

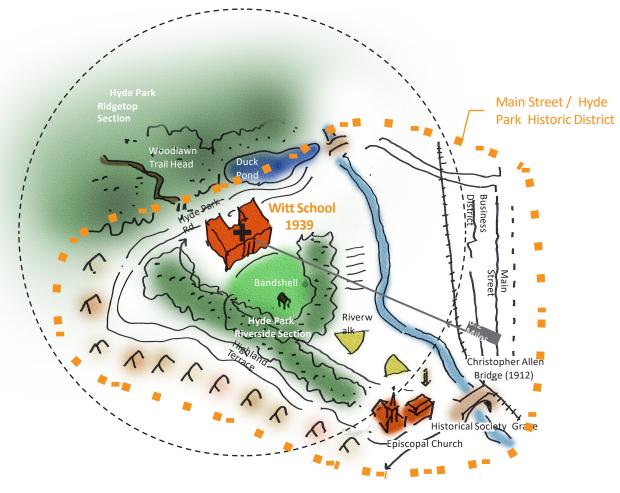
Existing Conditions

Context in Stafford Springs



The Witt School as an Anchor to Stafford's Remarkable Downtown

Historic District



Residential Case Study: Hawthorn Condominiums



Location: 226 McDaniel St., Dayton, OH Original Year Built: 1886 and expanded in 1911

Year Renovated: 1998

Developer: CityWide Development Corporation Units: 20 unit apartment complex, Area: 20,000 SF

Residential Case Study: East Haven High School Housing Complex



Location: 35 Wheelbarrow Ln, East Haven, CT 06513

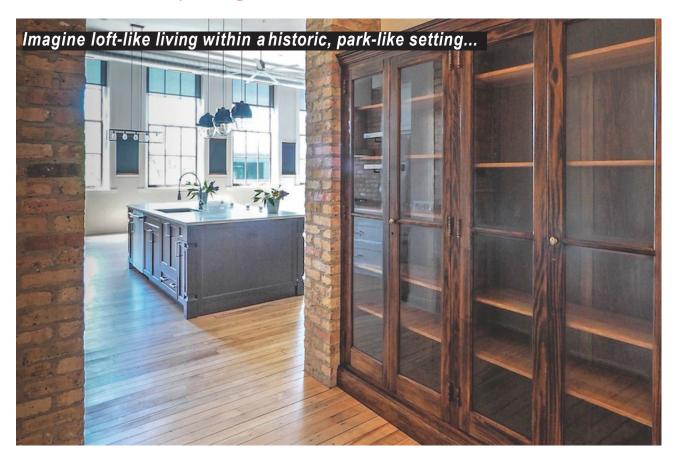
Year Built: 1936 Year Renovated: 2019

Developer: Winn Development

Units: 70 mixed-income apartment complex

Budget: \$21.3 million, \$210/ SF

Residential Case Study: Mulligan School



Location: 1855 NSheffield Ave, Chicago, IL 60614

Year Built: 1889 Year Renovated: 2017

Developer: Svigos Asset Management & Development Units: 24 unit apartment complex, Area ~48,000 GSF

Cost: 3.5 million

Architect: Bauer Latoza Studio

Office Case Study: Red Hat Office Building



Location: 300 AStreet BostonMA

Year Built: 1870 Date Renovated: 2017 Developer: Collier International

Office Case Study: Leszczynski Antoniny Major



Location: Lezno, Poland Year Built: 1870 Date Renovated: 2015 Architect: NANOWOarchitekci

Area: 8,928 Sq.m

School Case Study: Kindergarten of St. Moor's School Center



Location: Pecs, Hungary Year Built: 2019 (incorporated 2,000 year old walls)

Architect: József Koller Area: 1,200 Sq. m

Adaptive Re-Use Scenarios

Scenario 1: Residential Re-Use

Scenario 2: Mixed Residential/
Office Re-Use

Scenario 3: YMCA, maker spaces, and live/work units

Scenario 4: Hotel, pool, and convention spaces

Scenario 5: Assisted living

Appendix 2. Overview of Possible Uses for the Decommissioned Witt School Located in Hyde Park

Compiled by the Stafford Historic Advisory Commission: Leonard Clark, chairman; Donald Passardi, vice chairman; Tony Frassinelli, Town Selectman; Maureen Griffith; Roger Ingraham; Becky Kraussmann; Steve Squire, alternate; Beth Magura, Recording Secretary.

