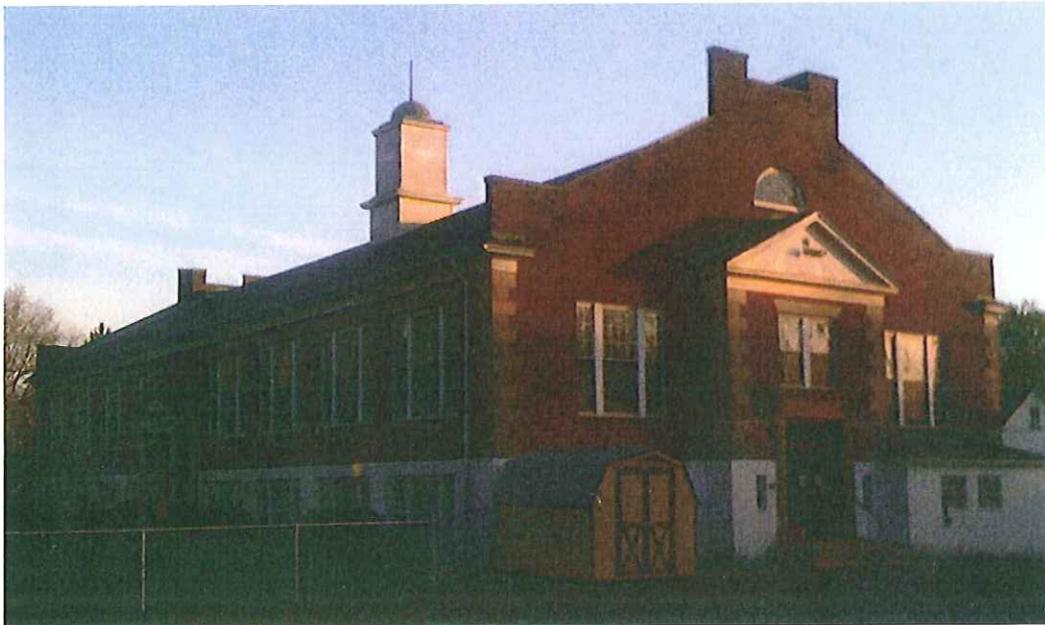


**Adaptive Historic Re-use Narrative**  
**Design Review and Preservation Board & Planning & Zoning Commission**



**Adaptive Historic Re-use Narrative**  
**Design Review and Preservation Board and Planning & Zoning**  
**Commission**

- Brief History of the Building credit to Liz Warner for research.

Property deeded to Durant School district in 1873 for use as a school.

There was a school on the current site in 1874. However, it appears that building was demolished and that this school was built in the 1930s. In 1931 the Middletown school system - town and city - was consolidated, and many new schools were built at that time, including Woodrow Wilson.

Building named : **"Eckersley Hall"**

The school was named after Herbert Eckersley and Fred Hall.

Private Herbert Eckersley was killed in World War I in France at the battle of Alsace -Marne in 1918. At the time of his death his family lived on Park Street, which is now Durant Street.

Herbert Eckersley enlisted at age 18 in 1912. He served on the Mexican border and re-enlisted before being sent to France after the US entered the war in 1917. His body was returned to the U.S. in July of 1921 for burial. He is buried in Pine Grove Cemetery.

Leo Hall and his wife Lena lived in the same neighborhood in 1910 with their 16 year old son Fred. Fred served as a member of the Company C, 102<sup>nd</sup> U.S. Infantry. In October of 1918 the Halls were notified that their son John was killed in action on March 31<sup>st</sup>, 1918.

- Listed as a "notable" building in Greater Middletown Preservation Trust Historical and Architectural Resources Inventory.
- Therefore eligible for Planning and Zoning special exception for adaptive historic reuse
- **Special exception approval will require written statement stipulating that the exterior of the structure and the site will be restored and maintained in accordance with the historic time period the structure is identified.**
- Intended use – Senior Center, Recreation/Arts Office, Police Sub station, small Veterans office/museum

