

# Stoughton Town Hall Pocket Park Project

Community Preservation Committee Meeting  
November 13, 2024

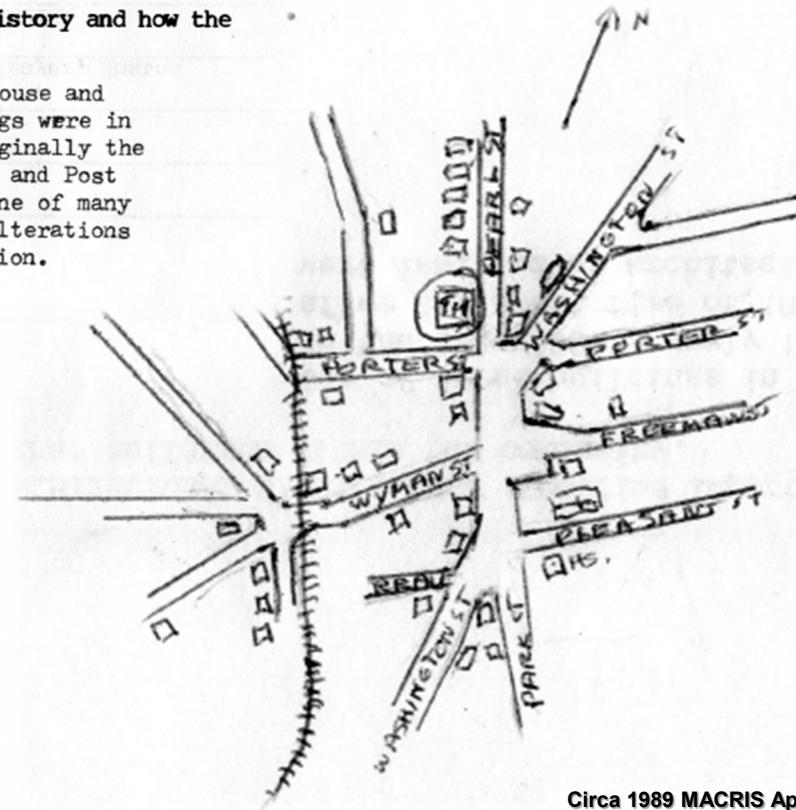


**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

The Town Hall was built on the site of the Robert Porter house and boot and shoe shop. Prior to the fire of 1880 town meetings were in Atwoods Hall corner of RR Ave. and Washington Street. Originally the building was home to the Police Dept., Fire Dept., Library and Post Office. The large auditorium on the top floor was the scene of many social and community events. The building suffered many alterations during the years but now is undergoing a complete restoration.



**DEACON ROBERT PORTER HOUSE-  
TOWN HALL WAS BUILT ON THIS SITE**





Circa 1881 - Stoughton, Massachusetts Historical Society Facebook Group

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

On this site was the home & boot & shoe shop of Robert Porter. It was selected for a Town Hall after the big fire of 1880 destroyed Atwood's hall where town meetings had been held. Building dedicated 1881. It then housed an upper Town Hall seating 900 (+ 300 in balcony), a smaller hall on entrance floor, and offices for Selectmen, Police, Fire Dept. chiefs. At left of the entrance was the Post office, at right the Public Library. Fire apparatus was kept in the basement at rear (with horses at a stable across the Square); also a "lock up" for offenders arrested, as later were moved to separate building.

A porte cochere added elegance to the side entrance on Porter St. and the building was a show-place.

Renovation removed the porte cochere and modernized the interior with offices for more department including Health & Welfare and a Town Manager. The large Town Hall (no longer needed with representative town government) was reduced to a small hall upstairs, while a new high school auditorium provided modern facilities.

