



Montgomery Historical Society
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MONTGOMERY HISTORICAL SOCIETY
 Minutes of Meeting
 Public Safety Building, Montgomery Center

Wednesday, February 16, 2011 @ 5:30 PM

THESE ARE THE UNOFFICIAL MINUTES UNTIL APPROVED BY THE BOARD.

Board Members and Members Present:

Board Members Scott Perry, Marijke Dollois, Pat Farmer, Jo Anne Bennett, Elsie Saborowski, Parma Jewett, Bill McGroarty

Scott called the Meeting to order at 5:30 PM.

Recognition visitors/guests:

Ave Leslie

Show and Tell:

Scott showed a photograph received from the St. Albans Historical Society of the Evangelical Christian Advent Church. It was indicated on the back that this church was located West Hill in Montgomery from 1902-42; this photograph was taken in 1926. It is a possibility that the photograph is of a church that was located in Berkshire. Parma will look into this when doing the accessioning.

Minutes:

Jo Anne made a Motion, seconded by Pat to approve the Minutes of January 19, 2011 as written; Motion was unanimously approved.

Treasurer's Report:

In absence of Sue Wilson, Scott presented the following Treasurer's Report prepared by Sue:

Treasurer's Report – 02/10/11:
 Checking balance \$ 10,391.56
 Lalia Pratt Hays CD 592.78
 Stained Glass windows CD..... 5,769.21
 Michael Domina Print S/A..... 582.70

Affinity members: 73

Marijke made a Motion, seconded by Parma to approve the Treasurer's Report of February 10, 2011 as presented; Motion was unanimously approved.

A discussion took place regarding the 2011 MHS Draft Budget prepared by Scott and Sue:

Revenue:

Line 54 – Loans - \$13,000.00 – this was added to enable the finishing of the entry project. Scott will apply for additional grants to off-set this cost.

Expenses:

Line 99 –Mowing and grounds \$1,000.00 – Joel Magnusson will no longer be able to do this work.

Line 111 – Timberframer - \$25,000.00 – this includes the initial cost of \$15,600, additional cost of \$5,200 (See D below) and any additional finishing costs.

Line 113 – Tree removal \$5,000.00 – this amount is on the conservative, cautious side and will probably be lower. This is the tree next to the Heaton House – several limbs fell off during the last storm and cut off electricity and telephone connections to Joe Sherman’s house; there is also concern that branches might fall of Charlie Carptenter’s barn. Bill McGroarty will check with Dan Parsons of Vermont Electric Cooperative if they will contribute to the cost of tree removal. If no result, the telephone company will be contacted for possible contribution before proceeding.

Bill made a Motion, seconded by Elsie to approve the 2011 MHS Draft Budget as presented; Motion was unanimously approved.

Membership:

No new information. Marijke will prepare a draft membership drive letter, emphasizing the work on the entry way. It was decided to wait for a capital campaign at time of the restoration of the west wall which will cost approx. \$150,000.

Old business:

A. Pratt Hall

- 1) Front entryway project update – as series of e-mails between Jan Lewandoski and Scott are attached outlining the extra cost of \$5,200 due to unexpected extra work on the front wall.

Bill made a Motion, seconded by Jo Anne to approve the additional expenditure of \$5,200 for repair of the entry way project; Motion was unanimously approved.

The floor has been replaced and most of the outside framing has been completed. A lot of inside work will still have to be done, including tying in of the beams. Baseboards will be fabricated to be installed at a future date.

- 2) Clock – the clock has temporarily been stopped because of the work and also because the bottom of the stairs has been removed as part of the restoration work. Scott will be in touch with Pat Boyden when the clock is once again accessible.

B. Town History Book –Jo Anne is still interviewing, but progressing.

C. Planned Giving draft brochure – no further action

F. Radar scope:

- MES visit
- Teaching American History Grant
- Domina print fundraiser update
- Old maps project
- Grant writing
- Archives update- policy draft
- Pratt Hall Rental Policy (Backup Policy)
- **Future Tunbridge off-year regional event – this will take place July 9th; it is known at this time what the format will be.**
- **MHS hosting next regional Societies meeting in May – tentative date Wednesday, May 25th; Parma will provide fingerfood. Marijke will contact Fairfield Historical Society to get names and e-mail addresses for invitations.**

New business:

1. Memorial Day – Post 42 is committed to Sunday, May 29th. The Board decided to hold this year's event on Saturday, May 28th at 1:00 PM on the Village Green next to the Veterans Memorial. There will be an open house at Pratt Hall.
2. Scott received \$750 from the Eastman Foundation towards the 2011 Summer Concert Series.

Adjourn:

Pat moved and seconded by Jo Anne a Motion to adjourn at 6:34 P.M. Said Motion passed unanimously.

Next meeting Wednesday, March 16, 2011 - 5:30 PM at PSB

Respectfully submitted,
Marijke M. Dollois

/Att.

----- Original Message -----

From: Jan lewandoski

To: The Montgomery Historical Society

Re: costs for completing the Pratt Hall tower and entryway project

The scope of work for the entryway project necessarily increased following exposure of the actual condition of hidden parts of the frame. Whereas it could be seen in the past that several large vertical and horizontal framing members of the tower were badly deteriorated, it was thought that the large built-up interior posts added in recent years were bearing all the load. When MHS society volunteers opened the entryway wall (exposing the front sill that was scheduled for replacement) it became obvious that the wall and horizontal girt framing of the lower tower were falling from their positions, notably the main door jamb framing which could be moved by the human hand. Opening up more of the wall and flooring showed that the first and second levels of tower framing, finish and flooring round and above the door were actually bearing upon the Gothic Arch framing of the main door due to failure of all other supports. (The large built up posts are still doing important work, carrying the load of the new belfry level). The only way to make all of this stable was to restore the 10 x 10 NE corner post of the tower and to rejoin all the girts and braces that were rotted or fallen away, to it again. To this end for the previous 4 weeks we have exposed and changed the entire front sill and most of the hallway joists as originally planned, and in addition installed a single piece 10 x 10 x 26 ft. long section of corner post at the NE of the tower, scarfing it into good original 10x10 post above. We also replaced the 18 ft. 10 x 10 girt above the main door across the entire front of the tower so it doesn't bear upon the arch. Numerous other entire brace, stud and post replacements have been carried out as the MHS has been photo documenting. I know that MHS funding is limited so I am trying not to do any more than is necessary and to break the costs down into sensible parts that always leave the building protected.

