

New Pearl Street Entrance



Leominster Public Library  
LIBRARY EXPANSION & RENOVATION PROJECT

*My library,  
a place where  
I feel at  
home...*

Preserving the Past,  
Building for the Future,

*Leominster's Crown Jewel*

Expands

## WHY DO YOU USE THE LEOMINSTER PUBLIC LIBRARY?

From a recent campaign sponsored by the Massachusetts Board of Library Commissioners, the following are excerpts from responses by local patrons:

*When I've exhausted all my resources, the library has never failed to provide quick, accurate information.*

Richard B. White, Leominster

*The library affords me the chance to do "fun" things like travel with a book.*

Ernest S. Caponi, P.E., Leominster

*As a newcomer to the United States in 1993, I was positively impressed by the many materials and facilities at the Leominster Public Library, but the human quality of its personnel moved me the most.*

Hector Batista, Leominster

*My Library: A place where I feel at home.*

Yanneth Bermudez-Camp,  
Leominster

*The library always has something cool going on. Check it out!*

Kathryn Zimmerman, Leominster

*The Leominster Public Library is a "virtual" and "actual" treasure trove to both learner and tutor!*

Catherine Marshall, Leominster

# Leominster Public Library

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# Leominster Public Library LIBRARY EXPANSION & RENOVATION PROJECT



Circa 1958

## Preserving the Past, Building for the Future, *Leominster's Crown Jewel*

### Expands

The Leominster Public Library has served its community with distinction for 150 years. As the new century begins, this expansion project is necessary in order for the library to continue to provide quality service to its residents and create a comfortable, pleasant, and inviting environment for patrons to visit. This plan will allow the library to preserve its past, and look to the future, enabling it to remain vital and responsive to traditional services and new technologies. The library must grow to keep up with the rapid growth of the community and its needs.

Leominster Public Library  
30 West Street  
Leominster, Massachusetts 01453  
978-534-7522

[www.leominsterlibrary.org](http://www.leominsterlibrary.org)

# Leominster Public Library

## Building for the Future

*T*he City of Leominster has a rich history of library service to the community dating back to 1856. The desire for information and intellectual growth, which led to the founding of the public library in 1856, is more evident today than ever before. In a city of rich ethnic and socio-economic diversity, the library is a principal municipal institution that serves the entire community.

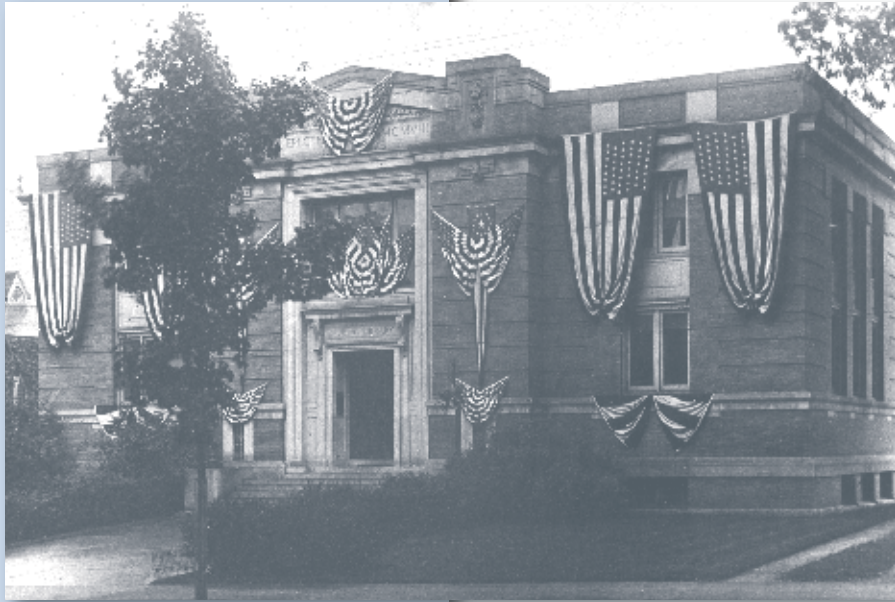
With an average of over 3,500 patrons visiting weekly, the library continues to be one of the most popular destinations in the center of the city.

