TOWN OF WHATELY

REQUEST FOR INTEREST, IDEAS & INNOVATION

FOR THE REHABILITATION, CONVERSION AND/OR REDEVELOPMENT

OF THE

CENTER SCHOOL



LOCATED AT

218 CHESTNUT PLAIN ROAD
WHATELY, MA

Proposals Deadline: 4:00 P.M. October 25, 2021

Proposal Submission To:

Brian Domina
Town Administrator
Town of Whately
4 Sandy Lane
South Deerfield, MA 01373
Phone: (413) 665-4400 ext. 1
E-mail: townadmin@whately.org

EXECUTIVE SUMMARY

1. Objective

The Town of Whately is preparing to offer the site of its former Center School, located at 218 Christian Lane, in Whately, and inclusive of the 1 ½ story, 6,183 square foot wood framed building with brick facing, for adaptive reuse or other creative redevelopment proposals by qualified entities. The Center School building is listed on the State Register of Historic Places and is a contributing building to the Whately Center National Register District. Because of its status as a contributing building in a National Register District, rehabilitation of the Center School is eligible for Community Preservation Act (CPA) funding and may qualify for federal and state preservation tax credits. Affordable housing projects would also be eligible for CPA funding. The Town is seeking ideas and/or expressions of interest ("Letters of Interest") from persons or companies who recognize the unique opportunity to breathe new life into this historic building and neighborhood.

The Whately Selectboard, through the Town Administrator's Office, is requesting Letters of Interest from prospective developers for the reuse or redevelopment of this property. The Request for Interest, Ideas, & Innovation (RFI) precedes the issuance of a Request for Proposals (RFP). The Selectboard anticipates issuing an RFP after reviewing the Letters of Interest.

Since the Town is merely seeking ideas for the future use and redevelopment of the Center School property through the RFI and will subsequently issue an RFP soliciting proposals for the development of the property, this RFI is not subject to the Uniform Procurement Act, Chapter 30B.

The Town will look favorably on proposals that:

- Preserve and maintain the unique and historic character of the Center School building;
- Creatively integrate the Milk Bottle into the future use of the property, while preserving the rights of the Whately Historical Society to keep, maintain and use the Milk Bottle in its current location on the property;
- Respect the residential and historic character of the neighborhood;
- Continue the site's history as a place for civic engagement and open to the public; and
- Provide a financial benefit to the Town of Whately through property taxes or other means

2. Community Desire

In 2019, the Whately Selectboard appointed an advisory committee, known as the Center School Visioning Committee ("Committee"), to help determine the future of the Center School property and building. The Selectboard charged the Committee as follows:

> *"To identify, investigate and assess the possible reuse opportunities for the Center School building and parcel and to submit a written report of its finding to the Whately Selectboard on the Committee's preferred reuse scenario(s) within two (2) months. The Committee is asked to investigate both public and private options for reuse of the Center School building/parcel and to consider such factors as the existing condition of the building, available infrastructure, renovation/demolition costs, its historical significance, location, public needs, market demand, public input and how other communities have successfully reused former public-school buildings of a similar size."*

The Committee undertook an extensive process that looked at the property's history and existing conditions, analyzed the site and the applicability of the Town's zoning bylaws to future uses, conducted a town-wide survey to determine the overall public sentiments towards the property and building and to collect ideas about its future uses. The Committee also performed a high-level cost analysis of various options and identified potential funding sources and incentives for rehabilitation. *Please see Attachment A for the Report of the Center School, dated March 17, 2020.*

At this time, the Town is seeking input from those in the development community and other interested parties about how they envision redeveloping the property in keeping with the desires of the community. To date more than 150 local residents have responded to the public opinion survey that helped shape the recommendations of the Committee.

Community feedback through the visioning process has demonstrated that desirable future uses for the Center School property may include a café or restaurant, maker spaces or art/crafts spaces, office space, new housing, and/or community spaces. Concepts that include strategies for meeting more than one of the community's desires will be looked upon most favorably.

3. Goals of this Request for Interest, Ideas & Innovation

Letters of Interest are being sought to:

- Determine feasible reuse projects of the property that meet community needs and desires while taking into account property conditions and the neighborhood;

- Help gauge the type and extent of interest in the redevelopment, including proposals about what forms of ownership (outright ownership, long-term lease, short term lease, etc.) a developer or interested party may be interested in acquiring to facilitate the redevelopment of the property;

- Provide opportunities for developers to identify other entities that may be interested in participating as tenants or co-developers in a possible joint venture; and

- Generally, inform the preparation and issuance of a final Request for Proposals ("RFP") to be issued by the Town at a future date.

The goal of this RFI is to build on the visioning process by educating and informing the Whately Selectboard as to the interest in site redevelopment or reuse and to guide them in their decision as to the type of feasible redevelopment that is most likely to occur on the property.

PROPERTY DETAILS

1. Property History

Built in 1910, the Center School replaced the North Center School (originally on North Street and now at Storrowtown) and the South Center School, south of town on Chestnut Plain Road. The East School on Straits Road and the West School on Conway Road continued to operate.

Constructed of brick in the Georgian Revival style, the Center School is Whately's most elaborate institutional building. It has brick walls and a steep front stairway leading to a pedimented portico that is supported by both paneled posts and Doric columns. The octagonal cupola, dramatic lintels over the doorway and windows, elaborate brickwork (a watercourse and single and double stringcourses of bricks running around the building), and the large R-bracket blocks around the pediment and the cornice, enhance its stature and elegance.

Prominent architect Roswell Putnam of Northampton designed the building with the help of his son, Karl Scott Putnam. The younger Putnam, a professor of architectural history at Smith College, specialized in the work of Isaac Damon (the architect of both Town Hall and the Whately Church) and designed schools in Sunderland, North Hatfield, Plainfield, Ashfield, Montague, and Bernardston; as well as many buildings at Smith College. He married Mabel Crafts and is buried in the Whately Center Cemetery. The Center School was built by Edward Connelly for a cost of $14,588.

When the school was constructed, horses and wagons still brought students to school. The trip from the far end of North Street to the center of town could take 45 minutes to an hour. The school had two classrooms for educating all elementary aged children in the town. The interior has been changed little since those days, with the two classrooms, the original stairways, the transom windows, and blackboards remaining.

At a time when most buildings in Whately – including Town Hall – were heated with wood, the Center School had a coal furnace. The scarcity of coal in 1917 during WWI meant that the school had to be closed for several weeks. Electricity came to the building around 1926, and by 1930 there was plumbing with both hot and cold running water. By 1955, the coal furnace had been converted to oil. In 1991 the town transferred children to the new elementary school on Long Plain Road. The Historical Society, town administrative offices, and the police and health departments then occupied the school. With the opening of new town offices on Sandy Lane and the renovation of the old Town Hall, the Center School has been vacant since September, 2018.

2. Property Statistics

Located at the corner of Chestnut Plain Road and Christian Lane, the Center School is on a lot of approximately 32,613 square feet. (Assessors Map ID # 39-0-17). A property survey will need to be completed to confirm the exact dimensions of the lot. It shares the lot with the iconic Quonquont Farm Milk Bottle, which is owned by the Whately Historical Society and has been on the site since 1995 when it was moved there from State Road. (See the Milk Bottle History in Attachment 2 of the Report of the Center School). As mentioned earlier, the Town will look favorably upon proposals that creatively integrate the Milk Bottle into the future use of the property, while preserving the rights of the Whately Historical Society to keep, maintain and use the Milk Bottle in its current location on the property; however, this is not a requirement of the RFI.

The Center School is a wood framed building 1½ stories high with brick facing. The building is served by public water and has a private septic system. According to the town records, the building incorporates a total gross building area of 6,183 square feet, with a finished building area of 4,048 square feet and a basement area of 2,024 square feet. In addition to the structures, the property includes a small asphalt driveway and parking area along with a small playground and large lawn space.

3. Neighborhood Context

The property is located at the most northern end of Whately Center National Register District at the northern end of Chestnut Plain Road. Chestnut Plain Road is a beautiful and unique street with its double rows of maple trees, wide grassy areas, sidewalks and historic homes all contributing to the traditional New England main street feel. The property abuts two single family homes and is located directly across the street from the historic Whately Center Cemetery. The property is located 800 feet to the north of the S. White Dickinson Library and 1000 feet to the north of the recently renovated Whately Town Hall (now used as a community center) and the Whately Inn (a popular historic inn and restaurant). The property is also located 650 south of Quonquont Farm, a popular farm and wedding venue located on North Street.

