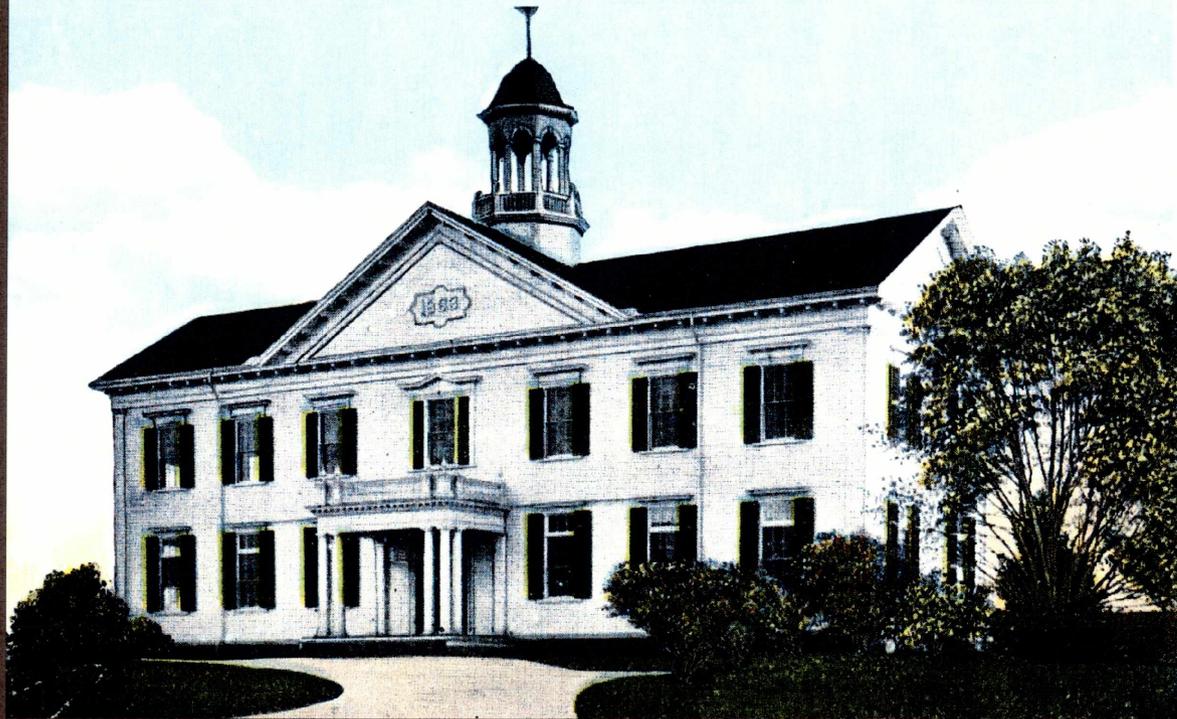


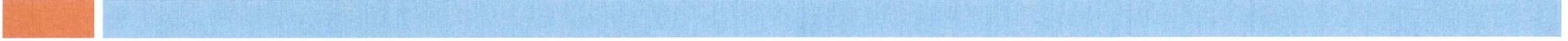
HANOVER TOWN HALL. HANOVER, MASS. PAINTED WITH DUTCH BOY LIQUID LEAD.



PRESENTATION TO THE TOWN OF HANOVER COMMUNITY PRESERVATION COMMITTEE

December 17, 2014

Preliminary Findings



- Brief History
- Renovation Goals and Recommendations
- Opinion of Cost
- Moving Forward

Brief History

- ❑ Center block constructed 1863
- ❑ Renovation proposed by turn of 20th century
- ❑ Wings added by 1910
 - ❑ Cupola changed
 - ❑ Entry portico changed
- ❑ Center block extended and addition added 1977

