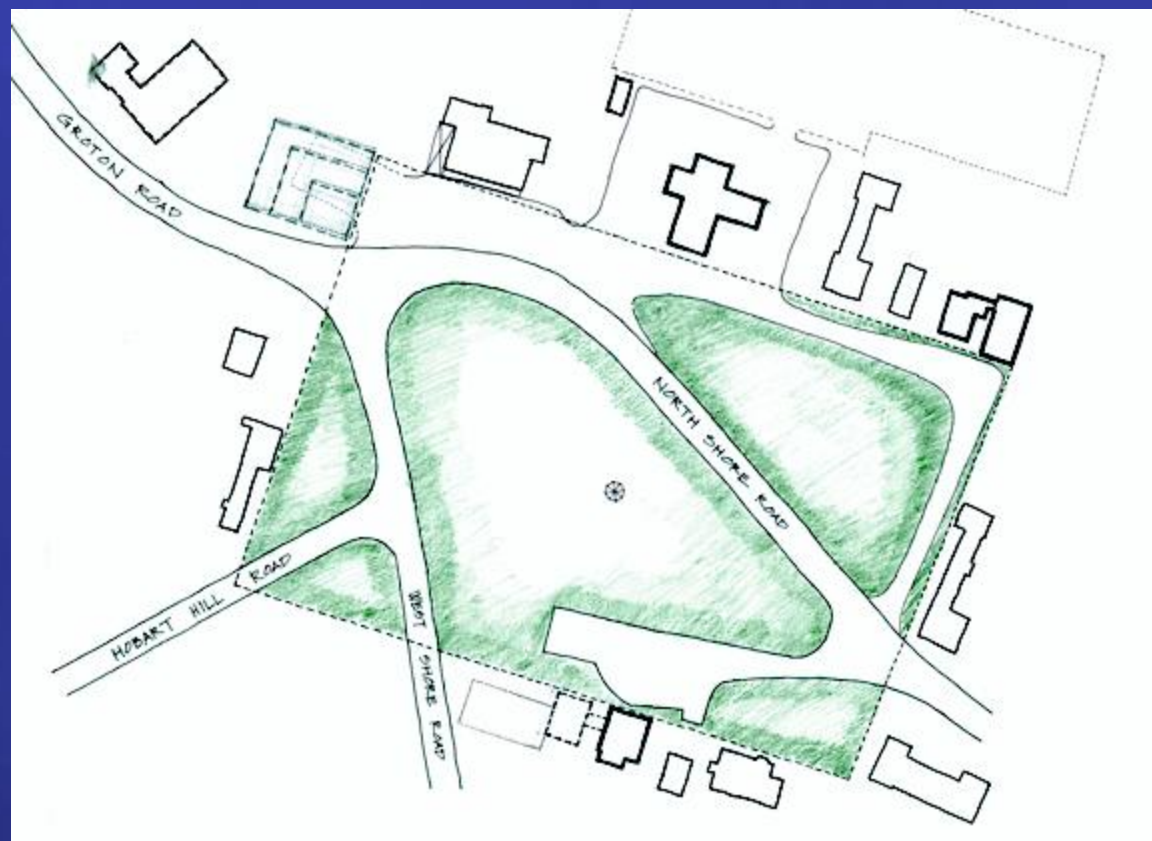
- Brian Murphy, *Manypenny Murphy Architecture, Portsmouth*
- Robin H. LeBlanc, *Plan NH Executive Director*
- Scott N. Collard ASLA, *Plan NH Community, Charrette Chair and Facilitator*
- Gordon Cormack, *Cormack Construction Management, Madison NH*
- Maggie Stier, *NH Preservation Alliance, Concord*
- Norman Larson, *Christopher P. Williams Architects, Meredith, NH*

# Charette Recommendations

## Academy Building:

- Add an annex. A smartly placed annex with a clear intention and mission could provide for some of the currently unfulfilled needs such as meeting rooms, assembly space, or other town offices.
- Renovate and add new foundation to existing building to, first and foremost, adequately support the structure, but also to provide for storage needs will alleviate demands on the first and second levels of the building and allow for better space planning and daily function.





# Charette Recommendations

- Library: Renovate and add foundation. A library has great potential to be the heart of the community. A new foundation could prove to be critical to the health of this structure. With some minor additional renovation, it could become a very inviting place. Libraries in communities around our state, and beyond, are evolving to fulfill broader roles in the same sense as a community center.
- Town Clerk & Tax Collector's Building: Renovate and add foundation. As with the library, a new foundation is key to this structure's long term well-being. With the tax collector's office in the Academy Building/annex, this building could be used for a museum or to augment the library.

# A Brief History 2012

- 2012 Town Meeting: voted to establish Town Offices Expansion & Refurbishment Capital Reserve Account and to put \$100,000 into said fund.
- Remember this?





# A Brief History 2013

- 2013 Town Meeting: voted to add \$100,000 to the Town Offices Expansion & Refurbishment Capital Reserve Account.
- The Town of Hebron applied to LCHIP for a matching grant for Repair and Renovations to the historic Hebron Academy Building.

# A Brief History 2013

- Roofing Replacement \$ 14,500
- Lift and reset building \$ 35,000
- Foundation Replacement \$ 70,000
- Foundation Insulation \$ 8,800
- Entry Stair Repair \$ 5,400
- Handicapped Ramp \$ 8,000
- Interior Finish Repair and Modification \$ 183,000
- Code Compliant Stair and Enclosure \$ 44,100
- New Elevator \$ 74,000
- Elevator Connector \$ 60,500

# A Brief History 2013

- New Plumbing \$ 13,500
  - New Mechanical system \$ 42,400
  - New Fire Protection system \$ 21,700
  - New Electrical Service \$ 11,825
  - New Lighting \$ 17,950
  - Total Estimate \$ 610,675
- 
- We requested \$300,000 in the LCHIP application
  - No LCHIP funding for Hebron was approved.
  - Why?



# 2014 Town Meeting

Warrant Article 8. To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Dollars (\$100,000) to add to the Town Offices Expansion and Refurbishment Fund.

## **Recommended by the Selectmen**

The Hebron Select Board would appreciate your support for this article.

# Warrant Article #9

9. To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars (\$50,000) for the purpose of hiring an architect to prepare design plans for the construction estimate for an addition and renovations to the Academy Building. This is a two-year non-lapsing article.

**Recommended by the Selectmen**