scott simons architects
designed for human potential

Rice Public Library Renovation and Addition

Programming and Existing Conditions Report
June 28, 2019

scott simons architects 75 york street portland, maine 04101 207.772.4656 simonsarchitects.com

Rice Public Library

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Program and Existing Conditions Report

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PROJECT DIRECTORY

CLIENT:

Town of Kittery
200 Rogers Road
Kittery, Maine 03904

Kendra Amaral, Town Manager
Phone: 207-475-1329
email: kamaral@kitteryme.org

BUILDING COMMITTEE

James Anderson, Chair — jim.anderson@wsp.com
David Batchelder
Jennifer Brewer
Tim Brochu
Charles Denault
George Dow
Brenda Fox-Howard
Douglas Greene
Peg Meyers
Jeffrey Pelletier
Lee Perkins

ARCHITECTS:

Scott Simons Architects
75 York Street
Portland, Maine 04101
Phone: 207-772-4656

Scott Simons, Principal-in-charge — scott@simonsarchitects.com
Ryan Kanteres, Project Manager — ryan@simonsarchitects.com
Seth Wilshutz, Project Architect — seth@simonsarchitects.com
Matthew Maiello, Architectural Designer — matt@simonsarchitects.com
Chris Berry, Business Manager — chris@simonsarchitects.com

Lassel Architects
370 Main Street
South Berwick, Maine 03908
Phone: 207-384-2049

Michael Lassel, Principal — mike@lasselarchitects.com
Sarah Hourihane, Project Architect — sarah@lasselarchitects.com

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DESIGN TEAM:

CIVIL ENGINEER:

Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, Maine 04106
Phone: 207-200-2100 (office)
Phone: 207-200-2056 (direct)
email: sdoe@sebagotechnics.com

Stephen Doe

STRUCTURAL DESIGNER:

Becker Structural Engineer
75 York Street
Portland, Maine 04101
Phone: 207-879-1838
Fax: 207-879-1822
email: paul@beckerstructural.com
email: cbouvier@beckerstructural.com

Paul Becker, Charlotte Bouvier

MECHANICAL DESIGN:

Ripcord Engineering
P.O. Box 4175
Portland, Maine 04101
Phone: 207-835-4060 (office)
Phone: 207-331-7900 (cell)
email: sonia.barrantes@ripcordengineering.com

Sonia Barrantes

ELECTRICAL ENGINEER:

Swiftcurrent Engineering Services
10 Forest Falls, Unit 4B
Yarmouth, Maine 04096
Phone: 207-847-9280
email: tim@swiftcurrenteng.com

Timothy Matthews

Rice Public Library

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PROJECT SUMMARY

To assist the town of Kittery and the Rice Public Library Scott Simons Architects (SSA) has prepared this report to better assess the existing conditions of the original Rice Public Library and generate a spatial program for a renovation and proposed addition to the building. The Rice Public Library is listed on the U.S. National Register of Historic Places, and is an important community resource in Kittery. The current library, a Queen Anne Romanesque style building built in 1888, has served the community for over 130 years. This study proposes a restoration and addition that will consolidate and increase the size of the existing library to accommodate the enhanced use of the building as a "resource rich" community center for the next 100 years.

Scott Simons Architects has been working with Lassel Architects since January 2019 to develop this program, and has been able build directly on the work they performed in 2015 for the library.
This report differs from the 2015 Lassel effort in that it has studied the feasibility of consolidating all library programming and collections to the original Rice Public Library site. This programming report takes into consideration three areas: 1) assessment of existing conditions, 2) review of space needs, and 3) review of engagement with library stakeholders.

The existing condition evaluation is a crucial requirement to any physical addition to this historically significant masonry bearing structure. This report compiles documentations from an interdisciplinary team and includes: site, structural, mechanical, electrical, and historic preservation reports.

The space planning and programming requirements for an addition to the Rice Library Building are included as a part of this report and have been developed through a detailed review of the two previous programming assessments, review of the collection and services, and a series of programming interviews with staff and users conducted between January and March of 2019.

The community engagement has been a crucial part of the preparation of this report. In addition to numerous staff and user interviews, additional stakeholders have also been interviewed which has provided extra insight into the ways the library is utilized by and connected to the larger community.

The summary findings of this report have determined that in addition to consolidating library functions in the existing historical building, there is a need for approximately 6,000 additional gross square feet. This additional space is needed for the Rice Public Library to continue its critical role in the community by accommodating the expanding collection, programs, and the organizational needs of a modern library. This additional space will provide ADA access to all levels of the existing building, add small study spaces, a dedicated young adult area, increased access to technology, and space for varied event programming. The renovated library will be designed for flexibility as needs change in the future and will be organized in a way to accommodate a variety of casual uses while reinforcing the Library's connection to the Kittery Foreside.

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EXISTING CONDITION ASSESSMENTS

This report includes the preparation of current site, structural, mechanical, electrical, and historic preservation assessments that were completed in early 2019 that supplement the previously compiled reports and existing conditions assessments. All of these reports found the building to be in good-repair and on balance there did not appear to be any insurmountable obstacles to the reutilization of the existing building.

The site existing conditions assessment and survey prepared by Stephen Doe of Sebago Technics includes a current survey and utility assessment and has been supplemented by considerations of landscape and architectural history, as well as community engagement efforts to understand how the site is connected to its larger context.

The structural assessment prepared by Charlotte Bouvier and Paul Becker, PE of Becker Structural Engineering of Portland Maine found that the historic structure has been well cared for and is very good condition. The details of this review identified some areas for additional investigation and continued observation (cracks in upper level ceiling plaster), and some areas for recommended repair (partial thickens split in two first floor girder, and minor brick repair).

The mechanical systems analysis report prepared by Sonia Barrantes, PE of Ripcord Engineering details the condition of the existing mechanical systems, and information from the engineer's assessment of the existing building envelope. This report considers the enclosures and thermal resistance to help inform systems design and to provide recommendations for building envelope improvements to minimize energy use while providing greater occupancy comfort.

The electrical systems analysis provided by Timothy Matthews, PE of Swiftcurrent Engineering details the condition of existing power and lighting systems. This report addresses the condition of existing equipment, highlights the upgraded LED lighting already installed, and describes the available electrical capacity of the existing service and proximity to an additional three-phase service.

The Historical Preservation Plan prepared by Pamela Hawkes, FAIA of Scattergood Design provides insight into the current conditions as well as noting the sensitivity required to design an addition to an historically significant building. This report researched architectural details, the history of the building, and provides conditions assessments as well as recommendations on how to approach the renovation design of different areas of the building. Some of the areas requiring attention as part of this project include copper flashing repair and re-installation of missing slate roofing tiles, re-pointing of approximately five percent of the exterior brick, and repair of the cracked interior plaster. By highlighting the details and areas of particular historical significance this report helps inform a renovation design that will allow the community to continue to utilize and enjoy this building into the foreseeable future.

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SITE ASSESSMENT & SURVEY

Sebago Technics

Memorandum

To: Ryan Kanteres, Scott Simons Architects

From: Steve Doe

Date: February 20, 2019

Subject: Rice Library – Existing Conditions Assessment

Site Survey:

Sebago Technics, Inc. (Sebago) has performed an existing conditions survey of the Rice Library property identified as Lot 88 on Kittery Tax Map 4. This survey includes 1-foot contours, the location of the majority of visible utilities, existing improvements and existing trees located on or near the property. The survey ties into the boundaries as depicted on a plan by Easterly Surveying as recorded at the York County Registry of Deeds in Plan Book 211, Page 11. Sebago obtained finish floor elevations for all three levels of the existing structure including specific top of granite foundation stones as requested by Lassel Architects. Existing Conditions Survey further notes applicable zoning setback information.

Location of additional field survey data is recommended in order to locate sanitary and storm drain inverts in and around the parcel. It is also recommended that underground electric and water services be located by Dig-safe to verify locations. It is anticipated that obtaining location of these additional items will be performed in spring 2019 once snow conditions have gone.

Water Service:

We have contacted the Kittery Water District to verify water service to the structure. The building is served by a 3/4 inch copper line which is tapped into a 6 inch water main located in Traip Avenue. The service line is located in the northeast corner of the building and runs to a gate valve in Traip Ave. Water pressure in Traip Avenue is 55 to 60 psi. The building does not have a fire service. Should a fire service need to be added to the existing building or new addition a new line will need to be tapped into the water main in Traip Ave. Traip Avenue was repaved within the last two years and currently has a moratorium on new pavement cuts into this street. The moratorium typically runs for 5 years from date of street upgrade. New pavement cuts into this street during this moratorium will need to be coordinated and approved by the Town.

A 12 inch water main runs in Wentworth Street and is located on the west side of the street.

Sanitary Service:

The building is served by a new 6” sanitary sewer line which exits the building in the northeast corner and runs to the sewer main in Traip Ave. The Kittery Sewer District indicated that there is an old abandoned 4 inch sewer line from the library which runs through the gravel parking lot to

the public sewer in Traip Ave. The library had issues with this line and recently installed the new line as noted in lieu of repairing the old line. A public sewer main also runs in Wentworth Street. There are no sewer capacity issues in this area.

Stormdrains:

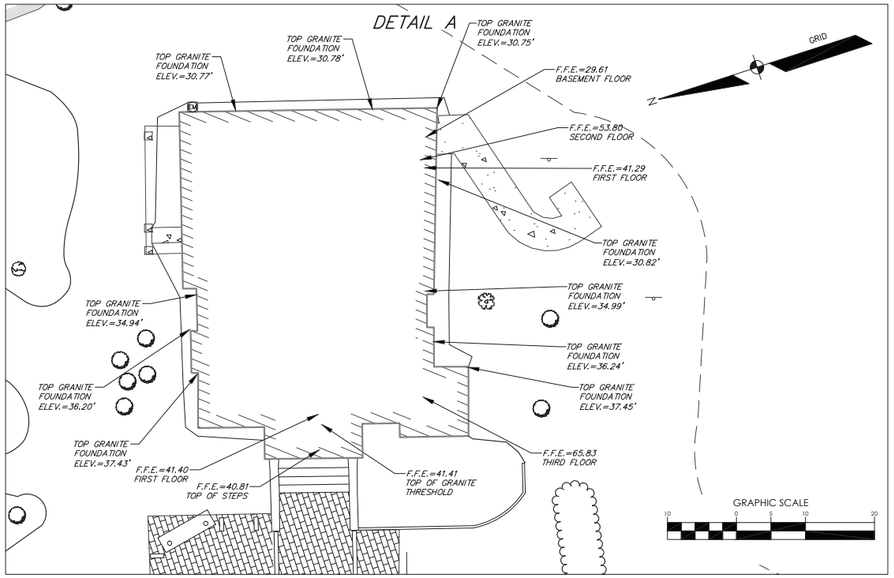
A storm drain system exists in Traip Avenue and flows south. Town GIS records indicate a storm drain line is located in the gravel parking lot and ties into the Town catchbasin in the southeast corner of Traip Ave. Verification of this line's existence will need to be confirmed through further site investigation.

The library has several down spouts around both sides of the main entry and on the south and east ends of the building. Those to the south of the main entry outlet as surface flow draining towards the gravel parking lot. All other enter a subsurface pipe at the foundation. Outlet location for these drains is unknown. It is assumed these outlets into a subsurface system that outlets into the stormdrain system in Traip Ave. Further investigation is needed.

Electrical service:

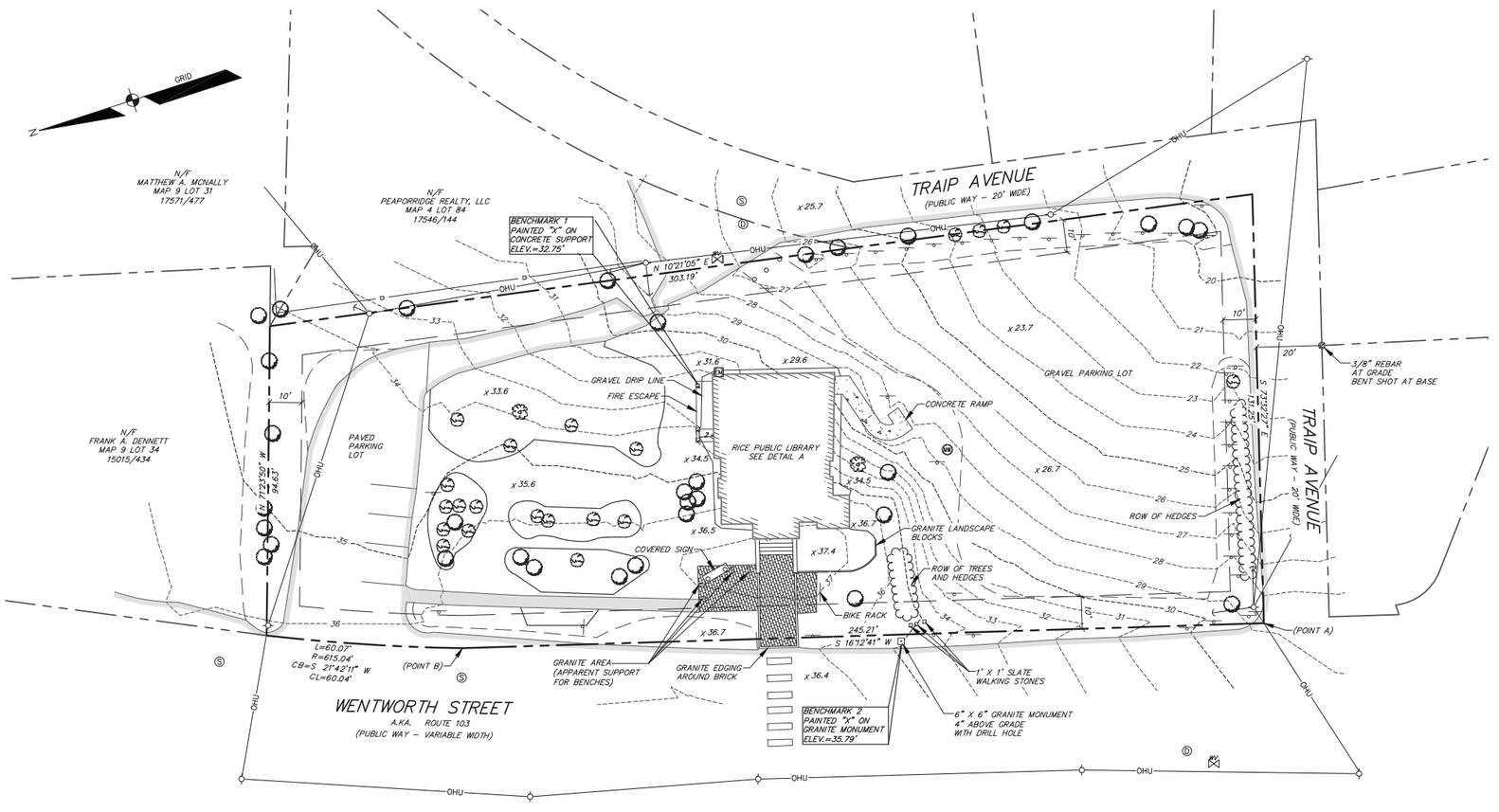
The building is served by underground power from a pole located in Traip Ave near the north east corner of the building. It appears the underground power line enters the building in the north east corner. Confirmation of underground route is needed.

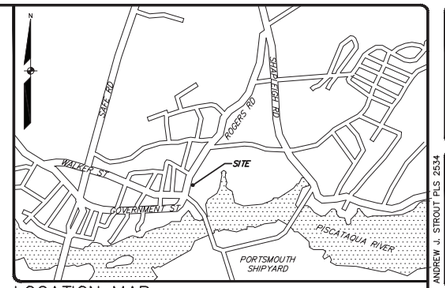
An overhead utility line crosses the property north of the library building (through gardens). Should a building addition occur here this line will need to be relocated or re-routed.



LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
MONUMENT	
IRON PIPE/ROD	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	
EDGE GRAVEL	
LANDSCAPING	
TREELINE/HEDGE	
--120-- --118-- CONTOURS	
×120.00 SPOT GRADE	
STOCKADE FENCE	
DECIDUOUS TREE	
CONIFEROUS TREE	
BOLLARD	
SIGN	
WATER GATE VALVE	
SANITARY MANHOLE	
DRAINAGE MANHOLE	
OHU OVERHEAD UTILITY	
ELECTRIC METER	
UTILITY POLE	
GUY WIRE	
MONITORING WELL	





LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS RICE PUBLIC LIBRARY BY DEED DATED OCTOBER 6, 1975 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 2099, PAGE 425.
2. THE PROPERTY IS SHOWN AS LOT 88 ON THE TOWN OF KITTERY TAX MAP 4 AND IS LOCATED IN THE MIXED USE - KITTERY FORESIDE DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE MIXED USE - KITTERY FORESIDE DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	5,000 SQUARE FEET
MINIMUM LOT SIZE:	5,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	NONE
MINIMUM FRONT YARD:	0/10 FEET*
MINIMUM SIDE YARD:	10 FEET*
MINIMUM REAR YARD:	10 FEET*
MAXIMUM BUILDING HEIGHT:	40 FEET*
MAXIMUM BUILDING COVERAGE:	60%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 34,947 SQUARE FEET OR 0.80 ACRES AS DEPICTED ON PLAN REFERENCE 6A.
5. THE BOUNDARY AS DEPICTED HEREON IS BASED SOLELY ON PLAN REFERENCE 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 17, 2019.
6. PLAN REFERENCES:
   A. "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. AND TRAIP AVE. KITTERY, MAINE" BY EASTERLY SURVEYING DATED JANUARY 18, 1991 AND RECORDED IN THE YCRD IN PLAN BOOK 201, PAGE 11
   B. "LOT SURVEY FOR THE KITTERY INVESTMENT GROUP IN KITTERY, MAINE" BY BRUCE L. POHOPER DATED OCTOBER 25, 1989
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KITTERY, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230171-0008-D, HAVING AN EFFECTIVE DATE OF JULY 3, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. THE MONUMENTS MARKING THE BOUNDARY PER PLAN REFERENCE 6A WERE NOT FOUND. THE BEST EVIDENCE THAT WAS FIELD LOCATED INCLUDES THE GRANITE MONUMENT, 2.09 FEET OFFSET FROM THE BOUNDARY LINE PER PLAN REFERENCE 6A, FOUND ON WENTWORTH STREET AND THE REBAR FOUND ON TRAIP AVENUE. PLAN REFERENCE 6A WAS PLACED BY HOLDING THE SCALED MEASUREMENTS FROM PLAN REFERENCE 6A'S SOUTHWESTERLY "REBAR TO BE SET" (POINT A) TO THE FOUND GRANITE MONUMENT AND THE NORTHERLY "ROW MONUMENT TO BE SET BY THE STATE OF MAINE D.O.T." (POINT B) TO THE FOUND GRANITE MONUMENT. USING THE SCALED MEASUREMENTS AS A BASE POINT THE PLAN WAS ROTATED TO THE 20 FOOT OFFSET FROM THE FOUND REBAR ON TRAIP AVENUE.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

ANDREW J. STROUT, PLS 2534 *1/22/2019*

ANDREW J. STROUT PLS 2534

DRAWN	CHECKED
AJS	TSL/CDM

REV.:	BY:	DATE:	STATUS:
A	AJS	01-10-19	ISSUED FOR CLIENT REVIEW

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

EXISTING CONDITIONS SURVEY
OF
RICE PUBLIC LLIBRARY
8 WENTWORTH STREET
KITTERY, MAINE 03904
FOR:
LASSEL ARCHITECTS
PO BOX 370, 370 MAIN STREET
SOUTH BERWICK, MAINE 03908

RECORD OWNER:
RICE PUBLIC LIBRARY
8 WENTWORTH STREET
KITTERY, MAINE 03904

PROJECT NO.	SCALE
18438	

SHEET 1 OF 1

184-38EC.dwg TAB: 184-38EC

Rice Public Library

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June 28, 2019

STRUCTURAL ENGINEERING REPORT

Becker Structural Engineers

BECKER
STRUCTURAL ENGINEERS

February 28, 2019

Scott Simmons Architects
75 York Street
Portland, ME 04101
Att: Ryan Kanteres
Senior Associates

Structural Observation Report
Rice Public Library
8 Wentworth St, Kittery, ME 03904

Dear Mr. Kanteres:

On Thursday 21 February 2019, we visited the Rice Public Library (RPL). The intent of our visit was to review the existing conditions that are readily visible and comment on their conditions. Ms. Lee Perkins, the Library Director, showed us around and provided information on past building upgrades. The visit and review are being done in anticipation of a renovation and an addition that are currently being planned at RPL. The current library building is on the National Register of Historic Places.

We present below a description of the library structural systems, our structural observations from the visit, and a code review for the work.

System Description

RPL was built in 1889 and is approximately 6,000 sq. ft. over two framed floors, a finished partially buried basement and a partial attic. The layout is divided into two volumes. The front volume houses offices, the main stairs, and smaller reading rooms while the rear volume has three larger open stack rooms. In addition to the visit, we were provided existing historic architectural elevations and floor plans as well as a Revit model prepared by Lassel Architects dated January 2019 which reflects the current layout.

The basement slab is a concrete slab-on-grade. Ms. Perkins reported that the slab (which has radiant heat) and the large basement stack room were done approximately 22 years ago. The basement walls are typically brick except at the south-west corner where large stones are visible.

The first-floor is framed with wood joists, 2” by 9 1/2” at 16” oc, spanning in the north-south direction and supported by interior and exterior brick walls and wood girders. The wood girders are supported on two octagonal wood columns.

The second-floor framing was not observed because it is covered with a hard ceiling. It is assumed to be similar to the first-floor but where the first-floor has columns, the second-floor clear-spans the rear volume (span of 22’-10”), suggesting two lines of heavier structure, either trusses or steel beams.

There is a small partial third level balcony, approximately 320 sq. ft, around the inside perimeter of the second-floor stack room. The balcony was added approximately 30 years ago (according to Ms. Perkins) and is constructed of wood decking spanning to small steel channels which in turn span to steel columns or steel channels embedded into the masonry. The columns do not

extend below the second-floor, suggesting the floor was reinforced or modified to support them.

The roof of RPL is a mix of pitched and gable roofs framed with roof beams and rafters spanning to brick walls. The rear volume has two large trusses that clear span the volume. The trusses are built with wood and 1¼" diameter steel rods with bolted connections and turnbuckles. The underside of the roof was recently insulated (hiding from view a lot of the roof framing). The roof surface is slate.

The outside of RPL is brick with decorative details, stone sills and stone lintels. A new fire escape stair was added a few years ago.

Observations and Discussions

RPL building is well taken care of. The building is clean and on-going maintenance and repairs are being performed. Some of the more recent work includes railings at the front elevation, new exterior fire escape stair, roof insulation, local repairs to gutters, capping of chimney, etc…. This care is also evident on the exterior of the building which is in good condition.

We did observe a few structural items of concerns:

1. Bottom of the brick walls in the basement: We noted damage at the bottom of the brick walls at the basement interior and exterior walls. At the interior walls, the bottom 2ft of the walls appear damaged. In the back of the house areas (boiler, server) the paint is gone, the brick faces are damaged, and some brick appears to be soft (photos 1 and 2). In the more public area (kitchen) the walls have been re-painted, but damage is still visible (photo 3). Similarly, the exterior perimeter walls have damage. Those walls are painted, and the damage appears more sporadic with the paint creating bubbles that eventually burst, exposing damaged brick (photo 4). We note that the bottom of most of the exterior walls are covered with large wood baseboards which hide the brick condition.

   The damage is typical of moisture infiltration. At the perimeter walls, it is assumed that moisture travels from the outside through the brick but when it reaches the interior paint, it is trapped and unable to dry. As moisture accumulates between the paint and the brick, it damages the brick. The damage is not exposed until the paint bubble, pops, exposing the damage. The interior walls are also susceptible to moisture most likely wicking up from the foundations. These walls appear built from a mix of fired and unfired bricks which was a common practice for interior walls at the time of construction. The unfired bricks are more susceptible to moisture and deteriorates.

   The source of the moisture could be from the higher grade on the outside of the basement as well as wind driven rain and snow soaking the exterior walls in heavy storms. Presence of moisture though is consistent with Ms. Perkins reporting needing to run a dehumidifier in the past few years (which is emptied several times a day in the spring).

   The damage to the brick though not a global stability/structural concern at this time, should be stopped before causing more damage. A plan to mitigate the moisture should be included in the renovation design. Such plan could include coating the exterior brick below grade with a waterproofing and installing a perimeter drain, and/or removing the interior paint and leaving the interior brick exposed or painting it with a breathable silica

based paint or a combination there of. Minor repair (brick replacement and re-pointing) should also be assumed in the renovation budget.

2. First floor wood girders (as observed from basement): the two wood girders supporting the floor in the rear space have some splitting. The splits are horizontal and in line with the bottom of the notches where the joists bear in. The splits do not appear to be through the whole thickness of the girders but were noted on both sides. See photo 5.

   Splits are not uncommon and are typically due to wood drying and shrinking. However due to the location of the splits at the support of the joists, they may reduce the girders' capacity. We recommend that the splits be further investigated during the design phase. Additional measurements should be taken to understand the extent and depth of the split so they can be analyzed. If they are found to need repair, epoxy, fasteners, or steel side plates can be added to the beam.

3. Wood octagonal columns at basement: the two octagonal columns in the basement have long checks which open up as wide as ½" (Photo 6). Checks in compression member are usually not a concern as these do not reduce the capacity or extend to the connections. Ms. Perkins however mentioned that these may be getting larger. As such, we recommend monitoring the checks. If these are in fact getting larger, steel collars should be added intermittently through the height of the columns.

4. Cracks were noted in the corners of the plaster ceiling above the second-floor large reading room (Photo 7). In this area, the ceiling is directly supported from the roof structure. As the roof was recently insulated, it is possible that more snow is accumulating on the roof and increasing deflections. The cracks should be monitor and if found to becoming worse, additional roof investigation/analysis should be performed.

5. Exterior: the exterior walls are in good condition. Very few areas were noted having issues. Some dirt is visible at the north elevation, below the fire staircase. The base of the brick wall at the north-east corner appear to have some efflorescence (Photo 8). The brick in those areas should be cleaned and repointed.

6. Roof: we were not able to observe the slate roof, but Ms. Perkins reported slate falling off. The roof condition and the falling slate should be investigated and repaired. Additionally, two of the wood fascia boards above the dormer were reported to be rotted and should be replaced. Snow was noted falling off the roof in small avalanches.

Code Review

We understand that the current plan is to renovate the existing building and add a 10,000 sq ft horizontal addition (most likely to the south). The 2015 International Existing Building Code (IEBC) as currently adopted by the Maine Uniform Building and Energy Code will govern the work. The IEBC has two main methods for looking at an existing building, the Prescriptive Method and the Work Area Method and the entire design team needs to use the same method. The structural requirements for both methods are similar, but we will highlight any significant differences as part of the review.

The renovation work will qualify as an alteration, level 2 or 3 depending on the work area:

- Gravity - the alteration shall not reduce the capacity or increase the demand of any gravity load carrying structural element. If a member is affected, then it will need to be reinforced (the code does allow for a 5% exception). Care should be taken not to add loads to the existing structure.

- Live load – During the visit we were only able to measure the framing at the first floor. Based on those measurements, we calculated that the wood joists could support approximately 90 psf of live load and the wood girder only 40 psf of live load. The current code requirements for library floor live loads are 60 psf in reading rooms, 150 psf in stack rooms, and 80 psf in corridor. It is therefore evident that the current girders cannot resist the current code load without reinforcing. However, the IEBC's Prescriptive Method allows that if no increase is made to the live load (i.e. no change to the use of the space), the element can be evaluated for the previous loads and the non-conforming area posted with an allowable live load. The Historical Building section of the Work Area Method allows something similar. We recommend not increasing the live loads on the floor and posting them.

- Lateral – the alterations shall not reduce the capacity or increase the demand of any lateral load carrying elements, though the code allows for a limited exception up to 10%. The lateral system for the building is the brick walls, both interior and exterior. As such, any modification to those walls should be avoided (or limited to less than 10% of their length) to avoid triggering a lateral upgrade. A lateral upgrade would require reinforcing the current system to meet today's code force levels and would be difficult and expensive.

- Horizontal addition - the addition should be kept structurally separate from the existing building to avoid increasing the demand (both gravity and lateral). The addition will be designed to the current codes.

Summary and Conclusion

The existing building is in good condition and well taken care of. We noted a few specific items that should be included in the current estimate and further studied in the design phase. While designing the addition and renovation care should be taken to not increase the demand on the existing building to avoid floor reinforcement and/or a lateral upgrade.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.

Charlotte A. Bouvier
Senior Engineer

Paul B. Becker, P.E.
President

Attachment: Photos

Photo 1: Basement boiler room.

Photo 2: Basement boiler room. Close up of soft brick.

Photo 3: Kitchen area. Close up of interior wall showing paint and brick damage.

Photo 4: Basement reading room. Close up of exterior wall showing paint and brick damage.

Photo 5: first-floor framing showing wood column, girder and wood joist. Note the horizontal split in the wood girder.

Photo 6: octagon wood column in basement. Note the large checks.

Photo 7: Second floor plaster ceiling. Note the cracks in the plaster.

Photo 8: North east corner of building. Note the dirt below the fire escape and some minor effervescence at the base of the wall.

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MECHNICAL ENGINEERING REPORT

Ripcord Engineering

RIPCORD engineering

2/26/2019

RICE LIBRARY (MAIN BUILDING) MECHANICAL & PLUMBING EXISTING CONDITIONS REPORT

UTILITIES

WATER

The water entry was in the Staff Bathroom on the Basement Level. Service size was ¾". The meter was inside the building. The piping was exposed and not insulated. There was a Flood Master FM-080-1 Water Main Shut-off System installed in the Staff Bathroom on the Basement Level, designed to shut-off the water service upon detection of a leak.

Figure 1 - Water Entry

Figure 2 - Leak Detection System

SEWER

Ripcord did not visually identify the building sewer exit. The Library had the sanitary sewer building lateral inspected with a camera in December of 2017 by Value Rooter out of South Berwick. The inspection report stated that the line looked "good and is free and clear". The Library Director had a hand sketch detailing the sanitary building lateral location from the north-east corner of the building to the public sewer in Traip Avenue.

FUEL OIL

The building has two 330-gallon Aboveground Storage Tanks (ASTs) in the Basement Level Mechanical Room. The fill spouts exit through the first floor on south side of the building.

Figure 3 – Oil Storage Tanks

Figure 4 - Oil Fill Spouts

MECHANICAL SYSTEMS

HEATING AND COOLING PLANTS

The only source of heat in the building was a Peerless Boiler SCT-06-W/S 6-section oil-fired cast-iron forced-draft steam boiler with a Beckett oil burner in the Mechanical Room. The steam boiler served steam radiators on the First and Second floors; hydronic fin tube radiators and hydronic radiant floor on the Basement Level. The boiler was in good condition and had been replaced in 2011. The rated DOE Gross Output of the boiler was 405 MBH (Steam/Water); the Net I=B=R rating output of the boiler was 304 MBH (Steam) and 352 MBH (Water).

The boiler served the hydronic fin tube radiators and hydronic radiant floor via the integral boiler Domestic Hot Water (DHW) tankless coil.

Cooling was provided with window air conditioners that were stored in the Third-Floor attic during the heating season.

Figure 5 – Oil Fired Boiler

Figure 6 - Radiant Floor Manifolds

VENTILATION

Three individual bathroom fans exhausted the three restrooms, exhausting through the north side of the building at the First Floor level. There was legacy passive ventilation system that had been blocked off.

A supply fan provided combustion air to the boiler and was interlocked to come on when the boiler burner came on.

A radon mitigation system was installed in the Basement Level Mechanical Room. According to the Library Director the system was required to be installed and operate continuously as part of the mitigation plan for a hazardous underground chemical plume coming from a former dry-cleaning establishment across the street.

Figure 7 – Bath Fan Exhaust Hoods

Figure 8 - Boiler Combustion Air Supply Fan Intake

Figure 9 - Radon Mitigation System

DEHUMIDIFICATION

There was a PerfectAire 3PAD70 70 PPD floor-mounted plug-in dehumidifier in the Basement Level Staff Restroom. The Library Director noted that in the Summer the dehumidifier is generally emptied twice a day.

HEATING, COOLING, AND VENTILATION DISTRIBUTION

The Basement Level was heated by a combination of radiant floor (Howells Room), fin tube radiators (Staff Restroom, Public Restroom), and bare pipe (Electrical Room). The First and Second Levels were heated by cast iron steam radiators. There was no heat on the Third Level or in the Attic.

The First-Floor steam radiators were column-type. The Second-Floor steam radiators were custom radiators.

- 1st Floor Library Room (Stacks)
  - (3) 37" H x 9"W x 17 Sections cast-iron radiator
- 1st Floor Staff Office
  - (1) 37" H x 9" W x 13 Section cast-iron radiator
- 1st Floor Checkout Office
  - (1) 37" H x 9" W x 13 Section cast-iron radiator
- 2nd Floor Memorial Hall
  - (2) 67" L x 37" H x 6" W custom cast-iron radiators
  - (1) 77"L x 37" H x 6" W custom cast iron radiator
- 2nd Floor Trustees Room
  - (1) 48" L x 37" H x 6" W custom cast-iron radiator
- 2nd Floor Ante Room
  - (1) 67" L x 37" H x 6" W custom cast-iron radiator

Thermostats were located in the Howells Room (controls Howells Room), the Basement Level Public Restroom (controls Staff Restroom, Public Restroom, Electrical Room), and the Library Room on the First Floor (controls all rooms on First and Second Floors).

