

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting
October 11, 2016 at 4:00pm, Town Offices

Present were Building Committee members Virginia Allis, Adelia Bardwell, Dan Kennedy, Judy Markland, Fred Orloski, and John Wroblewski; Historical Commission members Alan McArdle, Susan Baron, Judy Markland and Donna Wiley; and George Dole and Kristian Whitsett of Jones-Whitsett.

The minutes of the September 28 meeting were approved as amended.

Alan, John and Donna reported on their trip to see the windows restored by the WindowMaster firm at Amherst College. The Amherst representative said that they had cost half of what replacement windows would have cost. All agreed that they looked very good. John was impressed with their tight fit and the treatments of the sides. The firm tends to be very busy in summer and might appreciate that the Town Hall windows could be restored during the winter. Jones-Whitsett is scheduling a meeting with their representatives to confirm that the auditorium windows would be suitable for their treatment.

Kristian presented drawings with the current design (option A) and three new layout options for Town Hall. Option B keeps the Historical Society and kitchen on the south side of the building, jogs the eastern half of the wall to the corridor out about a foot, and retains the vault with 8' openings on either side. Option C moves the Historical Society and kitchen to the north side of the building, places the meeting room at the front on the south side with the vault remaining in place with a double door for storage, and the bathrooms at the rear on the south side. Option D moves the restrooms to the front of the south side, puts the meeting room to the rear on that side, again with the vault in place for storage, and extends the addition slightly to allow the new portion of the corridor wall for the Historical Society's space to be moved about a foot to the south.

Kristian also distributed a sheet showing costs of the vault work for all four layout options based on consultation with Witch Construction. Total removal (option A) would cost \$51,100; leaving the vault in place with two large door openings (B) \$24,780; creating one double door on the west side of the vault (C) \$8000; and creating one double door on the east side with the existing door remaining in place \$6500.

The Option D spaces for the HS museum and the meeting room are similar in size to Option A, as well as providing a large contiguous wall area for the HS to display its pottery collection. It was suggested that the door to the closet on the south side be moved to the hall, the safe moved across the hall, and the north closet door be moved to open into the HS space for secure storage for its use.

Adelia surveyed the other members of the Society present and all agreed that the space in Option D with the additional closet would work well for the Society's purposes. The Historical Commission voted unanimously to approve Option D as amended and the Building Committee approved it unanimously as well.

Kristian presented elevation drawings of the addition. John questioned the modern style of the windows, which seems inconsistent with the historical character of the building. Kristian explained that the Secretary's Standards require that new work be in a distinctively different style to distinguish it from the original and that this design had been chosen to complement the

original style with clapboards and similar size windows. The larger windows with full panes of glass on the east side are designed to capture the view. Awning windows were chosen for ventilation because of their cost effectiveness, functionality, and relative ease of maintenance. The roof of the addition will be asbestos shingle in a shade to complement the existing roof. The group unanimously approved the elevation designs.

George reported that they had not yet been able to talk to the Health Inspector to determine if a waiver for infrequent use can be granted to reduce the required size of the leaching field. It may also be necessary to modify the Post Office septic system with a new tank feeding into the Town Hall's leaching field.

Judy reported that she had consulted with Dennis at the post office about any limitations on the distance that mail could be transported from the mail truck to the building, but has not yet heard back from him.

Fred distributed an illustration of a ground-mounted mini-split and suggested that it might be possible to use these in the auditorium, putting them in the spots where the electric heater is currently. The post and beam structure may make this difficult.

He also announced that there will be a town-wide forum on November 15 to discuss the town hall project, merging the water districts, the Conway School landscape study, and the Housing Trust. George will present the TH plans at the session and the group will discuss handouts and the rest of the presentation at its next meeting. Fred has also obtained permission to have materials available at Town Offices on November 8 for people to pick up and it was agreed that representatives of the committees should be present during voting hours to explain the project.

The Finance Committee and Select Board will meet on November 9 to discuss the warrant items for the special town meeting, which is scheduled for December 1.

The next joint meeting of the BC and Historical Commission will be on Wed. October 26, at 4pm at Town Hall.

Respectfully submitted,
Judy Markland

Documents discussed at the meeting and on file:

Jones-Whitsett Architects, Proposed Floor Plans A + B, Whately Town Hall Community Center, Oct. 11, 2016

Jones-Whitsett Architects, Proposed Floor Plans C + D, Whately Town Hall Community Center, Oct. 11, 2016

Jones-Whitsett Architects, Proposed Elevations, Whately Town Hall Community Center, Oct. 11, 2016

Jones-Whitsett Architects, Whately Town Hall Vault Removal Estimates, Oct. 11, 2016

Whately Community Center Timeline

9/30/2016

