

historic resources conditions assessment & visioning study for

# the mather homestead

2.1.2022

**PIRIE**  
ASSOCIATES

1778  
THE  
MATHER  
HOMESTEAD  
19  
STEPHEN MATHER  
ROAD

why + how we make matters  
environments to embody your aspirations



# **contents**

<b>firm background &amp; resumes</b>	<b>1</b>
<b>references</b>	<b>13</b>
<b>sample work</b>	<b>19</b>
<b>scope &amp; fee proposal</b>	<b>40</b>





CONNECTICUT  
VOICES  
FOR CHILDREN

Parking →  
Arts District  
Science Park at Yale ↑



# firm resume

- firm background
- philosophy & methodology
- values
- recognition

# firm background



## facts

- founded in 2002
- certified women's business enterprise (WBE)
- in-house multidisciplinary team with direct principal involvement on every project
- average years of staff experience: 18+
- located in New Haven, CT

## our work focuses on

- empowering others through their built environment
- advocating for health & wellbeing
- crafting beautiful, timeless places that demonstrate the values of the client and uplift the occupants and visitors

## our ideal collaborators

- understand or are willing to learn how the built environment can help them achieve their goals
- like to be deeply engaged in the design process
- value working collaboratively with trusted partners

## services & expertise

- Full Architectural Services
- Interior Design Services / FF&E
- Landscape Design
- Strategic Planning & Project Formulation
- Community Engagement
- Master Planning
- Urban Design / Site Analysis
- Signage & Graphic Design
- Sustainability Consulting
- Historic Building Adaptation/Restoration
- Feasibility Studies/Assessments/Test-fits
- Non-profit & Mission-driven Organizations



# philosophy & methodology

## philosophy

We synergize people, purpose, and place through the built environment.

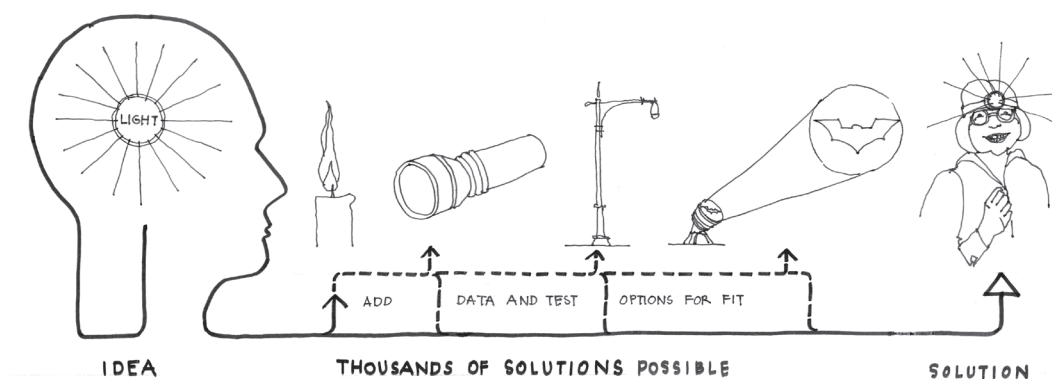
Places have the capacity to enrich our lives, embody our aspirations, and help us do what we do better. By deeply engaging our clients in the design process and discovering how the built environment can support their goals, we create environments for them - not for us.

We have three metrics to measure our design success:

1. Have we helped our clients do what they do better?
2. Have we created a built environment that is well-crafted, timeless, embodies our client's values, and meets practical constraints?
3. Have we improved human and environmental health and wellbeing?

## methodology

- **Listening deeply to a client's aspirations, uncovering unseen parallels between needs, and interpreting the qualitative and quantitative goals of a project.** A high-quality design solution meets aesthetic expectations, inspires users to engage the mission of the client, is well-crafted, and functions well. We assimilate the root aspirations of our clients and translate them into formal design solutions that support their organization in pursuit of their mission.
- **Developing alternative options for both design and technical solutions.** Ideas are different than solutions, and for every idea there are many, many solutions. This is the core of our creative process which allows us to empower our clients through choice and identify solutions at different budget levels.



- **Scheduling and managing with focus and efficiency.** We manage projects with rigorous micro-milestones and intensive principal-level involvement. We establish a clear process with our clients where we outline tasks and timelines, incorporating feedback loop intervals appropriately so information can be integrated into the project in a timely and high-outcome manner.



# values

## statement on diversity, equity, and inclusion

Pirie Associates is committed to fostering a culture of diversity, equity, and inclusion through its studio culture and design practice. We believe that our greatest potential and highest level of services is achieved by encouraging diversity of thought, background, experience, and ability and bringing empathy and respect derived from these experiences to the fore when working amongst ourselves and when guiding our clients and their communities.

Our mission-driven ethos and robust community engagement process are outward examples of our internal values and culture. Our employees are experts in health and sustainability and are committed to serving all users including the most vulnerable.

### gender diversity

**Pirie Associates is a certified Women's Business Enterprise (WBE).** Over half our team members identify as women even though women only make up about 20% of licensed architects nationally.

### ethnic diversity

We understand that to make the profession more closely resemble the communities it serves, efforts need to be made to attract and support youth to pursue careers in design. Our employees volunteer in school-based programs, have created urban schools architecture programs, and have attended career fairs at local urban high schools. Our culture of inclusion has attracted an ethnically diverse pool of clients including African American, Cuban, Spanish, Chinese, and Caribbean, which are especially focused in the food and drink and retail sectors.

### engagement

Pirie has a mission-oriented culture of serving the community. For two consecutive years the firm funded an award through the Community Foundation of New Haven the Great Give that has funded urban youth programs that focus on equity and the environment.

### inclusion

At Pirie Associates, we cultivate and maintain a workplace culture of respect, inclusiveness, and exploration, ensuring that everyone's contribution is valuable. This commitment is demonstrated through our pursuit of JUST LABEL in early 2021. Everyone on our team manages projects and supports others as needed. Knowledge is openly shared and sought out between staff members, each with their own personal area of expertise.

# values

## just label

Pirie Associates is in the process of completing documentation to obtain a JUST LABEL. This label demonstrates our commitment to transparency and equity. The Just program is sponsored by the IFLI (International Living Future Institute) and is a voluntary disclosure tool for organizations. It can be thought of as a type of “nutrition label” for socially just and equitable organizations. Just is not a certification program, it is a transparency platform for organizations to disclose their operations, including how they treat their employees and where they make financial and community investments.

The International Living Future Institute (ILFI) is the creator of the JUST platform. The mission of the IFLI is to lead the transformation toward a civilization that is socially just, culturally rich, and ecologically restorative. ILFI's certification standards and transparency labels provide a compelling vision for reconciling humanity's relationship with the natural world. Its flagship certification standard, the Living Building Challenge (LBC) is the built environment's most rigorous performance standard. The program calls for the creation of building projects at all scales that operate as cleanly, beautifully, and efficiently as nature's architecture. It is a philosophy, certification, and advocacy tool for projects to move beyond merely being less bad and to become truly regenerative.

# Just.



# values

## purpose-driven design framework for positive impact

Sustainability at Pirie Associates is not a separate category of design but integral to the entire design process. Design for us is about creating places for life to thrive. The most widely accepted definition of sustainability is to meet the needs of the present without compromising the ability of future generations to meet their own needs. To design for future generations is to conserve and create habitat that supports human health. We are all part of an interconnected living system, and human health is dependent upon environmental health. At a basic level we, as a species, depend on healthy ecosystems to supply clean air, clean water, nutrition, and medicine. We also depend on nature for our physiological, psychological, and cognitive wellbeing.

The Pirie Associates design process is rooted, not in a particular design solution, but in the purpose behind every design intervention and furthering the mission of an organization or the personal aspirations of our clients. The same is true for applying sustainable design strategies; we think in terms of what purpose does it serve and what benefit does it provide? We think this approach makes sustainability easier for clients to understand as well.

**We have therefore created our own framework for understanding and communicating how we integrate sustainability into our projects.**

The categories are based on why the strategy is important and what positive impact it has rather than what the solution is. For instance, we do not have a category for materials yet material selection strategies appear in many different purpose driven categories. For example, we select low-emitting, nontoxic materials to benefit human health and wellbeing, and we select FSC certified wood for the carbon emission reduction associated with sustainably managed forests.