Costs:

1. Cost: \$15,600. The original bid figure will cover all labor and materials to do dismantle and expose the tower as needed, restore the timber framing of the tower, including the sill and joists originally planned, as well as 26 ft. of NE post, another 18 ft. 10x 10 horizontal girt above the door and the incident studs, posts and braces entering these members at two rather than one level. In addition the entry will be given a new subfloor of spruce boards and the portions of the exterior walls opened up will be resheathed in new or original boards. Venting louvres for the crawl space under the entry will be installed through the side sills and a platform accessing the belfry steps on the second floor will be rebuilt. This work will be done with solid spruce timber and mortise and tenon joinery as original to the church.

2. Cost: \$ 5200. The front doors will be rehung again on restored trim. A new custom made hardwood threshold installed. New clapboard (radially sawn clear spruce) where old was removed and the restoration or reproduction of deteriorated woodwork. Any good reusable finish floor boards installed in the entryway as well as a trap door entry to the crawl space.

3. Work on the wooden steps, handicap ramp, grade and foundation should be left until spring, as it was always anticipated that lowering the grade might be found necessary. The wooden step should be a step (7-8 inches) below the new threshold, and will be built for \$650-700. It should actually be a platform large enough to hold a short ramp to the main door. A handicap ramp to this platform will depend upon how much you can lower the grade in front of the Hall which should be determined by a local excavator and with the opinion of the Town relative to highway drainage. These short ramps might cost \$3-400 apiece. Very little foundation will be visible unless you lower the grade greatly, but 6 inches below the sill is desirable. The new front sill is a single 18 ft. 10 x 10 timber, thus very stiff and needs little in the way of foundation support other than good corners, solid stonework around the door jambs and fieldstone infill in between, preferably unmortared, which may already largely exist. I will have to see the foundation exposed to quote a figure but a couple days work should be enough. Cost: I will quote this when I can see it and the grade decided upon. This is all work that volunteers might do except for the grading and drainage, but I will be glad to give a figure as well.

4. The interior walls of the entryway are currently a combination of old wooden lath and some old plaster and some areas of sheetrock. One course of action would be to wait until the south wall project is taken on which will involve some opening of the ceiling and then get both ceiling and entryway replastered. This may cost 3 or more thousand dollars to do. A cheaper solution is to piece sheetrock in right now and wait to decide how

much to plaster when the time comes. If I were just to piece the sheetrock in now, without finishing, on top of wood lath, it might cost \$1000.

Yours truly,
Jan Lewandoski

From: Scott

Jan

At this point we can commit to option 1 for the additional \$5,200. We will defer on the interior wall work, steps, ramps etc as you outlined in options 3 and 4.

A couple of questions and requests regarding additional work:

- a. Could we address the venting by installing some floor vents instead of the vents in the side sills? They could look like heating vents but would just be holes in the floor at each side of the vestibule?
- b. Does the \$5, 200 include replacement of the plywood around the entire door with a suitable trim or molding? In this regard, earlier photos (one attached circa 1935) show a built up molding around the top portion of the door. We would like to duplicate this, with appropriate flashing/water proofing. Can you do this and what would be the additional cost?
- c. We would like to remove the plywood around the triangular window above the door and install suitable molding, again with flashing/water proofing. What would be the additional cost?
- d. I know we need to replace some interior baseboard and am not sure we were able to save enough of the stuff we removed. What are our options here? Could you fabricate some and leave it for us? I'm not sure if we would need any additional interior moldings.
- e. You mentioned clapboard, but does the \$5,200 include the siding and the other moldings to match the original that was removed from the bottom-most section of the tower?

Scott

From: Jan

To: Montgomery Historical Society
Re: finishing the entry way

- a. Yes, two small floor vents, approx. 3 x 6 at either end of the floor will vent the crawl space well. Also, how are we fixed for finish floor boards which were already removed when I got there. I have a fair amount of good quality boards in odd dimensions that may fit in well.
- b. and e. Yes, the \$5200 covers putting all the trim and clapboard that we removed back together in its historically correct fashion and with high quality pine trim and reproduced moldings. The threshold will be hardwood. We will reuse what is good (but not the plywood) and recreate what we all believe to have been there.

b. c. and d.: I examined the old photo you sent against current photos of the doorway and you are right, there appears to have been a bolder level of molding outlining and sheltering the gothic arch trim. I'll have to measure the actual size this has to be and what it takes to bend it and flash it in and will come up with a price. The same goes for the trim around the triangular window, I'll look at it shortly and quote you on it. We can make up in our shops any original shapes if we can just determine what they were. We will be happy to make up interior baseboard with molding, let me look at it and I will have you a price shortly.

Yours truly,
Jan Lewandoski

From: Scott

Jan,

We have some of the floor boards (painted red) in the basement but probably not enough. Some split when we were pulling them up. I think we also have some base board pieces too.

Lets go with the floor vents instead of the vents in the side sills sills.

I talked with a majority of my Board and all were enthusiastic about re-creating the built out, bolder doorway and window moldings. Let's do it.

Thanks again,

Scott