

# TOWN HALL HVAC MODERNIZATION, INTERIOR AND EXTERIOR IMPROVEMENTS

Danvers, MA



Danvers Town Hall is one of Danvers' most treasured and recognized landmarks. The building has been in continuous use since 1855 and is eligible to be listed in the State's Historic Register. It was originally constructed as a High School and has undergone significant renovations in both the 1880's & 1950's.

Gienapp Design has been entrusted with design of modernizing the building while preserving its historical character. Our services span from updating the 2000 Study assessment through construction administration. The Town has approved the Project Budget of \$6.375 million.

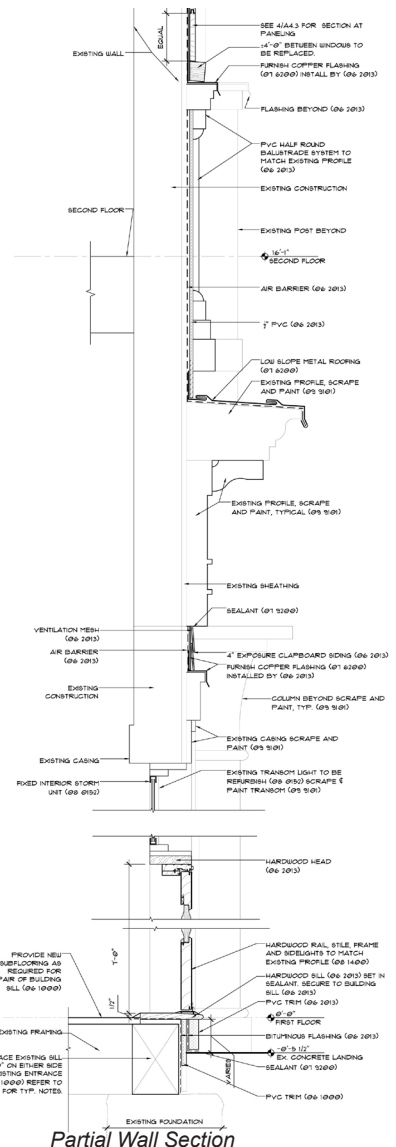
Restored exterior elements include windows on the main facade, quoins, columns, doors and other architectural features. The remaining windows, siding and roofing have been replaced. This project also includes selective repair and replacement of window trim, structural repair of building sills, repointing of the granite foundation and repair/replacement of ornamental details.

The scope of work for the exterior repairs was determined by utilizing a truck-mounted lift for a close-up visual and tactile evaluation of the exterior on a member-by-member and surface-by-surface process conducted by Gienapp Design and Preservation Technology Associates.

Interior improvements are driven by the installation of a new energy-efficient HVAC system, but include replacement of lighting, ceilings and floor finishes as required to accommodate installation of those systems. A new electrical service and improvements to the fire protection system are included. Renovations to meet code requirements include reconfiguration of entry vestibules, restrooms, staircases and improved signage.

Since the cost of the renovations exceed 30% of the value of the building full compliance with the Massachusetts Access Board Regulations (i.e. Handicapped Code) is required. However, due to many attributes of the existing building it was not practical to make all entrances accessible, alter all doorways and other modifications that would be required. Gienapp Design managed the application and approval process to receive several variances for the project that allowed compliance alternative design solutions where meeting the letter of the code was not physically or financially practical.

This is one of many projects Gienapp Design has performed for the Town of Danvers.



**Gienapp Design  
Associates, LLC  
Architects & Planners**