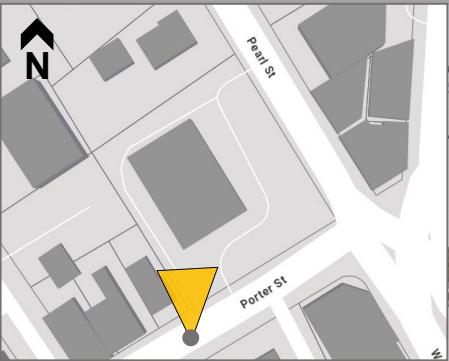
**Circa 1989 MACRIS Application**



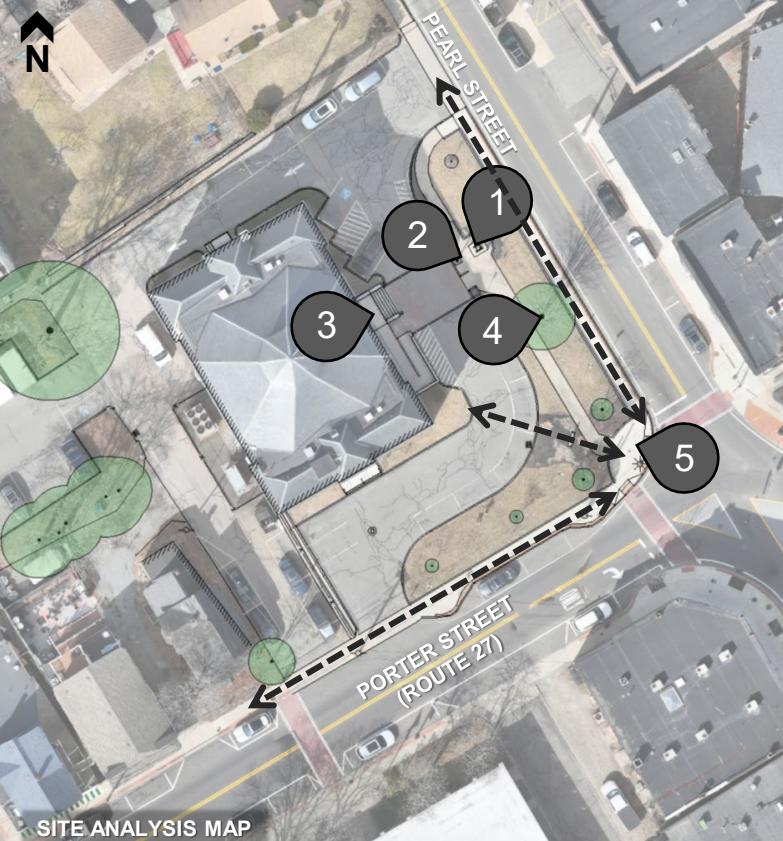




VIEW LOOKING NORTHWEST AT INTERSECTION OF PORTER / PEARL / WASHINGTON STREETS



VIEW LOOKING NORTH FROM PORTER STREET

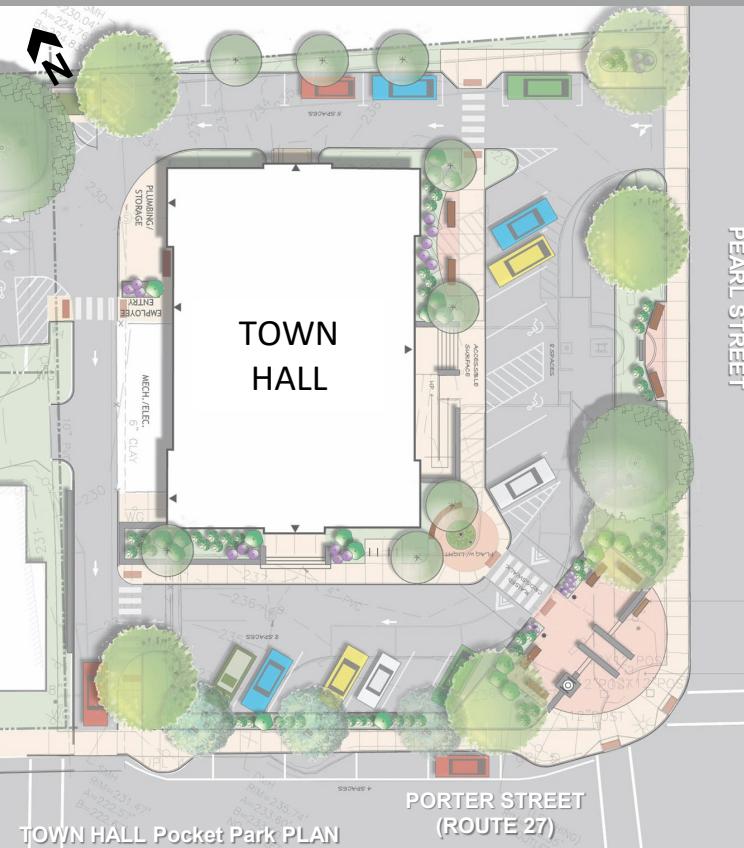


### **EXISTING SITE ASSETS:**

- 1 MEMORIAL BELL
- 2 FLAGPOLE
- 3 ACCESSIBLE ENTRANCE
- 4 SPECIMEN TREE
- 5 PEDESTRIAN ENTRANCE  
& MEMORIAL STONE

### **EXISTING SITE ISSUES:**

- Limited pedestrian connectivity & ADA Accessibility
- Poor “curb appeal”.
- Limited landscape materials palette.
- No seating.
- No bike racks.

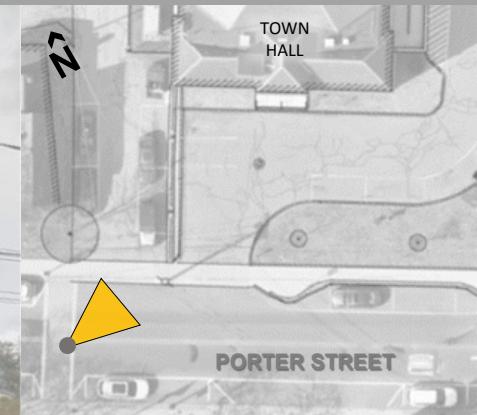


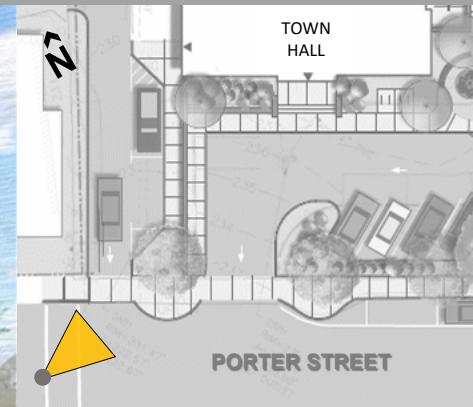
## **OVERALL DESIGN GOAL**

Improve the Town Hall environs to better accommodate the citizens of Stoughton.

## **PROGRAM ELEMENTS**

- Provide a safe and complete pedestrian network.
- Provide barrier free/ADA compliant pedestrian pathways.
- Meet the local zoning to the greatest extent feasible.
- Incorporate a pedestrian plaza at the corner of Porter and Pearl.
- Relocate the memorial bell, flagpole, and memorial stone to more accessible locations.
- Provide shade trees and seasonal color.
- Provide benches and other amenities.

