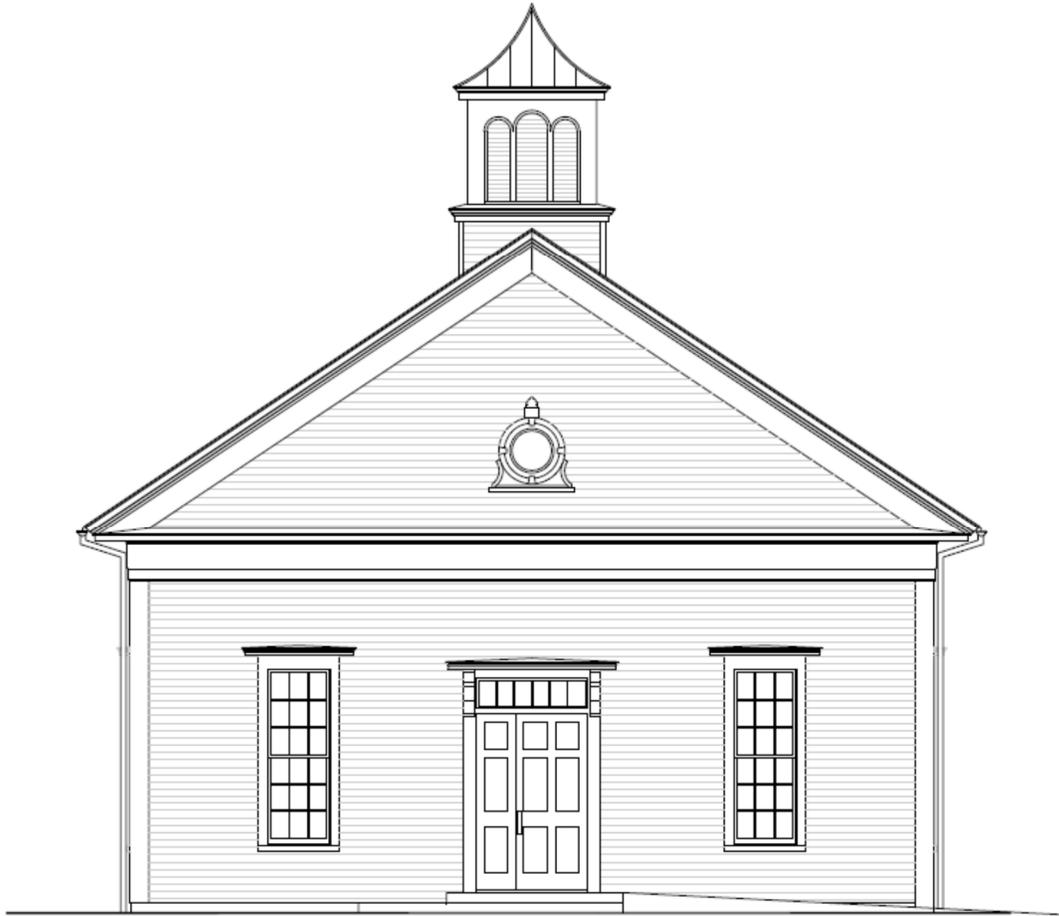


FEASIBILITY STUDY FOR
THE EXTERIOR RESTORATION OF
SOMERSET OLD TOWN HALL

1480 COUNTY STREET, SOMERSET, MASSACHUSETTS



PREPARED FOR
THE SOMERSET HISTORICAL COMMISSION
MAY 9, 2016

CHRISTOPHER T. WISE - ARCHITECT, 103 SUMMIT AVENUE, PROVIDENCE, RI

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Feasibility Study for the Exterior Restoration of Somerset Old Town Hall

Introduction

The purpose of this report is to determine the feasibility of restoration of the exterior of the Old Town Hall at 1480 County Street, Somerset, Massachusetts. Exterior restoration of the building is expected to be a first phase in the complete rehabilitation of the building to prepare it for long-term use as a community meeting hall.

It is important to understand the meaning of “restoration.” Historic buildings, or simply old buildings, can be restored, renovated, rehabilitated and/or re-purposed. These terms represent a spectrum of approaches that range from the archival return of a building to its original state, to complete transformation into something entirely different. Although the term “restoration” implies an approach closer to the archival end of the spectrum, we will use it more broadly in this study. While it is clearly the intent of the Somerset Historical Commission to have the building returned to its original appearance, it should also be a goal to achieve a state of sustainable functionality. A building restored to its original state is all very well, but it must also meet, as closely as is reasonable, modern standards for building codes, energy efficiency, accessibility, and sustainability.

The Building

The Somerset Old Town Hall is listed in the Massachusetts Cultural Resource Information System as having been built in 1873. Its architectural style is described as Greek Revival/Italianate. The building is a simple one-story rectangular structure with its principal gable end facing the street. There is a shed-roofed annex at the rear. At the exterior much of the original historic detail has been obliterated by the installation of aluminum siding. The interior plan consists of a large meeting hall, with, at the front, an entry vestibule at the center, a utility/kitchen space to one side and toilet rooms to the other. In the rear annex there are two storage/office spaces and a utility room that is accessible only from the exterior.

Since the focus of this study is the exterior of the building, interior features including finishes, fixtures and mechanical systems will not be addressed.

At the exterior, although the building is almost entirely covered with aluminum siding and trim, it is clear that much of the basic original form of the building is intact. Original features include the principal roof cornice, most of the windows including their cornices, the entry door and its canopy, and the decorative oculus in the front gable. It is unfortunate that more photographs of better quality of the historic building have not been found, but even the one somewhat readable photo provides an understandable representation of its historic appearance.

In addition to the aluminum siding, various other alterations have been made to the exterior of the building over the years. Perhaps most significantly, the cupola, which is visible in the few historic photographs that have been found, is missing. One window on the south side of the building has been modified into a door to provide an accessible entry, and a concrete wheelchair ramp with railings has been built adjacent to it. Also on the south side, a small window has been inserted which provides light to the women’s toilet room. On the principal west elevation, facing County Street, one window has been blanked off. The casings and cornice remain, but the sash has been removed and the opening filled

in to accommodate an intersecting partition between the men's and women's rooms at the interior. At the northeast corner of the building a stainless steel enclosure for a fuel tank has been installed.

These alterations to the historic fabric of the Old Town Hall are quite typical of those made to public buildings through a long period of relative insensitivity to issues of historic preservation. Luckily, in the case of Somerset Old Town hall, these alterations are readily reversible.

Recommendations

Site

Relocation of the accessible entry from the south side of the building to the main entry on the west will accomplish two important goals:

1. The accessible entry will be located at the front door. Both State and Federal accessibility codes mandate that where possible accessible entries should be provided at the principal public entry of a building. In the case of Somerset Old Town Hall, this is easily achievable by providing a sloped walkway from the parking area at the south of the building to a new landing directly at first floor level outside the main south entry. The grade differential between the parking area and the first floor of the building is small enough that this walkway can have a slope of less than 5%, which would mean it would not be required to have handrails.
2. Removal of the concrete wheelchair ramp will allow modification of the parking area on the south side of the building. There will be space for three handicap parking spaces, including one van space. There is adequate space in the driveway between the Old Town Hall and the adjacent Library to allow these parking spaces to be shifted away from the south wall of the Old Town Hall, which has been damaged by cars parked too close.

The existing door on the south side of the building provides not only an accessible entry, but the required second means of egress. Removing this door and restoration of the window it replaced will require that a new second means of egress be provided. This can be achieved by the installation a new door, landing and steps at the east end of the building.

Siding

The most significant remediation to the building will be the removal of the aluminum siding and trim. Explorations under the aluminum have shown that much of the original siding, which is wood clapboards, and other original wood trim, including corner boards, fascias, soffits, friezes, cornices, casings and the like, remain in place under the aluminum. Not until the siding is completely removed will it be possible to fully assess the condition of these elements. In the case of the siding, the old wood clapboards may be salvageable, requiring only patching, scraping and painting. But it is more likely that complete replacement of the siding will prove to be in the best interests of the building. New cement fiber clapboards, which have the identical appearance of wood clapboards, would provide a long lasting, highly durable, paintable and low maintenance exterior. Estimates provided in this report reflect the range of costs that might be associated with repair or replacement of the clapboard siding.

It should be noted that the use of non-original, "artificial" materials such as cementitious clapboards might well be rejected in an archival restoration. However, it is our contention that

modern materials which faithfully replicate the appearance of historic fabric but also provide extensive advantages of maintainability and durability are preferable and justifiable.

Trim

As is the case with the siding, the condition of the surviving wood trim under the aluminum will not be fully known until the aluminum is completely removed. Spot investigations under the aluminum show that much of the trim is still in place, although damage and missing elements are apparent. For instance, at least two of the ten inch wide corner boards are cracked, and the bed molding between the soffit and frieze of the main roof cornice was removed to facilitate installation of the aluminum. The trim may only require miscellaneous repairs, scraping and painting, or extensive replacement. Under any circumstance moldings and other elements that are entirely missing should be replaced. Again, estimates in this report will cover a range of costs for repair or replacement of the trim.

