

## **Harwinton House Committee**

### **Minutes of Meeting**

**January 16, 2013**

The regular meeting of the Harwinton House Committee was held in the west meeting room of Town Hall on Tuesday, January 16, 2013.

After establishing a quorum chairman Roger Plaskett called the meeting to order at 7:00 PM. Present were Roger Plaskett, Peter Thierry, Tom Schoenemann, Charlie Kirchofer, Tom Rotondo and Larry Connors. Also in attendance were Dick Pacholski and Candace Jones-Pacholski representing Harwinton Historical Society, and Michael Sileo and Rafael Amaya of Amaya Architects.

Minutes of the December 19th meeting were approved on a motion by Peter and second by Charlie.

Under correspondence, Roger reviewed the letter of support from Greater Litchfield Preservation Trust, and reminded members they have received an email copy of the minutes of the January 2<sup>nd</sup> meeting with Amaya Architects. Also, drawings and documents from Glastonbury Restoration have been copied to Amaya.

Michael Sileo presented two copies of Amaya's proposal for contract, one copy being immediately turned over to First Selectman Criss who happened by. The contract proposal is not organized in phases but does detail what is included in the scope of work to be done. It is in standard AIA format. It covers statement of use, civil design, such as site plan, A-2 survey and parking, building code analysis, assisting with HPTAG, placement of building, well and septic, interior design, construction documents, cost estimate, and anything we need to go to bid. We'll be billed monthly for work performed. The contract specifies \$7,000 for all preliminary work and \$14,800 to produce the project deliverables. It will now be up to the Selectmen and Town Attorney to review and hopefully approve the contract.

Candace discussed the HHS "Specifications Goals List" and pointed out the goal of HHS has all along been to have a permanent headquarters. They want to use the upstairs for office, storage and workspace. They want a meeting and/or program space, preferably on the ground floor, with a kitchenette for light fare but not to prepare full meals. They will need a set tub and cleaning room, and a rest room. An elevator is not necessary for their needs under this plan but it surely requires an addition. They want a foundation at this time in order to prepare for the future addition. Others pointed out a foundation cannot be left to the weather over time. Roger referred to the December 19 letter from the Selectmen pointing out our charge is to "get the

house up in its natural state” and surmised the HHS requested features far exceed any funding likely to be forthcoming. Peter pointed out we need the site evaluated for “maximum buildout” and when we reach the construction phase our budget will dictate how much we build.

Candace reported work is progressing well on the HPTAG which she hopes to send January 22. It will require six signatures, Roger and GLPT among them.

Michael Sileo explained Roy Gilley is concerned that we don’t have all the parts for the house, or that they are mixed as to date of origin. Michael will study this further, partly to enable us to decide whether to pursue Preservation, Restoration, Rehabilitation or Reconstruction. These categories from standards of the Secretary of the Interior are important to define requirements in funding. Michael further commented whatever category we choose, we must decide on the date to which the house should be restored, then we can create the plan for how to do it.

Roger asked Rafael and Michael to ensure Roy Gilley will be at the next meeting.

Item #6 on the agenda was waived as it will be better discussed when Roy is present.

The meeting was adjourned at 8:11 PM on a motion by Peter and second by Larry.

Submitted by Larry Connors, Secretary

**RECEIVED**

**JAN 17 2013**

**TOWN CLERK**