WALPOLE TOWN HOUSE

Dedicated by the Townspeople of Walpole on September 25, 1881, and

"They Danced till 4:30"

Re-Use Committee Report to

The Board of Selectmen

June 11, 2019

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"They Danced till 4:30"

Walpole Town House Re-Use Committee Report to
The Board of Selectmen and Town Meeting

June 11, 2019

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PART 1

➢ The Mission

As voted by the Board of Selectmen on November 6, 2016, the mission of the Old Town Hall Re-Use Committee (hereinafter referred to as the "Committee) is,

"To review the Town's options for the current Police Station once the Walpole Police Department moves their operations over to the new building on South Street and to provide the Board of Selectmen with a recommendation as to what the Town should do with this building once it is vacant."

➢ Committee's Objectives

A National Register building, the Walpole Town House (the building's original name and the one the Committee strongly urges it being re-branded) is Walpole's most prominent landmark. Given its strategic location, architectural significance, and cultural heritage, this historic structure should serve as the catalyst for the redevelopment of Walpole's downtown which currently falls far short of how town centers should function.

Downtowns historically have been the center of community life, whether they be urban, suburban or rural. Typically, downtowns include landmark buildings of various types, but primarily those that are community oriented, and which tend to be the focal points prominently positioned along the streetscape. In Old Town Hall, Walpole has such an edifice and should use it to its advantage.

The Committee's ultimate objective, therefore, is to arrive at a conclusion that brings the greatest value to the Town of Walpole, socially and economically, but doing so in the most responsible, feasible and creative way possible.

➢ Introduction

Committee's Approach

- Building Community Support – *"Friends of Walpole Town House"*
- Community outreach to gauge public's sentiment.
- Keep citizenry informed and engaged.
- Consult with experts in various disciplines to better understand the building's challenges as well as its opportunities.

Committee Members

- Richard Pilla, Chairman
- Cliff Barnes, Vice Chairman
- Christine Cochrane, Secretary
- Beth Pelick
- Ron Fucile
- Roger Turner
- Mark Trudell

The Committee wants to acknowledge and thank several Walpole residents who provided valuable insight, perspective and knowledge. This Resource Group played an important role in helping the Committee to not only better understand Old Town Hall's 138-year evolution, but also provided expertise and guidance essential to this report. This group of dedicated Walpole citizens include,

- David Norton, Walpole Building Commissioner
- Mark Romeo, Planning Board Member
- Sam Obar, Historical Commission Chairman
- Jeremiah Huson, Draftsman
- Eric Hurwitz, Author
- Jim Clerici, Former Head of Municipal Properties
- Michael Amaral, Local Historian

The Committee also wants to acknowledge and thank Patrick Shield, Assistant Town Administrator, for not only serving as liaison between the Committee and the Administration but also for his insight, feedback and guidance throughout the entire process.

Due Diligence

Since its formation, the Committee met monthly, some months twice. Members came with no preconceived notions. To be as objective as possible, the Committee looked at all reasonable use options.

The first thing the Committee did was to hear from the public and two open meetings were held with town residents. From those forums, as well as a meeting with the Economic Development Committee, and feedback from other interested parties, many good ideas were presented.

The second thing the Committee did was to get a better understanding of the building's condition and current layout. Because there were no available "existing conditions" plans, the Committee was fortunate to have local draftsman Jeremiah Huson, who volunteered his time and skills to create existing condition plans of the historic structure. Jeremiah spent countless hours in going through the entire building to produce the plans the Committee needed to understand the current layout and to begin to think conceptually as to what uses the building could physically accommodate, especially since its footprint is only 3,812 square feet which significantly limits the reuse options while keeping in mind the Committee's stated objective that the eventual reuse plan had to be financially feasible and not burden tax payers.

For the Committee to be able to perform its responsibilities, sufficient due diligence was needed to assess and evaluate the various re-use options under consideration. It was incumbent upon the Committee to assess all viable options but in order to do so, it needed to have a clear understanding of the physical limitations a building constructed in 1881 posed, as well as the implications of any deed restrictions that were in place as a result of being on the State and National Register of Historic Places.

To do its work justly, a more thorough analysis of the Building was needed and thus the Committee requested funds to hire an architectural/engineering consultant to conduct an in-depth physical audit of the Building including its historically sensitive elements, that would need to be preserved and built around. At the Spring 2018 Town Meeting, Members voted to approve $15,000.00 to conduct this critical analysis, and the firm of Mark Almeda Architects was retained. The results of Mark Almeda Architects' study is included in Part II of this report.

➢ Property Information

Walpole's greatest landmark is located at 980 Main Street (State Route 1A) at the signalized intersection with Stone Street in the heart of the Downtown. The Property is identified as Assessor's Map 33, Block 34, and recorded in the Norfolk County Registry of Deeds Book 1245, Page 592.

ADDRESS:	980 Main Street, Walpole, MA 020811
PROPERTY TYPE:	Freestanding Brick Municipal Building
CURRENT USE:	Vacant (Former Police Station)
YEAR BUILT:	1881
ZONING DISTRICT:	CBD (Central Business District)
LAND AREA:	19,602 SF
BUILDING GROSS AREA:	15,528 SF
BUILDING USABLE AREA:	10,593 sf
LEVELS:	4
HANDICAP ACCESSIBLE:	No
INTERSECTION / MID-BLOCK:	Intersection
TRAFFIC LIGHT:	Yes
TRAFFIC COUNT:	20,000 + ADT
CURB CUTS:	1
ROAD FRONTAGE:	Main Street (Route 1A): 110' Stone Street: 138'

# OF PARCELS:	1
# OF OWNERS:	1
SERVICES:	Municipal Water & Sewer
ON-SITE PARKING SPACES:	5
OTHER PARKING:	Street Parking and Municipal Lot
SIGNAGE:	Monument
LAST PURCHASED / PRICE:	1880 / $1,800.00 (Land)

ASSESSED VALUE:

- Land:	$ 356,800
- Building:	$ 450,100
- Outbuildings:	$ 3,400
TOTAL:	$ 810,300

PROPERTY OWNER:	Town of Walpole

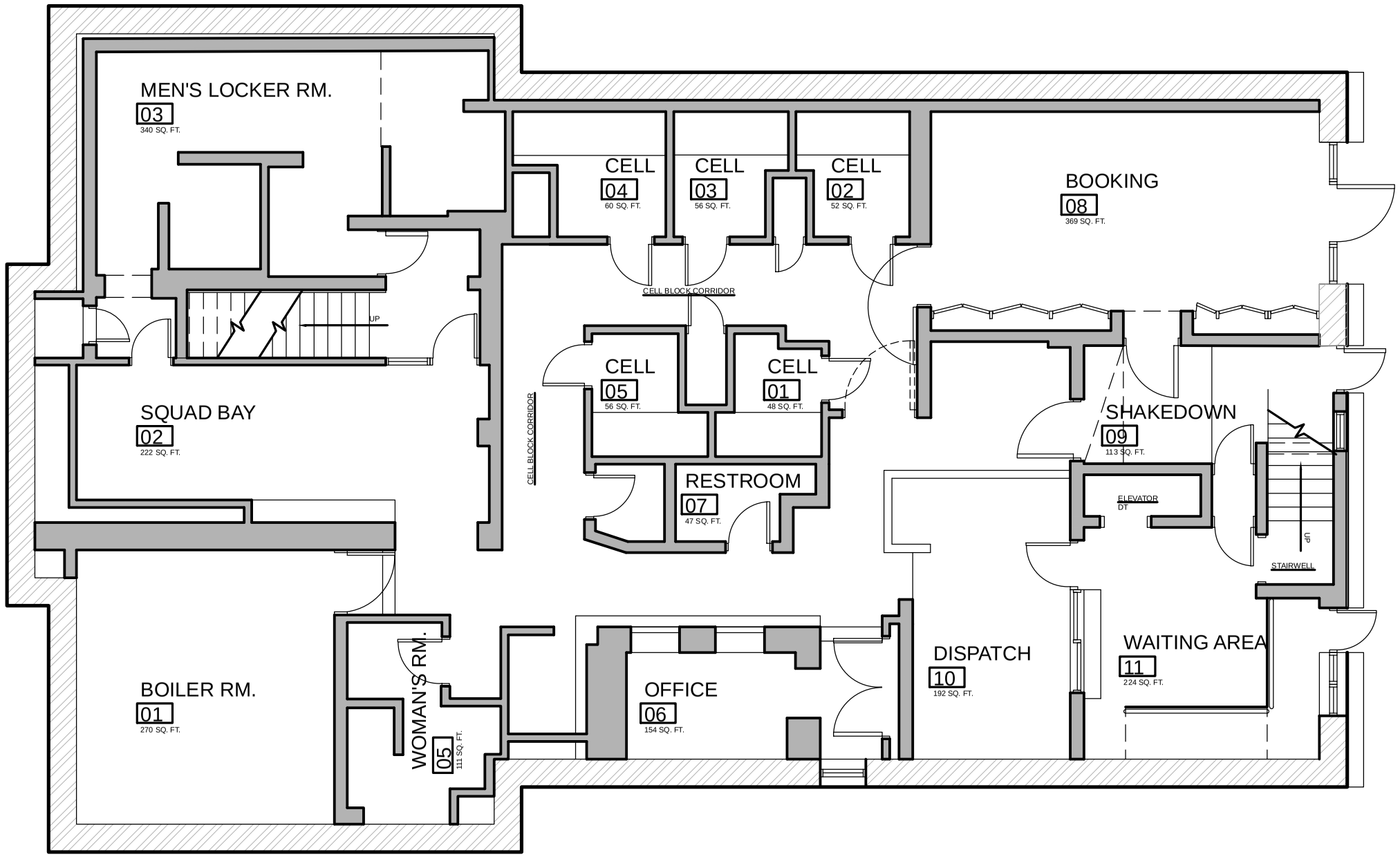

OFFICIAL
VEHICLE
PARKING
ONLY


969
Cleveland Place
EDGEWOOD Travel
HEAD SHED Salon


POLICE DEPT
EMPLOYEES
OFFICIAL VEHICLE PARKING ONLY
WALPOLE
POLICE
DIAL 911
WALPOLE POLICE


POLICE DEPT
POLICE
POLICE

OLD TOWN HALL
EXISTING CONDITION PLANS



G GROUND FLOOR PLAN-AS BUILT
1/8" = 1'-0"

STRUCTURAL CONCEPTS

555 Winter Street
Walpole, MA, 02081

PHONE: 505.660.4830
Email: jeremiah.huson@gmail.com

PROJECT:
AS-BULTS FOR OLD TOWN HALL
WALPOLE, MASSACHUSETTS

DRAWING TITLE:
GROND FLOOR PLAN

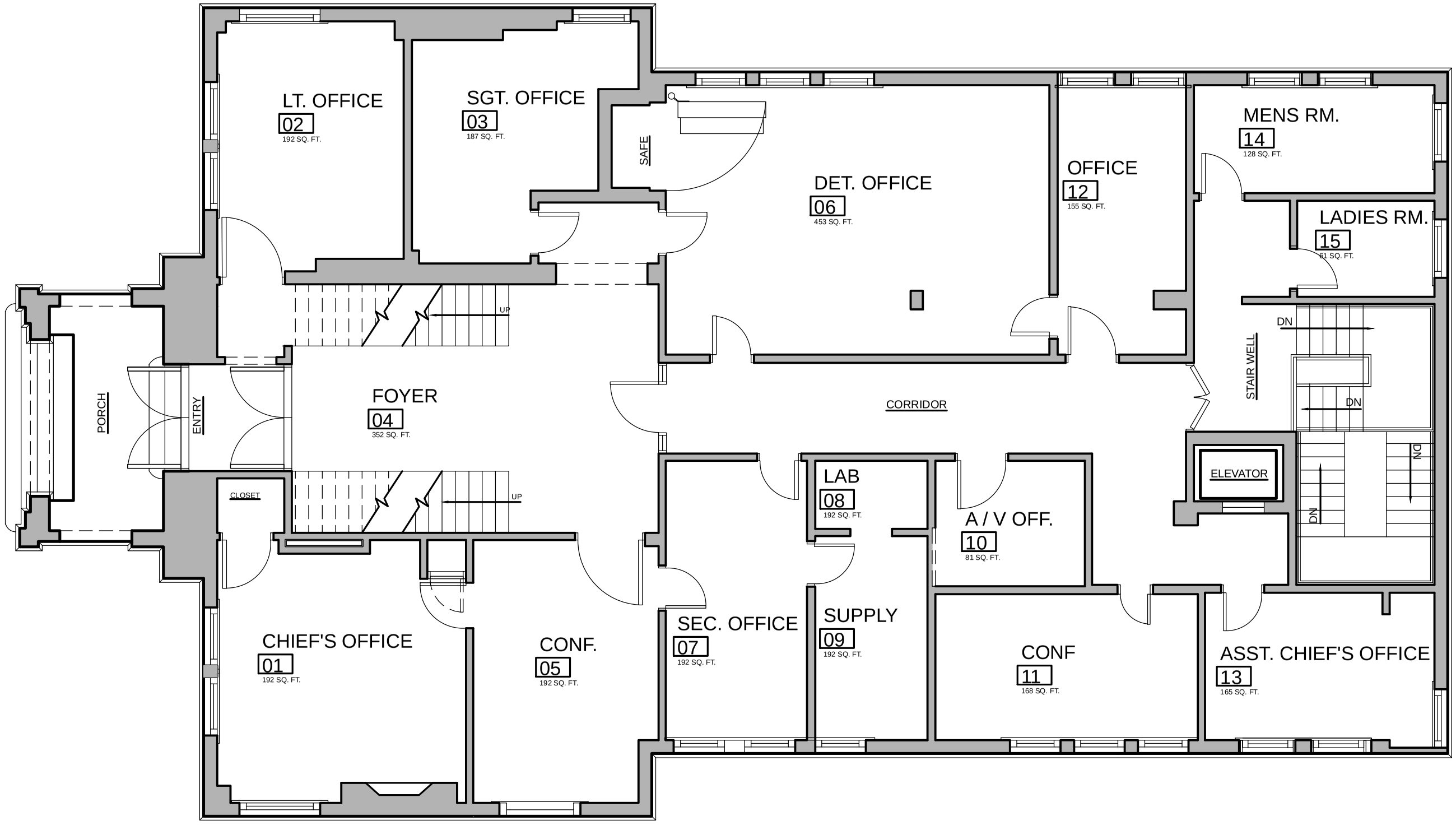
CADFILE:
OTH_GROUND_FL_PLANdwg

ISSUEDATE:
16 OCT. 2017

LAST REVISION DATE:
N/A

DRAWING NUMBER:

G 1.0



A FIRST FLOOR PLAN–AS BUILT
1/8" = 1'-0"

STRUCTURAL CONCEPTS

555 Winter Street
Walpole, MA, 02081

PHONE: 505.986.1010
Email: jeremiah.huson@gmail.com

PROJECT:
AS BUILTS OLD TOWN HALL
WALPOLE, MA

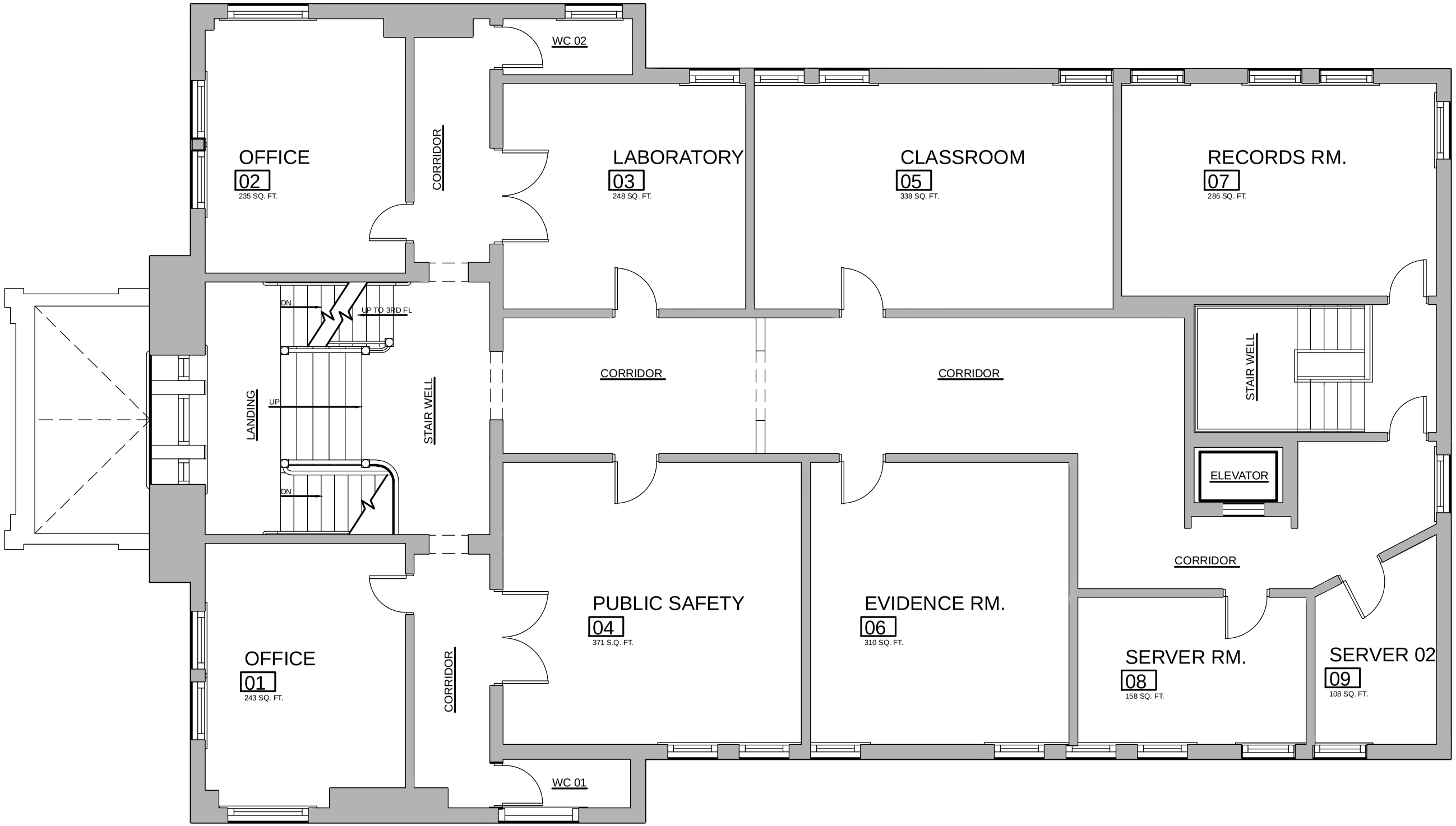
DRAWING TITLE:
FIRST FLOOR PLAN

CADFILE:
OTH_FIRST_FL.dwg

ISSUEDATE:
10.10.2017

LAST REVISION DATE:
N/A

DRAWING NUMBER:
A 1.0



A2 SECOND FLOOR PLAN-AS BUILT
1/8" = 1'-0"

STRUCTURAL CONCEPTS

555 Winter Street
Walpole, MA, 02081

PHONE: 505.660.4830
Email: jeremiah.huson@gmail.com

PROJECT:
AS-BULTS FOR OLD TOWN HALL
WALPOLE, MASSACHUSETTS

DRAWING TITLE:
SEC. FLOOR PLAN AS-BUILT

CADFILE:
OTH_SEC_FL_PLAN.dwg

ISSUEDATE:
10.10.2017

LAST REVISION DATE:
N/A

DRAWING NUMBER:
A 2.0

➢ Historical Background

Walpole Old Town House

The Old Walpole Town Hall (Walpole Town House) is a fine example of a two-story brick Queen Anne Revival Municipal Building, constructed in 1880-1881. It is located on 1/3 acre at the corner of Stone and Main Streets. The land was originally acquired from E.D. Clapp for $1,800.00.

The Walpole Town House was designed by renowned architect John Williams Beal, and constructed by well-known Walpole builder Joseph W. Coburn. Beal was only 26 at the time he designed the building (he died in 1919). He trained at the Massachusetts Institute of Technology, and worked for the prominent architectural firm McKim, Mead & White before running his own businesses. Many of his designs are still standing today in surrounding towns, as well as the "Castle in the Clouds" in Moultonborough, NH.

The total cost to build and to furnish the structure at the time was $27,365.58 (on time and under budget). The clock and bell in the tower were donated by seven local citizens and purchased from the historic Howard Clock Co. of Boston, MA for $874.00. The bell was later removed (its whereabouts are unknown), however the clock is still wound once per week and is fully operational.

The Town House was dedicated on September 25, 1881 and the townspeople reportedly danced on the second floor in the grand hall with its two-story cathedral ceiling, balcony, and a hammer beam truss system, until 4:30 in the morning in celebration.

The foyer includes two original marble wall plaques that are still in place today, engraved with the names of local residents who lost their lives "to suppress Rebellion and maintain the integrity of the Nation" in the Civil War.

The outside of the building has seen little to no changes since its construction, with the exception of fire escapes that were added in 1952, and later removed in 1982. The back doors were also rearranged with accompanying granite and brickwork.

As the Town of Walpole developed, this structure went through several metamorphoses. Its original uses included town offices, a police department, and a large upper-level hall. The fire department's horse-drawn apparatus was also stored in the back of the building in three bays on the ground floor leading to the driveway. A library was also located there for a time.

The Police Department was situated in the rear of the first floor with two cells below on the ground floor.

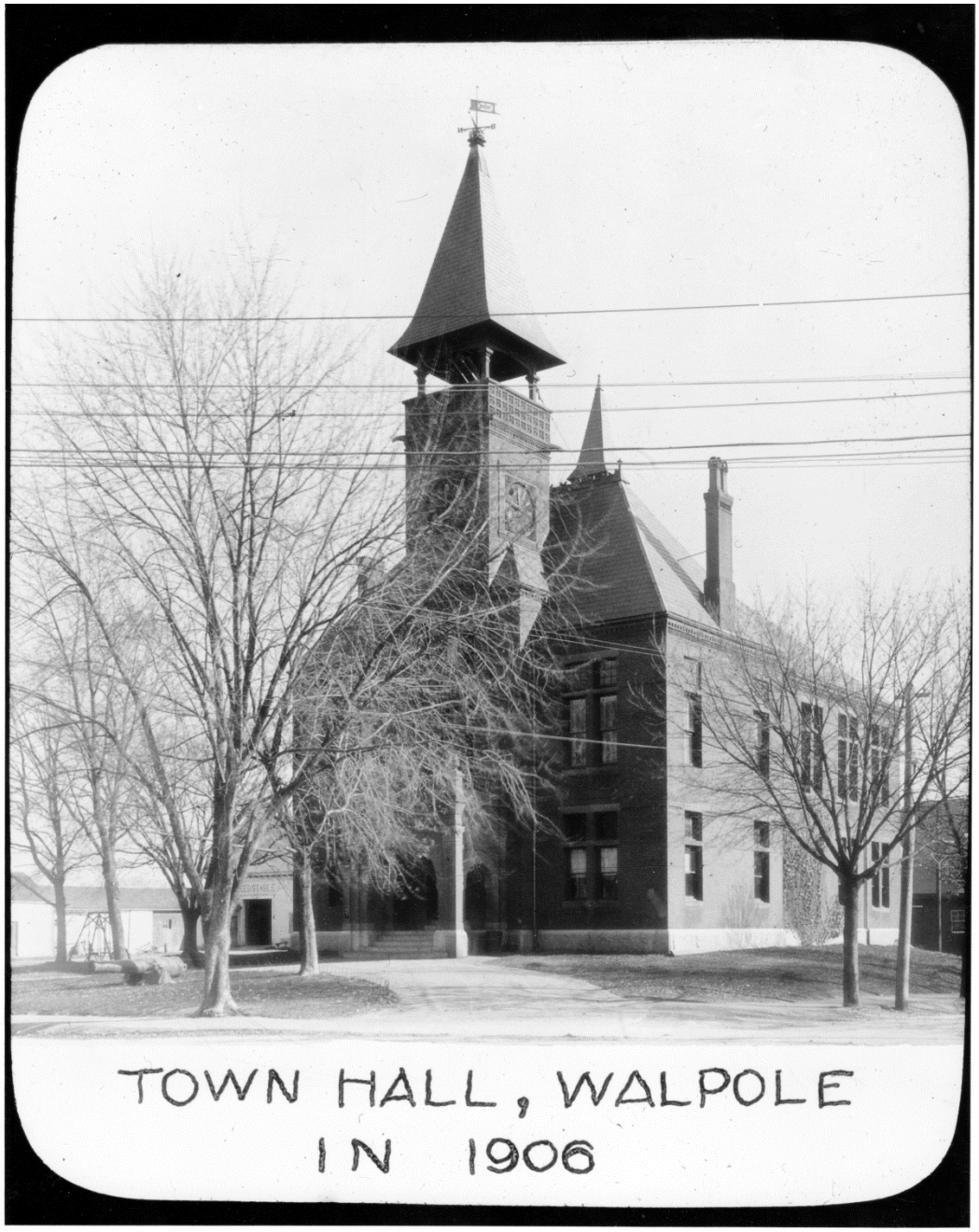
The upper-level grand hall has been utilized as a dance hall, for concerts, movie theatre, basketball court, Western Norfolk County Court House (1899 thru 1951), and a Walpole High School graduation venue, to list a few.

In 1952-1953, the second floor was remodeled to provide additional municipal office space, which created a drop ceiling eliminating the grand hall. This also created much-needed attic storage space. In 1953, the Police Department moved next door to a new combined public safety facility.

Town offices were located on the first floor until 1983 when these offices moved to the vacated new Stone School on School Street, and in 1984 the Police Department moved back to the renovated, now old Town Hall. In April 2018, the police department relocated to South Street and left the building vacant for another use.

It is still the most prominent landmark in Walpole, overlooking the town common and main thoroughfare through the downtown. The distinguished and highly visible red brick exterior and slate roof with the clock tower is a beacon to Walpole Center.

This historic structure was accepted on October 11, 1981 for inclusion in the National Register of Historic Places. In 2000, the Town of Walpole applied for and received historical preservation grant funding from the Massachusetts Historical Commission to fully restore and repair windows, the brick exterior and clock. In exchange for receiving the funding, a preservation restriction was recorded on the property's deed in perpetuity (Norfolk County Registry of Deeds, Book 523, Page 145, as filed March 14, 2000).



Date: 1880/1881

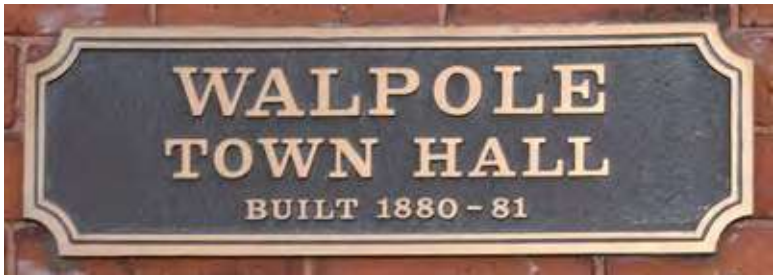
Architect:
John Williams Beal

Builder:
Joseph W. Coburn of Walpole

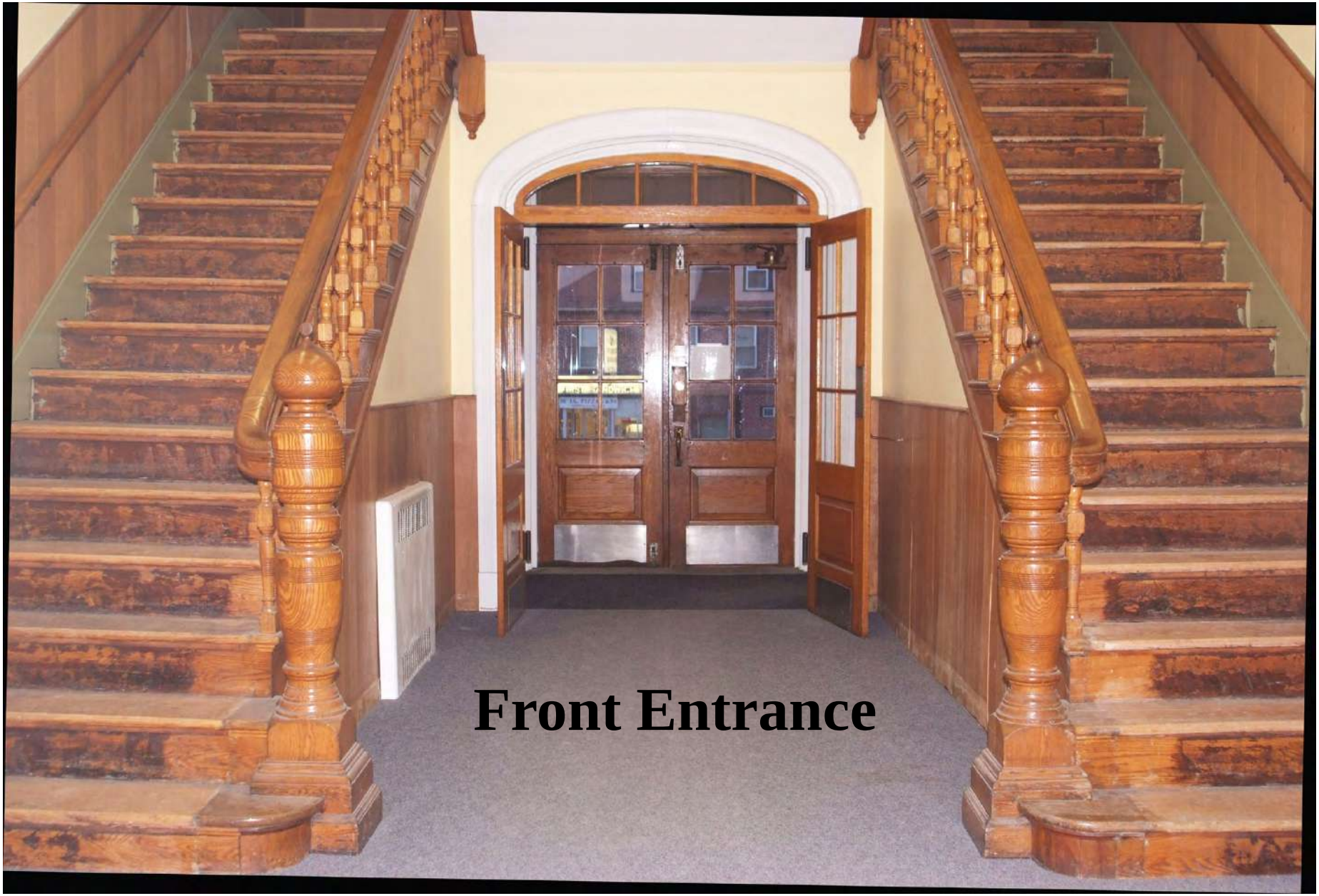
Dedicated on September 25, 1881

Total Cost to build and furnish - $27,365.58

Town Hall - 1890. No Lights,
no Telephone, no Fire Stations.


