

# STUDY

FOR

RENOVATION / RESTORATION  
OF THE  
TOWN HALL BUILDING  
WARREN, MASSACHUSETTS

JULY 25, 1997



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**1. GENERAL**

The existing Warren Town Hall building is located in the business section of the Town of Warren on the corner of Route 67, Main Street and Route 19, Maple Street on a very constricted site (i.e. the building footprint covers almost the entire site). The building front (East) is bordered directly by Maple Street and Town Hall Plaza, the North (right) side directly on Route 67, Main Street, the West (rear) side by approximately 30' of site - to the adjacent property and on the South by the Powder Mill Brook which washes nearly the entire length of this side of the Building. See Photos, Pages 1, 2, 3, 4 and 5.

The construction of the original building was completed in 1902; the West "Wing" i.e. the Mezzanine (under stage level), the stage and Memorial Hall sections of the building added at a later date.

From observation it appears that the original building extended to the rear of the auditorium. An addition of approximately 30'-0" was later constructed which added three levels; the Stage, the Mezzanine (a level between the Stage and Memorial Hall) and Memorial Hall to the building on the West (rear) of the building (refer to description of the building interior).

The building "footprint", including the original structure, the addition, and the Clock Tower at the Northwest corner is a rectangular form, 115 ft. long by 56 ft. wide of approximately 6480 square feet on each of two floors and covers almost the entire site.

The building is of Classical/Romanesque style with rubble stone foundation, masonry bearing walls, a copper roofed Clock Tower and Main front entrance roofed Portico.

The building exterior walls are generally faced with brick, with a rubble stone foundation, the rubble foundation below the ground (first) floor exposed down to the waterline on the Powder Mill Brook side of the building.

The windows are classically arched windows with some Palladian style windows on the North side. The Main Entrance, ancillary entrances and exit openings are arched in classic style and trimmed with limestone.

**1. GENERAL (Cont.)**

The Main Entrance is protected by a roofed limestone column and railed Portico.

The roofed Clock Tower is located at the Northeast corner of the building, rising well above the Main roof of the building with clock faces on four sides of the tower at two thirds the height of the tower; the bell level of the tower is open and surrounded by a wood rail. The open bell level is roofed with a copper covered hip roof peaking to a weathervane.

The following is arranged to address the fourteen major categories and sub-items in the order listed on the outlinet provided by the Town Hall Building Renovation Committee.

In order to maintain sequence the categories are addressed in separate contexts, i.e. the building exterior followed by the building interior. Both Part 1 and Part 2 are addressed similarly. While Part 1 descriptions may refer to needed or necessary corrective work it is general information only, Part 2., where necessary will address the corrective work in further description or detail.

2. FOUNDATION

A. WALL INTEGRITY

The building foundation including the existing interior rubble and interior brick piers of the building as hereinbefore described are constructed of stone rubble and/or brick mortared in place and with few exceptions appear to be in good condition; the joints in the lower twelve (2) to eighteen (18) inches of the brick piers are in need of pointing.

For comments on:

- Cementing of floors
- Sealing walls and floors
- Heating oil containment
- Humidity control;

refer to Building Interior paragraphs.



**3. EXTERIOR SURFACES****A. GENERAL**

The exterior walls of the building on the East, North and West sides are faced with a yellow/beige hard burned face brick with narrow joints. The South (rear) side of the original building is faced with red and pink brick of a softer faced surface. The majority of the brick surface on the building is in good condition with the following deficiencies noted:

The brick on the North (Main Street) side from the Northeast corner, the general base of the Clock Tower, an area of sixteen to eighteen feet long, by ten feet high is cracked in many places and in need of repair. Approximately 25% of this wall is stained/soiled and in need of cleaning. The brick installed at the underside of window lintels appears to have been previously worked on and is in need of cleaning. See Photo Page 6.

The West (rear) of the building shows evidence of diagonal cracks in two locations which have been repaired. Further investigation may be needed to determine the reason for this cracking.

On the South (Powder Mill Brook) side certain areas of brick joints have deteriorated and need repointing. The Southwest area beyond the chimney also needs repointing work. The brick joint between the original building and the Memorial Hall/Stage Addition is now open to weather and requires new caulking/sealant.

The limestone columns and railed Main entrance Portico are in reasonably good shape with the exception of some of the joints where rail and column abutt and/or adjoin, these joints are in need of repointing and caulking. The Portico limestone should be cleaned, as should the limestone trim around the exit doors on the East, North and West sides of the building. Some pointing of limestone joints should also be provided.

**3. EXTERIOR SURFACES (Cont.)**

The existing fire escape which serves as the secondary exit stair from the Balcony to the exterior grade appears to be structurally sound, nevertheless the lack of maintenance, primarily the absence of thorough scraping and painting of the steel members is resulting in rust and deterioration which weakens structural components. The determination of the final use or non-use of the fire escape stairs may rest with decisions later made as to the further use or non-use of the balcony or later decision made regarding the use or function of the building. This does not preclude the necessity of much needed maintenance in the form of scraping and painting at the present time. See Photo Page 7.

The existing window opening frames surrounding the new window sash are of wood, the paint finish is in poor condition and in need of thorough preparation and painting. The trim in window openings where multiple (3) sash occurs is metal covered, the rust penetrating to the surface is also in need of thorough preparation and rust inhibitive finish.

**B. RECONDITIONING**

Reconditioning of exterior wall surfaces will be comprised of certain repairs namely repointing of mortar joints, and sealing of masonry surfaces with a water repellent treatment, as described in earlier paragraphs and further in Part 2. of this Report.

**C. SEALING**

The sealing of the brick of the Addition on the South (Powder Mill Brook) side would add to the life of the mortar joints. The exterior of the rubble stone foundations of the Memorial Hall/Stage Addition requires mortar repointing in some areas. Except as described in previous paragraphs the hard-faced brick with narrow joints do not appear to need sealing. Also refer to Building interiors.

3. EXTERIOR SURFACES (Cont.)

D. THERMAL RATING OF THE WALLS, DOORS AND WINDOWS

The thermal resistance-rating of the exterior walls at present have an approximate R Value of 4 which is unsatisfactory at todays energy costs.

Thermal value increase can be accomplished by adding insulation to the building exterior or interior of the wall faces. Depending on the extent of work that may or may not be performed on the building neither of these systems may be required by Code.

In either case, increase of thermal values will necessitate changes to the exterior or interior of the building walls and affect the aesthetic and historic appearance of the building.

1. Thermal Rating of Doors:

The existing doors are in keeping with the architecture of the building and contribute minimally to the thermal loss of the building. The doors are in somewhat in disrepair and in need of replacement.

2. Thermal Rating of Windows:

The present windows sash are relatively new, recently installed single hung, aluminum, double glazed and are sufficient in thermal value.

**4. CLOCK TOWER****A. GENERAL**

Access to the Clock or "Bell Tower" is by means of a stairway from the upper level of the Balcony to the Clock Tower. The floor of the clock works level is of concrete and in good condition.

The extent of any work, updating of chimes, glass, etc., that may be necessary on the clock mechanism should be determined by clock works "experts". See Photo Pages 8, 9 and 10.

**B. RECONDITIONING**

From the clock works level a ladder serves as access from this level to the open sided ballustraded and roofed "bell" level. The roof of the clock works level which is the floor of the "bell level" is covered with metal roofing and is currently leaking. This bell level is open to the exterior on four sides with corner pilasters flanked by a column on each side. The openings on each side are surrounded by a balustered wood rail. This construction supports a copper covered hipped roof rising to a single peak topped by a weathervane. This open 4 sides level houses the bell, siren, large, loud speakers with low headroom due to the supporting wood frame work and very restricted area making movement in this area very difficult. The wood pilasters, columns and rail of this bell level are in a deteriorating condition due to cracking from lengthy exposure to the weather. Refer to Photo Pages 8, 9 and 10. The hipped roof of the Bell Tower rising to the weathervane is copper and appears to be in reasonably good condition based upon only a distant viewing by the reporter due to its height and inaccessibility.

**C. UPDATING GLASS, CHIMES, ETC.**

The glass clock face on the West side is cracked and in need of replacement. General cleaning and removal of debris is necessary. Exposed brick walls in these areas are in good condition.

**7. PARKING AND SERVICE AREAS****A. ASSESS THE NEEDS OF THE BUILDING**

There are eight parking spaces on the East side of the Building on Maple Street and approximately an additional fifteen at Town Hall Plaza with an additional number on Main Street within reasonable distance of the building for a total of approximately thirty-five to forty spaces. All of these spaces are located on a public street with no certainty of their being available for parking for a public function that is even marginally well attended.

Additional off-street parking should be considered if public functions are to be held in the building. If limited types of functions as opposed to public functions such as Town Meetings, Election Days, the available street parking may be available which may possibly be answered by the past History of function of the building use. Obtaining adjacent land for parking purposes may be necessary or nearby local spaces may be available for use at critical periods that attended functions take place in the Town Hall.

Service access may possible be made at the West end of the building by providing access to the Basement/crawl space area by further development of the limited access now existing in that area.

**8. ROOF****A. STRUCTURAL INTEGRITY AND WATER DAMAGE**

The roof structure is of heavy wood, flat Pratt or Warren type truss which spans the entire width of the building providing a combination of nearly flat top roof with hipped/sloped sides; the flat roof being a built-up roof, the slopes of the hip covered with slate. The roof provides a generous overhang beyond the exterior walls of the building with copper gutters built into the overhangs. From visual observation the roof has not been structurally impaired to any noticeable degree by the leakage that has occurred to date.

**B. ROOFING MATERIAL AND LIFE EXPECTANCY**

The roofs of the building's area vary in areas, types and sizes. Refer to Photo Pages 4, 11, 12 and 13. The major areas of the building which encompasses the Auditorium, the Stage and Balcony is roofed by combination of flat and pitched roof covering the length of the building supported by the abovementioned truss. The generous overhangs into which copper gutters are built in also provide soffit trim on the overhang undersides being finished with match board with decorative painted wood "panels" on the surface. The paint finish is severely alligatored, and badly in need of paint or an alternate finish. See Photo Page 15.

The flat area of the roof is a smooth surface built-up roofing in poor condition and in need of replacement, with little, if any life expectancy. The sloped area of the roof is roofed with slate shingles in poor condition and in need of repair. Without repair this roof life expectancy is estimated at five years at which time some definite measures of repair and/or replacement will be necessary. Repair of the built-up roof in the near future should extend the life expectancy of the roof to thirty years and the slate roof to sixty years.

The metal and built-up flashings are in poor condition and in need of replacement to greatest extent possible.

**B. ROOF (Cont.)**

The existing metal and wood mechanical unit housings on the roof are of a type utilized to provide exhaust from various areas of the building. The necessity of retaining these in place is questionable particularly if a more contemporary HVAC system is to be included in future building renovations.

The front entrance Portico is roofed with built-up tar and gravel whose life expectancy has generally been expended and is in need of replacement. Refer to Photo Page 4.

The Main Street canopy extending over the sidewalk protecting the entrance to Memorial Hall is totally clad in copper and has been damaged by a vehicle or other external source and is in need of repair. Refer to Photo Page 13.

As hereinbefore described the Clock Tower clock works roof (forms the floor of the open bell level) is covered with metal roofing and is leaking to the space below and is in need of repair or replacement; a somewhat difficult task due to the equipment located on the bell level floor and limited work spaces. Refer to Photo Page 9.

The hipped copper roof topping the Clock Tower appears to be in reasonably good condition based upon only a distant viewing by the Reporter due to its height and inaccessibility.

From the limited observation of the Reporter the built-in gutters appeared to be in fair condition.

Rain water conductors (leaders) of these roofs are generally in good condition. Replacement, if any is of minimum quantity.

**C. CHIMNEY CONDITION**

Close inspection of existing conditions is needed to determine necessary extent of repair, repointing and/or resetting of masonry may be required. Extent of repair may also be affected by later decision regarding the boiler and/or modifications to the heating system.

**BUILDING INTERIOR****9. MEMORIAL HALL****A. GENERAL**

The construction of the newer West Wing (addition) on three levels as previously described resulted in the present condition of Memorial Hall being approximately forty (40) inches below the first floor and nearly the same distance below the street level entrance.

A portion of Memorial Hall has been divided off to create a ramp for a accessibility to the Town offices which creates further disruption of that space.

**B. RAISING THE FLOOR FOR STREET ACCESSIBILITY**

Raising the floor to street level will affect the access to the kitchen and adjacent platform which must be given consideration and may require a comprehensive solution as to the height of Memorial floor and consequent access with ramps/stairs, etc.

**C. RAISING THE CEILING AND WINDOWS**

Without further investigation into the structure above Memorial Hall, the possibility of raising the ceiling is in question. The present height may make the raising of the ceiling unnecessary.

Raising the floor of Memorial Hall to the level for street accessibility will necessitate "raising" the windows and/or modifying the existing sash in the existing masonry opening eliminating the necessity of wall demolition and the creation of new openings.



**10. TOWN HALL BUILDING INTERIOR****A. GENERAL**

As previously described the Town Hall is fundamentally a two-story building presently housing the Town's Police Department Facility, and formerly housing the Town Offices and Police on the first floor, the Auditorium on the second floor and the Balcony one level above the Auditorium. The Clock Tower at the northeast corner rising above this.

The West rear "addition" was constructed resulting in three levels, the first and the lowest being the low ceiling space whose floor is on a level with the existing Basement (generally a crawl space), the level above being Memorial Hall which is approximately forty-two (42) inches below the first floor of the Main Building, the Mezzanine which is the intermediate level between Memorial Hall and the Auditorium Stage. The Stage being 3' approximately forty-two (42) inches above the Auditorium floor; the stage opens on to the Auditorium.

The Mezzanine encompasses spaces containing toilets, stairs, and spaces which now are vacant or were being utilized for storage.

The building's interior structure, based on visual observation of exposed construction, is generally of wood. The first and second floors as well as the balcony are framed with wood joists which are sheathed with wood decking. The joists are supported by wood beams and girders, the second floor beams and girders are supported on columns, the first floor supported on piers and foundation walls of rubble stone and brick mortared into place. The roof is supported by means as described elsewhere in this Report.

The Basement access is by wood stair from the Main Entrance Lobby. Basement floor is of concrete generally strewn with debris and cast-off items.

## 10. TOWN HALL BUILDING INTERIOR (Cont.)

The foundation of the original building and the West (Stage area) addition are of stone rubble and form the exterior walls of the original basement and the crawl space of the West addition and are of adequate thickness and condition to support the imposed loads. The major area of the brick pier construction is in reasonably good condition except for the deterioration of some lower brick mortar joints in the piers which will require repointing.

The occurrence of a fire in the past is evidenced by observance of charred first floor joists south of the vault foundation, which should be reviewed again for potential structural weakness.

The entire Basement including the West "Addition" crawl space is presently storing all types of materials - equipment which is not used and should be discarded. The entire Basement needs a thorough cleaning and washing to rid it of years of accumulated junk, debris, equipment, etc. of no value. Sealing of the floors for dust should be considered. Minimum type vapor barrier on the earth of the crawl space is necessary. Separation of the crawl space from the Basement areas should be considered.

The Basement is separated into areas by means of wood partitions - in poor condition.

Within the "boiler: room space the boiler is situated in a twenty-one inch (21") deep pit, the pit walls being of brick which are in somewhat poor shape and in need of extensive repointing.

The concrete floor in this space and the pit appear to be in relatively good condition. The open boiler space is in violation of present Codes.

Adjacent to the Boiler Room is the low ceiling dirt floor area (crawl space) of the West (Stage) addition.

**10. TOWN HALL BUILDING INTERIOR (Cont.)**

The Memorial Hall floor above the space has been reinforced with steel columns and beams in three locations. The rows of columns and beams running North South. Due to the low headroom in this space development of this space is not feasible for purposes other than minor storage, possible service access, and mechanical piping. Additional structural investigation as to the need for the above-mentioned reinforcing and the adequacy of same should be incorporated into whatever future structural loads are imposed on the floors in this area.

**B. RENOVATING**

While retaining the existing structural system renovations to the first floor can be accomplished to provide more efficient spaces and provide the necessary support spaces such as toilets, conference rooms, etc. conforming to the final decision as to what type of function the spaces are to serve. A review of basic space needs is required. Refer to Photo Page 16.

The Main entrance Lobby, of somewhat grand scale rising to the Auditorium and the Balcony, the use of woods for decorative railings, paneled wainscots, etc. which remain in good condition and provides a history, legacy and dignity to the building and its purpose should be preserved with the least possible modifications necessary such as cleaning, painting, lighting, etc. See Photo Page 18.

The continued use of the Auditorium may or may not be contingent on the availability of parking to adequately accommodate attendees to public functions as described earlier in this Report. Renovation of the Auditorium for office space or similar use would result in modifications to ancillary areas primary for access and egress - and possibly structural considerations. See Photo Page 19.

Inasmuch as the balcony appears to have been in little if any use in the past, and continued use might require A.D.A. access, some consideration may be given to abandonment of its use -which may possible allow the removal of the fire escape which continues as a maintenance requirement with the attendant cost for same. See Photo Page 20.

**10. TOWN HALL BUILDING INTERIOR (Cont.)**

Attention is directed to Chapter 34 of the latest (Sixth Edition) of the Commonwealth of Massachusetts State Building Code 780 CMR relating to "Alterations, additions and change of use of existing buildings" which affect specific areas/components/systems of buildings that will be required to be modified to comply with the latest requirements of the Code as well as those that require no modifications.

**C. HISTORICAL INTEGRITY**

The existing Town Hall Building is in the process of registration as an Historic Building or Landmark by the Warren Historical Commission.

In certain areas of the building interior such as the main entrance Lobby with the open stairway. The historical integrity has been retained, which has been commented upon in previous paragraphs of this Report. The Auditorium, Balcony and Stage are additional areas of historical integrity that also have been retained. Although the Building is not in a Historical Register, or registered Landmark at present, the Building's historical value is inherent from its location, architectural appearance and character and it's civic function and service in the Community over its ninety-five year History.