The Pirie Associates impact categories are:

- Site Ecology
- Resource Efficiency
- Carbon Drawdown
- Health/ Biophilia
- Equity
- Cultural Placemaking

Each category has a positive impact on human and community health and wellbeing, while the Health/ Biophilia category is focusing on immediate impacts on the direct individual human health of project users.



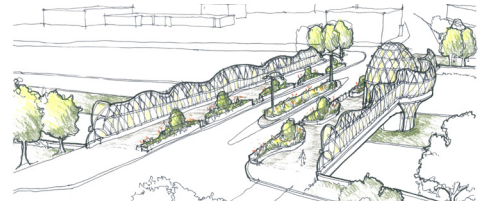
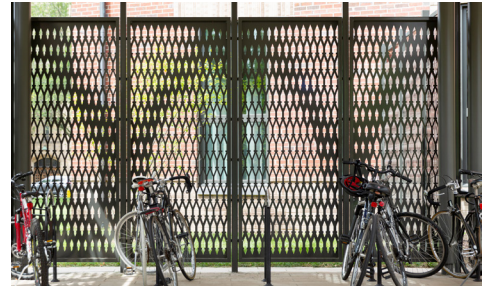
# values



# recognition

## select awards

- **Baker Hall - Entry Gate Design** | New Haven, CT | Architectural, Landscape, & Interior Design Services
  - Merit Award AIA Connecticut Design Awards – Architecture as the Encompassing Art
- **Beehive Bridge** | New Britain, CT | Urban Design Community Engagement & Concept Design Team
  - Merit Award AIA Connecticut Design Awards – Architecture as the Encompassing Art
  - Connecticut Main Street Award of Excellence – Public Space & Placemaking
  - Connecticut ACEC Engineering Excellence Award
  - National ACEC Engineering Excellence Award
  - ENR New England Best Projects Award of Merit – Highway/Bridge
- **Rio Iluminado** | Willimantic, CT | Architectural, Urban & Sustainable Public Park
  - Land Art Generator Initiative – First Place, Willimantic Design Competition
- **Denali Trumbull** | Trumbull, CT | Retail Design
  - AIA Connecticut – Business Architecture Honor Award, Under 50 Employees Category (Includes Denali Old Saybrook project as well)
  - Connecticut Retail Merchants Association - Innovative Retailer of the Year - Connecticut Retail Merchants Association
  - CREW CT The Real Estate Exchange – People's Choice Award, Best Interior Design
- **Emerging Architectural Firm Award** - AIA CT
- **Nathan Hale Homestead Visitors' Service Center** | Coventry, CT | Historic Preservation & Adaptive Reuse
  - AIA Connecticut – Business Architecture Award, Under 50 Employees Category
  - AIA Connecticut – People's Choice Award, Your Favorite Place for Recreation
  - Crew CT The Real Estate Exchange - Blue Ribbon Award, Outstanding Historical Project
- **Amos Bull House** | Hartford, CT | CT Landmarks HQ Historic Preservation & Architectural Design
  - AIA Connecticut Design Awards – Preservation Category Citation
  - CT Trust for Historic Preservation - Merit Award



# recognition

## select client quotes

*They took our limited mishmash of wants, needs and desires and really put it together in a way that gave the project a soul.*

- Joseph Crosby, Senior Associate Dean for Finance and Administration, Yale Law School

*They are so organized and so on time and such good partners throughout the process. They're with us throughout construction, solving problems. It's a partnership — that's exactly what it is.*

- Chris Howe, Owner, Denali Outdoor

*They are extremely adept at stakeholder collaboration and know that, while all ideas have value, it is the uniting of these ideas that creates ultimate project success.*

- Ted DeSantos, Senior Vice President, Fuss & O'Neill



# **laura pirie** aia, ifa

principal



## professional experience

- **Founding Principal, Pirie Associates Architects** (2002 - present)  
Directly in charge of all aspects of the firm including design oversight, staff development, and community engagement.
- **Senior Associate, Cesar Pelli & Associates** (1988 - 1998)  
Design Team Leader for the world-renowned firm whose work includes towers, civic, mixed-use and commercial projects, master planning, academic, and institutional work.

## beyond the office

- **Co-founder, Conscious Pioneer** (2008 - present)  
Leads journeys to ancient sites in North and South America as classrooms for creativity and leadership development.
- **Lecturer, Yale School of Architecture** (2007 - present)
- **Executive Committee Board Member, CT Main Street Center** (2018 - present)
- **Board Member, University of Florida Architectural Advisory Committee** (2018 - 2020)

## licenses & education

- **Registered Architect** in CT, CO, MA, NJ, NY, RI and OH
- **Living Future Accredited Professional** (2021)
- **Strategic Planning Certification, Georgetown University** (2021)
- **Master of Architecture, Yale University** (1989)
- **Bachelor of Design in Architecture, University of Florida** (1985)

## awards

- Distinguished Service Award, University of Florida School of Architecture
- Distinguished Alumni Award, University of Florida School of Architecture
- Henry B Adam Gold Medal, Yale University School of Architecture

## key relevant projects

- **Yale Law School Baker Hall** | Comprehensive Renovations | New Haven, CT
- **Yale Sterling Law Building** | Various Renovations & COVID Safe Occupancy Study | New Haven, CT
- **Cold Spring School** | Master Plan & Phased Renovations | New Haven, CT
- **Pequot Library** | Conditions Assessment & Report, Phased Renovations | Southport, CT
- **Frances Lehman Loeb Art Center at Vassar College** | New Museum & Comprehensive Renovation | Poughkeepsie, NY (@ Cesar Pelli & Associates)

# paul butkus

associate



## professional experience

- **Associate, Pirie Associates Architects** (2004 - present)  
Seasoned landscape designer, historic building expert, and construction administration specialist with 25 years of experience working in the built environment
- **Project Manager, Balmori Associates** (1994 - 2004)  
Responsible for site and landscape design for academic and cultural centers, corporate headquarters, and parks throughout the United States and abroad

## beyond the office

- **Member Appointed by Gov. Ned Lamont, Connecticut Historic Preservation Council** (2021 - present)
- **Elected Member of the Board of Directors, Meriden Economic Development Corporation** (2020-present)
- **Board Member, Meriden Connecticut Historical Society** (2017 - present)
- **Commissioner, Building & Sacred Arts Commission for the Diocese of Bridgeport, CT** (2001 - 2021)
- **Lecturer, Yale University School of Architecture** (2001 - 2002)
- **Visiting Lecturer, Tokyo University of Agriculture** (2001)

## licenses & education

- **Masters in Landscape Architecture, Harvard University** (1991)
- **Bachelor of Science in Environmental Design, University of Massachusetts Amherst** (1988)

## key relevant projects

- **CT Landmarks Headquarters at Butler McCook Campus** | Master Plan, Programming, Adaptive Reuse Renovation & Addition | Hartford, CT
- **Nathan Hale Visitors' Services Center** | Adaptive Reuse Renovation and Addition | Coventry, CT
- **Art League of New Britain Art Education Center** | Conditions Assessment, Programming, Concept Design & Renovations | New Britain, CT
- **Pequot Library** | Conditions Assessment & Report, Phased Renovations | Southport, CT





The background image shows a room in the process of being renovated. The walls are made of red brick. A large window with a white frame is on the right side, looking out onto a bright outdoor area. In the center, there is a white door with a brass handle. To the left of the door, there is a stack of construction materials, including a yellow level and some wooden planks. On the floor near the window, there is a white bag of 'QUICK SET LITE 45' cement. The overall scene is one of active construction or renovation work.

# references



## PEQUOT LIBRARY

720 Pequot Avenue | Southport, CT 06890-1496 | 203.259.0346 | 203.259.5602 fax | [www.pequotlibrary.org](http://www.pequotlibrary.org)

### OFFICERS

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Stephanie J. Coakley

August 2019

To Whom It May Concern:

It is without reservation that I recommend Pirie Associates to you. Pequot Library is a mid-sized public association, non-profit library that serves nearly 67,000 patrons of all ages a year in the form of traditional library services, lectures, music programs, and more. In addition to operating as a lending library, there is an important Special Collections of rare books, manuscripts, and archives found here. Our library is housed in a beautiful Romanesque-revival building (1894) with a 1971/72 rear addition. After decades of deferred maintenance, now is *the* time to take care of this important historic structure.