1863

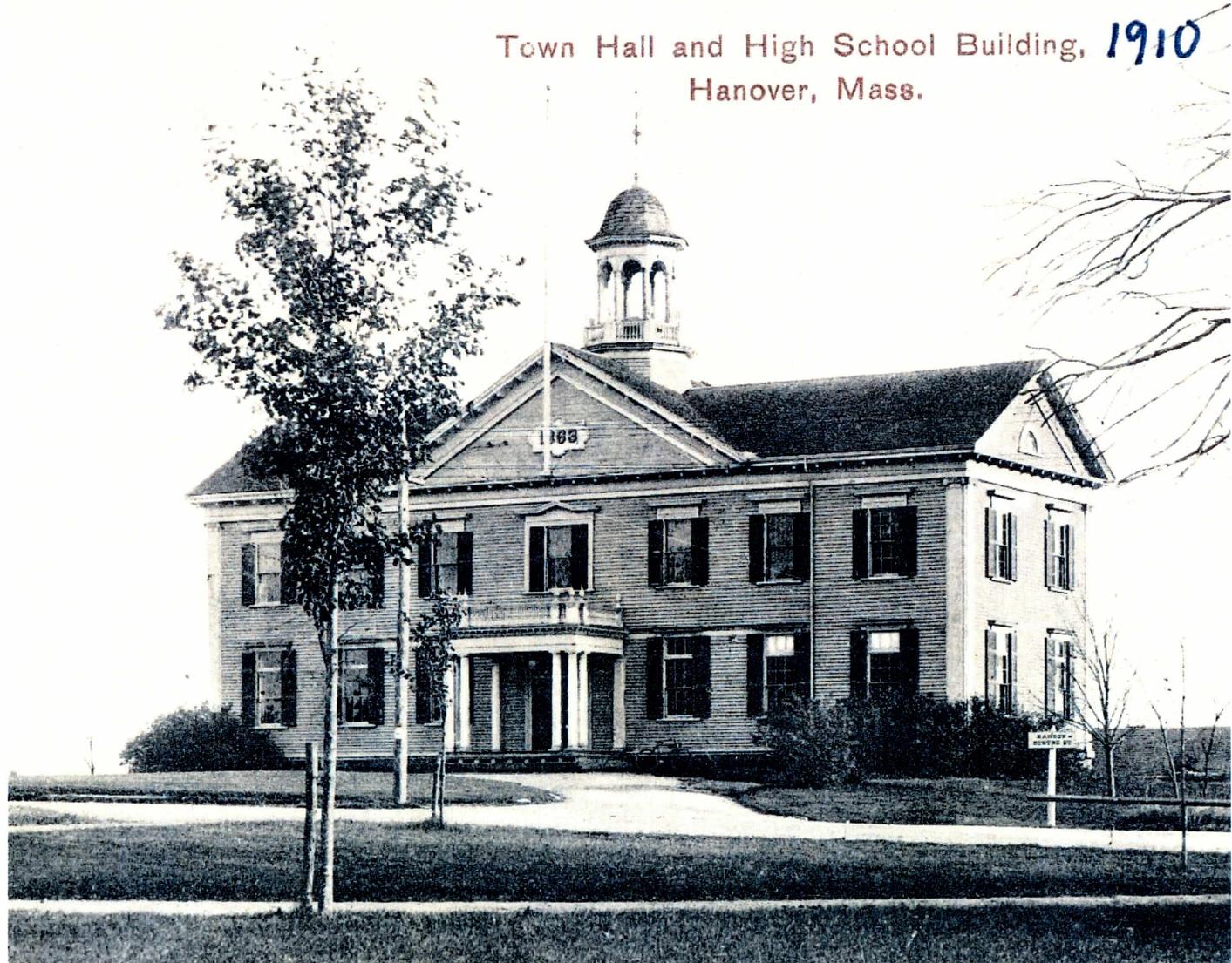


Ca. 1900 Proposal for Renovation



1910 renovated building

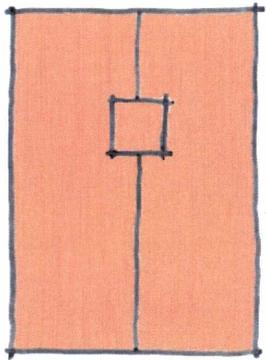
Town Hall and High School Building, 1910
Hanover, Mass.



