

WHAT IS THE FUTURE OF THE UNION BUILDING? FEASIBILITY STUDY PUBLIC KICK-OFF

October 26, 2023 – NMCOG and Spencer Preservation Group



UNION BUILDING REHABILITATION COMMITTEE

WHO WE ARE

Leah D. Basbanes - *Chair*

Sherry Kersey

Walter Alterisio

Suchitra Mumford

Alan Chaney

Jeff Rosen

Tim DiNicola

Bebe Wood

SPENCER PRESERVATION GROUP WHO WE ARE

PRESERVATION ARCHITECT



LYNNE SPENCER
Principal of Preservation

Lynne has a long and distinguished tenure in the field of historic preservation. She began her career at *Historic New England*, where she held a series of positions including Director of Properties, a role with responsibility for 120 buildings and 50 historic sites. Lynne worked as project manager for L.V. Mawn Construction, was a consultant for the Massachusetts Historical Commission, and served as state director of the Smithsonian Institute's "Save Outdoor Sculpture" initiative. She has directed the preservation and rehabilitation of numerous buildings of national significance.



DOUGLAS L. MANLEY, AIA, LEED AP
Principal of Architecture

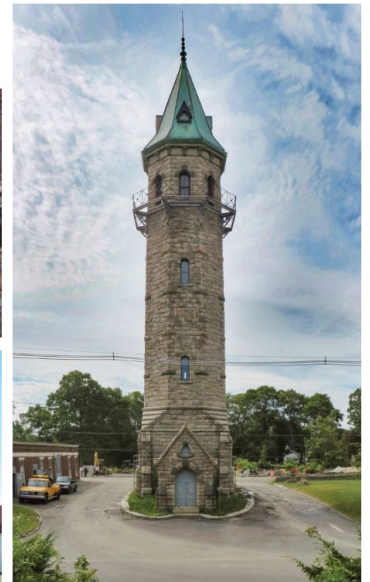
Doug is a seasoned preservation architect focusing on repair, restoration, renovation and additions to historic buildings. His projects typically involve buildings listed on the *State and National Registers of Historic Places* for public sector and institutional clients. Doug has particular experience with civic structures and has worked at numerous town halls, sensitively introducing 21st-century office and assembly environments into 19th- and early 20th-century structures.



SHAWN A. WILLETT, AIA, CSI
Principal

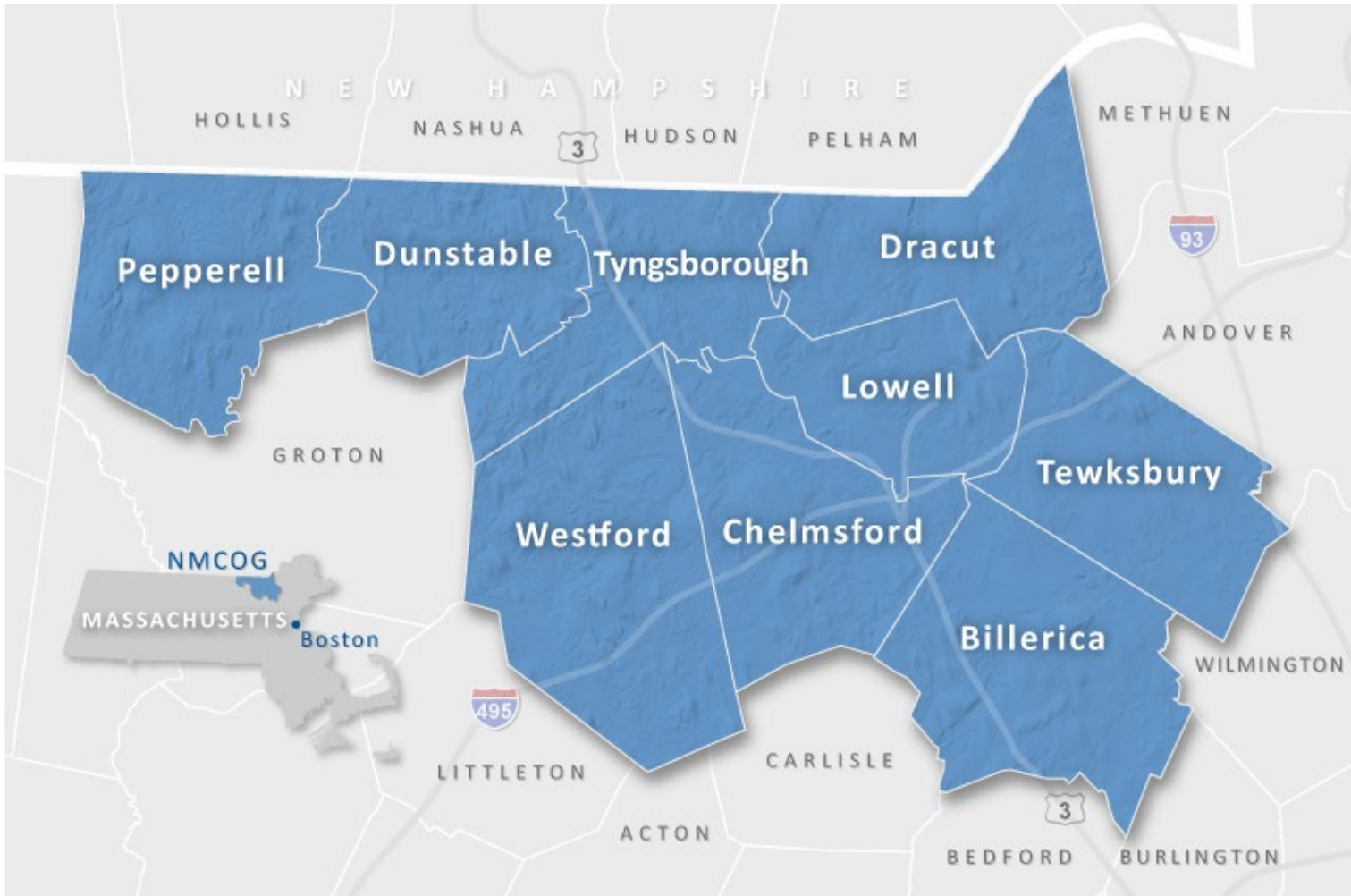
Shawn has spent nearly a decade honing a sharp interest and appreciation for ecclesiastic and institutional design - for both private clients and historical entities alike. His professional versatility allows him to wear many hats and respond to a broad spectrum of client needs, and played a pivotal role as primary draftsman for the predecessor firm Sullivan Buckingham Architects. Additionally, he's maintained a focus on procuring high-quality construction documents, rendering efficient construction admin services, and engaging his clients with unparalleled clarity and speed.