The Library Director said that the radiators were not currently noisy, and that some steam traps had been replaced recently.

Figure 10 – Typical Radiator on Second Floor

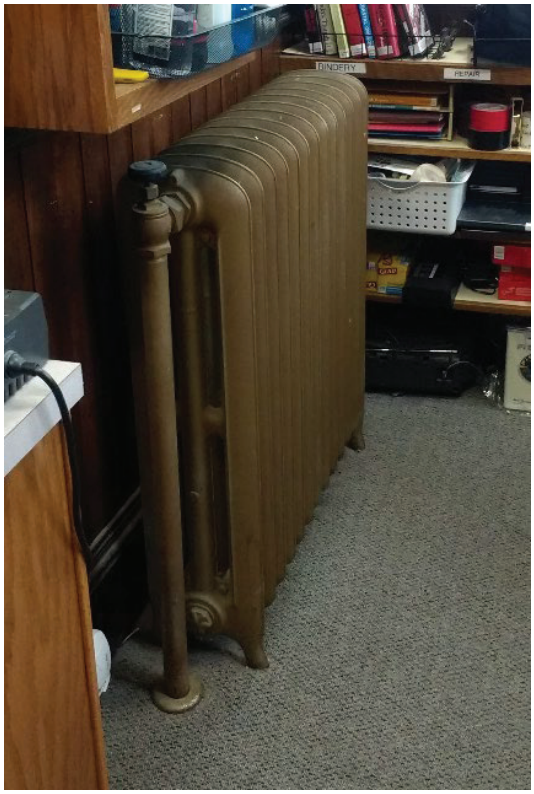


Figure 11 - Typical First Floor Radiator

PLUMBING SYSTEMS

DOMESTIC HOT WATER

Domestic Hot Water (DHW) was provided by three electric on-demand water heaters. One water heater served the Basement Level Staff Restroom, one served the Public Restroom and Kitchenette Sink (assumed, not confirmed). On the First Level, one water heater served the Public Restroom.

Figure 12 – Typical Electric On-Demand Water Heater

OBSERVATIONS

The steam heating system was clean, well maintained and in good condition with a steam boiler that was less than 10 years old. The steam radiators were all functioning with no noise or control complaints. The Library Director noted anecdotally that during very cold weather, sometimes the system had trouble maintaining setpoint at night.

There was no central cooling system. The Library Director noted that the building stays cool into the summer starts, and then once the high-mass building is warmed up, they need to use the window air-conditioners.

There was no ventilation outside of intermittent bathroom exhaust. The passive ventilation system in the original design of the building was no longer being used. The Library Director has been adding interior storm windows incrementally as funds allow, which is increasing the airtightness of the building (assumed based on occupant observations sitting near treated windows).

RECOMMENDATIONS

RIPCORD recommends analyzing the existing building utility bills to calculate the energy consumption of the building per square foot on an annual basis, and then comparing it to similar buildings to quantify the energy efficiency of the building.

Based on the good condition and historic nature of the existing heating system RIPCORD recommends keeping it in place if possible unless new design requirements dictate otherwise.

RIPCORD recommends adding a balanced, energy recovery ventilation system to the building in conjunction with airsealing.

RIPCORD recommends investigating air-conditioning options for the building aside from window air-conditioners.

Rice Public Library

Renovation and Addition
Program and Existing Conditions Report

June 28, 2019

ELECTRICAL ENGINEERING REPORT

Swiftcurrent Engineering Services

Rice Public Library
Kittery, ME
Electrical Existing Conditions Report
2/22/2019

On February 21, 2019, I made a site visit to the Rice Public Library in Kittery to observe the electrical systems in the existing facility.

Power:

The electrical service to the building is 200 Amps, 120/240 Volt, single-phase, fed from a pole mounted transformer on Traip Avenue. This enters the building via an underground conduit on the northeast corner of the building and feeds a main panel manufactured by General Electric that is located in the basement janitor room. This in turn feeds the basement, mechanical and exterior circuits as well as two 60-Amp subpanels located on the first and second floors.

Three phase power is currently available on Wentworth Street, however there is only single phase power on Traip Avenue.

Recommendations:
The main power panel appears to be in good shape. If we are required to go to three-phase it would have to be replaced, however if the new layout remains as single phase it could possibly be re-used to feed this portion of the building.

Lighting:

Existing exterior lighting throughout the building has been upgraded to LED in most locations. There were a few fluorescent fixtures that were observed that had not been replaced, namely in the basement kitchen area. Many of the historic/decorative fixtures were furnished with replacement LED lamps.

Overall lighting levels looked good. The linear ceiling surface mounted, LED wrap fixtures did a good job of lighting the stacks.

Exterior building mounted lighting was also observed to have been upgraded to LED. We will likely have to replace the existing flagpole lighting with something that is less obtrusive and spotlights the flag rather than the adjustable area lights currently used for that purpose.

Internally lit exit signage and battery emergency lights appeared adequate for the current layout. These fixtures appeared to be in good condition.

Recommendation:
Much of the lighting there is decorative in nature and has been converted or furnished with LED lamps. The less decorative fixtures, like in the stacks are also new and probably do not need to be touched. I would recommend replacing the few remaining fluorescent fixtures.

We anticipate that exit signs and egress lighting will have to be addressed to comply with any modified paths of egress that may result from the building addition.

Fire Alarm System:

The current fire alarm "system" in the building consists of a series of 120 Volt interconnected smoke detectors with battery back-up and integral audible alarm.

Recommendation:

As a result of the addition of a sprinkler system and elevator, this will have to be upgraded in the renovated plan. We would recommend a centralized monitored addressable system to reduce the wiring between equipment.

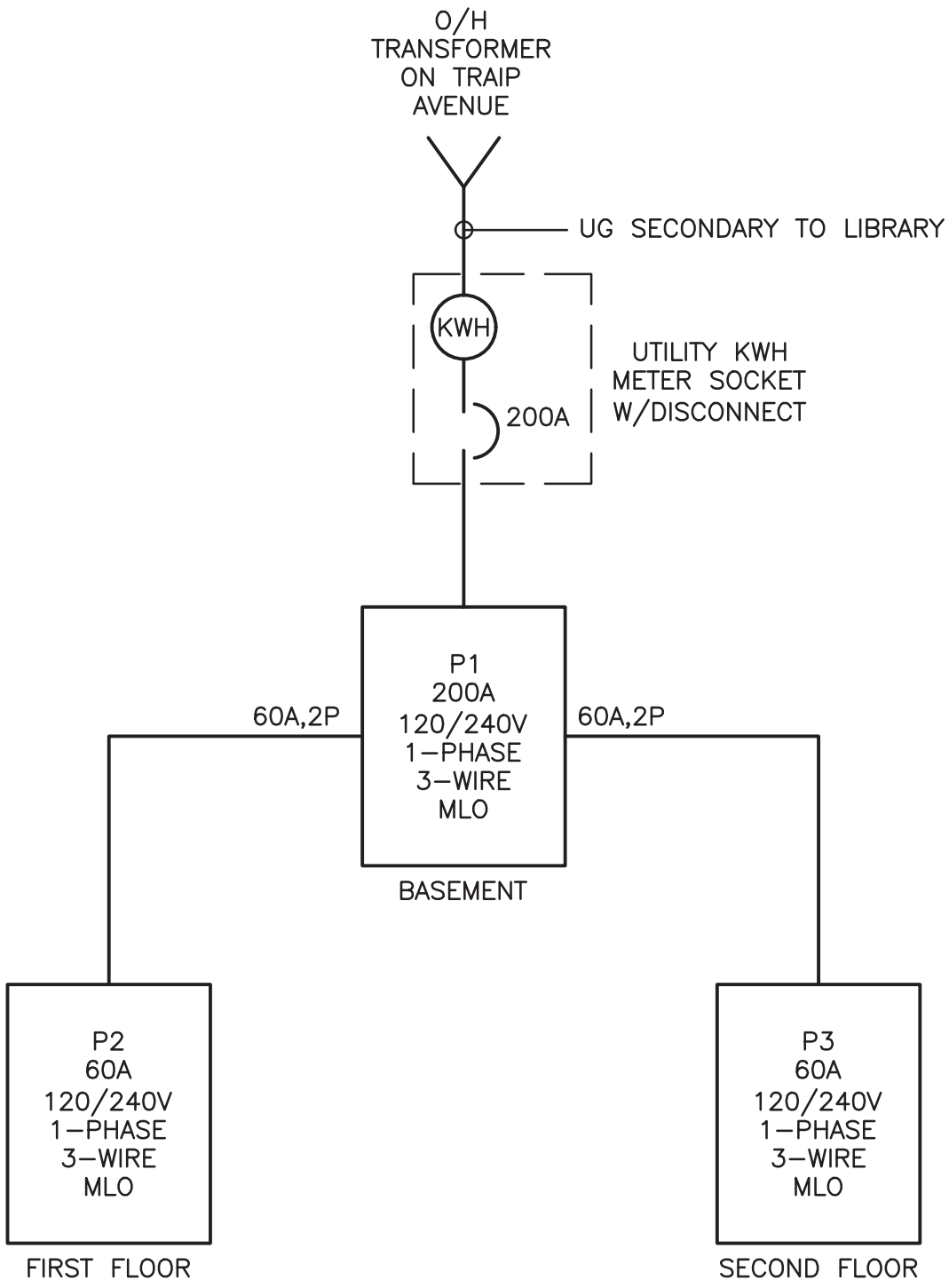
Data:

Data for this building actually comes from the annex building located across the street, via underground conduits that cross the street and enter at the basement boiler room at the south end of the building. Currently there is a phone line that terminates at punch down blocks in the boiler room and a fiber optic cable that terminates at the data rack located in the basement janitor room. All data wiring comes back to the data rack. We were told that there are currently (4) phone lines shared between the two buildings.

The Maine State Library Network connection is in the annex building and is interconnected to the library via the fiber optic line.

Recommendation:

It is our understanding that the annex building will go away after the new addition is completed, so we will have to make provisions for new telephone service and data services including the MSLN connection in the new layout. These may be required to come from a pole Wentworth Street, as this is where the annex building currently gets service from, and I am uncertain as to the available telephone facilities available on the service pole on Traip Avenue.



1 ELECTRICAL SERVICE ONE-LINE DIAGRAM

SCALE: NOT TO SCALE

SWIFTCURRENT
Engineering Services
10 Forest Falls Dr. Unit 4b
Yarmouth, ME 04096
Tel: (207) 847-9280

RICE LIBRARY
KITTERY, ME
SCALE: AS NOTED
DATE: 02/22/19

E1

Rice Public Library

Renovation and Addition
Program and Existing Conditions Report

June 28, 2019

STAKEHOLDER INTERVIEWS

Rice Public Library

Renovation and Addition
Program and Existing Conditions Report

June 28, 2019

SUMMARY OF PROGRAMING INTERVIEWS

As part of our programming effort, we met with Library staff, Friends of the Library and Board of Directors, teens, resource members of Traip Academy and Shapleigh Middle School, business leaders from the Foreside, and members of the Kittery Community Center. Following is a summary of what we heard.

Primary program needs:

Accessibility; add elevator

Adequate space for children's programming, including weekly Storytime. Also a craft area with a sink.

Separate teen area with space for programming, gaming, etc.

Meeting rooms for study, for small meetings, for tutoring, etc.

Quiet reading area

More space for DVD collection

More display space, for books, for art

Improved heating and cooling

Flexible floor plan; multi-purpose spaces

More light; more windows

Welcoming entry area that includes room for 2 or 3 to gather

Improved flow of materials: handling, sorting, and re-shelving

More storage overall

Parking: maintain adequate parking for staff and patrons. Figure out what to do with leased spaces

Accessible service entry

More toilets (ADA)

Office space for the director; more private work areas for staff

Lower stacks

Green space – outdoor space that becomes an extension of the library – if not the existing garden, then include green space as part of the renovation

Rice Public Library

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Program and Existing Conditions Report

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SPACE SUMMARY

Rice Public Library

Renovation and Addition
Program and Existing Conditions Report

June 28, 2019

SPACE SUMMARY

The spatial program included in this report has been compiled as a synthesis of the three concentrations of this report; assessment of existing conditions, review of space needs, and a review of community usage and engagement. As part of the finding this report includes an area-by-area report of recommend spatial allotments for an addition which will consolidate the collection and add additional space, while providing accessibility throughout the Rice Library building. Considerations for flexible, forward-looking spaces such as a casual public reading lounge, a charging café, a community room, and maker space are included with these recommendations.

These findings have additionally benefited from the two previous programming studies performed for the library. The 2011 Aaron Cohen Associates study and the 2015 Lassel Architects programing report have been valuable background to this report. These reports were prepared at different times and each proceed from a different set of assumptions. As a result, the budget and spatial information is dated and in need of revaluation, however both reports offer specific information which has been built upon.

The Cohen Associates report provided detailed background information on the collection, library usage, community demographics, and an outline of the deficiencies and short comings that need to be addressed. This report identified three options for considerations.

Option #1– Develop a free-standing facility at the Frisbee School site. This option was the basis of consideration of the work completed in association with the 2015 Lassel study.

Option #2 – Develop a new facility by adding to the Rice Library building. This option is the basis of this study.

Option #3 – Develop a new facility with an addition to the Frisbee School building. This has not been considered further as the community has voted to keep the library at the Foreside location.

The Lassel architect's report was prepared as a study of a free-standing facility on a new site. It however provides valuable insight into the relative space needs for program priorities as well as current and verifiably accurate space requirements for the library collection.

The current library facilities consist of the three-story Rice Library building and the two-story Taylor building which

have a combined total area of	Approximately 9,900 gross sqft.
Rice Library Building	Approximately 5,100 gross sqft
Taylor Building	Approximately 4,800 gross sqft
Our studies indicated a total need of	Approximately 15,300 gross sqft
The recommended size of an addition is approximately	Approximately 10,400 gross sqft

The net increase with this approach would be approximately 5,400 gross sqft
These gross areas exclude the limited access attic spaces, but included allowances for mechanical, structural, and circulation. In addition to the net increase to total area the renovated and added spaces would also benefit the efficiency and flexibility found in larger contiguous spaces.

The numbers used to generate the areas above can be found in the following pages. The analysis and prioritization of these spaces was informed by a detailed stakeholder and community engagement process, as well as the requirements of addressing the previously acknowledged needs of providing; ADA accessibility, conformance to life safety requirements, visibility and staffing efficiencies, improved ergonomics, flexible spaces for technology and programming, for the lack of dedicated young adult spaces, and improved energy performance.

The stakeholder and community engagement process generated input on important program elements and highlight beloved features to maintain.

Program elements to consider for inclusion:

Maker space
Business center to support the many telecommuters in the area
Café or place for at least be able to have a coffee
Storage area for strollers during storytime

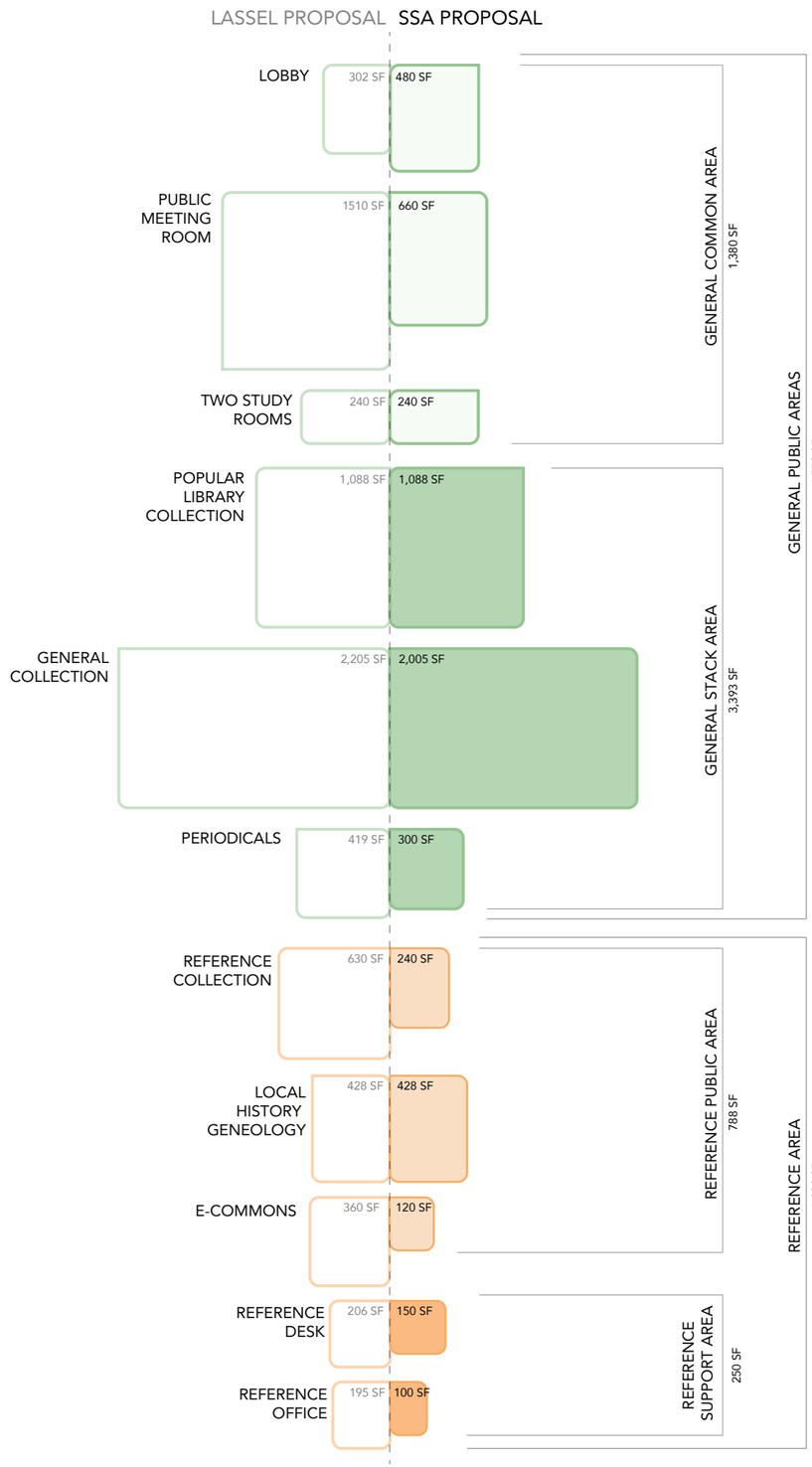
What to maintain in the renovation and expansion:

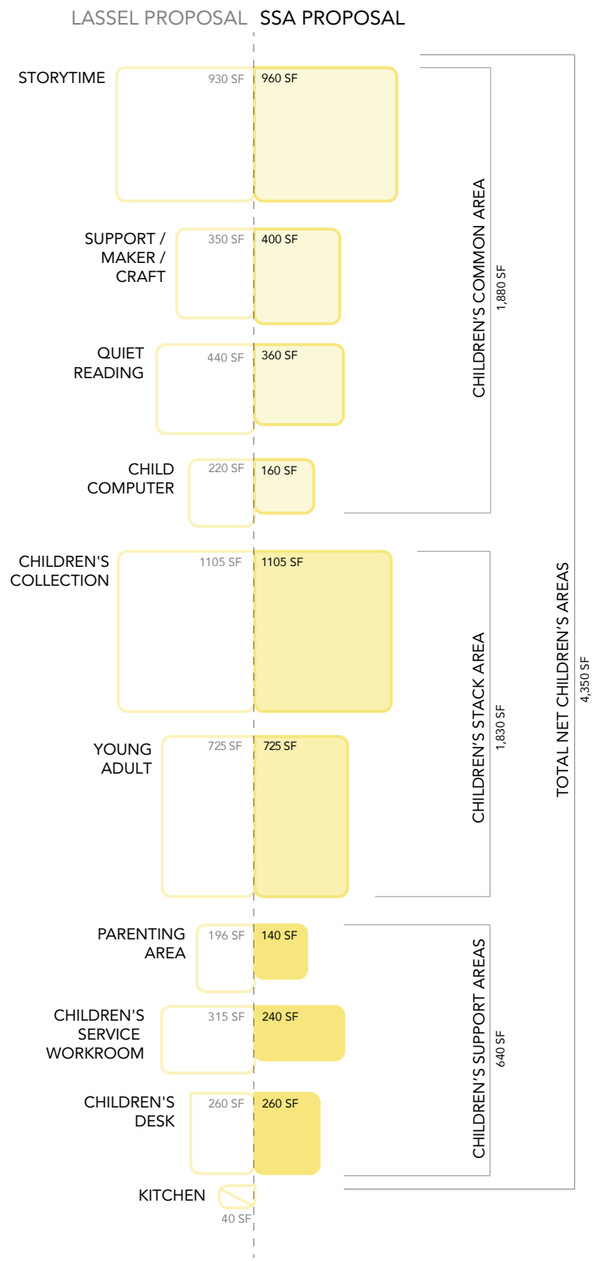
Welcoming and helpful staff
Second floor reading room
The Maine Room
The charm of the existing library – keep the wood, the main staircase

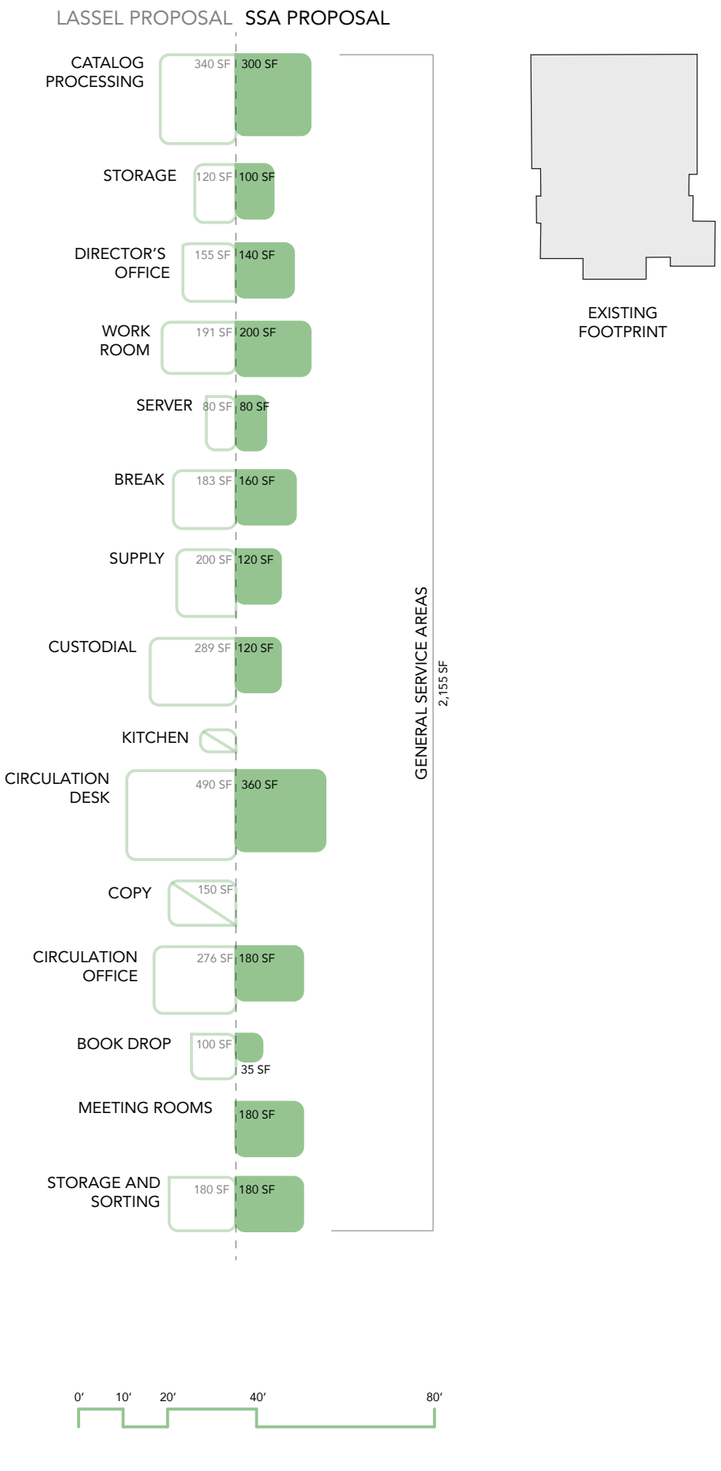
The findings of this study demonstrate that the needs of the Rice Public Library can be meet with an approximately 10,400 gross sqft addition. The attached tabular spatial program should help to balance the allocation of spatial needs and inform the design of any further design solutions. In addition to this guidance it is important to address the challenges of best utilizing the existing spaces, and to provide flexible, forward-looking floor plans which include spaces that accommodate uses beyond housing of a physical collection.

	Lassel Program	SSA Program
Lobby	302	480
Public Meeting Room	1510	660
2 Study Rooms	240	240
Popular Library Collection	1088	1088
General Collection and Seating	2205	2005
Periodicals	419	300
Reference Collection and Seating	630	240
Local History/ Genealogy Room	428	428
e-Commons	360	120
Reference Services Desk	206	150
Reference Workroom/ Office	195	100
Storytime	930	960
Support / Maker / Craft Room	350	400
Quiet Reading Room	440	360
Computer Area	220	160
Children's Collection Area	1105	1105
Young Adults	725	725
Parenting Area	196	140
Children's Services Workroom	315	240
Children's Reference Desk	260	260
Galley Kitchen Alcove	40	/
Acquisitions, Cataloging, Processing Area	340	300
Storage Room	120	100
Director's Office	155	140
Workroom	191	200
Computer Server Room	80	80
Staff Lounge/ Lunch Room	183	160
Supplies Storage	200	120
Custodian	289	120
Galley Kitchen	40	/
Circulation Desk	490	360
Copier Alcove	150	/
Circulation Office	276	180
Fire and Vandal Proof Bookdrop Room	100	35
Small meeting room	/	180
Storage and Sorting Area	180	180
Toilet rooms	/	300
Egress stair	/	200
Total Net SF	**14,958 SF**	**12,816 SF**

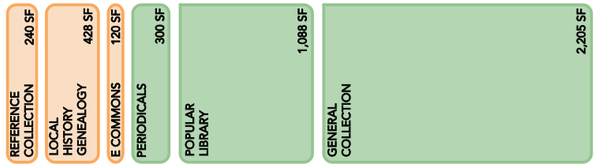
Gross Factor	**30%**	**20%**
Total Gross SF	**19,445 SF**	**15,379 SF**


LASSEL PROPOSAL
SSA PROPOSAL
LOBBY
302 SF
480 SF
PUBLIC MEETING ROOM
1510 SF
660 SF
TWO STUDY ROOMS
240 SF
240 SF
GENERAL COMMON AREA
1,380 SF
POPULAR LIBRARY COLLECTION
1,088 SF
1,088 SF
GENERAL COLLECTION
2,205 SF
2,005 SF
PERIODICALS
419 SF
300 SF
GENERAL STACK AREA
3,393 SF
GENERAL PUBLIC AREAS
4,773 SF
REFERENCE COLLECTION
630 SF
240 SF
LOCAL HISTORY GENEOLOGY
428 SF
428 SF
E-COMMONS
360 SF
120 SF
REFERENCE PUBLIC AREA
788 SF
REFERENCE DESK
206 SF
150 SF
REFERENCE OFFICE
195 SF
100 SF
REFERENCE SUPPORT AREA
250 SF
REFERENCE AREA
1,038 SF


LASSEL PROPOSAL
SSA PROPOSAL
STORYTIME
930 SF
960 SF
SUPPORT / MAKER / CRAFT
350 SF
400 SF
QUIET READING
440 SF
360 SF
CHILD COMPUTER
220 SF
160 SF
CHILDREN'S COMMON AREA
1,880 SF
CHILDREN'S COLLECTION
1105 SF
1105 SF
YOUNG ADULT
725 SF
725 SF
CHILDREN'S STACK AREA
1,830 SF
PARENTING AREA
196 SF
140 SF
CHILDREN'S SERVICE WORKROOM
315 SF
240 SF
CHILDREN'S DESK
260 SF
260 SF
CHILDREN'S SUPPORT AREAS
640 SF
KITCHEN
40 SF
TOTAL NET CHILDREN'S AREAS
4,350 SF

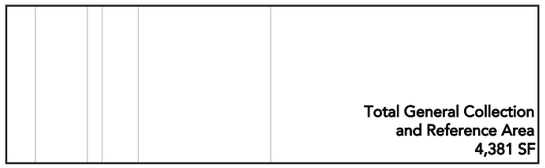

LASSEL PROPOSAL
SSA PROPOSAL
CATALOG PROCESSING
340 SF
300 SF
STORAGE
120 SF
100 SF
DIRECTOR'S OFFICE
155 SF
140 SF
WORK ROOM
191 SF
200 SF
SERVER
80 SF
80 SF
BREAK
183 SF
160 SF
SUPPLY
200 SF
120 SF
CUSTODIAL
289 SF
120 SF
KITCHEN
CIRCULATION DESK
490 SF
360 SF
COPY
150 SF
CIRCULATION OFFICE
276 SF
180 SF
BOOK DROP
100 SF
35 SF
MEETING ROOMS
180 SF
STORAGE AND SORTING
180 SF
180 SF
GENERAL SERVICE AREAS
2,155 SF
EXISTING FOOTPRINT
0'
10'
20'
40'
80'

LIBRARY COLLECTION



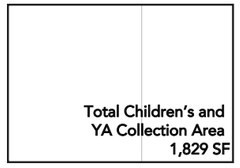
38,838 (46,606) General Collection Volumes
2,200 (2,642) Audio
3,900 (4,680) Video

(collection volume + 20% growth factor)

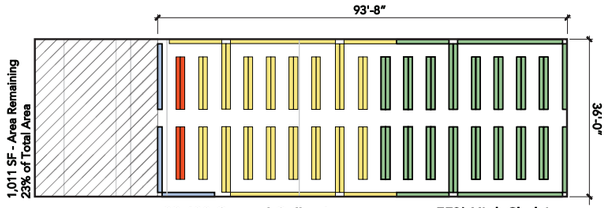


CHILDREN'S COLLECTION

19,624 (23,549) Children's / YA Volumes
1,100 (1,320) Audio
1,300 (1,560) Video



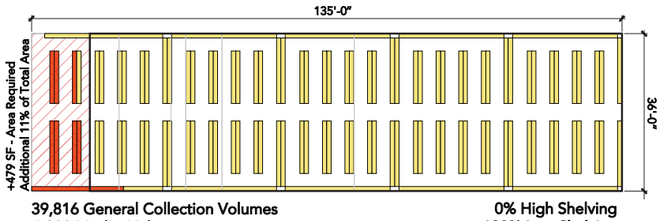
STACK DIAGRAM I - Mixed low and high Shelving



39,438 General Collection
6,912 Media

55% High Shelving
45% Low Shelving

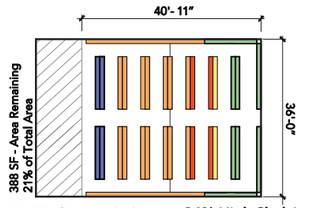
STACK DIAGRAM II - All Low Shelving



39,816 General Collection Volumes
6,300 Media Volumes

0% High Shelving
100% Low Shelving

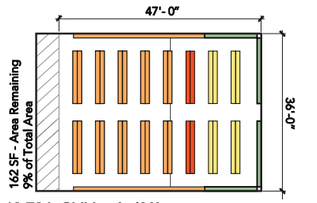
STACK DIAGRAM III - Mixed low and high Shelving



20,358 Children's / YA
2,880 Media

34% High Shelving
66% Low Shelving

STACK DIAGRAM IV - Mostly Low Shelving



19,734 Children's / YA
2,880 Media

18% High Shelving
82% Low Shelving

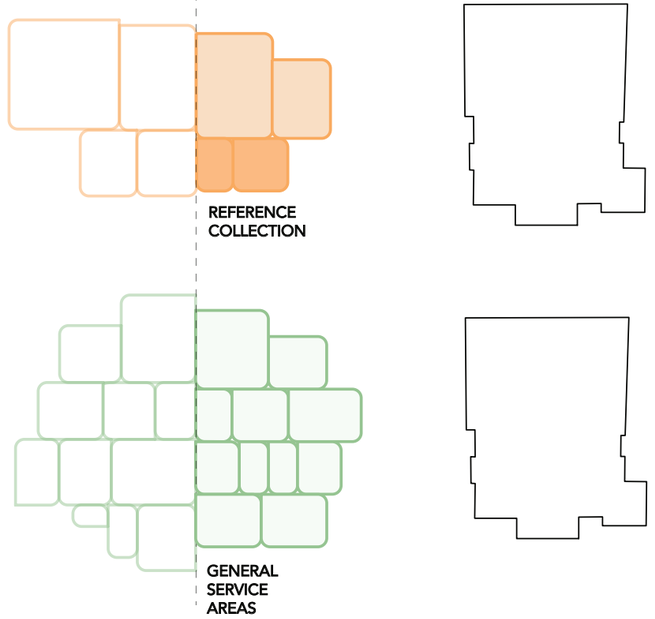
BOOK SHELVING

- 4 Shelves High, 7 Volumes / Linear Foot
- 7 Shelves High, 7 Volumes / Linear Foot
- 4 Shelves High, 12 Volumes / Linear Foot
- 7 Shelves High, 12 Volumes / Linear Foot

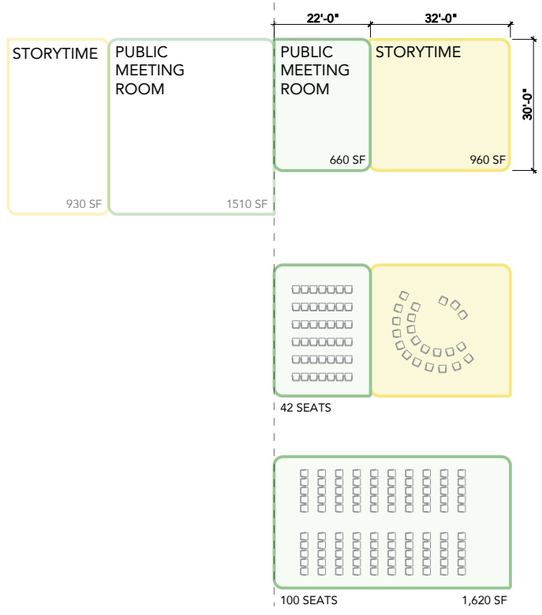
MEDIA SHELVING

- 5 Shelves High, 12 Media / Linear Foot
- 8 Shelves High, 12 Media / Linear Foot

LASSEL PROPOSAL | SSA PROPOSAL



LASSEL PROPOSAL | SSA PROPOSAL



Existing Site Massing

Existing
Library
Parking

Existing
Gardens

Existing Unpaved Parking

Rice Public Library

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Program and Existing Conditions Report

June 28, 2019

HISTORIC PRESERVATION REPORT

SCATTERGOOD DESIGN

RICE PUBLIC LIBRARY
KITTERY, MAINE

PRESERVATION PLAN

SCATTERGOOD DESIGN

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RICE PUBLIC LIBRARY
Kittery, Maine

PRESERVATION PLAN

TABLE OF CONTENTS

June 2019

INTRODUCTION AND EXECUTIVE SUMMARY

The Rice Public Library is … an architectural gem, a well-conceived, ornamental and impressive structure in the Romanesque Revival style with Queen Anne influences…Of its type and style, the Rice Public Library is by far the most outstanding building in the State of Maine.
-- Frank A. Beard of the Maine Historic Preservation Commission, 1978

The Rice Public Library, completed in 1889, was only the third public library constructed in Maine. Contemporary accounts recognized it as "one of the most attractive buildings to be seen in Maine" and declared "No town of its size in New England is better equipped with facilities for library purposes than Kittery."[1] It is the work of Shepard S. Woodcock, a relatively-unknown yet innovative and prolific Maine native who practiced in Boston.