4. Zoning

The property is located in the Agricultural/Residential 1 (AR-1) and the Aquifer Protection Overlay Zone III zoning districts and is non-conforming because of its small size (40,000 square feet being required in AR-1 for lots with public water; a minimum of 3 acres in the Aquifer Protection Overlay District). The property is also non-confirming because it lacks the required 200 feet of frontage on a single street as required in the AR-1 district. To address these dimensional challenges and to provide flexibility for the future reuse of historic buildings, such as the Center School, the Town adopted a Preservation Reuse Zoning Bylaw ("Bylaw") in 2020 *(please see Attachment B for the Preservation Reuse Zoning Bylaw).*

The Bylaw permits relaxation of the dimensional requirements for historic commercial municipal, or religious buildings that have served the public for at least 50 years and that are determined to be historically significant by the Whately Historical Commission ("Commission"). The Commission made this determination for the Center School at its 10/21/2019 meeting. Stipulations of the Commission's determination include that the building must remain on site and that no additions, except those necessary for accessibility be allowed. Allowed uses under the Bylaw include: retail stores of no more than 2000 square feet (prohibiting stores primarily selling alcoholic beverages, marijuana products, firearms or vape products); professional offices; eat-in restaurants; artisan studios; and residential uses. The Bylaw permits multiple uses within the same structure so long as each use fits within the existing building footprint. The Bylaw further provides applicants the opportunity to seek relief from the setback and parking requirements where necessary. A special permit from the ZBA and site plan review by the Planning Board are required under the Bylaw

Any redevelopment of the property that requires demolishing and replacing the building would be ineligible to use Bylaw and would be required to conform with the AR-1 and Aquifer Protection Overlay District requirements likely requiring a special permit and one or more variances from the Zoning Board of Appeals.

5. Reuse or Demolition

The Town has a strong preference towards the adaptive reuse of the existing building; however, demolition and new construction has not been ruled out. The Town wishes to hear all creative and visionary ideas for how to revitalize this property so that it contributes to the vibrancy of this unique and historic neighborhood.

RFI PROCESS & SUBMITTAL REQUIREMENTS

1. Anticipated Schedule & Process

RFI Issued	August 30, 2021
Pre-Submittal Meeting & Property View	September 20, 2021 at 10:00 am
Questions about RFI Deadline	October 18, 2021 at 4:00 pm
RFI Responses Deadline	October 25, 2021 at 4:00 pm

2. Submittal Requirements

Letters of Interest will provide the Town with the ability to better understand the type and level of interest in the Center School property and will provide interested parties with an opportunity to provide input to the Town on possible reuse scenarios or considerations. Submittal of a Letter of Interest or participation in this process is not a precondition of participating in a future RFP process, but it is recommended, as the information gathered from the RFI process will assist in guiding the Town in generating the forthcoming RFP requirements.

Letters of Interest are requested for submittal to the Town Administrator no later than 4:00 pm on October 25, 2021, in any of the following methods (listed in order of preference):

1) Submission in PDF format (under 10MB or via link to cloud-storage service) by email to townadmin@whately.org.

2) Submission by mail on paper in 8 1/2" x 11" format for text, and to the extent practical, for graphics no pages larger than 11" by 17" sent to Brian Domina, Whately Town Administrator, 4 Sandy Lane, South Deerfield, MA 01373

3. Pre-Submittal Meeting & Property View

Interested parties will have the opportunity to attend a pre-submittal meeting, to be held at the Center School, 218 Chestnut Plain Road, Whately, MA on September 20, 2021 at 10:00 am, at which time Town representatives will review for those in attendance the materials included in this RFI and respond to questions about the property, the Town's process and related issues. Town representatives will then conduct a viewing of the property for interested parties. Interested parties may, on a separate date, arrange to conduct an inspection of the property for purposes and under conditions agreeable to the Town.

4. Submittal Review Process

The Whately Selectboard will review all submittals. Each submittal will be reviewed and evaluated based on a number of criteria, including Community input to date, the contribution of a project to the needs of the Town and the neighborhood, the feasibility of the project, any information relative to preservation of the school building and its features and whether or not zoning relief or a zoning change may be needed.

During the review process, the submittals may be directed to such Town boards, committees and individuals whose comments and observations the Selectboard deems will assist in the assessment process. The Selectboard may seek the advice and input from any Town boards, committees or individuals, and from Town Counsel, during the review process.

The Selectboard may request additional information of one or more respondents relative to a submission. The right to an interview does not automatically extend to all whose submissions are accepted for review, but is granted in the sole discretion of the Selectboard

The objective of the review process is to select one or more concept plans to assist the Town in preparing an RFP. These concept plans will then be brought to the community during an open public forum at which point the selected respondents may be invited, though not required, to attend and present their concepts. Based on the community feedback on the concepts presented at the forum, the Selectboard will then determine next steps towards revitalizing the Center School.

The goal of the RFI process is to assist in the generation of an RFP with comprehensive and defined requirements and criteria to guide developers in formulating proposals.

5. Submittal Components

1) Cover Letter
    a. Statement of Interest
    b. Identify primary respondent
    c. Provide name, address and contact information of all interested parties

2) Basis of Interest
    a. Describe the intended use of the property
    b. Describe the extent of property use (entire or portion of parcel, reuse all/part/none of current structure)
    c. If possible, provide an expanded description of your redevelopment vision, including diagrams, renderings, or other drawings relating to the plans and/or layouts.

3) Financial Overview
    a. Describe your preferred form of ownership and whether other forms of ownership may be feasible (long-term lease from Town, purchase of property from Town, or another form)
    b. Describe how the proposed reuse will cover all anticipated ongoing operating and maintenance costs.
    c. Describe how the proposed reuse will cover or contribute to any associated capital costs.
    d. What potential capital funding sources would be appropriate for the reuse vision?

4) Relevant Experience: Please describe any relevant experience in similar projects.

5) Tenancy: The Town encourages those who may not be prepared to advance proposals for reuse of the entire property, but would wish to be considered as a tenant within another entity's proposal to provide information on the space needed within the site and an overview of the desired use.

6. Rights Reserved by the Town

1) The Selectboard may request additional information from one or more respondents to supplement and further develop its understanding of a submission.

2) The Town reserves the right to reject any and all submissions, to cancel the RFI, or to decide not to issue an RFP, if deemed to be in the best interests of the Town.

7. Other Considerations

1) Respondents may submit more than one response to this RFI. However, each submission to reuse the property must be a separate, complete package that can be considered independently.

2) The Town Administrator may amend or revise the RFI as a result of questions submitted by respondents or for any other reason that causes the Town Administrator to believe it would be in the best interests of the Town to do so. Such amendments or revisions will be published on the Town's website

3) The Town will not be liable for any costs incurred by any respondents in the preparation and presentation of responses to this RFI or in the participation in views, interviews, or any other aspect of this RFI process.

4) The selection of a submission by the Selectboard for consideration during this RFI process does not presume approval of the proposed plans nor impose any obligation upon the Town to select said respondent in a future RFP. Conversely, a respondent whose proposal is selected by the Selectboard has no obligation to participate in a future RFP process.

8. Public Disclosure

All submission packages, their contents and accompanying documentation, no matter when submitted, will become the property of the Town and will be regarded as public records when received as directed by M.G.L. Chapter 4, Section 7, Clause 26. Respondents should be further aware that, with certain exceptions, the Town is required under M.G.L. Chapter 66 to make its records available for public inspection. Respondents should appropriately mark all materials they deem confidential or proprietary. However, the Town will bear no liability to any respondent in the event that the Town is legally required to disclose information that a respondent may define as confidential or proprietary.

9. Questions

Written responses will be provided to requests for clarification or interpretation of the meaning of the provisions of this RFI, to all questions raised at the pre-submittal meeting, and to those questions otherwise submitted in writing, which responses will be provided on the Town website.

