

CONSIDERATIONS: There are several major advantages to assigning officers on a permanent basis to the Traffic Division. It ensures that the Town has a long-term commitment toward the drunk driver problem. It will allow the patrol division to operate without draining its manpower. The program will also permit the selection of the most capable officers who have an interest in D.W.I. enforcement.

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Lesser considerations in assignment to additional officers to the Traffic Division are that officers could also assist in accident investigation and other enforcement programs such as truck enforcement and selective enforcement.

**PROPOSAL  
FOR  
SIMPSON TABER RESIDENCE  
WALLINGFORD, CONNECTICUT**

**BY**

**Paul S. Pizzo  
on behalf of  
The Simpson Taber Rehabilitation Group**

**SEPTEMBER 7, 1984**

**INTRODUCTION**

This proposal being presented to the Town of Wallingford is for the restoration and rehabilitation of the Simpson Taber House at its present location on North Main Street in Wallingford, Conn. It is the intention of this group to restore the Taber house to its original condition. All exposed woodwork and detail that makes this building historically significant will be retained. The building is ultimately to be decorated with furnishings of the same period and could be periodically opened for public use. The building is in the process of being placed on the National Register of Historic Landmarks.

**PROGRAM**

The building will be used by a business organization that does not rely on exposure to the general public on a daily basis. Parking for visitors would be minimal at best. The many individual rooms lends itself well to the private offices that will be required by this type of business. The front rooms of the building will be used for occasional conferences and also will be made available to the Town for informal gatherings where the "Period Architecture" of the Simpson Taber House could provide a pleasant setting different from other town buildings.

The building's mechanical and electrical systems are planned to be completely renovated providing the modern systems necessary for today's business climate. The exterior will be completely restored with new insulated windows matching the style of the existing windows.

It is anticipated at this time that the one business will use 75% of the net rental area, while the remaining 25% will be rented to another private business until expansion is required by the prime tenant.

The prime tenant will sign a 5 year commitment to occupy the building. Beyond that date the owners would renegotiate or find other business tenants. It is understood that because of its proximity to the library and to adjacent residences the type of business that occupies the building should be an organization that will not cause large amounts of daily traffic or excessive noise.

#### PARKING

Parking will be the responsibility of the tenants utilizing private and public lots within a six block radius of the site. There is ample parking from the private sector within these limits to satisfy any parking requirements.

#### MAINTENANCE

The building will be maintained by the owners. Keeping both exterior and interior of the building to a level befitting a historic landmark. The front iron railing will be retained in its present location with no on site parking that would detract from the beauty of the building, and its potential landscaping. The grounds immediately around the building will be kept up by the owners.

FINANCES

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The building finances will come mainly from private funds being negotiated with the Bank of Advest. (see Appendix "A"). Efforts will be made also to secure emergency funding from the Conn. Trust for Historic Preservation. Within 30 days after acceptance of this proposal, a complete Financial Package will be submitted for proof of funding (see Appendix "B" for Cost Estimate).

LAND/LEASE

The Simpson Taber Rehabilitation Group is willing to discuss the following option keeping in mind that there are many variations that could be developed.

The land would be leased to the Simpson Taber Rehabilitation Group for \$1 per year. The building would also be sold to the Group for \$1. The term of the lease would be for 30 years. At the end of the 30 years, the building would be donated to the town. It is the opinion of the Simpson Taber Rehabilitation Group that the Town would have a use for the building at that time, perhaps for library use.

APPENDIX A

September 10, 1984

Mr. Richard Belliveau  
217 Elmfield Street  
West Hartford, Connecticut 06110

Dear Mr. Belliveau:

Based on our conversation of September 7, 1984, ADVEST BANK would be pleased to review your financing needs for the "Tabor House" located on Main Street in Wallingford, Connecticut.

I look forward to meeting with you.

Sincerely,

ADVEST BANK

*Nicholas A. Konon, Jr.*

Nicholas A. Konon, Jr.,  
Vice President

APPENDIX BAPPENDIX BPRELIMINARY REHABILITATION COST ESTIMATEBUILDING COSTS

Architectural	10,000
Demolition (interior finishes damaged by neglect)	4,000
Site Work (including plantings)	1,500
Exterior Scraping & Painting & Repair	10,000
Porch Repairs	2,500
Structural Reinforcement (where req'd)	15,000
Windows	12,000
Plumbing	5,000
HVAC	10,000
Electrical	5,000
Insulation	4,500
Interior Woodworking	8,000
New Walls & Ceiling (where required)	6,000
Flooring	12,000
Chimney Repairs	<u>1,000</u>
	SUBTOTAL
	106,500
	10% CONTINGENCY
	10,600
	20% OH & P
	<u>21,200</u>
	BUILDING REHABILITATION COST
	138,300

APPENDIX C

**The C. F. Wooding Company**  
*Constructors*  
 ESTABLISHED 1886

43 Wallace Ave. • P.O. Box 768  
 Wallingford, CT 06492  
 (203) 265-2801

October 23, 1984

Mr. Richard J. Belliveau:

We are willing to consider providing parking for prospective occupants of the Tabor House on properties now owned or occupied by us.

