

## Description of preservation work on the 1872 Addison Town Hall

### **Bell Tower:**

Remove all exterior trim, siding, three remaining louvers and temp plywood on south facade. Be very careful to save the Italianate cornice brackets. They would need to have paint stripped using heat gun or stripper. Remove metal roofing and check rafter tails for structural integrity. Inspect/re-nail existing sheathing and cover with Ice and Snow membrane.

Remove the felt paper from walls to inspect the sheathing. Repair and re-nail same as needed. Remove old step flashing, replace with 16 oz. copper. Remove existing louvers for disposal.

Recover walls with a peel and stick weather resistant barrier, overlapping the step flashing. Install temporary plywood in louver holes to keep weather out. Fabricate and install new louvers using Life Span. The south, west and north louvers shall be non-venting, due to high winds. Install new exterior trim, original cornice brackets, and new siding. All trim to be pre-primed acetylated material, such as Life Span. Corner boards and louver casing shall be 5/4. Siding can be cementitious or Life Span, at 4" TTW. Paint all trim and clapboards white with one finish coat prior to installation. Apply primer to all cut ends. Paint louvers green. After installation, caulk as needed and apply a second finish coat.

Finally, install new roof material, such as Acrylabs roof coating, EPDM, Standing Seam. Make sure vertical leg of drip edge extends one quarter inch below top face of crown mold.

### **General Roof repairs:**

Demo brick chimney two courses below roof sheathing at bottom edge. Install framing as needed to support new sheathing. Infill sheathing, felt and matching slate.

Remove two steel privy vents at ridge, replace slate as needed.

Remove existing galvanized ridge cap and inspect ridge area for leaks, as some have been observed in attic.

Install new 16 oz. copper ridge cap, requiring 40' from west gable to belfry and 2' from belfry to east gable.

Replace broken or caulked slate on rest of roof.

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### **SEPARATE RFP for window and body preservation:**

Sand existing windowsills to bare wood. Epoxy consolidate large cracks on sills. Prime with Mad Dog primer and apply two white latex finish coats.

Scrape, prime and finish coat face of window side casings. Apply 3/4" sq. painted stop to bottom of head casing, (flush with thinner side casings). Install new, white, triple track aluminum storm windows. Caulk top edge of storm unit.

Repair missing clapboards and trim as you go.