The Library was individually listed on the National Register of Historic Places in 1979 and is included in in the Maine Public Libraries, National Register Multiple Property Documentation Form (1988). The goal of this Preservation Plan has been to guide design and implementation plans to renew and expand the Library without compromising its historic character.

Methodology. Research on the origins, evolution & significance of the site was limited to resources available at the Library, Maine Historic Preservation Commission and online. Fortunately, the Library has a very basic set of original design drawings (plans and exterior elevations) as well as minutes of the Trustees and Building Committee. The focus of study was understanding the evolution of the interior and exterior spaces, and establishing the site's character-defining features as well as the overall significance of the Library.

Preservation Philosophy. A Preservation Philosophy was prepared to guide future repairs & development. The National Register nomination established the period of significance for the site as 1800-1899—essentially, the date of original construction in 1889—which is appropriate given that only minor, mostly reversable changes have occurred since the original construction. Character-defining features were identified for all major exterior and interior spaces, and recommended levels of treatment (Preservation, Rehabilitation and Adaptation) were established for all spaces to guide future change.

The Rice Public Library building remains remarkably intact despite more than a century of growth and change in Kittery, the population that the library serves, library standards and building codes. That has largely been possible because many of the Library's most important functions were moved to a renovated building across the street in 1988. Today, only the ground floor spaces have an accessible entrance and restrooms. The most significant historic spaces of this landmark are not accessible, are still overcrowded and do not meet life safety codes.

Recognizing that the first of the National Park Service's Secretary of the Interior's Standards is to preserve the original use of a landmark, the best long-range strategy for the Library is to restore its original functional integrity through an addition. This will bring purpose and life back to the historic spaces. It also offers the only means of addressing current legal and functional requirements with minimal impact on the most significant spaces and features. The overall philosophy recommended is "Rehabilitation," which the NPS characterizes as: "the process of

returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."[2]

Existing Conditions. A visual review of conditions of building envelope and interior finishes was carried out, with emphasis on issues such as roofing, masonry, windows and drainage which affect weather-tightness and durability.

The Library is in relatively good condition, as a result of a substantial campaign of exterior repairs in 1991, and ongoing maintenance since then. There do not appear to be other building conditions that are critical to the integrity of the building envelope or safety. Key issues are:

- The original slate roof appears to be in good condition, despite loss of a few slates each season, a testament to the durability of that material. A more detailed examination of fasteners and slate roofing should be carried out to develop a strategy and budget for repair or replacement.
- All trim at the horizontal intersection of the two roof slopes appears to be deteriorated, and a potential source of leaks. Flashings beneath the trim should be replaced, the trim re-installed or repaired and painted.
- Valley, ridge and cricket flashings appear to be deteriorated and should be replaced.
- Masonry is generally in good condition, having been cleaned and pointed in 1991. There are eroded joints and staining in limited areas.
- The varied patterning of the window sash is among the building's most distinctive features. Sash and frames appear to have been repaired and partially replaced in 1991, and selectively repainted last year. They are in generally good condition, as they have been largely protected by the exterior storm windows, which make it difficult to assess exterior conditions, and obscure the original detail and craftsmanship of the sash. Storm sash should be removed to carry out a detailed condition assessment before repairing frames and sash. Consider permanent removal of exterior sash and replacement with interior sash panels and/or routing sash for double glazing.
- Historic and recent exterior photos indicate that the window sash and frames on the building were painted a dark color, likely black or dark green, more appropriate to Romanesque Revival than the current white sash and trim. Paint analysis of windows frames and sash should be carried out to determine original color, so that they can be repainted the original color.

Interior finishes are also in good condition:

- Varnished wood doors, windows, frames, shutters and wall trim are in good condition, though worn where they have been scratched or worn from abrasion. They should be refinished.
- There is cracking in the center of the rear (east) wall of both the stacks and the Roberts Room above, and a series of cracks in the southeast corner of the Roberts Room ceiling. ***This was also noted in the structural assessment and should be monitored to ensure that causative factors are resolved before repair.***
- The height of the railing on the stair between the first and second floors is only 36 inches, rather than the 42 inches required, and the rail does not meet ADA

requirements. Study options to add supplemental rail and request a variance for the main stair guardrail.

Recommendations. A recommended scope of work for restoration and renovation was developed for estimating.

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PROJECT TEAM

Associate/Preservation Architect	Pamela W. Hawkes FAIA, Scattergood Design
Lead Architect	Scott Simons Architects

June 2019

[1] *Portsmouth Journal*, November 9, 1889, newspaper clipping album, RPL.
[2] Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017), p. 75 https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf accessed 1 May 2019.

1.0 HISTORY

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1.1 Introduction

Public Libraries are a particularly American phenomenon, rising from a mid-19th century commitment to free education, citizen enrichment and community life. During the last decades of the 19th century and early years of the 20th, when communities built libraries, they were funded by the generosity of citizens who had made fortunes in the decades before anti-trust legislation and the income tax. As only the third purpose-built library building in the State of Maine, the Rice Public Library exemplifies these trends, as well as important developments in library design.

1.2 Arabella Rice, The Donor

In 1854, a law permitting taxation to fund local libraries was passed by the Maine legislature, but, as noted in the Multiple Resource National Register Nomination for Maine Public Libraries, "a high percentage of the state's public libraries founded in the late nineteenth and early twentieth centuries were endowed in one fashion or another by wealthy patrons."[1] In 1867, Arabella Rice had drawn up a will which set aside $20,000 "for educational purposes to the inhabitants of [the] town of Kittery…to …provide a building or part of a building suitable for a free public Library."[2] Miss Rice (1822-1872) was the daughter of Charlotte Martin Goddard and Robert Rice (1780 - 1853), a sea captain turned banker who had been born in Kittery. The bequest honored "the wish of my beloved father" and was designated "for the purpose of carrying this wish into effect."[3] According to historian Bruce Ingmire,

> From ferry operators to bridge builders, to privateers and merchant shippers, the family achieved domination in Piscataqua commercial shipping by the War of 1812…By the 1830's, the Rices were the leading commercial dynasty on the Piscataqua. As the 1840s arrived, the Rices led Portsmouth into industrialization. The merchant shippers also invested in cotton factories, the Portsmouth Acqueduct and the Eastern Railroad.[4]

Three older sisters and a stepbrother of Arabella Rice had died before her parents passed away in 1863; upon her own death just ten years later, the estate of Arabella Rice was valued at $172,000, a sum which translates to about $3.6 million in today's dollars. A 1973 article in the Portsmouth Herald claimed that Miss Rice was "one of the wealthiest women in the United States in her day;" according to 1864 Portsmouth tax records, she paid the highest taxes in the city and the second highest in the county.[5]

Despite her wealth, little is known of Arabella Rice beyond her legacy of good works. Described by Portsmouth historian Dorothy Vaughn as "just a very quiet soul who lived a very quiet life in Portsmouth,"[6] she resided in Boston during the winter and at her father's Federal style mansion (now demolished) at the corner of Congress and Islington Streets in Portsmouth in the summer. In 1860, she was one of the founders of the General Theological Library at 53 Mount Vernon Street in Boston, established "to benefit all religious denominations and to promote the interests of religion and the increase and diffusion of theological thinking."[7] After her death, that institution's Annual Report noted her donation of $3,000 as well as the desire to receive a portrait and bust for their museum—apparently without success. The Kittery bequest, increased to $30,000 before her death, was the largest of more than two dozen legacies to charitable organizations. The New Hampshire Asylum for the Insane and Sailors' Snug Harbor in Boston received $20,000; other beneficiaries included her five cousins as well as the Society for the Prevention of Pauperism, the Portsmouth Athenaeum, the Humane Society and the Massachusetts Infants' Asylum.[8]

1.3 Trustees, Early Days and Site Acquisition

Miss Rice's will stipulated that her executor would "as soon as is convenient … nominate and appoint three or five persons whom they may deem suitable to act as the first Board of Trustees of the said Library." She directed those trustees to "invest the said sum … and keep the same invested in safe and productive personal property, and to collect the interest and income thereof, and …add the sum to the principal until said Town or some person or persons on its behalf, shall provide a building."[9] The first Library trustees were: Ichabod Goodwin (1794 – 1882), governor of New Hampshire from 1859 – 1861 and a cousin of Miss Rice; William H.Y. Hackett, lawyer and banker; Rev. Daniel Austin; and Ephriam C. Spinney of Kittery.[10]

Hoping that the town would see fit to furnish the library building, and ensuring that the principal would accumulate further, only the interest from the fund after accumulating for ten years could be used for a building.[11] Therefore, rooms were rented in the Wentworth Block in Kittery Village beginning in 1875. Miss Abbie A.P. Goodsoe was engaged as librarian, and "there were two rooms, one used for the library proper, and the other as a reading room."[12]

Around 1883, a committee was chosen to select a site for the library. On December 26, 1885, they reported that, "having examined ten or more different sites proposed and held numerous meetings for the purpose of considering the advantages of the same for such purpose, as well as to learn the cost thereof, [they] did on the fifth day of September decide to recommend for purchase a field upon the main street in the Village belonging to the estate of the late Robert W. Traip, which can be bought for about the sum of $1100."[13] Their actions were complicated by a last minute and "generous offer of Mrs. George William Rice of West Newton, Massachusetts…donating to the Board an ample and beautifully located lot of land for building purposes," but the committee felt that it did not meet the requirements of "public convenience."[14]

The lot was located on the east side of Wentworth Street—"the main street in the Village"—just north of the intersection of Wentworth, Walker and Government Streets (Figs. 1.1 and 1.2). The entrance to Kittery Naval Shipyard was located just to the east, so the Library's resources would be convenient to the workers. The property appears to have originally been part of the Robert and Louisa Traip House (Fig. 1.3), located just south of the Library at 2 Wentworth Street. Constructed c. 1839 and listed on the National Register of Historic Places, this building appears to have been moved a block closer to the library and rotated in the early 20th century so that its front elevation faced west—like the Library entrance—rather than south.[15] Relatively little is known about Robert W. Traip (1800-1864), who left a sizable bequest to found Traip Academy, constructed in 1915 to the east of the Library.[16]

1.4 Architect Selection

On April 24, 1885, even before the site had been purchased, the Library Trustees voted to create a Building Committee, to appropriate $10,000 for construction of the library building and to visit the Weston Library Building.[17] The Building Committee first convened in September of 1885. The trustees had appointed Moses A. Safford, John Wentworth, Joel Wilson and Edward F. Safford, and Moses Atwood Safford (1833 - 1914) was elected Chairman.[18] Safford was born in Kittery, the son of Edward and Mary (Lewis) Safford.[19] He received his secondary school education at the New Hampton Academy in New Hampshire, apprenticed to a local lawyer and was admitted to the bar in 1861. In 1903, Everett Stackpole noted in *Old Kittery and Her Families* that Safford "has filled many offices of public trust"—including selectman, town agent, superintendent of schools and Registrar of Probate from 1877 to 1885. Stackpole characterized Safford as "a gentleman of culture and a friend to every good cause" who was interested in local and colonial history. He was elected a Library Trustee in 1877 and Stackpole recalled

that "As chairman of the Building Committee of the Rice Public Library he devoted four years in the effort to obtain a building worthy of the donor of the fund and suited to the needs of the people. This work he justly regards as one of the most important and useful services he has rendered to his fellow-citizens."[20]

The second action of the Building Committee was "to invite S.S. Woodcock of Boston and H. S. Paul of Portsmouth to furnish plans for a library building."[21] According to the well-documented *Historic Structure Report: Academy Building and Morton-Benedict House* by Laura B. Driemeyer and James L. Garvin, Portsmouth native **Henry S. Paul** (ca. 1842-after 1930)

> was the son of a ship carpenter. His father moved the family to Kittery, Maine, and by age eighteen Paul was apprenticing as a house carpenter. By 1870 Paul had moved to Cambridge, Massachusetts, most likely drawn there because of the extensive building activity.
>
> By 1880 Paul had settled in Portsmouth, identifying himself as an architect. Increasingly in the last quarter of the nineteenth century men trained as house carpenters made the shift to architect, bringing with them the practical building knowledge and combining it with an understanding of design. For the remainder of his life Paul is listed in the Portsmouth city directories as an architect. …
>
> Known commissions by Paul include the alterations to the Central Baptist Church, (design 1889; work 1891), three houses based on Palliser plans on Wibird Street (1889), and the Romanesque-style alterations to the 1846 Haven School (1896). [22]

Paul was a Civil War veteran and in 1891—after the Rice Public Library was completed—he developed plans for renovating the Portsmouth Academy Building to provide space for Portsmouth's public library on the first floor and a G.A.R. Memorial on the second.[23]

Shephard S. Woodcock (October 6, 1824 – March 2, 1910)(Fig. 1.4) was born in Sidney, Maine and appears to have remained a loyal native even after leaving the state, joining the Pine Tree State Club of Boston and the Sons of Maine.[24] Highlights of his career were recounted in *Somerville, Past and Present* about ten years before his death:

> At the age of seventeen he came to [Massachusetts] and served four years as an apprentice at the building trade; after the expiration of his apprenticeship he carried on the trade in Boston for over ten years, during which he gave much time to the study of his chosen profession of architecture. He subsequently devoted much study to landscape gardening, and was for a time the landscape designer for the Public Garden in Boston…During the past forty years he has designed upwards of one hundred and forty churches and fifty schoolhouses, many of which are in this city [Somerville], and various public buildings, hotels, institutions, etc. , and numerous high-class residences…[25]

In testimony at a Boston City Council hearing on masonry work at the Chestnut Hill Reservoir in July of 1888, Shephard claimed "I have made plans for buildings in the Sandwich Islands [Hawaii]…in Nebraska; Denver, Colorado; New Brunswick."[26] The editors of *Somerville, Past and Present* noted that "Few architects have had the patronage from our best citizens that Mr. Woodcock has received, and his success has been phenomenal."[27]

Woodcock set up his architectural practice around 1854 and, like Paul, he was part of the last generation of builder-architects. The American Institute of Architects was founded in 1857 and the first academic training program in architecture was created at MIT in 1865, thus establishing formal routes into the profession. From 1857 to 1865, Woodcock was in partnership with George F. Meacham (1831 – 1917) (Fig. 1.5), who was born in Watertown, MA, received a BA from Harvard in 1853 and had worked for two years as a civil engineer with the Jersey City Waterworks.[28] The association seems to have positioned Woodcock well for future success in serving the region's civic, cultural and commercial enterprises.

Attributions of Woodcock and Meacham's work during this period and afterwards are confusing, as is their relationship with the better-known Hammat Billings (1818–1874).[29] The exterior of the Tremont Methodist Episcopal Church in the South End (1862)(Fig. 1.7) is said to have been designed by Billings, and many contemporary illustrations credited him alone as the architect. However, Billings' obituary stated that the interior was "not from his design" and biographer James F. O'Gorman attributes that to Woodcock and Meacham.[30] A popular book and periodical illustrator, Billings had apprenticed under distinguished architects Asher Benjamin and Ammi B. Young. He had a valuable collection of the most important architectural books of the period, and it is possible that Woodcock and Meacham had access to those resources or that one or both actually worked for Billings, as Meacham is known to have trained with "an unidentified architect from 1855-1857."[31]

Woodcock's training as a carpenter and Meacham's as an engineer appear to have inspired them to produce many "works which involved applied engineering,"[32] Woodcock is credited with the "Fowle's (new iron) Building," built in 1856 in the heart of Boston's downtown (Fig. 1.6).[33] This cast iron storefront represented state-of-the-art technology and was featured in *Ballou's Pictorial Drawing-Room Companion*, which raved that "This superb structure was built from the designs and under the supervision of Mr. Shepherd S. Woodcock, the architect, and is a fine specimen of his taste and ability."[34] In 1864, Woodcock and Meacham patented a design for "Improvement in Roofs of Churches," which may have documented the structure created for the Tremont Methodist Episcopal Church (Fig. 1.8). The application claimed that "This invention consists in supporting the roofs of churches by means of trusses, strengthened by wind braces, to avoid the necessity of pillars in supporting the roof."[35] Woodcock's Grace United Methodist Church (1869) in Keene, NH has wood and iron roof trusses that span an auditorium measuring 58 x 64 feet, [36] and he also designed an addition to the Reversible Collar Company in Cambridge (1889), the Pacific Mill in Lowell and a woolen mill in Lawrence.

Woodcock's work was diverse in location and typology, yet it is not clear how the architect came to the attention of the Trustees of the Rice Public Library. He had designed at least two bank buildings in Portsmouth.[37] He was responsible for the Tufts Library in Weymouth, MA (Figs. 1.13 and 1.14), but not until 1890, after the Rice Library was completed.[38] The specifications included in the Rice Public Library archives were dated March 28, 1884 and addressed to the Committee on Public Property of the City of Somerville. They referenced "accompanying plans and designs for a Public Library Building for your inspection"—yet the library completed in 1884 was the work of George F. Loring.[39] In any case, the Rice Public Library was prominently featured in his biographies and obituaries, suggesting that it was considered important by Woodcock and his peers.

1.5 Library Design

In November, the plans of both architects were presented to the Building Committee by Safford. Woodcock's design was described as two stories and costing $12,700 including steam heating but excluding furnishing; an option to defer finishing of the second story was also offered. Paul provided two different schemes, for one- and a two-story buildings, with an estimated cost of $11,390 for the

two-story version. Both were above the $10,000 budget originally established, but the committee voted to ask the two firms to provide specifications. In January, Mr. Spinney (probably trustee Ephraim C. Spinney) made a proposal for a combined town hall and library, but the committee elected to request Woodcock to provide a fee, suggesting that their minds were made up.[40]

The archives of the Rice Public Library contain minutes of the Building Committee and letters from Woodcock, but relatively little information about the Library's design goals and features. Starting in February 1886, both correspondence and committee reports focus primarily on the potential (or lack thereof) to reduce the cost of the work. Woodcock told Safford that, "you have a copy of my plans with a descriptive specification of the way I propose to finish the building which I think will be sufficient for your purpose," which was, in his words, "a good substantial handsome building." He cautioned that "It is possible to put up a cheaper building for less money than I have designed if desired, and if cheapness is the object I can reduce the price as well as any other. The cost as I have given has been made up by a reliable builder and is no guess work." [41] Nonetheless, the Committee voted that Safford should "wait on Mr. Woodcock and "ascertain what changes if any can be made to reduce the cost of the building without sacrifice to its appearance and utility."[42]

The Rice Library was just the third purpose-built public library in Maine, designed at a time when there were few such structures in New England or the United States. The earlier buildings—the Hubbard Free Library in Hallowell (1880), by local architect Alexander Currier, and the Gardiner Public Library (1881) by Henry Richards[43]—both resembled Gothic chapels in their form and interior space. With a single large reading room and shelving around the perimeter, they may have drawn inspiration from three of the best-known public libraries in New England: Winn Memorial Library (1876) in Woburn; Ames Memorial Library in North Easton (completed in 1879 but opened in 1883); and Thomas Crane Public Library (1880) in Quincy.[44] These landmark structures by Henry Hobson Richardson were variations on a "basilica plan," derived from a time "when the monks were the only users of books, and when the seclusion of alcoves comported with their literary habits, and gave convenient access to the books shelved about the recluse."[45]

By 1881, however, as more and more communities planned and built libraries, the newly-formed American Library Association declared that "the time has come for a radical modification of the prevailing-typical style of library building and the adoption of a style... better suited to economic and practical utility."[46] The lively debate was carried out in periodicals and publications of the period, such as the voluminous *Public Libraries in the United States of America: Their History, Condition and Management*, published by the U.S. Bureau of Education in 1876. Justin Winsor (1837 – 1897), superintendent of the Boston Public Library from 1868–1877 and then librarian of Harvard University (1877 – 1897), became one of the leading authorities on design for public and academic libraries. He was a founder of the ALA and the *American Library Journal*, and penned a chapter on "Library Buildings" in that report. He suggested that the monastic precedent was only appropriate for specialized libraries, where users were knowledgeable and thus could be given free access. When employed in the case of public institutions, however, the *parti* demonstrated the "inability of architects to recognize the paramount demands of administrative uses over the meretricious attractions of vista of books and displayed alcoves" and resulted in "the largest rather than the smallest distance of books from the point of delivery."[47]

In contrast to the Richardsonian model, which offered all patrons free access to books, Winsor recommended efficiently-laid out, closed stacks for public libraries. He argued that the "masses are impatient of delay and need to be served quickly in order to be kept happy" and "most prowlers among

shelves do not restore books they have taken down to the exact place from which they took them." A new branch for the West Roxbury branch of the Boston Public Library was constructed under Winsor's direction in 1873, and he provided details of its layout and furnishings, as well as plans for an ideal library of significant size. In 1876, William Van Ware designed an addition to Gore Hall at Harvard to Winsor's specifications, where, the bookshelves were segregated from the reading rooms in an independent structure devoted to storage, which became a model for large academic and civic libraries through much of the 20th century. In 1887, just as the Rice Memorial Library was being planned, Van Brunt and his partner Howe submitted the winning design for the Cambridge Public Library, which separated library functions into stacks, a delivery room and a reading room.

Woodcock may well have been aware of this debate and those early library models. In his testimony to the Boston City Council, Woodcock referenced the "new law building [Austin Hall] in Cambridge" and the Converse Public Library in Malden,[48] both buildings by H. H. Richardson in the Romanesque style. A former carpenter and mechanic, Woodcock may naturally have been swayed by arguments about efficiency, and the Rice Public Library design owes more to Winsor's theories than to Richardson. According to the floor plan submitted by Woodcock (Fig. 1.15), a "Ladies Reading Room" and "Gentlemen's Reading Room" were placed on either side of the main entrance hall and a separate, larger Library Room was placed in the rear half of the building. The Librarian's desk was strategically located at the center of the book stacks, with views into both reading rooms as well as the front door. The radiating stacks, while not especially efficient spatially, clearly expressed the most direct path for the librarian retrieving books for patrons—a particular benefit since there was limited room for patron seating within the Library Room. This basic arrangement of spaces, with reading rooms flanking an entrance hall and the book storage on axis, became a widely popular model for public library design through the late 19th and early 20th centuries, particularly the more than 1,600 libraries in the U.S. funded by Andrew Carnegie between 1886 and 1929.[49]

The principal functions of the Rice Public Library were confined to the first floor, so it would have been entirely possible to defer finishing of the upper level, had the Trustees decided to save money. The second floor was depicted as a "Memorial Hall," with an Ante Room and Trustees Room. It appears likely that no basement plan was prepared, since the Building Committee discussed bidding it separately from the building.

1.6 Bidding and Construction

In February of 1886, the Committee voted that "after the plans have been [illegible] and perfected and the necessary specifications have been obtained with the probably cost of the same, that the Committee advertise for proposals to build a library building and also the basement thereto according to plans submitted by Mr. Woodcock the architect."[50] Among the cost-saving methods that Safford was directed to discuss with the architect were:

> …the increasing of the height of basement above the estimate in plan [not a cost savings], the use of whitewood instead of cherry where proper, the kind of sand to be used, whether terra cotta or freestone for a band is preferable, whether cherry or pine doors for inside would be cheaper, birch or hardpine floors would be better, sashes iron or wood.[51]

Correspondence in the Library files from a variety of contractors and suppliers in Maine, New Hampshire and Massachusetts suggests that advertisements were placed in May of 1886, and proposals received over the next few months from:

J.T. Wilson, Carpenter & Contractor	$18,565.[52]
John W. Sanborn of Kittery (July 3, 1886)	$18,000[53]
J.E. Giddings & Son, Somerville, MA	amount not recorded
O.S. Giddings of Exeter, NH	$18,500
Head and Dowst, Contractors & Builders, Manchester, NH	$18, 785

Even the lowest bid was well above the original budget, and in July, the Committee directed Safford to go to Boston to confer with architect about the bids and "the practicability of completing the basement this season."[54] He reported that it was "considered inadvisable to do so."[55]

There appear to have been no Building Committee meetings between July 1886 and February 1888, when a sub-committee was formed to meet with architect and bidders "for the purpose of modifying or changing the plans and specifications so as to come within the estimate of the architect, $12,700."[56] Some of the strategies considered in addition to omitting finishing the second floor were using common brick instead of face brick and even eliminating the tower.[57] In April, J.E. Giddings wrote to say "I see no other changes that could be made without destroying the architectural beauty of the building."[58]

In May 8, 1888, the contract was awarded to O.S. Giddings for a price not to exceed $14,500, and the contract was executed on June 14, 1888. Decades later, a newspaper account related that "As the funds were insufficient to pay for such a building as desired, an additional sum of $5,000 was borrowed on note to be paid out of the future income of the fund."[59] Little is known about Giddings, and Library records detail some payments, though probably not all disbursements to suppliers or sub-contractors. Giddings' base contract included an extra $3,000 for "Philadelphia face brick," and trustees minutes reflect that a brick cornice was substituted for wood and that a "rough finish with color" was to be used "for the plastering in place of smooth finish mentioned in contract." The subcontractor for the freestone, Jeremiah Carew, is known primarily through the records of a Boston City Council hearing called to investigate his work on the Chestnut Hill Pumping Station. Woodcock testified in 1888 that Carew was "doing some [work] now [on the] public library at Kittery, Maine…part of it is rock-face, part of it crandeled"[60] (see also the Description following).

An earlier review of building committee notes related that "In the ten months it took to build the structure, S.S. Woodcock visited the site 27 times."[61] In October of that 1888, payment was made to Timothy Dame and assistant "for laying out building, giving grades, &c.,"[62] but that work may have been carried out earlier, since October would typically be near the end of the construction season. According to the contract, the building was to be complete April 1, 1889, but on May 14, 1889, the Building Committee voted not accept library building until it was finished according to the contract, which Giddings had offered a week earlier to do for $3,600. The minutes recorded that the floors were not finished in accordance with the contract, and "neither was the finish of the ceiling in left in proper condition."[63] The Treasurers Report for Dec 31, 1889 noted that the total cost of the building had been $18,269, presumably including architect's fees.

1.7 Dedication and Early Decades of Use

On November 6, 1889, the Library building was "turned over to the Trustees with appropriate ceremonies in the hall of the library, in the presence of a large meeting of the Citizens of Kittery and many from adjoining towns in Maine and Portsmouth, NH."[64] Joel Wilson of the Trustees declared the building to be "one of the best public library buildings in this State, both as to its exterior as seen by taking a view of its architectural design in its construction for elegance and taste, but also for its completeness in its internal arrangements," and concluded that Arabella Rice "would feel that she has

been largely compensated in that her free gift has been so highly appreciated by the citizens of this town, for their development and refinement."[65]

An article about the dedication in the Portsmouth *Journal* was equally effusive:

> No town of its size in New England is better equipped with facilities for library purposes than Kittery. The utmost credit is due those who have been instrumental in the construction. It has been built not for to-day, but for centuries to come, both in size and thoroughness.
>
> It contains a good sized hall for lectures, and reference rooms on the second floor, while it has an ample basement, which may be utilized if occasion requires, not yet finished. It is heated by steam throughout, and piped for gas lighting. Its book cases are of new design, both in construction and arrangement on the floor. There are no side shelves. It is admirably lighted above and below, and ventilated by approved methods. It has two reading rooms on the first floor and a spacious book room at rear of the hall. The staircase is of handsome design, easy and ornamented by balustrades and posts of beautiful design. Architecturally, it is one of the most attractive buildings to be seen in Maine.[66]

Despite the sentiments expressed at the dedication ceremony, it appears that the building could not be used until bookcases were installed and tables and chairs were purchased in March of 1890.[67] On January 1, 1890, the RPL Trustees voted that the remaining construction funds "be used in the spring in perfecting the outside of the building."[68] The landscaping around the Library appears to have been very simple during the first 80 years of its existence. Turn-of-the-century images indicate that there were relatively tall trees along the street with evergreens to the north, all of which may have existed before construction, but appear to have been limbed up to provide views of the entrance. (Figs. 1.20 - 1.22). This provided vistas to and from the library on all sides. Setting the public library in a grassy park was the most common treatment for cities and towns throughout the northeast in the turn of the century, giving added prominence to the building and distinguishing it from the more densely-packed commercial areas.

Arabella Rice had directed that "a majority of the Trustees may at any time they see fit apply to the Legislature of the State of Maine for an Act of Incorporation," and they did so in 1903.[69] Original librarian Abbie Goodsoe resigned in 1901, replaced by her niece, Hazel Goodsoe. She served until Eleanor L. Lovell was appointed in 1907, who remained in the position for forty years. In 1901, the trustees reported that "our excellent selections of magazines have been not only read, but earnestly sought by the more thoughtful, educated and refined not only by the citizens of the town, but by the foreigners, who called to learn the arguments of many of our best educated men and statesmen and their views of public questions agitating the future interests of our country.[70]

As of 1889, the town had had 2,864 residents and the Library had 1470 patrons and 3210 volumes; by 1903, collections had doubled to 6,000 volumes,[71] about two thirds the capacity of 10,000 volumes promised in Woodcock's design. Around 1915, the former Ladies Reading Room on the first floor was "fitted up as a children's room, where all the juvenile books and young peoples magazines taken, are assembled and suitable chairs and tables provided."[72] This change reflected a new focus on children's literacy and early education which was echoed throughout the country and the state.[73] Around this time, the Gentlemen's Reading Room was converted to a Reference room.[74] The second floor Memorial Room hosted meetings by Civil War veterans and "stuffed birds and remnants of uniforms and flags decorated the interior."[75]

1.8 Alterations

As early as 1915, an observer had noted that "The time may come when an enlargement of the building ay be found necessary to accommodate the increasing number of volumes from year to year."[76] Over the past century since then, trustees have found a variety of strategies for accommodating not only growing collections but changing library services to meet public needs. Sometime after 1927, the present bathroom was added within the first floor stacks.[77] The basement, which appears to have been largely unfinished, was renovated in "In the 1950s,"[78] adding a kitchen, bathrooms, stack space and the meeting area currently known as the Kay Howells Room. In 1964-65, the children's room was moved to the former Memorial Hall. According to *Kittery: Gateway to Maine*:

> The second floor … was summarily stripped, its content of books dumped into a basement room with a dirt floor and extremely basic lighting. The second floor room was converted into a "brown box," its plastered walls covered with matching brown paneling. The beautiful ceiling was covered with suspended tiles, the floor with lighter brown tiles. The first floor's inadequate shelving was carried upstairs, along with whatever else could be taken from the building. A large table was donated by a board member; folding chairs were added here and there…and that was it. The fire escape was also added at this time, an absolute necessity before the room could be re-opened.[79]

The Children's Room was "redecorated" again in 1979 and the multi-purpose Kay Howells Room in the basement was created about the same time.[80]

By the 1970's, the lawns north and south of the building had been converted to parking areas, that on the north for patrons and that on the south for Kittery Naval Shipyard workers, generating revenue used for library operating funds.[81] In 1976, plans for landscaping the rear and sides of the Library lot were prepared by Olmsted Associates of Brookline, successor firm to Frederick Law Olmsted, who was the country's most famous 19th and early 20th century designer of private estates, college campuses and city parks from New York's Central Park to Portland's Deering Oaks (Fig. 1.24). They proposed a 24-space parking lot on the south side of the building, closest to the town center and accessed via Traip Avenue, with a one-way exit lane across the rear and north side of the site. That left the north portion of the site nearly free to form a landscaped park area including trees, shrubs and perennials.[82]

In April 1978, the trustees agreed that the Harborside Garden Club should move forward with a bid from the Green Velvet Landscape Co., of Rye, NH in the amount of $5,735 for "a modification of the Olmsted plans, involving planting around the building, surrounding the drive and in the northeast area, leaving our parking as it is as present."[83] Additional notes in the RPL files, dated April 2001, state that Joseph Hudak, who had been associated with the Olmsted office since 1953 and the author of numerous books on gardening, was contacted by the Harborside Garden Club "to execute a landscape plan for the library grounds," to be executed by Booth Hemmingway of Piscataqua Landscape and paid for by the Garden Club.[84] The photographs accompanying the National Register nomination in 1979 (Figs. 1.25 – 1.27) indicate that the landscape materials were relatively new at the time, and the nomination notes that "In 1978, a landscaping project carried out by a local garden club further set of this handsome structure."[85]

By the early 1970's, a newspaper article said that "Today, to the casual visitor at least, the library appears crowded; archaic hard-to-reach shelves add to the confusion; the lighting fixtures probably are the original installations, at least in the stack room behind the desk."[86] In 1986, the town's population had grown to over 9,300—three times as large as it had been when the building was completed; the number of volumes had grown to 28,000 and there were four staff members. The trustees hoped to

celebrate the Library's centennial with an addition and engaged Salmon Falls Architects of South Berwick to develop plans. The 1500 square foot addition (Fig. 1.33) was designed so that it could be located on either side of the original building, connected by a "glass-enclosed brick walkway," and included space for a children's room and restrooms.[87] In soliciting funds for the $300,000 project, the Trustees noted that the design "very successfully harmonizes with the style of the original building,"[88] which had been listed on the National Register of Historic Places in 1979.