Yours very truly,

THE C. F. WOODING COMPANY

*John M. Wooding*  
 John M. Wooding  
 President

WALLINGFORD PUBLIC LIBRARY ASSOCIATION  
200 North Main Street  
Wallingford, Connecticut 06492

October 22, 1984

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The Honorable William Dickinson  
Wallingford Town Hall  
350 Center Street  
Wallingford, Conn. 06492

Dear Mayor Dickinson:

The Board of Managers of the Wallingford Public Library Association maintains that the preferred disposition of the Taber house is to remove the structure from its present site. As residents of Wallingford and certainly as members of this board we share with others in our community both a pride in the historic aspects of this town as well as a concern with service to the public. Unfortunately in the real world it is not always possible to reconcile these two laudable endeavors. In such circumstances differences of opinion will arise regarding the most practical solution. Whatever our personal opinions, as members of this board we have a legal fiduciary responsibility to ensure that the Wallingford Public Library will continue to provide the highest standards of service to the community both now and far into the future. It is not necessary in this letter to recount the services that libraries and the Wallingford Public Library in particular provide to the community.

The Taber house and the property it stands upon are part of the leasehold of the Wallingford Public Library. Both before and after the construction of the new library it was assumed by all who planned for the library's future that the land on which the Taber house stands would provide space for expansion of the library in the decades ahead. For these reasons our fiduciary responsibilities extend to the disposition of the house and land. Wallingford is a vibrant growing community with sufficient land space for considerable future growth. There is no question that this growth in both industrial and residential areas will challenge our present library in its capacity to continue to provide high quality service.

In the course of debate over the fate of the Taber house some individuals wishing to preserve the structure have suggested a number of plans which are either impractical because of lack of funding or are not compatible with the long term needs of the library. This has inevitably resulted in an unfortunate adversarial relationship with the Board of Managers. It has become clear that no person or group has come forth with a serious plan to move the house. It is also clear that no consensus of the Town Council has occurred which would condone its demolition. The Board of Managers has formed a Long Range Planning Committee to study the implications of the possibility that the library may have to make use of the house for future expansion. This is done in a spirit of cooperation with members of our community greatly interested in preserving this building.

Using Library Association funds as our contribution to an objective study of the problem, we commissioned Mr. Arnold R. Gustavson of LML Architects, Stratford, Connecticut to provide an objective assessment of the present structural state of the Taber house and an estimate of the costs of restoring it to public use. Our request to Mr. Gustavson was that he determine the cost of restoring the house for the most undemanding of library uses, as reading or meeting rooms or as administrative offices. Equivalent costs would be incurred for any other public or business use. Much more in cost would be required to allow the tremendous weight of any book stacks. Moreover, the cost of restoration determined in his report of September 5, 1984 is also conservative in that an assumption is made that the second floor of the house would be used for storage and the mechanical air ventilation system rather than public access. There would be no frills in this restoration plan. This represents the minimum necessary for satisfying the existing Wallingford building codes for any public use of the building and to ensure the safety of the public. To do any less would preserve the building only as a monument for the public to look at from the outside. The lower end of the range of estimate of this restoration cost is \$200,000. This does not include any eventual physical connection between the house and the library, nor does it include costs of maintenance and staffing.

The library has no present need for this space and no budget or staff for such use, yet as noted above there will be a future need for this or equivalent space on this site. In summary, we can support the idea of preserving the house. If it cannot be moved, we would approve a restoration as outlined in Mr. Gustavson's report. We would be interested in considering any innovative means of providing the funds for restoration including business enterprise that would not use library parking nor be a problem for our patrons. Any plan must incorporate the future needs of the library for this space.

592 In order to pass a new resolution on the disposition of the Taber house the Board of Managers must insist on the following conditions:

1. There will be no sale of the Taber house to anyone on its present site.
2. If the Wallingford Library Association must sublet the house, it will not be used for any purpose not approved by the Board of Managers.
3. If the house is preserved and occupied, it will be done in a fashion that ensures that the library will be able to use the space after some reasonable period in the future, but under no circumstances later than 20 years.
4. If the house is removed, the space will be retained for library use.
5. If the house is removed, parking in the open space will not be permitted.