WALPOLE
TOWN HALL
BUILT 1880 - 81


THIS PROPERTY HAS BEEN
PLACED ON THE
NATIONAL
REGISTER OF
HISTORIC PLACES
BY THE UNITED STATES
DEPARTMENT OF THE INTERIOR


Front Entrance

Front Lobby

Time Capsule
and
1740 Mile Marker

PART 2

1881 Walpole Town Hall Feasibility Study

June 2019

Mark Almeda Architects, P.C.
1281 Washington Street
Walpole, Massachusetts 02081
508.668.6221

MacLeod Consulting, Inc.
29 Woods Road
Belmont, Massachusetts 02478

MacRitchie Engineering, Inc.
197 Quincy Avenue
Braintree, Massachusetts 02184

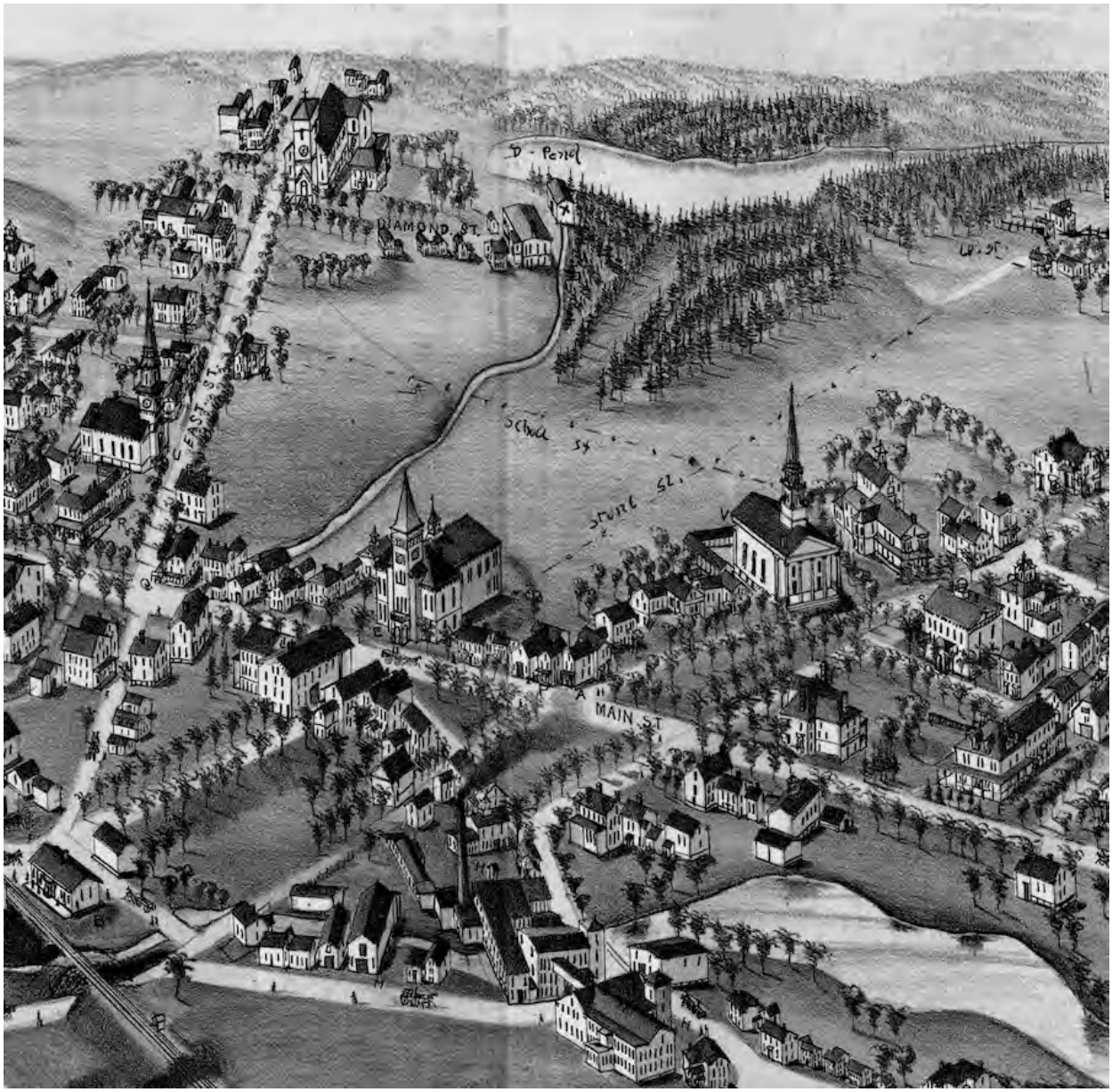
1881 Walpole Old Town Hall Feasibility Study

Project:	Town of Walpole 1881 Old Town Hall Feasibility Study 980 Main Street Walpole, Massachusetts 02081
Sponsor:	Town of Walpole 135 School Street Walpole, Massachusetts 02081
Preservation Architect:	Mark Almeda Architects, P.C. 1281 Washington Street Walpole, Massachusetts 02081
Consultants:	Structural (Historic) Engineer: Macleod Consulting, Inc. 29 Woods Road Belmont, Massachusetts 02478 Mechanical Engineer: MacRitchie Engineering, Inc. 197 Quincy Avenue Braintree, Massachusetts 02184

Acknowledgements:

The author thanks Patrick Shield, the Walpole Old Town Hall Reuse Committee and the Town of Walpole's Public Works and Engineering Departments for their technical assistance. Special thanks to Roger Turner for his knowledge of the history of the Old Town Hall and for being available at a moments notice.

June 2019



1882 Partial Birdseye View. “Walpole. Massachusetts.” O.H. Bailey & Co. 1882

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  - S1.1 Existing Foundation Plan
  - S1.2 Existing First Floor Framing Plan
  - S1.3 Existing Second Floor Framing Plan
  - S1.4 Existing Balcony Framing Plan
  - S1.5 Existing Roof Framing Plan
  - S3.1 Existing Structure Transverse Sections
  - S3.2 Existing Structure Longitudinal Section

1881 Walpole Old Town Hall Feasibility Study

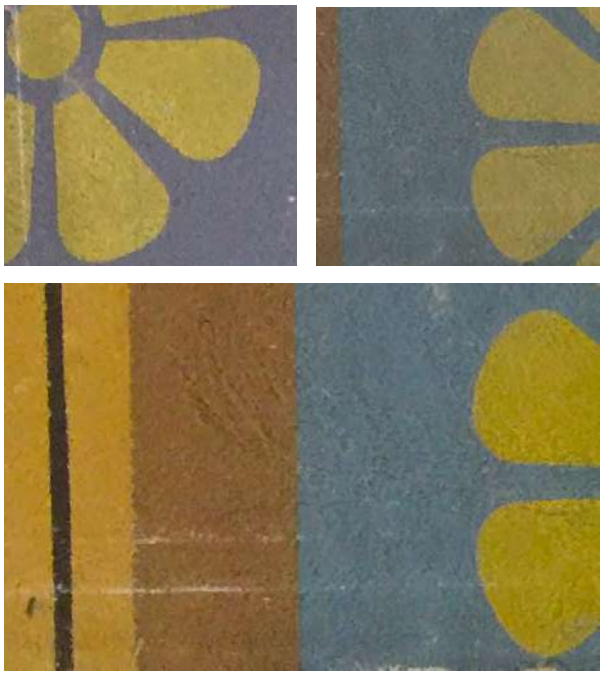

Fig. 1. Remaining Historic Hall Stenciling

Abstract

Purpose

This report was prepared for the Town of Walpole, Massachusetts as an aid to the Town and the Walpole Old Town Hall Reuse Committee (OTHRC). The task of this study was to survey, assess, recommend and assign probable costs for necessary repairs and upgrades to the building exterior and reuse of the interior of the 1881 Walpole Old Town Hall, 980 Main Street. Part of this task was to provide 2 schemes for the reuse of the Old Town Hall (OTH) based on the direction given by the OTHRC. The goal of this study was to provide information that would allow the Town and OTHRC to make better-informed decisions for future work and/or development of the property.

Synopsis

The Old Town Hall is an historic civic symbol of the Town's growth and development from the days of a "saw mill" town with cold and drafty town gatherings at the Meetinghouse to an economic rise into the twentieth century due to the Neponset River and the associated industry along its banks. The whole story of a place, and everyone's story of the Old Town Hall whether of the time period's grandeur or depredation is what makes the building just as important as its approaching age of 138 years and distinctive architectural character.

The town's money was well invested back in the 1880's. The structure is in good condition and adaptable to modern uses. Maintenance repairs to all buildings are a necessary component of ownership and in historic buildings require a commitment to stewardship. Changes in building codes, reaching a dollar threshold that triggers code improvements and the likely return to an assembly use by over 300 occupants, will require structural as well as accessibility improvements to the building.

The OTH needs capital improvements to the base building for essential repairs and to adapt the space to facilitate uses and activities envisioned to revitalize the property. An itemization of these essential exterior and interior repairs, structural improvements, and selective demolition can be found in the Appendix B under *Essential Repairs + 2nd Floor Hall Selective Demo Probable Costs*.

I. The essential repairs to the exterior includes selective repairs to the roof, gutter, masonry, windows, trim and finishes in order to seal the interior from the weather and to halt further exterior deterioration. Probable cost is $530,973.

II. Essential repairs to the interior includes extending and replacing railings, fire stopping and adding temporary lighting for life safety concerns. Probable cost is $34,574.

III. Structural improvements are triggered by the change in use from business to assembly use by over 300 persons. The structural upgrades include seismic (Earthquake + ground motion) improvements to the roof and 1st floor brick walls, reinforcing the brick tower steel frame for lateral loads, strengthening beams and posts under the 2nd floor Hall, foundation wall underpinning improvements and reinstalling the removed balcony brackets. Probable cost is $442,934.

IV. Selective demolition of the interior non-historic materials (fabric) to gain access for repairs and to open up the chopped up and 2nd floor Hall will generate more interest in the building and its potential. Probable cost is $69,181.

V. The probable cost for all of the work from I to IV above is this work is $1,077,662.

Within the brick walls of the Old Town Hall is an opportunity to create a new setting for it's continue longevity and the reuse of a building is essential to its viability. Vacant buildings are without tenants that generate income for the owner. Without income there is no maintenance and buildings deteriorate. The reuse of any existing building regardless of its historic or recent vintage is dependent upon the current market. At the direction of the OTHRC, two conceptual design schemes were created to examine the building's potential. Changes to the interior of the building after 1900 and of little historical significance were removed. Both schemes rely on the use of the building for a restaurant, pub and/or specialty use. All schemes assume the exterior of the building is restored/repaired and that necessary structural upgrades are performed.

Scheme 1 retains the existing first floor bathrooms and masonry walled stair and elevator core on all the floors. It also retains the existing first floor bathrooms. While the reuse of the cmu enclosed stairs and elevator save initial startup costs, the layout severely limits the useful square footage of all floor areas. These plans can be found in Appendix C. The breakdown of the floors and uses is as follows:

- Ground Floor: Bakery + Deli-Coffee Bar; Seating 72 persons.
- First Floor: Restaurant; Seating 117 persons.
- Second Floor: Function/Meeting Room – a flexible space that can be independent of or associated with the restaurant below; Seating 105-150 persons.
- Balcony: Seating 49 persons.

The probable cost for the Scheme 1 renovations (excluding furniture and equipment) is $5,530,963.

Scheme 2 removes all mid and late 20th century office walls (bearing walls and columns remain) and ceilings in order to open up the space. An approximately 28' x 54" addition is added to the north side of the building. This adds 1510 gross square feet (gsf) to the ground floor and 1348 gsf to the first and second floors. This addition will increase the useable space within the existing building by accommodating the elevator, exit stairs, bathrooms, utility spaces and other support rooms. This scheme relocates the diesel fueling station to another part of the Town property near the Fire Station. These plans can be found in Appendix C. The breakdown of the floors and uses is as follows:

- Ground Floor: Pub; Seating 120 persons.
- First Floor: Restaurant; Seating 168 persons.

- Second Floor: Function/Meeting Room – a flexible that can be independent of or associated with the restaurant below; Seating 200-204 persons.
- Balcony: Seating 49 persons.

The probable cost for the Scheme 2 renovations (excluding furniture and equipment) is $7,814,945.

Assessment

Approach/Methods

This report has addressed this assessment and findings through a careful review of project goals and scope, discussions with the Town, meetings with the Walpole Town Hall Reuse Committee, an examination of available historic documents, construction drawings, reports, field inspections, by the documentation of existing conditions with measured drawings and photographs and the creation of two conceptual design schemes with associated probable costs.

In addition, a structural engineer experienced in historic structures and a mechanical engineer were consulted on the project. Arthur MacLeod PE, structural engineer for MacLeod Consulting Inc., conducted a documented assessment and evaluated the structural conditions for the reuse of the building. Bruce, MacRitchie PE, mechanical engineer for MacRitchie Engineering, evaluated the existing air conditioning system for reuse. These reports are contained in the Appendix B.

A kick-off meeting with Town Administrator Jim Johnson, Assistant Town Administrator, Patrick Shield, and representatives from the Police, Fire, Engineering, and Buildings and Maintenance departments was held in the fall of 2018.

On two of the visits discrete openings were made through non-historic building materials for Arthur MacLeod to examine the structure beneath. On one of these site visits, John Lightbody opened a hatch into the Hall ceiling above the exposed trusses into the attic space below the roof to visually confirm its structure.

Project Background

From the Old Town Hall Reuse Committee: “Our mission is to determine the most viable reuse options that will not only create the greatest cultural and/or commercial value to the Town, but once again serve as a catalyst for the redevelopment of its downtown."

The Town has investigated and currently has no planned municipal use for the space at the Old Town Hall. The conceptual design schemes represent the reuse of the Old Town Hall either through the Town retaining ownership and assuming all financial responsibility, the Town leasing the property to a party willing to invest in the property's improvements, the Town entering into a sale/leaseback arrangement with party that assumes cost of necessary improvements, or the Town selling the property with deeded restrictions in order to preserve the historic fabric and character of the exterior and preserve significant interior historic fabric and objects.

The two conceptual design plan schemes were created at the direction of the OTHRC. 3D renderings and/or elevations were not part of the scope of work. Their criteria were as follows:

i. Both schemes assume the repair, maintenance and/or restoration of the significant historic fabric of the building exterior of the building as well as significant historic interior fabric.

ii. Renovate the second floor and associated balcony by partially or fully restoring it to its original grandeur and 19th and early 20th century use as a meeting hall / auditorium. This is accomplished through the removal of the mid and late 20th century office walls and ceilings infilling the space.

iii. Given the present markets for the reuse of the building, the OTHRC decided that restaurants, pubs, small specialty markets and associated function facilities were the most viable. The design should consider these markets and facilitate a functional flexibility for use of the spaces.

iv. Create two schemes retaining significant historic fabric.

   a. The first scheme based on removing most of the non-contributing interior components (Walls, ceilings, etc.) and retaining the existing elevator, stairs and toilet facilities. Retaining the existing elevator and fire stairs at the Easterly part of the building will require a variance be granted by the Massachusetts Architectural Access Board. The first scheme will partially (since the elevator, stairs, and cmu enclosures remain) restore the historic Hall on the second floor. The newly renovated floors will be used as a Bakery + Deli-Coffee Bar, Restaurant and the second floor is a flexible space that can be used as a Function or Meeting Room. The probable cost for the Scheme 1 renovations (excluding furniture and equipment) is $5,530,963. See the Scheme 1 drawings in Appendix C.

   b. The second scheme will spatially restore the second floor historic Hall to its original configuration and modify some contributing and remove all non-contributing interior elements. An approximately 28’ x 54’ addition to the Town Hall provides a second means of egress, an accessible and “gurney” compliant elevator, mechanical and support spaces and toilet facilities. The addition will create valuable floor space within the existing building and provide greater functionality and flexibility. This adds 1510 gsf to the ground floor and 1348 gsf to the first and second floors. This scheme relocates the diesel fueling station to another part of the Town property near the Fire Station. The newly renovated floors will be used as a Pub, Restaurant and second floor is a flexible space that can be used as a Function or Meeting Room. The probable cost for the Scheme 2 renovations (excluding furniture and equipment) is $7,814,945. See the Scheme 2 drawings in Appendix C.

Architectural

The 1881 Walpole Old Town Hall is listed on both the State and National Registers of Historic Places. The property has a preservation restriction agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and the Town of Walpole executed in 2000. An historic timeline as well as research on the history of the Old Town Hall was made by members of the OTHRC and is included in their report.

The OTH needs capital improvements to the base building and to adapt the space to facilitate uses and activities envisioned to revitalize the property. The repairs to the exterior include selective replacement of roof slates, roof flashing, and gutter/downspout repairs, repointing of brick and granite, repair of spalling sandstone (brownstone) decorative elements, repair and replacement of wood trim and other exterior envelope repairs. An itemization of these essential exterior and interior repairs, structural improvements, and selective demolition can be found in the Appendix B under *Essential Repairs + 2nd Floor Hall Selective Demo Probable Costs*.

After the assessment, It was noted that most of the walls, original doors associated with these walls, trim, spatial features of the original late 19th century early 20th century uses had been removed and replaced with new construction dating from renovations in the 1950's, major changes from the conversion to a police station in the 1980's and alterations made through 2018. In 2018, the police department was moved to a new building and location. Based on this synopsis, those remaining historic elements and finishes from the original construction in 1881 to the early 1900's should have priority for preservation.

The exterior building binds together the remaining fabric both historic and non-historic which journals the sequence of alterations and changes from its original construction in 1881 as a Town House to its progression into the former home of the Walpole Police Department. These changes reflect the economic growth of the Town and changes in both the politics and economic growth of the Town.

The following preservation approach is the result of our analysis.

i. The Town Hall's exterior has to a large extent remained unchanged. It is primarily the interior that documents the changes made from 1881 and reflects mainly the changes made between the 1950's to the present. The alterations made after 1950 are clearly manifested in the removal of the upper and lower Meeting Halls and the infilling of these spaces with offices necessary for a mid century town government. Further alterations made in the 1980's for the buildings reuse as a Police Station filled the ground floor with cmu wall construction required for the safety and protection of the occupants. These alterations do tell individual stories but do not contribute to the remaining historic fabric. To the contrary, it makes it unrecognizable. It is more desirous to return the building interior and/or each floor to its original spatial configuration and allow a return to its volumetric grandness and potential for reuse. The story of the Town Hall would be lost and so would its integrity if these separate and discrete changes from the 1950's to the present remain.
ii. Remaining historic elements and finishes from the original construction in 1881 to the early 1900's should have priority for preservation. Unaltered/original interior finishes should be preserved or restored.
iii. Changes after 1900 of little historical significance can be saved, altered or removed to suit reuse and new programmatic needs.

Exterior Assessment

Fig. 2: Roof leak, failing plaster + damaged finishes

The building's exterior provides protection from the elements and conveys its historic character. The most prevalent cause of deterioration in historic buildings is due to uncontrolled water and its deleterious effects. The main concern is the ongoing water infiltration through the roof and subsequent deterioration of the building interior due to needed roof repairs. This has been a chronic problem for the building as evidence by the amount of staining of the original hair plaster meeting hall ceilings (Fig. 2) and walls (as seen from the balcony) and subsequent failing of the plaster keys and falling plaster. Buckets and plastic tarps have been used to try to contain the water. However, wet balcony floors infer water is damaging the second floor and possibly lower levels below. The condition of the wood rafters and beams beneath the plaster and lath is unknown and will require either further investigation or additional contingency monies set aside for repairs. Continued deferment of repairs will result in permanent loss of character defining hair plaster walls and ceilings, destruction of structural wood roof components, increased repair costs and ultimately use of the building.

<u>Roof and Roof Flashing</u>

Natural roof slate is a character defining element of the building exterior and needs to be preserved. Slate's durability and appearance adds both economic value and visual appeal to the building. The slate roof is generally in good condition except where the long axis hip roof over the original meeting hall abuts the tower and the transverse hip roof. Where they intersect is the where most of the water infiltration issues mentioned above occur. The slates as well as the copper valley flashing at the transverse roof intersection, the step flashing at the intersection of the tower and several feet of the copper ridge cap require replacement to prevent continued water infiltration.

Fig. 3: Broken/failed slates

The copper ridge flashing and slates at the ventilator (Fig.3) have failed and need to be replaced.

Natural roof slates are durable and last from 75 to 125 years. Maintaining a slate roof is a good investment considering the cost for complete replacement and the shorter life of other roofing

materials. Periodically roof slates break, slate fasteners fail and either slip in place or fall to the ground. Both these were evidenced. Approximately 53 slates need to be replaced as of this report as well as those associated with the copper valley (~315 slates) replacement. Typically, slate roofs should be inspected every 5 years and repairs made as necessary.

The decking of the former belfry (Bell is no longer present) has a synthetic rubber membrane roof loosely fit and flashed to the sidewalls at the parapet. There are several cable and aerial roof penetrations and an access hatch. The access hatch cover does not seal properly where it abuts the membrane of the parapet and leaks water. The membrane roof is approaching the end of its life expectancy. When the aerials and cables are removed the membrane roof should be replaced and the access hatch redesigned or at least the cover replaced so that it forms a tight seal over the hatch. At this same time as the roof replacement, the cap flashing on the parapet wall should be replaced.

Gutters and Downspouts (Conductors)

Most of the copper gutters and downspouts are functioning properly and in good condition. The exception is the copper gutter and downspout at the southwest corner of the transverse hip roof (Fig. 4) facing Main Street. This gutter and/or downspout are full of water, overflows during rain and snow melting events and needs to be unclogged. Above this is a section of gutter that is deformed and has a hole from a former aerial cable. Water runs down the face of the brick during rainstorms. This section of gutter needs to be replaced.

Fig. 4: Clogged and damaged gutter and valley flashing

The downspout on the north side and adjacent to the entrance off Main Street and the downspout on the northerly side draining the hip roof have broken downspout hubs/boots and are disconnected from the underground and/or surface piping that leads the water away from the foundation. Keeping the water away from the foundation avoids saturating the soil, prevents potential water leaks into the basement through masonry walls and prevents biological growth on the brick walls and granite foundation. The downspout hubs should be replaced, underground water pipes cleaned out and the hubs and gutters reattached to the system.

Masonry

The granite and red brick has generally faired well and been maintained over the life of the building. Some of the brownstone is in poor condition. The terra cotta is in good condition. All these materials are historically important and define the character of the building in its specific time and place.

Stone

The light gray granite stone forming the foundation and stairs at the portico entrance off Main Street is physically in good condition. The granite underpinning the exterior brick wall and forming the plinth to the portico has a 4:3 inch wash (slope) and a 1 ½" marginal line framing a split faced surface. The light gray granite forming the portico steps has a fine hammered finish.

The granite joints of the stairs and some of foundation wall are missing mortar and need to be repointed with a lime mortar to a depth of ¾" inch of the stone surface. The Joint should be then filled with a backer rod and sanded sealant to match the granite or mortar.

Fig. 5: Spalling brownstone sill

The Nova Scotia brownstone (Fig. 5) used for lintels and sills at window has not faired as well. The brownstone at the window sills, window transoms and lintels has a rockface finish for greater contrast and boldness. The brownstone at the arched stone openings of the portico has a fine hammered finish. The brownstone used was cut along both seam (parallel to bed displaying a single layer) faces and split (perpendicular to the bed displaying the layers) faces. About a tenth of the stones exhibit serious problems such as spalling and/or cracking. Some have deteriorated to a point where they need to be replaced in kind. Others holes and spalls can be patched, after removing material down to sound stone, using epoxy consolidants matching the existing stone in color and texture. Cracks can be repaired using an epoxy injection.

Brick

Considering that the brick is almost 138 years old most of the exterior brick is in good repair. The red brick has a common bond pattern of 7 stretcher courses between each bond course. There is about 300 square feet of exterior brick at the chimneys and upper walls near the balcony level where the mortar has failed or fallen out. These will need to be repointed with lime mortar matching the historic in color and tooling. The interior brick at the clock level of the tower also exhibits failing mortar joints on three sides of the exterior wall totaling approximately 200 square feet that need to be repointed with a lime mortar matching the interior mortar in color and tooling.

The brick was replaced at the portico (Fig. 6) at some point in time with brick not matching the historic in size and color. The result is new brick not aligning with the original brick coursing and creating a sharp visual contrast to the historic. This work is not appropriate. There are areas of brick on the north and south (sides) and east (back) and west (back) façades where brick infilled openings, new openings were made, brick was repointed and repairs were made. The areas are easily seen since the mortar does not match the historic mortar in color and tooling and some of the brick does not match the historic. Unless a full restoration of the exterior is made, then replacement is not required.

Fig. 6: Inappropriate brick replacement

The sealants between the masonry and window/door frames are failing. There is indication that water is leaking into interior around the perimeter of some of the windows. A typical exterior sealant has a service life of 5-10 years. These existing sealants should be removed, backer rods inserted and new sealant matching the adjacent surface should be installed. Replacing this sealant should be done at the same time as the masonry repairs.

Terra Cotta

The bright and distinctive terra cotta forming the exterior parapet wall of the former belfry and its projecting water spouts is in good condition for its age and material. The four water spouts projecting from the corners originally drained the belfry and threw water away from the tower walls. When exterior work is performed on the building the terra cotta should be reexamined.

Window and Doors

The wood doors at the Main Street entrance, while not the original doors, Are in good shape and should be repaired and refinished matching the existing stain and finish. The metal doors and “storefront” doors and windows along the east elevation at the ground floor level are not historic and can be replaced. The metal doors and frames are rusting and should be replaced during renovations to the ground floor. The “storefront” windows and doors are approaching the end of their useful life as indicated by the hardening and cracking of the exterior gaskets. These should also be replaced when new uses and renovations to the ground floor are made.

The exterior windows are generally in operational condition. Some of the windows described below need to be replaced and or repaired. The historic window hardware should be retained.

The 16 transom widows at the original second floor Hall were repaired at some point in the late 20th century and all of the 9 panes of original colored glass for each window were

removed and replaced with clear glass. Originally, these transoms were operable windows and were designed to vent the Hall. When these transom windows were removed for repair, the hardware was removed and they were fixed in place. See item Second Floor below for more detail.

The exterior sash have interior storm windows. The exceptions are the transom windows on both the first and second floor. These do not have storm windows and will need them in order to meet the current energy code. Most of the storms are in operable condition and only seven need gaskets to be replaced. All the storms tracks need to be cleaned for smooth operation. One of the storm windows has failed and needs to be replaced to prevent water infiltration.

New transom windows matching the existing historic in kind, will need to be installed where the transom windows were previously removed to install louvers. New windows matching the existing historic will be needed to replace the two “doors” that were installed to provide exits from the second floor to exterior fire escapes that were removed in the early 1980’s. The wood bottom sash of two failing windows will need to be repaired and the glass reglazed for both safety and to prevent water infiltration.

As mentioned earlier the paint is failing on the windows and all the windows will need to be prepped and painted on both the interior and exterior. The interior storm does not protect the exterior of the wood sash from the weather and subsequently needs greater maintenance that sash with exterior storms. Also, the interior storm causes vapor under pressure from the interior of the building to condense on the cold glass of the exterior window. This creates a condition of early deterioration of both the paint and wood sash on the interior. The interior sash was a determination and condition of approval by the Massachusetts Historical Commission for the Town of Walpole to receive the preservation grant. Interior storm windows create a more historic look on the exterior of the building since the window trim, muntins and rails can be readily seen.

Wood Trim

All the wood trim, sills, and wood architectural elements need to be prepped and painted. The window sills exhibit the greatest loss of paint and checking of wood. Several windows have rotted molded trim and will need to be replaced matching the existing trim profile. As a maintenance item, the exterior paint should be inspected every 8 years.

Elements of the belfry wood trim that encase the corner posts that support the roof and form an arched enclosure for the belfry are rotting (Fig. 7) and parts are missing. Past repairs of the trim did not match the existing remaining historic profiles of the trim and are failing. The ceiling boards and access hatch show water damage as well as animal or bird nesting. Very little of the trim is salvageable. All the wood architectural elements of the belfry should be replaced

Fig. 7: Rotting Belfry trim and ceiling

matching the remaining historic trim dimensionally and in shape and profile.

The paint on the ventilator wood trim and louvers is cracked and peeling (Fig. 3) and needs to be prepped and painted. Several pieces of trim need to be replaced.

Interior Assessment
An interior assessment was made of the Old Town Hall building fabric to determine what should be retained and restored, and what could be modified, altered and/or removed.

The evaluation categorized recommendations into 4 categories:

1. Primary historical significance Should be retained and restored / Safety and immediate need for preservation
2. Significant historical importance and can be sensitively altered
3. Contributing and can be modified
4. Non-contributing and can be altered or removed

See Appendix C for *Historical Evaluation of Building Drawings* indicating the historical evaluation of each floor. All work on the Old Town Hall needs to meet the *Secretary of the Interior's Standards for Rehabilitation*.

After the assessment, It was noted that most of the walls, original doors associated with these walls, trim, and spatial features of the original late 19th century early 20th century uses had been removed and replaced with new construction dating renovations in the 1950's, major changes from the conversion to a police station in the 1980's and through 2018 when the police department was moved to a new building and location. Based on this synopsis, those remaining historic elements and finishes from the original construction in 1881 to the early 1900's should have priority for preservation.

Ground Floor
The ground floor (basement) received a major renovation in 1983 during the OTH's conversion to a police station. The only remaining historic features are the exterior foundation walls, interior brick bearing walls and piers, and the two original jail cells (A brick partition separating cell was removed) with historic steel barred doors. These should be retained, repaired, restored and reused. The remaining concrete masonry unit (cmu) walls, cmu stair enclosure, cmu elevator enclosure and elevator (serviceable but does not meet current code standards for accessibility and "stretcher" size) can be removed and/or altered for future reuse of the space.

The exit ground floor stairs at the front of the building and leading directly to the front entrance at the first floor replaced the original stairs in the 1980's, does not have any significance and can be altered. However, the exit stair is an important component of emergency egress and needs to remain or a new stair installed and located to serve the same purpose.

First Floor
The first floor entrance, entrance hall, double staircase, hair plaster on wood lath walls and ceiling (underneath ceiling tile and suspended acoustical ceilings), historic doors remaining and leading to the original town clerks office and small meeting hall, associated trim and hardware should be retained, restored and reused.

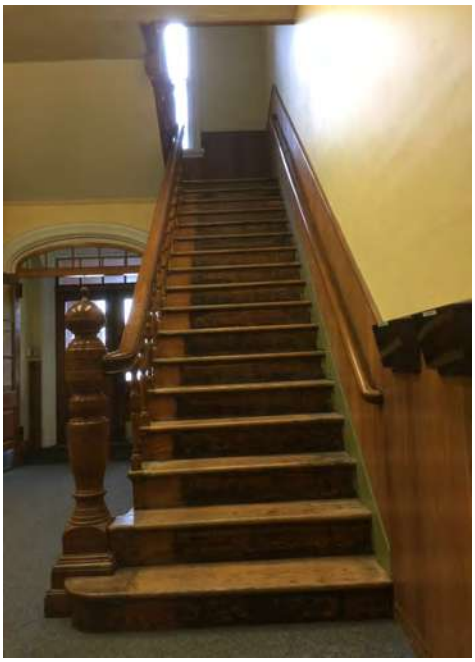

Fig. 8: Double staircase (Right)

The historic double staircase (Fig. 8) is in serviceable condition and should be restored and reused. While retention of the double staircase requires a variance from the Massachusetts Architectural Access Board, my experience with past variance applications for historic stairs have been conditionally approved by the MAAB as long as there is an compliant elevator to the floors served. Simple modifications can be made to the stairs to make it acceptable to the MAAB.

The original fireplaces of the 1881 Reading Room/ Library and Town Clerk's office (hidden behind a gypsum board wall) have had the original surrounds removed or replaced, The original fireboxes remain though the fireplace dampers are sealed making them non-functional. These fireplaces share the chimney flues with other heating appliances. If allowed by code, the chimney will require the addition of a stainless steel liner and other interior safety measures in order to make them functional. These fireplaces should be retained and restored.

The town Civil War memorial tablets are important historical artifacts and should be retained and protected. These tablets should remain the property of the Town and be displayed in their original/present location. If the tablets cannot be protected or if ownership by the Town cannot be retained in their current location, then they should be removed and displayed in another Town owned building with appropriate signage.

The 1881 Reading Room/Library and Town Clerk's offices were renovated in the 1950's and more recently during and after the 1983 Police Station conversion. The original safe/vault was removed in 1983 and replaced with the present vault. This vault can be removed. Removal will create more useable floor space. These rooms had the hair plaster removed to a height above the acoustical ceiling with gypsum board installed in it's place. Above the gypsum board finishes and acoustical ceilings there remains the original hair plaster on lath walls and ceilings, colored glass window transoms (covered with foil faced insulation board) and original window trim and wood finishes. The non-historic acoustical ceilings and lighting should be removed to open up the space to its original 13' high plaster ceiling and these surfaces restored in kind. Appropriate finishes for the walls, ceilings and trim should be used to maintain consistency.

The area beyond the Entrance Hall currently consists of office space. This area originally had a Lower Meeting Hall with stair access to the upper Meeting Hall and two small meeting rooms. These stairs and most of these walls were removed during the renovations of 1950's and 1980's. The 1950's saw subdivision of this space with plaster and lath on wood stud walls and further subdivision in the 1980's with gypsum board partitions. A plaster ceiling was installed in the 1950's below the original historic plaster ceiling. In the 1980's suspended ceilings with fluorescent lighting was added below the 1950's ceiling. These partitions and later ceilings do not contribute to the original historic space and severely limit the original openness of the space. These should be removed and the original exterior walls and 13' high ceiling restored.

The original maple flooring installed in this space remains in most locations. The exceptions are at the bathrooms, stair, and elevator areas. The condition of the maple flooring discovered is in good condition. Maple is a very durable floor finish. During renovations the floor should be refinished and missing areas infilled with matching maple boards.

The 1980"s bathrooms (serviceable but not accessibility compliant with current codes), cmu stair enclosure, cmu elevator enclosure and elevator (serviceable but does not meet current code standards for accessibility and "stretcher" size) do not contribute to the historic fabric and can be removed and/or altered for future reuse of the space. However, stairs and elevator cannot be removed without alternative life safety provisions being made. Otherwise the floors serviced become uninhabitable.

Second Floor

The historic Meeting Hall on the second floor was infilled with Town offices in the 1950's to accommodate increasing governmental functions for the Town. At the same time, a new plaster on lath ceiling was hung from wood joists located below the Hall's transom windows. Subsequently the space was renovated again in 1980's and later to create spaces serving the Police Department. At that time a new suspended ceiling and lighting was added below the 1950's plaster ceiling.

