

# Northbridge Memorial Town Hall

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## Great Hall Interior Restoration

## Massachusetts Historical Commission Completion Report



McGinley Kalsow & Associates, Inc.  
Architects & Preservation Planners  
324 Broadway, PO Box 45248  
Somerville, MA 02145

July 5, 2017

MASSACHUSETTS  
PRESERVATION  
PROJECTS FUND

*Development Projects*

**Project  
Completion  
Report**



MASSACHUSETTS HISTORICAL COMMISSION

William Francis Galvin, Secretary of the Commonwealth

220 Morrissey Boulevard, Boston, Massachusetts 02125

PROJECT COMPLETION REPORT - *DEVELOPMENT*

**Project Number (MHC use only):**

**Project Name:** Northbridge Memorial Town Hall, Great Hall Plaster and Paint Restoration

**Property Name (as listed in State Register of Historic Places):** Northbridge Memorial Town Hall

**Address:** 7 Main Street,  
Whitinsville, MA 01588

**Grant Recipient:** Town of Northbridge

**Title of Authorized Signer:** Theodore Kozak, Town Manager

**Address:** 7 Main Street  
Whitinsville, MA 01588

**Owner:** Town of Northbridge

**Address:** 7 Main Street  
Whitinsville, MA 01588

**Completion Date:** May 18, 2017

**Total Project Cost:** \$139,725

**State Share:** \$60,000

**Recipient Share:** \$79,725

**Local Project Coordinator:** R. Gary Bechtholdt, Town Planner

**State Supervisors:** *Paul A. Holtz, Co-Director Grants Division/Historical Architect, MHC*  
MHC Project Manager

**Project Supervisor (Architect/Engineer):** Wendall C. Kalsow AIA LEED GA  
McGinley Kalsow & Associates, Inc.

**General Contractor:** Westmill Preservation Services LLC (Plaster) Fox Painting Company, Inc. (Paint)  
725 Old Plymouth Street 23 Park Street  
Halifax, MA 02388 Arlington, MA 02474

**Report Prepared by:** Wendall C. Kalsow AIA, LEED GA **Edited by:** Paul A. Holtz  
Mollie S. Hutchings Massachusetts Historical Commission  
McGinley Kalsow & Associates, Inc. 220 Morrissey Boulevard  
324 Broadway Boston, MA 02125  
Somerville, MA 02145

**Project Completion Report Approval:**

I hereby certify that project work has been completed in conformance with the Secretary of the Interior's  
*Standards for the Treatment of Historic Properties.*

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Brona Simon  
Executive Director and State Historic Preservation Officer  
Massachusetts Historical Commission

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Date

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## **INTRODUCTION**

The Northbridge Memorial Town Hall was designed by an architect or builder who remains unidentified. Construction on the building began in 1872, and it was completed in 1876. It is prominently located at the corner of Main Street and Douglas Road, which is the major crossroads of town. It sits between John C. Whitin's Machine Works to the west, and Charles P. Whitin's Cotton Mill to the east.

The Town Hall was conceived and financed by two sons of the Whitin family, and was built as a memorial to their father and mother. For many years, the Whitin family owned most of the industrial mill complexes located in the town. The Whiting family homestead used to occupy the current town hall site, until the two sons had it moved to a new location on Linwood Avenue.

Until 1958, the Whitin family paid for the maintenance and heating of the building. It was originally used as a social venue and as the location of the local library. It has functioned as the local seat of town government since 1876.

Through a grant from the Massachusetts Historical Commission MPPF Program, the Town has been able to restore approximately 78 double-hung and semi-circular windows at the perimeter of the first and second floors.

## **PURPOSE OF PROJECT**

The purpose of this project is to restore the deteriorated decorative plaster and paint in the Great Hall ceiling, cove, cornice, walls and wainscoting, so that the Great Hall can return to its intended use for town meetings and functions. The Great Hall plaster and paint had been severely damaged by chronic roof leaks prior to the c.2000 roof replacement project.

## **USE OF PROPERTY**

The Northbridge Memorial Town Hall will continue to be used as the seat of local government for the Town of Northbridge.

## 1. COMPARATIVE BUDGET

## 2. SUMMARY OF FUNDING SOURCES

Endowment Fund

Amount: \_\_\_\_\_

## SECTION II

### PUBLIC BENEFIT STATEMENT

- ☐ Since project work was limited to the exterior of the structure which can be seen from a public right-of-way, and structural improvements, public benefit requirements are deemed satisfied. A copy of the preservation restriction for maintenance and administration has been incorporated into the deed and is included in this section.
- ☒ Project involved interior work. The property is open to the public on the following days:

Hours of operation are:

Mondays 8:30am-7:00pm, Tuesdays-Thursdays 8:30am-4:30pm, Fridays 8:30am-1:00pm

This restriction has been recorded in the Worcester County Registry of Deeds at Book 22303, Pages 188-193 in perpetuity.

Date recorded: February 9, 2000.

### SECTION III

#### NARRATIVE REPORT

## PROJECT NARRATIVE

### Historic Background

The Whitin Family, for whom the village of Whitinsville in the Town of Northbridge is named, made their fortune in textile manufacturing. Paul Whitin (1767-1831) established the *Northbridge Cotton Manufacturing Company* in 1809 with his father-in-law James Fletcher, who owned an iron forgery. The business thrived as a result of the recent embargo on British imports, increasing the demand for American-produced textiles. In the 1820s, Paul bought out his brother-in-law, establishing *P. Whitin and Sons*. When Paul Whitin died, the business passed to his sons: Paul Jr., John, Charles and James Whitin, and his widow Betsey Whitin (1777-1868). They continued to expand the business, eventually operating six mills in Northbridge and the surrounding towns. In 1863, Betsey wished to divest her interest in the company, and the various mills were divided separately among the brothers.



**Paul Whitin, founder of Northbridge Cotton Manufacturing Company.**

After Betsey Whitin passed away in 1868, her sons, John and Charles Whitin decided to honor the memory of their father and mother with a gift to the town. In 1872 construction started on the present Memorial Town Hall, which the brothers erected on the site of the homestead where they grew up. The building's architect and builder were not identified. The corner lot is located at a major crossroads, Main Street and Douglas Road, and sits between John C. Whitin's Machine Works to the west, and Charles P. Whitin's Cotton Mill to the east. By 1876 the town hall was completed and dedicated to the town as a memorial to their father and mother along with \$10,000 as a trust for upkeep. Edwin and Arthur Whitin, members of the generations of Paul and Betsey Whitin's family, later added \$5,000 more to the trust.



THE WHITIN MACHINE WORKS  
WHITINSVILLE, MASS., U.S.A.  
COTTON MACHINERY  
1881



The Northbridge Town Hall was built in the Early Classical Revival style, which was popular in the early decades after the Revolution, continuing into the mid-19<sup>th</sup> century. The style was brought to the United States by architects who had studied classical Greek and Roman architecture in Europe, and sought to incorporate those stylistic choices into an American architectural tradition. This was especially true of architects designing civic buildings, as many leaders were hoping to make a connection between the democracy of the ancient Greek and Roman civilizations and that of the New Republic. You can see the influence of the Early Classical Revival style on the Northbridge Town Hall in the Doric columns at both porticos and the emphasis on geometry and tripartite symmetry in the front façade. The slate roof with red brick pedimented gables, red brick masonry bearing walls and granite stringcourses, keystones, sills and rock faced granite foundation also contribute to the architectural significance of this historic building.



Northbridge Town Hall, c.1899

The Memorial Town Hall has functioned as the local seat of town government since opening in 1876, when they moved from the meeting hall at Northbridge Center. The Whitinsville Social Library, now at 17 Church Street, was also located in the Town Hall between 1876 and 1912. On May 13, 1958 the care of the town hall was transferred from a Board of Trustees to Selectmen of the Town. The only major changes to the building have been aluminum doors put at the front entrance, a fire escape addition and an enclosed stair and elevator addition

In the early twentieth century, building codes and an increased concern for fire safety prompted the addition of many fire escapes to public buildings, especially those with second floor auditoriums. These utilitarian fire escapes usually detracted from the appearance of the historic buildings. Not only was Northbridge's fire escape unattractive, it was deteriorated and no longer needed since an enclosed stair and elevator addition was constructed in 1998. This fire escape was removed and the original auditorium window replicated.

In 2000 the existing slate roof was replaced with a new slate roof. In 2012 and 2013, the windows throughout the town hall were restored and some additional roof and masonry repairs were completed making the building watertight. However, the repair of water damaged interior finishes, especially damaged plaster and paint in the Great Hall, was not included because of budget limitations.

The property is listed on the National Register of Historic Places as contributing to the Whitinsville Historic District, and individually on the State Register of Historic Places. In the year 2000, a preservation restriction in perpetuity was recorded, with the Massachusetts Historical Commission as part of matching grant to replace the roof. On the interior, the building is remarkably unchanged on the main and upper floors. Naturally finished wood wainscots, door and window trim have never been painted over with opaque finished. The original main entry doors have been lost at the north portico, but most of the original building fabric from 1876 survives.

The Town of Northbridge has encountered many of the economic challenges that face gateway communities in the Commonwealth of Massachusetts that helped lead the American Industrial Revolution. Even with these economic constraints, the Town of Northbridge has shown both pride and commitment in the 2013 exterior repair and restoration of the Northbridge Town Hall, which focused on meeting the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In 2014, the Massachusetts Historical Commission recognized the restoration with a Preservation Award.

Prior to c. 2000, there was a period of chronic roof leaks which caused significant damage to the plaster and paint in the Great Hall which occupies the entire Second Floor. In c.2000 new slate was installed and the water infiltration stopped. Some minor roofing work was completed in 2013, as part of a Round 18 MPPF Grant. There are four major components to the Round 20 Great Hall Plaster and Paint Restoration Project.

### **Asbestos Abatement**

In doing due diligence, we had sampling and testing done to determine if there was lead containing paint and/or asbestos containing materials (ACMs.) Most paint samples came back positive for the presence of lead, as expected. Two samples came back positive for the presence of ACMs but the industrial hygienist did not record where the specific examples were taken. Following discussion with the hygienist, a decision was made by the Town of Northbridge to engage a new industrial hygienist (FLI) who has more experience with public procurement projects. Additional testing determined that the ACMs were limited to a relatively small area, (approx. 4' x 6') of the plaster patching done on the North Balcony Wall. Documents were prepared by FLI and this area was abated by Baystate Contracting Services.

### **Plaster Repair and Restoration**

An extensive amount of plaster repairs and restoration was completed by Westmill Preservation Services, LLC. Deteriorated plaster was first removed to expose sound plaster or wood lath. Four different repair techniques were used depending on the specific conditions:

1. Traditional scratch, brown and finish coats were hand-applied to wood lath.

2. Linear modelings were draw-in-place, matching the profiles of original adjoining modelings.
3. Large, non-linear modelings were replicated by making latex molds of sound sections of plaster. Casting plaster was used to replicate the damaged or missing moldings.
4. Extensive stabilization of the ceiling was completed using an acrylic emulsion injection system by Rohn and Haus to resecure the plaster to the wood lath.

### **Paint Restoration**

Extensive paint analysis was completed by Sara Chase to determine the original Great Hall paint colors. Fox Painting from Arlington, MA was the selected painting contractor. The c. 1970 light blue walls and white ceiling was replaced with the original paint scheme. Replication of the original seven color paint scheme can be seen in the project photos.

### **Roof Repairs**

Although the roof had been watertight for several years, it started leaking during the paint restoration project. Using an expedited procurement process, Gilbert and Becker was selected to make roofing repairs. The majority of roof repairs were resoldering the chimney crickets and repairing chimney flashing.



**Postcard featuring Northbridge Town Hall, circa 1960.**



1. View of Great Hall ceiling cove, showing deterioration.





**2. Close-up showing metal template used for creating a drawn molding in plaster.**





**3. Close-up showing wet plaster of a recently drawn section of molding**



**4. Temporary “button” can be seen, which are used to hold the plaster in place while the adhesive that secures the loose plaster to the wood lath dries.**





**5. This section of asbestos containing plaster was removed by the abatement contractor. Full containment was first constructed to contain all AMC containing dust.**



**6. Scratch coat of plaster applied to wall area which have been abated and area of deteriorated ceiling plaster.**





**7. This section of asbestos containing plaster was removed by the abatement contractor. Full containment was first constructed to contain all AMC containing dust.**