Exhibit 1 – Eckersley and Hall information

Exhibit 2 – Letter from Mayor Giuliano

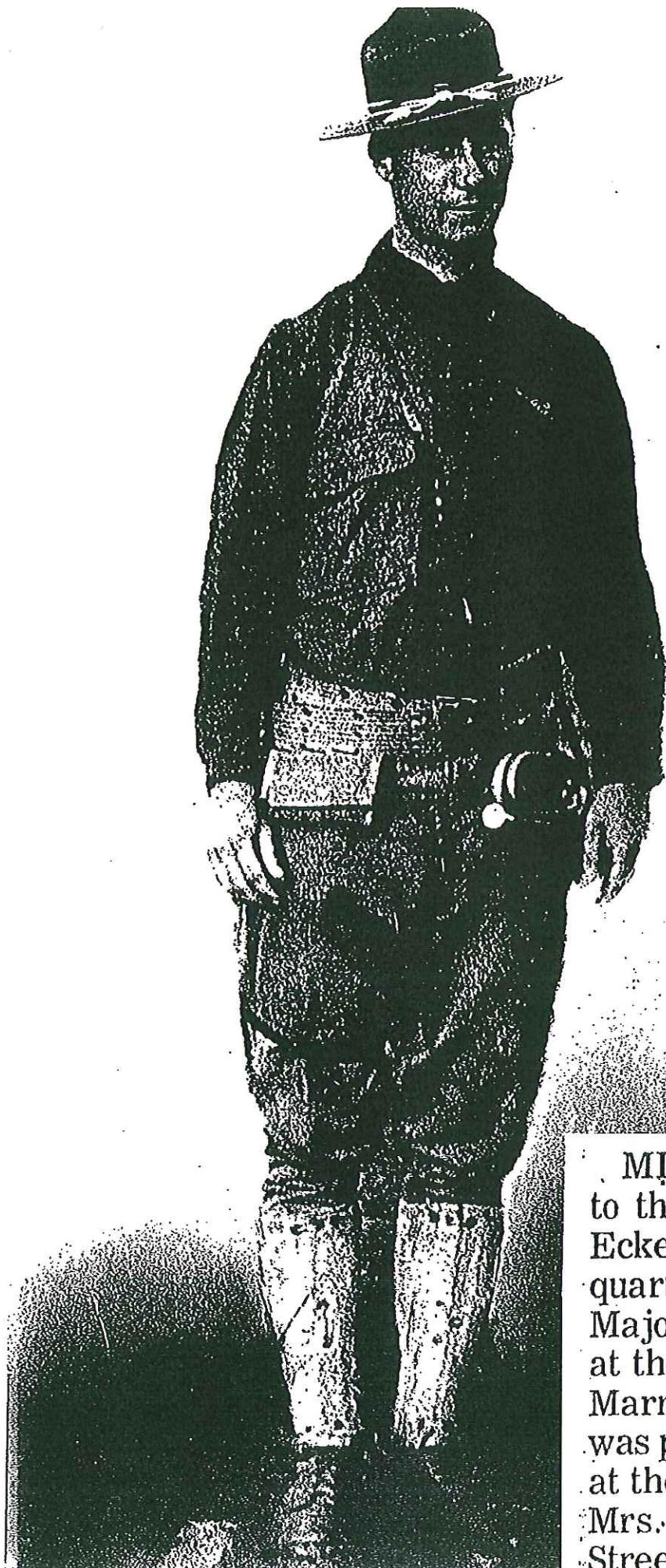


Exhibit 1

MIDDLETOWN — Final tribute to the memory of Private Herbert Eckersley, a member of the Headquarters Co., who was orderly to Major George J. Rau and met death at the same time during the Alane-Marne offensive, July 15th, 1918, was paid at the funeral services held at the home of his parents, Mr. and Mrs. Thomas Eckersley, of Park Street. Durant district. 7-17-21

### HERBERT ECKERSLEY KILLED.

Another Member of Company C of  
Middletown on Casualty List—  
Also Cromwell Resident.

Thomas Eckersley, of 6 Durant street, received a message from the war department Thursday evening announcing the death in action, July 25, of his son Herbert Eckersley, a member of Company C, of this city, and an orderly to the late Major Rau of Hartford. He was bugler of Company C, when the boys from Middletown left for active service. He was employed prior to his enlistment at the Russell Manufacturing Company.

**Soldier's Death Confirmed.**

Mrs. Lena Hall, of Highland avenue, received a letter last evening, from Adjutant-General McCain, confirming the death of her son, Fred L. Hall, a member of Company C, 102nd U. S. Infantry. The date given is March 31. Previously, Private Hall had been reported missing in action, severely wounded, killed in action, and the information regarding his status was conflicting. The last notice established without doubt that he was killed in action.