Windows

There are eight extant original window openings in the building on the north, west and south sides. There may have been additional windows on the east wall, but, if there were, these were removed when the annex was added. Of the eight window locations, six retain their original sash. The frame and exterior trim of one window (location 102 on Floor Plan drawing A-01) on the west, remains in place, but the sash has been removed and the opening filled. The window opening at location 104 has been modified to provide the existing accessible entry door.

These windows appear to be original. They are single glazed, double-hung sash with a dimension of approximately 34 inches wide by 96 inches tall and 9 over 9 true divided lights. Upper sashes are fixed and lower sashes are supported by traditional weights and pulleys. The windows are also provided with aluminum triple track combination storm windows.

While modern, double glazed replacement windows would provide excellent thermal performance, it is perfectly possible to improve the existing windows to a point where they will perform almost as well as replacement windows. The sash (the moveable elements of the windows) will require repair – replacement of broken panes and re-glazing, and repainting. The weights and pulleys should be removed and the weight pockets filled with insulation. This will greatly reduce air infiltration. The balance function of the weights and pulleys should be replaced by Pullman balances or concealed block and tackle balances. Spring bronze weather stripping should be applied to the sash and new, high quality storm/screen windows installed.

New sash, matching the existing, should be fabricated and installed with similar weather-proofing details at the existing frame at window location 102 on the west elevation, and an entire new, matching window – frame and sash, should be fabricated for installation at location 104 where the existing accessible door is to be removed.

The small window at location 106 in the east wall of the annex can be treated in similar fashion.

The precise condition of the exterior window trim will not be known until the aluminum is removed. It is encouraging to note, though, that when the aluminum was installed, the window cornices were not hacked off and the wide sills were not cut back, as often happens with the installation of aluminum or vinyl siding. It is clear, however that a small bed molding under the cornice was removed. This can easily be replaced.

Doors

The west entry door will require modification to provide an accessible entry. The existing door consists of (2) thirty-inch wide leaves, which would not meet requirements for accessibility. These should be replaced with newly fabricated leaves, thirty nine inches wide and twenty one inches wide. The leaves should be paneled to match the detail of the existing doors. While this is not a typical historical door configuration, it is a reasonable accommodation for accessibility. The door should be provided with accessible hardware and a closer. The existing frame, trim and canopy should be repaired, scraped and painted.

The new second means of egress door on the east wall of the annex can be a conventional modern door with a wood framed landing and steps and railings.

Roofing

The existing roof is asphalt shingle. The original historic roof may have been slate or cedar shingle. As a matter of interest what the original roof was might be deciphered when new roofing work is done, but the only reasonable replacement for the existing roof will be new, high quality asphalt shingles.

New painted aluminum gutters and downspouts should be installed to control run-off from the roof. The use of hung half-round gutters will permit the preservation of the crown molding at the roofs edge.

Insulation

The floor over the crawlspace is not insulated. It is not known if there is roof or ceiling insulation. Insulating the floor and roof are tasks that should be undertaken in the second phase interior restoration of the building.

It is also not known if there is wall insulation. There was no evidence that insulation had ever been installed, but we did not open the wall to verify this. If the walls are not insulated, which is a reasonable assumption, the exterior restoration phase of the project would be the ideal time to install blown-in, dense pack cellulose insulation. This could be done, with no cosmetic effect, from the exterior prior to the repair or replacement of the clapboard siding.

Painting

It was our original intent to include paint color analysis as part of this study. But it became clear that a thorough color study could not be done until the aluminum siding and trim are removed and there is access to all the architectural elements of the building.

In the places where we investigated under the aluminum, it did appear that the trim and body of the building were white at the time the aluminum was installed. In fact much of the paint was peeling off, revealing bare wood and no other colors than white on the back side of the peeled paint flakes. However, it might be a mistake to assume that because white is what we find, and Greek Revival buildings were often white, and white is a well-remembered color for New England town halls, that the building was always completely white. Although the building has a Greek Revival form, it does have one outstanding Italianate feature in the canopy at the main entry door, and Italianate buildings were often painted in a polychrome palette. The original paint scheme should be revealed by a color analysis after the aluminum is removed.

The existing paint, whatever color, is likely to have lead content, and should be removed or encapsulated in accordance with lead paint abatement safe practices.

Cupola

Only one historic photograph has surfaced that shows the lost cupola on the building. Indistinct as that image is, it is enough to create a reasonable replica, which we have attempted to do. See drawing A-04. The photograph shows what may have been louvered, arched openings in the cupola, suggesting that there may have been a bell inside it. Our design for a replica simulates these arched openings, but keeps them fully closed to prevent any weather penetration.

Lighting

While exterior lighting will be an important element in the restoration of the exterior of the building, it should be considered as part of the second phase interior restoration project since wiring and controls would be part of the interior electrical systems.

Cost Estimates

Site Work

\$21,500.00

Remove existing handicapped ramp

Repave parking at south side of building, paint striping, bumpers, HC signs

New sloped concrete walkway and landing at west entry door

Allowance for minor grading, planting

Demolition

\$ 6,000.00

Remove aluminum siding and aluminum trim from entire building

Remove small window at south wall of women's room

Remove door and transom at south wall of meeting room

Other miscellaneous demolition

Exterior Trim, minimum scope

\$ 8,000.00

All trim except at windows and doors: assume 80% intact - repair as needed, add missing moldings, scrape and paint

Exterior Trim, maximum scope

\$14,000.00

Remove all existing trim except at windows and doors – replace with new matching cellular PVC trim and moldings, paint

Siding, minimum scope \$23,800.00

Existing wood clapboards: assume 80% intact – repair as needed, scrape and paint

Siding, maximum scope \$43,150.00

Remove all existing clapboards, replace with fiber-cement clapboards, paint

Windows \$14,800.00

Existing windows: Repair and reglaze upper and lower sash; remove weights & pulleys; fill weight pockets with spray foam insulation; install Pullman balances at lower sash, fix upper sash in place; install spring bronze weather stripping; casings, sills and cornices – assume 80% intact – repair, add missing moldings; scrape and paint sash, frames and trim; install new aluminum triple track storm windows.

Window #104: fabricate and install entire new window – sash, frame, casings, cornice – to match existing windows; install new aluminum triple track storm window.

Window #102: fabricate new upper and lower sash, install in existing frame; install new aluminum triple track storm window. This work requires modification of the partition between the men's and women's toilet rooms, and relocation of toilet at women's room.

West Entry Door \$ 4,500.00

Fabricate and install new accessible door and fixed panel (see detail) with accessible hardware, closer, weather stripping, etc. Fabricate and install new single glazed transom light.

New east exit door \$ 7,200.00

East exit door: Provide and install 36" X 80" insulated fiberglass door, hardware, weather stripping, etc. Construct new landing, steps and railings

Roofing \$26,000.00

Strip existing roofing, repair roof sheathing as needed, install new architect grade asphalt shingles, aluminum flashings. Install new aluminum half round gutters and round downspouts – spill at grade

