

## CONCEPTUAL DESIGN

The conceptual plans that follow are the result of a series of meetings with the Old Town Hall Committee and multiple iterations to arrive at a preferred scheme. The governing principles that led to the preferred design were:

- Provide a fully accessible, code compliant structure that meets all life-safety requirements of the Massachusetts Building Code, which included:
  - Introduction of an elevator to traverse the three existing floors
  - Render all entrances to the building fully accessible
- Provide energy efficient building systems and building envelope:
  - Insulate the existing walls and attic
  - Introduce a new cooling system and reuse the existing heating system
- Follow *The Secretary of Interior's Standards* for building rehabilitation
- Integrate the Program of Needs, included earlier in this section of the report.

The design process began with a second look at the addition proposed by Reinhardt Associates in their 2005 Feasibility Study. Two designs were presented showing slightly enlarged additions, one with a generous basement level lobby space and the second with two office spaces. In both schemes substantial modifications were proposed for the interior of the building, including remodeled rest rooms with additional fixtures, a generously sized kitchen in the basement, new finishes throughout the interior, and extensive site work to accommodate parking. A preliminary cost per square foot estimate for both of these schemes totalled approximately \$2 million.

The committee requested minor modifications to both schemes which led to Scheme C, a combination of Scheme A and Scheme B which met all of the needs and goals held by the committee. However, in recognition of budgetary constraints, two more schemes were presented, Scheme D and Scheme E. Scheme D provided a smaller addition which only contained an elevator, staircase, and modest lobby space. Alterations to the building interior were greatly reduced, and parking was not addressed. Scheme E was a second look at a design prepared by Donald R. Boyce, Inc. Architects in 1978 which had an elevator located inside the existing building. This scheme also reduced the amount of intervention to interior finishes and eliminated all changes to the basement. It was determined by the committee that this scheme sacrificed too many of the goals for rehabilitating the building and that Scheme C was beyond the reach of funding.

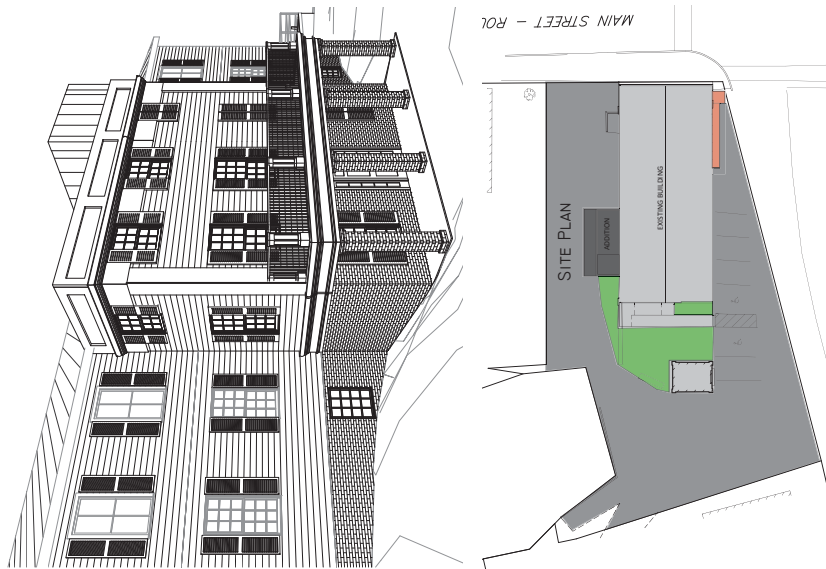
Thus Scheme D was chosen to be further explored and modified, which led to Scheme F. The greatest changes in Scheme F occur in the basement, where additional office spaces are provided. A final meeting with the Committee prompted



a few additional changes to the basement plan which marked the end of the design process and culminated in Scheme G, the plans of which are shown here. Scheme G was then developed for cost estimating with several alternates, which included the basement fit out for additional office space, site adjustments for parking, and the construction of a plaza and sloped walkway at the northwest corner of the building.

All of the earlier schemes are provided in the appendix of this document to serve as records of the decisions made and options explored in leading to this design.