Exhibit 2

SEBASTIAN N. GIULIANO  
MAYOR

OFFICE OF THE MAYOR  
City of Middletown  
CONNECTICUT 06457

DEPT. PLANNING & ZONING  
10 NOV 30 PM 1:18

November 29, 2010

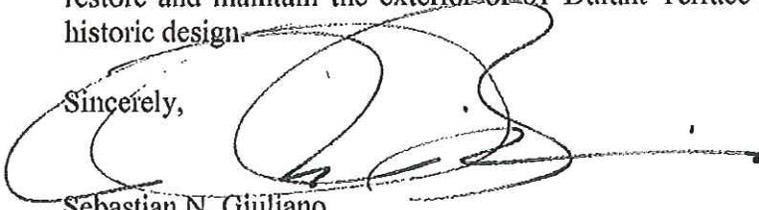
Planning and Zoning Commission  
245 deKoven Drive  
Middletown, CT 06457

RE: St. Sebastian School, 61 Durant Terrace

Dear Commissioners:

This letter shall serve as a written agreement that the City of Middletown fully intends to restore and maintain the exterior of 61 Durant Terrace in accordance with its original historic design.

Sincerely,



Sebastian N. Giuliano  
Mayor  
City of Middletown

## Exterior –

- **Surrounding neighborhood** – very nice neighborhood comprised of historic homes, preserving and enhancing this building will benefit the neighborhood
- **Elevator** – as much as possible addition to house elevator will be designed to be in keeping with historic time period while recognizing need to fully comply with ADA
- **Roof** – Attached letter from Rusack Restoration – roof is “super slate” in good condition, gutter work required. Gutters will be repaired and roof will be properly maintained, including power washing.
- **Cupola** – longer term goal is to investigate the condition of cupola and restore to original appearance
- **Original windows in cabal ends** – remove lead paint, restore and preserve.
- **Sign on building at entrance** – at the entrance Saint Sebastian's installed an aluminum sign. We hope the original engraved “Eckersley Hall” sign is underneath and that will be preserved.
- **Free standing sign** – relinquish any rights to this sign and install sign approved by DRPB and in keeping with historic character of neighborhood.
- **Sidewalks** – install sidewalk around perimeter to create a 1/5 of a mile walking track 5 times around equals 1 mile.
- **Landscaping**- retention of a significant amount of lawn area, preservation of existing trees and filling gaps by planting additional shade trees

