



# THE PATTON HOMESTEAD

**Military History – Community Recreation – Community Gatherings**

# THE FUTURE PATTON HOMESTEAD

## LOCATION FOR:

- **OUTDOOR COMMUNITY RECREATION (FIELDS AND IPSWICH RIVER DOCK)**
- **COMMUNITY GATHERINGS, GROUP MEETINGS AND EVENTS**
- **SPECIAL TOWN EVENTS (MILITARY HISTORY DAY)**
- **RETREAT CENTER FOR VETERAN GROUPS & ACTIVE MILITARY**
- **EDUCATION & RESEARCH RESOURCE WITH THE PATTON ARCHIVES**



# DESIGN TEAM

## Architect

**Spencer & Vogt Group**

- **Lynne Spencer**
- **John Hecker**
- **Nick Curtis**

## Structural Engineer

**Structures North Consulting Engineers**

- **John Wathne**

## Mechanical Engineer

**CSI Engineering**

- **Stanley Chamrin**

## Landscape Architect

**Brown, Richardson & Rowe**

- **Clarissa Rowe**
- **David Andrews**

## Cost Estimator

**A.M. Fogarty**

- **Peter Timothy**

# MASTERPLAN OBJECTIVES

- **ARCHITECTURAL PLANS FOR THE MAIN HOUSE WITH FOCUS ON PHASE I RENOVATIONS**
- **STRUCTURAL ANALYSIS & RECOMMENDATIONS**
- **MECHANICAL ANALYSIS & RECOMMENDATIONS**
- **LANDSCAPE DESIGN OPTIONS FOR AN ACCESSIBLE SITE**
- **PHASED PLAN WITH COST ESTIMATES**



# LANDSCAPE - DESIGN OPTIONS

## GOALS:

- **PROVIDE ACCESSIBLE PARKING & PATHWAYS TO THE HOUSE AND GROUNDS**
- **IMPROVE OUTDOOR SPACES FOR COMMUNITY & PRIVATE EVENTS**