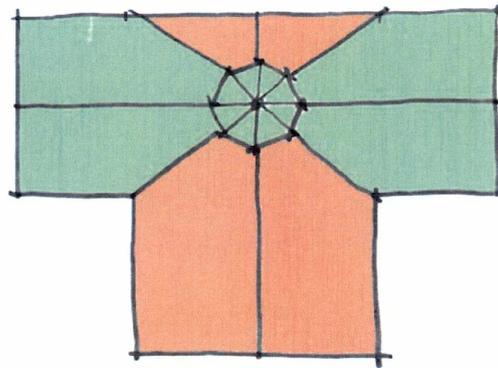
1977 expanded building



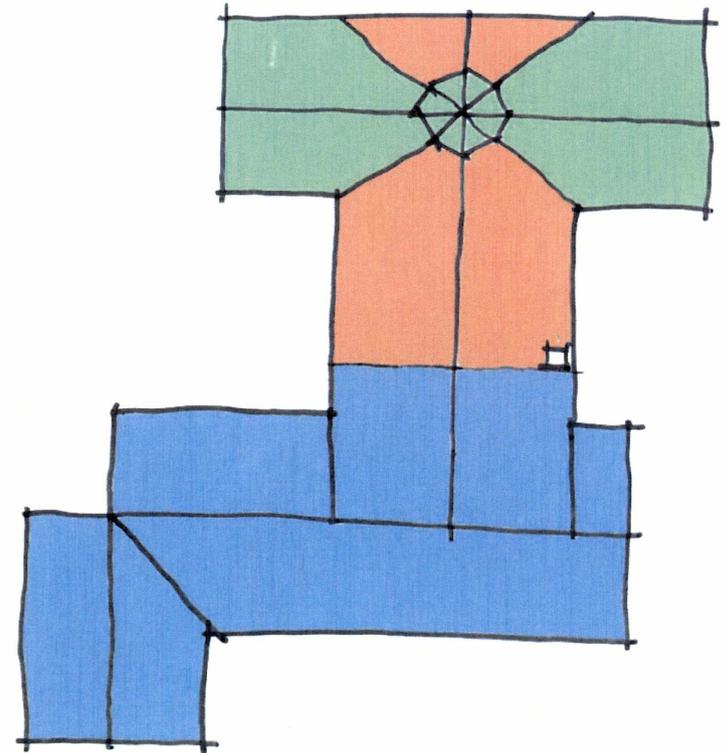
Chronology



1863



By 1910



1977

Goals of Renovation

Balance the history and legacy with modern responsibilities:

- Energy efficiency

- Sustainability

Address worn conditions of building

Remediate structural inadequacies

Update deficient systems

Scope of Renovation

Restoration of the cupola;

Restoration of the entry portico

Window and shutter replacement

Removal of the synthetic siding and installation of insulation panels and cladding with wood clapboards and shingles

Removal of heavily built-up paint on cornices, window and door frames, pilasters and trim, restore damaged or missing historic elements;

Exterior painting with historic colors;

Scope of Renovation (cont'd)

Structural repairs to the roof framing;

Structural repairs to the basement piers and floor framing;

Replacement of defective electrical wiring;

Installation of HVAC in the 1863/1901 portion of the building;

Landscape improvements for drainage and general appearance.

Restoration of the Cupola

Roof replacement

Cupola Structure

- Provide new structure at cupola, anchorage to roof and interior framing to prevent future toppling, hoist cupola and secure to new framing

Deteriorated decorative woodwork

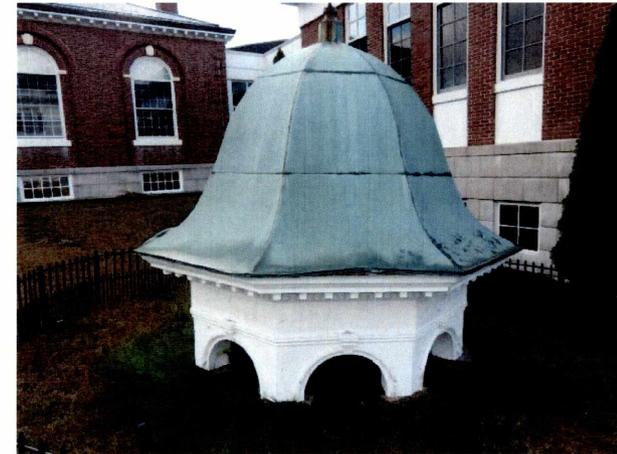
- Close open joints, mill new trim to match existing, replace missing urns, balusters and trim, make new legs

