

Adams & Smith LLC  
 Finch&Rose  
 55 Thomas Road  
 Swampscott, MA 01907

(781) 599-2070

Issue Date:  
 October 7, 2015

Revisions:

**Topsfield  
 Town Hall**  
 Historic Rehabilitation  
 Facade Repairs  
 8 West Common Street  
 Topsfield, MA 01883

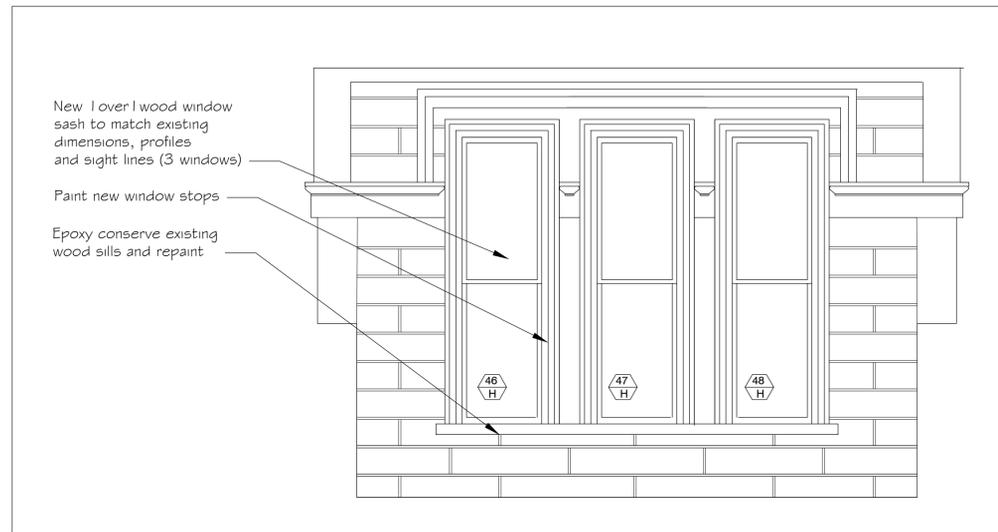
Job Number: 1502

Scale:

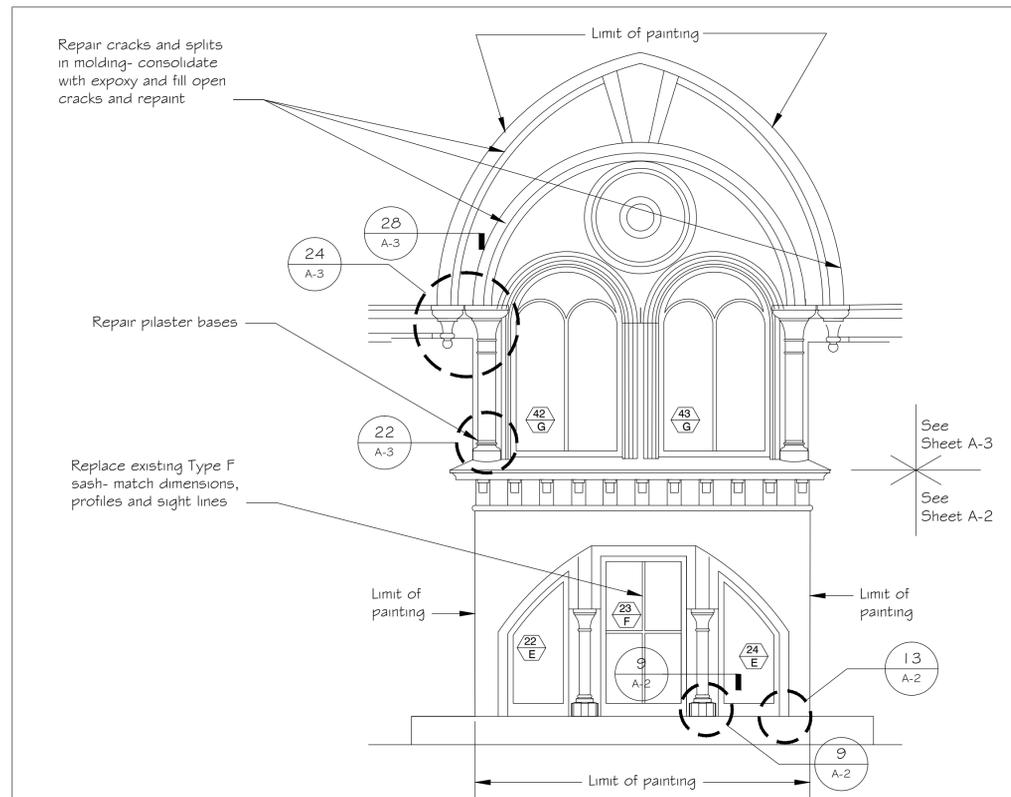
Drawing Name:

Front Facade and  
 Detail Elevations

**A-1**

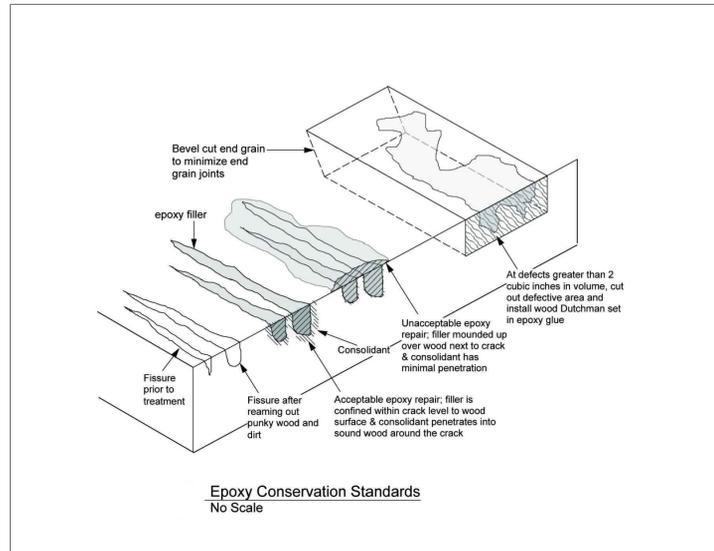


3 Detail Elevation at Type H windows  
 A-1 1/2" = 1'-0" See sheet A-3



2 Detail Elevation at Types E, F & G windows  
 A-1 1/2" = 1'-0" See sheet A-2 & A-3

1 East Elevation  
 A-1 1/4" = 1'-0"



10 Epoxy Conservation Standards  
 A-2 No scale



11 Colonette Base  
 A-2 No scale Opposite side similar

Replace existing 4 lite sash (not present in photo), matching dimensions and profiles. Approx 27" x 44-1/2". Single glaze and paint

Remove colonette and flat stock behind, assess condition of framing and blocking inside. Replace deteriorated material with dutchmen. Rework and extend existing copper flashing behind colonette and flat stock to extend up to 8" above existing sill. Review detailing and method of attaching new copper flashing to existing with the Architect prior to execution. Repair and reinstall colonette and flat stock

New colonette bases- match existing dimensions and profiles. Prime all faces, finish colors to match existing

Type E windows (2)  
 Spot reglaze and repaint

Epoxy consolidate and fill decayed moldings. Option- new wood with profile to match. Opposite side similar treatment

**General Conservation Notes**  
 Remove all paint and sealants from area to be conserved. Review condition with architect to determine whether the area is to be conserved or replaced with wood dutchman, and whether flashings revealed by removal of sealants are adequate. For areas to be conserved, ream out rotted or punky wood, and saturate with repeated applications of epoxy consolidant. Fill checks and holes with sandable epoxy filler. Sand cured epoxy surface so that filler remains only within the checks and holes and the profile of the element is restored. Paint affected area to match adjacent sound paint (prime plus 1 finish). Reinstall sealant with drainage weeps.