The library's original building is an architectural gem in the downtown area. This two-story Roman brick structure with limestone trim was built in 1910 with partial funding from Andrew Carnegie. It is one of the contributing structures to

the Monument Square Historic District, which is listed in the National Register of Historic Places.

Due to increased patron demands, a greater variety of resources and services, and the advent of electronic technology, the current facility has become increasingly inadequate. There is insufficient space for the library's collection, limited public seating, inadequate areas for library programming and community meetings, limited handicapped accessibility, severe limitations in adapting the current building to new technologies, improper space to house the library's local historical and genealogical collections, health, safety, and security problems, inadequate parking, and inconvenient access to the building from the parking area.

In 1999 the library hired a nationally recognized consultant to work with the Board of Trustees and staff to develop a Building Program. This program, projecting service to the community for the next 20 years, determined that the library would best serve the community by remaining in its current location, but would need to more than double the size of its existing facility.



Welcome Home Day,  
September 17, 1919.

*...the many  
materials and  
facilities at  
the Leominster  
Public  
Library...*

*positively  
impressed by...*

The project will expand the library to 44,513 square feet with 55 adjacent parking spaces by removing the existing addition, renovating the 1910 building, and constructing a new 34,434 square-foot addition creating entrances on both West Street and Pearl Street.

In November 2002, the library received notification from the Massachusetts Board of Library Commissioners of the provisional award of a \$3,021,441 competitive state construction grant to help fund this estimated \$10.8M project. In order to be awarded this state construction grant, the library was given until November 7, 2003 to secure the necessary local funding for the project.

A televised public informational meeting before the City Council regarding the project was held in March 2003. In August 2003, the City Council held a public hearing in preparation for voting on the authorization to bond for the project. Public support for the project was overwhelming. Many residents and area business owners wrote letters and called their City Councilors, while others waited in line at the public forum to speak directly to the Council. This public testimony, attesting to the importance of the library in the lives of the residents, and the value of the library to the community, lasted nearly 3 hours. In September 2003, the Leominster City Council voted unanimously to borrow the funds to provide the local support needed to accept the state grant and move the project forward.

It is the partnership between the Commonwealth of Massachusetts, the City of Leominster, foundations, area businesses, and private individuals that will create a state-of-the-art library to be the cornerstone of our community and our legacy for future generations.

*The library  
affords me  
the chance  
to do "fun"  
things like  
travel with  
a book.*



## THIS EXPANSION WILL PROVIDE FOR:

Restoration of historic building

Expanded popular children's services area

Improved security and safety for public, staff, and library materials

Greater space for large and small community group meetings both during and after regular library hours

Increased access to new technologies, including Wi-Fi

Expanded nationally recognized Robert Cormier Center for Young Adults

Centers for Career Information and Business Resources

Improved preservation of irreplaceable local historical and genealogical documents

Compliance with the Americans with Disabilities Act

Greater space for quiet study, literacy tutoring, computer training, and library programming