PROPERTY PHOTOS & AERIAL IMAGERY

Figure 1. Assessors Map

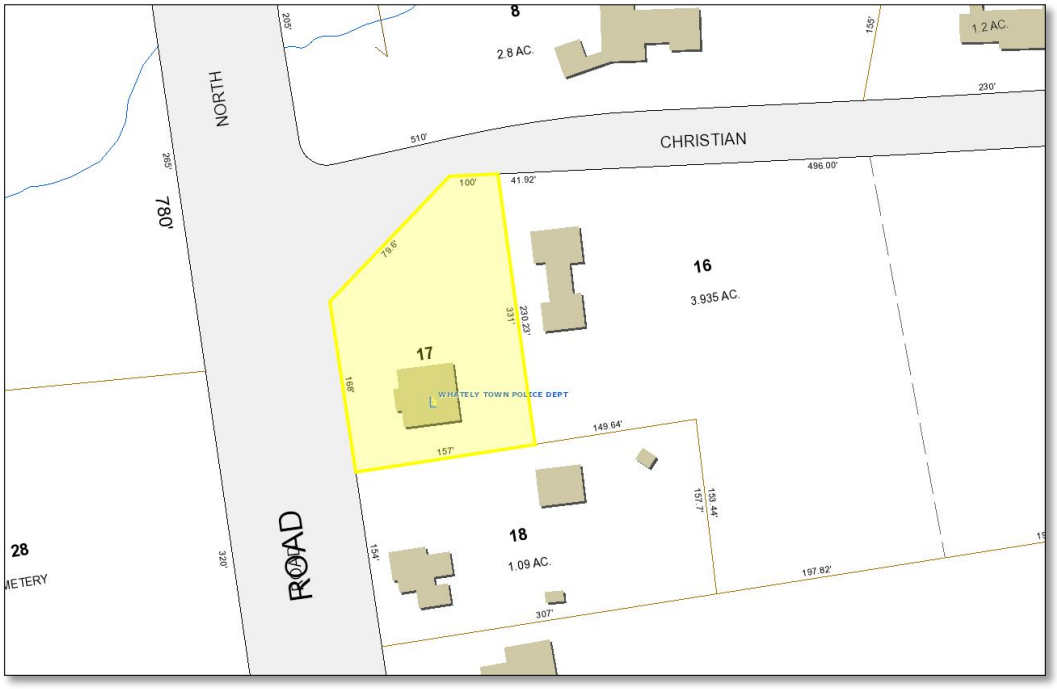


Figure 2. Aerial Photo - Property



Figure 3. Aerial Photo - Neighborhood



Figure 4. Center School - Front



Figure 5. Center School - Front and North Side



Figure 6. Center School - Rear and South Side



Figure 7. Front Lawn with Milk Bottle



Figure 8. Milk Bottle



Figure 9. Center School - First Floor Classroom 1



Figure 10. Center School - First Floor Classroom 2



Figure 11. Center School - Basement Level



Figure 12. Center School - Attic Level



ATTACHMENT A

Report of the Center School

Prepared by the Center School Visioning Committee

March 17, 2020

Report of the Center School

Prepared by the Center School Visioning Committee
March 17, 2020



Center School Visioning Committee Members:

Becky Jones, Fred Orloski, Jenny Morrison (Chair), Judy Markland, Keith Bardwell, Leslie Harris, Marc Bussiere, Marissa Hashizume, Mary Stuart, Richard Korpiewski, Stylianos Scordilis

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Report Overview

The Whately Select Board charged the Center School Visioning Committee with researching future uses for the Center School, a building that has history and meaning for many in our community. We solicited input from as many town members as possible by way of conversation and survey (Attachment 1 and summary in section 4). Having received an excellent response rate, we are convinced that the future of the Center School is a question that has meaning to a significant proportion of your constituents, our neighbors. We are pleased to have the opportunity to present a summary of our efforts to date, as well as our conclusions and recommendations.

We began our process with a tour of the building followed by a meeting on November 5, 2019. Since then, we have met six additional times (through 2/25/20) and have taken the following steps to develop our recommendations:

- Researching the history of the building and analyzing its current state;
- Analyzing the site and the effects of the Town's zoning regulations on future use;
- Undertaking a town-wide survey to determine the opinions of Whately residents about the building and the site's best future use;
- Exploring potential parking availability;
- Analyzing the potential costs of various options as much as possible through a limited gathering of quotes; and
- Exploring potential grants and other financial incentives for rehabilitation.

1. Center School History

Built in 1910, the Center School replaced the North Center School (originally on North Street and now at Storrowtown) and the South Center School, south of town on Chestnut Plain Road. The East School on Straits Road and the West School on Conway Road continued to operate.

Constructed of brick in the Georgian Revival style, the Center School is Whately's most elaborate institutional building. It has brick walls and a steep front stairway leading to a pedimented portico that is supported by both paneled posts and Doric columns. The octagonal cupola, dramatic lintels over the doorway and windows, elaborate brickwork (a watercourse and single and double stringcourses of bricks running around the building), and the large R-bracket blocks around the pediment and the cornice, enhance its stature and elegance.

Prominent architect Roswell Putnam of Northampton designed the building with the help of his son, Karl Scott Putnam. The younger Putnam, a professor of architectural history at Smith College, specialized in the work of Isaac Damon (the architect of both Town Hall and the Whately Church); designed schools in Sunderland, North Hatfield, Plainfield, Ashfield, Montague, and Bernardston; and many buildings at Smith College. He married Mabel Crafts and is buried in the Whately Center Cemetery. The Center School was built by Edward Connelly for a cost of $14,588.

At the time the school was constructed, horses and wagons still brought students to school. The trip from the far end of North Street to the center of town could take 45 minutes to an hour. The school had two classrooms for educating all elementary aged children in the town. The interior has been changed little since those days, with the two classrooms, the original stairways, the transom windows, and blackboards remaining.

At a time when most buildings in Whately – including Town Hall – were heated with wood, the Center School had a coal furnace. The scarcity of coal in 1917 during WWI meant that the school had to be closed for several weeks. Electricity came to the building around 1926, and by 1930 there was plumbing with both hot and cold running water. By 1955, the coal furnace had been converted to oil. In 1991 the town transferred children to the new elementary school on Long Plain Road. The Historical Society, town administrative offices, and the police and health departments then occupied the school. With the opening of new town offices on River Road and the renovation of the old Town Hall, the Center School has been vacant since September, 2018.

The chapter "Horn Book to Science Fair" in Ena Cane's 1972 book *Whately, Massachusetts 1771-1971* gives an excellent sense of the changes in education over the Center School's time as a schoolhouse:

> *In the early 1900's the one room schoolhouse with its nine grades kept to the three R's with side excursions into geography, history and spelling. Spelling bees enthralled old and young. Because many of the Polish families had not been in town long enough to earn English, that was emphasized. Susie Sanderson . . . tells how geography was taught, it was similar to history and science in the methods employed. Three grades, say grades three, four and five, would be called to the teacher's desk and taught from a globe, often indecipherable, and some crude maps. Science meant nature study, contests decided the grades, he who could bring in names of more flowers, trees and shrubs and birds than anyone else would be awarded the highest grade.*
>
> *"Today's curriculum is broader. Children in the first grade study the social problems of Blacks, and poverty, and urban slums. The ecological consequences of pollution and poison pesticides are studied. They receive an introduction to stars and planets. Science in the third to sixth grades involves a term paper on a*

particular phase of scientific knowledge. The elementary grades hold a science fair each year. An important dividend today's youngster receives is the understanding of how to pursue research in a particular field.

The Center School building is listed on the State Register of Historic Places and is a contributing building to the Whately Center National Register District.

2. The Current Situation

The Center School is a wood framed building 1½ stories high with brick facing. Based on tax assessment, the building incorporates a total gross building area of 6,183 square feet, with a finished building area of 4,048 square feet and a basement area of 2,024 square feet.

While structurally sound, the building has received minimal maintenance for many years. We discovered:

- All mechanical systems (heat, wiring, plumbing, etc.) need replacement.
- The town's building supervisor projects that the septic system also needs to be replaced.
- The status of the roof remains unknown.
- There is inadequate insulation.
- The masonry front steps are in need of repair.
- Both asbestos and lead paint are likely to be present (no testing has been done).
- No part of the structure is accessible to people with disabilities.
- The town currently spends $4,400 per year to maintain the insurance and electricity for the building.
- Water and heat are off.
- Insurance has already been paid for 2020.

3. Site and Zoning

Located at the corner of Chestnut Plain Road and Christian Lane, the Center School is on a lot of approximately ¾ acre (32,613 square feet, according to the assessors' data). It shares the lot with the Milk Bottle, which is owned by the Historical Society and has been on the site since 1995 when it was moved there from State Road. (See the Milk Bottle History in Attachment 2).

Exhibit 3a. Center School Lot



The lot is located in both the Agricultural/Residential 1 and Aquifer Overlay Zone III zoning districts and is non-compliant because of its small size (40,000 square feet being required in Ag/Res1 for lots with public water; a minimum of 3 acres in the Aquifer Protection Overlay District). The site is also non-compliant because it lacks the required 200 feet of frontage on a single street. The building is grandfathered only for municipal use as administrative offices or a museum.

At the April 2019 town meeting the town voted a preservation reuse bylaw (§171.21-2 on page 37 of the zoning bylaws) that permits relaxation of the dimensional requirements for historic commercial, municipal, or religious buildings that have served the public for at least 50 years and that are determined to be historically significant by the Whately Historical Commission. The Commission made this determination for the school at its 10/21/2019 meeting. Stipulations of the Commission's determination include that the building must remain on site and that no additions, except those necessary for access, be allowed. Allowed uses include: retail stores of no more than 2000 square feet (prohibiting stores primarily selling alcoholic beverages, marijuana products, firearms or vape products); professional offices; eat-in restaurants; artisan studios; and residential uses. The by-law permits multiple uses within the structure. Each use must fit within the existing building footprint or the developer must obtain a variance. A special permit from the ZBA and site plan review by the Planning Board are required.

Under the preservation reuse bylaw, the uses listed above would be permitted despite the small size of the lot and the lack of frontage. The bylaw may also relax setbacks and parking requirements. However, any use that requires demolishing and replacing the building would require lot size and frontage variances from the ZBA, as would one that requires an addition to the building. The Whately ZBA does not grant variances lightly and would be unlikely to grant ones to a purchaser who presumably should have known about the zoning before the purchase.