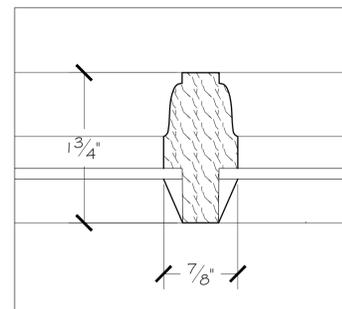
15 Detail Elevation at Type E & F Windows  
 A-2 NTS



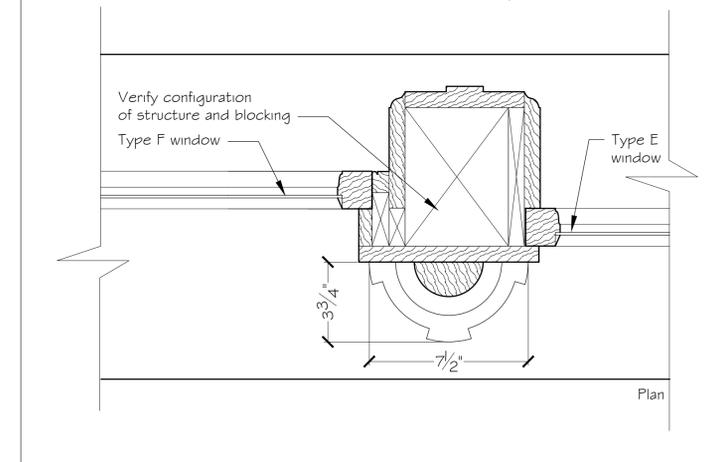
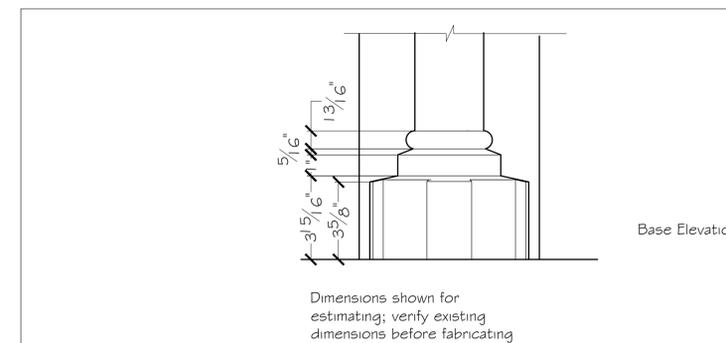
12 Interior at E & F windows  
 A-2 No scale



13 Outer casing at E window  
 A-2 No scale



7 Type F Window Muntin  
 A-2 Full size Field verify dimensions



9 Plan Detail Between E & F Windows  
 A-2 3"=1'-0"



14 Colonette Base- existing conditions  
 A-2 No scale



15 Type F window jamb at sill  
 A-2 No scale



8 Colonette Base  
 A-2 No scale

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Job Number: 1502

Scale:

Drawing Name:  
 East facade repairs at  
 type G & H windows

A-3



24  
 A-3  
 Detail at type G window  
 No scale  
 Opposite side similar  
 dimensions approximate,  
 verify in field



22  
 A-3  
 Colonette base at Type G window  
 No scale  
 Opposite side similar



23  
 A-3  
 Mullion base between G windows  
 No scale

Existing moldings-conserve  
 with epoxy to consolidate  
 and fill splits

Replace bullnose molding and  
 background molding in this area-  
 match profile and dimensions