Installation of handicap ramps, dropped ceilings, paneling, etc. in other areas of the building serve to jeopardize historical integrity. Decisions as to necessity of retaining historical integrity and the resultant costs of same are the key to the direction to follow in future plans for the Building.

**D. RECORDS VAULT**

There presently exists in the existing Town Hall Building, two Records Vaults with functioning vault doors that can be utilized for storage of Town Hall records. Some slight modifications may be necessary to totally function in compliance with State Law requirements.

**11. HANDICAP ACCESSIBILITY AND NEEDS**

**A. RAMPS**

With the exception of the ramp that has been installed by borrowing space from Memorial Hall, no handicap access exists providing access to the second floor and the multi-levels of the West addition. The resolution of this condition will require more than a singular facility for access to varying levels of the building.

**B. ELEVATOR**

The installation of an elevator with designated handicap parking adjacent to same providing access from Street level to the first and second floor will alleviate the necessity of exterior ramps which the existing site does not have space for.

**C. BATHROOMS**

Presently no bathrooms (toilets) exist in the Town Hall that are handicap accessible or adequate for handicap use . Handicap accessible toilets will be necessary to comply with ADA and State regulations if renovations and re-occupancy of the existing Town Hall Building takes place.

**D. DOOR KNOBS AND LOCKS**

None of the hardware required for handicap accessibility and needs are presently in place in the existing Town Hall Building.

**E. LIGHT SWITCHES**

Existing light switches in the existing Town Hall building do not comply in "height above floor" for handicap needs.

**MECHANICAL SYSTEMS****12. HEATING SYSTEM****A. GENERAL**

The heating plant consists of an Smith boiler installed in 1993. This boiler has an IBR rating of 1310 MBH steam and 1447 MBH water. The boiler is in excellent condition and more than adequate in size for the present or any future application. The boiler presently supplies low pressure steam but could be configured as a hydronic boiler. The fuel source is dual fuel, natural gas and #2 oil. The gas enters the building on the northeast face. (Refer to Photo Page 22). The oil is stored in four 330 gallon tanks on the north side of the basement. The tanks have two fuel feeds and two vents. The four tanks represent the maximum indoor storage capability. All are in good condition.

**B. STEAM DISTRIBUTION SYSTEM**

The original steam distribution system was one pipe. Over the years this was modified into a partial two pipe system with thermostat controlled zone valves. There is even one radiator that was re-piped as a two pipe system with the one pipe air vent still intact. Some of the one pipe radiators are pitched in the wrong direction due to bowing of the floor joists. These units will fill with condensate reducing their ability to heat the space. See Photo Page 21.

Given the above description it would be expected that the heating system would be uneven with some spaces overheating and some receiving little to no heat. In my discussions with the building occupants this is in deed the case. Consideration should be given to replacing the heating distribution system.

**12. HEATING SYSTEM (Cont.)****C. VENTILATION**

There is no toilet exhaust system.

There is an air handler that provides heated ventilated air to the Auditorium only. This unit has not been used since the auditorium was closed. While the condition of this unit is unknown it would be easily repairable if necessary. Note that no other spaces have mechanical ventilation and depend on operable sash.

**D. AIR CONDITIONING**

Air conditioning exists in three spaces in the Police Department via window air conditioners.

**E. ASBESTOS REMOVAL OR SEALING**

It should be noted that the majority of steaming piping (not the condensate) in the basement is insulated with asbestos containing air cell insulation. The fittings are insulated with asbestos containing mud fittings. This asbestos would have to be abated prior to the removal of the piping. See Photo Page 21.

**13. PLUMBING**

**A. HANDICAP ACCESSIBILITY OF BATHROOMS (TOILETS)**

Refer to Handicap Accessibility and Needs, in this Report.

**B. FIRE SUPPRESSION SPRINKLER SYSTEM**

No fire suppression sprinkler system exists.

**C. OVERALL CONDITION OF WATER AND SEWER**

**1. Water Supply**

The building is served by two water supplies. A one inch non metered service enters the building at the south end of the front of the building (east face) and serves the original building. A second one inch service enters the middle of the rear of the building and serves the building addition. Both services though small are in good condition.

**2. Sanitary Drainage**

There are two, four inch wastes, one for the original building and one for the addition that exit the building on the south face. These drains exit above grade and are piped into the ground in the middle of the stream that runs on the south side of the building. The piping is in good condition.



13. PLUMBING (Cont.)

3. Fixtures

The only working toilets exist in the Police office. There are two toilet rooms with one tank water closet and one lav each. Toilets are in good condition. The facilities are inadequate for the present use as occupied offices, besides the Police do not have ready access to these facilities. Refer to Photo Page 23.

The building has no drinking fountain.

The building has two non conforming sill cocks. One on the northwest face and one on the southeast face.

**14. WIRING****A. ELECTRICAL SERVICE**

The building has two electrical services. An original 100 AMP 120/240V 1 phase and a new 200 AMP 120/208V 1 phase service. Although both are connected the 100 amp service appears not in use. Will confirm with local utility. The service is adequate for its present use but being single phase and only 200 amps will not support an elevator or central air conditioning. Three phase power is available at pole 32 at the east corner of the building.

Note the two electrical services are not next to each other and are thus non-conforming as they present a risk to the Fire Department who must locate and de-energize them in the case of a fire. Refer to Photo Page 24.

**B. ELECTRICAL DISTRIBUTION**

The electrical distribution is code conforming but unevenly distributed. The building has been wired over a period of time to provide power in the building where needed at the moment. The panelboards within the building a load centers with plug-in breakers which is considered residential grade. Any renovation of the building will require an entirely new electrical distribution system

**C. SMOKE AND HEAT DETECTION**

This system does not exist.

**D. GROUNDING**

The new electrical service is grounded to the water main that does not have a meter. There is no ground rod as would be required by present code.

**E. LIGHTING**

The majority of lighting utilizes four foot T12 fluorescent lamps. The lighting is in good condition.

**15. TELECOMMUNICATIONS**

**A. TELEPHONE WIRING CONDITION**

The phone distribution system to the building is more than adequate for present and future needs.

**B. INTERCOM OR P.A. SYSTEM**

Systems to not exist.

**16. CENTRAL VACUUM SYSTEM**

**A. GENERAL**

A vacuum system does not exist.

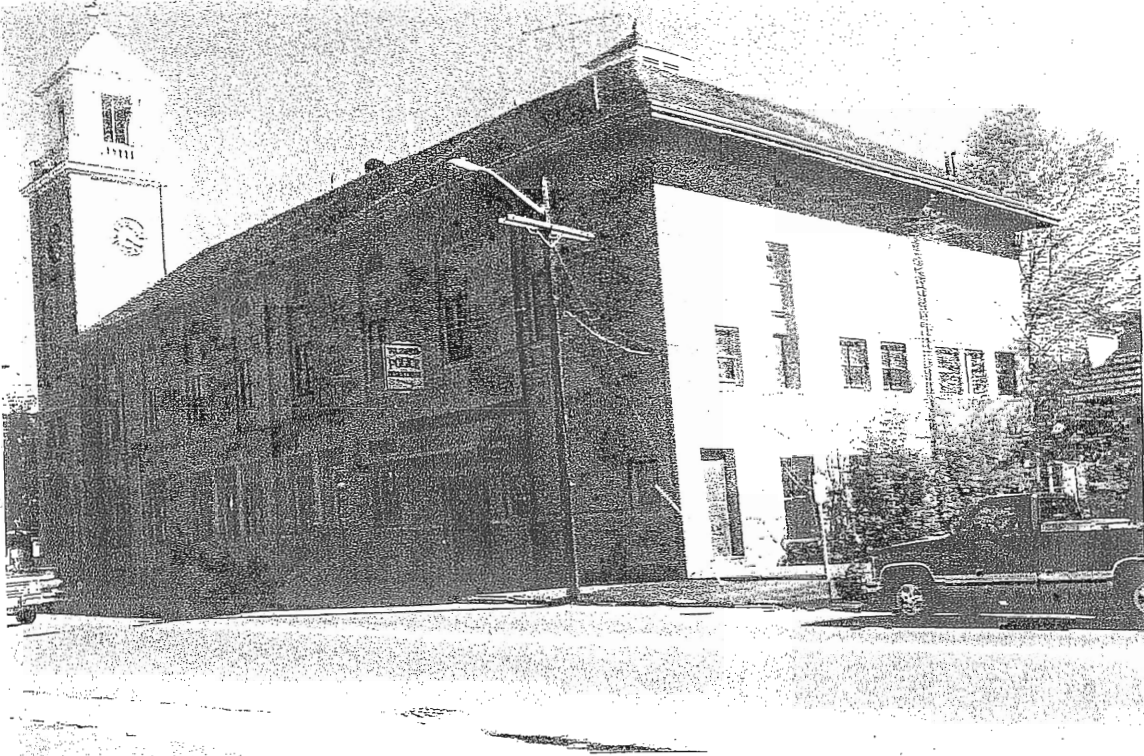
**17. EMERGENCY PREPAREDNESS**

**A. ELECTRICAL GENERATOR**

Emergency power is available from an external, portable, gasoline fired emergency generator rated at 15 KW 208V/1 phase, through a manual transfer switch to a load center in the police department. System in good condition except for the generator which appears to be at least 40 years of age.

**B. EMERGENCY LIGHTING**

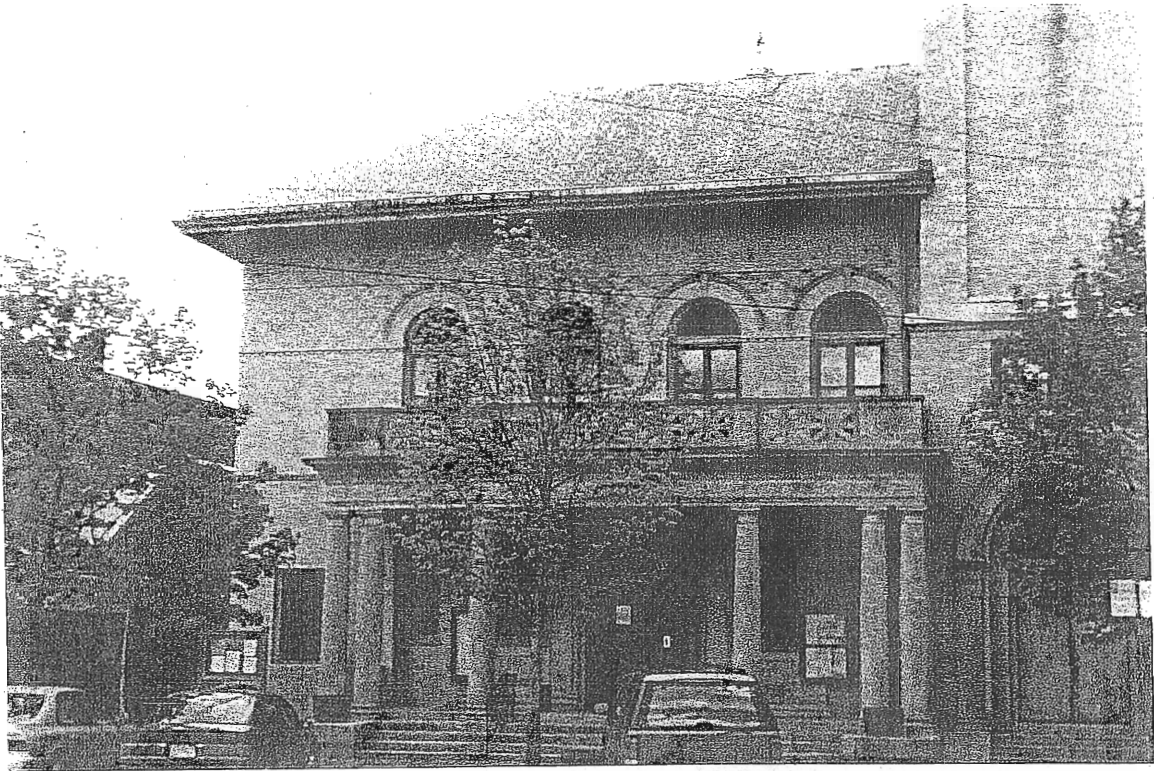
Emergency lighting is provided by local battery packs and dedicated incandescent heads. The exit lights are non conforming as they do not have a source of emergency power.



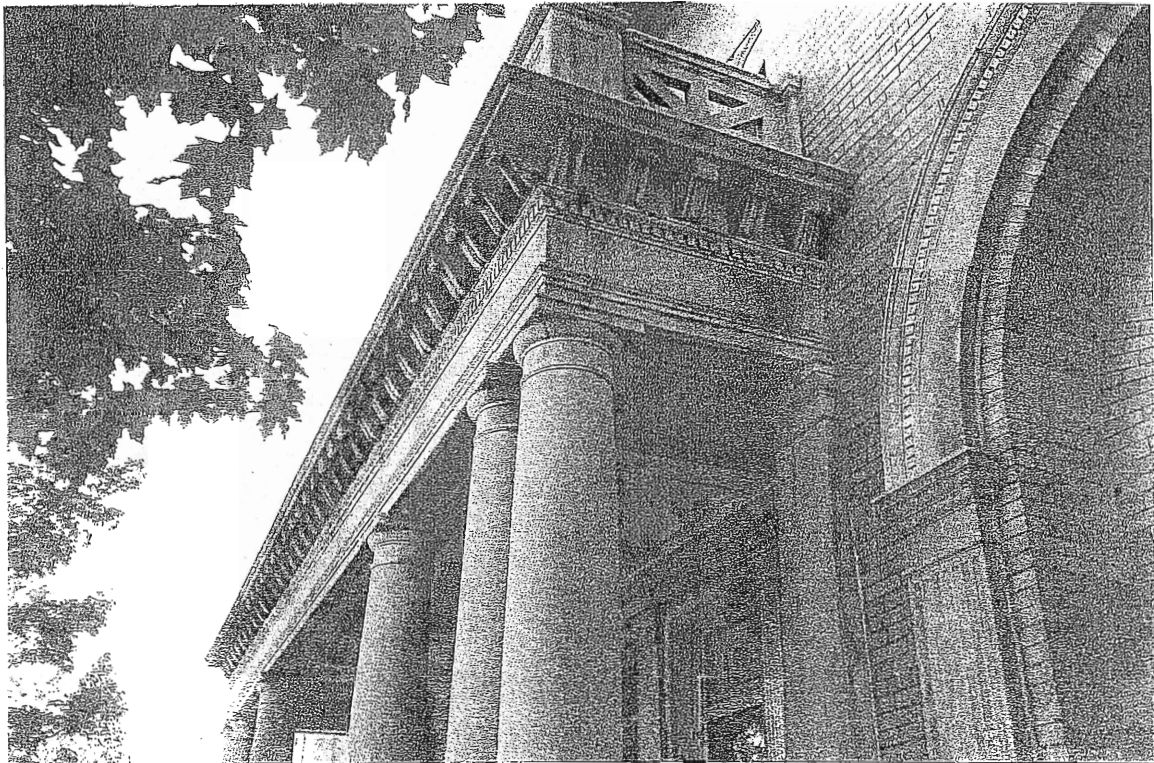
**WARREN TOWN HALL FROM  
MAIN STREET LOOKING WEST**



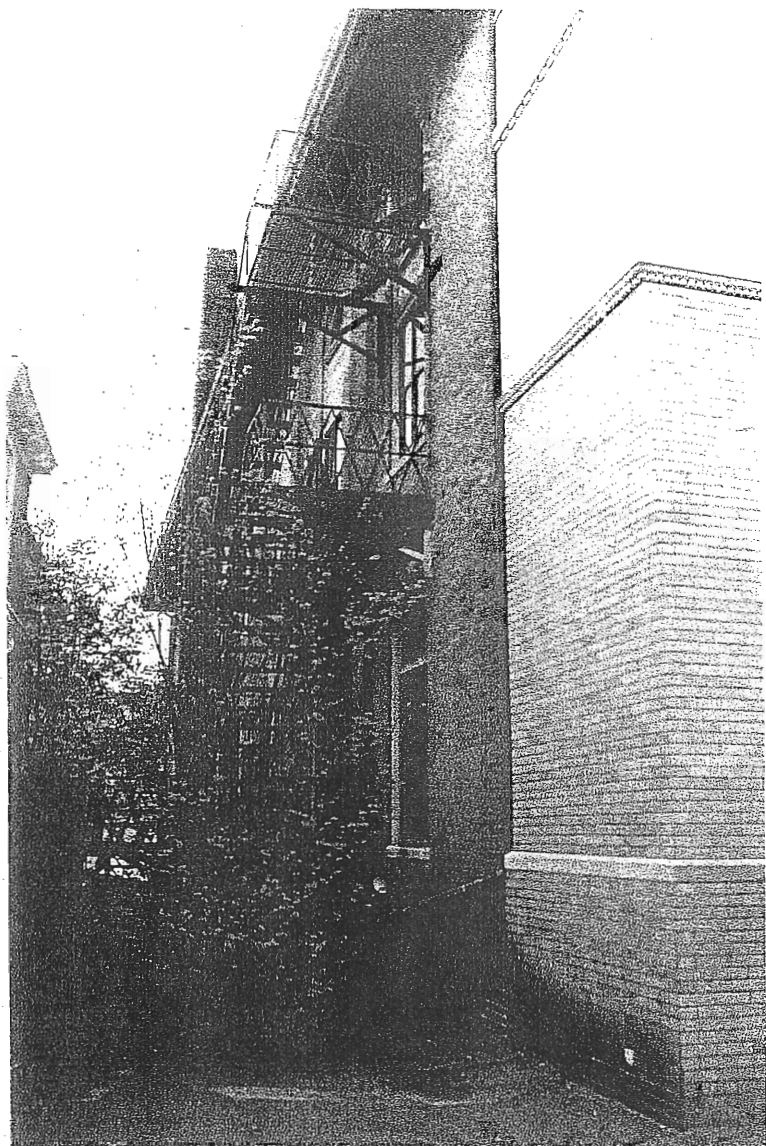
**WARREN TOWN HALL FROM  
MAPLE STREET/TOWN HALL PLAZA (EAST)**