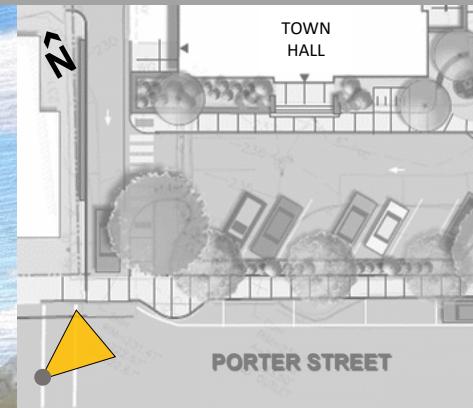




PARKING CONCEPT #1 – RETAINING WALL AND TWO EXITS REMAIN



PARKING CONCEPT #2 –WALL REMOVED AND EXITS CONSOLIDATED



## PARKING CONCEPT #1

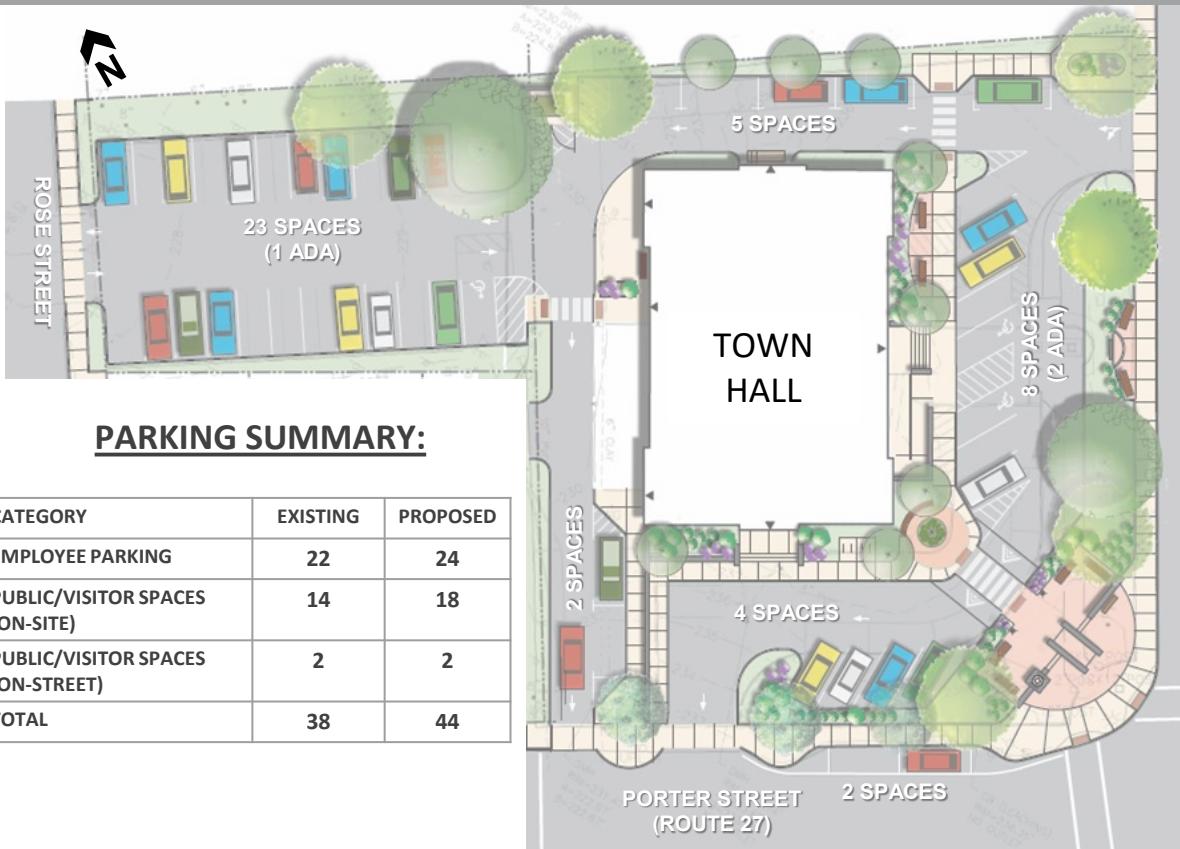
**\$846,453 BASE TOTAL**

DIVISION 01 -- GENERAL REQUIREMENTS	\$63,909
DIVISION 02 – EXISTING CONDITIONS	\$54,700
DIVISION 04 – MASONRY	68,750
DIVISION 05 – METALS	\$8,000
DIVISION 06 – WOODS, PLASTICS AND COMPOSITES	\$3,500
DIVISION 10- SPECIALTIES	\$77,315
DIVISION 31 – EARTHWORK	\$32,800
DIVISION 32 – EXTERIOR IMPROVEMENTS	\$376,776
DIVISION 22 – UTILITIES	\$19,625

## PARKING SUMMARY:

CATEGORY	EXISTING	PROPOSED
EMPLOYEE PARKING	22	24
PUBLIC/VISITOR SPACES (ON-SITE)	14	18
PUBLIC/VISITOR SPACES (ON-STREET)	2	2
<b>TOTAL</b>	<b>38</b>	<b>44</b>