OVERALL PLAN SCALE: 1" = 40'-0"  N







## OPTION A



## OPTION B

# PREFERRED SCHEME

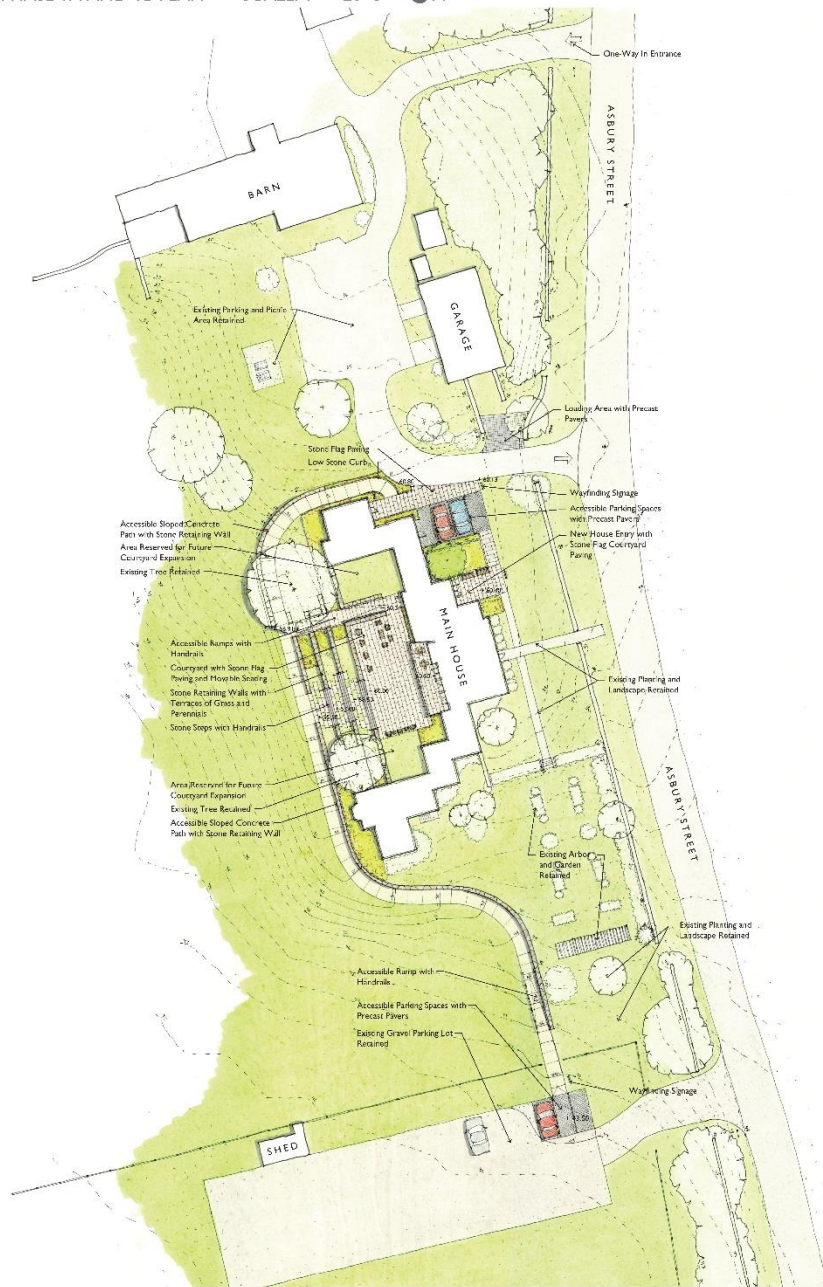
## PATTON HOMESTEAD | Landscape Plan

PHASE 1A AND 1B PLAN

SCALE: 1" = 20'-0"

