

## TOWN OF STOW

Notes Taken for the Community Preservation Committee by Deb Seith

**Date: November 30, 2009**

**Location: Town Building**

### ***Elementary School Building Committee Meeting***    **Topic: Stone Building**

On November 30, 2009 the Elementary School Building Committee (ESBC) held a regularly scheduled meeting and discussed the Stone Building as part of their posted agenda. The ESBC invited members from the Community Preservation Committee (CPC) and Stow Historical Commission (SHC) to attend.

Linda Stokes, Bill Byron, and Mike Busch from the Community Preservation Committee attended. (*Linda Stoke is also the chairperson for the SHC*)

#### Discussion Notes:

- Ellen Sturgis reported that the SHC is scheduled to meet on December 3<sup>rd</sup> and she suggested postponing any ESBC vote on the Stone Building for 2 weeks.
- Possible memorials for the Stone Building:
  - Create a white wood panel on the south side of the gym & mount the sun dial there with stone below.
  - Recreate a footprint of the Stone Building with its stones, create a rumble strip in between, and build a panel with pictures and information about the Stone Building.
  - Construct a farm stone wall along Great Road on the right hand side of the entrance.
  - Re-use the stone as an interior wall material inside the building.
  - Create an outdoor classroom with a seat wall using Stone Building stones outside the proposed library.
- The ESBC received quotes of \$280-\$300/sq ft to bring the Stone Building up to code & use as an educational space (sprinklers, ADA compliant, insulation, etc).
- Can you build around the Stone Building?
  - MSBA will count it in the total square footage.
- If the Stone Building is used for Storage (not heated and unoccupied) can it be saved?
  - The Town could seal it & not allow access.
  - If it is used for storage it does not have to be brought up to code.
- There are costs associated with taking the Stone Building down (~ \$29,000, plus money to memorialize it, and cost for building a new shed). Can the Stone Building be used as the proposed shed?
  - The Stone Building is not an appropriate space for the functional uses that the new shed will be used for.
  - The Stone Building could be used to store items that do not require heat or insulation.
  - The ESBC would love to have a win-win for the School Building & the Stone Building, but not at the risk of losing State funding or the current timeline.
- The ESBC is working on a very tight timeline & has to have the final plans ready for the MSBA on Jan 1<sup>st</sup>.
- The Stone Building is a difficult and costly building to move because of its construction. It will require an inner and outer brace to be constructed otherwise you risk compromising the integrity of the walls and structure. ESBC had two firms look at it and got quotes of \$350-400K to move it.
- Lew Halprin provided some quotes for moving the Stone Building and a proposal for creating an educational/historic area on the knoll; incorporating the Stone Building, Blacksmith Shop, and West School.
- Will a change to site plan (to save the Stone Building in its current location) jeopardize funding?
  - The ESBC was sensitive to this possibility & does not want to take any risks.
  - The ESBC said they could make a call to a contact at the MSBA and ask the question.
  - The ESBC briefly discussed having the architects show a design that would keep the Stone Building..
- Discussion about the current site plan, layout of driveway, drop-off area, and safety issues.
  - The architect stated: even though a plan may conform to town/state requirements they may go above and beyond the requirements in order to be responsible for the intended use (in this case the pre-school area).

- The Stone Building may cause issues with sight lines for parents, children, and cars.
- The ESBC and architect disagreed with attendees about the width of the driveway.
- The ESBC did not seem amenable to moving the pre-school play yard.
- Parents with young children have different parking & parking lots concerns than other residents (carrying baby seats, young children in parking lots are hard to see, etc.)
- There was some disagreement between the ESBC and the SHC/attendees as to whether the Stone Building should be considered a historic structure.

There was a lengthy discussion about the possibility of saving the Stone Building by sealing it up and trying to build around it. The ESBC reviewed diagrams and attempted to “design on the fly” and figure out a way to make it work. It appeared that in addition to changing the layout of the parking lot and entrance driveway, the pre-school playground would also have to be moved. The ESBC discussed the fact that many hours and a great deal of thought went into the current plan & the restrictions of the small site led the ESBC and its architects to this plan.

The ESBC voted to proceed with the design as proposed and support any other town organization to move the building to an alternate acceptable location. Ellen clarified that this vote means; no phone call will be made to the MSBA and the architects will not be asked to create an alternate plan incorporating the Stone Building in its current location.

The SHC was not pleased the ESBC voted instead of waiting 2 weeks as initially stated

**Post Notes from Ellen:**

The ESBC had intended only to discuss the possible options for memorializing the Stone Building. Discussions with attendees at the meeting led to possibly sealing the Stone Building and leaving it in its current location. The ESBC listened to the comments and attempted to "design on the fly" but then decided, with the advice of their architect, not to proceed with this part of the discussion. That is what the ESBC voted on.

After the meeting Ellen reiterated to Linda Stokes that the ESBC were waiting to hear from them if they wanted to move the building or to memorialize it, and if the latter, we were waiting for their recommendations.