A NOTE ABOUT ZONING: The Witt School is located in Hyde Park. Hyde Park is zoned "open space" (OS), which allows passive recreation, education and municipal-type services.

Viable parties that have expressed interest in the Witt building	Proposed use of the Witt building	Would the use require a zoning change?	Proposed use is achievable via (1) sale, (2) lease or (3) retained by the Town	Does the transaction require the creation of a deed? (See footnote 1 below the table.)	Would the developer benefit from a "Historic District" or "Historic Building" designation? (See footnote 2 below the table.)	Does the use conform to benefactor LP. Hyde's 1897 bequest to create and maintain a public park in perpetuity for the benefit of the people of Stafford?	Would on-site parking for the proposed use adversely affect citizens using Hyde Park?
School for Innovative Learning (Nicole Waicunas, Dino Lusa)	Education (Grades 6–8 at first; later Grades 9–12, too)	No	Sale or Lease	Maybe	Yes; architect may seek designation	Same use as original Witt building	Yes
Joe Vallone, architect	Rental housing units	Yes	Sale	Yes	Yes	No	Yes
Stafford Housing Authority (Ann Marie Perrone, exec. director)	Congregate living (aka assisted-care living)	Yes	LLC creation (Town could own a percentage)	Yes	No	No	Yes
	Condominium housing	Yes	Sale	Yes	Yes	No	Yes
	Live-work housing	Yes	Sale	Yes	Yes	No	Yes
	Hotel accommodations	Yes	Sale	Yes	Yes	No	Yes
	Community college satellite training facility	No	Sale or Lease	Maybe	No	Educational purpose like the original Witt building.	Yes
	YMCA	??	??	Yes	No	_	Yes
	Business incubator or "Maker Space"	Yes	Sale or Lease	Maybe	??	No	Yes
	Municipal offices	??	Retained for use by the Town of Stafford	No	No	No	??
	Community center	Yes	Retained for use by the Town of Stafford	No	No	Yes	?
	Office complex	Yes	Sale	Yes	Yes	No	Yes
	Mixed use	Yes	Lease space; also some Town use	No	No	No	Yes
	DEMOLITION of the Witt building	n/a	Land restored to Hyde Park; rose garden?	No	No	Yes (land restored to Hyde Park)	n/a

Footnote 1: To offer the Witt building for sale, the Town attorney must draw up a deed for the Witt building with a specified amount of land. The land must be surveyed and a plot designated to conform to Planning & Zoning Commission regulations. The Zoning Board of Appeals may need to be consulted if setback regulations present "hardship" considerations.

Footnote 2: Developer efforts to rehabilitate decommissioned schools can benefit financially from state and federal tax abatements and brownfield remediation grants that are extended to structures that are deemed to be historically significant and thus eligible for nomination to the National Registry of Historic Places. Some architectural firms pursue this designation for individual buildings, whereas the historical nature of a lone building's status may be bolstered by inclusion in a broader district or cluster of buildings that more completely encapsulates an era in history. Nominating a "historic district" is often done by a municipal government that uses a State-funded matching grant to hire a professional preservation historian to compile the mandatory detailed documentation.

Challenges:

Market: Location may be less attractive to investors that prefer closer proximity to higher populated areas. May get less support from state agencies who prefer to target areas with higherneeds.

Financing: Smaller, higher cost projects are less competitive for subsidies than larger, more economical projects.

Cost: Creative funding sources will likely be needed to cover cost of rehabilitation.

Environmental: Full scope and cost of clean-up remains unknown. Smaller project size makes this more difficult.

Community: Community support is a prerequisite for subsidies.

Legal: Building Ownership, Site subdivision & Zoning.

Opportunities:

Significance: The Witt School was once a vibrant civic hub in Stafford, infusing it with new life will make a positive contribution to the town.

Location: Downtown proximate, picturesque building siting overlooking historic Hyde Park.

Flexibility: Double-loaded corridors, two primary vertical circulation cores, and several building entrance points suggest residential use but allows for many alternatives or hybrid functions.