**WARREN TOWN HALL  
FRONT ENTRANCE PORTICO**



**WARREN TOWN HALL  
FRONT ENTRANCE PORTICO DETAIL**

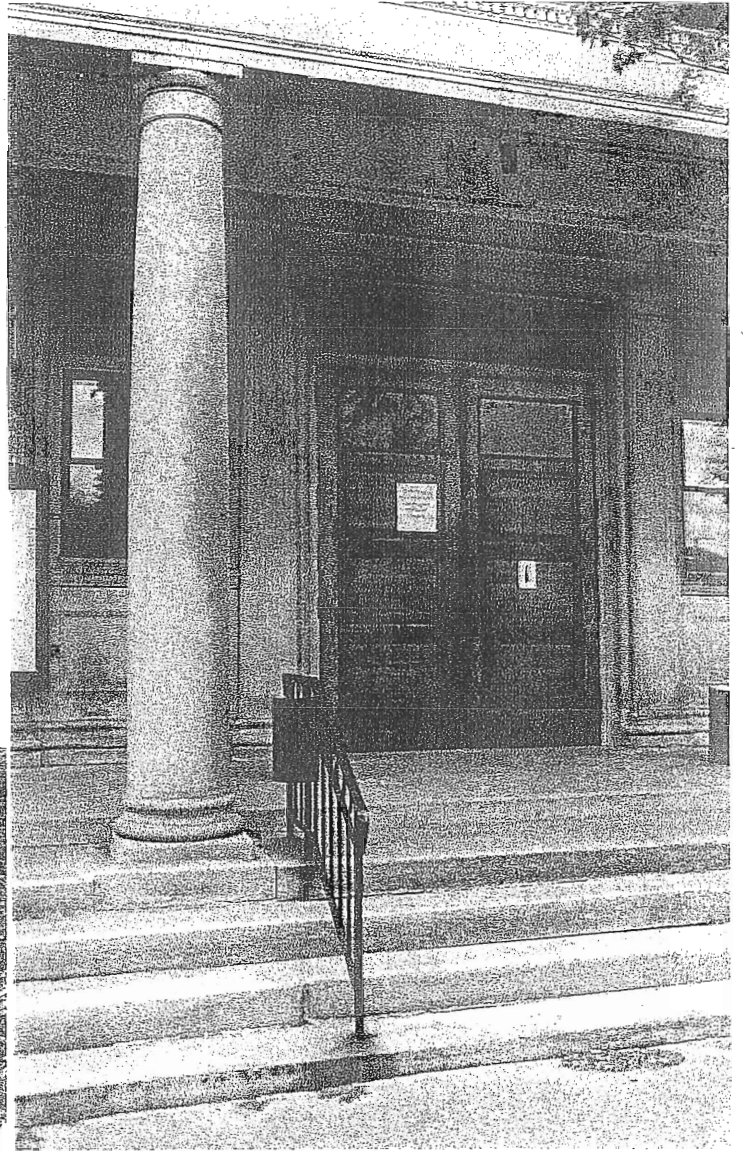


WARREN TOWN HALL  
LEFT (SOUTH) SIDE

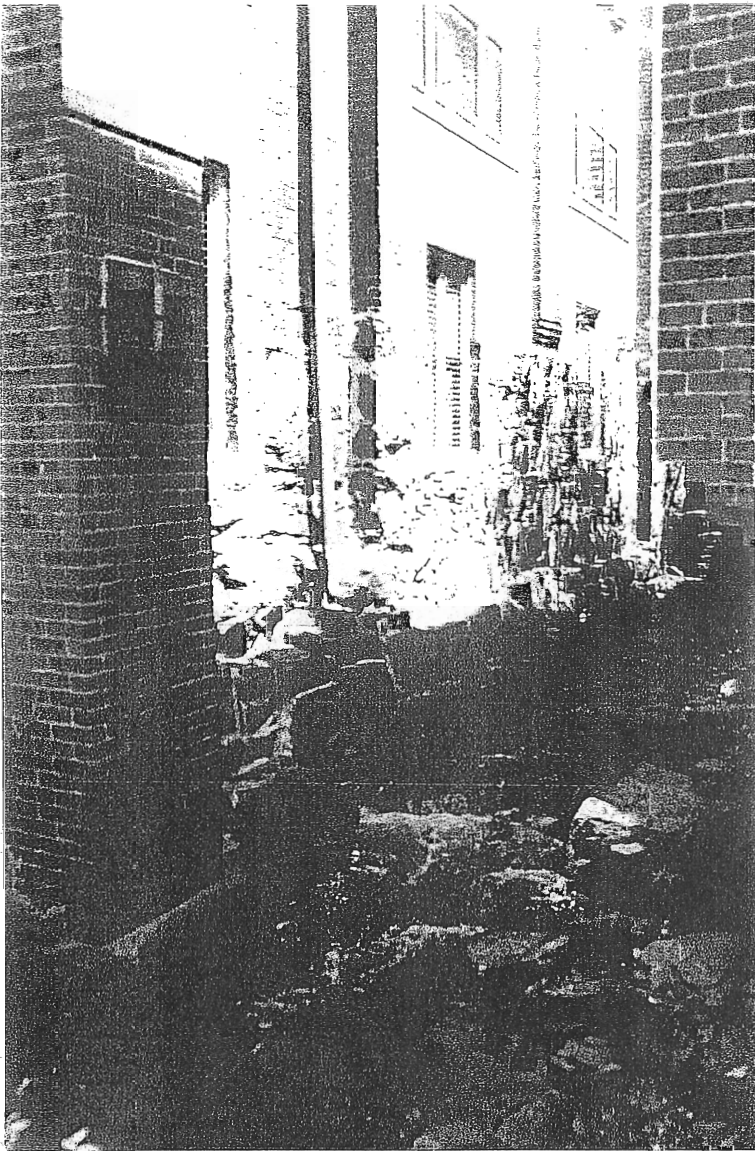


WARREN TOWN HALL  
REAR (WEST) SIDE

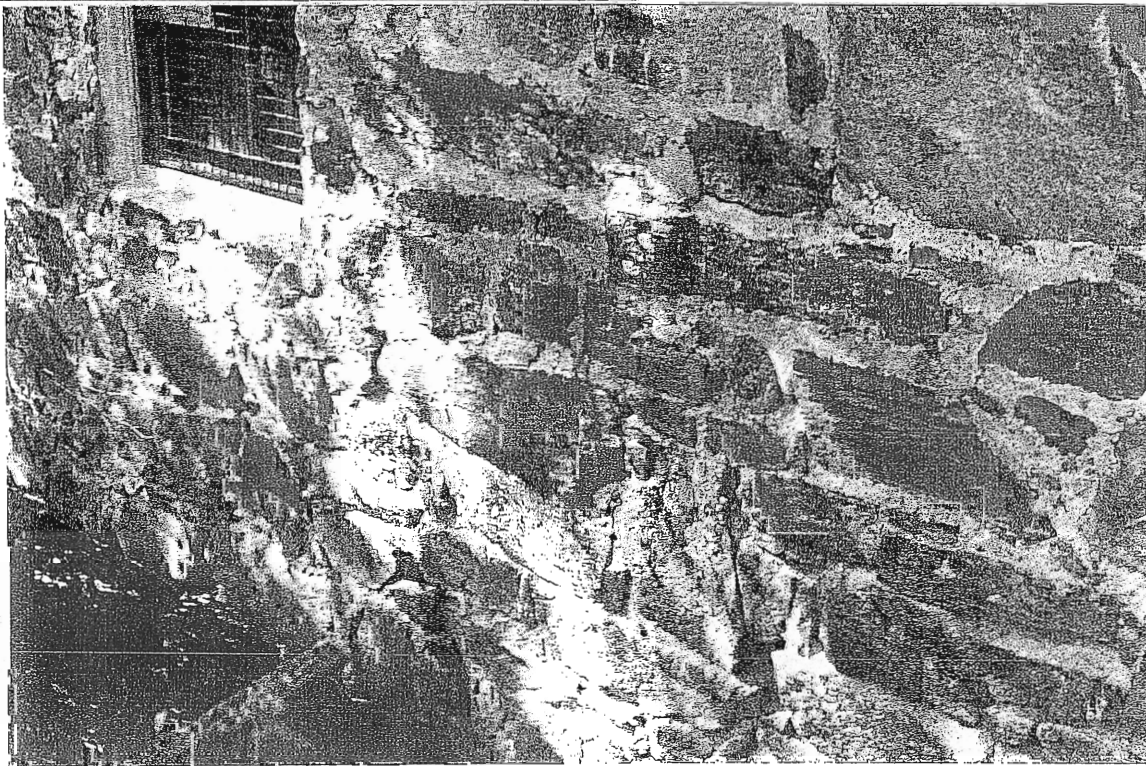
WARREN TOWN HALL  
FRONT ENTRANCE



WARREN TOWN HALL  
FRONT ENTRANCE ROOF

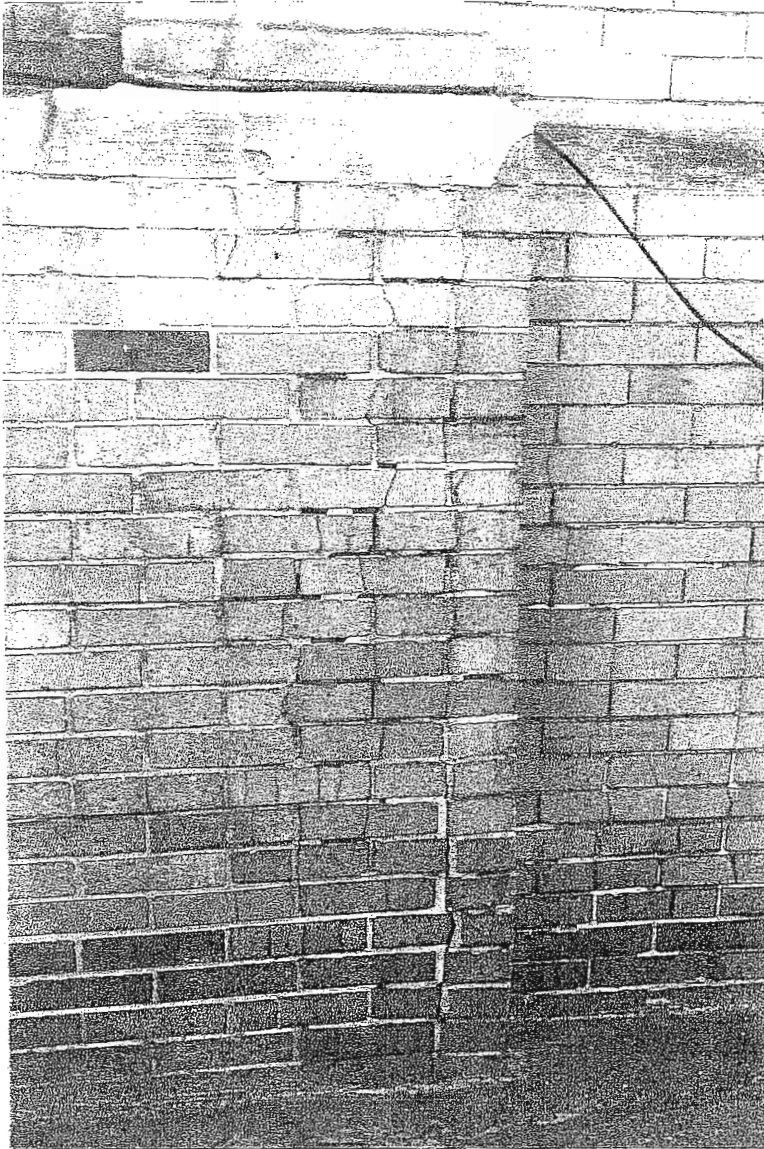


WARREN TOWN HALL  
SOUTH SIDE  
EXPOSED FOUNDATION  
WALL WASHED BY BROOK  
LOOKING FROM REAR  
(SOUTHWEST)

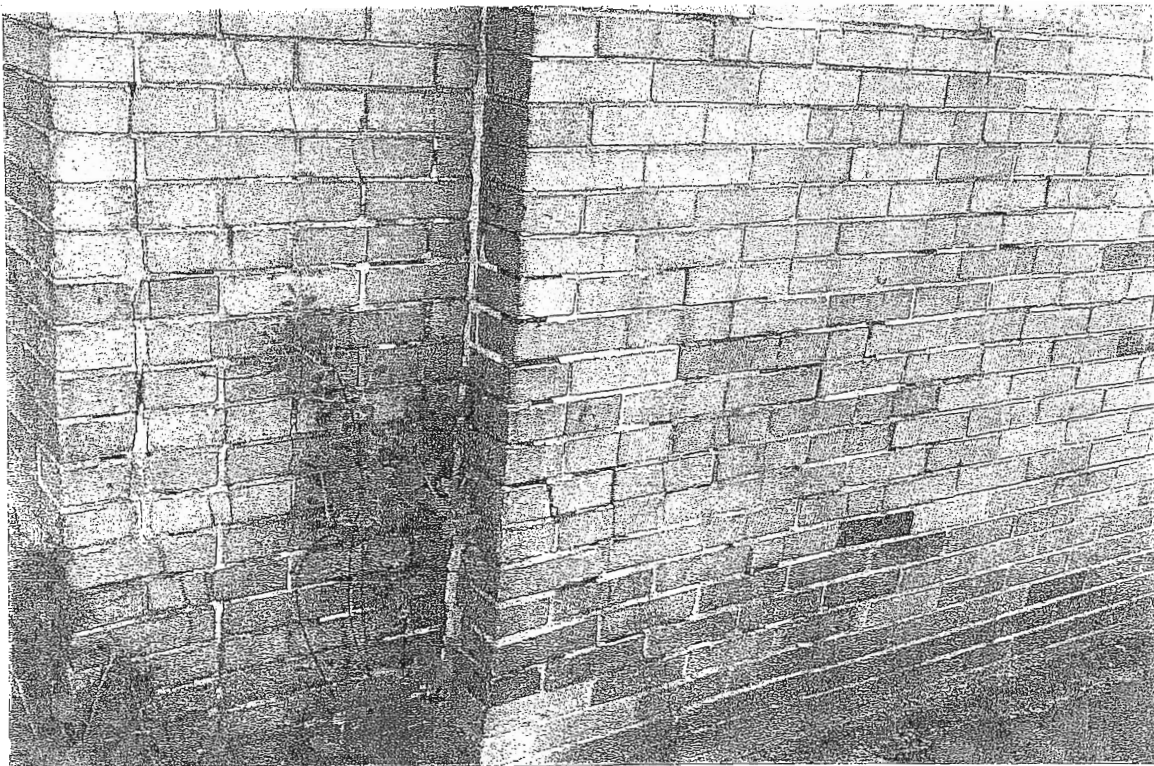


WARREN TOWN HALL  
EXPOSED RUBBLE FOUNDATION WALL (SOUTH SIDE)

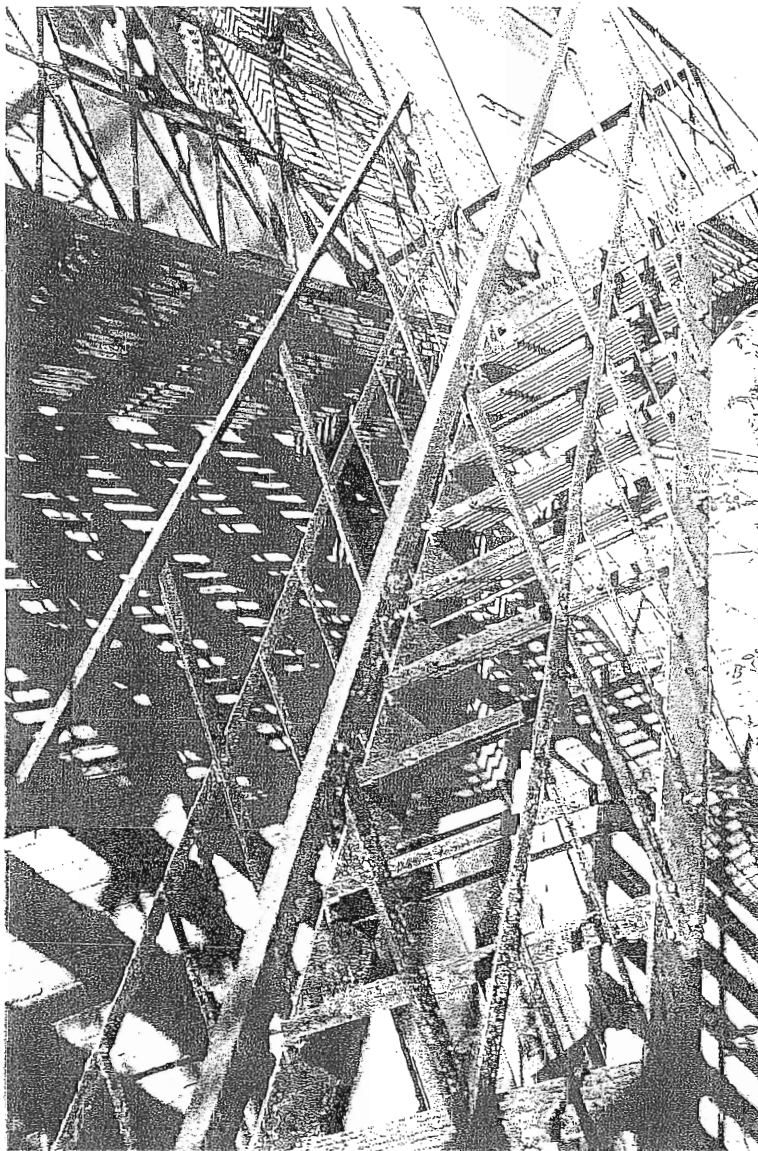
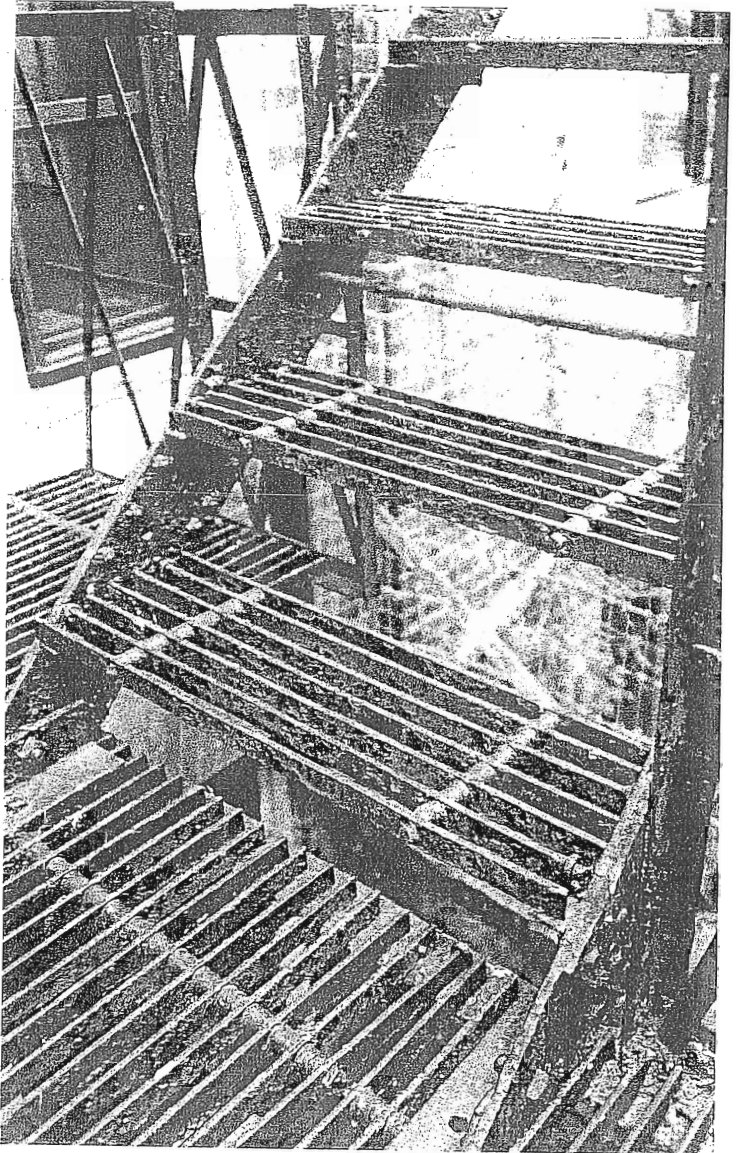




