

CHRISTOPHER P. WILLIAMS, ARCHITECTS

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Hebron Town Hall Expansion

February 17, 2015

APPROACH TO THE CHALLENGE

- Historic Building Analysis – Fall 2010
 - Christopher P. Williams Architects – Norman E. Larson, AIA
 - H.E. Bergeron Engineers – Jason Ross, P.E. and Salvatore Disanza



HISTORIC BUILDING ANALYSIS



■ Front Gabled Greek Revival Building

HISTORIC BUILDING ANALYSIS



- Typical Greek Revival Detailing

HISTORIC BUILDING ANALYSIS



- Gothic Revival Tower Elements

HISTORIC BUILDING ANALYSIS



- Stone Entry Steps – (not acceptable under ADA)

HISTORIC BUILDING ANALYSIS



- Stone foundation on east side and front



- Concrete foundation on west side and rear

HISTORIC BUILDING ANALYSIS



- Vinyl Replacement Windows

HISTORIC BUILDING ANALYSIS



- Poor Egress from Meeting Room (and over a generator too)

HISTORIC BUILDING ANALYSIS



■ 2010



■ 1974

■ New windows and finishes on Main Level

HISTORIC BUILDING ANALYSIS



■ 2010



■ 2010



■ 1974 (Librarian Isabel Blodgett)

■ New windows and finishes on Upper Level

HISTORIC BUILDING ANALYSIS



■ 2nd Floor Frame



■ Attic



■ Beam supporting 2nd Floor



■ Crawl Space

■ Building Structure needs a little help

APPROACH TO THE CHALLENGE

- Historic Building Analysis – Fall 2010
- Plan New Hampshire Design Charrette – September 23 and 24, 2011
 - Robin LeBlanc – Plan NH Executive Director
 - Brian Murphy, AIA – (Team Leader) ManyPenny Murphy Architecture
 - Scott Collard – (Plan NH Charrette Committee Chair and Facilitator)
 - Gordon Cormack – Cormack Construction Management
 - Maggie Stier – New Hampshire Preservation Alliance
 - Norman Larson – CPW Architects
 - Jeffrey Taylor – Jeffrey Taylor Planning
 - A very long list of Hebron Citizens and Elected Officials



PLAN NEW HAMPSHIRE DESIGN CHARRETTE



Listening Sessions – Friday Afternoon and Evening



Team Presentation – Saturday Afternoon (Brian Murphy)

PLAN NEW HAMPSHIRE DESIGN CHARRETTE



The iconic nature of the Town Common

APPROACH TO THE CHALLENGE

- Historic Building Analysis – Fall 2010
- Plan New Hampshire Design Charrette – September 23 and 24, 2011
- Town Offices Expansion and Refurbishment Committee Formed - 2014
 - Roger Larochelle
 - Paul Hazelton
 - Mark Coulson
 - Trip Swartz
 - Patrick Moriarty
 - Ellie Lonske
 - Ivan Quinchia

APPROACH TO THE CHALLENGE

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- Town Offices Expansion and Refurbishment Committee Formed - 2014
- Program for Town Offices – July 2014
 - Norman E. Larson, AIA
 - Town Offices Committee
 - Town Staff



BUILDING PROGRAM (SPACE NEEDS ANALYSIS)