Physical Characteristics: Masonry walls, concrete structure, brick walls, and large windows make for appealing interior and exterior spaces.

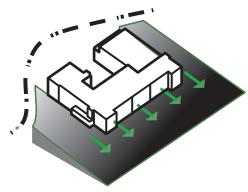
Financing: Potential subsidies to offset costs, & public private partnerships.

Site Activation: Building uses will help activate Hyde Park.

Witt School - Existing Conditions

Building Elevation facing Hyde Park Riverside Section

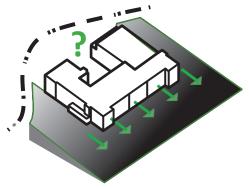




Witt School - Existing Conditions

Building Elevation on Hyde Park Rd.

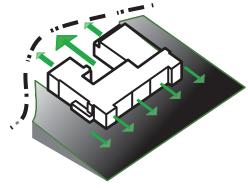




Witt School - Reorientation Around Courtyard

Conceptual Rendering



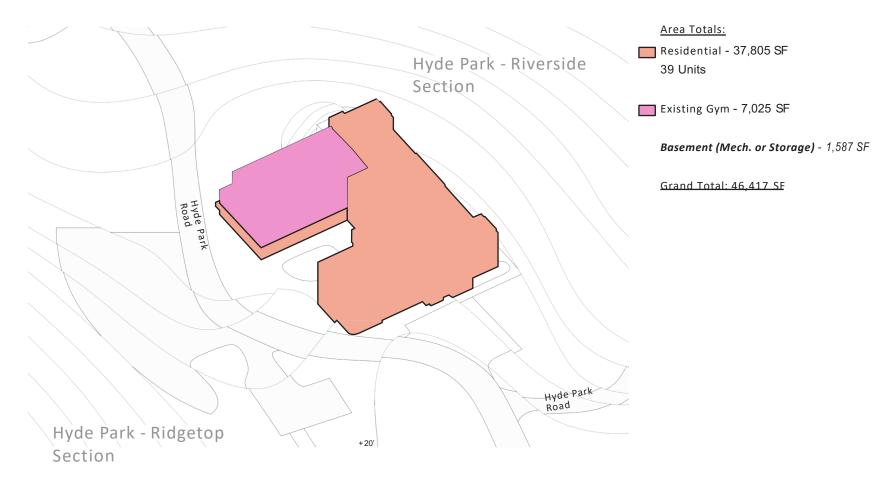


Witt School - Reorientation Around Courtyard

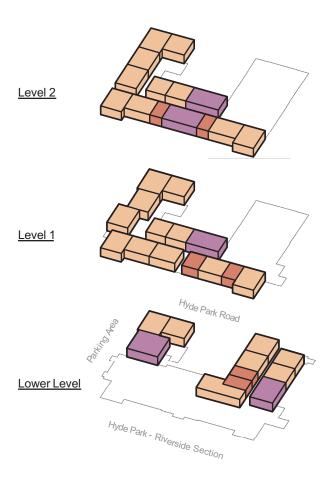
Conceptual Rendering



Aerial View



Unit Type and Distribution





Total: 39 Units

G. TOTAL PLUS	46,417
+ Storage or Other	8,612
GRAND TOTAL GSF:	37,805

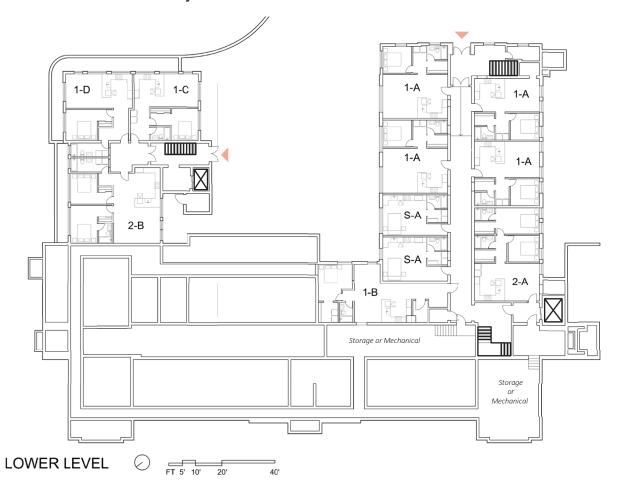
Floor Plans

#D I -	T	Lower Le			
#Beds	Туре		QTY	TOTAL	
