

HARVARD HISTORICAL COMMISSION

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The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."

Following are the minutes for the Special meeting of the Harvard Historical Commission at the Hildreth House on February 25, 2015 at 7PM.

TOPICS:

TIME

CALL TO ORDER

7:00

ATTENDANCE: Joe Theriault, Moe Dancause, Ron Ostberg, Pam Marston, Sherry Graham, Rick Veltri.

AUDIENCE: None

The sole purpose of the meeting was to review the current status of the open issues and actions which remain on the Town Hall Restoration project.

At the previous Special meeting of the HHC on February 18, an HHC/THCC ad-hoc subcommittee was formed to include two members each of the two organizations to resolve the details of three issues: (1) the grading on the west and northwest elevations of the Town Hall are above the top of the foundation which exposes the lower clapboards to the surface water around the building; (2) the cornice/gutter/soffit detail includes an integral gutter (a conjectural detail) and the return detail of the gable end is different than the existing design and appearance; and (3) the current pipe and post design of the portico and ramp is not congruous with the Italianate design of the building.

The HHC reviewed and updated the current status of all issues (see attachment) and asked our members on the ad-hoc committee to work to resolve the remaining issues.

SET DATE FOR NEXT MEETING:

March 4, 2015

ADJOURNMENT

10:00

Respectfully submitted,

Pamela Marston, Secretary

APPLICATION REVIEW ISSUES/ACTIONS (Historic District Commission Requirements):

Following are the issues/actions that remained open when the HHC public hearing of the Town Hall Restoration was continued: (The resolved issues are shown in grey.)

1. Need to correct the grade on northwest and north sides which are above foundation exposing the wood of the building to surface water. (Menders and Juniper reports) Rebuild and point washed out fieldstone sections on west foundation walls. (Ref: Juniper Envelope Assessment, p. 2) **Resolution: The latest photos and construction drawings indicate that this problem continues to exist. The Historical Commission considers this a threat to the historic preservation of the exterior of the building. Installation of the new clapboards below the existing grade is not acceptable. The Chairman of the Board of Selectmen committed in a meeting on March 2 with the Chair of the Historical Commission that a separate project has been planned and will be conducted concurrently with the Town Hall Restoration which will resolve this problem. As part of this project, the grade around the west and north sides of the Town Hall will be lowered to expose the foundation and create a swale that will take ground water away from the building. The THCC member of the ad-hoc subcommittee reports that "This has been addressed in the GPR plan that is part of the construction package. Minor re-grading of the swales has been approved by the Planning Board to resolve water flow. Minor tweaking, if necessary, can be done once the area is fully viewable after the snow is gone in September perhaps."**
2. Install "new window frames/insulated glass awning windows in crawl space. All glazed daylight openings and muntin widths as original. Screens to be provided. (Ref: Juniper Envelope Assessment, p. 2) **Resolution: The THCC said that all window openings will be filled with granite blocks.** (Ref: Public Hearing Drawings)
3. *Need plan for East Elevation stairwell to crawlspace. **Resolution: New drawings were submitted which shows the stairwell to crawlspace removed. All openings will be filled with granite blocks.** (Ref: Public Hearing Drawings)
4. *Need proposal to clean-up/replace lightning protection system. (Menders and Juniper reports) **Resolution: A new lightning protection system will be installed to correct the problem reported by Menders and Juniper.**
5. *Need proposal to clean-up unsightly street power connections to building. **Resolution: New drawings of the East Elevation show the problem resolved.** (Ref: Public Hearing Drawings)
6. *Need to see what the new roofing will look like from a distance. We want to see a slate-like look. **Resolution: A photo was submitted (A20150203 HatterasBroch-Shingles) which shows the appearance and type of roofing that will be installed. When proposed product is selected, the THCC will provide a sample to the HHC for approval.** (Ref: A20150203 HatterasBroch-Shingles)
7. *Need to see the design of the cornice, soffit and gutter profile at the north and south elevations and how the two will be integrated together. The original construction did not include a gutter system. How will this be done consistent with the Italianate architecture. The drawings provided by the architect show details that are inconsistent with the existing profile of the moldings around the gutter and on the front and rear

facade. Because the built-in gutter was not part of the original Town Hall design, the solution may lie in exposing the gutter rather than building it in. **Resolution: From THCC: "The gutters as designed will look similar to the Acton Town hall. I have pictures to bring. The return detail at the gable end will be maintained as is presently on the building. Only rot repair and restoration will be done as necessary to maintain the current aesthetic of the returns. I have spoken with Drayton about this. That is why there is not a dimensioned drawing of the returns. The dimensions exist, and will be maintained as they are."**

8. *Need plan to assure that the proposed copper gutter system will not stain the appearance of the building. **Resolution: The THCC submitted a new drawing which shows a new design for the gutter system which is installed inside the building such that the gutter is not visible from the exterior. In addition, the gutter is made of a coated copper to reduce the oxidization. (This issue ceases to exist if the resolution to #7 is to expose the gutters.)**
9. Need plan for the underground drainage system (drywells) to ensure operation. Will exterior appearance be affected? (Menders and Juniper reports) **Resolution: THCC said that there is no plan to work on the underground drainage system. So, the issue of appearance is removed.**
10. *Need plan for the soffit vents (most are plugged/clogged)? (Menders and Juniper reports). **Resolution: THCC reported their plan to remove and replace the existing soffit with a soffit without vents.**
11. *What will the tower base look like without the tower and how will it be designed as an integral functioning part of the roof? Will copper be used... will a membrane be used? **Resolution: THCC reported that if the tower is not included in the current project, the tower base will not include a hatch. Therefore, the top of the tower base will not have any cuts and will be flat and solid without any protrusions.**
12. Need a discussion of the process that will be used to prepare the building surfaces for painting to assure that no components of the exterior that have begun to rot are painted over. **Resolution: THCC has agreed to include HHC in that discussion when it occurs.**
13. *Need a photo of the new windows. And, if the windows are not replaced, we need to see a photo of the new window that will be installed when the fire escape is removed. **Resolution: The new drawings presented the details of the window that will be installed.**
14. *Need to see the design of the doors to replace the metal clad doors. **Resolution: The new drawings presented the details of the steel-clad door that will be installed.**
15. *The current pipe and post design of the portico and ramp is not congruous with the Italianate design of the building. (Menders and Juniper reports) **Resolution: THCC will present "... the detail drawing of the posts and their connections to the ramp." At the meeting.**
16. *The metal roofing/gutter of the portico roof is not congruous with the architecture of the building. (Menders and Juniper reports) **Resolution: The new drawings present a new design that is congruous with the architecture of the building.**
17. *Need to see the detailed design of the rear portico. **Resolution: The new drawings present the design of the rear portico. The design is congruous with the architecture of the building.**

ADVISORY (Historical Commission Recommendations):

1. The HHC would appreciate a description of the plan for the design and construction of the building envelope from foundation/crawlspace to roof and the measures that will be taken to assure the integrity of the building envelope over time. **Resolution: THCC indicated that they were not prepared to present this information but offered to have the discussion at a later date.**
2. Regarding the proposal to replace the existing windows with historically correct windows as agreed in July 2013 Certificate of Appropriateness (COA), the Commission urges that this be done.
3. Regarding the proposal to return the tower to the Town Hall, the Commission urges that this be done.