We have worked with Laura Pirie and her team since winter 2018, first on a Conditions Assessment Report funded by CT's Historic Preservation Office and most recently to get started to rehabilitate failing roofs as well as redesign our rear ramp entrance to make it more in line with the ADA requirements of today.

After interviewing numerous qualified architectural firms from throughout the tristate area, our board and community volunteer Building and Grounds Committee and key staff new right away that Laura Pirie and her team were the best match to our unique needs. From the start Laura is a listener who values being thorough in her approach to an issue. Whereas others may have a vision already in mind, Laura takes her time to really get to know her clients, their individual circumstances, and respects their current limitations. Working with Pirie Associates, we really believe we are supported and that together we can tackle some major construction projects down the road.

Pirie Associates successfully worked with us to produce Pequot Library's first comprehensive building report in some time, including working with their peers to list urgent needs from roof replacement to MEP upgrades and stained glass restoration. At all times, we believed that we were working with one of the best architectural groups in Connecticut. Most of all, we greatly appreciate Laura's ability to always define and describe concepts (to a varied audience of library staff and volunteers) in a way that makes sense. We look forward to continuing our relationship with Pirie Associates. They are inspirational and highly competent. Please do not hesitate to contact me at 203.450.2526 or [Coakley@Pequotlibrary.org](mailto:Coakley@Pequotlibrary.org) if I may provide any additional information.

Sincerely,

Stephanie J. Coakley  
Director





President: Paul Baylock  
Vice-president: Kathleen Curran Smits  
Treasurer: John Whalen  
Secretary: Christie Ward

August 26, 2019

To whom it may concern,

It is with great pleasure that I write this letter of recommendation on behalf of Pirie Associates. The Art League of New Britain, founded in 1928, is the second oldest art league in the country. Its home is a circa 1870 carriage house, which is on the Historic Registry. It hasn't changed much from 1870, with our stables still intact.

In 2017, we decided to apply for a Survey and Planning Grant through SHPO and Pirie was our choice of architect. They stood out immediately for the questions they asked us on numerous topics which the other applicants did not. They came with glowing reviews from others in New Britain where Pirie was involved. From the beginning, they were quick to note our ideas and concerns. We communicated regularly by phone, email, and frequent visits. We were interested in utilizing the second floor and making the building ADA compliant. That meant plans for handicap restrooms and an elevator. Pirie presented us with an array of choices that will help guide us in the future.

One of the major issues they came across were many structural problems that their engineer said needed immediate attention. We were able to successfully address these with the help of Pirie and a company they recommended. Pirie was there throughout the duration of the work to its completion.

As we look to renovate our stable and do other improvements, we will definitely consider Pirie Associates for our needs. If you need further comment or info, please don't hesitate to contact us.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Paul Baylock", written in a cursive style.

Paul Baylock  
President  
Art League of New Britain  
[contact@alnb.org](mailto:contact@alnb.org)  
Cell 860 877 3839

# Connecticut Landmarks

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January 31, 2019

Ms. Alyssa Lozupone  
Architectural Preservationist  
State Historic Preservation Office  
450 Columbus Boulevard, Suite 5  
Hartford, CT 06103

Dear Ms. Lozupone,

Connecticut Landmarks has had the pleasure of working with Pirie Associates on two signature historic preservation projects: first was the renovation of the Ell portion of the Nathan Hale Homestead in Coventry, CT; second was the conversion of the Amos Bull House/Butler McCook Carriage House in Hartford, CT for the headquarters of Connecticut Landmarks. Both projects were recognized with preservation awards.

CTL is a non-profit organization where our staff is very competent but is pulled in many directions to keep the daily operations running smoothly. With Pirie Associates, we found the right balance of patience and persistence to successfully get us through the planning and programming phases. For example, we had originally contracted them to design a visitor's center as a new freestanding structure on the Nathan Hale Homestead Property, but understanding our operational limitations, they led us to renovate and add on to an underutilized portion of the main building which greatly reduced our construction and operating costs and made the project financially sustainable.

Both projects are listed on the National Register of Historic Places and Laura Pirie and her team showed great success and sensitivity in following the Secretary of the Interior's Standards for Historic Preservation and Rehabilitation. As well, while not compromising the historic fabric of these structures, Pirie Associates was able to incorporate modern energy efficiency and sustainable features.

In conclusion, CTL found the staff at Pirie Associates to be a critical part of our team. They are inspirational and a pleasure to work with. I highly recommend them. Please feel free to call me at (860) 463-0346 if you would like to discuss any specific issue.

Kind Regards,

Jim Parry  
Board Member  
Connecticut Landmarks

AMOS BULL HOUSE  
59 South Prospect Street  
Hartford, CT 06106  
860-247-8996  
ctlandmarks.org

BELLAMY-FERRIDAY  
HOUSE & GARDEN  
9 Main Street North  
Bethlehem, CT 06751  
203-266-7596

BUTLER-McCOOK  
HOUSE & GARDEN  
396 Main Street  
Hartford, CT 06103  
860-522-1806

BUTTOLPH-WILLIAMS  
HOUSE  
249 Broad Street  
Wethersfield, CT 06109  
860-529-0460

HEMPSTED HOUSES  
11 HEMPSTEAD STREET  
New London, CT 06320  
860-443-7949

ISHAM-TERRY HOUSE  
211 High Street  
Hartford, CT 06103  
860-247-8996

NATHAN HALE  
HOMESTEAD  
2299 South Street  
Coventry, CT 06238  
860-742-6917

PALMER-WARNER HOUSE  
307 Town Street  
East Haddam, CT 06423  
860-247-8996

PHELPS-HATHEWAY  
HOUSE & GARDEN  
55 South Main Street  
Suffield, CT 06078  
860-668-0055

*History Moving Forward*



## Cold Spring School

April 6, 2018

Dear Ms. Coakley,

We are so excited to recommend Laura Pirie and her team of Pirie Associates Architects to you. Cold Spring School is a small, elementary school serving 150 children in the New Haven area. We are a mission-driven organization that prides itself in providing progressive educational experiences to children from 3-12 years of age.

From the beginning, we felt strongly connected to Laura's mission-driven approach to find architectural solutions that matched our program. As part of our selection process, we interviewed many known architects in the New Haven/Hamden area. Laura and her team presented a proposal that was individualized and tailored specifically to our school which was incredibly important to us during our final selection.

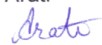
Many members of the Cold Spring community have worked with Laura and her team, now for over a year. During every interaction, her team's thoughtfulness and intentionality has come through. Laura and her team members listen carefully and patiently to our needs and are able to create a vision-based plan that is both practical and aspirational. They have also been willing to modify their plans based on our suggestions and present us with creative options that might solve more than one problem. Laura's team has worked efficiently with multiple stakeholders that include trustees, teachers, administrators, and parents, who each demand different solutions to their unique situations. After many iterations, we agreed on design solutions that will ultimately improve our day-to-day functioning, improve well-being, and support learning capacity of children at our school. We have been thrilled with this process and are so excited about the product, the construction of which will begin in the summer of 2018.

I highly recommend Pirie Associates Architects as the top choice of architects for your organization. You will be so impressed by their knowledge, pleased by the work they do, and satisfied by the manner in which they work with members of your organization.

Please don't hesitate to contact me with any questions.