Paint build up

- Strip to bare wood, paint historic colors

Loose flashing on cupola & aging asphalt shingle roof

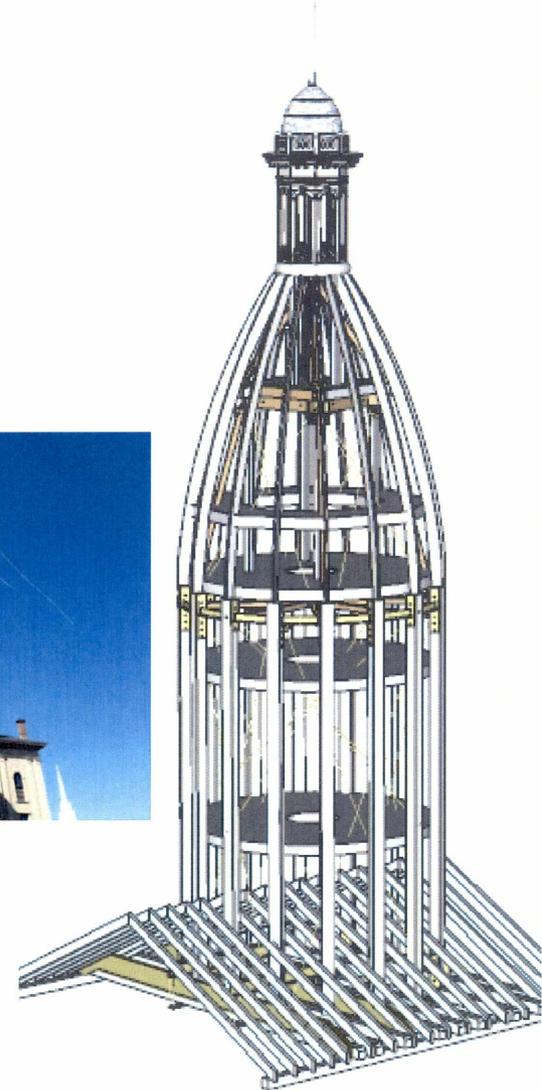
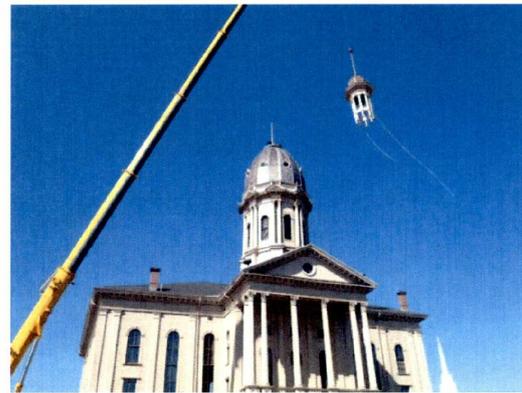
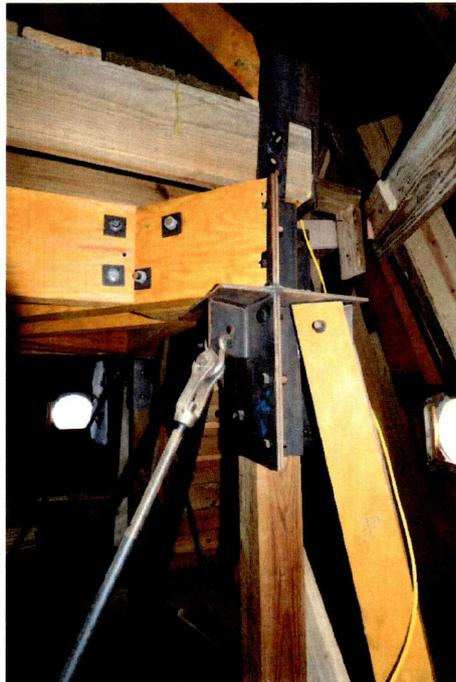
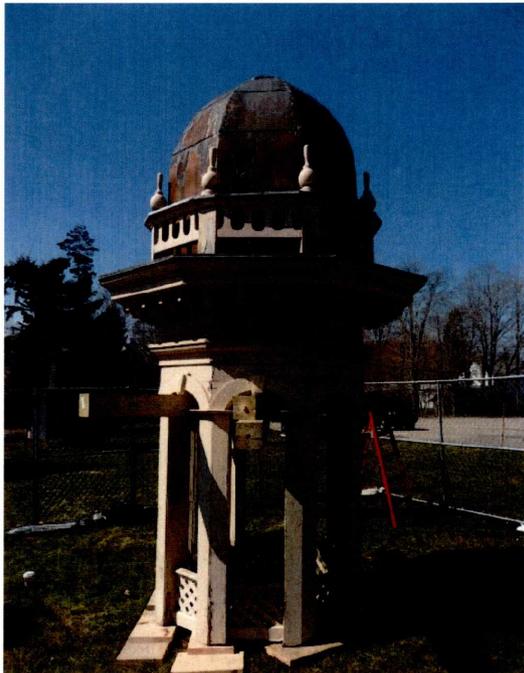
- Replace deck roof, flashing and cupola roof
- Replace Town Hall roof



Restoration of the Cupola

An example of what restoration would entail

Middleboro town hall cupola restoration.