The original maple floor of the Hall exists under the carpeting and floor tiles. The maple floor originally extended from the entrance of the Hall to the stairs forming the upper landing. The maple flooring of the landing was removed during one of the renovations creating a change in elevation greater than an inch between the Hall and the two side corridors leading to the back entrance to the hall and the toilets. The condition of the maple flooring discovered is in good condition. Maple is a very durable floor finish. During renovations the floor should be refinished and missing areas infilled with matching maple boards. This should include the upper landing of the stairs.

The two rooms flanking the staircase on the second floor and facing Main Street were originally separate Men's and Women's Coat and Ante Rooms serving Hall functions. These rooms were turned into offices during the 1980's renovation. Suspended ceilings with fluorescent lighting were installed below the original hair plaster ceiling at that time. The suspended ceilings and associated lights can be removed. The rooms themselves contain the original windows and associated window and wall trim and should be retained. The ceilings and walls, except for the 1980's closet, are significant and can be sensitively altered. The finishes can be restored or sensitively altered.

The floors and ceilings of the corridors leading to these rooms were modified sometime between the 1950's and 1980's installing tile floors over the maple floor and acoustical ceiling tile was glued to the original hair plaster ceilings. The corridor hair plaster walls are significant and can be sensitively altered. The historic double entrance doors, their associated door and wall trim are of primary historical importance and should be retained and restored. The finishes can be restored or sensitively altered. This occurs on both sides of the stair hall. See the Hazardous Materials item below for further information.

The historic staircase leading to the Balcony is of primary historic significance, requires structural repair and should not be used. It should be restored and reused. The retention of this staircase requires a variance from the Massachusetts Architectural Access Board. Previous variance applications for historic stairs by this firm have been conditionally approved by the MAAB and did not require elevator access to the balcony since reasonable accommodations could be made on the main floor of the Hall. Simple modifications can be made to the stairs to make it acceptable to the MAAB.

The 1980"s cmu stair enclosure, cmu elevator enclosure and elevator (serviceable but does not meet current code standards) do not contribute to the historic fabric and can be removed and/or altered for future reuse of the space. However, they cannot be removed without alternative life safety provisions being made. Otherwise the floors serviced become uninhabitable.

Balcony/Gallery

The balcony served an important viewing angle during meetings, performances, dances and graduations at the second floor Hall. The balcony was used by young as well as old as evidenced by the cutting (tagging) of initials, names, dates and romantic carvings on the top rail. The balcony came into disuse by the public from the 1950's onward with the subsequent infilling of the Hall with offices. It is assumed that during the 1950's the original wood 3-tier seating (Typically folding chairs were used) platform across the entire balcony and a section of the historic balcony rail was removed to gain access during construction. Sometime between 1950 and the 1980's walls with access doors were built to create two flanking storage rooms and to secure the exposed ceiling area of the second floor town office below. These secured areas were first used for storage of civil defense equipment as well as court and town clerk records. Later it was used by the Police Department for record and storage of equipment

The missing section of balcony railing is a life safety hazard. It needs to be replaced. Since it is historically significant, the missing railing needs to be replicated matching the original railing that remains. This is necessary, if the office infill of the second floor hall and non-contributing balcony partition walls and doors are removed.

If the Hall is to returned to its former spatial qualities the 3-tier balcony seating platform should be replicated in size and dimensions. As discussed previously, the public use of the balcony will require a variance from the MAAB. This has previously been conditionally granted and did not require elevator when reasonable accommodations are made on the main floor of the Hall and the main floor of the Hall is made accessible by both a compliant stair and elevator. As with all variance applications, this does not guarantee that it will be granted by the Board only that it is likely.

Clock and Bell Tower

The clock and bell tower is the highest, most visible and iconic symbol of the Town. Originally the belfry contained a bell that announced the time and served residents during a period when many did not own timepieces. The clock, 138 years later, still serves to tell the Town the time.

The clock is a striking tower clock (Fig. 9) driving hands on three faces and at one time struck the hours. It was manufactured by the E. Howard & Company of Boston, Massachusetts. The bell disappeared in the mid 20th century and has never been found or replaced.

The clock access ladder that extends to the belfry hatch, clock mechanism, clock room wood flooring, framing and entrance door and hardware to the pendulum room below are all original to the building when constructed in 1881. This is evidenced by the saw marks on the wood, nails, the type and date of the manufacturer's hardware and clock purchase records. The paneled bead board used for the clock enclosure and the paneled door hardware is consistent with late 19th century usage and was likely installed after the clock was in place to limit access. The entire clock mechanism and rooms are historic and need to be retained, maintained and restored as necessary.

Fig. 9: Howard tower clock mechanism

Civil

The land associated with the OTH is indeterminate. The Town does not currently have a surveyed plan of the OTH property locating the building within the property lines, the location of the property line (if any) between the OTH and the fire station, location of site equipment, underground fuel tanks, and utility lines in the street or within the property lines. A surveyed plan of the building and property and likely clarification on the deed will be necessary for any development and/or reuse of the property.

Structural

MacLeod Consulting, Inc. (MCI) made three site visits to assess the existing structural system and general needs for options to rehabilitate the Old Town Hall. On two of those visits existing openings as well as discrete openings in non-historic building materials were made to examine the structure beneath.

The building is a masonry structure founded upon a masonry wall made from ruble below grade and cut stone facing backed up with brick above grade. The floors are framed with wood joists and timber beams. The main roof and those of the cupola and tower spire are finished with slate shingles.

A good portion of the building is in good condition – the roof, exterior masonry, and floor joists – all meet International Existing Building Code (IEBC) requirements for reuse as an assembly building. Some parts of the building need strengthening while other parts need remedial work. Below is a summary of MCI's findings. The complete MCI report and associated structural drawings can be found in Appendix B.

Structural improvements and requirements of the Building Code are categorized by risk

based on the use and the number of occupants. The WOTHRC desire was to maximize the number of occupants for future reuse and marketability of the building. The uses desired by the WOTHRC were for assembly purposes (restaurants, nightclubs, banquet halls, etc.). This is a change from a business use (Police Station) to an assembly use.

Town assembly buildings usually fall into Risk Group II (300 or less occupants) or III (more than 300 occupants). The proposed uses and schemes are over 300 occupants. This places the building in the Risk Group III occupancy. Risk Group III will require an increase in design loadings over those of Group II as follows: snow, 110%; seismic, 125%, and wind, 108.5%. This will necessitate the following recommended structural improvements:

Requirements for any Reuse of the Building

i. Access compatible to a hall restoration would appear to require the removal of the 1983 stair and elevator masonry. The ground floor CMU masonry added in 1983 and laid out for police procedures would not likely be reusable and therefore should be removed. The following are recommend for selective removal:
    a. Ground Level. Remove CMU partitions added in 1983. Remove partial underpinning and curbs along foundation walls in a rational underpinning replacement program.
    b. First Floor. Remove non-load-bearing partitions added in previous renovations while retaining original masonry cross walls and historically significant partitions.
    c. Second Floor. Remove added partitions that infilled former hall.
    d. Attic Level. Remove added second floor ceiling framing that infilled former hall.
    e. CMU Removal: Existing stairs. stair shaft, elevator. and elevator shaft walls.

Structural Improvements

i. Surveys. The following surveys were flagged as a result of the structural assessment and need to be performed. These requirements are an outcome of the proposed change of use and major improvements required to renovate and restore the building.
    a. Lateral Load Analysis - As required for Alteration Level III, carry out a lateral load analysis of the building meeting IEBC and Massachusetts Amendment loadings. The building appears proportioned to accommodate lateral loads in general. The tower, however, appears to have a local weakness. Any subsequent design should include a two-stage lateral load analysis of the tower to determine shear and overturning forces in the load path from the spire to the foundation.
    b. Exterior Masonry Wall Anchors - Carry out a survey using nondestructive testing (NDT) to look for the presence of, evaluate adequacy of and make recommendations for improvements of any existing iron anchors tying the framing to the masonry at floor and roof levels.
ii. Exterior Wall Underpinning. Conventional stability design of foundations considers retaining walls pinned at their bases and floor framing levels. In its original construction the foundation bases were buried in the earth below the slab which effectively pinned them. The work in 1983 had the contractor excavate below the bases close to the walls. The effect is to lose soil bearing strength because of the lack of adequate confinement. The curbs in the basement floors are isolated from the slab on grade by cold joints with premolded fillers. As such, they do not

effectively pin the bottoms of the walls against sliding. In those areas where underpinning is shown, it is partial and therefore not fully effective. Remedy the support of exterior walls from the effects of partial underpinning and the disjointed curbs by fully underpinning these walls. This will also improve usable space near the foundation retaining walls.

iii. Independent Brick Wythes (wythe - a continuous vertical section of masonry one unit in thickness.). The 16" first floor brick walls (3 wythes with a 4" air cavity between the backup brick) need to be effectively interlocked. It is unclear from the 1880 construction specifications how headers would be effectively placed across the cavity. At the exterior first floor walls, add helical ties vertically and horizontally to bond the brick across the four-inch cavity.

iv. Spread Footings. The original piers were replaced in 1983 with steel columns on concrete spread footings. The capacity of these footings is 42.5 psf which is less than building code office loads of 50 psf and assembly loads of 100 psf. To maintain the present number of footings, replace the footings placed in the 1983 renovation with footings 4'-6" square. Higher soil bearing capacity values determined from a geotechnical assessment would reduce footing sizes.

v. Framing. The existing joists can accommodate all uses. The beams need additional support or strengthening to meet Code loadings.
   a. Sister existing beams with LVL's to rely only on existing column locations. Adding columns at the midspan of the beams is not desirable, since it effectively reduces the useable floor space.
   b. Strengthen the existing wood posts on the first floor by sistering LVL's to the wide face to rely only on the existing column locations. This is a requirement for item a. above.
   c. Restore beam and joist framing at the removed 1983 stair and elevator shafts by adding back beams built up with LVL's and adding LVL sister joists over shaft openings.

vi. Steel Column Caps. Police Station alteration plans show replacement columns at the ground floor. The 1982 drawings show a nonstandard connection with a potential for buckling. Strengthen the 1983 steel column cap by adding shim plates over the supporting column inside the column cap.

vii. Balcony. The 1983 addition of the second floor office ceiling removed necessary balcony supports and damaged brick pilasters by removing brick and inserting wood ledgers to support the ceiling joists. Remove 2nd floor office ceiling while keeping original balcony framing, add replicas of historic brackets in line with each interior supporting brick wall to pick up the railing edge of the balcony, and restore the brick pilasters by rebuilding at ledger slots.

Mechanical

In January of 2019, MacRitchie Engineering, Inc. (MEI) assessed the existing heating, ventilating and air conditioning (HVAC) system equipment at the Old Town Hall. This was a limited mechanical review in order to determine the viability or reusing the existing equipment and distribution system. Essentially they state, "We see no scenario that would incorporate any of the existing air conditioning equipment." Below is a summary of their findings. The complete MEI report can be found in the Appendix.

i. The existing heating equipment and systems are limited and inadequate for the specifics of future building renovations / reuse and the occupants it will serve.
   a. The building is heated by an oil-fired, cast iron, hot water boiler. Terminal

heating is a mixture of baseboard radiation and cabinet unit heaters. It appears multiple generations of cabinet heaters have been added due either to piecemeal renovation, heating deficiencies, or a combination of the two.

ii. The six split-system air conditioning systems serving the first and ground floors, and any unit air conditioners serving the second floor should not be considered for reuse. A new HVAC system should be designed and provided for the future specific building spaces and their occupants.
    a. This split system is an air-conditioning system that uses refrigerant as the heat exchange fluid and has an evaporator, compressor, and condenser as separate components. These are typically combined into a single piece of equipment called a condensing unit.
    b. Two studies by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), put the "mean useful life" of air-cooled condensing units at eighteen (18) years. With the exception of perhaps two or three of the six condensing units, the condensing units are past their expected economic life. With the high cost of replacement refrigerant and parts (if available), and the relative inefficiency of these older units, the re-use of any of this equipment in any major renovation should not be considered.

iii. Depending on the future reuse of the building the standby electrical generator could be reused. A standby generator is not an emergency generator.
    a. A standby generator, powers electrical systems in a building so the building can operate, (at some level) if power is lost. An emergency generator (same piece of equipment) is connected to life safety systems (fire pump, smoke control, emergency egress lights, etc.)

Electrical

An electrical and data systems review was not part of this scope of services. It was observed that the systems are a mix from different time periods and most need to be replaced with more modern systems. Sheathed communication cables run exposed along walls and between floors and archaic mercury thermostats control heat on others. The systems served the specific needs of a police station. They will not be useable for any future use of the building. The electrical and communication systems should not be reused and a newly designed systems be installed when future use is determined.

Conditions and systems in a report of the Old Town Hall (Police Station at the time) by CDR Maguire in 2013 have not changed and stated the following:

> "The main electrical service enters the building via an overhead service at the south side of the building. The standby gas-fired generator is located on the southeast corner of the building. Lighting consists of fluorescent light fixtures installed throughout the building. Most switching is via toggle switch with some occupancy sensor upgrades. Rooms are single switched with no reduction capability. Most fixtures are lamped with T -8 lamps. Original wiring is concealed in the walls. Newer circuitry has been added using surface-mounted raceways similar to wire mold. Emergency lighting is provided by battery-type fixtures and heads. Exit signs are battery-powered LED fixtures. Egress lighting on the exterior walls is provided. The IT room is located on the second floor with a new electrical panel to support the room located in the elevator lobby on the second floor. The fire alarm system has a fire alarm panel located in the booking area electric closet. Pull stations, detection and notification devices are installed throughout the building."

Fire Suppression System
There is no automatic fire suppression system in the building.

Fuel Oil Tank
The 6000 gallon above ground tank used for dispensing diesel fuel and serving the Town's Fire station is located adjacent to the northeast corner of the Old Town Hall. Based on the manufacturer's label on the tank and manufacturer's specifications, the tank is a protected tank. The state's building code and its associated reference codes limit the distance a building (5'), property line (15') and public way (5') can be from this protected 6000 gallon tank. This is a limiting factor in the development of the property and future location of the property lines (See comments under Civil above). It is recommended that consideration be given to relocate the tank and dispensing equipment to increase the marketability of the property.

Accessibility
Repairs and renovations to the Old Town Hall will trigger the Massachusetts Architectural Access Board (MAAB) Rules and Regulations, 521 CMR code requirement for complete accessibility of the building for the disabled. Even the work to be done under the *Essential Repairs* will trigger complete compliance. Before the designer prepares construction documents and before any work begins, a variance application should be made to the MAAB. Given the age and historical significance of the building, It is likely that some existing historic features, such as the grand staircase to the Meeting Hall and Balcony, will be conditionally allowed by variance to remain with only modifications to the outer handrail and nose of the stair tread. This assumes that another compliant accessible staircase and elevator are to be built at the same time. However, all new work will be required to comply.

Below is a synopsis of pertinent information and triggers that require varying levels of compliance.

1. Full and fair cash value of the Old Town Hall building (land is not included) based on the 2019 assessment from the Town of Walpole's Assessors Department is $450,100. This is a decrease of $626,600 from the $1,076,700 2018 assessment.
2. Historic Buildings: An historic *building* or *facility* that is listed or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a *variance* by the *Board* to allow alternate accessibility. If a variance is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed variance request and supporting documentation to substantiate the variance request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for variance.
3. Work performed is less than 30% of the full and fair cash value of the building (land is not included) and less than $100,000 then the work being performed must comply.
4. If the work costs more than $100,000 then the work being performed must comply and an accessible public entrance shall also be provided, accessible toilets and drinking fountain (if provided/required).

Exception: Unless the cost exceeds $500,000, does not involve the alteration of any elements or spaces required to be accessible and limited solely to - General maintenance; abatement of hazardous materials; roof repair/replacement; window repair or replacement; repointing and masonry repair work; electrical mechanical, or plumbing systems.

5. If the work performed, including the exempted work, amounts to 30% ($135,030) or more of the full and fair cash value of the Town Hall ($450,100) the entire building is required to comply with 521 CMR.
6. Work Performed Over Time. When the work performed on a *building* is divided into separate phases or projects or is under separate *building* permits, the total cost of such work in any 36 month period shall be added together in applying 2 through 4 above.

Hazardous Materials

A survey and assessment of potentially hazardous materials in the building was not part of this scope of services performed. Hazardous materials concealed by existing finishes or not capable of investigation by reasonable visual observation are beyond this scope and responsibility. A hazardous materials assessment report and subsequent legal removal of hazardous materials is required before any demolition work occurs.

During the architectural assessment the following potential hazardous materials and locations were noted.

1. The building is over 137 years old and it is assumed that lead paint was used and is present on the exterior and interior painted components of the building.
2. It was noted that 8”x8” floor tiles (Fig. 10) were visible at the several locations at the second floor. These tiles were likely installed between 1920 and 1960 and 8”x8” floor tile installed during this period may contain asbestos. It is likely the tiles contain asbestos. These locations are at the two single user bathrooms and the corridors leading to them from the stair hall.
3. Black adhesive to glue ceiling tiles to the historic plaster ceilings was observed in the two corridors leading to both single user bathrooms on the second floor. This type of adhesive may contain asbestos and/or possibly PCB’s (Polychlorinated biphenyl.

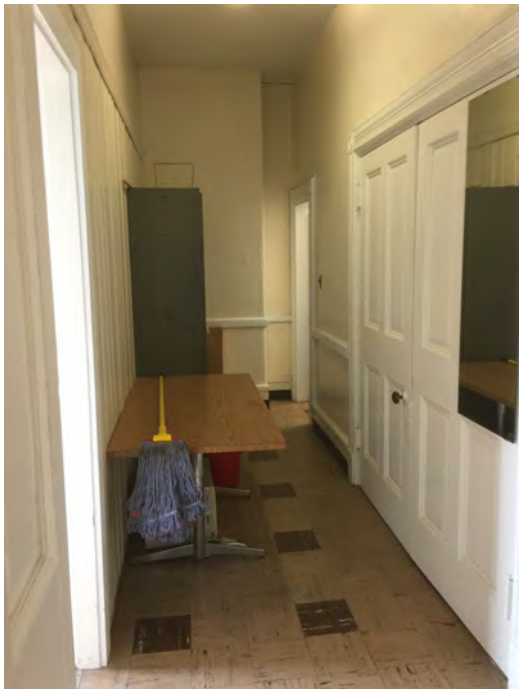

Fig. 10: Potential asbestos floor tile

Appendices

Appendix A

References

- List of References

List of References

J. Williams Beal, “Walpole Town-Hall – Specifications – J. Williams Beal, Architect, Boston”,1881. Specifications for the building of the Walpole Town Hall.

J. Lawrence, Berry. “Proposed Additions to Town Hall, - Walpole – Massachusetts, J. Lawrence Berry Architect”, 1901, Blueprints of proposed Basement, First Floor and Second Floor Plans, and Rear, Side, Stone Street Side Elevations.

CDR Maguire, Inc. “Section 6 – Building Analysis, Police Station” in *Town of Walpole, Massachusetts, Municipal Facilities Master Planning Study - Final Report* (Pages 24-28), 2013.

Commonwealth of Massachusetts, “Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission and the Town of Walpole”, 2000.

Massachusetts Historical Commission, Massachusetts Cultural Resources Information System (MACRIS). WLP.65, Walpole Town Hall. Inventory of Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts.

Town of Walpole, Assessor Database Records, Property at 980 Main Street: 2019 Appraised Value and Building Permit Record.

Appendix B

Reports

- *Essential Repairs + 2nd Flr Hall Selective Demo Probable Cost Summary*, Mark Almeda Architects, PC, March 6, 2019
- *Schemes 1 & 2 Conceptual Design Probable Cost Summary*, Mark Almeda Architects, PC, March 6, 2019
- *Walpole Old Town Hall Structural Condition*, MacLeod Consulting, Inc., January 28, 2019.
- *Air Conditioning Study - Old Town Hall*, MacRitchie Engineering, Inc., January 16, 2019.

Walpole Old Town Hall Reuse Study
Essential Repairs + 2nd Flr Hall Selective Demo Probable Cost Summary

Description	Cost ($)[1]
General Requirements	**56,040**
Crane/Scaffolding/Police Detail for Exterior Repairs	
Demolition	**42,020**
Ground + First Floor Ceilings for Beam and Column Reinforcement	
Second Floor and Balcony - Partition Walls + Office Ceilings	
Second Floor Flooring Materials	
Exterior Aerial Antennas	
Suspect Asbestos Material Removal	
Interior	**21,000**
Extend Stair Handrails 1st, 2nd + Balcony	
Fire stopping (Allowance)	
Add Replica Missing Historic Balcony Handrail (Safety)	
Temporary Lighting for 2nd Floor Hall	
Exterior Envelope	**266,471**
Brick and Sandstone Masonry Repairs	
Repair Slate Roof, Flashing, Caulking, Gutters, + Downspouts	
Belfry Wood Trim Repairs	
Repair/Reglaze Wood Windows	
Prep, Prime and Paint Belfry, Ventilator + Exterior of Wood Windows	
Bird Control at Belfry	
Structural Improvements: Use Change; Risk Group III	**269,036**
Seismic Ties: Roof to Brick Wall + 2nd Floor Joists to Brick Wall	
Helical Masonry Ties for Exterior Walls at 1st Floor	
Balcony Brackets to Support Balcony Overhang	
Demo for + exterior wall underpinning	
Add LVL's to Existing 2nd/1st Floor Beams Supporting 2nd Flr. Hall	
Add LVL's to Existing Wood Posts (Ground + First floor)	
Lateral Loads: Steel Frame for Tower Lateral Loads	
Steel Column Caps: Ground Floor Col. Reinforcement + Fire Watch	
Total Direct Construction Cost	**$654,567**
Total Indirect Construction Cost [2+3]	**$284,416**
Total Construction Cost	**$938,983**
Total Non-Construction: A+E, Civil, ESA. Lightning Protection	**$138,678**
TOTAL PROJECT COST	**$1,077,662**

Notes

1 The estimate is based on prevailing wage rates and three separate contracts.

2 Indirect Construction costs include: General Requirements, Bonds, Insurance, Permits,

Design Contingency is an allowance for future design modifications/additions, which alter the cost of the repairs as the design progresses. This percentage decreases as the design progresses. 15% has been included for this level of estimating.

Construction Contingency is an allowance for scope/design modifications made by the owner during construction, hidden conditions and allows for unforeseen circumstances.

3 This estimate excludes the following:
Removal of existing furniture and equipment, New Furniture and equipment, Owners project manager, Clerk of the works + TelCom Systems in building

Walpole Old Town Hall Reuse Study
Schemes 1 & 2: Conceptual Design Probable Cost Summary

Description		Cost ($)[1] Scheme 1	Scheme 2
01	General Requirements	98,819	103,769
02	Site + Utilities	119,183	174,786
03	Selective Demolition	117,087	129,940
04	Interior	574,780	586,202
05	Exterior Envelope	335,746	335,871
06	Mechanical (Heating Ventilating and Air Conditioning)	1,163,200	1,163,200
07	Electrical	543,600	573,600
08	Plumbing	42,000	40,000
09	Fire Protection	162,908	162,908
10	Equipment (Not included)	0	0
11	Furnishings (Not included)	0	0
12	Addition - Stair, Elevator, Toilets	0	1,314,147
13	Structural Improvements: Use Change; Risk Group III	269,036	263,516
	Total Direct Construction Cost	**$3,426,358**	**$4,847,938**

	Cost ($) Scheme 1	Scheme 2
Total Indirect Construction Cost [2+3]	**$1,488,787**	**$2,106,477**
Total Construction Cost	**$4,915,146**	**$6,954,415**
Total Non-Construction: A+E, Civil, ESA. Lightning Protection	**$615,817**	**$860,530**
TOTAL PROJECT COST	**$5,530,963**	**$7,814,945**

Notes

1 The estimate is based on prevailing wage rates and three separate contracts.

2 Indirect Construction costs include: General Requirements, Bonds, Insurance, Permits,

Design Contingency is an allowance for future design modifications/additions, which alter the cost of the repairs as the design progresses. This percentage decreases as the design progresses. 15% has been included for this level of estimating.

Construction Contingency is an allowance for scope/design modifications made by the owner during construction, hidden conditions and allows for unforeseen circumstances.

3 This estimate excludes the following:
- Removal of existing furniture and equipment
- Furniture and equipment
- Owners project manager
- Clerk of the Works
- TelCom Systems in building

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www.macleod-consulting.com

January 28, 2019

Mr. Mark Almeda
Mark Almeda Architects, P.C.
1281 Washington Street
Walpole, MA 02081

Re: Walpole Old Town Hall Structural Condition
Structural Engineering Services

Dear Mark:

At your request, I have evaluated the structural condition and general needs for options to rehabilitate the Old Town Hall in Walpole, Massachusetts.

PROGRAM

The Old Town Hall built between 1880 to 1881and last used as the Town's police station. It is listed on the National Register of Historic Places. The Police Department has moved to a new location. The Town is considering options for rehabilitating this building. The intent of this report is to identify structural liabilities requiring remediation along with work need to rehabilitate this building for continued use. One main objective is to determine what walls and framing are structural versus non-structural. Attached to this report are structural drawings illustrating those components that are structural. These drawings are intended for conceptual purposes only. Actual work by contractors will require demolition and construction working drawings.

EXISTING BUILDING

We were provided a transcript of original building specifications; several drawings by J. Lawrence Berry, an architect, for an unbuilt proposed addition and renovation; and a set of construction documents prepared by Philip S. Winsor (PSW), an architect, dated September 1982 for the renovations carried out for reusing the building as the Town's police station.

This masonry structure is founded upon a masonry wall made from ruble below grade and cut stone facing backed up with brick above grade. The exterior 16-inch masonry walls include a four-inch air cavity. The second-floor exterior walls are 12-inch solid brick walls. The tower is supported with 12-inch brick walls. The floors are framed with wood joists and timber beams. The main roof and those of the cupola and tower spire are finished with slate shingles.

Alterations in 1982 for the police station included lowering the basement floor, removing exterior fire escapes, adding an interior elevator and stairwell, new interior partitions, and rebuilding the exterior rear wall. These alterations followed an earlier alteration where the balcony was abandoned and a ceiling added at the balcony level for offices in the Assembly Hall.

STRUCTURAL SYSTEMS EVALUATION

Evaluation of the structure is based upon the Massachusetts State Building Code which is based upon the International Building Code 2015 (IBC), the International Existing Building Code 2015 (IEBC), and Massachusetts Amendments. The Code categorizes risk based upon use. Town level assembly buildings usually fall into Risk Group II (300 or less occupants) or III (more than 300 occupants). Risk group II is most common where snow, wind, and earthquake loads have a risk level of 1.0. This assessment assumes Risk Group II is appropriate for this building's rehabilitation.

In rehabilitating this building for reuse, the work scope would likely require the IEBC work area classification of Alteration Level III. This would require a lateral load analysis, an evaluation and possible remediation of roof/floor to wall anchors, and likely an assignment of substantial structural alteration classification as it affects lateral load evaluation.

In planning for a Risk Group III occupancy such as those classified as assembly for 300 or more people (restaurants, nightclubs, banquet halls, etc.), then the design will require an increase in design loadings over those of Group II as follows: snow, 110%; seismic, 125%, and wind, 108.5%.

Foundations

The Code offers presumptive soil bearing capacities of 3000 psf and lateral earth pressure of 60 psf for retaining walls. These assume a gravel-sand type soil. Higher bearing and lower earth pressure values are allowed if determined acceptable by a geotechnical engineer. As the unbalanced earth load is near eight feet high and the rubble is unlikely to resist hydrostatic earth pressures, the active pressure of 30 psf is more appropriate if confirmed by a geotechnical engineer's investigation.

Exterior walls

Conventional stability design of foundations considers retaining walls pinned at their bases and floor framing levels. In its original construction the foundation bases were buried in the earth below the slab which effectively pinned them. The work in 1982 had the contractor excavate below the bases close to the walls. Accepted practice is to not excavate deeper than a line extended from the bottom of the wall down at a slope of 30 degrees (1.732 horizontal to 1.0 vertical (IBC 1809.6.1). The basement excavation exceeded this rule along nearly along all the basement walls. The effect is to lose soil bearing strength because of the lack of adequate confinement. See details on PSW drawings Sheet A14. The curbs in the basement floors are isolated from the slab on grade by cold joints with premolded fillers. As such, they do not effectively pin the bottoms of the walls against sliding. In those areas where underpinning is shown, it is partial and therefore not fully effective.

Spread footings

The original piers were replaced in 1982 with steel columns on concrete spread footings 2'-6" by 4'-0", an area of 10 sf. Using the presumptive bearing of 3,000 psf, this figures to a total footing load of 30,000 lbs. The tributary floor area is about 15 by 16 feet for two floors totaling to 480 sf. The floor capacity averages to 62.5 psf. Allowing 20 psf for dead load figures to 42.5 psf which is less than building code office loads of 50 psf and assembly loads of 100 psf.

Masonry

Basement

Stone ashlar foundation and rubble walls are 21 inches thick exceeding minimum of IBC of 16 inches. The 21-inch wall is adequate to carry the active earth pressure of 30 psf.

First floor

The first-floor exterior walls are 16 inches thick comprised of four-inch face brick, four-inch backup brick, four-inch air cavity, and a four-inch backup brick. The first-story wall satisfies the IEBC height to thickness ratio (h/t) of 20. The original specifications required that the 4-inch cavity be bridged with vertical webs spaced no more than 3'-0" apart. They also required the wythes be joined with headers at every ninth course, How headers would be effectively placed across the cavity is not clear.

Second floor

The 12-inch thick second-floor exterior wall is one layer of face brick and two layers of backup brick. The second-story wall satisfies the h/t of 20 between piers. The pier satisfies the h/t of 14.

Tower

The 12-inch brick walls in the tower serve to support the spire gravity and lateral loads. The amount of brick present is enough to resist overturning wind loads.

Iron beams at the roof level transfer the 12-inch tower walls to internal 12-inch brick walls. The offset distance is about 2.67 feet. The transfer of gravity loads is adequate. The transfer of lateral loads is problematic as the beams supporting the loads are not adequately restrained nor are the lateral loads on the south side of the tower transferred to shear walls below.

Concrete masonry units (CMU)

Unreinforced 8-inch CMU is shown on the 1982 drawings for the elevator shaft, stair shaft, and nonbearing partitions on the ground floor. Details do not indicate the presence of reinforcing bars nor joint reinforcing. Portions of the stair and elevator CMU now support floor joists originally supported by timber beams.

Wood framing

Beams

Original specifications called for 10 by 12-inch hard pine beams. A reasonable interpretation is Southern Pine Select Structural Grade having a flexural working stress of 1,500 psi and Modulus of Elasticity of 1,500,000 psi. For the longest span of 17.67 feet, this figures to a total allowable capacity of 51 psf. Allowing 20 psf for dead load, this leaves 31 psf for live loading which is less than 50 psf for office use and 100 psf for assembly use.

Posts

The 1982 drawings indicate existing 8 by 8 posts on the first floor at the elevator and stair shaft walls. One of those is actually observed to be a W6x20 steel column. At the next

column line, the 1982 drawings indicate existing 5 by 12 timber columns on the first floor. These are adequate for assembly loading; however, the five inch thickness is on the thin side commonly used for this application.

Joists

Original specifications call for best quality seasoned Spruce 2 by 12-inch joists spaced at 12 inches for floor framing. Assuming Spruce-Pine-Fir Select Structural Grade, this figures for joists spanning 17.5 feet to have a total load capacity of 156 psf. This allows 136 psf for live loading well above 100 psf assembly loading.

Balcony (attic floor)

The original building had a balcony that once overlooked the second floor, an assembly area. At some time before the 1982 renovation, a ceiling (sometimes called the attic) was added over the hall at the balcony level. Most of the original balcony is intact. This ceiling is supported along the perimeter by a ledger fastened to the exterior wall. The brick pilasters were slotted to allow passage of the ledgers. The ceiling derives additional support from infill partitions on the second floor. These partitions providing support are the corridor walls. A portion of the balcony about three feet wide along the railing is now supported on the infill partitions. At one time, this strip was likely supported on brackets in line with the supporting 12-inch brick walls.

Rafters

Original specifications call for best quality seasoned Spruce 2 by 7-inch rafters spaced at 30 inches. By inspection these are adequate.

Purlins

Original specifications call for hard pine 8 by 10-inch purlins. By inspection these are adequate.

Plate

Original specifications call for Spruce 4 by 8-inch sill plate on top of the masonry walls.

Hips and valley rafters

Original specifications call for 3 by 10-inch hip and valley rafters, assumed Spruce.

Trusses

Original specifications call for best quality seasoned Hard Pine. Chords measured 8 by 11-inches. The center of the truss includes a vertical tension rod. By inspection these are adequate.