Studio	Α	455.4	1	455.4	
Studio	А	430.6	1	430.6	
1	A	754.0	1	754.0	
1	А	763.2	1	. 763.2	
1	А	652.1	1	652.1	
1	А	662.7	1	. 662.7	
1	В	1,016.4	1	1,016.4	
1	С	707.7	1	707.7	
1	D	783.3	1	783.3	
2	А	968.7	1	968.7	
2	В	1,110.6	1	1,110.6	
		TOTAL #UNITS:	11		
			Circulation	2,436.6	
			LOWER LEVEL GSF:	10,741.3	
			Storage or Other Space	1,	
				l	

LOWER LEVEL GSF: 10,741.3
Storage or Other Space 1,
7
4
3

Primary Entrance

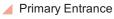
Service Entrance



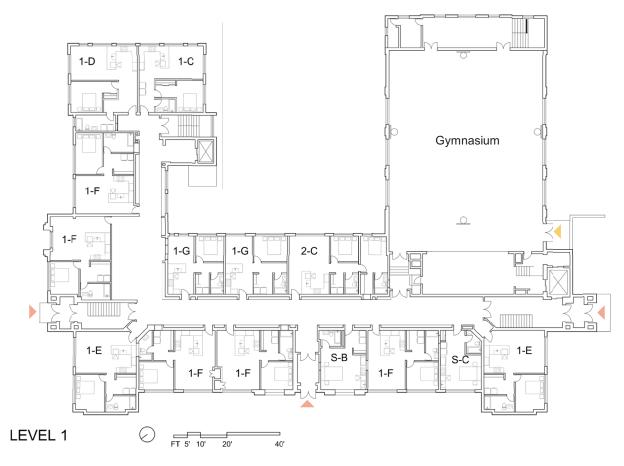
Floor

P	la	n	S	

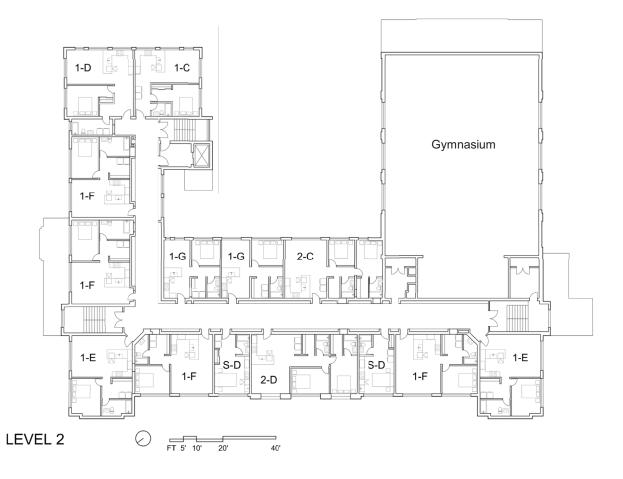
	Level 1					
#Beds	Туре	GSF	QTY	TOTAL		
Studio	В	455.8		455.8		
Studio	С	391.0		391.0		
1	С	690.8		1 690.8		
1	D	822.1		822.1		
1	E	776.9		776.9		
1	E	780.9		780.9		
1	F	671.5		671.5		
1	F	730.1		730.1		
1	F	712.1		712.1		
1	F	788.5		788.5		
1	F	790.7		1 790.7		
1	G	535.6		535.6		
1	G	572.2		572.2		
2	С	909.1		909.1		
		TOTAL #UNITS:	10	1		
			Circulation	4,235.0		
			LEVEL 1 GSF:	13,862.3		
			Storage or Other Space	6,463.9		