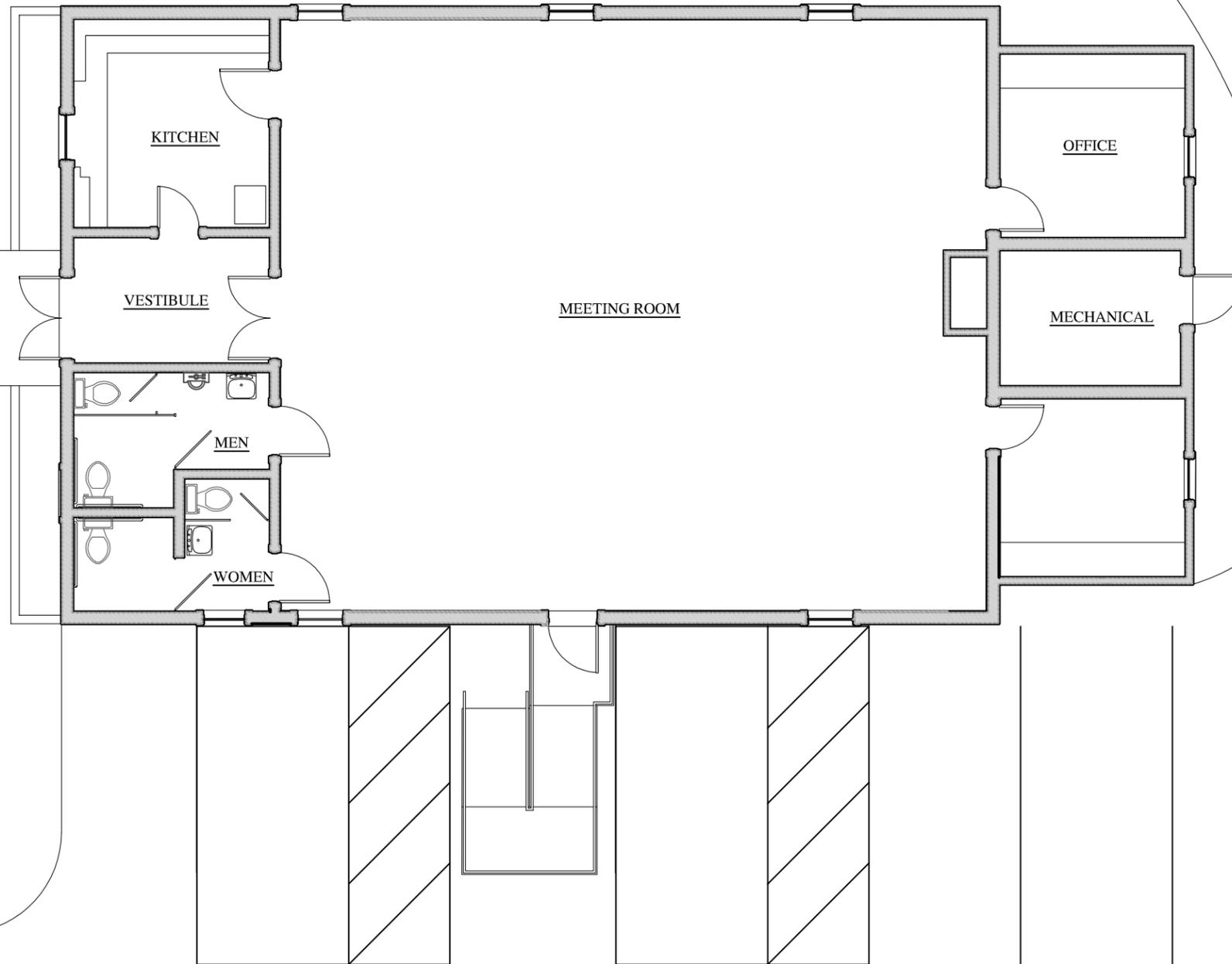
Wall Insulation \$11,200.00

Cupola	<u>\$17,000.00</u>
Construct and install new cupola – see details	
Contractor' General Conditions, Overhead and Profit	<u>\$45,365.00</u>
Contingency	<u>\$25,000.00</u>
Design Fees	<u>\$20,000.00</u>

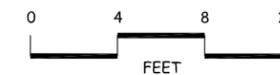
Conclusions

The recommended program of restoration and rehabilitation for the exterior of Somerset Old Town Hall, as outlined in this report, will result in a building shell that will faithfully represent, as closely as is reasonably possible, its historic appearance, while at the same time providing assurance of long term durability and serviceability. Depending on what is revealed on the removal of the aluminum siding and trim, the range of costs for restoration can be expected to run from \$230,000.00 to \$255,000.00.

COUNTY STREET



FIRST FLOOR PLAN



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NOTES

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1480 COUNTY STREET
SOMERSET, MA

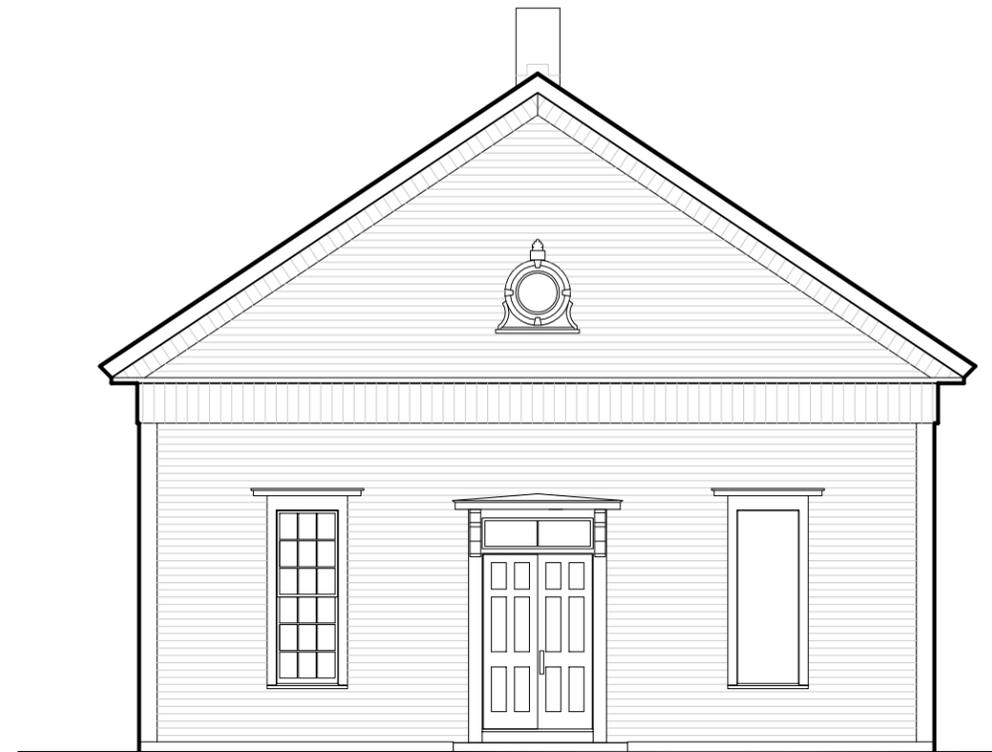
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REVISED:

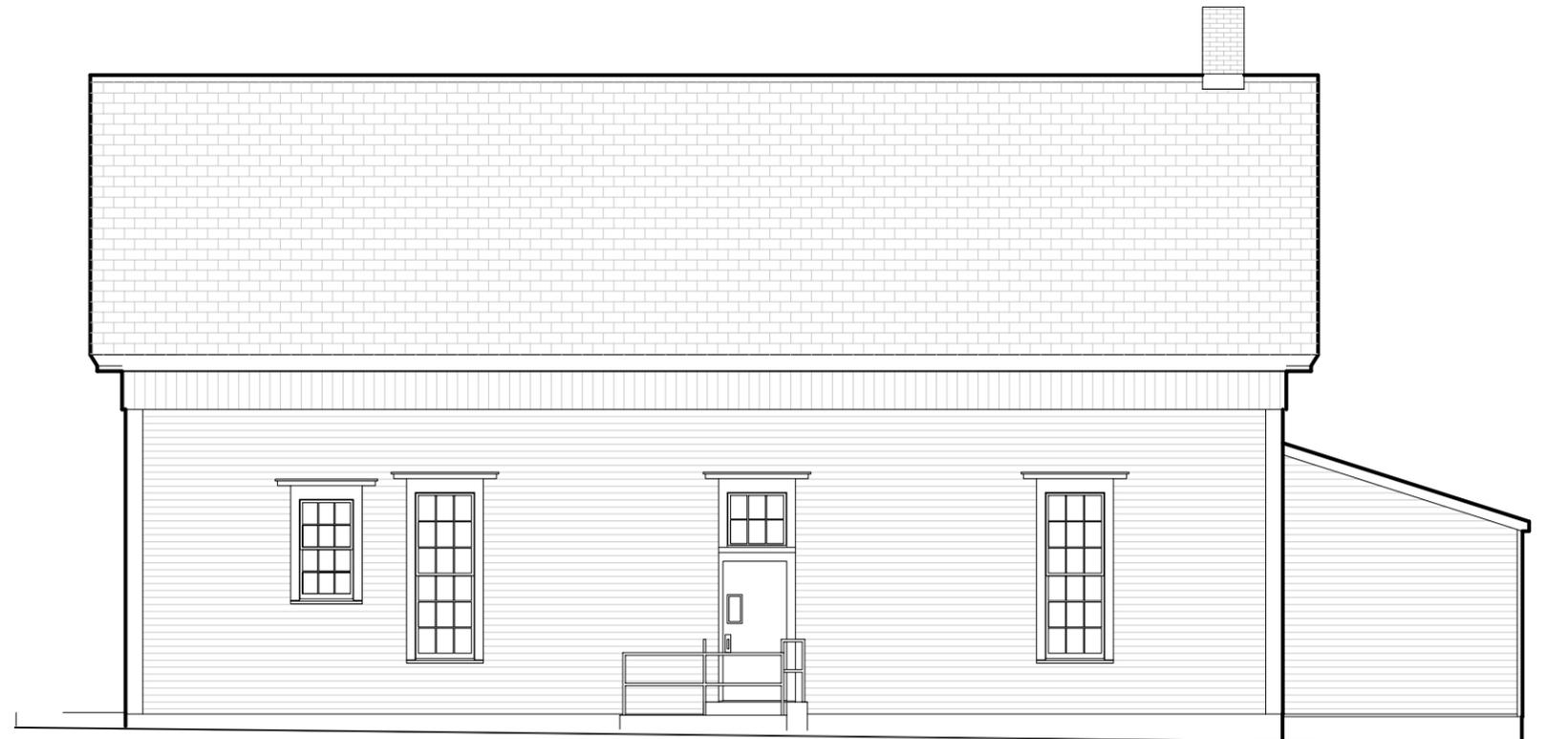
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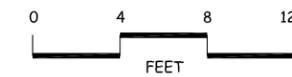
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WEST ELEVATION