OUR FIRM





NORTHERN MIDDLESEX COUNCIL OF GOVERNMENTS WHO WE ARE



Source: NMCOG

- Established in 1963
- 196 Square Miles
- 310,009 population (2020 census)
- Greater Lowell Workforce Area plus Town of Pepperell
- Lowell HUD Metro FMR Area minus Town of Groton
- Provides free planning services to member communities, including recent and ongoing Dunstable Housing Production Plan

AGENDA

- 6:10 pm:** Presentation: Union Building, Past and Present
- 6:25 pm:** Exercise: History and Hope Sharing
- 6:35 pm:** Presentation: Union Building, Future Possibilities
- 6:45 pm:** Exercise: Group Brainstorming
- 7:15 pm:** Report Out
- 7:20 pm:** Union Building Tour

UNION BUILDING, PAST AND PRESENT

WHY WE'RE HERE

- Built in 1895
- Currently occupied by the Groton-Dunstable School District.
- District intends to vacate the building and turn it over to the Town
- Committee to lead development of restoration plan and identify viable reuse options

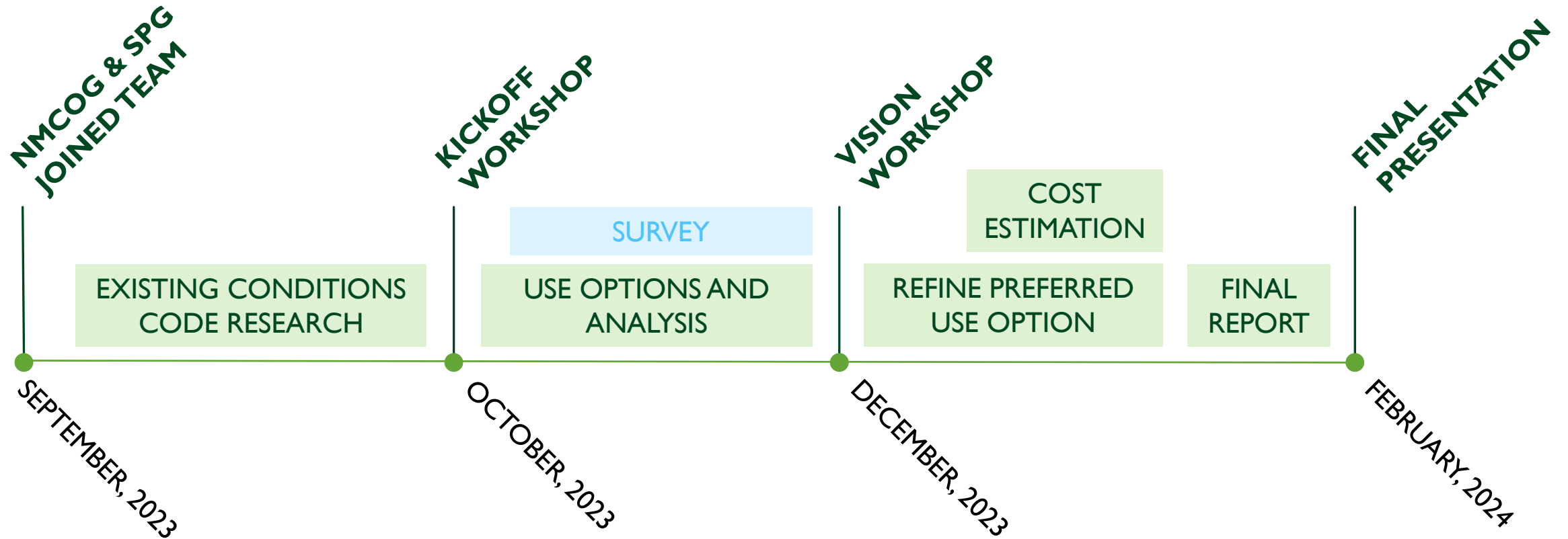


WHY WE'RE HERE

- Start community conversation on needs and hopes for building
- Develop re-use options to share via a townwide survey
- Share the history of the building and discuss site and budgetary constraints
- Deepen our understanding of public concerns



