

# INVENTORY FORM CONTINUATION SHEET

Town  
CHELMSFORD

Property Address  
25 BOSTON RD.

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

The architect for the Adams Library, built in 1894, was John A. Fox of Boston. It was dedicated on May 8, 1895. The front steps, lower courses and buttresses are all of Chelmsford granite. The two large polished columns of granite are from the coast of Maine. Iron railings, specially designed at the request of library trustees, were added in 1958.

In May, 1998, the George Memorial Hall, built with a bequest of Orra A. (George) Flint in 1929 at the rear of the Adams Library was razed in order to make room for a much larger, new addition. It had many uses over the years, including as a general meeting room, Historical Society museum and meeting room, children's library, adult fiction stacks, and the fine arts and reference department. The main obstacle to keeping the hall was its design. George Hall was 5 steps below the main library, and there was too little room to make it handicapped accessible.

By 1970 an addition or new library was being discussed. A proposal was approved in 1974 for an addition on the south side of the Adams Library. However, because of organized opposition, that project was abandoned, and in the following year the Scoboria property on the north side of the library was purchased instead. The house was converted to the children's library, and the carriage house became an often used community meeting place. However, that became just a stop-gap, not only because more space was desired but the buildings weren't handicapped accessible. In 1987 the Donald Prout Associates of Cranston, RI were chosen to design a big, expensive addition and parking lot for the north side of the Adams Library. In spite of much publicity and urging, this proposal was turned down by the voters. The rejected design was considered too large and would overwhelm the existing library, which would not be integrated either physically or functionally. The Library trustees then looked for other sites for an entirely new building. When it was learned that the Adams Library and land would revert to its original owners if ever abandoned as a library, plans were again made for a simpler addition on the north side of Adams Library.

In 1993 the Dutton House next door to the Scoboria property was purchased in anticipation of the expansion of the Adams Library. In 1995 a plan was put forward to raze both houses and the carriage house to make room for the library addition. In 1997 the Town admitted that the Scoboria House was worth saving and put it up for auction. The house was moved, but the carriage house was razed.

In October 1996 the voters approved a scaled down \$4.5 million expansion and renovation of the Adams Library. A Boston architectural firm had been chosen, the A. Anthony Tapp and Associates, Inc. The parking lot was placed at the front of the addition, and the Dutton House could remain on library grounds. The library temporarily moved to the basement of the Town Office Building at 50 Billerica Road while construction by Taunton's Mello Construction Company took place. On February 29, 2000 the library with its new addition reopened. The original section is still known as the Adams Library, but a sign over the main entrance into the addition reads "Chelmsford Public Library."

## Sources:

Chelmsford Independent: May 7, 1998, pg. 1; Nov. 25, 1999

Chelmsford Newsweekly: July 24, 1958, pg. 1; Oct. 8, 1970; 1974 G. Parkhurst article; Apr. 11, 1984; Nov. 5, 1984; Oct. 1, 1987; Nov. 3, 1988, pg. 9; May 30, 1993; Oct. 21, 1996

Lowell Sun: undated month 1997, pg. 24; Mar. 12, 1998; Feb. 29, 2000

"Your Library", published twice yearly for Chelmsford, Ma Libraries: June 1970, pg. 2

# INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Town  
CHELMSFORD

Property Address  
2 ADAMS AVENUE  
Area(s) Form No.

	282
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The Dr. Arthur G. Scoboria House was moved by Admiral Building Movers from 2 Adams Avenue to Ann's Way, off High St., on the morning of March 5, 1998 after several years of controversy. The actual move was delayed by a month, due to major ice storms which had plagued northern New England. Telephone and electric company workers were dispatched up north to repair lines damaged in the storms, forcing the owners, Douglass Marlow and Linda DeYoung, to reschedule the move. Inclement weather caused 3 more delays after that!

It was taken in two sections across Boston Road, over a traffic median strip, up Bartlett St. and Acton Rd. to High St. to its final destination on Ann's Way. Many photographs taken throughout the years were used to recreate the house's original look. The side porch was removed. The first floor of front portico was extended two feet; the second floor was not rebuilt in order to conform to the original plan. The original columns, railings, and slate from the roof were reattached. Slate from the roof was saved and reattached following the move. The house was placed on its new foundation about 3 weeks later.

In 1975 the Town purchased the Scoboria House and in 1993 the Dutton House next door in anticipated expansion of the Adams Library. The library is located on the other side of the Scoboria House. In 1995 a plan was put forward to raze both houses and the carriage house to make room for the library addition and additional parking. However, that plan was eventually voted down in favor of a somewhat smaller library addition, which would not require demolishing the Dutton House. In 1997 the Town admitted that the Scoboria House was worth saving and put it up for auction. There were no bidders in July, but the Marlows indicated a desire to own it at a second auction in September. In November they purchased the house and carriage house from the Town for \$1, saving the house from demolition. However, the carriage house was eventually razed.

## Sources:

Lowell Sun: May 30, 1993; Tuesday, February 17, 1998, pg. 4; Friday, March 6, 1998, pg. 11, 12; June 17, 1997, pg. 1,4; Aug. 26, 1997, pg. 1,24; Sept. 5, 1997, pg. 11, 12  
Chelmsford Independent: Aug. 14, 1997; Sept. 24, 1988, pg. 15  
North Middlesex District Registry of Deeds: Bk. 2155, pg. 551; Bk. 373, pg. 507



25 Boston Road - Chelmsford Public Library addition to Adams Library

Jan 2006 G. Merrill



## HISTORICAL COMMISSION

CHELMSFORD, MASS. 01824

October 20, 1986

Dear Mr. Gauthier,

A member of the Historical Commission has been told by Ellen Rauch, Library Director, that the Library Trustees will be soon voting on the physical future of the Adams Library. It is the sincere hope of the Chelmsford Historical Commission that this beautiful old building remain intact.

As you probably know, it was erected in 1894 on land donated by Mr. J. Adams Bartlett. The deed (recorded in Middlesex North District Registry of Deeds, Book 254, Page 457) contains the restriction that "no building except a building for a Public Library shall ever be erected or placed upon said premises.....to be forever used as a Public Library."

The Town of Chelmsford, in unanimously voting to accept the gift of the land and completed building from Mr. Amos Francis Adams in 1895 promised: "First - It shall always be used for a free public library. Second - That there shall be no other building of any kind placed upon the lot.....the following resolves were unanimously adopted by a rising vote. Resolved: That the town in accepting the gift of Mr. Amos Francis Adams of the land and building thereon, known as the Adams Library, for the use of the Free Public Library, and upon the condition named in his letter to the town, hereby acknowledges with gratitude the considerate generosity of the donor in the permanent provision for its educational interests. The munificence of the gift, its special adaptedness to its end, and the elegance of its form and furnishings, evince a public spirit and love of native town that will endear his name to the latest generation. That the town hereby assures him of its appreciation of his good deed and pledges him its efforts to preserve intact and to perpetuate through coming time this treasure house for the noble object for which it is given."