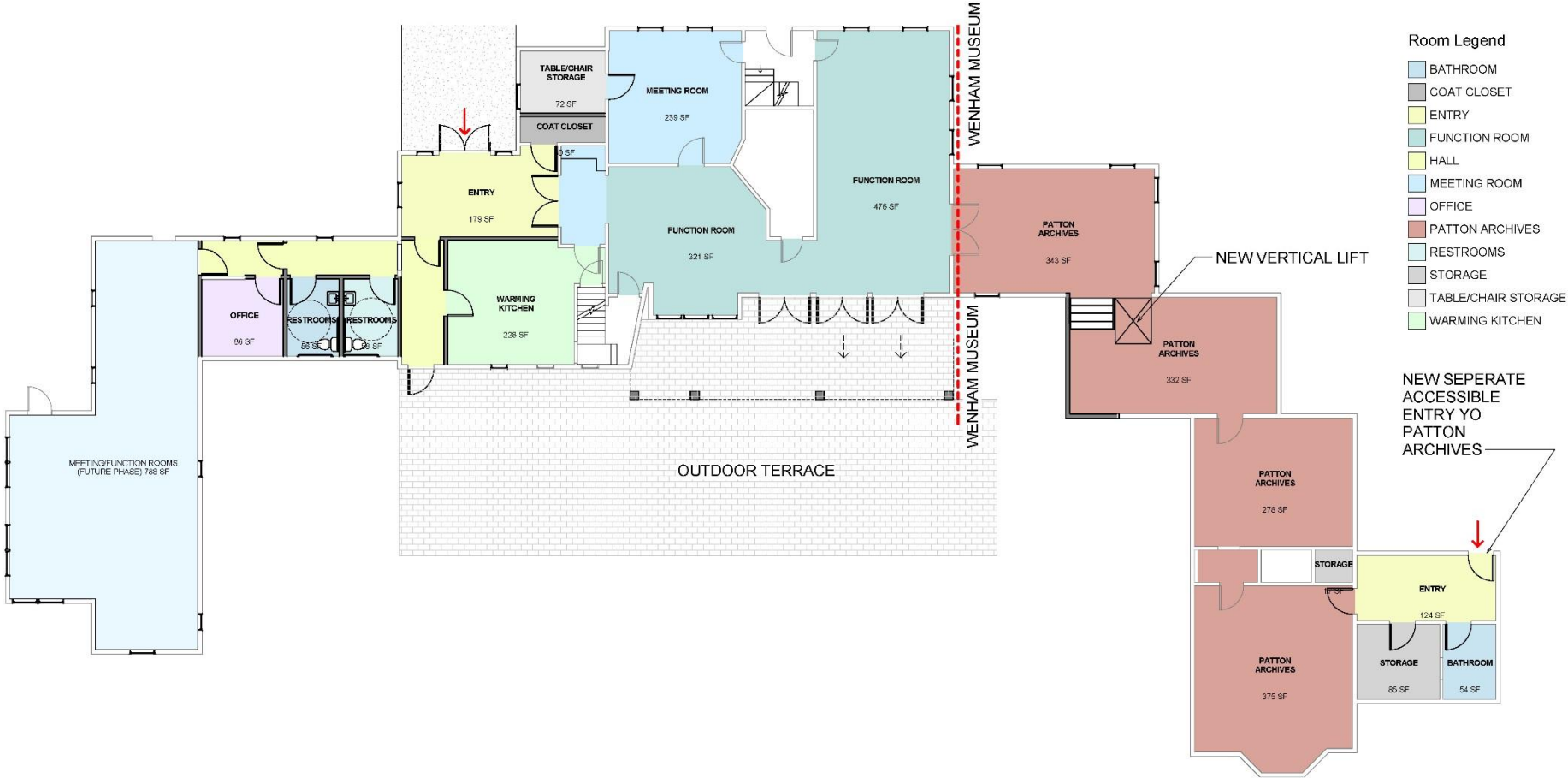


BROWN, RICHARDSON + ROWE  
LANDSCAPE ARCHITECTS AND PLANNERS  
JANUARY 11, 2017



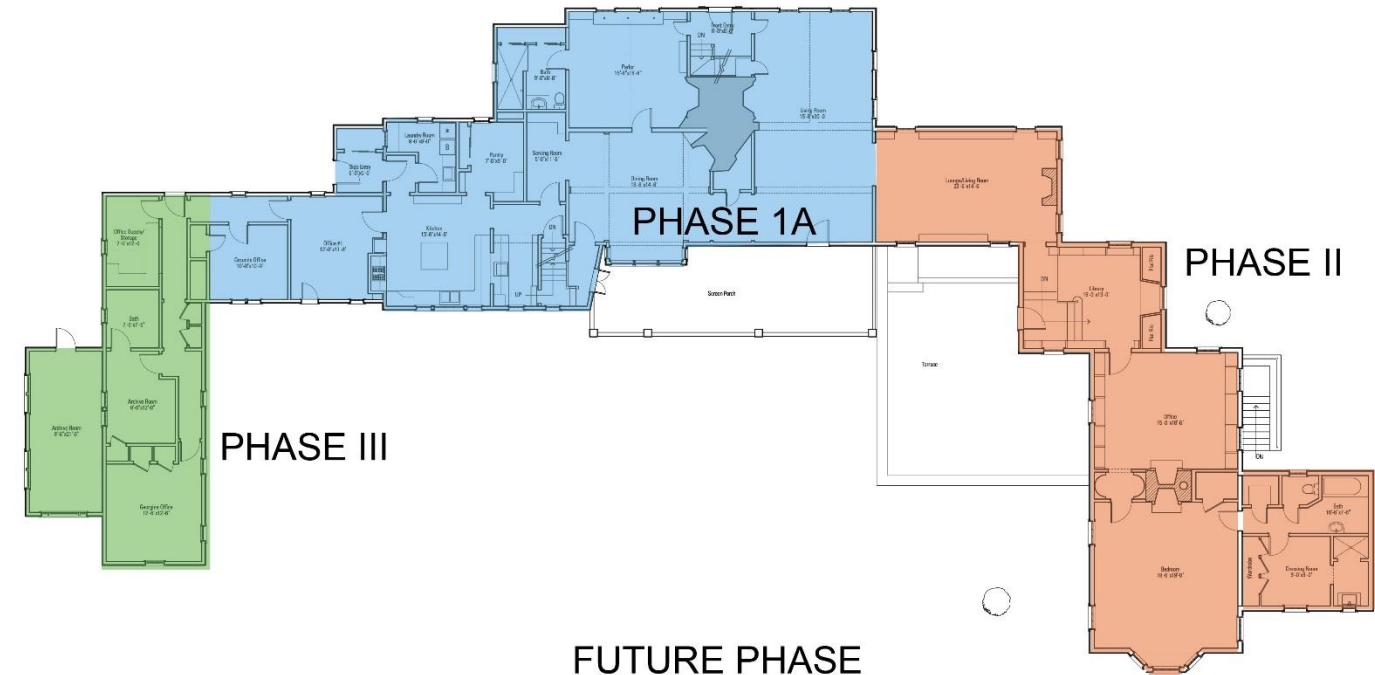


PATTON HOMESTEAD - DRAFT MASTER PLAN



# PHASING PLAN

## PATTON HOMESTEAD - INTERIOR RENOVATION PHASED PLAN



1 First Floor Plan  
SCALE: 3/8" = 1'-0"

2 Second Floor Plan  
SCALE: 3/8" = 1'-0"



