

TOWN OF STOW COMMUNITY PRESERVATION COMMITTEE

APPLICATION

Submitter: Doug Hyde

Submission Date: December 1st, 2021

Group or Committee Affiliation (if any): Town Hall Restoration Committee

Submitter's address and phone number:

Doug Hyde

380 Great Road

Stow MA

978-897-2193

Purpose (please select all that apply):

☐ Open Space / Recreation

☐ Affordable Housing

☒ Historic

Submitter's email address: building3@stow-ma.gov

Project Name: Town Hall Restoration

Project Description: The town hall is the landmark center of the town of Stow. The building is in severe disrepair and is currently is not being actively used due to its condition.

In 2018, the Town Hall Restoration Committee (THRC) was formed by the town to define what restoration would be required to restore the Town Hall and to have a functional building for use by the town and Stow residents. Using CPA funds authorized by two town meetings, the THRC initially focused on defining the scope of this project and is now moving into the final design phase, which is expected to end in Q2, 2021 with bid-ready construction documentation.

In addition to restoring a truly iconic historic town building, the committee sees its mission to include upgrading and improving the building in order to increase its usefulness to Stow residents. The main hall is a unique space that has been and will be used by organizations and individuals for a wide range of activities including celebrations, dancing, meetings and other events such as candidate night. In addition, we expect some town entities to need space in the building; Stow Historical Commission and Stow TV have requested space.

List Departments/Boards you have spoken with:

The THRC has members from the following town committees: Finance (vacant), Capital, CPC (vacant), Historical Commission, Select Board and a representative from the Building Department. The Committee has engaged regularly with these boards with progress reports made by their THRC representative. As the work progresses through the design phase, the Committee will continue to communicate and meet with town committees as well as hold several public meetings designed to update and solicit input from Stow residents. **The THRC met recently with CPC to discuss bonding.**

Total Estimated Cost (include estimate sign cost)	CPA Funds Requested	Other Funding Sources
\$ 4.8 M	\$ 4.8 M	TBD see below for details

The committee is requesting CPA funds to pay for the total estimated construction costs. THRC acknowledges that this funding request is a significant amount in terms of total dollars requested as well as the percentage of CPA funds currently available. However, the committee recognizes that historic restoration projects are generally not a high priority in municipal capital budgets. Therefore, the primary, perhaps sole, source of funding for this project is CPC, which is the only town organization with a mandate to fund historic preservation projects.

To reduce the use of CPA funds, THRC is exploring other applicable funding sourcing. The committee is currently exploring the grants and funding sources listed in the table below. THRC is also working with State Representative Kate Hogan to identify other funding sources.

The list below are the current options that the committee is exploring for funding.

Name of funding source	Application date	Estimate of funding	comments
ADA improvement - design	complete	<50K	
ADA	October 2021	100K	This is an estimate
Green Communities			
Stow TV	Project completion	100K	Depends on Stow TV receiving funding from Cable TV
MA preservation project fund	March 20 th 2023	100K	Window restoration could be funded this way after the building restoration. Getting on the national register is dependent on project completion

However, the committee cannot rely on any awarded grant to cover anything more than a small portion of the construction costs. The Committee recognizes that there is no guarantee that the town hall project will be awarded any funds from these organizations or that the funds will be received in a timely fashion to pay for construction costs when due. THRC hopes to receive some funding to reduce the project's reliance on CPA funds but cannot realistically consider these potential grants in determining how to pay for the Town Hall's restoration project.

The committee is also considering ways to generate donations from Stow residents and private organizations. As part of that effort, the Committee has explored the creation of a Friends of the Town Hall to support the restoration fundraising effort with PR and fundraising. Unfortunately, the Committee has, thus far, been unable to find individuals willing to take on the task of creating a Friends organization and building support for the Friends and the restoration project. Due to the uncertainty of non-town sourced funding, the Town Hall Restoration Committee has no choice but to request for CPA funding to cover the full project cost.