

# **TOWN of HOLLISTON COMMUNITY PRESERVATION COMMITTEE**

## **MEETING MINUTES**

Monday, April 5, 2010

Holliston Town Hall, Selectmen's Meeting Room

Attending: Sam Tyler, Chair, Jan McDevitt, Vice Chair, Frank Chamberlain, George Johnson, Michael Pelon and Peter Rosati. Town Administrator Paul LeBeau was also in attendance.

The meeting was called to order at 7:30 P.M.

### **Approval of Minutes**

The Minutes for CPC meetings on March 22, 2010 were presented for review and approval. The minutes were approved.

### **Presentation of Town Hall Preservation Committee**

Sam Tyler stated that the Holliston Town Hall Renovation Committee was requesting \$100,000 for the complete removal of paint on three sides of Town Hall up to the arched windows. In addition the building would be power washed to remove paint and oxidized paint and all loose paint would be scraped and edges sanded. A wood conditioner would be applied to prevent peeling of the paint and one coat of oil primer would be applied, he noted.

Jon Juhl explained that Town Hall was built in 1852 and that as part of the Town Hall renovation project the building was painted in 2003 and paint began to peel too soon after the painting was completed. He explained that in June 2008, Building Conservation Associates (BCA), a historic preservation firm, assessed the exterior paint failure of Town Hall and found several core problems.

- In 2002-2003 there was significant water in the basement and continuous seeping problems.
- A prevailing dampness in the basement prior to the building renovations indicates that moisture in the walls is likely still an existing problem.
- During a large part of the last 150 years, painting was not applied as needed and the building was not consistently maintained.
- There are too many coats of paint on the building

Jon Juhl stated that there is a significant amount of extensive repair needed including replacing and repairing boards before a primer can be applied. Also, the building would need to be stripped to bare wood which would be complicated by new lead paint requirements. He then stated that he had met with the Historical Commission about the stripping of the wood and the issue of whether replacing some of the boards rather than strip and repair them would affect the historical covenant the Town has adopted. Frank Chamberlain stated that the Historical Commission did suggest that replacing the siding with new wood boards might provide for better long-term preservation of the exterior and be more cost effective than lead paint removal.

The members discussed with Jon Juhl the possibility of expanding the use of board replacement to reduce paint removal and repair and what difference it made if the recommendation was presented to the spring or fall Town Meeting. Jon Juhl cautioned that the BCA report was

completed in 2008 and the building has undergone more wear so cost estimates could increase. He also indicated a preference to present the proposal at the May Town Meeting and not delay the work.

Sam Tyler noted that the request was for the CPC to recommend to Town Meeting approval of \$100,000 but that a firm plan did not appear to be in place, especially with the new idea of replacing more boards. Jon Juhl stated that he would work with his associates to develop an alternative plan and make another presentation. The members discussed how much time was available to develop a new plan with the Town Meeting on May 10 and agreed that the CPC could meet in early May if needed to consider a new plan and budget.

Jon Juhl added that painting the entrance doors and adding kick plates and the final painting of two finish coats to the body and trim of the building will be the maintenance responsibility of the Board of Selectmen.

### **Cutler Heights Update**

Jon Juhl updated the members on the status of work at the Cutler Heights project. He reported that the work on casting the forms for the foundation was completed and that work on the foundation would begin shortly. He indicated that the project was slightly ahead of schedule. The CPC members were invited for a tour of the project at a convenient time.

### **Next Meeting**

Sam Tyler reminded the members that the next meeting of the CPC will be held on Monday, April 12 at 7:30 P.M. in Room 014 and that this meeting is also the public hearing of the CPC. He stated that the representatives of the Congregational Church would make its presentation. He noted that whether the Open Space Committee will make a presentation will depend on whether negotiations for a land sale are negotiated.

The meeting adjourned at 8:50 P.M.