

# STEPONE

## TOWN OF MIDDLEBOROUGH APPLICATION FOR COMMUNITY PRESERVATION ELIGIBILITY

**NOTE: This application step enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, Step 2 - Application for Funding must be completed.**

Date: June 29, 2015

Project Title: Save the South Middleborough School

Applicant/Contact Person: Kim Stanfield

Name of Organization: South Middleborough Protective Association, Inc.

Address: PO Box 1214, Middleborough, MA 02346

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CPA Category (check all that apply):  Open Space  Historic Preservation  
 Recreation  Community Housing

CPA Purpose ( check all that apply)  Acquire  Create  
 Preserve  Support  
 Rehabilitate / Restore

CPA Funding Requested: \$ 223,550.00 Total Project Cost: \$ 251,824.53

**Project Description:** The South Middleborough School began fulfilling the needs of the community in 1882 as a school house for nine grades. Located on Wareham Street, this old school house is within the limits of the South Middleborough Historic District which encompasses the historic village center of South Middleborough, Massachusetts. The village is located about 6.5 miles (10.5 km) south of the town center, at the junction of Wareham and Locust Streets. Wareham Street (designated Massachusetts Route 28), was for many years the primary route to Cape Cod, until the construction in 1966 of Massachusetts Route 24, a divided highway that bypasses the village. (source [http://en.wikipedia.org/wiki/South\\_Middleborough\\_Historic\\_District](http://en.wikipedia.org/wiki/South_Middleborough_Historic_District)) The school is an architecturally and historically significant building and one of the centerpieces of the South Middleborough National Register Historic District. (source Discover Middleborough 2015)

The CPA's goal of being dedicated to community preservation; to "acquire, create, rehabilitate, restore and preserve historic resources" will be accomplished with involvement of the "Save the South Middleborough School" project – returning this historic building to a functioning, usable space for the community.

**Proposed Time Line:** See attached

**Sources of financial sustainability for future maintenance:** See attached

**Other key elements:** See attached

**Submit nine (9) copies plus one (1) electronic copy [PDF or Word Document] of the completed eligibility application and all supporting documents. Electronic copy can be via email or on a compact disc to:**

Community Preservation Committee  
Middleborough Town Hall Annex  
20 Center Street  
Middleborough, MA 02346

**Proposed Time Line:** Please see attached (1)

Bid from Jarrett's Home Service – attached (2)

**Sources of financial sustainability for future maintenance:**

It is recognized by the Board that the building will need to be sourced out for multiple uses upon completion of the renovation to sustain financially. As the current building is unsafe for public viewing, we have come up with multiple ideas in which to use the building, each will continue to be explored to find the right fit; however the Board feels that with an array of uses, the sustainability of the building will be attainable.

Keeping with the history and memories that many have of the location from years past, we would like to plan some Annual Community based events:

Annual Picnic, Horseshoe Tournaments, Clam Bakes, etc.

In addition, the Board is exploring the use of the building for any and all of the following:

- Function rentals for small groups – social events, business / organization meetings, etc.
- Hall rentals for continuing education – Massasoit may be looking for additional space
- Taking the Soule Homestead as a guide – classes for quilting, sewing, etc.
- Community Kitchen / Soup kitchen
- Fairs, flea markets, yard sales, artisan marketplaces, etc.
  - Looking into the viability of all these types of uses, will give us an opportunity to open the doors to the community, involve the town and build on new ideas.
- Comedy nights, Kid's nights, Hypnotist, Card Reader nights, etc.

Programs that are being explored further include:

- Shared Trade Programs ([www.sharedtrade.org](http://www.sharedtrade.org)) - Birthed in collaboration, Shared Trade: A Fair Share for Women embodies the growing movement to build economic freedom in the lives of marginalized women around the world. Shared Trade, the global initiative of Thistle Farms, connects women producers directly to customers by distributing and selling their products through a custom e-commerce website and MarketPlaces held in U.S. cities.
- Gifts For The Journey was created to assist women formerly in prostitution develop new skills to be able to become financially independent and to be able to care for themselves and their families. There are currently 6 women in the program and they hand make the beautifully scented bar soap. Gifts for the Journey™ is a nonprofit organization that employs women through the outreach of Franciscan Peacemakers Catholic ministry based in Milwaukee, Wisconsin. These women have suffered from abuse, prostitution, addictions, human trafficking and violence. The proceeds of this product directly benefit

the women who have made this product. Thank you for making a difference by helping these children of God realize a brighter future.

- Programs such as these are very sensitive and require a lot of research, but the reality is that there are problems in areas close to us. One of our members is very interested in finding out more information and looking to see if a program such as this is, keeping it small, could work in conjunction with our local churches, programs and communities.

Other discussions for purchasing tables, chairs, etc:

- “Buy a Chair” – Create your own memory, have your name as a piece of history, purchase a chair in the memory of a loved one. Provide a plaque on the wall for all those who purchased chairs.
  - Using the Town Hall bricks, Sandwich Boardwalk, etc. as a guide.

**Other key elements:**

- The Board participated in the 2015 Herring Run Festival where we were able to hand out brochures and talk about the school building with hundreds of community members. The feedback and support in our endeavor was positive. (attached see a brochure (3)) We obtained multiple signatures from the community expressing their support. (4)
- Local, to the school, businesses also support the efforts of the Board. Signature sheets were placed at Middleborough Animal Clinic, Williams Trading Post and the Capeway Convenience-Store. As well, we did an on-line petition. Copies of signatures are attached (4) and (5).
- The Board is planning a Comedy Night on September 25th, 2015 with support of another local non-profit, Angels in America, Inc. The facility has been reserved as well as the comedians. More information to follow. This event will help raise monies for the renovation.
- We have started a Facebook page; although at a minimum right now with posts, we are hoping to build its popularity.  
<https://www.facebook.com/SouthMiddleboroughProtectiveAssociation?fref=ts>

*Pictures attached of building currently and Herring Run Festival.*

Thank you for the opportunity to submit this application. If you have any further questions for this stage, please do not hesitate to contact us.

Sincerely;  
Board of the South Middleborough Protective Association, Inc.



Kim Stanfield, Interim President  
Cell: 508-441-1872