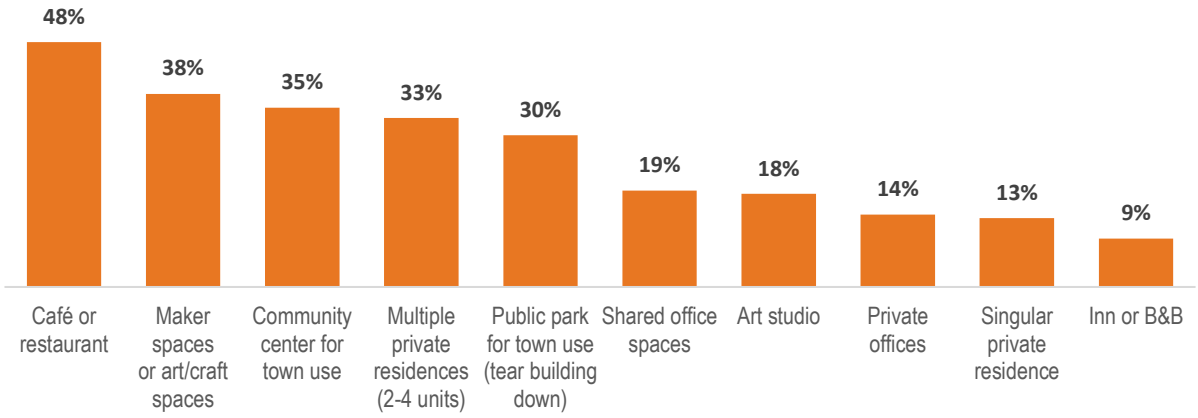
4. Summary of the Center School Public Opinion Survey

One hundred and forty-nine Whately residents (almost 10%) completed the Center School Public Opinion Survey in January 2020. We are pleased with Whately residents' active engagement in providing input on the future of the Center School building and lot.

Respondents liked the option of a cafe or restaurant the most, with almost half the survey respondents (48%) electing this as one of their top choices. A third or more survey respondents also liked the idea of turning the Center School building into maker spaces or art/craft spaces (38%), a community center for town use (35%), and multiple private residences (33%). Analysis of residents' opinions show that community spaces and eateries or other stores are both common suggestions for use of the space, as well as amenities that residents believe are currently missing from downtown Whately.

Please refer to Attachment 1 for the full report on survey findings.

Exhibit 4a. Top Choices for Use of the Whately Center School Building and Lot



Note: N=149 survey respondents; 3% of survey respondents did not make any selections for this question. Percentages add to more than 100% because respondents were able to select more than one option.

5. Parking

The availability of parking on site is a major factor in considering any future use. John Wroblewski, who did many parking analyses for the Town Hall renovation, generously donated one possible design for the Center School that indicates that the site can easily handle two regular spaces and two handicapped accessible spaces near the side door. Wroblewski's design also shows potential for ample additional spaces for multiple uses. The sidewalk and parking improvements planned for the town center will also make offsite parking more available than is currently the case. This will be a welcome response to a concern that was repeatedly referenced in our town survey.

6. Rehabilitation and Demolition Costs

The Committee lacked a budget for a full feasibility study and cost estimate, but we were able to obtain two preliminary estimates of potential costs.

RENOVATION FOR MULTI-FAMILY USE

George Dole of Jones Whitsett Architects provided a "General Overview of Potential Improvement Costs" for rehabilitation of the building (in its current footprint) for two to four units of residential use (see Attachment #3). He chose this use because full ADA compliance wouldn't be required. The analysis assumed that the work would be done by a private developer for rental properties or resale as condominium units and that there would be improved energy efficiency and new insulation installed. Comparative projects have a cost range of $220-$230/square foot, assuming a private or non-profit developer. This would translate to a cost of $1.4 million. The Committee determined that development by the town for this same project would cost roughly 25% more.

Because of the ADA requirements, rehabilitation for a use other than residential would likely be more expensive, but a need for fewer bathrooms and kitchens might partially offset this. Also, as noted in section VII, the building's listing on the National Register may facilitate some ADA waivers and does exempt it from the stretch building code.

DEMOLITION

The Committee also received an estimate from Western Mass Demolition for $60,000 to demolish the building, fill in the cellar hole, and grade and reseed the space (see Attachment 4). The driveway and playground would remain. The estimate does not include any costs for abatement of hazardous materials. We estimate that abatement could be another $40,000 or more.

7. Effects of the National Register Listing

The Center School is listed as a "contributing" building in the Whately Center National Register District, meaning that it is one of the structures that helps contribute to the District's historic importance. That status does not prevent it from being demolished, as some might think, but it does provide some significant advantages for restoration. Specifically; it would:

- provide eligibility for historic preservation grants;
- provide eligibility for state and federal historic preservation tax credits;
- exempt the building from the Stretch Energy Code; and
- facilitate waivers of ADA compliance requirements.

Partial ADA waivers might mean, for instance, that the basement would be made accessible, while the first floor would not. This would permit a design where all plumbing and kitchen facilities and any gathering or conference space are in the basement, with offices upstairs. Clients with disabilities would access the lower level.

8. Grants and Other Financial Aids

In addition to evaluating the costs of renovation, the Committee considered sources of funding that might be available to help with the project. This was certainly true for the Town Hall renovation, where CPA funds paid for feasibility and engineering studies, and $1.1 million of the construction cost came from grants, CPA funding, and private donations.

Eligibility for grants varies with the status of the owner or applicant. The following is a partial list of grants for which the building may be eligible:

AS A MUNICIPALLY OWNED PROPERTY

- ***Green Communities Competitive Grants*** awarded for energy-saving initiatives at baseline municipal structures, including the Center School. No match required.
- ***Commonwealth Places*** development grants for projects "to activate new or unused public place open to and accessible by the public". Grants may be up to $50,000 but must be matched by crowd-sourced funds raised within 60 days.
- ***CPA Historic Preservation funding***
- ***CPA Community Housing funding***
- ***Mass Historical Commission Preservation Planning and Capital grants*** require a 100% match and a preservation restriction.
- ***Mass Municipal ADA Grant***. No match required.

AS A PROPERTY OWNED OR LEASED BY A PRIVATE NON-PROFIT

- ***Commonwealth Places*** development grants for projects "to activate new or unused public place open to and accessible by the public". Grants may be up to $50,000 but must be matched by crowd-sourced funds raised within 60 days.
- ***CPA Historic Preservation funding*** would require a preservation restriction if owned by the nonprofit
- ***CPA Community Housing funding***
- ***Mass Historical Commission Preservation Planning and Capital grants*** require a 100% match and a preservation restriction
- 1772 Foundation Grants of up to $10,000 with full match to a non-profit with a long-term lease.

AS A PROPERTY OWNED BY A FOR-PROFIT ENTITY

- ***CPA Historic Preservation funding*** would require a preservation restriction
- ***CPA Community Housing funding***
- ***Mass Historic Rehabilitation Tax Credits*** of up to 20% of certified rehabilitation expenditures
- ***Federal Historic Rehabilitation Tax Credits*** of 20% of qualified rehabilitation expenditures.

9. Potential Use Categories

The Committee has identified five categories of potential uses and ownership for the Center School building as follows:

MUNICIPALLY OWNED FOR MUNICIPAL USE

The town would continue to own the building, which would be used for one or more civic activities. The town would be fully responsible for the costs of rehabilitating the property, which might be done in stages.

MUNICIPALLY OWNED FOR MUNICIPAL AND/OR PRIVATE SECTOR USE

The town would continue to own the building and rent all or part of it out on a short-term basis to support operating costs. This option preserves the building for future town needs. The town would be responsible for the cost of rehabilitating the property, which might be done in stages.

MUNICIPALLY OWNED WITH LONG-TERM LEASE TO A PRIVATE ENTITY

The town would continue to own the building but would grant a long-term lease to a private for profit or non-profit entity that would be responsible for the costs of renovation. This option preserves the building for the town for more distant future needs, while transferring the rehabilitation expense to the tenant. Depending on the structure of the lease, the town could have minimal obligation for maintenance costs.

SALE OF PROPERTY TO A PRIVATE ENTITY

The profit or non-profit entity would own the property and be responsible for rehabilitation costs. The town would lose access to the building for future needs. If a for-profit entity purchases the building, property taxes would be paid. The sale price would be expected to be minimal given the building's condition and the lot size imitations.

DEMOLISH THE BUILDING FOR A PARK OR OPEN SPACE

The town would retain ownership of the lot but be responsible for the costs of demolition, abatement, and any construction or other work to make the space usable for civic activities.

We have excluded the option of selling the building and lot for demolition and new construction because of the cost of demolition and the major zoning constraints on any use that doesn't retain the historic building.[1]

[1] The lot is non-conforming (only ¾ acre, insufficient frontage on either street, and in the aquifer overlay zone which limits lot coverage to 10%) and only grandfathered for municipal use as town offices and a museum.