The Historical Commission realizes that such deed restrictions have recently been nullified by actions of the State. However, we would like to remind you of the outrage felt by the Town a few years ago when it learned that the Russell Mill Rod & Gun Club could not be held to the restrictions made in its deed from the Town. The Town now has a moral duty to carry out the restrictions and promises made to Mr. Adams and Mr. Bartlett. The Historical Commission realizes that there may be a need for additional library space. However, in obtaining this space, we should carry out the spirit of the intention of these men and not, because of a technicality, go against their wishes and our promises to them.

A possible solution that you might consider would be to built one or more rooms, perhaps for the stacks, under the side lawn. Once finished, there would be no visible architectural change, yet much easily airconditioned space would be obtained.

Sincerely,  
For the Historical Commission

*Jane B. Drury*

Jane B. Drury, member

LET THE CHILDREN GUARD WHAT THE SIRES HAVE WON

MARK W. GAUTHIER

ATTORNEY AT LAW

ONE VILLAGE SQUARE

CHELMSFORD, MA 01824

(617) 250-8272

November 18, 1986

Ms. Jane B. Drury  
Historical Commission  
Chelmsford, MA 01824

RE: HISTORICAL COMMISSION / LIBRARY TRUSTEES

Dear Ms. Drury:

I was very pleased to receive your October 20, 1986 letter expressing your genuine concern for the historical significance of the Adams Library. Although Adams stands outside the historic district I can assure you that, whatever plans for upgrading current library facilities come to fruition, I and the other Library Trustees will remain sensitive to the special fondness that people have for the Adams building and to its continued use for Library purposes.

Once our building plans become more definite, I would be happy to meet with you or any other individuals interested in developing proposals for improving the Library and preserving the Adams family's gift.

Thank you for your continuing interest.

Very truly yours,



Mark W. Gauthier

# Building panel reviews sketches for new library

By PAT SNYDER  
Sun Correspondent

CHELMSFORD — Preliminary sketches and floor plans for either expanding Adams Library at its Boston Road site, or for relocating it at the Center

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## Chelmsford

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School on Billerica Road, were presented to the library building committee yesterday.

earlier this week by three architectural firms vying for the job.

The Center School is currently leased by the town as a private day care facility. The committee will vote next Wednesday on its choice of one of three architectural consultant finalists to prepare several options for both sites and to conduct a feasibility study.

The timetable leading up to next spring's annual town meeting, according to committee chairman Dave McLachlan, calls for:

- completing the feasibility study by Feb. 1;
- evaluating the options by the committee before March 1;
- and holding public hearings on the building proposal during the month of March.

McLachlan said that the MacKay Library in North

Chelmsford will remain as is, but that the three buildings in the Chelmsford Center — Adams Library, the Children's House and the Carriage House — would be consolidated into one 30,000-square-foot facility, if the library reconstruction is approved by the voters.

The committee wants 100 parking spaces included in the site plan. Currently there are only 35 spots for the three center buildings, including staff spots.

The present Adams Library houses 11,500 square feet of floor space in two-and-a-half stories, counting the basement.

The three architectural firms interviewed were Donald J. Prout of Rhode Island, A. Anthony Tappe and Associates, and Notter, Finegold and Alexander, Inc. The latter two companies are based in Boston.

All three finalists recommended retaining the classical design in the present Adams Library as a valued architectural landmark in the town, if the decision is made to expand at the present location. The wood-frame at the Children's House and Carriage House would probably be replaced by a two-story addition to Adams, with the parking lot relocated to the north side of the property. Construction materials and

(Continued on Page 19)

# Panel reviews plans for new library

(Continued from Page 17)

architectural style would complement the older portion.

Various possibilities included creating a courtyard entry on the north side with possibly several domed sections, or adding two armatures on both sides of the present central dome facing Boston Road, thereby preserving the building's symmetry, or lowering a more conventional addition below the level of the dome, so that the older section would remain the focal point.

## Overcrowding

By relieving the present overcrowding of interior space in the original portion, the restoration would "bring back the original character of those rooms...bring it back to its former grandeur," said Finegold's designer Tony Hsaio.

If the Center School option is pursued, all agreed that the entry should be redesigned so as to present the image of a library rather than an elementary school. Tappe suggested that the front curve be torn down and a more workable facade be constructed, "to present an appropriate image of a library facing the street."

Hsiao, on the other hand, thought the curved corridor on the front of the school presented "strong geometry" that could be broken up into "a series of rooms," possibly creating some "interesting children's library space." He thought the "character of the front" could be changed simply by the use of large windows, stone facing and a redesigned central entry to create a solid image.

Hsiao envisioned the school gymnasium as a fascinating steel latticework, comprising three floors of bookstacks.

A special town meeting last December allocated \$50,000 for the library-building feasibility study. The search committee has narrowed down the field of applicants from 21 to three, and has visited libraries designed by the finalists. Fred Elias, who is Prout's partner, has designed libraries in Milford, Bellingham, Great Barrington, Cranston, R.I., and an "Adams Library" at Rhode Island College. Tappe's credits include Framingham, Newton, Wayland, Eldridge, West Roxbury and Chatham. Examples of Finegold's work can be seen in Shrewsbury, Mass., and Burling-

ton, Vt.

All three architects quoted a cost-estimate of new construction at around \$110 per square foot. However, they each had a different system of determining their own fees, if they should be chosen as the project architect after the feasibility study is complete. Elias said his estimate of building costs at "\$105 per square foot was complete, including architectural fees." He said to renovate an existing structure, "presuming you have

a sound building," would cost "between \$40 and \$55 per square foot."

Tappe and Finegold, on the other hand, stated their fees were not included in the estimate. Tappe said he charges "a percentage of the estimated construction cost, using the City of Boston's fee schedule." Finegold, however, said he would "negotiate a fixed fee. I don't want to get involved with a percentage of the rise and fall of the building cost."



# LIBRARY BUILDING COMMITTEE

CHELMSFORD PUBLIC LIBRARY

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Boston Road, Chelmsford, Massachusetts 01824

October 15, 1987

TO: Community liaisons

FROM: Ellen Rauch, Library Director *ER*  
for the Chelmsford Public Library Building Committee

You may have seen brief coverage of the Committee's progress in choosing an architect in local news, and there's a press release in the works. In the meantime, here's the report:

Donald Prout Associates of Cranston, Rhode Island was selected from a field of 21 candidates to undertake the site feasibility study. The firm has substantial experience in library design, including a few libraries in Massachusetts and Rhode Island that members of the Building Committee visited prior to their selection. Frederick Elias, a partner in the firm, will be the principal investigator for the study. To begin, he is evaluating the current site of the Adams Library as well as the Center School site to measure how closely and at what cost those two sites could fulfill the program requirements for improved library facilities.