See 10/23/2024 Estimate



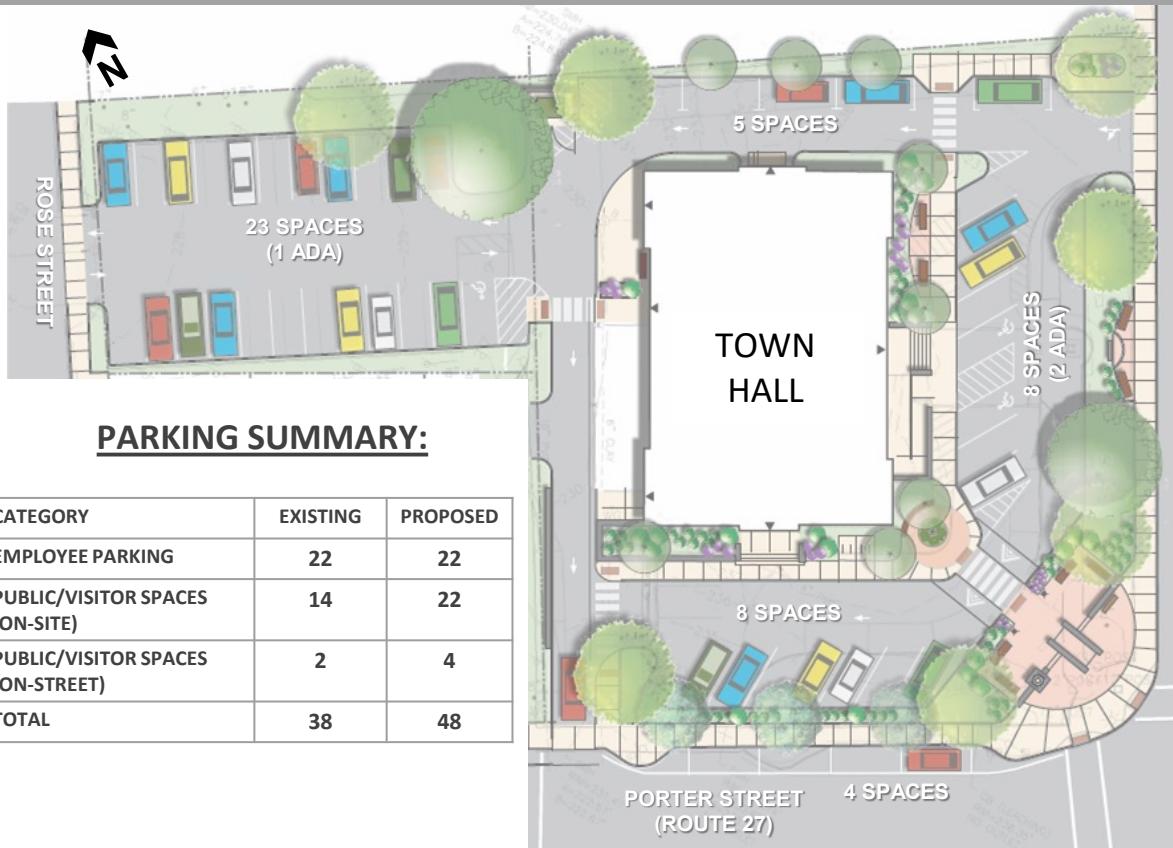
## PARKING CONCEPT #2

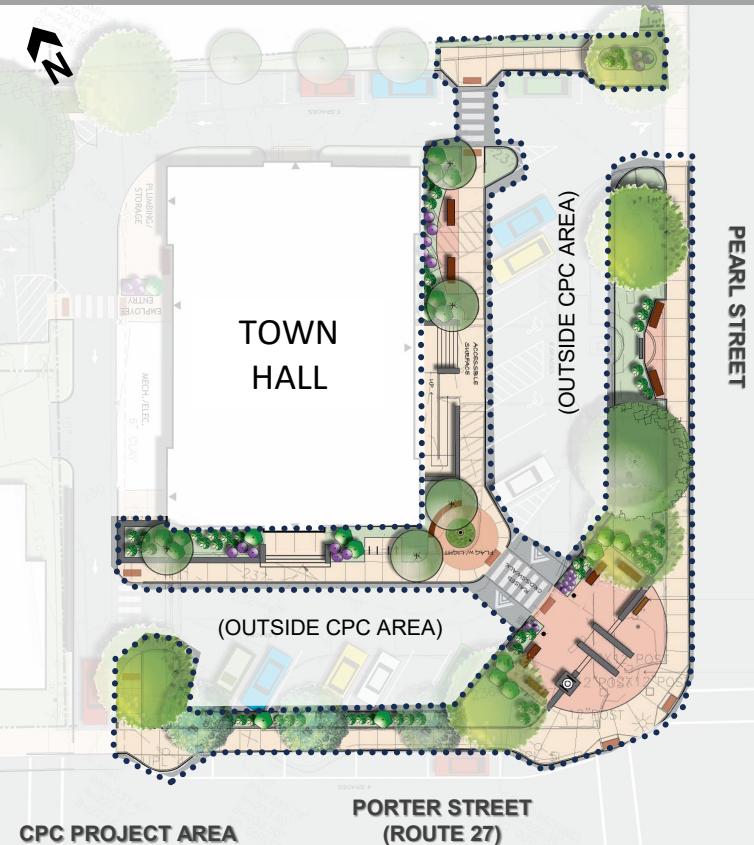
**\$1,199,000**

(WITH EXIT CONSOLIDATION)

DIVISION 01 -- GENERAL REQUIREMENTS	\$63,909
DIVISION 02 – EXISTING CONDITIONS	\$54,700
DIVISION 04 – MASONRY	\$68,750
DIVISION 05 – METALS	\$8,000
DIVISION 06 – WOODS, PLASTICS AND COMPOSITES	\$3,500
DIVISION 10- SPECIALTIES	\$77,315
DIVISION 31 – EARTHWORK	\$32,800
DIVISION 32 – EXTERIOR IMPROVEMENTS	\$376,776
DIVISION 22 – UTILITIES	\$19,625
ADD ALT #1 – EXIT CONSOLIDATION	+\$352,000