There are many regulatory and financial advantages and disadvantages for each of these categories. The tables on this page and the next page provide a brief checklist to help identify these considerations.

Exhibit 9a. Regulatory Considerations for Center School Options

	Municipal Use Only	Municipal Use with Tenants	Municipal with Long Lease	Sale to Non-profit	Sale to For-profit	Demolition
Special permit required for new use	Y	Y	Y	Y	Y	?[2]
Site plan review required	Y	Y	Y	Y	Y	Y
Municipal bid laws apply	Y	Y	?[3]	N	N	Y
ADA compliance[4]	Y	Y	Y	?[5]	?[5]	N[6]

[2] Not required for park or recreational use; would be required for cemetery or other municipal uses and any non-municipal use.

[3] Likely will depend on the extent to which the Town has influence over the renovations.

[4] National Register listing should facilitate partial waivers of ADA requirements.

[5] May not be required for a residential use.

[6] Not for the demolition, but possibly for the future use.

Exhibit 9b. Grant Eligibility for Center School Options						
	Municipal Use Only	**Municipal Use with Tenants**	**Municipal with Long Lease**	**Sale to Non-profit**	**Sale to For-profit**	**Demolition**
Green Communities	Y	Y	N	N	N	N
Municipal ADA	Y	Y	N	N	N	N
CPA historic preservation	Y	Y	Y	Y	Y	N
CPA affordable housing	N	N	N	Y	Y	N
CPA recreation	N	N	N	N	N	N[7]
MHC Preservation Planning and Capital	Y	Y	Y	Y	Y	N
Commonwealth Places	N	N	?[8]	Y	N	N
1772 Foundation Grants	N	N	Y	N	N	N
State and Federal Rehabilitation Tax Credits	N	N	Y[9]	N	Y	N

[7] Not for the demolition, but possibly for the future use.

[8] Perhaps if the tenant is a non-profit.

[9] Perhaps if the tenant is a for-profit.

10. Conclusions Regarding Each Possible Use

10.1. Demolition

The committee does not recommend demolition. Our survey results show considerable town interest in the building and a desire to maintain the town asset. Moreover, we haven't found a good argument for use of the lot if the school were demolished.

DEMOLITION FOR A TOWN PARK

We considered this option carefully, since the survey showed significant interest in a park. We rejected this option it for several reasons:

- It isn't clear how any park located here would be used.
    - The Historical Society would not be willing to hold their festivals here, since the goal of the festivals is to attract visitors to their museum.
    - The veterans have plans for another site for their memorial.
    - There is no view over the valley from this site.
    - It is a relatively small space with a steep slope towards the street.
- In our opinion, the area behind the library is a more suitable place for a park and would have the extra benefit of increasing foot traffic at the library.
- The cost of demolition is steep and excessively high for a park with no clear use identified and no potential income.
- We have not identified any grants to offset any of the demolition costs.

DEMOLITION AND REBUILDING

In the Committee's view this isn't a viable option. Once the building is removed the town's zoning effectively precludes building anything else, even a residence.

- The lot is non-conforming (only ¾ acre, insufficient frontage on either street, and in the aquifer overlay zone which limits lot coverage to 10%)
- The building is only grandfathered for municipal use as town offices and a museum. There is significantly more benefit in using the existing building.
- The historic nature of the building opens the door to significant grant sources, such as those listed above, which disappear with demolition.

10.2. "Sell"

The Committee does not recommend selling. While, there are many stories of one town or another doing just this, our Committee feels strongly that it is far too soon to resort to this option. Here is our thinking on this point:

- The likely costs of renovation are high enough that the Committee projects only a nominal payment, such as a single dollar, to legalize the sale. Apart from generating property taxes, there is no financial benefit to taking this path;

- Once Whately loses ownership of the building, the town loses a degree of control over a visible and important site;

- We want to protect for future residents the possibility of fulfilling their ideas;

- There remains a long list of possible public, as well as private, funding sources yet to be explored; and

- There are multiple private uses for the space that could still happen under town ownership.

10.3. Retain and Renovate

As noted above this breaks down into several categories, but also includes the vast majority of opinions from the survey:

MUNICIPAL OWNERSHIP SOLELY FOR MUNICIPAL USE

- The Committee has not heard any municipal needs that the building can fulfill at this time. In addition, there is cost, perhaps covered by grants, but with little opportunity for future income. As such, this would be the Committee's last choice under the renovation possibilities.

- One note however, is that the survey results note significant interest in a "community center." The Committee draws two conclusions from that:

    - First, the availability of the Old Town Hall and its possible uses needs further publication.
    - Second, the interest lies in activities that cannot be offered by the Old Town Hall. Specifically, but not exclusively, the ability to purchase food and drink while meeting, and the ability to meet without making advance arrangements for a key.

MUNICIPAL OWNERSHIP FOR MUNICIPAL, COMBINED WITH PRIVATE SECTOR, USE

- While this option brings in some capital for the town, it also bears costs. Although the Committee remains willing to explore funding for these costs, at this time we recommend our last option below.

MUNICIPAL OWNERSHIP WITH LEASE TO A PRIVATE ENTITY

- This is the Committee's recommendation. We believe that the town ought to seek outside parties interested in using the space according to the priorities highlighted by survey respondents. We suggest that multiple uses are possible and would respond to town needs and preferences while also maintaining the possibility for future municipal use.

On the question of what kind of lease the town would prefer, we suggest the following considerations:

A short-term lease offers:

PROS

- Greater control over the building and its maintenance
- Availability for future town use
- Combination of municipal and private uses
- Provides income to offset rehabilitation costs
- Provides the possibility of tax revenue based on usage
- Maintains eligibility for the Green Communities grant, which does not require a match

CONS

- Administrative responsibilities for the town, or the cost of outsourcing building management
- Municipal bid law which increase renovation costs
- Risk of vacancy reducing rental income

A long-term lease offers:

PROS

- Tenant coverage of renovation costs
- Less administrative burden for the town
- Better prospects of sustained tax revenue
- The possibility of lower rehab costs by avoiding municipal bid laws
- The possibility for historic tax credits for the town

CONS

- Less availability for town use of the building during the term of the lease
- Less ability to combine municipal and private use
- Less control over various aspects of the building

11. Conclusion

The Center School Visioning Committee recommends that the town retain ownership of the Center School and begin a process to ensure its renovation. We suggest putting together a Request for Information and distributing it beyond usual means to include potential interested parties outside of Western Mass as well as businesses specifically focused on developing multi-use buildings.

We suggest that the request should:

REQUIRE

- Town ownership
- Maintenance of historical aspects and facade
- Adhere to specific timelines

GIVE PREFERENCE TO PROJECTS THAT

- Are usable by large segments of the community
- Use Green or LEED certified construction
- Offer to fund the majority of the renovation
- Respect neighborhood property as well as draw people to the center of town

ASK RESPONDERS TO SPECIFY

- How long of a lease the proposal would require
- Parking plans

Attachment 1: Whately Center School Public Opinion Survey Findings

Survey Background and Methodology

The Whately Center School Visioning Committee (hereafter referred to as the Visioning Committee) developed the Whately Center School Public Opinion Survey to gather input from Whately residents on what they would like to see happen to the vacant Center School building and lot.

Residents had the option to complete the survey either on paper or online via SurveyMonkey over the two-week period from January 4, 2020 to January 19, 2020. Paper surveys were available for residents to pick-up at the Town Hall, library, and town offices and could be returned to the town offices. Members from the Visioning Committee also administered the survey in-person at the Transfer Station on two Saturdays (the 4th and the 11th). Residents could access the online survey link via the town website or enter the URL listed at the top of the paper survey. The Visioning Committee received a total of 149 responses, 93 of which were completed online and 56 of which were completed on paper.

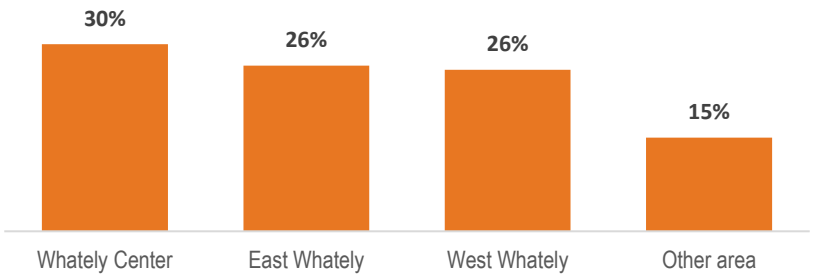
The Visioning Committee conducted survey analysis from January 19th to February 2nd. Responses to close-ended questions were tabulated to present summary statistics while open-ended responses were analyzed qualitatively using NVivo software. The findings of this analysis are presented in the following sections.

Survey Respondents

One hundred and forty-nine Whately residents completed the Center School Public Opinion Survey in January 2020. According to the 2010 Census[10], Whately's total population is around 1,500 residents, so survey responses encompass close to 10 percent of the total town population.