By October 1987, however, less than half the funding had been raised and on September 30, 1988, the Trustees seized the opportunity to purchase the former 4,700 square foot county courthouse across the street, built in 1965. With "an excellent heating system, very adequate rest room facilities, air conditioning, access for the handicapped and additional parking," the building increased the total area for the library to over 8,000 square feet. Renovation work was funded in part through a bequest from Almyra Roberts: "the first floor was reinforced with steel beams to accommodate the weight of books and opened up into stack areas and a reading ell. An administration desk was created utilizing the former judges' bench. The basement was partitioned to house the children's book collection and the children's program.[89] When renovations were finished, a "human chain" was formed to shift boxes of books across the street to the Taylor Building, named in honor of trustee and physician Paul Taylor.

After collections were transferred to the new wing, the original library building was repaired and refurbished under the direction of Coastal Architects PA of Kittery Point in 1991. On the exterior, an accessible entrance was created for the meeting room in the ground floor, masonry was cleaned and repointed, the slate roof and wood windows were repaired and new storm windows added. On the interior, the former children's library was restored by removing the dropped ceiling and a mezzanine level, reached by a center staircase, was added on the perimeter to create the Almyra Roberts Room.[90] Acoustic tile was added to most ceilings and light valances along the walls above the existing picture rails. Around 1997, the basement was again upgraded: "tastefully-engineered stacks were added, and under-floor heating, carpeting and new lighting were installed." [91]

1.9 Current Plans

Beginning in 2003, the Trustees again began planning to upgrade facilities:

> Multiple options had been considered with varying level of detail and analysis. A program analysis was developed in 2011 that, based on various factors and projections, recommended the Library seek design and construction of a new facility with approximately 21,000 gross square feet of total program area. The Library Board of Trustees floated the project concept of a new facility in 2016. The community did not coalesce around the concept, leading to a reconsideration of other options. In 2017, the Rice Board of Trustees and the Town of Kittery embarked on an intensive public input process that culminated in a non-binding referendum to narrow down the focus to one project option. The development of the process focused on determining whether the citizens supported construction of a new library building on land at the town's community center (consistent with the 2016 effort), consolidation of services in a renovated and expanded Rice Building, or nothing at all.
>
> The vote was overwhelmingly in support of renovating and expanding the existing Rice Building. The conceptual cost estimate and budget placeholder for the project was $4M. It is understood that this project will be determined by the site, program requirements and the combined opportunities afforded by the renovation and expansion of the Rice Building.[92]

In November 2018, Scott Simons Architects was engaged to begin design on renovation and expansion concepts. This Preservation Plan has been developed to help guide those efforts.

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[1] Maine Historic Preservation Commission, *Maine Public Libraries*, National Register Multiple Property Documentation Form (1988), Section E, p. 6.
[2] 1867 Will of Arabella Rice, transcribed, Rice Public Library.
[3] Will of Arabella Rice. The funding for libraries as memorials to native sons by children who made their fortune elsewhere was very common in late 19th and early 20th century New England. For example, the Jesup Library in Bar Harbor was funded by summer resident Mrs. Morris Ketchum Jesup in honor of her late husband, who in 1906 had donated a library in Westport, Connecticut, as a memorial to his parents. (Scattergood Design, *Preservation Plan for the Jesup Memorial Library*, pp. 3-4 and "Jesups Lay a Cornerstone: Ceremony at the Library Which Mr. Jesup is Erecting at Westport," *New York Times,* December 17, 1906).
[4] Bruce Ingmire, "The Rice Family Dominated," *Portsmouth Press*, c. 1992 (undated clipping at RPL).
A death notice for Miss Rice appeared in the *Morning Chronicle* September 5, 1872 (Anon. "Notes for talk at Open House," March 24, 1983 (Rice Public Library files).
[5] "Library Memorial to Captain Rice," *Portsmouth Herald*, August 3, 1973, p. 13B (RPL)
[6] Vaughn, Dorothy. "Biographical Sketch of Arabella Rice," transcript of lecture before the Friends of the Rice Public Library (September 11, 1980), Rice Public Library, p. 4.
[7] General Theological Library. *Catalogue of the General Theological Library*. (Boston, Massachusetts: The Fort Hill Press, 1913), n.p.
[8] Vaughn, pp. 3-4; *Annual Report of the Directors of the General Theological Library* (1894), p. 9; and *Report of the State Treasurer, New Hampshire* May 31, 1875 (Concord: Charles C Pearson). Arabella Rice of Boston was listed in the List of Stockholders in the National Banks of Boston, May 1, 1866 (p. 249) and the General Theological Library report notes that her fund was held in Brookline Water Bonds.
[9] Will of Arabella Rice.
[10] "Notes for talk," p. 1-2.
[11] "Library Memorial to Captain Rice."
[12] "Rice Public Library."
[13] A 1975 deed executed by the Library Trustees referenced three land transactions: a deed from Mark F. Wentwroth dated September 19, 1885; a deed from John Wentworth, Trustee under the will of Robert Traip, dated September 19, 1885; and a deed from Louise H.L. Traip dated October 2, 1885. Book 2099 Page 425, RPL
[14] "Report to the President and Board of Trustees of the Rice Public Library," December 26, 1885. The relationship between Arabella Rice and Mrs. George W. Rice is currently unclear. George Rice of Boston is listed among the "Sons and Daughters of Portsmouth resident abroad in 1873," in the Appendix to Charles W. Brewster, *Rambles About Portsmouth* (Portsmouth: Lewis W. Brewster, 1873), p. 15.
[15] Donaghue, Andrea F. *Images of America: Kittery* (Charleston, SC: Arcadia Publishers, 2016), p. 38.
[16] Mohney, Kirk F. "Robert and Louisa Traip House National Register Nomination" (December 4, 1997), Section 7 p. 3.
[17]Trustees, April 24, 1885. It is not clear which building the notes refer to, or why. In 1847, the Public Library in Weston, MA was established in a room of the Town Hall and expanded after the Civil War. The building currently referred to as the Old Library was not completed until 1900. Weston Historical Commission, *The Weston Public Library: Symbol of a Cultured Citizenry* (February, 2010), https://www.weston.org/DocumentCenter/View/518/Old-Library-Report-PDF?bidId= , accessed 31 March 2019.
In Newton, MA, the "Free Public Library" constructed a purpose-built structure in 1869, designed by Alexander Esty which was doubled in size in the 1880's by George Meacham, partner of Shepard Woodcock. Historic Newton, "Two Hundred Years of Libraries in Newton," http://www.newtonma.gov/gov/historic/redirect_to_research/history/libraries.asp , accessed 31 March 2019.
[18] "Record of the Doings of the Building Committee," Rice Public Library, p. 1.
[19] *Old Kittery* pp. 265-66.
[20] *Old Kittery*, pp. 265-66
[21] Building Committee, September 19, 1885.

[22] Laura B. Driemeyer and James L. Garvin. *Historic Structure Report: Academy Building and Morton-Benedict House*, pp. 23 – 24. https://www.nh.gov/nhdhr/publications/documents/academy_hsr.pdf , accessed 12 April 2019.
[23] HSR, p. 23.
[24] *Report of the Massachusetts Charitable Mechanic Association for 1910* (publisher), p. 47.
[25] Edward A. Samuels and Henry H. Kimball, eds. *Somerville, Past and Present* (Boston: Samuels and Kimball, 1897), p. 653. The Massachusetts Charitable Mechanic obituary notes that his apprenticeship was with a carpenter in Stowe, MA (p. 46).
[26] Testimony of Shepard [sic] S. Woodcock, "City Document No. 104: Report of Hearings before the Committee on the Department for Inspection of Buildings on …Chestnut-Hill Pumping Station," *Documents of the City of Boston for the Year 1888, Volume III* (Boston: Rockwell and Churchill, 1889) p. 435.
[27] Edward A. Samuels and Henry H. Kimball, eds. *Somerville, Past and Present* (Boston: Samuels and Kimball, 1897), p. 653.
[28] Reed, Roger G. "George F. Meacham" in *A Biographical Dictionary of Architects in Maine* (Augusta, ME: Maine Historic Preservation Commission) Vol. 1, No. 5,(1984), p. 1. Meacham's Maine commissions included the First Baptist Church and City Hall in Lewiston and the Hartley Lord Residence and Lord Tomb in Kennebunk.
[29] The contemporary biographies of Woodcock state quite explicitly that he was a landscape designer and responsible for the Boston Public Garden, yet Meacham is credited in Reed and the Cultural Landscape Foundation's Pioneers database: https://tclf.org/pioneer/george-f-meacham. Woodcock designed Civil War monuments in Lowell, Natick and Danvers as well as the Lodge Family Mausoleum in Mount Auburn Cemetery; Meacham designed a tomb for Hartley Lord in Kennebunk in 1886. Mechanics, p. 47, Reed p. 3; and Linden, Blanche M.G., *Silent City on a Hill: Picturesque Landscapes of Memory and Boston's Mount Auburn Cemetery* ( ), p. 16 reprinted as https://mountauburn.org/construction-of-tombs-permitted-with-approval-of-trustees/, accessed 30 March 2019.
[30] O'Gorman, James F. *Accomplished in All Departments of Art*, p. 122. Richard Stoddard claimed in an earlier article that the church was "built under [Hammat's] supervision by Shepherd S. Woodcock and G. F. Meacham." *Boston Post*, July 37, 1860, cited in Stoddard, Richard. "Hammatt Billings, Artist and Architect," *Bulletin of the Society for the Preservation of New England Antiquities,* LXII (3) (January-March 1972), p. 61 Billings designed the Boston Atheneum, College Hall at Wellesley and the Massachusetts Charitable Mechanics Association Building, and was also credited with an early proposal for the Public Garden published in 1853. In the following years "Hammatt Billings became better known as an illustrator and designer than as an architect, but he never abandoned the practice of architecture. Until about 1851, and again after 1865, he practiced in partnership with his brother Joseph, who specialized in civil and naval engineering. " Stoddar, p. x.
[31] Reed, p. 1.
[32] Perry, John C. "Grace Methodist Episcopal Church National Register Nomination," (1984).
[33] Architecture Index Files," Boston Public Library.
[34] "Iron Building, Washington St.," *Ballou's Pictorial Drawing Room Companion* (11 July 1856), collection of Historic New England. The article also noted that "The shelving is arranged in racks supported in front by iron pilasters and can be raised or lowered to accommodate any with of carpeting. This is something entirely new—the invention of the architect and, with the heavy cornice, has a splendid effect."
[35] Shepherd S. Woodcock and George F. Meacham, Application No. 4831: Roofs of Churches—October 25, 1864. Report of the Commissioner of Patents for the Year 1864: Arts and Manufactures, Vol. 1 (Washington: Govt Printing Office, 1866) p. 865. "…it consists in supporting the roof by means of a "truss" or trussed girder on each side of the building, properly supported in the end walls and stayed in place by means of "wind-braces" and "ties," which bind the roof together and prevent it from spreading and giving a lateral thrust to the truss, the whole weight of the roof being thus made to bear vertically upon it, by which construction we are enabled to dispense with the columns heretofore used, thus greatly lessening the cost of the building and leaving an unobstructed area, which adds to the beauty and finish of the interior." Woodcock also filed a patent for a Pencil sharpener (No. 89,109) Annual Report of the Commissioner of Patents, p. 126
[36] Perry, p. 2. Another Woodcock church, the Warren Avenue Baptist Church in Cambridge, MA ( ), was the scene in 1875 of the "Boston Belfry Murder." *The Official Report of the Trial of Thomas W. Piper for the Murder of Mabel H. Young* (Boston: Wright & Potter Printing Co., 1887).

[37] list with source. Dorothy Vaughn (p. 4) credited Woodcock with the North Church and the old City Hall in Portsmouth, but both appear to have been designed by another Boston firm, Towle and Foster.
[38] "By 1890, the library had outgrown its storefront building. In 1891 at a special town meeting it was voted to raise $22,000.00 to build a new public library on the land donated by the Tufts family…The new building opened on October 6, 1892. It was a three-story brick building trimmed with red sandstone that faced Commercial Street. Two stories could be entered from Washington Street. To get to the library, patrons had to inside the arched doorway on Washington Street and go up a flight of stairs. Patrons were not allowed to browse the shelves for books. In front of the delivery desk were chairs for people to sit in while the librarian searched for the requested materials." In "Library History," https://www.weymouth.ma.us/about/pages/library-history accessed 30 March 2019.
[39] *Annual Report of the City of Somerville*, 1884 (Boston: Franklin Press, 1885), p. 88. The specifications in the RPL collection describe a building that is similar to RPL in some, but not all, aspects.
[40] Building Committee, January 29, 1886. Correspondence dated December 30, 1980 from Earle G. Shettleworth Jr. to Library Director Hope Nielsen notes that he had examined "recently-discovered" drawings in the Library earlier that month. In addition to the elevations and plans on tissue by Woodcock, and identical blueprints, he described "four miscellaneous plans on drafting paper, unsigned, apparently unaccepted alternative designs for the Library." These cannot currently be located.
[41] Woodcock to Moses Safford, February 5, 1886. Woodcock gave the cost of plans as $444.50, "without any superintendence" with the caveat that "Someone must superintend the work, and no one can do it so well and so cheap as the architect." He assured Safford that "You can depend upon my estimates, and there need be no extras, unless additions or changes are made," and warned "It will not be wise for the committee to attempt to get estimates without the assistance of the architect who makes the plans, as he is the only one who can explain the plans properly."
[42] Building Committee, February 8, 1886.
[43] Maine Historic Preservation Commission, *Maine Public Libraries*, National Rester Multiple Property Documentation Form (1988), Section F II, p. 1.
[44] Richardson's Converse Memorial Library (1885) in Malden, MA and Billings Memorial (1883) in Burlington VT were constructed after the two Maine libraries.
[45] Winsor, Justin. "Library Buildings" in *Public Libraries in the United States of America: Their History, Condition and Management* (Washington: Government Printing Office, 1876), p 465.
[46] William Fletcher, "Library Buildings," *American Architect and Building News* (Vol. XXIV, No. 675 (December 1, 1888), p. 136).
[47] Kenneth A. Breisch, *Henry Hobson Richardson and the Small Library in America* (MIT, 1997), p. 88.
[48] "where they use different colors [of stone] expressly to carry out the design, to get the proper effect," Woodcock, "City Document No. 104," p. 443.
[49] source
[50] Building Committee, February 8, 1886.
[51] Building Committee, February 8, 1886.
[52] J.T. Wilson to M.F. Safford, June 1, 1886, Rice Public Library.
[53] John H. Sanborn, July 3, 1886. "Notes for talk," p.4 and correspondence in Rice Public Library files.
[54] Building Committee, July 8, 1886.
[55] Building Committee, July 29, 1886.
[56] Building Committee, February 29, 1888.
[57] Head (?) Dowst to Moses A. Safford, March 8, 1888
[58] J.E. Giddings & Son to Moses Safford, April 3, 1888, Rice Public Library.
[59] "Rice Public Library."
[60] Woodcock, "City Document No. 104," p. 441-42. When it was suggested that Carew's longstanding relationshop and current work for Woodcock might make him an unreliable witness, Woodcock declared: "I have no enemies to punish, or friends to reward in this case. I come here under oath, to tell the truth, to the best of my ability, and I am not bought by any man." Carew was presumably Irish, and a letter dated June 1888 from the Journeyman's Freestone Cutters Union of Boston claimed that Carew "employs incompetent workmen, none of whom are citizens of this country, nor who have in the remotest degree the welfare of this community at heart." "City Document," p. 3.

[61] "Notes for talk," p. 4. These notes refer to a "Builders Book," not currently available. There is a "Book of Correspondence kept by Wm. H. Hackett,"but these are onionskin copies which are not legible.
[62] Rice Public Library.
[63] source
[64] "The Kittery Dedication," *Portsmouth Journal*, November 9, 1889 (RPL files) and Report of the Building Committee, March 1890. A notice was also included in the December 1889 issue of *The Library Journal* (p. 483).
[65] Joel Wilson, "To the Hon. President of the Trustees of the Arabella Rice Public Library," mss. dated November 6, 1889 (RPL).
[66] *Portsmouth Journal*, November 9, 1889, newspaper clipping album, RPL.
[67] The Building Committee complained that they had had to pay rent for several months after completion because "No provision was made for book-cases in the contract, neither were plans furnished by the Architect, even upon request, after the building was complete. Their place on the floor was designated on the plans and we considered it his duty to furnish plans. After waiting many weeks, and not hearing from him, we procured plans and had cases made. The expense occasioned by the refusal of the architect to furnish such plans or to reasonably notify us of his refusal to do so, we consider a sufficient justification for withholding any sum which he may claim to be due him under his contract for services." Report of the Building Committee, March 1890.
[68] RPL Trustees, January 1, 1890.
[69] Certificate of Organization of a Corporation, RPL.
[70] Joel Wilson & Moses A. Safford, "Report on the Conduct of the Library," April 15 1901, undated, unidentified newspaper clipping in scrapbook, RPL.
[71] Friends of the Rice Public Library. *Kittery: Gateway to Maine*, p. 42.
[72] "Rice Public Library," undated, unidentified newspaper clipping in scrapbook, RPL. The date appears to be 1915, based on comments in the text.
[73] The "Maine Public Libraries" nomination notes that separate spaces for children began appearing in public libraries in the 1890's.
[74] Kittery: Gateway to Maine, p. 42.
[75] Kittery: Gateway to Maine, p. 42.
[76] "Rice Public Library."
[77] "Diagram of Bookstacks and Shelving of the Rice Public Library as of February 21, 1927," showing how the collection was distributed in the stacks, does not show the toilet room (RPL). It would make sense that this might have occurred in the 1950's, when basement renovations replaced the original water closet there.
[78] Town of Kittery, "Request for Proposals, Design Services Rice Public Library Renovation and Expansion (RFP)," (2018) p. 1. The 1986 newspaper articles refer to the Howells Room and 1991 plans show it in place and named.
[79] Kittery: Gateway to Maine, pp. 42-43. This account is confusing, as other sources indicate that the basement had been finished in the 1950's.
[80] Hope B. Neilson to Loretta Cameron, June 16, 1980 (RPL). The letter, addressed to the York County Coast Star, states that "the newest area is the Kay Howells Room."
[81] "Library Memorial to Captain Rice."
[82] The Olmsted Online Research Guide lists the project as Job #10552, dated 1975-1976, and notes that records include correspondence, a map of existing conditions and four additional development plans. These have not been consulted.
[83] Rice Public Library, Minutes of the Trustees, April 11, 1978.
[84] Corinne Mann, mss. dated April 2001, RPL.
[85] Beard, "Significance."
[86] "Library Memorial to Captain Rice."
[87] "Library Open House," Unidentified newspaper clipping, July 2, 1986; Michael Bowden, "Architecturally Wonderful but short on space," York County Coast Star, August 5, 1987; and "Rice Library seeks funds for addition," *Portland Press Herald*, October 1, 1886 (RPL files).
[88] Trustees of the Rice Public Library, letter October, 1987.
[89] Kittery: Gateway to Maine, p. 44.
[90] Kittery: Gateway to Maine, p. 44. According to the RFP: "In 1991, the Library embarked on renovation project that included repointing of the exterior brickwork, slate roof repairs, reorganization of interior spaces, new rugs

and storm windows, lighting replacement, painting and varnishing. The removal of a false ceiling was also completed, and a new mezzanine with additional shelving on the second floor was added along with the grand staircases to access it."

[91] Kittery: Gateway to Maine says this happened "about six years after the Rice Renovation," p. 44. Lighting plans for basement renovations are dated 2000.

[92] RFP, p. 3.

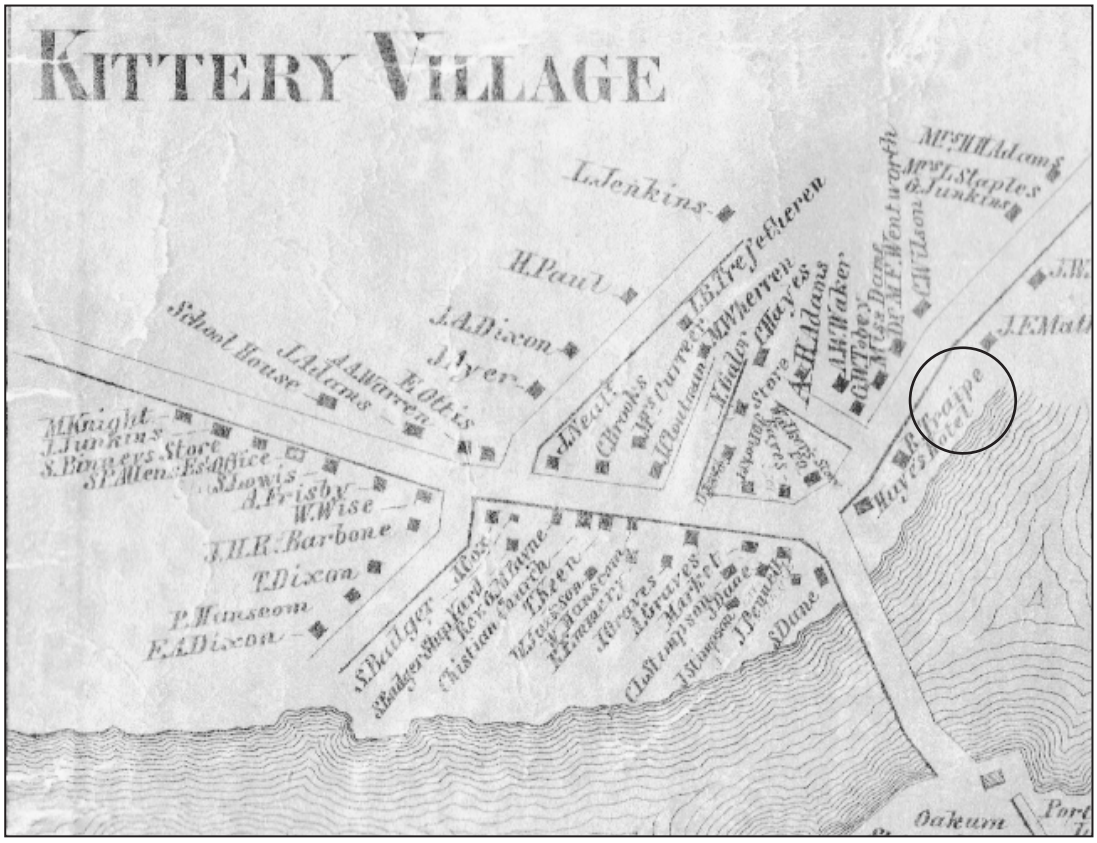

Fig. 1.1 Kittery Village from Atlas of York County, ME, 1856, showing future Library site. (source)

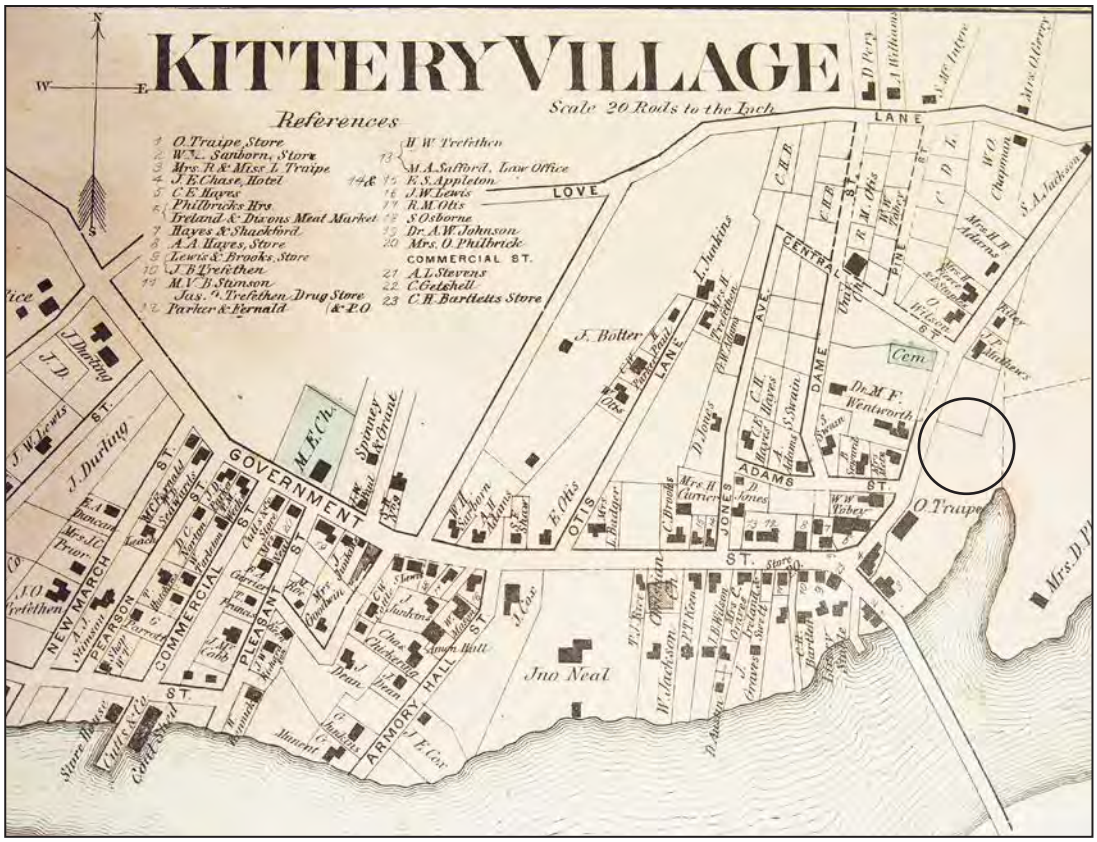

Fig. 1.2 Kittery Village, 1872, showing future Library site and the Traip House to the south. (source)

Fig. 1.3 Robert Traip House in original location. (source)

Fig. 1.4 Shepard S. Woodcock, architect of the Library (*Somerville Past and Present*)

Fig. 1.5 Advertisement for Woodcock & Meacham in 1862 *Boston Directory.*

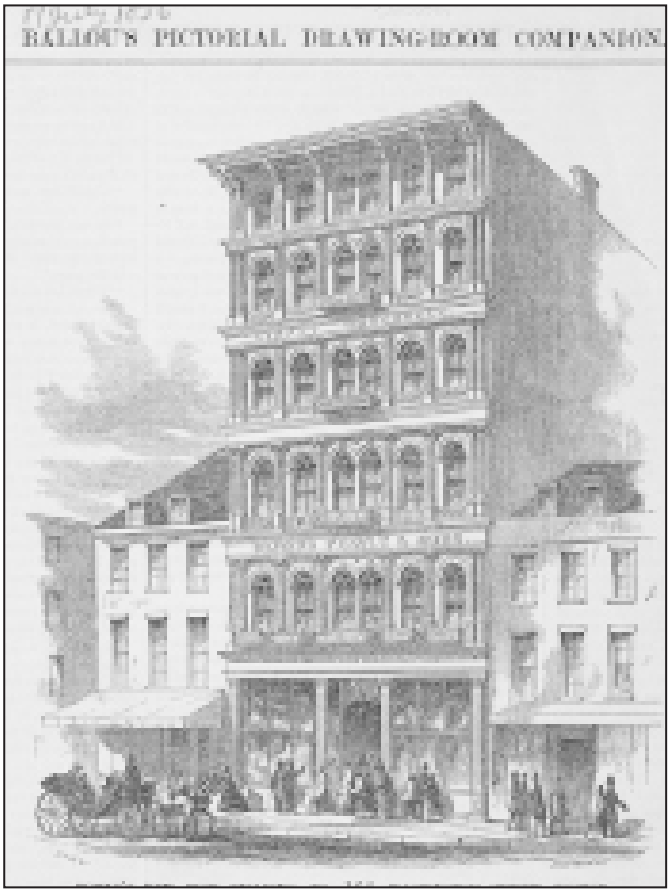

Fig. 1.6. Fowle's New Iron Building, No. 164 Washington Street, Boston by Shepard Woodcock, 1856 (*Ballou's Pictorial Drawing-Room Companion*, Historic New England)

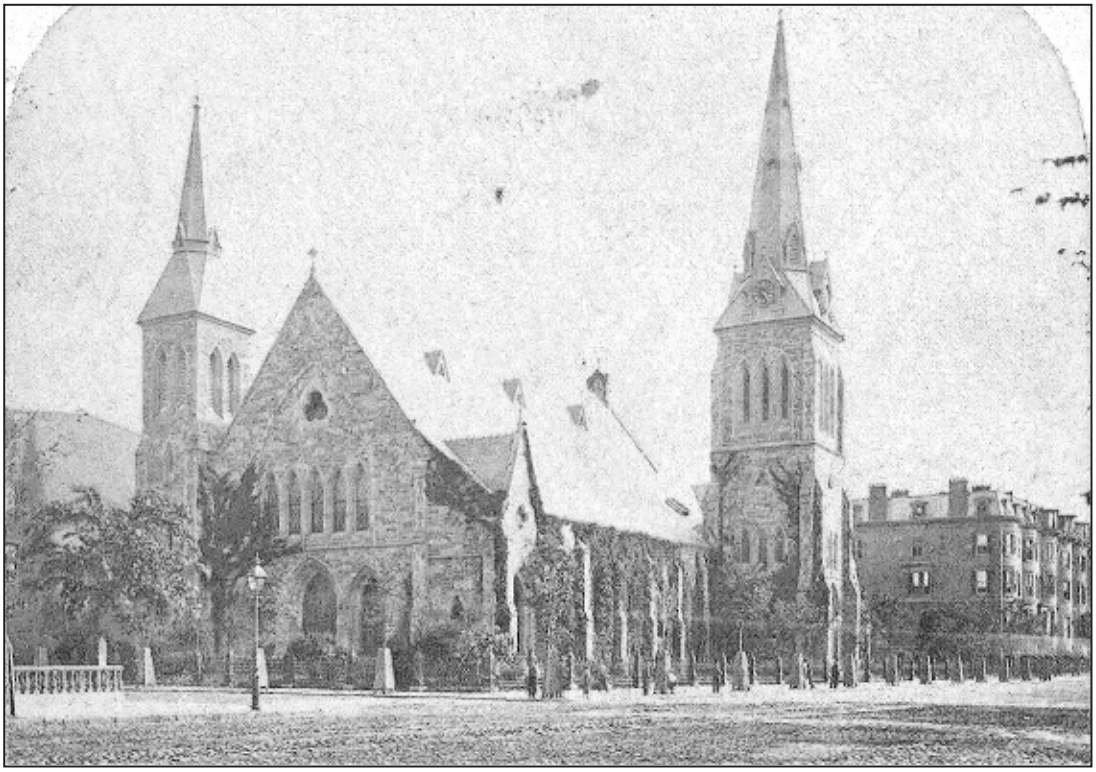

Fig. 1.7 Tremont Street Methodist Church, Boston, Woodcock & Meacham with Hammat Billings, 1862. (Wikimedia)