The deadline for the completed study is February 1, so the next four months will be very busy! Opportunity for public input and reaction to plans as they are formulated will be advertised. If you or anyone in your organization has comments for the Building Committee, please call me at 256-5521. And we would appreciate your keeping your contacts informed of our progress! Thank you.





# CHELMSFORD HISTORICAL COMMISSION

Chelmsford, Massachusetts 01824

January 12, 1988

Chelmsford Public Library Building Committee  
Adams Library  
Boston Road, MA 01824

Dear Ellen,

The Chelmsford Historical Commission is very interested in the future of the Adams Library and in learning details of the plans for its expansion.

The Historical Commission would like to meet with your committee. We will be holding a meeting at the 1802 Schoolhouse on Westford Street on Monday evening, January 25, 1988 at 8 P.M. Please let us know if representatives from your committee will be able to attend and join us in an informational discussion at that time.

Sincerely,

*Jane B. Drury*

Jane B. Drury  
Liason,

Historical Com./Building Committee

To:

Library Building Committee

As a near-abutter, concerned citizen, professional in town and member of the Chelmsford Historical Commission, I feel it is my obligation to so go on record in response to your February 22, 1988 presentation that I am not in favor of the current Adams' Library addition.

I feel that the charm of our historical town is threatened by the magnitude of an expansion that not only removes two of its existing houses, the Scoboria and Tevlin Houses, but creates an enormous structure that will change the character of the center of Chelmsford - forever.

To add space to the current facility is understandable - but to propose that anything less than this current addition is inadequate is truly the "short-sited" view.

We have a desire to keep our town competitive with other towns and their facilities, but we do not need to outdo others to be well-served ourselves.

My statement is, also, to leave no doubt that while your motives and goals are sincere, my motives and goals are the same.

I am committed to Chelmsford for not only my professional life as I have been since 1975 but my private life moving from Westford to Chelmsford in 1982.

I want a well equipped library facility for my children as much as all the residents in Chelmsford. However, only one choice is not to have a choice at all.

I am saying NO to this current proposed addition and would ask that an alternative proposal be given so that the people in the Town of Chelmsford in fact do have a say in the direction we take for our future growth.

Respectfully,

D. L. Fadjo, D.D.S.

MARK W. GAUTHIER

ATTORNEY AT LAW  
ONE VILLAGE SQUARE  
CHELMSFORD, MA 01824

(617) 250-8272

*Received  
Oct. 14, 1988*

October 11, 1988

An open letter to Martha P. Sanders, J. Perry Richardson, Jane B. Drury, Florence Gullion, D. Lawrence Fadjo and John Goodwin, Members of the Chelmsford Historical Commission:

Dear Commissioners:

I write to you in response to statements made these last few days in several area newspapers by or on behalf of your Commission criticizing the proposed Adams Library expansion plans. I understand that the Historical Commission "cannot be in support of the new addition" because "no alternative plans for a less conspicuous library have been presented."

I believe that you as members of a public board have been derelict in your duty. The 1987 Chelmsford Annual Report describes the function of the Historical Commission, in part, as follows:

The Chelmsford Historical Commission works in cooperation with other town agencies to insure that the goals of historic preservation are considered in planning for future development in the town.

Your Commission has failed to participate in the planning of the Adams Library expansion or to cooperate with the Library Trustees and Library

Building Committee. By letter dated October 20, 1986, (a copy of which is attached), Ms. Drury, for the Historical Commission, indicated that the Adams Library should be preserved and that an underground addition might be considered. In a letter dated November 18, 1986, <sup>(a copy of which is attached)</sup> I responded to Ms. Drury, writing that "I would be happy to meet with you or any other individuals interested in developing proposals for improving the Library and preserving the Adams family's gift" to the Town. Since November 18, 1986 I have not been contacted by any members of the Historical Commission to discuss any issues or concerns that you may have had regarding the Adams Library site or the proposed addition. You have not written to the Library Trustees or the Library Building Committee, nor have you attended any of the 17 Trustees' Meetings or 24 Building Committee Meetings held between November 18 and the date of this letter. You did not attend or participate by telephone in our March 16, 1988 televised presentation of architectural designs and expansion proposals. All of these meetings were posted, public and open to all interested persons.

On the other hand, the Chairman of the Building Committee, the then-Chairman of the Library Trustees and the Director of the Public Library went to your meeting on February 22, 1988 to review the proposed library expansion with you. They showed slides, gave a full explanation of all that had been done to that date, showed you floor plans and artist's renderings of the proposed expansion, and answered whatever questions you had regarding the plans.

Still, the Historical Commission stayed out of the picture and chose not to be involved at those stages of the planning process where it could have had the greatest impact.

It is outrageous that your Commission should ignore for 23 months its responsibility to air its concerns and be involved in the library building process. It is even more outrageous that your Commission should issue a press release criticizing the Library's efforts only weeks before the Town's

vote on approving the building project. Your Commission has not done its homework on this project and has ignored its mandate to participate in the planning process. I note also that a copy of your press release was not sent to the Library Trustees or to the Library Building Committee.

Speaking as one who participated in those 42 public meetings and forums, I resent your Commission's negative, unfounded and ill-timed approach to protecting the public's concerns.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Mark W. Gauthier".

Mark W. Gauthier

Library Trustee

Member, Library Building Committee

# Newsweekly

"Nothing is of worth but truth, before which all men are equal"

35¢

VOL. XLIX NO. 25 Chelmsford, MA October 13, 1988



*THE ADAMS LIBRARY built 1894: To expand or not to expand in 1988?*

## *Historic Commission takes dim view of library expansion*

CMFD-A news story in the Lowell Sunday Sun brought consternation to supporters of the proposal to expand the Adams Library. A letter from the Historical Commission sent to the Sun in advance of the Chelmsford papers, expressed the views that the plan, which had been widely publicized, was "not compatible in size or architectural design with the present library or the surrounding neighborhood." A less-ambitious plan might, the letter hints, have been more acceptable to it in its official role as guardian of the town's heritage.

Reaction came quickly. Building Committee Chairman David McLachlan called it "unfortunate" that the Commission had waited so long to express its views; Sel. Bradford Emerson, also a member of the Building Committee, stated his feelings that the Commission's letter did a disservice to the town; Vice Chairman of the Library Trustees Mark Gauthier, speaking as a member of both the Library Trustees and the Building Committee, said that he "resented" the Commission's "negative, ill-founded and ill-timed approach to protecting the town's concerns."

Commission members, meanwhile, stood by their unanimous decision to send the letter although no official explanation has been offered for its early release to an out of town newspaper or for the reason to delay the negative comments so long. One member stressed preservation of the residential "charm" of the area which would be harmed if the expansion took place, while another felt that while the design of the front might be in keeping with the original building, the back was not.

The *NEWSWEEKLY* succeeded in obtaining the text of the letter and planned to publish it. Vice Chairman Gauthier had submitted his letter previously, and both letters are now reprinted.