# PHASE I GOALS

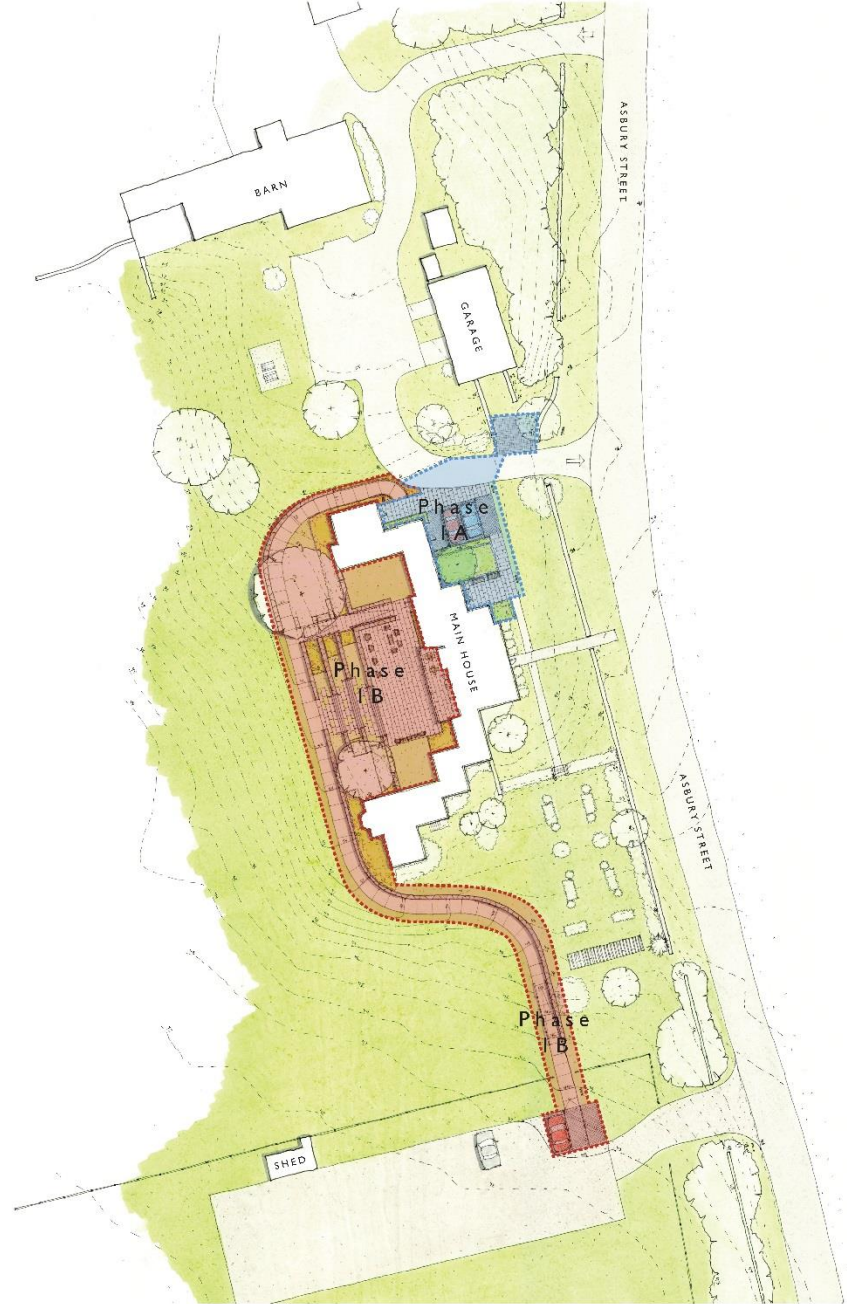
- **PRESERVE & REPAIR THE EXTERIOR ENVELOPE OF THE HOUSE**
- **PROVIDE PRACTICAL REVENUE PRODUCING INTERIOR AND EXTERIOR SPACES**
- **BRING THE HOUSE UP TO CURRENT BUILDING CODES FOR PUBLIC USE**
- **CREATE AN ACCESSIBLE ENTRY INTO THE HOUSE**
- **PROVIDE ACCESSIBLE RESTROOMS & SUPPORT FACILITIES FOR FUNCTION USES**

