

TOWN OF DEERFIELD
DEERFIELD COMMUNITY PRESERVATION COMMITTEE
CPA Funding Application
Applications Due: March 1, 2022

APPLICATION FORM

Title of proposal:

Rehabilitation of the Old Grammar School Building (ex-Senior Center) into New Town Hall

Name and address of individual or organization submitting application

Organization: Town of Deerfield Selectboard

Contact Person: David Wolfram

Address: 31 S. Main Street, South Deerfield, MA 01373

Telephone: 413-775-3687 Email: selectboard3@town.deerfield.ma.us

Category (check all that apply) Open Space/ Recreation Community Housing

Historic Preservation

CPA Funds requested: Phase 1: \$475,000

* A detailed, documented proposal for costs including a budget and professional estimates should be included in order for application to be deemed complete.

Summary of Proposal

This project will ultimately rehabilitate the Old Grammar School building (most recently used as the Senior Center) located at 67 N. Main Street, South Deerfield, MA, and repurpose the building to house the Town Hall municipal offices, thus simultaneously saving a building of historical value to the town and providing upgraded, functional and energy-smart facilities to serve the town administration. Phase 1, covered in this application, is to plan the project, conduct related investigations and surveys, and create architectural and engineering drawings for the refurbishment of the building. Phase 2 includes the actual refurbishment using the information and drawings generated by Phase 1.



The project involves complete renovation and repurposing of the interior of the building while maintaining the historical aspect of the exterior of the building. The ramp at the back of the building will be removed and replaced with an elevator and stair tower and an alternative entrance; this addition will be tastefully designed to be compatible with and to protect the historic integrity of the property and its environment. The Secretary of the Interior's Standards for Rehabilitation shall be adhered to for the

refurbishment and the addition. The addition of an elevator is a key component of the town's ability to save and reuse this property.

Rough conceptual drawings showing one possible arrangement of town offices in the refurbished building are included in attachment 1.

Previous studies:

In 2014, with Community Preservation Act funds, the town, through its Historical Commission, sought evaluation of the structural integrity of the building and its potential for reuse. The report found nothing of critical concern that would make it impossible to use.

In 2020, the town hired Gorman Richardson Lewis Architects (GRLA) to perform an assessment of the building's condition. GRLA found many significant deficiencies in the building's condition, but recommended a full building renovation including new elevator, deeming it a "prominent and useful building central to the municipal campus."

Supporting documentation:

1. Rough Conceptual Drawings of building use by Dietz & Company Architects
2. Description of Property and Maps
3. Property Record Card
4. Budget
5. Time line with major milestones and phasing schedule
6. Secretary of the Interior Standards for Rehabilitation
7. Endorsements from Deerfield Boards or Committees.
 - Town Building Advisory Committee
 - Connecting Community Initiative
 - Deerfield Historical Commission
8. Statements of support from abutters, residents, or other interested parties.

References, available electronically upon request or by download:

- A. South Deerfield Grammar School condition assessment and structural evaluation prepared for the Deerfield Historical Commission June 2014.
- B. 2020-11-06 Senior Center Final Report.pdf, available on the town website at <https://www.deerfieldma.us/town-buildings-advisory-committee>

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GENERAL QUESTIONNAIRE- ALL CATEGORIES

NOTE: Respond to ALL questions, and expand as necessary with attached pages. Do not delete any questions in this Questionnaire or the Category Questionnaire. Non-applicable questions should be answered with "N/A". Incomplete applications may result in ineligibility for consideration for the current cycle.

1. How would your proposal realize visions and goals set out in our Master Plan and Open Space Plan?

The Master Plan specifically discusses the historical resources of South Deerfield, stating that "the historic and scenic environment of South Deerfield's North Main Street and center village complex must be carefully maintained", further commenting that the village can turn to its architectural past for its economic future. This project supports just that goal.

2. How would your proposal preserve the character of Deerfield?

This building is a recognized landmark in the center of the village of South Deerfield and has served the town in many ways over its 100+ year history, first as a grammar school and most recently as the home of the South County Senior Center. This proposal saves a building that is falling into ruin, and repurposes it to become a center of the focus of the town.

3. Explain what other sources of funding you are pursuing, if any, to match the CPA Funds you are requesting.

The Deerfield Connecting Community Initiative (CCI) plans to apply through the State Community One Stop for Growth for a concentrated plan to address the central municipal campus, including an addition to this building for extended municipal functionality.

4. If your proposal requires urgent action, explain why.

The building is deteriorating rapidly, especially due to water intrusion into the basement and loose bricks in the façade.

5. If your proposal serves a currently under-served population, explain how.

N/A

6. If your proposal preserves a threatened resource, explain how.

This building is suffering from water intrusion and damage to the envelope. If it is not refurbished soon, it will likely not survive.

7. Does your proposal fit within the current zoning, environmental, building, and other regulations?

Yes.

8. If your proposal would require ongoing support for upkeep, explain the projected means to provide maintenance once CPA funds have been spent.

The town operating budget currently supports maintenance and upkeep of the town hall spaces. Since this building will have upgraded systems and finishings, it is expected that maintenance costs will not increase. Further, if energy efficiency is properly addressed in the upgrade as is planned, the operating costs of this building may be lower than the operating costs of the current municipal office building. There will be some increased cost due to inspection and maintenance requirements for the elevator.

9. If your proposal involves currently-owned Town assets, explain which ones.

The building is currently owned by the town and is central to the planned municipal campus in South Deerfield.

10. What community support does your proposal have?

There has been significant verbal support for this project, evident through many committee members who have agreed.