## ★ Historical Commission

*[Following is a letter from the Historical Commission regarding the proposed addition to the Adams Library:]*

### **“Dear Editor:**

“As a Commission that has been appointed by the Town to preserve the historic heritage of Chelmsford, the Chelmsford Historical Commission cannot agree with the present proposal to expand the Adams Library.

“This addition is not compatible in size or architectural design with the original 1894 library structure, nor with the surrounding neighborhood. The charm of the area about the Adams Library is threatened to be destroyed with the Tevlin property lost for a parking lot.

“As no alternate plans for a less conspicuous library building have been presented, this Commission cannot be in support of the new addition.”

*(Ed. Note: The letter was written with the unanimous support of its members.)*

## ★ Adams Library Trustees

**October 11, 1988**

*[An open letter to Martha P. Sanders, J. Perry Richardson, Jane B. Drury, Florence Gullion, D. Lawrence Fadjo and John Goodwin, Members of the Chelmsford Historical Commission:]*

### **Dear Commissioners:**

I write to you in response to statements made these last few days in several area newspapers by or on behalf of your Commission criticizing the proposed Adams Library expansion plans. I understand that the Historical Commission “cannot be in support of the new addition” because “no alternative plans for a less conspicuous library have been presented.”

I believe that you as members of a public board have been derelict in your duty. The 1987 Chelmsford Annual Report describes the function of the Historical Commission, in part, as follows:

**The Chelmsford Historical Commis-**

*More On Page 21*

Boston Globe  
Chelmsford Independent  
Chelmsford Newsweekly  
Lowell Sun  
Merrimack Valley Advertiser

FOR RELEASE BEFORE OCTOBER 25

Mrs. Martha Sanders, Chair.  
87 North Rd., Chelmsford  
256-2445

Dear Editor,

As a commission that has been appointed by the Town to preserve the historic heritage of Chelmsford, the Chelmsford Historical Commission cannot agree with the present proposal to expand the Adams Library.

This addition is not compatible in size or architectural design with the original 1894 library structure nor with the surrounding neighborhood. The charm of the area about the Adams Library is threatened to be destroyed with the Tevlin property lost to a parking lot.

As no alternative plans for a less conspicuous library building have been presented, this Commission cannot be in support of the new addition.

Sincerely,

Chelmsford Historical Commission

# Next library chapter

*Chelmsford Independent*

By Lucille Daniel  
Staff Writer

It was a lively debate. About 70 people gathered in the assembly room of the Senior Center last Thursday night and more watched on Cable 43, as library trustees, town officials and other interested citizens gathered to discuss the future of Chelmsford's libraries.

The forum was a first step in informing residents of the issues involved before Spring Town Meeting, when two articles on the warrant will bring to a vote authorization for sale of the Amos Adams painting and for the purchase of, the "Pink House."

Sponsored by the League of Women Voters and the Board of Library Trustees, the evening began with a series of opening statements by a seven-

member panel moderated by Carol Fredette. Library Director Mary Mahoney, trustees Betty McCarthy and Lorraine Lambert, Library Planning Committee members Connie Mead and Joan Laturno, Town Manager Bernard Lynch, and League representative Barbara Langworthy formed the panel.

Mahoney began by describing the library of the future, which would involve extensive use of technology as well as up-graded facilities. She mentioned that a recent user survey showed that people were dissatisfied with the buildings, the non-fiction collection, the lack of adequate staffing, and the reduction in hours of the current libraries.

**LIBRARY, Page 15**

## Library matters

*Chelmsford Independent 4/1/93*

■ **LIBRARY, From Page 1**

Comparing the Adams/Children's House complex to the standard library for a town with Chelmsford's population, Mahoney pointed out that it has 85,000 volumes compared to the standard 129,000, 59 seats compared to 160, and 35 parking spaces compared to 85-100.

Lynch said that the costs to maintain the current library facilities "have become more and more a drag on the town." He outlined the first steps in a strategy for financing a new library that would include selling the Adams painting and using the money, along with funds in the library's endowment and monies from the sale of town-owned land, to purchase the Pink House. This plan, he said, would cost the average taxpayer \$.45 per year for ten years.

No clear plan was put forward concerning the funding of the rest of the project, which would involve removing or tearing down the Pink House, the Carriage House, and the Children's House, and building a new library that would include the Adams structure.

"In the past," said McCarthy, "people were opposed because they liked the Pink House or the Carriage House so much or because they didn't like the traffic. Looking at how something is going to affect you is a human reaction, but it is not whole vision."

Questions that arose following the panel's presentation included con-

cerns about what would happen to the Pink House, and whether or not the town center site is the best one for a new library.

It appears that prospective buyers have already shown an interest in the Pink House, so panelists expressed the hope that the building will be moved rather than razed.

Concerns about the site revolved around both traffic congestion and possibilities for future expansion. Lynch stated that a traffic study had been done in 1988 and had provided useful suggestions for constructive changes. McCarthy mentioned that plans drawn up in the past have allowed for expansion upward.

To those who thought it better to move the site to different part of town, McCarthy responded, "The main heritage Amos Adams has given to Chelmsford is the central location of the Adams Library."

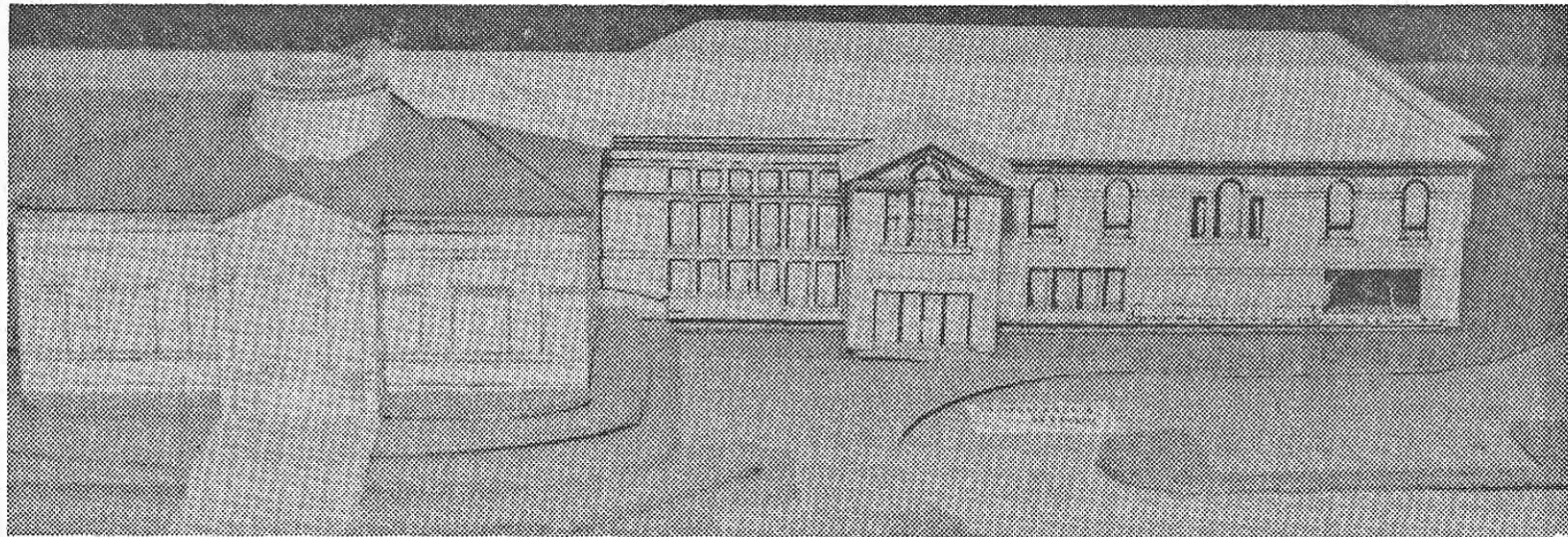
Trustees plan to continue their efforts to get voters involved in the library issues so that, by Town Meeting, voters can let their representatives know how they feel about the two related warrant articles.