Restoration of the Portico

Paint build up

- Strip to bare wood, paint historic colors

Deteriorated woodwork

- Close open joints, mill new trim to match existing, replace missing urns

Inappropriate aluminum columns

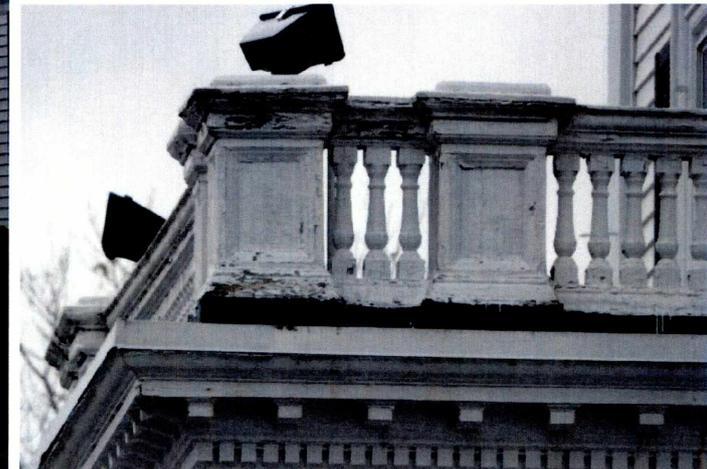
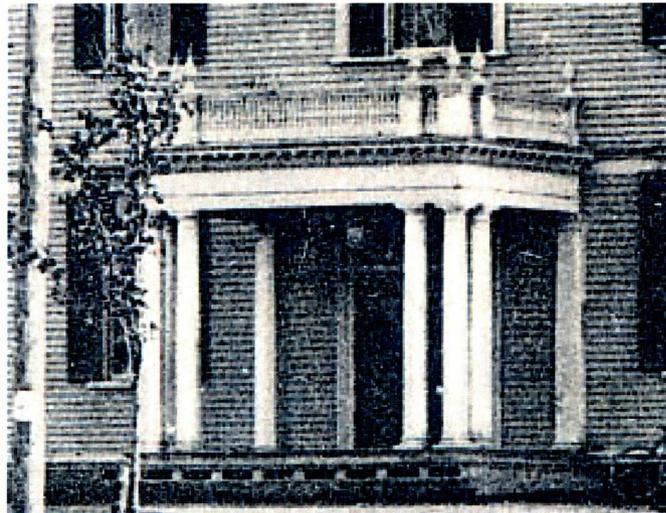
- Replace with properly proportioned and tapered shaft

Flashing and drainage off flat roof

- Replace flat roof and gutter liner, copper where visible

Deteriorated concrete landing

- Reconstruct with new stone treads



Replacement of Windows and Shutters

Flat muntins, poorly operating, energy inefficient windows

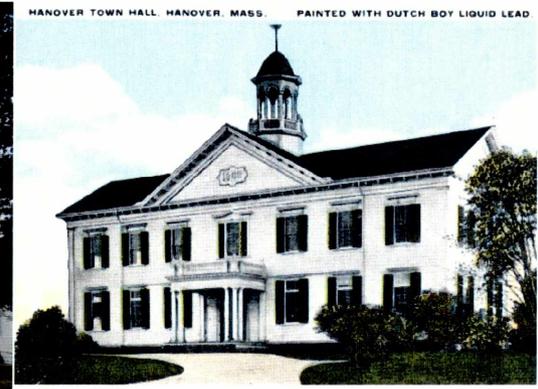
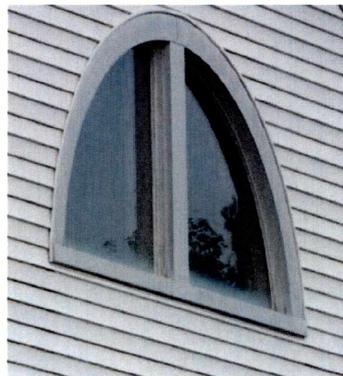
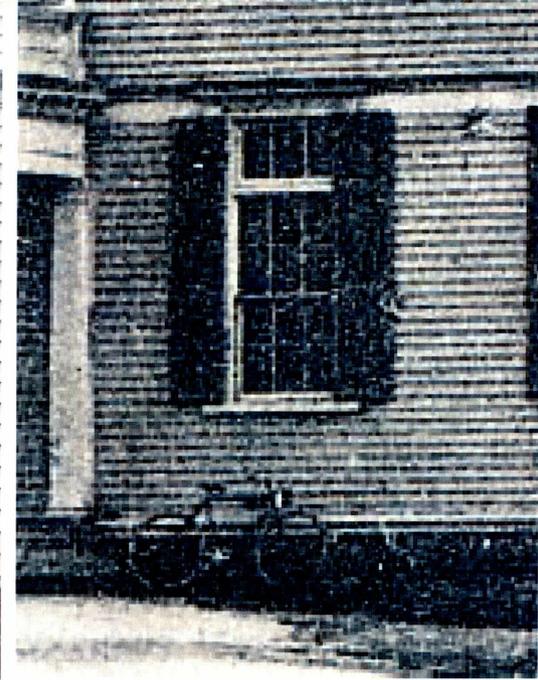
- Replace with SDL clad wood operating sash