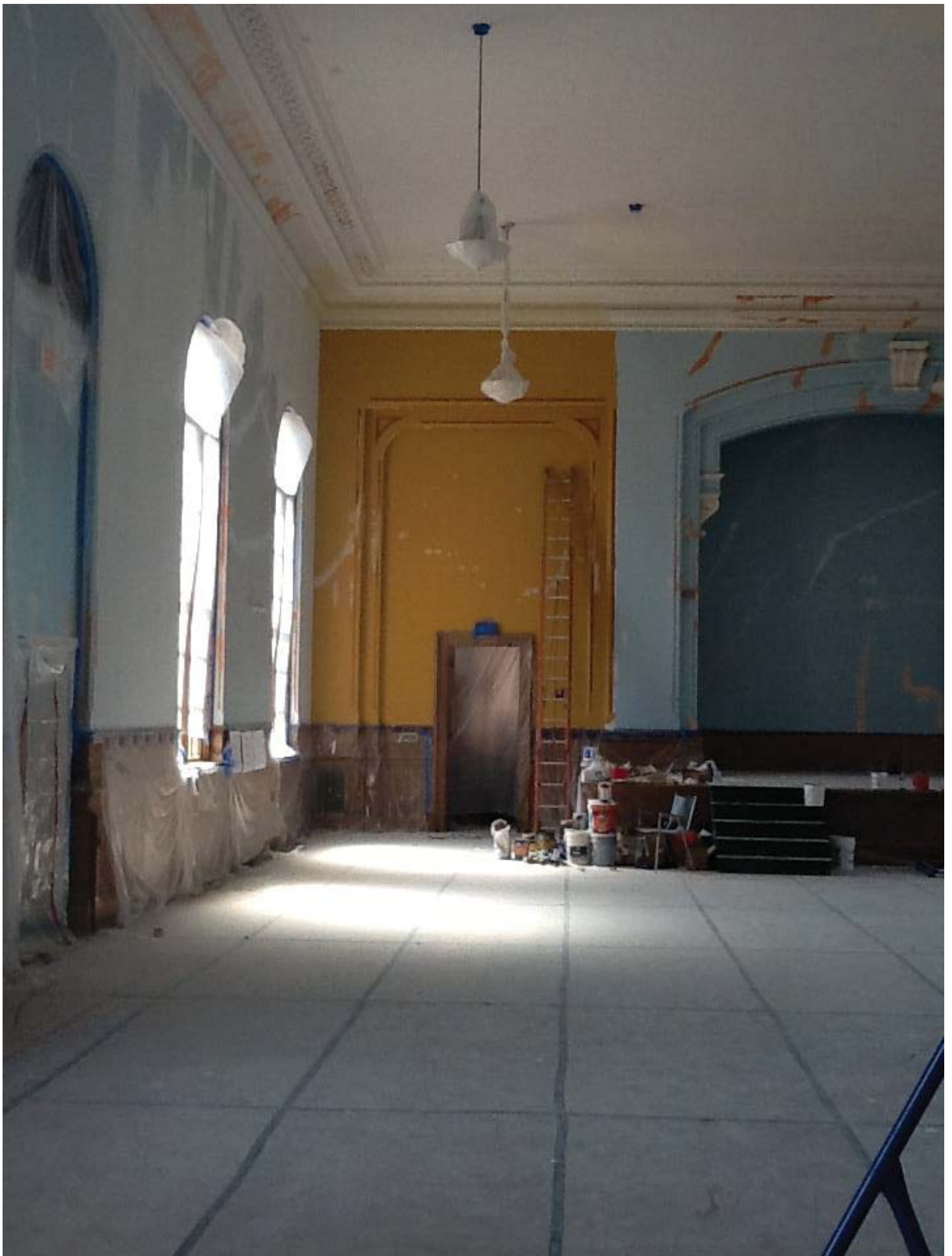




**8. Paint preparation work in progress.**



**9. Paint preparation work in progress.**



**10. Overall view of paint mock-up.**



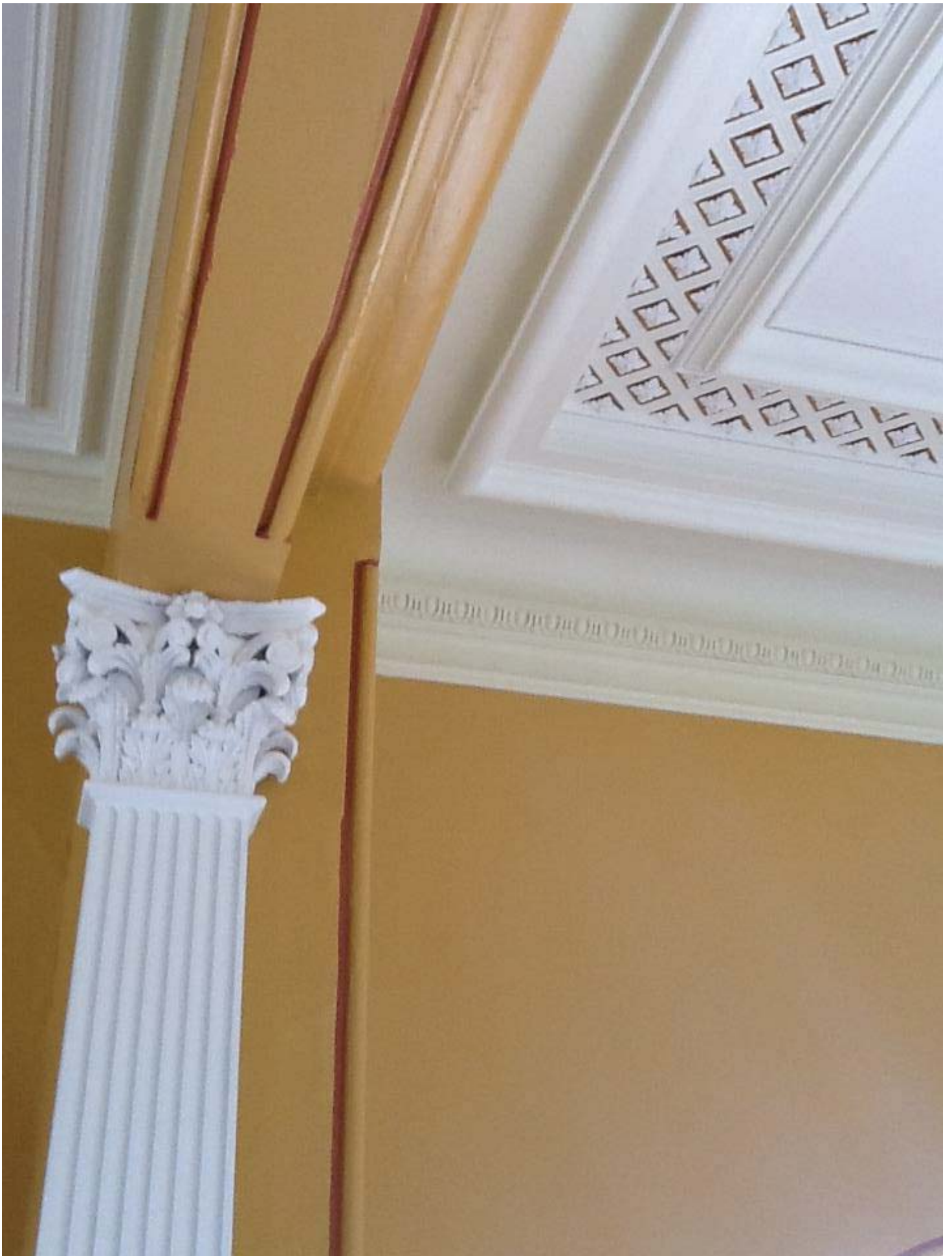


11. Lobby located below balcony.

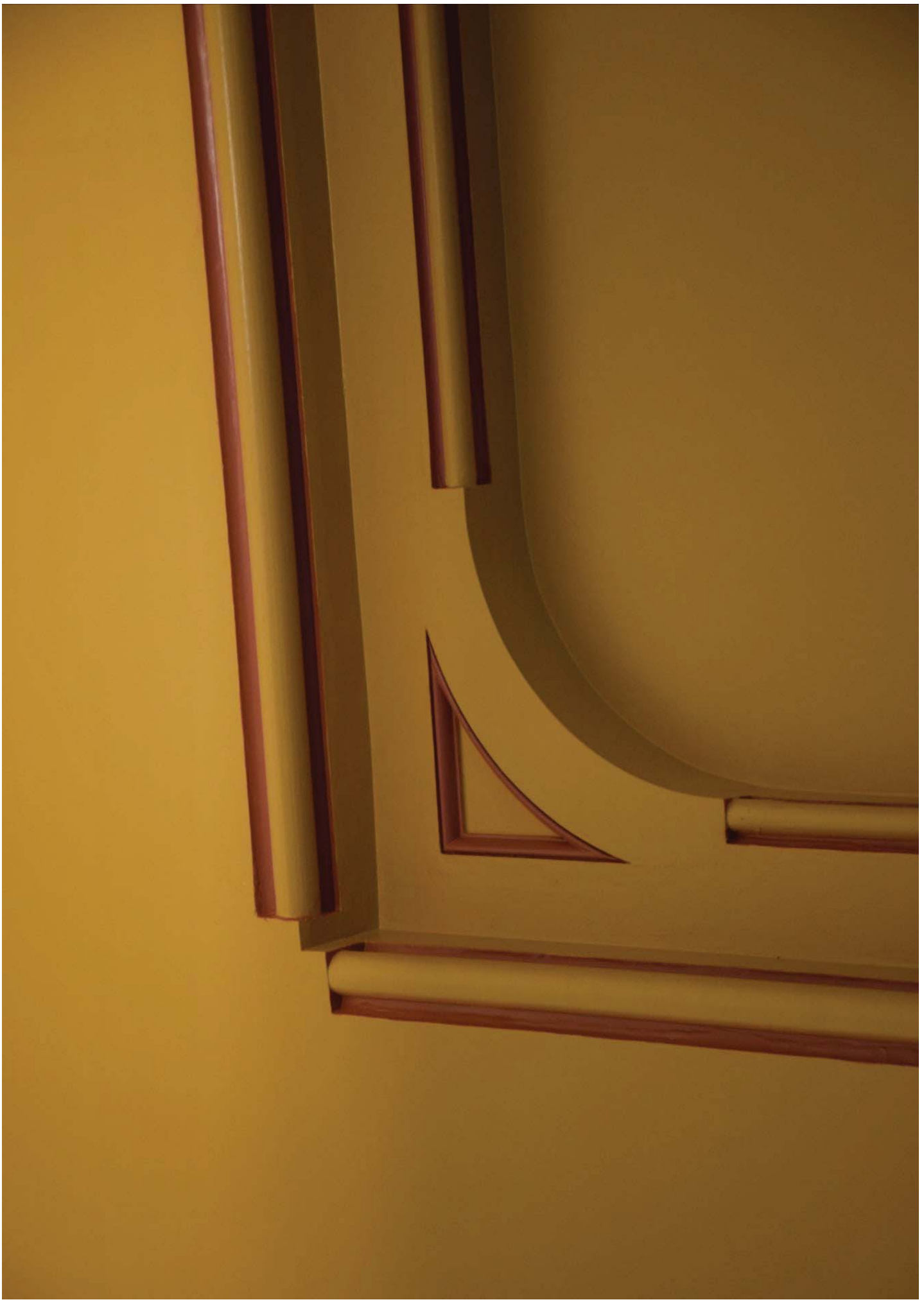


12. Refinished window sill.





**13. Refinished pilaster and ceiling between the Great Hall and balcony.**

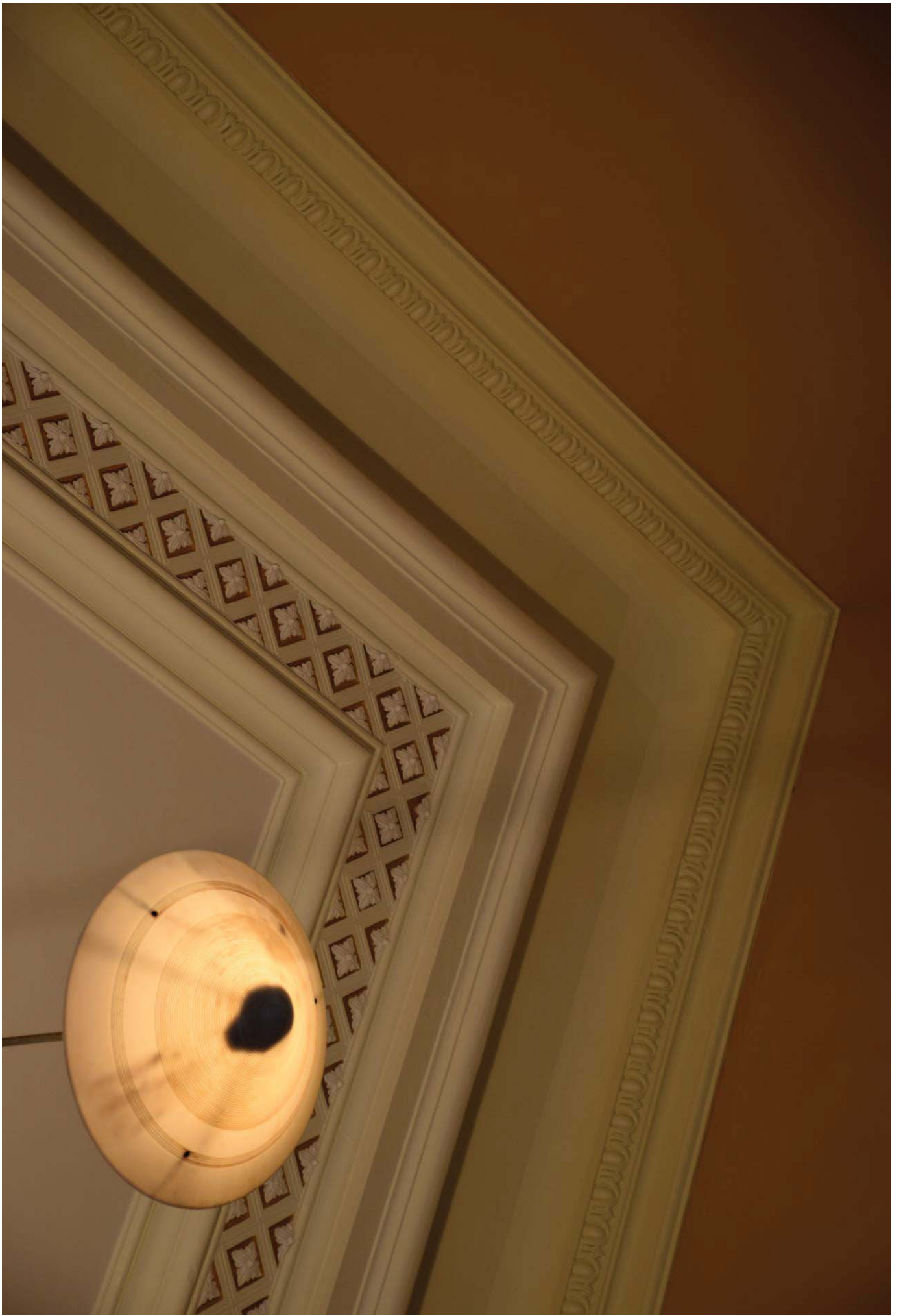


14. Decorative accent  $\frac{3}{4}$  round corner moldings.





15. Refinished central rosette.

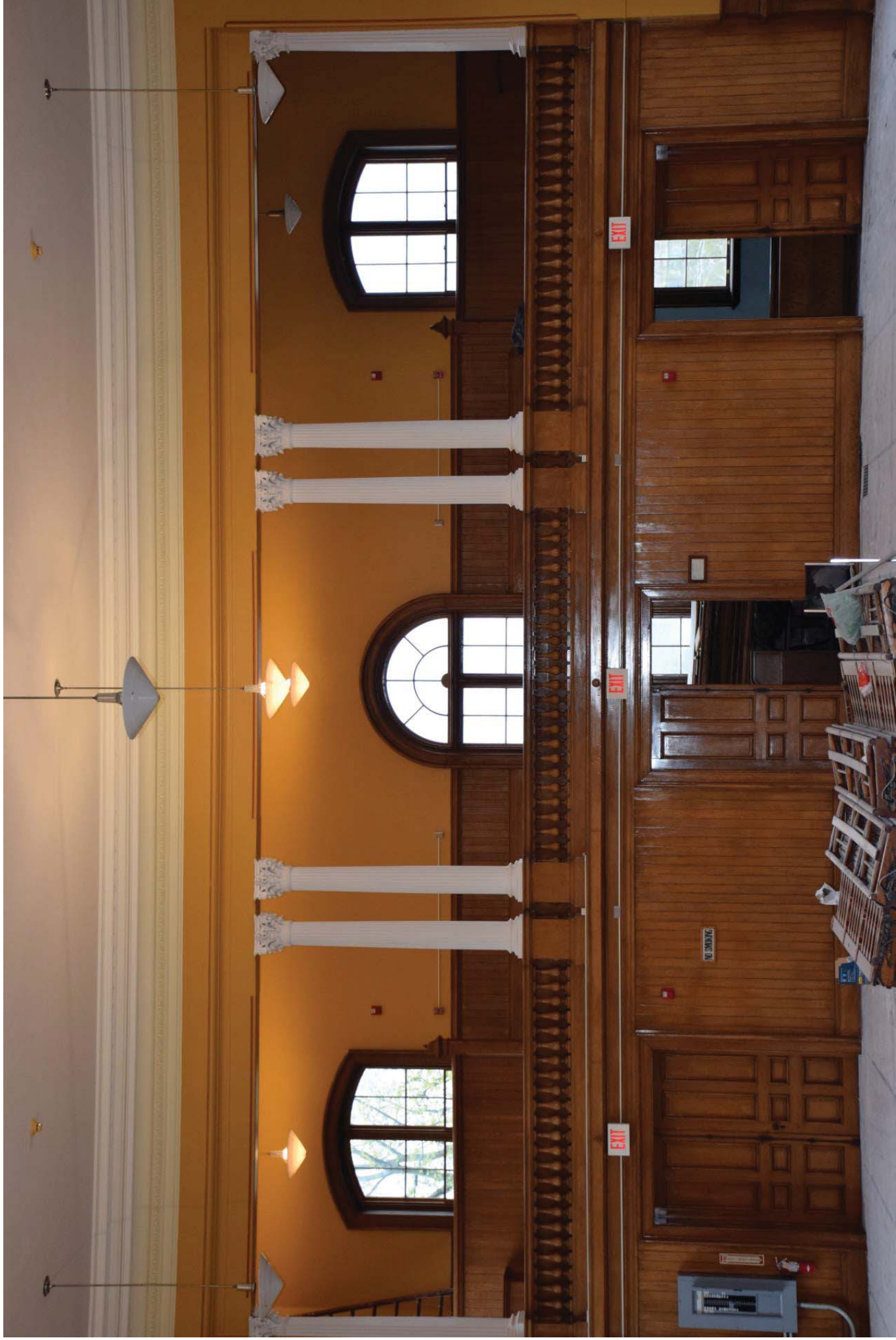


16. Decorative ceiling band



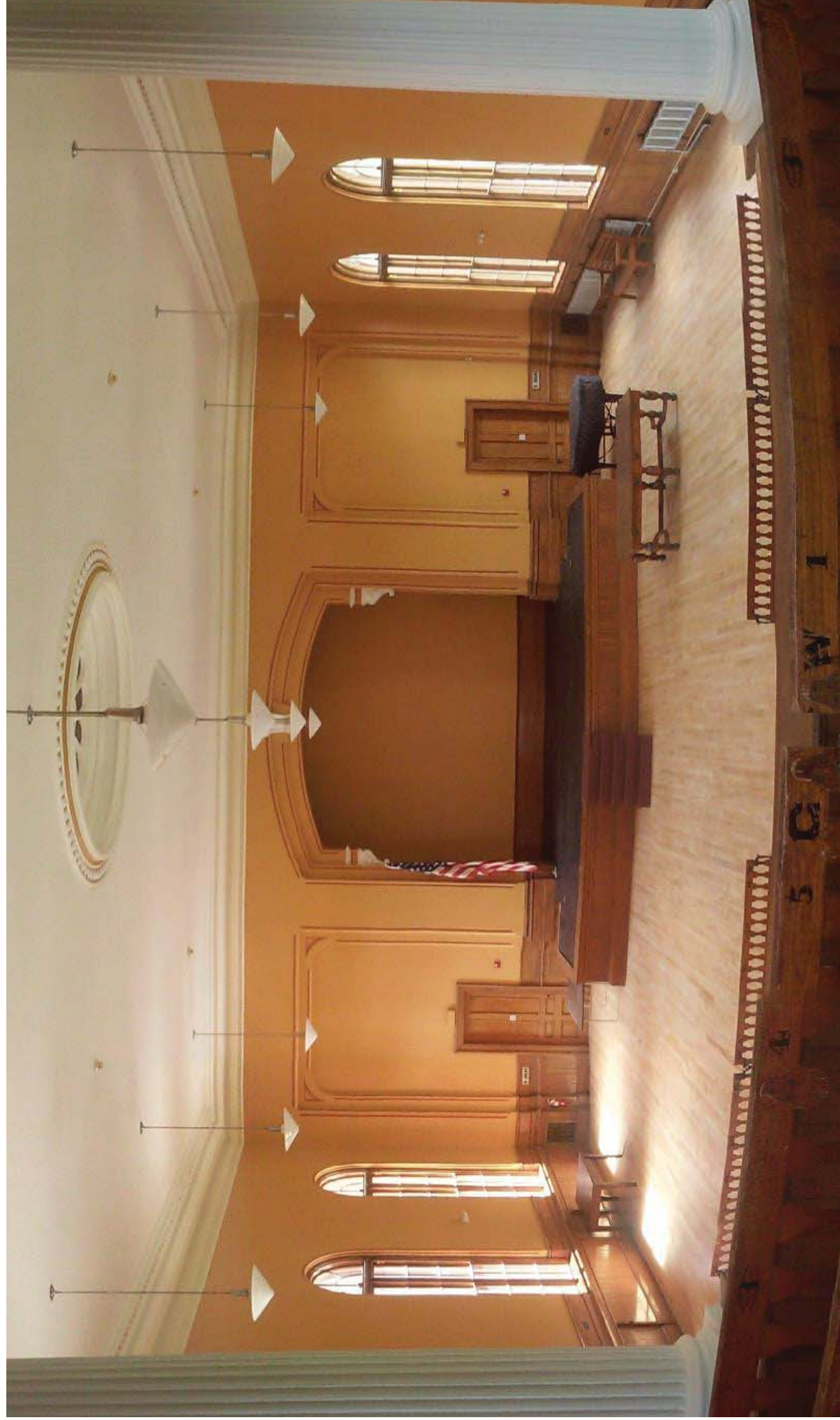


17. Close-up view of small ceiling cove bosses.



18. View looking toward balcony.





19. View toward stage, taken from balcony.

## SECTION IV

### STATE SITE VISIT COMMENTS



## SECTION V

### DOCUMENTATION OF JOB CREATION STATISTICS & OTHER SPECIAL CONDITIONS

#### Job Creation Statistics:

Hours worked: 1,390

(Total Number of Hours Worked—general contractor plus sub-contractors, combined—including construction management and administration, but excluding architect's hours)

#### Other Special Conditions:

Summary of the Special Conditions identified for the project in Attachment A of the MHC contract—what they were and how were they met.