SOUTH ELEVATION



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 W & S ELEVATIONS**

SCALE:
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EC-02

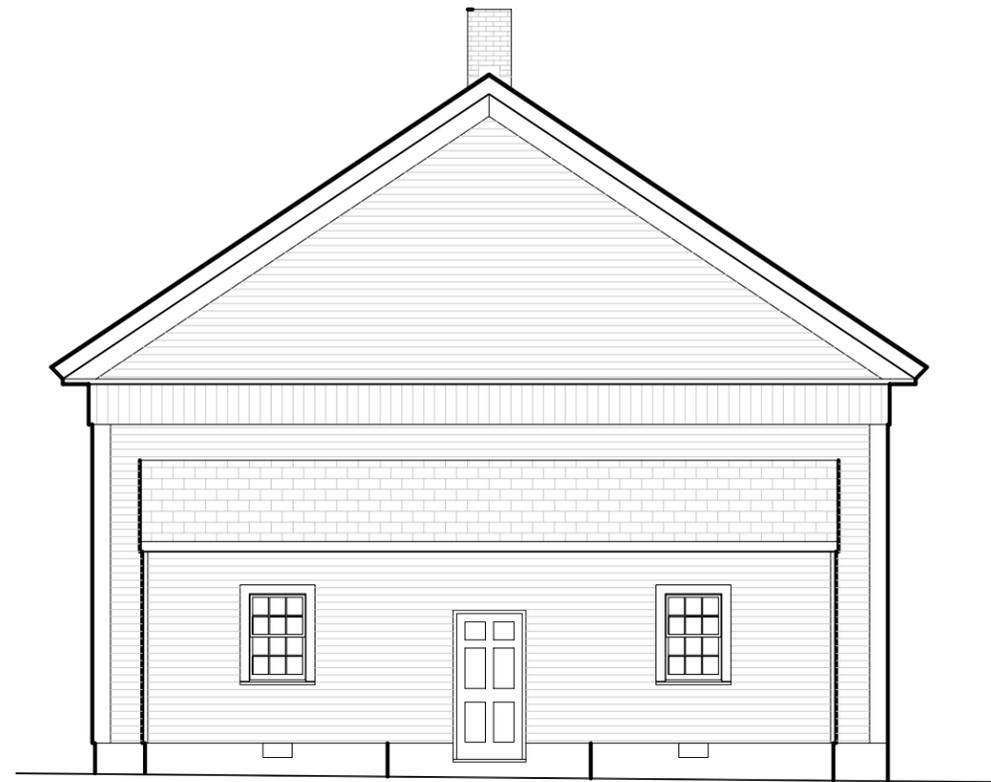
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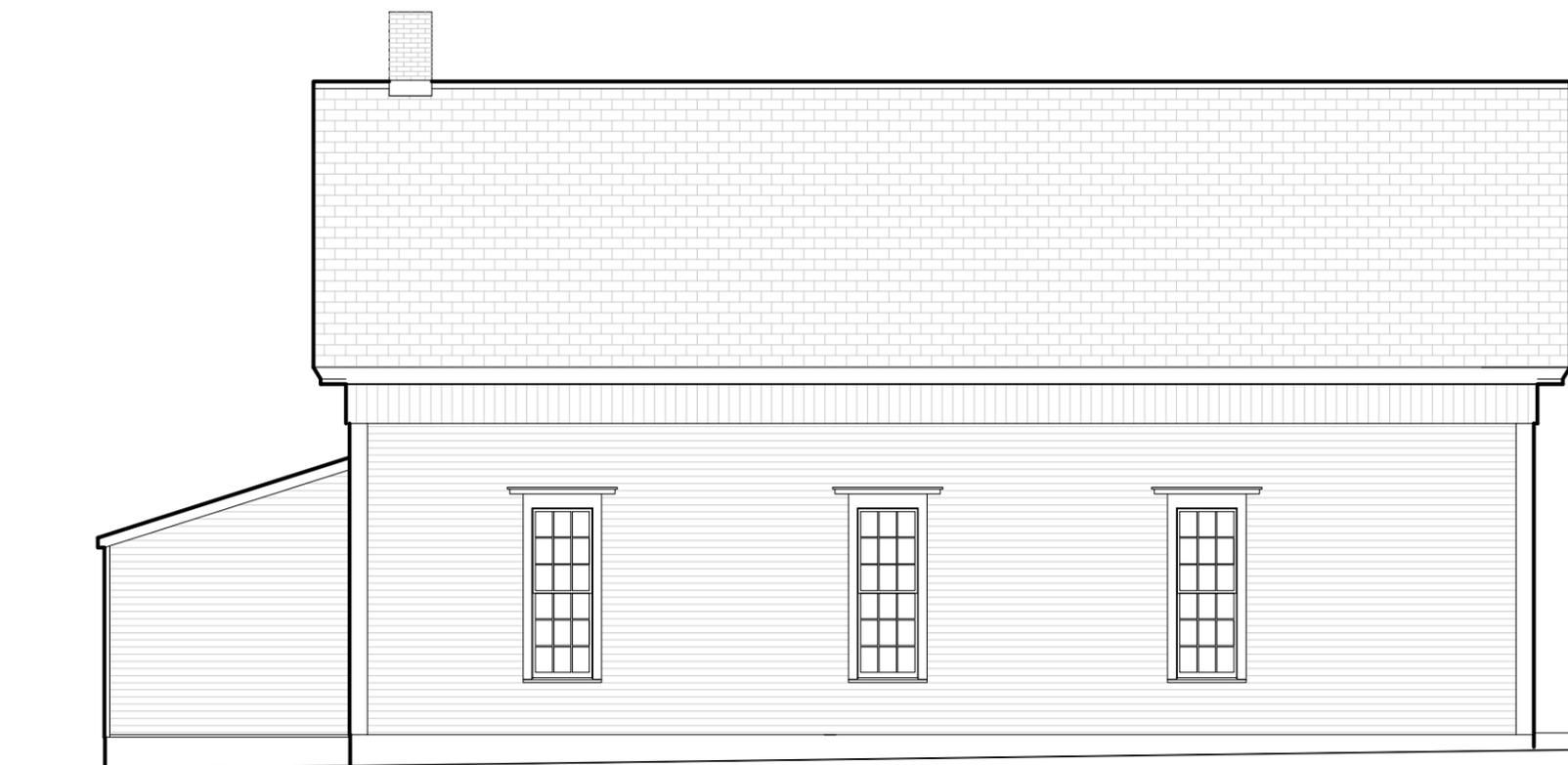
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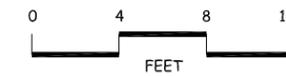
NOTES