Cupola

The cupola appears supported by four 6 by 6-inch posts bearing on 8 by 8 sleepers spanning over two trusses. This appears stable.

Tower spire

Original specifications call for well-seasoned 8-inch square Hard Pine posts. These are supported on 10-inch square timber beams pocketed into the tower brick walls. The posts are braced with Spruce members. The posts are capped with 4 by 8-inch plates supporting 2 by 7-inch rafters.

Steel columns

Police station alteration plans show replacement columns in the ground story to be W6x20. For the span, these can support 87,500 pounds well above assembly loading for both floors. The 1982 drawings show the column cap made from a 12-inch length of W6x20 laying horizontal on the tips of the flanges. This is a nonstandard connection with a potential for buckling. As previously mentioned, the 8 by 8 columns at the stair and elevator shafts were replaced with W6x20 steel columns.

Summary Evaluation

A good portion of the building is in good condition – the roof, the exterior masonry, the floor joists – all meet IEBC requirements for reuse as an assembly building. Some parts of he building need strengthening while other parts need remedial work. The timber beams can be simply sistered to attain user Code loadings. The steel column caps can be shimmed to remove local instabilities. The exterior walls should be underpinned to remove deficient soil bearing conditions. The undersized spread footings can be replaced with larger ones.

Further investigations for a schematic design phase can look for existing floor to wall ties to satisfy Code mandatory wall anchorage needs or require new ones to be installed. A lateral load analysis is needed to determine how to carry loads down into the building.

DESIGN RECOMMENDATIONS

As this is a historically listed building, the following recommendations assume any rehabilitation program will include a restoration component of significant interior and exterior building fabric. This would assume that restoration of the hall would be a part of that program. Access requirements would also be part of the program leading to elevator and stair access fitting the restoration component. Access compatible to a hall restoration would appear to require the removal of the 1982 stair and elevator masonry. The ground floor CMU masonry added in 1982 and laid out for police procedures would be unlikely reusable and therefore removed. These are general recommendations. Particular visions for reuse will incur their own needs that need to be incorporated into a design, hence, include program design contingencies at this level of planning.

Requirements for any reuse

Demolition

1. Attic Level. Remove added second floor ceiling framing that infilled former hall.
2. Second Floor. Remove added partitions that infilled former hall.
3. First Floor. Remove non-load-bearing partitions added in previous renovations while retaining original masonry cross walls and historically significant partitions.

4. Ground Level. Remove CMU partitions added in 1982. Remove partial underpinning and curbs along foundation walls in a rational underpinning replacement program.
5. CMU stairs. Remove CMU stair shaft.
6. CMU Elevator. Remove CMU elevator shaft.

Wall anchors

Carry out a survey using nondestructive testing (NDT) to look for the presence of iron anchors tying the framing to the masonry at floor and roof levels. The original specifications do indicate some embedded anchors but not clearly on how they were implemented. Do some test cuts to determine the detailing of detected anchors. Evaluate if the existing anchors satisfy the mandatory anchorage requirements of the Code. If not add anchors. Carry a contingency for adding anchors.

Balcony level

1. Remove the infilled attic framing while keeping the original balcony framing.
2. Repair the pilasters by rebuilding at ledger slots.
3. Add brackets in line with each interior supporting brick wall to pick up the railing edge of the balcony.

Exterior wall underpinning.

Remedy the support of exterior walls from the effects of partial underpinning and the disjointed curbs by fully underpinning these walls. This will also improve usable space near the foundation retaining walls. Proper underpinning will require excavating below the floor level in short staggered lengths of three feet alternating every third instance. Place concrete completely under the full width of the wall leaving a 2 ½-inch gap at the top and then drypacking the gap several days later. Include temporary bracing to prevent the wall from sliding from earth pressure during underpinning operations.

Bonding.

At the exterior first floor walls, add helical ties at every 16 inches vertically spaced 24 inches apart to bond the brick across the four-inch cavity. Insert from the interior from the first to second floors.

Lateral loads

As required for Alteration Level III, carry out a lateral load analysis of the building meeting IEBC and Massachusetts Amendment loadings. The building appears proportioned to accommodate lateral loads in general. The tower, however, appears to have a local weakness. Any subsequent design should include a two-stage lateral load analysis of the tower to determine shear and overturning forces in the load path from the spire to the foundation. Expect to add some steel framing at the transfer beam level to distribute horizontal loads to existing shear walls.

Maintain original interior brick cross walls as they provide lateral load resistance. The one aligned to the exterior wall jog and was an entry partition for the former hall could serve to integrate steel framing for the tower to strengthen for lateral load resistance at the transfer beam level.

Steel column caps

Strengthen the 1982 steel column cap by adding shim plates over the supporting column inside the column cap.

Program options

Floor live loads will depend upon program use. Office use requires 50 psf live load and an allowance for partition loading. Assembly will vary from 60 psf for fixed seating to 100 for open floors. The existing joists can accommodate all uses. The beams need additional support or strengthening to meet Code loadings. Adding columns to cut spans in half will have the effect of quadrupling the strength of timber beams. Adding such columns affects architectural planning.

Footings

To maintain the present number of footings, replace the 2'-6" by 4'-0" footings placed in the 1982 renovation with footings 4'-6" square assuming Code presumptive bearing of 3,000 psf. Higher bearing capacity values determined from a geotechnical assessment would reduce footing sizes. Alternatively, add more smaller footings at beam midspans.

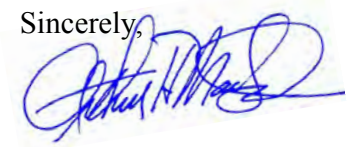
Remedial framing

Either add posts to cut timber beam spans in half or sister existing beams with LVL's to rely only on existing column locations.

Strengthen the 5 by 12-inch wood posts on the first floor by sistering LVL's to the wide face to rely only on the existing column locations.

Restore beam and joist framing at present stair and elevator shafts by adding back beams built up with LVL's and adding LVL sister joists over shaft openings.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.

Attachments: Floor and Roof Framing Plans and Building Sections

Air Conditioning Study

Old Town Hall

Walpole, Massachusetts

January 16, 2019

MEI Job Number 18100

Prepared by:

MacRitchie Engineering, Inc.

197 Quincy Avenue

Braintree, MA 02184

Tel: (781) 848-4464

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Air Conditioning Study

Old Town Hall

Walpole, Massachusetts

January 16, 2019

MEI Project No. 18100

Background

Walpole's Old Town Hall is located on the corner of Main Street and Stone Street and is typical of nineteenth century Town and City Halls constructed in Massachusetts about that time.

It is a three-story building with remnants of a fourth-floor balcony that overlooked a third-floor auditorium at one time. Each of the three main floors contains about thirty-four hundred square feet of space with the balcony level adding an additional eight hundred and sixty-five square feet.

A relatively new elevator connects the three main floors, but not the balcony. At some point the building ceased to be the Town Hall and was re-purposed as a police station with all the functions of that type of facility.

The third floor was sub-divided into offices with a new suspended ceiling. The balcony appears to have become storage space.

HVAC System

The building is heated by an oil-fired, cast iron, hot water, boiler. Terminal heating is a mixture of base board radiation and cabinet unit heaters. It appears multiple generations of cabinet heaters have been added due either to piece meal renovation, heating deficiencies, or a combination of the two.

There are six (6) "split-system" air conditioning systems that serve the ground and first floor spaces. They appear to range in age from about eight to ten years old for the newest equipment, to over twenty years for the oldest equipment.

The capacity of the six systems ranges from two tons to four tons. Several labels were not readable.

The total capacity of the six systems is about fifteen tons. Some of the outside condensing units had labels that identified the areas served including "Dispatch, Judy, Hall and Detectives."

The one, four-ton condensing unit, which appeared to be one of the newer units was labeled "Detectives." It appeared to be piped to an interior unit that served both the former detective office areas, plus some adjacent space.

All six of the outside condensing units were reported to be operational last cooling season.

It also appears the systems were installed to provide cooling only. There is no evidence of fresh air being brought to the inside units, nor were heating coils in units observed.

All six systems use refrigerant R-22, which is being phased out for environmental reasons. R-22 (the refrigerant) is still available, but for a premium price. Replacement parts for R-22 equipment may be difficult to find.

All manufacturers of air conditioning equipment have switched from R-22. Most (if not all) use the environmentally-friendly refrigerant 410A which is not as efficient as R-22. Over the last few years, energy codes, including in Massachusetts, have required more efficient equipment.

To meet the new codes, which uses a less efficient refrigerant, manufacturers have increased the size (surface area) of the condenser coils, so the compressors don't have to work as hard (to increase the refrigerant temperature), saving electricity. This has nearly doubled the physical size of condensing units.

Two studies by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), puts the "mean useful life" of air-cooled condensing units at eighteen (18) years. With the exception of perhaps two or three of the six condensing units, the condensing units are past their expected economic life. With the high cost of replacement refrigerant and parts (if available), and the relative inefficiency of these older units, the re-use of any of this equipment in any major renovation should not be considered.

Recommendations

Window units in an office may be an expedient way of providing cooling to a space, but they are noisy, and leaky in winter; if left in the windows.

The balcony has no heating or air conditioning.

Any heating, ventilating, and air conditioning (HVAC) system should be designed for the specifics of the building and the occupants it serves.

Mounted on the ground, next to the condensing units, is a gas fired generator. It appears this is a standby" generator, not an "emergency" generator.

A standby generator, powers electrical systems in a building so the building can operate, (at some level) if power is lost. An emergency generator (same piece of equipment, is connected to life safety systems (fire pump, smoke control, emergency egress lights, etc.).

An emergency electrical system requires two-hour fire separation connecting the emergency electrical panels, automatic transfer switch, and the electrical feeders between them and the generator.

It does not appear the fire separation exists. Consequently, and consistent with several State Police Barracks we have designed, it appears the generator is a standby generator.

Depending on the future use of the building, the generator could be re-used and incorporated into the future needs, if desired.

Any major renovation of the building will likely include major improvements to the building envelope, including insulation, tighter windows seals to reduce air infiltration, etc.

Modern building codes will have more efficient lighting, increased technology, increased ventilation for its occupants, etc. “Natural” ventilation (leakage) is no longer allowed. Mechanical ventilation will be required by code as part of HVAC modernization.

Once the Town decides what to do with the building, recommendations for the HVAC system can follow.

We see no scenario that would incorporate any of the existing air conditioning equipment.

Picture 1: Condensing units next to the gas generator.

Picture 2: Condensing units next to the gas generator.

Picture 3: Five (5) 2 to 3-ton, air-cooled, condensing units of various age, and one (1), 4-ton unit (labeled). New 2 to 3-ton units will be about the physical size, or larger, of the 4-ton unit.

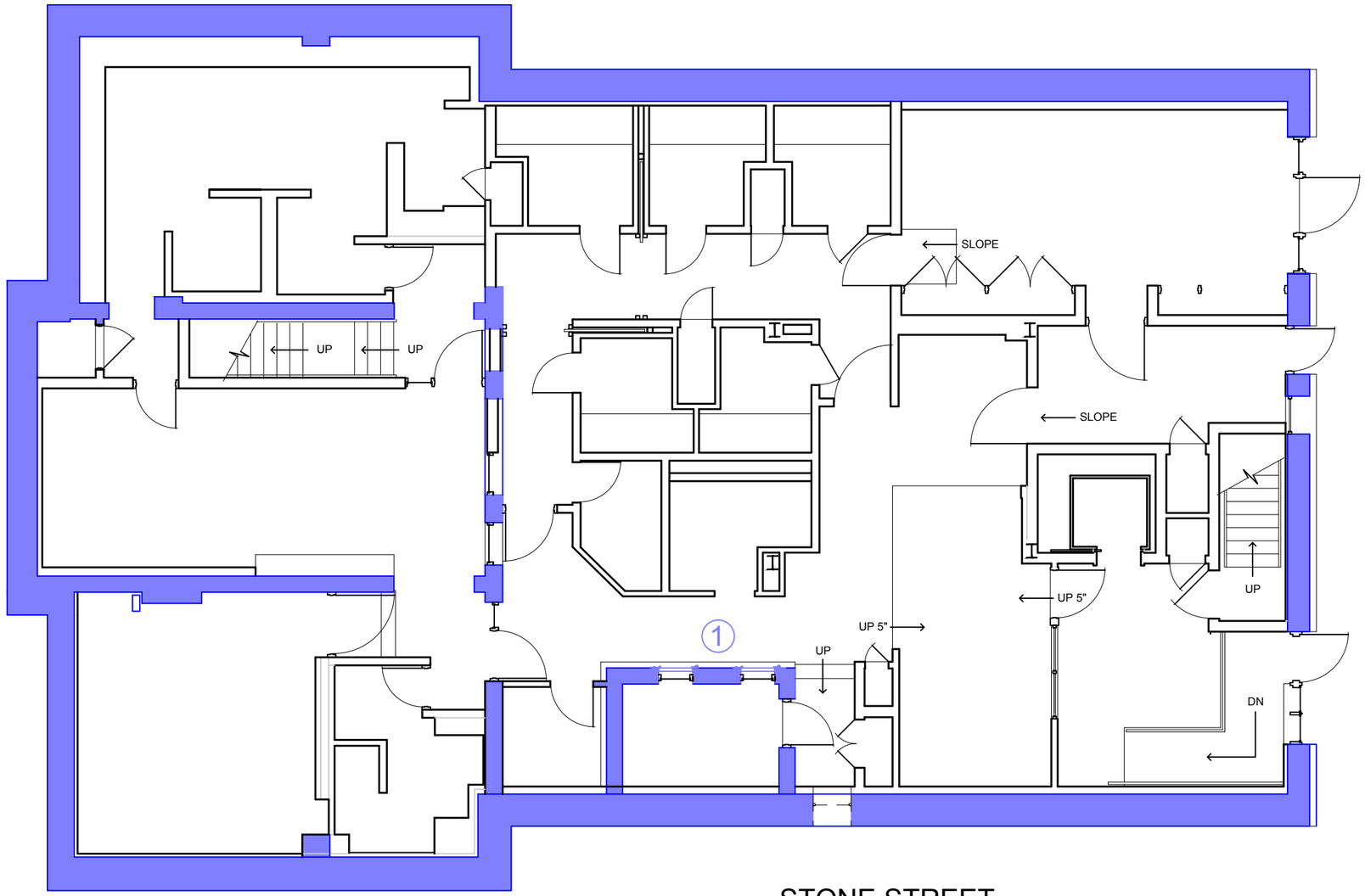
(4-ton condensing unit)

Appendix C

Drawings

- Historical Evaluation of Building Fabric, Mark Almeda Architects, PC, 12.21.2018
  - HF1.0 Ground Floor Plan
  - HF1.1 First Floor Plan
  - HF1.2 Second Floor Plan
  - HF1.2 Balcony + Clock Floor Plans
- Conceptual Design Scheme 1, Mark Almeda Architects, PC, 02.13.2019
  - Ground Floor Plan
  - First Floor Plan
  - Second Floor Plan
  - Balcony Floor Plan
- Conceptual Design Scheme 2, Mark Almeda Architects, PC, 02.13.2019
  - Site Plan
  - Ground Floor Plan
  - First Floor Plan
  - Second Floor Plan
  - Balcony Floor Plan
- Structural Existing Conditions, MacLeod Consulting, Inc., 01.28.2019.
  - S1.1 Existing Foundation Plan
  - S1.2 Existing First Floor Framing Plan
  - S1.3 Existing Second Floor Framing Plan
  - S1.4 Existing Balcony Framing Plan
  - S1.5 Existing Roof Framing Plan
  - S3.1 Existing Structure Transverse Sections
  - S3.2 Existing Structure Longitudinal Section

MAIN STREET



STONE STREET

1

1ST JAIL CELLS

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED

GROUND FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC

SCALE: 1/8" = 1'-0"

Mark Almeda Architects, PC
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Walpole, MA 02081
508.668.6221
architecture@markalmeda.com

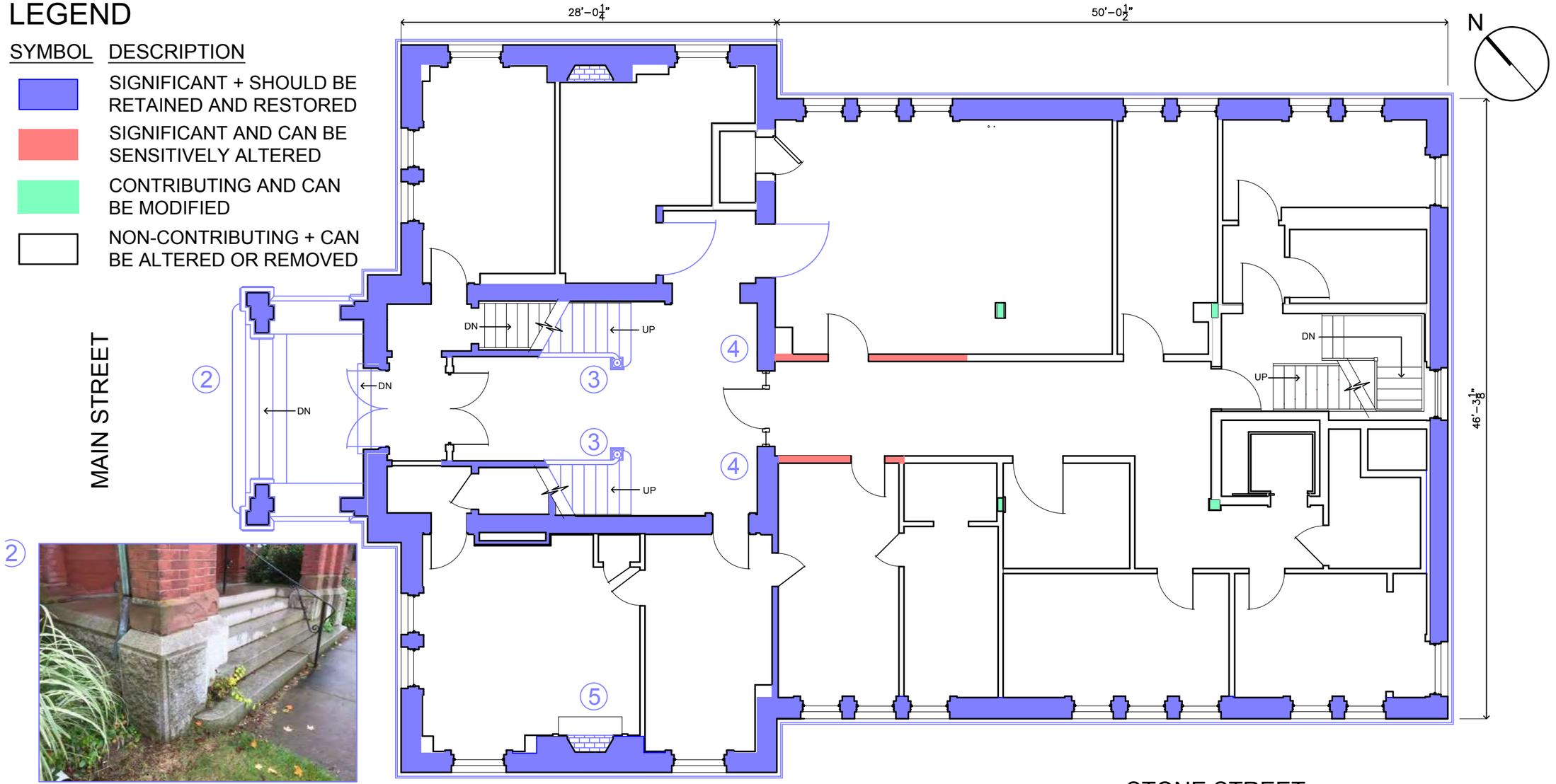
HF1.0

21 DECEMBER 2018

1881 Walpole Town House
980 Main Street Walpole, Massachusetts

LEGEND

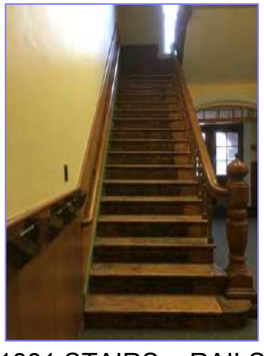
SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED



2

GRANITE, SANDSTONE AND BRICK ENTRANCE PORTICO

3



1881 STAIRS + RAILS

4

MEMORIAL TABLETS

5

1881 LIBRARY BRICK FIREPLACE

FIRST FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC

SCALE: 1/8" = 1'-0"

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HF1.1

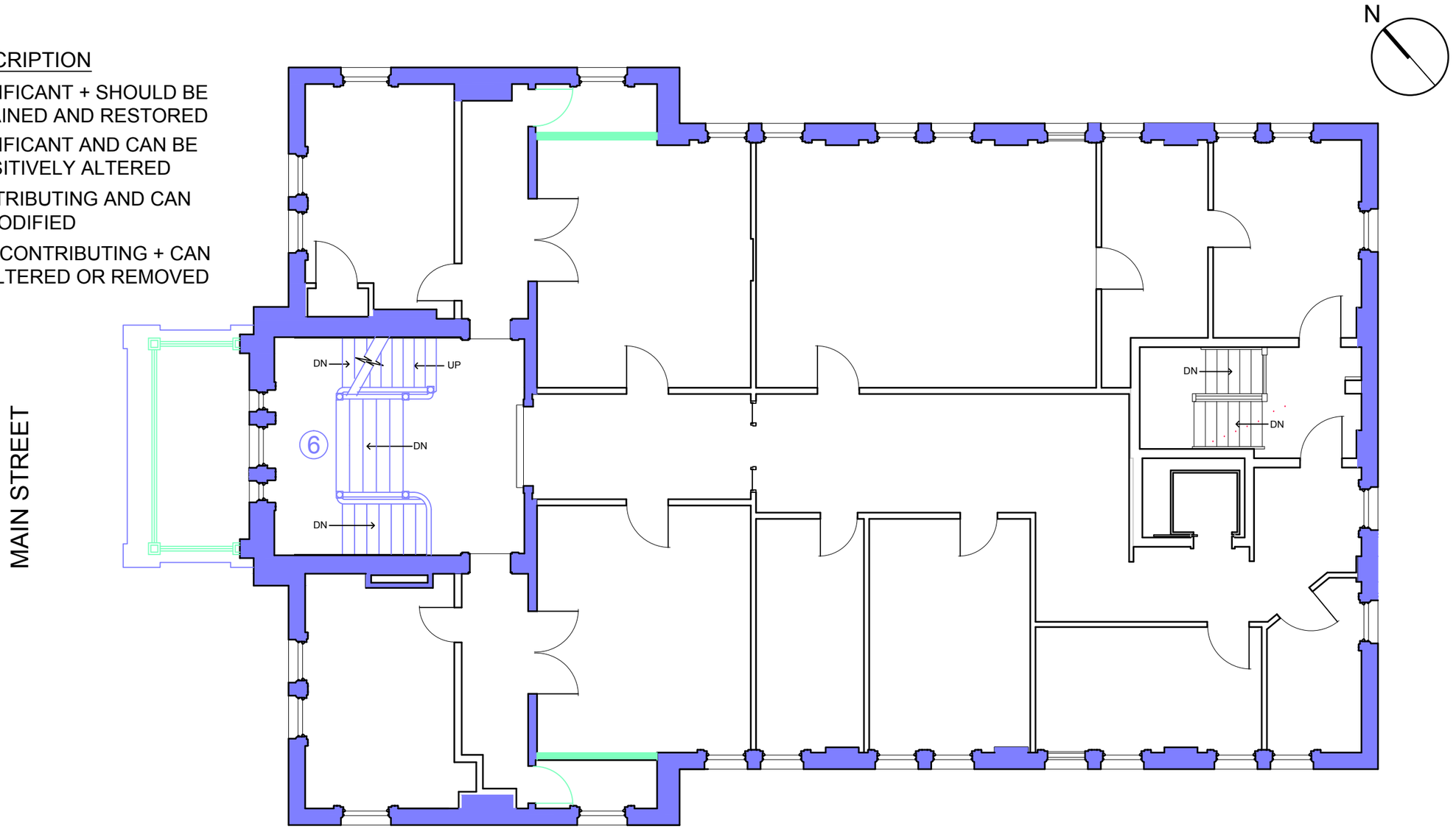
21 DECEMBER 2018

1881 Walpole Town House

980 Main Street Walpole, Massachusetts

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED



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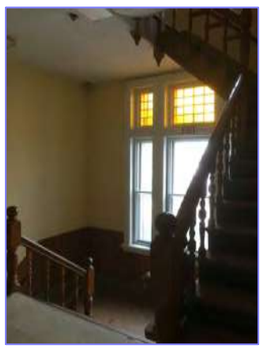

1881 STAIRS TO HALL + BALCONY

SECOND FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC

SCALE: 1/8" = 1'-0"

Mark Almeda Architects, PC
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HF1.2

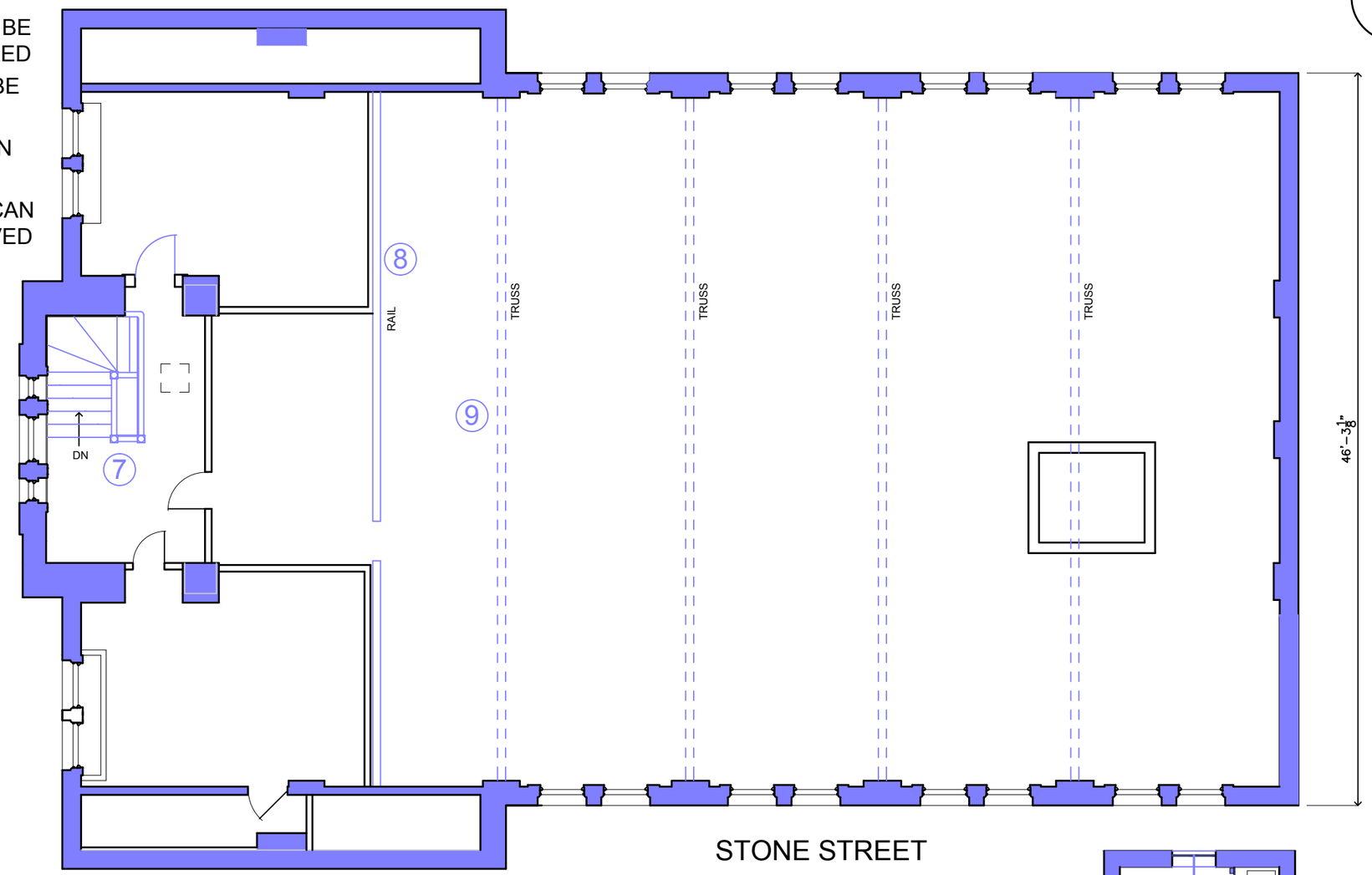
21 DECEMBER 2018

1881 Walpole Town House

980 Main Street Walpole, Massachusetts

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED



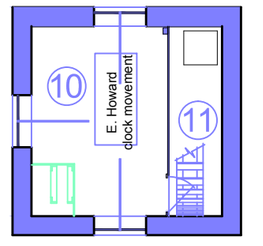
7 881 BALCONY STAIRS + RAILS

8 BALCONY RAIL TAGS

9 MEETING HALL CEILING TRUSSES

10 19TH C. CLOCK MECH.