Warm regards,

Arati



Arati Pandit

Director

Cold Spring School

[apandit@coldspringschool.org](mailto:apandit@coldspringschool.org)

203-787-1584

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263 CHAPEL STREET, NEW HAVEN, CT 06513 | 203 787 1584  
[WWW.COLDSPRINGSCHOOL.ORG](http://WWW.COLDSPRINGSCHOOL.ORG)







# **s a m p l e   w o r k**



# amos bull house & butler mccook campus

Adapting Four Centuries of Structures into a  
Campus and Non-profit Headquarters

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client Connecticut Landmarks

location Hartford, CT

overview Renovation and Addition for the Amos Bull House  
and Butler McCook Carriage House for CT Landmarks'  
Headquarters, and Campus Energy Infrastructure

services

- National Register Site Master Planning
- Program Development & Budgeting
- Architecture
- Landscape Design
- Interior Design

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*Pirie really paid attention to us and took our  
needs into consideration at every stage of the  
process. The result is an attractive and pleasant  
workspace, which is also welcoming to the  
community.*

- Mary Cockram, Grants Writer & Administrator, CT Landmarks

## amos bull house & butler mccoook campus

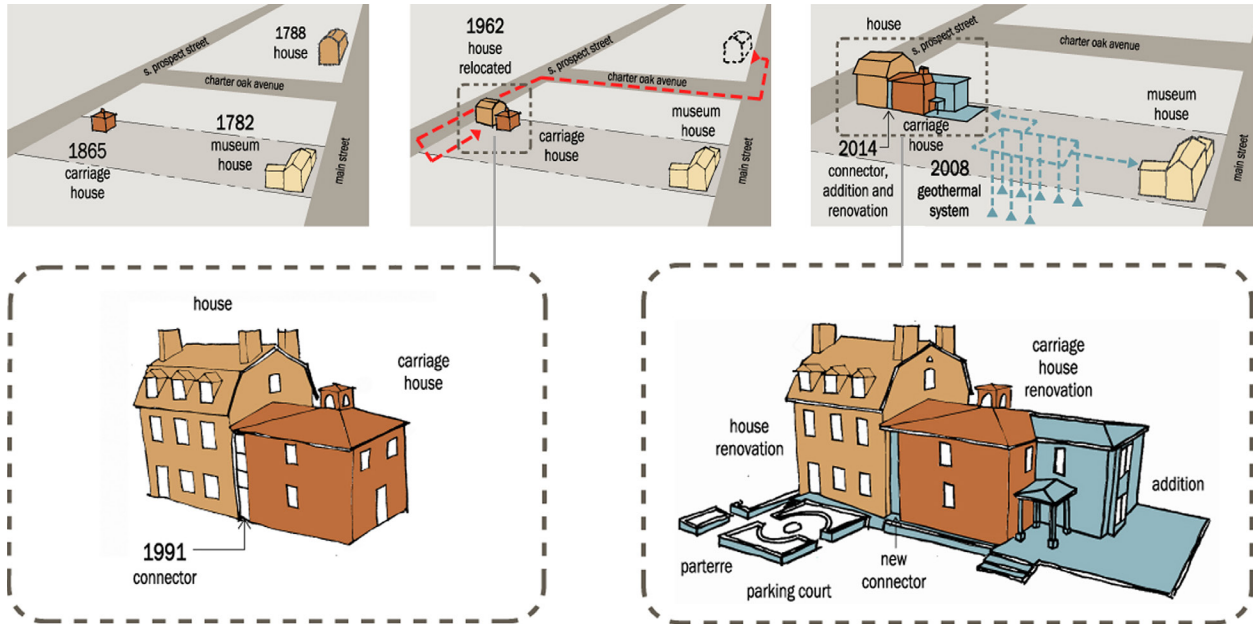


### project details

Centuries of Hartford, CT history moves into focus with the transformation of the Amos Bull House and the Butler McCook Carriage House into the new headquarters for Connecticut Landmarks. This multi-phase, 6-year project has transformed the campus into a relevant and useful twenty-first century site, showcasing four centuries of architectural heritage and demonstrating the natural fit of historic restoration with contemporary sustainability practices.

The first phase of work, which spanned from 2008 until 2010, included a master plan for the site, the design and installation of a multi-building ground source thermal exchange heating and cooling system (commonly known as geothermal wells), and improvements to the Butler McCook House Museum and Main Street History Center heating and cooling systems. The second phase of work, which spanned from 2010 until 2014, included restoration and adaptation of: the 1788 Federal style Amos Bull House into offices; the 1860's era Italianate Butler McCook Carriage House into community program, education and archival space; the 1990's connector, and a new addition of a stair hall and public entry to the Carriage House for enhanced public access; and the historic landscape for exterior program and event space.

## amos bull house & butler mccook campus



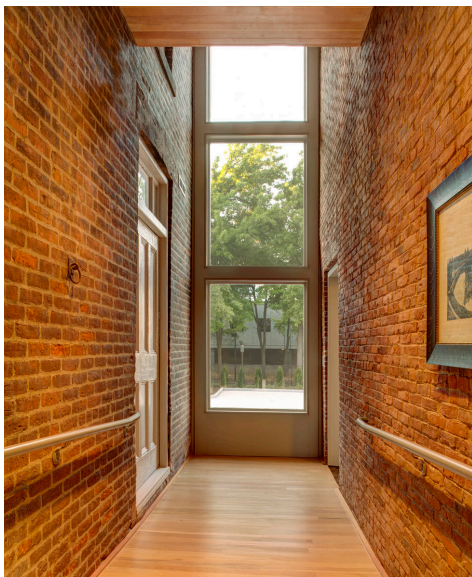


## amos bull house & butler mccook campus





## amos bull house & butler mccook campus



## amos bull house & butler mccook campus





# nathan hale homestead

Adapting the Historic Homestead Ell into a  
Visitors' Services Center

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## client

Connecticut Landmarks

## location

Coventry, CT

## overview

Adaptive Reuse of Historic Homestead  
as Contemporary Center for Gathering and Education

## services

- Master Planning & Feasibility Assessment
  - Program Development & Budgeting
  - Architecture
  - Landscape Architecture
  - Interior Design
- 



*Connecticut Landmarks found the staff at Pirie Associates to be a critical part of our team. They are inspirational and a pleasure to work with.*

- Jim Parry, Vice Chairman, CT Landmarks Board of Directors

## nathan hale homestead



### project details

Pirie Associates assisted Connecticut Landmarks in developing a design solution that is simple and tactical: where the existing exterior envelope is viable, the design approach is to insert the new program and finishes into the existing shell, revealing and refurbishing framing and other original and long-buried building elements; where dilapidated or lacking foundations, remove the old and create new telescoping volumes to house new functions; and last, to address the Owner's mission of maintaining and evolving previous homestead vocabulary and volumes, the design maps historic elements: an ice house door becomes the Visitor's Services entrance; a wagon shed opening becomes the restroom entrance; and the poultry shed vents become the restroom windows.

The site serves nearly 80,000 visitors annually, including: over 3,000 regional elementary school children for historic tours and period-inspired, hands-on activities; revolutionary war encampments and re-enactments; and a nationally recognized Regional Farmers' Market, which draws over 75,000 visitors. The design moves the Owner's organization forward as a focal point of American history and of contemporary community-gathering and spirit.

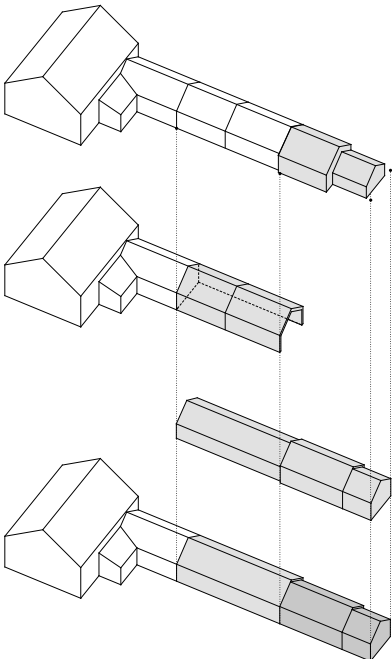


## nathan hale homestead





## nathan hale homestead



# pequot library

## Charting a Course for a Historic Library's Future

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client Pequot Library

location Southport, CT

overview Needs Assessment and Development of Phased Implementation Plan for Historic Library

services

- Historic Building Assessment Report
- Prioritized Scope List
- Conceptual Cost Estimate
- Roof Replacement Full Design Services
- Accessible Entry and Landscape Design Full Services

