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MEETING REPORT

DATE 8/19/2011
 Revised 8/29/2011
Date of Meeting 8/12/2011
Time 9:00 am
Location Site

Project FCC Nantucket
Project Number: 3085
Report Number: 30

Type of Meeting Post Construction
Weather Conditions 70's Fair, PC

Attendees

David M. Hart, AIA	David M. Hart Enterprises
Bob Olson	FCC Nantucket
Tom Evarts	YSC Inc.

Number	Item	Action	Who
081211 001	Purpose of Meeting	Purpose of the meeting was to conduct a post construction meeting to observe the reported peeling of paint on the tower and the proper operation of the South doorway from the vestry.	
081211 002	Discussion - Doorway	The newly rebuilt South door was examined. It is a large heavy door made reportedly of mostly mahogany. Shortly after it was installed, it exhibited binding at the base, and vertical stile at the latch side. It also was observed to have warped slightly, creating a cupped profile towards the interior. After examination it was decided to remove the door, shave the bottom slightly to achieve a better fit, shave the stile side at the latch to achieve a fit, and to rework the interior stops to accommodate the warped profile. It was determined that this was a better approach as attempts to insert steel angles or other methods to straighten the door would probably not be effective. Tom will arrange to have this work done over the next few weeks, coordinating with the church to avoid conflicts with upcoming events.	

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081211 003	<p data-bbox="172 205 1159 394">Discussion - exterior paint There has been some minor deterioration of the exterior paint, particularly the upper bell and observation area. Moisture readings of the exterior and interior surfaces of the tower were taken by David. Temperature and humidity of the exterior and interior environment walls was also taken by David. The results can be seen in a separate report.</p> <p data-bbox="375 428 1159 680">The moisture readings at the exterior indicate that there are some areas of concern as readings at the saturation level (32%) were noted both that the ground level and at the observation room level. The weather in Nantucket during the past few weeks has been reasonable and there were no rainstorms to speak of. The majority of moisture readings at the exterior appear to be relatively reasonable, but there were a few spots where the moisture level was at saturation.</p>		
081211 004	<p data-bbox="172 716 1159 905">Discussion - exterior paint History of painting. David referred to the building chronology database that was previously developed and pulled out the records that might indicate the repainting of the church. These records are printed out as a separate report. The database contains 110 records of the church chronology derived from Church records.</p> <p data-bbox="375 938 1159 1035">The steeple was replaced in 1968 and the church underwent quite a bit of work at that time - also 1970. It is quite possible that the exterior was painted at this time.</p> <p data-bbox="375 1068 1159 1257">In 1988 - 1991 the tower and steeple was renovated partially as a result of storms. It could be the the building was painted at this time, as it was reported there was a massive community appeal to raise \$800,000. It was also reported that the south side, roof, north side, and tower in front of church had been worked on in 1990 and 1991.</p> <p data-bbox="375 1291 1159 1442">In 1995 Bob Lévesque of American Tower and Steeple submitted a proposal for comprehensive work on the tower. In 2007 Bob Lévesque reported by phone that he had painted the church " 5 times" over the years. Records did not seem to be available at the church for this work.</p> <p data-bbox="375 1455 1159 1551">In 2004 and 2005 the clapboards were removed from the south façade and replaced with shingles. It is not known if any painting took place at this time.</p> <p data-bbox="375 1585 1159 1764">In 2008 the tower was conserved and restored by replacing quite a bit of the wooden trim with mahogany and the entire tower was prepared and repainted. The work took place in May and June and July of 2008. In the spring of 2011 it was noticed that there was some slight peeling and deterioration of the paint, particularly at the bell and observation levels.</p>		

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081211 005	Discussion - exterior paint	<p>History of Observations. In October of 2006 David visited the church to observe conditions as there was some concern about the condition of the exterior wood. The report was generated on October 23, 2006, and it is available at http://www.dmhprojects.com/nantucketreport</p> <p>At that time the wooden trim, particularly at ground-level was found to be deteriorated and contained high levels of moisture. A few spots were checked at the exterior at the observation level and did not seem to be near the saturation level.</p>	
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081211 006	Discussion - exterior paint	<p>The specifications for the painting during 2008 are in a separate report. The specifications call for limits of temperature and humidity during repainting operations, and also specified that hand held moisture meters be used to observe and record the moisture level of the wood exterior during repainting. Tom should determine if these records are available. (Tom reported on 8/24/2011 that he is unable to access the records)</p> <p>Tom will pull a few clapboards to determine if tarpaper still exists behind the clapboards as reported by a telephone conversation with Bob Lévesque of August 12. However, the 1995 proposal by Bob Lévesque was to remove clapboards, remove tarpaper, install new Tyvek and new red Cedar clapboards. David is checking with Bob Lévesque on this item.</p> <p>(On August 18, 2011 David Hart held a phone conversation with Bob Levesque. Bob reported that he was ordered to replace the tar paper with new tar paper, as “that was the custom on Nantucket due to wind driven rain”. He did so in spite of trying to convince the church that Tyvek was a better choice).</p>	
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081211 007	Discussion - exterior paint	<p>It was noted that Fine Paints of Europe products were used for the painting of the tower except for the copper covered spire. The spire was painted with Sherwin-Williams products and at this point does not appear to exhibit any deterioration.</p>	
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Item	Item	Action	Who
081211 008	Discussion - exterior paint David will also send the report items to Fine Paints of Europe to ask them for their opinion as to why the paint is failing.		

081211 **Adjournment** The meeting adjourned at approximately 11:30 a.m.
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