Expanded shelving and displays for both print and non-print collections

Additional patron seating

Increased parking and access

Enhanced vitality of prominent building in Leominster's downtown area

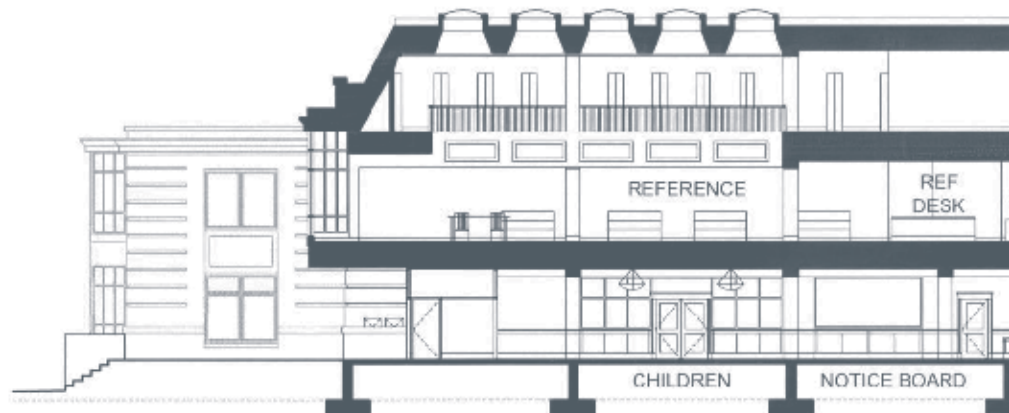
Catalyst for urban renewal in Pearl Street area



First Floor



Second Floor



**LEOMINSTER  
PUBLIC LIBRARY  
SERVING OUR  
COMMUNITY  
SINCE 1856**

*1856*

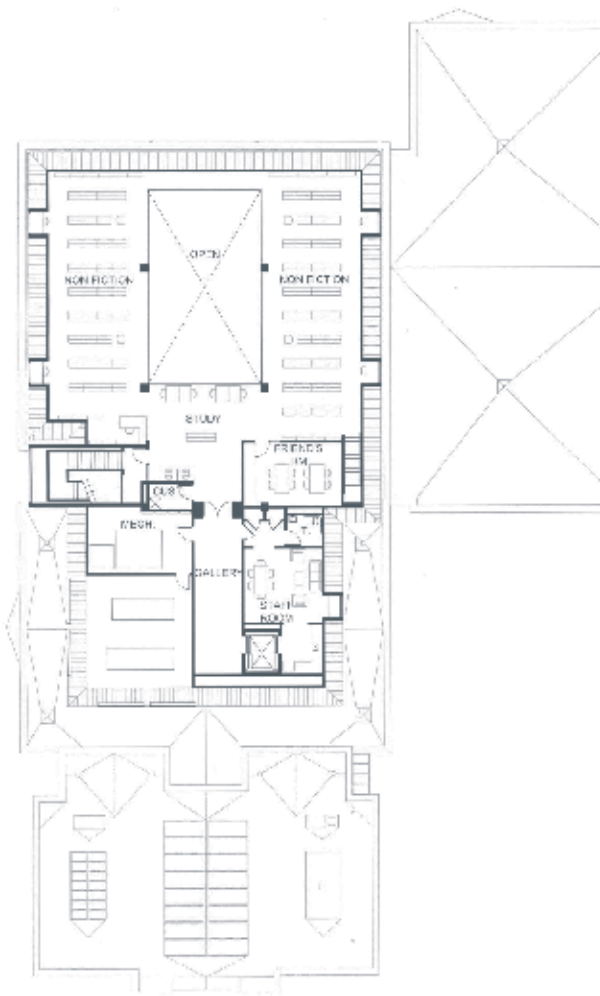
A rich history of library service to the community began when the town voted to accept a collection of books from the Leominster Lyceum Library, to appropriate \$75 to support the free public library for that year, and to appoint a five-member library committee. This committee, in turn, hired its first librarian in June 1856. The library's collection was housed in a store, an office, and finally a room in old Town Hall.