PROJECT SCHEDULE



UNION BUILDING HISTORY

- In 1895, a new school was built and named the “Union School”.
- It was designed by Lowell architect Warren L. Floyd in **Classical Revival** style.
- This was a union of five separate school districts.
- The school had two classrooms on each floor, however, several classes met simultaneously in each room when it was first built.
- The classrooms were situated symmetrically so they could all be heated by a central source.



UNION BUILDING HISTORY



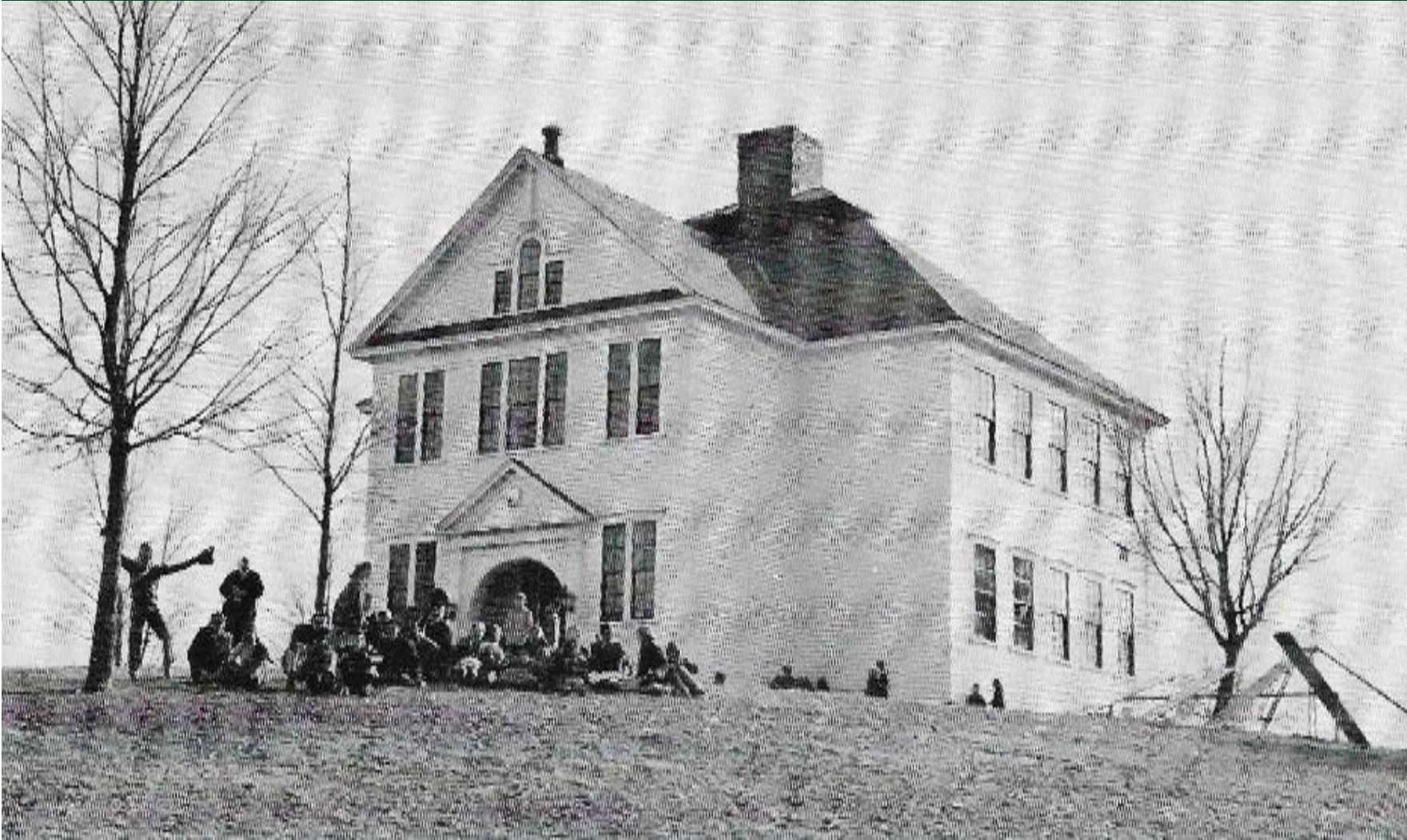
- The Union Building contributes to the **Dunstable Center Historic District**.
- The Dunstable Center Historic District has many significant buildings from the late 1700s and early 1800s.
- The buildings are in styles such as Colonial, Federal, Greek Revival, Gothic Revival, Victorian, and Colonial Revival.
- When a 1910 fire destroyed the 1831 Evangelical Congregational Church, it was rebuilt to the east to allow the Union Building greater visibility. It was replaced by a village green in front of the school.

