

Report of Subcommittee for Interior Use of Space

The Interior Space Subcommittee met on July 28th at the Cornish Store on July 28, 2021 with Caroline Storrs as chair, Carla Boyington, Stephanie McAndrew (librarian), Susan Chandler, Colleen O'Neil, David Aguilar, and Kathi Patterson. Tony Newton attended from the community. Kathi volunteered to take minutes. The group decided to use an outcome-based approach to establish its goals and decided on 3 goals:

1. A conceptual plan to designate use of interior space.
2. A list of needs of a 21st century library in Cornish.
3. Usage of interior space as defined by needs

Kathi handed out the architectural drawings done by UK Architects for the original plan of the George Stowell Library and she outlined the inclusion of a bathroom, meeting space, and handicap access but also explained the drawbacks of no additional space for the collection, limited meeting space, inadequate square footage for children's collection, parking, etc. The group decided that there was a need for having actual architectural plans, such as the previous plans just mentioned, so that the Town's people could have a comprehensive idea of the scope of the project at Town Meeting in March and this also fulfilled the first goal mentioned above. Kathi was going to ask at the next meeting of the library trustees on August 9 if monies could be withdrawn from the Building Fund and specifically from the Callahan donation.

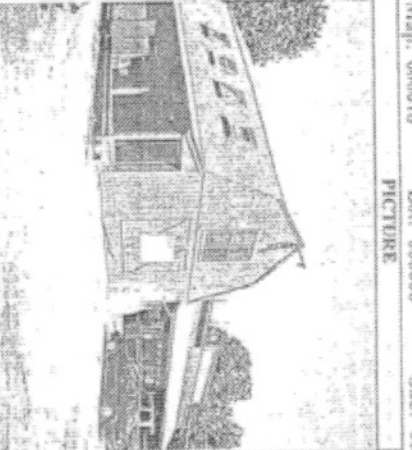
Stephanie gave a list of the needs for a 21st century library: a collection of adult new fiction, adult nonfiction, biography, audio books, DVD's, large print, children's picture books, children's early readers, children's chapter books, YA, graphic novels. She mentioned an adequate space for children's storytime and activities, display areas including local writer's display, sitting area with periodicals and cafe, and 2-3 computers with wifi, space for welcoming people, and office space.

The group then walked through the space with Colleen who gave a complete view including emergency exit doors, lighting, furnaces, utility areas, kitchen, bathroom, basement areas, the two apartments, and the outside area including porches, walkways, entrances. The group began to speculate and imagine ideas for how the space might be utilized. Specific needs to be considered are attached in the minutes. David Aguilar has submitted several ideas and one is included as an example of how we might move forward.

A charette was suggested which would mean creating a RFP (Request for Proposal) and distributing the criteria to around 4 different architects (including UK Architects (the previous architects from the original library)) and others to see what kind of interest is out there and what ideas others may have.

The Interior Space Subcommittee will be meeting Monday, August 16, 2021 at 9:00 at the store. Draft minutes are attached.