Exhibit 3 – Pictures of surrounding neighborhood

Exhibit 4 - Letter from Russack Restoration, picture of roof

Exhibit 5 – Picture of Cupola

Exhibit 6 – Picture of windows in cabal ends

Exhibit 7 – Picture of entrance sign

Exhibit 8 – Picture of free standing sign

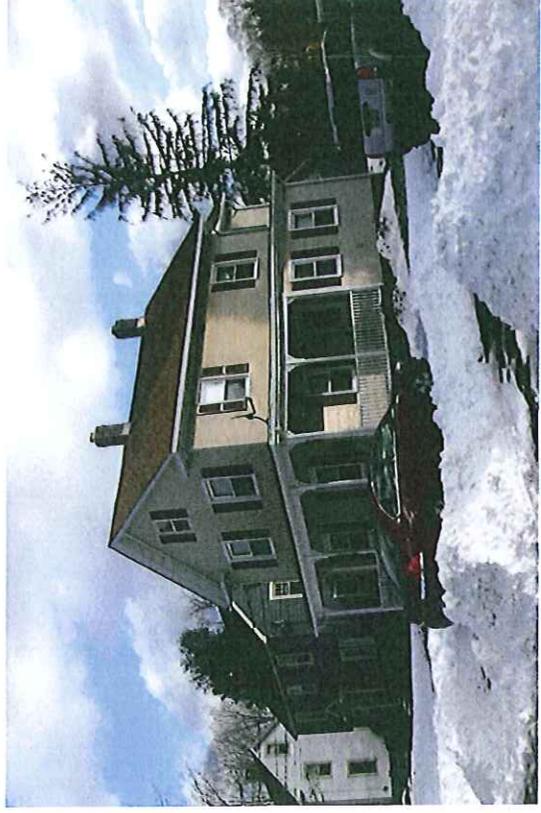
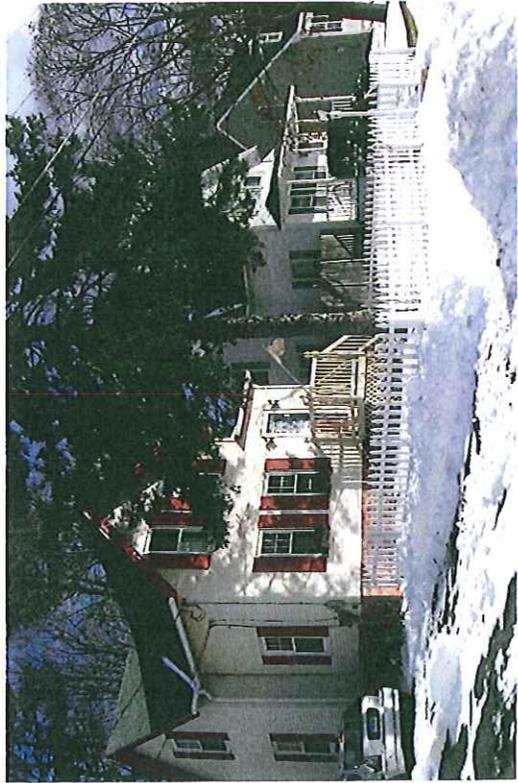
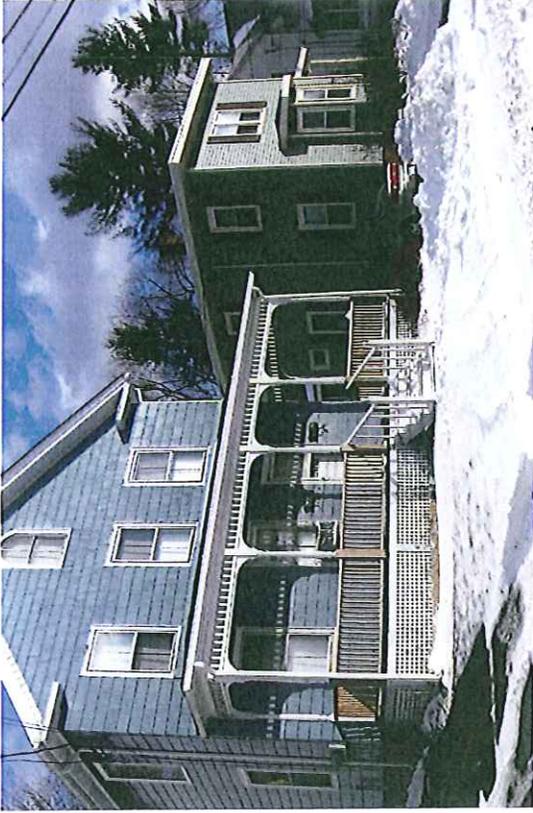
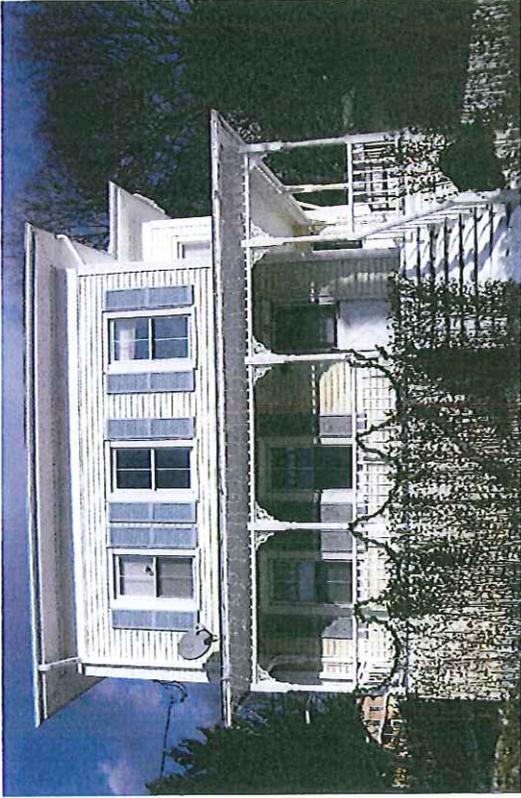
## Interior

- **Mural** – city will permanently preserve 1938 WPA mural and allow public viewing.
- **Fireplace** - city will permanently preserve original and very unique fireplace tiles and allow public viewing.
- **Original chalkboards, hardwood floors, built in cabinets and other features** - will be incorporated into build out for second level municipal offices.

Exhibit 9 – Picture of 1938 WPA mural

Exhibit 10 – Picture of fireplace tiles

Exhibit 3



# Russak Restoration, LLC

---

701 Portland-Cobalt Rd. Portland, CT 06480  
Office (860) 342-0772 Fax (860) 342-4440 CT Lic. # 552299

12/2/10

Exhibit 4

Saint Sebastian's School  
61 Durant Terrace  
Middletown, CT 06457

Inspection report:

I, Eric Russak, inspected roof and gutters and in my opinion found the following:

Roof is a cement tile roof. The bottom two courses are damaged where gutter straps were nailed through tile. There are 20-25 damaged tiles in roof. A small section was removed and asphalt singles applied.

The gutters are not installed properly and are 5" K style and too small for this roof. The gutter should be removed. I recommend a 6" copper gutter with an apron. The tiles should be removed 4' up the roof. Ice and water shield installed and 50 old good tiles saved for repairs to roof now and any future repairs. 2-3 courses would be put back at bottom of new tile matching as close as possible. The gutter now has 2 - 3"x4" leader pipes. 3 pipes would be a minimum recommendation.

