

TOWN HALL PRESERVATION COMMITTEE
TOWN OF HOOKSETT



MINUTES OF MEETING
April 4, 2016

Members present: Kathie Northrup, Jim Sullivan. Staff present: Diane Boyce, Matt Lavoie, Jim Donison. Excused: Katie Ambrose

Meeting called to order at 11:05 a.m. in admin conference room.

Jim moved to accept minutes of 2/18/16, seconded and unanimously approved.

PUBLIC INPUT: None

COMMUNICATIONS, CORRESPONDENCE AND MISCELLANEOUS:

1. Old Home Day, Saturday, September 17, 2016. Decided to do the joint booth again with HC. We'll talk about coverage as we get closer to the event. Kathie will send in registration.
2. The Heritage Comm was offered a black/silver parlor stove, circa late 1800s/early 1900s.

REVIEW ASSIGNMENTS:

See "building" below.

NEW BUSINESS:

1. Heritage Day, May 21. Heritage Commission, Town Hall Preservation Committee, Robie's Country Store Historic Preservation Corp., and Robie's store itself are participating. Kathie and Diane will do a walk-through of the building as we get closer to the event to be sure it's suitable for company. We'll be marking off proposed rooms with masking tape. Matt and Kathie covering, hours 10 a.m. to 1 p.m. like last year. Time for lunch, then the 2 p.m. Robie's program.

OLD BUSINESS:

Building

After our February meeting, Kathie had notified Milestone they could begin work on or after March 14. They have been unable to start; trying to "work us in."

Jim Donison, Town Engineer, joined the group.

At a staff meeting on 4/1/16 called by the Town Administrator, discussed assignments from the February meeting and other matters:

1. Diane will talk with M. Hoisington, HFRD, or the CEO about locations of smoke detectors///done. We're all set.
2. DPW will frame in the exposed area near the doorway to the balcony and remove the last of the wallboard in that area. Will do.
3. Katie, UK and LCHIP re construction drawings. Will do when starting RFP.
4. On the RFP for windows, we'll wait for conditions assessment, then start drafting. Construction drawings will be included in the RFP for windows.
5. The bid for the alarm panel, smoke and heat detectors, and pulling stations submitted by D. Ross will be presented at the next council meeting.

6. Diane, will follow up on “new” asbestos sections found.//Done, she did; there is no additional asbestos.
5. Diane, water in the ceiling of the addition///done. No more leakage, may have been water dam.
6. Diane, boiler leak. Inspected. Will be remedied

Advised Diane about last year’s donation of used bricks from the Prescott Tavern. She will make arrangements to pick them up and store for later use. Two doorways have to be infilled so these bricks should be compatible composition.

As of the morning of our meeting, the wall upstairs to what was the electrical room has been taken down. Large mirror in former break room will also be removed. (Diane advises today it has been removed.)

Kathie noticed 2 fluorescent lights near the staircase. They will be removed.

The section of wall including the curve of the stage will be preserved, for possible later display.

Discussed scheduling. We are unsure about start/finish date for Milestone. After the conditions assessment is received, drafting of the RFP for the windows will begin. The cost estimate for this project is critical.

Update on assessment report. Liz Hengen returned to town hall on 3/30/16. A lot of good questions and observations. She hopes to complete her portion of the report during the first week of April.

Some notes from her visit:

Exterior

For repointing, use high-lime-based mortar content. Use darker mortar to match existing dark mortar

Don’t clean brick, no power washing. If you must, gently wash.

Soffit/cornice—consider doing or at least removing when we do repointing as there will probably be a scaffold, etc.

She suggested making the addition blend into the main building/make it less prominent. She said, as UK had, that the addition could be set back somewhat. We’d rejected that due to the cost. If the siding and the faux brick are to be replaced, she suggested painting the new siding a color similar to the adjoining bricks, but leaving the trim above the front door, the pediment, the cupola, etc., white.

Interior

Baseboard - plain profile

We can save wainscoting. Encapsulate with new paint over lead paint.

Liz will send sample of chair rail profile. Like trim on balcony.

Checked possible colors with her--shades of gray, wainscoting/woodwork darkest, walls lighter, ceiling lightest, OK. Don’t have to pick wood/wall colors now but will need compatible ceiling shade when Milestone starts the ceiling restoration.

Told Liz we planned display boxes. For example, over the front door, the outline of the former rounded top, stairway in ante room, lath in vestibule, etc.

At Liz's request, Kathie did a little more searching regarding architectural changes. Found bonanza of information about windows, brickwork, etc., in March 1889 minutes. Transcript sent to Liz and members. Kathie will double check minutes for tin ceiling details. Most minute books had topical entries with page references; this one only said "March 1889 meeting" so she hadn't found it before.

Deconstruction

All of the walls in the addition are down.

Diane will check to see if we have some tarps to cover the chairs.

Funding/Fund-Raising

Tom Walsh, former operator at Robie's, has filed for bankruptcy. Town will be filing a Proof of Claim for money owed for Heritage Commission's t-shirt and other sales at the store which were pledged to the Town Hall Preservation Committee and will also pursue other avenues regarding this situation.

ASSIGNMENTS:

1. Diane, frame in ceiling of stairway to balcony; deal with boiler; remove remaining items on second floor--lights near stairway and mirror; keep wall section showing balcony curve
2. Diane, pick up bricks at Prescott for storage
3. Kathie, more research on tin ceiling
4. Kathie, Diane, tarps to cover chairs and cases
5. Kathie, send in Old Home Day registration

Meeting adjourned 11:40 a.m.

Kathleen Northrup, Chair
April 10, 2016

NEXT MEETING - MONDAY, MAY 2, 2016 - 11 a.m.