Survey respondents equally represented Whately Center, East Whately, and West Whately in terms of where they lived. A few respondents (15%) reported that they lived in another area.

Exhibit A1a. Where Survey Respondents Live

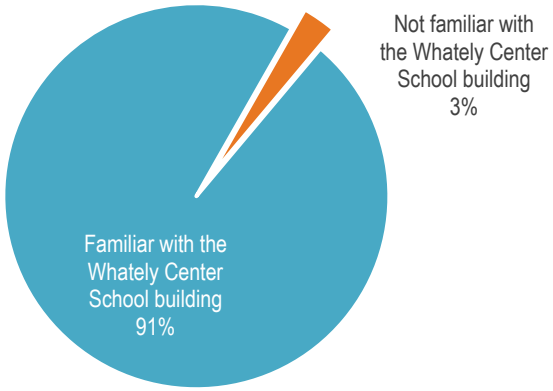


Note: N=149 survey respondents; 4% of respondents are missing data for this question.

[10] https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk

The vast majority of survey respondents were familiar with the Center School Building. Only 3% of respondents reported that they were not familiar with the building. However, all responses are still included in the analysis of data addressing the Center School Building, with the responses of those who were not familiar with the building applying more generally to downtown Whately.

Exhibit A1b. Familiarity with the Whately Center School Building



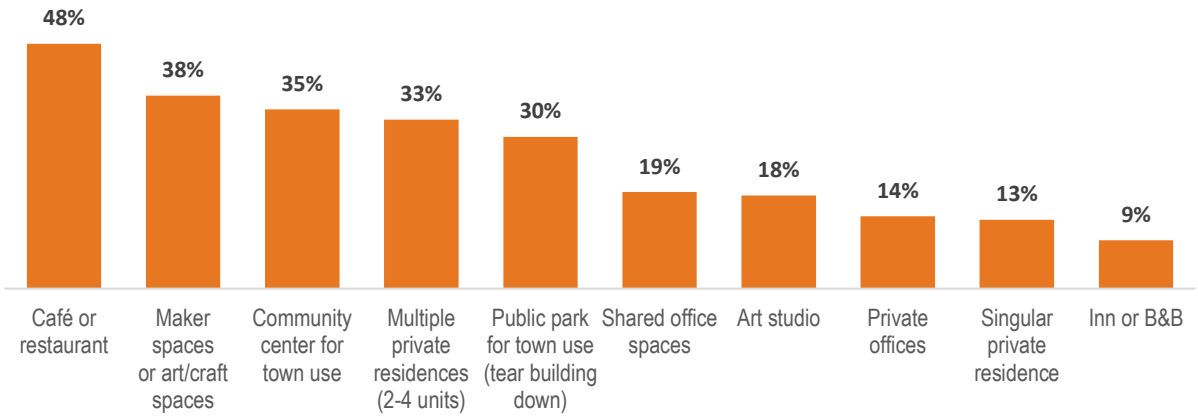
Note: N=149 survey respondents; 7% of respondents are missing data for this question. The chart represents proportions out of those who answered this question.

Opinions on Downtown Whately and the Center School Building and Lot

In open-ended responses, survey respondents listed the top three amenities they felt were missing from downtown Whately and then listed the top three uses they would prefer for the Center School building and lot more specifically. Respondents also selected their top three choices of ways to repurpose the Center School from a pre-determined list of options. The Visioning Committee intentionally did not provide cost estimates for the options on the list in order to gain an understanding of resident preferences that was unbiased by financial misconceptions of assumptions.

From the pre-determined list of options, respondents liked the option of a café or restaurant the most, with almost half of survey respondents (48%) selecting this as one of their top choices. A third or more survey respondents also liked the idea of turning the Center School building into maker spaces or art/craft spaces (38%), a community center for town use (35%), and multiple private residences (33%). The option of tearing the building down and using the space for a public park was also popular with almost one third of respondents (30%) selecting this as a top choice. Less commonly survey respondents preferred shared office spaces (19%), art studios (18%), private offices (14%), a singular private residence (13%), and an inn or bed and breakfast (9%).

Exhibit A1c. Top Choices for Use of the Whately Center School Building and Lot



Note: N=149 survey respondents; 3% of survey respondents did not make any selections for this question. Percentages add to more than 100% because respondents were able to select more than one option.

Using the Center School as a Community Space

In open-ended comments for both requests for downtown Whately amenities and suggestions for use of the Center School specifically, respondents most commonly mentioned community spaces: 46% of all respondents requested more community space for downtown Whately and 48% of all respondents suggested that the Center School be repurposed as a community space. Specific community space requests and suggestions often surrounded parks, playgrounds, or a town common. For example, one respondent said they would like to see a "small park where one can sit and take in the view and meet people" in downtown Whately. Survey respondents also mentioned formal or informal community meeting spaces; community centers; parking; visitor areas or hiker/biker stops; museums and learning or additional library space; exercise, sports or yoga space; war or veteran memorials; post office space; and cemetery space as amenities missing from downtown that were also potential uses for the Center School. Respondents noted increased traffic control and better sidewalks and crosswalks as missing from downtown but not related to the Center School.

Eateries or Stores in Downtown Whately

Survey respondents often requested more eateries and other stores for downtown Whately (50% of all respondents), but fewer suggested these as uses for the Center School building and lot specifically (31% of all respondents). The most common requests were for eateries such as cafes, restaurants, or bars. Responses in these categories also often overlapped with requests for informal community space. For example, one respondent said that they would like to see the Center School building turned into a "local café with light food fare where you can meet others from town or out of town." Other specific requests and suggestions for food-related businesses included grocery stores, convenience or general stores, and farmers' markets or farm stands. Two respondents specifically suggested something similar to the Williamsburg general store, with one respondent noting the "local crafts & treats" available there. Non-food related store requests and suggestions were more varied.

The disparity between the frequency with which respondents wanted more eateries downtown and the frequency with which they thought the Center School should be used as an eatery indicates that they either did not think of the Center School as a good location for such a business or that they simply did not

picture the space used in that way. The popularity of a café or restaurant option in the close-ended list of potential Center School uses (see above) indicates that respondents simply did not think to use the building in this manner and not that they thought it would be an unsuitable location.

Other Uses for the Center School: Art Spaces, Other Businesses, and Housing

Around a quarter of survey respondents suggested art spaces (22%), other businesses (28%), and housing (26%) as uses for the Center School, while at the same time only around 10% of all survey respondents reported those as amenities missing from downtown Whately. Among suggestions of art spaces, art or music studios, galleries or performance spaces, and maker or craft spaces were most common. For other businesses, respondents mentioned shared offices or co-working spaces as well as inns and bed and breakfasts. Some respondents also listed specific businesses that could occupy the space with one respondent saying that they would like to see the Center School building used as a retail business incubator. Requests and suggestions for housing were frequently accompanied by target user recommendations, such as mentions of senior housing or low-income housing. One respondent even suggested a temporary refugee resettlement as a possible use for the Center School building.

Target Users and Ownership of the Center School

Almost a third of all survey respondents (30%) specified the target residents they envisioned using the repurposed Center School building and lot. Across all mentions, respondents most frequently discussed seniors, low-income residents, and children. Mentions of seniors often included community center space while both seniors and low-income residents were often mentioned in association with housing. Children were often mentioned in the context of playgrounds. Less frequently, respondents also specified families as users as well as dogs in connection with parks or other outdoor spaces.

Only a few respondents specifically mentioned ownership in regard to the Center School building and lot (less than 10% of all survey respondents) and about half of those brought up ownership in the context of monetary benefits. For example, one respondent said, “Anything that will put it back on tax rolls,” in response to suggestions for uses of the Center School. And another respondent said, “If Whately can’t make something of it, it should be sold.” Those who indicated ownership preference tended to favor private ownership over town ownership, however, a few respondents did specifically request that the building remain town owned.

Summary

Whately residents actively engaged in providing their input on the future of the Center School building and lot. Analysis of residents’ opinions show that community spaces and eateries or other stores are both common suggestions for use of the space as well as amenities that residents believe are currently missing from downtown Whately. While residents can visualize other uses for the Center School such as art spaces, other business, and housing, they do not necessarily think that those are amenities missing from downtown Whately. Residents are also concerned about who will use the repurposed Center School space, citing seniors, low-income residents, and children most frequently. On the other hand, residents are less concerned with whether or not the town continues to own the building and lot or whether it is sold into private ownership as long as the purpose of the space aligns with their desires.

Appendix 12A: Quantitative Data Tables

The following tables present frequencies and percentages of survey respondents by response option for all quantitative questions from the survey: Q2, Q4, and Q5. Please see Appendix C for the full text for these questions.