UNION BUILDING HISTORY

- In 1962, Swallow Union Elementary School was built to make room for the growing population.
- Swallow Union was connected to the original building via a small structure with a staircase, and Swallow Union had additions in 1980 and 1995.
- Because of their siting on a downhill slope, the additions to the Union School have minimal visibility from either Main or Pleasant streets.



UNION BUILDING HISTORY

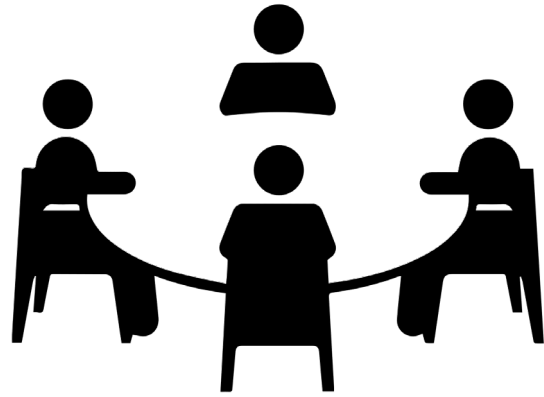


- Most recently housed school programs and other childrens' activities
- Exterior conditions and rehabilitation report completed in 2021 (Discussed later tonight)

IN SUMMARY...

- Historic importance as a place of learning
- Represents the development from a settlement to a town
- Integrated into the Dunstable Center Historic District





What is your history and hopes for the union building?

Share a 6-word story like:

- My kids loved afterschool program here
- Union Building is center of community
- Hope to preserve for future generations

DISCUSSION GUIDELINES

Respect Your Turn - Raise your hand and wait for the facilitator to give you the floor to speak.

Step up, Step Back - If you find yourself talking a lot and at length, step back and make space for others and if you find yourself not speaking much, please step up share your opinion.

Open Mind - We welcome a diversity of ideas and input.

Comment Cards - If time does not allow for your comment or question, please put additional input on the Comment Card on your table.

UNION BUILDING, FUTURE POSSIBILITIES

2021 RECOMMENDATIONS

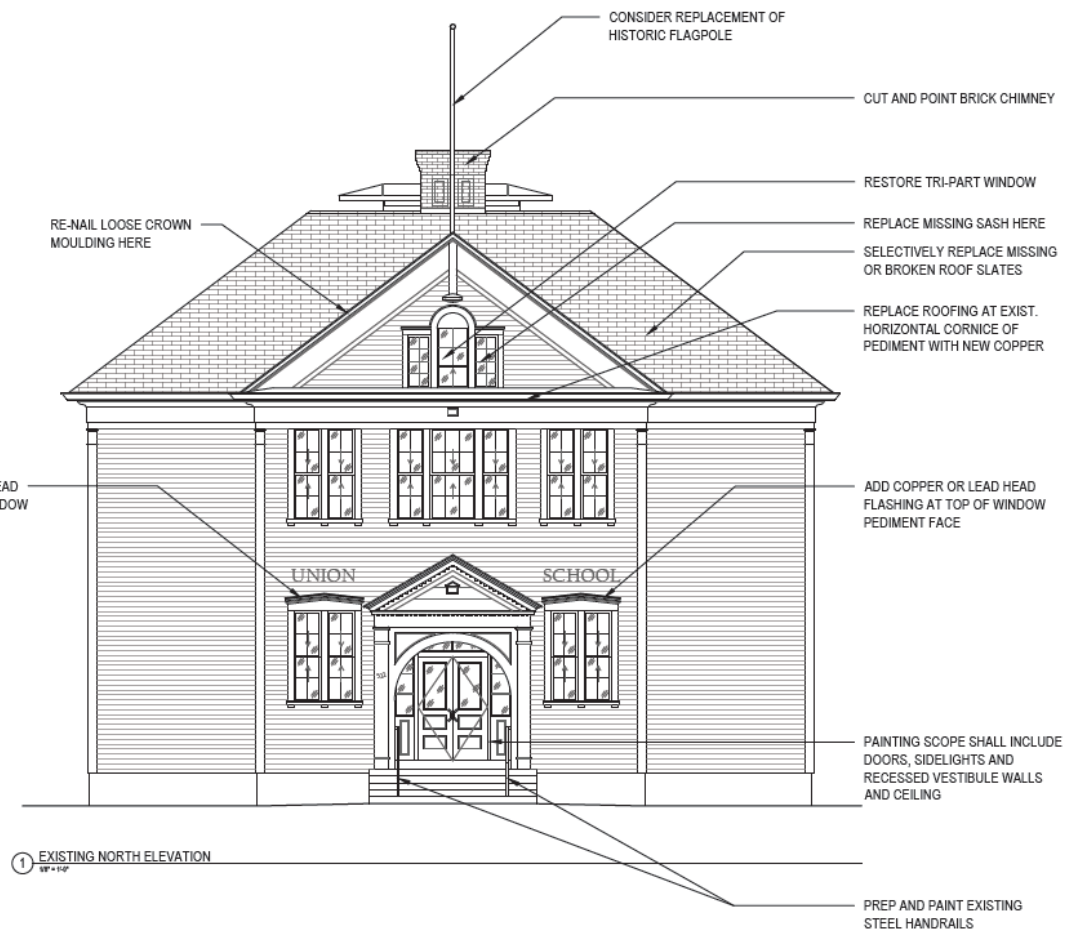
- Recommend to replace shingles, repoint chimney, and foundation, repaint in original colors, repair siding, restore Palladian window, and replace flagpole
- Combined work is estimated to cost approximately **\$819,969**, which is due in large part to the safe management of lead paint - to chemically strip and dispose of paint before priming and painting woodwork.