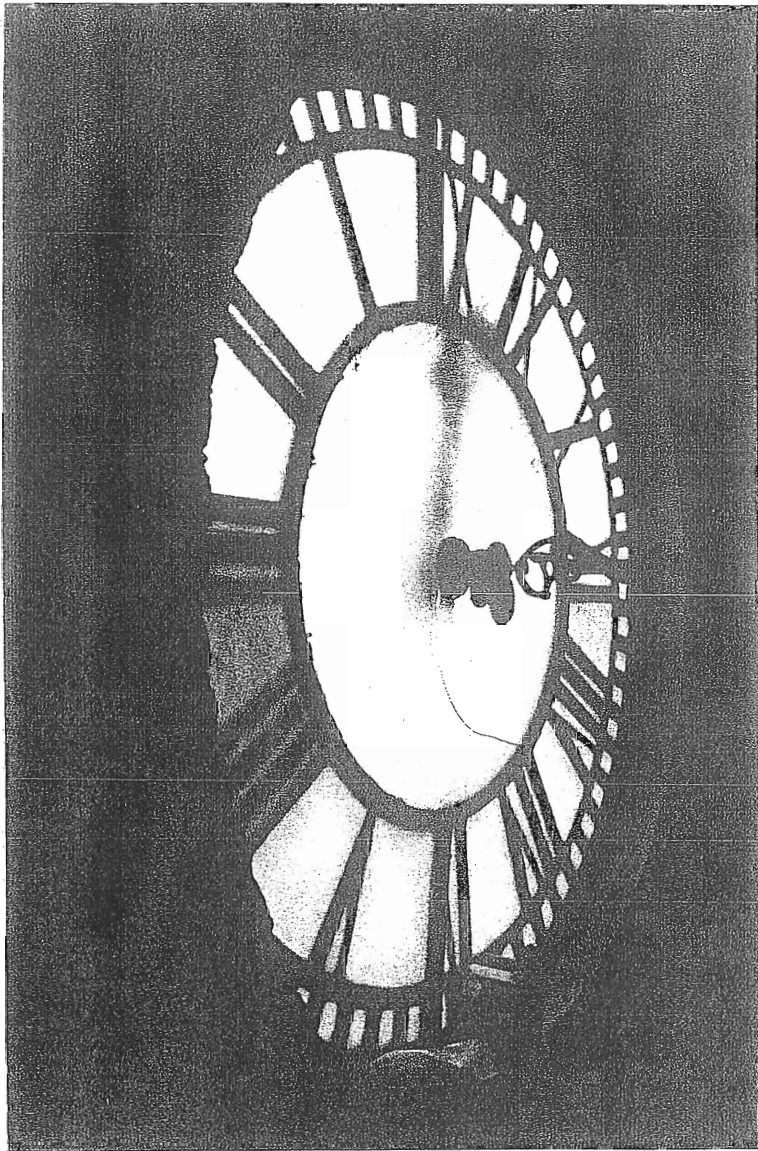
BRICK CRACKS & JOINT  
DETERIORATION AT  
SOUTHWEST AREA OF  
THE BUILDING.



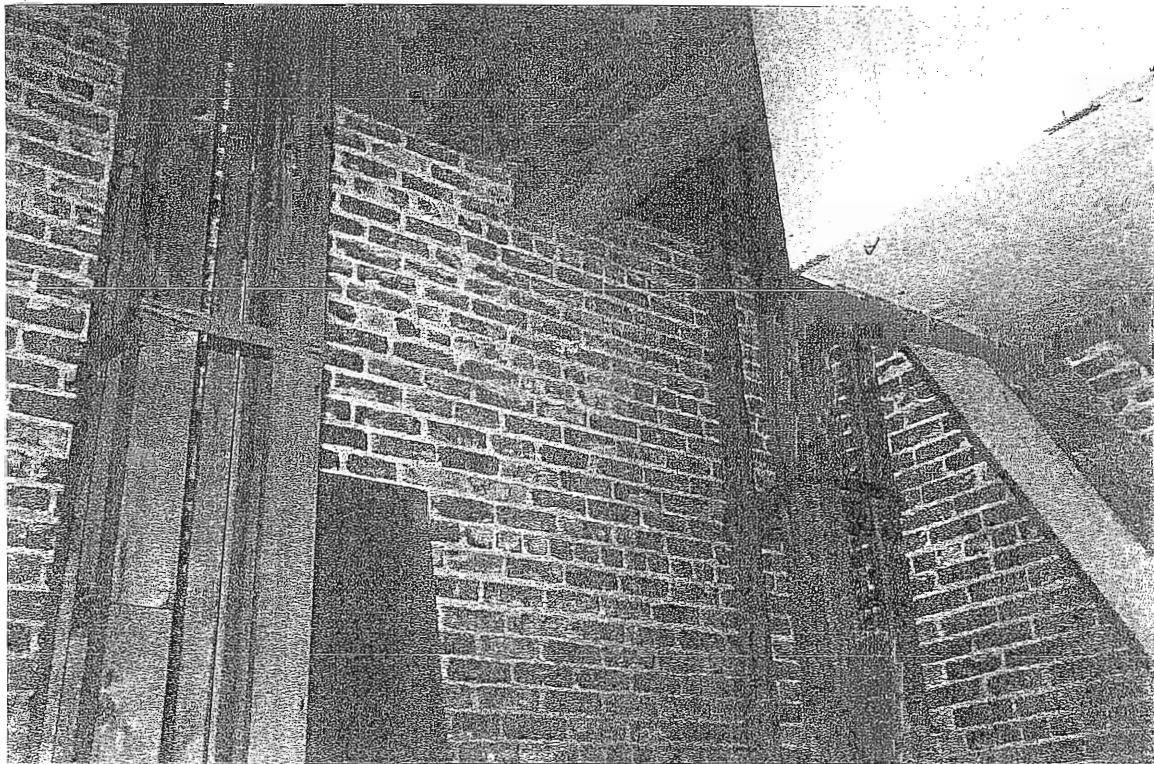
FIRE ESCAPE AT  
INTERMEDIATE LANDING  
(NOTE RUSTING CONDITION)



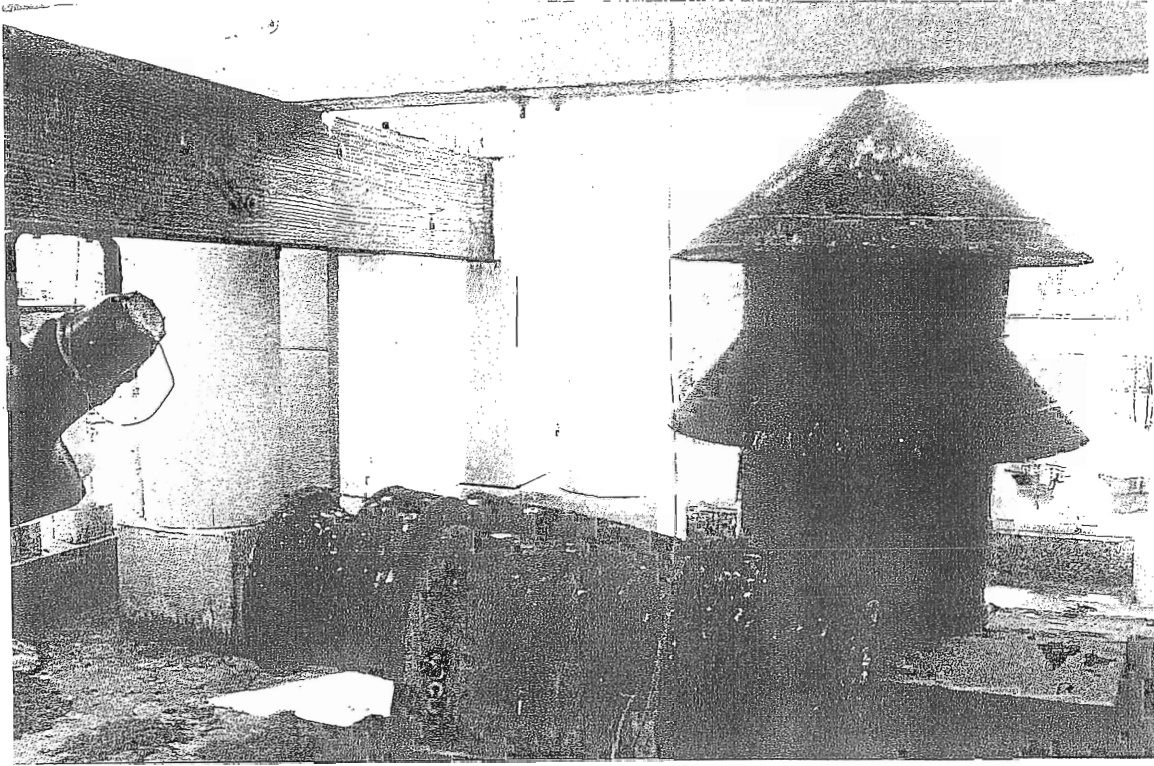
FIRE ESCAPE -  
LEADING FROM BALCONY  
TO GRADE  
(NOTE RUSTING CONDITION)



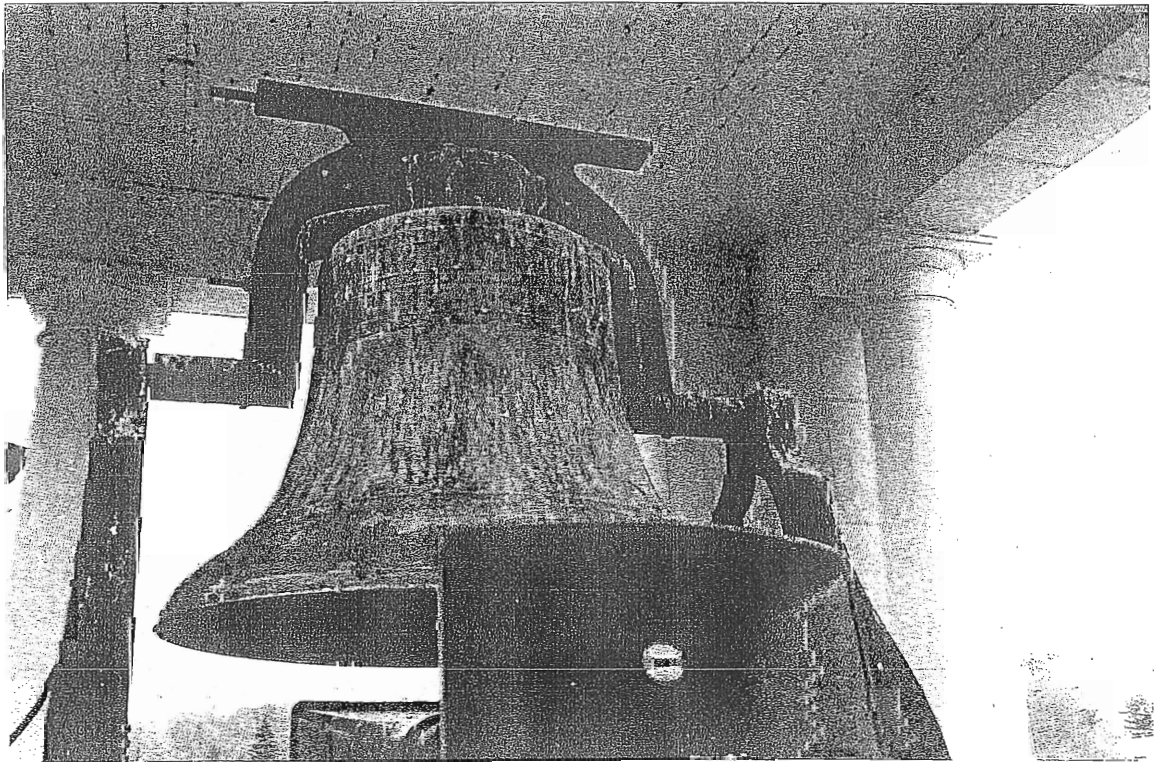
CLOCK FACE  
(FROM INTERIOR)  
NOTE CRACKED FACE



CLOCK TOWER INTERIOR  
(NOTE STAIR TO OPEN BELL LEVEL AT RIGHT)

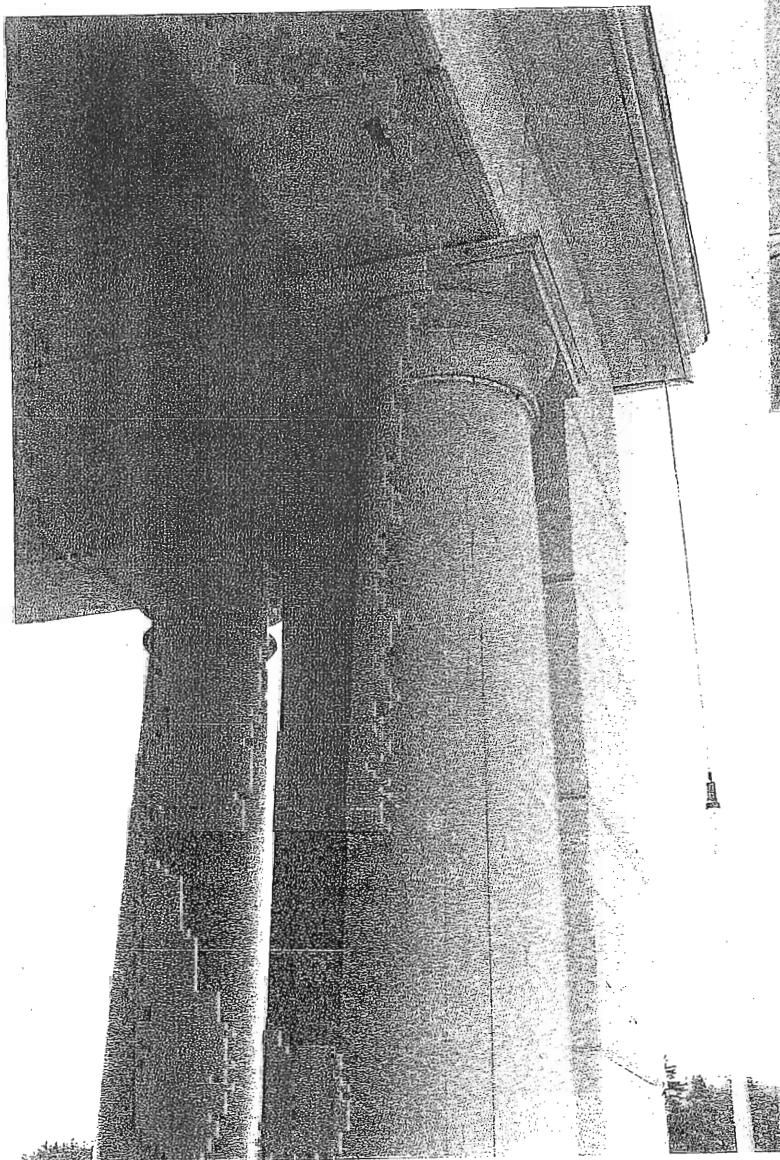


**OPEN BELL LEVEL  
(NOTE SUPPORT STRUCTURE & SPEAKER LEFT)**



**OPEN BELL LEVEL  
(NOTE SULLIED BELL FROM ROOSTING PIGEONS/BIRDS)**

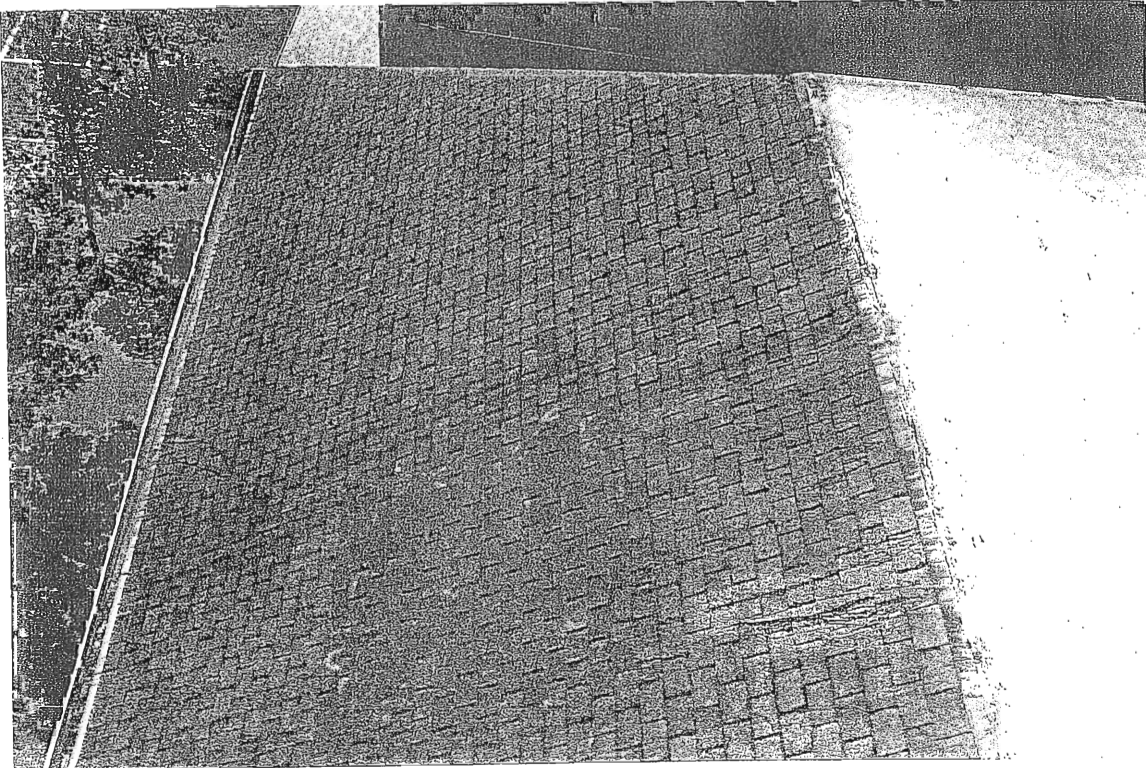
OPEN BELL LEVEL  
DETAIL OF BALLUSTRADED  
WOOD RAIL  
(NOTE CRACKED CONDITION)