12A-1. Q2: Familiarity with the Whately Center School Building

	Number of Respondents	Percent of Respondents
Yes, familiar with the building	135	91%
No, not familiar with the building	4	3%
No response	10	7%
TOTAL	149	100%

12A-2. Q4: Top Suggestions for Use of the Whately Center School Building and Lot

	Number of Respondents	Percent of Respondents
Café or restaurant	71	48%
Maker spaces or art/craft spaces	56	38%
Community center for town use	52	35%
Multiple private residences (2-4 units)	49	33%
Public park for town use (tear building down)	44	30%
Shared office spaces	28	19%
Art studio	27	18%
Private offices	21	14%
Singular private residence	20	13%
Inn or B&B	14	9%
TOTAL	149	---

NOTE: Percentages add to more than 100% because respondents were able to select more than one option. On average, respondents selected 2.6 options.

12A-3. Q5: Where Survey Respondents Live

	Number of Respondents	Percent of Respondents
Whately Center	44	30%
East Whately	39	26%
West Whately	38	26%
Other area	22	15%
No response	6	4%
TOTAL	149	100%

Appendix 12B: Qualitative Data Tables

The following tables present qualitative data frequencies (counts of respondents) by category for all qualitative questions from the survey: Q1 and Q3. Please see Appendix C for the full text for these questions. A single qualitative response may fall into multiple categories and respondents were able to enter more than one qualitative response option for each question. The data presented below are de-duplicated across respondents, so that if a respondent entered three separate suggestions for park space for the Center School, they are only counted in the park category once.

The categories shown here were developed as inductive codes (themes that emerged from the data) and used in the qualitative analysis process. Primary codes are listed as well as selected sub-codes within each primary code to show more detailed breakdowns of common responses within those categories.

12B-1. Community Space Requests and Suggestions

	Q1. General Town Amenities	Q3. Center School Specifically
All public/community space options	68	71
Park/playground/town common	31	20
Community meeting space (formal or informal)	14	2
Community center specifically	11	25
Parking	10	7
Sidewalks-crosswalks	9	0
Visitor area or hiker/biker stops	7	4
Museum/learning space/additional library space	6	11
Exercise/sports/yoga space	5	6
Traffic control	4	0
War/Veteran Memorial	1	5
Post office space	1	1
Cemetery space	0	2

12B-2. Eatery and Store Requests and Suggestions

	Q1. General Town Amenities	Q3. Center School Specifically
All eatery and store options	74	46
Eatery (restaurant-cafe-bar)	63	37
Grocery store	8	4
Convenience/general store	7	4
Farmers' market/farm stand	4	5

12B-3. Art Spaces, Other Businesses, and Housing Requests and Suggestions		
	Q1. General Town Amenities	Q3. Center School Specifically
All art space options	18	32
Gallery/performance space	9	8
Art/music studios	8	14
Maker/craft space	2	8
All other business options	16	41
Specific business recommendations	12	7
Shared office/coworking spaces	2	9
Inn or B&B	1	6
All housing options	15	39
Housing for lower-income residents specifically	6	17
Housing for seniors specifically	6	11

12B-4. Target Users Included in Requests and Suggestions	
	Q3. Center School Specifically
All target user options	44
Seniors	23
Lower-income residents	18
Children	16
Families	3
Dogs	1

12B-5. Ownership References Included in Suggestions for the Center School		
	Q3. Center School Specifically	Center School Ownership for Monetary Purposes
All ownership options	10	6
Private ownership	7	5
Public/town ownership	4	2

Appendix 12C: Survey Instrument

Whately Center School Public Opinion Survey
Winter 2019-2020

To take this survey online instead: please go to *www.surveymonkey.com/r/B9N67TH*

For this survey, we are defining "**downtown Whately**" as the portion of Chestnut Plain Road around the Whately Inn, Town Hall, and the Library.

1. What are **three amenities** that you think are currently missing from downtown Whately and **that you would like to see added** in the near future (responses can include public space options, certain businesses, etc.)

   a. _____

   b. _____

   c. _____



The **Whately Center School** building at the corner of Chestnut Plain Road and Christian Lane has been vacant for about a year now and the town is hoping to repurpose the building and/or lot so that it is once again usable. We are considering all possible uses for the building and lot and would like to hear your thoughts as well!



2. Are you familiar with the Whately Center School building?
   a. Yes
   b. No

3. Thinking of the Whately Center School building and lot (if you are unfamiliar with the building and lot, think of downtown Whately space more generally), list **three ways you would like to see the building and/or lot used**.

   a. _____

   b. _____

   c. _____

4. Which of the following options would you **most prefer** for use of the Whately Center School building and lot? (Please circle your **top three choices**)

   a. Community center for town use
   b. Café or restaurant
   c. Art studio
   d. Maker spaces or art/craft spaces
   e. Shared office spaces
   f. Private offices
   g. Inn or B&B
   h. Multiple private residences (2-4 units)
   i. Singular private residence
   j. Public park for town use (tear building down)

5. Circle the area of town in which you live:

   West Whately East Whately Whately Center Other area

Please return this form to the Whately Center School Visioning Committee by *January 12th, 2020*
4 Sandy Lane, S. Deerfield, 01373

*Note: The deadline as listed on the paper survey was extended to allow for late submissions.

Attachment 2: Milk Bottle History

FORM C - OBJECT

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

Exhibit A2a. Milk Bottle Photograph



Exhibit A2b. Locus Map



Assessor's Number	USGS Quad	Area(s)	Form Number
39-7	Williamsburg	A, NRHD 2003	902

Town/City: Whately
Place (neighborhood or village): Whately Center
Address or Location: 218 Chestnut Plain Road
Name: Quonquont Milk Bottle
Ownership:

☐ Public
☒ Private

Type of Object (check one):

☐ statue
☐ monument
☐ bust
☐ milestone
☐ group composition
☐ marker
☐ religious shrine
☐ boundary marker
☒ other (specify): Roadside attraction

Date of Construction: 1932
Source: Cane, p. 88.
Designer/Sculptor: Frederick Wells / Lincoln Bond
Materials: Cement over wood frame, plastic "cap"
Alterations (with dates):
Condition: Good
Moved:

☐ no
☒ yes **Date:** 1951, 1995

Acreage:
Setting:

The bottle sits on a prominent corner in Whately Center on the site of a former school. The lot is sloped upwards above street level increasing its visibility.

Recorded by: Judy Markland
Organization: Whately Historical Commission
Date (month / year): September 2019

☐ 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.

DESIGN ASSESSMENT

Describe the design features of the object and evaluate in terms of other similar types of objects within the community.

The 17' Quonquont Milk Bottle is designed in the shape of a quart bottle of milk from the Quonquont Dairy in Whately and painted with that dairy's label. It has cement walls and a 'bottle cap' of plastic sheeting. It sits on a round concrete platform. A Dutch door on the east side of the structure allows those inside to serve ice cream and other treats.

HISTORICAL NARRATIVE

Explain the history of the object and how it relates to the development of the community.

In 1932 Frederick Utley Wells, the owner of the Quonquont Dairy and Stock Farm (WHA.L) famous for its "certified" raw milk, asked Lincoln Bond of Whately to construct a dairy bar in the shape of one of his milk bottles at the southwest corner of State Road (Routes 5 & 10) and Swamp Road. The dairy bar served ice cream, milk shakes and "dainty sandwiches noted for their fillings – the mock ham was espe-cially popular." The dairy bar closed after Mr. Wells' death in 1941.

In 1951 the milk bottle was moved across the street to the parking lot of the Pall Mel Farms Restaurant (later the Lamplighter) at 268 State Road. It was donated to the Whately Historical Society in 1990. In 1995 it was moved to its current site on Chestnut Plain Road on large transport vehicles provided by the 104th Fighter Wing of the Air National Guard. It was restored by the Historical Society and ice cream was served from it at Historical Society festivals for the next twenty-three years.

ENTIRE INSCRIPTION (IF APPLICABLE):

Quonquont Farm
Certified Milk
Whately, Mass.

BIBLIOGRAPHY AND/OR REFERENCES:

Ena Cane, *Whately 1771-1971*, Whately, MA, 1972
Whately Historical Society records.
Stephen Bond, "Big Cement Milk Bottle", www.roadsideamerica.com, 1999.

HISTORICAL PHOTOS COURTESY OF THE WHATELY HISTORICAL SOCIETY:





1930's

State Road,
August 1995





October 25, 1995







May 1996



Attachment 3: Jones Whitsett Architect Quote

Attachment 3

JWA JONES WHITSETT ARCHITECTS

Whately Center School – 218 Chestnut Plain Road

DATE: November 18, 2019

GENERAL REVIEW OF POTENTIAL IMPROVEMENT COSTS

I. General Overview

1. The historic schoolhouse building was built in 1910 in a Georgian Revival style, and is a contributing building to the Whately Center Historic District, which was listed in 2003 to the National Register. The architect was Roswell Putnam of Northampton, who also taught at Smith College.
2. The building is 1-1/2 stories high, with a high basement and a gable on hip roof. It is wood framed with brick facing.
3. Based on tax assessment the building incorporates a total gross building area of 6,183 square feet, with a finished building area of 4,048 square feet and a basement area of 2,024 square feet.