## APPENDICES

PROJECT SUPERVISOR CERTIFICATION

PAINT ANALYSIS

LIST OF PROJECT PARTICIPANTS: ARCHITECTS, ENGINEERS, CONSULTANTS,  
GENERAL CONTRACTOR AND SUBCONTRACTORS

MHC INVENTORY FORM

PRODUCT SUBMITTAL INFORMATION

MISCELLANEOUS INFORMATION SUCH AS NEWSPAPER CLIPPINGS, MEETING  
MINUTES, ETC. (OPTIONAL)



McGinley Kalsow  
& Associates, Inc.  
ARCHITECTS & PRESERVATION PLANNERS

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## ARCHITECT/PRESERVATION CONSULTANT CERTIFICATION

I hereby certify to the best of my knowledge that project work has been completed in performance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

A handwritten signature in blue ink, reading 'Wendall C. Kalsow', is written over a horizontal line.

Wendall C. Kalsow AIA, LEED GA  
President/Principal

The date '6/26/17' is handwritten in blue ink over a horizontal line.

Date

Given by Whitin family—1872 and completed in 1876

Electricity c. 1891 or later (Worcester City Hall = 1898)

Victorian central Great Hall Chandelier removed—when? Changed from oil to gas or gas and electric?

-rosettes added to form a circle outside the moldings which area around the central “360 degree fan” of vent figures.

Those have outer ends replicating the half-quatrefoils which appear as a border on the ceiling after the deep cove (and its return to the ceiling plane) of the basic cornice. I think the egg-and-dart border at the wall base of that cove is also a classical addition.

So, one can sort out the High Victorian design features (e.g., all woodwork), then sort out the neo-classical features:

Classical:

- fluted columns,
- Corinthian/composite capitals
- rosettes, (or “bosses?”)
- quatrefoils
- scroll brackets (proscenium arch ends - sort of) at stage
- scroll center arch of stage

Victorian:

- two panels with single recessed area on either side of stage outer one w. a square top, and inner one with corner curves
  - heroic scale bull nose (better name?) moldings, emphasized by recessed settings
- on: a) windows
- (b) arched trim of stage (three different levels with shallow elliptical arches receding toward back of stage)
- (c) at outside edge of pilasters framing balcony front
- (d) very slightly reddish warm golden “maple” ?

Interesting note:

stenciled labels on folding wood bench seats with cast iron hardware says that the company got its patent in 1871

so, if used in 1872 at opening, must have seemed very up to date. (stage? or later?)



8/24/16

Northbridge Town Hall – Great Hall—

page 2

**Like exterior, a combination of High Victorian Public Building color & style (very big nearly 360 degree moldings, and corners nearly all elaborated by beads “held” in incised “troughs” which end in tapered points (all plaster). Those troughs are painted the one accent color—matched by SW Canyon Clay**

[There is one exception: the “troughs” in panels flanking the stage where “corner beads” are set in have squared off ends.]

NOTE: all historic paints except whites were distemper & satin or matte ! -

#### MAIN HALL

floor light/med. maple 3”

wainscot 3” single bead board ca. 3’ high with 1’ above chair rail same as floor

walls (incl. bead around windows and bkgrd of bead painted

plaster

v. thin shellac sealer

light brighter ochre

BM HC-8 Dorset Gold

thick med. duller ochre

California HCA Georgian Yellow

lt gray prmer

light true willow green

SW 0029 Acanthus

medium slightly bluish green

SW 0019 Festoon Aqua

thin light gray (primer)

present light blues 1+skimcoat+ present 1

cornice=-see separate notes

SW 2829 Classical White

wide bead

fascia

egg and dart

thick bead

very deep SYMMETRICAL COVE

VERY WIDE BEAD

CAVETTO

soffit

bead

fascia

quatrefoil/ribbed lattice

fat bead

small cavetto

bead

second paint SW 0050 Classic Light Buff

CEILING

N.B. sampled for scope from both sound and damaged SW 2833 Roycroft Vellum

VIP CENTRAL MEDALLION—chips taken by Jim “classical ivory” on figure  
warmer off-white on rim

BALCONY

**Note: all elements of four columns and 2 pilasters are semi-gloss “rubbed” very whitish ivory SW 7100 Arcade White sztn, (maybe even semi-gloss?)**

**The whiteness of the classical elements is echoed in the classical brackets on the stage surround (not quite a proscenium).**

Walls: ochre first finish, but not repeated as on main floor BM-HC-8 Dorset Gold  
lighter, and then bluer green—SW 0029 Acanthus, then 0019 Fetsoon Aqua

Ceiling: SW 2833 Roycroft Vellum

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The architrave which spans the columns has inset bead corners like windows, but not quite like Stage area at front (opposite end) of the Hall.

{Sample from spandrel shows green “washed” or hand sanded partially off  
Plaster has some glitter in it—sparse. ? There was a recent period with a greenish color on the ceiling.

The light gray primer goes under the parts of the pilaster capital that I can lift.  
May have been intended to make white finish paint on top look slightly more like marble?

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STAGE WALL

at the back, there seems to be maybe a pale blue gray –on plaster—below everything else which IS water soluble. Is that what went with the classical ivory?

never mind. brass switch plate to the north side of stage (area where stage curtain could be?) painted over green & blue. Behind it is “soiled” ochre wall, cut into to install it.  
On back of brass plate in totally plain straight incised lettering “The Hart and Hegeman Company.” Looked up on-line: Incorporated 1891, Hartford, CT.

So: this hall was probably given electricity around then—or, like Worcester City Hall, 1898.  
Before that: ochre

Microscope shows:

generally all vertical surfaces: plaster

medium warm ochre

slightly darker ochre

thin o-w primer

thin light dull green

soft green

thin medium green ("true" green)

deeper and slightly blue green (specks of Pr  
blue?)

thin light gray?

Decorative treatment –with ochres period (earliest two paints) but not repeated with the later greens:

**VIP ALL concave "troughs" which held nearly full-cylinder (plaster) rods had a ;very thin but clear terra cotta layer of opaque matte paint SW 7701 Cavern Clay**

Except for the stepped panels on either side of the stage, and the "proscenium" there, the "rods-in-troughs " occurred at corners.

[It was as though the concept was to make a typical "corner bead" assume greater visual importance----possibly since they were of a rather large scale in this high-ceilinged hall.

One note of the original finish of the wood in the hall: removal of a knob set on the stage side of a door to the left as you face the stage shows a slightly lighter and more golden or amber look to the wood. If the woodwork is cleaned, it might get closer to that color, which does harmonize well with the ochre wall treatment.



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### List of Contributors

**Town of Northbridge – Owner**

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# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NBD.27
<b>Historic Name:</b>	Northbridge Town Hall
<b>Common Name:</b>	
<b>Address:</b>	7 Main St
<b>City/Town:</b>	Northbridge
<b>Village/Neighborhood:</b>	Whitinsville
<b>Local No:</b>	3
<b>Year Constructed:</b>	1872
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Classical Revival
<b>Use(s):</b>	Town Hall
<b>Significance:</b>	Architecture; Politics Government; Social History
<b>Area(s):</b>	NBD.A: Whitinsville Historic District
<b>Designation(s):</b>	Nat'l Register District (04/09/1983); Preservation Restriction (02/09/2000)
<b>Building Materials(s):</b>	Wall: Brick; Granite; Wood Foundation: Granite



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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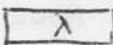
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Douglas Rd



Main St

(over)

US65-018106

In Area no.

A

Form no.

327

1. Town Northbridge - Whitinsville

Address Douglas Road

Name Northbridge Town Hall

Present use Town Hall

Present owner Town of Northbridge

3. Description:

Date ca 1872

Source Exterior

Style Elements of Italianate

Architect Unknown

Exterior wall fabric Brick/Granite trim

Outbuildings (describe) None

Other features Recessed wall panels

with corbelling, arched window heads  
with granite keystones, pedimented  
gables with keystone oculus

Altered Main Street Date 1970s  
Glass Metal Doors

Moved No Date

Entry porches with unfluted columns  
(asbestos egg? dirt at capital)

Lot size:

One acre or less X Over one acre

Approximate frontage

Approximate distance of building from street

Recorded by Northbridge Historical  
Organization Commission

Date



7. Original owner (if known) Town of Northbridge

Original use Memorial Hall - Meeting Hall

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	<u>X</u>	Military	_____	humanitarian	_____
Community development	_____	Political	<u>X</u>	Transportation	_____

9. Historical significance (include explanation of themes checked above)

After Betsy Whitin, widow of Paul Whitin, passed away in 1868, two of her sons, John C. and Charles P. Whitin, decided to do something for the town in honor of their father and mother, after whom the village of Whitinsville is named. They decided to have erected upon the site of the homestead they grew up in a memorial town hall. They had the homestead moved down the street to the present Linwood Avenue and in 1872 construction started on the present Memorial Town Hall. By 1876 it was completed and was dedicated to the town in that year as a memorial to their father and mother along with \$10,000 as a trust for upkeep. Edwin and Arthur Whitin later added \$5,000 more to the trust.

On May 13, 1958 the care of the townhall was transferred from a board of trustees to selectmen of the town. The town hall set between John C. Whitin's Machine Works and Charles P. Whitin's Cotton Mill.

The business of the town was now moved down from the meeting hall at Northbridge Center to the new town hall of 1876. Meetings and town offices were now located here in the village of Whitinsville. Today the town hall stands well intact from the period during which it was built. The only changes were aluminum doors put on at the front entrance. There are three floors, the bottom two of which were used for offices and the upstairs as a meeting hall.

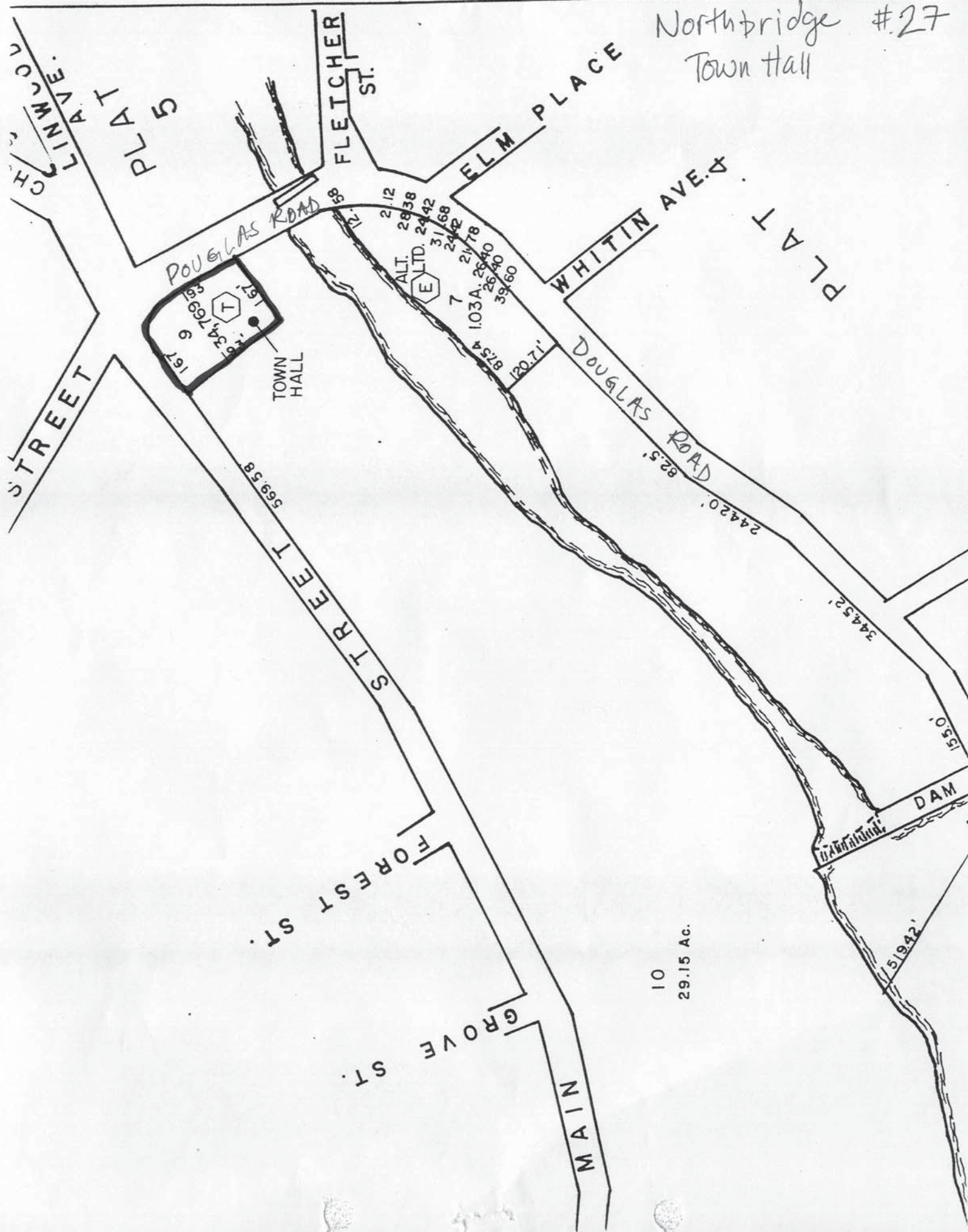
10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Navin. Whitin Machine Works Since 1831.

Bicentennial Commemorative Journal

Newspaper clipping - Whitinsville Social Library Historical Room





# FORM B – BUILDING

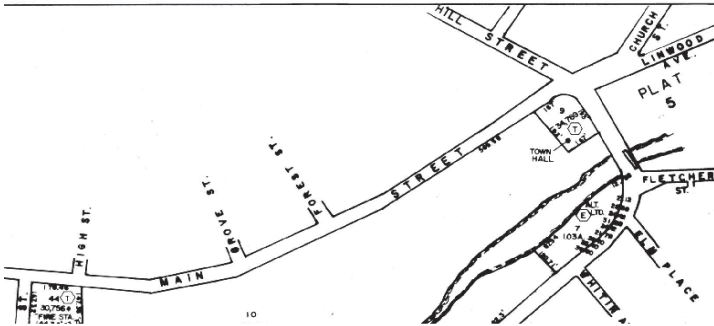
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## Photograph



## Locus Map

Assessor Map 2 Parcel 9 (7 Main Street)



Recorded by:

Organization:

Date (month / year):

Assessor's Number USGS Quad Area(s) Form Number

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Town/City: Northbridge

Place: (neighborhood or village):  
Village of Whitinsville

Address: 7 Main Street Whitinsville, MA 01588

Historic Name: Northbridge Memorial Town Hall

Uses: Present: Town Hall

Original: Town Hall

Date of Construction: ca 1872

Source:

Style/Form: Classic Revival w/ elements of Italianate

Architect/Builder: Unknown

Exterior Material:

Foundation: Granite

Wall/Trim: Brick

Roof: Slate

Outbuildings/Secondary Structures:

n/a –None

Major Alterations (with dates):

Glass/metal doors (1970s)

Addition -Elevator/stairwell (1998)

New Slate Roof (2000)

Window Restoration & Exterior Painting (2013)

Great Hall auditorium –Plaster & Paint Restoration (2017)

Condition: Good

Moved: no ☐ yes ☐ Date: n/a

Acreage: .798 acres / (±34,769 square-feet)

Setting:

Corner of Main Street & Douglas Road

North elevations fronts Main Street

East elevation fronts Douglas Road

Southerly elevation also viewable from Douglas Road

# INVENTORY FORM B CONTINUATION SHEET

TOWN **Northbridge** ADDRESS **7 Main St Whitinsville**

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Northbridge Memorial Town Hall sited on a corner lot donated by the Whitin family (Whitinsville). The building is designed in the classical revival style having a slate roof with red brick pedimented gables, red brick masonry bearing walls, granite stringcourses, keystones, sills and rock faced granite foundation. The property is listed on the National Register of Historic Places as a contributing building to the Whitinsville Historic District.

\*The principle material is pressed brick articulated with granite stringcourses, lintels, sills and foundation. The brick walls are capped with highly articulated cornice area including frieze, fascia, soffit dentil work, modillion blocks, ovolu molding, etc. Most of the windows on the lower level south elevations are one light awning or 1870's double awing with air conditioner located below. The lower level south elevation includes one multi-panel origin double door to the furnace area. The balance of the lower-level windows are historic one lite awning window. Many of the original awning windows have mechanical intrusions. The first floor multi-lite double hung windows are generally in good condition but their applied finishes have failed as well weather tightness and overall energy efficiency is lacking. The door entry on the north side is in good condition, however is not historically in keeping with the construction date of the Town Hall. Many of the first floor windows have A/C units installed and the interior oak trim show signs of moisture penetration. The second floor (Great Hall) windows are multi-lite double hung with many windows having stationary transoms. The two story window units on the east and west end of the building have an oversized meeting rail band to the interstory floor deck internally. The windows on the east and west end also need to have address some type of internal guard railing system. Overall the east and south windows systems are in good to fair condition. The north and west window systems are also in good to fair condition. All of the window systems have failed applied finish and lack energy efficiency.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

After the passing of Betsy Fletcher Whitin, widow of Paul Whitin, in 1868 two of her sons; John C and Charles P Whitin, in honor of their father and mother, after whom the village of Whitinsville is named, decided to erect upon the site of the homestead they grew up a Memorial Town Hall. They had the homestead moved down the street to the present Linwood Avenue and in 1872 construction started. By 1876, it was completed and was dedicated to the town in that year as a memorial to their father and mother along with \$10,000 as a trust for upkeep. Edwin and Arthur Whitin later added \$5,000 more to the trust. Construction commenced in 1872, by 1876 completed and dedicated to the town. The business of the town was moved from the meeting hall at Northbridge Center to the Town Hall in 1876. Today, the Memorial Town Hall stands well intact of the period during which it was built.