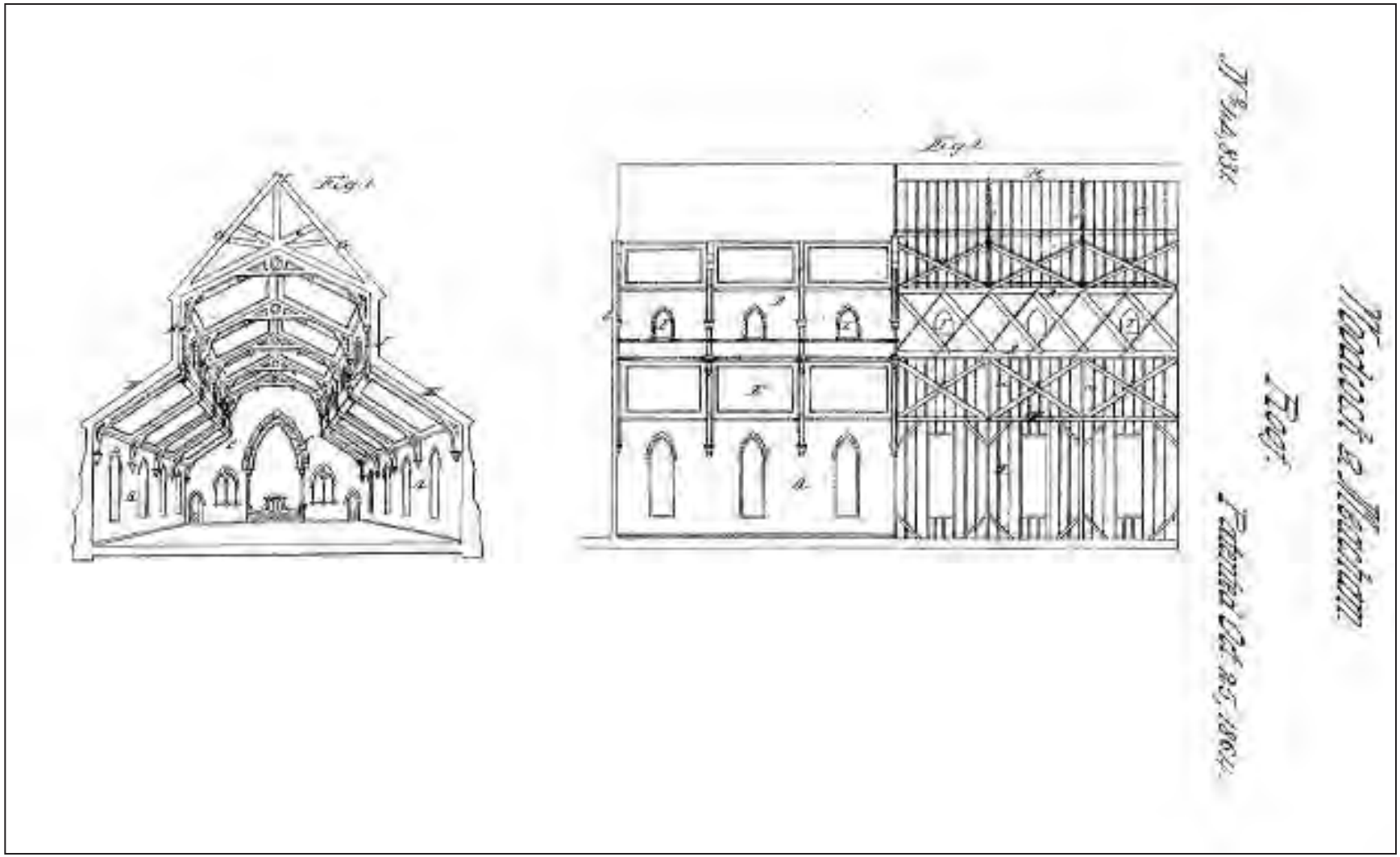

Fig 1.8 Patent for “Improvements in ROofs of Churches,” Woodcock & Meacham, October 25, 1864. (Rice Public Library)

Fig. 1.9. Portico capitals, Frederick Ayer House, Lowell, MA, c. 1876, Shepard Woodcock (Barbara Poole, lifefromtheroots.blogspot.com)

Fig. 1.10 Front elevation, Frederick Ayer House, c. 1876, Shepard Woodcock (Ryan W. Owen, forgottennewengland)

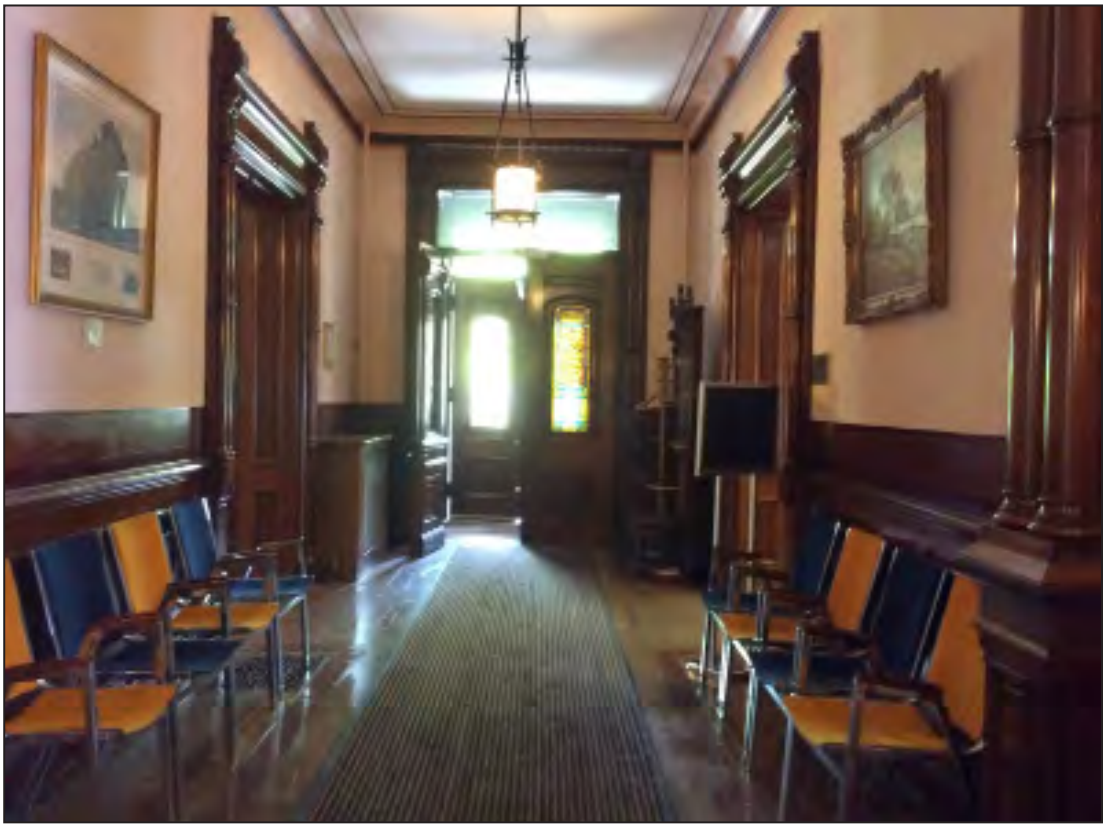

Fig. 1.11. Entrance Hall, Frederick Ayer House, Lowell, MA, c. 1876, Shepard Woodcock (Barbara Poole, lifefromtheroots.blogspot.com)

Fig. 1.12 Interior, Frederick Ayer House, Lowell, MA, c. 1876, Shepard Woodcock (Barbara Poole, lifefromtheroots.blogspot.com)

Fig. 1.13 Exterior view of Tufts Library, Weymouth, MA by Shepard S. Woodcock, 1891 (digital commonwealth)

Fig. 1.14 Interior view of Tufts Library. Note delivery desk, decorative painting on walls and ceiling, gas wall sconce at right and artwork on shelving. (digital commonwealth)

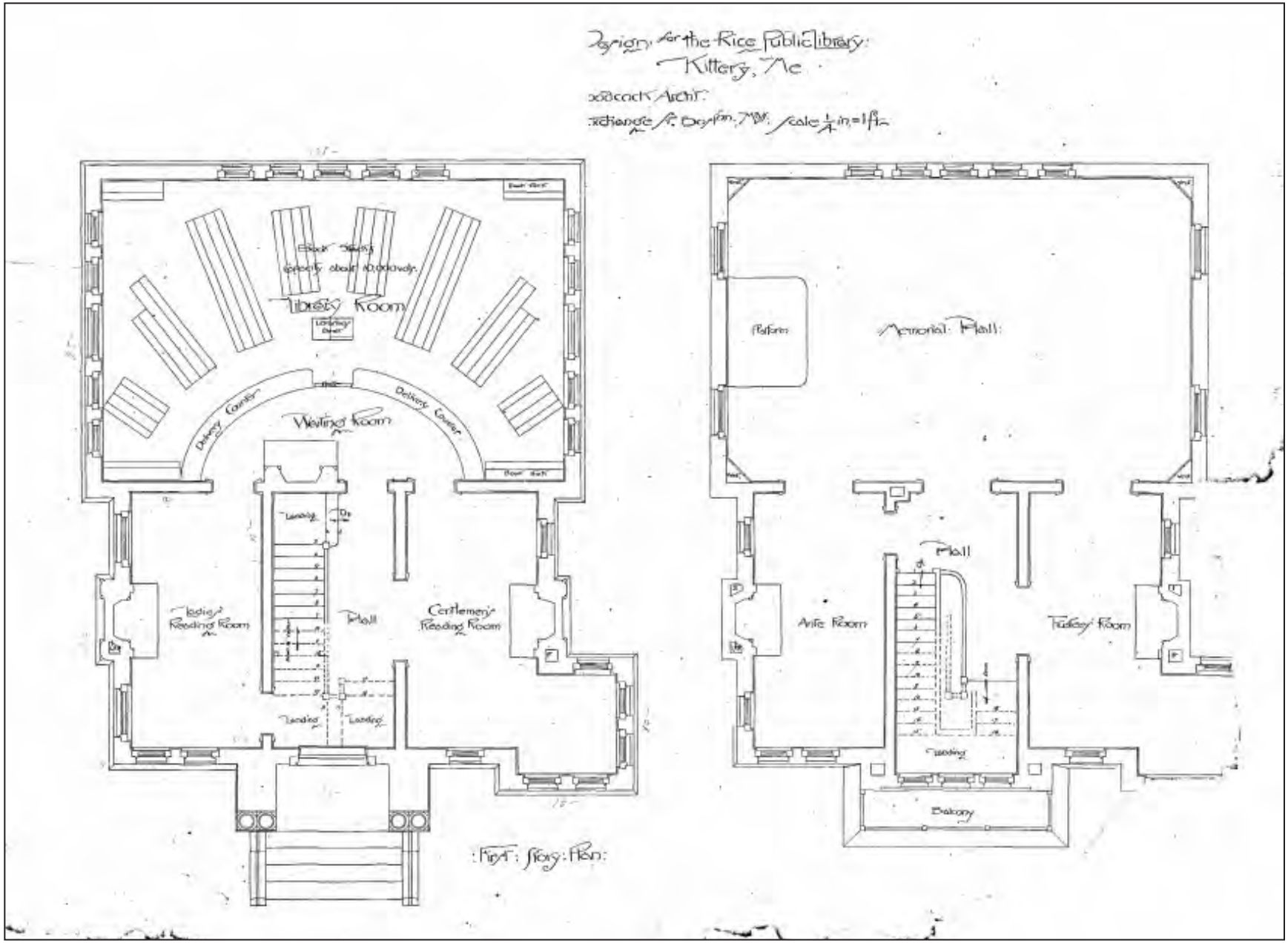

Fig 1.15 P=First and Second Floor Plans, Shepard S. Woodcock. (Rice Public Library)

Fig 1.16 Front Elevation, Shepard S. Woodcock. (Rice Public Library)

Fig 1.17 Side (south) Elevation, Shepard S. Woodcock. (Rice Public Library)

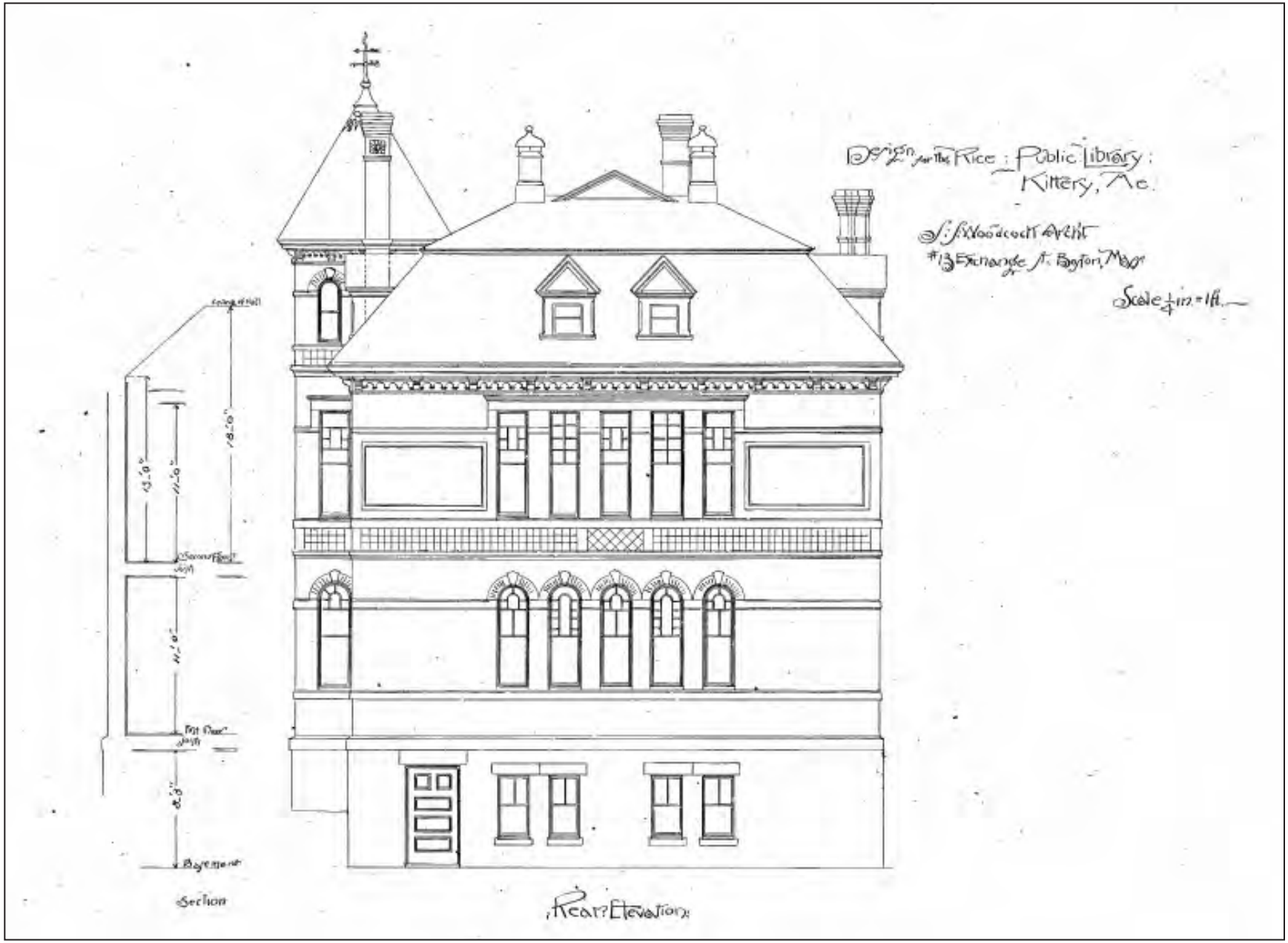

Fig 1.18 Rear Elevation, Shepard S. Woodcock. (Rice Public Library8

Fig 1.19 Side (north) Elevation, Shepard S. Woodcock. (Rice Public Library)

Fig. 1.20 Postcard View c. 1990. (Kittery Historical & Naval Museum)

Fig. 1.21 Rice Public Library, historic image. (Rice Public Library)

Fig. 1.22 Postcard View, G.W. Morris Publisher, Portland, c. 1907. (Scattergood Design)

Fig. 1.23 View from corner of Government and Wentworth Streets. c. 1913, showing Traip House and Library beyond. (Rice Public Library)

Fig 1.24 View of Library from the southwest, J. Frank Walker, c. 1910. According to the Kittery Historical & Naval Museum, Walker was a Kittery businessman who traveled the Seacoast taking pictures at the turn of the last century. (Kittery Historical & Naval Museum)

Fig 1.25 View of Library Room, c. 1910. Note decorative striping on the ceiling closed window shutters, utilitatirn electric fixtures, and bust on the mantle. The librarian is Nellie Lovell, according to the Kittery Hi,storical & Naval Museum. (J.F. Walker collection, Kittery Historical & Naval Museum)

Fig. 1.25A Detail of 1.25, c. 1910 interior view showing historic electric light fixtures and decorative ceiling treatment.

Fig. 1.26 “The dedication of the WWll Honor Roll Plaque took place on January 21, 1945. ...The town’s Boy Scouts collected salvage of which the proceeds were used to erect the roster which contained the names of 550 of Kittery’s finest men and women who served our Country. A Bellamy Eagle [now in the Roberts Room] adorned the top and two American flags flanked each side of the structure.” --Kittery Historical & Naval Museum.

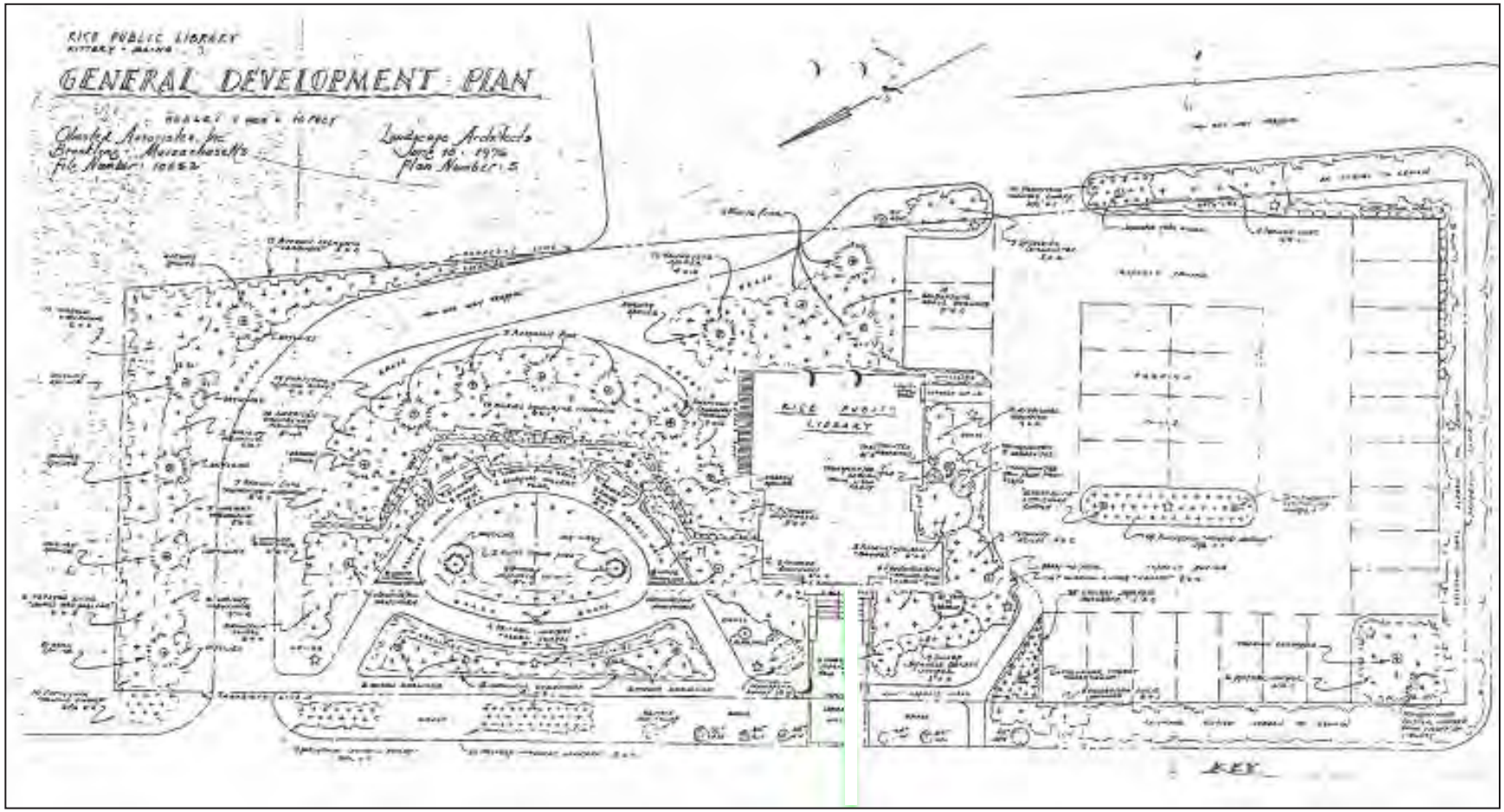

Fig 1.27. "General Development Plan, Rice Public Library, Kittery, Maine" June 10, 1976, Olmsted Associates (Rice Public Library)

Fig. 1.28 Rice Public Library, front elevation, October 1979. (Frank A. Beard, Maine Historic Preservation Commission)

Fig. 1.29 Rice Public Library, south elevation, October 1979. (Frank A. Beard, Maine Historic Preservation Commission)

Fig. 1.30 Rice Public Library, north elevation, October 1979. Note relatively new landscaping and ivy growing in northwest corner. (Frank A. Beard, Maine Historic Preservation Commission)

Fig. 1.31 Rice Public Library, west elevation, c. 1985. Note dark window frames and sash, aluminum door at entrance and asphalt walkway. Landscaping has matured since 1979. Masonry is heavily stained and shows efflorescence, mis-matched pointing--or both. (undated photo, RPL)

Fig. 1.32 Rice Public Library, view from southwest, c. 1985. (undated photo, RPL)

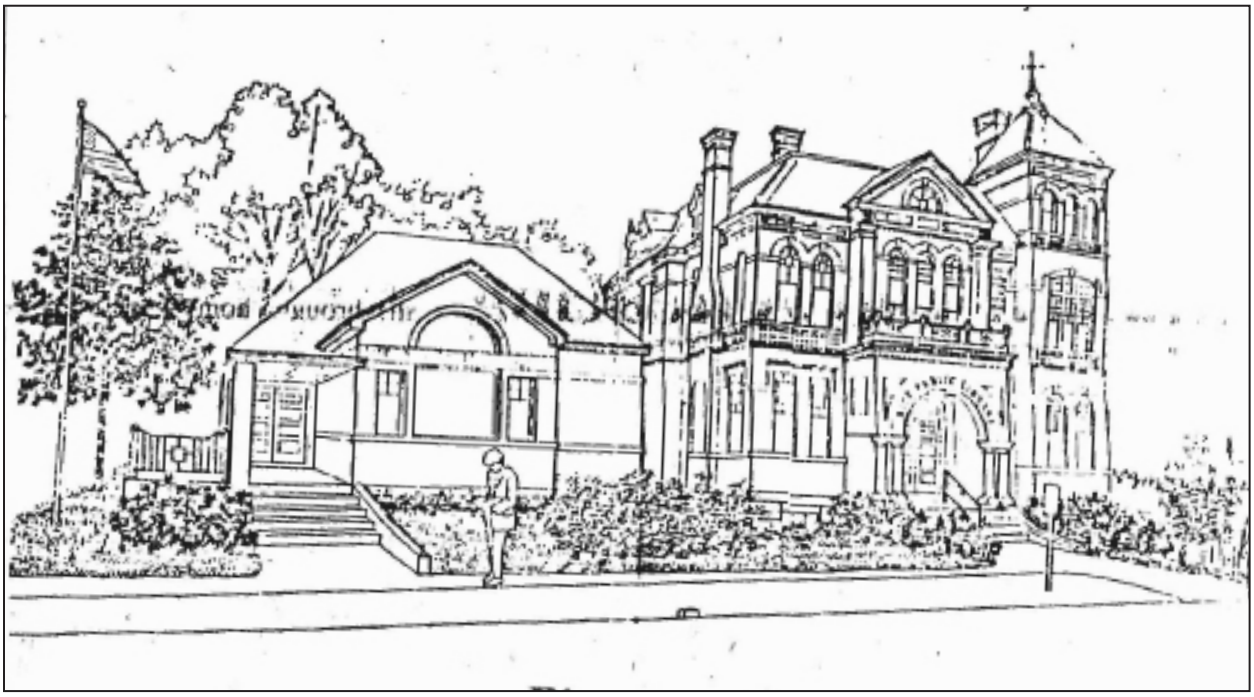

Fig. 1.33 Rice Public Library, rendering of proposed expansion, 1986. (Salmon Falls Architects, RPL)

Fig. 1.33 Rice Public Library, south elevation, c. 1991. Before (top) and after (bottom) views of dormer and roof repairs, showing change in trim color from dark to white. Material in pediment may originally have been slate and appears to have been more deeply recessed. (RPL)

Fig. 1.34 Rice Public Library, south elevation, c. 1991. Before (top) and after (bottom) views of masonry cleaning and repairs. (RPL)

2.0 DESCRIPTION & EVOLUTION

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2.1 Introduction

There is limited information related to the original exterior or interior elements and spaces of the Rice Public Library. The plans and elevations by Woodcock have no annotations related to materials; there are no cross-section or elevation drawings by Woodcock; and only one interior photo from the early 20th century has surfaced. Nonetheless, both the exterior and interior of the Rice Public Library appear to retain a high degree of integrity. The specifications in the RPL files are for a building proposed in Somerville, Massachusetts,[1] but these, and images of Woodcock's contemporary buildings, have been studied to locate potential clues to original, missing or altered elements.

2.2 Site and Landscape

The Library site slopes steeply up from Government Street to the south and from Traip Street and the water's edge to the east. In the late 20th century, the landscape of grassy lawns and tall trees which characterized the early landscaping was amended with more trees and ornamental shrubs. Currently, there are parking lots to the north and south of the library. Grassed areas with a variety of mature evergreen and deciduous trees and shrubs fill the remaining space on all sides. At the main entrance, a brick walkway with granite curbing leads to the entrance portico. At the southern, or ground floor entrance, a concrete ramp with iron railings leads to the door.

2.3 Exterior

The Library has a relatively simple, rectangular massing, characteristic of the Romanesque Revival style. Its profile gains distinction from the square, four-story tower projecting from the prominent southwest corner, as well as the highly-articulated roof profile, with its chimneys and dormers. The multi-colored and patterned masonry provides interest and dimension to the walls.

The granite-clad ground floor is partially buried in the sloping hillside, fully exposed on the east and partly on the south. Walls above the granite base are clad in red Philadelphia brick, relatively narrow with fine joints. String and sill-courses, as well as window lintels, sills and keystones, are picked out in buff sandstone or freestone. Between the second-floor level and the second floor window sills is a three-block-high band of square foliate red terra cotta, set in panels with brick between them. These more geometric details, and the overall polychromy, owe as much to the Queen Anne style of the 1870s as to the Romanesque style of the 1880s. The hipped roof is in two planes, with a 45-degree slope on the lower portion, covered with black Monson slate[2] and punctuated by dormers, and shallower pitch above.

The front or west elevation facing Wentworth Street is marked by a projecting central portico, accessed via a wide sidewalk and granite steps, with a center handrail added between c. 1920 and 1979. The generous, semi-circular arch, a characteristic of the Romanesque Revival Style, has yellow sandstone voussoirs with "Rice Public Library" carved in them. Like much of the sandstone on the building, the finish is "crandelled"—as described in Woodcock's testimony before the Boston City Council, referenced in the "History" section.[3] The arch and the portico are supported on short, polished granite columns with sandstone bases and foliate capitals, which back up to brick wing walls. At the top of the portico is a stone cornice enriched with dentils, and the original, three-sided wrought iron balcony. Within the portico, a wrought iron lantern is suspended from the varnished beadboard ceiling, and glass double doors obscure the original earlier wood double doors.

On the second floor, the center of the façade projects about a foot beyond the adjacent walls, with brick pilasters on either side supporting a brick frieze with a terra cotta panel bearing the date "1888." Triple narrow arched windows with double-hung sash, nine-light transoms and carved wood tympana fill the

wall. At the top, a large triangular pediment forms a dormer, with a semi-circular window at the center. To either side of the central portico are narrow double-hung windows, two on the north and one on the south, between the portico and tower, with flat lintels on the first floor and arched heads on the upper level. Early photos suggest that the window sash and frames on the building were painted a dark color, likely black or dark green; this tone remained visible through 1979. The balcony rail was a lighter color than black, resembling the tone of the sandstone. At the top of the walls is a brick cornice, with relief created by setting one course of brick vertically and at a 45-degree angle to the surface; decorative terra cotta units set parallel to the façade about every 10 bricks within this course create a rhythm similar to the modillions shown on Woodcock's drawings.

The square, three-story tower interrupts the symmetry of the front and south façades. It features paired, arched-head windows on the first floor, three narrower windows grouped under a single segmental arch on the second floor and three smaller windows with brick arches and sandstone keystones on the top level. Though Woodcock's drawings show a cornice with modillions; the tower walls are actually finished with the same brick cornice as the main walls. Historical accounts note that "A weathervane was placed on the tower;"[4] the drawings show a finely-moulded finial and weathervane, and a weathervane has been stored in the attic (Fig. 2.87B). Only a finial is visible in early images (Fig. 1.20 and 1.21), slightly different in profile to what was drawn, but the weathervane appears to be present by 1910 (Fig. 1.24). The current finial and weather vane appear to be replacements, likely installed when the exterior was repaired in 1991.

The south elevation is dominated by the tower to the west and the block containing the stacks and former Memorial Hall to the east. The chimney stack here is taller than that on the north, in order for the chimney to draw clear of the tower, and is treated asymmetrically. Matching narrow, rectangular windows fill the space between the chimney and the rear section at both levels. To the east, the volume of the stacks projects about two feet from the walls of the front. Five arched windows, the center one wider but not taller than the rest, fill the wall of the Library Room. Above, two rectangular windows flank a large panel, mirroring that on the opposite wall, where the panel formed a backdrop for the original dais in the multi-purpose Memorial Room.

In the roof, dormers with triangular pediments, linked by a panel, provide light into the ceiling of the former Memorial Room, now the Almyra Roberts Room. The design drawings indicate that small skylights were to be located near the west end of the roof ridge; these would have provided light from the west to balance that provided by dormers on the three exposed sides of the roof. Dormers have slate sides. Historic and pre-renovation photos from c. 1990 indicate that the dormers were all finished with dark-colored trim to blend in with the slate roof. The cladding has been painted pink and trim is painted white, like the windows.

Ten windows light the principal basement space located under the stacks. Three are centered under the north and south sides of the stacks; the middle window is wider than the others, as in the stacks above. These windows have granite sills and lintels, as does the door to the far right. The door opening appears to be original, though the drawings show a five-paneled wood door on the far left end of the adjacent east elevation.

On the rear, which marks the far ends of the stacks and memorial room, five tall narrow windows of equal width, similar to those on the north and south, are centered in the first floor. Windows of similar width are grouped under a single flat lintel above. Four slightly wider windows light the basement level,

spaced so that they align with the out edges of the upper window groupings. Here, two dormers are centered over the second and fourth windows in the groups below.

The north elevation demonstrates most clearly the division between the front and rear halves of the building. On the front, the tall chimney stack marks the location of fireplaces centered in the former Ladies Reading Room and Anteroom on the first and second floors. Large, flat-topped windows flank the chimney on the first floor, with arched windows above, as on the main façade. At the rear, treatment of walls and windows is similar to that on the South elevation. Basement windows are also similar to those on the south elevation. A two-story wrought iron fire escape was added to this side in 1965.

2.4 Interior

First Floor. The first floor consists of an entrance and stair hall in the center, with two large rooms on either side, each occupying roughly one-third of the volume. The hall leads to the Library Room or stacks, which occupies the rear half of the building and is connected to the other spaces by doorways centered on either side of the hall.

All spaces on the first floor appear to have had similar finishes. Most of those finishes, and fittings such as original fireplace mantles (Figs. 2.58), have been preserved, though now largely obscured by shelving and other furniture. The flooring is not visible beneath the existing sheet carpeting, but Woodcock's specifications for the Somerville Library indicated that "The upper floor are to be of clear kiln-dried hard pine in narrow widths, mill plained [sic] well nailed and evenly honed smoothed."[5] A c. 1910 view of the Library Room (Fig. 1.25) shows monolithic flooring there, possibly linoleum, which became a popular material in the 1880's.

The typical wall finish is a three-foot high beaded wood wainscot, with molded baseboard and chair rail, and a picture rail that aligns with the top of the window frames, approximately twelve inches below the ceiling. Most spaces have had lighting valances installed in the space between the picture rail and the ceiling, with the picture rail relocated below it, and a molding added to the ceiling to frame applied acoustic tile (Fig. 2.69 and 2.77). The c. 1910 view of the Library Room (Fig. 1.25 and 1.25A) shows that both walls and ceilings were a similar light color, with typical late 19th/early 20th century decorative striping on the ceiling (Fig. 1.25A). Historic images of the stack room in Woodcock's Tufts Library (Fig. 1.14), which dates from 1891, show similar finishes. There, the walls were painted a dark color between the wainscot and picture rail, and then a lighter color in the frieze above the chairrail and the ceiling; both the freize and the ceiling were enriched with colored striping and foliate designs.

Doors and windows have simple varnished architrave surrounds with corner blocks. The doors are likely pine veneered with ash,[6] typically with four panels above a single lower panel. Many of the door panels have been replaced with glass. The original Eastlake-style bright bronze door knobs, escutcheons and hinges, remain throughout the upper two stories (Fig. 2.66).