11 CLOCK/TOWER LADDER



Clock Room

BALCONY + CLOCK FLOOR PLAN:
HISTORICAL EVALUATION OF
BUILDING FABRIC SCALE: 1/8" = 1'-0"

HF1.3

21 DECEMBER 2018

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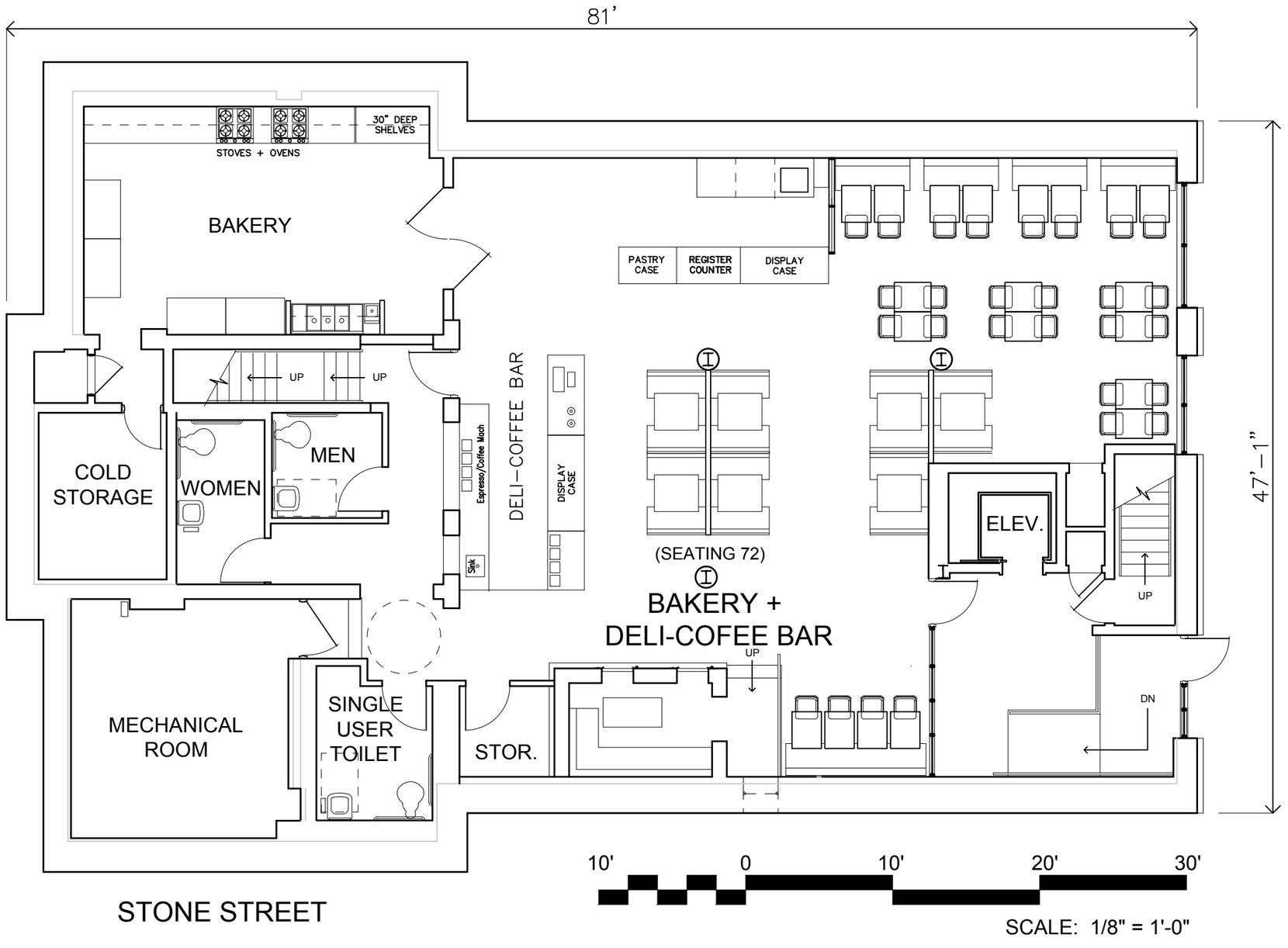
1881 Walpole Town House
980 Main Street Walpole, Massachusetts

CONCEPTUAL DESIGN - SCHEME 1
GROUND FLOOR PLAN

FLOOR AREAS

GROUND FLOOR: 3,981 GSF
BAKERY / DELI: 1,870 GSF

SEATING: 72 PERSONS



SCALE: 1/8" = 1'-0"

N

Walpole Old Town Hall Reuse Study

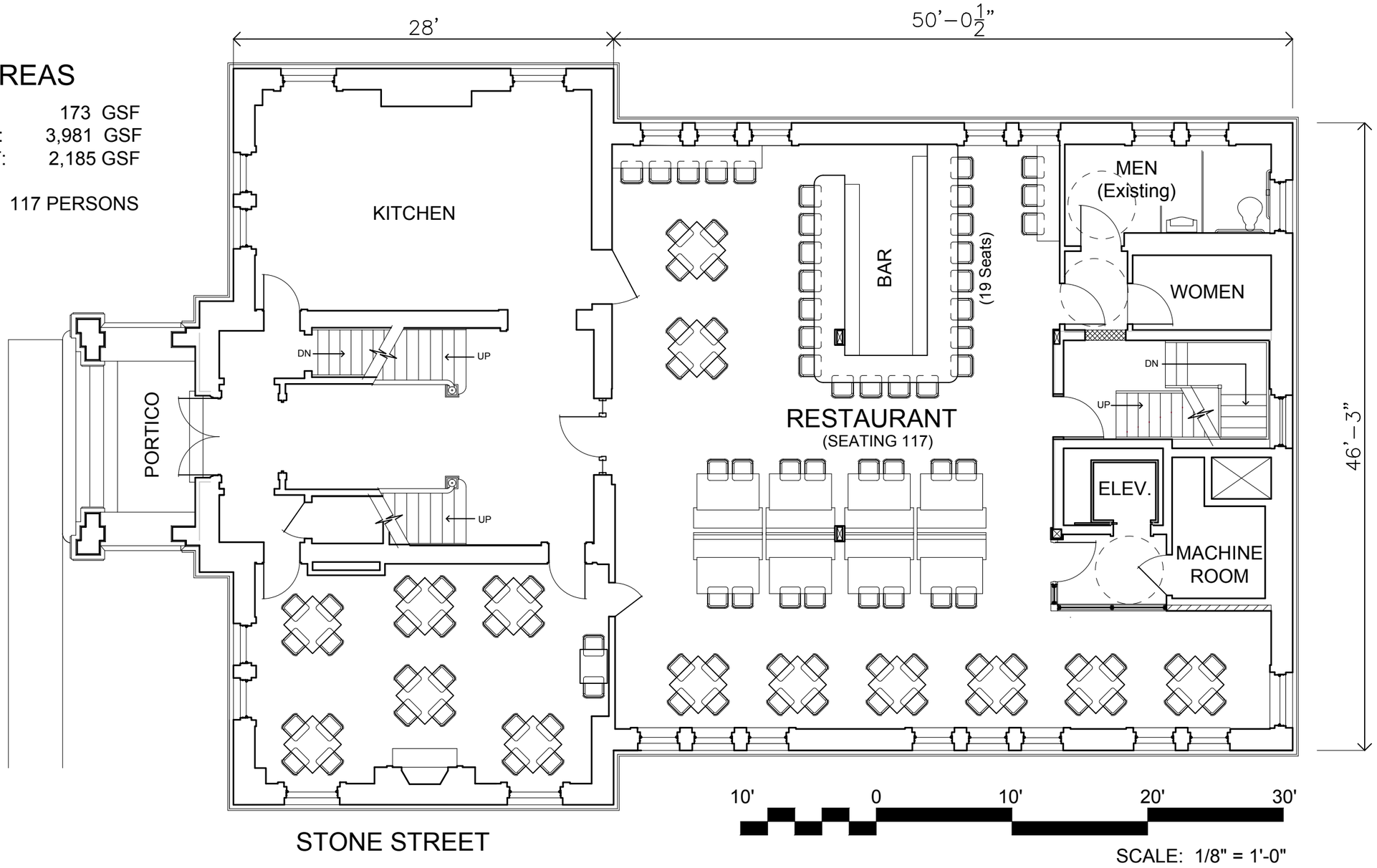
Mark Almeda Architects. PC

13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 1
FIRST FLOOR PLAN

FLOOR AREAS

PORTICO:	173 GSF
FIRST FLOOR:	3,981 GSF
RESTAURANT:	2,185 GSF
SEATING:	117 PERSONS



SCALE: 1/8" = 1'-0"

N

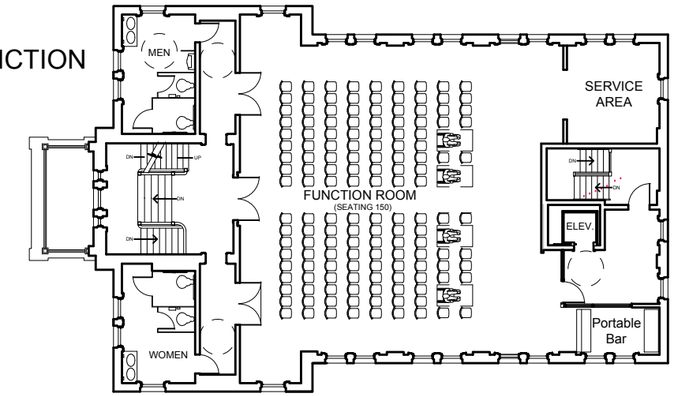
Walpole Old Town Hall Reuse Study

Mark Almeda Architects, P.C.

13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 1
SECOND FLOOR PLAN

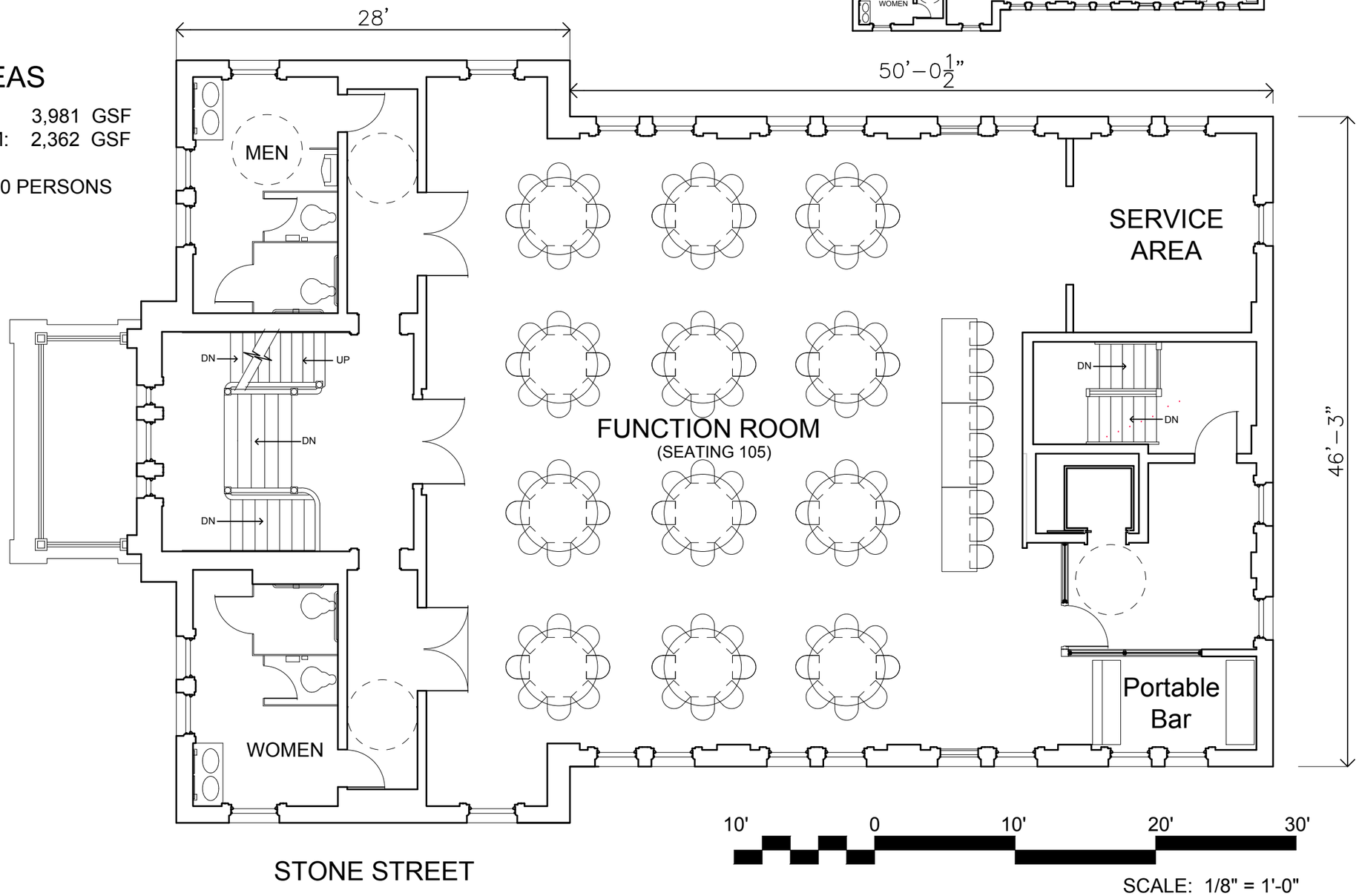
ALTERNATE FUNCTION ROOM SCHEME



FLOOR AREAS

SECOND FLOOR: 3,981 GSF
FUNCTION ROOM: 2,362 GSF

SEATING: 105-150 PERSONS



SCALE: 1/8" = 1'-0"

N

Walpole Old Town Hall Reuse Study

Mark Almeda Architects. PC

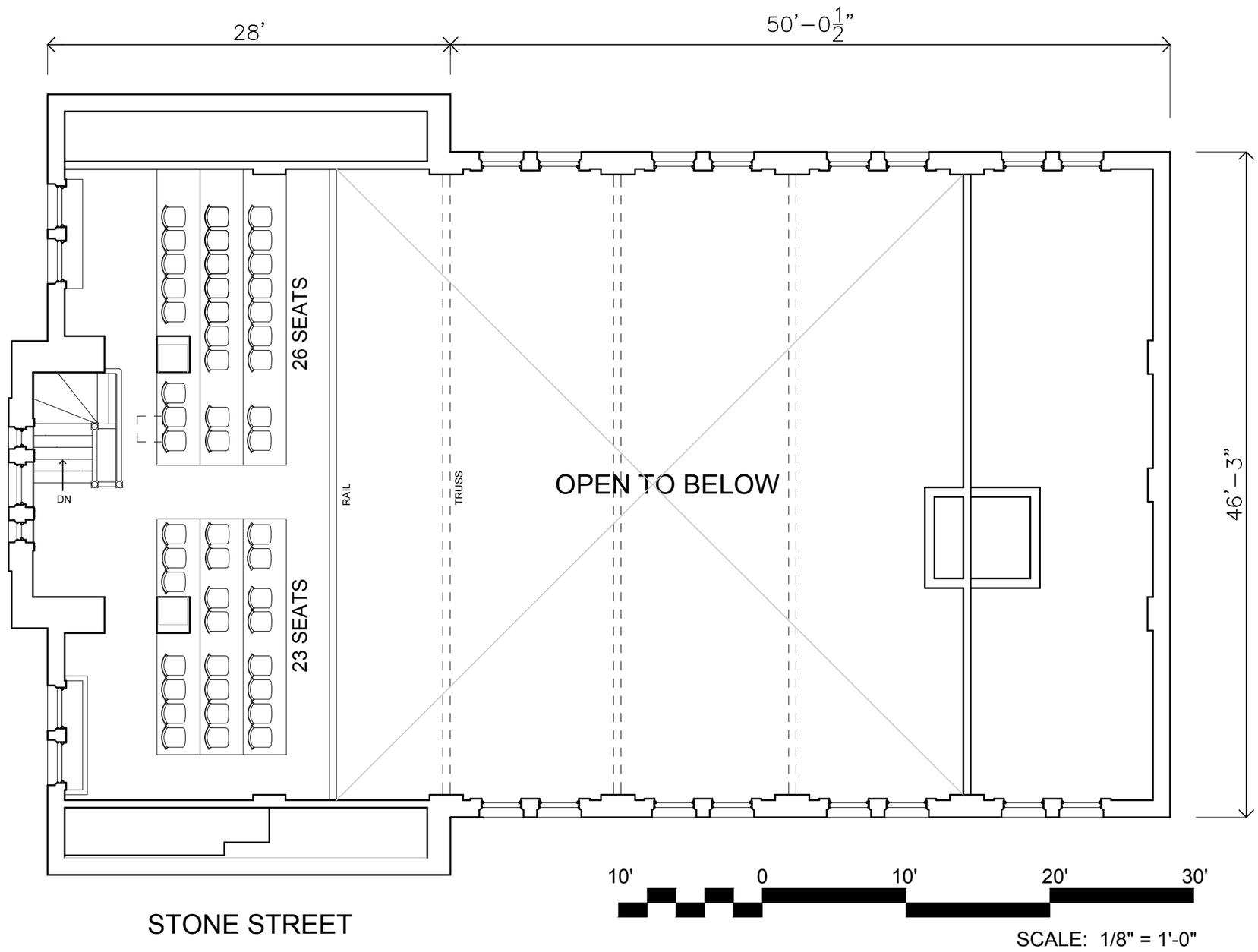
13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 1
BALCONY FLOOR PLAN

FLOOR AREAS

BALCONY: 1,145 GSF

SEATING: 49 PERSONS



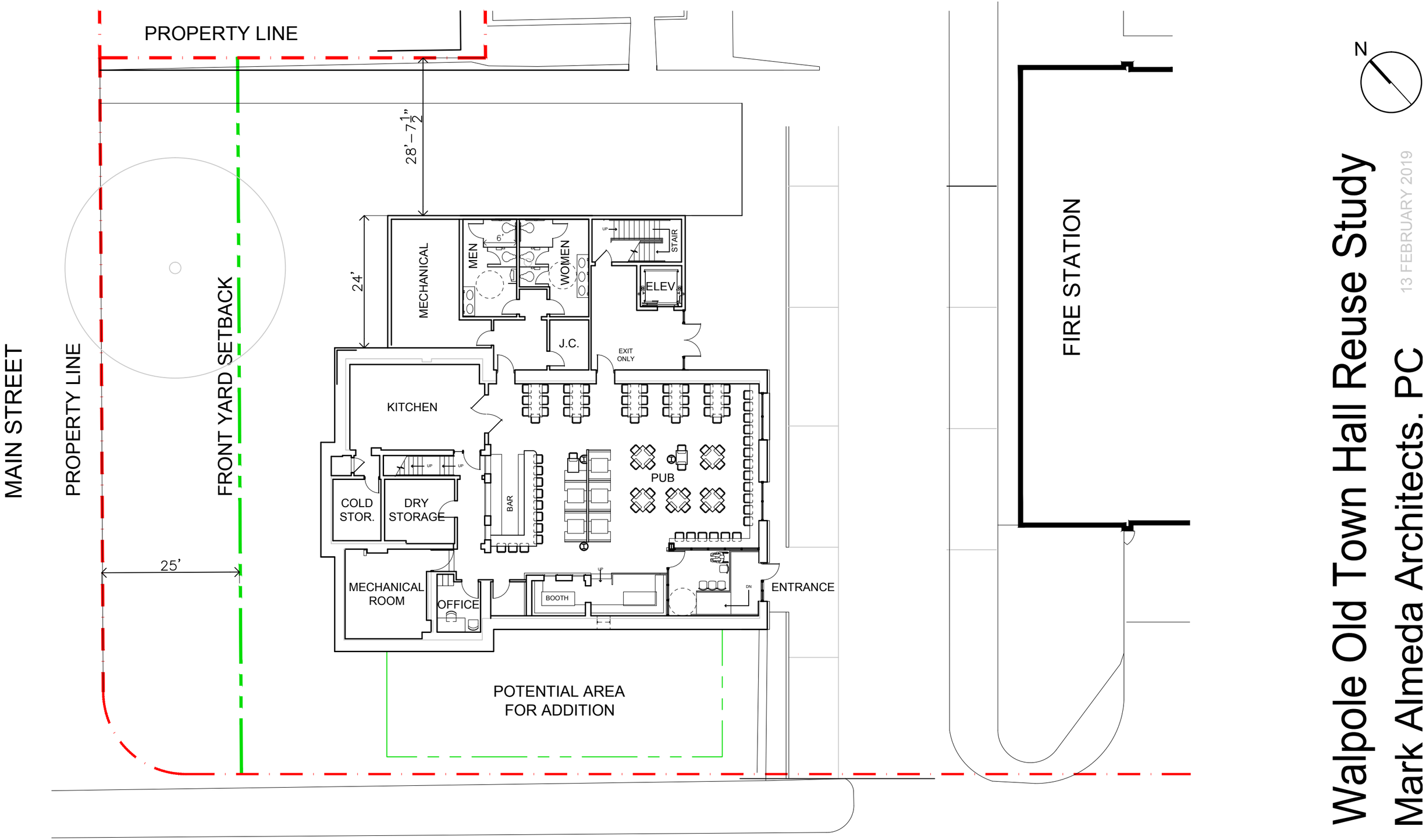
SCALE: 1/8" = 1'-0"

N

Walpole Old Town Hall Reuse Study

Mark Almeda Architects. PC

13 FEBRUARY 2019



CONCEPTUAL DESIGN - SCHEME 2 SITE PLAN

SCALE: 1/16" = 1'-0"

Walpole Old Town Hall Reuse Study

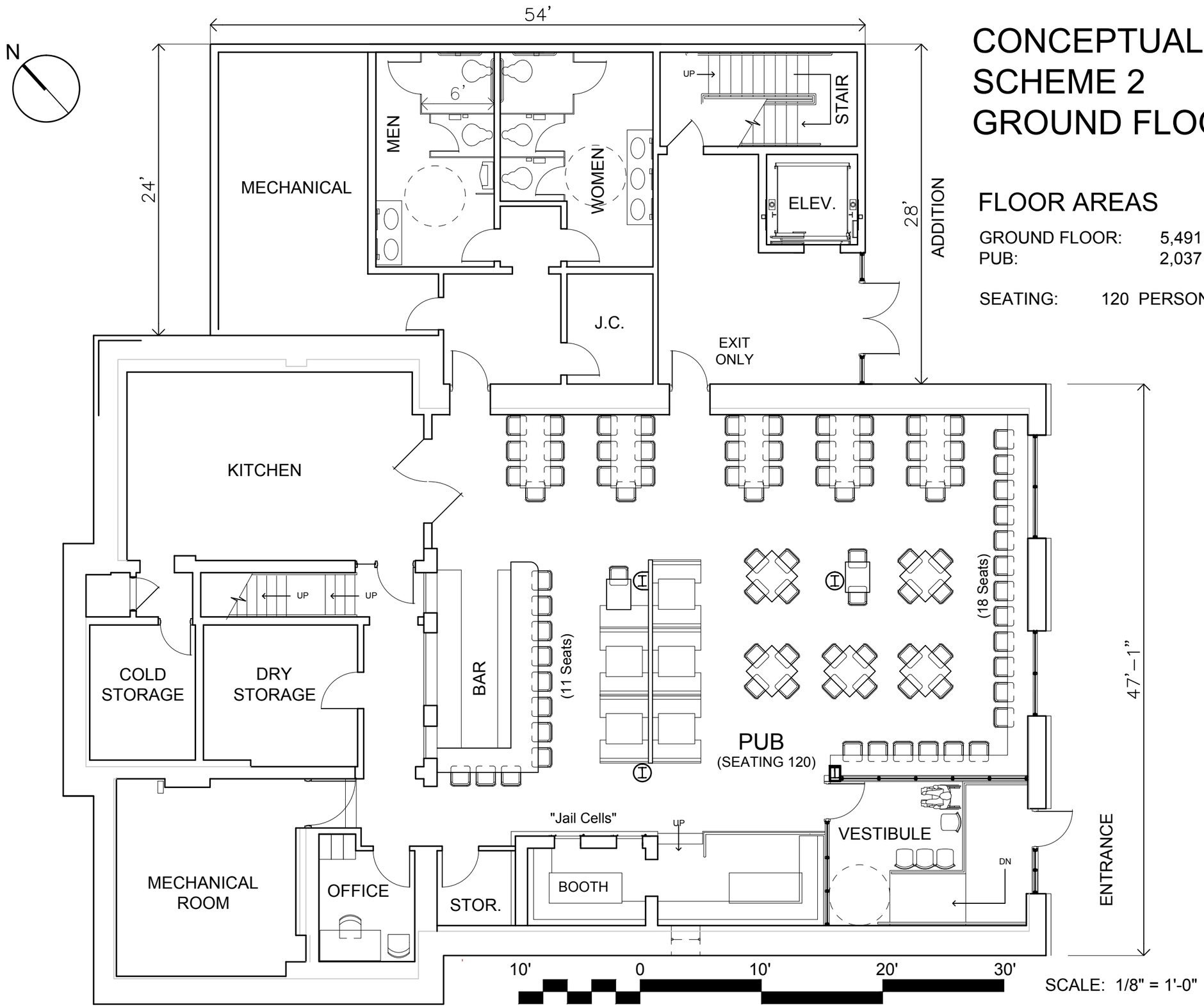
Mark Almeda Architects. PC

13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 2
GROUND FLOOR PLAN

FLOOR AREAS

GROUND FLOOR:	5,491 GSF
PUB:	2,037 GSF
SEATING:	120 PERSONS



MAIN STREET

Walpole Old Town Hall Reuse Study

Mark Almeda Architects. PC

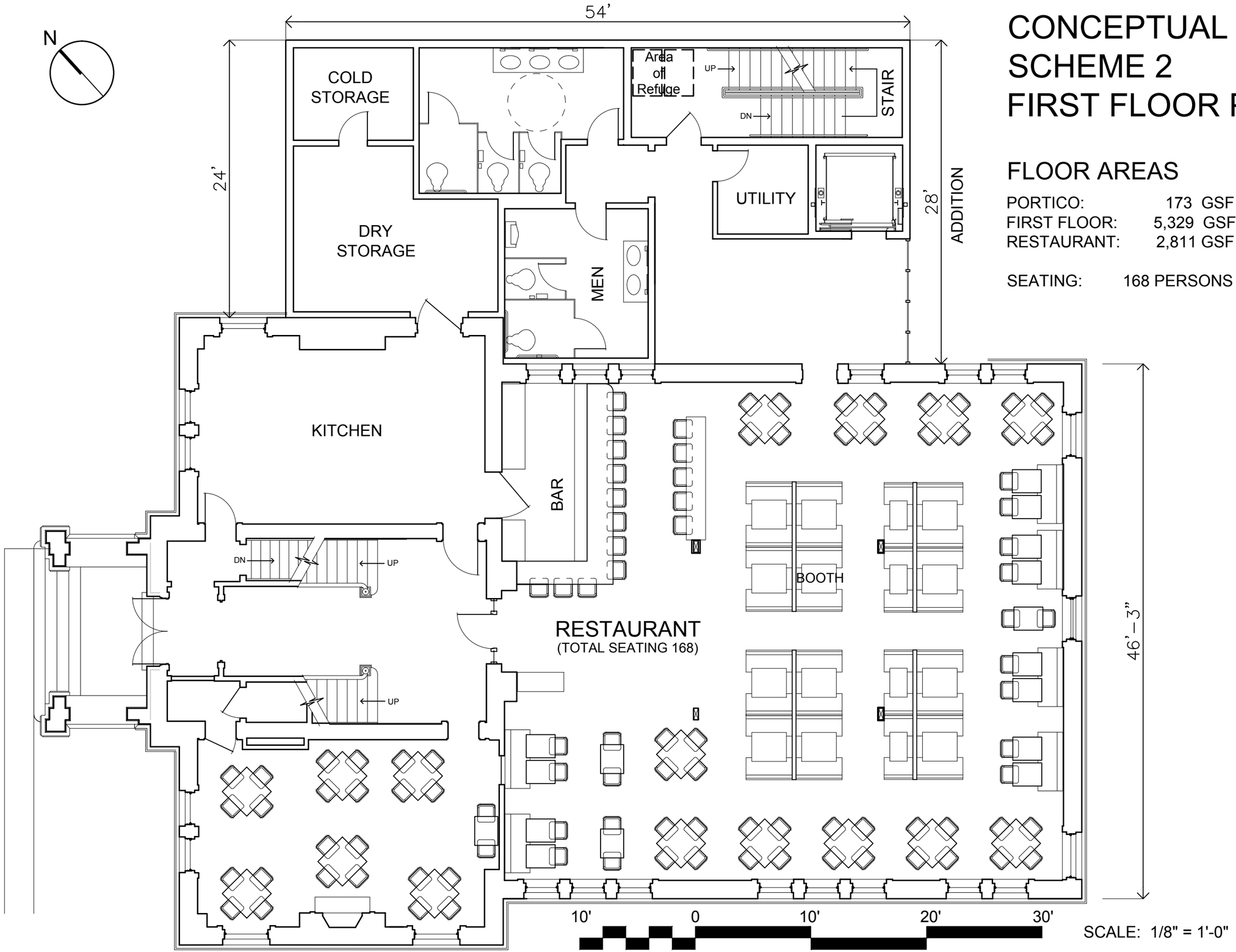
13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 2
FIRST FLOOR PLAN

FLOOR AREAS

PORTICO:	173 GSF
FIRST FLOOR:	5,329 GSF
RESTAURANT:	2,811 GSF

SEATING: 168 PERSONS



SCALE: 1/8" = 1'-0"

Walpole Old Town Hall Reuse Study

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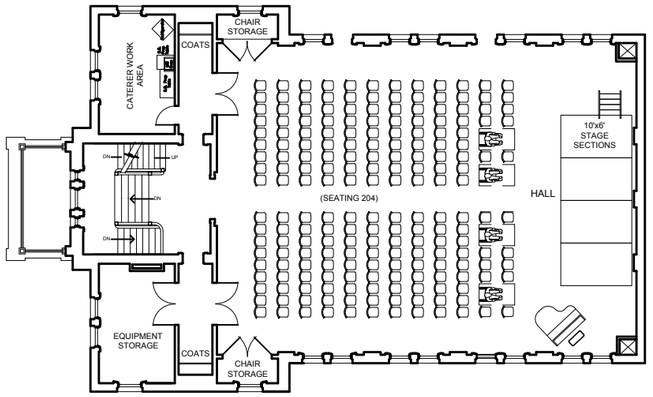
13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 2
SECOND FLOOR PLAN

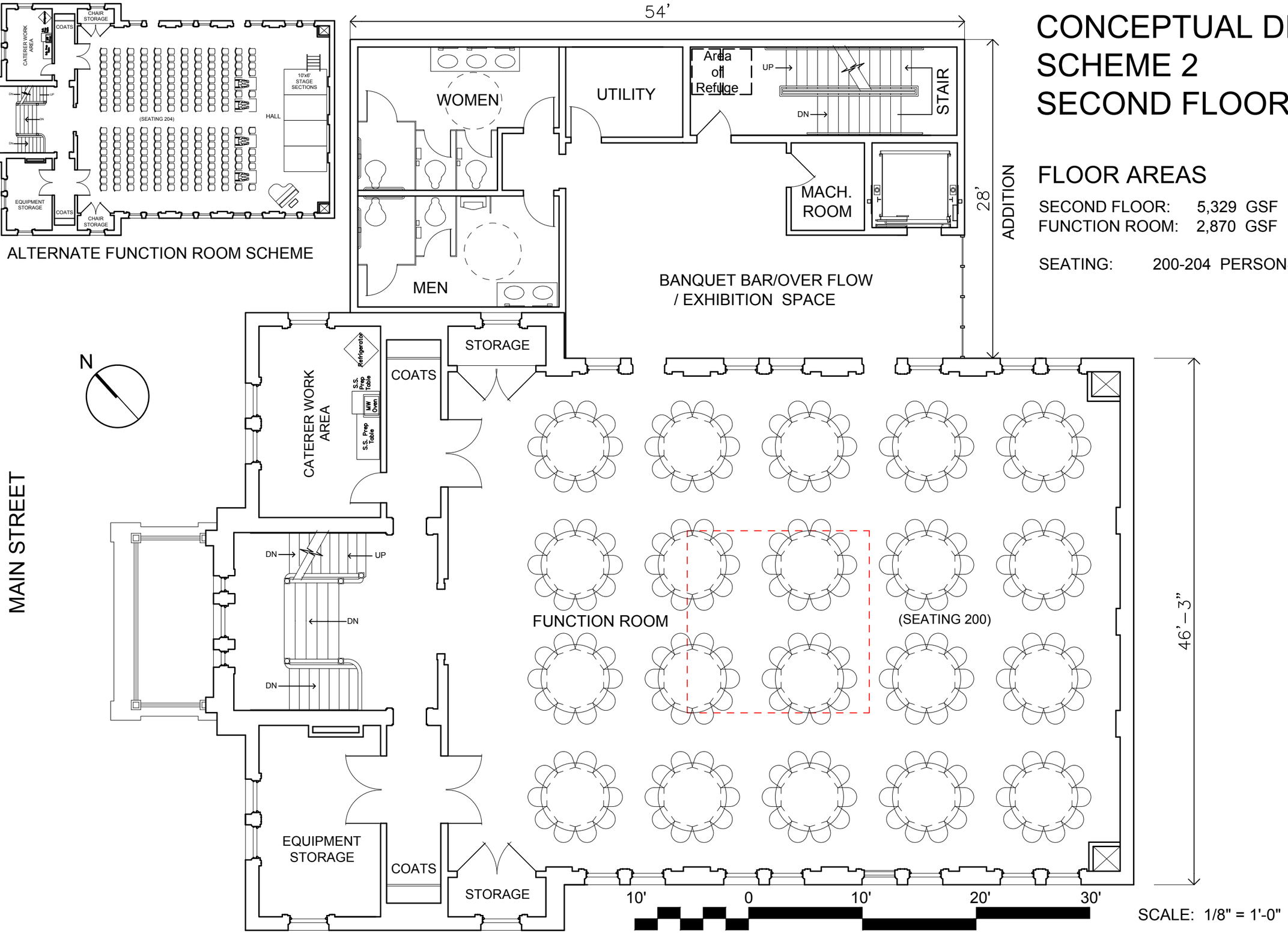
FLOOR AREAS

SECOND FLOOR: 5,329 GSF
FUNCTION ROOM: 2,870 GSF

SEATING: 200-204 PERSONS



ALTERNATE FUNCTION ROOM SCHEME



SCALE: 1/8" = 1'-0"

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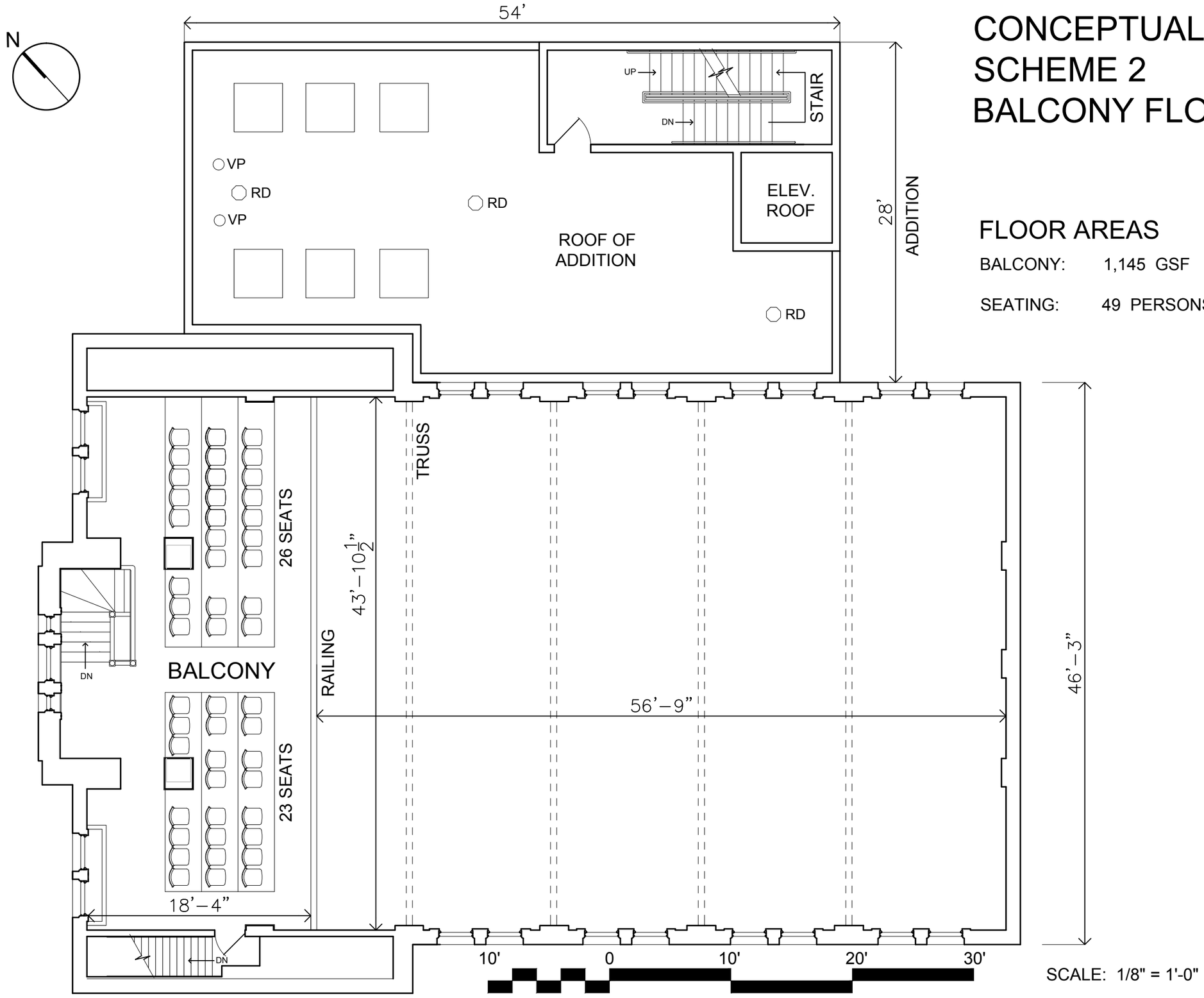
13 FEBRUARY 2019