See 10/23/2024 Estimate





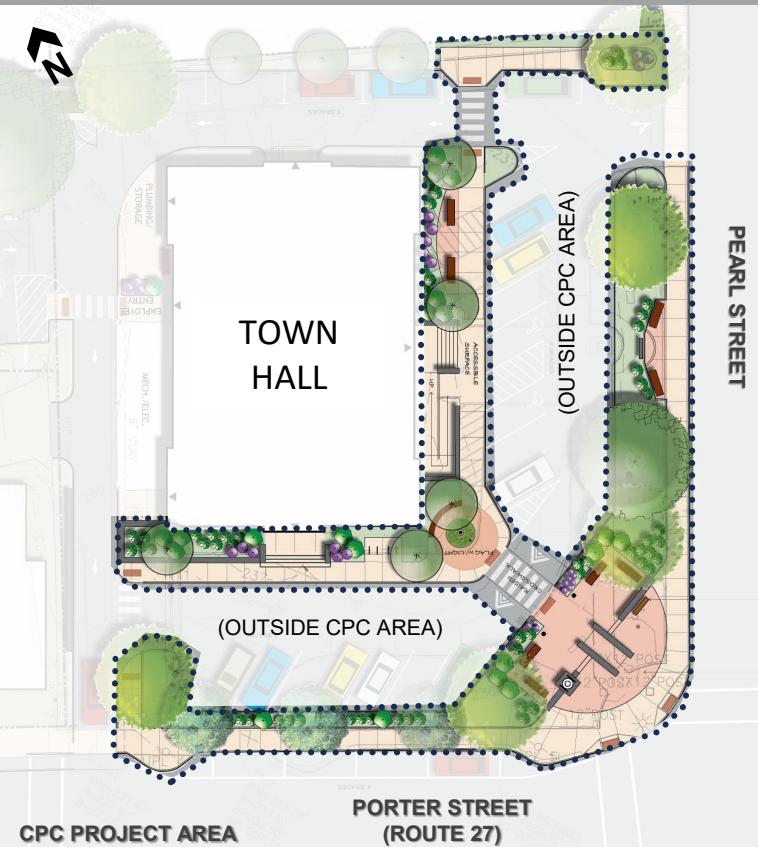
### **CPC “TOWN HALL POCKET PARK” PROJECT GOALS:**

- Improve public parking.
- Enhance the appearance of Town Hall.
- Prototype “Enhanced Front Yard” zoning objectives.

### **“ENHANCED FRONT YARD” ZONING SUMMARY:**

Create space for pedestrian use that provides:

- Public seating that is both ornamental & functional.
- Varied & visually appealing landscaping.
- Ornamental vegetation & varied hardscape surfaces.
- Lighting that complements the overall landscape scheme.



## OVERALL ESTIMATE OF COSTS

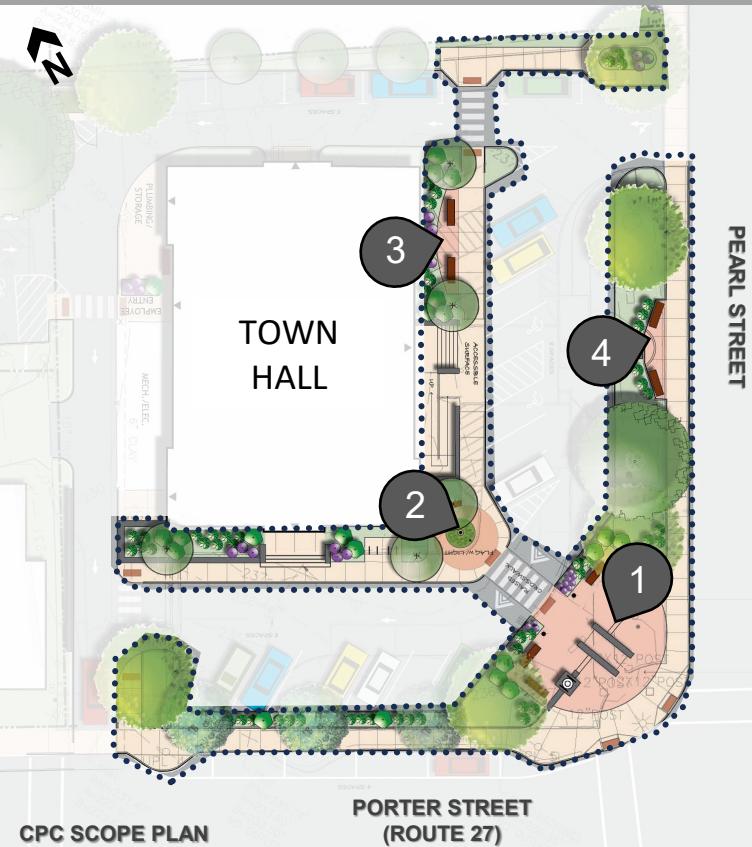
**\$846,453 / \$1,199,000**

## CPC FUNDING REQUEST

**\$545,471 / \$817,671**

CATEGORY	TOTAL PER DIVISION	CPC COST	OTHER COST
DIVISION 01 -- GENERAL REQUIREMENTS	\$63,909	\$53,017	\$10,891
DIVISION 02 – EXISTING CONDITIONS	\$54,700	\$0	\$54,700
DIVISION 04 – MASONRY	\$68,750	\$0	\$68,750
DIVISION 05 – METALS	\$8,000	\$0	\$8,000
DIVISION 06 – WOODS, PLASTICS AND COMPOSITES	\$3,500	\$0	\$3,500
DIVISION 10- SPECIALTIES	\$77,315	\$72,500	\$4,817
DIVISION 31 – EARTHWORK	\$32,800	\$2,500	\$30,300
DIVISION 32 – EXTERIOR IMPROVEMENTS	\$376,776	\$225,000	\$151,776
DIVISION 22 – UTILITIES	\$19,625	\$19,625	\$0
<b>TOTAL BASE BID ONLY</b>	<b>\$846,453</b>	<b>\$545,471</b>	<b>\$302,982</b>
ADD ALT #1 – EXIT CONSOLIDATION	+\$352,000	+\$274,200	+\$77,454
<b>TOTAL BASE BID + ADD ALT</b>	<b>\$1,199,000</b>	<b>\$817,671</b>	<b>\$380,436</b>