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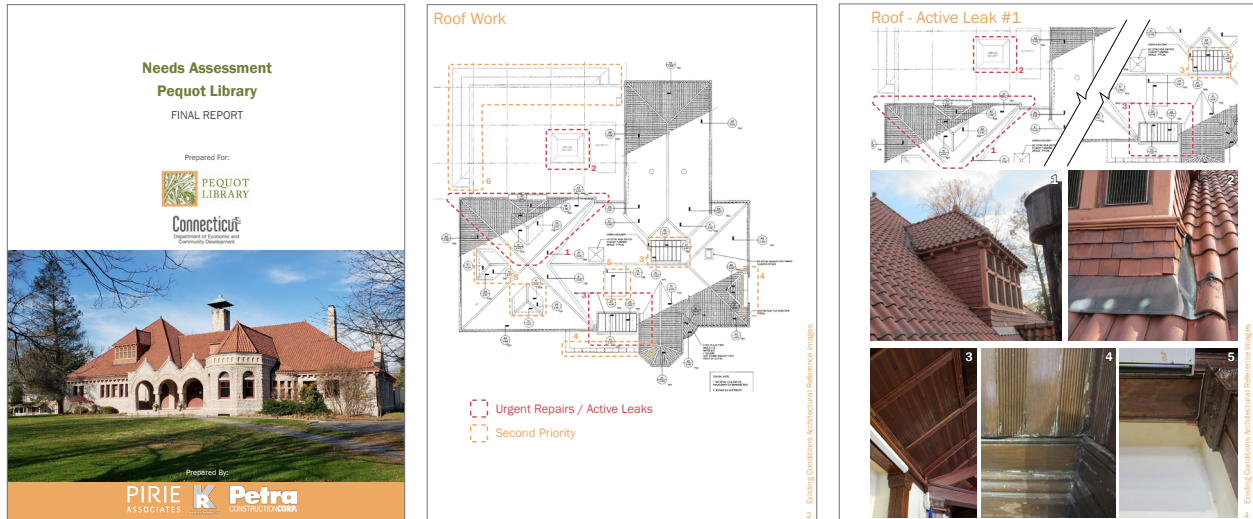


*Whereas others may have a vision already in mind, Pirie Associates takes their time to really get to know their clients, their individual circumstances, and respects their current limitations.*

- Stephanie J. Coakley, Executive Director, Pequot Library



## pequot library



## project details

Pirie Associates prepared a Condition Assessment Report for the 1894-built Pequot Library. The project is funded by grant funds from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO).

The scope of the assessment includes:

- An assessment of the library's current conditions on a comprehensive basis.
- Space Needs (Programming) Meeting to ascertain a wish-list of current and future space needs
- Prioritized list of work necessary to rehabilitate or restore the library and an associated residential building.
- Order of Magnitude Conceptual Budget for anticipated work
- A discussion on building materials, failure of those materials, code violations, and ADA accessibility.
- Recommended plans and building need specifications.

Pirie Associates has now also been engaged by the library for architectural services for the roof replacement of their historic tile roof.



# east street school

## Adaptive Reuse Study

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client	The Town of New Milford
location	New Milford, CT
overview	Report Evaluating Three Options For Reusing a Historic School
services	<ul style="list-style-type: none"><li>▪ Community Outreach</li><li>▪ Historic Building Assessment</li><li>▪ Adaptive Reuse Option Scenarios</li><li>▪ Options Budgeting</li><li>▪ Proformas for Development Options</li><li>▪ Report</li></ul>

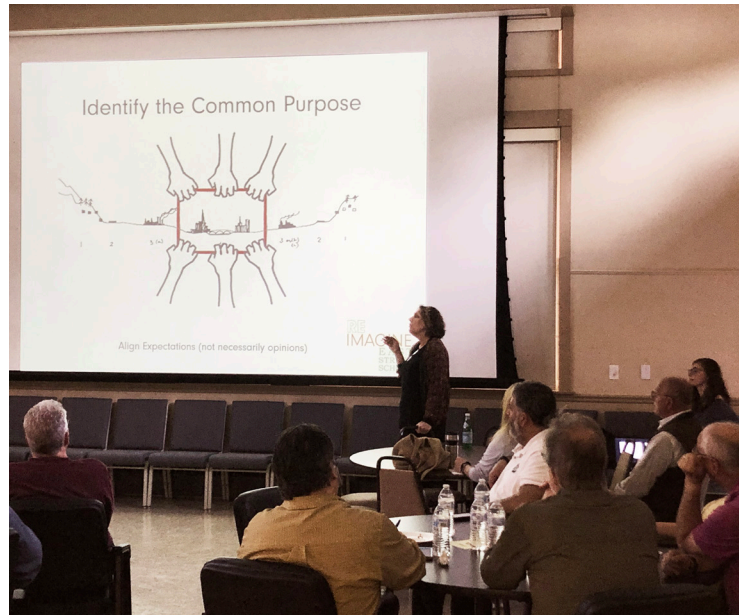
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*I also meant to tell you the feedback from last night has been very positive! We are not used to such a professional facilitation of a meeting!*  
*Thank you!*

- Kathy Castagnetta, Community Investment Officer, Town of New Milford

## east street school



## project details

Pirie Associates and CERC have been engaged by the Town of New Milford to study options for the adaptive reuse of a historic school and its grounds. The Colonial Revival style school, which was built in 1930, is listed on both National and State Registers of Historic Places as part of New Milford's historic district. In addition, the building contains a stained glass window and murals created under the Works Progress Administration's Federal Art Project. The decommissioned school housed municipal offices for several decades, but is currently underutilized and in need of repair.

The nuanced project involves facilitating a visioning process with both town staff and the public to imagine what the building could be. Our team is evaluating various use options based on their economic feasibility in their own right as well as how much they could contribute to the energy of their downtown business district. The final report will assist the Town in deciding how to move forward by providing master plans and financial feasibility analysis for three reuse options.



# art league of new britain

## Supporting Growth of a Community Organization

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client Art League of New Britain

location New Britain, CT

overview Needs Assessment & Design Services

services

- Building Assessment Report
- Program/ Space Needs Assessment
- Code Review
- Conceptual Design
- Conceptual Cost Estimate
- Report
- Phase 1 Design Services for Structural Stabilization

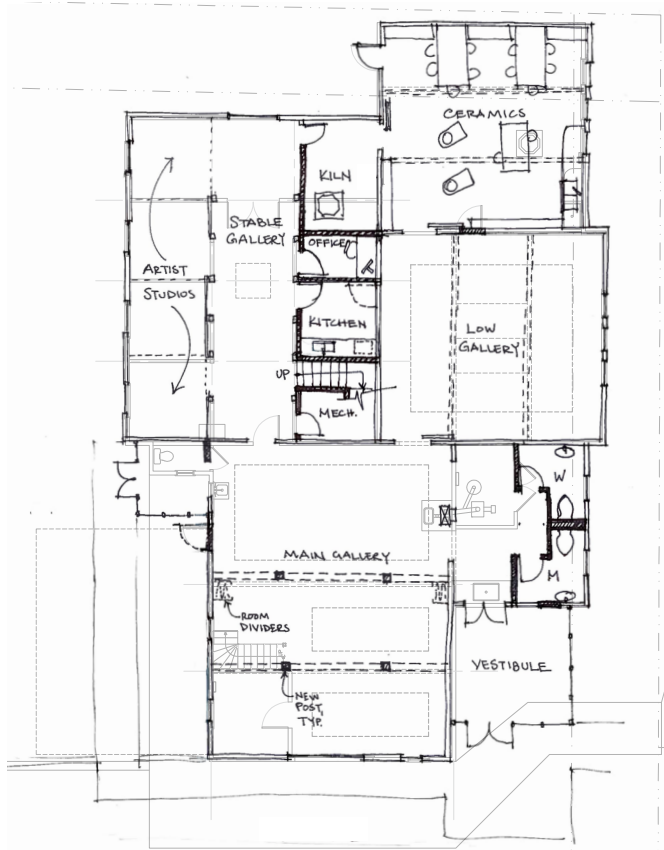
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*They stood out immediately for the questions  
they asked [which others] did not.*