On May 13, 1958 the care of the Town Hall was transferred from the Board of Trustees to the Selectmen of the town. The Town Hall set between John C. Whitin's Machine Works and Charles P. Whitin's Cotton Mill. The business of the town was moved down from the meeting hall at Northbridge Center to the (new) Town Hall of 1876. Meetings and town offices were now located in the village of Whitinsville.

### Village of Whitinsville\*\*

By the beginning of the Civil War (1861), the Whitins were among the leading manufacturers in the Blackstone Valley (manufacturing cotton yard goods and state-of-the-art textile machinery). Between 1864 & 1869, John Whitin consolidated all his machine shop operations in Whitinsville, leading to extensive construction activity including worker cottages and tenements, a distinct residential area for management, and numerous large proprietors' estates. In addition, a library (1844), a high school (1865) and the Whitinsville National Bank



(1865) were established. Whitinsville and the Whitin family’s industrial operations continued to dominate Northbridge in the late Industrial Period (1870-1915). By the beginning of the 20<sup>th</sup> century, Northbridge was a thoroughly industrial town with parts of it densely populated, where 78% of the men were employed in the factories. The construction of a streetcar line from Northbridge to Worcester in the 1890s gave residents access to the larger stores of the city, putting an end to Northbridge Center as a commercial focus, although Church Street in Whitinsville began to develop as a local commercial district. Streetcar service was replaced by improved roadways for automotive traffic during the 1920s. The Whitin family’s factories continued to prosper until a depression hit the textile industry in 1923. This economic downturn forced the closure of cotton mills throughout the region, including the Whitinsville Cotton Company, the Linwood Cotton Company, and mills in Rockdale and Riverdale. The Whitin Machine Works put most of the buildings to use for some part of their continuing operation, and carried the business through to a brief spike in activity during World War II, when the company manufactured magnetos for American aircraft. Labor unrest and worker strikes in the late 1940s discouraged the Whitins from further involvement in industry. Over the next decade they sold their business interests in Northbridge, as well as the company housing and farm. Today Northbridge is no longer a company town, but memories of that long era remain, kept alive in many of the buildings and structures that define its heritage Landscape.

BIBLIOGRAPHY and/or REFERENCES

Thomas R. Navin, Whitin Machine Works Since 1831: a textile machinery company in an industrial village  
Town of Northbridge Bicentennial Commemorative Journal (1772-1972)  
Newspaper clippings –Whitinsville Social Library Historical Room  
\* R. Christopher Noonan, Preservation Specialist -National Park Service  
\*\* DCR & the John H. Chafee Blackstone River Valley National Heritage Corridor Commission [Northbridge Reconnaissance Report 2007]  
2017 Completion Report -MPPF Round 22



[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible
- ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district
- ☐ Potential historic district

Criteria: ☐ A ☐ B ☐ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by\_\_\_\_\_

*The criteria that are checked in the above sections must be justified here.*

INVENTORY FORM B CONTINUATION SHEET

TOWN Northbridge ADDRESS 7 Main St Whitinsville

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

TOWN Northbridge ADDRESS 7 Main St Whitinsville

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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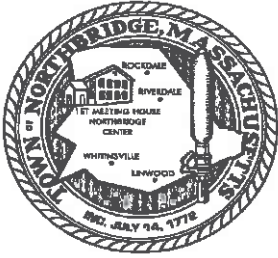
**SHERWIN-WILLIAMS.**

PRODUCT	DESCRIPTION
A97W1251	DUR HOME SA EXTRA COLOR: SW7100 ARCADE WHITE LOCATION: 260-C1 CCE COLOR CAST
	OZ 32 64 128
	R4 NEW RED - 1 - 1
	Y1 YELLOW - 1 - -
	SHER-COLOR FORMULA
B28W8111	PREM W&W PRM WHITE
B28W8111	PREM W&W PRM WHITE CUSTOM: O-5 GEORGIAN YELLOW PRIMER CCE COLOR CAST
	OZ 32 64 128
	W1 WHITE 18 5 - 1
	G2 NEW GREEN - 1 - 1
	N1 RAW UMBER - 37 1 -
	R3 MAGENTA - 25 - -
	Y3 DEEP GOLD 26 43 - -
	R4 NEW RED - 1 - 1
	CUSTOM MANUAL MATCH
A97W1251	DUR HOME SA EXTRA COLOR: SW0050 CLASSIC LIGHT BUFF CCE COLOR CAST
	OZ 32 64 128
	Y3 DEEP GOLD - 18 1 1
	SHER-COLOR FORMULA
A96W1251	DUR HOME MT EXTRA COLOR: SW7100 ARCADE WHITE LOCATION: 260-C1 CCE COLOR CAST
	OZ 32 64 128
	R4 NEW RED - 3 1 1
	Y3 DEEP GOLD - 5 - -
	SHER-COLOR FORMULA

PRODUCT	DESCRIPTION
A97T1255	DUR HOME SA ACCENT CUSTOM: O-5 GEORGIAN YELLOW CCE COLOR CAST      OZ   32   64   128
	W1 WHITE                      6   40   1   -
	G2 NEW GREEN               -   -   -   1
	N1 RAW UMBER               -   14   1   1
	R3 MAGENTA                  -   10   -   -
	Y3 DEEP GOLD               10   30   -   -
	R4 NEW RED                  -   -   1   -
	CUSTOM MANUAL MATCH
A97T1254	DUR HOME SA ULTRA COLOR: SW2837 AURORA BROWN CCE COLOR CAST      OZ   32   64   128
	W1 WHITE                      -   48   -   1
	B1 BLACK                      2   58   -   -
	R2 MAROON                   2   54   1   1
	Y3 DEEP GOLD               -   31   -   -
	SHER-COLOR FORMULA
A97W1251	DUR HOME SA EXTRA COLOR: SW0050 CLASSIC LIGHT BUFF CCE COLOR CAST      OZ   32   64   128
	Y3 DEEP GOLD               -   3   1   1
	SHER-COLOR FORMULA
A97W1251	DUR HOME SA EXTRA COLOR: SW2829 CLASSICAL WHITE CCE COLOR CAST      OZ   32   64   128
	B1 BLACK                      -   1   -   -
	Y3 DEEP GOLD               -   13   1   -
	SHER-COLOR FORMULA
A97W1251	DUR HOME SA EXTRA COLOR: SW2833 ROYCROFT VELLUM CCE COLOR CAST      OZ   32   64   128
	B1 BLACK                      -   2   1   -
	Y3 DEEP GOLD               -   26   -   -
	SHER-COLOR FORMULA

PRODUCT	DESCRIPTION				
	CUSTOM: O-5 GEORGIAN YELLOW PRIMER				
CCE COLOR CAST		OZ	32	64	128
<i>W1 WHITE</i>		<i>2</i>	<i>52</i>	<i>-</i>	<i>1</i>
<i>G2 NEW GREEN</i>		<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>
<i>N1 RAW UMBER</i>		<i>-</i>	<i>7</i>	<i>1</i>	<i>-</i>
<i>R3 MAGENTA</i>		<i>-</i>	<i>5</i>	<i>-</i>	<i>-</i>
<i>Y3 DEEP GOLD</i>		<i>4</i>	<i>47</i>	<i>-</i>	<i>-</i>
<i>R4 NEW RED</i>		<i>-</i>	<i>-</i>	<i>-</i>	<i>1</i>
	CUSTOM MANUAL MATCH				





TOWN OF NORTHBRIDGE, MASSACHUSETTS  
**COMMUNITY PLANNING & DEVELOPMENT**

R. Gary Bechtholdt II, Town Planner  
7 Main Street Whitinsville, MA 01588  
Phone: (508) 234.2447 Fax: (508) 234.0814  
gbechtholdt@northbridgemass.org

June 30, 2017

Paul Holtz, Co-Director/Historical Architect  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

**COPY**

**RE: NORTHBRIDGE -MPPF ROUND 22**  
Payment Request (final)

Dear Mr. Holtz:

Please find enclosed FINAL PAYMENT REQUEST for the Town of Northbridge -Development Project known as the "Northbridge Memorial Town Hall –Great Hall Paint & Plaster Restoration". We are seeking reimbursement of the remaining \$35,000.00 at this time. As you know, MHC awarded Northbridge an additional sum of \$10,000.00, increasing the total MHC MPPF Round 22 Grant to \$60,000.00.

As described in the Request for Matching Funds (attached) the Project has been completed at a total cost of \$139,725.00. In addition to the reimbursement form please find enclosed for your records: payment tracking spreadsheet, copy of billing invoices, certification/sign-offs and copies of checks issued for services rendered.

MHC has retained a copy of our executed Contract Agreement, procurement package, as well as copy of the recorded Preservation Restriction. The Project Completion Report will be provided to MHC under separate cover. Should you have any questions or require additional information please do not hesitate to contact me.

Sincerely,

R. Gary Bechtholdt II  
Northbridge Town Planner/Local Project Coordinator

Cc: Town Manager  
Town Accountant  
Town Treasurer  
/File

-W/Enclosure(s)

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS PRESERVATION PROJECTS FUND

State Share: \$60,000.00 (total grant award)

Local Share: \$79,725.00 (remaining portion)

Total Project Cost: \$139,725.00 (total eligible costs)

REQUEST FOR MATCHING FUNDS

Date: June 30, 2017 Partial Payment: ☐ Final Payment: ☐ (check one)

1. Project Name: Northbridge Memorial Town Hall –Great Hall Paint & Plaster Restoration

2. Name of Recipient: Town of Northbridge

Address: 7 Main Street

Town/City: Whitinsville Zip Code: 01588

3. Local Share of Expenditures (total expended this period for eligible work): \$139,725.00

*Copies of invoices attached w/copies of cancelled checks (both sides) or warrant for payment*

4. Amount of this Request (State share): \$ 35,000.00

5. Total Grant Amount: \$ 60,000.00

Amount Previously Requested: \$ 25,000.00

Amount Now Requested: \$ 35,000.00

Balance: \$ 0.00

CERTIFICATION

I certify that to the best of my knowledge and belief this report is true in all aspects, is in agreement with accounting records, and that all disbursements have been made for the purposes and conditions of the contract.

Signature: 

Title: Local Project Coordinator  
(Local Project Coordinator or Project Representative)

APPROVED FOR REIMBURSEMENT –  
MHC USE ONLY

Date Processed: \_\_\_\_\_

MHC Architect/  
Preservation Planner: \_\_\_\_\_

Grants Division: \_\_\_\_\_

MHC -Massachusetts Preservation Projects Fund (Round 22)

Updated: June 30 2017

30151718 - 530300

Northbridge Memorial Town Hall -Great Hall Restoration Project

Vendor / Consultant	Invoice # / Date	Amount	Warrant	Voucher #	Check # / Date	MHC Reimbursement Status
<b>Plaster Stabilization &amp; Restoration</b>						
<b>Westmill Preservation Services, Inc.</b>	Invoice Application No. 1 [March 07, 2017]	\$28,500.00	37-38	211258	236264 / 03.30.2017	Initial Payment Request MHC
Vendor No. 2713	Invoice Application No. 2 [April 07, 2017]	\$23,750.00	37-42	211881	236589 / 04.13.2017	Initial Payment Request to MHC
	Invoice NTH 1703 -Retainage [April 24, 2017]	\$2,750.00	37-46	212684	237239 / 05.11.2017	FINAL Reimbursement Request MHC
	<b>Contract Amount:</b>	<b>\$55,000.00</b>				
	<b>Total Paid:</b>	<b>\$55,000.00</b>				
	<b>Balance:</b>	<b>\$0.00</b>				
<b>Asbestos Abatement</b>						
<b>Baystate Contracting Services, Inc.</b>	Invoice No. 2910 [February 27, 2017]	\$2,975.00	37-38	210913	235801 / 03.16.2017	Initial Payment Request MHC
Vendor No. 138						
	<b>Contract Amount:</b>	<b>\$2,975.00</b>				
	<b>Total Paid:</b>	<b>\$2,975.00</b>				
	<b>Balance:</b>	<b>\$0.00</b>				
<b>Paint Restoration</b>						
<b>Fox Painting Company, Inc.</b>	Application for Payment (1) [March-April]	\$42,750.00	37-44	212168	236772 / 04.27.2017	Initial Payment Request MHC
Vendor No. 1490	Application for Payment (2) [April 2017]	\$17,195.00	37-46	212693	237172 / 05.11.2017	FINAL Reimbursement Request MHC
	Application for Payment (3) [May 2017]	\$5,655.00	37-50	213385	237394 / 05.25.2017	FINAL Reimbursement Request MHC
	<b>Contract Amount:</b>	<b>\$56,000.00</b>				
	<b>Change Order (1)</b>	<b>\$7,100.00</b>				
	<b>Change Order (2)</b>	<b>\$2,500.00</b>				
	<b>Amended Contract Amount:</b>	<b>\$65,600.00</b>				
	<b>Total Paid:</b>	<b>\$65,600.00</b>				
	<b>Balance:</b>	<b>\$0.00</b>				
<b>Roof Repair*</b>						
<b>Gilbert &amp; Becker Company, Inc.</b>	Invoice # 22427 [May 24, 2017]	\$16,150.00	37-50	213384	237397 / 05.25.2017	FINAL Reimbursement Request MHC
Vendor No. 6188						
	<b>Contract Amount:</b>	<b>\$16,150.00</b>				
	<b>Total Paid:</b>	<b>\$16,150.00</b>				
	<b>Balance:</b>	<b>\$0.00</b>				

Project Comments:

Fox Painting Company Change Order (1) -add prep & paint / elevator lobby, wall & ceiling below balcony

Fox Painting Company Change Order (2) -repaint damaged area(s)

(MHC) Partial Payment Request submitted May 08, 2017

\*Roof Leak (damage to paint) -engaged services of Gilbert & Becker Co., Inc.

\*Project Change Request (roof repair) & Request of Reprogramming Funds (\$10,000.00) -April 2017

\*MHC APPROVED Project Change (Roof Repair) & AWARDED additional \$10,000.00 -June 2017

\*\*Sanding & Refinishing of wood floor (\$21,000.00)-Mark Grigunovic Hardwood Floors

\*\*Not MHC Grant eligible -considered routine maintenance

Northbridge Memorial Town Hall  
Great Hall Restoration Project

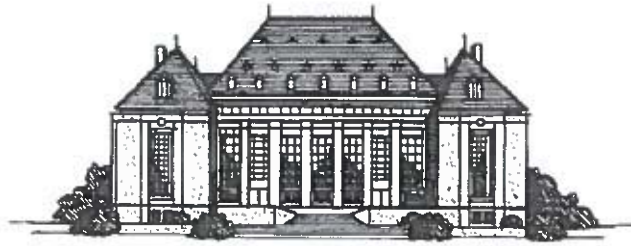
Total Project Cost:	\$139,725.00
*MHC Grant Award:	\$60,000.00
Town Share:	\$79,725.00

Floor Sanding & Refinishing\*\*

Marck Grigunovic Hardwood Floors

\$21,000.00





## WESTMILL PRESERVATION SERVICES

725 Old Plymouth Street, Halifax, MA 02338

Phone: 781-293-5479 Fax: 781-293-0065

Mr. Wendall Kalsow  
McGinley Kalsow and Associates  
324 Broadway Street  
Cambridge, Ma, 02145

Mr. Gary Bechtholdt  
Town Planner/ local project coordinator  
Town of Northbridge Massachusetts

PROJECT:  
Northbridge Town Hall Auditorium  
Plaster repair

April 24, 2017:

### INVOICE NTH 1703:

#### Description of Completed Work:

- Work described in accepted proposal complete. This invoice represents the final, and closes out the original contract.

**COST: \$2,750.00**

<b>TOTAL PROPOSAL PRICE:</b>	<b>\$55,000.00</b>
<b>AMOUNT PREVIOUSLY PAID:</b>	<b>\$52,250.00</b>
<b>AMOUNT DUE THIS BILLING:</b>	<b>\$2,750.00</b>
<b>REMAINING CONTRACT AMOUNT:</b>	<b>\$0.00</b>

Payment due upon receipt. We appreciate your business and look forward to serving you in the future.