# LANDSCAPE PHASING PLAN

## PATTON HOMESTEAD | Phasing Plan

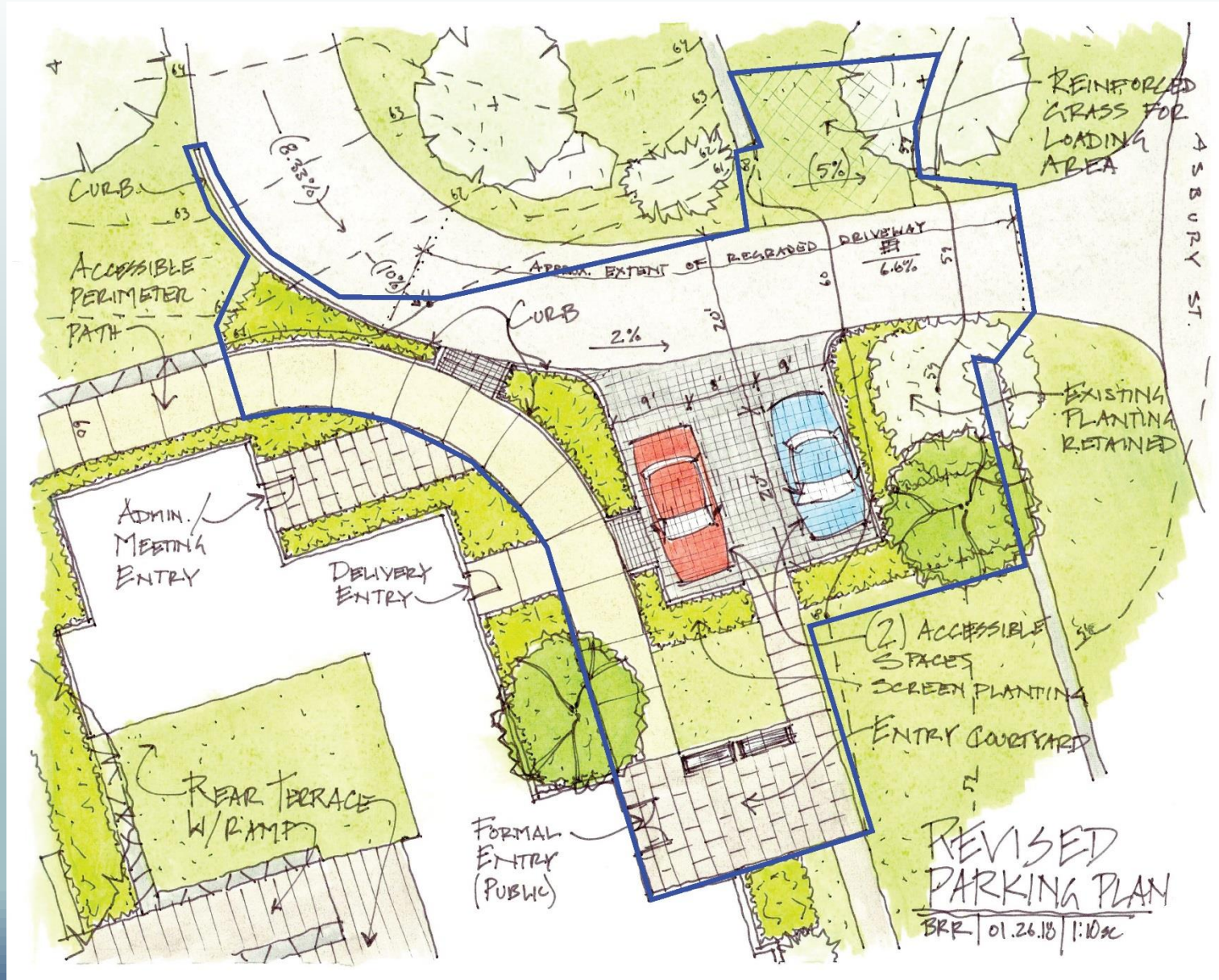
PHASE 1A AND 1B PLAN    SCALE: 1" = 20'-0"    N

