DRAFT Historical Building Committee Minutes

Meeting 11/14/2023

Cornish Town Offices

Members present: Caroline Storrs, Dillon Gallagher, Larry Dingee, Richard Thompson, Josh Cloud

Caroline suggested the Committee review minutes.

Steps taken to reduce moisture in crawlspace that was showing signs of mold, mildew, potential rot:

Standing water was removed and fan has been turned back on.

Richard contacted wet basement specialist

Richard reported that standing water was removed, a 2x6 outside that was trapping water was removed, a rubber membrane was installed to improve exterior drainage. Larry asked about moisture levels before membrane installation. Richard noted a lot of water comes off the roof and through the foundation. John McSwain is repairing seam tape on vapor barrier. He will wrap chimney foundations. Richard reported recent humidity levels: crawlspace was 87% now 70%.

Dehumidifier was suggested. Meetinghouse Committee (MHC) will work on that when John finishes. Josh asked about the vapor barrier. Does it seal the foundation? It seals up to the box sill. There was discussion about the difference between and unheated crawlspace and a basement. Richard will continue to monitor humidity.

The fiberglass insulation in the first floor joists was discussed. All agreed it should be removed. Larry asked if the Meetinghouse Committee was working on purchasing a dehumidifier.

Dillon asked of John would remove the insulation.

Richard reported todays humidity levels: crawlspace 71%, mid level 68%, attic 74%.

Josh asked how long it will take to get a report from John. He is concerned about more damage to the structure and should be dealt with ASAP. Richard will contact John and report to BOS on Monday.

Caroline suggested Committee review RFPs.

Larry explained that the first several pages are boilerplate. His goal was not to intimidate contractors, but to protect the Town.

1. Removal of Insulation

    If John cannot then other vendors will be contacted. Chey insulation was mentioned as possible contractor.

2. Chimney inspection

    Caroline mentioned that one chimney vents the furnace. She doesn't think it is lined. Josh thought a liner may be needed depending on results of inspection. Richard said the

MHC had discussed ducting heat into the crawlspace. Larry asked about burning oil in the summer months. It seemed the best solution might be a dehumidifier. Josh pointed out that the hottest months are also the most humid. Dillon said a combination may work but we cannot let humidity get ahead of us. Larry returned to discussion to the chimneys. Capping the chimneys was discussed to keep wildlife, debris and water out which could freeze and damage the historical structures. Caroline was concerned about looks. Bluestone or copper was mentioned. Josh pointed out that either would look good and they are very high up. Caroline was unsure if chimney inspection was necessary. It was agreed they should be inspected. Josh pointed out that worst case scenario a stainless steel liner may be necessary. Richard said the active flue should have a vented cap. His vision is four bricks and a bluestone cover. Larry pointed out that it may take time to find the appropriate vendor. Metal pre-built caps may be an option.

Steps to be taken:

Inspection

Liner if necessary

Pre built copper of stainless cap

Possibility of volunteer cap installation

3. Painting

Larry asked how often the building had been painted in the last 10 years? Caroline reported it had been fully painted once and spot painted with a combination primer/finish paint. Larry pointed out that if the humidity isn't controlled that it will not hold paint very long. Caroline said Jeff Moffitt's opinion was old buildings don't hold paint. Caroline presented a printout suggesting replacing clapboards and painting. She recommended a product called Greenguard as a building wrap behind new clapboards. Josh pointed out that a proper siding system would bring air in and provide an exit for air to remove moisture from behind the siding. Richard said it would include soffit vents for airflow. Josh asked if there was a humidity level goal so that the building would hold paint. Richard said that if there were new claps and venting it would hold pant regardless of humidity. Josh asked if only doing one side would really fix it. Richard said the side proposed was the worst by ten-fold. He noticed the new paint was already peeling. It was agreed it could also be paint quality. Clapboards were discussed and hemlock was considered a good material. Larry asked about depleting the Building Capital Reserve Fund. He is concerned about the possibility of unanticipated serious projects. Larry and Caroline discussed how capital reserve funds worked. There was was discussion about the funding source for the painting done in 2014. Larry asked how much of the new proposal should be sent out.

4. Pressure was front steps

Caroline reported the steps have been treated with a clear sealer.

Larry asked if the MHC would commit to running the furnace/dehumidifier in the future. Caroline said MHC can't afford to forever. Josh asked what the humidity levels should be. Richard suggested 65% and committee agreed. Dillon asked if there was a 3 year commitment from MHC to run dehumidification. Caroline agreed unless MHC runs out of money. Dillon will propose to BOS the Town step in after.

MHC will pay for ducts to crawlspace, install dehumidifier, pay to run for 3 years.

Larry will rework RFP and forward it to Committee and BOS.

Respectfully submitted,

Dillon Gallagher