Most doors have glazed transoms to transmit light from exterior windows to interior spaces. These have wood sash with borders of red and gold textured glass squares (Fig. 2.87). Similar glass fills the grid in the upper portion of the exterior doors. The upper window sash also have muntins forming decorative patterns, though filled with clear glass. The specifications for Somerville state that "all windows are to be finished with 1/8 in. ash inside blinds hung and furnished to correspond with the door trimmings;"[7] the windows at RPL have interior blinds which fold into the window jambs and would have provided

light control and some thermal insulation (Fig. 2.65). Some of the interior shutters appear to have been removed in 1991 and are stored in the Attic.

The original front door (Fig. 2.47B) has been preserved between an outer aluminum and glass door and sidelight, and an interior glass vestibule door. (Figs. 2.48 A and B). The original black and white marble floor (Fig. 2.52) remains in place, with a recessed inset for a walk-off mat. Two carved pink marble dedication tablets flank the opening to the Circulation desk (Fig. 2.51A), and a third tablet honoring trustees is located over the fireplace in the stacks.

The lower portion of the double doorway leading to the original Gentlemen's Reading Room (Figs. 2.55 – 2.57) has been filled with the counter for the circulation desk. The former Ladies Reading Room to the north (Figs. 2.69 – 2.66) has one entrance next to the entrance door, and another to the Library Room.

The former Library/Waiting Room in the rear of the first floor retains most of its original features: the red marble fireplace at the center of the west wall (Figs. 2.61 and 2.62); the curved, varnished wood Delivery Counter, now used for computer stations (Figs. 2.59, 2.60A and 2.67); and the tall, varnished wood bookshelves radiating from the center and built in the corners (Figs. 2.59, 2.63 and 2.64). Ladders which originally provided access to the upper levels of the shelving have been stored in the attic (Fig. 2.99). The c. 1915 interior photo shows a marble bust positioned over the outward curve of the mantle. A clock/barometer on the south wall (Fig. 2.60B) is not visible in the 1910 photo (Fig. 1.25).

Second Floor. A stair with lower and upper landings leads to the second floor level. A large square reeded newel anchors the lower landing, and the finely-turned balusters are all attached outboard of the stair stringer (Fig. 2.51B, 2.53-2.54). The Somerville specs state that "the stairs are to be finished with cherry posts, rails and balusters of suitable design and size, and hard pine treads and risers."[8] The upper landing is extended across the entire stairhall and includes a window seat (Fig. 2.72). At the top of the stair is a war memorial panel, which originally stood outside the Library entrance (Fig. 2.73).

The layout of the second floor—as well as the finishes—are similar to the first floor. To the north is the former Ante-Room, providing a space for speakers to wait before a lecture or performance (Figs. 2.88 and 2.89). To the south is the former Trustee's Room, now the local history room, with its tower space (Figs. 2.75 – 2.79). These rooms also have fireplaces of similar material and design to those on the first floor.

The former Memorial Room, now the Almyra Roberts Room, is located directly above the Library Room and has three double doors connecting to the spaces on the west (Figs. 2.80, 2.87). Originally, a platform or dais was centered between the windows on the north wall; the higher baseboard behind the dais is still visible on that wall (Fig. 2.87). This space is distinguished by a tray ceiling with laylights in the angled sections, made of the same varnished sash and multi-colored textured glass as found in the door transoms. It likely had decorative paint similar to the space below and as shown in the Tufts Library. In the 1960's, paneling and a dropped ceiling were installed. In 1991, that was removed, and the current shelving, stair and balconies were installed; the current striping may in fact replicate a paint scheme that had been preserved above the dropped ceiling, though no documentation has been located.

Attic. Behind a door at the second-floor level, a simple varnished wood stair with wood wainscot (Fig. 2.94) leads to the attic. A railing with round balusters encloses the upper stairwell. Attic spaces have plaster walls and ceilings with wood baseboards. The large space above the Roberts Room reveals the

wood and iron trusses supporting the roof, designed to provide clear space below. The dormers in this space also transmit light through the laylights into the meeting room.

Ground Floor. The original appearance and use of the basement level is unclear. Woodcock's specifications for Somerville note that "The cellar … contains the heating apparatus, water closets, fuel rooms and packing room."[9] Relatively few early elements remain, with the exception of a sink enclosed in beadboard in the Mechanical Room (Fig. 2.112). The space was first renovated in the 1950's and again in 1997. Finishes for floors, walls, ceiling, doors and windows appear to have been installed in one or another of these renovations (Figs. 2.102 – 2.109).

2.5 Building Systems

Structure. Unsigned, undated specifications for the foundation excavations at RPL indicate that they were to be "not less than five feet below the finish grade line or to solid bearing."[10]

Woodcock had been developing innovative structural solutions for large-span spaces such as churches and for factories over several decades before designing the RPL. His patented roof framing system for churches (Fig. 1.8) incorporated concepts developed for railroad bridges in the 1840's. In his specifications for a library in Somerville, Woodcock noted that:

> The general plan is somewhat irregular in outline, which gives more effect to the general design and what is of more importance, great strength to the building by providing angles which act as buttresses to sustain the walls and roof and thereby dispensing with columns and using iron girders for support of the floors, making a free and unobstructed room for the use of the library and Memorial Hall and reading room.[11]

The transition between the front and back sections of the RPL building may have provided this bracing function. The structure supporting the first floor stack area is no longer visible, though there are two octagonal wood columns located mid-way between the rear and center walls of the Kay Holmes room, aligned with the walls of the center hall.

At the attic level, just two trusses provide both support for the roof and for the tray ceiling of the Roberts Room. The top chords are not visible, but bottom chords and cross-bracing are made up of wrought-iron tie rods with turnbuckles. The short compression members perpendicular to the roof are wood. This appears to be a variation on Camille Polonceau's trusses included Michon's *Instruction sur la Resistance de Materiaux,* published in 1848.[12]

Heating and Ventilating. Woodcock's earliest letters state that his construction budgets included "a good steam heating apparatus,"[13] and this is confirmed by the early newspaper descriptions. The files include at least two bids for steam heating dated 1888, from the Portsmouth Machine Company and John P. Sweetser, also of Portsmouth, whose letterhead offers "Stoves, Furnaces &c., Plumbing and Gas Fitting." The latter proposed "a Richmond Victor Steam boiler to heat your library…radiators, nickled valves on all radiators and nickled floor and ceiling places…Everything to be first class and the price is below what we generally get as we wish to get Boiler introduced in this Section."[14]

In 1915, the original heating system was replaced.[15] The current furnace was installed in 2011, but cast iron radiators remain in the first and second floors (Fig. 2.86). The fireplaces in the four original reading rooms are very shallow, and it is not clear what fuel was used. Ventilation for the second floor was

provided through a gravity system, with supply and return grilles located on vertical risers that fill the four corners of the space (Fig. 2.85), Hot air was exhausted through two roof-mounted ventilators at the north and south ends of the hall that are shown on the drawings and are visible in early 20th c. exterior views from all sides (Fig. 1.22 - 1.24).

Plumbing. The specifications for the Excavations reference "the well…on the North Easterly side of the lot fifteen feet from the building and five feet in diameter fifteen feet deep. The excavation for the blind drain [sic] are to be four feet deep and internal from the front to rear line of the lot and twenty feet from the building on the Northerly side of the lot."[16] In May 1889, payment was made for building a cistern,[17] confirming that some form of piped water was present. In 1906, "connection was made with the main of the Kittery Water District, introducing Folly Pond water into the library building."[18] Notes from the Building Committee from February 8, 1886 refer to "the policy of having a privy and safe in the basement." The current first floor toilet and sink were installed sometime after 1923.

Lighting. Newspaper accounts from the dedication indicate that the library was piped for gas lighting—though do not confirm that it was in place. The Somerville specifications directed that "center flowers in various rooms, gas pipes are to be put in for burners when required in order to give ample light to all parts of the building."[19] In 1912, electric lights were installed.[20] so the Rice Public Library must have had gas lighting for the first twenty years. The c. 1915 view of the stacks shows a simple pendant with white glass shade on a bronze chain and a dark (green) sloping shade on a long pendant positioned over the librarian's desk in the corner (Fig. 1.25 and detail 1.25A). Images of the interior of the Tufts Library (Fig. 1.14) show simple but elegant brass gas wall sconces, and the Cambridge Public Library, also built in the late 1880's, had similar gasoliers.

Any remaining original light fixtures appear to have been removed in 1991;[21] the applied acoustic tile ceilings installed at that time obscure any evidence of earlier fixtures and paint treatments. The wrought iron pendant chandeliers in the vestibule (Fig. 2.50) and the Maine Room (Fig. 2.50) appear to be early 20th century. The date and original location of the two exterior lanterns now stored in the attic (Fig. 2.100) are unknown.

Furnishings. With the exception of bookshelves and the curved delivery desk, most furnishings in the Library appear to from a range of sources and been installed sometime after the completion of the building. Historic interior photos or more documentation about later alterations could confirm this.

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[1] In a letter to Moses Safford dated February 5, 1886, Woodcock states "You have a copy of my plan with a descriptive specification of the way I propose to finish the building." (RPL) In a letter dated June 22, 1888, Woodcock said "I herewith enclose copies of the specifications and contract for the Rice Public Library Building. Thus, despite the face that the Somerville specification is the only one in the RPL files, it does not appear that it was actually used for the RPL.

[2] No confirmation of the slate source has been found, but the Somerville specifications call for "the best Monson Maine slates." S. S. Woodcock, Archt. to Alderman A.A. Percy and Gentlemen of the Committee on Public Property of the City of Somerville, March 28, 1884 (RPL), cited as "Somerville Specifications."

[3] According to John S. Siebert and Frederic Child Biggin, authors of *Modern Stone-Cutting and Masonry* (New York: John Wiley & Sons, 1896), a crandall was a two-foot-long bar with ten ¼ inch wires gathered in a slot at one end to provide "a speedy method of pointing, the effect being the same as fine-pointing , except tht the dots are more regular. The variations of level are about 1/8 inch, and the rows are made parallel." (p. 8) *A Treatise On Architecture And Building Construction* notes that "This finish is especially effective for the red Potsdam and Long-

meadow sandstones. In the Eastern states, it is used for sandstones probably more than any other finish." (The Colliery Engineer Co., 1899).
[4] "Notes for Talk," p. 5.
[5] Somerville Specifications, p. 3.
[6] Ibid.
[7] Ibid.
[8] Somerville Specifications, p. 4.
[9] Somerville Specifications, p. 2.
[10] Woodcock. Foundation Specifications, n.d. RPL.
[11] Somerville Specifications, p. 1.
[12] D. A. Gasparin and Caterina Provost, "Early Nineteenth Century Developments in Truss Design in Britain, France and the United States," *Construction History* (Volume 5, 1989), p. 23.
[13] Woodcock to Moses, February 5, 1886 (RPL).
[14] John P. Sweetser to W.A. Safford, December 14, 1888 (RPL).
[15] "Rice Public Library."
[16] "Excavations," undated, unsigned mss. (RPL).
[17] Listing of "Bills 1888 – 89 (Building)," Rice Public Library
[18] "Rice Public Library."
[19] Somerville Specifications, p. 3.
[20] "Rice Public Library." The Kittery Electric Light and Water Co. was not incorporated until 1909, according to a "Notice" in *Municipal Journal and Engineer*, Vol., 27, No. 19 (November 10, 1909), p. 732 "for furnishing electricity for lighting streets of Kittery and Elliot and also to the inhabitants and for commercial and manufacturing purposes."
[21] *Gateway*, p. 44.

Fig. 2.1 View from west corner. (Scattergood Design)

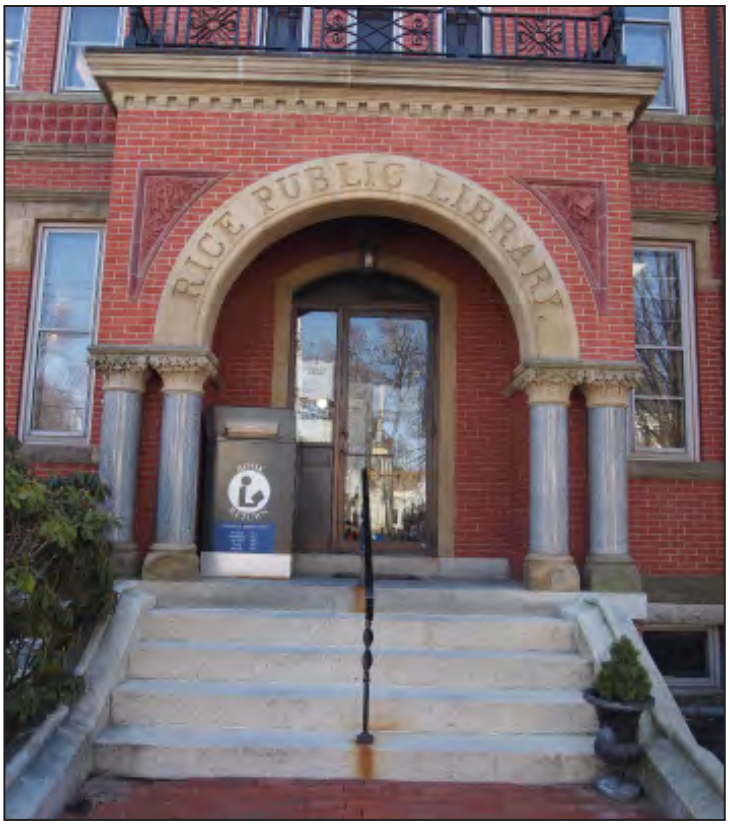

Fig. 2.2 Man Entrance, west elevation. (Scattergood Design)

Fig. 2.3 Carved granite urbing on north side of entry stairs. Large joint and cracked mortar indicates settlement of curbstone. (Scattergood Design)

Fig. 2.4 A Joint between stair curbing and pilaster is now filled with caulking..
Fig. 2.4 B Railing is not original. Corrosion prior to recent repainting has stained granite treads. (Scattergood Design)

Fig. 2.5 Sandstone capitals have minor erosion. Note soiling on exposed edges (Scattergood Design)

Fig. 2.6 Sandstone column bases show erosion and exfoliation as a result of salt applied to steps. Note also flashing under bases. (Scattergood Design)

Fig. 2.7 Exterior pendant appears old but is not likely original. Wood beadboard ceiling is in fair condition, with worn finish and some open joints. (Scattergood Design)

Fig. 2.8 Open joints in sandstone arch over doorway have been partially filled with caulk. Note also sealant loss at door frame. (Scattergood Design)

Fig. 2.9 Carved sandstone arch is in good condition, with relatively little erosion. (Scattergood Design)

Fig. 2.10 Open joints and mismatched pointing in cornice above entrance. Iron railing has been recently repainted. Photos from the first decades after the Library was completed (Fib. 1.21) suggest that it was originally painted a tone closer to that of the stone. (Scattergood Design)

Fig. 2.11 Upper entrance portico. (Scattergood Design)

Fig. 2.12 South corner of entrance portico, showing open joints and mismatched mortar (Scattergood Design)

Fig. 2.13 Brick cornice and gutter south of entrance portico. Note smeared mortar in joints of angled brick. (Scattergood Design)

Fig. 2.14 Detail of portico showing , sandstone keystones and springlines, unique terra cotta date block and carved wood window heads. (Scattergood Design)

Fig. 2.15 South elevation. (Scattergood Design)

Fig. 2.16 Second floor window on south side of Tower. Note peeling paint at pilasters between sash. Storm windows obscure original sash configuration. (Scattergood Design)

Fig. 2.17 First floor windows, south side of tower. (Scattergood Design)

Fig. 2.18 Detail of first floor windows, south side of tower, showing soiled sandstone and brick from condensate dripping at window air conditioners. (Scattergood Design)

Fig. 2.19 View of south elevation between chimney and stacks. (Scattergood Design)

Fig. 2.20 Downspout at north corner of tower is not connected to drain.. (Scattergood Design)

Fig. 2.21 Exposed PVC piping on south elevation with open mortar joints above. (Scatter-good Design)

Fig. 2.22 Erosion of site adjacent to South elevation as a result of rainwater runoff. (Scatter-good Design)

Fig. 2.23 New accessible entrance at ground floor. (Scattergood Design)

Fig. 2.24 Typical condition of masonry. Brick is high quality and generally sound, with some chipping as a result of improper past joint cutting. Pointing is lightly struck and protrudes slightly beyond edges of brick and in relatiavely good condition. (Scattergood Design)

Fig. 2.25 Erosion of grade along South elevation has exposed founddations in some areas. (Scattergood Design)

Fig. 2.26 Downspout and drain at southeast corner. Note erosion has exposed wall footings (Scattergood Design)

Fig. 2.27 Spalled brick at west window opening on south side of first floor of stacks. (Scattergood Design)

Fig. 2.28 Spalled brick above sill course at east window opening on south side of first floor of stacks. (Scattergood Design)

Fig. 2.29 Ground floor window, south elevation, showing typical condition of frames and sill. Note fallen roof slate. (Scattergood Design)

Fig. 2.30 Open joins at sandstone string course adjacent to downspout at southeast corner. (Scattergood Design)

Fig. 2.31 West elevation. (Scattergood Design)

Fig. 2.32 Dormers lighting laylights and second floor windows, west elevation. (Scattergood Design)

Fig. 2.33 Clapboards on dormer faces may have replaced slate. Note slate on sides. Clapboards, window trim and sash were originally painted a darker color. (Scattergood Design)

Fig. 2.34 Detail of brick cornice with terra cotta insets. (Scattergood Design)

Fig. 2.35 Terra cotta foliate and sunflower freize and sandstone keystones, east elevation. (Scattergood Design)

Fig. 2.36 North elevation. (Scattergood Design)

Fig. 2.37 Detail of north elevation showing fire escape. (Scattergood Design)

Fig. 2.38A and B Fire escape has been recently repaired and painted, but staining from corrosion remains on masonry. (Scattergood Design)

Fig. 2.39 Lichen growth on sandstone band on north elevation. (Scattergood Design)

Fig. 2.40 Cracked boot at downspout on north side of entrance portico. (Scattergood Design)

Fig. 2.41 Overall view of roof (west up). (RPL) Note:

A Leaves in gutter
B Prior reattachment indicated by copper tabs
C No chimney cap
D Missing or loose slates
E Staining from worn flashing
F Worn flashing
G Worn covering on roof hatch

Fig. 2.42 East half of roof. Note lack of cap at chimney, worn cover for roof hatch, worn valley flashing and likely more recent ridge flashing at west end. (RPL)

Fig. 2.43 Center of north side roof. Note missing paint and deterioration on wood trim at intersection between roof planes and apparent deformation of roof plane around chimney, which has worn flashing at cricket. (SD)

Fig. 2.44 Top of furnace flue chimney. Note open joints and decorative terra cotta panels. (Scattergood Design)

Fig. 2.45 Roof above entry portico. Note loose slates at ridge and open joints in chimney. (Scattergood Design)

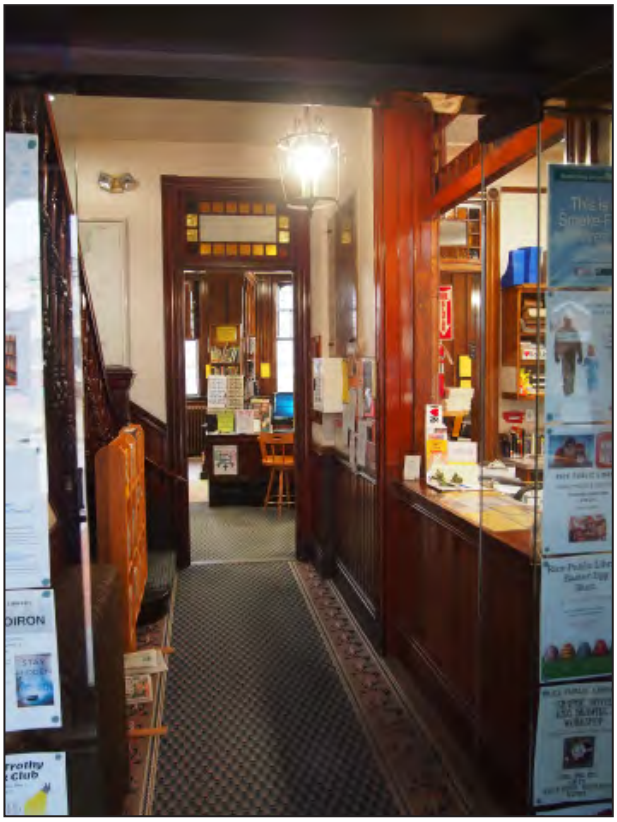


Fig. 2.48 A & B First floor Corridor looking east and west. (Scattergood Design)

Fig. 2.49 Colored and ribbed glass in the upper panel of the double front doors, which were likely the original exterior doors. (Scattergood Design)

Fig. 2.50 Lantern in vestibule. (Scattergood Design)

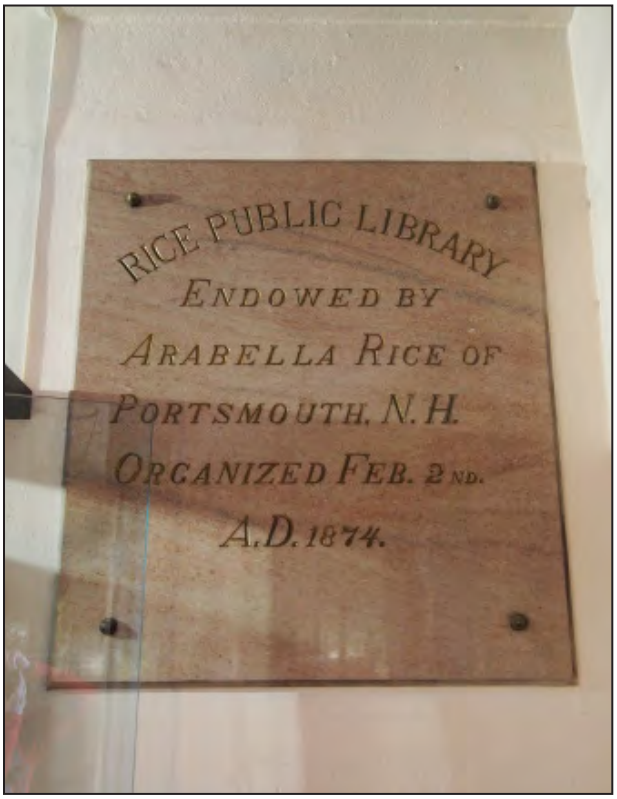

Fig. 2.51A Carved stone dedication tablet in hall is one of three in the first floor. (Scattergood Design)

Fig. 2.51B Newel post of stair to second story. (Scattergood Design)

Fig. 2.52 Marble tile floor in vestibule with inset mat. (Scattergood Design)

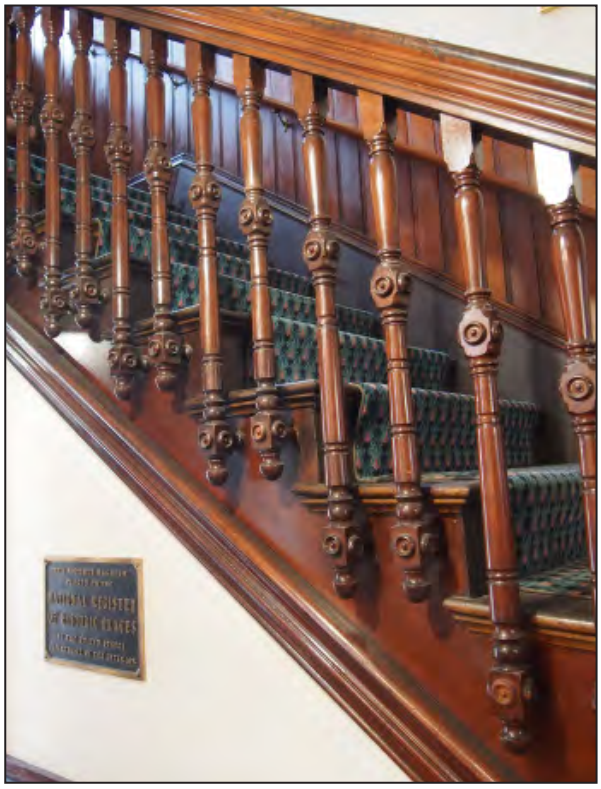

Fig. 2.53 Carvved balusters sare attached outside of stair risers. (Scattergood Design)

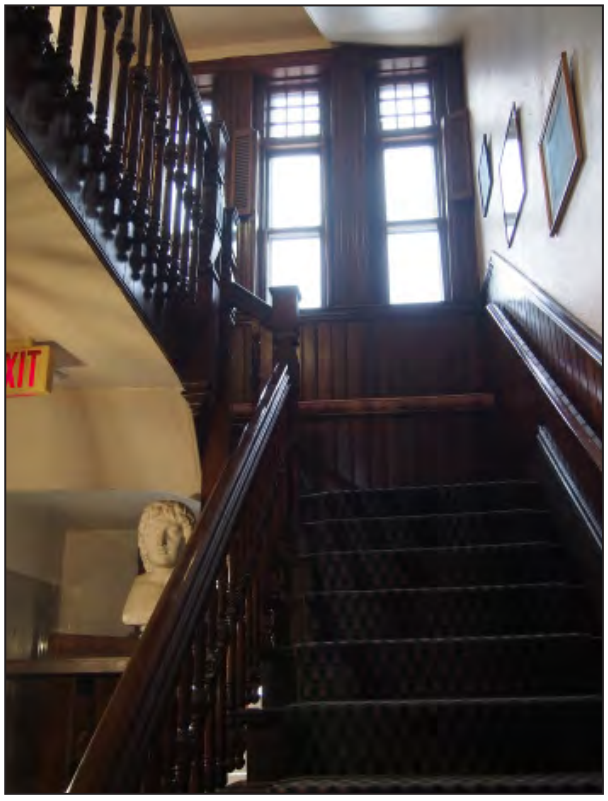

Fig. 2.54 View of stiar looking west to intermediate landing. (Scattergood Design)

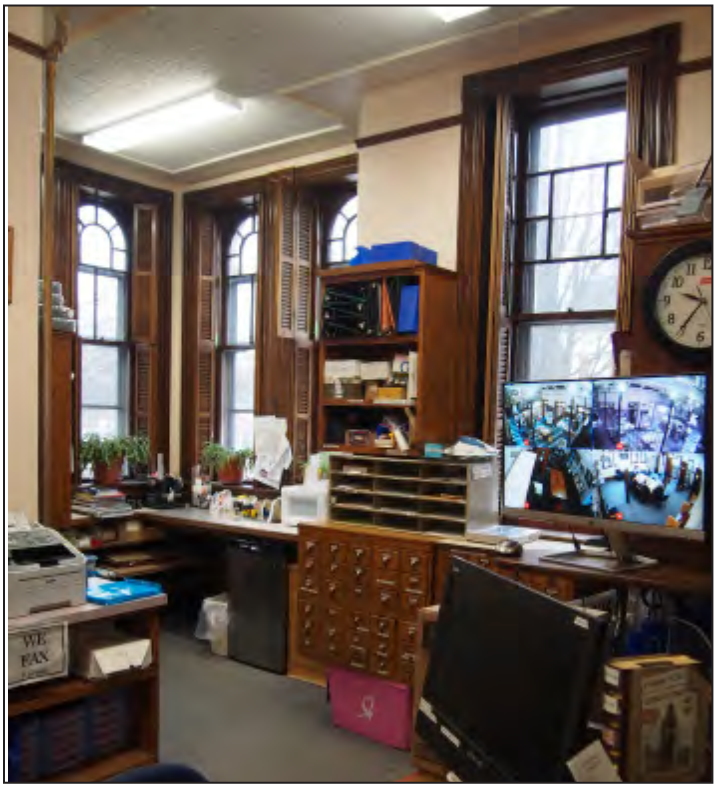

Fig. 2.55 View looking southwest in Circulation Office/Desk (former Gentlemen's Reading Room. (Scattergood Design)

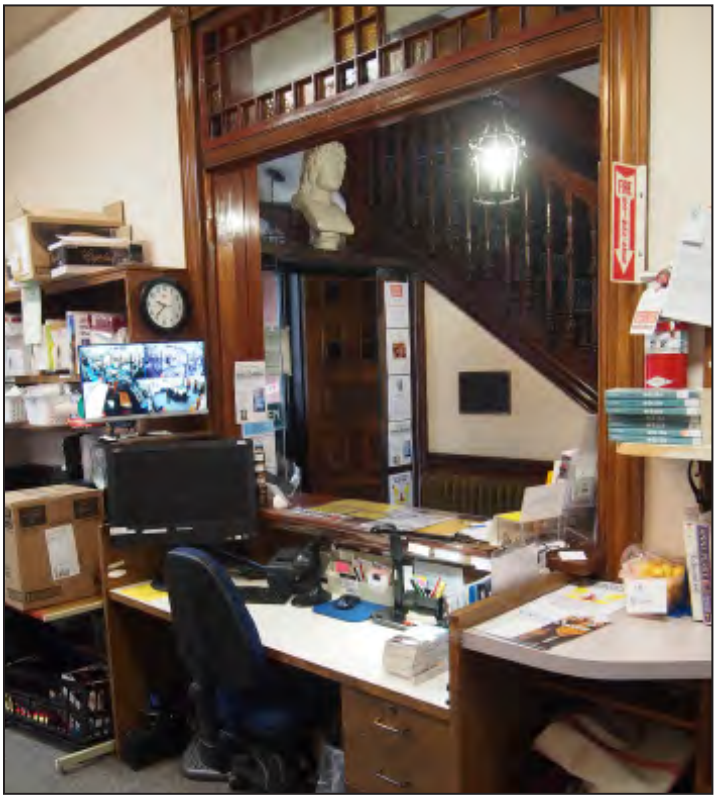

Fig. 2.56 View looking north from circulation desk to stairs (original doorway to Gentlemen's Reading Room.. (Scattergood Design)

Fig. 2.57 Transom above circulation desk. (Scattergood Design)

Fig. 2.58 Fireplace mantle in Staff Office/Circulation Desk (former Gentlemen's Reading Room). (Scattergood Design)

Fig. 2.59 Reference Room (former Library Room) looking northeast. (Scattergood Design)

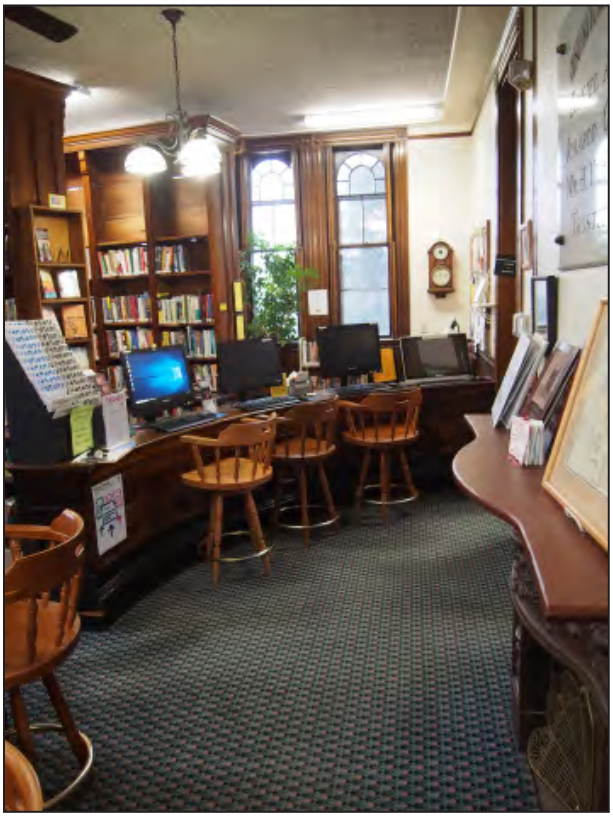

Fig. 2.60A Reference Room looking south. (Scattergood Design)

Fig. 2.60B Clock and barometer in Reference Room. (Scattergood Design)

Fig. 2.61 Detail of fireplace surround in Reference Room. (Scattergood Design)

Fig. 2.62 Fireplace surround on west wall of Reference Room. (Scattergood Design)

Fig. 2.63 View of original bookshelves in Reference Room. (Scattergood Design)

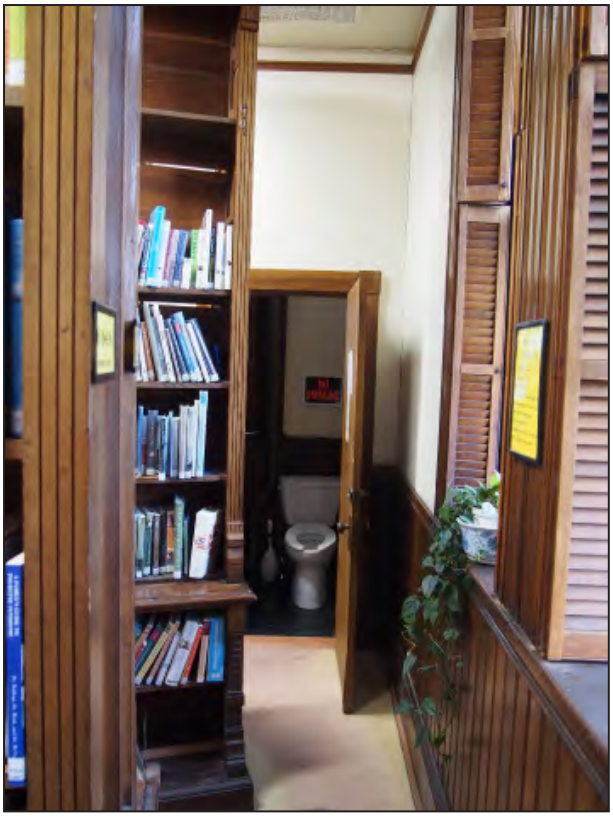

Fig. 2.64 View of toilet room added after construction in Reference Room. (Scattergood Design)