*\$ 2,750 approved for  
payment.  
4/25/17  
Wendall Kalsow AIA*

237239

**TOWN OF NORTHBRIDGE**

VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01588

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO

237239

VENDOR

CHECK DATE

CHECK AMOUNT

2713 05/11/2017

\$2,750.00

\*\*\*\*\*2,750 DOLLARS AND NO CENTS

**PAY**TO THE  
ORDER

WESTMILL PRESERVATION SERVICES, LLC  
725 OLD PLYMOUTH STREET  
HALIFAX MA 02338

town treasurer

⑈237239⑈ ⑆211372378⑆ 88 0222476⑈

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER • HOLD TO LIGHT TO VIEW

237239

237239

TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588

37-46

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
05/08/17	NTH1703	PLANNING	2,750.00		212684

2713 WESTMILL PRESERVATION SERVICES, LLC

2,750.00

237239



# AIA Document G702/CMA™ - 1992

## Application and Certificate for Payment Construction Manager-Adviser Edition

**TO OWNER:** PROJECT: Great Hall PAINT Restoration APPLICATION NO: 2 PERIOD TO: APRIL 2017 DISTRIBUTION TO: ☒ OWNER ☒ CONSTRUCTION MANAGER ☒ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER

**FROM CONTRACTOR:** McGinley & Kalsow Assoc., Inc. CONTRACT FOR: CONSTRUCTION MANAGER CONTRACT DATE: APRIL 2017 PROJECT NOS: 1

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM ..... \$56,000.00
2. Net change by Change Orders ..... \$7,100.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) ..... \$63,100.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) ..... \$63,100.00
5. RETAINAGE:
  - a. 5 % of Completed Work (Column D + E on G703) ..... \$3,155.00
  - b. 0 % of Stored Material (Column F on G703) ..... \$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$3,155.00

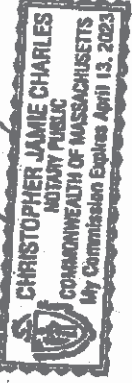
6. TOTAL EARNED LESS RETAINAGE ..... \$60,000.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$42,750.00
8. CURRENT PAYMENT DUE ..... \$17,195.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE ..... \$3,155.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 7100	\$ 0
Total approved this Month	\$	\$
TOTALS	\$ 7100	\$ 0
NET CHANGES by Change Order	\$ 7100	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 4/24/17  
By: [Signature]  
State of: MA

County of: Worcester  
Subscribed and sworn to before me this 24 day of April 2017  
Notary Public: Christopher J. Charles  
My Commission expires: 04/12/2023



### CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$17,195.00  
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: [Signature] Date: 4/25/17

By: [Signature] Date: 4/25/17

ARCHITECT: [Signature] Date: 4/25/17

By: [Signature] Date: 4/25/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor or the Owner or Contractor under this Certificate.

[Signature] Local Project Coordinator



237172

**TOWN OF NORTHBRIDGE**

**VENDOR ACCOUNT**  
7 MAIN STREET  
WHITINSVILLE, MA 01588

**UNIBANK FOR SAVINGS**  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO

237172

VENDOR

CHECK DATE

CHECK AMOUNT

1490 05/11/2017

\$17,195.00

\*\*\*\*\*17,195 DOLLARS AND NO CENTS

**PAY**TO THE  
ORDER

FOX PAINTING CO, INC  
P O BOX 630  
ARLINGTON

MA 02474

town treasurer

⑈ 237172 ⑈ ⑆ 211372378 ⑆ 88 0222476 ⑈

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER • HOLD TO LIGHT TO VIEW.

237172

237172

**TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588**

37-46

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
05/08/17	2	PLANNING	17,195.00		212693

1490 FOX PAINTING CO, INC

17,195.00

~~237172~~



# AIA Document G702/CMA™ - 1992

## Application and Certificate for Payment Construction Manager-Adviser Edition

TO OWNER: Town of Northbridge PROJECT: Northbridge Town Hall APPLICATION NO: 3 PERIOD TO: 5/19/17 Distribution to:

FROM: CONTRACTOR: Fox Painting Co Inc VIA CONSTRUCTION MANAGER: Painting MANAGER: VIA ARCHITECT:

CONSTRUCTION MANAGER ARCHITECT CONTRACTOR FIELD OTHER

CONTRACT FOR: 1 CONTRACT DATE: 1 PROJECT NOS: 1

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM ..... \$ 500,000.00
2. Net change by Change Orders ..... \$ 9,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 509,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) ..... \$ 455,000.00
5. RETAINAGE:
  - a. % of Completed Work (Column D + E on G703) ..... \$ 165,000.00
  - b. % of Stored Material (Column F on G703) ..... \$ 165,000.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$ 330,000.00

6. TOTAL EARNED LESS RETAINAGE ..... \$ 179,000.00  
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$ 59,945.00  
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE ..... \$ 119,055.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE ..... \$ 0.00  
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 7,100.00	\$ 0
Total approved this Month	\$ 2,500.00	\$ 0
TOTALS	\$ 9,600.00	\$ 0
NET CHANGES by Change Order	\$ 9,600.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Fox Painting Co, Inc. Date: 5/19/17  
By: [Signature]  
State of: Massachusetts  
County of: Middlesex  
Subscribed and sworn to before me this 10th day of May, 2017.  
Notary Public: RACHEL A. MOGESS  
My Commission Expires: July 13, 2022

### CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 516.55  
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: [Signature] Date: 5/24/17  
By: Wendell Chabin  
ARCHITECT: [Signature] Date: 5/24/17  
By: [Signature]  
This Certificate is not negotiable. The AMOUNT CERTIFIED is not to be used as a receipt for the Owner or Contractor under this Contract.

Local Project Coordinator  
AIA Document G702/CMA™ - 1992. Copyright © 1992 by The American Institute of Architects, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the American Institute of Architects. Architects' legal counsel, copyright@aia.org.

237394

**TOWN OF NORTHBRIDGE**

**VENDOR ACCOUNT**  
7 MAIN STREET  
WHITINSVILLE, MA 01588

**UNIBANK FOR SAVINGS**  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO

237394

VENDOR

CHECK DATE

CHECK AMOUNT

1490 05/25/2017

\$5,655.00

\*\*\*\*\*5,655 DOLLARS AND NO CENTS

**PAY**TO THE  
ORDER

FOX PAINTING CO, INC  
P O BOX 630  
ARLINGTON

MA 02474

town treasurer

⑈237394⑈ ⑆211372378⑆ 88 0222476⑈

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER • HOLD TO LIGHT TO VIEW

237394

237394

**TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588**

37-48

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
05/23/17	3-2017	PLANNING	5,655.00		213385

1490 FOX PAINTING CO, INC

5,655.00

~~237394~~



**GILBERT & BECKER CO., INC.**

16 Clapp Street • P.O. Box 255066

Dorchester, MA 02125-5066

Phone: 617 265-4343 • Fax: 617 265-0936

www.gilbertandbecker.com

## Invoice

Bill To:

Northbridge Memorial Town Hall  
7 Main Street  
Whitinsville, Ma 01588

Date

Invoice #

5/24/2017

22427

Address	Account #	P.O. Number	Terms
Description		Amount	
Roof Repairs		0.00T	
Contract		19,000.00	
Unused Labor Credit		-2,850.00	
<div style="text-align: center;"> <p><i>Per DPW - 5/24/17</i></p> <p><b>ACCEPTED</b></p> </div>			
<p><i>If job is tax exempt, please forward a copy of your tax exempt certificate. As always, thank you for your business!</i></p>		<b>Subtotal</b>	\$16,150.00
		<b>Sales Tax (6.25%)</b>	\$0.00
		<b>Total</b>	\$16,150.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$16,150.00

ROOFING CONTRACTORS

SHEETMETAL FABRICATORS

SOMWBA APPROVED WBE, SBE, LBE



237397

**TOWN OF NORTHBRIDGE**

VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01588

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
58-7237/2113

CHECK NO

237397

VENDOR

CHECK DATE

CHECK AMOUNT

6188 05/25/2017

\$16,150.00

\*\*\*\*\*16,150 DOLLARS AND NO CENTS

**PAY**TO THE  
ORDER

GILBERT & BECKER CO., INC  
16 CLAPP STREET  
P.O. BOX 255066  
DORCHESTER

MA 02125-5066

town treasurer

⑈237397⑈ ⑆211372378⑆ 88 0222476⑈

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237397

237397

**TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588**

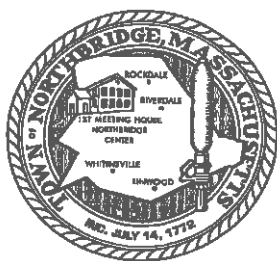
37-48

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
05/23/17	22427	PLANNING	16,150.00		213384

6188 GILBERT &amp; BECKER CO., INC

16,150.00

237397



TOWN OF NORTHBRIDGE, MASSACHUSETTS  
**COMMUNITY PLANNING & DEVELOPMENT**

R. Gary Bechtholdt II, Town Planner  
7 Main Street Whitinsville, MA 01588  
Phone: (508) 234.2447 Fax: (508) 234.0814  
gbechtholdt@northbridgema.org

May 05, 2017

Paul Holtz, Co-Director/Historical Architect  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

COPY

RE: **NORTHBRIDGE -MPPF ROUND 22**  
Payment Request (Partial)

Dear Mr. Holtz:

Please find enclosed partial payment request for the Town of Northbridge -Development Project known as **Northbridge Memorial Town Hall –Great Hall Restoration**. We are seeking reimbursement of \$25,000.00 at this time. As described in the Request for Matching Funds (attached) the amount of \$97,975.00 has been expended to date for eligible work. In addition to the reimbursement form please find enclosed for your records payment tracking spreadsheet, copy of billing invoices, certification/sign-offs and copies of checks issued for services rendered.

It is my understanding MHC has retained a copy of our executed Contract Agreement, Northbridge's procurement package, as well as copy of the recorded Preservation Restriction. Please advise what local accounting information needs to be provided to MA Historical Commission in order to process this reimbursement payment electronically.

Should you have any questions or require additional information please do not hesitate to contact me.

Sincerely,

R. Gary Bechtholdt II  
Northbridge Town Planner/Local Project Coordinator

Cc: Town Manager  
Town Accountant  
Town Treasurer  
/File

-W/Enclosure(s)

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS PRESERVATION PROJECTS FUND

State Share: \$50,000.00 (total grant award)  
Local Share: \$71,075.00 (remaining portion)  
Total Project Cost: \$121,075.00 (total eligible costs)

REQUEST FOR MATCHING FUNDS

Date: May 07, 2017 Partial Payment: ☐ Final Payment: ☐ (check one)

1. Project Name: Northbridge Memorial Town Hall –Great Hall Restoration  
2. Name of Recipient: Town of Northbridge  
Address: 7 Main Street  
Town/City: Whitinsville Zip Code: 01588

3. Local Share of Expenditures (total expended this period for eligible work): \$97,975.00

*Copies of invoices attached w/copies of cancelled checks (both sides) or warrant for payment*

4. Amount of this Request (state share): \$ 25,000.00

5. Total Grant Amount: \$ 50,000.00

Amount Previously Requested: \$ 0.00

Amount Now Requested: \$ 25,000.00

Balance: \$ 25,000.00

CERTIFICATION

I certify that to the best of my knowledge and belief this report is true in all aspects, is in agreement with accounting records, and that all disbursements have been made for the purposes and conditions of the contract.

Signature: 

Title: Local Project Coordinator  
(Local Project Coordinator or Project Representative)

APPROVED FOR REIMBURSEMENT –  
MHC USE ONLY

Date Processed: \_\_\_\_\_

MHC Architect/  
Preservation Planner: \_\_\_\_\_

Grants Division: \_\_\_\_\_

Updated: May 05 2017

30151718 - 530300

**MHC -Massachusetts Preservation Projects Fund (Round 22)**

**Northbridge Memorial Town Hall -Great Hall Restoration Project**

Vendor / Consultant	Invoice # / Date	Amount	Warrant	Voucher #	Check # / Date	MHC Reimbursement Status
<b>Plaster Stabilization &amp; Restoration</b>						
Westmill Preservation Services, Inc.	Invoice Application No. 1 [March 07, 2017]	\$28,500.00	37-38	211258	236264 / 03.30.2017	[Under Review by MHC]
Vendor No. 2713	Invoice Application No. 2 [April 07, 2017]	\$23,750.00	37-42	211881	236589 / 04.13.2017	[Under Review by MHC]
	Invoice NTH 1703 -Retainage [April 24, 2017]	\$2,750.00	37-46			
	Contract Amount:	\$55,000.00				
	Total Paid:	\$55,000.00				
	Balance:	\$0.00				
<b>Asbestos Abatement</b>						
Baystate Contracting Services, Inc.	Invoice No. 2910 [February 27, 2017]	\$2,975.00	37-38	210913	235801 / 03.16.2017	[Under Review by MHC]
Vendor No. 138						
	Contract Amount:	\$2,975.00				
	Total Paid:	\$2,975.00				
	Balance:	\$0.00				
<b>Paint Restoration</b>						
Fox Painting Company, Inc.	Application for Payment (1) [March-April]	\$42,750.00	37-44	212168	236772 / 04.27.2017	[Under Review by MHC]
Vendor No. 1490	Application for Payment (2) [April 2017]	\$17,195.00	37-46			
	Contract Amount:	\$56,000.00				
	Change Order (1)	\$7,100.00				
	Change Order (2)					
	Amended Contract Amount:	\$63,100.00				
	Total Paid:	\$59,945.00				
	Balance:	\$3,155.00				

**Project Comments:**

Fox Painting Company Change Order (1) -add prep & paint /elevator lobby, wall & ceiling below balcony  
Gilbert & Becker Co., Inc. -will be engaged to repair roof leak (\$19,000.00) -pending MHC review/approval  
04.25.2017 -Town request project change (roof) and reprogramming of MPPF grant funds  
Partial Payment to be submitted May 08, 2017

Northbridge Memorial Town Hall Great Hall Restoration Project	
MHC Grant Award:	\$50,000.00
Total Project Cost:	\$121,075.00
	ADD. roof work (\$19,000.00)



Team of Northridge, PA  
 Gary B. Beatholdt II  
 FROM CONTRACTOR:  
 Westmill Preservation  
 Services LLC

VIA ARCHITECT:  
 McGraw Hill Construction  
 ASS

PERIOD TO: FEB 15, 2017  
 MARCH 10, 2017

PROJECT NOS:

OWNER	
ARCHITECT	
CONTRACTOR	

CONTRACT FOR:

# CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM \$ 55,000  
 2. Net change by Change Orders \$ 0.00  
 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 55,000  
 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 30,000  
 5. RETAINAGE: \$ 1,500

a. % of Completed Work (Column D + E on G703) \$ 1,500  
 b. % of Stored Material (Column F on G703) \$ 1,500  
 Total Retainage (Lines 5a + 5b or Total in Column 1 of G703)

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 28,500  
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0  
 8. CURRENT PAYMENT DUE \$ 28,500  
 9. BALANCE TO FINISH INCLUDING RETAINAGE (Line 3 less Line 6) \$ 26,500

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

CONTRACT DATE: Feb 15, 2017

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Muse B. Cal Mays March 7, 2017  
 State of: \_\_\_\_\_ County of: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 Notary Public: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

# ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 28,500

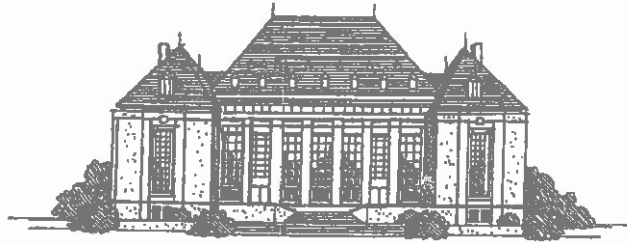
(Attach explanation if amount certified differs from the amount applied. Initial all figures on Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: Wendy Cholen Date: 3/7/17  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - 47192

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Documents' Authenticity from the Licensee.

R. Gary Beatholdt II 03.07.2017  
 R. Gary Beatholdt II, Local Project Coordinator



## **WESTMILL PRESERVATION SERVICES**

725 Old Plymouth Street, Halifax, MA 02338

Phone: 781-293-5479 Fax: 781-293-0065

Mr. Wendall Kalsow  
McGinley Kalsow and Associates  
324 Broadway Street  
Cambridge, Ma, 02145

Mr. Gary Bechtholdt  
Town Planner/ local project coordinator  
Town of Northbridge Massachusetts

**PROJECT:**  
Northbridge Town Hall Auditorium  
Plaster repair

March 30, 2017:

### **INVOICE NTH 1702:**

#### **Description of Completed Work:**

- Main Hall complete. Final bill of five percent retainage to be submitted after remaining work in balcony area is complete

**COST: \$23,750.00**

<b>TOTAL PROPOSAL PRICE:</b>	<b>\$55,000.00</b>
<b>AMOUNT PREVIOUSLY BILLED:</b>	<b>\$28,500.00</b>
<b>AMOUNT DUE THIS BILLING:</b>	<b>\$23,750.00</b>
<b>REMAINING CONTRACT AMOUNT:</b>	<b>\$2,750.00 (5% retainage)</b>

Payment due upon receipt. We appreciate your business and look forward to serving you in the future.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



**TOWN OF NORTHBRIDGE**

VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01568

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
53-72372118

CHECK NO.

236264

236264

VENDOR

CHECK DATE

CHECK AMOUNT

2713 03/30/2017

\$28,500.00

\*\*\*\*\*28,500 DOLLARS AND NO CENTS

PAY

TO THE  
ORDER

WESTMILL PRESERVATION SERVICES, LLC  
7 OLD PLYMOUTH STREET  
HALIFAX MA 02338

*John A. Sturges*

⑈236264⑈ ⑆211372378⑆ ⑆03302017⑆

Town Treasurer

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER - HOLD TO LIGHT TO VIEW

236264

236264

**TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01568**

37-40

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
03/27/17	1	PLANNING	28,500.00		211258

2713 WESTMILL PRESERVATION SERVICES, LLC

28,500.00

236264

# APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:  
 Northridge Tower Hall  
 Gary Bechtoldt

FROM CONTRACTOR:  
 Westmill Preservation LLC

PROJECT:  
 Plaster Restoration  
 Great Hall

VIA ARCHITECT:  
 Wendell Kalsow  
 McGinley Kalsow & ASS.