Area Description						Space Type					Enclosure Type				Area Requirements														
	Work Area	Extra Work/ Storage Area	Net Dedicated Area	Circulation Factor	Equip. Gross Area Req'd	Waiting /Service Conference	Office - Large	Office - Medium	Office - Small Storage	Private Room	Enclosed / systems furn	Semi-enclosed / systems furn	Open	Service Counter	Writing Surface (LL)	Computer (count)	Bookshelves (LL)	Vertical File Drawers (count)	Lateral File Drawers (count)	Work / Layout Counter (LL)	Under-Counter Cabinets (LL)	Secure Under-Counter Cabs (LL)	Full Ht. Stor. Cabs (LL)	Special Filing Storage (s.f.)	Service counter stations	Standing Waiting (people)	Seated Waiting (people)	Guest Chairs	Conf Table
Position / Area																													
Select Board Office (MC800)	400	22	422	1.15	485		X						X			1	6												
Executive Assistant	120	18	138	1.15	158			X				X				1	12						1		1				
Administrative Assistant/Bookkeeper	96	4	99.5	1.15	114				X			X				1	4												
Office Machines Area	100	0	100	1.15	115	X							X																
Select Board Long Term Storage	100	0	100	1.15	115				X	X																			
Treasurer	96	4	99.5	1.15	114				X			X				1	4												
Conference Room	154	0	154	1.15	177		X				X																	6	1
Kitchenette	10	0	10	1.15	12	X							X																
Compliance Officer/Health Officer	120	4	124	1.15	142			X				X				1	4												
Health Officer	0	4	3.5	1.15	4							X					4												
Welfare Officer	120	4	124	1.15	142			X				X				1	4												
Tax Collector - Madeline	120	44	164	1.15	188			X				X				1	20								1				
Tax Collector - Roberta	96	0	96	1.15	110				X			X				1													
Tax Collector Storage	90	0	90	1.15	104					X	X																		
Tax Collector Long Term Storage (4 Hrs)	120	0	120	1.15	138				X	X																			
Taxpayer seating area (for 8)	30	90	120	1.15	138	X							X														6		
Town Clerk	120	12	132	1.15	152			X				X													1				
Deputy Town Clerk	96	0	96	1.15	110				X			X																	
Town Clerk Storage										X	X																		
Town Clerk Long Term Storage	120	0	120	1.15	138					X	X																		
Public Hearing Room	600	0	600	1.15	690	X					X																		
Planning Board		13	12.5	1.15	14												4	4											
Zoning Board		4	3.5	1.15	4												4	0											
Conservation Commission		4	3.5	1.15	4												4												
Historic District Commission		2	1.75	1.15	2												3												
Heritage Commission		2	1.75	1.15	2												3												
Trustees of the Trust Fund		0	0	1.15	0																								
Supervisors of the Checklist		0	0	1.15	0																								
Beach Committee		0	0	1.15	0																								

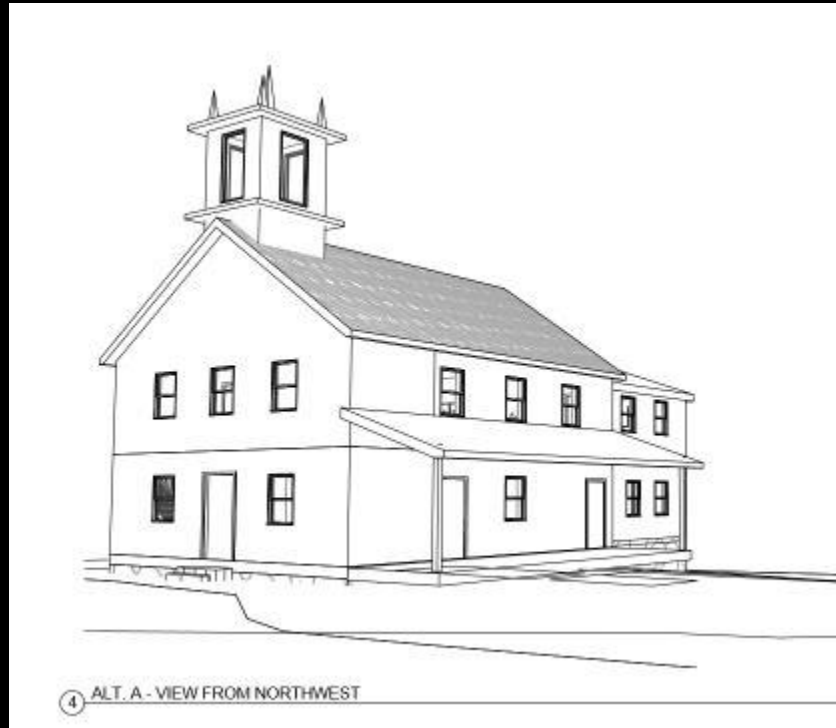
BUILDING PROGRAM (SPACE NEEDS ANALYSIS)

