

# Bennington Building Committee

July 15, 2014

Attendance: Tom James, Peter Martel, Jeff Rose, Rhea Taylor, David Mckenzie, Steve Osienski, Jim Cleary, Margaret Dillon, Alison Meltzer, Dee French, and Peter & Molly Eppig (via FaceTime video from Prince Edward Island).

Meeting began at 6:05PM

Everyone introduced themselves as there were folks who did not know each other, and so Peter and Molly Eppig would know who was in the room.

Margaret and Alison introduced their roles more specifically, Margaret being the Energy consultant and Alison pinch hitting for David Drasba, the architect who is still dealing with significant health issues.

Peter M presented a summary of why are we were all meeting and what are we doing going forward. The goal for the meeting is to respond to the Dillon and Drasba reports with any additional comments and questions, elaborating and expanding upon what has been generated thus far, for the sake of getting clarification for moving the process forward. NH Preservation wants all of our comments and the current versions of the draft reports. It was suggested the Building Committee and perhaps others could meet next to approve what is passed forward.

We went over and expanded upon the following list. these notes are a compilation of Peter M's and Rheas notes from the meeting, with Peter's sense of direction, recognizing the final list will be approved at the next meeting(s):

- 1- The current building overhang is not wide enough to cover the wheelchair ramp. Are they supposed to be covered? Do all accesses need to be accessible. Does the back entrance need to be accessible? Can the roof be extended?
- 2- On option is to have just one large window on the east (parking lot) side (vs on both the east and west side) representing the freight door openings. Heat loss numbers suggest these are expensive options? We discussed emulating the door openings with vertical board siding, maintaining a consistent wall structure / cavity, with the transom and old office windows (assumed to be restored) adding daylight to the large room.
- 3- Bead board is not a good air barrier. (also see 4 below) Is the historical perspective worth hanging onto? Can we leave the interior wall as a mostly intact tribute to the past? Could leave the bead board and cover it for now; or remove it and have the (lead) paint stripped and then

replace it? How much of it is salvageable? Can we use new similar materials to replicate original character. There is an original material vs aesthetic question. Per Alison, original character is important. There are also major concerns with heat loss associate with retaining current bead board in it's current configuration.

4- Lead paint issues interior and exterior?

What are the extent of our obligations to mitigate? Cover or remove options? Alison was going to check with contractors in Hancock, currently working on the historical meeting house.

5- Is closed cell spray foam insulation as an option?

Substantial thermal breaks (18-20%) remain unless framing is also covered . See codes. Are we removing the exterior anyway? Replace rigid foam as exterior sheathing (given diagonal bracing may need to be added?

6- Do we need an accessible ramp on the front entrance? DO we need two? See page 28 re the need for two ramps.

Alison will check; maybe exceptions for historical project.

7- Can the 2nd original door location on the east side be an alternative to the front (south) door? Can dual accessibility be accommodated this way? (see Page 19 of the Scully draft) Code review issue as well? Exceptions for historical preservation?

8- Priorities and the sequence of the project matters in decisions. Priorities include water, foundation repairs, bathrooms, accessibility, heating adjustments, and getting it to a useable state.

Move the furnace or not (short-term). Will is suffice short-term given better envelope including the basement being sealed. We need to define envelope intents and plan accordingly, and stage the project to achieve goals in the long run? Start with basement then ceiling.

9- Possible fundraising (via energy committee) based on the idea that this could serve as an model for innovation, combining energy efficiency and historic preservation, and having it be a teaching model/learning center.

Per Peter E, NH Charitable Foundation is interested in innovation and demonstration projects.

10- How much foundation work is required?

Number one priority as this needs to be done first. Add sills and reface w/bricks. Have an engineer look at the foundation? It was suggested we contact Ted Fellows 802-318-7854 H:756-4811

Oil tank stay in basement.

11- Are the floors level?

Also framing (ie the carrying beams). (again, asking Ted above)

12- Are all small meeting room current window locations original and is original framing intact?

Not likely original locations per architect.

13- Kitchen? We want a reasonable functional kitchen incorporated into the design, with the assumption being in the NE corner of the smaller meeting room.

All plumbing in the small addition. Sink, refrig and stove. Tables for work space. Cabinets for storage. Good to be able to reduce heat substantially when unoccupied.

~~14- Are the doors between the meeting spaces conducive to voting needs?!~~

15- Ask about height of ceiling preferences for the large space (considered even to the roof, to reflect original size of room). Ask Margaret about significant differences in heating requirements.(see 16 below).

Not a big heat loss decision. Heat loss is about surface area, not volume. Simplest ceiling solution is flat, slightly below wall top, to allow adequate airflow. Important to have adequate air venting. Going to rafters would complicate thermal and air barrier, though little added surface area.

16- Can we preserve the cubbies currently seen in the attic? How does that affect heating/ ceiling, and how does that get incorporated into any framing decisions?

Given 15, this is less likely. Can cubbies be brought down?

17- Can the original office be designed into the plan for future use (when the larger space is not needed for things like voting) as a space to safely store files and access to printers, phone, computer etc...

Ask VFW if adequate storage in current plan. Can we add more cabinets in smaller meeting room? Can we rebuild the original office in the future?

18- pg 12 & 20 & 23 Framing facts inconsistent

Alison will address.

19- M Dillon's Pg 16 Walls, using SPF option?

Line the bays and then spray?

Contraction and adhering issues.

20- M Dillon's pg17, is there sheetrock between double walls?

Yes maybe, but.details will be determined after final design decision

21- Removing back chimney?

Likely. Depends on heating system, but very likely not needed in the long run.

22- Perhaps install dual windows on the south end as they were on the north end (as seen on Scully draft cover / pg 1)?.

Aesthetic and code issues?

23- Need to determine: any further needs for an emergency warming center (check w/ Dee for explanation).

No documentation, so we can decide if we need / want to do anything more.

24- Is there a determination regarding the need to remove exterior siding due to condition, lack of originality, lead paint?

How do we decide? Alison will check. NH Preservation?

Peter will call Ted Fellows to ask him to look and provide estimates. BOS approved up to \$1,000.

Jim C had to leave about half way through, and Margaret D left at about 7:30

The Building Committee will meet again on 7/22 at 6pm with the goal of finalizing any information that get's forwarded with the draft of the report to NH Preservation. The Energy Committee may join them. The meeting will be posted for both.

Meeting adjourned at 8:00PM

Respectfully submitted,  
Peter K. Martel