

# TOWN OF HARVARD

## TOWN HALL BUILDING COMMITTEE



**Meeting Minutes** – Meeting # 29– 25 June 2013, 7:00 AM - Town Hall

### **Attendees:**

Members: Peter Jackson, Tim Bragan, Eric Broadbent, Chris Cutler

Others: Marie Sobalvarro

1. Minutes - No minutes were available to approve.
2. Approve Invoices - Approved LLB Invoice 06-1217, \$445,958.42 and DTI invoice 21105.21 for \$1,202.5.

### 3. Harvard Historical Commission Status:

Pete showed a document containing a history of comments from Historical Commission going back through several meetings in terms of front entrance, guard rails, shutters, windows, etc. He displayed a rendering which was done in response to comments from HHC showing a revised gable vent and 2/2 windows.

In response to additional requests from the HHC, Drayton came up with 26 different permutations of the design in terms of windows, entrance, roof design and other features. On request was for a hip roof (shown). Another request was for additional windows on the east and west elevations. Fake windows would be acceptable to the HHC. Pete showed the original blueprints of the 1899 addition which showed windows only where needed, leaving large blank wall on the north elevation.

Another request was a larger window on the second floor, center to reflect a similar treatment on the front of the existing building. This window would have an arch shaped top.

Ken Swanton said that tomorrow night at the HHC meeting the goal is to provide a "certificate of appropriateness" on the design. Ken said that he was very pleased that the Architect provided the sketches.

Pete commented that there is a separate issue of cost that is a factor, and how that interacts with the recommendation.

John commented that the hip-roof is sprinkled in with the other variations and suggested that it should be presented to the HHC all at the same time. Isolate each change.

Pete commented that the requested changes are variations in architectural style. The question is which design is historically appropriate. Chris said that aside from the hip roof, these issues are long-standing.

Ken concurred that the HHC has had these concerns for a while. Pete commented that the THBC and the architect have responded to these issues. Ken responded - yes there is some new thinking which is good overall that the HHC has had a chance to see reductions in some issues and focus on the remaining issues.

Pete commented that the fake windows are bothersome, there are now too many windows on the Ayer Rd. side which compete with the existing building. Ken responded that this is why the HHC asked for a sketch. Tim asked why real windows can't be used instead of fake windows. He asked John if it is unusual for a historical commission to say "this is what we want?" John responded that

it's not unusual, but it's a question of practicality. Chris said that the HHC just wants to see the variations to see what it looks like.

The HHC will meet tomorrow night, June 26 to view the requested sketches and hopefully vote on a certificate of appropriateness. Pete is concerned that the decisions may be based on architect's design preference rather than historical appropriateness. Chris assured us that the decisions are coming from the entire HHC.

John reminded the THBC that we hired an architect that is supposed to have some credibility in terms of historical appropriateness. Pete wondered whether we are just talking about different interpretations of historical appropriateness. Maybe our interpretation is OK and so is the HHC's. Again it comes down to individual style.

Eric asked Ken: "upon what basis is the "certificate of appropriateness" issued? Ken responded that the HHC has a charter to ensure that buildings in the commons and Shaker districts relate well to the features and design of other buildings in the district.

Pete commented that we may need to involve the public in this process because they are really the owner and along with potentially significant changes in design there may be significant changes in cost coming. Chris commented that we don't know if the building will have changes.

Ken commented that he has a draft of a letter in support of our plan and he's confident that we'll be able to get through this. He said that the newspaper article was a little inaccurate - we haven't "nixed" anything, we just want to review some variations based on the concerns that we've had for a while. He continued to comment on the a front entrance ramp. variance for the front entrance and other issues that have been discussed.

#### 4. Other Business:

- a. Water Pressure Test - We received a proposal from LLB/BER to perform another water pressure test. Tim B. will check with Chief Sicard to see if his contractor can perform the test needed. We authorized Tim B. to sign the LLB/BER proposal if a less expensive option was not available.
- b. Easement for Chiller/generator pad - Pete asked Tim B. for status. He is checking with Town Counsel.
- c. Cable Committee Camera layout - Marie had mentioned that the Cable Committee had agreed to reduce the number of cameras on the second floor from 10 to 2. Pete requested a drawing to show the changes.
- d. Security System - Tim B. has been working with Jason. We need to assure control after public hours for both security and lighting. Location of master switches was discussed. We definitely need a master switch next to the main entrance. The question is whether we need other master switches for the second floor.
- e. Acoustic and A/V design - We have three consultants from Town who have volunteered their expertise. Pete and Tim C. have met with them. They will be providing CAD drawings to show location of boxes and wiring for mic hook-ups, speakers and a projector.
- f. Schedule Issues - LLB has told Pete, for some time, that they won't meet the schedule for bid date of July 10. Pete asked them to hold off projecting a new date until we get an updated cost estimate and the HHC comments have been captured. The cost estimate is being developed and changes suggested. We be meeting to go over the cost estimate when it is available. John commented that the bids were supposed to go out July 11 so if we don't have the cost estimates by next week then it's tough to do. We were supposed to have the estimates on 6/21, and it normally takes 3 weeks. We are late, and LLB has verbalized this but we can't let our foot off the gas...Second HHC review on 6/5 and the next one 6/26, so we're behind where we need to be.