APPLICATION NO. 2  
 PERIOD TO: 4/1/17  
 PROJECT NOS:

Distribution to:  
☒ Owner  
☒ Architect  
☒ Contractor

CONTRACT DATE:  
 Feb 18, 2017

CONTRACT FOR:  
 The undersigned Contractor certifies that the work of the Contractor, including information and materials furnished by the Contractor for Payment has been certified in accordance with the Certified Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that no payment is due.

CONTRACTOR:  
 By: Musur B. Cook Date: MARCH 30, 2017

State of: \_\_\_\_\_  
 County of: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

**CERTIFICATE FOR PAYMENT**  
 In accordance with Certified Documents, dated on or after the date of the last preceding application, the Contractor certifies to the Owner that to the best of the Contractor's knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the Certified Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED 23,750  
 (Attach explanation of amount certified different from the amount applied for, initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:  
 By: Gloria CKL Date: 4/6/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

R. Gary Bechtoldt II, Local Project Coordinator  
 04.07.2017

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in accordance with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM: \$ 55,000
2. Net change by Change Orders: \$ 0
3. CONTRACT SUM TO DATE (Line 1 + 2): \$ 55,000
4. TOTAL COMPLETED & STORED TO DATE: \$ 55,000

5. RETAINAGE:  
 a. 5.0% of Completed Work: \$ 2,750  
 (Columns D+E on Continuation Sheet)  
 b. 10.0% of Stored Material: \$ N/A  
 (Column F on Continuation Sheet)  
 Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet): \$ 2,750

6. TOTAL EARNED LESS RETAINAGE: \$ 52,250  
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT: \$ 28,500  
 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE: \$ 23,750
9. BALANCE TO FINISH, INCLUDING RETAINAGE: \$ 2,750  
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this month		
TOTALS		
NET CHANGES by Change Order		



236589

**TOWN OF NORTHBRIDGE**

VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01588

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO  
236589

VENDOR CHECK DATE CHECK AMOUNT  
2713 04/13/2017 \$23,750.00

\*\*\*\*\*23,750 DOLLARS AND NO CENTS

**PAY**

TO THE  
ORDER

WESTMILL PRESERVATION SERVICES, LLC  
7 OLD PLYMOUTH STREET  
HALIFAX MA 02338

⑈236589⑈ ⑆211372378⑆ 88 0222476⑈

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236589

236589

TOWN OF NORTHBRIDGE, VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588

37-42

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
04/11/17	2	PLANNING	23,750.00		211881

2713 WESTMILL PRESERVATION SERVICES, LLC

23,750.00

236589

BAYSTATE CONTRACTING SERVICES, INC.

352 Albany Street  
Springfield, MA 01105  
Tel: 413-732-3179  
Fax: 413-734-6224  
AA/EOE

[www.baystatecontractingservices.com](http://www.baystatecontractingservices.com)

Invoice Number : 2910  
Invoice Date : 02/27/2017  
Customer Number : TONO  
Job Number : 2017024  
Due Date : 02/27/2017

INVOICE

Town of Northbridge  
7 Main Street

7 Main Street

Whitinsville, MA 01588

DATE	DESCRIPTION	QTY	U/M	RATE	AMOUNT
------	-------------	-----	-----	------	--------

ASBESTOS ABATEMENT PERFORMED AT 7 MAIN STREET WHITINSVILLE

CONTRACT PRICE

2,975.00

GROSS BILLINGS :

2,975.00

NET BILLINGS :

2,975.00



**TOWN OF NORTHBRIDGE**  
VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01588

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO  
**235801**

**235801**

VENDOR 138 CHECK DATE 03/16/2017 CHECK AMOUNT \$2,975.00

\*\*\*\*\*2,975 DOLLARS AND NO CENTS

**PAY**

TO THE  
ORDER

BAYSTATE CONTRACTING SERVICES, INC  
352 ALBANY STREET  
SPRINGFIELD MA 01105

*John A. Smith*

⑈235801⑈ ⑆211372378⑆ 88 0222476⑈

235801

235801

**TOWN OF NORTHBRIDGE,** VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588

37-38

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
03/13/17	2910	COMMUNITY PLANNING	2,975.00		210913

138 BAYSTATE CONTRACTING SERVICES, INC

2,975.00

~~235801~~

# AIA Document G702/CMA™ - 1992

## Application and Certificate for Payment Construction Manager-Adviser Edition

TO OWNER: Northbridge Town Hall PROJECT: Great Hall Paint Rest. APPLICATION NO: 1 PERIOD TO: MARCH-April

FROM Whitinsville MA VIA CONSTRUCTION MANAGER: FOx Paints Co, Inc. McGenley & Kalsow & Ass, Inc CONTRACT FOR: ARCHITECT ARCHITECT: CONTRACTOR FIELD: OTHER

CONTRACTOR: FOx Paints Co, Inc. McGenley & Kalsow & Ass, Inc PROJECT NOS: 1

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM \$56,000.00
2. Net change by Change Orders \$7,100.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$63,100.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$45,000.00
5. RETAINAGE:
  - a. % of Completed Work (Column D + E on G703) \$2,250
  - b. % of Stored Material (Column F on G703) \$2,250

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$2,250

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$42,750.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$0
8. CURRENT PAYMENT DUE \$42,750.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$20,350.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0	\$ 0
Total approved this Month	\$ 7,100.00	\$ 0
TOTALS	\$ 7,100.00	\$ 0
NET CHANGES by Change Order	\$ 7,100.00	\$ 0

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature]

State of: MA

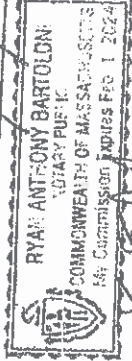
County of: Norfolk

Subscribed and sworn to before me this 13 day of April

Notary Public: [Signature]

My Commission expires: 02/01/2004

Date: 4/12/17



### CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 42,750  
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: [Signature]

ARCHITECT:

By: [Signature]

Date: 4/12/17

Date: 4/12/17

The AMOUNT CERTIFIED is not negotiable. The AMOUNT CERTIFIED is the amount of the Owner's obligation to the Contractor under this Contract.

Local Project Coordinator

Report copyright violations of AIA Contract Documents to: e-mail: The American Institute of Architects, legal@aia.org, copyright@aia.org.



***Fox Painting Co., Inc.***

P.O. Box 630  
Arlington, MA 02476

[foxpaintingcoinc@aol.com](mailto:foxpaintingcoinc@aol.com)

Work: 781-646-0900  
Fax: 781-646-0993

April 11, 2017

Northbridge Town Hall  
7 Main Street  
Whitinsville, MA 01588

**RE: Northbridge Town Hall  
Great Hall Paint Restoration**

**\*\*\*INVOICE\*\*\***

To Whom It May Concern:

The following is an invoice for the work performed at the Northbridge Town Hall, located at 7 Main St, Whitinsville, MA, as specified in the contract:

Contract Amount:	\$ 56,000.00
Change Order #1	<u>7,100.00</u>
<b>Total Contract:</b>	<b>\$ 63,100.00</b>

**Total Due at this time \$ 45,000.00**

*\$42,750.00*

Respectfully,



Sam Bouboulis, Jr.  
Fox Painting Co., Inc.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



**TOWN OF NORTHBRIDGE**  
VENDOR ACCOUNT  
7 MAIN STREET  
WHITINSVILLE, MA 01588

UNIBANK FOR SAVINGS  
WHITINSVILLE, MA  
53-7237/2113

CHECK NO.  
236772

236772

VENDOR 1490 CHECK DATE 04/27/2017 CHECK AMOUNT \$42,750.00

\*\*\*\*\*42,750 DOLLARS AND NO CENTS

PAY

TO THE  
ORDER

FOX PAINTING CO, INC  
P O BOX 630  
ARLINGTON

MA 02474

*John A. Smith*  
TOWN TREASURER

⑈236772⑈ ⑆211372378⑆ ⑆0222476⑈

town treasurer

236772

**TOWN OF NORTHBRIDGE,** VENDOR ACCOUNT, 7 MAIN ST., WHITINSVILLE, MA 01588

236772

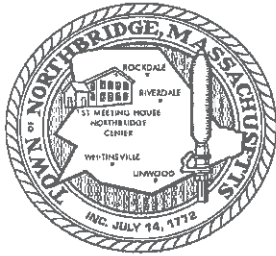
37-44

INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	NET INVOICE AMOUNT	PO NO.	VOUCHER
04/24/17	1-GREAT HALL	PLANNING	42,750.00		212168

1490 FOX PAINTING CO, INC

42,750.00

236772



TOWN OF NORTHBRIDGE, MASSACHUSETTS  
**COMMUNITY PLANNING & DEVELOPMENT**

R. Gary Bechtholdt II, Town Planner  
7 Main Street Whitinsville, MA 01588  
Phone: (508) 234.2447 Fax: (508) 234.0814  
gbechtholdt@northbridgemass.org

## MEMORANDUM

Date: April 11, 2017

To: Mr. Neil A. Vaidya, Town Accountant

From: R. Gary Bechtholdt II, Town Planner/Local Project Coordinator

RE: **NORTHBRIDGE TOWN HALL –GREAT HALL RESTORATION PROJECT**  
Fox Painting Company –Change Order (1)

COPY

Please find attached for your records Change Order (1) –Increase in the amount of \$7,100.00 for additional prep & paint consisting of the elevator lobby and the wall & ceiling directly below the balcony. The new contract sum, including this Change Order is \$63,100.00.

If you should require additional information or have any questions please contact the Planning office.

Cc: Town Manager/BOS  
McGinley Kalsow & Associates, Inc.  
Fox Painting Company, Inc.  
/File

# CHANGE ORDER

OWNER ☐  
ARCHITECT ☐  
CONTRACTOR ☐  
FIELD ☐  
OTHER ☐

AIA DOCUMENT G701

PROJECT: Northbridge Town Hall  
(name, address) Great Hall Painting  
Restoration  
7 Main Street  
Whitinsville, MA 01588

TO CONTRACTOR: Fox Painting Co. Inc.  
(name, address) 23 Park Street  
Arlington, MA 02474

CHANGE ORDER NUMBER: One  
DATE: March 30, 2017  
ARCHITECT'S PROJECT NO: 1604.04  
CONTRACT DATE: February 27, 2017  
CONTRACT FOR: Painting Restoration

## The Contract is changed as follows:

Prepare and paint all previously painted surfaces in the following areas:

1. Elevator Lobby	\$2,500
2. Ceiling 1 (top)	\$2,800
3. Walls and staircase (top)	\$1,800
	<hr/>
	\$7,100

See attached March 19, 2017 proposal.

## Not valid until signed by the Owner, Architect and Contractor

The original (Contract Sum) ( <del>Guaranteed Maximum Price</del> ) was .....	\$56,000.00
Net change by previously authorized Change Orders .....	\$0.00
The (Contract Sum) ( <del>Guaranteed Maximum Price</del> ) prior to this Change Order was .....	\$56,000.00
The (Contract Sum) ( <del>Guaranteed Maximum Price</del> ) will be (increased) (decreased) (unchanged) by this Change Order in the amount of .....	\$7,100.00
The new (Contract Sum) ( <del>Guaranteed Maximum Price</del> ) including this Change Order will be .....	\$63,100.00
The Contract Time will be (increased) (decreased) (unchanged) by ( ) days.	

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

McGinley Kalsow & Associates

Architect  
324 Broadway

Address  
Somerville, MA 02145

BY

DATE

Fox Painting Co. Inc.

Contractor  
23 Park Street

Arlington, MA 02474

BY

DATE

Town Of Northbridge

Owner  
37 Main Street

Whitinsville, MA 01588

BY

DATE

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AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 2000

G701-1987



# CHANGE ORDER

AIA DOCUMENT G701

OWNER ☐  
ARCHITECT ☐  
CONTRACTOR ☐  
FIELD ☐  
OTHER ☐

PROJECT: Northbridge Town Hall  
(name, address) Great Hall Painting  
Restoration  
7 Main Street  
Whitinsville, MA 01588

CHANGE ORDER NUMBER: Two

DATE: May 10, 2017

ARCHITECT'S PROJECT NO: 1604.04

TO CONTRACTOR: Fox Painting Co. Inc.  
(name, address) 23 Park Street  
Arlington, MA 02474

CONTRACT DATE: February 27, 2017

CONTRACT FOR: Painting Restoration

The Contract is changed as follows:

Prepare and paint all water-damaged ceiling areas.  
The lift to access these areas will be supplied by  
the Town of Northbridge at no cost to the Contractor.

\$2,500.00

## Not valid until signed by the Owner, Architect and Contractor

The original (Contract Sum) (Guaranteed Maximum Price) \$56,000.00  
Net change by previously authorized Change Orders ..... \$7,100.00  
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was ..... \$63,100.00  
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased)  
(unchanged) by this Change Order in the amount of ..... \$2,500.00  
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be ..... \$65,600.00  
The Contract Time will be (increased) (decreased) (unchanged) by ( ) days.

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

McGinley Kalsow & Associates  
Architect  
324 Broadway  
Address  
Somerville, MA 02145

Fox Painting Co. Inc.  
Contractor  
23 Park Street  
Arlington, MA 02474

Town Of Northbridge

Owner  
37 Main Street  
Whitinsville, MA 01588

BY



DATE

5/10/17

BY



DATE

5/11/17

BY



DATE

5/11/17

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G701-1987

# ***Fox Painting Co., Inc.***

*foxpaintingcoinc@aol.com*

P.O. Box 630  
Arlington, MA 02476

Work: 781-646-0900  
Fax: 781-646-0993

May 9, 2017

Town of Northbridge  
7 Main St  
Whitinsville, MA 01588

**RE: Town Hall – Re painting**

## **\*\*\*PROPOSAL\*\*\***

To Whom It May Concern,


Per your request, below is a proposal to perform the following work at the Northbridge Town Hall, located in Whitinsville, MA:

- Repaint where water damaged. Work includes, scrape, spot prime and apply two coats of paint.

**Total Proposal \$2,500.00**

Payment will be made at time of completion.

Respectfully,

  
Sam Domboulis, Jr.  
Fox Painting Co., Inc.

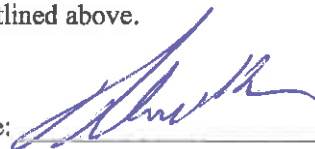
### **Acceptance of Proposal:**

The above price, specifications and conditions are satisfactory and are hereby accepted. Fox Painting is authorized to do the work as specified. Payments will be made as outlined above.

Date:

5/11/17

Signature:





---

## FIELD REPORT

**Project:** Northbridge Town Hall -  
Great Hall Restoration

**Date:** April 7, 2017 9:00 AM

**Present:** Gary Bechtholdt – Town of Northbridge  
Mike Belesiotis – Fox Painting  
Connie Belesiotis – Fox Painting  
Jim Cleveland - MKA

**Weather:** Partly Cloudy, 52°F (just after rainstorm)

### 1. Walls and Ceiling

- The ceiling and a majority of the walls have been prepped and primed (some areas above the stage remain un-primed) several cracks, holes and raised areas have been revealed from priming. Repairs to the walls and ceiling will be addressed by Fox painting and surface preparation should be completed today (Friday 4/7). The final coats of paint are to be applied over the weekend.

### 2. Remaining work at balcony

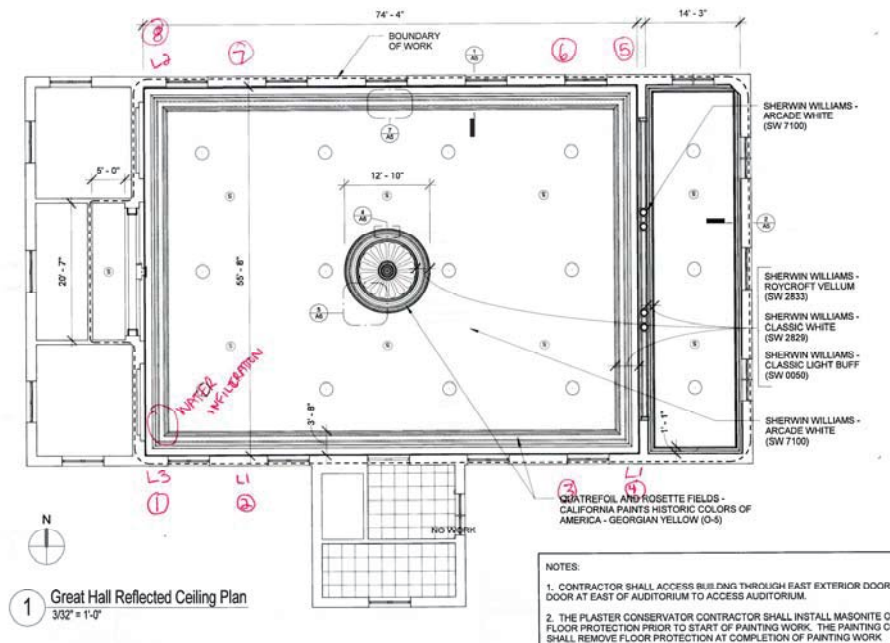
- Plaster work in the balcony area is nearing completion. Work should be done by the end of the day (Friday 4/7) and not be touched until Monday to allow it to dry properly. On Monday prepping and painting can begin in the balcony. Prep work under the balcony has not yet begun. Prep and paint of the balcony, Balcony stair and elevator lobby should be complete by Wednesday 4/12.