Sincerely,

Marylou S. Williams, President  
Wallingford Public Library Association

MSW:jk

CC: Town Council Members

**LML ARCHITECTS**

2385 Mair Street  
Stratford, Connecticut 06497  
375-5967

S U R V E Y  
OF THE  
SIMPSON-TABER RESIDENCE  
Main Street  
Wallingford, Connecticut

LML ARCHITECTS  
DISALVO ASSOC. - CONSULTING ENGINEERS  
HUGH J. SWEENEY, INC. - CONSULTING ENGINEERS

September 1984

LML. ARCHITECTS

2385 Main Street  
Stratford, Connecticut 06497  
375-5957

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September 5, 1984

Wallingford Library  
Ad Hoc Committee for Long Range Planning  
200 North Main Street  
Wallingford, Connecticut

Dear Committee Members:

We are pleased to submit this report, a Survey of the Simpson-Taber Residence. It addresses the overall condition of the house, an analysis of steps necessary and the cost involved to bring the house up to current Library standards, estimates of operating costs, a cost projection for a physical tie-in with the new Library, and cost for related renovation in the Library itself.

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Arnold R. Gustavson

ARG:ss

Simpson-Taber Residence

PRESENT CONDITION

Our on-site inspections of the existing building confirmed much of what was stated in the reports of the Public Works Director, Town Engineer, and Building Inspector. It is our understanding that minimal maintenance has been performed on the house for many years and that for two years no heat and ventilation has been provided. On at least three sides of the house vegetation has begun crowding the facades which results in dampness, possible damage from roots, and leaves accumulating in the wrong spots.

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Extensive roof leaks, particularly under the low-pitched roof at the rear wing, has resulted in severe damage in several interior spaces below. The front portions of the house do not appear to suffer the same fate. During our inspections we heard noises in the walls and ceiling spaces which indicated either ghosts or more probably rodents. It is difficult to evaluate damage in concealed areas of a building but considering the length of time the leaks have apparently occurred we must assume some is present. It is wise practice to allow adequate contingency amounts when estimating costs of this nature.

The main floor of the house has the most accessible areas with adequate ceiling heights. Gross floor area is approximately 2,570 sq. ft. (not including the porches). The existing rooms, especially in the front portions, will after careful renovation and decoration lend themselves very nicely into the proper library function. Most of the rear wing could be treated more simply or in some cases demolished.

The same is true for the second floor except in this case only the front portion of the area is usable, with its more generous areas and adequate ceiling heights. Egress from this area would have to be resolved by a second means which is more readily available - the front stair being the primary access. Its use for library purposes would have to be also reviewed with the local

Building Officials when preliminary planning is progressing to determine which use is appropriate and acceptable.

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The rear wing of the second floor is more difficult to consider as public space or usable space at all because of the low ceiling heights and the different floor level. It would, after basic renovation, however, lend itself to an area for placing much of the mechanical air handling equipment required to provide ventilation, heating, and cooling to the occupied areas of the building adjacent and below. This would help to solve the problems often associated with this equipment with regard to concealment and service accessibility.

The Basement and Attic space would be cleaned and updated to conform with the latest codes. This could, of course, include the following structural, plumbing, mechanical and electrical work:

#### Structural Review

A field review and subsequent analysis of the load carrying members has been made in an effort to determine the feasibility of converting the house for library use. During the field review, the first floor framing was observed closely, but the second floor and ceiling framing were not accessible for review without the partial demolition of wall and ceiling coverings.

The first floor framing, which was viewed from the basement, was observed to be in generally good condition, although some isolated crushing and splitting of joists and beams was noticed. The basement area was fairly moist

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and some mold or fungus was noticed on the members. The joists or beams which were checked closely, however, were not rotted.

The second floor, viewed from the first floor, showed no signs of excessive deflection or distress, although near the north porch considerable water damage from an apparent roof leak was noticed. The floor joists in this area could not be viewed or checked, but the possibility of rotting should be anticipated.

The analysis of the structural members included two different loading conditions. The first was a library stacks live load of 150 PSF, and the second was a library reading room live load of 60 PSF. Both loads are dictated by the Connecticut State Building Code. The reading room load is only 10 PSF higher than the required office live load, and so the possibility of office use is conservatively considered with the reading room. Obviously, it is not possible to tell with accuracy the species of the wood which was used for the beams and joists, so approximate values of allowable stresses had to be used for calculations. In this case, the values for dense No. 2 grade Douglas Fir were considered appropriate.