Fig. 2.65 Large crack in baseboard and panelling under window in center of east wall of Reference Room. (Scattergood Design)

Fig. 2.66 Typical “Eastlake” style door knob and eschutcheons. Note also worn finish around knob. (Scattergood Design)

Fig. 2.67 Stacks side of former Delivery Counter. (Scattergood Design)

Fig. 2.68 Worn finish and damaged trim resulting from book trucks passing through doorway between . (Scattergood Design)

Fig. 2.69 View looking west, from Reference Room to Staff Office. (Scattergood Design)

Fig. 2.70 Typical worn finish and scratched wood sill. (Scattergood Design)

Fig. 2.65 Typical worn finish of wood window shutters. (Scattergood Design)

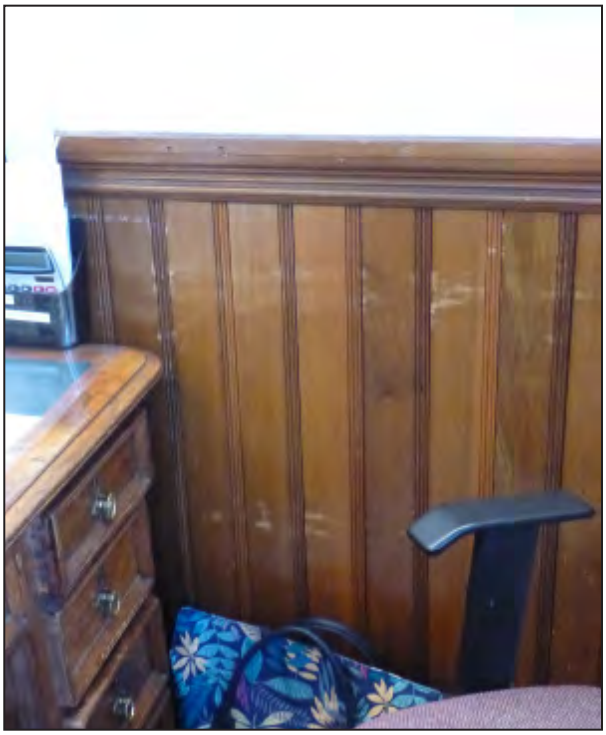

Fig. 2.66 Wood wainscot in Staff Office. Note-scratches adjacent to desk chair. (SD)

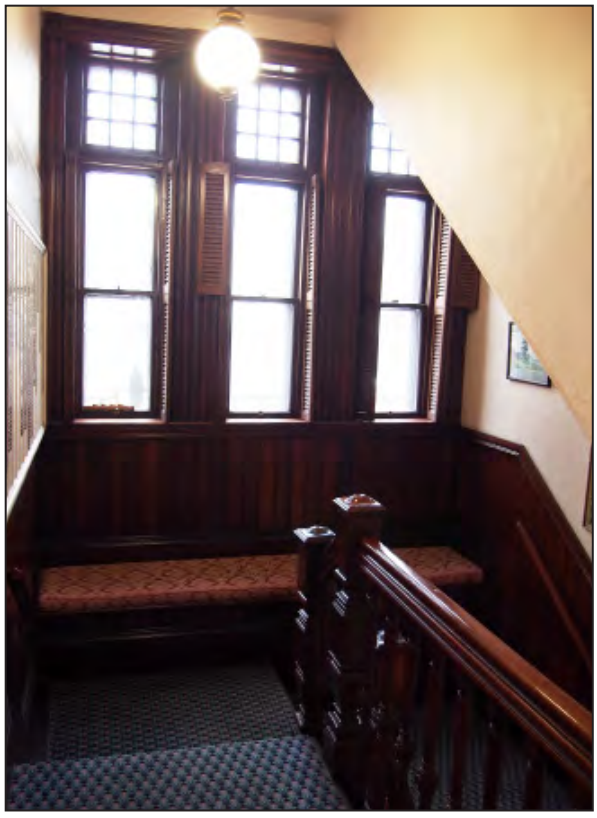

Fig. 2.72 Intermediate stair landing and window seat. (Scattergood Design)

Fig. 2.72 Detail of balustrade. (Scattergood Design)

Fig. 2.73 Memorial placque in stair landing was originally located outside Library entrance. As noted in 1.25, the eagle originally atop this placque is now in the Roberts Room. (Scattergood Design)

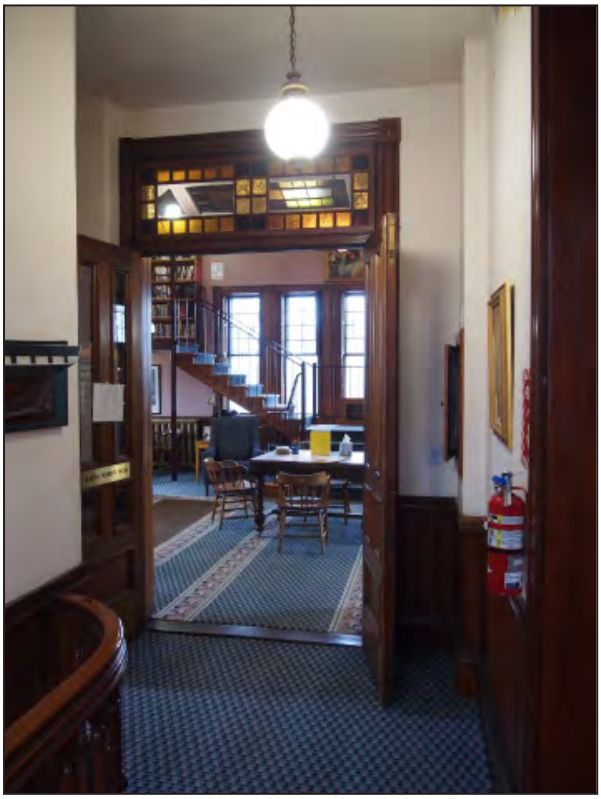

Fig. 2.74A View from second floor hallway into Almyra Roberts Room. (Scattergood Design)

Fig. 2.74B Textured plaster in second floor hall is typical of most rooms. (Scattergood Design)

Fig. 2.75 View looking southwest in The Maine Room (former Trustees Room). (Scattergood Design)

Fig. 2.76 Fireplace surround in Maine Room. (Scattergood Design)

Fig. 2.77 Pendant lantern in Maine Room may originally have been an exterior fixture and appears to be early 20th ventury. (Scattergood Design)

Fig. 2.78 Typical ceiling condition in Maine Room, showing oriiginal wood picture rail and inset applied acoustic tile with edge molding, installed c.1991. . (Scattergood Design)

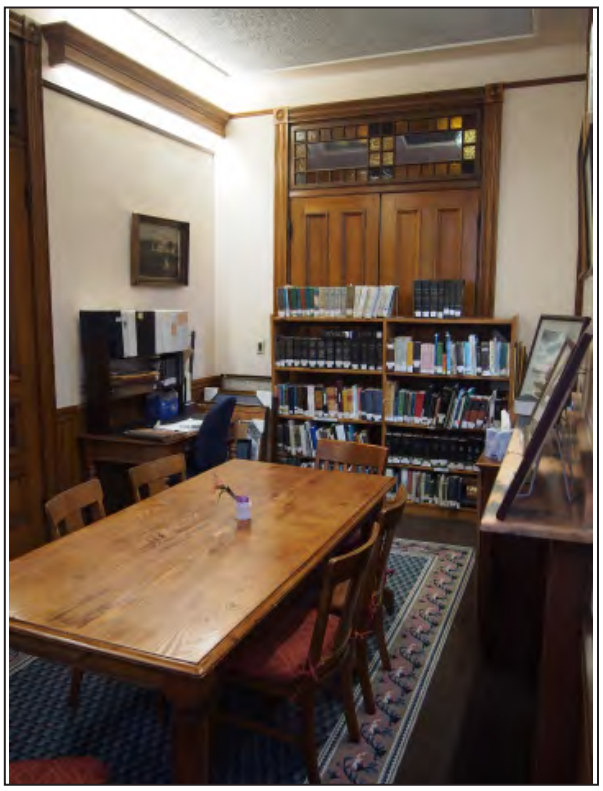

Fig. 2.79 View looking east in Maine Room. (Scattergood Design)

Fig. 2.80 View looking southeast in Almyra Roberts Room (original Memorial Room). (Scattergood Design)

Fig. 2.81 View looking northwest in Almyra Roberts Room. (Scattergood Design)

Fig. 2.82A View from northwest corner of balcony in Almyra Roberts Room. (Scattergood Design)

Fig. 2.82B Door from Roberts Room to Room #2. Glazed panels are likely a modification. (SD)

Fig. 2.83A Crack in center of east wall of Roberts Room. (Scattergood Design)

Fig. 2.83B Crack in southeast corner of Roberts Room ceiling. (Scattergood Design)

Fig. 2.84 Laylights in Roberts Room, with colored and ribbed glass that matches doors and transoms. Note cracked glass in lower left of center panel. (Scattergood Design)

Fig. 2.85 Heating vent at corner flues in Roberts Room. (Scattergood Design)

Fig. 2.86 Typical steam radiator along walls of Roberts Room. (Scattergood Design)

Fig. 2.87 Typical glazed transom panel over double doors on west wall of Roberts Room. (Scattergood Design)

Fig. 2.87 Higher baseboard on north wall marks location of former stage platform in Memorial Hall. (Scattergood Design)

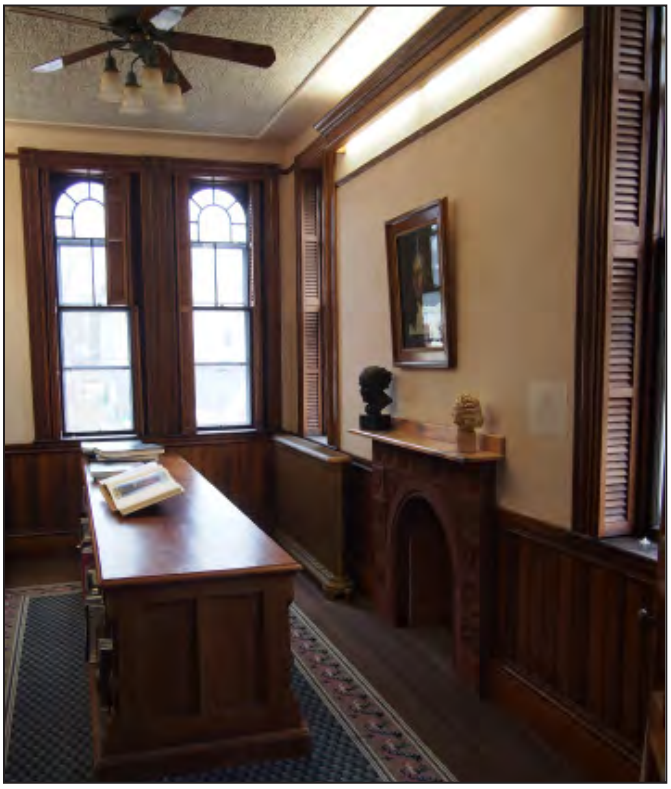

Fig. 2.88 View looking west in Room 2 (former Ante Room). (Scattergood Design)

Fig. 2.89 Fireplace surround in Room 2. (Scattergood Design)

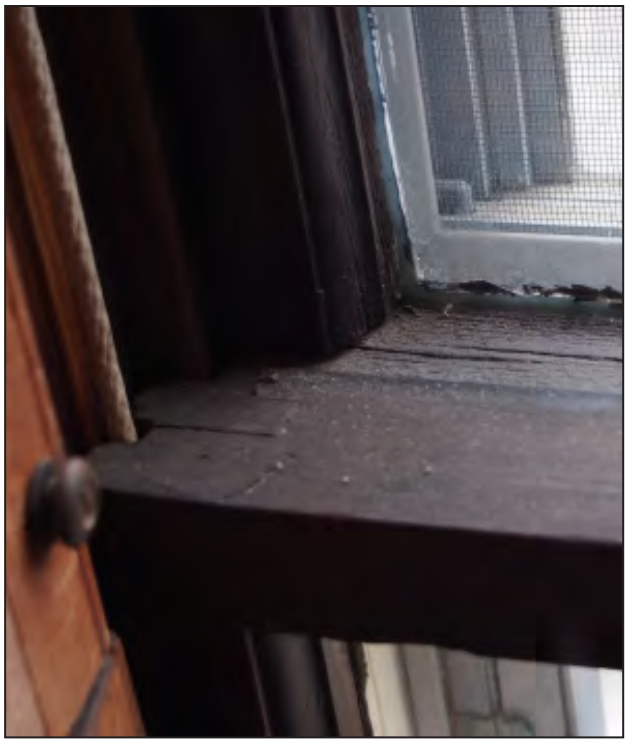

Fig. 2.90A Typical condiiton of window meeting rails. Scattergood Design)

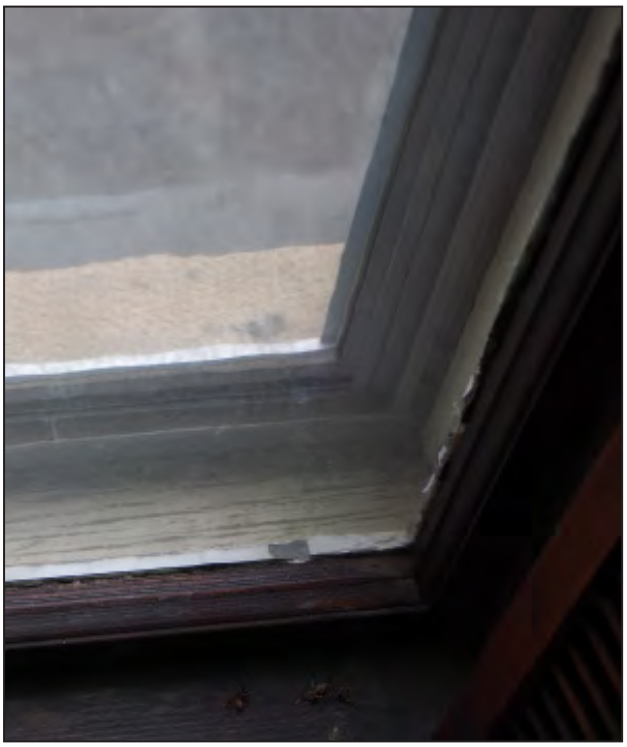

Fig. 2.90B Note split wood at window sill. (Scattergood Design)

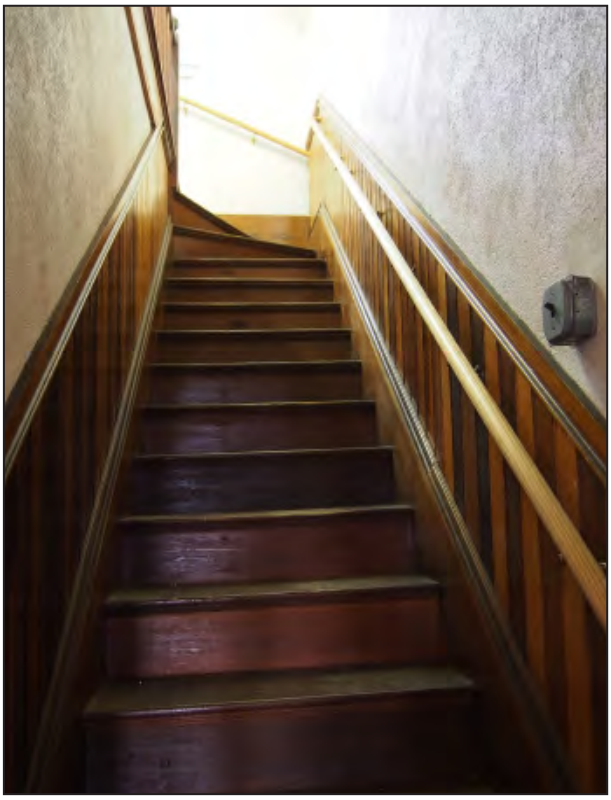

Fig. 2.91A Stair to Attic. Note beadboard wainscot. (Scattergood Design)

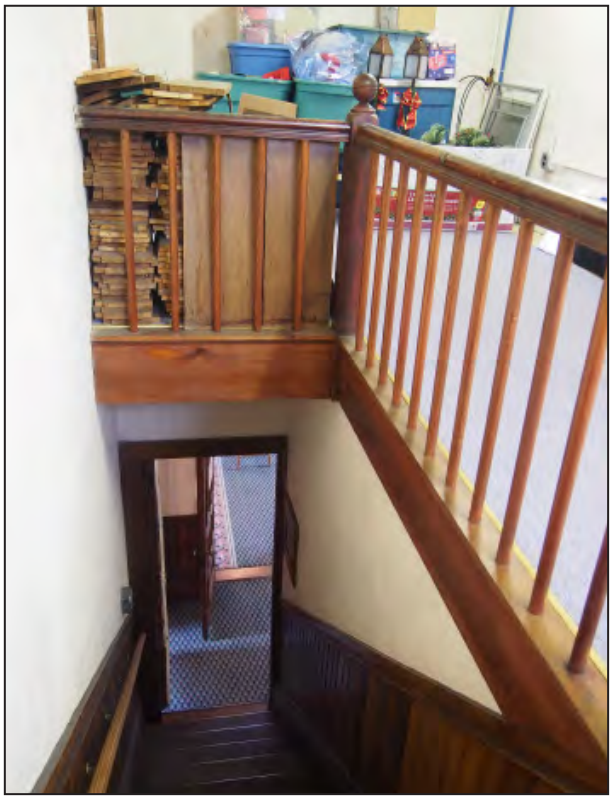

Fig. 2.91B View down Attic stair to second floor. (Scattergood Design)

Fig. 2.92 Two trusses above clear span at Roberts Room. (Scattergood Design)

Fig. 2.93 View from above laylights over Roberts Room (Scattergood Design)

Fig. 2.94 Detail of truss cross-bracing and bottom chords. (Scattergood Design)

Fig. 2.95 Space between west wall and ceiling of Roberts Room. This may originally have been lit by skylights in the roof above. (Scattergood Design)

Fig. 2.96 View in attic hallway looking west. (Scattergood Design)

Fig. 2.87 Attic level of Tower. (Scattergood Design)

Fig. 2.98 Detail of window sash in Attic level of Tower. (Scattergood Design)

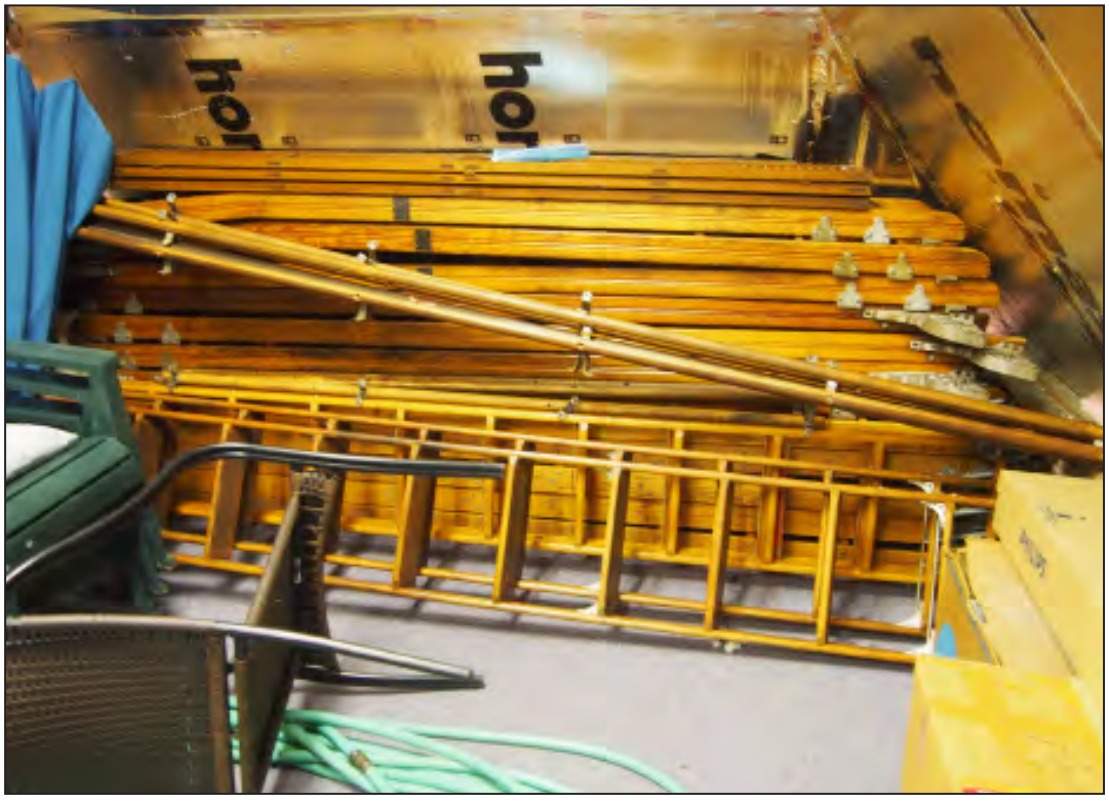

Fig. 2.99 Original book shelving and ladders stored in Attic. (Scattergood Design)

Fig. 2.100 One of two lantern wall sconces which may have flanked the entrance. (Scattergood Design)

Fig. 2.101 Detail showing roof framing above Roberts Room penetrating north-south bearing wall at Attic level. Note also interior winddow shutters. (Scattergood Design)

Fig. 2.102 View of Kay Howells Room in Basement, looking east. NOte original wood columns supporting stack area floor and shelving. (Scattergood Design)

Fig. 2.103 East wall of Howells Room. (Scattergood Design)

Fig. 2.104 NOT USED

Fig. 2.105 Past brick spalling on south wall of Howells Room. (Scattergood Design)

Fig. 2.106 New (c. 1997?) door and surround, Howells Room. (Scattergood Design)

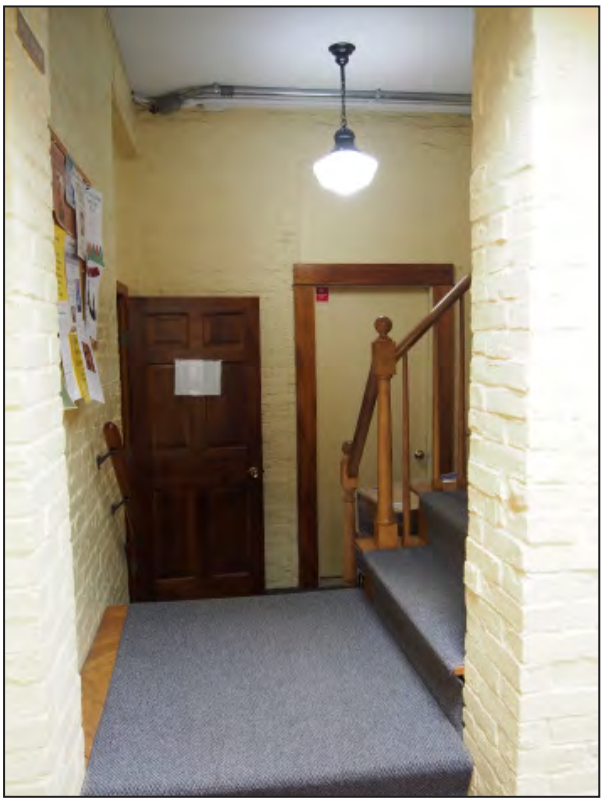

Fig. 2.107 A and B View across stair landing and looking west from Kitchen. (Scattergood Design)

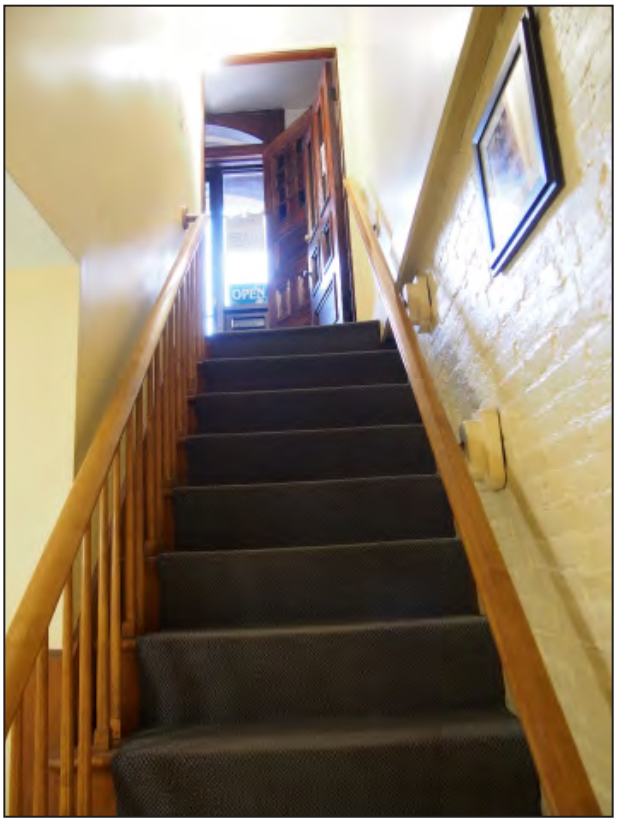

Fig. 2.108 View up stairs from Basement to entrance. (Scattergood Design)

Fig. 2.109 Stair details at Basement level. (Scattergood Design)

Fig. 2.110 Mechanical Room in southwest corner of Basement. (Scattergood Design)

Fig. 2.111 Effloresence, loss of mortar and spalled brick indicate rising damp and/or moisture penetration through foundation wall. (Scattergood Design)

Fig. 2.112 View of old sink with beadboard sides in Mechanical Room. (Scattergood Design)

Fig. 2.113 Spalled brick adjacent to sink. (Scattergood Design)

Fig. 2.114 View of Janitor Closet. (Scattergood Design)

Fig. 2.46 Flashing at north side of tower intersection with main roof. (Scattergood Design)

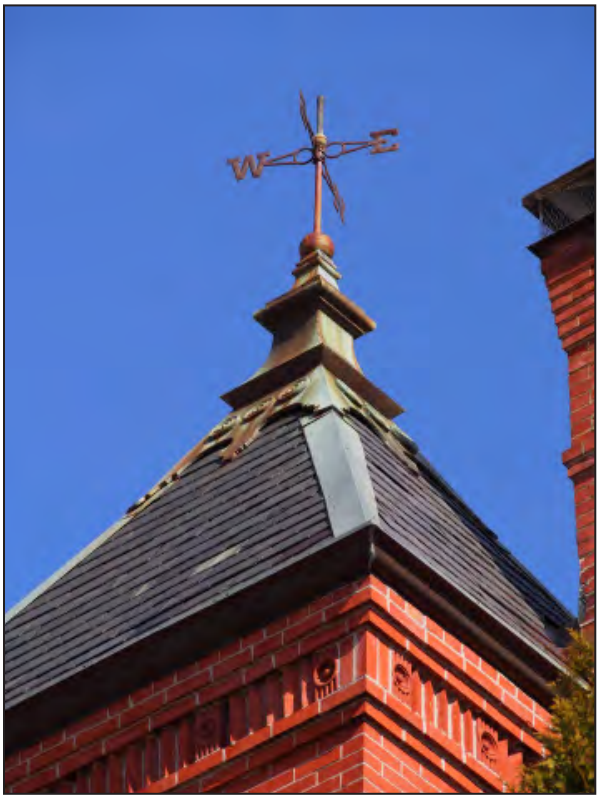

Fig. 2.47A Top of tower. Note worn decorative copper finial. (Scattergood Design)

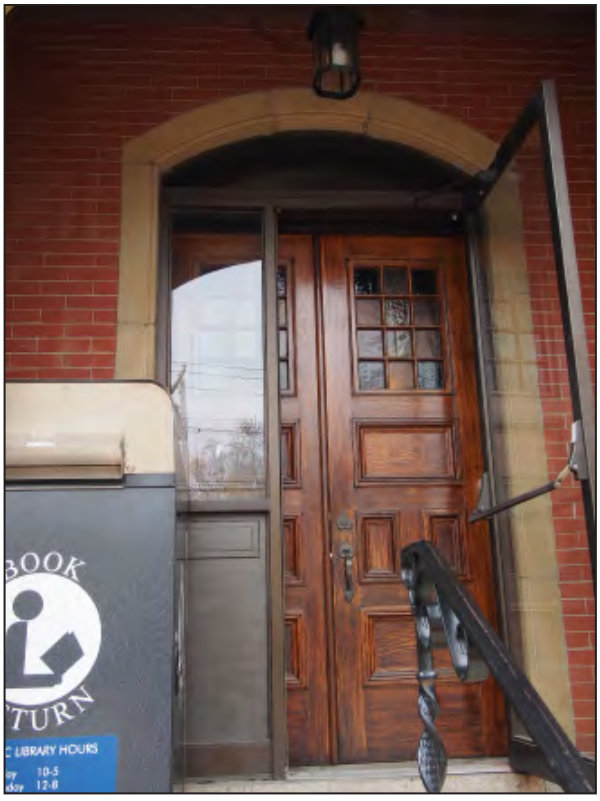

Fig. 2.47B View of original entrance doors set inside aluminum door and sidelight. (SD)

3.0 PRESERVATION PHILOSOPHY

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3.1 SIGNIFICANCE

The Rice Public Library was individually listed on the National Register of Historic Places in 1979. In the words of Frank A. Beard of the Maine Historic Preservation Commission: "The Rice Public Library is … an architectural gem, a well conceived, ornamental and impressive structure in the Romanesque Revival style with Queen Anne influences…**Of its type and style, the Rice Public Library is by far the most outstanding building in the State of Maine**."[1] The area of significance was cited as "Architecture;" Michael Goebel-Bain, National Register and Survey Coordinator for the MHPC noted that "If the documentation were revised, we would likely add education and social history as areas of significance."[2] The National Register nomination established the period of significance for the site as 1800-1899—essentially, the date of original construction in 1889—which is appropriate given that only minor, mostly reversable changes have occurred since the original construction.

The library is also included in the Maine Public Libraries, National Register Multiple Property Documentation Form (1988). There are no existing preservation easements on the building.[3] There currently are no local historic districts in Kittery, though the town website notes that "The Rice Public Library, located on Route 103 in Kittery Foreside, is one of the town's most prominent historic structures and a centerpiece of the historic Foreside area." [4]

3.2 CHARACTER-DEFINING FEATURES

Despite 130 years of active service, the Rice Public Library retains its most significant features to a remarkable degree. The Secretary of the Interior's Standards note that

> Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.[5]

Character-defining features of the Library include:

- **Views of the Library from Wentworth Street.** The view looking from the south is most significant It was traditionally the downtown view and the lower grade to the south adds height and impact. The view from the north is also important. The rear view is only visible from Traip Street, which is primarily used for access to parking.

- **Tower and Roof profile.** The dramatic silhouette of the tower, chimneys, dormers and edges of the roof against the sky make it a local landmark.

- **Roof materials.** The uniform dark color and fine scale and texture of the slate contribute to the strength of the roof profile. Originally, the cladding and windows of the dormers were a similar tone; the high contrast of window and roof trim now detracts from the impact.

- **Multicolored masonry**. The overall scale of the relatively simple building mass is broken down through a careful weaving of brick, terra cotta, granite and sandstone belt courses, lintels and cornices. The fine texture and jointing of the brick creates a uniform backdrop for the

punctuation; repointing with large joints and/or a distinctly-colored mortar would lessen this affect.

- **Windows.** The fine scale and eccentric patterning of mullions in the windows complements the scale of masonry details to create a sense of unity within the facades. The sash were originally painted a darker color, which would have helped knit the openings more subtly into the façades. The storm windows, projecting from the facade and presenting a larger scale, diminish the important contribution of the sash to the compositions.

- **Entrance portico.** Projecting from the main building mass, the elevated portico and its deep shadows signal the main entrance. Finely-crafted details such as the polished columns, carved capitals, terra cotta panels with books and Arabella Rice's monogram, and the wrought iron balustrade contribute to the importance of this element.

- **Marble flooring at entrance.** This appears to have been one of the only fine finishes in the building, appropriate for the first space a patron encounters. It appears to be the only historic floor finish that survives.

- **The typical wall treatment.** The varnished wood baseboard, beaded wainscot and chairrail, with plaster and picture rail above, provide a fine level of finish and sense of scale to the interior spaces.

- **Doors, frames and hardware**. The varnished doors and surrounds are a complement and essential component to the scale and detail of the overall wall treatment. The door hardware is a remarkable survival and adds to the character of the spaces.

- **Fireplaces** in all of the major spaces provide color and craft and serve as visual focal points within the rooms.

- **Interior shutters** are an integral part of the interior finish of the windows and add scale to the spaces. As they did in the past, they have the potential to provide shading for energy conservation and protection of finishes and collections.

- **Delivery Desk**. The original varnished, curved delivery desk was a focal point of the library, visible to patrons as they entered.

- **Transom windows, laylights and dormers** in the Roberts Room and throughout the building are part of an overall strategy to bring natural light into interior spaces, while also adding color and craft to the rooms.