Caroline Storrs
Chairperson



PICTURE

OWNER
CORNISH FLAT ENTERPRISES, LLC
301 LANG ROAD
CORNISH, NH 03745

TAXABLE DISTRICTS

District	Percentage
CORNISH, NH 03745	

PERMITS

Date	Permit ID	Permit Type	Notes

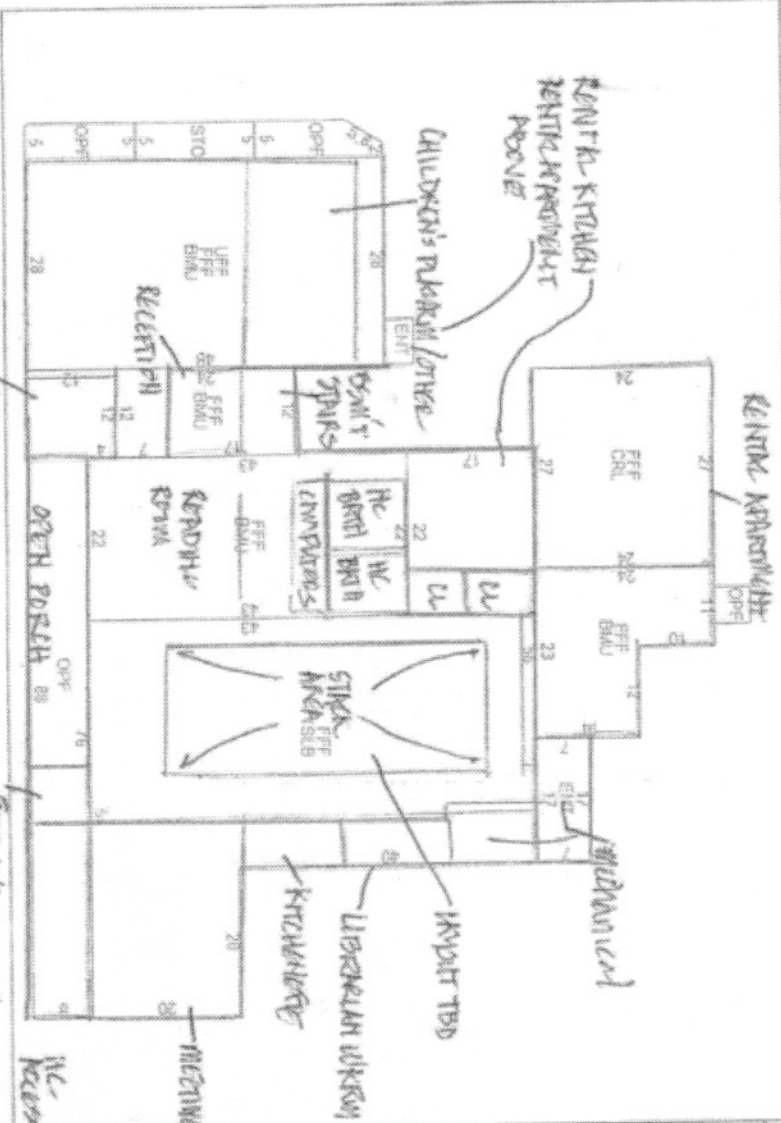
BUILDING DETAILS

Model: 1 STORY FRAME STORE/APT
Roof: GABLE OR HIP/ASPHALT
Ext. AVERAGE/VINYL SIDING
Int. DRYWALL/WOOD/LOC
Floor: PINE/SOFT WD
Heat: GAS/FIA DUCTED
Bedrooms: 2 Bath: 2.5 Fixtures: 8
Expng Kitchens: Fireplaces:
A/C: No Generators: 1
Quality: A0 AVG
Com. Walls: WOOD, 8 FTL.
Size Adj: 0.7788