ANALYSIS TO DETERMINE PAINT COLORS AND MATCH TO COLOR

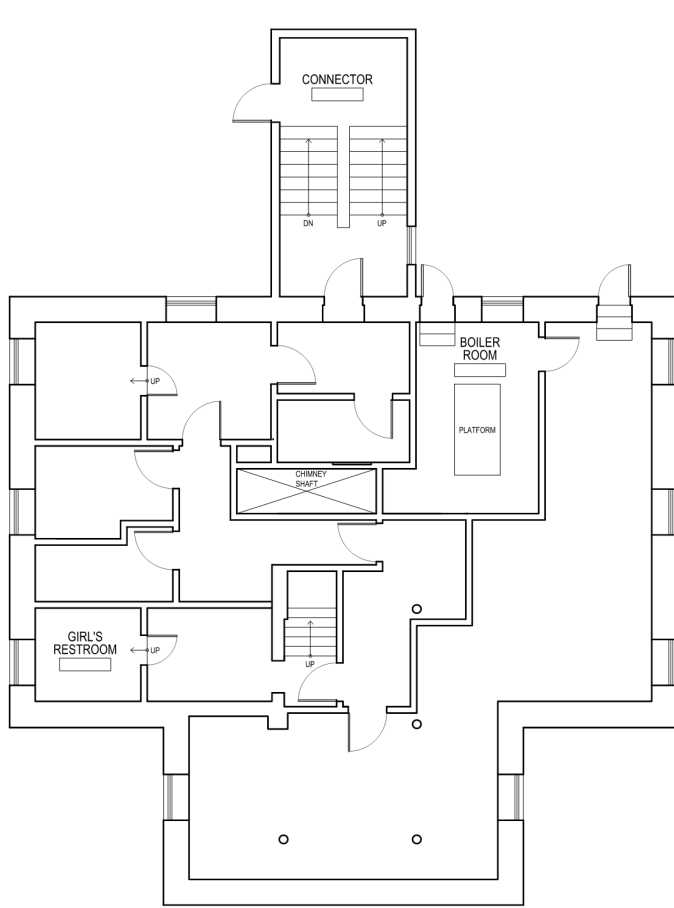
LEAD-CONTAINING PRIMER AND FINISH ON SIDING AND CLAPBOARD ELEMENTS.

REPAIR STRUCTURE, IT IS CRUCIAL THAT JOINING PAINT IS FULLY ADHERE TO EXISTING PRACTICES FOR PROTECTION INCLUDING PROPER REMOVAL OF LEAD AND CHIPS.