11. If any Town boards or committees support your proposal, provide written endorsements.

Please see attached letters of support from the Town Building Advisory Committee, the Connecting Community Initiative, and the Deerfield Historical Commission.

12. How would the proposal meet all requirements for disability accessibility?

The new design will completely refurbish the interior of the building including accessibility, and an elevator will be added. The extent of repairs will require compliance with building codes.

13. If your proposal will reclaim abandoned or previously developed resources, please explain.

The basement, second and third floors are basically abandoned, either because of inaccessibility or detrimental environment such as mold and rodent droppings. This refurbishment will reclaim the space for functional use by the town.

14. If there is a volunteer component to your proposal, which could offset the need for CPA funds, what volunteer activities have been completed or pledged and by whom?

N/A

15. How will this proposal conserve energy or other resources?

The refurbishment will include energy-efficient measures such as insulation and upgraded windows. There is potential for a centralized heating/cooling plant, possibly geothermal, to supply all town buildings in the central campus; if that comes to fruition, this building could be a part of that centralized system.

16. What considerations does your proposal include for vehicle and bicycle parking?

Vehicle and bicycle parking will be part of an overall plan for access for all town buildings in the central campus. While this is not addressed specifically by the work proposed in this application, the town is developing a plan to address traffic, parking and access including vehicles, bicycles and walking, in this central campus area.

17. What considerations does it include for public transportation?

Public bus transportation is available in the center of South Deerfield, in close proximity to this building.

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Category: HISTORIC PRESERVATION QUESTIONNAIRE

1. Does your proposal address property that is already listed on the State Historic Register?
No. However, this property is part of a filing in progress by the Deerfield Historical Commission for a Historical District that covers an area extending from this property north along North Main St. to the Bloody Brook Monument.

2. Has the property been determined by the Deerfield Historic Committee to be significant in the history, archeology, architecture or culture of the Town of Deerfield? If so, please provide verification from DHC.
Yes, please see attached letter.

3. Please explain the situation if the property is in danger of being demolished.
The building is in very poor repair, with water intrusion and loss of bricks in the envelope. Interim repairs during the upcoming year will preserve the building until it can be refurbished.

4. Are there potential archaeological artifacts at the site?
N/A

5. Has the property been noted in published histories of the town or county?
Numerous references in the newspaper and annual town reports can be found in Reference A. Further, reference was found in the Massachusetts Historical Committee Reconnaissance Survey Report of 1982:
"The great majority of the town's extant institutional buildings date from the Late Industrial period. Most of these are located at South Deerfield. (...) Institutional buildings at South Deerfield include three churches, a school and the town offices. (...) The school (c. 1895) is a two-and-a-half-story, brick, hip roofed structure located on Conway Road, ..."

6. Could the property be converted for a new use while retaining its historic quality?
Yes, and that is what is planned. Putting the town hall into this building will enable it to once again become a vibrant, central part of Deerfield life.

7. Is the owner also interested in preserving the historic integrity of the property?
Yes. The Town of Deerfield is the owner and the Deerfield Historical Commission is interested in preserving this landmark building.

8. What are the important historic aspects of the property?

Quoted from the Condition Assessment of June 2014 (Reference A):

This brick school house replaced a clapboard wooden building that burned in the winter of 1887. That earlier building contained “four schools,” including the high school. After the fire, South Deerfield voters lobbied for a new location for the school, one with larger school grounds. Instead, the new school was built on the site of the old one. It was built by Bartlett Brothers of East Whately at a total cost of \$8500. (over budget; the town had appropriated \$6,000 for the project). Chairman of the school board at the time was Major Pharcellus D. Bridges. (...)

The new school featured 4 classrooms and an open hall on the third-floor attic level. Four years after it was built, in 1892, the newspaper reported that the third story hall was now occupied by the Knights of Honor and the G.A.R. Thus began a long history of the school as a multi-use community building. In 1920, the American Legion of Whately, Sunderland, and South Deerfield met there, while endeavoring to raise money from town meeting for a building in which to meet. The Thomas Ashley Post No. 229 honors Thomas Ashley of Deerfield who was killed in France in World War I. The Hale-Clapp post 3295, Veterans of Foreign Wars also met at the school. Formed in 1935, the post was named for Charles Clapp who died in World War and Archie Hale who died in the Spanish American War. Over time the school hosted a night school for immigrant English-language learners, the welfare office, Boy Scouts, and other organizations. Classroom use ceased in the early 1930’s, when students were transferred to the new brick school that had been built next door on Conway Street in 1913. The superintendent’s office remained in this building into the 1950s.

In 1976 an ad hoc committee appointed by the Deerfield Board of Selectmen recommended demolishing the rapidly deteriorating building, seen more as a liability than an asset to the town. Within a year, activist senior citizen Joseph Korzan, who had attended the school as a boy, gained support of the selectmen for preliminary planning to renovate the school for use as a senior center and meal site. This was accomplished through formation of the Deerfield Council on Aging, which partnered with the Franklin County Home Care Corporation to secure federal funds from Title V of the Older Americans Act of 1965. (...) the South County Senior Center serves the towns of Whately, Deerfield, and Sunderland.

9. Was a known architect of the era involved in the design of the property?

Unknown.

10. Did the property ever play a documented role in the history of the town?

Yes, as the town grammar school, home of the South County Senior Center, and meeting place for many civic organizations; please see item 8 above.

