

Minutes of the 1835 Town Hall Committee

March 23, 2005

The meeting opened at 6:40 p.m. at the 1835 Town Hall.

Members present were Vern Gaw, R. Gary Griffin, Roland Nelson, Cindy Secord, Ron Pichierri, and Joann Drown. The committee met for the entire meeting with John D. Mac Millan, President, Reinhardt Associates.

Mr. Mac Millan reported that the exterior foundation brick work needs to be re-pointed, and some of the bricks need to be replaced. He also reported that a bearing wall in the cellar has deteriorated badly, and needs to be repaired. He also mentioned that we need to consider replacing the exterior clapboards (he mentioned cement siding), and the building will need a new roof in 5 to 10 years. Cindy reminded the committee that historic value is a high priority, and we would need tapered clapboards. Ron reminded the committee that he knows of a source that would provide pre-painted and pre-primed tapered clapboards in any lengths and thickness we would require.

Mr. Mac Millan mentioned that teens skateboarding at the front of the building are damaging the granite on the steps and porch. He also mentioned that the columns are recessed into the cement; water is collecting, and causing damage to the wood.

Vern mentioned that the cement work at the front of the building is not original. He showed the committee pictures of the building from decades ago, and the street goes up to the building.

Back to the roof: Mr. Mac Millan reported that the slate roof has had multiple repairs over the years. He sees many different colors of slate. The roof is over 100 years old, and has moss and mold on the surface of the slates. There is also a sag in the wood under the roof. He recommended Vermont sea green slate as a replacement, at an estimated cost of \$200,000 to \$250,000. Asphalt shingles can be used, and would cost considerably less, but would have to be replaced in 30 years. Mr. Mac Millan stated that artificial slate is not the answer, as it has too many problems and does not look good.

Mr. Mac Millan stated that the windows are in good condition, but need glazing badly. The storm windows are adequate, but a good quality white storm window would be a better choice. He also reported that the shutters need to be replaced with shutters of the correct size, and he recommended Spanish cedar.

Mr. Mac Millan mentioned that the bubbler (lost during the time the library used the building) needs to be replaced. This is a code requirement.

Mr. Mac Millan also reported that the fire escape needs to be attached to the building. Also, in order to be of use, the fire escape needs to be kept free of snow and ice in the winter.

The committee and Mr. Mac Millan then proceeded to prioritize the Wish List. The letter "A" would represent work to be completed in the first stage of restoration, "B" the second phase, etc. The letter "E" would represent a list of items of restoration to be done at the same time as the Elevator installation.

(See attached revised Wish List)

There was a discussion about Grant Work that needs to be accomplished.

The recorder's report of March 14, 2005, and treasurer's report, were not read at this meeting.

The next committee meeting will be April 6, 2005 at 6 p.m.

Respectfully submitted,

Joann Drown, Recorder