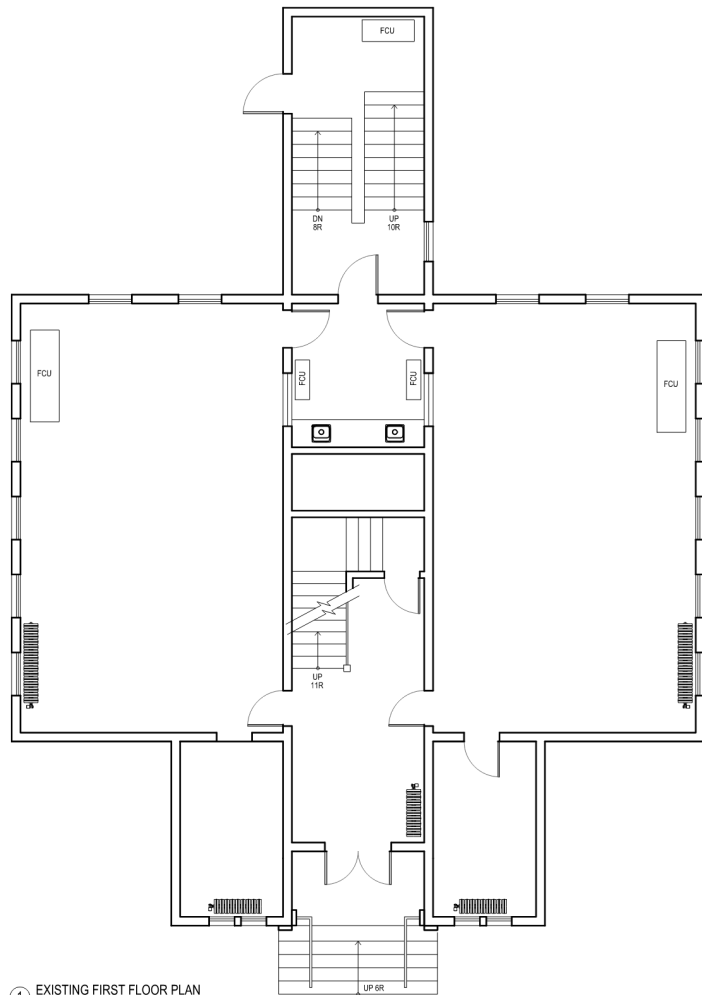
REPAIR CRACKS AND DINGS AND



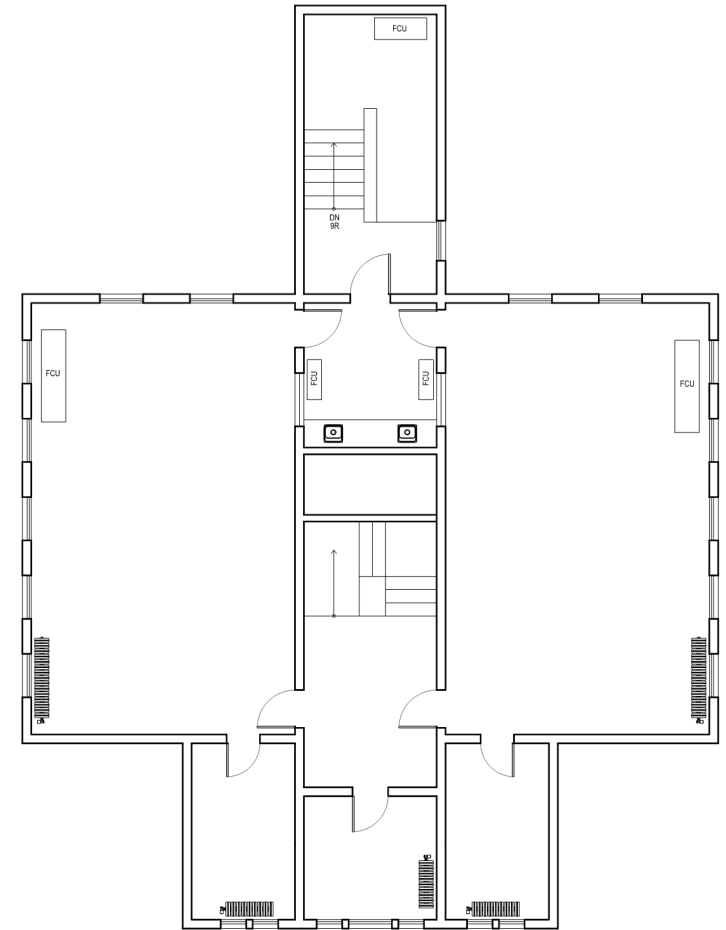
EXISTING FLOOR PLANS



1 EXISTING BASEMENT PLAN
1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

CASE STUDY I

ARTIST STUDIOS AT OLD SCHOOLHOUSE – BARNSTABLE, MA



Old Barnstable School – Artist's Studios

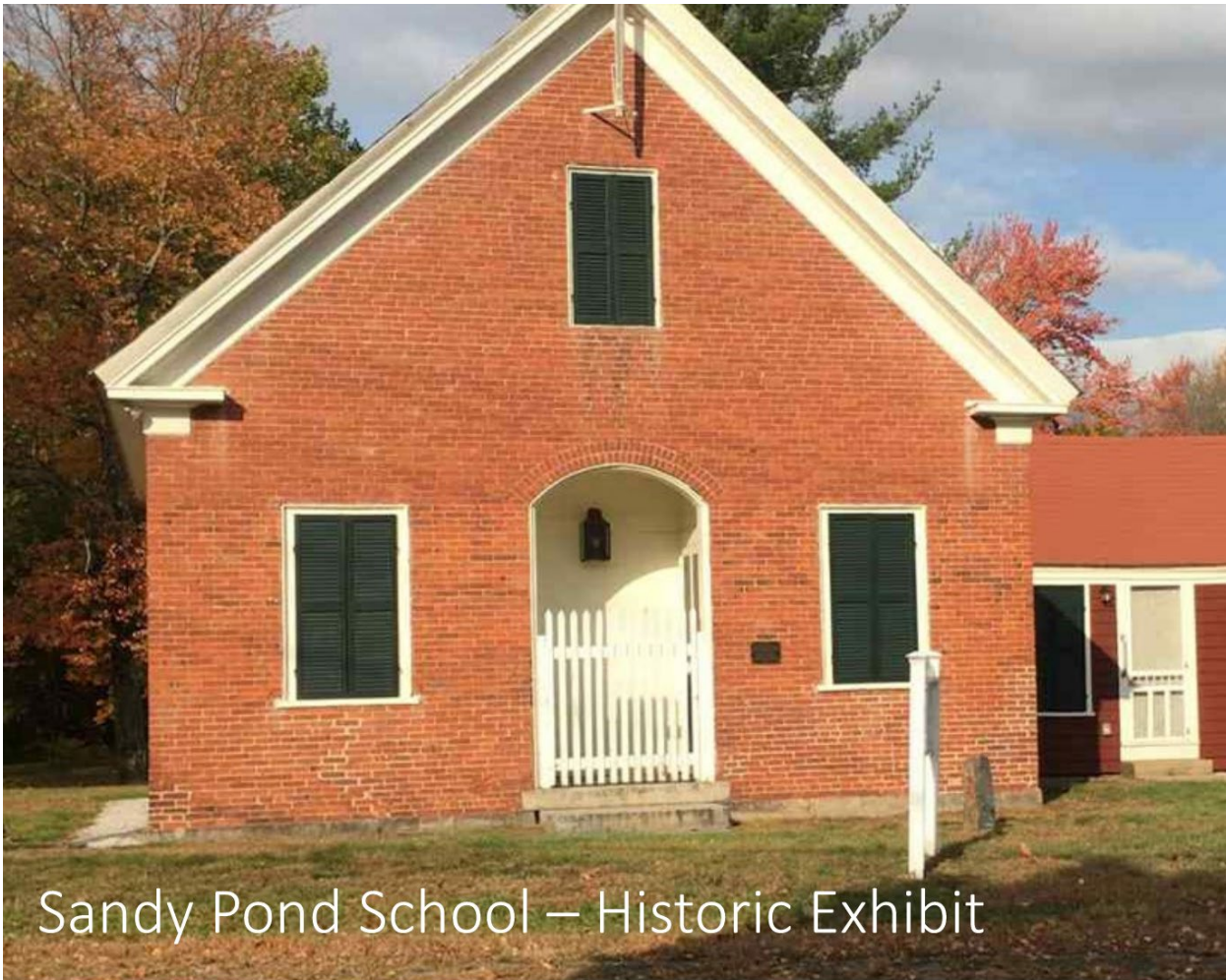


CASE STUDY I ARTIST STUDIOS AT OLD SCHOOLHOUSE – BARNSTABLE, MA



CASE STUDY 2

HISTORIC EXHIBIT SPACE AT SANDY POND SCHOOL – AYER, MA



Sandy Pond School – Historic Exhibit



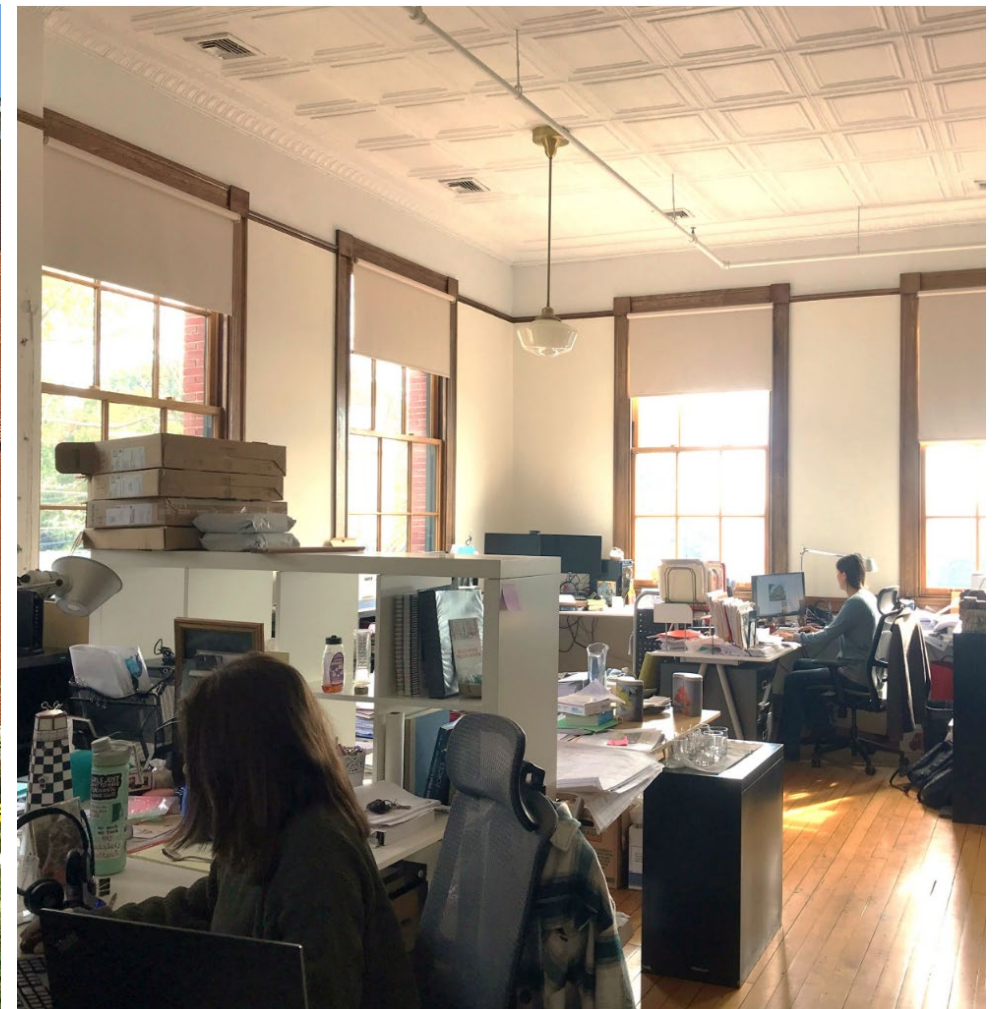
CASE STUDY 2

HISTORIC EXHIBIT SPACE AT SANDY POND SCHOOL – AYER, MA



CASE STUDY 3

PROFESSIONAL OFFICES/EXHIBITS AT VALLEY RD SCHOOL – NAHANT, MA



