

-June 28 2013

*On Friday, June 28, 2013 a site visit was held at the Northbridge Memorial Town Hall to review/inspect the window restoration work -specific to the Mass Historic Commission Grant (work funded with a MHC matching grant totaling \$45,000.00). Provided below are comments & photographs from John Hecker, Architect /McGinley Kalsow & Associates, Inc.*



All of the restored window sash were in-place. All of the related hardware, such as sash lifts, sash locks, perimeter weatherstripping, and sash chains was also installed. Overall, the restored window sash have transformed the exterior and interior character of the building. The second floor meeting room has an overwhelming sense of transparency. Natural light floods the space. The dark brown paint on the sash de-emphasizes the sash and makes the glass area appear larger. This is true on both the interior and the exterior of the building.

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The overall reaction from people who use the building seems quite positive. Ted Kozak, the Town Manager, mentioned that he would like to avoid putting any of the old window A/C units back into the north side windows of the building. He senses that the public face of the building on Main Street has become rather special with its restored window sash back in-place. Toward that end, he has purchased new portable A/C units that sit on the floor and vent through flexible ducts to a 4" high horizontal slot at the bottom of the window opening. When A/C is not required, the vents can be easily removed, and the exterior appearance will not be compromised by window A/C units.



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With regard to punchlist items, I found very little to complain about. Small scrapes and abrasions in the paint finish are visible in perhaps a third of the lower sash. These areas can be easily repaired at the sash that I have identified. One sash at the first floor could not be opened. The contractor removed a window stop, shaved a small bit of wood away, and the problem was solved.

The new round window in the attic looks quite good. The contractor put the new round window into the east side of the building, which has a more direct exposure to the weather. The surviving, original round window was moved to the west end, where it will be more protected from the elements.

I think that the quality of the work performed by Campbell Construction has been very good. The paint finishes look uniform and even. The sash open and close very easily. When the sash lock is engaged, the lower sash evenly compresses the new weatherstripping seal (under the bottom rail) against the window sill. Air leakage through the restored windows should be greatly reduced.

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On the exterior, painting of the window frames is underway, weather permitting. The window sills on the south side of the building (parking lot side) have required a fair amount of epoxy consolidation and patching of the weathered sill surfaces. The north side (Main Street side) window sills were in much better shape, and required much less work. The new storm windows, as well as the new windows at the south side of the basement, should be arriving during the week of July 22nd.