11. Is the owner willing to have a permanent restriction attached to the property? Please provide a statement of such.

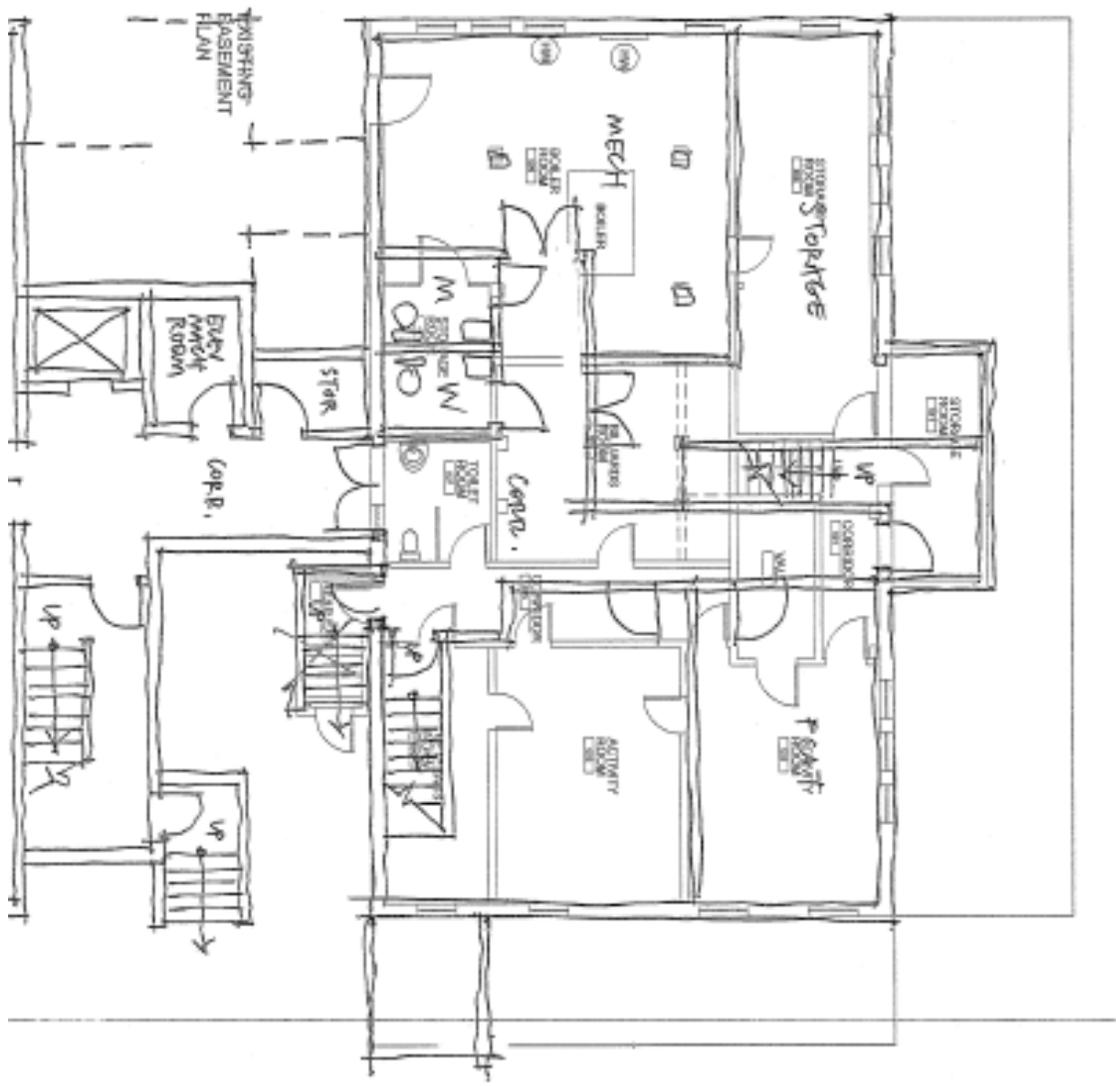
Yes. The building is town-owned, and the Selectboard has agreed that a permanent restriction can be attached to the property if necessary, as discussed at the February 23, 2022, Selectboard Meeting.

Attachment 1: Rough Conceptual Drawings of building use from Dietz & Company Architects

The following images are very rough conceptual drawings of a possible layout for use of the building to house the town offices. They show refurbishment of the building along with an addition at the back of the building (to the left in the drawings) for the elevator, stairwell, and alternative entrance. This should not be considered a final layout; it is for use in exploring concepts only.