See 10/23/2024 Estimate



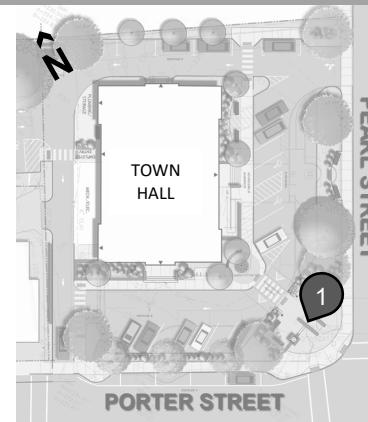
### **CPC PUBLIC SPACE ELEMENTS:**

- 1 CORNER PUBLIC PARK
- 2 FLAGPOLE POCKET PARK
- 3 MAIN ENTRANCE POCKET PARK
- 4 MEMORIAL STONE POCKET PARK



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CORNER PUBLIC PARK - EXISTING



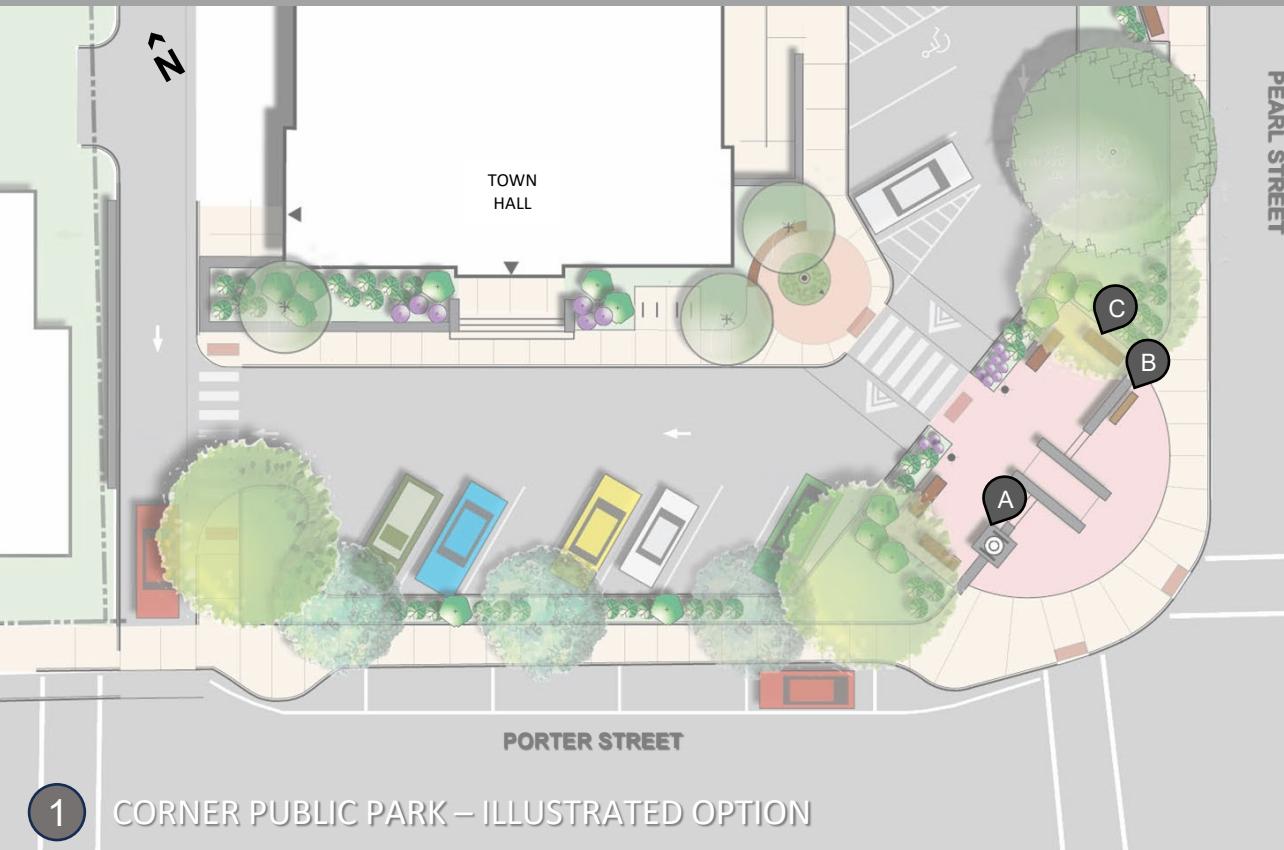
**CPC IMPROVEMENTS:**

- Brick pavers
- Public information sign
- Relocated Memorial Bell
- Seating
- Lighting
- Landscaping



