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Memo

Project Name	1867 Sanctuary at Ewing Adaptive Use Study	Project No.	1221
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To:	David Knights, Bob Kull	Date:	3/21/13
At:	1867 Committee	Delivered via:	email
Cc:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Consultant <input type="checkbox"/> Construction Manager		

Sender:	Christa Gaffigan	Extension:	106
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David, Bob, and all –

Here are our notes on public meeting #2.

- Reviewed the previous presentation and summarized the first public meeting in January.
- M+Sa discussed the structural improvement project scope and anticipated cost.
- Proposed schematic plans have been phased so that each successive phase builds on previous construction, minimizing throw away costs and demolition of previous work.
- Attendees had mixed feelings about the offices on the first floor:
  - Renting these offices will not be automatic – several offices in the area are currently vacant. These offices would require a fairly specialized tenant (theater group already using the building, eventually one for PNJ office, etc.)
  - Offices are occupying/diminishing seating space.
  - Although each enclosed office would have an existing stained glass window in it, this would visually eliminate these windows from the Sanctuary space.
  - First floor offices could double as bride’s changing room for weddings, practice rooms for music lessons, or box office for performances.
  - Purpose of offices is not just revenue from tenants but also for a constant presence on site / eyes and ears for the building.
  - Having open-air desks located at the rear is a possibility as well – then this space could double as serving space/table area if needed for small gatherings.
- Discussed assembly occupancy and number of code required bathrooms for occupants. Given the existing number of toilets (one men/one women/one unisex), code would allow +/- 150 people currently. In phases 2 and 3 where basement toilet fixtures increase by one for each sex, code would allow +/- 250 people. It may be possible to obtain an event permit for larger events over 250 people.
- Chancel area and performance platform was discussed in all schemes.

- Symmetry is preferred.
- Discussed maintaining existing floor level at southeast chancel door. Can chancel exit doors be raised to new platform level, eliminating the need for interior steps back down to doors? This would require additional steps at the exterior, where space is limited due to proximity of gravestones.
- Steps along the front of the platform would be preferable to the side for weddings, choirs, etc.
- There was concern about the large size of pews and how feasible it will be to get them into the basement or how often they will be moved.
- Elevator was discussed. A new elevator would replace the existing handicapped ramp at the east elevation and would be a three stop elevator: ground level, basement, and first floor. Elevator would not extend to the balcony level.
- After the presentation, discussed the idea of 'solar slate' being installed at areas of existing slate removal during structural repairs.
- Members of ActorsNET felt that it would be extremely helpful for theatrical performances to re-establish the southwest stair to the basement as well, which would allow for better flow and crossover space between both sides of the stage for actors.