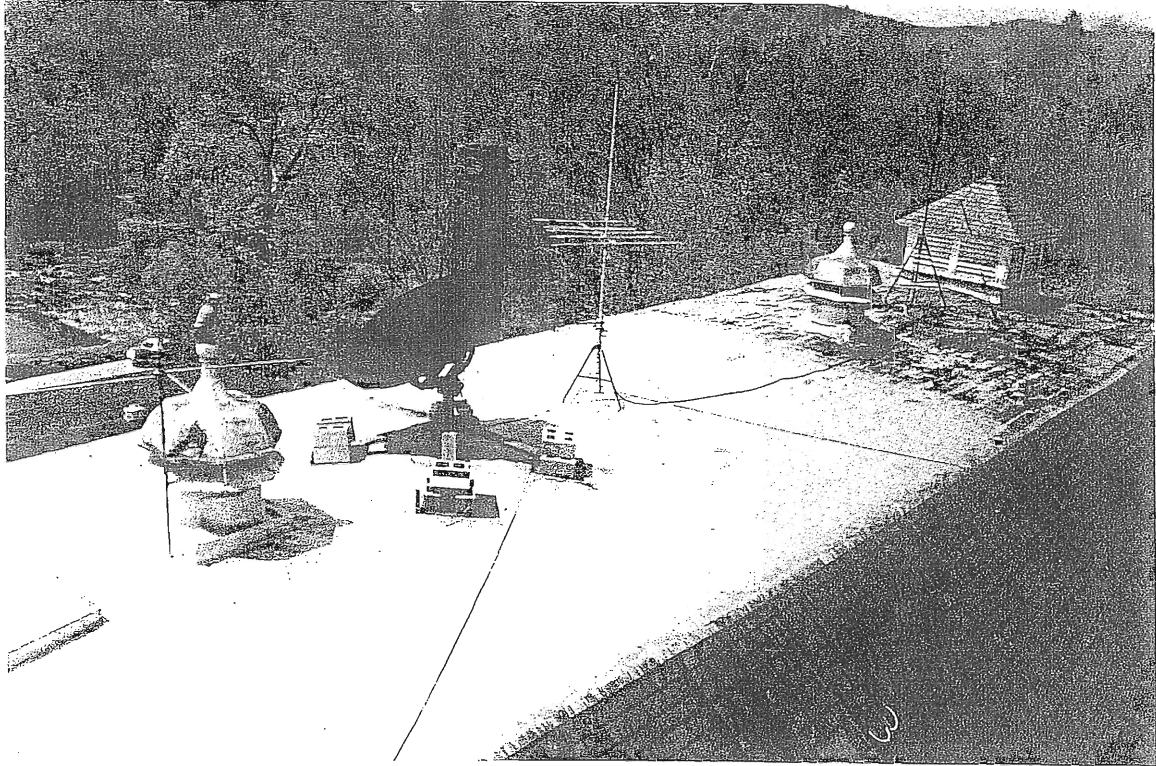
OPEN BELL LEVEL  
DETAIL OF WOODEN  
COLONNADED/QUOINED  
CORNER (NOTE OPEN  
SEAMS & CRACKS IN COLUMNS)



**SLOPED (MAIN STREET) SIDE OF  
ROOF WITH SLATE SHINGLES**



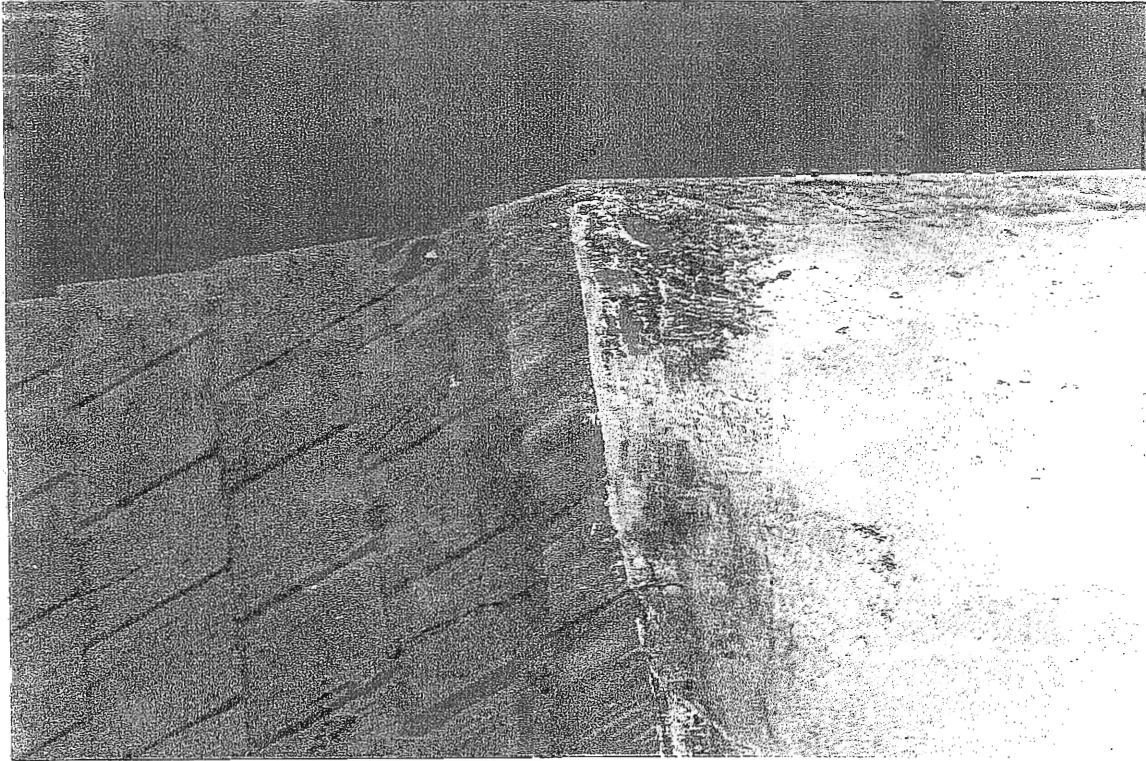
**SLOPED SLATE SHINGLE AREA OF ROOF  
LOOKING DOWN FROM BELL LEVEL  
(NOTE REPAIRED AREA NEAR BOTTOM OF PHOTO)**



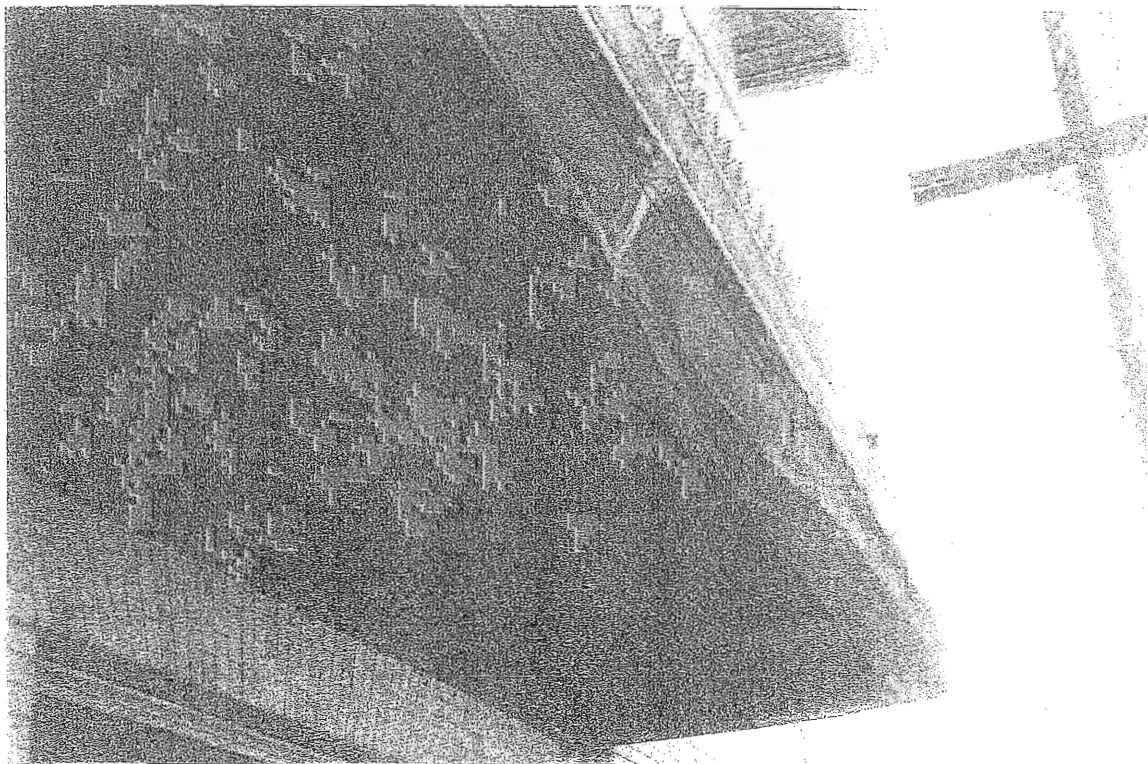
TOPMOST ROOF OF AUDITORIUM FROM BELL TOWER -  
LOOKING TO REAR (WEST)  
NOTE SLOPING SIDES WITH SLATE SHINGLES