EAST ELEVATION



NORTH ELEVATION



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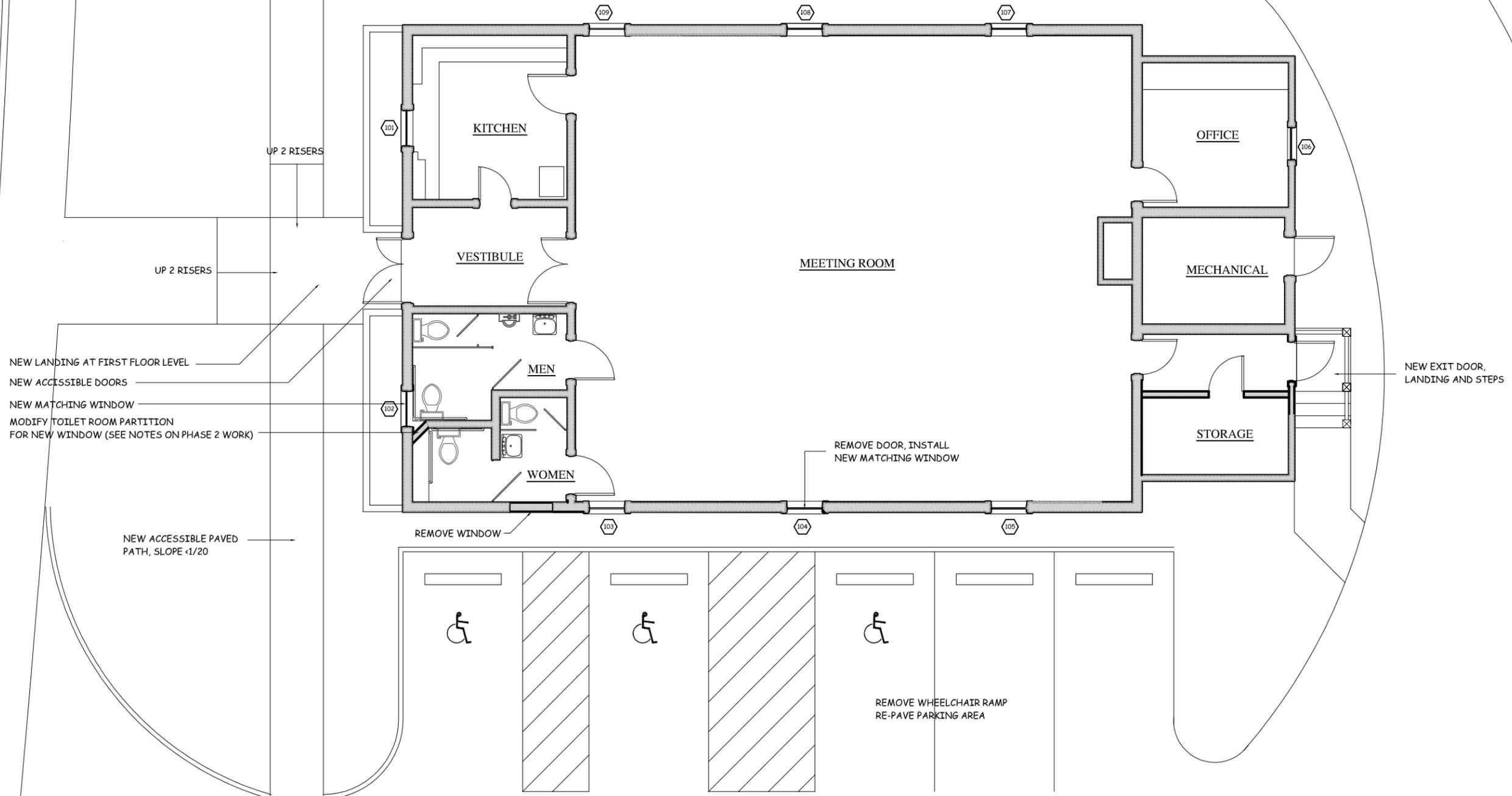
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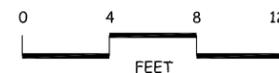
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COUNTY STREET



FIRST FLOOR PLAN



FEASIBILITY STUDY FOR
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1480 COUNTY STREET
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PROPOSED
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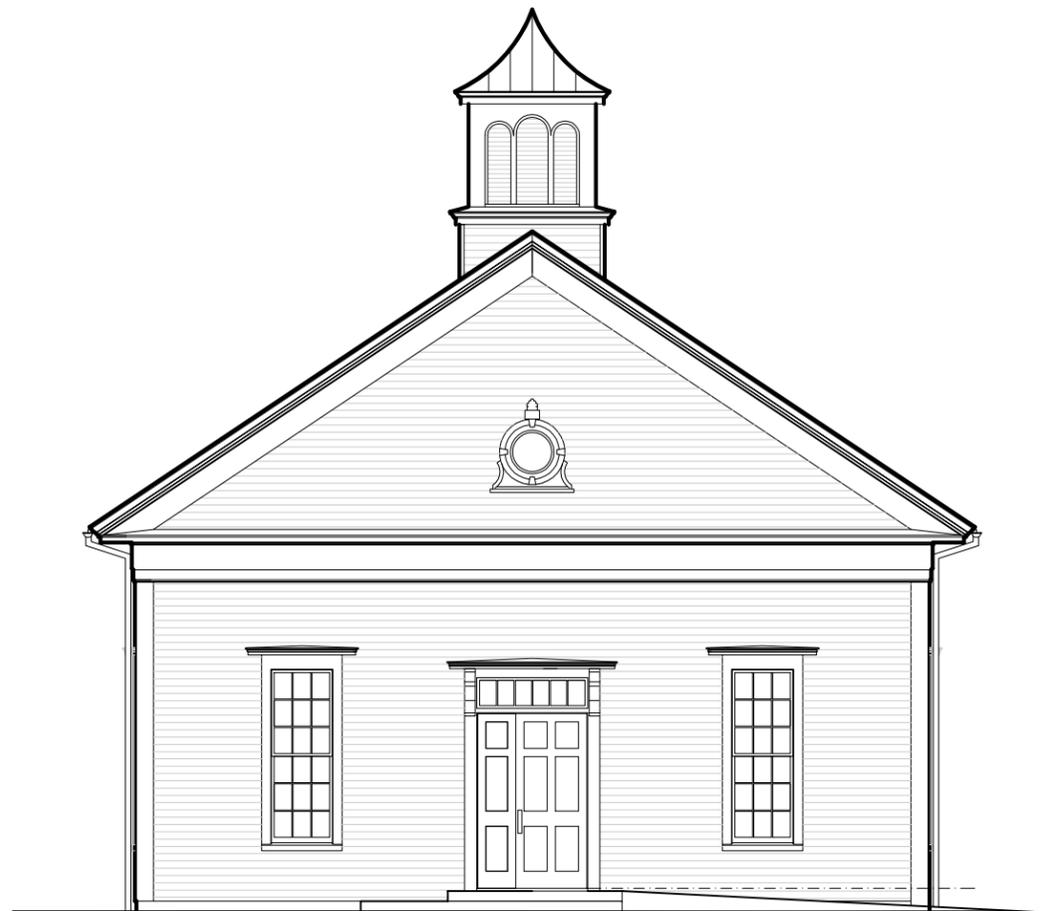
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A-01