### 3. Water Damage from Rainstorm



- Due to the recent rainstorm, a leak is now clearly visible on the ceiling of the great hall and at the cornice. At this location, the new paint and primer has flaked off down to bare plaster. The source of water infiltration appears to be at the chimney, possibly through a failed flashing, at the cricket, or through failed mortar joints. Upon further inspection, there appears to be evidence of water leaks at 4 of the 8 chimneys to varying degrees (see diagram - L3 – Worst Leak, L2 – Medium Leak, L1 Minor Leak) the worst being above the ceiling damage (photos above). None of the other leaks appear to be showing through the new paint. The ceiling and cornice should be allowed to dry and then repainted. Temporary remediation of leaks is highly recommended to limit further damage to the new plaster and paint work.



Report By: Jim Cleveland - MKA



**NORTHBRIDGE MEMORIAL TOWN HALL –GREAT HALL RESTORATION PROJECT**  
Project Sign



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC





**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC

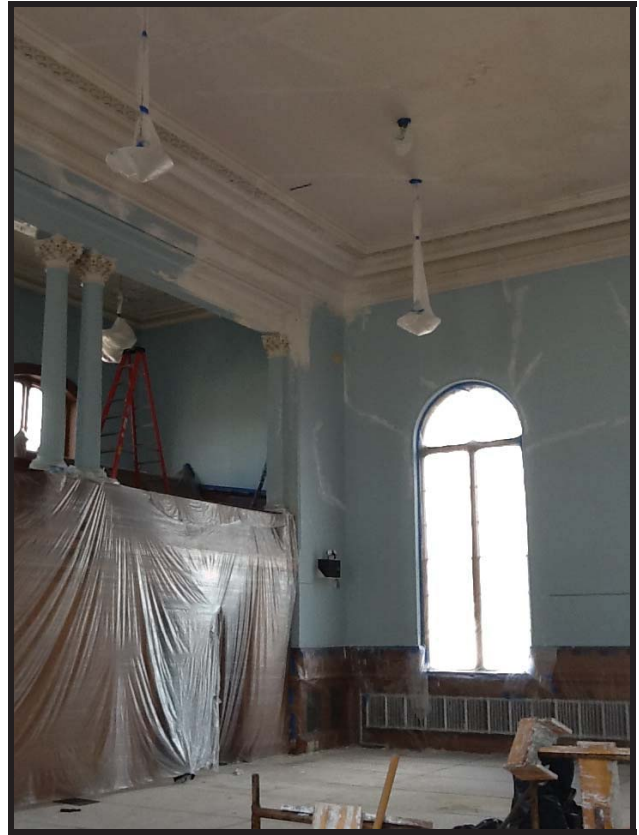




**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC





**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC





**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC



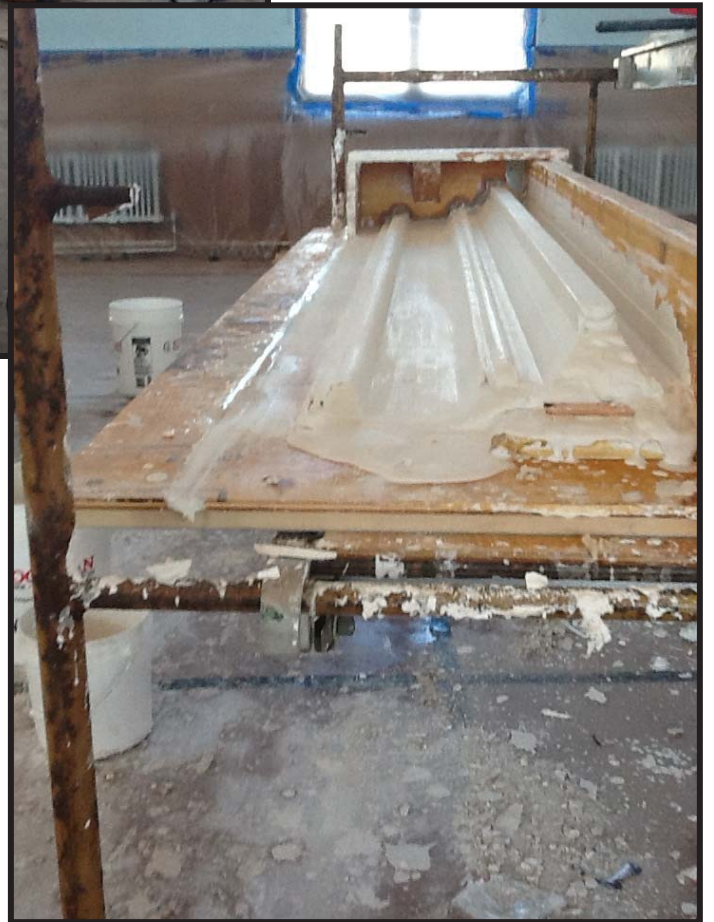


**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC





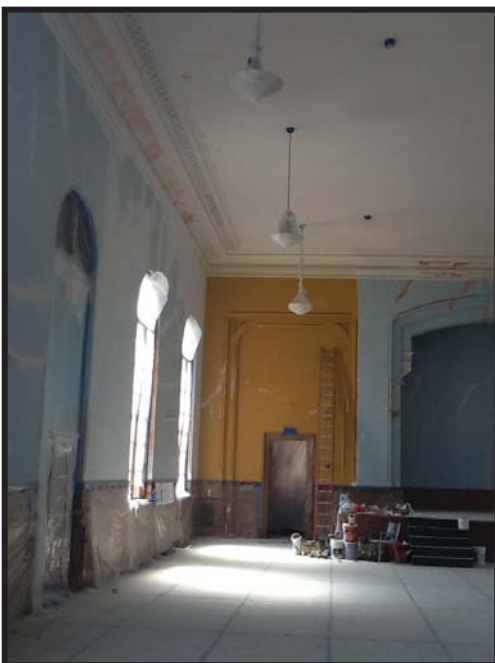
**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**  
Plaster Stabilization & Restoration –Westmill Preservation Services, LLC





**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

Prep & Paint Work -Fox Painting Company, Inc.



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

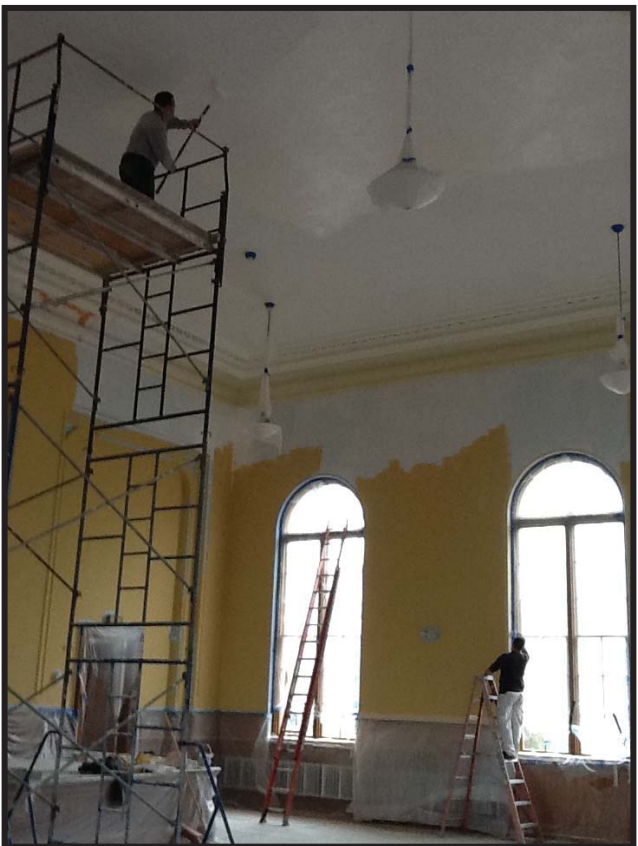
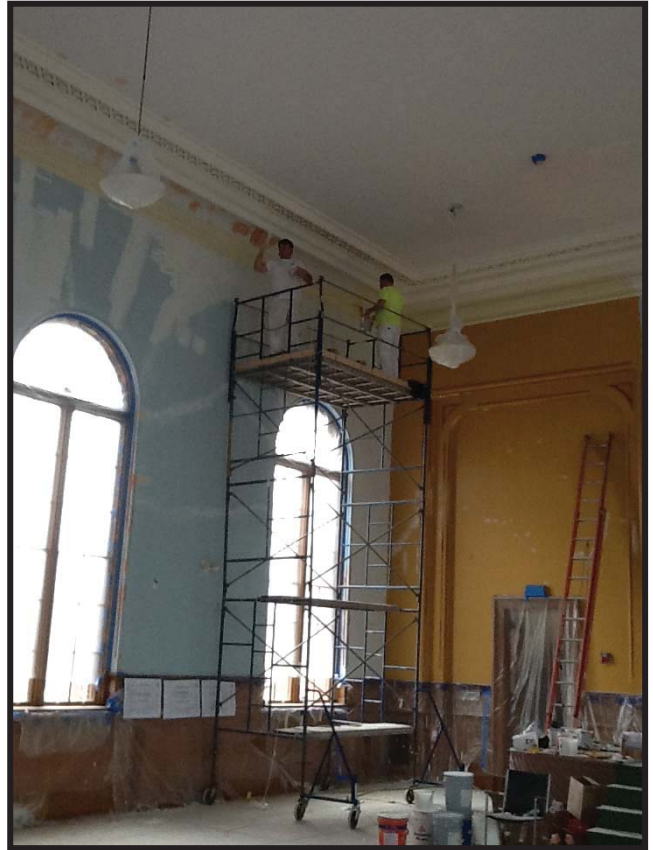
Prep & Paint Work -Fox Painting Company, Inc.





**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

Prep & Paint Work -Fox Painting Company, Inc.



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

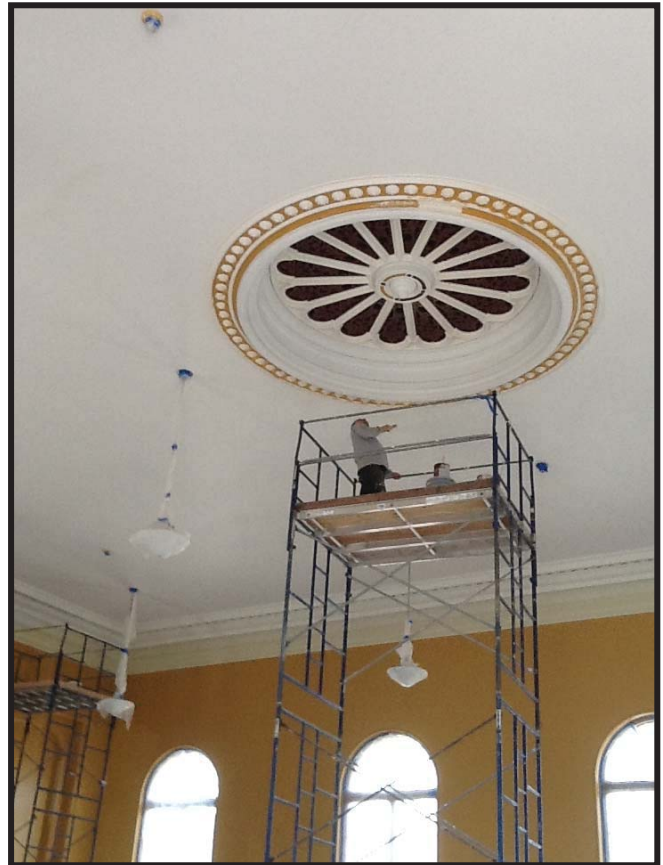
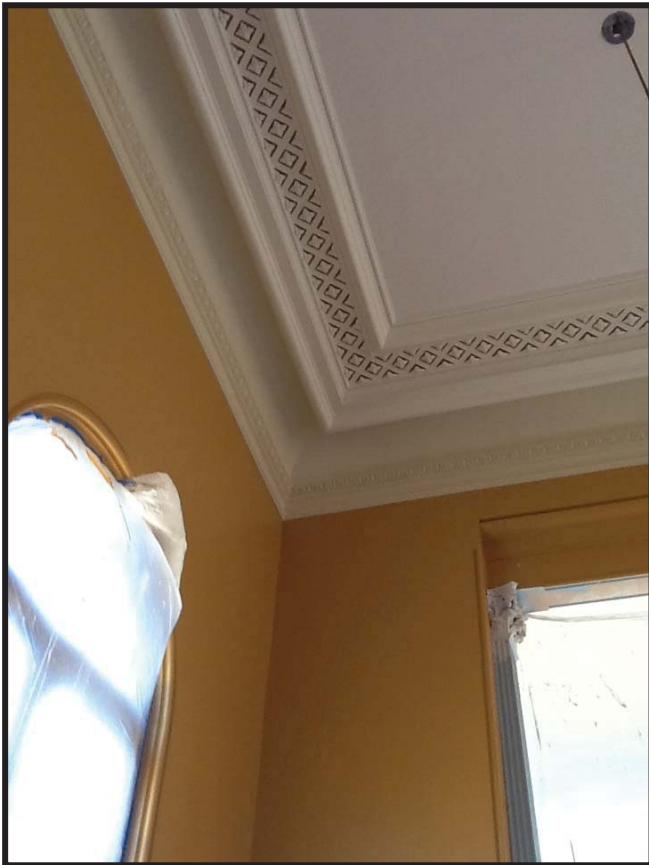
Prep & Paint Work -Fox Painting Company, Inc.





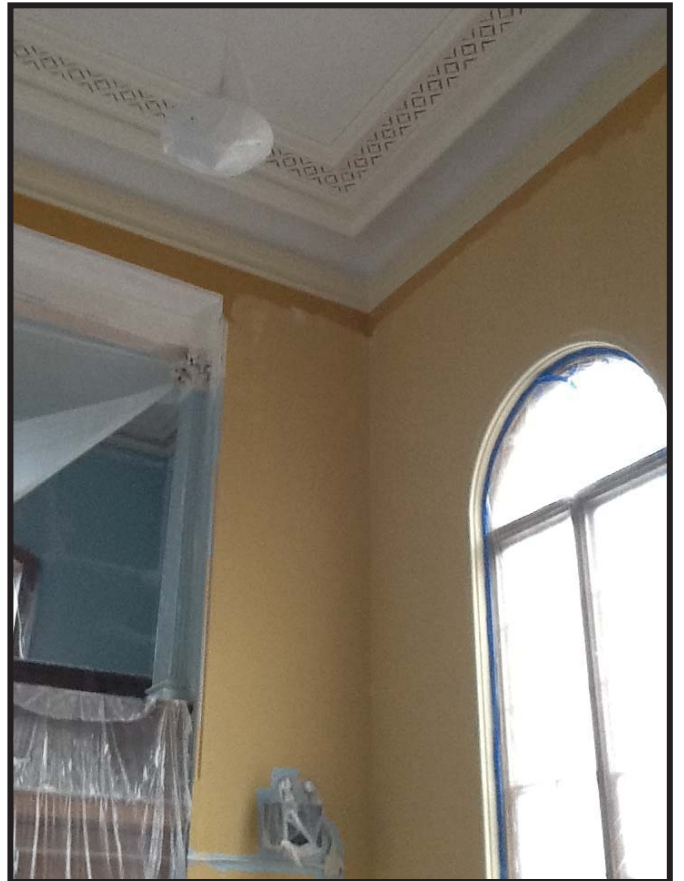
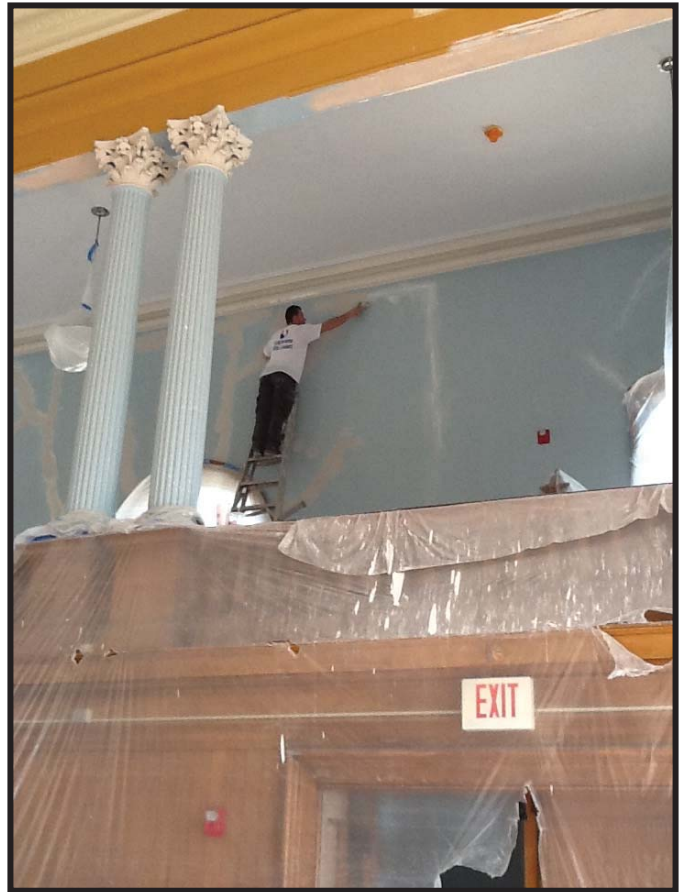
**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

Prep & Paint Work -Fox Painting Company, Inc.



**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

Prep & Paint Work -Fox Painting Company, Inc.



