

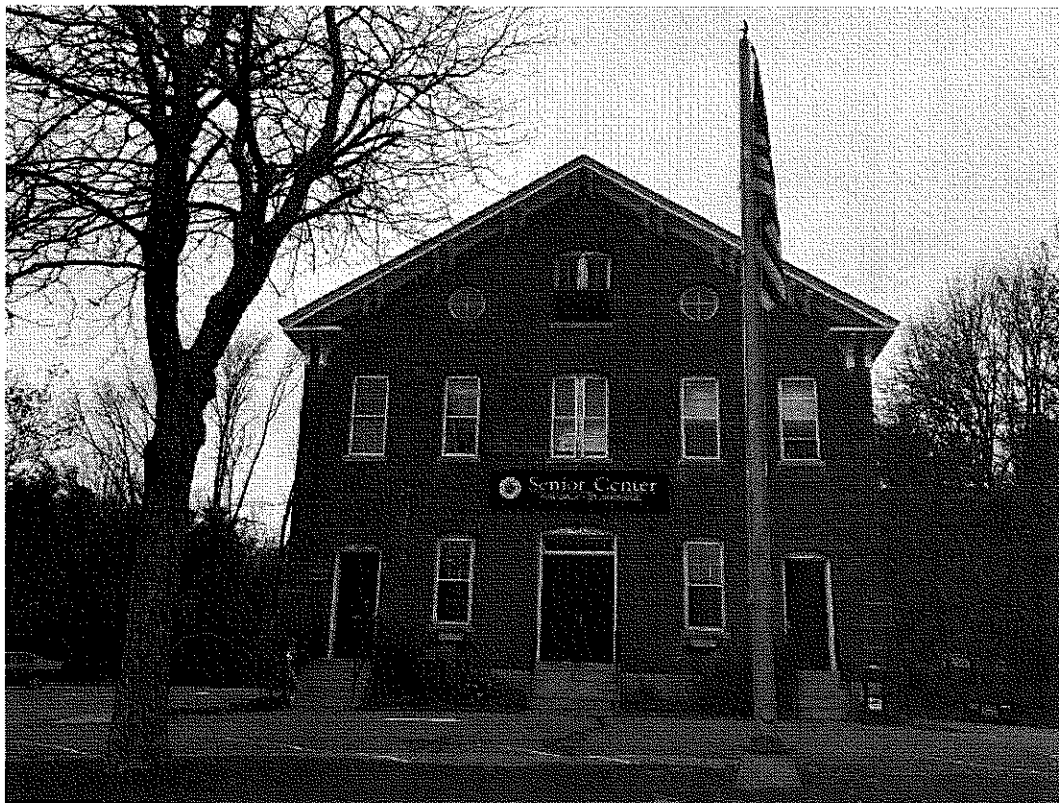
# TOWN OF STURBRIDGE

## SENIOR CENTER PROGRAM

Issued: July 5, 2017

Prepared for:

THE TOWN OF STURBRIDGE MASSACHUSETTS





# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>3</b>
<b>PROGRAM.....</b>	<b>5</b>
Existing Conditions	5
Space Program	9
Square Footage Requirements	11
<b>EXISTING FACILITY .....</b>	<b>13</b>
Existing Site	16
<b>APPENDIX.....</b>	<b>17</b>
2017 Services and Programs offered by the Sturbridge Council on Aging	19
Property Card for 480 Main Street	21
Massachusetts Cultural Resource Information System Record	25





## EXECUTIVE SUMMARY

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The Sturbridge Senior Center currently occupies the 1874 Italianate style, Snellville School in the Fiskdale area of Sturbridge, Massachusetts at 480 Main Street. A two-story brick structure with full basement, the school building has been modified over time to meet the growing program needs and code required updates of the Center. Presently the entire building is used to facilitate programs offered by the Sturbridge Council on Aging to serve senior citizens within the Sturbridge community.

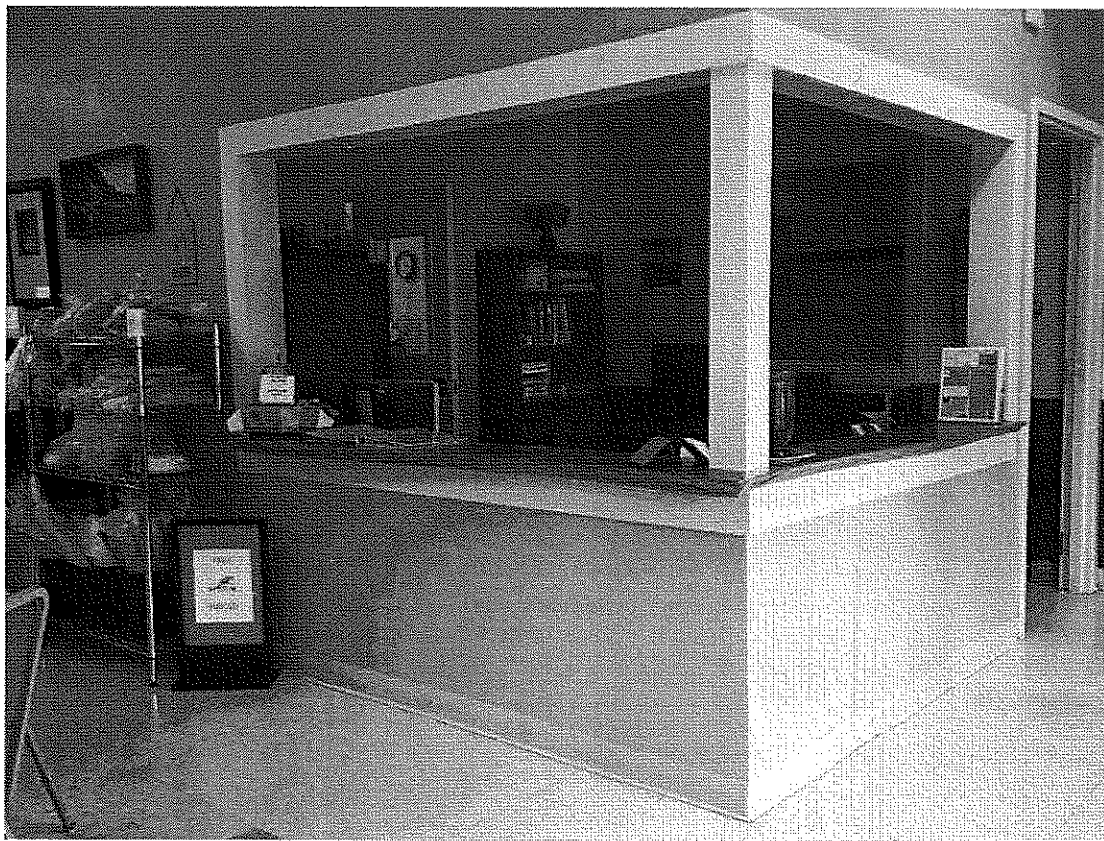
Recognizing that the senior population will be growing over the course of the next decade, the Town of Sturbridge through the Senior Center Study Committee requested that CME Associates, Inc. prepare the ground work for a feasibility study to determine if the current facility can be adapted to meet future needs. The Committee met with CME over the course of the fall of 2016 and winter of 2017 to outline their vision of current and future programs based on their survey of seniors in the community. Drawing from the survey and the Study Committee's vision, the following program outlines the type, size and characteristics of spaces desired.