Resident Catherine Brown rose during the meeting to say that she hoped "the same error in judgment that occurred in 1988 doesn't happen again." That year, a special override election was held to purchase the Pink House and make the town eligible for a \$2.5 million dollar grant. The override failed by 66 votes.



Thursday, April 1, 1993

Chelmsford Independent



File photo

Plans for a new library complex were drawn up in February 1988 by Donald Prout Associates. After review and updating, they will serve as a basis for future construction project. Shown in this model is Adams Library on the left with a new wing behind and to its right.

# Literary choices

## Chelmsford library at a crossroads — once again

By AURELIA FALK  
Newsweekly Staff

CHELMSFORD - Residents need to decide how badly they want an expanded or new library, whether they're willing to pay for it, and where they want it.

The current century-old library buildings cost the town money each year to maintain. Money the town could invest in buying more books or hiring more staff so the town's several library facilities could be open Sundays.

But to expand and improve upon the Adams Library, the choice library officials hope residents will make, will cost about \$4 million or about \$45 a year for 10 years on a tax bill for a home valued at \$150,000, according to town officials' estimates.

It would cost about the same to build a brand new library, they say.

At a forum last week, library officials stressed the inadequacies of the libraries, including non-compliance with the Americans with Disabilities Act (ADA), lack of space for expanded collections, and inadequate parking and seating.

### Bottom line concerns

Meanwhile, residents expressed concerns about the cost of an expanded or new library and the sale

of the historic painting to fund library improvements.

Today, Chelmsford library facilities consist of four buildings: the Adams Library in the center; the MacKay Branch in North Chelmsford; the Children's House, next to Adams; and the Carriage House, a meeting hall, also next to Adams.

Library officials hope to buy property called the "pink house" which abuts the Carriage House and Children's House and then move or raze the "pink house" and the Children's House and raze the Carriage House. The Adams Library would then be expanded.

Library officials have tried for almost 25 years to convince residents the town needs a new library. Now, as they move ahead with plans to try and buy the "pink house" for the third time since 1970, they seek community support.

Voters at this spring's annual Town Meeting will be asked to authorize the town to take from available town funds and the library's endowment and borrow as well to raise monies needed to assist with the purchase of the pink house. Voters will also be asked to allow the library trustees to sell a library painting to raise funds for the sale.

See LIBRARY on Page 11



**TOUGH CLIMB** — Officials acknowledge they must make the Adams Library above accessible to library users who are handicapped. (Photo by

THURSDAY, APRIL 1, 1993

*Chelmsford NEWSWEEKLY*

## Library at a crossroads

Continued from Page 1

The "pink house" is expected to cost about \$350,000, Town Manager Bernard Lynch said. The town will receive an appraisal in about a month.

The town would fund its purchase with about \$40,000 available from the sale of town-owned properties, \$40,000 from the library's endowment and about \$200,000 from the sale of the historic painting that belonged to Amos Adams, the library's founder.

The remaining \$70,000 would be funded by the taxpayers, Lynch said. He estimated it would cost about 45 cents a year for 10 years on a tax bill for a \$150,000 home.

To sell the plan to fiscally conservative residents who complain of massive tax increases in recent years, public officials said band-aid approaches which the town has relied on for years don't solve the library's two basic problems: non-compliance with the disabilities act and lack of space for improved collections.

Some residents oppose the potential destruction of the three historic buildings next to the Adams Library and also the sale of the painting to buy the "pink house."

The alternative would be to find another site and build a new library. Public officials support expansion of the present library be-

cause it is in the center of town and it ensures the town, rather than a developer would retain control of such a vital piece of land.

Location of an improved library is a decision the public needs to make, said Library Trustee Betty McCarthy.

The town has a three-year plan to bring the library into compliance with the disabilities act. The plan is to expand the Adams Library. If residents reject that plan, the town could be held liable for non-compliance if a disabled person files a lawsuit.

When tax-weary residents asked why the Adams Library as it is could not be adjusted to comply, public officials said it would be difficult because the building has several levels. Also, widening aisles for wheelchair accessibility would reduce even more the already limited space for books.

One library official noted that for every new book the library buys, it has to get rid of a book because of space limitations.

Library Trustee, Lorraine Lambert who walks with the assistance of a cane, said she cannot use the library because it is not handicapped accessible.

Plumbing and electrical systems in the four old buildings are costly to maintain, Lynch and Library Director Mary Mahoney said.

# Library trustees look optimistically ahead

By CHRISTOPHER SCOTT  
Sun Staff

CHELMSFORD — Library Trustee D. Lorraine Lambert remembers the date all too well.

It was Nov. 1, 1988. That day, residents voted on a \$1.6 million Proposition 2½ debt exemption to partially pay for a \$3.5 million expansion project for Adams Library. Proponents were hoping that the balance of the tab would be paid using a state grant for which they were planning to apply.

## CHELMSFORD

"I'll never forget that day," said Lambert, now chairman of the library trustees. "We lost by 65 votes (1,436-1,371). It was heartbreaking."

Lambert's spirits are much higher these days — and for good reason. Several recent developments have put the library expansion project back on the front burner.

"We're at the point where the light at the end of the tunnel is as bright as it's ever been," said Susan Koeckhoven of the library trustees. "It's fantastic. We're all very excited."

Things started happening in mid-February, when library trustees learned that for the third time in 23 years land they had hoped the town could acquire to make room for an Adams Library expansion was for sale.



The "Pink House," left, which the town expects to buy June 15, and the Children's House, will be incorporated into the town library's expansion.

SUN/RICHARD HUNT

The same month, trustees voted to sell a century-old painting found in an Adams Library closet in 1985 to help the town buy the property that was for sale. The painting, done by British-born artist A.F. Tait in 1887, depicts Amos Adams — for whom the library is named — on a hunting trip with two dogs.

Then in April, town meeting representatives authorized the town to purchase "The Pink House" — the property library trustees were eyeing for expansion. The property, located at the intersection of Boston Road and Bartlett Street, abuts the Adams site.