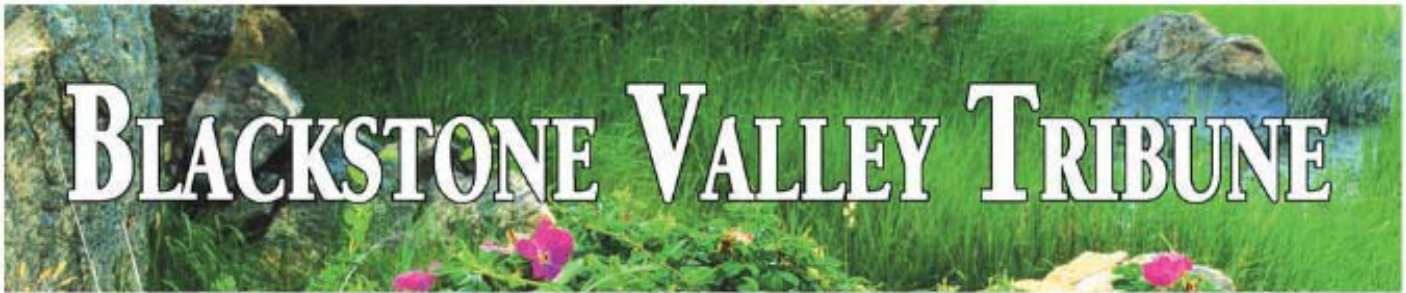


**NORTHBRIDGE MEMORIAL TOWN HALL RESTORATION PROJECT**

Prep & Paint Work -Fox Painting Company, Inc.







Mailed free to requesting homes in Douglas, Northbridge, Uxbridge, Linwood, Whitinsville and North Uxbridge

Vol. VI, No. 25

Complimentary to homes by request

ONLINE: [WWW.STONEBRIDGEPRESS.COM](http://WWW.STONEBRIDGEPRESS.COM)

Friday, April 21, 2017

## Grand lady returns to Victorian grandeur



BY RAYANNE COOMBS  
TRIBUNE CORRESPONDENT

**NORTHBRIDGE** – After years of disrepair and neglect, the Northbridge Town Hall is in the midst of undergoing a major restoration project which includes exterior improvements, window upgrades and the reparation of the great hall auditorium back to its original grand space. The Northbridge Memorial Town Hall, which was constructed in 1876, was originally designed in the classical revival style, is listed on the National Register of Historic Places, and is a contributing building to the Whitinsville Historic District.

Town Planner, R. Gary Bechtholdt explained "This project, which is listed in the State Register of Historic Places, has received a matching grant from the Massachusetts Preservation Projects Fund through the Massachusetts Historical Commission, Secretary of the Commonwealth, William Galvin, Chairman."

Bechtholdt explained that the project first began in 2011 when the town received a matching grant (\$15,000) awarded from Mass Historical Commission to complete an assessment of the town hall exterior, survey the windows, and prepare window restoration plans and specifications.

The most serious conditions were found in the original windows that were fabricated in the Whitin Mills. The windows were in poor condition with several frozen into a partially opened

*courtesy photos*

Corbels and cornices are scraped and returned to glory.

*Please Meet HALL, page A5*

## Bringing home the medals

BVT STUDENTS  
EARN SKILLSUSA RECOGNITION

**UPTON** – Blackstone Valley Tech students kicked off the 2017 SkillsUSA competition series with a strong performance when 98 students recently brought home 35 gold, 33 silver, and 30 bronze medals from the SkillsUSA Massachusetts District V Leadership Conference.

Often referred to as the

Olympics of vocational technical education, SkillsUSA events allow students to compete with each other in hands-on technical exams designed and judged by industry leaders and experts. The 2017 series kicked off for Valley Tech students on March 24, when Bay

*Please Meet SKILLS, page A13*

## Where have they been?

The Millbury Historical Society is hosting a program Thursday, May 11 unveiling the portraits of Asa Waters II and Susan Holman Waters.

The portraits, in splendid color, were painted by John Blunt more than 100 years ago; but they have been lost for quite some time.

So the questions remain...where have they been?

Where were they found? Answers will be shared on May 11 beginning at 7 p.m. at the Asa Waters Mansion, 123 Elm St., Millbury.

The event is free and open to the public, light refreshments will be served.

Having the portraits back home is exciting for the Millbury Historical Society,

and it is anxious to share the good fortune with others.

For more information contact (508) 865-9377 or visit the websites at [asawaters.org](http://asawaters.org) or [millburyhistory.org](http://millburyhistory.org).





## HALL

*continued from page A1*

position. Much of the paint had peeled, exposing bare wood. Fortunately, the double hung windows were made of first growth Eastern White Pine and most were structurally sound and restorable. In addition to the windows, the doors, fascia, gutter, roofing, masonry issues, and a deteriorated and unneeded fire escape were included in the repair and restoration project.

In 2012, a matching-grant (\$60,000) was awarded from Mass Historical Commission to Northbridge specific to completing the window restoration project, which included masonry and flashing, painting and carpentry, and window restoration. The town also unanimously voted to appropriate \$400,000 to the project.

As part of the specifications, the Northbridge Historical Commission unanimously voted to approve the original exterior color scheme for the town hall to be painted to its original historic paint color. For more than one hundred years, all of the existing trim had been painted a series of whites and off-whites. The color schemes created a very different appearance than the original paint, which was two slightly different shades of brown. After receiving support from the Northbridge Historical Commission, the dramatic change in appearance was approved by the town of Northbridge, and the original historic paint scheme has been well received by the residents of the town.

Bechtholdt, who is also the local project coordinator, explained, "After we had completed all of the exterior work, it made sense to look at the inside. In 2016, we were awarded another \$50,000 grant to assist in the restoration work to be done in the Great Hall Auditorium. That work includes plaster stabiliza-



**A selection of medallions to grace corners and ceilings**

tion and restoration, and paint restoration." He went on to say, "Prep work began over the winter and we anticipate being completed with the project by mid-May." The town again, voted to appropriate an additional \$175,000 to help with the costs of the project.

Because of the state of disrepair, the Great Hall was underutilized by the town for many years, but with the restoration of the entire building, the Hall now has potential shared with the public. Bechtholdt said, "We're looking at opportunities to invite the public to use the space, whether it be for music events, ceremonies or many other options."

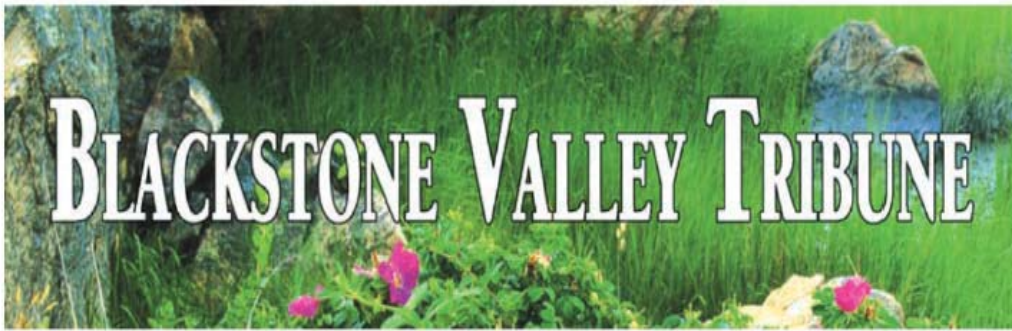
The Great Hall includes a stage area, 25 foot ceilings, 10 foot windows, and an intricately designed center medallion on the ceiling. Bechtholdt explained



**Crown molding and cracked plaster need a lot of attention.**

that an historic paint consultant was hired to analyze the original colors, and the room will be restored to the original color scheme of 1876. C





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18 holes, cart & Lunch **\$49.00**  
9 Holes cart & Lunch **\$33.00**

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Vol. VI, No. 36

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ONLINE: [WWW.STONEBRIDGEPRESS.COM](http://WWW.STONEBRIDGEPRESS.COM)

Friday, July 14, 2017

## Long awaited renovation complete



Photos courtesy of R. Gary Bechtholdt II

Working on the center medallion in the Great Hall.

### NORTHBRIDGE GREAT HALL RE-OPENS DOORS TO THE PUBLIC

BY RAYANNE COOMBS  
T R I B U N E  
CORRESPONDENT

NORTHBRIDGE — At the uppermost floor of Northbridge Town Hall, overlooking the streets of Whitinsville, lies the beautifully ornate and newly renovated, Great Hall. Originally constructed in 1876, the Great Hall was designed in the classical revival style, and is listed on the National Register of Historic Places. After years of disrepair and neglect, the Great Hall has been restored to its former glory and not a single detail was spared – from the opulent ceiling medallion to the intricate plaster, the rich wood floor, and even the paint color is back to its original grandeur.

R. Gary Bechtholdt II,

Please Read **HALL**, page A12



Courtesy photo

Blackstone Community Concert Band performing on the Community Plaza at Alternatives Whittin Mill.

## Free, Fun and Fabulous: concerts return to mill



## HALL

continued from page A1

Northbridge Town Planner and local project coordinator, wrote and administered the Mass Historical Commission grant for the Town Hall Restoration Projects which began in 2010.

Bechtholdt said, "The restoration of the Great Hall represents the culmination of a multi-year, multi-phase project for Northbridge. In 2010-11 the Community Planning & Development Office wrote a Massachusetts Historical Commission grant and scope of work to hire an architect to prepare an "Exterior Buildings Condition Assessment" and "Comprehensive Window Survey" for the Northbridge Memorial Town Hall. The exterior repairs, including window restoration identified in the reports were completed in 2013."

Once the exterior of the building was addressed, focus turned to the interior of the building. Bechtholdt said "The Great Hall auditorium historically had been a place of civic engagement and public functions, unfortunately however after years of neglect and deferred maintenance the auditorium was anything but great. The plaster and paint had been severely damaged by chronic roof leaks (prior to the 2000 roof replacement) and the space became more or less a large closet or attic space where the town stored its archives and miscellaneous files."

In 2015, under the leadership of Northbridge Town Manager Theodore Kozak, the Board of Selectmen and others, Northbridge embarked



Townpeople gathered to celebrate the re-opening.

on restoring the Great Hall auditorium back to its former glory. Bechtholdt explained,

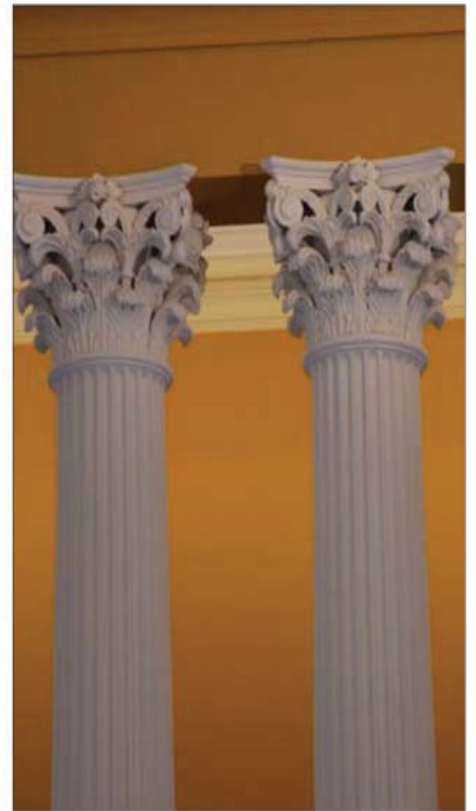
"At the 2016 spring annual town meeting, voters unanimously support the appropriation of up to \$150,000 to fund the necessary restoration work. In June 2016, Northbridge was awarded a matching grant from the Massachusetts Historical Commission (MHC). The Northbridge Memorial Town Hall has benefited tremendously from the Massachusetts Preservation Projects Fund (MPPF), a State program administered through MHC. The town received \$15,000 in matching grants for the "Exterior Building Assessment" report (2011), \$45,000 for the Window Restoration work (2012) and most recently \$60,000 in match-

ing grant funds for the Great Hall Restoration project (2016). In 2014, the Mass Historical Commission recognized the rehabilitation of the Northbridge Memorial Town Hall with its Preservation Award."

Bechtholdt went on to say, "In addition to the MHC grants and continued support of residents and voters Northbridge has been fortunate to work with a number of professional consultants and contractors, including McGinley Kalsow & Associates, Inc. (Somerville), an award winning architectural firm that specializes in the restoration and renovation of historic buildings. This firm, led by Wendall C. Kalsow, AIA worked with the town from the beginning; preparing the assessment report in 2012 and over-

saw the window restoration work in 2013-14 and now the paint and plaster restoration of the Great Hall."

Bechtholdt added, "Equally, the town has been fortunate to have hired responsible contractors who are highly skilled in their professions. Westmill Preservation Services, LLC (Halifax) completed the extensive plaster repair and restoration work; truly an art. Fox Painting Company, Inc. (Arlington) worked with Sara Chase to determine the original Great Hall paint colors (historic paint analysis). Fox Painting Co. painstakingly prepped and painted the walls, ceiling and decorative plaster; this delicate work took a steady hand, which shows in the amount of detail along the cove and ceiling of



The columns are restored to glory.

the auditorium. And the Center Medallion & Rosette details in the ceiling, where prior paint restoration efforts muted this highly decorative feature which served to cool the space by allowing warm air to raise up through to the attic space above."

Additionally, as part of the restoration work BayState Contracting Services, Inc. (Springfield) performed abatement, Gilbert & Becker Co., Inc. (Dorchester) addressed a roof repair and Mark Grgurovic Hardwood Floors (Haverhill) sanded and refinished the original hardwood floors. In total, nearly 1,390 man-

hours were dedicated to preserve the Great Hall auditorium.

Bechtholdt said, "The total cost of the project came in around \$160,000 (including floor refinishing); thanks to another Massachusetts Historical Commission grant (MPPF -Round 22) of \$60,000 the town's share was reduced to approximately \$100,000."

He added "The town will once again make the Great Hall available to the public; the Board of Selectmen will likely need to adopt a policy soon as many town residents and local groups have already inquired about the availability of this grand space."

**NORTHBRIDGE MEMORIAL TOWN HALL –GREAT HALL RESTORATION PROJECT**

Before & After

**BEFORE** (March 2016)



**AFTER** (June 2017)





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**NORTHBRIDGE MEMORIAL TOWN HALL –GREAT HALL RESTORATION PROJECT**

The restoration of the Great Hall represents the culmination of a multi-year, multi-phase project for Northbridge; where back in 2010-11 the Community Planning & Development Office wrote a Massachusetts Historical Commission grant and scope of work [Architect] to prepare an “*Exterior Buildings Condition Assessment*” and “*Comprehensive Window Survey*” for the Northbridge Memorial Town Hall. The exterior repairs, including window restoration identified in the Reports were completed in 2013. Whereupon, in 2014 the Mass Historical Commission recognized the rehabilitation of the Northbridge Memorial Town Hall with its Preservation Award.

Once the exterior issues of the building were addressed the Town looked to restore the interior. The Great Hall auditorium historically had been a place of civic engagement and public functions, unfortunately however after years of neglect and deferred maintenance the auditorium was anything but great. The plaster and paint had been severely damaged by chronic roof leaks (prior to the 2000 roof replacement) and the space became more or less a large closet or attic where the town stored its archives and miscellaneous files.

In 2015, under the leadership of Theodore Kozak (Town Manager), the Board of Selectmen and others Northbridge embarked on restoring the Great Hall auditorium back to its former glory. At the 2016 Spring Annual Town Meeting, voters unanimously support the appropriation of up to \$150,000 to fund the necessary restoration work. In June 2016, Northbridge was awarded a matching-grant from the Massachusetts Historical Commission (MHC /MPPF Round 22).

The Northbridge Memorial Town Hall, listed in the State Register of Historic Places has benefited tremendously from the Massachusetts Preservation Projects Fund (MPPF), a State program administered through MHC. The Town received \$15,000 in matching-grants for the “Exterior Building Assessment” report in 2011; \$45,000 for the Window Restoration work in 2012 and most recently \$60,000 in matching-grant funds for this Great Hall Restoration project in 2016.

In addition to the MHC grants and continued support of residents and voters Northbridge has been fortunate to work with a professional consultant, **McGinley Kalsow & Associates, Inc. (Somerville, MA)** an award winning architectural firm that specializes in the restoration and renovation of historic buildings. This firm, led by Wendall C. Kalsow, AIA has worked with the Town from the beginning; preparing the assessment report in 2012 and overseeing the window restoration work in 2013-14 and now the paint and plaster restoration of the Great Hall.

Equally, the town has been fortunate to have worked with contractors who are highly skilled in their professions. **Westmill Preservation Services, LLC (Halifax, MA)** completed the extensive plaster repair and restoration work; truly an art. **Fox Painting Company, Inc. (Arlington, MA)** and the Architect worked with **Sara B. Chase**, historic paint preservation consultant to determine the original Great Hall paint colors. Fox Painting Co. painstakingly prepped and

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**NORTHBRIDGE MEMORIAL TOWN HALL –GREAT HALL RESTORATION PROJECT**

painted the walls, ceiling and decorative plaster. This delicate work took a steady hand, which shows in the amount of detail along the cove and ceiling of the auditorium and center Medallion & Rosette details in the ceiling, where prior paint restoration efforts muted this highly decorative feature which served to cool the space by allowing warm air to rise up through to the attic above.

As part of the restoration effort **BayState Contracting Services, Inc. (Springfield, MA)** performed abatement, **Gilbert & Becker Co., Inc. (Dorchester, MA)** addressed roof repair and **Mark Grgurovic Hardwood Floors (Haverhill, MA)** sanded and refinished the original hardwood floors. In total nearly 1,400 man-hours went into preserving the Great Hall auditorium. Although sanding and refinishing was not an eligible expense under the MHC program the Town felt it important to compliment the restoration work.

On June 14, 2017 the Community Planning & Development office hosted the first public event since the renovation; all attending were amazed with the work and pleased to see the Town make such investment. The Town will once again make the Great Hall available to the public; the Board of Selectmen will likely need to adopt a policy soon as many town residents and local groups have already inquired about the availability of this grand space.

-R. Gary Bechtholdt II, Town Planner/Local Project Coordinator

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