- **Wood columns** in the basement level are a reminder of the late 19th centiury building technology.

- **Roof trusses.** While only visible from the attic, the wrought iron and timber trusses are significant as a key contribution of S.S. Woodcock. More research should be carried out to determine their significance in relation to American building technology, and they could be interpreted within the Roberts Room.

3.3 PRESERVATION PHILOSOPHY

General. The exterior and interior spaces of the Rice Public Library retain a high degree of integrity, which the National Park Service (NPS) defines as "the ability of a property to convey its significance."[6] That has largely been possible because, in 1988, the trustees purchased a building across the street to accommodate many of the Library's most important functions. Today, only the ground floor spaces have an accessible entrance and restrooms. The most significant historic spaces of this landmark are not accessible, are still overcrowded and do not meet life safety codes.

Recognizing that the first of the Secretary of the Interior's Standards (below) is to preserve the original use, the best long-range strategy for preservation of the Library is to restore its original functional integrity through an addition. This will bring purpose and life back to the historic spaces. It also offers the only means of addressing current legal and functional requirements with minimal impact on the most significant spaces and features. The overall philosophy recommended is "Rehabilitation," which the NPS characterizes as: "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."[7]

The new addition, as well as associated repairs and renovations of the existing RPL building, should follow basic principles adapted from the *Secretary of the Interior's Standards for Preservation*:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.[8]

These principles recognize that historic materials and details have proven records for durability and compatibility, and that the regular application of routine maintenance procedures avoids large investments in repairs.

3.3.2 Recommended Treatments. To guide decisions about repair and modification now and in the future at the RPL, this Preservation Plan has established three levels of architectural and historic significance within and outside of the building. The areas are designated on the following floor plans, and summarized below, with general recommendations and guidelines for treatment. Additional recommendations are included in Section 5.

Level I: Preservation. These are the most significant spaces and views of the RPL. They contain the greatest proportion of character-defining features and, for the most part, still retain their integrity. They present the most public face of the building, and therefore have more impact on more people than other spaces. These include:

- Exterior: south, west and north elevations.
- First floor: corridor, stair, former reading rooms and Library Room.
- Second floor: corridor and former anteroom and trustees room.

The National Park Service defines **Preservation** as:

> The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction…The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.[9]

For the RPL, future work should preserve the significant features identified in Section 3.2, Character-defining Features, while integrating new lighting, mechanical systems and other elements appropriate for new and ongoing uses as unobtrusively as possible.

- Heating, ventilating and air conditioning should utilize existing grills and ducts. as much as possible.
- Consideration could be given to reinstating color schemes in these rooms based on actual paint analysis or research into appropriate colors for the period; the "period" being 1890.[10]

Level II: Rehabilitation. These spaces have traditionally been private or secondary spaces or have been significantly changed. Nonetheless, many include significant features which should be preserved and protected, such as original finishes, moldings, doors and woodwork, including fireplaces and panelling. Spaces include:

- East (rear) elevation
- Roberts Room.

The NPS definition of Rehabilitation is provided on the preceding page. Any modifications, such as interior partitions, should be reversible, which will assist in maintaining long-term flexibility as well as preserving the historic details.

The **Roberts Room** was originally one of the most significant spaces in the building. The restoration of its ceiling and laylights are an excellent example of appropriate rehabilitation. The added stair, balconies and lighting attempt to depict a Victorian character which does not appear to be based on documentation, contrary to the Secretary of the Interior's Standards:

> Distinctive historic features in one location should not be replicated in another portion of the building without documentary or physical evidence. Conjectural changes create a false sense of historical development and are contrary to the *Secretary of the Interior's Standards for Rehabilitation*. When there is no record of the historic appearance of a building, the rehabilitation should take into consideration its historic use and remaining evidence to design a compatible new or replacement feature. [11]

Thus, removal or replacement with more contemporary and clearly differentiated elements would be appropriate.

Level III: Rehabilitation/Adaptation. These former service areas were never used by the public, so had minimal finishes. They have also been significantly altered. Any remaining historic features should be preserved to the extent possible, but these spaces may be altered to suit new needs. They can be used to accommodate modern requirements such as restrooms and/or mechanical, electrical, and plumbing systems in order to minimize impact on more significant areas. Special care must be taken to ensure that renovations in Level III areas do not adversely affect Level I and II areas. Spaces include:

- Basement
- Attic.

New Construction. After 130 years of use—and many attempts at renovation—plans are being developed by Scott Simons Architects to expand the Rice Public Library. As noted above, this strategy offers the potential to ensure the long-range preservation of the original use of the building. The size and location of the current space program has been carefully considered to maintain active use and primary importance of the existing building and minimize the required size of the addition. The placement of the new addition, and the exterior treatment, have been designed in accordance with the Secretary of the Interiors Standards for Rehabilitation:

> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The 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.[12]

Any future additions should also follow this standard. Following are some of the ways in which the proposed addition relates to the historic building:

- [update based on approved design]

3.4 RECOMMENDATIONS FOR DOCUMENTATION

The Library retains one set of two original floor plans, and four elevations. These documents were conserved thirty years ago, have been scanned and placed in plastic sleeves. They should remain stored in a location where they will be protected from damage by light, fire, water or frequent and rapid changes in relative humidity.

Fortunately, a significant amount of correspondence and/or financial records related to the design and construction have been preserved. These are currently stored in a variety of different forms and locations. Ideally, they should be catalogued, scanned and filed appropriately.

Records related to past repairs and maintenance have been inconsistent and are located in many places. For example, only some of the drawings by Coastal Architects for the 1991 renovations were scanned. Before and after photos of this work offer excellent documentation of existing conditions—but only cover the exterior work, and that only in some areas. Moving forward, yearly records of maintenance and repairs should be developed, accompanied by details and photographs of the work accomplished.

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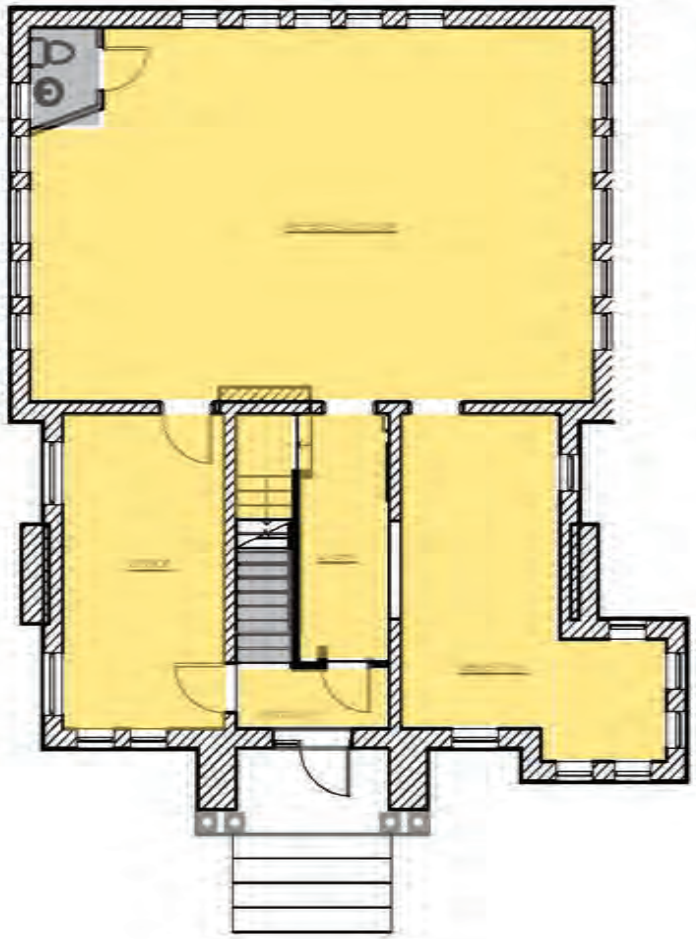
[1] Frank A. Beard, "Rice Public Library National Register Nomination, "Significance."
[2] Michael Goebel-Bain email to Pamela Hawkes, 29 April 2019.
[3] Goebel-Bain.
[4] http://www.kitteryme.gov/sites/kitteryme/files/uploads/1-kittery_cpu_implementation-topic_area_1-draft-10-19-2016.pdf accessed 28 April 2019.
[5] Nelson, Lee. *Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* (National Park Service, 19--) https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm retrieved 17 March 2018.
[6] National Park Service. "How to Apply the National Register Criteria for Evaluation." https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm Accessed May 1, 2019.
[7] Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017), p. 75 https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf accessed 1 May 2019.
[8] Secretary of the Interior's Standards for Rehabilitation https://www.nps.gov/tps/standards/rehabilitation.htm accessed 3 May 2019.
[9] Ibid., p. 2.
[10] According to Library Director Lee Perkins, "Jan Lamont- Rodonets of Coastal Architects has confirmed that during the renovation, Coastal Architects scrapped /sampled areas of the walls to confirm the original paint colors. The pink paint in the Roberts room is the original color. Or they best the firm could match." Email correspondence with Pamela Hawkes May 24, 2019.
[11] "Interpreting the Secretary of the Interior's Standards for Rehabilitation," ITS No. 56, National Park Service U.S. Department of the Interior Technical Preservation Services (April 2010) https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS56-Alterations-NoHistorical.pdf accessed 16 May 2019.
[12] Secretary of the Interior's Standards for Rehabilitation https://www.nps.gov/tps/standards/rehabilitation.htm accessed 3 May 2019.



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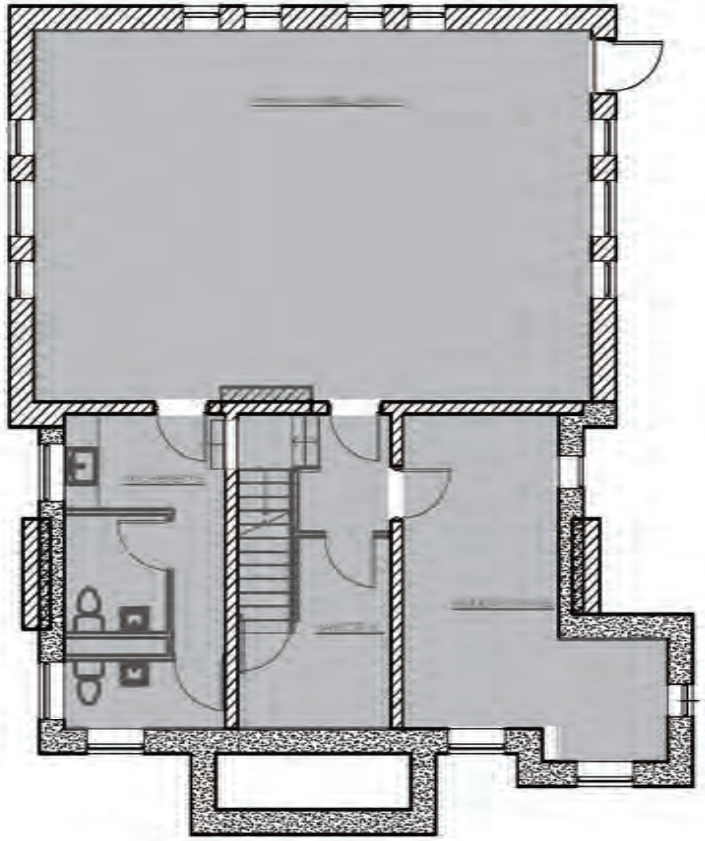


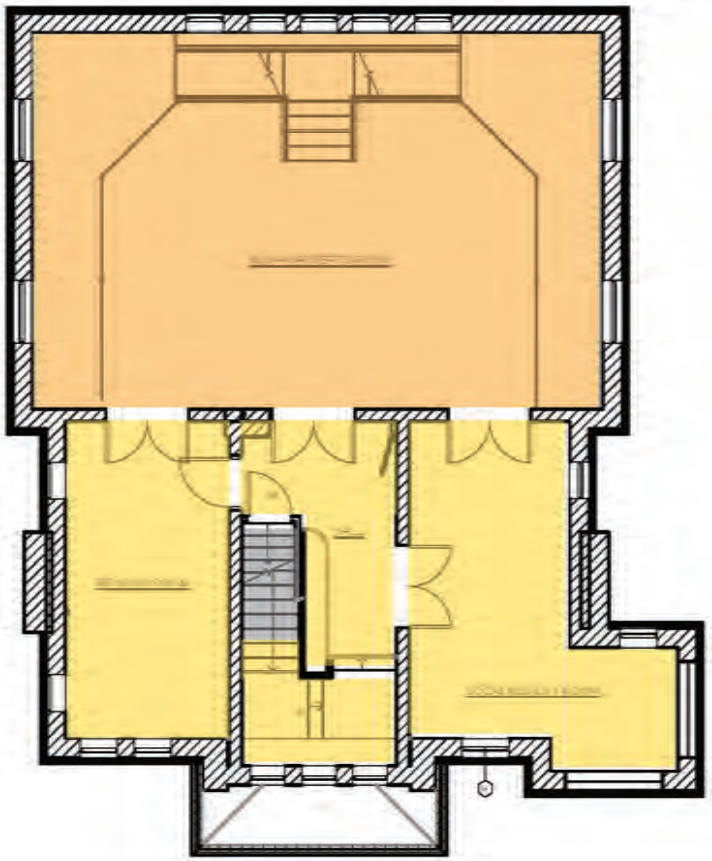
GROUND FLOOR

PRESERVATION

REHABILITATION

ADAPTATION

RECOMMENDED PRESERVATION TREATMENTS
RICE PUBLIC LIBRARY



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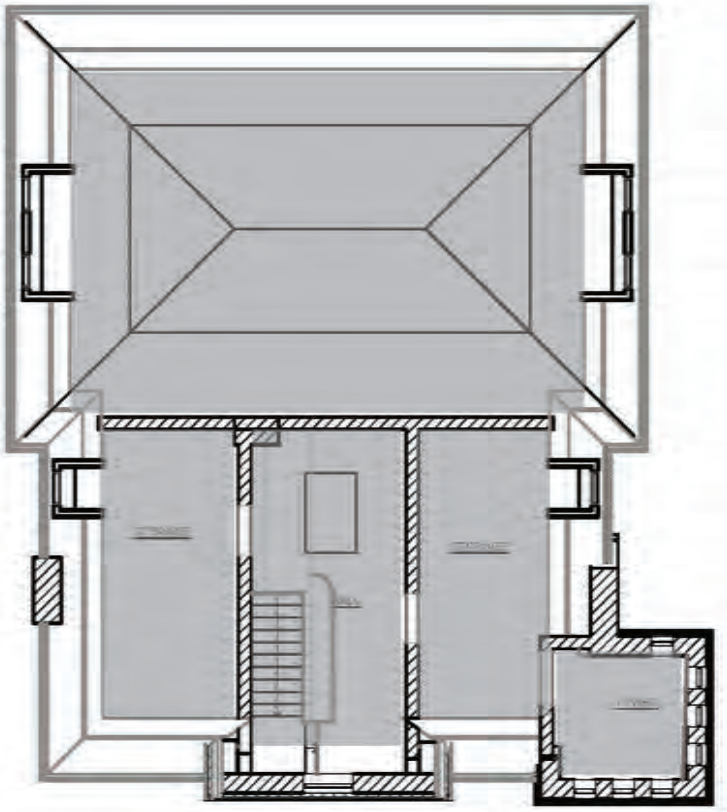

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RICE PUBLIC LIBRARY

4.0 EXISTING CONDITIONS

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4.1 INTRODUCTION

Conditions of architectural elements on the exterior and interior of the Library were reviewed visually by Pamela Hawkes of Scattergood Design in April of 2019. Structural conditions were reviewed and reported on separately by Becker Structural Engineers; mechanical and plumbing system conditions reviewed by Ripcord Engineering; and electrical systems by Swiftcurrent Engineering Services.

A summary of the observations is included on the following pages and illustrated in the photographs within Section 2.0. Recommendations for repair are noted in ***bold*** below, and combined as a recommended scope of work in Section 5.0.

An element is evaluated as **Good** when:

- the element is intact, structurally sound and performing its intended purpose;
- there are few or no cosmetic imperfections; and/or
- the element needs no repair and only minor or routine maintenance.

An element is evaluated as **Fair** when:

- there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose;
- there is failure of a sub-component of the element; and/or
- replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **Poor** when:

- the element is no longer performing its intended purpose;
- the element is missing;
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired;
- the element shows signs of imminent failure or breakdown; and/or
- the element requires major repair or replacement.

4.2 SITE

Entrance steps were repaired recently, so enlarged joints in curbing may not indicate settlement. Joints have been filled with sealant, which is not a long-term solution (Fig. 2.4A 2.6). ***Review foundation conditions and confirm that potential causes of settlement have been resolved. Repoint using appropriate mortar color, texture and composition.***

4.3 ROOFING & DRAINAGE

Close physical examination of the roof was not possible. Drone photos provided a good overall view of conditions on the main roofs, dormers and tower (Figs. 2.42 – 2.44), supplemented with observation of the lower portions of the roof through binoculars. The original black slate roof remains in place. It has been repaired periodically and some replacement slates match better than others.

- The front (west) section of the roof is most consistent in color, and also the most visible. Slates fall off from time to time, and one was visible on a window sill at the time of the assessment. There appear to be a few others still on the roof which are loose, but overall, the slate appears

to be in relatively good condition. ***Carry out a more detailed examination to develop a strategy and budget for repair or replacement. Reattach loose or missing slates.***

- One of the greatest areas of vulnerability is the wood trim at the intersection between the upper and lower roofs. Paint is peeling and wood appears to be deteriorated. (Fig. 2.43) ***Remove all trim and replace flashings beneath. Re-install or replace deteriorated trim. Paint.***
- The age of copper flashings at the ridges, roof breaks and valleys is not known. These are the most vulnerable areas for leaks. Valley flashing in particular appears to be worn, which is to be expected given that it is at or beyond its service life. One section of ridge flashing appears to have been recently replaced, so it has not completely patinated. Crickets at chimneys are stained indicating that the material is deteriorated. ***Assume valley, ridge and cricket flashings should be replaced.***
- There are no caps on two of the chimneys (Fig. 2.41). ***Install chimney caps.***
- Gutters and downspouts appear to be in good condition. A build-up of leaves was noted at the north end of the east side during the drone flyover (Fig. 2.41A). Access to gutters for seasonal cleaning is critical, and particularly challenging in this area. ***Plan regular inspection and cleaning of the gutters.***
- Downspouts typically feed into an underground drainage system via boots; in two locations, gutters either are disconnected from the boots, or the boots are broken (Figs. 2.20 and 2.40). The erosion of soil along the north, east and south sides (Figs. 2.22, 2.25, 2.38A)—as well as the spalling and efflorescence on perimeter walls of the basement (Figs. 2.105, 2.111, 2.112) indicate that uncontrolled roof runoff has been a problem over many years, as well as potentially leaks and/or blockages in the underground drainage system. ***Review condition of underground drainage and repair or replace as required.***
- Dormers were originally finished with slate or dark-colored trim, to blend in with the slate roof and match the windows. The cladding appears to have been replaced c. 1991 with red vinyl clapboards, which have faded to a pinkish color, and trim is painted white, like the windows. Some dormers were repaired in 2014. ***Replace deteriorated dormer trim. Carry out paint analysis of windows and sash to determine original color and paint and/or finish all elements the original color.***

4.4 MASONRY

Masonry at the RPL is a distinctive mix of multi-colored and textured brick, granite, sandstone and terra cotta. Masonry appears to have been cleaned and repointed c. 1991 (Fig. 1.34).

Granite with a split-face finish is used for the foundations, sills and lintels of the basement level. Polished granite columns frame the entrance, which is accessed via honed granite treads. Granite is a relatively hard and durable stone, and is in good condition throughout, with the exception of settlement of stairs noted above.

Walls at all levels of the building are constructed of a fine, hard red **Brick** with narrow joints. Brick arches frame many windows and a decorative cornice tops the building, tower and portico.

- Most brick and pointing is in good condition, though it appears that masonry saws used for cutting joints in the past chipped the brick edges and repointing mortar has been smeared over the edges (Fig. Fig. 2.13 and 2.24). Areas adjacent to downspouts (Fig. 2.21) have missing mortar. ***Repoint approximately 5% of the mortar overall, using appropriate mortar mix and great care in cutting joints.***

- There is spalled brick, some quite recent, on bricks adjacent to windows at the first floor of the south elevation (Figs. 2.27 and 2.28). Source of the damage is unknown, but may be related to freezing condensate from window air conditioners. ***Monitor brick conditions in this area.***
- The fire escape of the north side was repaired and repainted in 2015, but previous rust staining is still present on the brick and stone downstream of it (Figs. 2.38 A and B). ***Analyze stains and clean with treatments appropriate for brick and stone.***

Buff **sandstone** or freestone with both crandelled and split-faced finish is used for stringcourses, sills and lintels, keystones, cornices and other details at the Library. Its source is not known, though it may be Dorchester stone, which was quarried in New Brunswick during the period and used on bridge and fountains in Central Park, among other installations. Contemporary experts noted that it was "p oale olive-green, and of medium fineness; uniform texture and tint, and of good strength; is a durable amd serviceable stone, generally admired for its color."[1]

- This sandstone appears to be relatively more durable than brownstone and other sandstones used during the period, and is in relatively good condition.
- The bases of the columns adjacent to the entry portico (Fig. 2.6) are partly eroded as a result of de-icing salts used on the adjacent steps. ***Minimize use of salts to the greatest degree possible, through pre-treatment, and avoid areas adjacent to the column bases.***
- Large open joints in the arch over the entrance have been pointed with gray sealant (Figs. 2.7 and 2.8), as have those on the portico cornice above (Fig. 2.10 and 2.12). ***Repoint, using appropriate mortar mix and great care in cutting joints.***
- There are also open joints adjacent to downspouts on the rear (Fig. 2.30). ***Repoint, using appropriate mortar mix and great care in cutting joints.***
- Stone under window air conditioners is stained as a result of runoff or biological growth (Figs. 2.17 and 2.18). ***Analyze stains and clean with treatments appropriate for the stone.***
- Projecting stone stringcourses on the north elevation have lichen growth (Fig. 2.39), as a result of lack of direct sunlight and ventilation as a result of the north exposure and adjacent vegetation. The lichens can damage the stone. ***Analyze stains and clean with treatments appropriate for the stone.***

Red **terra cotta**, matching the brick in color and finish, provides sculptural accents in stringcourses, cornices, chimneys and at the entrance (Figs. 2.2, 2.14, 2.34, 2.35). Most of this appears to be in good condition. It is relatively small in scale and given its age, likely has limited ferrous anchors, which can expand and cause damage.

4.5 METALS

- The railing at the entry steps is not original, nor does it meet ADA requirements (Fig. 2.4B).
- The three-sided wrought iron railing above the entry is a handsome example of Victorian craftsmanship. It has recently been repainted and appears to be in good condition. The balcony rail appears to have been originally a lighter color, resembling the tone of the sandstone, before it was painted black later in the 20th century.
- The fire escape on the north side as added in 1965 and covers much of that side. It was repaired in 2016 and appears to be in good condition. It is assumed that it will be removed during the renovations.

4.6 WINDOWS

Windows are typically double-hung with wood sash and frames. Most lower sash have single-lights; upper sash have a variety of configurations which are among the building's most distinctive features. Arched windows on the second floor (Fig. 2.14) have carved wood transom panels.

- Sash and frames appear to have been repaired and partially replaced in 1991. Twenty-five windows were painted in 2018. They are in generally good condition, as they have been largely protected by the exterior storm windows (Fig. 2.17). These storm sash make it difficult to assess exterior conditions, and obscure the original detail and craftsmanship of the sash. ***Remove storm sash from frames to carry out a detailed condition assessment. Repair frames and sash, using epoxy consolidants or replacing elements as required. Consider permanent removal of exterior storm sash and replacement with interior storm panels and/or routing sash for double glazing.***
- Historic and recent exterior photos (Fig. 1.33) confirm that the window sash and frames on the building were painted a dark color, likely black or dark green, more appropriate to Romanesque Revival than the current white sash and trim, which is more typical of Colonial Revival buildings. ***Carry out paint analysis of windows and sash to determine original color and paint and/or finish all elements the original color.***
- The pilasters between the windows on the south side of the Tower (Fig. 2.16) have peeling paint. ***Repair as required and repaint.***
- Interior window frames and trim are also varnished. The finish is worn, particularly on horizontals, such as stools and stills, which have been exposed to condensation and ultraviolet damage from sunlight (2.70). ***Refinish.***
- Interior shutters are generally in fair to good condition. They could protect the woodwork from UV degradation, but typically are not closed, so the finish is deteriorated (Fig. 2.65). ***Refinish.***

4.7 DOORS

- The original two-leaf exterior doors at the main entrance remain in place behind a single, larger leaf with sidelight in aluminum and glass, which meets egress requirements. They are fixed open when the library is occupied. The new door unit obscures the view of the original from the exterior.
- On the interior, door panels (Fig. 2.49), door transoms (2.57) and laylights are varnished, with colored and textured glass panes. Varnish is dry and worn. Doors are scratched near knobs (2.66). ***Refinish.***
- Doorknobs are original, but do not meet ADA requirements. ***Replacement should be carefully considered. Doors which are typically held open during public hours may not require new hardware.***

4.8 FLOORING

- The black and white marble floor in the vestibule appears to be in good condition (Fig. 2.52)
- Most floors appear to have been hardwood, now covered with carpeting. Carpeting varies in age and condition (Fig. 2.62, 2.68).
- Exposed wood thresholds are very worn, particularly in first floor areas where book carts are in use (Fig. 2.68). ***Refinish.***

4.9 WALLS AND CEILINGS

- Walls above the wainscot are two-coat plaster with a textured finish (Fig. 2.74B), as are ceilings. Most are in good condition.

- There is cracking in the center of the rear (east) wall of both the stacks and the Roberts Room above (Figs. 2.65 and 2.83A) There is a series of cracks in the southeast corner of the Roberts Room ceiling (Fig. 2.83B). ***This was also noted in the structural assessment and should be monitored to ensure that causative factors are resolved before repair.***
- Walls in the basement are painted brick. As noted above, brick walls in the eastern portion have been recently painted, but evidence of spalling remains beneath the paint (Fig. 2.105). Unpainted foundation walls in the mechanical room also show efflorescence and loss of mortar. It is not clear how active the water infiltration may be. ***Review condition of underground drainage and repair or replace as required.***
- There is a water stain on the acoustic tile ceiling in the basement. ***The source of the water should be confirmed and corrected, and the tile replaced.***

4.10 FINISH WOODWORK PANELING, SHELVING & TRIM

- Baseboards, wainscot and picture rail are stained and varnished wood. They are generally in good condition, though there are deep scratches adjacent to chairs and desks. (2.66)
- Finishes on Interior door casings are also worn and scratched and have been damaged in the lower portions by book carts (Fig. 2.68).
- The main stair (Fig. 2.51B) is varnished wood, which appears to be in good condition. The height of the railing is only 36 inches, rather than the 42 inches required. Stair railings do not meet ADA requirements. ***Study options to add supplemental rail and request a variance for the main stair guardrail.***
- The original freestanding bookshelf units remain on the first floor. They are generally in good condition, with some scratches and worn finish. The original integral ladders have been stored in the attic, and upper shelving has also been removed.

4.11 FIREPLACE SURROUNDS

- Material of the fireplaces has not been confirmed. It may be terra cotta or red soapstone. They are typically in good condition, and appear to have been repaired in 1991. Some of them were repaired with mortar or other adhesives which did not match well (Fig. 2.61)
- Stone dedication plaques appear to be in good condition.

4.12 LIGHTING

- There appears to be no original (19th or 20th century) lighting in the building.
- ***Pendants in the first floor vestibule and second floor history room should be researched further to determine their age and origin.***
- The wood valance fixtures in most of the reading rooms (Fig. 2.79) provides efficient lighting to wash walls, but it significantly changes the character of the wall treatment.

[1] George W. Hawes et. al., "Building Stones of the United States" in Census Reports Tenth census: (Washington, DC: U.S. Government Printing Office, 1884) P. 316.

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5.0 RECOMMENDATIONS

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5.1 RECOMMENDATIONS FOR FURTHER STUDY

Paint Analysis. Analysis of historic paint colors for finishes on the exterior and in the two principal rooms (Library Room and) is suggested. This would enable the historic colors to be considered as part of the overall interior design scheme. Paint types should also be confirmed, as the presence of water-based or calcimine paints could lead to failure of adhesion of future paint layers.

5.2 RECOMMENDATIONS FOR REPAIR, RESTORATION AND RENOVATION

***Priorities and Phasing*.** There do not appear to be other building conditions that are critical to the integrity of the building envelope or safety. It is highly recommended that, wherever possible, the following work be carried out in a single phase, with construction documents developed and administered by the design team and a general contractor. If the work is carried out in multiple phases, the Library will likely pay more for design fees, contractor set up, scaffolding, contractor project management and supervision, etc. Equally, important, it will be easier to get the best and most reliable contractors to bid on the work if the scope is substantial. Disruption on Library operations will also be minimized.

Repair Scope. Recommendations for repair are provided with the Existing Conditions assessments in Chapter 4.0. As noted in Chapter 3.0, any repair work done at the Rice Public Library should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties, summarized there.

5.2. 1 Site

Review foundation conditions at entrance stairs and confirm that potential causes of settlement have been resolved. Repoint using appropriate mortar color, texture and composition.

5.2.2 Roofing & Drainage

- Carry out a more detailed examination of fasteners and slate roofing to develop a strategy and budget for repair or replacement. Document conditions and colors of slates. Salvage all slates in good condition and color. Replace damaged or loose slates.
- Reattach loose or missing slates.
- Remove all trim at intersection of two roof slopes and replace flashings beneath. Re-install or replace deteriorated trim. Paint.
- Assume valley, ridge and cricket flashings should be replaced, taking care to match original profiles of ridge flashing.
- On two of the chimneys, Install chimney caps.
- Review capacity of the gutters and drainage system, particularly in light of future additions and the impact of global warming on extreme weather, and make adjustments as required.
- Plan regular inspection and cleaning of the gutters.
- Replace deteriorated dormer trim. Carry out paint analysis of windows and sash to determine original color and paint and/or finish all elements the original color.
- Examine condition of underground drainage system and repair and/or increase as required.
- Repair connections between downspouts and drain boots.

5.2.3 Masonry

- Repoint approximately 5% of the mortar overall. Find original profile and mortar mix for both brick and sandstone. Take great care in cutting joints.
- There is spalled brick, some quite recent, on bricks adjacent to windows at the first floor of the south elevation. Monitor brick conditions in this area, confirm source of deterioration and eliminate it. Repoint as required to prevent moisture infiltration. If matching brick is available, damaged brick could be removed and replaced but, unless the damaged brick is letting in moisture, the repair is likely to be more noticeable than the deterioration.
- Analyze stains on brick under fire escape and clean with treatments appropriate for brick and stone.
- Minimize use of de-icing salts around masonry walls to the greatest degree possible, through pre-treatment, and avoid areas adjacent to the column bases.
- Repoint joints over entry arch, adjacent to downspouts, etc. using appropriate mortar mix and great care in cutting joints.
- Analyze stains on south elevation and clean with treatments appropriate for the stone.
- Analyze biogrowth on north elevation and clean with treatments appropriate for the stone.

5.2.5 Metals

it is assumed that fire escape will be removed. Take care to avoid damage to brick and stone. Carefully patch holes from anchors in stone and brick with matching mortar.

5.2.6 Windows

- Remove storm sash from frames to carry out a detailed condition assessment of windows
- Repair frames and sash, using epoxy consolidants to fill damage or replacing elements as required.
- Consider permanent removal of exterior sash and replacement with interior storm panels and/or routing sash for double glazing.
- Carry out paint analysis of windows and sash to determine original color and paint and/or finish all elements the original color.
- Repair pilasters between the windows on the south side of the Tower as required and repaint.
- Refinish interior window frames, sash and Interior shutters.

5.2.7 Doors

- Assuming that a new accessible entrance is provided elsewhere, as well as egress doors, consider options, through automatic openers or other means, to return original two-leaf exterior doors to use.
- Refinish, doors, frames, transoms and laylights**.**
- Consider options for requesting variance to retain original door knobs.

5.2.8 Flooring

- Preserve black and white marble floor in the vestibule.
- Refinish wood thresholds.

5.2.9 Walls and Ceilings

- Monitor cracking in the center of the rear (east) wall of both the stacks and the Roberts Room and repair once any active movement has been resolved.

- Review condition of underground drainage and repair or replace as required to avoid ongoing damage to interior brick in basement level.
- Confirm source of water stain on the acoustic tile ceiling in the basement and corrected it, then replace the tile.

5.2.10 Finish Woodwork Paneling, Shelving & Trim

- Refinish baseboards, wainscot and picture rail are stained and varnished wood where scratched adjacent to chairs and desks.
- Refinish Interior door casings where damaged in the lower portions by book carts.
- Study options to add supplemental rail and request a variance for the main stair guardrail.
- Refinish original freestanding bookshelf units on the first floor.

5.2.11 Fireplace Surrounds

No work recommended

5.2.12 Lighting

- Pendants in the first floor vestibule and second floor history room should be researched further to determine their age and origin.
- Consider replacement of wood valance fixtures in most of the reading rooms.
- Consider replacing the pendant, ceiling fan and stair standard fixtures in the former reading rooms and the Roberts Room with contemporary lighting and fans, which do not pretend to be historic.

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6.0 APPENDICES

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