Estimated cost for roof repair, gutter, and leaders in copper is \$31,500.00

This would make roof and walls water tight and with minor gutter cleaning and 5-10 tile repair a year be good for minimum of 10 years.

If you have any questions please feel free to call my cell # 860-601-0385.

Thank you,

Eric Russak  
Russak Restoration, LLC

Exhibit 4

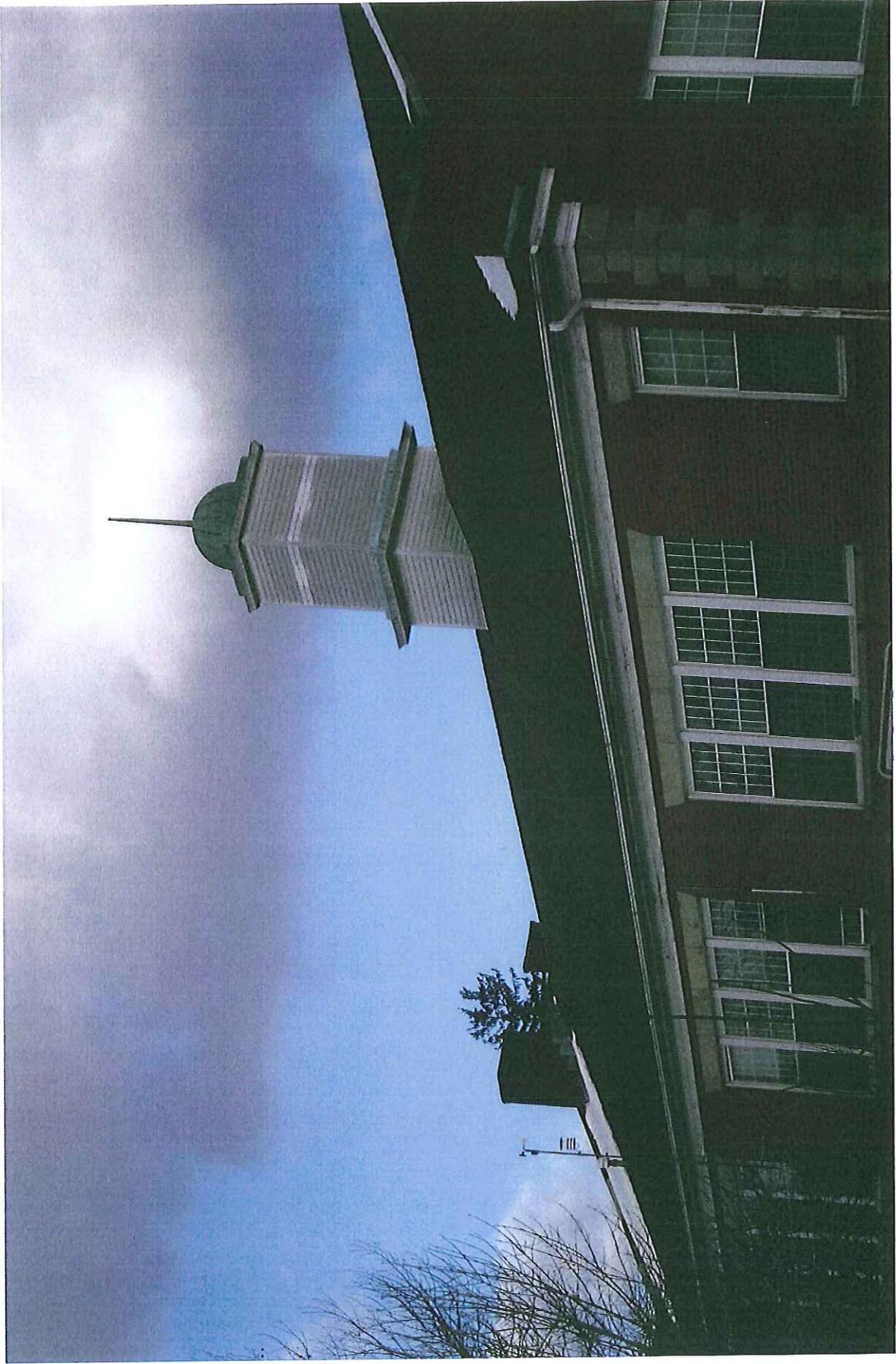


Exhibit 5

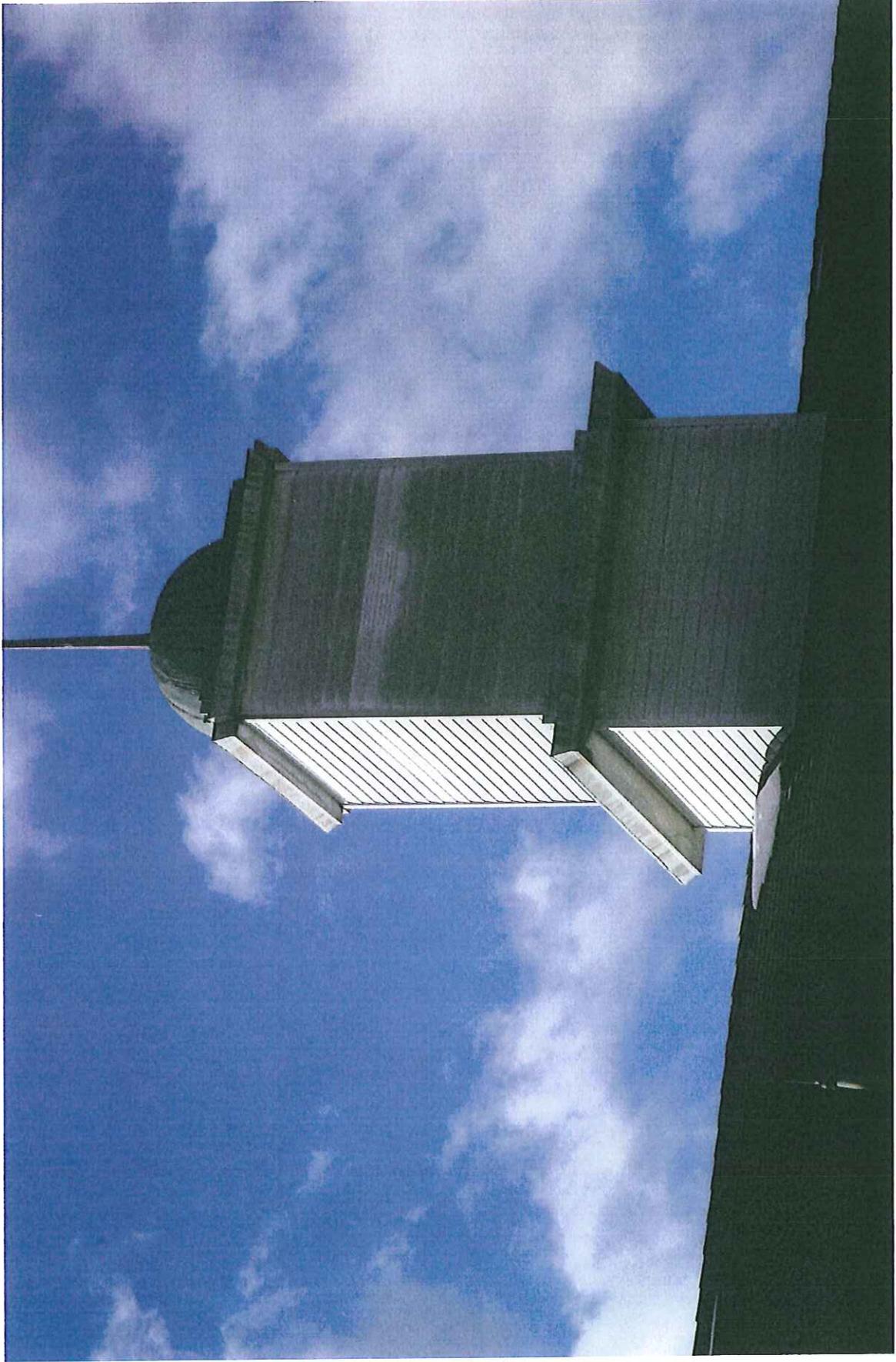


Exhibit 6

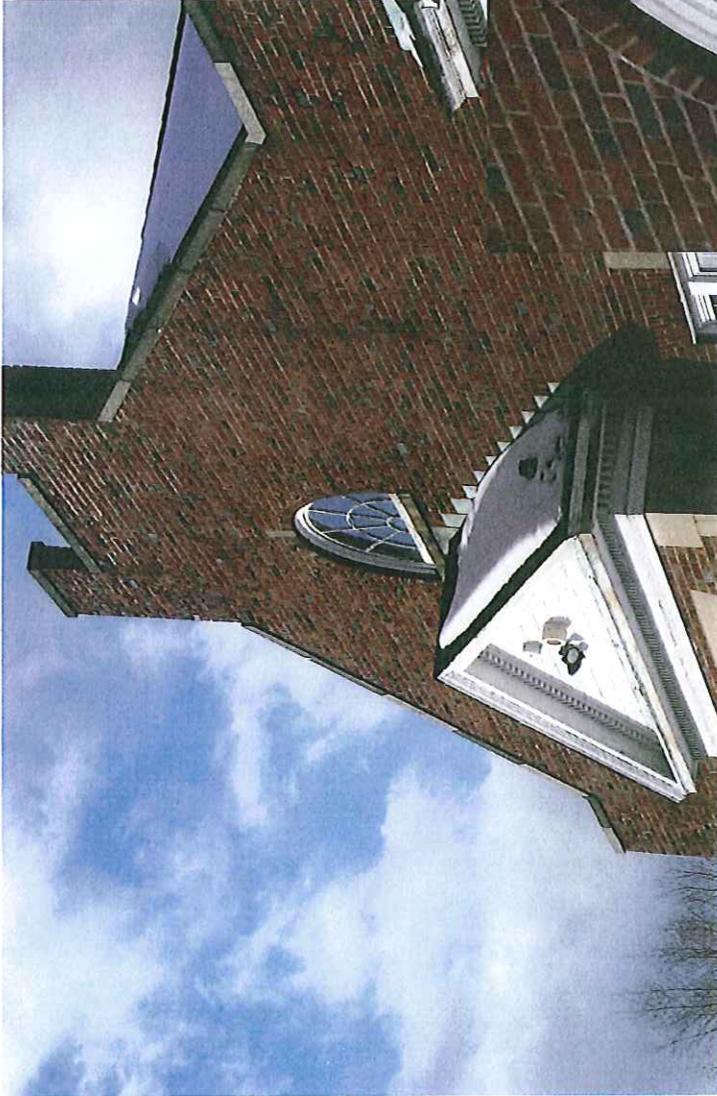


Exhibit 7



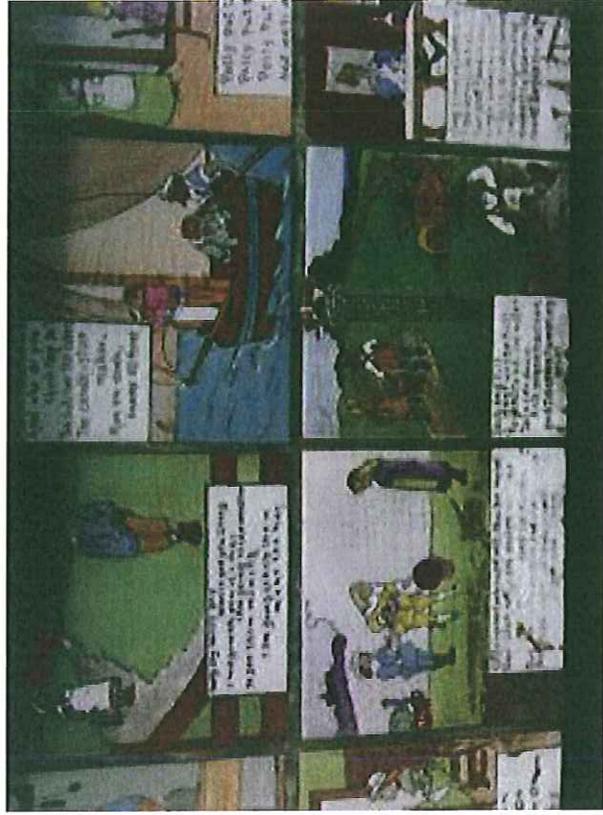
Exhibit 8



Exhibit 9



# Exhibit 10



## **Potential funding source**

### **Connecticut Commission on Culture and Tourism**

#### **Historic Restoration Fund Grants**

Historic Restoration Fund (HRF) grants provide assistance for the rehabilitation, restoration or stabilization of historic buildings and