BROWN, RICHARDSON + ROWE  
LANDSCAPE ARCHITECTS AND PLANNERS  
JANUARY 11, 2017





# Phase IA Landscape





## Phase IA Landscape





## Phase IB Landscape





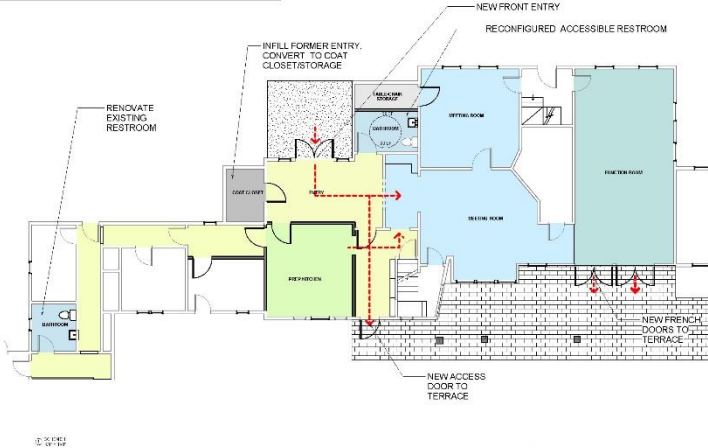
## CURRENT SPACE FOR PHASE IA





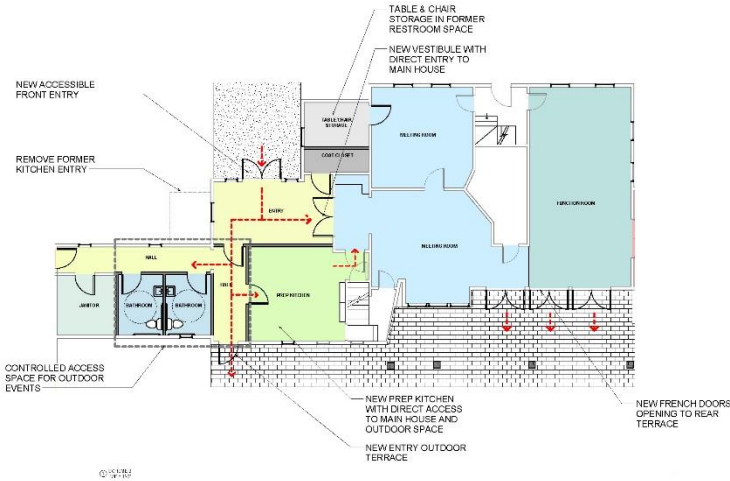
# DESIGN OPTIONS

PATTON HOMESTEAD - SCHEME 1



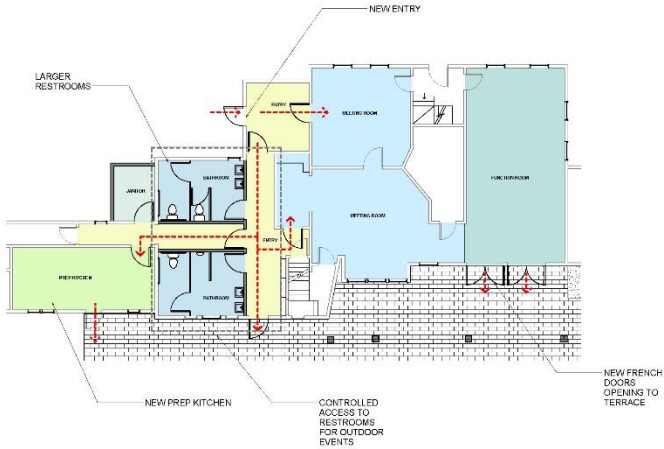
SPENCER & VOGT GROUP  
architectural preservation

PATTON HOMESTEAD - SCHEME 2



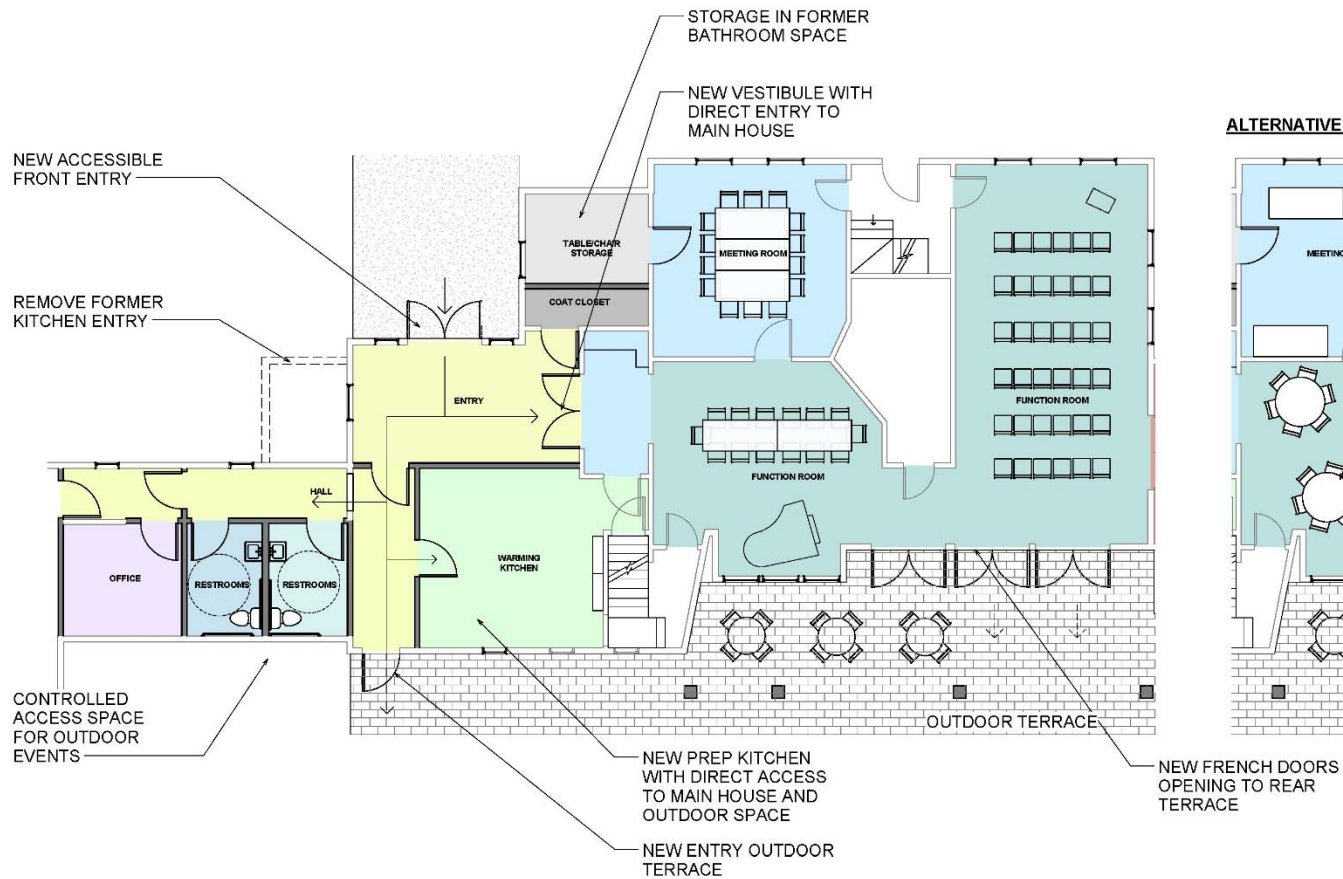
SPENCER & VOGT GROUP  
architectural preservation