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WEST ELEVATION

GENERAL NOTE: REMOVE ALL EXISTING ALUMINUM SIDING AND TRIM
NOTES ARE TYPICAL FOR ALL ELEVATIONS

NEW CUPOLA - SEE DETAIL

REPAIR TRIM AT RAKE

REPAIR, REPLACE CLAPBOARD SIDING

REPAIR, PAINT OCULUS

NEW ALUMINUM HALF ROUND GUTTERS
AND DOWNSPOUTS

REPAIR ENTABLATURE

REPAIR CORNER BOARDS

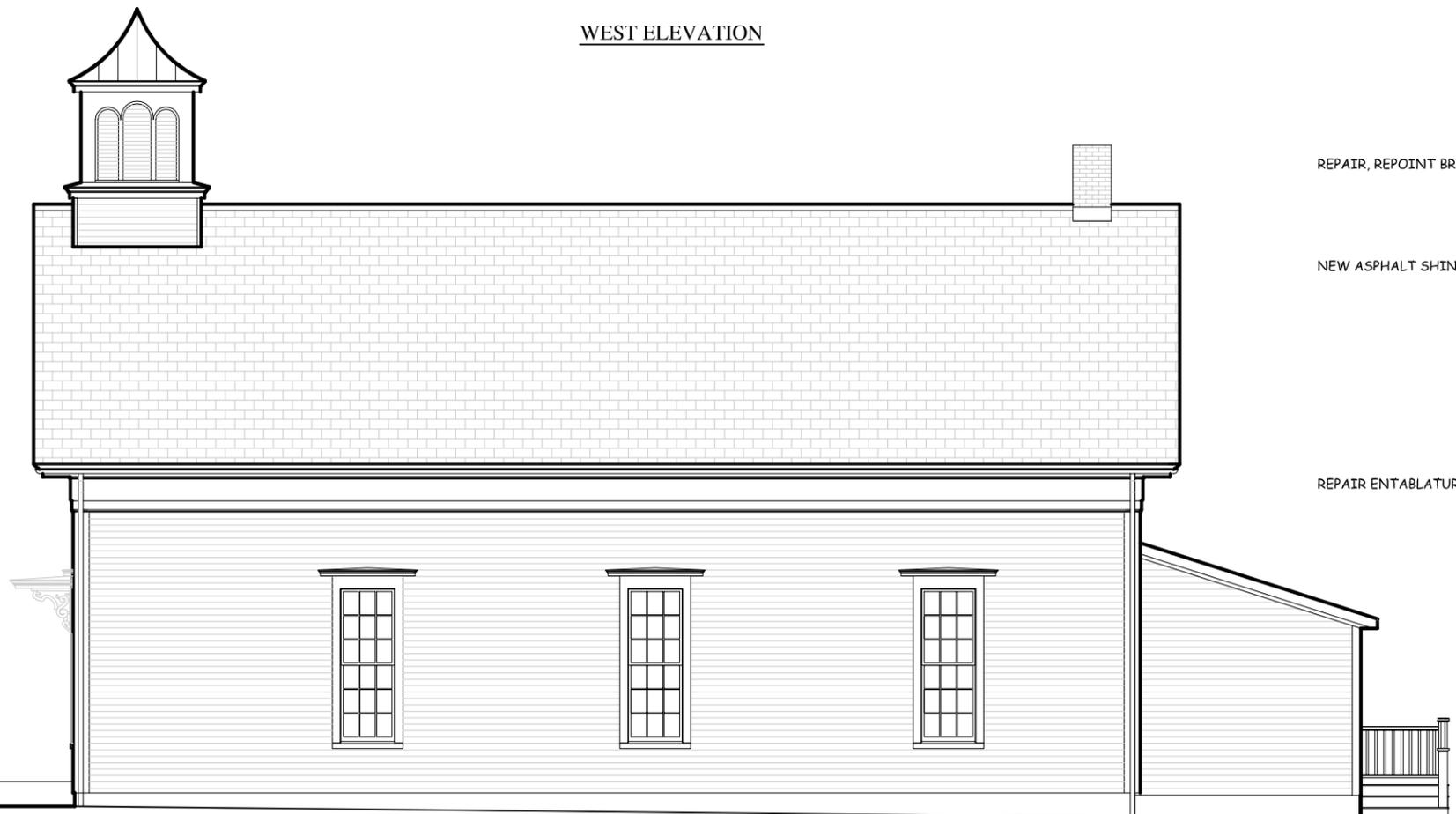
NEW TRANSOM LIGHT

REPAIR WINDOWS & TRIM, NEW STORM
WINDOWS

NEW SASH AT CLOSED-UP WINDOW OPENING

NEW ACCESSIBLE DOOR

NEW ACCESSIBLE WALKWAY, SLOPE LESS THAN 1/20



SOUTH ELEVATION
SEE WEST ELEVATION FOR TYPICAL NOTES

REPAIR, REPOINT BRICK CHIMNEY

NEW ASPHALT SHINGLE ROOF

REPAIR ENTABLATURE

REMOVE WINDOW
REMOVE EXISTING DOOR,
INSTALL MATCHING WINDOW

NEW LANDING AND STEPS
AT NEW EXIT DOOR



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A-02

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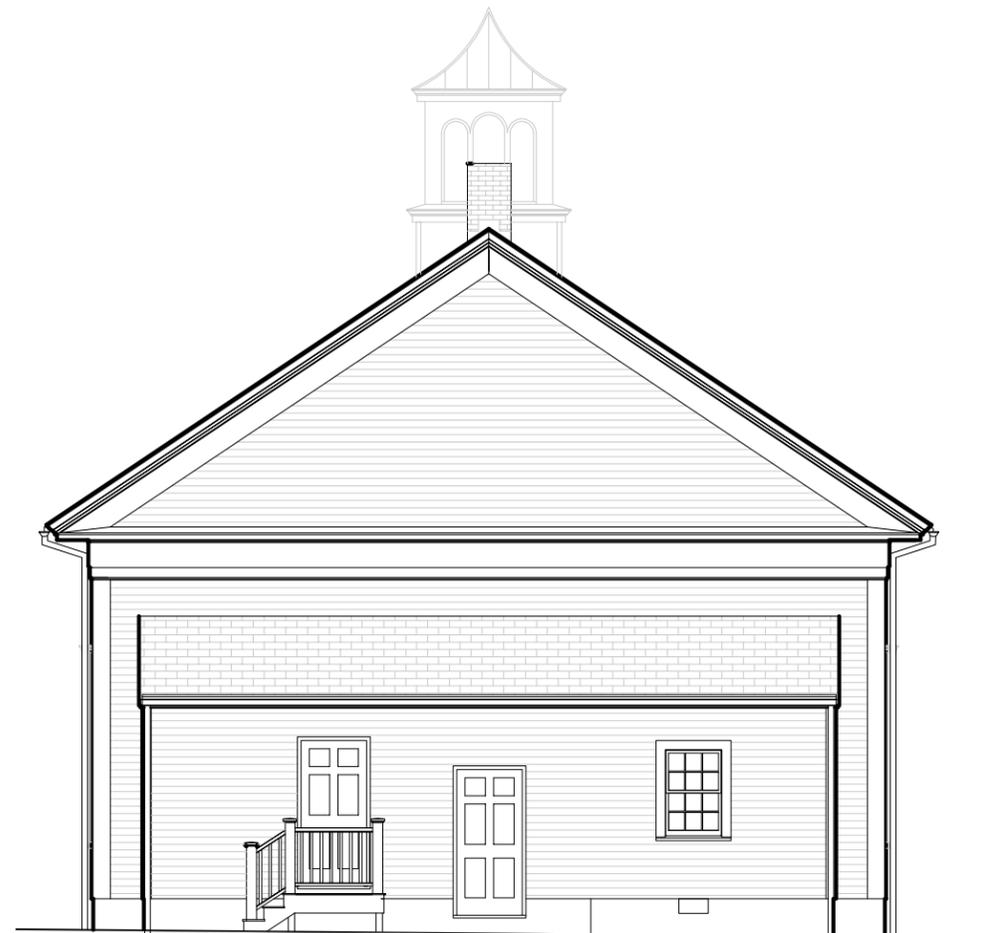
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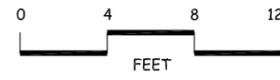
NOTES