Area Description						Space Type					Enclosure Type					Area Requirements															
	Work Area	Extra Work/ Storage Area	Net Dedicated Area	Circulation Factor	Equip. Gross Area Req'd	Waiting /Service	Conference	Office - Large	Office - Medium	Office - Small	Storage	Private Room	Enclosed / systems furn	Semi-enclosed / systems furn	Open	Service Counter	Writing Surface (LF)	Computer (count)	Bookshelves (LF)	Vertical File Drawers (count)	Lateral File Drawers (count)	Work/ Layout Counter (LF)	Under-Counter Cabinets (LF)	Secure Under-Counter Cabs (LF)	Full Ht Stor. Cabs (LF)	Special Filing Storage (LF)	Service counter stations	Standing Waiting (people)	Seated Waiting (people)	Guest Chairs	Conf Table
Position / Area																															
Cemetery Committee		0	0	1.15	0															1											
Hazard Mitigation Committee		0	0	1.15	0																										
Expansion and Refurbishment Comm		0	0	1.15	0																										
Gazebo Committee		0	0	1.15	0																										
Gazebo Committee Storage (bsmt)		0	0	1.15	0																										
General Building Storage	100	0	100	1.15	115																										
Mechanical	150	0	150	1.15	173																										
Women's Accessible Restroom	73	0	73	1.15	84																										
Men's Accessible Restroom	73	0	73	1.15	84																										
Main Level Janitor's Closet	15	0	15	1.15	17																										
Upstairs Accessible Restroom	73	0	73	1.15	84																										
Upper Level Janitor's Closet	15	0	15	1.15	17																										
Elevator / Shaft - Lower Level	62	0	62	1.15	71																										
Elevator / Shaft - Main Level	62	0	62	1.15	71																										
Elevator / Shaft - Upper Level	62	0	62	1.15	71																										
Elevator / Machine Room	60	0	60	1.15	69																										
Elevator Lobby - Lower Level	15	0	15	1.15	17																										
Elevator Lobby - Main Level	15	0	15	1.15	17																										
Elevator Lobby - Upper Level	15	0	15	1.15	17																										
North Egress Stair - Lower Level	146	0	146	1.15	168																										
North Egress Stair - Main Level	146	0	146	1.15	168																										
North Egress Stair - Upper Level	146	0	146	1.15	168																										
South Egress Stair - Lower Level	135	0	135	1.15	155																										
South Egress Stair - Main Level	135	0	135	1.15	155																										
South Egress Stair - Upper Level	135	0	135	1.15	155																										
Horizontal Circulation (included above)																															
Total Space Needed					5251																										
Minus Basement Space					1008																										
Space needed above ground					4243																										
Existing area (gross) of Town Hall					2438																										
Size of addition needed					1805																										

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- Plan New Hampshire Design Charrette – September 23 and 24, 2011
- Town Offices Expansion and Refurbishment Committee Formed – 2014
- Program for Town Offices – July 2014
- Three Preliminary Schemes to solve the same problem – Presented August 2014
 - Scheme A – Addition to Rear– Administration on second floor (too small)
 - Scheme B – Two Story – Tax Collector and Town Clerk upstairs
 - Scheme C – One Story – All services on main floor

THREE PRELIMINARY SCHEMES



- Scheme A – Addition to Rear– Administration on second floor (too small)

THREE PRELIMINARY SCHEMES



- Scheme B – Two Story – Tax Collector and Town Clerk upstairs

THREE PRELIMINARY SCHEMES



- Scheme C – One Story – All services on main floor

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- Program for Town Offices – July 2014
- Three Preliminary Schemes to solve the same problem – August 2014
- Collection of Community Input – September 2014
 - Schemes B and C displayed in Town Hall and online
 - Clear consensus to keeping all Town Offices on main level
 - Several comments in favor of western facing gable

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- Program for Town Offices – July 2014
- Three Preliminary Schemes to solve the same problem – August 2014
- Collection of Community Input – September 2014
- Revised Schematic Design of two Schemes – October 2014
 - Scheme D – North South Gable – all services on main floor - selected
 - Scheme E – East West Gable – all services on main floor - rejected

