

Board of Selectmen
Town Hall Meeting Room
September 17, 2014, 1:00PM

Present: Chair Stu Sklar, Lucy Wallace, Leo Blair, Ron Ricci (by phone)
Town Administrator Tim Bragan, Executive Assistant Julie Doucet
John Holland

Town Hall Building Envelope Assessment

John Holland from Juniper Hill Design Build Inc. was present to review his building envelope assessment report. He explained development of the report focused on restoration of the exterior structure keeping in mind long term use, energy use, envelope durability and ease of maintenance all while maintaining the buildings historic character. He expects the goals outlined in the report to be redefined after review from LLB (architects).

For preliminary utility and mechanical planning purposes, Holland recommended a complete layout be done for air to air roof jacks, plumbing vents, radon vents, future heating(concentric or separate) CPVC flues and terminations, exterior lights, heat sensors, etc. prior to any work on the exterior. The goal is to install the properly sized, spaced and flashed HVAC penetrations thru the envelope now.

In the main structure, Holland gave recommendations related to the crawl space, chimneys, sills/outside corners, post and frame, trusses and the main attic area. As far as the rear addition, he suggested repairs in the crawl space also include creating permanent access. He said the perimeter sills appear to be sound. He talked about how best to address the rat slab.

Holland said both the main structure and rear addition are in need of a new roof, siding and windows. He also gave recommendations related to the roof and eave areas. He offered material lists for finish trim, siding and windows. When considering the weather envelope, Holland described what type of siding, insulation and wood adhesives are preferable.

Bragan told the board he has forwarded the report to LLB for their review and feedback. A meeting will be set up with Holland and LLB.

The meeting was adjourned at 3:00pm.

Document referenced:

Harvard Town Hall Envelope Assessment – dated Sept. 15, 2014