

Approved, March 26, 2024

**TOWN OF FERRISBURGH**  
**MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE**  
**Monday, March 19, 2024 @ 5:30 pm**  
**Held at the Town Offices and on Zoom**

Members Present: Red Muir, Rick Kerschner, Craig Bunten, Silas Towler

Also Present: Ashley LaFlam

Absent: Carl Cole

1. Meeting was called to order at 5:36.
2. **Minutes** of Feb 26, 2024, meeting were approved on **MOTION** by Rick, seconded by Craig.  
**VOTE:** All in Favor.
3. **Brown Church:**
  - **Proposal to purchase:** Another party expressed an interest in purchasing the Brown Church. Red walked them through the building and Pam prepared an information packet for them. Red discussed the sale of the Brown Church with Select Board members and they recommended the Town's intention to sell the building be announced to the public before any offers are discussed further. Red notified Rick and Nan Benson not to make an offer until that procedure is published so they were not present at tonight's meeting. The Select Board will determine a process to notify the public that the building is for sale.
  - **Historical Easements** could be included in that process. Silas researched the Secretary of the Interior's Standards for Rehabilitation and recommends they be referenced, especially the last two:
    - 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - **Septic Estimate:** Red will check with Carl on latest quote to install a designed system and it will be made available to potential buyers.
  - Ashley is still clearing some items from the church to use in the Union Meeting Hall.
4. **Union Meeting Hall:**
  - **Electricity to Attic** - Red reported that an electrical sub-panel has been installed at the balcony level to support lighting in the attic and power for tools . Ashley will check on the permit. There is presently a 200 amp service capability to the building but only a 100 amp panel. The panel will be upgraded as part of future electrical and HVAC improvements.
  - **Structural Roof Work** – Vermont Heavy Timber will begin work on the roof support beams in mid-April. Red emphasized the importance of OSHA plans. Ashley will coordinate with Miles and both Ashley and Red will be monitoring progress. The benefit of regular bi-weekly

meetings at the site was discussed. Red will open the bathroom the week before Miles starts.

- **Replacement Slate Color** - Ashley submitted photos of proposed slate color for roof slate repairs to the NPS and they were approved. The State is also reviewing the color. The several existing dark purple slate replacements were discussed and the committee recommended leaving them in place instead of replacement them with better matching slates since they are quite old and part of the history of repairs.
  - **SW Door Lintel** - Bob Neeld, Engineering Ventures, visited to examine the southwest door lintel. He reports that it is quite different from the northwest lintel and he believes that the south one is original and the north one is a replacement. Bob's report is included as an attachment to these minutes. Since Bob does not see any structural issues with the condition of the lintel, discussion focused on repairing the cracks by injecting a colored epoxy that matches the stone. Ashley will contact mason Mike Eramo for an epoxy repair estimate, then ask Bob for his report on letterhead to support the repair recommendation to NPS and the State for approval. Preservation Trust of Vermont may be able to provide financial support for this repair.
  - **Front Deck** – Ashley submitted the proposal to replace the front deck to NPS and received approval in under two weeks. She then submitted it to the Vermont State Historic Preservation Officer. She will review the design with their construction company, possibly adding a “picture frame” border and send final plans to Craig. Craig will organize Ferrisburgh carpenters who have volunteered to build the deck this summer. A discussion on full access to the deck ensued and it was agreed to consider a ground ramp to the north side of the deck if that is possible without disturbing the historic appearance of the deck.
  - **Heat pumps** - Ashley will be moving forward with planning for heating and cooling the UMH using mini-split heat pumps. Rick proposed that heat pumps configured to mount above the ceiling be considered with the outside components mounted in the steeple so that no unsightly coolant pipes will be required on the outside or inside walls of the historic building. Discussions with several heating and plumbing companies will follow. Electrical service to the entire building will likely need to be upgraded to support the heat pumps. Rick emphasized that the systems would be designed to extend full use of the building through three seasons, heating and cooling the hall for human comfort from early April through mid-November. Although the heat pumps have electric resistant heat coils to add heat even in the coldest months, it would be quite expensive to heat such a large hall in that manner.
5. **Window Washing Bid** – One bid has been received. Red will solicit a second bid from another vendor and they will be discussed at the next meeting.
6. **Bills:**
- **Benton Real Estate:** Brown Church Appraisal. \$400, Approved on **MOTION** by Rick, seconded by Craig, **VOTE:** All in Favor.
  - **The Rift Cut:** UMH WIndows. \$3625, Approved on **MOTION** by Rick, seconded by Craig, **VOTE:** All in Favor.
  - **Turnkey Builders:** Fire Station. \$750, First Concept Drawings for Expansion of Fire station that Select board approved. Approved on **MOTION** by Craig, seconded by Rick,

**VOTE:** All in Favor. There is a meeting on March 28 to set up a Fire Department Committee to consider this expansion. Red will likely be on the committee.

**7. Budget Review:** As the new BMC Clerk, Rick has reviewed the Building Maintenance Committee Budget spreadsheet that he receives from the Town Treasurer. He will meet with Alison before the next meeting to review it.

**8. Old Business:** None

**9. New Business:** Red proposed improving the town hall parking lots. He proposed moving forward with paving the west lot and repaving the east lot. We should anticipate losing the Brown Church parking lot for overflow parking during voting if that building is sold to a commercial business that is open during the day.

**10. Next Meeting:** TUESDAY March 26, at 5:30 PM in person and on Zoom.

**11. Meeting Adjourned** at 6:42 on **MOTION** by Rick, seconded by Craig, **VOTE:** All in Favor.

Respectfully Submitted,



Richard Kerschner, Committee Clerk

### Engineer's Report on Lintel

Bob Neeld

March 14, 2024 at 2:59PM

Union Meeting Hall- Front Door Lintel Work

To: Union Meeting Hall <unionmeetinghall@gmail.com> Cc: Rick Kerschner <rskersch@comcast.net>, Jenna Lapachinski <jenna@ptvermont.org>

Ashley

I was on my way to MA (to meet with Rick on another project) Tuesday and stopped to have a look.

The issue is the stone lintel over the south door on the west wall.

Here are my thoughts:

- The lintel does not carry much load and could possibly be supported by the door frame. So structural integrity/collapse is not really an issue.
- It is apparent that the north door lintel has been replaced at some time. This is based on:
  - The north stone is a different texture from the south door.
  - The north lintel has a larger bearing length where the stone sits on the brick and

- There is a different color mortar at the north between the end of the lintel and the brick.
- The stone is obviously cracked and the longevity is an issue. More water getting into the crack will create freeze/thaw issues and further damage is likely.
- Therefore, treatment is desired. The “do nothing” option should be ruled out.
- There are two options that I can think of: 1) replace or 2) repair.
- A repair would include an epoxy injected into the cracks to seal and bond the stone layers. Stainless pins driven from below may also be warranted to assist in holding the cracked elements together. The benefit of this is that the existing/original stone will remain. The downside is that the epoxy may be visible.
- Replacement would include removal of the existing lintel and replacement with a new stone. The downside of this is the cost and potentially different aesthetic of the stone. However, this is likely a longer term solution and would avoid having an adhesive visible in the cracks.

I hope this helps.

**Bob Neeld, P.E.**

Principal

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