structures and are available on an annual basis. Properties on the National or State Register of Historic Places, which are owned by a municipality or nonprofit organization, are eligible for these 50 percent matching grants-in-aid. Applications are accepted once a year.

- Grant awards will range from \$10,000-\$200,000;
- Grant awards must be matched on a one-to-one basis with cash (no in-kind services allowed);
- Matching funds cannot be funds from the State of Connecticut. Federal funds or other non-state funds may be used;
- Facilities must be open to the public or work must be visible to the public;
- A preservation easement of limited duration must be placed on the property following completion of the project;
- Grant funds are paid to grantees on a single-payment reimbursement basis following the completion of the project and approval of all work by CCT; and
- Project work must be consistent with the Secretary of the Interior's Standards for Rehabilitation

## Roof Evaluation

1. Insulation  
2. Membrane  
3. Decking  
4. Flashing  
5. Parapets  
6. Gutters  
7. Downspouts  
8. Roof Penetrations  
9. Roof Drainage  
10. Roof Structure



# Russak Restoration, LLC

701 Portland-Cobalt Rd. Portland, CT 06480  
Office (860) 342-0772 Fax (860) 342-4440 CT Lic. # 552299

12/2/10

Saint Sebastian's School  
61 Durant Terrace  
Middletown, CT 06457

DEPT. PLANNING & ZONING  
10 DEC - 3 AM 10: 42

Inspection report:

I, Eric Russak, inspected roof and gutters and in my opinion found the following:

Roof is a cement tile roof. The bottom two courses are damaged where gutter straps were nailed through tile. There are 20-25 damaged tiles in roof. A small section was removed and asphalt singles applied.

