

Harwinton House Committee

Minutes of Meeting

July 10, 2014

The regular meeting of the Harwinton House Committee was held in the west meeting room of Town Hall on Thursday, July 10, 2014.

After establishing a quorum chairman Roger Plaskett called the meeting to order at 7:00 PM. Committee members present were Roger Plaskett, Charlie Kirchofer, Tom Rotondo, Carole Romano and Larry Connors. Also present was Michael Sileo of Amaya Architects.

Minutes of the May 29th regular meeting and June 19th special meeting were approved.

Regarding grant activity, Jocelyn Ayer met with First Selectmen Michael Criss. We have no report of results from that meeting. She has attended a meeting of the Economic Development Commission and reminded us via email of the grant mandatory training schedule.

Roger has sent an email copy of the monthly report to members.

Roger and Mike Sileo met with Jane Montonaro and Greg Farmer of CT Trust to go over the drawings at approximately 65% of completion. They both stressed how knowledgeable and supportive Greg was. A primary objective of the HPTAG grant is to prepare for eventual application for a preservation grant. Another major finding is that we should use all salvaged materials in our preservation, specifically mentioning the 1931 windows, in order to record the evolution of the house. Greg stressed that the project must remain a preservation, and that any new addition to the building would not be allowed as part of the project. Michael will take to heart the guidance from Jane and Greg as he completes his work.

Plans to date show ductwork for air conditioning. Greg recommended Michael look into high velocity ducting, a small diameter alternative that travels within a partition.

Greg said we should definitely include a sprinkler system in the plans. Damage to artifacts from water is statistically much less than from fire. Mike's broad-brush estimate of sprinkler system cost is \$50,000 for the four floors of the building. Sprinklers might alleviate other regulatory issues going forward. During the meeting we established that the water supply past our site is at 120 psi in an 8 inch pipe. A sprinkler system will bring additional engineering fees.

Mike intends to get the drawings less than 100% complete. Greg will review them to ensure they are ready for submittal to the State group. When we finally submit the State will likely want modifications that can then be incorporated.

The grant cycle is now annually and it is unlikely we can be ready for this year, but Roger will discuss that with Michael Criss.

Greg confirmed that site work would not be included in a grant, and that any part of the total project not included in the grant can utilize in-kind services. It is not likely that in-kind work could be integrated in a general contractor body of work.

On motion by Charlie and second by Carole the meeting was adjourned at 7:51 PM.

Submitted by Larry Connors, Secretary

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