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**Farley Building Committee**

**Town of Hollis**

**Minutes of August 22, 2011**

Meeting was held in the upstairs conference area, Hollis Town hall and was called to order by John Anderson at 7:35 PM.

Members present: John Anderson, Dave Sullivan, Dick Brown, Doug Cleveland, Dick Lates

**Review of Minutes:** Dick Lates moved and Dick Brown seconded to approve the minutes as presented.

**Roof Repair:** Dick Brown reported that he had consulted one roofer who had been on the roof previously. He recommended that the roof be covered with a tarp to "button down" the roof in order to seal it from wind and rain. The roofer estimated the cost to be approximately \$2,000. Dick has contacted a second roofer to provide us with an estimate.

**Procedure to "Mothball" the Building:** John Anderson directed the committee's attention to the Preservation Brief, "Mothballing Historic Buildings" by Sharon C. Park, AIA. He commented that the mothballing process might cover a time frame of 10 years at considerable cost and require that the building remain heated. Dave Sullivan stated that he had discussed this procedure with a person who had been involved in a mothballing project for a period covering 17 years (1986-2003). If done correctly, mothballing could preserve a historic structure for 20 years. For a shorter time period (2-4 years) the project could be accomplished for a lower cost. John expressed the concern that money would not be available in the short term. Discussion ensued as to whether or not it would be necessary to heat the building during the stabilization period. John felt that heating would be necessary to control the snow load, but Dick Brown and Dave Sullivan felt that ventilation of the interior and maintaining a cold deck would be necessary. John referred to the Steffensen Engineering report of April 30, 2007 which indicated that snow load on the structure was the main problem that had to be dealt with.

**Historic Preservation Alliance Grant:** Dave Brown stated that the initial step in order to get to the mothballing or stabilization of the building would be to seek an assessment grant from the New Hampshire Historic Preservation Alliance. The grant would provide for (1) an evaluation of existing conditions; (2) an evaluation of the architectural integrity of the building; (3) a structural assessment; and (4) identification of the options for interim treatment of the building. Dave stated that he had met with the Board of Selectmen and asked to pursue this grant and was told that he should first seek the approval of the Farley Building Study Committee and then get the approval of the Selectmen.

Dick Brown stated the need to cover the roof as soon as possible. Dave suggested that it might be possible to stabilize the building through private donations without going to the town for money this March. Doug stated that the public will need to know the intended use for the restored building before restoration money is requested. Dave stated that it would require more than the two months available to the study committee to evaluate possible uses. We should keep all our options open by stabilizing the building.

John asked Dave to comment on the historical value of the building. Dave referred to the Mary Farley bequest that established the high school in 1877. He talked about the building as a cultural center and as a key component of the historic district, with its commanding site above the common and town center. John suggested that it would be better to replicate the original building with modern construction materials. He questioned the town's need for public space the size of the present Farley building. Doug felt that a newly restored Farley building would be of use to the town at some point.

Dave pointed out that, if the 1921 addition were eliminated from a restored building, the building size would be reduced from 16,872 sf to about 11,000 sf, reducing the project cost by 1/3. Dick Brown questioned the need to reproduce the bell tower, but several members felt that the cost of restoring the bell tower would be small compared to overall project cost. Doug asked if the committee wished to pursue the Preservation Alliance Grant. John asked how soon the grant would have to be submitted, and Dave replied that it would have to be submitted by the end of September. Dick Lates asked if the evaluation process could be completed by the end of October or would an extension be necessary for our report to the Selectmen. Dave did not know. Doug suggested that we not postpone our decision on the grant application to another meeting. Dave pointed out that there was a limited amount of grant money available for this year.

John asked if we already had the information that we need as a committee from the 2007 Steffensen Engineering Report. Dave responded that the evaluation provided by the grant would provide different information and a different perspective directed toward historic preservation potential. Doug asked if grant money could be returned if the situation changes, and Dave recommended against doing so.

The total grant, if fully funded, would provide \$4,550 for the total assessment, \$2,275 provided by the NH Preservation Alliance and \$2,275 by the Heritage Commission.

Dave Sullivan moved, seconded by Dick Lates, to apply for the building assessment grant through the New Hampshire Preservation Alliance for a 50% matching grant, up to \$2,275 from the NH Preservation Alliance to be matched by the Hollis Heritage Commission, at no cost to Hollis taxpayers. Motion carried – 4 yes, 1 no.

Dave Sullivan was asked by the chair to make a grant presentation at the next Selectmen's meeting on September 12. John will call Troy Brown to schedule a place on that meeting's agenda.

**Building Rehabilitation Cost estimate:** John asked Dave if he had been able to get a square foot estimate for rehabilitation. He had consulted one architect who said that the sf estimate depended on

the specifics of the individual project. Dave is meeting with the Westford, MA Assistant Town Manager on Monday, August 29 to try to get a sf cost on their town hall project.

The committee then discussed the date of the next meeting to consider the stabilization of the Farley roof. Dick Brown will contact Deary Construction to request recommendations and an estimate to stabilize. Dick will call attention to the fact that the chimney flashing may need to be addressed, as the flashing may be a major contributor to the leaking roof.

John asked the members of the committee to hold August 29<sup>th</sup> as a possible next meeting date. He will notify the committee once he has determined the availability of all committee members.

The meeting was adjourned at 9:38 PM.

Respectfully submitted,

Dick Lates, Acting Clerk

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