- Paul Baylock, President, Art League of New Britain

## art league of new britain

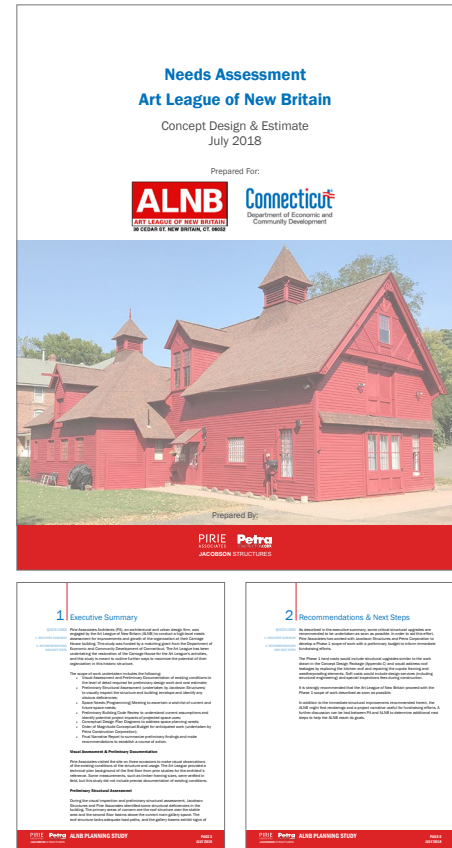


### project details

Pirie Associates conducted a high-level needs assessment for improvements and growth of the organization at their Carriage House building. This study was funded by a matching grant from the Department of Economic and Community Development of Connecticut.

The scope includes:

- Visual Assessment and Preliminary Documentation of existing conditions to the level of detail required for preliminary design work and cost estimate;
- Preliminary Structural Assessment to inspect the structure and building envelope and identify any obvious deficiencies;
- Space Needs (Programming) Meeting to ascertain a wish-list of current and future space needs;
- Preliminary Building Code Review to understand current assumptions and identify potential project impacts of projected space uses;
- Conceptual Design Plan Diagrams to address space planning needs;
- Order of Magnitude Conceptual Budget for anticipated work;
- Final Narrative Report to summarize preliminary findings and make recommendations to establish a course of action.
- Full Design Services for structural stabilization and Phase I program needs





# cold spring school

Reorganizing Program to Foster Community-Building and Improve Flow

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client Cold Spring School

location New Haven, CT

overview Master Plan and Phased Renovations

services

- Master Planning
- Program/ Space Needs Assessment
- Code Review
- Landscape Concept Design
- Full Architectural Services for Multi-phase Implementation

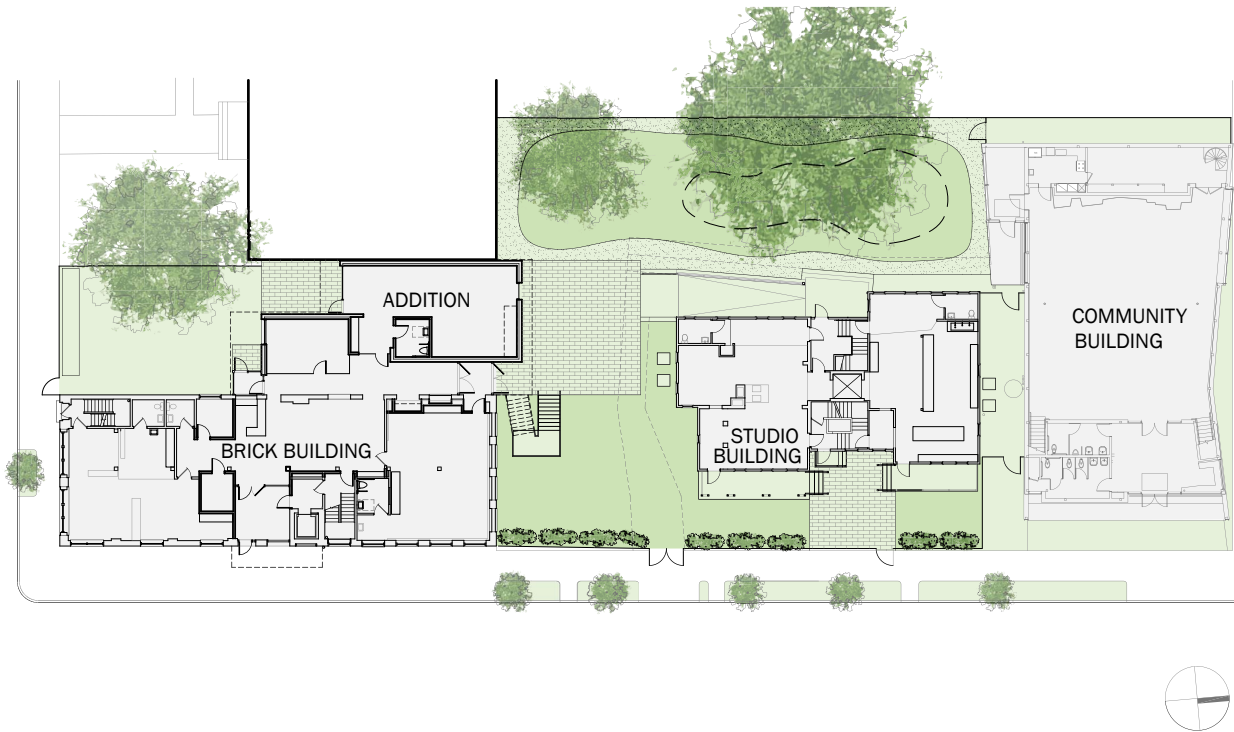
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*Laura and her team members listen carefully and patiently to our needs and are able to create a vision-based plan that is both practical and aspirational.*

- Arati Pandit, Director, Cold Spring School

## cold spring school



## project details

This master plan envisions a holistic vision for the School as it continues to grow – not in size, but in refinement of its mission. Our assessment included extensive inquiry with stakeholders and observations of the physical condition and function of the three buildings that comprise the campus.

We developed a plan to create a cohesive campus from the collection of buildings and yards that had formed over the years. Strategies to achieve this included reconfiguring program space and creating more generous circulation space, allowing for better student-parent-teacher interaction. Other tactics included better engaging outdoor spaces for program space and to improve health and wellbeing.

Phase 1 focused on two high-impact interventions: opening up the school entrance and reorganizing classroom distribution between the Brick Building and Studio Building. Phase 2 work will include improvements to the physical plant and further detailed enhancements, and the 3rd phase will include new program spaces and a comprehensive renovation of the outdoor teaching landscape.



## cold spring school





## cold spring school





February 1, 2022

**The Mather Homestead**

Attn: Heather Raker, Executive Director  
19 Stephen Mather Road  
Darien, CT 06820

**Re: Proposal for Professional Services  
Condition Assessment Report  
The Mather Homestead, Darien, CT.**

Dear Heather:

My Associate Paul Butkus had the pleasure of meeting with you at the pre-bid site visit in December and expressed what a sincere pleasure it was to chat with you and Diane Boston to learn about the Mather family and the Homestead property.

Pirie Associates specializes in working with non-profit and mission-driven organizations at this early assessment phase to not only determine the condition of structures, but to help develop a vision for their use. This vision often includes an organization's desire to make their structures important contributors to the contemporary context while celebrating the structure's historical contributions to place, people, and purpose.

**Pirie Associates**, an award-winning, multi-disciplinary, CT-certified Women's Business Enterprise, is delighted to submit for your consideration our qualifications, approach, and fee for the Conditions Assessment for the Mather Homestead. We have attached a folio of projects that highlight our firm's professional services, including architecture, planning, and strategic advisement. In this folio you will also see the depth of our experience with non-profit organizations, historic structure adaptations, and other work that may resonate with the Mather Homestead Foundation. Based upon the observations made during the pre-bid meeting, we feel confident that with our in-house capabilities, we can provide the necessary services to prepare the Conditions Assessment.