*1910*

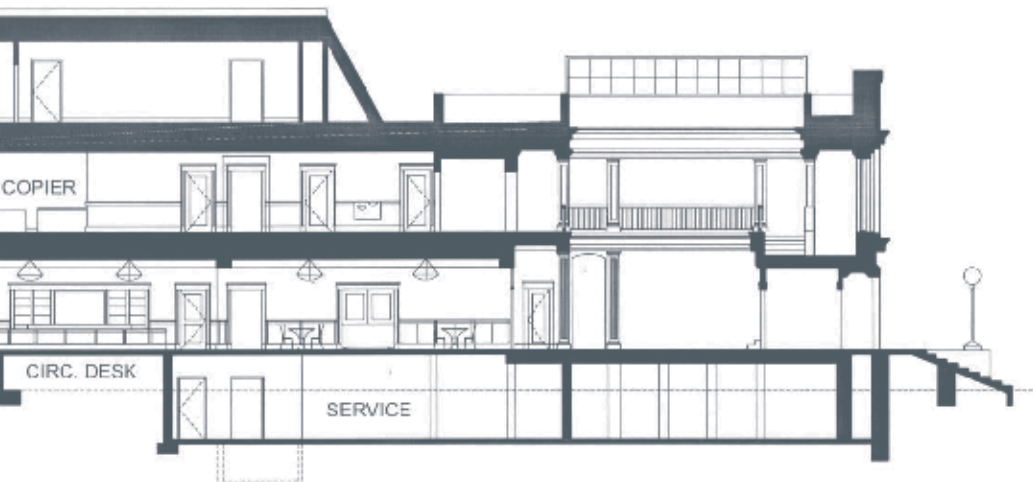
The library's original two-story building, partially funded by Andrew Carnegie, was opened. This building is one of the contributing structures to the Monument Square Historic District, which is listed in the National Register of Historic Places.

*1966*

A 10,000 square-foot warehouse-like addition was opened, with the expectation that the facility would meet the community needs for the ensuing 20 years.



Mezzanine



Section

*The library  
always has  
something  
cool going on.  
Check it out!*

# Leominster Public Library

## Where Family, Technology and Community Converge

**O**ur library is one of the most popular destinations in the center of the city, with an average of over 600 patrons visiting daily. These patrons, from Leominster and surrounding communities, enjoy the library's small-town ambiance, despite its urban setting. At the Leominster Public Library, books truly are "just the beginning" of the materials and services available to the community.

### On a typical day, you may find:

Patrons using the public computers to conduct a job search, read a foreign newspaper, email a family member, research a medical condition, or make reservations for airline tickets.

Patrons browsing the video and DVD sections.

Families borrowing a pass for one of a number of area museums.

A librarian at the Information desk helping a local businessman find the contact information for an elusive company in British Columbia.

Parents and young children visiting the Children's Room to check our summer reading books or attending an "Amazing Animals!" program.

Teenagers checking out the latest Japanese "manga" comic books or relaxing with their favorite magazine in the library's Robert Cormier Center for Young Adults.

Patrons reading or studying in the quiet areas, many with laptops at hand.





# Leominster Public Library

## Sustainable Design Elements

The expansion of the Leominster Public Library has involved consideration and application of sustainable design features. Representative features addressed in the design include the following:

### Land use:

Expansion on the library's historic site reinforces the historic downtown and encourages compatible redevelopment of its intown neighborhood. This also reduces the public investment in infrastructure that might be required for a more remote site.

### Transportation:

The expansion of the library on its present site utilizes existing urban infrastructure, encouraging public access on foot and by public transportation.

### Parking:

Shared parking with Pilgrim Congregational Church reduces the amount of land that has to be paved for these two uses.

### Renovation:

The restoration of the historic building preserves the existing structure and reduces the amount of new construction.

### New construction:

The new construction will provide for future expansion. It will also provide energy conservation, and more efficient lighting. Environmentally-friendly and recycled materials will be used whenever possible.

## 1999

Due to population growth and library circulation increases, a nationally recognized consultant was hired to work with Trustees and Staff to develop a Building Program. A decision was made that the library would best serve the community by remaining in its current location.

## 2000

A Feasibility Study Committee was appointed to hire an architect and develop a design proposal for an expanded and renovated library facility.

## 2002

The library received notification from the Massachusetts Board of Library Commissioners of the provisional award of a \$3,021,441 competitive state construction grant to help fund this estimated \$10.8M project.