CONCEPTUAL DESIGN - SCHEME 2
BALCONY FLOOR PLAN

FLOOR AREAS

BALCONY: 1,145 GSF

SEATING: 49 PERSONS



SCALE: 1/8" = 1'-0"

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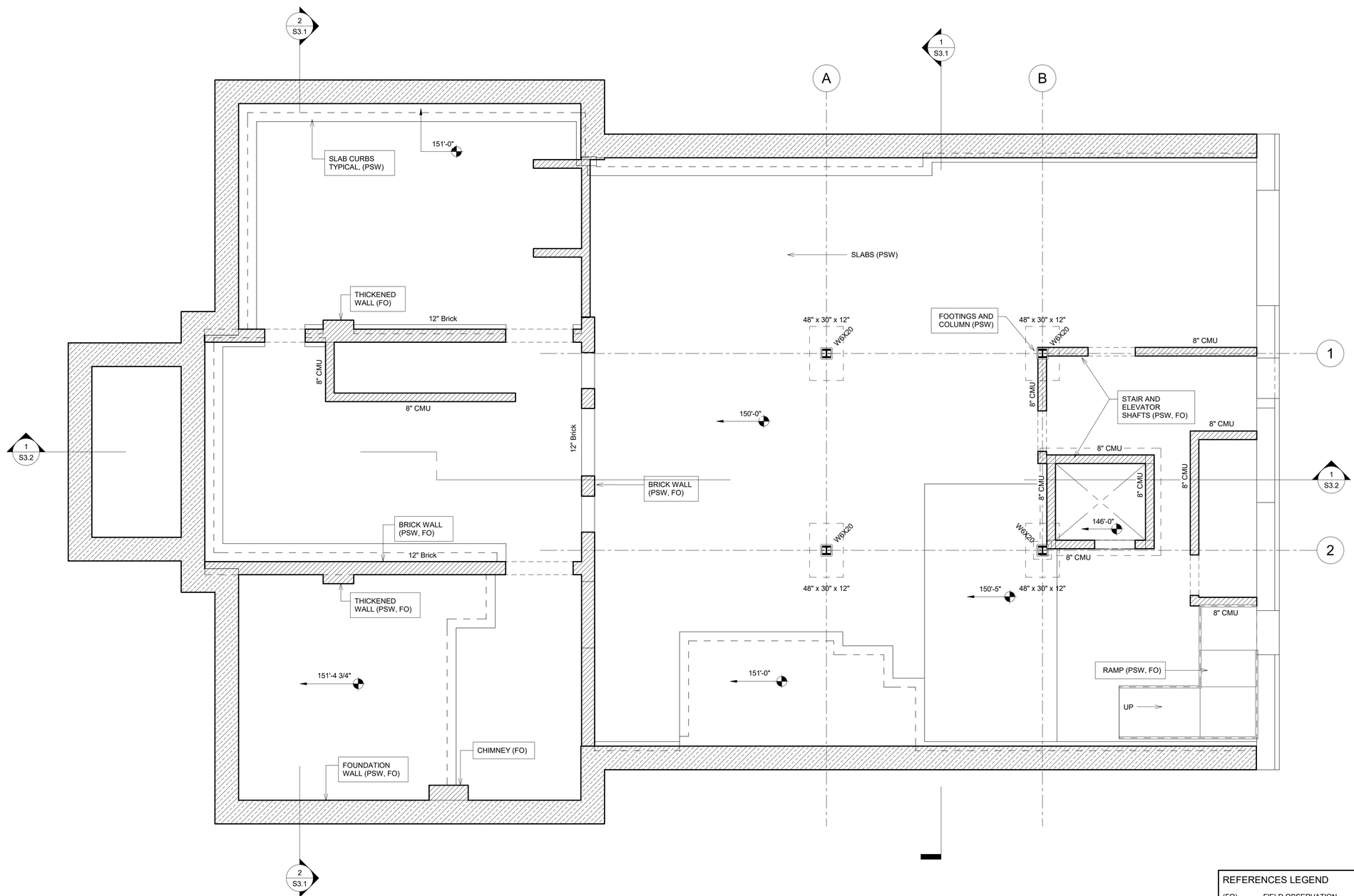

1 EXISTING FOUNDATION PLAN
1/4" = 1'-0"

0' 4.00' 8.00'
1/4" = 1'-0"

REFERENCES LEGEND

(FO)	FIELD OBSERVATION
(PSW)	PHILIP S. WINDSOR, 1982 POLICE STATION DESIGN
(S)	ORIGINAL SPECIFICATIONS
FC	DENOTES FULL CUT TIMBER

FLOOR GRADES SHOWN ARE FROM PSW DRAWINGS

SHEET LIST

NO.	SHEET NAME
S1.1	EXISTING FOUNDATION PLAN
S1.2	EXISTING FIRST FLOOR FRAMING PLAN
S1.3	EXISTING SECOND FLOOR FRAMING PLAN
S1.4	EXISTING BALCONY FRAMING PLAN
S1.5	EXISTING ROOF FRAMING PLAN
S3.1	EXISTING STRUCTURE TRANSVERSE SECTIONS
S3.2	EXISTING STRUCTURE LONGITUDINAL SECTION

Walpole Old Town Hall

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structural engineering

SEAL

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. 2018.17

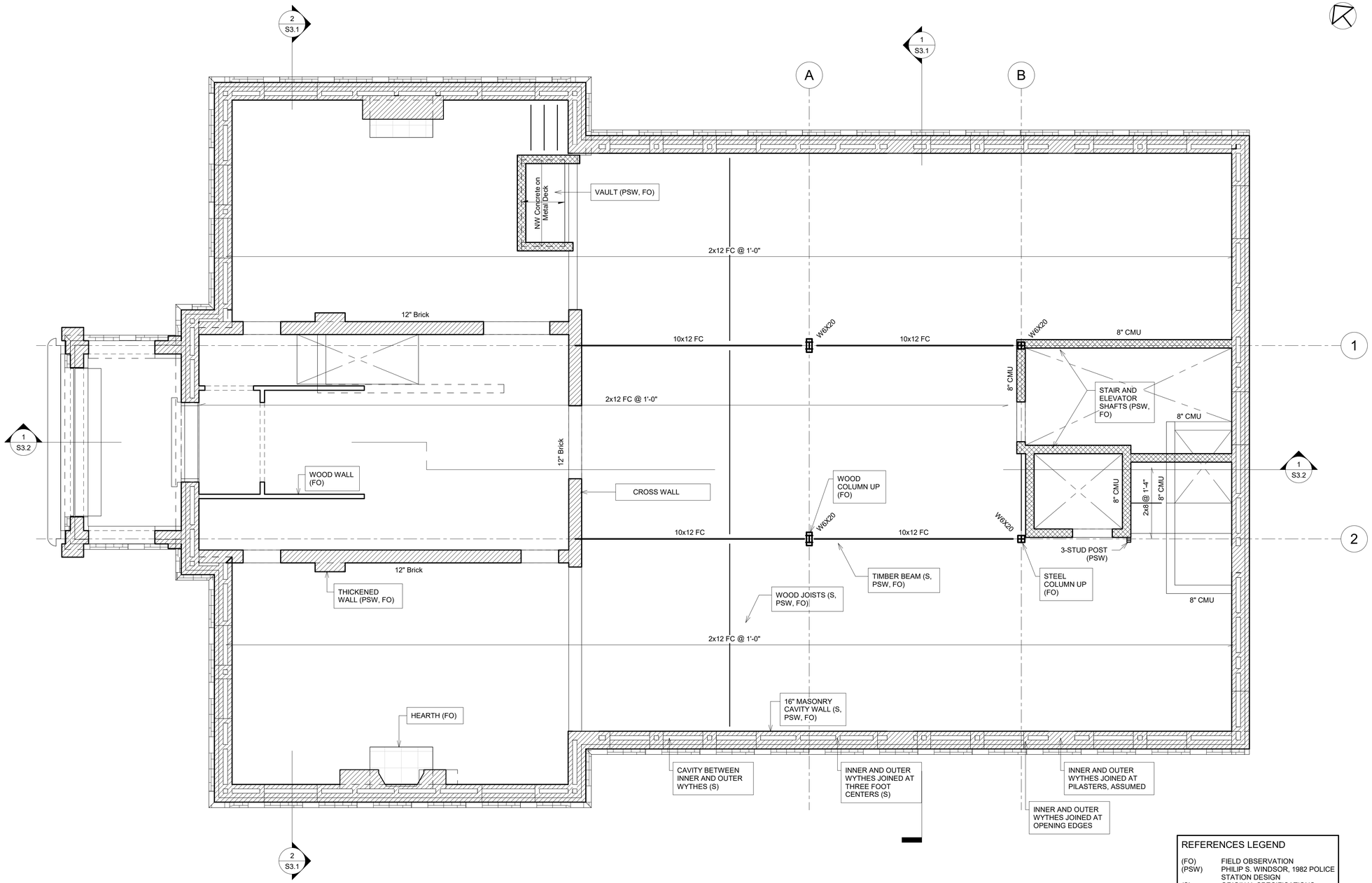
SCALE: 1/4" = 1'-0"

ISSUE: 01/28/2019

SHEET/TITLE

EXISTING FOUNDATION PLAN

S1.1



1 EXISTING FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

0' 4.00' 8.00'

1/4" = 1'-0"

REFERENCES LEGEND

(FO)	FIELD OBSERVATION
(PSW)	PHILIP S. WINDSOR, 1982 POLICE STATION DESIGN
(S)	ORIGINAL SPECIFICATIONS
FC	DENOTES FULL CUT TIMBER

FLOOR GRADES SHOWN ARE FROM PSW DRAWINGS

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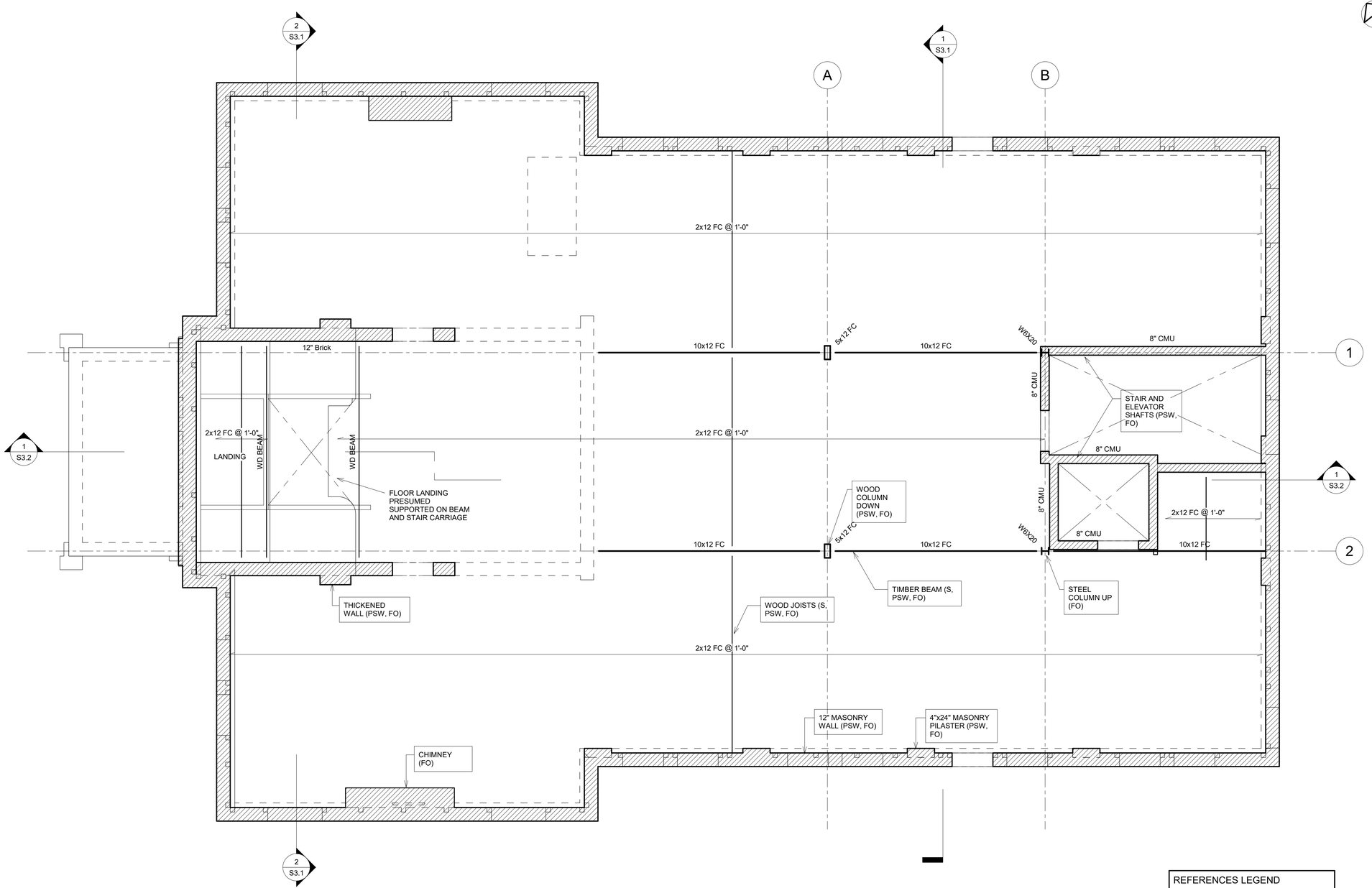
EXISTING FIRST FLOOR FRAMING PLAN

S1.2



1 EXISTING SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

0' 4.00' 8.00'
1/4" = 1'-0"

REFERENCES LEGEND

(FO)	FIELD OBSERVATION
(PSW)	PHILIP S. WINDSOR, 1982 POLICE STATION DESIGN
(S)	ORIGINAL SPECIFICATIONS
FC	DENOTES FULL CUT TIMBER

FLOOR GRADES SHOWN ARE FROM PSW DRAWINGS

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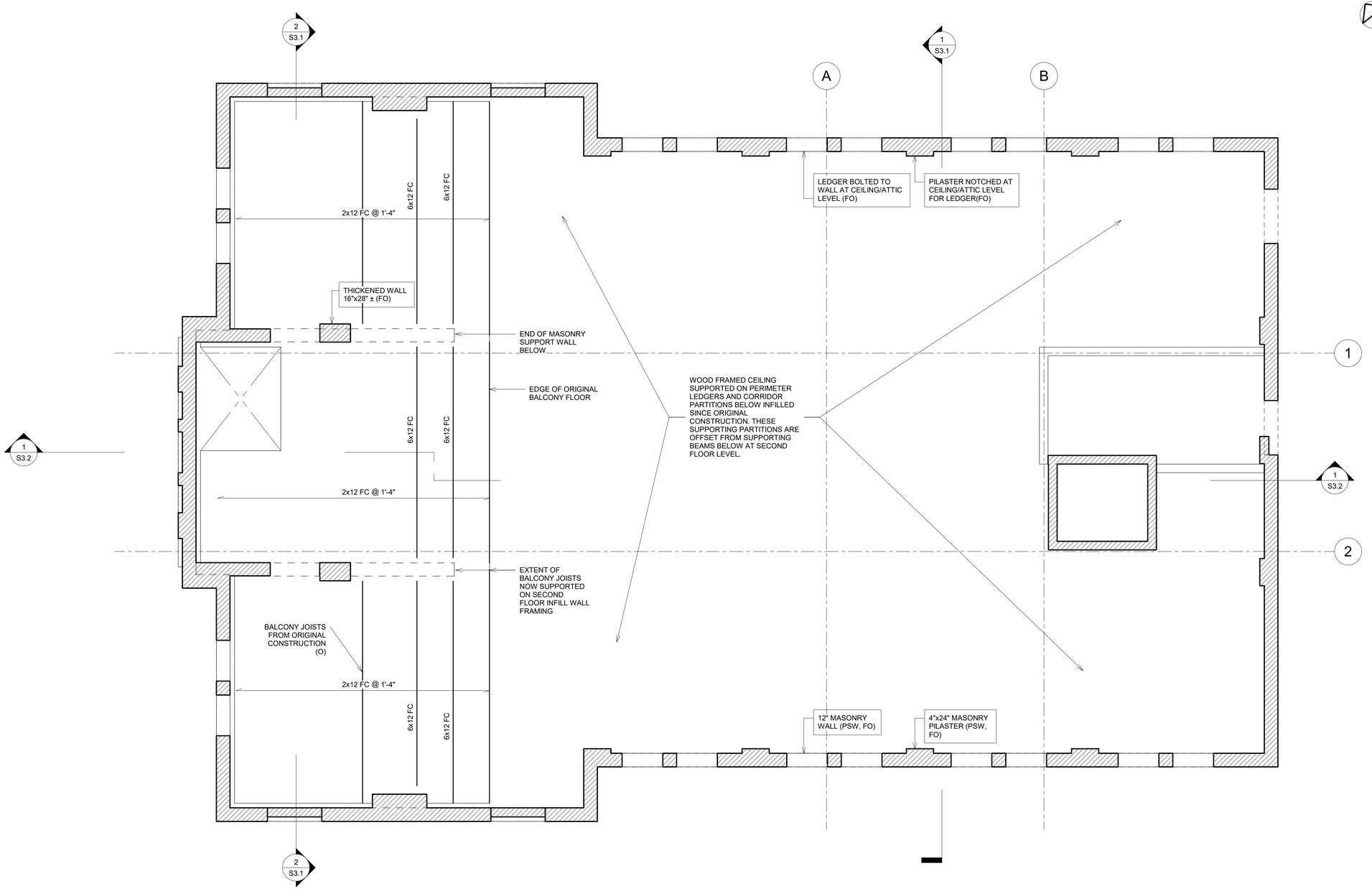
SHEET/TITLE

EXISTING SECOND FLOOR FRAMING PLAN

S1.3



1 EXISTING BALCONY FRAMING PLAN
1/4" = 1'-0"

0' 4.00' 8.00'
1/4" = 1'-0"

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NO.	DESCRIPTION	DATE

PROJECT NO. 2018.17

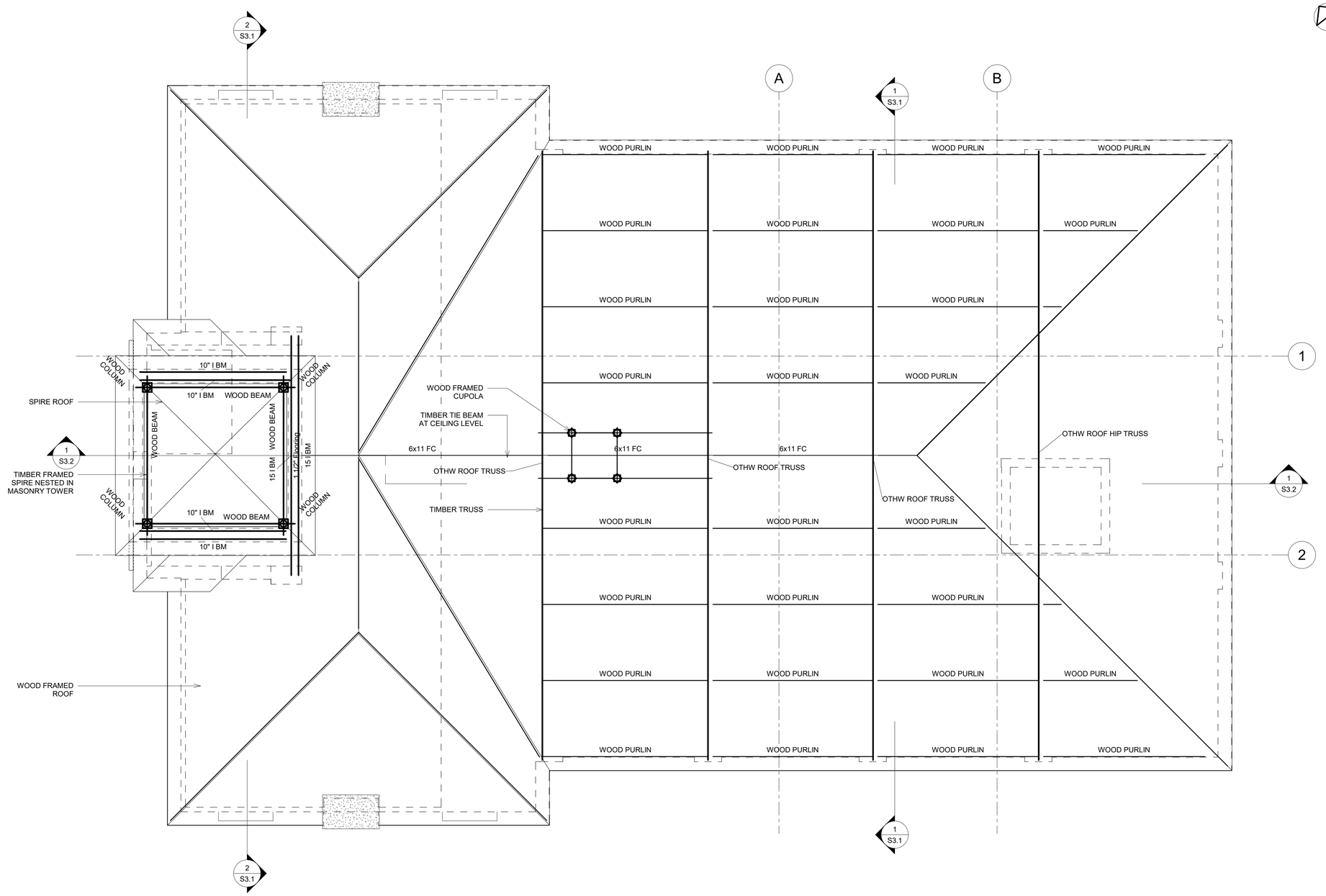
SCALE: 1/4" = 1'-0"

ISSUE: 01/28/2019

SHEET/TITLE

EXISTING BALCONY FRAMING PLAN

S1.4



1 EXISTING ROOF FRAMING PLAN
1/4" = 1'-0"

0' 4.00' 8.00'

1/4" = 1'-0"

Walpole Old Town Hall

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PROJECT NO. 2018.17

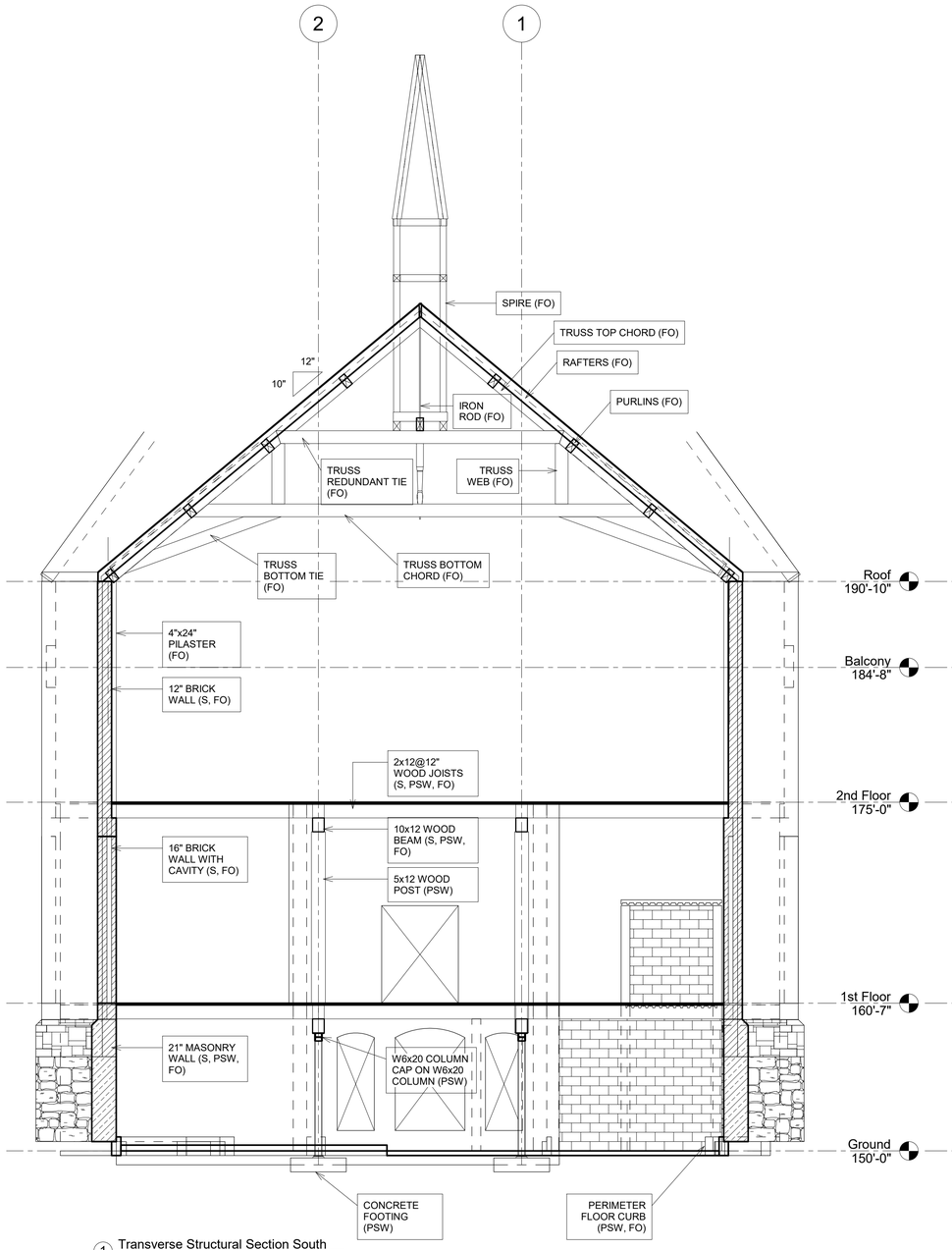
SCALE: 1/4" = 1'-0"

ISSUE: 01/28/2019

SHEET/TITLE

EXISTING ROOF FRAMING PLAN

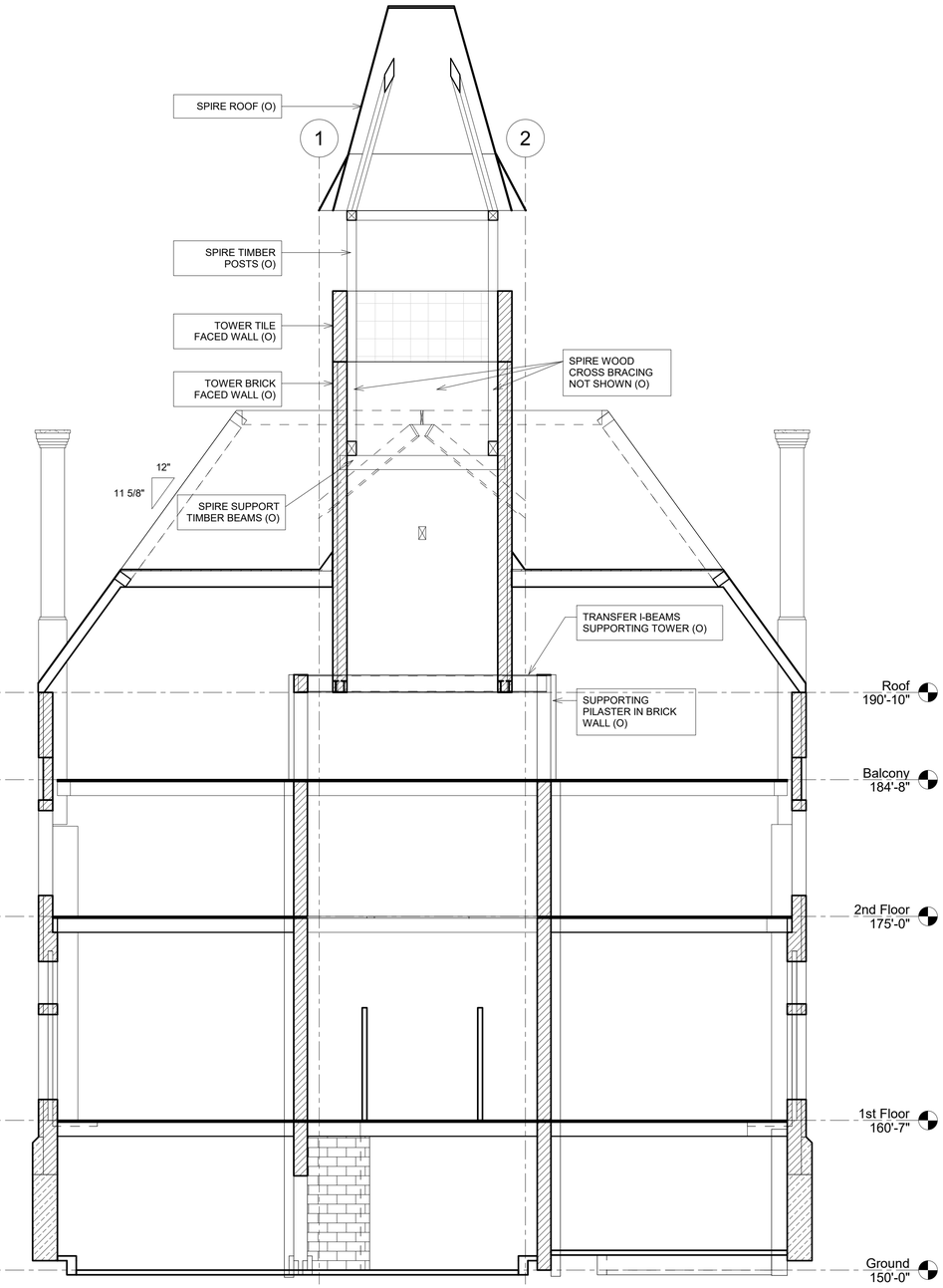
S1.5



1 Transverse Structural Section South
3/16" = 1'-0"

0' 5.33' 10.67'

3/16" = 1'-0"



2 Transverse Structural Section North
3/16" = 1'-0"

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PROJECT NO. 2018.17

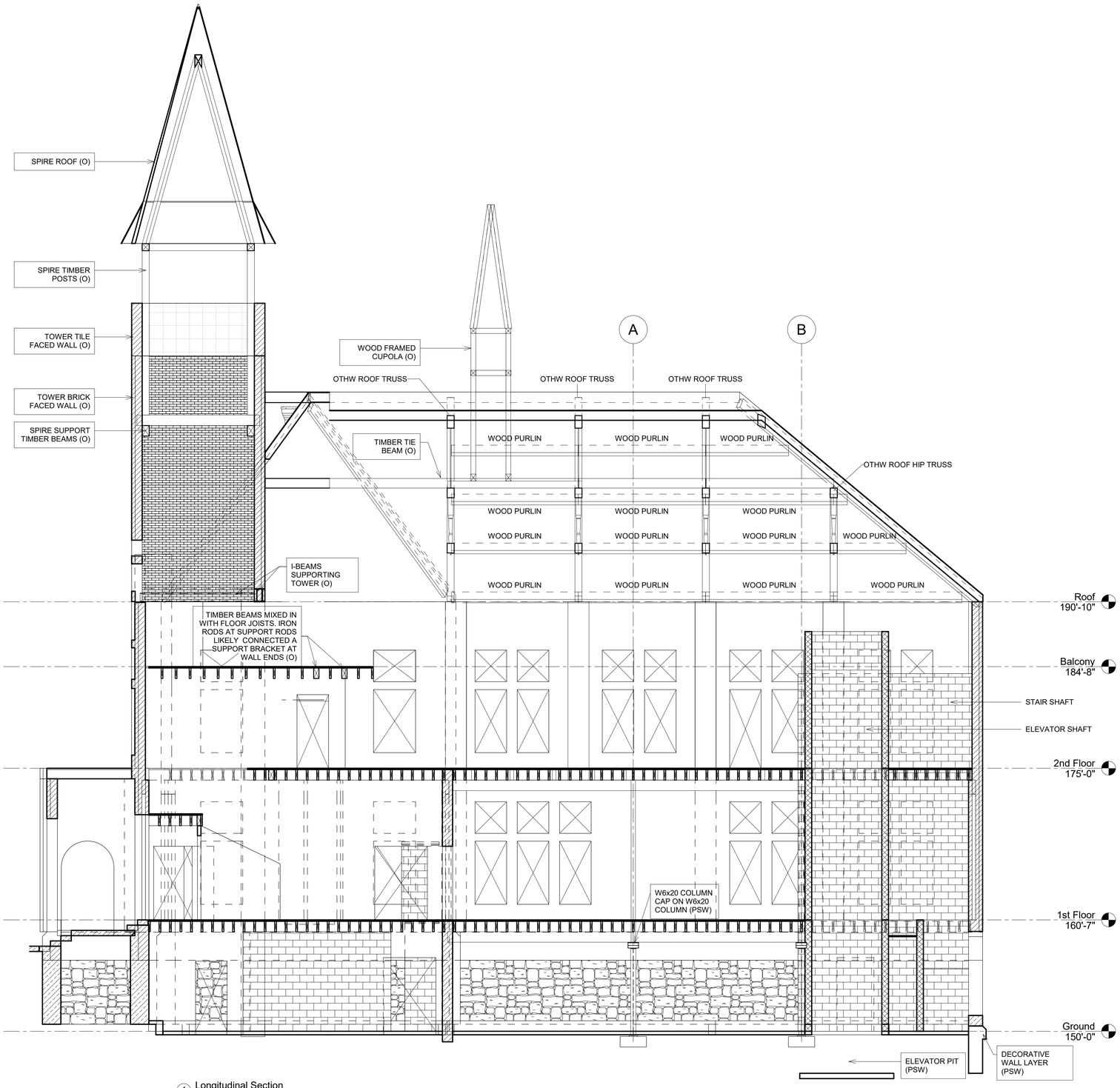
SCALE: 3/16" = 1'-0"

ISSUE: 01/28/2019

SHEET/TITLE

EXISTING STRUCTURE TRANSVERSE SECTIONS

S3.1



1 Longitudinal Section
3/32" = 1'-0" 5.33' 10.67'

3/16" = 1'-0"

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NO.	DESCRIPTION	DATE

PROJECT NO. 2018.17

SCALE: 3/16" = 1'-0"

ISSUE: 01/28/2019

SHEET/TITLE

EXISTING STRUCTURE LONGITUDINAL SECTION

S3.2

Mark Almeda Architects, P.C.
1281 Washington Street Walpole, MA 02081 508.668.6221

PART 3

➢ Re-Use Options

The Committee received several good suggestions through its public forums and committee deliberations. One subject the Committee spent considerable time debating was whether there is a municipal use that may not exist today but perhaps in the future, and should the Town decide to sell or lease Old Town Hall long term, then these potential municipal uses could not be accommodated.