The first floor joists are divided into two size and span conditions. Generally, 2 X 9's span parallel to the long axis of the building on the north side, and 2 X 7's span parallel to the short axis on the south side. The 2 X 9's were found capable of supporting the reading room load, but would be more than 60 percent overstressed by

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the stacks load. The 2 X 7's on the north side would be more than 60 percent overstressed by the reading room load and more than 270 percent overstressed by the stacks load. There are also 2 X 7's on the east end of the building which span parallel to the 2 X 9's and they can support the reading room load, but would be 80 percent overstressed by the stacks load.

The beams which support the first floor joists are either 8 X 7's or 6 X 7's. Almost all of the longer span beams were found to be incapable of supporting either load condition as they would be overstressed more than 100 percent by the reading room load and 500 percent by the stacks load. The shorter span beams generally can support the reading room load, but not the stacks load.

The walls on the first floor were observed to line-up with the column lines in the basement, thus it could be concluded that the joists and beams in the second floor have basically the same spans as the first floor members. It is also probable that the member sizes are either the same as or smaller than those of the first floor. Therefore, the same over stresses as on the first floor would probably exist for the second floor and could even be worse.

Wood posts in the upper floor walls could not be observed but the brick piers in the basement could be measured and analysed. Again, approximate values had to be used for allowable stresses on the brick masonry because the type of brick and mortar is unknown. It was found that

578 the piers could support the reading room load, but would be 100 percent overstressed by the stacks load.

In conclusion, it appears that strengthening of all joists, beams, and columns would be required to support a library stacks load. Most beams, some joists, and possibly some wood columns would need strengthening to support the reading room load. The first floor strengthening would probably involve new posts with beams in the basement to reduce the span length of existing beams and joists and reduce load to the brick columns. The second floor would be more difficult to strengthen without posting down through the first floor space. In any event, a more thorough inspection and analysis of the load carrying members would be required, particularly above the first floor after some demolition has taken place. We could then more accurately decide which members need strengthening and how the strengthening could best be accomplished.

#### Plumbing, Mechanical, and Electrical Review

An inspection of the existing systems revealed the fact that all are antiquated, obsolete, and/or in violation of current codes. Our recommendation is that all systems be removed or in certain cases cut and abandoned in places inaccessible. The following new systems would be provided.

A completely new plumbing system, including new fixtures would be installed which at the same time would answer the code re: Handicapped. Included also would be a new energy efficient domestic water heater.

Keeping in mind the steps being taken with new insulation

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and energy efficient windows, a new ducted, heating, ventilating, and air conditioning system should be installed.

Preliminary inspections indicate that an electric heat pump system with provisions for outside air and economizer cycle may be appropriate for this renovation. As mentioned previously much of this equipment can be placed upstairs or in the basement areas.

The electric system would be entirely new from the main service in - including new distribution systems, panelboards, lighting and wiring devices. New life safety systems, including fire alarms, smoke detectors, emergency lighting, and exit lighting would also be needed.

In all the systems described above, care should be taken to consider the historical character of the building when selecting fixtures.

In anticipation of a cost estimate to prepare this property and building for Library use, we submit the following outline of work we feel is necessary. Future planning in more detail may alter this list as it progresses.

#### Outline of Work

- A. Demolition and remove debris
- B. Site Work
  - 1. Walks, pruning
  - 2. New ramp for Handicapped - from Main Street
- C. Building Exterior
  - 1. Roofs
    - a. Built up ) include replacing rotting decking, etc. at leaks
    - b. Shingles )
    - c. Gutters replace rotting eaves
    - d. Leaders
    - e. Flashing

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2. New Windows (remove old)
3. Blow insulation in walls
4. Sand exterior and repaint walls  
trim  
decks
5. Repair chimneys
- D. Basement
  1. Structural reinforcing
  2. Regrade - new 4" slab, entire basement
  3. 1/2" FC GB entire ceiling
  4. Enclose basement stair - new access from exterior
- E. First Floor
  1. Repair damaged areas
  2. New partitions where required
  3. Painting and wall covering
  4. New carpeting
- F. Second Floor
  1. Repair damaged areas
  2. Painting
  3. Carpeting (front section only)
- G. Attic
  1. Repair damaged areas
  2. Insulate under flooring
  3. Add venting
- H. Plumbing, Heating, Ventilating, Air Conditioning
- I. Electrical
- J. Furnishings - Draperies, etc.
- K. A/E fee
- L. Contingency

Based on this Summary, and a design structural loading in reading rooms rather than stacks, we estimate the cost of this work to be between \$200,000 and \$245,000.

