

# **Nelson Town Buildings Committee, 8/26/2013**

## **Attendees**

- Paul
- Dave
- Susan
- Sandy
- Rob
- Russ
- Mike
- Lisa
- Bob
- absent

- Eric
- Tom

## **Action Items**

- Paul
  - ask Jeff Trexler to attend our Town Buildings Committee meeting on September 9th at 6 PM, and give him the “heads up” that we are interested in traditional building techniques where possible and cost-effective.
- Lisa
  - Research the ventilation at the Greenfield Town Hall.
  - Ask Larry Ames about the maintenance of the Dublin School pellet furnace.
  - Send information about the Moose Plate funded window repair to Paul Hemmerich.
- Bert (as pending member)

- Notify Historic Harrisville that we received the Moose Plate Grant for windows.

# MINUTES

**Meeting called to order at 6:01 PM**

**Minutes from the Saturday meeting will be distributed to the Committee, for approval at our next meeting.**

**Saturday Info Session on August 24th**

- good q&a session
- Mostly the regular attendees, want to bring more people to our next public session, probably in October.

**Mike DeMartelly has resigned from the committee due to other commitments.**

- Selectboard will vote to accept his resignation at the Wednesday meeting.

**Bert Wingerson is proposed to take Mike's position.**

- because of archives and preservation knowledge.
- Selectboard will vote to accept Bert's nomination at the Wednesday meeting.

## **Fundraising Committee is in the formation stage, with a first meeting planned for Sept. 7th**

- Sandy Mackenzie
- Michael Cornog
- Sue Kingsbury
- Betsy Street
- Susan Peery
- Gordon Peery
- Linda Cates
- Lisa Sieverts
- Susan Hansel

## **Grants**

- Moose Plate Grant for repair of the windows was

received! \$10,000 which must be spent by the end of 2014.

- LCHIP grant is due Sept. 13!
  - Budget
    - Recommend to use Keene Commercial Interiors budget from 2012, as the most recent available project budget.
    - Paul will not have revised estimates until after the due date for this grant.
  - We need to continue to discuss that grant request amount. We agree to ask for at least \$100K. A 50% match is required.
  - Discussion of “strings” that the grant would require.
    - Lisa reminds the Committee that the Town agreed to apply for this same grant last year.
    - Archeological Assessment might be

required, but we are in good communication with Dept. Of Historic Resources. Their initial assessment is that there has already been so much disturbance of the ground around the Town Hall that an official Archeological Assessment probably will not be required.

- Lisa, Bert, and Susan will meet on Thursday morning to begin work on the grant application.

## **Meeting with Jeff Trexler in September**

- We note that he attended the Saturday session, which we appreciated.
  - He is optimistic about the hall being able to handle the dances, says there is no imminent threat.
- Paul will ask Jeff to contact Dave Upton

# Design Considerations

- Bring floor loading to code, as is feasible without jeopardizing the historic building
- Bring floor to best reasonably achievable level, as needed to support the floor. It is acceptable if the floor cannot be leveled.
  - Note that we cannot raise the floor level higher than the connector.
  - May want to sheathe the back, for stability.
- The roof may need attention.
- Replace and/or add rough-sawn native timbers for joists, etc.
  - Keep original beams where possible
    - The 10x8 carrying beams are still good.
    - Could date from 1787, if they came from the Old Meeting House
    - They do need more support

- hemlock if possible
- Avoid pressure treated if possible
- Is there a way to do this without joist hangers?
- Talk to Jeff about this in mid-September
- Replace granite posts with wooden posts
  - One issue is seismic
    - Granite is very brittle
  - Can we keep a couple down there for show?
  - Or sell them for fundraising ...
- Granite footings to support the posts?
  - No, there is no seismic resistance with granite
  - We are OK with poured concrete footings
  - Bob asks if the granite footings could be used as a decorative “sill” on the outside
- Lift and shim the granite capstones underneath the sills.
- Want to avoid pouring concrete against the old foundation.
- Ideally, avoid pouring foundation in the crawl space.



- Move water away from the outside, and draw it away from the inside
  - Stay away from the rubble foundation itself, don't dig too close
- Does the foundation itself need work?
  - Ask Jeff
- Add exterior drainage and interior drainage
- Install passive ventilation system, rather than active.
- In general, avoid energy consumption and manual maintenance in the crawl space.
- Consider adding active ventilation in the Town Hall.

## **Meeting with Jeff Trexler, Structural Engineer in September**

- Paul will give him enough information that he can come up with a schematic and an approach
  - He is going to prefer using modern materials
  - Paul will tell him that we are preferring older-

style techniques

- We suggest Monday 9/9 at 6 PM to meet with him.

## **Window Repair/Moose Plate Grant**

- Bert asks, now that we have the grant for the windows, when should we do it?
- Paul says it does not make sense to do this before we do the structural work.

**Russ moves to adjourn, Rob seconds, all in favor at 7:34 PM**