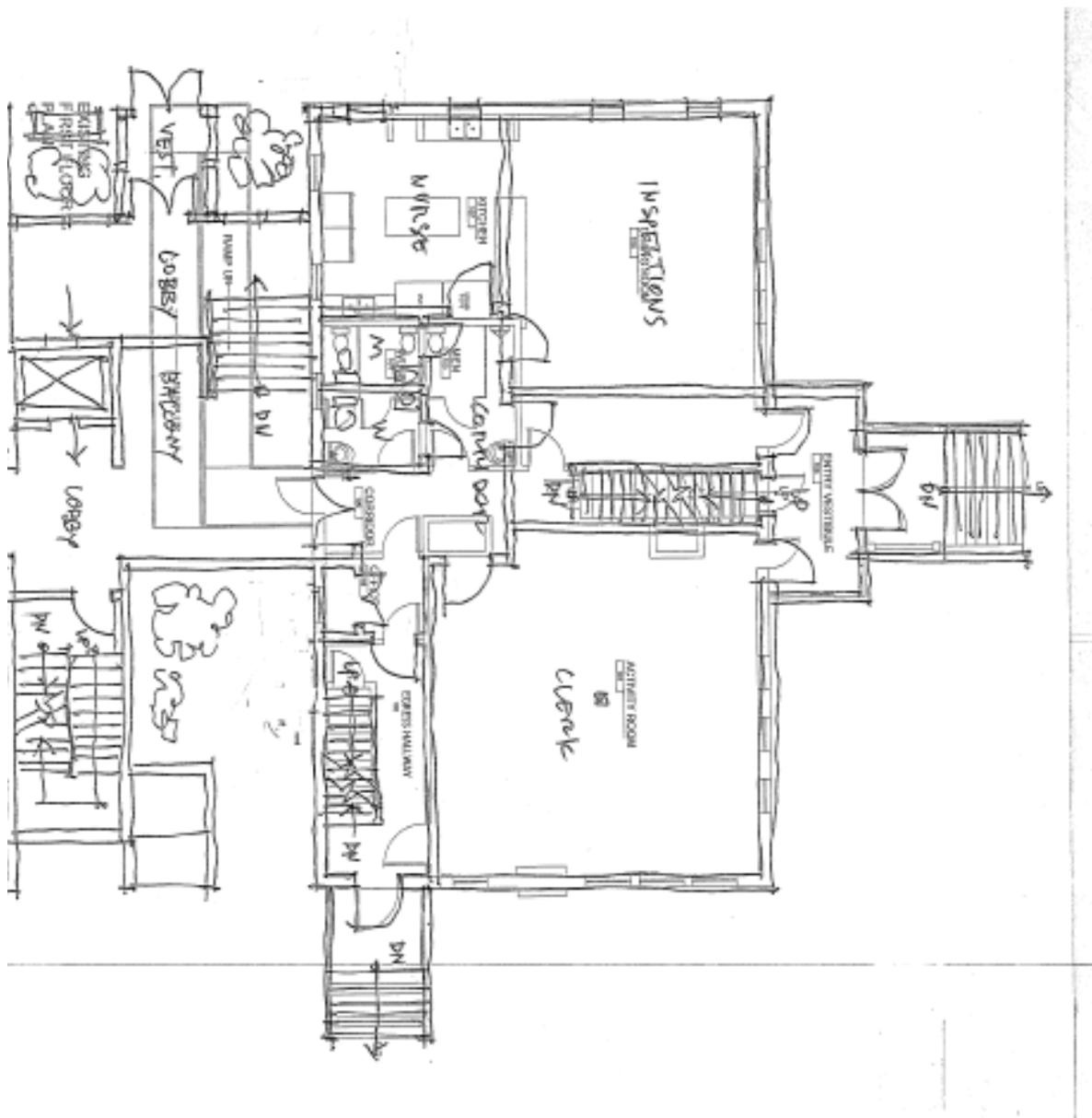
If additional grant funding were to be secured, an adjacent structure could be built behind this building, accessed and served through the elevator/stair tower. See Figure 1-6 for a conceptual image of an adjacent building.

Figure 1-1: Basement level



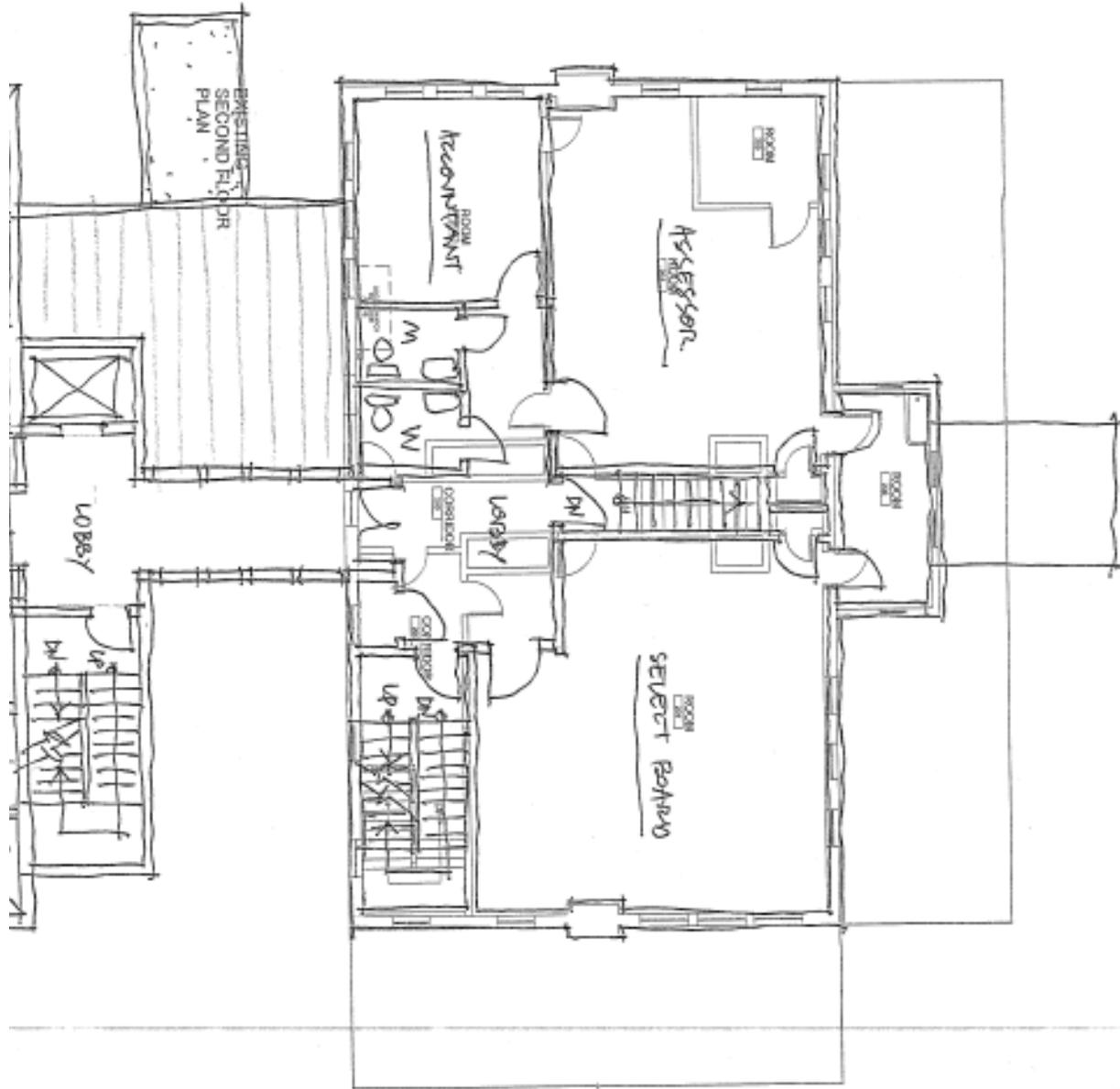
Please note that these are conceptual drawings, and assignment of specific office locations has not been decided.