CASE STUDY 3 PROFESSIONAL OFFICES/EXHIBITS AT VALLEY RD SCHOOL – NAHANT, MA



CASE STUDY 4

APARTMENTS/RESIDENCES AT OLD BELMONT SCHOOL – MALDEN, MA



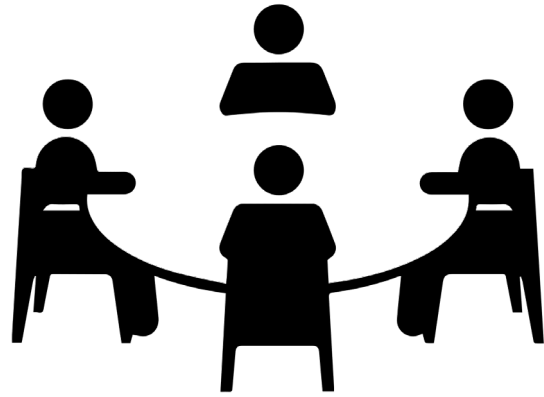
CASE STUDY 4

APARTMENTS/RESIDENCES AT OLD BELMOND SCHOOL – MALDEN, MA



CASE STUDY 5 COMMUNITY CENTER AT OLD HIGH SCHOOL – ROCKPORT, MA





What could the Union Building be?

1. Brainstorm possibilities on tearpads
2. Vote on top possibilities with sticker dots
3. Flesh out top 2 possibilities: What specific hopes or concerns can we add to the vision?
4. Debrief

DISCUSSION GUIDELINES

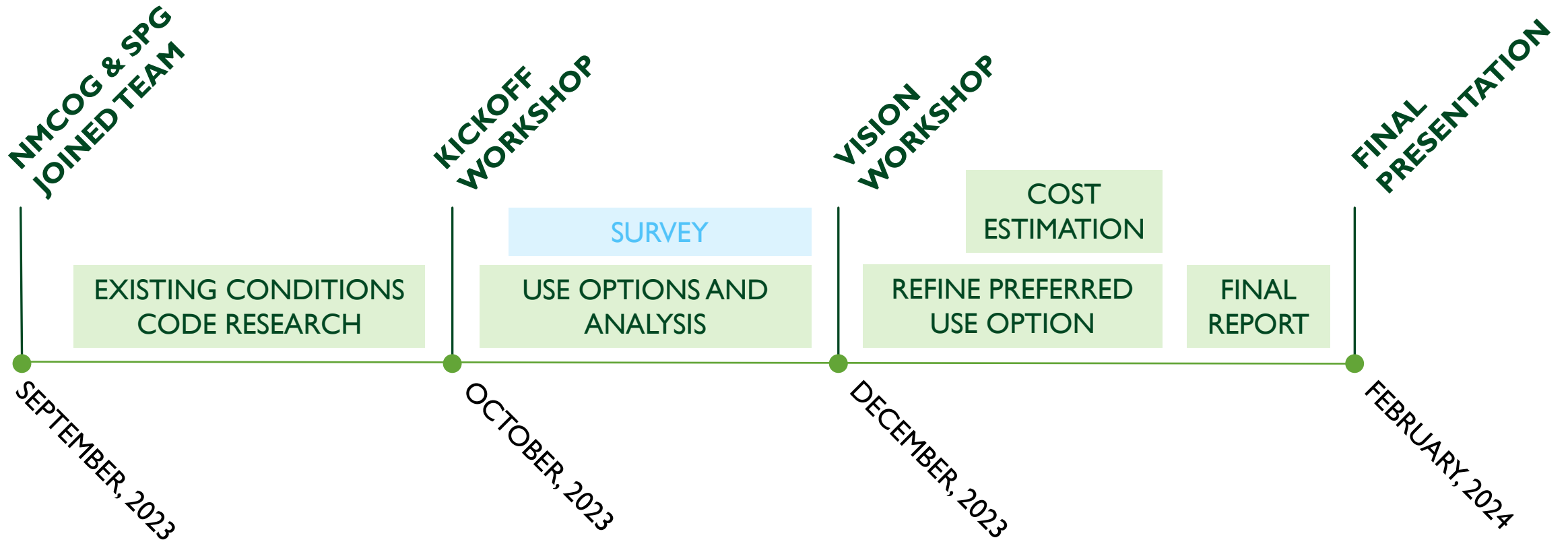
Respect Your Turn - Raise your hand and wait for the facilitator to give you the floor to speak.

Step up, Step Back - If you find yourself talking a lot and at length, step back and make space for others and if you find yourself not speaking much, please step up share your opinion.

Open Mind - We welcome a diversity of ideas and input.

Comment Cards - If time does not allow for your comment or question, please put additional input on the Comment Card on your table.

NEXT STEPS



THANKS!

**Chris Hayes, AICP, Housing and Economic Development Manager
Northern Middlesex Council of Governments**

chayes@nmcog.org

[\(978\) 454-8021](tel:(978)454-8021) x122

**Doug Manley AIA, LEED AP, Principle-in-Charge
Spencer Preservation Group**

doug@spencerpreservationgroup.com

(617) 227-2675