Sq. Foot Cost: \$ 57.63

Base Rate: CCS 74.00
Gldg. Rate: 0.7788

GLA: 7,816 15,441 8,567



BUILDING SUB AREA DETAILS

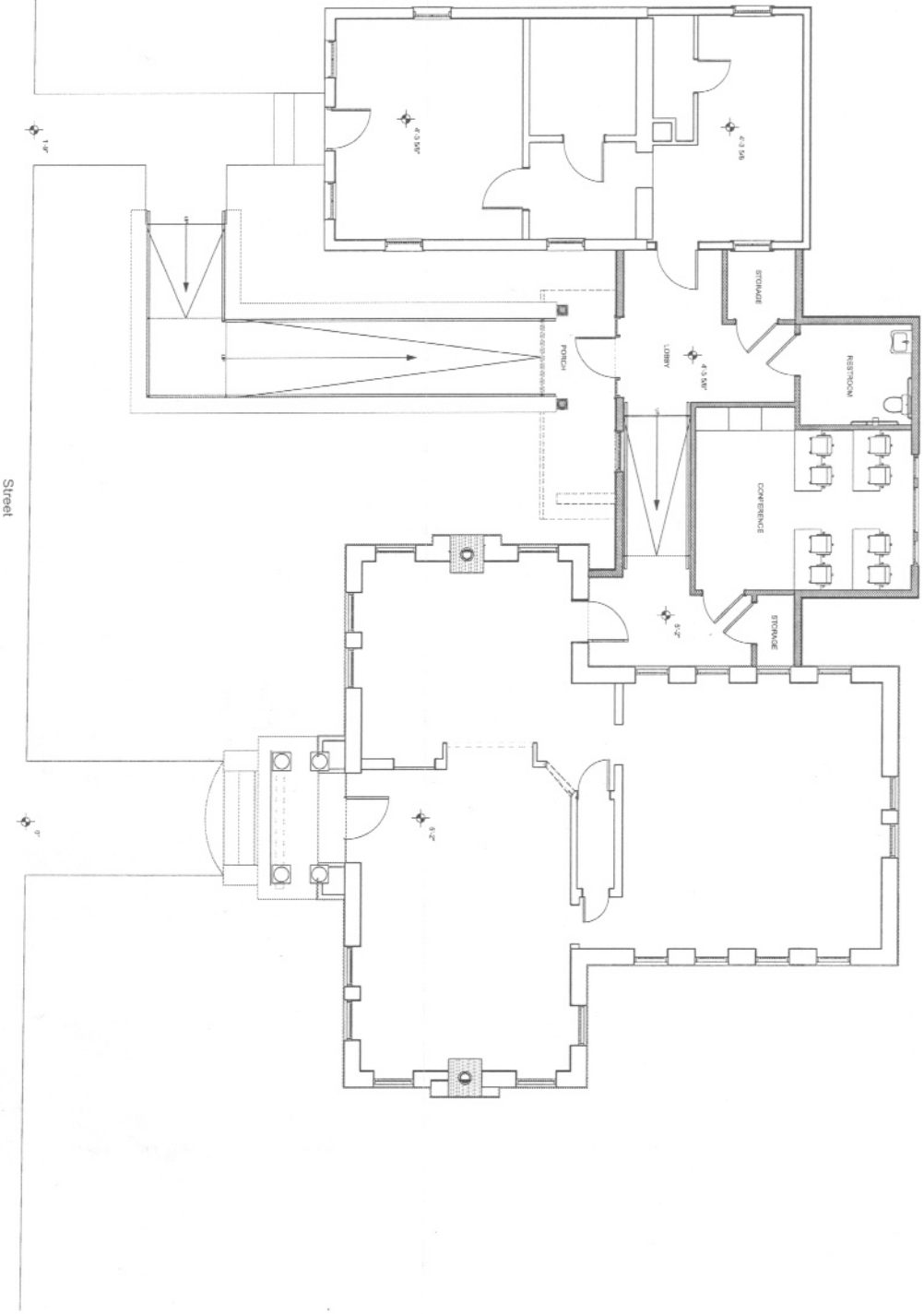
ID	Description	Area	Adj.	Effect
FFI	FST FLR FIN	6472	1.00	6472
OPF	OPEN PORCH	930	0.25	233
CRL	CRAWL SPACE	648	0.05	32
ENT	ENTRANCE	143	0.10	14
STO	STORAGE AREA	80	0.25	20
SLB	SLAB	2814	0.00	0
UFF	UPPER FLR FIN	1344	1.00	1344
BMU	BSMNT	3010	0.15	452
GLA:		7,816		15,441
				8,567

2014 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 493,659
Year Built: 1950
Condition For Age: AVERAGE 25 %
Physical: 1950
Functional: VACANCY 20 %
Economic: VACANCY 20 %
Temporary: 47 %
Total Depreciation: 47 %
Revised Building Value: \$ 261,600

David Aguirre
Proposed

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



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Issued

9/9/19

DATE DESCRIPTION

DATE	DESCRIPTION

Cornish Accessibility

School St Cornish Plan No. 00746
Project No.: 1919
Sheet No.