Figure 1-2: Main floor



Please note that these are conceptual drawings, and assignment of specific office locations has not been decided.

Figure 1-3: Second floor



Please note that these are conceptual drawings, and assignment of specific office locations has not been decided.

Figure 1-5: Perspective View from Conway Street

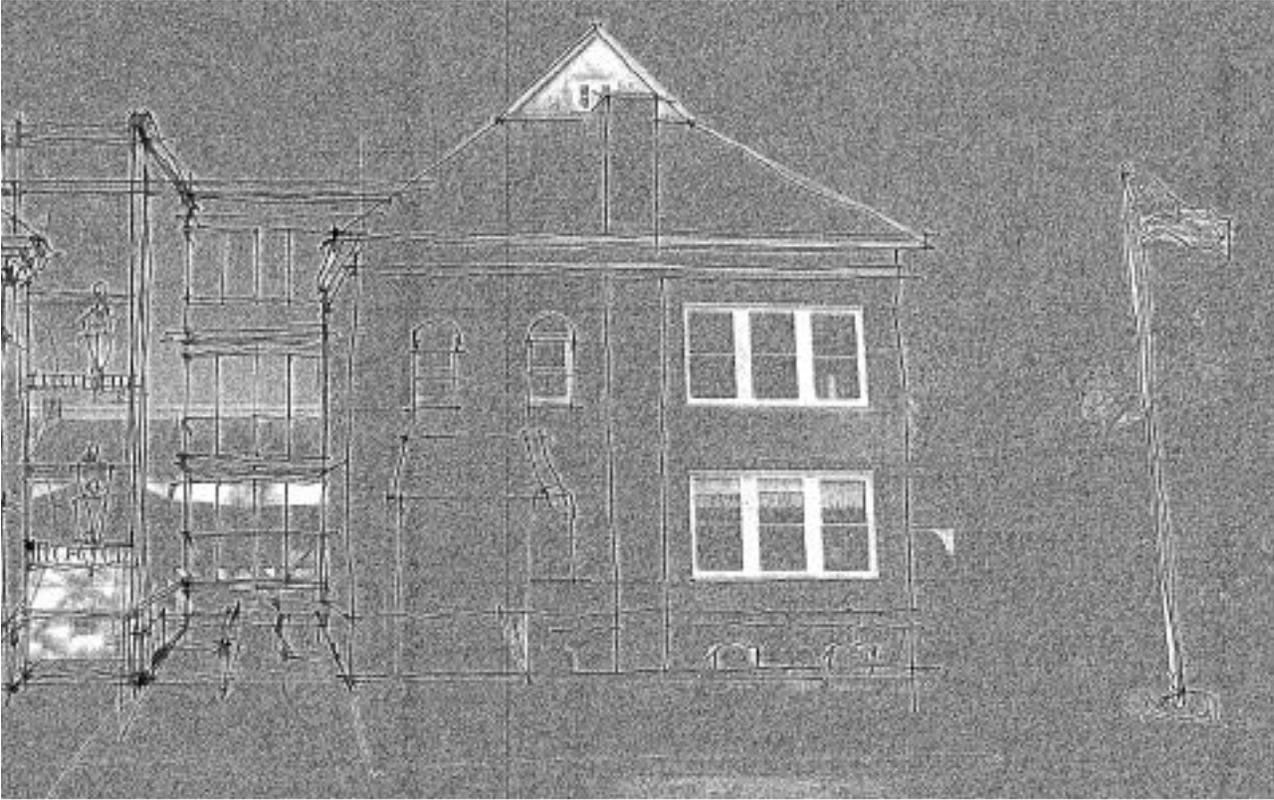
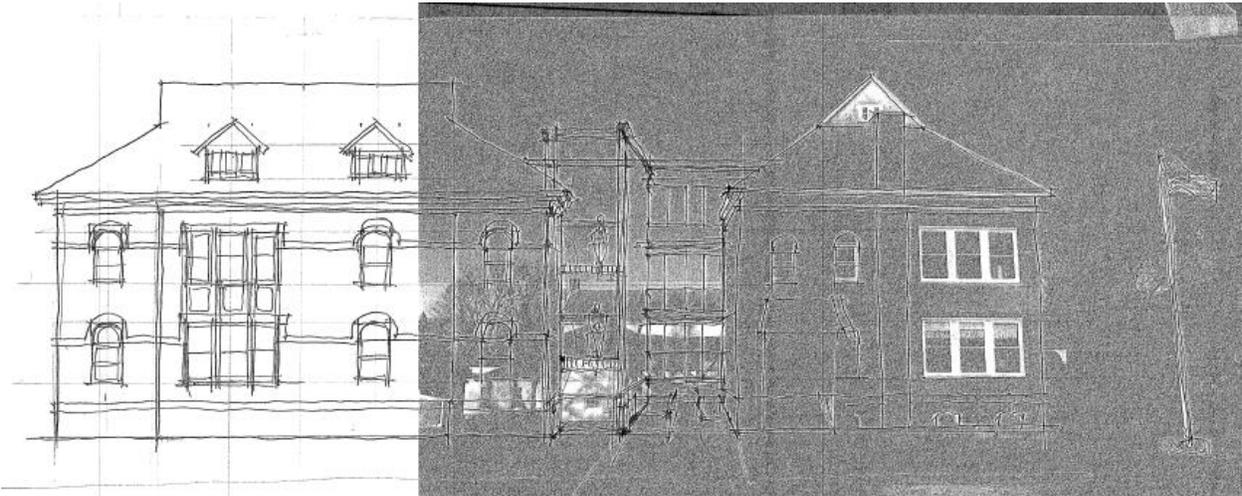