Some Committee members raised the question of a lack of meeting space. There are many important appointed town committees that have a problem finding a meeting and or training location or finding a location for seminars or even office space. Much of these committees' meeting records, reports, and other important documents have no place to be kept. In reality there is no official historical records storage or managed library. Recently, the Historical Committee attempted to locate and research the former Street Naming Committee files. They were able to find a past member but no records.

Many historical documents of present and past committees do not exist. Many do not even have a spot or take advantage of an entry in the Town report and some groups over the years have just faded away. Through the generosity of the Historical Society and others, information relating to Old Town Hall has been extracted from numerous documents but much is still to be learned.

All valid points, however, the Committee had to determine which of the proposed uses were,

- **Physically, Financially and Operationally Feasible, while achieving the Committee's vision for the property as being the catalyst for the redevelopment of Walpole's downtown into a vibrant community space.**

The uses which generated the most interest included,

- Performing & Visual Arts Center
- Academy of Music
- Business Incubator/Education
- The Walpole Museum / "Walpole Town House"
- Restaurant & Function Facility *(the Bird Café)*
- Meeting and office space, and document storage

Of these, the use that would be most consistent with the desire to create a more vibrant downtown was a performance/cultural arts center. This use would, more than any other, achieve the most important objectives which are for Old Town Hall to once again become the center of community life, serve as a catalyst for further redevelopment of Walpole's downtown, as well as support local businesses which desperately need customer traffic.

To get a better understanding of what a performance and cultural arts center needed in order to be financially feasible, the Committee reached out to the Town of Natick's TCAN, a very successful facility which has been in operation since 2003. Committee members toured the TCAN facilities and had an extensive discussion with its Executive Director, who was very forthcoming in discussing the challenges as well as the successes with operating a facility of this nature.

For a number of reasons, the Committee concluded that this would not be a feasible option for the Town of Walpole to pursue.

However, the uses that would be the most feasible and also a generator of the most customer traffic include,

- Restaurant
- Brew Pub / Winery
- Test Kitchen
- Specialty Foods Emporium
- Function Facility (multiple types)

To take advantage of its many, though underfunded resources, and the yeomen efforts of the Walpole Historical Commission and Society, the Building would be adorned with cultural artifacts and the like, showcasing Walpole's rich history.

Regardless of whether the Town retains ownership of the Property or not, the Committee believes that the aforementioned uses would be the highest and best use, principally because they will generate the most customer traffic not only for businesses occupying The *"New"* Walpole Town House, but also for other downtown businesses. Secondly, but no less important, is that these uses can pay the highest rents which will be needed to support the debt service and ongoing operating expenses which will be incurred once the improvements to the building are made.

The Committee wishes to point out that if the Board of Selectmen agree on the uses proposed by the Committee, that two of the recently granted liquor licenses from the State Legislature, should be earmarked for the Walpole Town House. For the programming of the "New" Walpole Town House to be successful while achieving the aforementioned objectives, these liquor licenses are absolutely essential.

➢ Development Budget

As a result of Mark Almeda Architects' investigations and analyses, should the Town opt to keep ownership of the Property, it must decide on what level of exposure it is prepared to assume. The final decision will carry a price tag that the taxpayers may or may not be willing to approve, which is why all options should be considered. One thing is for certain and that the building has considerable deferred maintenance, and the sooner the Board of Selectmen make a decision on which option to pursue, the better for everyone, including The Walpole Town House.

Option 1: *Do nothing.* ***$1,077,662***

Option 2: *Rehab the existing building for commercial use.* ***$5,530,963***

Option 3: *Expand the footprint of the building to create more GLA (gross leasable area) to improve its efficiency and economic feasibility* ***$7,814,945***

The aforementioned price tags are estimates based on conceptual plans and should be used simply as a guide. The eventual price tag will be the result of how the building is to be programmed, who the ownership entity is, how the building will be delivered and who will be responsible for what, all of which will be established through a series of negotiations between several parties.

➢ Income/Expense Proforma

(See attached spreadsheet)

WALPOLE TOWN HOUSE

INCOME/EXPENSE PROFORMA and RENT ROLL

			(Assumes Proposed Uses)										
SCHEME 1			**GROSS SF**	13,261									
			Delivery Condition	Shell									
			Loss Factor	N %									
			Minimum Base Term	10 Years									
RENT ROLL													
UNIT	**SIZE (SF)**	**LEASE TYPE**	**TENANT**	**RATE PSF**	**RENT (Annual)**	**RENT (Monthly)**	**% RENT (TBD)**						
Ground Floor	3,981	NNN	Café/Food Emporium	35.00	139,335	11,611							
1st Floor	3,981	NNN	Restaurant (Full-Service)	35.00	139,335	11,611							
2nd Floor & Balcony	5,126	NNN	Function Hall	35.00	179,410	14,951							
			TOTALS:		458,080	38,173							
INCOME/EXPENSE PROFORMA													
				Year-1	**Year-2**	**Year-3**	**Year-4**	**Year-5**	**Year-6**	**Year-7**	**Year-8**	**Year-9**	**Year-10**
	NOI:		10% Esc Every 5 Years	458,080	458,080	458,080	458,080	458,080	503,888	503,888	503,888	503,888	503,888
	Vacancy		Yr-1: 20%, Yr-2 10%	91,616	45,808	0	0	0	50,389	0	0	0	0
	Effective NOI			366,464	412,272	458,080	458,080	458,080	453,499	503,888	503,888	503,888	503,888
	TOTAL NOI			**366,464**	**412,272**	**458,080**	**458,080**	**458,080**	**453,499**	**503,888**	**503,888**	**503,888**	**503,888**
	Debt Service (Principal & Interest)	4.75%	20-Year Amortization										
	Amortization	20 Yrs											
	LTV	75/25											
	Total Project Cost	5,530,963											
	Debt	4,148,222		321,681	321,681	321,681	321,681	321,681	321,681	321,681	321,681	321,681	321,681
	Equity	1,382,741											
	Cash Flow:	$		44,783	90,591	136,399	136,399	136,399	131,818	182,207	182,207	182,207	182,207
	Return on Equity:	%		3.24%	6.55%	9.86%	9.86%	9.86%	9.53%	13.18%	13.18%	13.18%	13.18%
SCHEME 2			**GROSS SF**	17,467									
			Delivery Condition	Shell									
			Loss Factor	N %									
			Minimum Base Term	10 Years									
RENT ROLL													
UNIT	**SIZE (SF)**	**LEASE TYPE**	**TENANT**	**RATE PSF**	**RENT (Annual)**	**RENT (Monthly)**	**% RENT (TBD)**						
Ground Floor	5,491	NNN	Café/Food Emporium	35.00	192,185	16,015							
1st Floor	5,329	NNN	Restaurant (Full-Service)	35.00	186,515	15,543							
2nd Floor & Balcony	6,474	NNN	Function Hall	35.00	226,590	18,883							
			TOTALS:		605,290	50,441							
INCOME/EXPENSE PROFORMA													
				Year-1	**Year-2**	**Year-3**	**Year-4**	**Year-5**	**Year-6**	**Year-7**	**Year-8**	**Year-9**	**Year-10**
	NOI:		10% Esc Every 5 Years	605,290	605,290	605,290	605,290	605,290	665,819	665,819	665,819	665,819	665,819
	Vacancy		Yr-1: 20%, Yr-2 10%	121,058	60,529	0	0	0	66,582	0	0	0	0
	Effective NOI			484,232	544,761	605,290	605,290	605,290	599,237	665,819	665,819	665,819	665,819
	TOTAL NOI			**484,232**	**544,761**	**605,290**	**605,290**	**605,290**	**599,237**	**665,819**	**665,819**	**665,819**	**665,819**
	Debt Service (Principal & Interest)	4.75%	20-Year Amortization										
	Amortization	20 Yrs											
	LTV	75/25											
	Total Project Cost	7,814,945											
	Debt	5,861,209		454,518	454,518	454,518	454,518	454,518	454,518	454,518	454,518	454,518	454,518
	Equity	1,953,736											
	Cash Flow:	$		29,714	90,243	150,772	150,772	150,772	144,719	211,301	211,301	211,301	211,301
	Return on Equity:	%		1.52%	4.62%	7.72%	7.72%	7.72%	7.41%	10.82%	10.82%	10.82%	10.82%

➢ Funding Sources

Should the decision be to retain ownership of Old Town Hall, the following are potential sources of funding,

- **Community Block Grants**
- **Historic Preservation Tax Credits**
- **FY2019 budget item $75,000 for renovation of the Old Town Hall**
- **MA House Bill 4732** ***($1,000,000 Grant for Historic Preservation)***
- **Capital Lease Financing**
- **Tax Incremental Financing (TIF)**

Grants and tax credits for historic preservation and rehabilitation are competitive. The following two programs are administered by the Massachusetts Historical Commission at the Secretary of the Commonwealth's office.

- Massachusetts Historic Rehabilitation Tax Credit

Under the program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The MHC certifies the projects and allocates available credits.

- Massachusetts Preservation Projects Fund – only available for municipalities or non-profits

Annual state-funded 50% reimbursable matching grant program, established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places.

Requests for pre-development projects can range from $5,000 to $30,000; requests for development or acquisition projects may range from $7,500 to $100,000. Work completed prior to grant award is ineligible for funding consideration.

A unique feature of the program allows applicants to request up to 75% of total construction costs if there is a commitment to establish a historic property maintenance fund by setting aside an additional 25% over their matching share in a restricted endowment fund.

Eligible activities for funding include:

Pre-development Projects: Requests may be submitted to conduct studies necessary to enable future development or protection of a State Register-listed property, such as feasibility studies involving the preparation of plans and specifications and historic structures reports. With planning projects, the architectural/engineering fees to conduct such studies are eligible for funding. Costs associated with the project sign, photography, and legal ads are also eligible for reimbursement.

Development Projects: Requests may be submitted for construction activities including stabilization, protection, rehabilitation, and restoration. Grant funding can only be used to cover costs of material and labor necessary to ensure the preservation, safety, and accessibility of historic cultural resources. Development of universal access is allowable as part of a larger project (ideally, no more than 30%). With construction or "bricks & mortar" projects, therefore, the architectural or engineering fees for any project work are not eligible for funding or use as matching share.

Allowable costs: Overall building preservation, building code compliance, and barrier-free access where historic fabric is directly involved are eligible as well as the cost of a project sign, photography, recording of the preservation restriction, and legal ads. Eligible interior work is generally limited to restoration based upon documented historic evidence.

Non-allowable costs: Projects consisting of routine maintenance, upgrading of mechanical systems (i.e., heating, ventilation, air conditioning, electrical, plumbing), renovation of non-historic spaces, moving of historic buildings, or

Construction of additions will not be considered. For buildings actively used for religious purposes, projects involving the interior of buildings, stained glass windows or other religious symbols are generally not considered eligible. Architectural or engineering fees for any project work are not eligible for funding or use as matching share.

Acquisition Projects: Requests may be submitted to acquire State Register-listed properties that are imminently threatened with inappropriate alteration or destruction.

- Capital Lease

Provided that “essential” municipal services such as education were programmed in the building, all of the dollars needed to restore the Walpole Town House could be provided through this tax-exempt program.

States and local governments can enter into lease-purchase transactions for the use and acquisition of both real and personal property. Lease-purchase transactions offer state

and local governments several advantages. Because the transaction is a lease that can be cancelled annually without a continuing obligation (after returning the leased property), the transaction is not considered a debt under law. A portion of each lease payment applies towards purchase of the leased property and title to the leased property is normally transferred to the lessee at the end of the lease term without further payments. The transaction structure is very flexible. Transactions can be used to rent/acquire any type of equipment, land, buildings or a combination thereof. New buildings rented by lease-purchase can be located on land already owned by the state or local government leasing the new building. Existing buildings can be remodeled and refurbished or expanded using lease-purchase transactions. The monthly lease payments are fixed for the entire term of the lease. At its option, the lessee can purchase the leased property at any time during the term of the lease for a fixed amount set out in the lease-purchase agreement that declines over time as lease payments are paid.

Transaction documents:

(1) Lease-purchase Agreement – An agreement between the Lessor and Lessee. The agreement provides for the use and ownership of the leased property by the state or local government. The agreement also establishes the amount of the lease payments, term of the lease (up to 30 years) and terms of the Lessee's option to purchase the leased property. Lease payments are generally paid monthly in arrears commencing at receipt of the leased property by the Lessee. The agreement specifically acknowledges that the Lessee's obligation to pay rent is limited to funds, if any, appropriated annually for this purpose by the Lessee's governing body.

(2) Mortgage or Security Agreement – An agreement between the Lessor and the Lender under which, the Lessor borrows funds to construct or acquire the property to be leased to the state or local government. The agreement establishes the Lessor's 1) promise to repay the loan, 2) mortgages or otherwise encumbers the leased property, and 3) assigns the rents from the leased property to the Lender as security for repayment of the debt. The agreement authorizes the assignment of the mortgage by a trustee or escrow agent to one or more lenders. The agreement also sets out the terms of the loan, including the interest rate, and provides for pre-payment of the Lessor's debt. The state or local government is not a party to this agreement.

Construction of New Buildings as the Leased Property:

A loan is made to Lessor to construct, equip and pay the other costs of a new building. The Lessor constructs the building to the Lessee's specifications that are agreed to before starting construction. The Lessee does not begin the make lease payments until and if the building is completed to its specifications. The state or local government is not required to repay the loan, and its taxing authority is not pledged to repay the loan or payment of the lease. The Lessee's only obligation is to make the scheduled lease payments, operate and maintain the leased property subject the Lessee's right to cancel the lease-purchase agreement annually.

Voter Approval:
In most states, voter approval of a lease transaction is not required for two important reasons. 1) A new or additional tax is not implemented as part of the lease; rather, the state or municipality must pay the lease payment out of existing tax revenues or from non-tax revenues, such as revenue received from operation of the leased property. 2) The obligation to make lease payments may be cancelled annual without penalty; therefore, a future legislature or municipal governing body is not obligated to appropriate funds to make lease payments.

- **JV Partnership**

As previously mentioned, one of the Committee's objectives was to determine ways in which Old Town Hall being converted to Walpole Town House can be rehabilitated to accommodate uses that would change the social and community dynamic of the Downtown without burdening taxpayers.

In addition to the cost of a total gut rehab of Old Town Hall, monies will be needed to fund its annual overhead and operational expenses. It is the opinion of the Committee that the Town should not incur the cost of a total rehab per schemes One and Two. However, due to significant deferred maintenance, monies will be needed to keep the building weather-tight to avoid further deterioration.

There is however, a means to accomplish everyone's objectives while preserving Walpole's most prominent landmark for the next 138 years. This would be accomplished through a partnership to be created that would include The Walpole Historic Commission (hereinafter "WHC") and a consortium of private development companies (hereinafter the "DC").

The Building and the land it sits on would be deeded over to the WHC who would become the Property's Trustees. The Trustees would then enter into a 99-year lease with the DC who would then assume the cost of redeveloping Old Town Hall per the plans or plans along the lines prepared by Mark Almeda Architects.

The DC would then secure the development rights for the three development parcels in the attached concept plan. The DC would also qualify for the aforementioned historic tax credits. The DC would also be responsible for the marketing and leasing of a newly-renovated Walpole Town House to commercial tenants who would enter into long-term leases, and also the management of the building.

As an incentive to the DC, and for the developments to proforma, the DC would receive a certain amount of land owned by the Town in order to have the size parcel on which to

develop four-level mixed use projects to include ground floor retail with a footprint to accommodate certain retail tenants that require square footage that they cannot presently find in the Downtown.

The Town would also create an overlay district favorable for development and thus making the three development parcels more marketable to a greater number of would-be qualified developers.

If structured correctly and creatively, which will need the “total support” of Town government, this would be a “win-win” for everyone, not the least of which would be The Walpole Town House.

Under this scenario, the Town would continue to own Walpole’s most significant landmark without the financial exposure that would be associated with such an enterprise.

Walpole Town Center Development Options

➢ Disposition Options

- ***<u>What is in Town's Best Interest</u>***

Given the significant investment needed to bring Old Town Hall back to its former glory, the Committee spent a significant amount of time discussing whether the Town should retain ownership of the property or sell it. The underlying questions was always, *"What is in the Town's Best Interest."*

Among the options considered were,

- Town to retain ownership and assume all financial responsibility. It would then need to make the necessary improvements, and redevelop the facility for a combination of commercial and cultural uses, including the removal of the drop ceiling and return the hall to its original condition in order to rent the facility for a variety of functions and activities that would generate the kind of revenues needed to support its debt service.

- Lease to a party willing to make the necessary investment to stabilize the property and increase its marketability. In consideration of the investment needed, The Town would grant "free rent" for a period of time in order for tenant to recoup their investment in a property they would not own.

- Town enters into a sale/leaseback arrangement under a tax-exempt financing program whereby purchaser assumes responsibility for all of the costs of the necessary improvements. Town uses the building for its purposes, and then regains ownership after 25-30 years. Under this program, since it is subject to annual appropriations, the extent of the Town's exposure at any given time is one year which mean considerably less "red ink" than what would be for a general obligation bond.

- Sell but impose deed restrictions to allay concerns expressed by many. It should be pointed out that the number and type of restrictions placed on the property would impact its value from a redevelopment perspective, thus generating a lower sale price.

DISPOSITION OPTIONS

Preface: Should the Town opt to retain ownership of Old Town Hall, for any reuse other than municipal, the Committee recommends that an outside, professional and well-financed development company with a history and track record with redeveloping historic buildings to non-municipal use, assume total managerial control in order to achieve optimum operational and financial success.

NOTE: *The following are not to be construed as the Committee's ranking of the various options.*

ACTIONS:	Option #1: Retain Ownership	Option #2: Sale/Leaseback	Option #3: Master Lease	Option #4: Sale	Option #5: Sale w/ Expanded Development Rights
DESCRIPTION:	Town to retain ownership Town then hires leasing and management company to perform all functions.	Town enters into Sale/Leaseback w/ Purchase Option Using Tax-Exempt Financing.	Town enters into a long-term master lease with a developer who will in turn sub-lease to multiple sub-tenants.	Town sells property to private developer w/ specific deed restrictions and right-of-first refusal to purchase back.	Town sells property including the right to expand the current footprint to create maximum GLA.
COSTS:	Town assumes all re-hab and on-going operational costs andresponsibilities.	Town would only be subject to annual appropriation. If it defaults on lease payments, bond holders take title to Property.	Scope of work to be done by each party would be negotiated. The term of the lease would be a minimum of 50 years.	Town would no longer have ownership of OTH	Town would no longer have ownership of OTH
BENEFITS:	Town retains ownership and controls fate of Old Town Hall	All monies needed to convert OTH into a modern-like, functional, efficient building, would come from bond holders.	Town would retain ownership of OTH while developer would assume the majority of the financial responsbility and have site control during the entire term of the lease.	Town does not assume the significant investment needed; can put deed restrictions in place to protect the buiding and historic elements; has a right of first refusal if Buyer defaults (although lender would be first in line). Property would be placed on tax roll which would create annual revenue stream; Town would also no longer have responsibility for operating expenses asnd costs associated with "deferred maintenance."	Town would derive a higher sale price, additional annual tax revenue, as well as eliminate responsibility for operating expenses asnd costs associated with "deferred maintenance."

➢ Conclusions & Recommendations

Given its historic, cultural and architectural significance and being Walpole's most recognized landmark, the Committee's greatest concern is the future of Walpole Town House. Being on the National Register provides certain protections but the Committee wants to assure that the Walpole Town House will remain the Town's focal point for many more generations to appreciate. As important a structure The Walpole Town House is, it will need the attention and support of many, and the Committee recommends that the Board of Selectmen establish an official organization to be named "*The Friends of Walpole Town House."* Members would be Walpole residents and would serve in the capacity of Trustees.

• Restrictions

Old Town Hall Deed Restrictions: Findings and Recommendations

On June 5, 2018, the Old Town Hall Reuse Committee appointed a Deed Restriction Subcommittee, with the directive to review the current preservation deed restriction for the Old Town Hall, and to make recommendations for further deed restrictions to be established.

To aid in the subcommittee's understanding of the existing preservation restrictions, Christine Cochrane had a conversation with Paul Holtz, Historical Architect for the Massachusetts Historical Commission.

The preservation restrictions are an agreement between the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission and the Town of Walpole. It is on file at the Norfolk County Registry of Deeds, as filed March 14, 2000.

The preservation restrictions apply to both exterior and interior alterations to the structure. Major alterations, as defined in the preservation restrictions, must be reviewed and approved by the Massachusetts Historical Commission, with the likely input of the Walpole Historical Commission as the MHC's local agent. Minor changes do not need review or approval, if they are part of "ordinary maintenance and repair." According to Mr. Holtz, major alterations can include changes to the functioning clock in the tower, and the Civil War plaques.

According to Mr. Holtz, the MHC's review process for major alterations is known as a Preservation Restriction Review. The MHC will typically need to review current photos of existing conditions, a proposal with a description of the proposed work, and designs and

plans. Flexibility is given to areas of the structure that will be altered to return them to their original state.

Mr. Holtz noted that he is generally supportive of efforts to improve, rehabilitate and reuse the structure, and is available to be contacted and to provide further guidance to the Committee. As part of the Agreement, the Town of Walpole also agreed to assume the total cost of "continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Mass. Historical Commission according to the Secretary of Interior's 'Standards for the Treatment of Historic Properties.'" A link for these standards can be found here: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

Mr. Holtz stated a building with this type of Preservation Restriction Agreement would be more difficult to sell to a private party, but it has been done in the past. Mr. Holtz also suggested if the reuse was to be municipal or nonprofit, that the Committee should consider the Massachusetts Preservation Projects Fund (MPPF) which is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Applicants must be a municipality or nonprofit organization. According to Mr. Holtz, an application for this structure would be roughly 30% easier because of the agreement already established.

The link for this program is: https://www.sec.state.ma.us/mhc/mhcmppf/mppfidx.htm
Paul Holtz's contact information is: 617-722-8470 Ext. 347 / paul.holtz@sec.state.ma.us

Recommendations: Historic Elements

The Committee proposes the following recommendations of areas/items for further deed restrictions, particularly in the event that the building is sold to a non-municipal entity.

This is intended to be a broad "wish list," as many of these items will reduce the resale value and also put significant burden on future owners. Ideally, all of these restrictions would be enacted on the structure.

- The historic mile marker on the front lawn of the building should remain intact in its present location or should be relocated to another town property or stored at the Historical Society.
- The two Civil War Plaques located on the first floor in the entrance hall should remain intact and maintained.

- The functioning 1881 clock and mechanism located in the tower should continue to be maintained on a day-to-day basis (meaning it would be wound and will display the correct time.)

- The weight chamber of the clock should be maintained in its original state.

- The exterior lights that illuminate the clock should remain and be maintained in working condition.

- The video camera/traffic control system should remain on the coupler platform and be accessible to Town Employees and or their agents.

- All plaques shall be kept in place and maintained.

- In the event of any remodeling, all hardware, doors, windows, wood and wood trim deemed original, should be retained and reused.

- The doors in the foyer should be maintained in their original state. All oak doors and hardware on first floor shall be preserved in their original location. Any restoration should be in keeping with the perceived original design and materials.

- The original balcony in the attic should be preserved and potentially restored.

- The two rooms with fireplaces should be restored and kept in place.

- The main double staircase should remain functional and woodwork should be maintained.

- The original jail cells which are quite rare and interesting should remain intact.

- All plans and proposed renovations and modifications should be reviewed and approved by the Massachusetts Historical Commission, the Walpole Historical Commission and the Board of Selectmen.

- The Town of Walpole should have access to the property with appropriate notice to include public access, on occasion, to the Civil War tablets (such as for the 300th Anniversary of Walpole, Memorial Day, and Veterans Day.)

    - The time capsule should be kept in place and made accessible for the Town's 300th Anniversary in 2024.

Recommendations: Next Steps

The Board of Selectmen, realizing the need and the opportunity that could be created with the Old Town Hall, established the Re-Use Committee to come back to them and subsequently Town Meeting, with a plan that would return the building to its former glory days when it was the center of community life.

However, given the sensitivity and the sensibility in finding the right and most responsible decision for the people of Walpole, the Committee believes that as much effort it has put into this important assignment, that to make sure that no stone is left unturned, a Request for Proposals (RFP) seeking both new ideas and interest from as wide an audience as possible, would be the most prudent course of action. Therefore, at the March 20, 2019 meeting of the Old Town Hall Reuse Committee, the following motion was made and unanimously approved.

"Recommend to the Board of Selectmen that the next course of action to be undertaken would be a Request for Proposal to be issued in order to expose Old Town Hall to the widest possible audience in hopes of attracting parties to come forward with potential uses and funding options to reactivate the building in the most advantageous way for the Town of Walpole."

In order to compete with cities, suburban communities such as Walpole, must find ways to retain and attract younger demographics. To do so, the Town needs to offer quality lifestyle amenities that create the kind of environment that people want in their community. Old Town Hall ushered in a new era for Walpole when first built in 1881. One hundred and thirty-eight years later, The Walpole Town House is now being called upon to be a catalyst for the redevelopment of Walpole's downtown. Cultural and social institutions have always played a major role in the success of great communities. The challenge before the Reuse Committee was how to feasibly reprogram Old Town Hall to achieve what today's consumers are looking for and what the Town needs. If done correctly, the Old Town Hall project can help achieve this, but at this point, a much deeper dive is needed. We have one bite at the apple left and we need to make sure we get it right.

Assuming the Board of Selectmen agree with the Committee's recommendation of issuing a Request for Proposal to determine potential uses it has not thought of as well as reach out to the development community who have a successful track record with converting municipal buildings into profitable commercial facilities, the Committee has taken the first step in creating marketing collateral showcasing Walpole's unique selling propositions, including a demographic analysis comparing Walpole to those suburban communities which have dynamic downtowns.

The following pages are elements of what would be included in the RFP.