ROOF EXHAUST HOUSINGS - AT WEST END OF ROOF

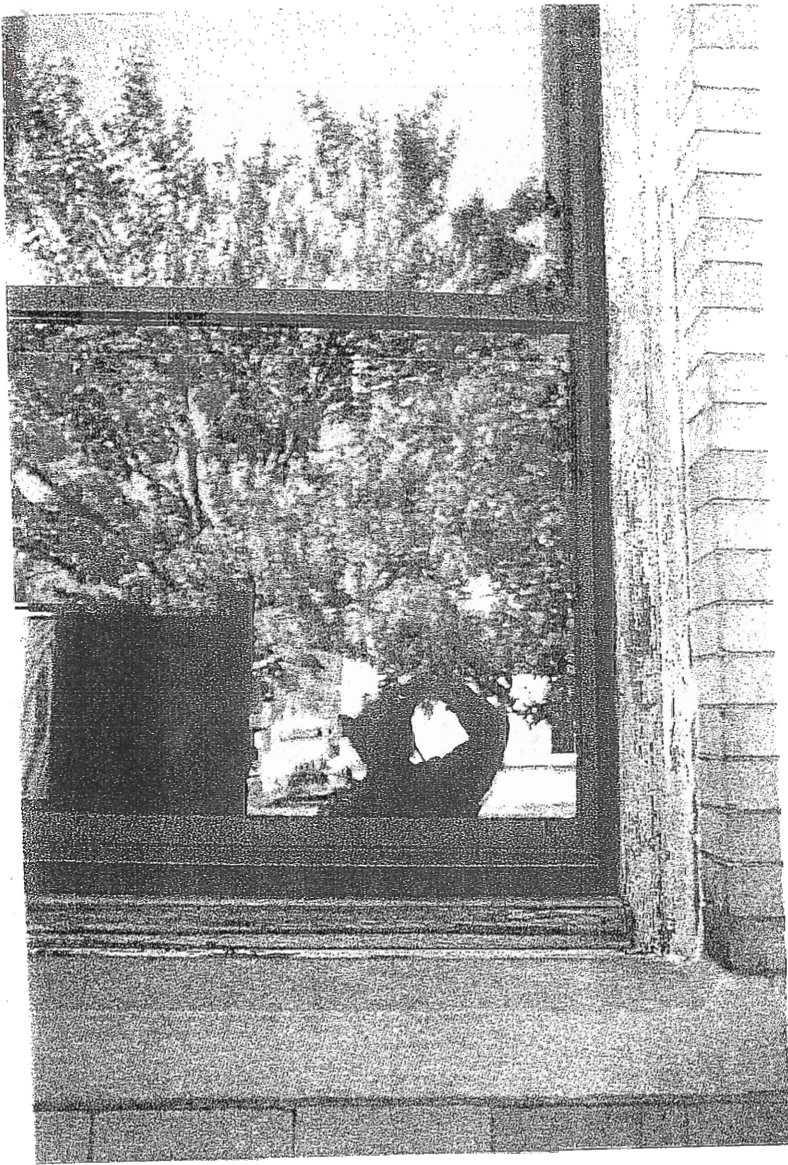


**DETAIL OF CORNER "FLAT" ROOF TO SLOPED SLATE SHINGLED ROOF -  
NOTE POOR CONDITION OF FLASHING & CRACKED SHINGLES**



**COPPER COVERED MARQUEE TYPE ROOF AT MEMORIAL HALL ENTRANCE  
NOTE DAMAGE**



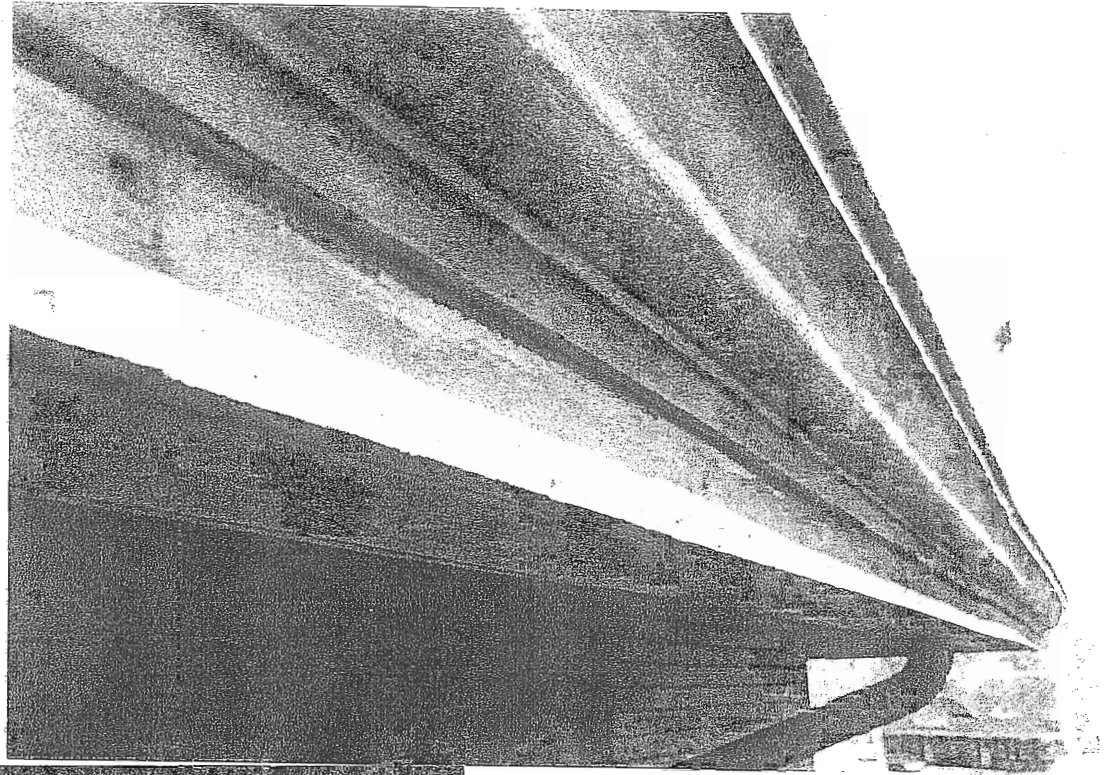


TYPICAL WINDOW  
NOTE NEW ALUM. SASH  
WOOD FRAMES & TRIM IN  
NEED OF PAINT



TYPICAL PALLADIAN WINDOW METAL TRIM  
NOTE RUSTING

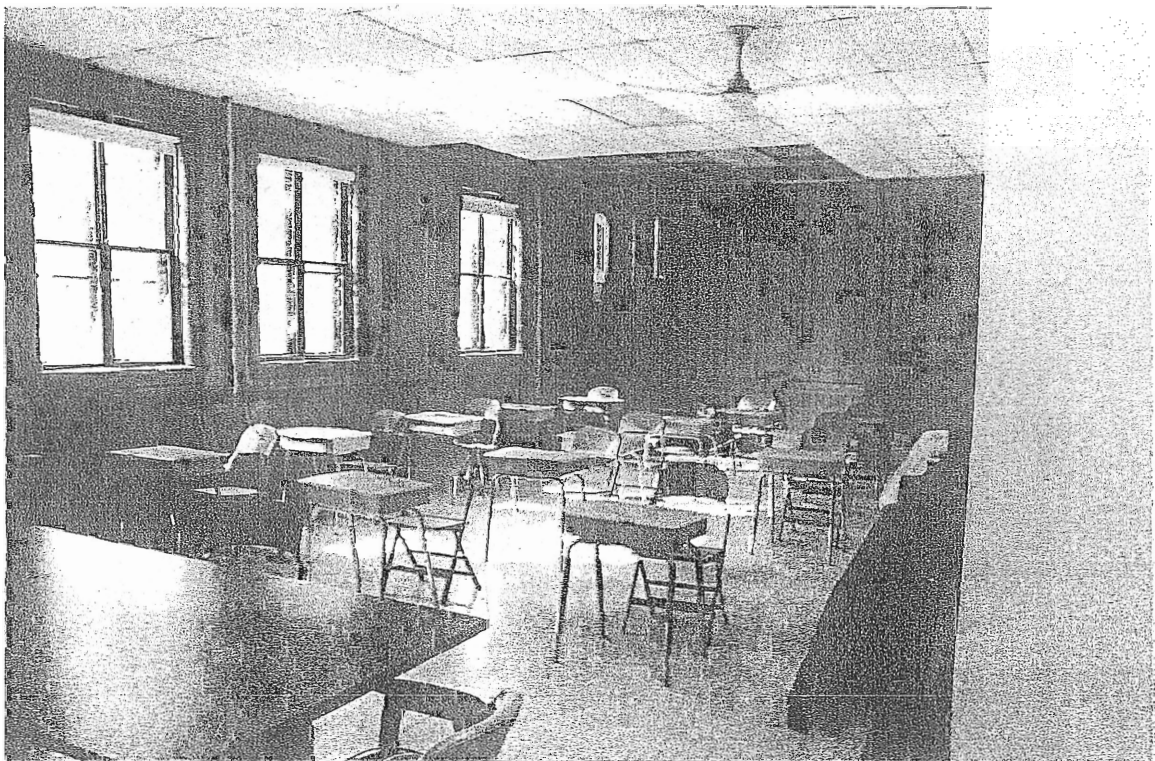
TYPICAL BUILT-IN  
GUTTER/CORNICE



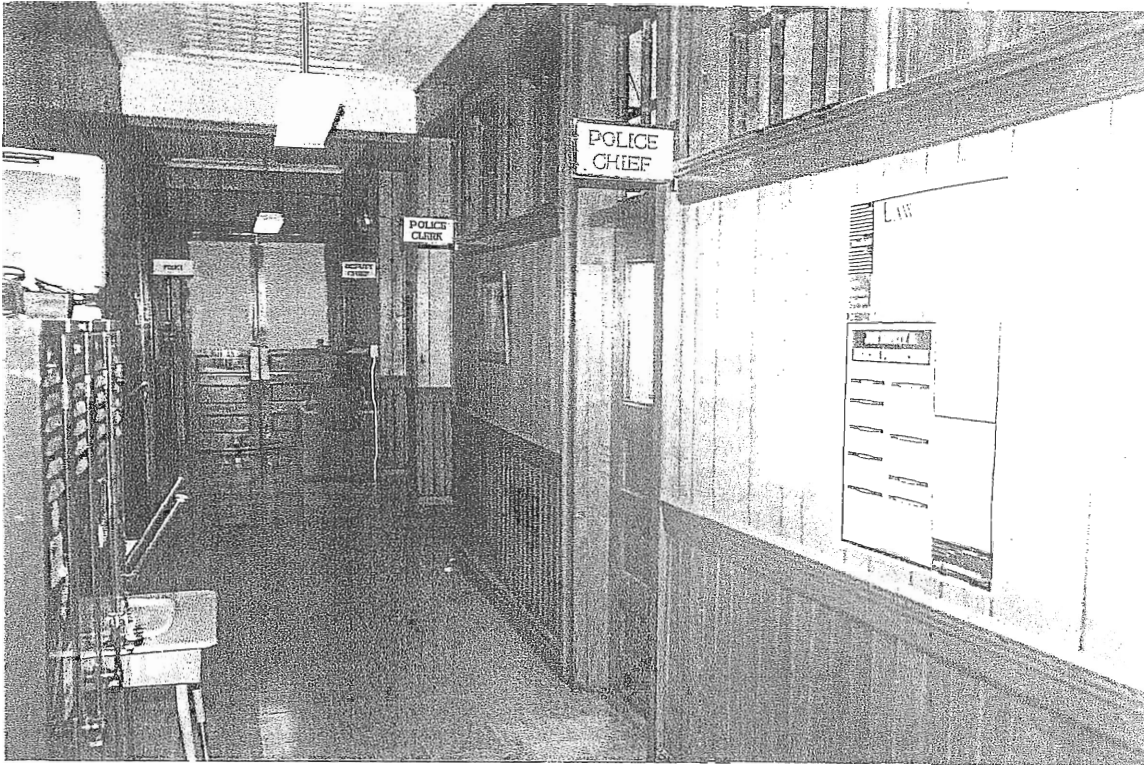
TYPICAL ROOF OVERHANG &  
UNDERSIDE OF SOFFIT -  
NOTE PANEL TRIM AND  
PAINT ALLIGATORING



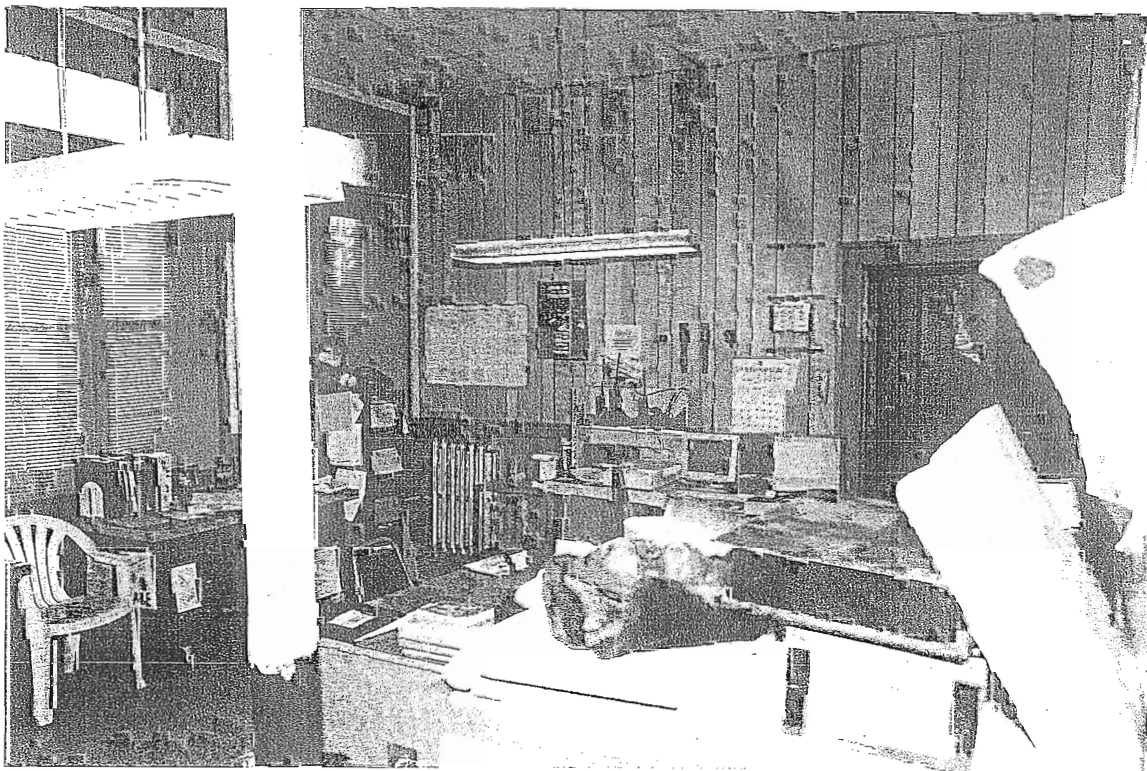
**MEMORIAL HALL**  
**NOTE EXISTING STAIR TO RAMP - FROM STREET**



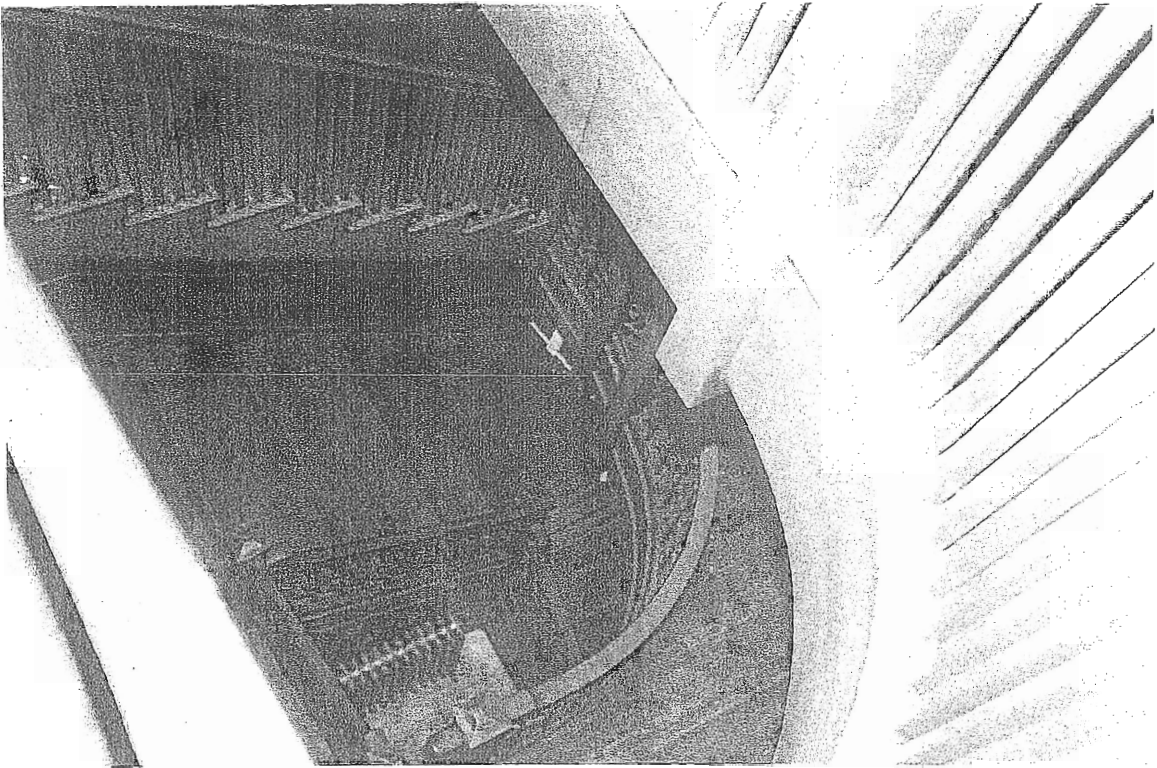
**MEMORIAL HALL**  
**LOOKING TO STREET ENTRANCES**



FIRST FLOOR POLICE DEPARTMENT CORRIDOR  
LEADING TO TOWN HALL MAIN ENTRANCE LOBBY DOOR BEYOND



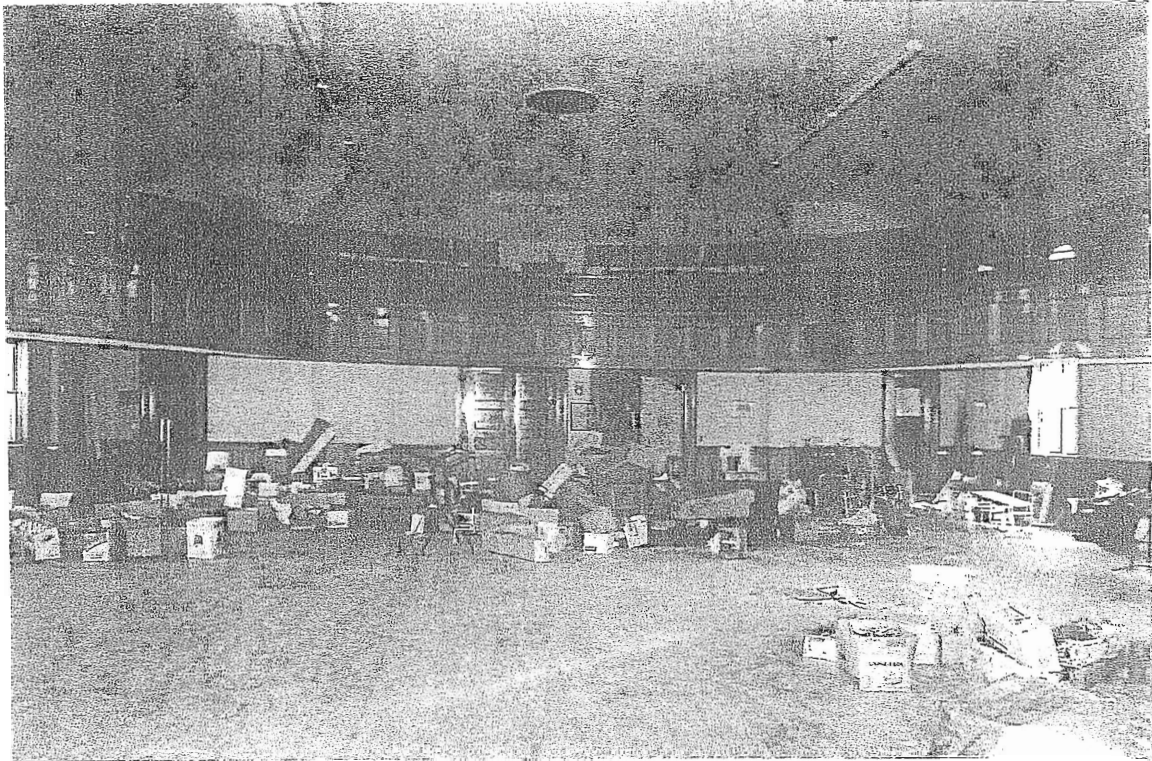
FIRST FLOOR POLICE DEPARTMENT  
TYPICAL OFFICE



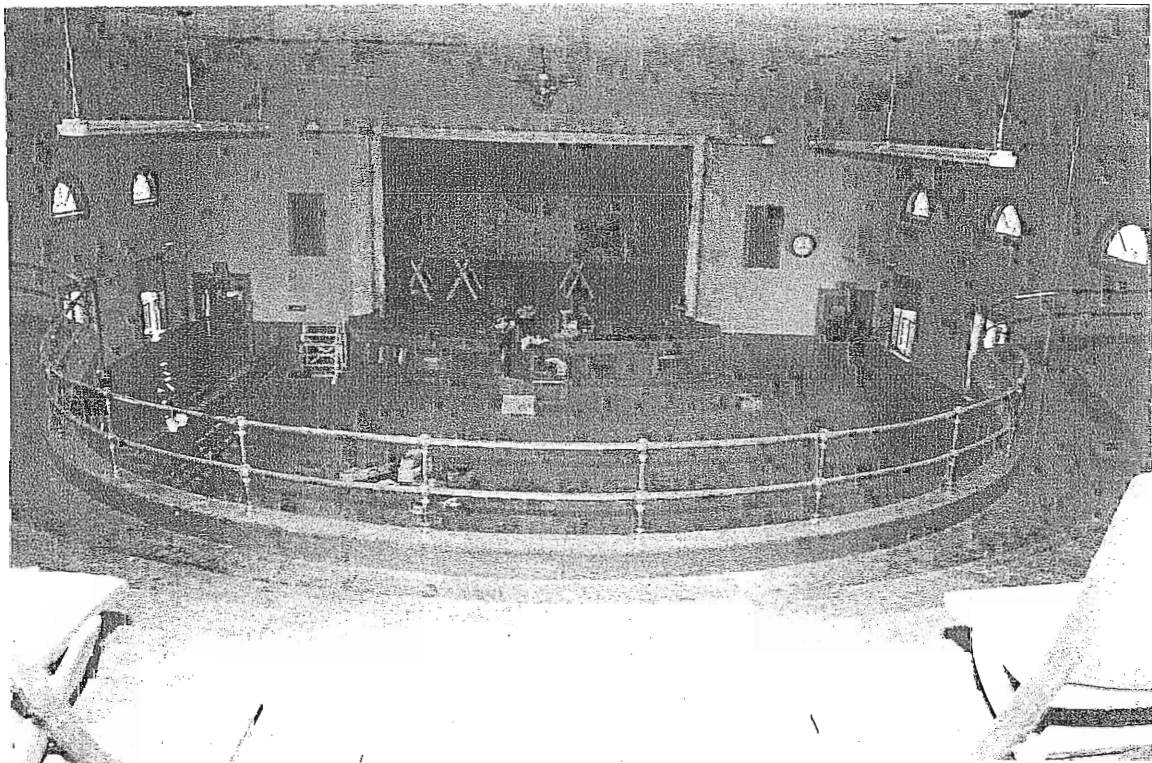
**MAIN ENTRANCE LOBBY STAIR CASE -  
LOOKING DOWN FROM BALCONY LEVEL TO FIRST FLOOR LEVEL  
(RADIATOR AT FIRST FLOOR LEVEL)**



