

## **TOWN OF RYE – HERITAGE COMMISSION**

**Thursday, June 1, 2017  
6:30 p.m. – Rye Town Hall**

***Members Present: Chair Beverly Giblin, Mae Bradshaw, Peter White, Chris Remick and Alex Herlihy.***

### **I. Call to Order**

Chair Giblin called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

### **II. Approval of Minutes: May 4, 2017**

**Motion by Mae Bradshaw to approve the minutes of May 4, 2017 as presented. Seconded by Peter White. All in favor.**

### **III. Reports:**

#### **• Treasurer's Report: PW**

Member White noted that as of May 31<sup>st</sup> the Commission had a balance of \$12,750.41 in the checking account balance. Through the five months of 2017, the Commission has spent 31% of the budget and is under budget in terms of expenditures for the first part of the year.

Member Bradshaw stated that she has advanced \$150 for cookies and lemonade for the Memorial Day Celebration. She is seeking reimbursement with the Commission's approval. She suggested that this become a line item in the budget, as it is becoming an annual event.

The members agreed on the reimbursement to Member Bradshaw.

**Motion by Beverly Giblin to approve the Treasurer's Report. Seconded by Alex Herlihy. All in favor.**

### **IV. Review of May 22<sup>nd</sup> Preservation Alliance Presentation**

The Preservation Alliance, along with David Choate, gave a presentation to the Selectmen at their Board of Selectmen's Meeting on May 22<sup>nd</sup>. The discussion with the Selectmen focused on possible grants and funding support that may be available for the preservation of the existing

Town Hall building. The intent of the Heritage Commission is to maintain and repair the exterior of the building, in order to keep it from further deterioration while the town makes a decision on the future use of the building.

Chair Giblin noted that she was present at the meeting on the 22<sup>nd</sup>. Basically, what came out of the meeting was that a preservation architect was needed to do an assessment of the building. The condition assessment would be required if the project is over \$25,000 and grant money will be used. She noted that she spoke with Andrew Cushing, Preservation Alliance Program Director, and he said that they may accept the estimate from Hutter Construction.

Member Bradshaw stated that there are studies of the buildings that are available in the 'Seven to Save' proposal packet. There is very detailed information about the building.

**David Choate, Rye Resident, Preservation Alliance Board Member**, stated that it seems that they should be applying for a planning grant to do the study. Before applying to L-Chip to do anything, it needs to be known what needs to be done, in what order and the cost.

Chair Giblin stated that she does not agree. It needs to be very clear that the Commission is only looking to work on the exterior.

Mr. Choate explained the whole point of the preservation architect is to create a template and guideline with costs. L-Chip is going to want to know how the money will be spent. They will want to know the details. The details will not be known until a preservation architect can study the building, from the cupola to the foundation, and prioritize the projects with a cost estimate.

Member White asked if a contractor does this.

Chair Giblin commented that the Commission is only applying for a match to replace and paint clapboards and trim.

Mr. Choate stated that he thought the discussion was that this may not be the order of priority of what should be done. There may be a lot of other exterior things that should be done first or in a different order.

Chair Giblin stated that her concern is the timeframe. If this has to be done, it will be another two years.

Member White noted that they are looking at repair and maintenance, not preservation.

Chair Giblin stated that to bring in a preservation architect they would be missing a year of grants. She does not know why they can't apply saying they are looking for matching funds to paint the exterior of the building.

Member Bradshaw stated that when the Town had the 4.2 million dollar project, one of the engineers that was consulted said that in doing a major renovation of the building it has to be brought to code. If it has to be brought to code, the building does not meet 21<sup>st</sup> century wind

tolerance. That was raised when the architectural studies were being put together. That question has been out there ever since. Does this have to be done?

Chair Giblin stated she does not think that painting a building that has paint peeling off is half the renovation.

Member White asked if L-Chip would find repair and maintenance, (repair of clapboards and painting), to low a project for them.

Member Bradshaw stated that she does not think this is true because the shape the building is in. She thinks they are sympathetic with improving the exterior of the building.

Chair Giblin noted that if they apply for the grant in June, the Commission will not hear about the results until November. The painting would probably take place next spring.

Mr. Choate stated that Larry Dukes, who is a professional painter, spoke with him about the building. Mr. Dukes stated that he would be happy to give some free advice in regards to the painting of the building. He suggested that they have Mr. Dukes look at the painting proposal.

Member Bradshaw asked what was the outcome of the Selectmen's Meeting.

Mr. Choate stated that the consensus seems to be that the existing town hall building may not be used as a town hall forever. The concentration of the building should be on the exterior. The work can be done, as long as the tax payers money does not have to be spent.

Chair Giblin agreed. She continued that Selectman Musselman summarized at the end of the meeting that Mr. Choate would work on getting a draft RFQ and a list of preservation architects.

Mr. Choate commented this might be Phase II because there is not time to do anything between now and the grant deadline. If this was six months ago, an RFQ could go out, a preservation contractor/architect could go through the building on the exterior, prioritize the things that need to be done and come up with a budget. This would be the basis of the grant application.

Chair Giblin stated this would be necessary if they wanted to do a lot of stuff to the building. She does not see how this would apply for a grant to paint the building.

Mr. Choate commented that having an architect look at the exterior over the next few months with the goal of having that number put together for the next L-Chip.

Member White stated that Selectman Musselman has been insistent at the meetings that he is charging the Heritage Commission to do this. The Town is not going to do this because the Selectmen are thinking this might not be the Town Hall in the future, whether it is or not is another question. The Heritage Commission is charged with moving forward with the exterior of the building.

Member Herlihy stated that the Board of Selectmen's Newsletter talks about the new committee being formed in relation to the use of the schools. It implies that the junior high may be used for public purposes in the future; in other words, town hall.

Member White pointed out that it also said that they may not have repair and maintenance money to spend on the building this year because the \$500,000 warrant article for repairs and updates was voted down.

Chair Giblin stated that consequently the responsibility falls to the Heritage Commission to take care of the building.

The members agreed.

Chair Giblin stated that Andrew Cushing is going to review the Hutter proposal and will advise the Commission on whether or not that will be accepted in lieu of an RFQ.

There was discussion on submitting the L-Chip Grant application, which is due by June 23<sup>rd</sup>. There was also discussion on holding a work session to work on the grant application.

Mr. Choate recommended that the Heritage Commission form a 'Friends of Rye Town Hall' group. He commented that he will have Mr. Dukes look at the painting quote for some advice.

The members agreed to a work session on Saturday, June 3<sup>rd</sup>, 9:00 a.m.

## **V. Graveyard Projects**

There was discussion on planning a graveyard project for Halloween, which was done last year. There was also discussion on a 'Bats in the Belfry' event/party.

The members agreed that Member Tegeder would be great at organizing a family Halloween graveyard project.

Further discussion on these events will be discussed at a future meeting.

## **VI. Other Project Updates**

- **Farragut Dig**

There has been no new information on the project, or from the owner of the site. Member Herlihy will speak with Selectman Musselman to see if he has had contact with the owner.

**VII. Old Business**

- **None**
- **Work Session June 3, 2017, 9:00 a.m.**
- **Next Meeting July 6, 2017, 6:30 p.m.**

**Adjournment**

**Motion by Alex Herlihy to adjourn at 7:34 p.m. Seconded by Mae Bradshaw. All in favor.**

Respectfully Submitted,  
Dyana F. Ledger