

Subject: FW: more on the structural questions
From: "Dave Owen" <wolftwnmgr@metrocast.net>
Date: 9/3/2013 2:10 PM
To: "Bob LeMaire" <bob@overeasy.com>
CC: "Robert Houseman" <wolftwnplnr@metrocast.net>

Bob: I believe the situation that you referred to is discussed below. We will do as the architect recommends and get a proposal from Structures North to do further analysis and recommendations regarding this situation. Thank you for bringing this matter to our attention. Dave Owen

From: Robert Houseman [mailto:wolftwnplnr@metrocast.net]
Sent: Tuesday, September 03, 2013 1:30 PM
To: Dave Owen
Subject: FW: more on the structural questions

See below.

From: Holly Grosvenor [mailto:hgrosvenor@ncarchitects.com]
Sent: Tuesday, September 03, 2013 1:22 PM
To: Robert Houseman
Subject: more on the structural questions

Rob,

Here is the situation.

The roof truss analysis performed in 2007 indicated that the top cord from the eave to the horizontal timber towards the ridge was overstressed by a factor of 2.5. Given this information, there was a high chance that it would fail in the near future and the recommendation for immediate reinforcement was based on this analysis.

Another review of the situation in the attic by Structures North would clarify where these stresses are being carried in the roof structure, and why it has not already failed. This field observation is essential to clarify the relative urgency of the situation. I would recommend that we get a proposal from them to do this work asap.

Holly Grosvenor, AIA
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From: Robert Houseman [mailto:wolftwnplnr@metrocast.net]
To: Holly Grosvenor [mailto:hgrosvenor@ncarchitects.com], John Grosvenor [mailto:jgrosvenor@ncarchitects.com]
Sent: Fri, 30 Aug 2013 11:51:02 -0500
Subject: FW: Brewster Hall structural questions

Holly and John:

Do you recall the following:

At the September 7, 2011 Selectmen's meeting, during a presentation of phased Brewster Hall renovation plans, Mr. Grosvenor described a problem with the walls spreading that he said should be fixed "within 5-10 years".

If so can you elaborate, see email thread below.

Thanks.

Robert T. Houseman

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

From: Dave Owen [mailto:wolftwnmgr@metrocast.net]
Sent: Friday, August 30, 2013 11:39 AM
To: Robert Houseman
Subject: FW: Brewster Hall structural questions

Rob: What do you make of the following? Could you possibly contact Grosvenor to see what he was referring to when he said we have a problem with the walls spreading that should be fixed within 5-10 years? The only problem I am aware of is that of the front gable separating from the building. Dave O.

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

From: Bob Lemaire [mailto:bob@overeasy.com]
Sent: Friday, August 30, 2013 11:28 AM
To: Dave Owen
Subject: Brewster Hall structural questions

Dave,

This isn't a RTK request, and I'm putting it to you to discuss with the Selectmen in the interest of resolving a serious question that has been left hanging.

At the September 7, 2011 Selectmen's meeting, during a presentation of phased Brewster Hall renovation plans, Mr. Grosvenor described a problem with the walls spreading that he said should be fixed "within 5-10 years". He qualified his remarks by stating that he had been in collaboration with Structures North who we had hired indirectly in 2007 as part of the half-million restoration project.

When a reputable architect makes a statement like that, and cites a structural engineering study, it becomes a serious matter that needs to be addressed. I don't know of any competent engineer who would say that something is safe, but then predict that it won't be in 5 to 10 years, but that's what seems to be what was stated.

I looked over the documents that Structures North recently provided, and found nothing describing the current condition of the roof trusses. The structural reinforcement plans were there, but not any statement of the condition. I inquired directly to Structures North about the condition but received no reply.

So I'm asking that someone from the town attempt to get a written statement from Structures North as to the condition of the roof trusses and the safety now and going forward. If there is an issue, I'd like to know if it would resolved with the tie rod reinforcements described in the plans. In other words, is the reinforcement of the truss members with steel channel necessary to mitigate a wall spreading issue, or is it necessary to meet recent seismic standards?

Can we get this resolved quickly?

Sincerely,

Bob Lemaire

— Attachments: —

Roof Truss Existing Cond Analysis Results-1.pdf

101 KB