The conclusion of the program development phase is a sense that the current facility falls short of offering adequate space by 5,000 square feet, does not provide safe and secure access to all spaces, and is not fully code compliant in terms of Massachusetts Architectural Access Board requirements and current building codes. While the building was upgraded in 1998 to include exterior ramp access, interior elevator service to three floors, and toilet room remodeling to meet then current codes, safe access around the site and within the building is impeded by uneven exterior surfaces, unsafe staircases, lack of visual access and minimal clearances for emergency services.

This Building Program will form the basis for a detailed feasibility study which will assess the current physical condition of the building, review current code compliance, make recommendations for improvements, and test fit the Building Program on the existing site. In addition, the feasibility study will calculate the cost of renovations of 480 Main Street and compare them to the cost of a hypothetical new building and site in order to determine the most efficient and cost effective options for meeting the needs of community into the future.

Dedicated members of the Senior Center Study Committee include the following:

Anthony Celuzza, Chair  
Susan Grandone, Member  
Mary Blanchard, Selectman  
Ken White, Member  
Ann White, Member  
Gerald Suprenant, Member  
Sis Chapdelaine, Member  
Gladys Santilli, Member  
Leon Gaumond, Town Administrator, Associate Member  
Barbara Barry, Finance Director, Associate Member  
Melissa Beauchemin, COA Director, Associate Member  
Daniel Matte, Facilities Coordinator, Associate Member



Newly renovated Reception Area adjacent to the entrance and the main first floor Dining / Meeting Room.

## PROGRAM

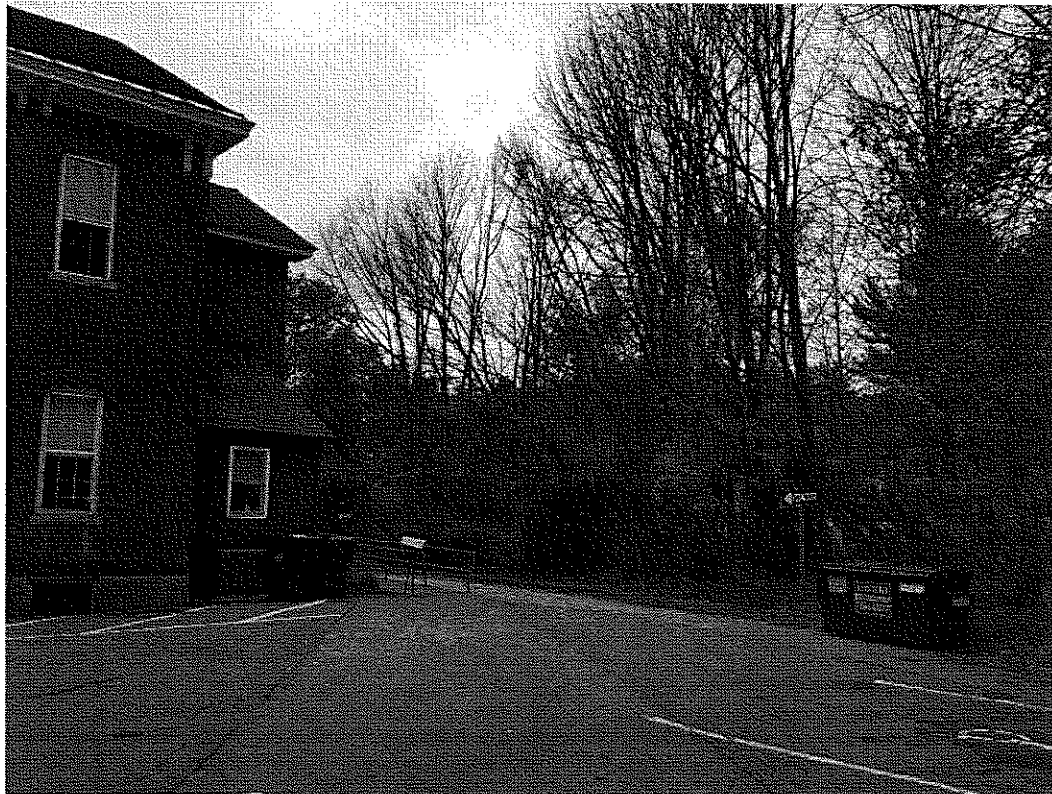
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During the course of meeting with the Study Committee and discussing programmatic space needs, whether they be incorporated into an expanded Snellville School building or into a new facility, constructive critique of existing spaces was offered in order to improve safety, circulation and better meet program requirements. Some of these comments are bulleted below.