Ground Floor

Option A2

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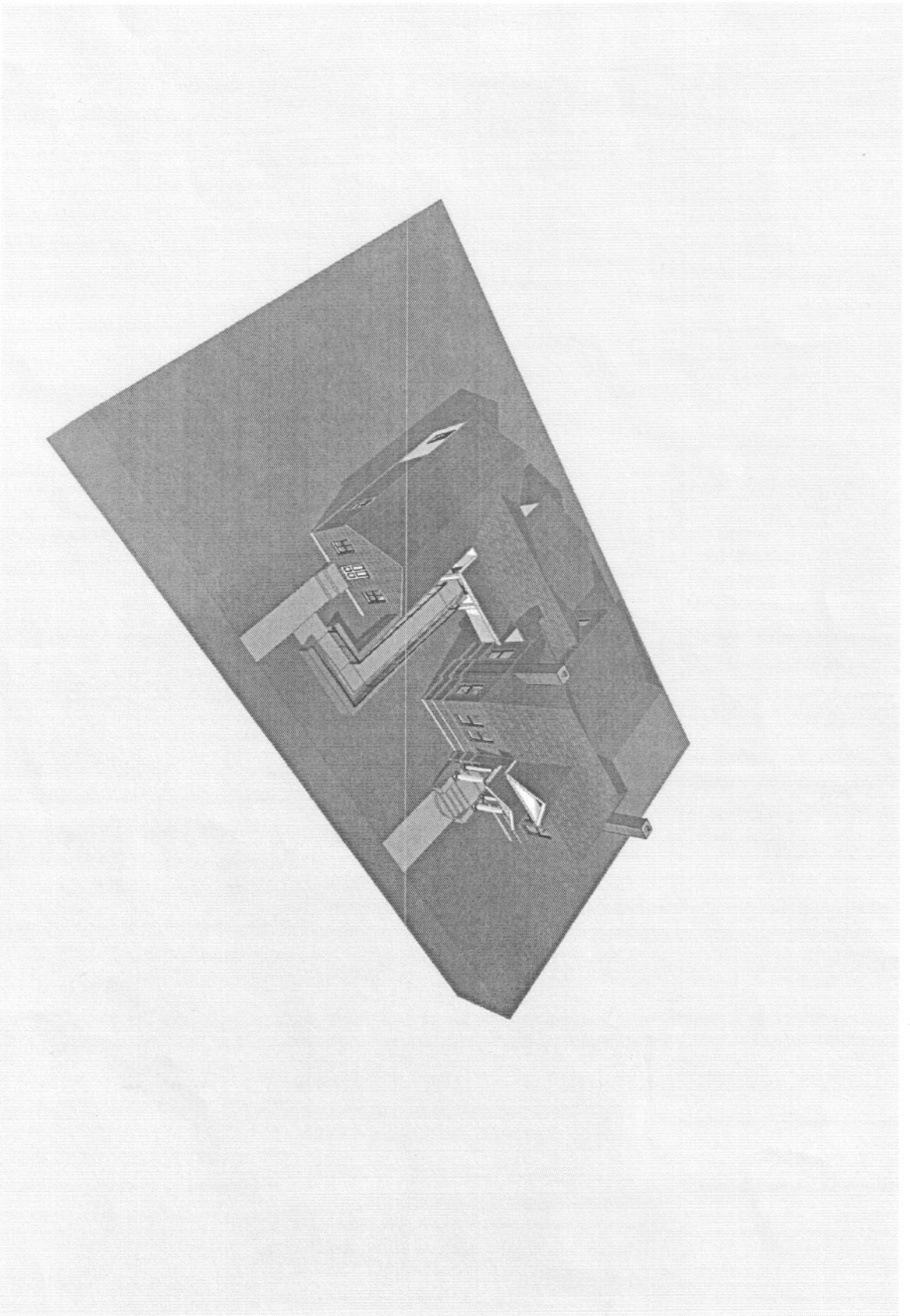
9/9/19

MARK DATE DESCRIPTION

Project
Cornish Accessibility

Sketch: SI Cornish Farm NH 03746
 Project No.: 9918
 Sheet No.:

Overhead Perspective



1 Overhead Perspective
 SCALE: 1/8" = 1'-0"

Option A1/A2

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Exterior Subcommittee Report

The Subcommittee for the Exterior met on July 28th at the Cornish Store. The subcommittee met with Caroline Storrs as chair and Sue Chandler as member and notetaker.

The Subcommittee for the Exterior met after the Interior Subcommittee had adjourned, and so many of the comments previously mentioned about possible exterior changes could be included in the future plans. For example, the Interior Space suggested it would be important to have windows in the children's space so as to increase the natural light and thus windows needed to be included in plans for the exterior. It was decided that it would be logical to include the request for a RFP (Request for Proposal) simultaneously with the RFP from the Subcommittee for Interior Space. The subcommittee for the exterior would develop conceptual plans for the exterior which would meld with the plans for the interior.

Lynn and Tim Schad had presented to Colleen O'Neil, when she first purchased the Cornish Country Store, a possible exterior conceptual plan of the store which would lessen the "western look" and keep it more in keeping with New England architecture. The subcommittee came up with the following ideas that might be a part of the RFP:

- a bank of windows where the coolers are now located
- additional window treatment changes depending on the interior space
- entrance in the same place with the addition of a foyer to prevent heat loss
- second entrance with same effect as the main
- access community room via side door
- porch effect with railings and doors
- changed roofline-more New England, less western
- clapboarding the exterior along with painting it
- green space at entrance
- use of common across the street for story time and community with benches, shade trees, fence matching Meetinghouse

The Subcommittee for the Exterior's next meeting will follow the Subcommittee for the Interior Space so as to coincide and compliment the needs of the interior.

Caroline Storrs

Chair

Susan Chandler

Notetaker