REVISED SCHEMATIC DESIGN



- Scheme D – North South Gable – all services on main floor - selected

REVISED SCHEMATIC DESIGN



- Scheme E – East West Gable – all services on main floor - rejected

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- Program for Town Offices – July 2014
- Three Preliminary Schemes to solve the same problem – August 2014
- Collection of Community Input – September 2014
- Revised Schematic Design of two Schemes – October 2014
- Collection of Community Input – November 2014
 - Drawings posted at the polling place
 - Drawings and video made available online



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- Collection of Community Input – September 2014
- Revised Schematic Design of two Schemes – October 2014
- Collection of Community Input – November 2014
- Initiation of Design Development
 - Revisions made to reflect Committee Input
 - Development of Energy Performance and Construction Criteria
 - Systems comparative cost analysis

A vertical collage of eight photographs showing various white wooden churches and church towers. The images include a large church with a tall steeple, a close-up of a church tower, a church with a steeple in the background, a small white church with a gabled roof, a church with a porch and a steeple, a church with a tall steeple and a cross, a church with a steeple and a cross, and a church with a steeple and a cross.

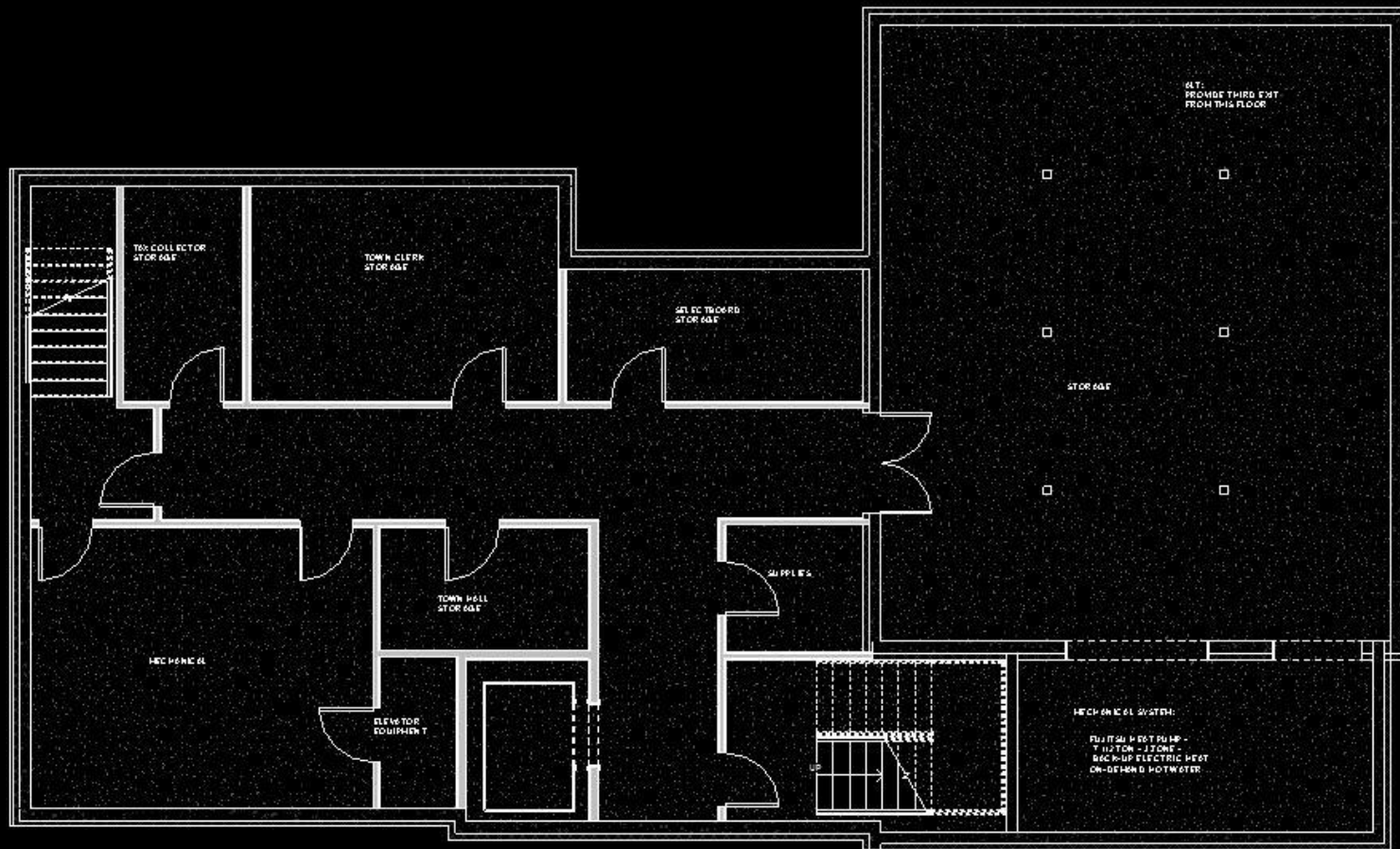


DESIGN DEVELOPMENT



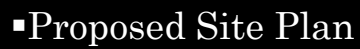
■ Proposed Upper Level Plan

DESIGN DEVELOPMENT

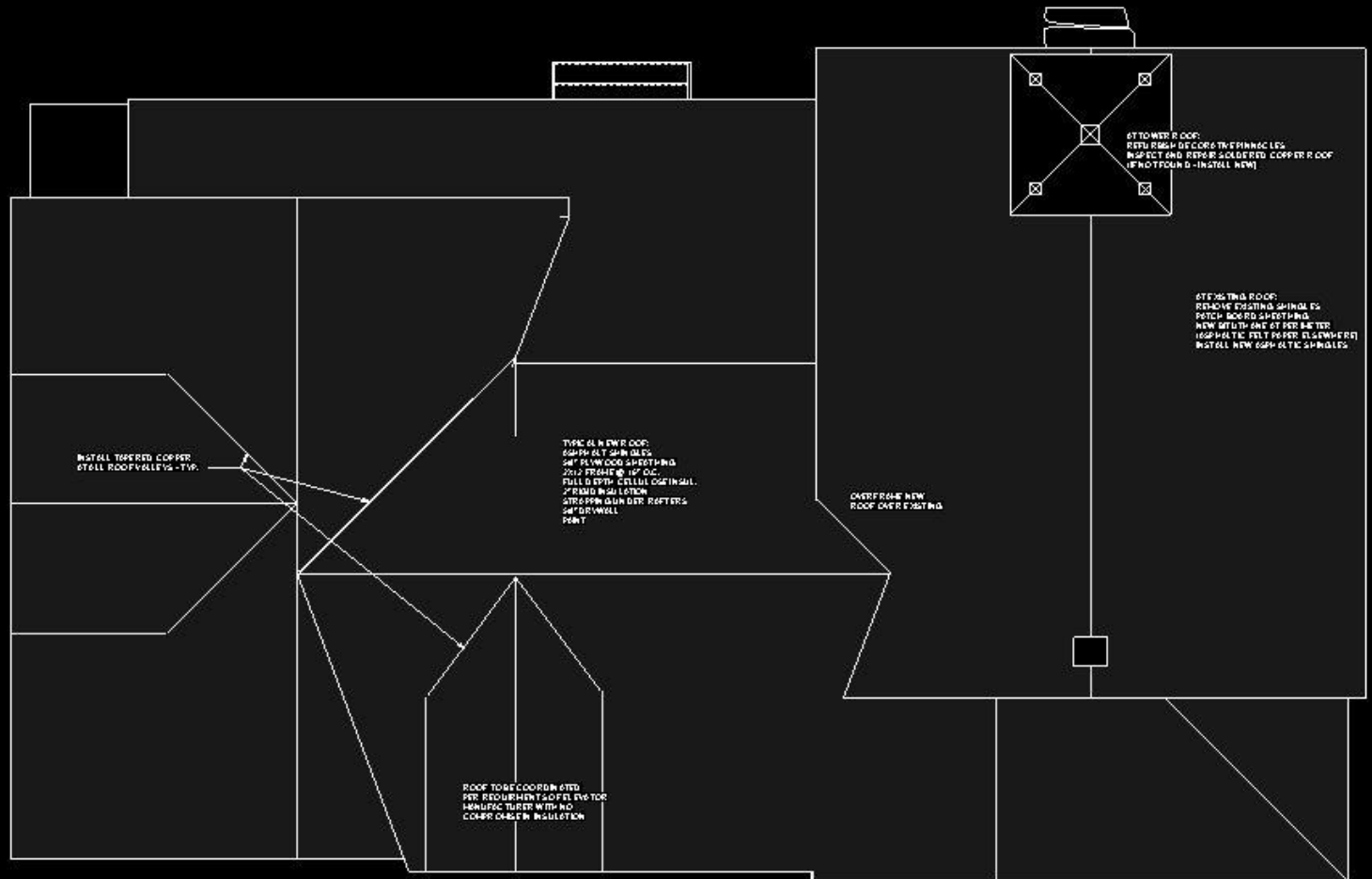


■ Proposed Basement Plan

A vertical collage of eight photographs showing various white wooden churches and church structures. The images include a large church with a tall steeple, a close-up of a church steeple, a church seen from a distance across a field, a small white church with a porch, a church with a porch and a sign, a church with a tall steeple and a cross, a church with a tall steeple and a cross, and a church with a tall steeple and a cross.



