

The meeting was held at the Town Hall annex and opened at 7:10 PM

Present were Chairpersons Nick Rubino and Mary Ippolito, and members Norman Biggart, Toni Faria, Kathi Horton, John Ivas, Bill McDonough, Kevin McKelvey, Roger Morrison, Hope Paulsen, Sonia Rollins, and Auralie Slowey, Rob Zahora and newly appointed member, Mary Lou McQuinn.

Guests were Historical Commission members Eldrine Emerson, Judy Wasserman and Cochairman Mike Tredeau.

In addition, Burlington Town Administrator, Robert Mercier and Assistant Town Administrator Tom Hickey attended. From SEA Consultants, Inc. were Architect, Bob Brandon and Civil Engineer, Tony Zueno.

Nick welcomed everyone and stated that the agenda would consist of the update on the recent bidding, the Treasurer's report and open discussion.

Kevin McKelvey - **Treasurer's report** -

\$45,986.88 Total funds (3,000.00), less the funds earmarked for Buy a Brick Program

\$42,986.88 Total funds available

His report was accepted as read

Grand View Bid information

Nick reported that only two responses were received for the Request for Proposals that went out for the Grand View. Twelve contractors took out the bids and only two returned them.

The low bid was 1.2 million dollars and the other bid was for 1.3 million dollars.

That bid would be for the roof and one side of the house. Two bid processes 18 months apart came up with the same costs. Considerations mentioned were the increase in construction, it is not a "clean" job, and it is labor intensive. Also, one of the bidders voiced his concern about the stability of the house.

The condition of the house was discussed once again and SEA architect Bob Brandon stated that the foundation is in poor condition and that the house should be lifted off the foundation and a new foundation be put in, before any work is done to the shell and core. The cost would be approximately \$150,000. Mr. Tony Zueno, of SEA gave an estimate of three million minimum for the work to be done for the historically significant house. Bid alternatives were then discussed. The first was the repair of the façade to bare wood, the second was bid for the porch, file sub bids on specialty bids.

Nick gave an update on what had been done and the restoration plan.

A discussion followed on the possible actions that the committee could take. Norman Biggart suggested that the committee continue to pursue grants. Nick gave a review on our history with the grant process, the many grants received and the grants lost. Due to various reasons we are not eligible for many grants because the town is not participating by giving any money for the project.

Town Administrator Bob Mercier commented that the state is not oblivious to our situation. "\$300,000 is there"??

Roger Morrison reminded the committee about the two lots behind the Grand View generating money to help with the renovation project. Kevin McKelvey thought that the lots would not sell at this time because of the market value, and other considerations on the site.

New member Mary Lou McQuinn then suggested razing the building. The costs associated with razing the building due to finding hazardous materials would be approximately \$150,000. Salvaging historic materials, such as ovens, mantles, would be considered for the reconstruction. The architect, Bob Brandon has had experience with restoration of historic buildings, and was asked what his opinion was on the condition of the house. He did not think the house was stable and the risk of cost incurred due to more extensive damage would be a temporary stopgap measure. Basic stabilization of the envelope is needed.

John Ivas presented an alternate idea for lifting the house off of the foundation for a new foundation. He suggested pouring a foundation with the house in place, leaving the house intact and filling in the whole basement or part of the basement with cement.

Historical Commission Co Chairman, Mike Tredeau, suggested that the building be turned over to an outside group such as the Friends of the Marion Tavern, so that it could be saved from deconstruction. The presence of the historic site is appreciated by the town and people may be willing to help in the saving efforts. An advantage of the ownership of an outside group would be that if it is owned by a nonprofit agency grants may be easier to find. Grant agencies ask what will it be used for, and grants are geared to housing. Judy Wasserman suggested a possible use would be for a home for children.

Mary Lou McQuinn suggested saving the best half of the house. Judy then reminded the committee that the Grand View was historically important in part because it was a fine example of a connected farm house.

Kevin McKelvey estimated approximately \$300,000 to raze the building and then replicating it. It would then be structurally sound and have uses for a variety of groups, such as the arts, theater and recreation.

Sonia then explained that everything was subject to town Meeting approval. The town would approve subject to Town Meeting approval. And again, the RFP process is a long one. She reminded the committee that the feeling of the Town Meeting members is that they do not want to sell land.

This prompted further discussion and the thoughts that perhaps Town Meeting members need to be informed as to the decision to raze or save the building, perhaps asking for help, showing them we may have an alternative, and saying "this is where we stand". Bill McDonough expressed the fact that the TM members are interested in money matters and not in historical preservation. Rob Zahora asked what the cost of taking the building down would be. Sonia stated that it would be \$800,000 and another \$800,000 to rebuild. The question of where does the money come from was asked. What are the sources of the money for the rebuilding?

Toni asked about what would be done with the bricks bought by residents in the event of a deconstruction. Kevin replied that they will still be put into place regardless of the future use of the structure.

Kathi Horton spoke strongly about the importance of the preservation of Grand View and against

the deconstruction of the historic site. The Historical Commission Agreed to attend the next Selectman's meeting on Sept. 10th to voice their disapproval of the razing.

Judy Wasserman stated the idea of razing the building was upsetting and asked if publicity could be used to inform residents of the plan to raze the house. Earlier in the evening Mary Ippolito suggested a mass mailing to the residents. Hope Paulsen mentioned using video, other suggestions were to use BCAT to inform people, newspaper articles. Bill McDonough asked what we would do if the mailings are sent out and the public votes to save the building? Rob Zahora suggested that the interior of the building should be looked at by the Selectmen and Historical Commission for use.

Bill McDonough felt that the committee had no alternative but to raze the building. He asked why is it in the hands of the committee? He added that the presence in the town was important but since no money is to be spent on its preservation, and the building is owned by the town we have no alternative but to raze the building.

Roger Morrison suggested at one point that the committee should disband, since no one agreed there was no motion made.

Motions Made

1. Bill McDonough then made a motion that the Grand View Committee recommends to the Board of Selectmen that the building be razed, replicated and to preserve, salvage, and preserve all historic materials where possible. The motion was accepted and seconded. The vote was 7 - yes, 4 - no, and 1 abstaining.

Mary Ippolito suggested sending out a mass mailing and conducting an open meeting regarding the razing of the Grand View.

2. Mary Ippolito made a motion was that we, the Grand View Committee, request that the Board of Selectmen conduct a public meeting after they send out a mass mailing explaining the process and current state of the Marion Tavern at Grand View Farm and the deconstruction and replication option. It was accepted and seconded. The vote was 8 - yes, 2 - no, and 2 abstaining

The next meeting will be held on Sept. 25th.
The next Selectman's meeting will be held on Sept. 10th.

Respectfully submitted,

Addendum to the Aug. 28, 2007 Grand View Committee Meeting

Mary Ippolito wrote information on a board for the members to see as the discussion went on about the razing of the house.

The following notes were displayed.

1. Raze the Building

- Costs associated due to hazards etc. (Wildwood School?)
- Salvage historic materials during the deconstruction-mantles, fireplaces,

1A. Replicate with new construction cost?

- Request waiver on state requirement - (prevailing wage rates)
- Multi use facility - solicit support from other community organizations (Burlington Players, Cultural Center, (Council?) Recreation Dept.

2. Basic Stabilization of the Envelope

- Risk of added costs incurred due to more extensive change
- Temporary stopgap measure
- Wasted money for future work.

3. Transfer Property to nonprofit FOMT

- Use volunteers - different use that is more philanthropic to attract \$\$\$
- Grants?
- Slab house?

Questions and comments

Can the 300K state money be used.