During the same town meeting, representatives also said

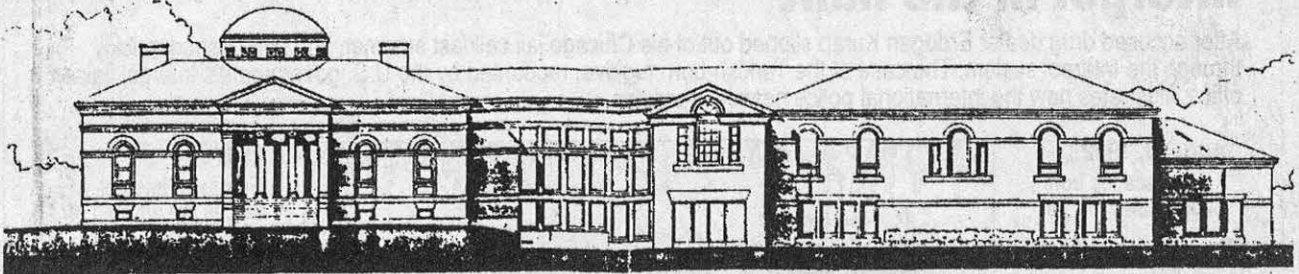
trustees can auction off the Tait painting. Major auction houses have appraised the painting's value at between \$150,000 and \$200,000.

The latest development occurred May 18, when Town Manager Bernard Lynch announced that the town will become official owner of "The Pink House" on June 15. Stephen Cain, who operates an accounting business in "The Pink House" is selling the property for \$360,000.

The same night, Lynch also announced that he has chosen Christie's auction house of New York to auction off the Tait painting. Christie's will get 10

Please see **LIBRARY/25**

## LOCAL NEWS



EAST ELEVATION

scale - 1/8" = 1'-0" 0 25 5 10 20'

An architect's drawing of the east view of the proposed Chelmsford Public Library expansion.

## Library trustees look optimistically ahead

**LIBRARY/**From Page 17

percent of the purchase price.

"We're very optimistic that we're moving forward, but we've set no time frame," said Library Director Mary Mahoney.

Mahoney, library trustees and the 550-member Friends of the Library are focusing their attention on two areas: re-evaluating architectural plans completed in 1988 to determine whether they have any value, and fund raising.

"We're using the plans as just a starting point," said Mahoney. Mahoney said it's unknown whether the 1988 plans can be reused or whether new plans must be drawn.

Under the 1988 plans, the Adams Library is expanded while the Children's House, Carriage House and "The Pink House" are either razed or moved from the site.

Mahoney said the 1988 plan does have its drawbacks, including:

- It reserves no space for computer workstations. "With the future of technology going the way it's going, we need

space for workstations," Mahoney said.

- It doesn't set aside enough space for children's books and electronic books, such as books on audio tape.

- The plan allots space for a fine arts section, but the library no longer has a fine arts section.

Whatever plan is chosen, Mahoney and the trustees intend to keep the Adams Library in its current state, citing its historic and architectural value.

Mahoney said a statewide association representing library trustees will file legislation in September aimed at increasing public financing of library construction projects. She hopes that Chelmsford can capitalize on the legislation, assuming that it's approved. Until then, Mahoney said she hopes the town can rent "The Pink House," with revenue being saved for the expansion.

Mahoney said the cost of expansion will probably be the same as it was in 1988, or perhaps less because construction

companies have less work in the flat economy.

Jaci Matzkin, president of Friends of the Library, said the group is gearing up for the September book sale, proceeds of which will be used for various library projects, including expansion. Last year's book sale raised \$23,000.

"We're hoping for the biggest book sale ever this year," said Matzkin.

The Friends are also in the midst of a membership drive, with dues being saved for the expansion project.

Mahoney said Christie's will auction off the Tait painting in December.

"Christie's holds two auctions a year, one in May and the other in December," said Mahoney. "We just didn't have enough time to get everything in order for the May auction."

"I think Amos Adams would be pleased the decision has been made to sell the painting to help with the library expansion project," said Koeckhoven. "I really think he'd be happy."



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

March 20, 1995

Mary E. Mahoney  
Library Director  
Chelmsford Public Library  
25 Boston Road  
Chelmsford, MA 01824

RE: Chelmsford Public Library Renovation/Addition, 25 Boston Post Road, Chelmsford, MA (MHC #2333)

Dear Ms. Mahoney:

Thank you for the Project Notification Form you submitted regarding the proposed project referenced above. The Chelmsford Public Library (a.k.a. Adams Public Library) is located adjacent to the Chelmsford Center Historic District which is listed in the State and National Registers of Historic Places. After review of this information, Massachusetts Historical Commission staff have the following comments.

MHC staff understands the proposed project will include the renovation of the Adams Library and the construction of a 26,000 square foot addition. MHC staff further understands the projects includes the demolition of the Paul Dutton House, 10 Bartlett Street; and the Scoboria House and carriage house, 2 Adams Avenue. The Adams Library, Paul Dutton House, Scoboria House and carriage house are eligible for listing in the State and National Registers of Historic Places.

J. Adams Bartlett constructed the property at 10 Bartlett Street in 1896 as a wedding gift to his daughter, Emma, at the time of her marriage to Paul Dutton. Designed by local architect Charles E. Parkhurst, the Paul Dutton House is a well-preserved Queen Anne style residence with a mix of clapboards and shingles, a broad front porch, a cross gable roof line, and a projecting bay supported by carved brackets.

In 1904 Mr. Bartlett had the adjacent property a 2 Adams Street constructed as a wedding gift for another daughter, Mary, at the time of her marriage to Dr. Arthur Scoboria. The Scoboria House is a well-preserved Georgian Revival style residence with a projecting center entrance topped with a second story glass enclosed porch, symmetrically placed windows, and palladian and stain glass windows. Also on the property is a carriage house which is believed to date from the early 20th century.

To avoid adversely impacting historic resources, MHC staff request the opportunity to consult to consider alternatives that would avoid the demolition of these State and National Register eligible properties. MHC staff also request the opportunity to review project plans for the addition and current photographs of the four buildings. Perhaps a site visit by MHC staff and project proponents would be helpful in clarifying alternatives to the proposed demolition.

These comments are provided to assist in compliance with M.G.L. Chapter 9, ss. 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00).

220 Morrissey Boulevard, Boston, Massachusetts 02125 · (617) 727-8470  
Fax: (617) 727-5128 TDD: 1-800-392-6090

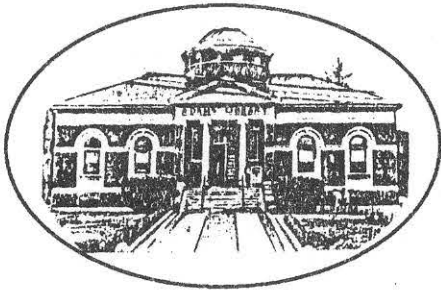
MHC staff look forward in working with you on the addition to the Chelmsford Public Library. If you have any questions, please do not hesitate to contact me at this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas J. Kelleher".

