

Analysis & Study Report
on
Grange Hall of Wilbraham
by
Concerned Citizens of Wilbraham

This report was requested by Mr. Robert Quintin, Chairman of the Major Projects Study Committee. Concerned Citizens of Wilbraham (CCW) formed a 4 person task force comprised of: James Dowd (Engineer), Frank Pychewicz (Engineer), Allan Kinney (Retired) and Robert Page (Retired).

We inspected the buildings interior and exterior accompanied by Mr. Lance Travellion, Town Building Inspector. We also studied all the documentation furnished by Mr. Quintin relating to the work of the various Grange Study Committees and other documentation available at the Town Hall. The CCW task force then reviewed the data and impressions of the building and discussed its possible future use. A list of the major findings is attached.

This structure is a nostalgic walk back in time to a different era but has no other redeeming attributes. The building is well over 100 years old and filled with rich history and fond memories for many people. It might be considered as a project that the Community Preservation Committee could have an interest in. However, we think that these funds could be spent more wisely for other historic preservation.

It was estimated that the cost of this project in bringing the Hall up to current code standards would be between \$250,000 - \$400,000 or more depending on the intended use. We feel that the huge amount of money needed to make the building viable results in an impractical project for the foreseeable future given the higher priority major capital expenditures which the town is currently facing. In any event, nothing can be done until access to a sewer becomes available.

In summary, we would like to submit the following points:

1. The Grange Hall is not a historically significant building worthy of restoration. The interior and exterior architecture has no special redeeming features.
2. The property should have not been accepted by the town given the seriously deteriorated condition of the structure.
3. This currently abandoned building should be considered an attractive nuisance which presents a serious danger to the abutters if a fire were to occur.
4. The Town should not commit any funds to rehabilitate the Grange Hall.
5. The Town does not need another building to manage and maintain.
6. There are ample meeting places in town now.
7. If any group or organization in town has an express interest in taking over the.

building we should consider giving it to them with the covenant that it may not be

sold for 50 years

Our committee feels that if no interested community organization or prospective buyers can be found soon, the building should be razed and the property offered to the abutters. This decision should be made in the near future. The building should not be allowed to languish and deteriorate further while becoming an increasing danger to the adjacent structures.

Respectfully,

Concerned Citizens of Wilbraham Grange Hall Task Force

James V. Dowd
Francis S. Pychewicz
Allan R. Kinney
Robert L. Page, Jr.

Attachment:

Attachment I

Findings regarding the Grange Hall building and site are:

1. The front steps and porch must be replaced
2. All windows must be replaced.
3. Wastewater disposal on the site is not possible.
4. A handicapped access ramp or elevator must be installed at the front entrance.
5. The roof shingles must be replaced.
6. Interior and exterior paint is likely lead based.
7. The water supply SHOULD be turned off at the street due to heavy corrosion of the piping inside the building.
8. The exterior must be scraped and repainted.
9. The building needs to be fully insulated.
10. An interior elevator must be installed for handicapped accessibility to the bathrooms and the basement.
11. All the interior plaster is cracking and falling and will require complete removal/replacement.
12. A complete renovation/possible relocation of the restrooms is required.
13. The entire building must be rewired.
14. The kitchen must be completely gutted and refurbished.
15. The supporting columns in the cellar are inadequate for the structure.
16. Stairs to cellar are not to code and must be replaced.
17. No parking of any kind is available.
18. Furnace inspection must be done and controls repaired/replaced-will need replacement if the building is refurbished.
19. Asbestos cellar floor tiles must be removed & replaced.
20. First floor floorboards are bowed and probably not salvageable.
21. The rear of the structure is not original to the building.