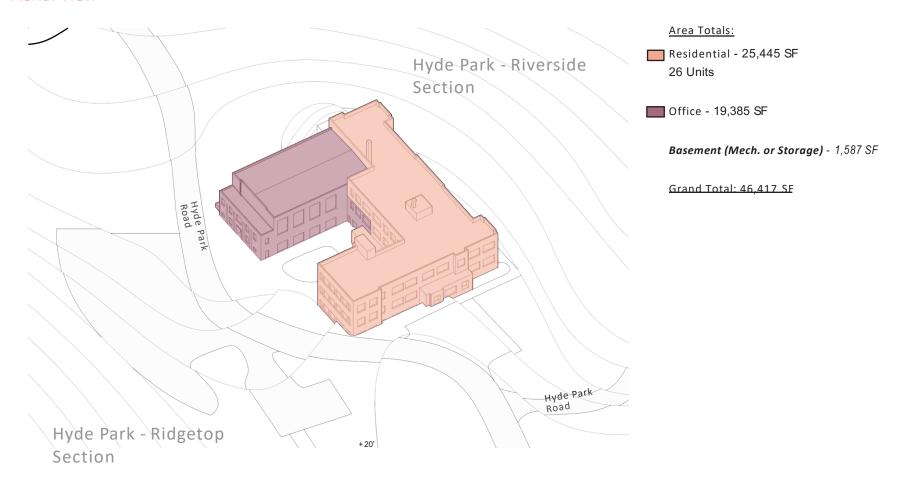
Service Entrance



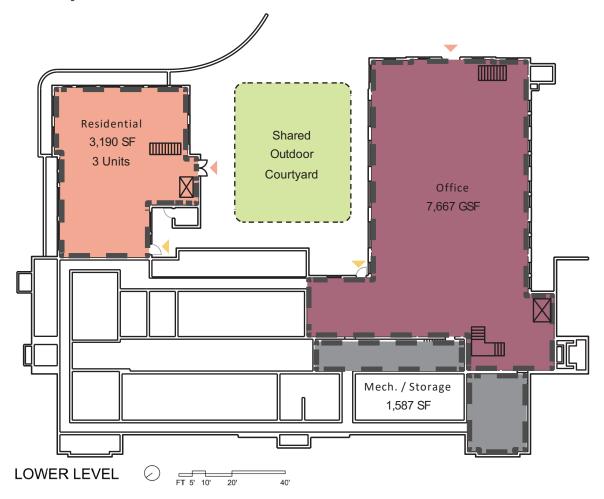
#Beds	Туре	Level 2	QTY	TOTAL
Studio	D	341.4		
Studio	D	339.8	1	339.
1	С	692.4	1	692.4
1	D	823.0	1	823.0
1	E	758.6	1	758.0
1	E	779.6	1	779.0
1	F	762.6	1	762.
1	F	719.9	1	719.5
1	F	816.3	1	816.
1	F	777.1	1	777.
1	G	535.9	1	535.
1	G	570.7	1	570.
2	С	910.3	1	910.
2	D	1,027.8	1	1,027.
	•	TOTAL #UNITS:	14	1
			Circulation	3,346.
			LEVEL 2 GSF:	13,201.
			Storage or Other Space	406.9