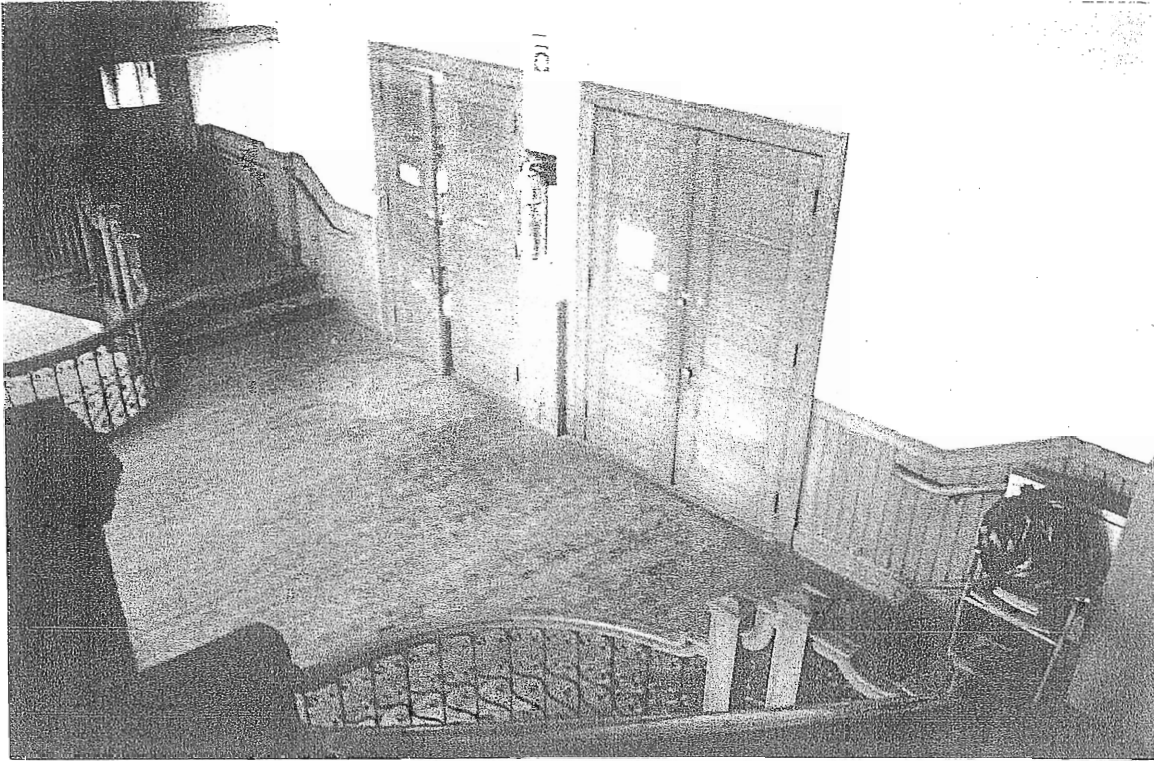
**AUDITORIUM LEVEL ABOVE MAIN ENTRANCE LOBBY -  
STAIR BEYOND LEADS TO BALCONY**



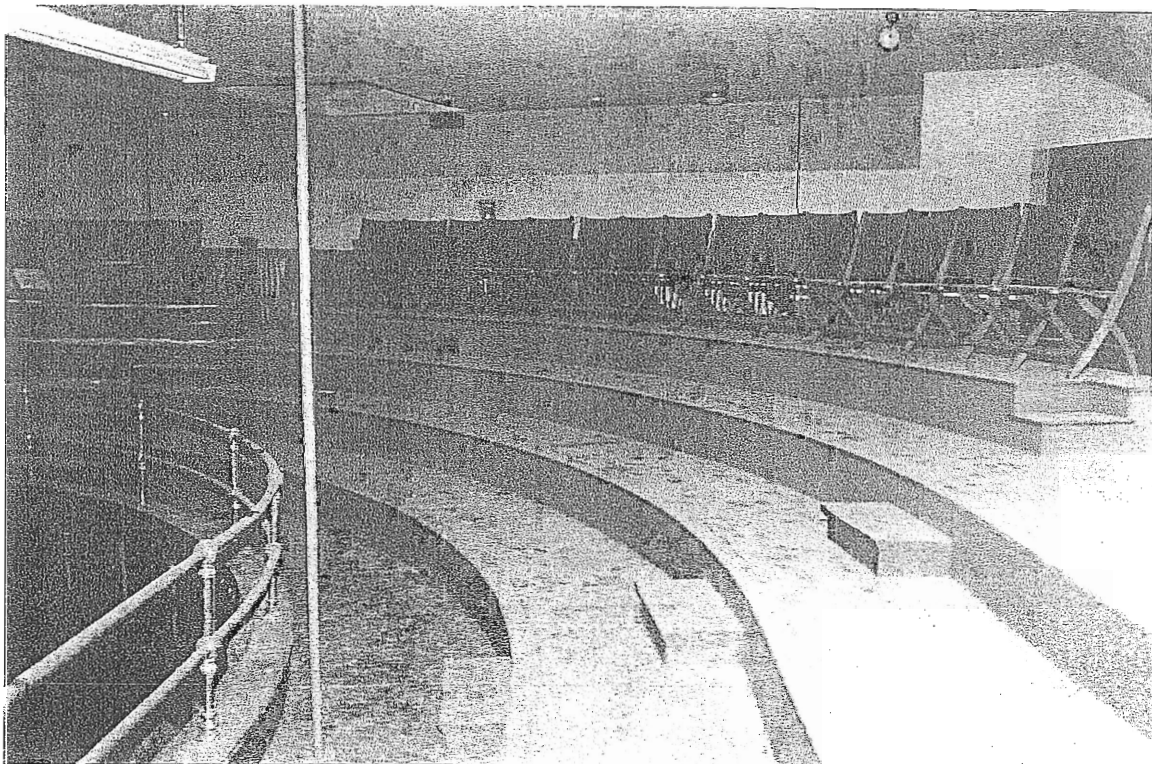
**AUDITORIUM -  
LOOKING TO BALCONY FROM VICINITY OF STAGE**



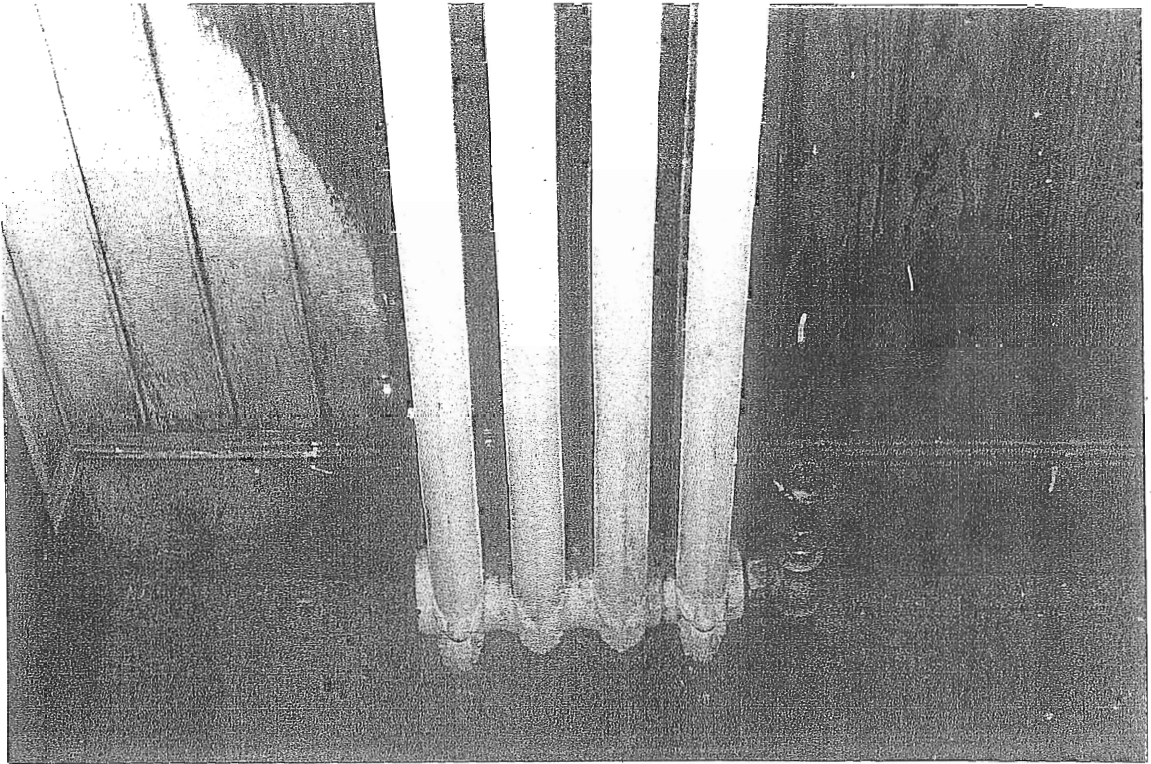
**AUDITORIUM - LOOKING TO STAGE FROM BALCONY - WEST ADDITION STARTS  
FROM AUDITORIUM/STAGE WALL TO REAR WALL OF STAGE  
DOORS @ RIGHT & LEFT OF STAGE LEAD TO MEZZANINE LEVEL BELOW STAGE**



