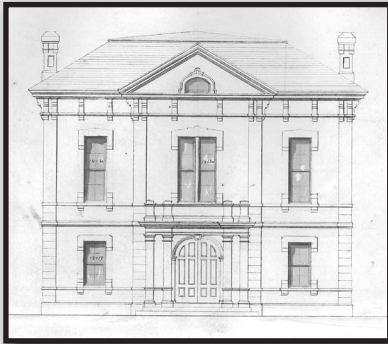


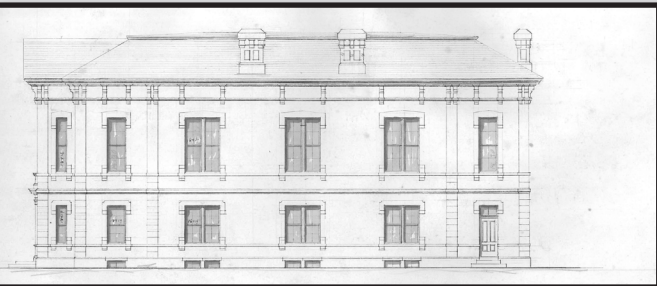
LEGACY



Alexander Rice Esty
1826-1881



Front Elevation
Alexander R. Esty



Side Elevation
Alexander R. Esty

Built in **1870** to replace the previous, wood-framed Town Hall after it was destroyed by fire. In **1996**, an elevator pavilion was constructed at the rear elevation to provide handicap accessibility.

Designed by architect **Alexander Rice Esty** in the **Italianate Style** with high quality materials: granite, sandstone, and waterstruck red brick with wood bracketing and trim.

For **150 years** has served the community, currently acting as the hub for town offices and seat of local government.

A visibly deteriorating exterior envelope (windows, walls, roofs) prompted the town to engage historic preservation firm **Spencer, Sullivan & Vogt** to assess the building condition and prepare recommended treatments and a budget for work needed to restore and preserve the building before incurring further damage.



SOUTHBOROUGH TOWN HOUSE EXTERIOR RESTORATION

EXISTING CONDITIONS



Sandstone trim is eroded and damaged from years of rainwater washing across its face.



Rainwater-soaked sandstone blocks are spalled and cracked due to leaking downspouts.



Monolithic windows are deteriorated, energy inefficient, and inoperable. Exact replicas of the originals, properly aligned for easy operation will be produced.



Woodwork at the building cornice shows signs of damage. Paint is worn and chipped.



Sandstone mortar joints are open and at risk for water infiltration.



Brick mortar is deteriorated or repointed with incorrect color in hard mortar.



Exposed wood doors are left worn and severely water-damaged.



Deteriorated chimney flashing and roofing have reached the end of their lifespan.

RECOMMENDATIONS

As part of *Spencer, Sullivan & Vogt's* final report, a detailed conditions assessment is accompanied by recommended treatment drawings and a preliminary cost estimate outlining the following priority work:

SCAFFOLDING, DISPOSAL, & EQUIP.:	\$262,000
MASONRY REPAIR AND REPOINTING:	\$415,270
WOOD RESTORATION:	\$21,925
ROOFING AND RAINWATER MANAGEMENT:	\$191,970
WINDOWS AND DOORS:	\$401,300
PAINTING AND REFINISHING:	\$57,600
MISCELLANEOUS RESTORATION/REPAIR:	\$21,020
GENERAL CONDITIONS & OVERHEAD:	\$304,518
ARCHITECT & OPM FEES:	\$311,340
CONTINGENCY:	\$251,340

TOTAL: \$2,238,283

SOUTH ELEVATION

- COVER EXISTING WOOD MOULDING AT ROOF TRANSITION WITH ALUMINUM (TYP).
- PREP / PAINT WOOD LOUVER AND TRIM.
- REPLACE FLASHING AT HORIZONTAL CORNICE IN PEDIMENT.
- PREP / PAINT CORNICE WOODWORK, INCLUDING BRACKETS AND BANDING. INSPECT FOR AND REPAIR (EPOXY CONSOLIDATE OR DUTCHMAN) ANY DETERIORATED SECTIONS OF SOFFIT (TYP).
- PREP / PAINT IRON LIGHT FIXTURE AND REPAIR TO FUNCTIONING CONDITION.
- REPAIR (DUTCHMAN) DETERIORATED SANDSTONE BEDMOULD; SAW-CUT NEW DRIP INTO UNDERSIDE OF EXISTING SANDSTONE CORONA.
- REMOVE IRON BRACKETS FROM SANDSTONE FRIEZE (BOTH SIDES).
- REMOVE NYLON INSERTS FROM SANDSTONE AND PATCH (TYP).
- REPLACE WOOD DOORS.
- PREP / PAINT WOOD SURROUND; REPAIR (EPOXY CONSOLIDATE) OR REPLACE DETERIORATED WOOD BASE.
- REPOINT MONOLITHIC GRANITE STEPS AT ENTRANCE. PROVIDE NEW LEVEL SETTING BED AND BRICK WALK.

ARCHITECT: **Spencer, Sullivan & Vogt**
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PROJECT: #2021
SOUTHBOROUGH TOWN HOUSE
 CONDITIONS ASSESSMENT
 17 Common Street
 Southborough, MA 01772

#	DATE	DESCRIPTION
00	Aug. 18, 2020	CONDITIONS ASSESSMENT

SHEET TITLE: **RECOMMENDATIONS: SOUTH+NORTH ELEVATIONS; ROOF**

SHEET #: **A-1**