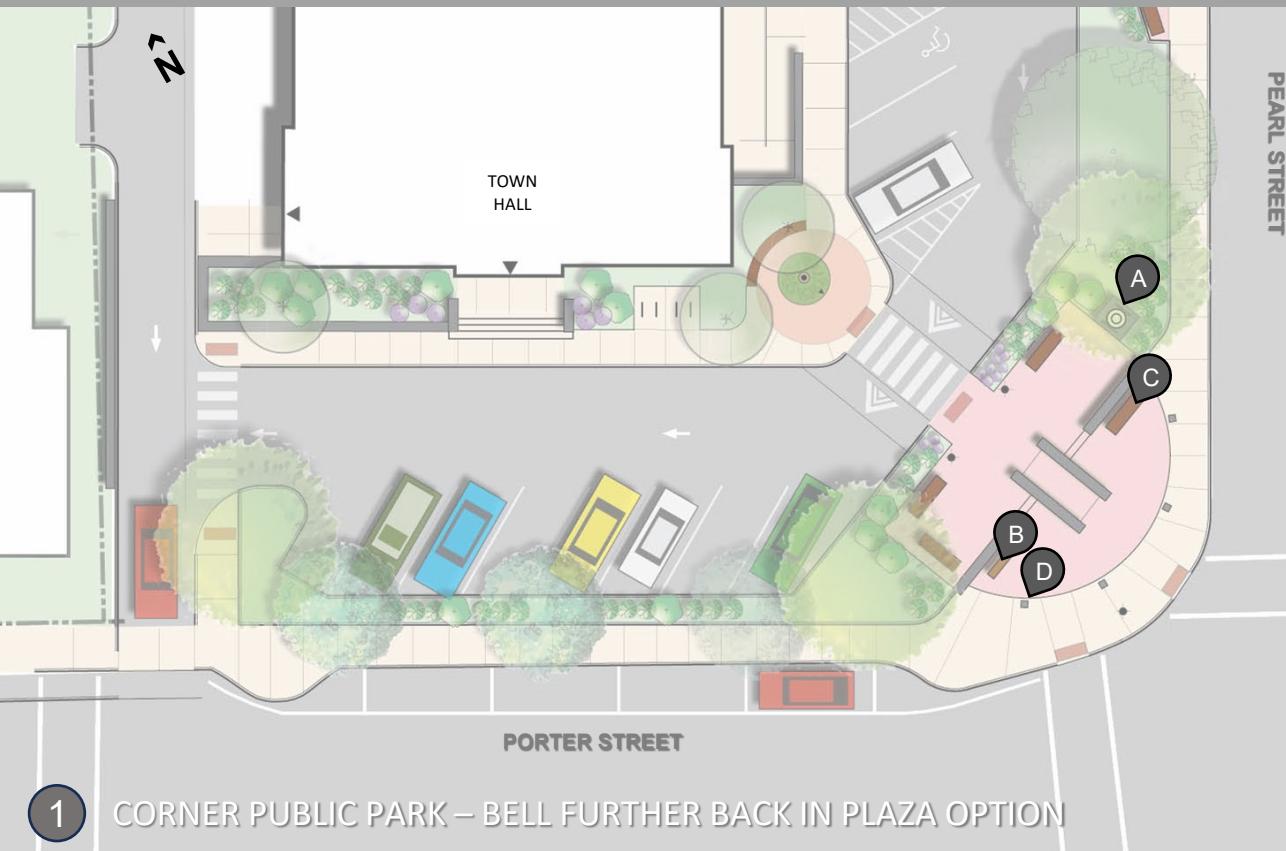
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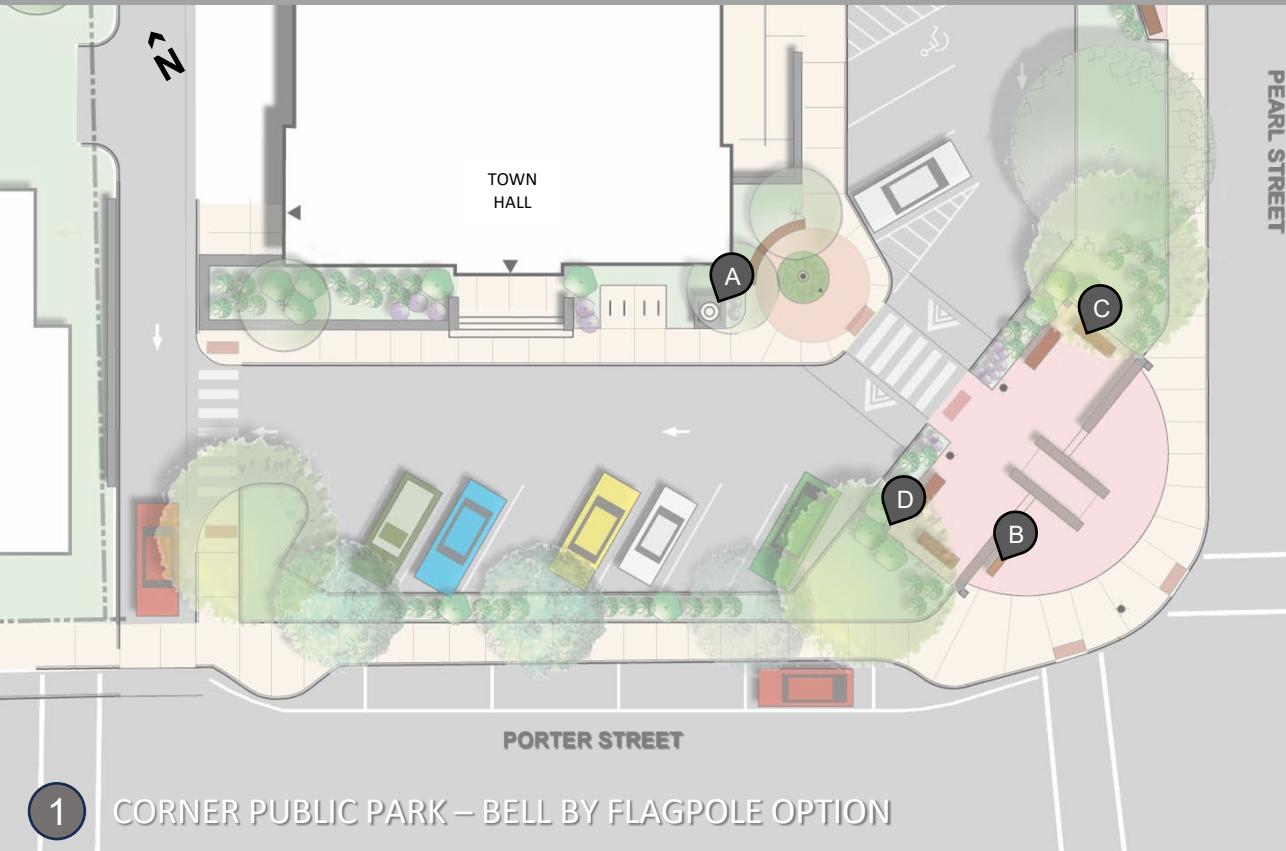
**ILLUSTRATED OPTION:**