### Existing Conditions

#### Site

- Site circulation is challenging during winter conditions at the pitched driveway entrance to the Senior Center off of Arnold Road.
- The exit from Arnold Road onto busy state road Route 20 is also challenging especially when crossing traffic to make a left turn to east Route 20.
- The parking lot surface is sloped and the asphalt is deteriorated resulting in surfaces that are uneven and rutted creating a hazardous walking surface.
- Accessible parking spaces are not well oriented to the accessible building entrance. Striping and signage should be upgraded.
- Parking for larger delivery and passenger vans is not well accommodated.
- The number of present parking spaces is inadequate. Striping and signage should be upgraded.
- There is a lack of space for outdoor activities including walking paths.
- Sloping grades are not conducive to activities such as picnics and concerts.



#### Building Exterior

- The front entrance facing on Main Street has a short steep flight of concrete steps with a small landing which restricts the space for a person to stand on the landing and simultaneously open the out-swinging door safely. A person exiting the building in this location may not be aware of someone standing within the limited landing space on the opposite side of the door.
- There is no covered drop off/pick up entry point.
- Windows are single pane and in need of repair and energy efficiency measures.
- A new asphalt shingle roof was installed in 2016.



#### Building Interior

- A lobby space/waiting area where one could visually access the pick up/drop off area is preferred.
- The main building entrance lobby should be visible to staff and secured from the program spaces.
- Currently there is no ability to monitor the basement access points resulting in a lack of security and supervision of the activities carried out in the basement.
- There are no toilet facilities on the basement level.
- The second means of egress staircase is narrow and hinders emergency personnel and equipment.
- Programs are restricted due to poor basement facilities and limited staff resources to monitor activities. An interim camera monitoring system is forthcoming.
- Multiple programs share the first floor main space resulting in crowded and noisy conditions with sometimes incompatible purposes.
- Privacy of visitors to counseling services is compromised due to the adjacency of waiting space and the counseling office to major program spaces.



- Circulation through program spaces is detrimental to functions on both the first and second floors.
- The Director's office size is insufficient.
- Storage space is inadequate for exercise equipment, supplies and the medical equipment lending program. Basement storage areas are difficult to access and not climate controlled.
- A new boiler has been recently installed.
- Air conditioning has been installed on the first floor.

#### Committee Recommendations for Improved Facilities

- Provide parking adequate for present use and anticipated growth.
- Orient accessible parking to accessible entrance.
- Provide a covered entrance.
- Develop the building on one level to the greatest extent possible.
- Provide outdoor spaces for walking, gardening, games, picnics, concerts and other activities.
- Incorporate covered outdoor activity space.
- Configure interior spaces for security, privacy and independent use.
- Maximize visual access of activities for staff.
- Orient counseling spaces to maximize client privacy.
- Promote energy efficiency in design and execution.





The existing first floor Dining / Meeting Room serves multiple, sometimes incompatible, uses.

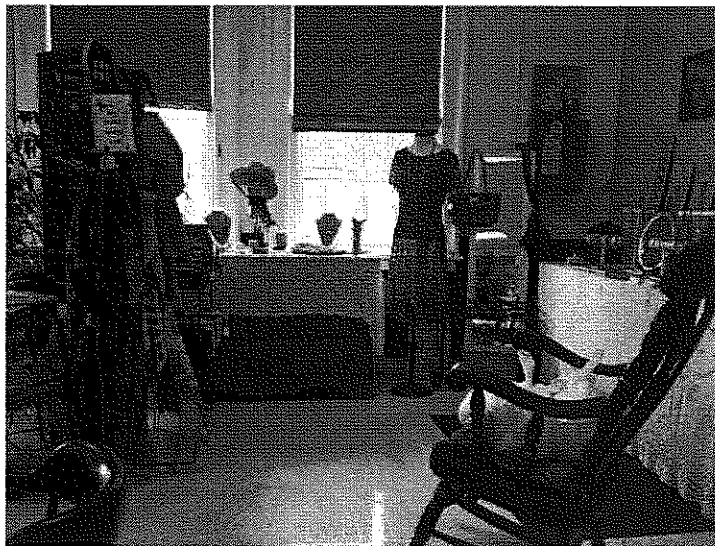


The main room on the second floor serves as a large meeting room and exercise room. Furniture must be moved to accommodate a variety of programs.

## Space Program

- Lobby
  - Vestibule;
  - Receptionist, Touch screen sign in/security, waiting area, notices and information;
  - Staff visual access to visitors.
- Gift Shop
  - Jewelry, bags and scarves now but expand to crafted goods, cards and gifts, etc.;
  - Possible flea market as fund raising event;
  - Move away from programs into designated space if possible.
- Dining Room
  - Currently maximum capacity as posted is 60. Increase capacity to 100;
  - 15-20 daily lunches served now by Tri-Valley;
  - 25-35 special lunches served 2 -3 times per month;
  - Currently 6 person tables;
  - Provide access around tables for ambulatory aids;
  - Proximity to toilet rooms preferred;
  - Automatic doors to facilitate ease of access;
  - Adjacent to kitchen service window;
  - Divisible space with sound proof, movable partition to create two or more spaces;
  - Include the Tri-Valley work place within the larger space;
  - Incorporate monitor system for power point presentations, etc.;
  - All or portion serves as large meeting room for speakers, presentation, movies.
- Kitchen
  - Kitchen to support programming efforts and potential fund raising activities;
    - 6 burner stove with exhaust hood and fire suppression system
    - 3 bay sink
    - Certified food preparation surfaces and equipment
  - Tri-Valley distributes Meals on Wheels from the kitchen to home based clients.
  - Tri-Valley heats up meals for lunches: requires oven;
- Exercise Room
  - Large, divisible space for multiple programs including exercise classes, tai chi, yoga, etc.;
  - Space for 30 participants;
  - Silver Sneakers program among others (see program of activities attached);
  - Equipment storage.
- Workout Room
  - Stationary bike, treadmill, etc. (minimum of 4 machines with television);
  - Visually monitored by Staff;
  - High ceiling to accommodate equipment and physical activity.
- Game Room
  - Pool table;
  - Table games, etc.;
  - Library.
- Small Classroom / Meeting Space (2)

- Language and computer lessons;
- Meetings for small programs like book discussion, weight loss, Parkinson's, etc.;
- Room where students can teach seniors.
- Offices
  - Director's Office;
  - Outreach Coordinator Office;
    - Currently shares with SHINE Counselor (3-4 hours per month of Oct/Dec);
    - Both uses require privacy and computer;
  - Health and Wellness services;
    - Visiting nurse: Ask the Nurse program/Podiatrist/UMass assessment classes.
    - Hair dresser/barber: Getting Pretty with Polly.
- Toilet Rooms
  - At each level except basement;
  - Quantity per Code;
  - ADA compliant;
  - Accessible for emergency personnel and equipment.
- Mechanical and Electrical Rooms
  - Adequate and code compliant for facility.
- Elevator
  - Currently adequate.
- Storage
  - Space for lease/lend equipment (durable medical equipment);
  - Seasonal supplies;
  - Office supplies;
  - Miscellaneous storage.