NEW ASPHALT SHINGLE ROOF

NEW EXIT DOOR, LANDING AND STEPS

EAST ELEVATION
SEE WEST ELEVATION FOR TYPICAL NOTES



NORTH ELEVATION
SEE WEST ELEVATION FOR TYPICAL NOTES

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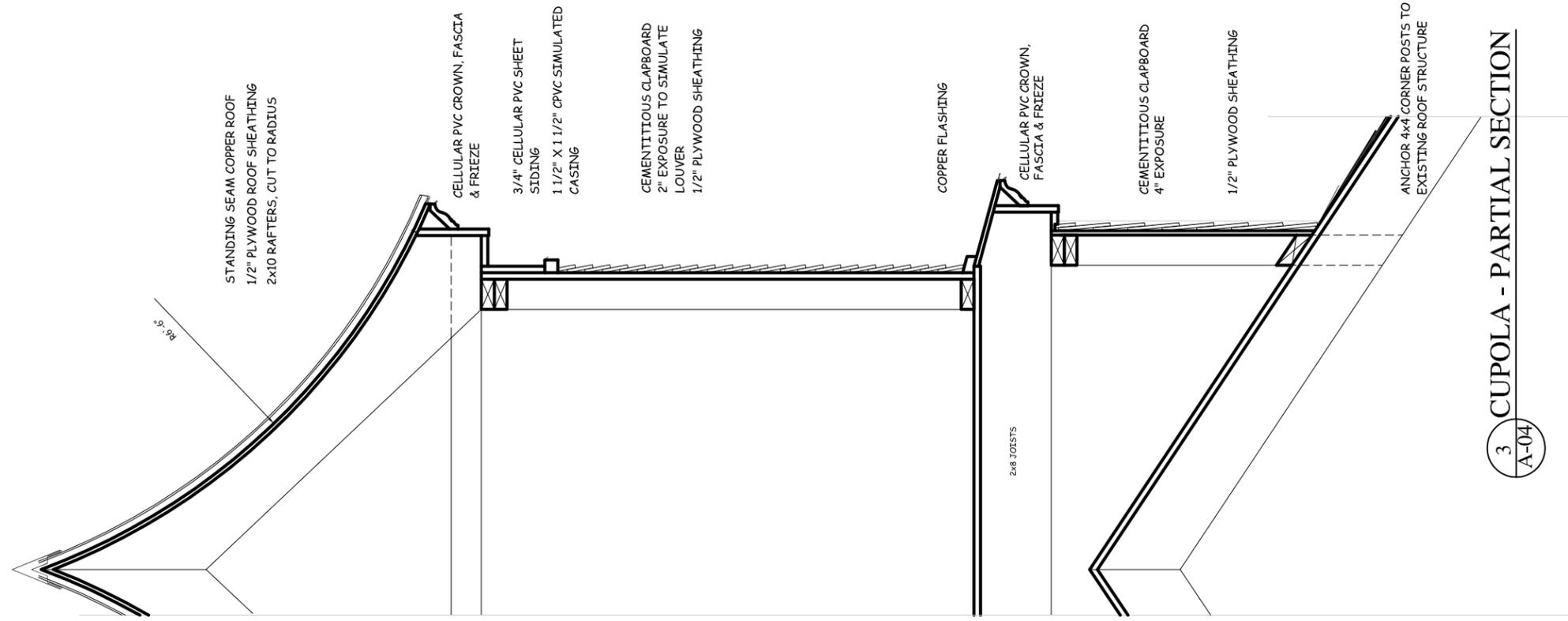
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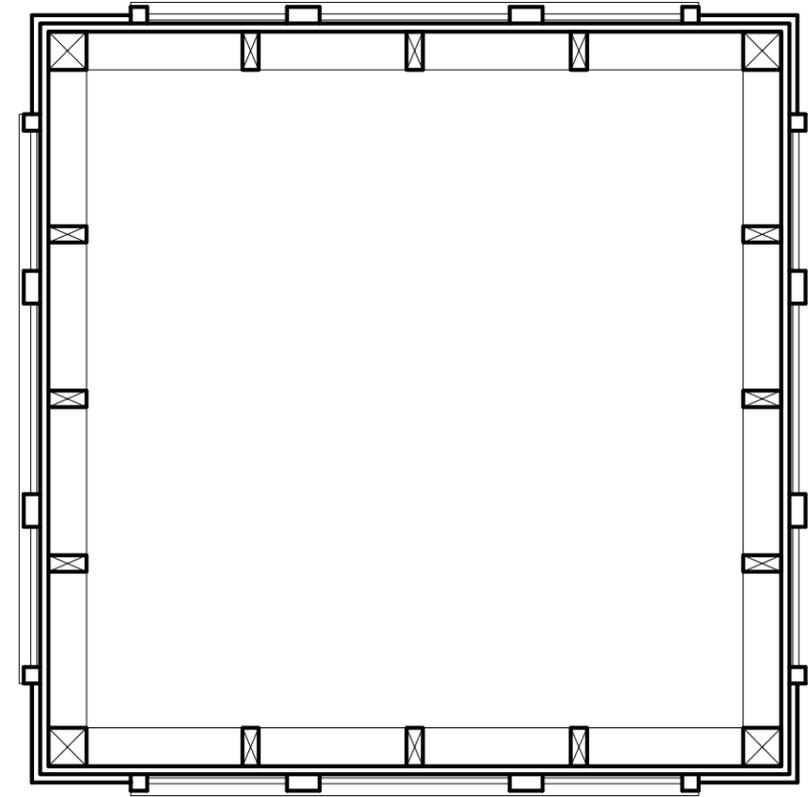
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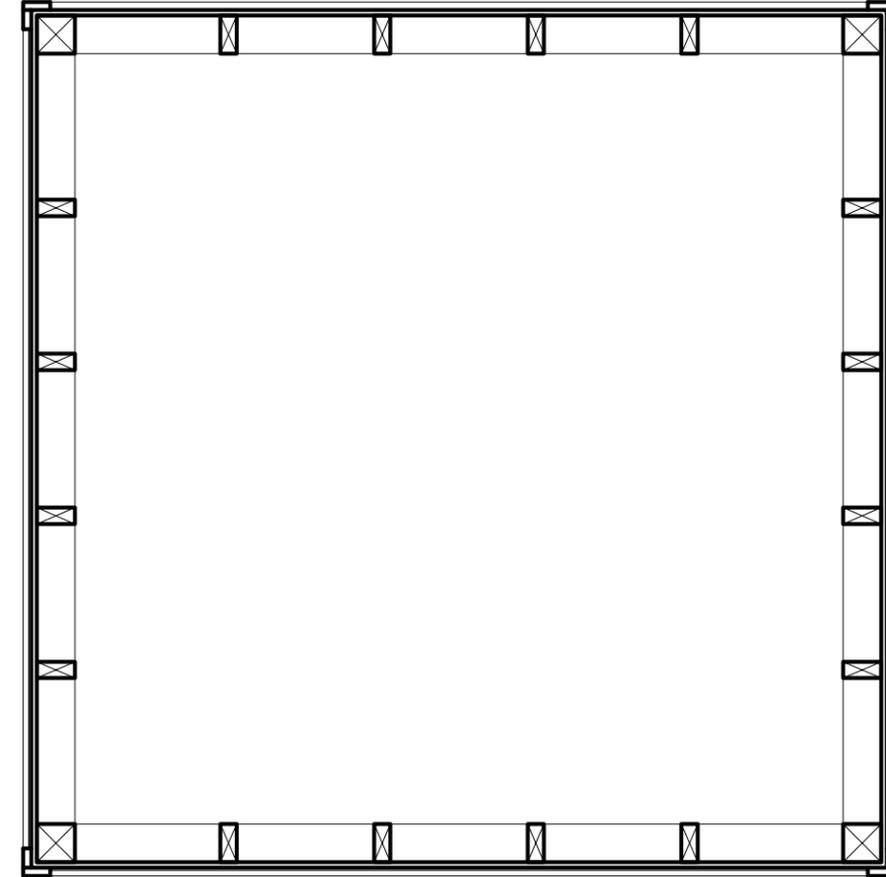
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3 CUPOLA - PARTIAL SECTION
A-04



1 CUPOLA - UPPER PLAN DETAIL
A-04



2 CUPOLA - LOWER PLAN DETAIL
A-04

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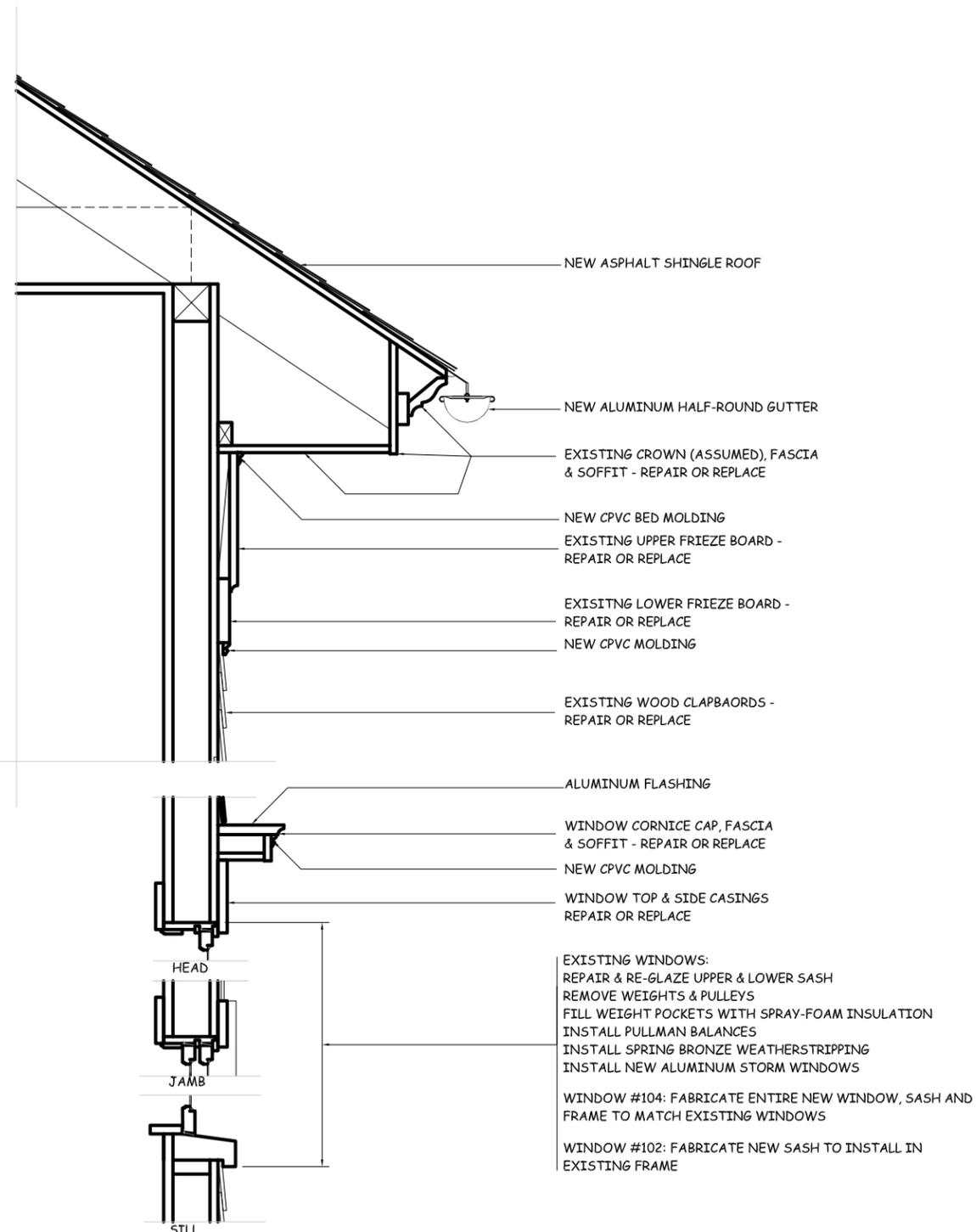
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TITLE
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 WINDOWS & DOOR

