



Mendon Historical Commission

Members: Wayne Wagner, Chairman Amy DeWitt, Vice Chair
Jane Lowell Ellen Wagner
Tony Willoughby, Recording Secretary

Meeting Date	January 18, 2012
Location	Town Hall
Status	Unapproved

Present

Wayne Wagner, Amy DeWitt, Jane Lowell, Tony Willoughby

Phillip Warbasse, Architect with Chenot and Associates.

7:11 Call to Order

Chairman Wagner called the meeting to order.

7:11 Olney Cook Artisan Shop

The Commission discussed the bidding process with Mr. Phillip Warbasse. Earlier in the day, Mr. Warbasse emailed the Commission the document Questions for Discussion with the MHC. Mr. Warbasse explained that if the total cost of a project is over \$100,000 then Massachusetts Chapter 149 is invoked. Otherwise the project falls under Chapter 30. Chapter 149 requires sub-bids and that all bidders have DCAM qualification. Chapter 30 has no such requirements.

The Commission discussed the email with Mr. Warbasse, which included his latest estimate (dated January 3, 2012). A. DeWitt discovered an arithmetic error in the estimate. The estimate included \$1,500 for Conservation Commission requirements (e.g. hay bails). Ms. DeWitt explained that the Conservation Commission has reviewed the plan and will not insist on any such requirements. Mr. Warbasse agreed to revise the estimate.

A. DeWitt also pointed out that the entry "Carpentry and Roof Edges" should be removed, as that work was done in the first phase of the project. Mr. Warbasse concurred.

W. Wagner asked who in Town Hall was responsible for collected the \$50.00 bidder deposit.

Action Item ⇒ T. Willoughby to determine who collects the deposit.

W. Wagner asked that all references to Hubbardston in the document be replaced with Mendon. All present agreed that the contract should include a completion date of September 30, 2012.

The Commission and Mr. Warbasse discussed the exterior finish for the shop. Options include paint, heavy body stain and boiled linseed oil. Mr. Warbasse explained that while stain won't peel, it will not last as long as paint. A. DeWitt



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asked Mr. Warbasse about linseed oil. His response was that there's no control of color with linseed oil and that it shouldn't been left exposed as it is water soluble. All Commissioners agreed to use paint for several reasons: The shop was painted at one point (the window frames are already painted). Also, as it will last longer, it will need less maintenance and thus have a lower long term cost.

The discussion then moved to the finish of the floors for the low level west room. All present agreed to use Number Two boards made of white pine with shiplap edges. Perhaps using a stain to darken it and make it appear less new. Low luster finish. Also will use random width boards, no less than 10".

The interior walls of the lower west room will have no finish, only bare plaster. It appears that the original plaster had no coating.

At 8:45 PM, Mr. Wagner left the meeting.

A. DeWitt explained to Mr. Warbasse that portions of the building should be left exposed. This will allow existing historic construction details to be observed. She specifically mentioned the lathe work in the lower level and the writing on the upper level door.

T. Willoughby expressed concern that the money spent on phase one of the project (roof and windows) should be considered when calculating the \$100,000 limit.

Action Item ⇒ Mr. Warbasse to investigate.

T. Willoughby pointed out that the vast majority of the funding of the project is coming from an individual, not public funds. He asked if this could eliminate the Chapter 149 restrictions.

Action Item ⇒ Mr. Warbasse to investigate.

9:27 Motion to Adjourn

J. Lowell made a motion to adjourn the meeting. It was seconded by T. Willoughby. The motion passed unanimously.