Fake shutters screwed to siding

- Replace with accurate replicas, wood or PVC, properly mount to frame of windows.

Seals failing and wood deterioration

- Replace 40 year old insulated glass windows with new clad wood operating and fixed sash.



Replace siding, paint historic colors

Synthetic siding traps moisture, obscures historic detail prevents access to areas for structural repair and strengthening

- Remove synthetic siding
- Remove wood siding beneath, document
- Remove sheathing
- Restore framing, repair sills
- Infill voids in blown in insulation
- New rigid insulation boards
- New structural sheathing

White on white paint scheme

- Perform paint analysis on extant historic materials to confirm colors of contrasting paint scheme shown in historic black and white photos.
- Refer to contemporary accounts of the building for clues.

Wall insulation of 1977 addition could be improved

- Adding exterior insulation is an opportunity to replace aging siding and trim.
- Opportunity to rethink siding material



Remove heavily built-up paint & restore historic details

Heavy paint build up on wood

- Strip paint to bare wood for better paint adhesion

Historic wood work joinery opening

- Close joints open to weather
- Use stainless steel screws

Missing or damaged historic ornament

- Salvage extant remnants for creating models to cast into replacement ornament
- Further research photos for size and proportion of missing elements and turn or cast new replacement pieces



Remove heavily built-up paint & restore historic details

An example of replication of historic details

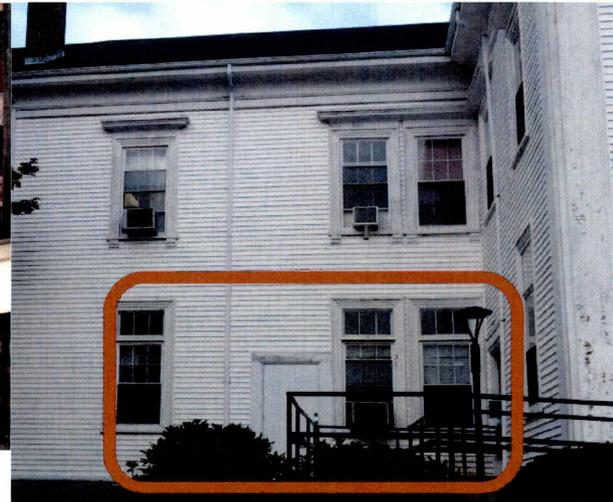
- A pilaster capital from the Hanover Town Hall shown at left.
- A similar restoration from original to model to install of the cast replacement.



Structural Strengthening

Structural Strengthening

- Roof reinforcing, replace failed rafters
- Establish lateral tying at eaves
- Reinforce first floor joists
- Reduce displacement of second floor framing and first floor framing with repairs to basement framing.
- Replace residential lally columns in basement with properly sized posts
- Repair timber sill at building perimeter
- Mortar repair at stone basement walls.



Systems Improvements

Knob and Tube Wiring is a fire and life safety hazard and power delivery is unreliable due to the age of the system.

- Remove knob and tube
- Install code compliant wiring.

Window mounted AC units are inefficient, allow air infiltration reduce views out and detract from historic appearance.

- Install a central air conditioning system.



Landscape Improvements

Foundation plantings and mulching trap moisture against the foundations.

- Thin plantings to more historic appearance
- Regrade for improved drainage.