These costs are preliminary, of course, and would have to be adjusted as more detailed and extensive analysis continues. These costs do not include a physical connection with the Library itself which could cost up to \$25,000. If a function such as, for example, Library Administration were to be placed in this house, additional costs would

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have to be included to alter the areas in the Library  
vacated. We estimate this cost to be approximately \$6,000.

Estimated operating costs per year for this building  
finished as described is as follows and is based on current  
energy costs:

Heating	\$ 4,800
Air Conditioning	3,500
Electrical	<u>5,000</u>
TOTAL	\$13,300

It should be obvious to everyone that inattention  
to this or any building of this type, if continued, will  
result in radically increasing renovation costs, due to  
the deterioration taking place.

If these renovations are made soon, it will result  
in distinguished facilities in a building of significant  
architectural character.

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WALLINGFORD POLICE STATION  
PRELIMINARY BUDGET ANALYSIS  
SEPTEMBER 18, 1984

	BUDGET ESTIMATE PER PLANS & SPECIFICATIONS	1,930,000
RECOMMENDATIONS TO REDUCE PROJECT COST:		
ITEM 1	REDUCE PAVING DETAIL TO 4" BASE + 2" BIT. CONC.	< 12,770 >
ITEM 2	CHANGE CONCRETE WALKS AND CURBS TO BIT. CONC	< 11,530 >
ITEM 3	ELIMINATE FLAGPOLE	< 3,000 >
ITEM 4	ELIMINATE CHAIN LINK FENCING	< 6,970 >
ITEM 5	ELIMINATE METAL BEAM RAIL	< 5,025 >
ITEM 6	ELIMINATE PLANTING	< 3,880 >
ITEM 7	CHANGE ALL SOD TO SEED	< 995 >
ITEM 8	ELIMINATE MASONRY RESTORATION	< 28,500 >
ITEM 9	ELIMINATE REMOVAL OF EXISTING SHINGLES, SHEET METAL, AND SHEATHING, ETC	< 23,400 >
ITEM 10	ELIMINATE ROLLING SHUTTERS	< 1,500 >
ITEM 11	ELIMINATE ROLLING GRILL	< 7,000 >
ITEM 12	ELIMINATE BULLET RESISTIVE WINDOWS	< 12,000 >
ITEM 13	REDUCE ALLOWANCE FOR FINISH HARDWARE	< 20,000 >

ITEM 14	CHANGE GYPSUM BOARD CEILING ON WOOD JOISTS TO 2'x4'x5/8" FISBURD TILE, IN WHITE GRID	< 1300 >
ITEM 15	CHANGE SUSPENDED GYPSUM BOARD CEILING TO 2'x4'x5/8" FISBURD TILE, IN WHITE GRID	< 10600 >
ITEM 16	CHANGE ALL SUSPENDED ACOUSTICAL CEILINGS TO 2'x4'x5/8" FISBURD TILE, IN WHITE GRID	< 3790 >
ITEM 17	CHANGE CERAMIC FLOOR TILE TO VINYL ASBESTOS TILE	< 6940 >
ITEM 18	CHANGE CERAMIC WALL TILE TO EPOXY PAINT	< 7740 >
ITEM 19	CHANGE CERAMIC TILE BASE TO VINYL BASE	< 2575 >
ITEM 20	CHANGE ALL CARPET TO VINYL ASBESTOS TILE	< 10800 >
ITEM 21	CHANGE ALL VINYL WALL COVERING TO PAINT	< 13200 >
ITEM 22	ELIMINATE KITCHENETTE UNITS	< 6500 >
ITEM 23	ELIMINATE AUDIO VISUAL DRAPES & RODS	< 1000 >
ITEM 24	ELIMINATE 4 CELLS	< 36000 >
ITEM 25	ELIMINATE PISTOL RANGE	< 6000 >
ITEM 26	REDESIGN MECHANICAL SYSTEMS	< 30000 >
ITEM 27	REDESIGN ELECTRICAL SYSTEMS	< 42000 >
ITEM 28	RELOCATE MECHANICAL ROOM AT UPPER LEVEL TO THE LOWER LEVEL	< 12000 >
ITEM 29	CHANGE FLOOR FRAMING AT CORE TO WOOD CONSTRUCTION	< 12000 >
ITEM 30	CHANGE 500 LF OF MASONRY WALLS AT LOWER LEVEL TO DRYWALL	< 15800 >
SUBTOTAL OF COST REDUCTION ITEMS TO DATE		< 428815 >
REVISED BUDGET ESTIMATE (IF ALL COST REDUCTIONS ARE ACCEPTED)		1,501,185

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