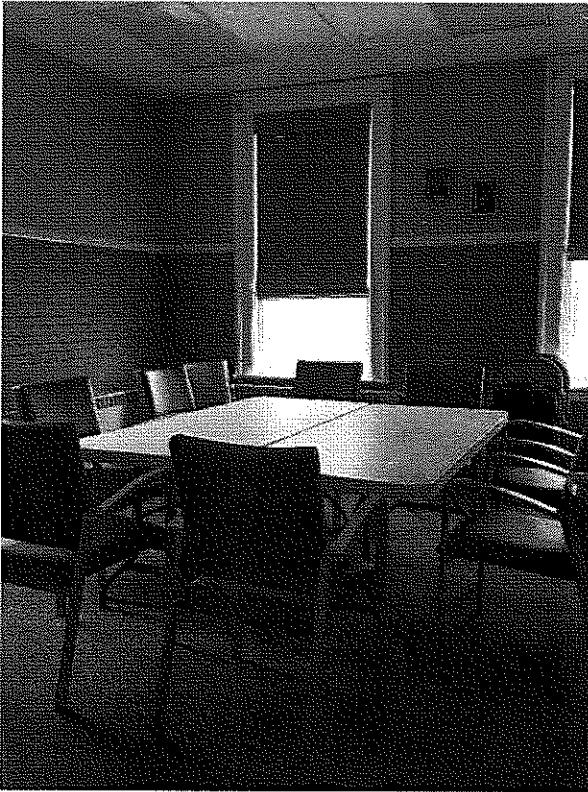


The Gift Shop corner is within the first floor main room.

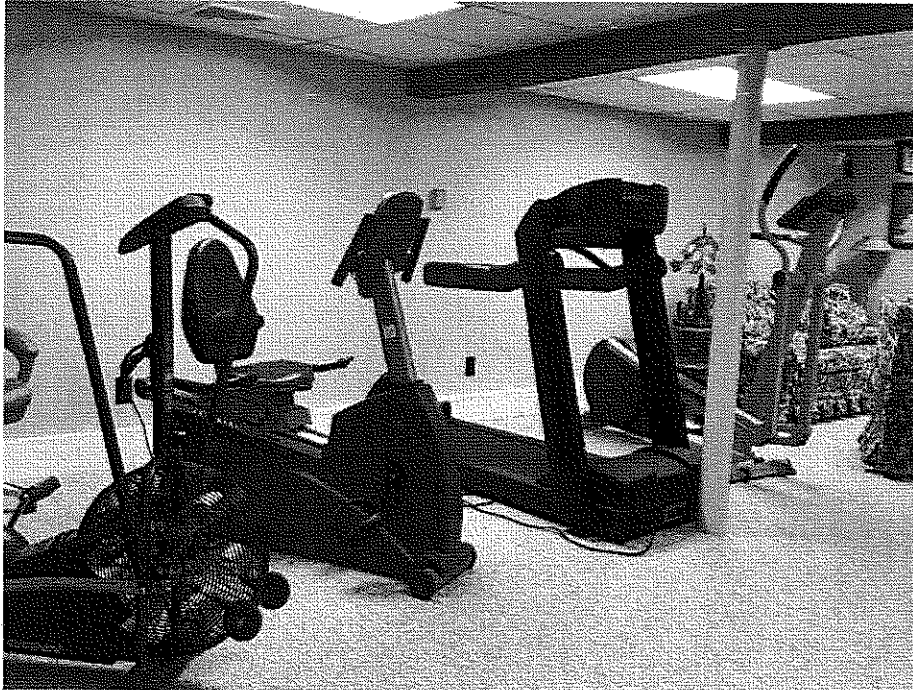
## Square Footage Requirements

Space	Existing SF	Required SF	Comment
Lobby	100	300	
Gift Shop	40	125	
Multipurpose Room including Dining / Large Meeting /Special Programs / TVA workstation, etc.	1,620	3,500	Divisible into 1 large and 2 small rooms
Kitchen/Meals on Wheels	115	350	
Exercise/Tai Chi/Yoga Room	2,000	3,500	Divisible into 2 rooms
Workout Room	200	200	
Game Room	300	400	
Small Meeting Room	150	210	
Small Meeting Room	0	210	
Director's Office	100	100	Storage elsewhere
Outreach Coordinator	120	120	
Tri Valley Workspace	100		Included in Multipurpose Rm.
Health and Wellness Office	0	120	Visiting Nurse, SHINE, etc.
Toilet Rooms	250	600	
Mechanical	200	400	
Elevator	320	320	
Durable Medical Storage	120	120	
Miscellaneous Storage	600	800	
Subtotal	6,335	11,375	
Circulation (new @ 10%)	1,350	1,140	
<b>Total</b>	<b>7,685</b>	<b>12,515</b>	

The conclusion drawn from this study of current space allocations with future needs is that approximately 5,000 SF of additional space is needed to fulfill the building program. It should be noted that during the feasibility phase, actual square footages may vary from the total shown here based on floor plan layouts which will demonstrate the potential inefficiencies inherent in reusing existing space. A new building will more closely align with the square footage total calculated here.