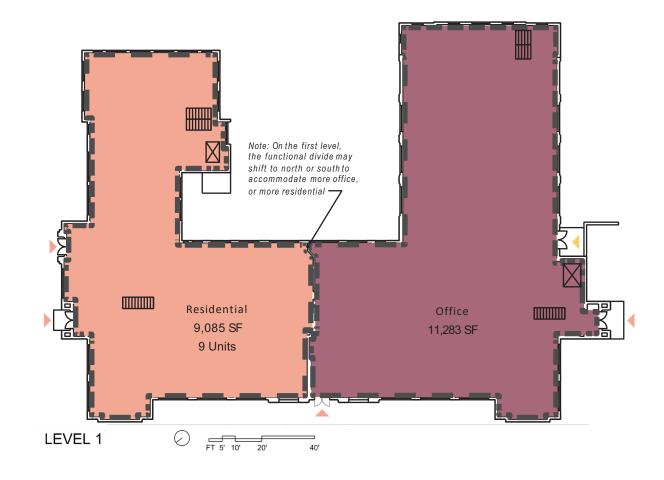


Aerial View



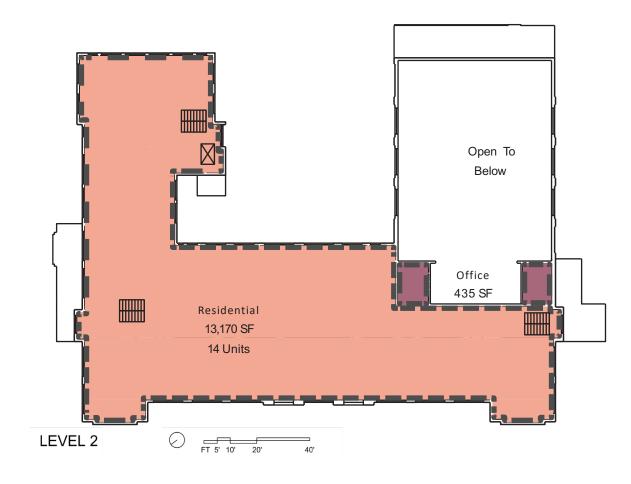




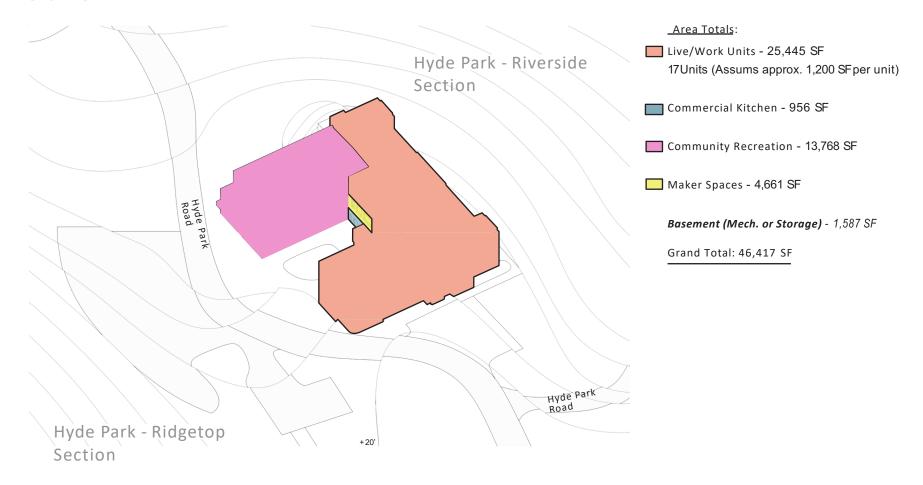


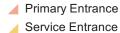






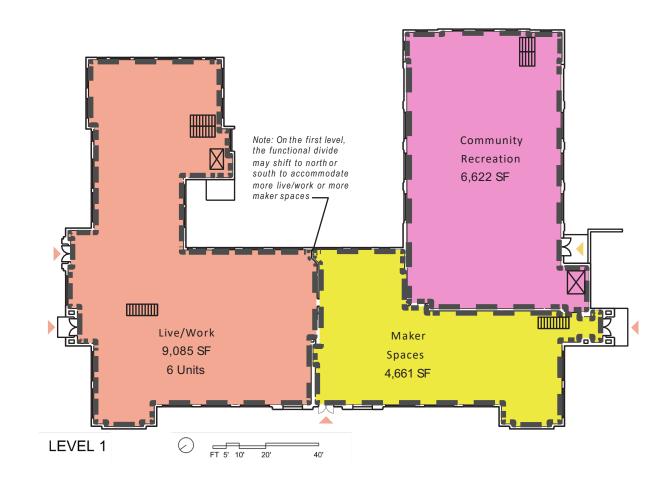
Aerial View







Floor Plans



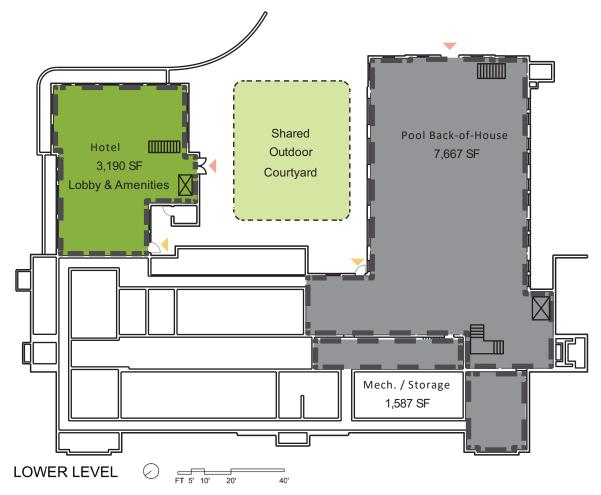
Primary EntranceService Entrance





Aerial View





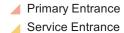


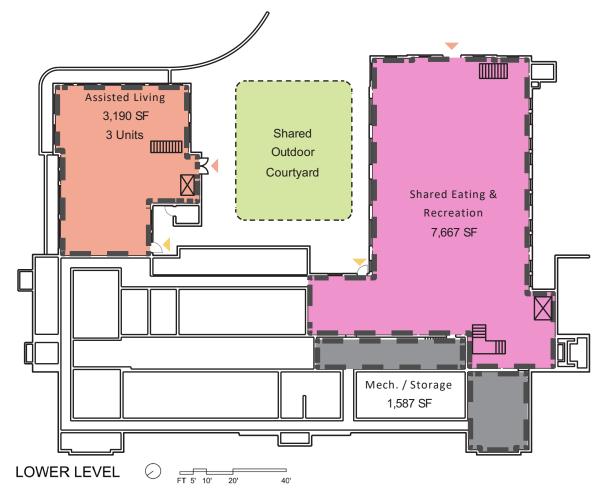




Aerial View



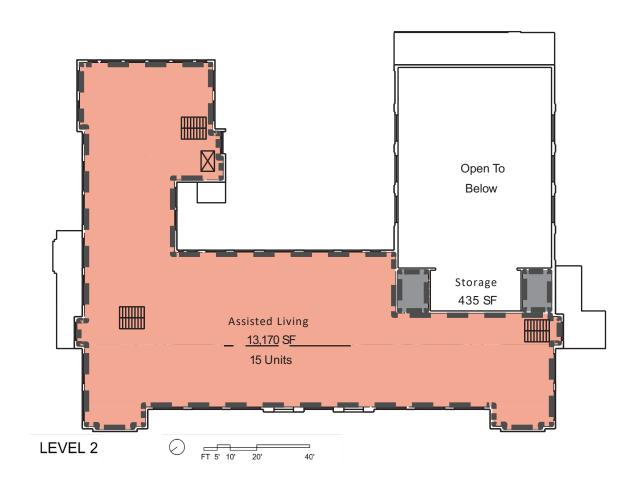




Floor Plans

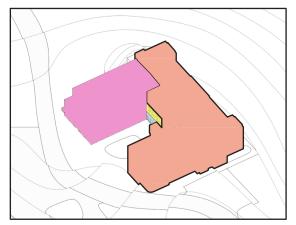


Shared Eating & Recreation 6,622 SF

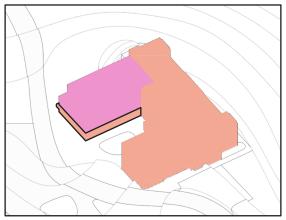


Development Scenario Summary

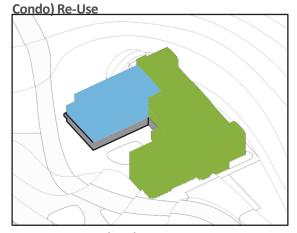
- Residential
- Recreation / Common Spaces
- Office
- Commercial Kitchen
- Maker Spaces
- ── Hotel
- Pool
- Mechanical / Back-of-House



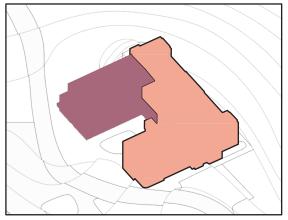
Scenario 3: Recreation Center + Maker Spaces + Live/Work



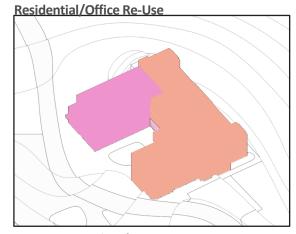
Scenario 1: Residential (Rental or



Scenario 4: Hotel and Convention Facility



Scenario 2: Mixed



Scenario 5: **Assisted Living**

Challenges:

Market: Location may be less attractive to investors that prefer closer proximity to higher populated areas. May get less support from state agencies who prefer to target areas with higherneeds.

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