

## All of the work recommended by the HSR has been bundled into logical projects, with cost estimates totaling \$748,830.00.

Project 1: Exterior Shell: adobe wall reconstruction, stucco removal and replaster, restoration of archway, windows and doors.  
**\$156,280.**

Project 2: Interior Repairs: Demolition as needed, and repair of plaster surfaces, floors and ceilings, and wood trim--keeping as much original material as possible.  
**\$141,250.**

Project 3: Upgrade all Mechanical, Electrical, and Plumbing Systems, including the installation of one accessible bathroom.  
**\$109,300.**

Project 4: Roof Replacement: Historically accurate cedar shingles, reconstruct belfry and chimneys.  
**\$125,000.**

Project 5: Site Work and Building Access: Regrading for drainage, creation of accessible entrances and access.  
**\$100,000.**

Project 6: New Outbuilding in Park Area: Accessible toilets, water fountains, and shade.  
**\$117,000.**

One question in preparing the HSR was: how do we want the building to look when we are done? We agreed that if possible, we would like to restore the building to how it looked in the oldest known photograph (see inside). The arch, the belfry, and the chimneys are important architectural features, even if they pre-date the memory of students who are currently involved in preservation efforts.

**We love the arch!** And we know that it existed for many years. This photograph was taken no earlier than 1927. We know this because the band hall is visible on the lower left. The band hall was built in 1927. This is one of the many conversations that went into the creation of the HSR.

## Now we need your input! Please answer questions 12 to 16 on the questionnaire.



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## Historic Structures Report: A Plan for Restoring the Blackwell School

The Blackwell School Alliance recently received our Historic Structures Report completed by architect Sue Ann Pemberton. We learned:

***“This one-story structure is well built and in sound condition. The stone perimeter footing shows no sign of cracks or movement. The roof is misshapen and bows on the south slope but is not of structural concern at this time. While some interior modifications, wall finishes and fenestrations require attention, the Blackwell School building should serve the community for years to come.”***

In addition, the report describes the philosophy behind the recommendation of a combined approach of Preservation and Rehabilitation:

***“The approach merges the goal to retain the school’s historic character, with the need to repair existing historic materials, while retaining changes that have recurred over time. In order to be a living functional building, modern amenities must be incorporated. Bringing the building up to current codes and standards will make it operational for its intended use. It is also important to have compliant access to and within the building, as well as mechanical and electrical systems that provide the service needed for current and future use. The basic philosophy is to preserve the current historic property while making changes to meet the continued use of the building.”***

# HSR

Replace metal roof with cedar shingles.



Restore belfry and chimneys.

Replace metal-frame windows with historically accurate wood-frame windows.

Restore archway over front door.

Restore original door and window openings

Remove old stucco, repair surfaces, and replaster.

Rebuild adobe wall on the west side of the white room.



Create an attractive and completely accessible main visitor entry at the back door.

Grade the lot for improved drainage away from building.