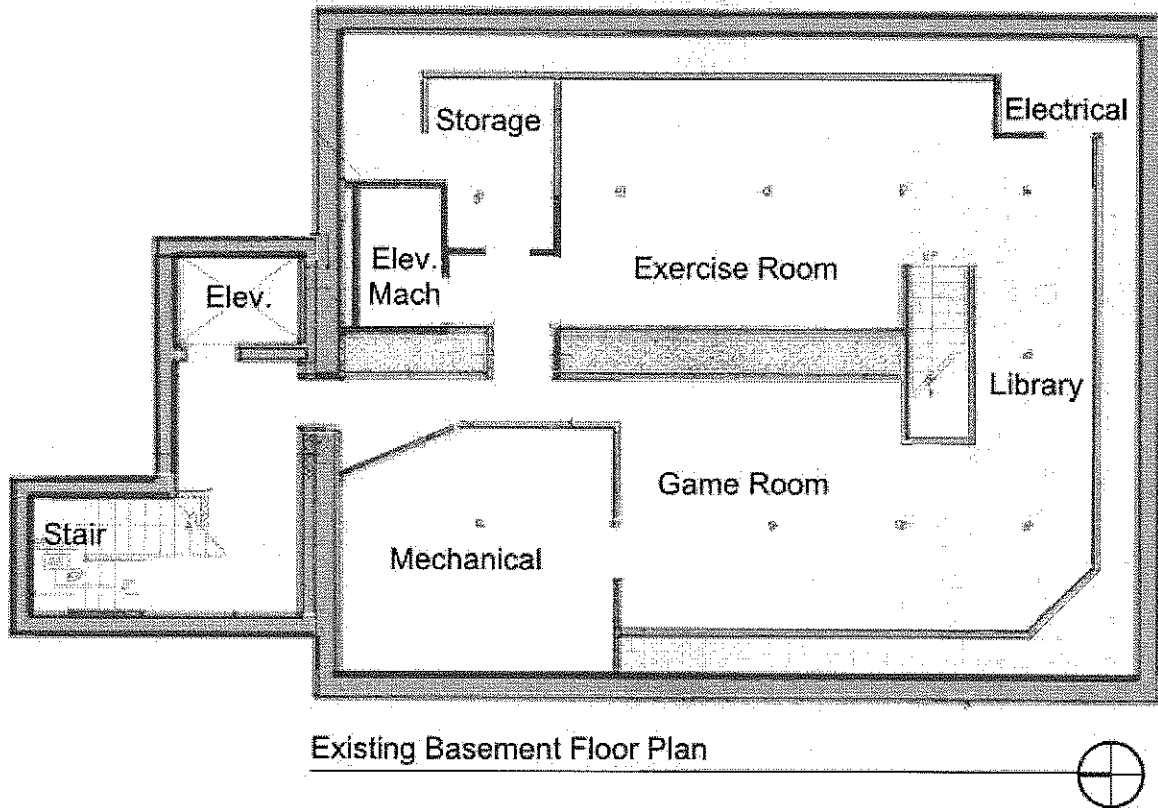
The small meeting room on the second floor.



The Workout area in the basement shares space with the Library and Game area.

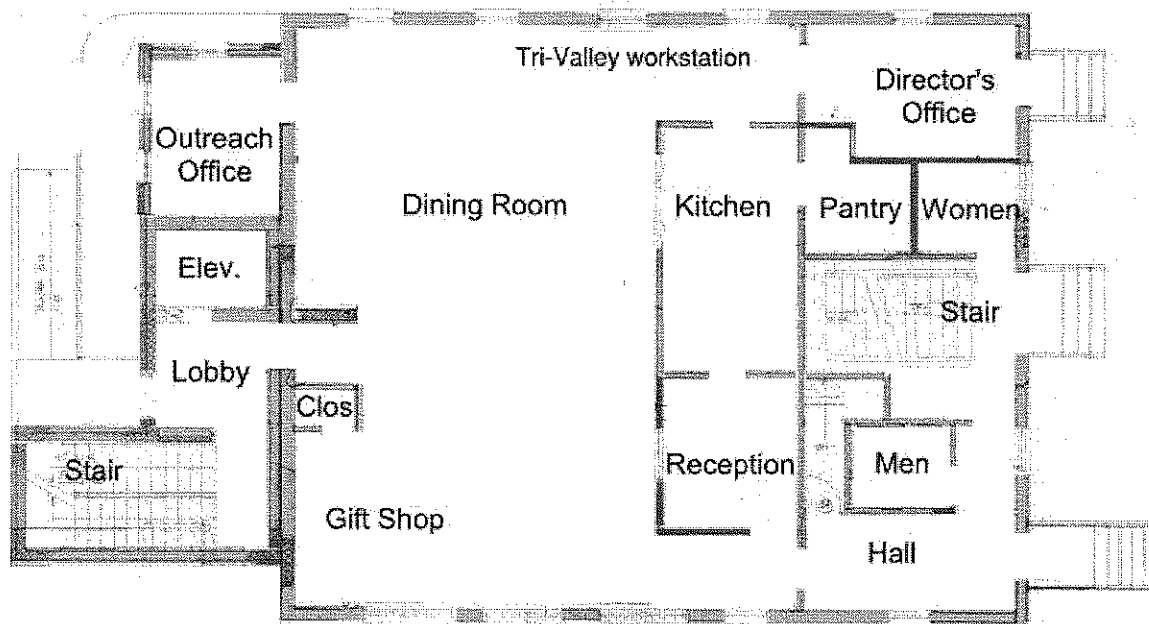
## EXISTING FACILITY

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The existing basement plan incorporates service and utility functions as well as program elements. Composed of a stone perimeter foundation wall that has been surrounded by a finished interior wall, a chase has been created to temper moisture and air. The floor is a concrete slab, the walls are wood stud finished with gypsum wall board and the ceiling is an acoustic tile dropped ceiling:

Limitations in the basement include structural elements such as central bearing wall, mid-span steel lally columns and a low ceiling height. These elements interrupt the amount of usable space. Narrow passages to egress stairs are a potential concern for access of emergency personnel and equipment. Limited staff is not physically able to supervise activities currently housed on the basement level. The installation of a new video camera monitoring system is planned.