Figure 1-6: Perspective view with additional adjacent building at the back. Note that the adjacent building is not currently planned and is not part of this request; this merely shows possibilities for future expansion.



Attachment 2: Description of Property and Maps

Address: 67 N. Main Street, South Deerfield, MA 01373

Assessor's Map and Lot Number: 168-139

Assessed value: \$2,600,800

Current Owner: Town of Deerfield

Designed in the Victorian style, the 120-year-old building is prominently situated at the corner of North Main Street and Conway Street in South Deerfield and remains, along with the nearby (former) Congregational Church and Town Hall/ Police Station, an important part of the civic center of the Town.

The building is comprised of four levels—Lower (Basement) Level (currently unoccupied), First Floor (most recently housing the primary functions of the Senior Center), Second Floor (currently unoccupied/ storage) and a partially finished but unoccupied Third Floor level with an unoccupied attic level above. The only access to the third-floor level is from a hatch in the ceiling of the second floor without any permanent stair – access is by ladder only.

The building has load-bearing exterior masonry walls (multi-wythe brick), interior wood frame construction, steeply pitched wood-frame roof assembly with slate shingles and stone rubble foundation capped with brick above grade level. The original wood windows have been replaced with vinyl double hung windows.

The formal front entrance and porch faces North Main Street, however, the rear entrance, which includes a covered wheelchair ramp, is the entrance used on a day-to-day basis. The entry on the right side of the building provides direct access to the Senior Center Kitchen and an entry on the left side provides access and egress from the rear hallway. An enclosed stair on the rear of the building provides access/ egress from the basement level.

Per the assessment accomplished by Gorman Richardson Lewis Architects (GRLA), the building has significant physical deficiencies such as elevated moisture, lead paint and mold in the basement, deteriorated brick masonry, windows at end of service life, cracked concrete apron, undersized electrical service. Details can be found in the assessment report located on the town website at <https://www.deerfieldma.us/town-buildings-advisory-committee>. Despite these deficiencies, GRLA recommended retention and refurbishment of the building due to its significance to the town and relatively good structural condition.

Figure 2-1: Map of South Deerfield with property lines visible, from <https://www.axiosgis.com/DeerfieldMA/>