## 2003

September-The City Council voted unanimously to borrow the funds to provide the local support needed to accept the state grant and move the project forward. This vote was preceded by nearly 3 hours of favorable and enthusiastic public testimony by area residents and business owners.



# Campaign Budget

## Fundraising Goal - \$1,200,000

Every Leominster citizen is both a stakeholder and a steward of the Leominster Public Library. Your contribution will help to ensure that this project will preserve the past and build for the future, leaving a legacy for future generations.



## Project Costs

Construction/Demolition/SiteWork/FF&E*	\$ 10,622,388
Project Soft Costs	\$ 1,556,394
<b>Total Costs</b>	<b>\$ 12,178,782</b>



## Project Support

Municipal Bond	\$ 7,800,000
State Construction Grant	\$ 3,021,441
Library Trust Funds	\$ 109,000
Miscellaneous	\$ 53,769
<b>Total Revenue</b>	<b>\$ 10,984,210</b>

\* Furniture, Fixtures & Equipment



Early interior photographs of historic Carnegie library opened in 1910.

## Donor Recognition Plaque

Florence E. Wheeler Cornerstone Society*	\$ 50,000 & up
Leadership	\$ 10,000 & up
Benefactor	\$ 5,000 & up
Sponsor	\$ 2,500 & up
Patron	\$ 1,000 & up

\* Florence E. Wheeler (1879-1962), Leominster's first trained librarian, is remembered for her pioneering and enduring work on the community's history, through the Leominster Public Library. Highlights of her nearly 50 years as librarian (1902-1949) included the construction of the Carnegie library building and her proving that the legendary Johnny Appleseed was none other than Leominster's own John Chapman

# Designated Gift Opportunities

Cormier Center for Young Adults  
(previously designated to honor Robert Cormier)

Information Common (2nd floor)	\$ 250,000
Leominster History Room (2nd floor) (Historic Carnegie Building)	\$ 150,000
West Reading Room (Historic Carnegie Building)	\$ 150,000
East Reading Room (Historic Carnegie Building)	\$ 150,000
Arts & Entertainment Center (Music, film, electronic media)	\$ 100,000
Trustees' Conference Room (2nd floor) (Historic Carnegie Building)	\$ 75,000
Business and Career Information Area	\$ 50,000
Circulation Desk	\$ 50,000
Children's Story Time Room (reserved)	\$ 50,000
Children's Study Alcove	\$ 25,000
Children's Preschool Alcove (reserved)	\$ 25,000
Small Conference Room (2nd floor) (Historic Carnegie Building)	\$ 25,000
Information Desk (reserved)	\$ 25,000
Gallery/Exhibition Area (Historic Carnegie Building)	\$ 25,000
Genealogy Research Room (2nd floor) (Historic Carnegie Building)	\$ 25,000
Skylight (Historic Carnegie Building)	\$ 25,000
Vestibule (Historic Carnegie Building)	\$ 25,000
4 Adult Project/Study Rooms (2nd floor) (each)	\$ 15,000
2 Children's Project/Study Rooms (each)	\$ 15,000

All designated gift opportunities are subject to approval of the Leominster Public Library Board of Trustees.

Other designated gift opportunities are available upon request.

## 2003

November-A newly appointed Building Committee was formed by the Mayor and approved by the City Council. Beacon Architectural Associates and Adams Smith Architects were hired.

## 2004

September -The Library and Pilgrim Congregational Church signed a Mutual Vehicle Parking Lot Easement.

## 2005

The Building Committee worked with Architects and City officials to complete design development and construction bid documents. Project was sent out to bid, general contractor was selected, and construction began.

## 2006

Fundraising Campaign launched.

The Leominster Public Library has partnered with the Community Foundation of North Central Massachusetts through the establishment of the Leominster Library Building Fund for its capital fundraising campaign.



West Street Entrance



*The Leominster  
Public Library is  
a virtual and  
actual treasure...*

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