APPENDIX

ZONING BYLAW

USE TABLE

TOWN OF WALPOLE

Table 5-B.1. Use Table

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
1. PUBLIC, SEMI-PUBLIC / INSTITUTIONAL:											
a. Church or other place of worship, parish house, rectory or convent.	A	A	A	A	A	A	A	A	A	A	6
b. Educational uses, which are protected under MGL c.40A, §3.	A	A	A	A	A	A	A	A	A	A	6
c. Library, museum, art gallery, or community building.	A	A	A	A	A	A	A	A	A	A	6
d. Private for profit school.	X	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	6
e. Charitable and philanthropic institutions.	A	A	A	A	A	A	A	A	A	A	4
f. Nursery school or other agency for the day care of children.	A	A	A	A	A	A	A	A	A	A	6
i. Small family daycare (in the home)[2]											
ii. Large family daycare (in the home)[2]											
g. Hospital and/or comprehensive health care system.	X	X	X	SPZ	X	SPZ	X	SPZ	SPZ	SPZ	3
h. Public administration building, fire or police station.	A	A	A	A	A	A	A	A	A	SPZ	6
i. Recreational or water supply use of a governmental agency.	A	A	A	A	A	A	A	A	A	A	6
j. Any use of a governmental agency not specifically set forth herein.	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	6
k. Private Club, Association or Lodge (but not including any use the chief activity of which is one customarily conducted as a business)	SPZ	SPZ	SPZ	SPZ	SPZ	A	A	SPZ	SPZ	SPZ	4
l. Any commercial recreational uses which go on after dusk or before dawn such as skateboard parks, tennis courts etc.	X	X	X	X	SPZ	SPZ	SPZ	A	A	SPZ	6
m. Any commercial recreational uses that do not go on after dusk or before dawn such as boat or canoe, livery, riding academy or stable, ski grounds, picnic grounds, bathing beach or recreation camp.	SPZ	SPZ	X	SPZ	A	SPZ	SPZ	A	A	SPZ	6
n. Heliport.	X	X	X	SPZ	X	X	X	SPZ	SPZ	SPZ	NA
o. Heliport for emergency hospital and police use but not for commercial use.	X	X	X	SPZ	SPZ	SPZ	X	SPZ	SPZ	SPZ	NA
p. Restroom and storage facilities, and/or concession stand to be operated by a governmental or nonprofit agency, accessory to a permitted recreational use.	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	NA
2. AGRICULTURAL:											
a. Orchard, market garden, nursery or other open use of the land for agricultural production. Special permits and prohibitions for this use shall apply only to parcels of two (2) or less contiguous acres.	A	A	SPZ	A	A	SPZ	SPZ	SPZ	SPZ	X	6

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
b. Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production. Special permits and prohibitions for this use shall apply only to parcels of less than (5) contiguous acres.	SPZ	SPZ	SPZ	A	A	SPZ	SPZ	SPZ	SPZ	X	6
c. Salesroom or stand for the sale of nursery greenhouse garden or other agricultural produce (including articles of home manufacture from such produce), but only where the major portion thereof is raised on the premises or made from produce so raised. Special permits and prohibitions for this use shall apply only to parcels of less than five (5) contiguous acres.	SPZ	SPZ	SPZ	SPZ	SPZ	A	A	SPZ	SPZ	X	6
3. RESIDENTIAL:											
a. Detached one-family dwelling	A	A	A	A	X	X	X	X	X	X	1
b. Two-family detached dwelling if located on a lot having an area of at least twenty thousand (20,000) square feet and if connected to or to be connected at time of construction with the public sewer system.	X	X	SPZ	X	X	X	X	X	X	X	1
c. Three-family detached dwelling if located on a lot having an area of at least thirty thousand (30,000) square feet and if connected to or to be connected at the time of construction with the public sewer system.	X	X	SPZ	X	X	X	X	X	X	X	1
d. Dwelling for occupancy by more than three (3) families provided that:	X	X	SPZ	X	X	X	X	X	X	X	1
i. such dwelling is connected or is to be connected with the public sewer system at the time of construction;											
ii. such dwelling is located on a lot having an area of at least thirty thousand (30,000) square feet with an additional ten thousand (10,000) square feet for each dwelling unit in excess of three (3) to be accommodated; and											
iii. a fifty (50) foot buffer zone shall be required where the adjacent lot has a single-family dwelling or is a vacant lot.											
iiii. If there is to be more than one (1) principle building on a lot, there shall be a minimum of 10,000 square feet of lot area per dwelling unit, regardless of how many buildings are on the lot or how many units are in a building.											
e. The conversion and/or use of a one-family dwelling existing on January 1,1956, as a dwelling for not more than two (2) families provided that:	SPZ	SPZ	SPZ	SPZ	X	SPZ	SPZ	X	X	X	1

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
i. such dwelling is located on a lot having an area at least fifty (50%) percent larger than the minimum hereafter specified for the construction of a building in the same district;											
ii. no exterior enlargement is made which, together with any changes made during the preceding five (5) years, increases by more than twenty (20) percent the area of the dwelling;											
iii. no change is made in the external appearance and general aspect of such dwelling which alters its one-family character; and											
iv. the lot is able to support two (2) septic disposal systems if not connected to the public sewer system.											
f. The conversion and/or use of a one-family dwelling existing on January 1,1956 as a dwelling for two families on a lot of not less than twenty thousand (20,000) square feet; provided that such dwelling is connected with the public sewer system.	X	X	SPZ	X	X	SPZ	SPZ	X	X	X	1
g. The use of a floor other than the ground floor or basement for dwelling units provided that such dwelling units are or will be connected to the public sewer at the time of construction. In a GR zone the requirements of Use Table Subsection 3.d (Dwelling for occupancy by more than three (3) families) must be met. The following conditions must also be met:	X	X	SPZ	X	X	SPZ	A	X	X	X	1
i. within CBD zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 3.5 times the total gross floor area dedicated to commercial use; and											
ii. within B zones, the area used for dwelling units above the ground floor shall not exceed a gross floor area 2.0 times the gross floor area of the ground floor.											
h. Bed and Breakfast, or tourist home provided that the building is connected or is to be connected to a public sewer system at the time of construction.	X	X	SPZ	X	X	A	SPZ	X	X	X	2

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
i. The use of a portion of a dwelling or of building accessory thereto as the workroom of a resident beautician, dressmaker, milliner, photographer, cabinetmaker, skate sharpener, radio repairman, or other person engaged in a customary home occupation, or as a place for incidental work and storage in connection with his off-premises trade by a resident builder, carpenter, electrician, painter, plumber or other artisan, or by a resident tree surgeon, landscape gardener, or similar person provided that:	SPZ	SPZ	SPZ	SPZ	X	A	A	A	A	A	6
i. such use is clearly secondary to the use of the premises for dwelling purposes;											
ii. no trading in merchandise is regularly conducted except for the sale of products made by the resident himself or of parts or other items customarily maintained in connection with and incidental to its performance;											
iii. such use will not have a material adverse effect on the value of the land and buildings in the neighborhood;											
iv. the external appearance and general aspect of the building so used is in conformity with the residential character of the neighborhood; and,											
v. there is no outside display of goods or products, storage of materials of equipment, or any other outward evidence that the premises is being utilized for any purpose other than residential (except for an accessory sign as hereinafter provided).											
j. The use of a portion of a dwelling or of a building accessory thereto as the office of a doctor, dentist, optician, clergyman, lawyer, architect, engineer or other member of a recognized profession, or as a studio or office of an artist, musician, teacher, real estate or insurance agent residing on the premises subject to the conditions that:	A	A	A	A	X	A	A	A	A	A	4
i. not more than one person other than residents of the premises is regularly employed thereon in connection with such use;											
ii. there is no outward evidence that the premises is being utilized for any purpose other than residential (except for an accessory sign as hereinafter permitted); and,											
iii. not more than four (4) persons are gathered at one time for the purpose of being instructed.											

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
k. Lodging House, the letting of rooms or the furnishing of table board in a dwelling to not more than four (4) lodgers (whether regular or transient).	SPZ	SPZ	SPZ	SPZ	X	A	A	A	A	A	2
l. The raising or keeping of a small flock of poultry or a saddle horses, livestock, or other animals for private and noncommercial purposes.	A	A	A	A	A	X	X	X	X	A	6
m. The garaging or maintaining on any premises of a total of not more than three (3) motor vehicles (including not more than one commercial vehicle not in excess of two ton capacity), except in the case of a public or agricultural use.	A	A	A	A	A	A	A	A	A	X	6
n. The garaging or maintaining of more than three (3) automobiles or of more than one commercial vehicle, but only where in connection with a permitted main use on the same premises except in the case of an agricultural use.	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	A	A	A	6
o. Reserved for future use											
p. Reserved for future use											
q. The garaging or maintaining of a trailer or semitrailer (as defined in Chapter 90 Section 1 of the General Laws) more than fifteen (15) feet in length; except for house trailers, motor homes, or recreational trailers, for not more than one (1) month in any consecutive twelve (12) month period.	A	A	A	A	A	A	A	A	A	A	6
r. Accessory where incidental to a permitted use, including the following: greenhouse, stable, tool shed, playhouse, tennis court, boathouse or other similar building or structure for domestic storage use.	A	A	A	A	A	A	A	A	A	A	6
s. Residential Care Continuum pursuant to Section 10-A	X	SPP	SPP	X	X	X	X	X	X	X	See Section 10-A
t. Reserved for Future Use											
u. Age Qualified Village pursuant to Section 10-C	X	SPP	SPP	X	X	SPP	X	SPP	SPP	X	See Section 10-C
v. Independent and Assisted Living pursuant to Section 10-B	X	X	SPP	X	X	SPP	X	X	SPP	X	See Section 10-B
w. Accessory In-Law Suites[4]	SPZ	SPZ	A	SPZ	X	X	X	X	X	X	

4. BUSINESS:	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
a. Retail Sales and Services less than 10,000 square feet.	X	X	X	X	X	A	A	A	A	A	4
b. Retail Sales and Services greater than or equal to 10,000 square feet but less than 20,000 square feet.	X	X	X	X	X	A	SPZ	A	A	A	4
c. Retail Sales and Services greater than or equal to 20,000 square feet.	X	X	X	X	X	SPZ	X	A	A	A	4
d. Showroom for building supplies (including plumbing, heating and ventilating equipment) with storage limited to floor samples only.	X	X	X	X	X	A	A	A	A	A	4
e. Salesroom for automobiles, boats, trailers, trucks, farm implements or machinery, with repair services (All vehicle storage areas must be paved and be equipped with gas traps. All vehicles will be required to park on paved Surfaces).	X	X	X	X	X	SPZ	X	SPZ	SPZ	SPZ	4
f. Bakeries, retail	X	X	X	X	X	A	A	A	A	A	4
g. Medical and dental laboratories dealing directly with the consumer.	X	X	X	X	X	A	A	A	A	A	4
h. Restaurant or similar place for the serving of food or beverages only to persons inside a completely enclosed building, subject to the condition that no live entertainment is regularly furnished.	X	X	X	X	X	A	A	A	A	A	3
i. Shop of a builder, carpenter, cabinetmaker, caterer, electrician, painter, paperhanger, plumber, sign painter or upholsterer with not more than five thousand (5,000) square feet of floor area per establishment used for work and storage.	X	X	X	X	X	A	A	A	A	A	4
j. Printing or publishing establishment, with not more than five thousand (5,000) square feet of floor area per establishment used for work and storage.	X	X	X	X	X	A	A	A	A	A	4
k. Business or professional office or agency, bank, or other financial Institution.	X	X	X	X	X	A	A	A	A	A	4
l. Office of a doctor, dentist, optician, clergyman, lawyer, architect, engineer or other member of a recognized profession not a resident of the premises, or the studio or office of an artist, musician, teacher, real estate or insurance agent not a resident of the premises or a group of such offices.	X	X	SPZ	X	X	A	A	A	A	X	4
m. Funeral parlor or undertaking establishment.	X	X	SPZ	X	X	A	SPZ	A	A	X	3

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
n. Any of the following service establishments dealing directly with the consumer: barber or beauty shop, business or trade school, clothing rental establishment, coin operated or other self-service dry cleaning establishment, collection station for laundry or dry cleaning, dancing or music school, dressmaking or millinery shop, frozen food locker, hand or self service laundry, household appliance repair shop, interior decorating studio, meeting hall for hire, photographic studio, shoe or hat repair shop, typewriter repair shop.	X	X	X	X	X	A	A	A	A	A	4
o. Hotel or motel.	X	X	X	X	X	A	SPZ	A	A	X	2
p. Any of the following uses, if located in business district, which has an overall length of at least one thousand (1,000) feet, measured along the street on which the use has its principal access:											
i. outdoor dining area accessory to a restaurant or hotel on the same premises[1];	X	X	X	X	X	A	A	A	A	A	6
ii. drive-in or stand for the dispensing of food beverages, or goods from inside a building to persons standing or seated outside;	X	X	X	X	X	SPZ	SPZ	SPZ	X	X	6
iii. theater, bowling alley, dance hall or other indoor amusement; and,	X	X	X	X	X	A	A	A	A	A	6
iv. the regular furnishing of live entertainment at a restaurant or similar place.	X	X	X	X	X	A	A	A	A	A	6
q. Any of the following uses if located in business district which has an overall length of less than one thousand (1,000) feet, measured along the street on which the use has its principal access:											
i. outdoor dining area accessory to a restaurant or hotel on the same premises;	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	X	6
ii. drive-in or stand for the dispensing of food, beverages or goods from inside a building to persons standing or seated outside;	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	X	6
iii. theater, bowling alley, dance hall, or other indoor amusement, and	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	X	6
iv. the regular furnishing of live entertainment at a restaurant or similar place.	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	X	6

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
r. Outdoor Commercial Amusement, including miniature golf, bumper cars, batting cage, go-cart track, driving range, and similar uses.	X	X	X	X	X	SPZ	X	A	A	A	6
s. Animal or veterinary hospital.	X	X	X	X	X	SPZ	SPZ	SPZ	A	A	6
t. Commercial kennel.	X	X	X	X	X	SPZ	SPZ	SPZ	A	SPZ	6
u. Commercial greenhouse.	X	X	X	SPZ	X	A	A	A	A	A	6
v. Automobile service station.	X	X	X	X	X	X	X	A	A	A	4
w. Automobile parking lots for which a fee is charged and those parking lots not covered by 5B.4.x.	X	X	X	X	X	A	SPZ	A	A	SPZ	NA
x. Automobile parking area for which no fee is charged, provided that such area is located on a lot in immediate proximity to a nonresidential district.	X	X	SPZ	X	X	A	A	A	A	SPZ	NA
y. Yard sales (household effects) to be held on not more than three (3) occasions during twelve (12) months, each sale to last no more than two (2) days.	A	A	A	A	A	A	A	A	A	A	NA
z. Any other retail business or service establishment, provided that such use is similar to the uses specifically permitted in these districts in general character and in effect on adjacent property and improvement (but not including any use specifically permitted herein in a less restricted district)	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	SPZ	6
aa. Accessory use incidental to a permitted main use, including such light manufacturing as is usual in connection therewith, subject to the conditions that: i. such manufacturing does not occupy an area exceeding fifty percent (50%) of the total floor area occupied by the main use; ii. the major portion of any products manufactured are to be sold at retail on the premises; and iii. not more than five (5) employees are regularly employed in such manufacturing (10,000) square feet.	X	X	X	X	X	A	SPZ	A	A	A	5
bb. Open display of goods for sale on the premises accessory to a permitted main use conducted in a completely enclosed building on the same premises, provided that uses are appropriately screened in accordance with all applicable Sections of the Zoning Bylaw.											
i. where total ground area devoted to such open display does not exceed ten percent (10%) of the ground area covered by said building.	X	X	X	X	X	A	A	A	A	A	6
ii. where the ground area devoted to such open display does not exceed more than twenty-five percent (25%) of the ground area covered by the building.	X	X	X	X	X	SPZ	SPZ	A	A	A	6
iii. where the total ground area devoted to such open display exceeds twenty-five percent (25%) of the ground area covered by said building	X	X	X	X	X	X	X	A	A	A	6

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
cc. Any Adult Establishment defined in Section 14 of the Bylaw, provided that such use is not less than five hundred (500) feet from a residential district, school, religious institution, or day care facility or from any other adult bookstore or adult motion picture theatre or from any establishment licensed to sell alcoholic wine and malt beverages under the provisions of M.G.L. Chapter 138, Section 12.	X	X	X	X	X	X	X	X	X	SPZ	6
dd. Auto Body Repair Establishments for metal crafting, auto body repair, auto body painting, paint spraying or interior customizing cars, trucks, and all types of motorized vehicles and automotive repair garages.	X	X	X	X	X	X	X	SPZ	SPZ	SPZ	4
ee. Any Medical Marijuana Facility defined in Section 14 of the Bylaw, provided that such use is no less than five hundred (500) feet from a parcel containing a school, religious institution, residence, licensed registered daycare facility, playground, park, recreation center, youth center or any established facility in which children commonly congregate under the provisions of Chapter 369 of the Acts of 2012 and 105 CMR 725.000.	X	X	X	X	X	X	X	X	X	SPZ	6
ff. Fitness Center.	X	X	X	X	X	A	A	A	A	A	6
5. WHOLESALE, INDUSTRIAL:											
a. Wholesale office or showroom with storage limited to floor samples only.	X	X	X	X	X	A	A	A	A	A	5
b. Truck terminal or motor freight station.	X	X	X	X	X	X	X	X	SPZ	A	6
c. Warehouse for the covered storage of materials, supplies, equipment, and manufactured products, whether or not produced on the premises.	X	X	X	X	X	X	X	A	A	A	5
d. Open or outside storage of materials, supplies, equipment and manufactured products in a storage yard completely screened from view at normal eye level from any street or any premises.	X	X	X	X	X	X	X	A	A	A	5
e. Coal elevator or gas storage tank, other than as an accessory use.	X	X	X	X	X	X	X	X	X	A	6
f. Plant for bulk storage of petroleum or petroleum products, Natural gas, and/or propane, provided however, that none of the Aforementioned products shall exceed 50,000 gallons of storage capacity (measured by the volume of water that could be stored in tanks).	X	X	X	X	X	X	X	X	X	SPZ	5

	RA	RB	GR	R	PSRC	B	CBD	HB	LM	IND	PARKING CODE
g. Establishment for the repair or storage of boats, trailers, trucks, farm implements, or machinery.	X	X	X	X	X	X	X	SPZ	SPZ	A	4
h. Plant for bulk processing of wood or lumber (such as a sawmill planing mill, or wood preserving plant).	X	X	X	X	X	X	X	X	SPZ	A	5
i. Brewery, manufacturing of all types of craft alcoholic beverages, including, but not limited to wine and malt beverages, not exceeding 15,000 barrels per year, may or may not contain a tasting room, restaurant or bar[2].	X	X	X	X	X	A	A	A	A	A	6
j. Shop of a builder, carpenter, cabinetmaker, caterer, electrician, painter, paperhanger, plumber, sign painter or upholsterer with more than five thousand (5,000) square feet of floor area per establishment used for work or storage.	X	X	X	X	X	X	SPZ	A	A	A	5
k. Printing or publishing establishment with more than five thousand (5,000) square feet of gross floor area per establishment used for work or storage.	X	X	X	X	X	SPZ	SPZ	A	A	A	5
l. Power laundry, dry cleaning or dyeing works, carpet or rug cleaning plant.	X	X	X	X	X	X	X	SPZ	A	A	5
m. Research, experimental or testing laboratory other than as an accessory to a permitted use.	X	X	X	X	X	X	SPZ	A	SPZ	A	5
n. Bakeries, Wholesale.	X	X	X	X	X	SPZ	SPZ	A	A	A	5
o. Plant for bottling or packaging but not including meat and fish products.	X	X	X	X	X	X	X	A	A	A	5
p. Heavy machinery (such as agricultural, construction, mining or railroad machinery), metal foundry products, or stone products (such as abrasives, monuments)	X	X	X	X	X	X	X	A	A	A	5
q. Plant for light metal or plastic fabrication or finishing, but not including heavy punch presses or drop hammers.	X	X	X	X	X	X	X	A	A	A	5
r. Plant for manufacturing of electrical or electronic devices, appliances, apparatus, or supplies.	X	X	X	X	X	X	X	A	A	A	5
s. Plant for manufacturing of medical, dental or drafting instruments or equipment optical goods, watches or other precision instruments or equipment.	X	X	X	X	X	X	X	A	A	A	5
t. Plant for manufacturing advertising displays, awnings or shades, beverages (nonalcoholic), brushes, books, candy clothing or other textile products, jewelry, ice, leather goods, textiles, toys or wood, paper, or glass products.	X	X	X	X	X	X	X	A	A	A	5
u. Accessory use incidental to a permitted main use.	X	X	X	X	X	SPZ	SPZ	A	A	A	5
v. Reserved for future use											
w. Reserved for Future Use											

Footnotes:
1. Outdoor dining subject to Limited Site Plan Review or Full Site Plan Review, as applicable.
2. If such use is located within the CBD it shall contain a restaurant.
3. Small and Large family daycare (in the home) facilities shall be subject to Limited Site Plan Review in accordance with Section 13 of the Zoning Bylaw, as well as all other applicable local, state and federal codes and regulations.
4. See Section 5-B.2. Accessory In-Law Suites.

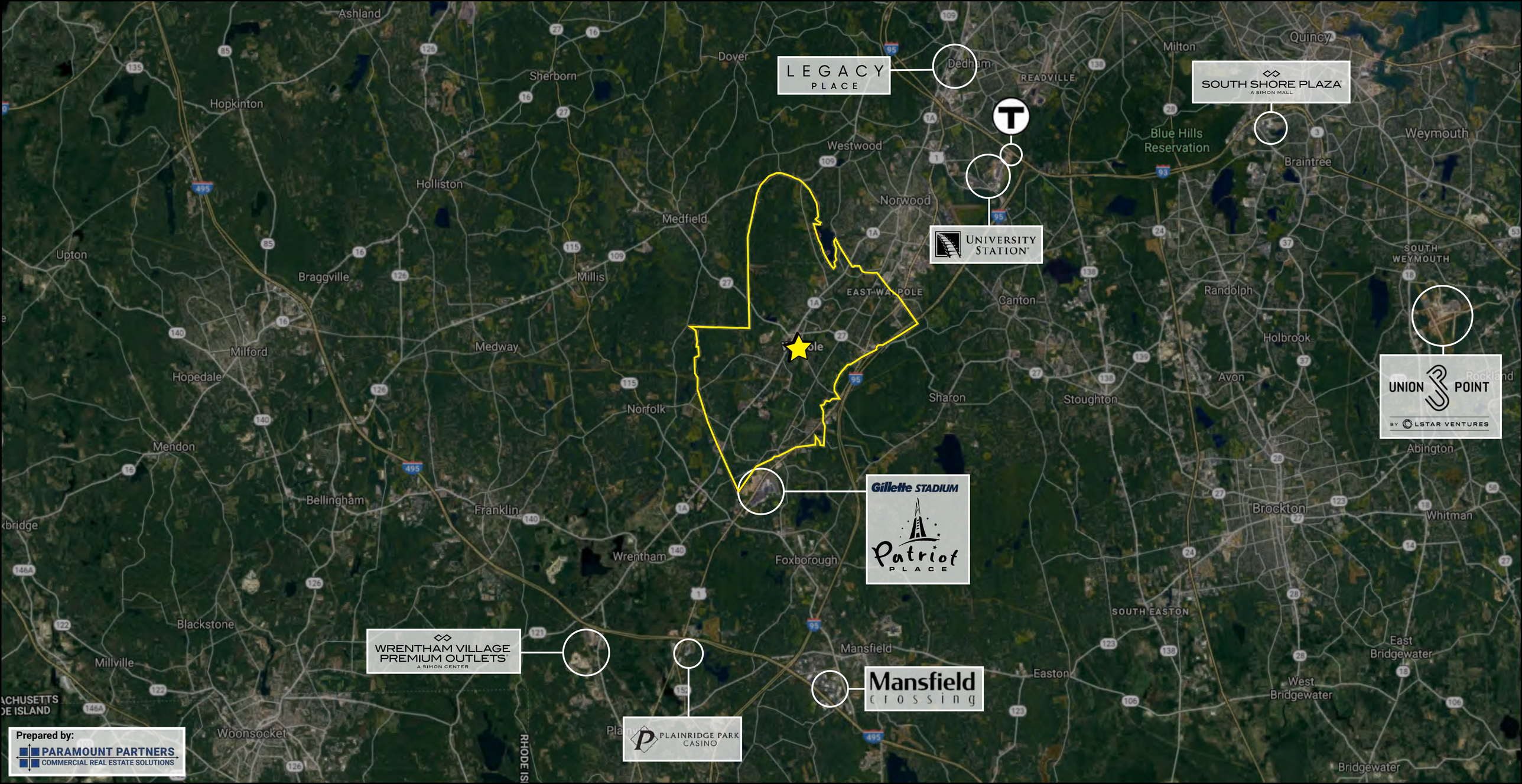
RFP

MARKETING COLLATERAL

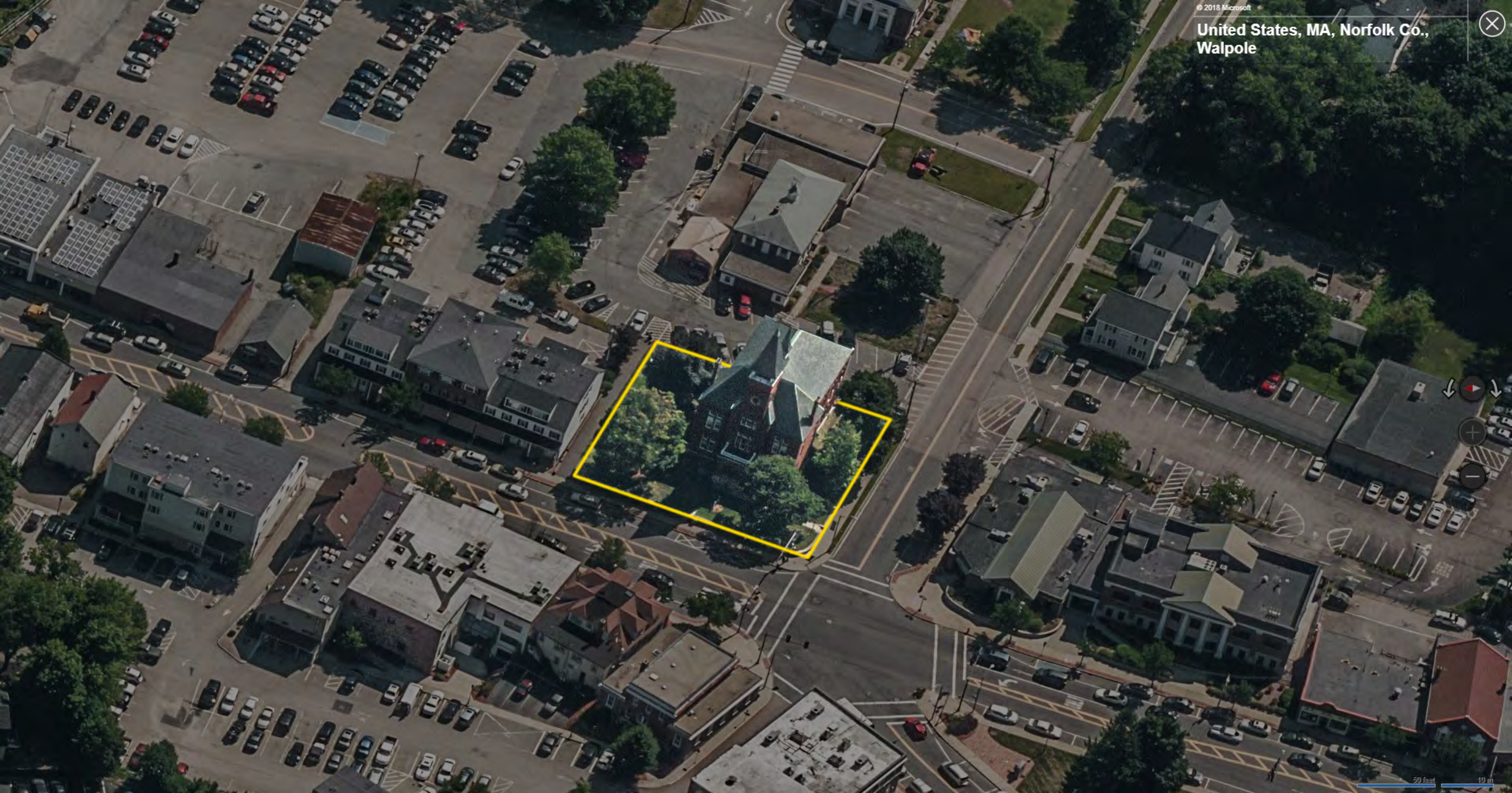
The following items would be included in the *Request-for-Proposals* marketing package


BOSTON
WORCESTER
WALPOLE
PLYMOUTH
PROVIDENCE
290
90
93
495
95
3
395
295
495
Prepared by:
PARAMOUNT PARTNERS
COMMERCIAL REAL ESTATE SOLUTIONS

CBD Comparative Demographics:										
Town		**Walpole**	**Medfield**	**Foxborough**	**Sharon**	**Canton**	**Norwood**	**Natick**	**Hingham**	**Bridgewater**
State	**MA**									
TOWN STATS:										
Square Miles		20.5	14.6	20.1	23.3	18.9	10.5	15.1	22.5	27.5
Population (2018)		24,070	12,845	17,574	18,277	23,444	29,195	36,246	23,415	27,478
Population Growth Trend 2018-2023 Annual Rate	0.64%	0.46%	0.73%	0.62%	0.50%	0.74%	0.60%	1.03%	0.73%	0.76%
Households Growth Trend	0.59%	0.38%	0.65%	0.52%	0.40%	0.63%	0.51%	0.93%	0.71%	0.83%
Median Household Income Trend	2.41%	1.53%	1.00%	1.62%	1.24%	1.61%	3.00%	1.51%	2.23%	1.18%
Total Assessed Value		$4,351,603,370	$2,582,647,254	2,904,181,620	$2,958,430,000	$4,069,871,500	$4,358,017,600	$735,571,427.00	$6,364,061,160	$2,512,988,630
Commercial, Industrial, Pers. Property		20.33	5.65	17.91	19.37	25.86	22.47	13.05	11.77	15.19
Residential Tax Rate		15.27	17.03	14.57	19.37	12.42	11.09	13.05	11.77	15.19
Bond Rating (S&P 2015)		AA+	Aa1 (Moodys)	AA+	Aa3 (Moodys)	AAA	AA+	AAA	AAA	A1 (Moodys)
DEMOGRAPHICS From Town Center:										
Population (2018)	1-Mile	5,833	5,504	5,855	4,400	9,371	15,756	11,795	3,963	8,644
	3-Miles	31,306	21,077	26,043	34,058	43,983	55,817	59,949	32,242	28,968
	5-Miles	96,083	69,583	68,549	111,066	131,661	124,899	139,968	99,181	63,004
Median Age	1-Mile	46.6	44.4	41.7	45.3	43.2	43.1	42.7	44.2	24.9
	3-Miles	42.6	44.3	42.2	44.9	44.9	43.8	40.4	45.7	37
	5-Miles	43.5	44.3	42	43.5	43.5	44.1	40.9	45.1	40.8
Households	1-Mile	2,485	2,091	2,612	1,514	3,678	6,739	4,835	1,460	2,684
	3-Miles	11,556	7,267	9,863	13,031	17,326	21,827	22,478	12,911	9,307
	5-Miles	34,863	24,504	24,050	42,310	50,280	47,995	50,425	40,484	21,071
Median HHI	1-Mile	$98,232	$127,461	$77,336	$115,370	$96,917	$80,559	$105,154	$116,777	$73,338
	3-Miles	$111,749	$143,213	$103,471	$106,409	$95,287	$103,794	$107,795	$98,601	$91,639
	5-Miles	$110,250	$121,955	$110,467	$101,527	$96,042	$104,150	$106,356	$83,898	$90,628
Per Capita Income	1-Mile	$52,675	$60,702	$44,122	$56,458	$46,995	$47,238	$58,119	$62,221	$31,416
	3-Miles	$53,440	$64,677	$49,167	$53,423	$48,736	$54,769	$57,489	$58,728	$36,546
	5-Miles	$53,365	$58,393	$49,710	$49,360	$47,205	$53,975	$56,592	$49,696	$36,655
Home Ownership	1-Mile	78.40%	75.40%	41.40%	68.30%	64.90%	51.80%	60.00%	73.00%	40.70%
	3-Miles	74.60%	83.70%	65.00%	74.10%	67.90%	62.60%	63.20%	69.10%	70.10%
	5-Miles	73.40%	77.10%	71.50%	68.60%	65.90%	67.10%	62.60%	61.70%	76.00%
Median Home Value	1-Mile	$437,789	$610,274	$414,634	$460,405	$481,954	$412,284	$542,831	$924,342	$296,011
	3-Miles	$529,289	$680,959	$457,062	$470,778	$454,392	$496,861	$599,683	$609,898	$375,300
	5-Miles	$507,950	$598,902	$462,606	$452,417	$432,458	$490,627	$610,116	$465,058	$367,851
College Educated	1-Mile	20.1%	34.10%	15.10%	41.30%	22.10%	17.30%	32.60%	29.40%	12.40%
(Graduate/Professional Degree)	3-Miles	23.1%	34.00%	19.50%	29.80%	22.10%	23.10%	35.50%	22.50%	12.40%
	5-Miles	24.6%	28.50%	21.60%	21.80%	20.00%	23.80%	33.00%	18.30%	11.40%
		Walpole	**Medfield**	**Foxborough**	**Sharon**	**Canton**	**Norwood**	**Natick**	**Hingham**	**Bridgewater**
# Businesses	1-Mile	395	239	363	221	407	685	568	324	318
	3-Miles	1,463	688	1,408	1,490	2,513	3,115	3,035	1,208	1,050
	5-Miles	4,277	2,342	2,933	5,270	5,948	5,991	6,367	3,643	2,002
# Employees	1-Mile	3,293	1,786	5,686	1,924	4,131	9,267	5,808	2,752	3,721
	3-Miles	15,989	5,476	19,809	15,748	37,651	53,052	40,220	11,960	10,578
	5-Miles	51,608	20,715	37,512	66,375	94,257	91,155	80,677	38,913	22,336
PRESENCE OF:										
Town Common		Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
College/University		No	No	No	No	No	No	Yes	No	Yes
Commuter Rail		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Active Retail		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Active Community Theatre		Yes	No	Yes	No	No	Yes	No	No	No
Primary Arterial thru Town Center		Yes (2)	Yes (2)	Yes	Yes	Yes	Yes	Yes (2)	Yes	Yes (2)
Major Tourist Attraction		No	No	Yes	No	No	No	No	No	No
Downtown Public Parking										
Prepared By: Paramount Partners										


LEGACY PLACE
SOUTH SHORE PLAZA
A SIMON MALL
UNIVERSITY STATION
UNION POINT
BY LSTAR VENTURES
Gillette STADIUM
Patriot PLACE
WRENTHAM VILLAGE PREMIUM OUTLETS
A SIMON CENTER
Mansfield crossing
PLAINRIDGE PARK CASINO
Prepared by:
PARAMOUNT PARTNERS
COMMERCIAL REAL ESTATE SOLUTIONS


Walpole Train Station
CSX
192 Unit
Mixed-Use Transit-Oriented Development
(Under Construction)
152 Unit: Liberty Village
Mixed-Use Development
(Under Construction)
Historical Society
Elm St.
West St.
Epiphany Church
Town Common
Walpole Town House
(Subject)
27
Main St. 1A
CVS pharmacy
Main Street Shopping Center
Santander
7-ELEVEN
TD Bank
East St. 27
Fire Station
UNITED STATES POSTAL SERVICE
WALPOLE CO-OPERATIVE BANK
Blackburn Hall
Stone Field/Spring Brook Park
Front St.
Common St.
United Church
Stone St.
Town Hall
Town Library
School St.
Joe Morgan Field
Prepared by:
PARAMOUNT PARTNERS
Commercial Real Estate Solutions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Walpole
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