The gutters are not installed properly and are 5" K style and too small for this roof. The gutter should be removed. I recommend a 6" copper gutter with an apron. The tiles should be removed 4' up the roof. Ice and water shield installed and 50 old good tiles saved for repairs to roof now and any future repairs. 2-3 courses would be put back at bottom of new tile matching as close as possible. The gutter now has 2 - 3"x4" leader pipes. 3 pipes would be a minimum recommendation.

Estimated cost for roof repair, gutter, and leaders in copper is \$31,500.00

This would make roof and walls water tight and with minor gutter cleaning and 5-10 tile repair a year be good for minimum of 10 years.

If you have any questions please feel free to call my cell # 860-601-0385.

Thank you,

Eric Russak  
Russak Restoration, LLC

## Operating Costs

Attached is a spreadsheet which estimates operating costs using national figures and actual experience with the City Hall building. There are many things to consider and these estimates can certainly be discounted based on many facts. For instance,

- elevator maintenance, city hall elevator is over 10 years old, a new Senior Center will have a new elevator,
- city hall boilers are old and very large, new Senior Center boiler will be more compact and energy efficient and most likely fired by natural gas as opposed to oil.
- St. Sebastian windows are about 10 years old. City Halls windows are over 50 years old and very inefficient.
- Honeywell has offered to perform work free of charge to make the building more energy efficient.

In regards to staffing, the Senior Center currently has a full time Custodian/Program Aide. This person will move to the new location.

# Operating Cost Estimates

## Building Owners and Managers Association (BOMA) Estimate

BOMA estimate for electricity		\$	1.25
BOMA estimate for HVAC		\$1.5 - \$2.5	
Building square feet		12500	sq.ft.
Cost per sq.ft.	\$	<u>3.25</u>	per sq.ft.
<b>Estimate for 61 Durant Terrace</b>	\$	<b>40,625.00</b>	

## Estimate based on actual cost to maintain City Hall

Electricity	\$	82,318.00
Oil	\$	35,000.00
<b>TOTAL</b>	\$	<b>117,318.00</b>
	\$	3.25

Building square feet		12500	sq.ft.
Cost per sq.ft.	\$	<u>3.25</u>	per sq.ft.
<b>Estimate for 61 Durant Terrace</b>	\$	<b>40,625.00</b>	

## Other City Hall building expenses

Elevator maintenance contract	\$	5,500.00
Building maintenance/supplies	\$	15,000.00
Fire extinguishers	\$	500.00
Carpet Cleaning	\$	2,000.00
HVAC maintenance contract	\$	8,000.00
Sanitation / dumpster	\$	1,300.00
Incidentals	\$	10,000.00
	\$	<b>42,300.00</b>

water/sewer cleaning supplies batteries etc...

Cost per sq.ft.	\$	1.17	36,048	Size of City Hall
			12500	
	\$	<u>1.17</u>		
<b>Estimate for 61 Durant Terrace - other expenses</b>	\$	<b>14,625.00</b>		

## **Hazardous Building Materials Study (Lead and Asbestos)**

### **Lead**

Eagle Environmental testing indicates lead paint was found at elevated levels on the fascia, soffit door and window casings, some paint on plaster and the glazing on ceramic tile. It's mostly white paint with some colors on the 1934 mural.

If any of these areas will be disturbed by the future renovation, it is recommended a TCLP analysis be performed to determine if the aggregate levels are low enough to be disposed of as regular construction debris.

### **Asbestos**

As indicated, the super slate roof shingles contain 20% asbestos. This poses no environmental or health threat and the roof evaluation indicates the roof does not need to be replaced and the tiles can be reused. If the city chooses to strip the entire roof, the disposal cost would be approximately \$25,000 (7,200 sq. ft. @ \$3.5/sq. ft.). There was also asbestos found in the floor tile and mastic and some pipe insulation. The pipe insulation should be removed and would cost \$6-\$7,000. The tiles are in good shape and can be covered but if they were to be removed the cost would be \$10-\$12,000.