PATTON HOMESTEAD - SCHEME 3

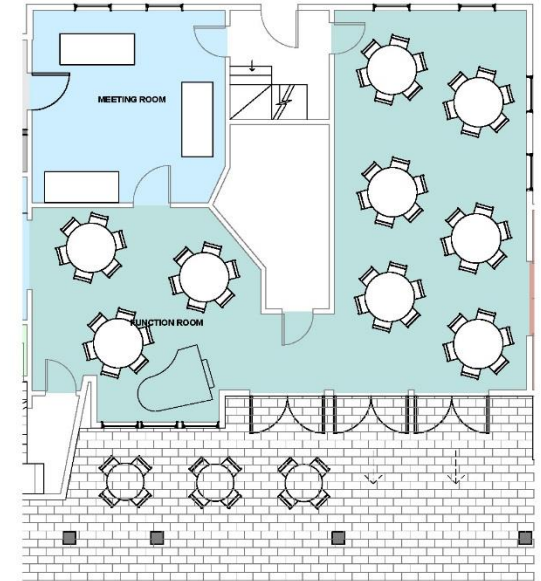


SPENCER & VOGT GROUP  
architectural preservation

# PATTON HOMESTEAD - CONCEPTUAL DRAFT SCHEME 2



**ALTERNATIVE EVENT LAYOUT**





# PROJECT PRECEDENTS



**BUCKMAN  
TAVERN**



**COOLIDGE  
POINT**



**NAHANT LIFE  
SAVING STATION**



**WAKEFIELD  
ESTATE**



# PHASED BUDGET ESTIMATE JAN 2018

**NOTE: MCCF GRANT FUNDED CONDITIONS  
ASSESSMENT (2016) ESTIMATE BASED ON THE  
STUDY WAS \$1.4M**

## PHASE 1A GOALS:

- **PRESERVE & REPAIR THE EXTERIOR ENVELOPE OF THE HOUSE**
- **PROVIDE PRACTICAL REVENUE PRODUCING INTERIOR AND EXTERIOR SPACES**
- **BRING THE HOUSE UP TO CURRENT BUILDING CODES FOR PUBLIC USE**
- **CREATE AN ACCESSIBLE ENTRY INTO THE HOUSE**
- **PROVIDE ACCESSIBLE RESTROOMS & SUPPORT FACILITIES FOR FUNCTION USES**