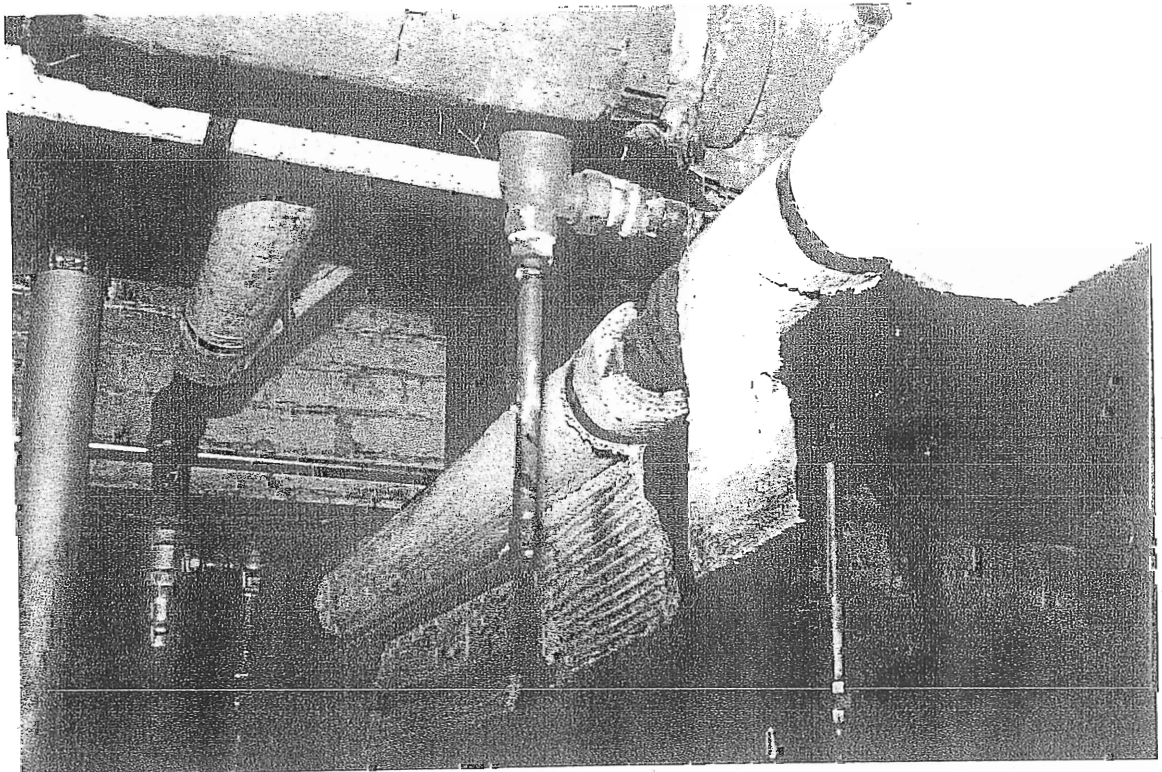
**SECOND FLOOR - ENTRANCE DOORS TO AUDITORIUM  
FROM BALCONY STAIR**



**BALCONY FROM LOWER LEFT LEVEL  
LOOKING UP TO HIGHEST SEATING TIER**

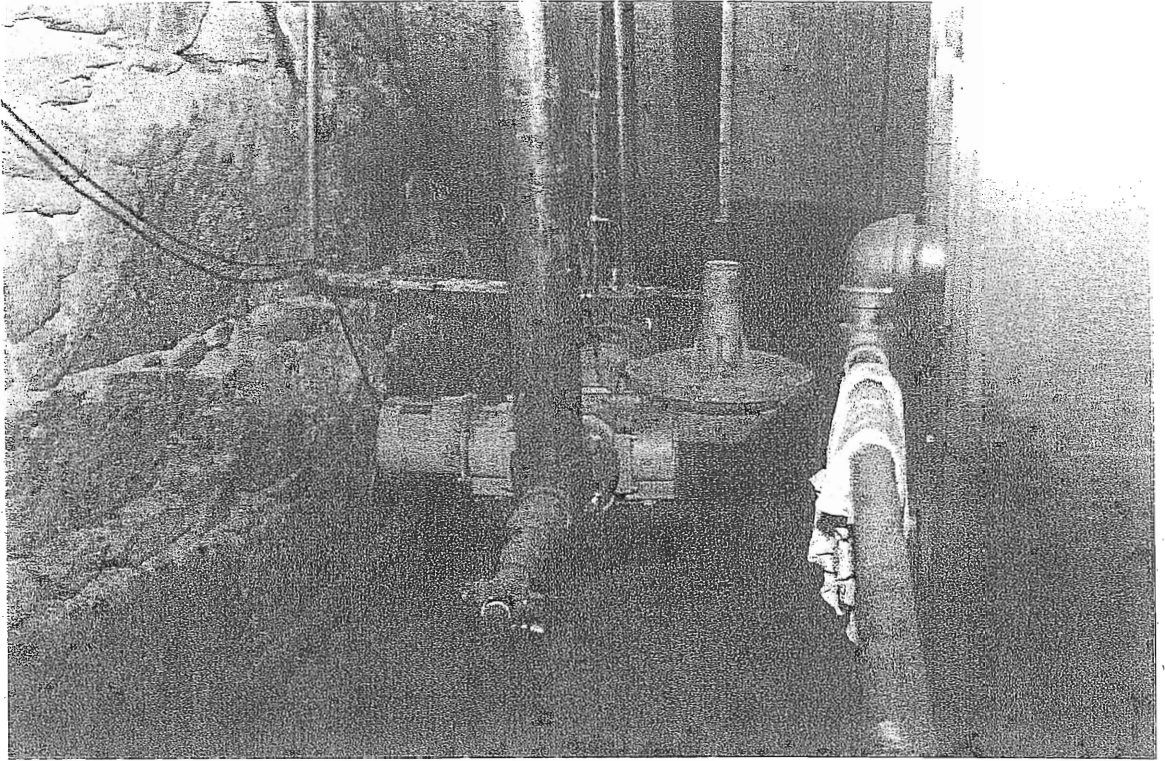


TYPICAL EXISTING RADIATOR



EXISTING HEATING PIPING -  
NOTE ASBESTOS COVERING

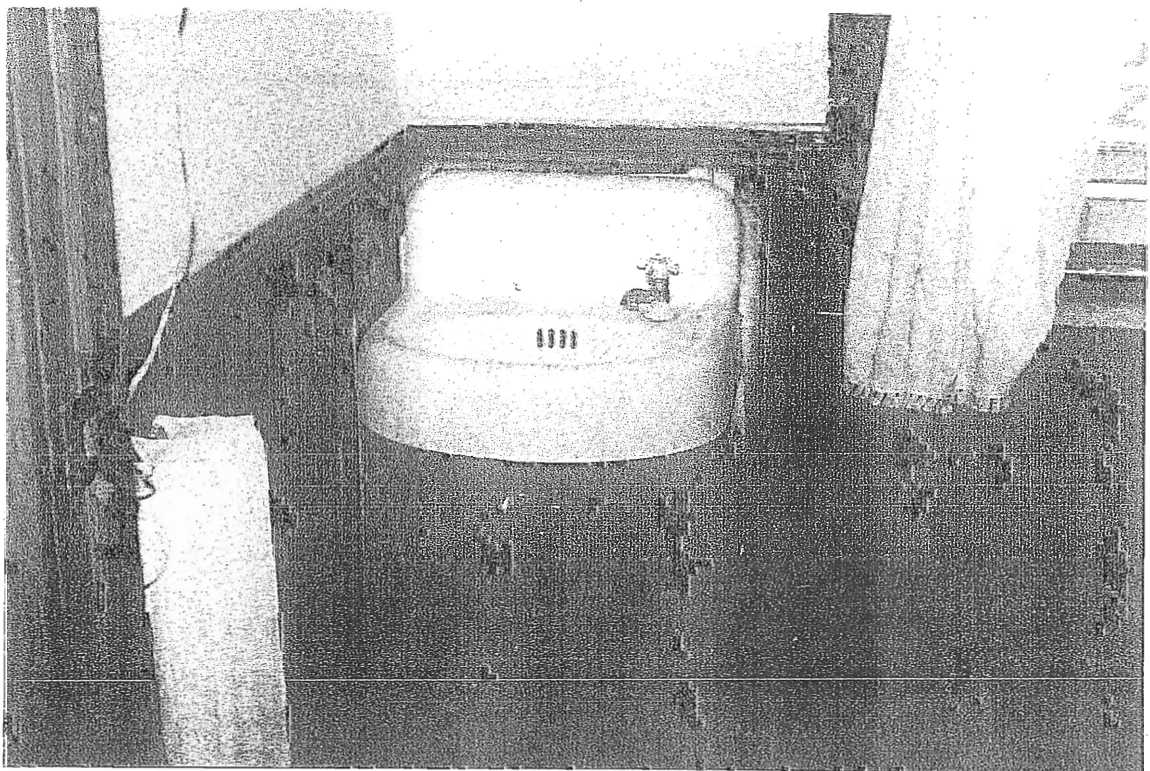




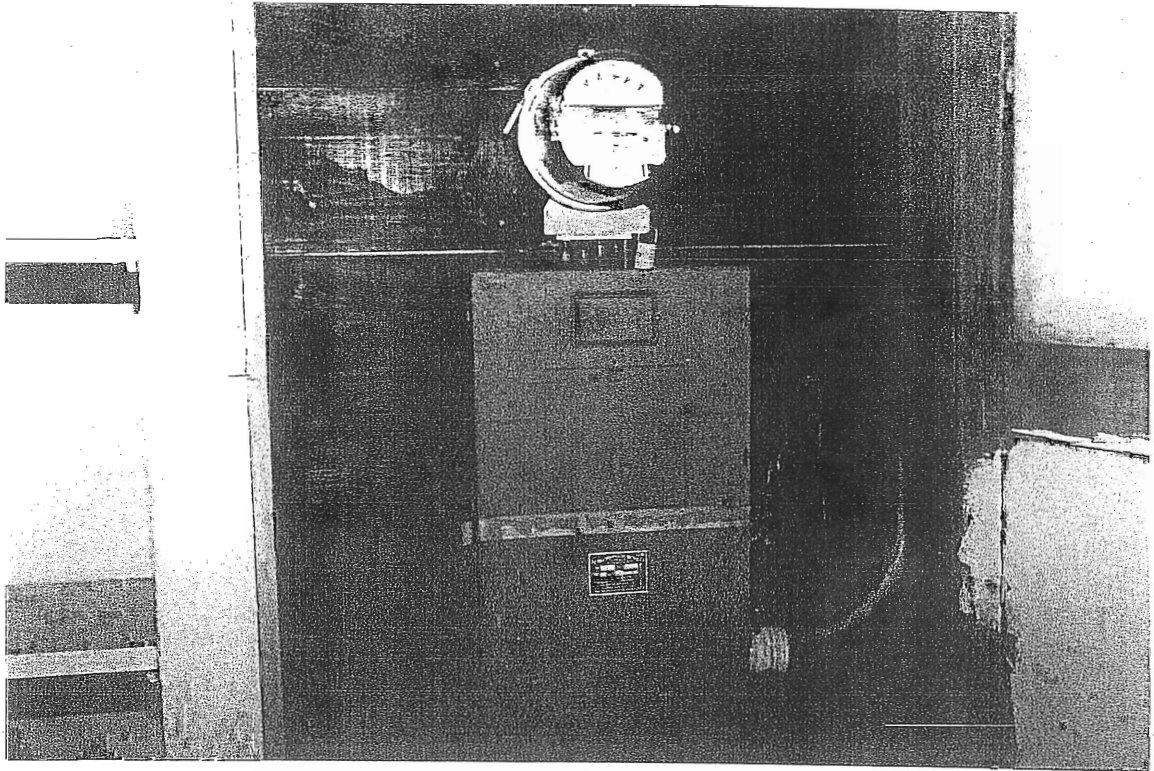
**GAS SERVICE ENTRANCE**



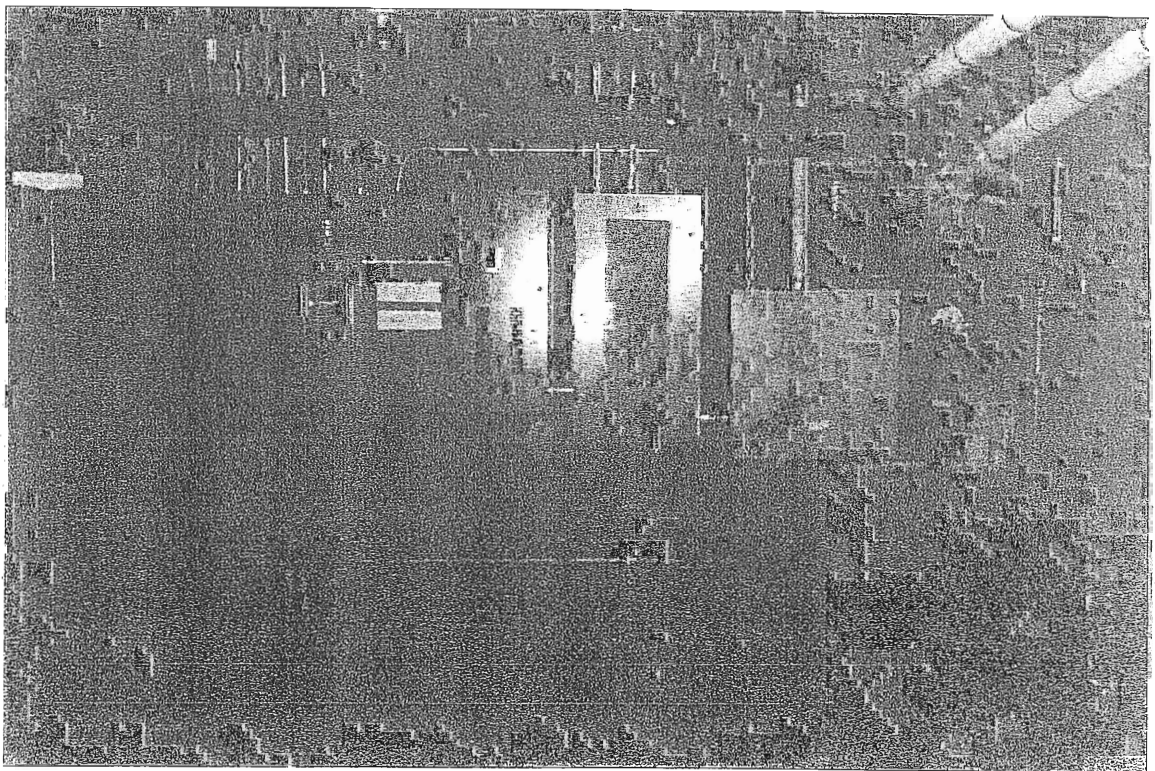
TYPICAL EXISTING WATER CLOSET



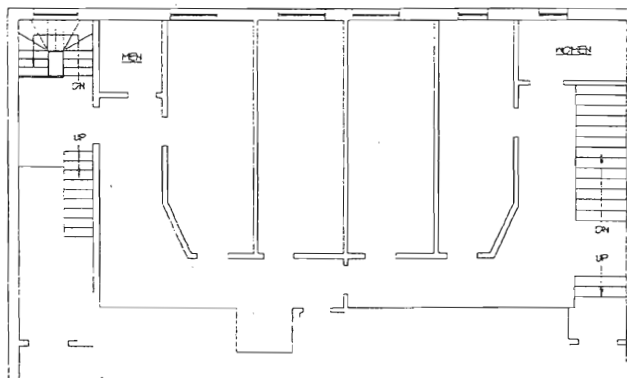
TYPICAL EXISTING LAVATORY



EXISTING ELECTRICAL SERVICE PANEL



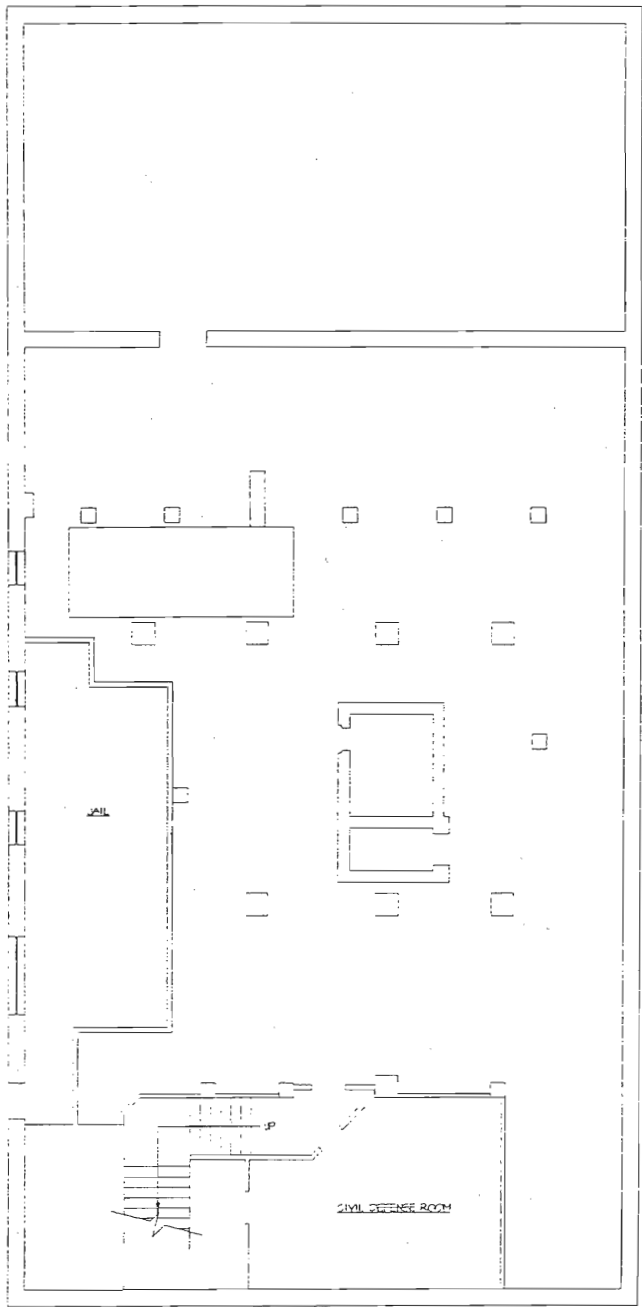
EXISTING ELECTRICAL PANELS



MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**WARREN  
TOWN HALL**  
Renovation and Reuse  
Base Drawings taken from:  
Record Prints of 1952, Heating

SHEET  <b>A4</b>  <small>12/20/11/09</small>	<b>MEZZANINE FLOOR PLAN</b>	PROJECT NO. 07-11-01 DATE 12/20/11	SCALE 1/4" = 1'-0"	<b>WARREN TOWN HALL</b> MAIN STREET WARREN, MASSACHUSETTS 01982	<b>REINHARDT ASSOCIATES</b> <small>ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PLANNERS</small>
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**WARREN  
TOWN HALL**  
Renovation and Reuse  
Base Drawings taken from:  
Record Prints of 1952, Heating

BASEMENT FLOOR PLAN  
SCALE 1/4" = 1'-0"

SHEET  
**A.1**  
1/25/11/08

**BASEMENT FLOOR PLAN**

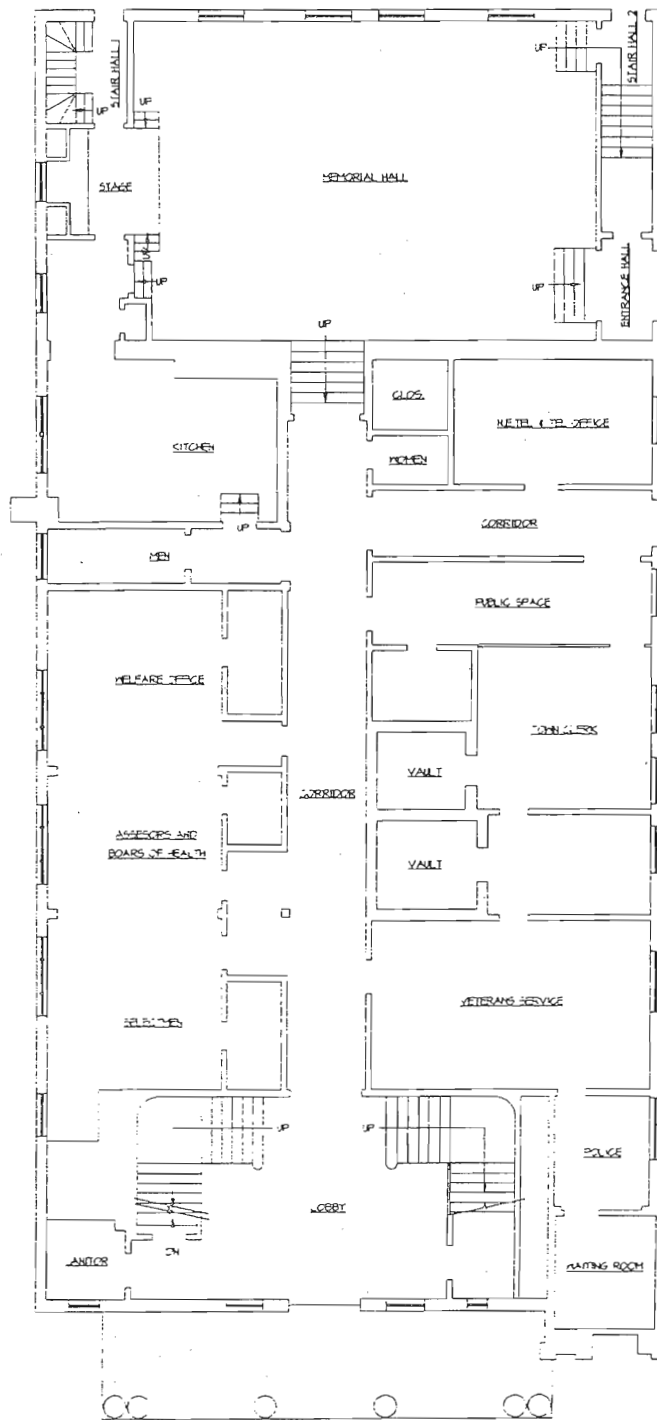
PROJECT NO.  
11-11-08  
DATE  
11-11-08  
DRAWN BY  
JAC

SCALE  
1/4" = 1'-0"  
BY  
JAC  
CHECKED BY  
JAC

**WARREN TOWN HALL**  
MAIN STREET  
WARREN, MASSACHUSETTS 01993

**REINHARDT ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PLANNERS

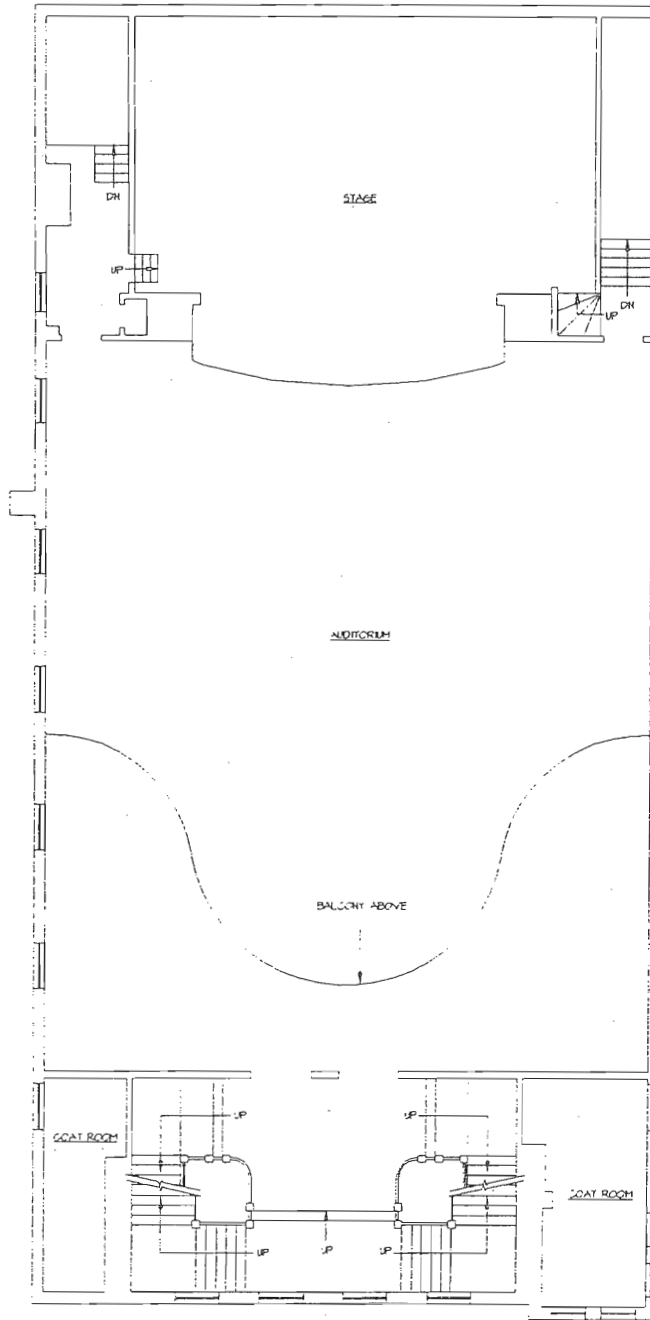
DATE



**WARREN  
TOWN HALL**  
Renovation and Reuse  
Base Drawings taken from:  
Record Prints of 1952, Heating

FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

SHEET  <b>A.2</b>  <small>1/2" x 11" x 17"</small>	<b>FIRST FLOOR PLAN</b>	PROJECT NO. 87-1048	SCALE 1/4" = 1'-0"	<b>WARREN TOWN HALL</b> MAIN STREET WARREN, MASSACHUSETTS 01982	<b>REINHARDT ASSOCIATES</b> <small>ARCHITECTS • ENGINEERS • HYDRAULIC ENGINEERS • PLANNERS</small>	STAMP
		DATE 3-25-57	REV.			
		DRAWN BY JMS	REV.			
		CHECKED BY JMS	REV.			
		DESIGNED BY JMS	REV.			



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**WARREN  
TOWN HALL**  
Renovation and Reuse  
Base Drawings taken from:  
Record Prints of 1952, Heating

<p>A3</p>	<p>SECOND FLOOR PLAN</p>	<p>PROJECT NO. 17-1478</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>WARREN TOWN HALL MAIN STREET WARREN, MASSACHUSETTS 01982</p>	<p>REINHART ASSOCIATES ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS • PLANNERS</p>
		<p>DATE 1-20-87</p>	<p>REV</p>		
		<p>DRAWN JAC</p>	<p>BY</p>		
		<p>CHECKED JAC</p>	<p>BY</p>		