

## Meeting House - Preserve & Revitalize Project - MEETING-NOTES

**Date:** WEDNESDAY, AUG 9, 2023

**Time:** 2:00 PM In person at Town Office

**Attendees:** Rebecca Arnold-Arnold & Scangas, David Carter, Mary Harwood, Anne Zolotas, Carol Tremble, Mary Andrews, Sandy Gregg. Via ZOOM: Bob Neeld-Engineering Ventures

**Absent:** Linda Seavey, Terry Robinson, Robin Way, Sarah Kjelleren, Pamela Surprenant, Michael Carroll, Beth Curtis, Judy Duval, Ethlyn Dubuque, Dotty Donovan and other Grannies (all were invited)

1. **Call to Order** at 2:04 by Sandy G

2. **PHASE 1**

A. Defined:

**ARNOLD & SCANGAS**  
ARCHITECTS

SOUTH HERO MEETING HOUSE  
ADDITION & RENOVATIONS

### Project Information

- Renovation of existing 2 story, 3,566 SF historic building.
- Location: 333 Route 2, South Hero, Vermont
- Owner: Town of South Hero
- Testing Agency: Independent testing agency engaged and paid for by the Owner.
- Progress meetings: Once a week; attendance by Owner, Architect, Engineers, Contractor, major subcontractors and suppliers.

### **PHASE I – NEW FOUNDATION & EXISTING BUILDING STABILIZATION**

#### Division 2 – Demolition & Site Work

- Remove and salvage existing window sashes for repair and reglazing to be completed in Phase II. Temporary fill in window openings with plywood for moving the building and until windows are installed in Phase II.
- Remove and dispose of wood front steps.
- Remove and dispose of existing cmu chimney.
- Remove and dispose of existing wood fire escape.
- Remove and dispose of existing wood shed addition.
- Remove and dispose of existing overhead doors.
- Remove and dispose of oil tank in south Garage Bay and associated fill pipes (on west elevation).
- Remove tin ceiling in north bay of Meeting Hall and salvage for reuse.
- Jack, support and move existing building to area on site for foundation. Move building onto new foundation.
- Demo existing stone foundation and salvage stones for reuse.
- Building excavation and backfill for new foundation wall.

#### Division 3 – Concrete

- Concrete footings and 12" foundation walls with masonry shelf.
- Concrete spread footings and piers.
- 2-2 1/2" slab on grade at crawl space level with vapor barrier and 12" gravel sub-base.
- Foundation waterproofing and protection board at new foundation including water stops at foundation/footing intersection.

#### Division 4 – Masonry

- Cut salvaged stone for stone veneer and install at foundation wall with 18" of exposed above grade.

**Division 6 – Wood and Plastics**

**Rough Carpentry**

- New 2x wood floor framing with 18" LVL joists at former garage bays.
- New ¾" T&G plywood floor sheathing at new floor framing.
- New 2x4 wood framing with ½" plywood sheathing at infill locations of removed overhead doors.
- New 11 ¼" LVL reinforcing at second floor framing.
- New 8x8 wood post (replacing steel post), carve to match existing posts.
- Reinforce existing roof trusses (4) with 4x6 web from purlin to base of king post.
- At new wall infills, fill in window openings with plywood. (New and salvaged windows to be installed in Phase II.)

**Finish Carpentry**

- New wood T&G horizontal siding to match existing 7" +/- exposure with new building felt at openings for overhead doors, paint.
- New wood trim to match existing at new window openings, paint.

**Division 9 – Finishes**

- Prime and paint (2 coats) all new clapboard siding.

**Division 23 – HVAC**

- Building is not heated and will remain unheated until Phase II.

**Division 26 – Electrical**

- Electrical power to be disconnected for jacking up building for new foundation work.
- Electrical panel in north Garage Bay to be relocated to new location.
- Electric panel for second floor and front Entry Hall to remain at east Stair at second floor.
- Existing electrical outlets and light fixtures to remain.

The building will NOT be able to be occupied between Phases.

- Does NOT include: replacing front stairs, fire-escape, or windows. Windows will remain boarded-up until such time as the project can afford to have preservation work done on all the windows and have them replaced. Note: It has been determined there is NO asbestos in the window glazing.
- Grants: The windows may become a grant theme that Mary H. will follow up and report back at our next meeting on Sept 12th. Also, the Town will re-apply for Congressional Discretionary Spending funds (CDS funds) spring 2024 at which time Preservation Trust VT (PTVT) will have completed the gratis work of applying for the small South Hero District to be listed on the National Historic Registry. This is a requirement for historic grants such as the Bruhn Grant and federal CDS funds. Not having this designation may have negatively affected the Town's 2023 application. Mary H. to also contact Historic Preservation about \$20,000 toward foundation portion of project.

**B. Budget:**

Budget Phase 1 Rough Estimate: \$ 650,000  
 Funds In Hand: \$ 400,000  
 Budget Phase 1 Shortfall = \$ 250,000 shortfall

**Donor Packet** must be updated! Mary H. will write a 1-page update memo to Donors that we can email to the LGL donor database and place in the Donor Packet. Other docs to include: A&S Project Information sheets with Phase Descriptions.

**C. Timeline:** Earliest, if all goes well, has work beginning late summer/early fall 2024 at which time the building will need to be empty. Granny's Attic take note.

**3. Public Comment & Announcements;**

- **Architect's Documents:** Rebecca A., at the beginning of the meeting, handed out architect's documents for Phase 1. These are the docs needed to submit (through Jenn Lapachinski-Historic Preservation Vermont) to the National Park Service. Need to allow 4 + months for NPS review.
- **Required Letter:** Rebecca A. will complete the required letter describing approach to the project and finishes by early next week. The letter accompanies the architect docs. Mary H. will submit the package to Jenna L. by Wed Aug 16,2023.
- **Question:** Anne Z. asked to what degree does the Bruhn Grant affect the property and/or building? Sandy G. responded she will email Anne Z. with what the Bruhn Contract states.
- **Lead & Asbestos testing** has been completed. The report is available on the Town website and at [www.SouthHeroMeetingHouse.org](http://www.SouthHeroMeetingHouse.org) .

**4. Next Meeting:** Tuesday, Sept 12,2023 at Town Office - 2:00 OM

5. Adjourned 3:47 PM

Respectfully submitted,

Sandy Gregg, Scribe  
 South Hero Meeting House Committee