## I. PROJECT UNDERSTANDING

### about you

The Mather Homestead Foundation is newly formed and dedicated to the preservation and presentation of the Mather Homestead to the public. Taking stock of the current Homestead conditions and long-term maintenance requirements of your buildings is of paramount importance. Since receiving the property in 2017 and with the construction of the Elizabeth W. Chilton Education Center, the number and types of programming activities that the MHF offers has steadily increased. As programming increases, it is important to create a holistic view of the property to be sure that the expanded uses do not put undue strain on the site and the structures.

Your stated goals for the Assessment Report are:

- Develop a better understanding of the history of the buildings and the site.
- Assess the current conditions of the buildings and site systems.

- Provide the MHF with direction on how to maintain the buildings and when improvements to major systems may be required.
- Suggest possible future uses of building spaces to further the goals and address the needs of the MHF.

During the site visit and in further conversations, we also learned that MHF is in the middle of a strategic planning effort. Preservation-oriented non-profit organizations are always balancing the pressures to maintain their historic properties in a ‘frozen in time’ state, with the economic realities of adapting them to facilitate uses that will generate revenue to support the organization’s assets. In our view, this is an excellent time to concurrently investigate improvements to and develop a vision for the physical spaces and landscape of the Homestead. Pirie Associates has assisted many organizations in this effort and our unique ability to think strategically has led to previous clients “right-sizing” their efforts to fit the organization’s capacity and amplify their mission.

To address this unique opportunity, we have included a phase of work called DISCOVERY, the intention of which is to engage with the strategic planning committee early in the process. Collaboration between the concurrent efforts will inform the Conditions Assessment work, including proposed use recommendations in addition to the more typical maintenance-related recommendations. For example, would the Cottage require code or structural upgrades if its use was changed to accommodate new activities? What would be the best location for the archival storage facility and operational office to maintain and enhance the visitor’s experience of the Homestead while providing improvements needed for staff comfort and materials preservation? These are the types of questions we like to ask to make sure that the built environment solution addresses operational, programmatic, and aspirational needs.

The project is funded by a \$20,000 grant from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO). Work will be done in accordance with SHPO standards and the Secretary of the Interior’s Standards for the Treatment of Historic Properties and will be prepared by our firm which meets the federal qualifications standards under 36 CFR Part 61 for Historical Architect.

*“If somebody’s NOT looking for a cookie cutter solution, I think Pirie Associates is a good choice. They’re impassioned in ownership of understanding the practicalities and the possibilities. You could come up with great ideas all day long, but you still need a practical understanding of what is constructible, what it will take to maintain it, and how much it’s going to cost so you can actually afford to do that out of the box thing that you want to do.”*

*- Mark Moriarty, Director of Public Works, City of New Britain*

## II. WHY CHOOSE US?

### **our approach links excellent design and excellent value**

With experience gained from 20 years of practice at a variety of scales, we strive to have each move, each decision, each solution achieve more than one goal. To do this, we prioritize the client’s aspirations and develop options to maximize both design excellence and value. **Design excellence makes places more beautiful, people and systems healthier, and adds to the soul of a community.** Where some may feel frustrated or restricted by constraints, we thrive within a project’s boundaries, and use the constraints to design more creative, authentic solutions.

*“Why Pirie Associates? Of the three architectural firms interviewed, the Library’s Building and Grounds Committee unanimously chose Pirie Associates...The firm was appealing for many reasons: its relatively small size; the attention to detail, beginning with its interview presentation book; its view of the client as an active team member; and its award-winning*

[www.pirieassociates.com](http://www.pirieassociates.com)



*restoration of the Nathan Hale Homestead, a historic home in Coventry, Conn. In addition, Pirie is tapped into a wide network of preservation engineers and contractors, which is really useful when it comes to getting competitive bids and saving the Library money.”*

*- Stephanie Coakley, Executive Director, Pequot Library, Southport CT*

## **our detail-oriented, planning approach delivers**

### **Discovery**

Discovery is our strategy and needs/uses phase of work – where we discover what is unique about your organization, what challenges you face, and what you are trying to achieve over the short and long runs. We combine this with deep expertise in programming building and site elements to right-size uses in alignment with the organization’s vision and mission. In this phase of work, we will develop a mini-vision and goals for the assessment and masterplan phase of services. The vision and goals will focus on the physical spaces and places of the Homestead, will align with the organization’s over-all vision and mission, and will be developed to support the MHF’s programming and public offerings.

### **Establish the Project’s Success Framework & Align Expectations**

The Success Framework is a summary document that identifies the project vision and goals, challenges and priorities. It is meant to be a living document to guide decision-making with guideposts, enabling MHF to navigate inevitable trade-offs that the organization will face during stages of project implementation. Trade-offs can include scope, timing, funding, operations, existing conditions limitations, and/or limits specific to a location or existing building. The framework guides the planning effort with clearly developed parameters while improving communication, aligning expectations, and focusing decision-making, all of which work to close the gaps where master plans and projects can fail.

### **Assessment & Planning**

Assessment sets that starting point, the Success Framework defines the vision, goals, and challenges, and Planning is where the two merge. Once the vision, goals, and influences are clearly defined in Discovery, we look for efficiencies - where we can gain multiple impacts from every effort. We test efficiencies through design options that explore differing priorities and to clearly identify where each approach might lead. This process will allow the MHF to explore the “ripple effect” of options, and engage stakeholders in a meaningful, informed discussion.

*“We had originally contracted Pirie Associates to design a visitor’s center as a new freestanding structure on the Nathan Hale Homestead Property, but understanding our operational limitations, they led us to renovate and add on to an underutilized portion of the main building which greatly reduced our construction and operation costs and made the project financially sustainable. The Pirie team showed great success and sensitivity in following the Secretary of the Interior’s Standards for Historic Preservation and Rehabilitation while not compromising the historic fabric of these structures and was able to incorporate modern energy efficiency and sustainable features.”*

*- Jim Parry, Board Member, CT Landmarks, Hartford CT*

## **III. SCOPE OF SERVICES WORK PLAN**

### **detailed approach, step by step**

We have based our proposal on the scope of services requested in the RFP and the observations made at the pre-bid site visit in December. The scope of services is organized and priced in a menu-style list so the MHF can evaluate and prioritize their needs, choose scope either in whole or in steps, and work the timing to best coordinate with other efforts.

[www.pirieassociates.com](http://www.pirieassociates.com)

### 1. Kick-off, Discovery, & Project Success Framework

- A. Establish schedule for scope of work selected. Advise on the formation of the MHF Workgroup (may include stakeholders or other partners) which will collaborate with PA during the scope of services.
- B. Review materials and background information regarding the site and its history, the organization's charter and other strategic planning outcomes that will help us formulate a vision, and other provided to Pirie Associates.
- C. Visit the site for an over-all look at all site structures and landscape elements. Document with photography and sketches as required for the Discovery phase of work.
- D. Meet with the MHF Workgroup via Zoom conference (or in person as part of site visit) to discuss the organization's goals for the site, potential program uses that would fit within the over-all goals of the organization, constraints that may inform options, synergies that can amplify outcomes, and any other circumstances that may help the team focus the assessment and planning efforts.
  - 1) Identify the opportunities and limitations that the current site and structure offer in relation to the aspirational goals of the MHF
  - 2) Dig into limitations and "weak points" that can threaten the vision's success.
- E. Present draft the Vision & Program with the Workgroup for review and comment.
- F. Summarize findings into a Project Success Framework as a stand-alone document or to be incorporated into another report (based on services selected).
- G. **Meetings/site visits:** One (1) site visit and two (2) meetings
- H. **FEE: \$7,500**

### 2. Existing Conditions Assessment Report

- A. Visit the site for a visual inspection and to record general information needed for this level of study.
- B. Based on site observations and review of existing plans and historic documents provided by MHF, prepare an existing conditions assessment including:
  - 1) A summary description of all **Building Systems** (electrical, plumbing, HVAC, fire protection, etc.) noting age and condition to identify immediate or near-term maintenance and future improvements needed.
  - 2) An action list regarding **Building Materials** identifying current or future failure of those materials.
  - 3) Prioritized list of **Recommendations** for the appropriate treatment of deteriorated historic elements.
- 4) Prepare an order of magnitude **Maintenance Budget** anticipated for big ticket items needed within the next 10 years based upon comparable data for similar replacements or informal discussions with maintenance staff or contractors.
- C. Evaluate existing structures for ADA access limitations to outline which portions of the Homestead can be made accessible.
- D. Meet with the MHF via Zoom conference to present and review conditions assessment.
- E. Finalize report.
- F. **Meetings/site visits:** One (1) site visit and one (1) meeting. NOTE: this budget assumes review of existing documentation will have occurred in the Discovery phase of work. If this work element is selected as a stand-alone effort, then additional preparation time will be required.
- G. **FEE: \$12,500**

### 3. History of Site Use Documentation

- A. Using the existing survey information provided by MHF and collecting observations previously made through non-destructive observations.