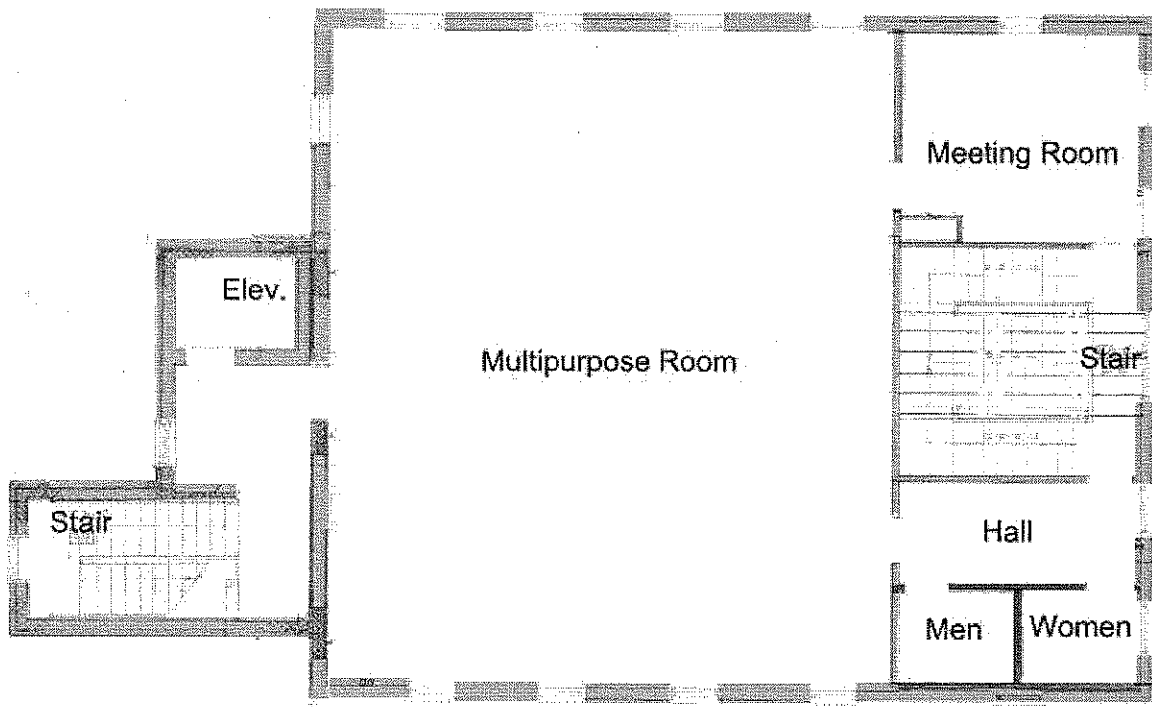
Existing First Floor Plan



As the sketch illustrates, the first floor area has been maximized to accommodate multiple uses and activities resulting in poor circulation, cramped spaces, and overlapping activities. While modifications were made during the 1998 renovations to provide accessible routes and facilities, many of the features including clearances at doorways, do not meet current accessibility code. The number of toilet facilities is inadequate to meet the number of building users as required by the International Plumbing Code.

Given the limited existing space, preferred program adjacencies cannot be met to provide segregation of public and private uses. For instance, the waiting area for the Outreach Office is within the Dining Room space, resulting in a lack of privacy for clients wishing to discuss sensitive personal matters with the Outreach counselor. Meals on Wheels (MOW) preparation and distribution circulates from the kitchen through the Dining Area which serves as a program space during the morning hours when the MOW preparation takes place. Adjacency of this activity next to the Director's office is also disruptive. Game and puzzle tables, the Gift Shop and reception services all take place within the main Dining Space. Access to the Women's Room is circuitous, passing through the central stair vestibule which is not code compliant. As may be seen in the sketch, visual access to the basement stair is non-existent resulting in security and safety concerns.





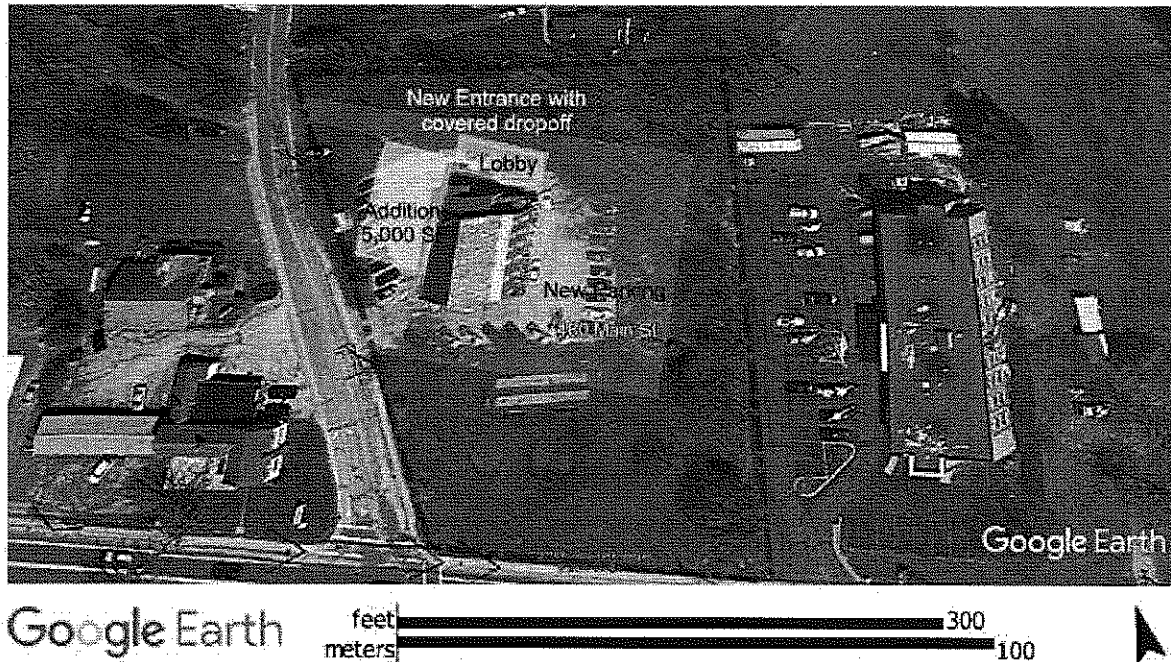
Existing Second Floor Plan



With a few exceptions, the main room of the second floor remains in its original configuration as a public meeting space. Second floor spaces are accessed by way of the 1998 elevator tower / stair addition and by the monumental central staircase at the front of the building. The historic monumental stair has been approved as a second means of egress although it is not fully compliant with current building code requirements. The Multipurpose room is reasonably sized to meet the space needs of most programs that utilize it. The room is reserved for a wide variety of exercise programs including Silver Sneakers, Yoga, and Tai Chi as well as for educational programs including lectures and films. There is no storage associated with the room which presents a challenge for staff to move furniture up and down the elevator in order to prepare for the next activity.