Douglas J. Kelleher  
Preservation Planner  
Massachusetts Historical Commission

cc: Chairperson, Chelmsford Historical Commission  
Benard Lynch, Chelmsford Town Manager  
Patience Jackson, Massachusetts Board of Library Commissioners



# Chelmsford Public Library

25 Boston Road, Chelmsford, MA 01824-3088  
(508) 256-5521 FAX (508) 256-4368  
Mary E. Mahoney, Library Director

April 3, 1996

Mr. John Goodwin, Chairman  
Chelmsford Historical Commission  
Town Offices  
50 Billerica Road  
Chelmsford, MA 10824

Dear Mr. Goodwin:

It is the intention of the Library to try, once again, to receive a State Grant to help offset the costs of library improvements. We are making a fresh start. The current project proposes removing the addition to the Adams Library which was built in the 1920's. Because the design is more compact, the Pink House will not be disturbed. In fact, we intend to use its basement for the Friends of the Library's book storage.

I am sending you a copy of the MA Historic Commission's Project Notification Form which I am submitting as part of the grant requirements. If you have any questions or observations, please do not hesitate to call me. In addition, I would welcome the opportunity to review the plans with you.

Sincerely,

Mary E. Mahoney  
Library Director

Adams Library \* Children's House\*Carriage House  
Chelmsford Center

Anna C. MacKay Library, 43 Newfield Street  
North Chelmsford, MA 01863 (508) 251-3212

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, ROOM 310  
BOSTON, MA 02116

## PROJECT NOTIFICATION FORM

Project Name Chelmsford Public Library Renovation/AdditionLocation/Address 25 Boston RoadCity/Town Chelmsford, MA 01824

Project Proponent

Name Town of ChelmsfordAddress Chelmsford's Town Offices, 50 Billerica RoadCity/Town/Zip/Telephone Chelmsford, MA 01824

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or Funding (specify)</u>
Commonwealth of MA Board of Library Commissioners	605 CMR Library Improvement Program, Public Library Construction

Project Description (narrative)

This project will renovate and restore the century old Adams Library building and provide a 20,372 sq. ft. addition.  
(total project=29,610 sq.ft.)

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The project proposes removing the Adams Library's 1,600 +/- sq. ft. addition which was built in 1927. Another building, a former residence now housing the Children's Library will be moved off the property. It is the intention of the Town to make every effort to sell these properties.  
Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The Adams Library will be renovated, restored, and updated with new mechanical and electrical system.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

New construction will include a 20,372 sq. ft. addition.





# Trustees unveil design for \$4.5M library expansion

BY BRENDA DONOGHUE  
STAFF WRITER

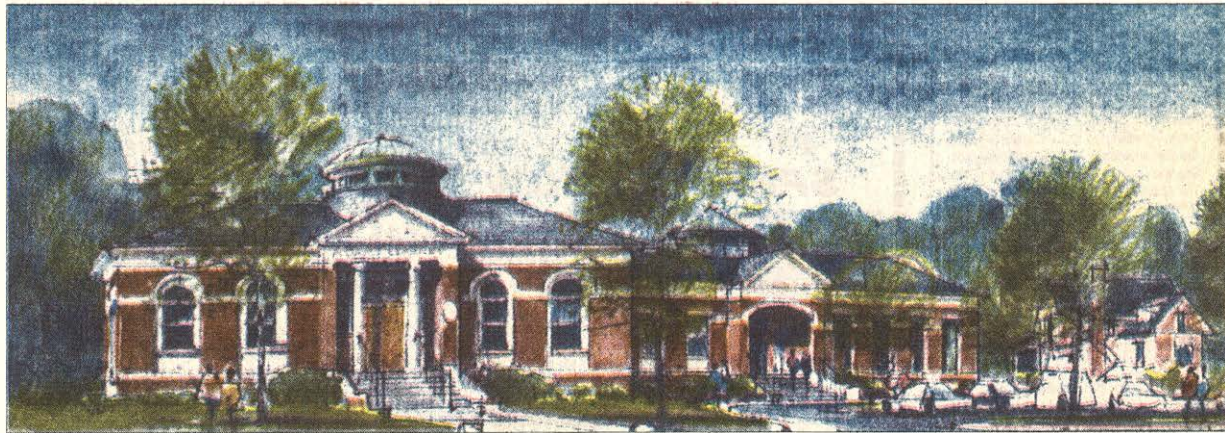
*Chelmsford Independent 4/25/96*  
Proposal would spare 'Pink House' but raze two other buildings

Selectmen previewed the \$4.5 million design for renovation and expansion of the Adams Library Monday, but the real show will be at Town Meeting next week.

The project will result in a library with 29,500 square feet of space. It also brings the library into compliance with the federal Americans with Disabilities Act and adds 100 parking spaces.

Representatives will be asked at Monday's Town Meeting to allow the town to seek funds for the library project. This article does not seek town funding.

Right now, the library encompasses 15,000 to 16,000 square feet in three buildings — Adams Library, the Children's House and the Carriage House, Library Director Mary Mahoney said.



The architect's drawing above, by A. Anthony Tappe and Associates, shows the Adams Library from Boston Road, with the proposed addition to the right.

Adams Library



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

4 June 1996

Ms. Mary E. Mahoney  
Library Director  
Chelmsford Public Library  
25 Boston Road  
Chelmsford, Massachusetts 01824-3088

RE: Expansion and rehabilitation of the Chelmsford Public Library, Chelmsford, MA;  
MHC No. 2333

Dear Ms. Mahoney,

Thank you for supplying the Massachusetts Historical Commission with information about the proposed project referenced above, which is seeking financial assistance from the Massachusetts Board of Library Commissioners. The site of the proposed project encompasses the following properties:

the Chelmsford Public Library (aka the Adams Library), Boston Road at Adams Avenue. The library, designed in the Classical Revival style by the architect John A. Fox, was built in 1894 on land donated to the Town of Chelmsford by J. Adams Bartlett. In 1929 an addition, known as the George Memorial Hall, was built at the rear of the Adams Library; the addition was designed by the local architect E. R. Clarke.

the Scoboria House, 2 Adams Avenue. This imposing Georgian Revival-style house was built in 1904 by J. Adams Bartlett as a wedding gift for his daughter Mary and her husband, Dr. Arthur G. Scoboria. For many years the house has been owned by the Chelmsford Public Library and used as a "Children's House" annex to the Adams Library.

Both buildings are eligible for listing in the State and National Registers of Historic Places.

MHC staff understand that the proposed project would involve the demolition of the George Memorial Hall; the demolition or relocation of the Scoboria House; the construction of an approximately 20,000-square-foot addition to the Adams Library; and the rehabilitation of the historic library building.