Sterling Old Town Hall  
Option G - Elevator Addition

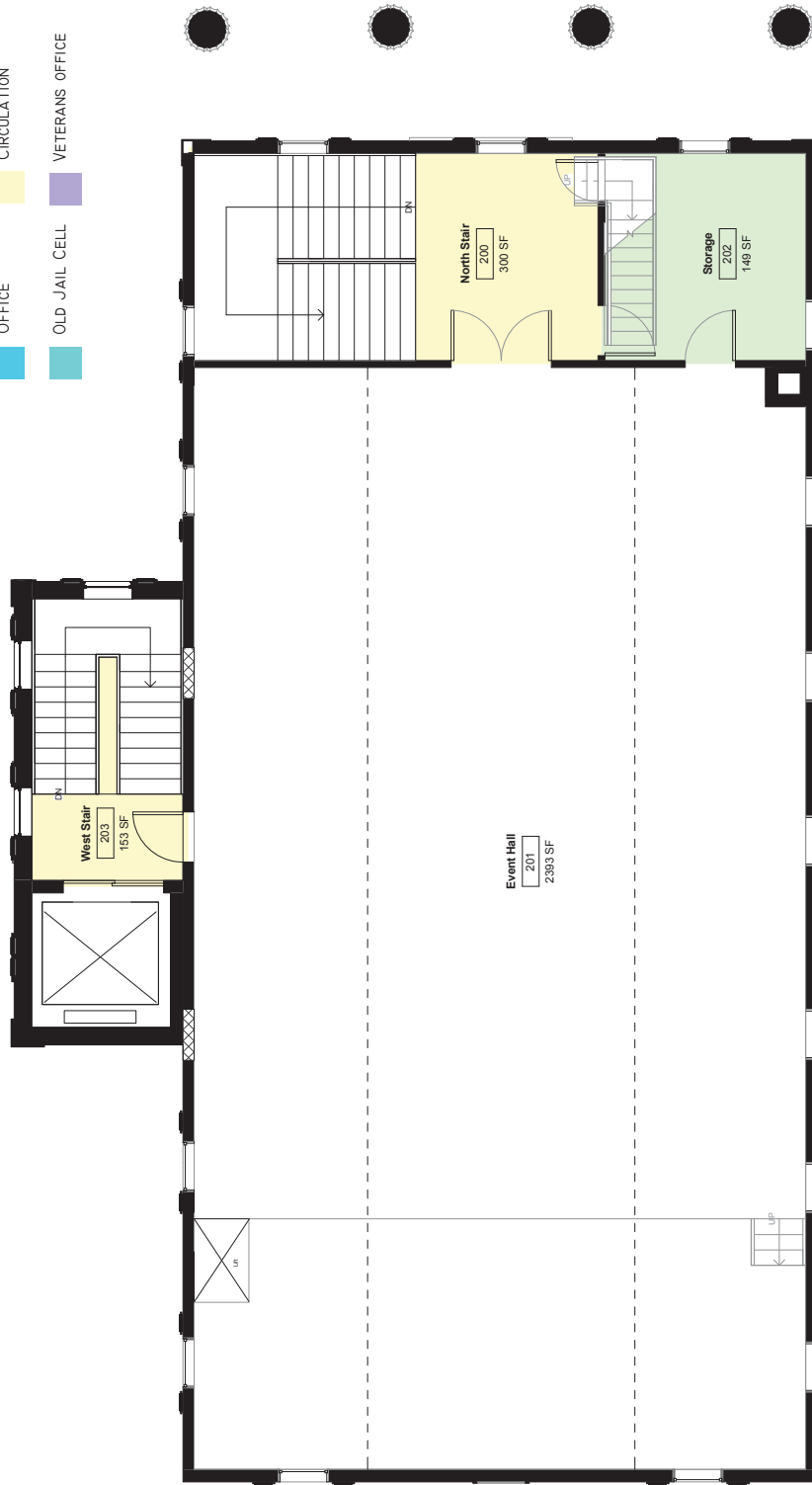


- MECHANICAL SPACE
- KITCHENETTE
- CIRCULATION
- VETERANS OFFICE
- STORAGE
- UTILITY SPACE
- OFFICE
- OLD JAIL CELL

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LEVEL 2 OPTION G



LEVEL I OPTION G



- MECHANICAL SPACE
- STORAGE
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- OFFICE
- OLD JAIL CELL
- KITCHENETTE
- CIRCULATION
- VETERANS OFFICE



GROUND LEVEL OPTION G

