Southborough Public Library

Conditions Assessment & Restoration Recommendations

Spencer, Sullivan & Vogt
History: Vital Statistics

- Designed by Alfred Cookman Cass, completed in 1912
- Noteworthy additions: un-dated portion at rear, & major 1989 expansion
- Built of granite, limestone, & waterstruck red brick
Existing Conditions – Exterior

Masonry
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Openings
Existing Conditions – Exterior

Openings
Existing Conditions – Exterior

Openings
Existing Conditions – Roof & Parapets
Masonry & Flashing
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Water Mitigation & Drainage
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Water Mitigation & Drainage
Preservation Recommendations

Roof Plan

- Remove existing membrane, ballast, insulation, and original roof to the concrete deck. Install new membrane roof and related vertical surfaces at the parapets. Install plywood substrate to serve as underlayment for membrane.
- Remove protective roof coverings and electrical conduit wire junction boxes.
- Provide overflow roof scuppers where only one drain exists.
- Repair spalled stone coping (typ).
- Enlarge all existing roof drain inlets to full diameter.
- Cut and install lead t-caps at stone coping joints throughout.
- Remove existing ballast and replace with new membrane roof.

COLOR KEY
- Masonry
- Roof & Flashing
- Windows
Preservation Recommendations

South Facade

- **Cut-and-point brick face above entry**
- **Replace copper cornice flashing throughout with expansion joint at center of each facade**
- **Replace eroded sandstone entablature block**
- **Replace & extend metal gutter above entry**
- **Replace thru-wall flashing and re-anchor coping stones**
- **Prepare & paint wood window frames & sashes & replace deteriorated glazing putty throughout original building & designated addition**
- **Remove embedded steel eye-hooks throughout**
- **Remove embedded iron anchors at basement windows of original building**
- **Replace deteriorated window sills & frames at designated basement windows**
- **Reinstall center handrail & provide additional on each side**
- **Replace modern storefront doors with history replica doors**
- **Disassemble, salvage, & rebuild stone stairs with new conc. foundation & brick pavers; use masonry cleaner to remove stains**

**Existing South Elevation**

1

1/8" = 1'-0"
Preservation Recommendations

North Facade

- Remove surface-applied sealant from brick masonry (typ.)
- Repair cracked bricks & inspect for structural damage (typ.)
- Replace thru-wall flashing and re-anchor coping stones
- Replace copper cornice flashing throughout w/ expansion joint at center of each facade
- Cut-and-point vertical and horizontal joints of stone entablature throughout
- Replace all sealant & provide weep holes at brickmoulds for masonry openings of addition throughout
- Use masonry cleaner to remove stains from full perimeter of stone watertable

COLOR KEY:
- Red: Masonry
- Orange: Roof & Flashing
- Blue: Windows

EXISTING NORTH ELEVATION

33° - 40°
Preservation Recommendations

East Facade

- Replace thru-wall flashing and re-anchor coping stones.
- Cut-and-point vertical and horizontal joints of stone entablature throughout.
- Remove embedded steel eye-hooks throughout.
- Use masonry cleaner to remove stains from full perimeter of stone watterbase.
- Remove iron grilles and infill cheek wall openings with CMU, painted to match granite (both sides).
- Replace copper cornice flashing throughout w/ expansion joint at center of each facade.
- Repair eroded sandstone entablature blocks.
- Remove surface-applied sealant from brick masonry (typ.)
- 1911 Original
- Original Addition
- 1989 Addition

EXISTING EAST ELEVATION
Preservation Recommendations

West Facade

- Replace thru-wall flashing and re-anchor coping stones.
- Remove embedded steel eye-hooks throughout.
- Replace copper cornice flashing throughout with expansion joint at center of each facade.
- Use masonry cleaner to remove stains from full perimeter of stone watertable.

2 EXISTING WEST ELEVATION

COLOR KEY
- Red: Masonry
- Orange: Roof & Flashing
- Blue: Windows
# Cost Estimate

## General Requirements

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**Total** $55,000

## Existing Conditions

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## Demolition

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## Masonry

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## Concrete Unit Masonry

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## Structural Stone

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## Metals

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## Wood Trim

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## Exterior Finishes

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## Exterior Improvements

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**Total** $1,000

## Scope of Work Cost

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## General Conditions & Requirements (0%)  
Overhead and Profit (1%)  
Payment and Performance Bonds (5%)  
Construction TOTAL  
Architectural Fees (5%)  
PROJECT COST TOTAL

**Total** $25,000
Southborough Public Library

Spencer, Sullivan & Vogt