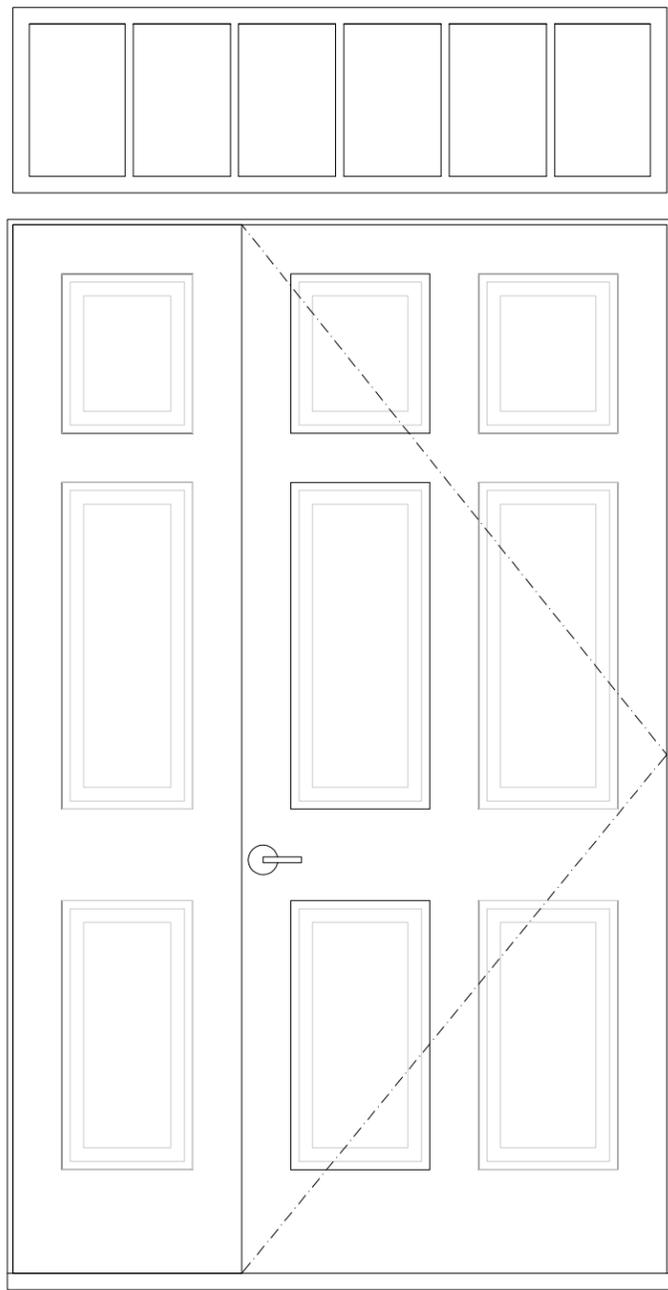
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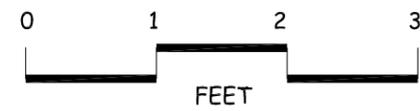
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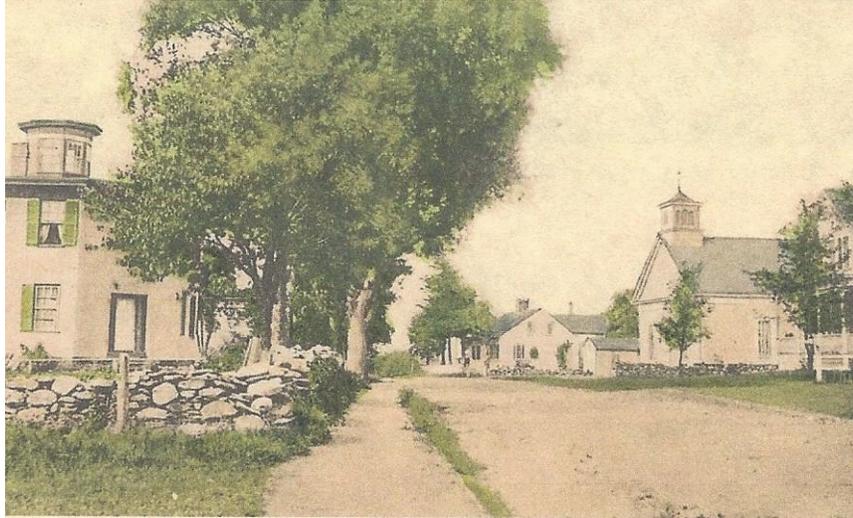
1 TYPICAL WALL SECTION
 A-05



2 NEW ACCESSIBLE ENTRY DOOR
 A-05



Photographs



Historic photo showing Old Town Hall with cupola



Old Town Hall today, West Elevation showing aluminum siding



Accessible entry and wheelchair ramp



Looking from the Southeast



North Elevation



Corner Board under aluminum trim



Clapboards under aluminum siding



Window cornice – paint line indicates missing bed molding

Product Cuts

4/29/2016

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Applications:

- Historic Restoration
- Renovation
- New Construction
- Industrial Applications
- Residential & Commercial

Public School #37 Renovation

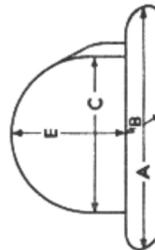


Please contact Pullman Customer Service with any questions on the easy to use Pullman counterbalance at (585) 334-1350 ext. 302.

[VIEW INSTALLATION VIDEO](#)

Balances from 1934 were still operating when replaced by new Pullman Balances in 2006. Photos courtesy of Infinity Glass.

Dimensional Specification Chart



Side Type

Pullman window balance to replace weights and pulleys

PRODIGY™



PRODIGY™ balances are an inverted Block & Tackle balance with a field replaceable carrier. It is designed to handle sash weights up to 45lbs. This balance travels with the sash, making it a logical choice for replacement or new construction window applications requiring full sash opening. Since the balance is hidden from view, jamb pocket covers are eliminated for cost savings. Smooth and easy sash operation with long cycle life, is a standard feature with this proven product.

AVAILABLE IN SCREW AND HOOK MOUNT.

FEATURE	BENEFIT
Easy Field Replacement	Balance & Carrier Remove Without Notch-Out
Maximum Sash Opening	Achieve Egress Utilizing Smaller Sash
Balance Travels with the Sash	No Need to Paint or Cover Balance
Durable, One Piece Design	Provides Maximum Strength & Safety
Designed For Residential Tilt Applications	Sash Weights up to 45 Lbs
Music Wire Springs by Caldwell	Fatigue Resistant Providing Consistent Performance
Rear Laced Cord	Prevents Interference with Tilt Latches

[CLICK HERE FOR A PRINTABLE SELL SHEET](#)



RESIDENTIAL WINDOW APPLICATION
AAMA CLASS 2 VERIFIED COMPONENT
LENGTHS: 7- 46 INCHES • WEIGHT RANGES: Up to 45 LBS
AVAILABLE IN MILL FINISH ONLY



Products

Block & Tackle Balances

- PRODIGY™
- APEX™
- Series 86
- 77p
- 77t

Constant Force Balances

- ROLLER TILT®880
- ROLLER TILT®
- ROLLER TILT ii®
- QUICKTILT® nc

Spiral Balances

- EZ-LIFT™
- SPIREX®
- ALUMA-TILT®
- SPIRO-MITE®
- INSUL-TILT™

Hybrid Balances

- ULTRA-LIFT®
- Disengagement Procedure
- ULTRA-LIFT®nt

Casement Hardware

Accessories

- Tilt Carriers
- ULTRA-LIFT® Accessories
- Pivot Bars
- ECC-CARRIER™

Contact Us Today!

Do you need someone to contact you to explore options or prepare a proposal for you? Let us know how we can help.

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Concealed block and tackle balance to replace weights and pulleys

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6" Half Round Single Bead Aluminum Gutters

Everything you need for ordering a complete 6" Single Bead Half-Round (0,032") aluminum gutter system. This is also known as a traditional bead gutter. eGutter® makes ordering gutters a breeze.

All Related Components: Select from extensive line of contractor select hangers, end caps, miters, outlets/drops, downpipe, elbows, pipe brackets, sealer and related hardware for this particular system.

Colors: Available in High Gloss White or Royal Brown only.



Gutter Alum .032 6" Half Round Single Bead 10 Feet

Our 6" Single Bead Half Round gutter is made from heavy gauge .032" aluminum with baked on enamel finish. Each section is 10 feet in length. Available in High Gloss White and Royal Brown.

**Ships by Freight Only in protective crating.*

Suggested Price . . . \$ 55.00

Price: \$48.88

Aluminum Stock Colors



Gutter Alum .032 6" Half Round SB 20 Feet

Our most popular 6" Half Round traditional single bead gutter is made from heavy gauge .032" aluminum with baked on enamel finish. Reminiscent of a bygone era, this style of gutter is used for a distinctive look over typical K-Style gutter systems. Each section is 20 feet in length. Available in High Gloss White and Royal Brown.

**Ships by Freight Only in protective crating.*

Suggested Price \$ 98.00

Price: \$83.88

Aluminum Stock Colors



Hanger Alum 6" Half Rd, #10 Combo White

Use for fascia mounting standard 6" half round single bead aluminum gutter. Includes special spring clip for fastening hanger to gutter's bead. Recommended spacing is 24 inches on centers. Color is High Gloss White.

Suggested Price \$ 7.99

Half-round gutter system