Patton Homestead Budget 2018					
Phase/Schedule	Description	Phase 1A	Phase 1B	Phase II	Phase III
<b>Site</b>					
1A	Autumn 2018	Create accessible pedestrian walkway from the parking area to the Front Façade, entrance loading area, accessible parking, paving to entries, asphalt paving to driveway area affected by revised grading, planting, site furniture, wayfinding signage, lighting	130,000		
		Septic system	100,000		
1B	Spring 2019	Create path from lower lot to rear courtyard and around to northern side of house: (accessible parking, conc accessible path with stone retaining wall, grass seeding, lighting, signage)		195,000	
		Rear Paved Courtyard: (with terraced stone walls, planting, grass seeding, lighting, site furniture, signage, steps, handrails, ramps with handrails)		400,000	
II		Restore Rose Arbor/garden (wedding ceremony venue)			90,000
		Create walking trails with interpretive signage		30,000	
III	TBD	Create separate accessible entrance to the Military History wing		TBD	
<b>Buildings: Homestead</b>					
1A	Autumn 2018	Create accessible entrance at the Façade (front)	30,000		
		Renovate easterly section with new entry lobby, coat room, chair and able storage, caterer/warming kitchen, 2 accessible restrooms, site manager office and entrance to rear courtyard	145,000		
		Structural reinforcement, first floor	50,000		
		HVAC, lighting, paint walls and ceilings, refinish floors -- the first floor, main block and easterly renovation area	170,000		
		Install fire suppression system for the entire building, including new 4" water line from street	147,000		
		Exterior envelop: carpentry repairs, masonry restoration, preparation and painting, roof replacement	265,000		
II	TBD	Renovate 2nd floor as self-contained apartment (for tenant occupancy in residence program)		100,000	
		Add separate accessible entrance to Military History wing and internal lift for HC access to Livingroom/display		50,000	
III	TBD	North Wing Renovation			50,000
	TBD	Carriage House conversion to Functions facility and/or Museum of Equitation			
	TBD	Barn - equipment storage			TBD
	TBD	Shed - houses generator			
<b>Construction Cost</b>		<b>1,037,000</b>	<b>595,000</b>	<b>180,000</b>	<b>140,000</b>
<b>Contingency 20%</b>		<b>207,400</b>	<b>119,000</b>	<b>36,000</b>	<b>28,000</b>
<b>Architectural/Engineering Services 15%</b>		<b>155,550</b>	<b>89,250</b>	<b>27,000</b>	<b>21,000</b>
<b>TOTAL COST</b>		<b>1,399,950</b>	<b>803,250</b>	<b>243,000</b>	<b>189,000</b>



## **POTENTIAL FINANCING**

- **MASSACHUSETTS CULTURAL FACILITIES FUND (2018)**
- **COMMUNITY PRESERVATION FUNDING (2018)**
- **MASS PRESERVATION PROJECT FUND (2019 IF LISTED ON NATIONAL OR STATE REGISTER)**
- **OTHER FUND RAISING CAMPAIGN. PLANNING IN PROCESS.**

# PROJECT FINANCES: PHASE IA

## COMMITTED TO DATE:

- **\$350,000      SALE OF LAND**
- **\$45,000      COMMUNITY PRESERVATION GRANT FY 2018 ROOF**
  
- **AVAILABLE FUNDING: \$395,000**

## PENDING TOWN MEETING:

- **COMMUNITY PRESERVATION FY 2019 – EXTERIOR ENVELOPE: \$200,000**
  
- **PENDING MASS CULTURAL FACILITIES GRANT: \$225,000**
  
- **OTHER FUNDING: NEED \$500,000**

**NOTE: FEES FOR STUDY + PHASE 1A ARCHITECTURAL SERVICES ARE COMMITTED FOR \$75,000**



# **PROJECT SCHEDULE**

## **FALL 2018**

### **PHASE 1A, AVAILABLE BUDGET INSUFFICIENT TO COVER ENTIRE PHASE**

- **PRESERVATION OF EXTERIOR ENVELOPE**
- **RECONFIGURE INTERIOR FOR ACCESSIBLE ENTRY, ACCESSIBLE RESTROOMS, AND PREP KITCHEN**
- **UPDATE BUILDING SYSTEMS TO MEET LIFE SAFETY CODES (SPRINKLERS, FIRE ALARMS)**
- **CREATE ACCESSIBLE PARKING AND WALKWAY TO MAIN ENTRANCE**

## **SPRING 2019 PHASE 1B**

- **CREATE ACCESSIBLE WALKWAY FROM LOWER PARKING LOT TO REAR TERRACE**
- **EXTEND REAR TERRACE FOR OUTDOOR EVENTS**

# **WHY PRESERVE THE PATTON HOMESTEAD?**

## **WHY ACTIVATE PATTON?**

**ENVIRONMENTAL ASSET – NATURAL RESOURCE PROTECTION**

**NATIONAL SIGNIFICANCE BY PATTON ASSOCIATION**

**COMMUNITY SERVICE**