- B. Prepare a graphical **Site Plan** that documents current and historical site features and structures.
- C. Prepare story of the site through diagrams, review with MHF.
- D. Refine and summarize work into a graphical **History of the Site Summary**, with supportive narrative as required, regarding the evolution of the Homestead and site over time.
- E. **Meetings:** one (1) meeting. NOTE: this budget assumes site visits will have occurred in another phase of work. If this work element is selected as a stand-alone effort, then both site visits and additional preparation time will be required.
- F. **FEE: \$9,500**

#### 4. Future Uses Master Plan

- A. Based upon the Project Success Framework and work elements 1-3, provide a summary overview of whether some or all of the proposed uses are compatible with the existing physical configurations of the existing structures.
- B. Provide a preliminary zoning and code analysis to determine whether desired uses and possible changes to structures are compliant with local regulations.
- C. Develop up to 2 over-all site master plan diagrams for discussion with the Workgroup. Include focus on enhancing visitor experience through structures, landscape, and suggestions related to accommodating general visitor and ADA parking on site.
- D. Meet with MHF to review.
- E. Minimally refine preferred option, include sketch vignettes to demonstrate up to three elements of the master plan.
- F. Meet with the MHF via Zoom conference to present and review future uses masterplan.
- G. Incorporate feedback, finalize.
- H. **Meetings:** Two (2) meetings. NOTE: this budget assumes site visits will have occurred in another phase of work. If this work element is selected as a stand-alone effort, then both site visits and additional preparation time will be required.
- I. **FEE: \$15,800**

#### IV. OPTIONAL SERVICES

The following services can also be should the MHF like further materials for outreach, market assessment, or fundraising.

1. Renderings for presentation or fundraising purposes.
2. Expanded “story of the site” documentation to be used for interpretive exhibit elements.
3. Assistance with Market Analysis Consulting or other services to test the economic viability of proposed future uses.
4. Budget for future plan scope elements.

#### V. ASSUMPTIONS / EXCLUSIONS (in addition to items described above)

1. Existing surveys and measured drawings will be provided by MHF will be adequate for the study. If further documentation is required, this service can be provided by PA for an additional cost.
2. Neither technical existing conditions documentation as required for construction efforts) nor construction documents are part of the proposed services. The documentation will be based on drawings provided to the team by MHF. Structural engineering analysis is not included.
3. Mechanical, electrical, plumbing, and civil engineering analyses are not included.
4. Identification and/or removal of hazardous materials is not included.
5. The conditions assessment will be based on observations readily made without removals or materially destructive work.

## VI. SCHEDULE

If selected, one of the first tasks will be to develop the schedule with MHF, taking into account coordination with strategic planning work (as appropriate), access to the site, and Workgroup availability. We recommend that it may be beneficial to wait until after winter to begin work to allow full access to and exploration of site features, including foliage and landscape health, in spring and summer. That said, we anticipate the scope outlined herein will require approximately 4 months to complete, with flexibility for appropriate scheduling.

## VII. HOURLY RATES, TERMS OF PAYMENT, & REIMBURSABLE EXPENSES

1. Services and the fixed fee for those services are described in this proposal letter.
2. The following rates apply to additional services that may be provided:
  - \$200.00/hour for principal;
  - \$155/hour for senior architect;
  - \$135/hour for architect/designer 1;
  - \$115/hour for architect/designer 2;
  - \$105/hour for designer/architect 3; administrative staff.
3. Vehicular travel expenses are based on \$0.535 per mile (or annually posted IRS rates). Other forms of travel will be billed at cost.
4. Reimbursable expenses are in addition to the fixed fee and include travel, postage, and reproduction/printing of presentation materials, drawings, specifications, maps, photographs, etc. which will be billed at cost plus 10%.
5. Billing will occur monthly for work completed or at the completion of task phases, at the Architect's preference. All payments are due immediately upon the receipt of the invoice. Any payments not received within 30 days of the date of the invoice are subject to a service charge of 1.8% per month of the unpaid balance, or \$100, whichever amount is greater.
6. Hourly rates are subject to revision on January 1 of each year.

## THANK YOU!

Please reach out with any questions – we would be delighted to discuss, review, and/or adjust this scope of work proposal if we have missed anything important to the Mather Homestead Foundation.

*"From the beginning, we felt strongly connected to Laura Pirie's mission-driven approach to find architectural solutions that matched our program. During every interaction, [Pirie Associate's] thoughtfulness and intentionality has come through. Laura and her team members listen carefully and patiently to our needs and were able to create a vision-based master plan that is both practical and aspirational...including solutions that will ultimately improve our day-to-day functioning, improve wellbeing, and support the learning capacity of our children."*

*- Arati Pandit, Executive Director, Cold Spring School, New Haven CT*

We have enjoyed learning about your organization and imagining what wonderful outcomes our collaboration might entail.

Best regards,



Laura Pirie, AIA, LFA  
Principal, Pirie Associates Architects, LLC

[www.pirieassociates.com](http://www.pirieassociates.com)



Rate	\$200		\$135		\$105			
Staffing	Principal		Arch 1		Designer 3			
Task	Cost	Hours	Cost	Hours	Cost	Hours	sum hours by task	Total \$
<b>1. kick off, discovery &amp; framework</b>								<b>task subtotal</b>
								<b>\$7,455</b>
project initiation	\$600	3	\$135	1	\$0	0	4	\$735
review existng materials	\$400	2	\$540	4	\$0	0	6	\$940
prelimnary site visit	\$600	3	\$405	3	\$0	0	6	\$1,005
discovery meeting (interview style, no prep)	\$600	3	\$675	5	\$0	0	8	\$1,275
develop vision & program	\$1,200	6	\$540	4	\$420	4	14	\$2,160
create project framework, present	\$800	4	\$540	4	\$0	0	8	\$1,340
<b>2. existng conditions assessment</b>								<b>task subtotal</b>
								<b>\$12,470</b>
site visit	\$0	0	\$1,080	8	\$840	8	16	\$1,920
component summaries	\$200	1	\$1,620	12	\$1,260	12	25	\$3,080
maintenance budget	\$200	1	\$1,080	8	\$420	4	13	\$1,700
ADA evaluation	\$200	1	\$810	6	\$420	4	11	\$1,430
meeting	\$400	2	\$540	4	\$0	0	6	\$940
compete assessment report	\$400	2	\$2,160	16	\$840	8	26	\$3,400
<b>3. histry of site use documentation</b>								<b>task subtotal</b>
								<b>\$9,465</b>
review background information	\$200	1	\$1,080	8	\$210	2	11	\$1,490
prepare site plan	\$400	2	\$540	4	\$1,680	16	22	\$2,620
prepare diagrams	\$400	2	\$270	2	\$1,680	16	20	\$2,350
meeting	\$400	2	\$405	3	\$0	0	5	\$805
prepare report	\$400	2	\$540	4	\$1,260	12	18	\$2,200
<b>4. future uses master plan</b>								<b>task subtotal</b>
								<b>\$15,445</b>
uses analysis	\$400	2	\$540	4	\$420	4	10	\$1,360
zoning and code review	\$200	1	\$1,620	12	\$0	0	13	\$1,820
prepare 2 site plan options, meet	\$1,200	6	\$2,160	16	\$1,680	16	38	\$5,040
mash up and vignettes, meet	\$1,200	6	\$2,700	20	\$1,680	16	42	\$5,580
refine and finalize	\$400	2	\$405	3	\$840	8	13	\$1,645
Totals by staff person	10800	54	20385	151	13650	130	335	\$44,835