MHC staff reviewed a previous proposal for expansion of the Adams Library in March 1995. At that time MHC staff visited the project site and initiated consultation regarding alternatives for the proposed library expansion. MHC staff understand that in the intervening year the

Ms. Mary E. Mahoney / Chelmsford Public Library

4 June 1996

Page Two

project has been significantly revised; that the demolition/removal of the Paul Dutton House, at 10 Bartlett Street, is no longer proposed; that the demolition of the George Memorial Hall is newly proposed; and that the size of the proposed addition (previously 26,000 s.f.) has been reduced. It is not clear to MHC staff from the materials submitted whether the project as currently proposed would involve the demolition of the historic carriage house associated with the Scoboria House.

In order to avoid adversely impacting historic resources, MHC staff request the opportunity to resume consultation regarding prudent and feasible alternatives that would avoid demolition of any State Register-eligible properties. MHC staff also request the opportunity to review current photographs of the properties as well as revised project plans. MHC staff look forward to reviewing these materials as they become available.

These comments are provided to assist in compliance with M.G.L. Chapter 9, sections 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00). If you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Adams", with a stylized flourish at the end.

R. Terrence Adams  
Preservation Planner  
Massachusetts Historical Commission

cc: Chelmsford Historical Commission  
Patience K. Jackson, MA BOLC, 648 Beacon Street, Boston 02215



# Town Meeting Representatives

Precinct 8

Dear Constituent:

At the October 21, 1996 Town Meeting, Representatives overwhelmingly voted to fund a new library building/handicapped access project. Following that Town Meeting, a petition was submitted to hold a special election to ratify the vote of Town Meeting - thereby giving residents the opportunity to vote on the library project. As Town Meeting Representatives who support the library project we hope you will take advantage of this opportunity to support the library's new project and ratify Town Meeting's 'yes' vote.

We also want to take the opportunity to explain why an overwhelming majority of Town Meeting Representatives support the new project.

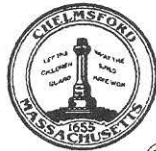
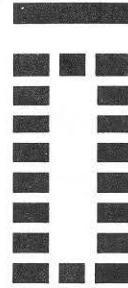
- **The new project is affordable within the Town's budget and will not increase taxes.** In 1995, residents rejected a ballot question which would have allowed the Town to override Proposition 2 1/2 in order to fund a 6.7 million dollar library expansion. The new project is smaller in scale. The cost is offset by an additional 1.8 million dollar State grant. The cost to the residents is 3 million dollars - that's 55% less than the previous plan.
- **If the remaining 3 million dollars is not funded by the Town, the 1.8 million dollar grant must be returned to the State. It cannot be used for alternative library improvements or handicapped access. If Chelmsford returns the grant to the State, it will be awarded to one of the 21 communities on the State's waiting list for grant funding.**
- **The reduced design minimizes future operating costs and requires no additional staffing.**
- **The new project is 25% smaller than the previous project. It is compact and efficient and its design does not overwhelm the original building and the Pink House remains on site.**

We believe this project makes sound financial sense for Chelmsford. It provides handicapped access while adding needed space. Vote 'yes' to ratify the vote of Town Meeting and to keep the State Grant money in Chelmsford.

*Katherine A. Foster*  
*Angel J. Taranto*  
*David G. Galt, M.D.*  
*Cheryl Boss*  
*Walter A. Cleven*  
*Alexander W. Dewar*  
*Sam Patton*  
*Gail E. Poutten*

*William Curry*  
*Deborah Dillhoff*  
*John Spill*  
*Jacqueline C. Shady*

OFFICIAL BALLOT  
SPECIAL  
TOWN ELECTION  
TOWN OF CHELMSFORD



SAMPLE BALLOT

To vote, complete the arrow(s)



pointing to your choice(s), like this:



REFERENDUM QUESTION

Shall the Town ratify the October 21, 1996 Town Meeting vote on warrant article six to appropriate the sum of \$4,832,843, this amount to be reduced by \$1,832,843 of state library grant assistance, for the purpose of constructing an addition to and remodeling, reconstructing or making extraordinary repairs to the Adams Library, including original equipment and furnishings related thereto; that to meet this appropriation the Treasurer with approval of the Board of Selectmen is authorized to borrow \$3,000,000 under General Laws Chapter 44, Section 7; that the Board of Selectmen is authorized to contract for and expend any federal or state aid available for the project; and that the Town Manager is authorized to take any other action to carry out this project?

\$4,832,843 is the total cost of the project to renovate the existing building and make it handicapped accessible.

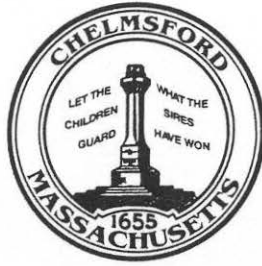
\$1,832,843 is the amount of the State grant that has been received for this library project. This money can not be used for any other purpose but this project and this plan. If Chelmsford does not go forward with this plan, the money must be returned to the State.

\$3,000,000 is the net amount of the entire project. It will be funded through a 10 year bond. \$300,000 each year will come from our current budget to pay off the bond debt with NO increase to the current or future tax rate.

YES

NO

VOTE YES



97 OCT 27 AM 11:09

PLANNING BOARD  
TOWN OFFICES  
50 BILLERICA RD.  
CHELMSFORD, MA 01824

### LEGAL NOTICE

#### 25 BOSTON ROAD ADAMS LIBRARY EXPANSION

The **CHELMSFORD PLANNING BOARD** will conduct a Public Hearing on Wednesday, November 19, 1997 at 7:30 PM in the Town Offices located at 50 Billerica Road, Chelmsford, MA to consider the application of the **CHELMSFORD PUBLIC LIBRARY** for the following:

The submittal of a Site Plan Modification for a proposed new addition of 29,989 square feet to the main building of the existing Adams Library and enlargement of the parking area on a 2.728 acre parcel under the following Special Permits:

Section 1420- Site Plan Review  
Section 4800- Aquifer Protection District  
Section 3120 (b)- Number of Parking Spaces

A copy of this proposal is available in the Planning Board Office located in the Town Offices at 50 Billerica Road, Chelmsford, MA and may be viewed Monday through Friday between 9:00 AM and 4:00 PM. All interested parties are invited to comment in writing or may present relevant information for the Planning Board's consideration at the hearing.

Per Order of  
Robert Morse, Clerk  
Chelmsford Planning Board

-----  
**PLEASE PUBLISH:**  
October 30, 1997 and  
November 6, 1997

**PLEASE BILL:**  
Ms. Mary Mahoney  
Chelmsford Public Library  
25 Boston Road  
Chelmsford, MA 01824  
(978) 256-5521

forms:lgad9732



25 Boston Road - Chelmsford Public Library addition construction 12/21/1998



25 Boston Road - Chelmsford Public Library addition construction 12/21/1998





25 Boston Road - Chelmsford Public Library addition construction 12/21/1998



25 Boston Road - Chelmsford Public Library addition construction 12/21/1998













4/30/2004 F. Merriam