DESIGN DEVELOPMENT

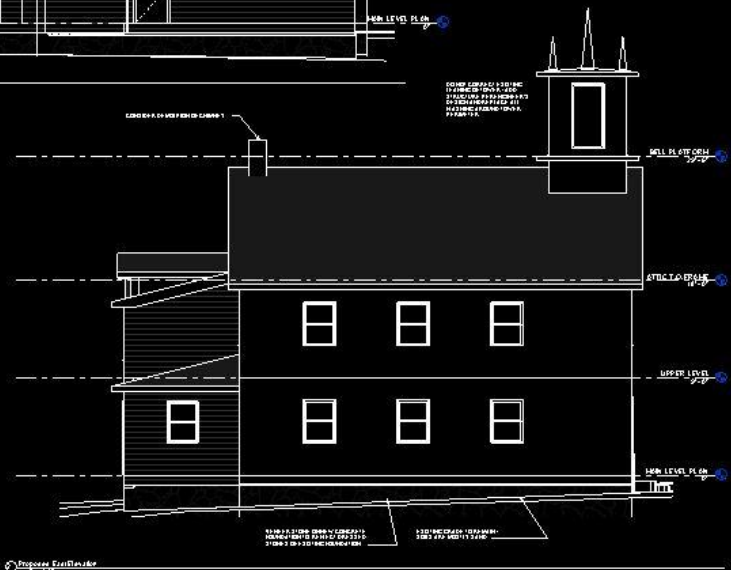


■ Proposed Roof Plan

DESIGN DEVELOPMENT



■ Proposed Building Elevations



DESIGN DEVELOPMENT



■ Proposed View from Northeast

DESIGN DEVELOPMENT



■ View of Proposed Entry

DESIGN DEVELOPMENT



▪ View of Proposed Addition

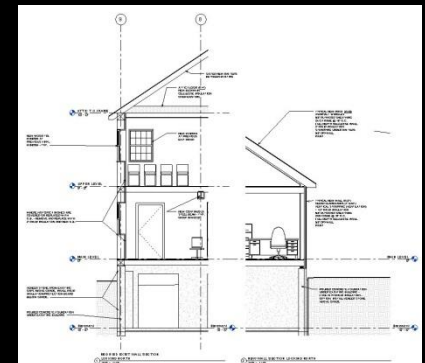
DESIGN DEVELOPMENT



- View of Proposed Addition from West Shore Road (without woods)

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- Three Preliminary Schemes to solve the same problem – August 2014
- Collection of Community Input – September 2014
- Revised Schematic Design of two Schemes – October 2014
- Collection of Community Input – November 2014
- Initiation of Design Development
- What's Next
 - Confirm direction of the project with the voters
 - Long and short term cost analysis of building systems and construction process
 - Construction Documents including engineering



QUESTIONS

Thank you for your time and we welcome any questions you may have.