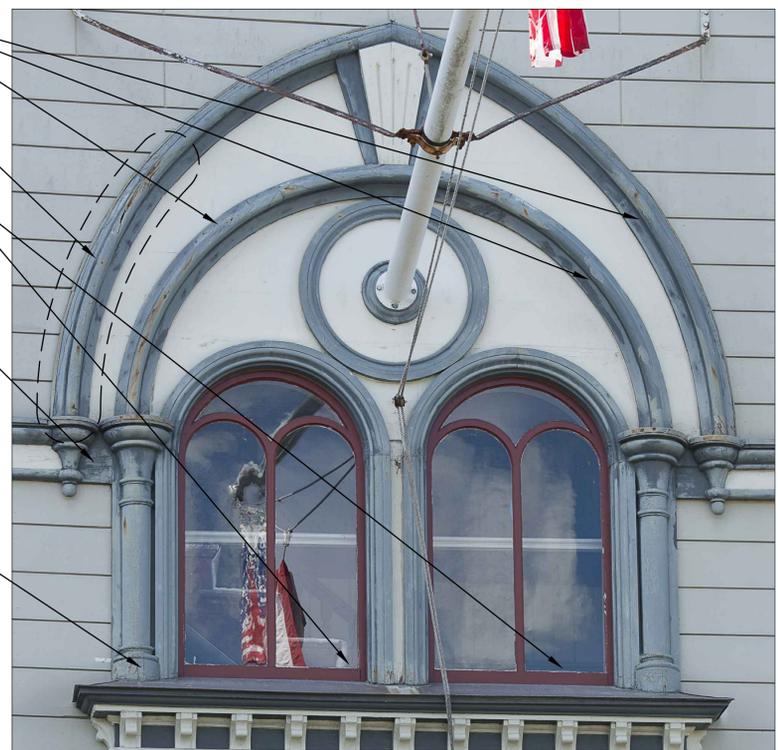
Type G windows (2)  
 remove loose and deteriorated  
 glazing compound and spot reglaze.  
 Spot prime, paint to match existing

Paint new and repaired moldings,  
 casings, and flat fields surrounded  
 by moldings

Epoxy consolidate and fill open checks

Colonette bases (2):  
 Remove paint to bare wood and remove  
 sealants to evaluate condition and execute  
 repairs to base of moldings and colonettes.  
 Review condition with architect- conserve with  
 epoxy to consolidate and fill checks or replace  
 with new wood, matching dimensions and profiles.  
 Install new sealants with weeps at conclusion  
 of repairs

Repaint areas affected by restoration  
 work to match adjacent areas and  
 restore color palette



20  
 A-3  
 Detail Elevation at Type G Windows  
 NTS



25  
 A-3  
 Detail Elevation at Type H Windows  
 NTS



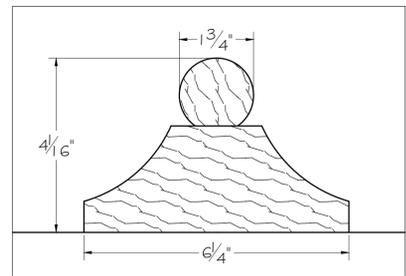
26  
 A-3  
 Interior view Type H Windows  
 NTS



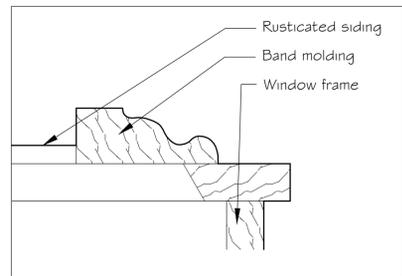
21  
 A-3  
 Detail Elevation at Type H Windows  
 NTS

Replace sash at three existing double hung windows. Existing inside frame dimensions  
 approx 24" x 80"; verify in field. New sash profiles and sight lines to match existing;  
 single glazed. Install new removable interior stops and parting bead. Full height  
 exterior stops under upper sash. Repair or replace existing casings where required,  
 matching dimensions and profiles. Epoxy consolidate exposed wood at exterior sill and  
 base of jamb casings. Retain existing flashings at base of jambs. All new wood to be  
 back primed; finish paint all exposed surfaces inside and out.  
 Fix upper sash; weatherstripping at lower sash.

Existing frames to remain;  
 new parting beads and  
 stops. All wood frames,  
 stops and sash to be  
 primed and painted  
 inside and outside



28  
 A-3  
 Moldings above Type G Windows  
 1/2 full size  
 Verify dimensions in field



27  
 A-3  
 Band Molding at Type H Windows  
 1/2 full size  
 Verify dimensions in field

Install sealant  
 at open joint

Replace bullnose molding  
 and background molding in  
 this area- match profile and  
 dimensions

Inspect flashing-  
 replace where required

Install sealant  
 at open joint

Epoxy consolidate  
 and fill open checks

Epoxy consolidate and  
 fill decayed moldings.  
 Alt- dutchman, profile  
 to match existing

Cut out sealant- install  
 new sealant with weeps