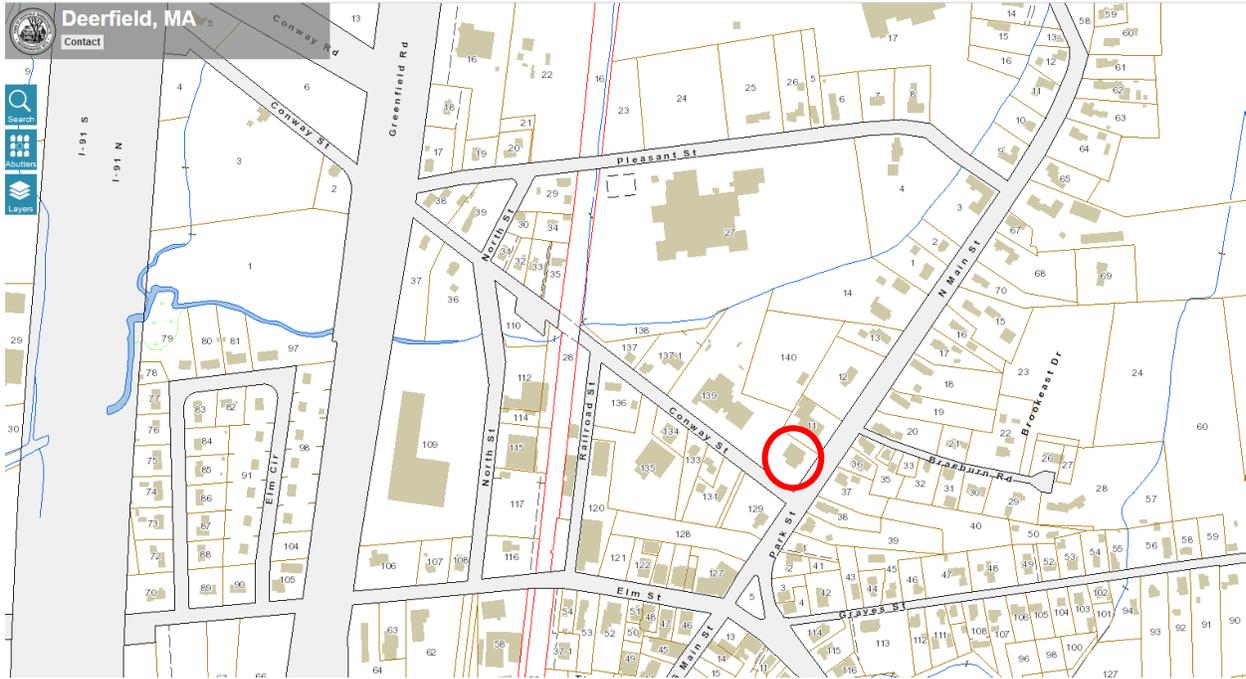


Figure 2-2: Satellite image of building, from <https://maps.google.com>



Attachment 3: Property Record Card

Unofficial Property Record Card - Deerfield, MA

General Property Data

Parcel ID 188 139 Account Number
Prior Parcel ID FR --
Property Owner TOWN OF DEERFIELD Property Location 67 NORTH MAIN ST
TOWN HALL Property Use TOWN IMPROVD
Mailing Address 8 CONWAY STREET Most Recent Sale Date
City SO DEERFIELD Legal Reference
Grantor
Mailing State MA Zip 01373 Sale Price 0
ParcelZoning CVR Land Area 0.000 acres

Current Property Assessment

Card 2 Value	Building Value 427,900	Xtra Features Value 12,200	Land Value 0	Total Value 440,100
Total Parcel Value	Building Value 2,088,900	Xtra Features Value 67,600	Land Value 444,300	Total Value 2,600,800

Building Description

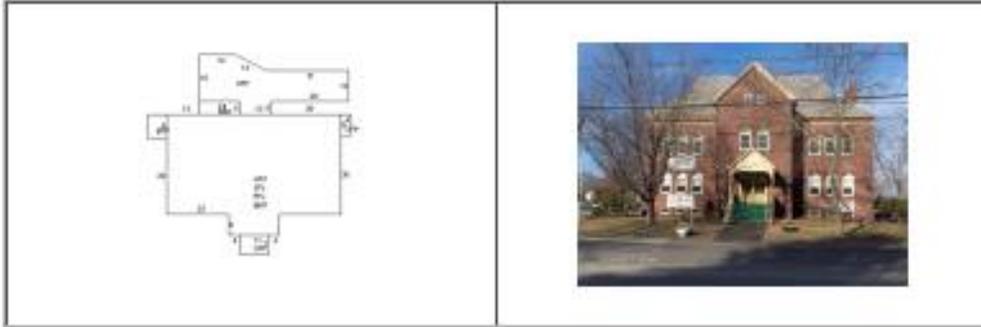
Building Style GOVT BLDG	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1900	Roof Structure GABLE	Heating Type STEAM
Building Grade AVERAGE	Roof Cover SLATE	Heating Fuel GAS
Building Condition Average	Siding BRICK	Air Conditioning 0%
Finished Area (SF) 5244	Interior Walls PLASTER	# of Bent Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 3	# of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as TOWN IMPROVD with a(n) GOVT BLDG style building, built about 1900 , having BRICK exterior and SLATE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Attachment 4: Budget

Phase 1 (this application): Accomplish the exploration, feasibility, schematic design and cost estimating required to create detailed construction documents and a request for proposals (RFP) or request for bids (RFB) and create those documents for the renovation of the Old Grammar School building and addition of an elevator. The building will be repurposed as the town municipal offices. The process includes public information sessions as well.

Phase 2 (subject of a future application): Finalize construction documents, issue the RFP/RFB, award the contract, and accomplish the renovation of the building.

Estimated costs:

Phase 1:

Description	Responsibility	Cost
Hire historical preservation consultant to ensure compliance with Secretary of Interior guidelines on historic preservation to oversee initial period of design development.	Town Administration	\$12,000
Create RFQ/RFP, advertise, and hire an Owner’s Project Manager as required by MGL 440A ½ for any project over \$1.5 million.	FRCOG, Town Administration	\$5,000
Project Management for design development and contract award, to include providing advice and consultation with respect to design, value engineering, scope of the work, cost estimating, general contractor and subcontractor prequalification, scheduling, construction and the selection, negotiation with and oversight of a designer and a general contractor for the project, ensuring the preparation of time schedules which shall serve as control standards for monitoring performance of the building project, and assisting in project evaluation including, but not limited to, written evaluations of the performance of the design professional, contractors, and subcontractors. The total Owner’s Project Manager (OPM) cost will be divided between phase 1 and 2.	Owner’s Project Manager (OPM)	\$50,000
Create RFQ/RFP, advertise, and hire an architectural firm to accomplish schematic design and design development.	OPM	Included in OPM fee
Survey, drilling, analysis of site (for footprint of elevator tower)	OPM Oversees Contractors	\$25,000
Accomplish exploration and feasibility studies, schematic designs and cost estimating.	Architectural Firm and OPM	\$150,000
Accomplish design development and detailed drawings	Architectural Firm	\$40,000
Begin construction documents	Architectural Firm with OPM Oversight	\$150,000
Contingency costs to supplement all aspects if required.		\$43,000
	TOTAL	\$475,000

Very rough estimate of total cost based on input from an architect; will be refined as design is developed:

Description	Cost Range		Comments
	From	To	
CONSTRUCTION			
Building Renovation (9,465 sq ft)	3,312,750	4,495,875	Estimated \$350-\$475 per sq ft
Elevator and enclosure	500,000	500,000	
Equipment	150,000	150,000	Depends on usage
Contingency	594,413	771,881	15% of construction costs
SUBTOTAL	4,557,163	5,917,756	
GENERAL DEVELOPMENT			
Owner's Project Manager (OPM)	227,858	295,888	5% of construction cost
Architectural/Engineering Support	546,860	710,131	12% of construction cost
Permitting, Fees, etc.	16,000	16,000	
Environmental, Hazmat	10,000	10,000	
Survey, Geotech	18,000	18,000	
Design Contingency	455,716	591,776	10% of construction cost
SUBTOTAL	1,274,434	1,641,794	
TOTAL PROJECT			
TOTAL	5,831,596	7,559,550	

Attachment 5: Time Line and Phasing Schedule:

A rough timeline of the full project (phase 1 and 2) follows:

- April 25, 2022 - Annual Town Meeting
- April-July 2022 – Form committee to oversee project
- May/June 2022 - Hire historical consultant and Owner's Project Manager (OPM)
- June-July 2022 - Put out an RFP for an architectural firm
- August 2022 - Bid award, architectural firm
- Sept 2022 – Jan 2023 - Schematic/needs assessment design
- Dec 22/Jan 23 - Public informational sessions
- Jan/Feb 2023 - Commit to scope of project, based on cost estimate and preliminary work
- Jan -April of 2023 - Design and development, construction documents
- April 24, 2023 - Annual Town Meeting - total project construction costs estimated
- July 2023 - Project goes out to bid
- September 2023 - Construction starts
- October 2024 - Move Town Hall over

Attachment 6: The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Attachment 7: Endorsements from Deerfield Boards or Committees

Deerfield Historical Commission
8 Conway Street
South Deerfield, MA 01373
January 27, 2022

Deerfield Town Community Preservation Committee
8 Conway Street
South Deerfield, MA 01373

Dear Members of the Community Preservation Committee,

The Deerfield Historical Commission heartily endorses the plan for refurbishment and retention of the Old Grammar School building.

This building has great historical significance to the Town of Deerfield, as documented through the years in numerous local newspaper articles and annual town reports. The school was built in 1888 and served the town as a grammar school, superintendents offices, town doctor and nurse offices, and senior center, as well as serving as a meeting place for the Veterans of Foreign Wars, American Legion, South Deerfield Women's Club, and other organizations.

Relocating the town municipal offices into this building will revive it to once again become a vital part of the center of South Deerfield, while saving a historical resource.

We, the Deerfield Historical Commission, endorse this request for use of CPA funds and certify that the building is significant in the history, architecture and culture of the Town of Deerfield.

Sincerely,



John Nove
Chair
Deerfield Historical Commission

Deerfield Connecting Community Initiative
8 Conway Street
South Deerfield, MA 01373

Jan 24, 2022

Deerfield Town Community Preservation Committee
8 Conway Street
South Deerfield, MA 01373

Dear Members of the Community Preservation Committee,

Deerfield's Connecting Community Initiative (CCI) unites more than 20 Boards of the Town of Deerfield to collaborate on a vision for Deerfield. As part of that process, we proposed a vibrant downtown that links our civic buildings and community services while breathing new life into our architectural treasures. As a group, we voted to support the renovation of the Old Grammar School building which recently housed the senior center to house the municipal offices, and we support the proposal to use Community Preservation Act (CPA) funds for this purpose.

Our Vision:

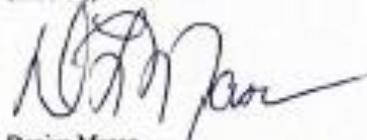
- A centralized municipal campus as a dynamic gathering place for all town residents
- Housing for older adults – safe, affordable, subsidized, near civic and business resources
- Senior/Community center for all ages
- Library with expanded space and programs
- Town Hall in a renovated historical building
- Town Common with attractive footpaths, benches, fountain and plantings
- Improved parking, bikeways and walkways that support business and activities

Our Mission:

- Shared energy-efficient infrastructure that serves all downtown municipal and commercial buildings
- Zoning to encourage development in the heart of the community and preserve forests and farms
- Structures designed for accessibility, energy efficiency and anticipated impacts of climate change

We, the Deerfield Connecting Community Initiative, endorse this request for use of CPA funds.

Sincerely,



Denise Mason
Chair
Deerfield CCI

Deerfield Town Building Advisory Committee
8 Conway Street
South Deerfield, MA 01373

Jan 6, 2022

Deerfield Town Community Preservation Committee
8 Conway Street
South Deerfield, MA 01373

Dear Members of the Community Preservation Committee,

The Deerfield Selectboard is proposing that town Community Preservation Act (CPA) funds be considered for refurbishing the Old Grammar School building to be repurposed to house the municipal offices. The Town Building Advisory Committee (TBAC) supports this project.

Over the past two years, the TBAC conducted a survey of town residents regarding building use in the town. Several consistent themes emerged from the survey: 1) a desire for improved town services, 2) a desire to preserve historical buildings in town, and 3) concern over increasing taxes. This proposal meets all three of these seemingly conflicting desires: use of CPA funds will not incur greater taxes for town residents, and uses those funds to both improve town services and preserve a historical resource in town.

Further, TBAC facilitated a survey of town buildings by the architectural firm GRLA, in which they clearly stated that the building had strong bones and was salvageable.

We, the Deerfield Town Building Advisory Committee, endorse this request for use of CPA funds.

Sincerely,



Julie Chalfant
Chair, Town Building Advisory Committee