

DRAFT
UNTIL
APPROVED

TOWN HALL PRESERVATION COMMITTEE
TOWN OF HOOKSETT
MINUTES OF MEETING
December 5, 2017



Members present: Kathie Northrup, John Giotas. Excused: Jim Sullivan. Staff present: Jim Donison, Dean Shankle.

Meeting called to order at 11:35 a.m. in council chambers.

John moved acceptance of the minutes of 11/6/17; unanimously approved.

PUBLIC INPUT:

None.

COMMUNICATIONS, CORRESPONDENCE AND MISCELLANEOUS:

1. The town has received the first 50% of the LCHIP grant money.

REVIEW ASSIGNMENTS:

1. Diane, follow up double doors in jail cell. (JimD and Kathie checked them out after the meeting. They were sitting in some water so moved out of the cell.)
2. Diane/Dean, town safe in vault. Kathie contacted moving company specializing in heavy material. Turns out the town safe is not that heavy, has wheels. Mover notes it's not fireproof. Kathie and JimD will check it out. Door does not appear to close, unknown combo. May be kept as decor piece.
3. JimS, HHS safe in vault and glass blocks. (June meeting) Deferred, Jim absent
4. Diane, move parlor stove once room is available in the vault. Dean says to move it to courthouse storage area.
5. Diane/JimD, remove carpet in main hall. Staff says it will be done in time.

NEW BUSINESS:

None

OLD BUSINESS:

Building

Matt, variance for front door (June meeting). Matt was not at the meeting but dropped by briefly, and advised that the HFRD had referred him to the State Fire Marshal in Concord. Local Fire cannot address the variance. JimD and Kathie will contact.

Milestone does want to use Duhaime's bricks. DPW has brought bricks over.

When is start date of windows? Jim will contact Milestone to get schedule.

JimD, Schedule site visit w/LCHIP. Done. LCHIP came for inspection 11/15/17. They enthusiastically approved the brick and mortar work sample prepared by Milestone. We got the go-ahead for the job.

Email from Diane 11/8/17: “John has informed me that there is a leak in roof in the addition section and that are some water marks as you come in thru the back at OTH. Will check them out.” Diane reported after the meeting: We felt it had to be the high winds and a little water getting under the roofing. When we checked again there was nothing.” A similar observation was made in January 2016. At that time it was thought to be a water dam; resolved itself.

Four plumbers showed some interest in the rough plumbing job, but only one quote was received which included a \$1000 donation. JimD will accept the proposal and ask that the job be scheduled. He will also prepare staff report for an upcoming council meeting so they can accept the donation.

JimD, revise plans and follow up on items questioned (see 11/6/17 minutes). No revisions yet. Some decisions yet to be made. Members will visit the site after this meeting.

Lengthy discussion again about stove, potential uses, capacities, etc. Jim will check to see if “commercial” grade appliances are necessary so we can plan kitchen layout. Kathie will call library to get information on who uses their kitchen, how its used, etc. She will also ask a caterer to do a walkthrough to see if we have adequate space, efficient space, etc., for someone catering an event (bringing in food and drinks) at the site.

Kathie brought up again the fear that we should not limit the possibilities of the space even though we might not know now exactly every way it could be used.

Dean said DPW could move the chairs and display cases to the courthouse storage area to get them out of the way.

Did decide to find a new spot for the required bubbler. Putting it in the north entry is not a good place.

Deconstruction

Addition ceiling and remainder of 2nd floor have been removed, 11/6 and 7. Small portion over entryway needs to be cleaned out.

Engineering

Assignment: JimD, review engineering report from T.F. Moran dated 7/18/14.

Jim received an email proposal on 12/1/17 from Moran for engineering design recommendations to address the deficiencies noted in their 2014 reportL

Items 1,4,5 No cost. dealing with wind/earthquake loads, roof framing of addition, roof trusses/purlins original structure

Item 2: Allow \$5,000 for in-situ mortar/brick testing. If strength is good, no further work is necessary. If the testing fails, it may be possible to remove all mortar and repoint. No design cost either way. However, if for any reason new shear walls are necessary, a separate design proposal should be obtained, as the design and layout needs to be carefully coordinated so as not to impair the historic look and utility of the building.

Item 3,6: Allow \$15,000 for plans and details to show wall/floor and wall/roof diaphragm attachments and new floor framing plans. Again the intent is not to impair the historic look of the building. (Dealing with masonry walls attached to floor/roof and floor joist framing, original structure)

Jim will contact Moran for further discussion and perhaps a visit to the building now that many interior elements have been removed.

ASSIGNMENTS:

1. Kathie, town safe as decor piece
2. JimS, HHS safe in vault and glass blocks. (June meeting)
3. Diane, move parlor stove to courthouse storage area.
4. JimD/Kathie, variance, State Fire Marshal, front door
5. JimD, get Milestone's schedule for windows
6. JimD, accept plumbing estimate
7. JimD, revise plans and follow up items questioned (see 11/6/17 minutes)
8. JimD, commercial appliances?
9. Kathie, contact library and caterer
10. DPW, move chairs and display cases to storage
11. JimD, contact T.F. Moran re proposal

Meeting adjourned 12:40 p.m.

Kathleen Northrup, Chair
December 13, 2017

NEXT MEETING - MONDAY, JANUARY 7, 2018 - 11 a.m.