- A** BELL AT FRONT LEFT
- B** INFORMATION SIGN AT FRONT RIGHT
- C** FOUR BENCHES
- EXISTING BOLLARDS NOT INCORPORATED



**BELL FURTHER BACK IN PLAZA:**

- A** BELL REAR RIGHT
- B** INFORMATION SIGN AT FRONT LEFT
- C** FOUR BENCHES
- D** EXISTING BOLLARDS IN ARC



**BELL BY FLAGPOLE OPTION:**

- A** BELL BY FLAGPOLE
- B** INFORMATION SIGN AT FRONT LEFT
- C** FOUR BENCHES
- D** EXISTING BOLLARDS AT CORNERS



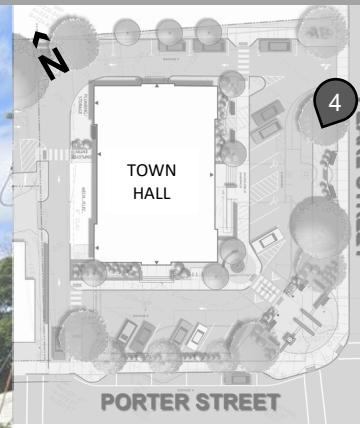
**CPC IMPROVEMENTS:**

- Brick Pavers
- Flagpole
- Bike Racks
- Seating
- Landscaping
- Lighting









#### CPC IMPROVEMENTS:

- Brick pavers
- Seating
- Landscaping
- Lighting
- Memorial Stone

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MEMORIAL POCKET PARK - EXISTING

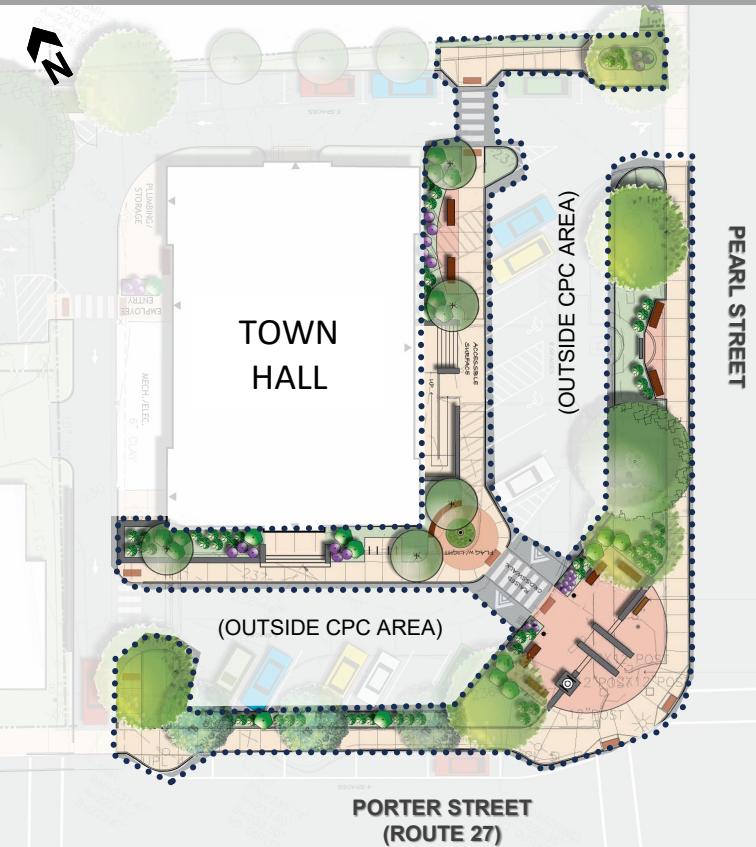


#### CPC IMPROVEMENTS:

- Brick pavers
- Seating
- Landscaping
- Lighting
- Memorial Stone

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MEMORIAL POCKET PARK - PROPOSED



## ANTICIPATED PROJECT SCHEDULE

CPC PRE-APPLICATION SUBMISSION	SEPTEMBER 25, 2024
CPC FULL APPLICATION SUBMISSION	OCTOBER 25, 2024
CPC APPROVAL	OCTOBER 30, 2024
SPECIAL TOWN MEETING	NOVEMBER 18, 2024
25% DESIGN SUBMISSION	APRIL 2025
100% DESIGN SUBMISSION	JULY 2025
PROJECT BID	AUGUST 2025
CONSTRUCTION START	OCTOBER 2025
CONSTRUCTION COMPLETION	JULY 2026

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**GPI**