The Meeting Room fills an important role as it provides gathering space for small groups involved in language learning, skill development, small classes and committee use. It is a well-used room that would benefit users by being enlarged, incorporating storage, and being adjacent to other semi-private uses. Access through the Multi-purpose room is distracting and disruptive to users of that space and inconvenient for users of the Meeting Room. Single user toilet rooms are inadequate for the number of users of the second floor.

## Existing Site



According to the Town of Sturbridge Assessor's records, the lot acreage at 480 Main Street is 0.78 acres. The site slopes gently from the high point at the Senior Center building to Route 20 to the south, and more gently to the adjacent hotel building to the east. Given the slope, the front yard is not usable for outdoor gatherings as are desired in the facility program. New site circulation and parking could be accommodated along with an addition that would address future space needs if the landscape is altered with terracing and other means of providing flat planes.

## APPENDIX

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## 2017 Services and Programs offered by the Sturbridge Council on Aging



**Town of Sturbridge**  
**308 Main Street, Sturbridge, MA. 01566**  
**Phone: (508) 347-2500 Fax: (508) 347-5886**

## Services and Programs for 2017

### Services and Programs for 2017

<p><b>Services Available through the Sturbridge Council on Aging (COA)</b>  Information and Referral Counseling  Home Visits  Wellness Phone Calls  Are You OK?  SHINE – Medical Insurance Counseling  Newspaper Columns  Friendly Visitor Program  Medical Transportation  Flu Shots (1/yr.)</p> <p><b>Wellness Programs</b>  Fitness Class  Fit for Life  Yoga  Chair Yoga  Tai Chi  S.A.L.T. (Seniors and Law Enforcement Together)  T.O.P.S. (Take Off Pounds Sensibly)</p> <p><b>Tri-Valley, Inc.</b>  Meals on Wheels  Congregate Meals</p> <p><b>Special Meetings</b>  Grief Support  Ask the Nurse  Caregiver's Support Groups  Parkinson's Support Group  Trainings  Entertainment  Safety Programs  Celebrations  Collections for Charitable Agencies</p> <p><b>Enrichment</b>  Cultural programs  Book Club  Sing Along</p>	<p><b>Drop-In</b>  Knitting  Card Games  Coffee  Pool Table  T.V.  Lending Library  Wii  Treadmill  Recumbent Bike  Ayredyne Bike  Socialization  Newspapers</p> <p><b>Volunteer Opportunities</b>  COA Board Member  Medical Transportation Driver  Friendly Visitor  Office Support  Library in Motion Courier  Program Instructor  Program Organizer  Newsletter Collator  Receptionist/Greeter</p> <p><b>Recreation Programs</b>  Trips  Cribbage  Pitch  King's cribbage  Movies</p> <p><b>Town Government</b>  Legislators  Community Leaders</p> <p><b>Fundraising</b>  Assist the Friends with Various Fund-Raising Efforts</p> <p>For more information, please call the Senior Center at 508-347-7575.</p>
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Property Card for 480 Main Street  
**480 MAIN STREET**

**Location** 480 MAIN STREET

**Assessment** \$530,600

**Mblu** 415-/0 2433/- 480/ /

**Appraisal** \$530,600

**Acct#** 415-02433-480

**PID** 2207

**Owner** STURBRIDGE TOWN OF

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$427,400	\$103,200	\$530,600
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$427,400	\$103,200	\$530,600

**Owner of Record**

**Owner** STURBRIDGE TOWN OF

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 308 MAIN STREET  
 STURBRIDGE, MA 01566

**Book & Page**

**Sale Date** 01/01/1900

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STURBRIDGE TOWN OF	\$0			01/01/1900

**Building Information**

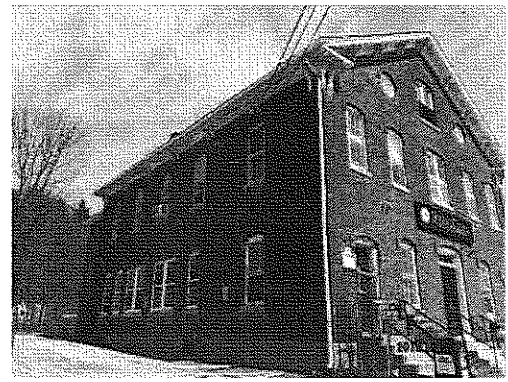
**Building 1 : Section 1**

**Year Built:** 1874  
**Living Area:** 5976  
**Replacement Cost:** \$744,284  
**Building Percent Good:** 53  
**Replacement Cost Less Depreciation:** \$394,500

**Building Photo**

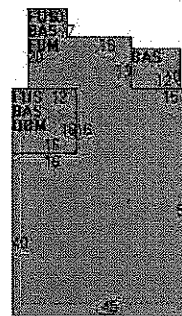
Building Attributes	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	Average +10
Stories:	2

Occupancy	0
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Clapboard
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Pct	0
Bldg Use	Town of Sturbridge C
Total Rooms	
Total Bedrms	0
Total Baths	3
1st Floor Use:	903I
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14
% Conn Wall	0



(<http://images.vgsi.com/photos/SturbridgeMAPPhotos//\01\01\84\65.jpg>)

#### Building Layout



Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3048	3048
FUS	Upper Story, Finished	2928	2928
FBM	Basement, Finished	2672	0
UBM	Basement, Unfinished	256	0
		8904	5976

#### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELEV	ELEVATOR	1 STOP	\$8,000	1
A/C	AIR CONDITION	5512 UNITS	\$5,800	1

#### Land

##### Land Use

**Use Code** 9311  
**Description** Town of Sturbridge C  
**Zone** C  
**Neighborhood** CM2

##### Land Line Valuation

**Size (Acres)** 0.78  
**Frontage**  
**Depth**  
**Assessed Value** \$103,200





Alt Land Appr No  
Category

Appraised Value \$103,200

#### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			144 S.F.	\$600	1
PAV1	PAVING-ASPHALT			10000 S.F.	\$18,500	1

#### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$409,100	\$103,200	\$512,300
2014	\$409,100	\$103,200	\$512,300
2013	\$259,100	\$200,600	\$459,700
2012	\$259,100	\$200,600	\$459,700
2011	\$259,100	\$200,600	\$459,700

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$409,100	\$103,200	\$512,300
2014	\$409,100	\$103,200	\$512,300
2013	\$259,100	\$200,600	\$459,700
2012	\$259,100	\$200,600	\$459,700
2011	\$259,100	\$200,600	\$459,700

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## Massachusetts Cultural Resource Information System Record

### Massachusetts Cultural Resource Information System Scanned Record Cover Page

<b>Inventory No:</b>	STU.113
<b>Historic Name:</b>	Snellville District #2 Schoolhouse
<b>Common Name:</b>	
<b>Address:</b>	Arnold Rd Arnold Rd and Main St
<b>City/Town:</b>	Sturbridge
<b>Village/Neighborhood:</b>	Snellville
<b>Local No:</b>	551
<b>Year Constructed:</b>	1874
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Italianate
<b>Use(s):</b>	Meeting Hall; Public School; Warehouse
<b>Significance:</b>	Architecture; Community Planning; Education; Military; Music; Politics Government; Religion
<b>Area(s):</b>	STU.C: Snellville
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Brick; Wood Foundation: Granite; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, March 10, 2017 at 8:34: AM

(Attach photo here)

FORM B - BUILDING SURVEY

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

1. Is this building historically significant to:

☒ Town ☐ Commonwealth ☐ Nation

Building has historical connection with the following themes: (see also reverse side)

<input type="checkbox"/> Scholar	<input type="checkbox"/> Commerce/industry
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Science/invention
<input type="checkbox"/> Art/Sculpture	<input type="checkbox"/> Travel/communication
<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Military Affairs
<input type="checkbox"/> Government	<input type="checkbox"/> Religion/philosophy
<input type="checkbox"/> Literature	<input type="checkbox"/> Indians
<input type="checkbox"/> Music	<input type="checkbox"/> Other _____

Development of town/city

Architectural reason for inventorying:

Good example of country schoolhouse; good setting

OR part of Area # A-3-A-S-A-7

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low \_\_\_\_\_ Material cut granite

WALL COVER: Wood \_\_\_\_\_ Brick Stone Other \_\_\_\_\_

ROOF: Ridge Gambrel Flat Hip Mansard \_\_\_\_\_  
Tower Cupola Dormer windows Balustrade Grillwork \_\_\_\_\_

CHIMNEYS: 1 2 3 4 \_\_\_\_\_ Center End Interior Irregular \_\_\_\_\_ Cluster Elaborate

STORIES: 1 2 3 4 \_\_\_\_\_ ATTACHMENTS: Wings Ell Shed \_\_\_\_\_

PORCHES: 1 2 3 4 \_\_\_\_\_ PORTICO \_\_\_\_\_ Balcony \_\_\_\_\_

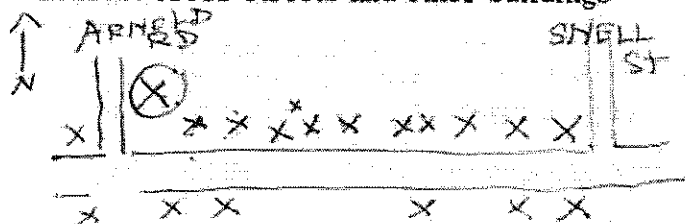
FACADE: Gable end: Front/side Ornament Bracketed corners, circular windows in gable

Entrance: Side Front: Center/Side Details: 2 center-side; 1 center leading to upstairs hall

Windows: Spacing: Regular/Irregular Identical/Varied Brick arches over windows and doors.  
Only example in town of decorative brick at windows.

Corners: Plain Pilasters Quoins Cornerboards Corner pilasters of brick

5. Indicate location of building in relation to nearest cross streets and other buildings



6. Footage of structure from street 100'  
Property has 150 feet frontage on street

Recorder Helen G. Holley

For Sturbridge Historical Commission

Photo # 551 Date June 16, 1973

JUN 30 1973

SEE REVERSE SIDE

# RELATION OF SURROUNDING TO STRUCTURE

STU. 113

1. Outbuildings once an out-house
  2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal  
 Predominant features Large and old maple trees  
 Landscape architect \_\_\_\_\_
  3. Neighboring Structures  
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.  
 Venetian Gothic Mansard Richardsonian Modern
- Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

## GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

This building was built as a district schoolhouse, district #2 in 1874. The upstairs meeting room was designed for the G.A.R., Sons of Veterans, Woman's Relief Corps. Sometimes small religious organizations met here. From 1879 to 1954 the Fiskdale Brass Band met every Monday night in the hall. When disbanded it was thought to be the oldest band in continuous existence in the country. In 1939 the Massachusetts Educational Department honored the Snellville School by broadcasting the school's Christmas program to commemorate the school as being the oldest school building in continuous use in the State. Meeting room now used by Veterans of Foreign Wars. West side of building downstairs rented by Sturbridge Art Association. East side of building used by Civic Defense for storage.

## BIBLIOGRAPHY AND/OR REFERENCE

Once there was a commodious out-house at the rear of the building; on the east side of building a well and hand pump.

## RESTRICTIONS

Original Owner: \_\_\_\_\_  
 Deed Information: Book Number \_\_\_\_\_ Page \_\_\_\_\_, \_\_\_\_\_ Registry of Deeds



Looking NE. May '72.





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