II. Recommended Uses for the Renovated Space

1. Housing probably makes the most sense for the space. Based upon preliminary review of the space, the building could be broken down into individual residential units ranging from 2 units to a maximum of 4 units. The units could be sized from 2,000 – 2,400 square feet (larger units) to 1000-1,200 square feet (smaller sized units).
2. Most likely use would be a private developer building out for future rental units or for sale units (condominiums).
3. A preliminary review of the Massachusetts Accessibility Code, CMR 521, indicate that the individual units would not need to be fully accessible – because of the limited number of potential units. The potential for future at grade access to a lower unit would be required, this may require a future at grade or cutting into grade a sloped ramp access into a lower floor level.
4. Any proposed business use of the space, as public space, would require the floor levels to be fully accessible – with an elevator or lift. Based upon current zoning and location, a business use is not recommended for the re-use of the Center School property.
5. The proposed site is approximately 30,000 SF or about ¾ of an acre. There would be the possibility of space to add parking for on-site parking for vehicles for the proposed units. Assuming 2 parking spaces for units, this would require from between 4 and 8 parking spaces.

III. Estimated Renovation Costs

1. Renovation work would include all new mechanical systems, all new electrical wiring, new lighting, heating and cooling systems etc.
2. If the property remains as one or two family – a maximum of two dwelling units, it would not require fire sprinkler protection.
3. If 3-4 units residential units were installed, the building would be required to be fully sprinklered. (raising additional issues in Whately Center regarding existing water sources and water pressure issues.)

4. Window repair and upgrades, including egress use windows would be required for residential use at the Center School.
5. Improved energy efficiency and new insulation through-out the building would be required.
6. Based upon recent data from similar type projects, we would recommend using a square footage cost of $220-230 per square foot to renovate the space, based upon non posted rate costs. This is assuming a private contractor owning the building as a private entity or non-profit organization.
7. Based upon current 2019/2020 construction costs a rough estimate for construction cost renovation expenses for the project would be approximately $1,400,000. Architectural and engineering costs would be additional.
8. Please feel free contact Jones Whitsett Architects for any additional questions.

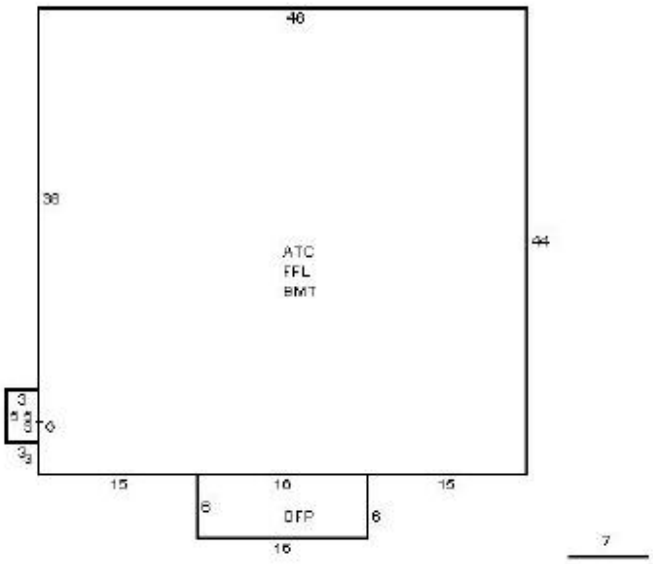


Interior view of the Whately Center School – while being used as the Whately Historical Society



South side view of existing entrance to the school building

Attachment 3



Approximate size of Whately Center School – from Whately Assessor's Maps



View of exterior – west façade of the Center School (Greenfield Recorder)

Attachment 4: Demolition Quote

WESTERN MASS DEMOLITION

50 Medeiros Way, Westfield, MA 01085
P: (413) 579-5254 | daleu@wmdemocorp.com
www.wmdemocorp.com

Prepared for:

Marc Bussiere
218 Chestnut Rd
Whately, MA
bussieremarc@aol.com
(413) 478-5314

Proposal No. 1234
December 9, 2019

218 Chestnut Rd School building

Scope of Work:

Western Mass Demo is pleased to provide service for the below scope of work

WMDC Demo Scope $60,000.00

-Demolition and removal of entire building above and below grade.
-Proposal for a building with a clean bill of health. Abatement budget not accurate with out a pre-demo environmental survey.
-Back fill cellar hole to meet surrounding grade. Loam, seed, and straw areas disturbed.
-Asphalt parking area, drive way, and play area to remain in place.
-Permitting related to demo scope of work
-Prevailing wage rates

WMDC Abatement Scope

Accurate Abatement pricing once environmental report is available

G.C./Property owners

-Disconnection of all utilities to the building. Required for demolition permit.
-Providing environmental reports
-Additional fees related abatement requirements.

We propose the above scope of work for an estimated total of

SIXTY THOUSAND DOLLARS AND ---------- 00 **$60,000.00**

ATTACHMENT B

§ 171-21.2. Converted historic municipal, religious and commercial buildings

§ 171-8. Table of Use Regulations (excerpt)

Whately Zoning Bylaw

Adopted 04/30/2019

H. Every owner will be required to have the property inspected by the Board of Health and the Building Inspector prior to the granting of a permit, with fees to be set by the Board of Health and the Building Inspector, and all fees will be paid by the owner. This inspection will include but will not be limited to the sewage disposal system, the water supply to the dwelling units and the building itself.

I. To be eligible for conversion, the structure and the lot must be in compliance with all dimensional regulations in ~ 171-9.

~ 171-21.2. Converted historic municipal, religious and commercial buildings (added ATM 4-30-2019 Art. 33)

The purpose of this section is to facilitate the preservation of historically important municipal, religious, and commercial buildings and to allow for their adaptive reuse. All of the following conditions apply:

A. Buildings may be publicly or privately owned;

B. Buildings shall have served the general public and been in existence for at least 50 years, and shall be deemed historically significant by the Whately Historical Commission;

C. Potential Uses are listed in ~171-8. Table of Use Regulations;

D. Site Plan Review is required;

E. The dimensional requirements of §171-9.C., ~171.10, ~171-20 and ~171-28.4F may be waived if there is no feasible alternative, although increases in lot density ratio in Aquifer Overlay Districts are discouraged;

F. Parking and loading shall meet the requirements of §171-13 to the extent feasible;

G. Septic systems must be adequate for the proposed use;

H. More than 3 dwelling units may be allowed in a converted historic building if there is sufficient off-street parking and adequate water supply and wastewater treatment;

I. No additions to the existing structure shall be allowed except for required egress and access; and

J. Uses must have all the necessary state and local licenses and approvals for the use.

~171-22. Short-term rentals in Accessory Apartments, and Single-family, Two-family & Multifamily dwellings [Amended ATM 4-30-2019 Art. 35]

The purpose of this section is to allow for short-term rentals while ensuring public safety, preventing possible nuisances for abutters, and preserving the rural character of the town. Rentals for a period of less than 30 days may be allowed in residential units under a Special

Commercial Uses (cont)	**Agriculture/ Residential 1**	**Agriculture/ Residential 2**	**Commercial**	**Commercial - Industrial**	**Industrial**
Indoor commercial recreation, including but not limited to bowling alleys and theaters	N	N	SP	SP	SP
Craft workshops involving the use of hazardous materials, where all work is to be conducted within a building	N	N	SP	SP	SP
Newspaper or job-printing establishments	N	N	Y	Y	Y
Outdoor commercial recreation, including but not limited to camping areas and golf courses	SP	SP	SP	SP	SP
Open storage of feed, raw materials, finished goods, lumber or building supplies for commercial sale	N	N	SP	SP	SP
Adult Entertainment	N	N	N	N	N
Earth Removal	SP	SP	SP	SP	SP
Marijuana Retailer or Offsite Medical Marijuana Dispensary (OMMD) [Amended ATM 4-24-2018 Art 42]	N	N	SP	SP	SP
Farmer Brewery Tasting Room [Added ATM 4-24-18 Art 44]	N	SP	SP	SP	SP
Farmer Brewery Tasting Room with pouring permit [Added ATM 4-24-18, Art. 44]	N	SP	SP	SP	SP
Conversion of an Historic (50 years or older) Municipal, Religious or Commercial Structure(s) on one lot to one or more of the following uses: Municipal Uses, Retail Stores (no greater than 2,000 square feet of floor space) except those primarily selling alcoholic beverages, marijuana products, firearms, or vape products. Business or Professional Offices, Eat-in Restaurants, Artisan Studios, or Residential Uses within the existing building footprint (see § 171-21.2)[Added ATM 4-30-19 Art. 34]	SP	N	SP	SP	N
Lodging houses or boarding houses (not part of a residential dwelling)[Added ATM 4-30-19 Art. 36]	SP	N	SP	SP	N