Cohasset Town Hall Inspection Photos

Historic view from Common.

Existing Town Hall remains in its prominent position on the Common.
Historic, character-defining features remain at this impressively sized and proportioned space. Re-creation of such space is costly today.

Much of the required Town Hall infrastructure is current, code-conforming and functioning well. Existing Town Clerk’s vault meets the Secretary of the Commonwealth’s requirements for record storage.
Lower Level Records Storage Vault is conforming and functions well.

The quality of the interior space is very good at some offices.
Offices in the Historic Town Hall have good natural light.

High ceilings at some offices enhance the quality of the space.
1857 Town Hall has been maintained.
Photo shows replaced flashings, clapboards, and window sash.

Detail view shows new head flashing, trim and replacement sash.
Structurally, the buildings are sound. Sighting along the cornice shows there is no deflection, and all cornice brackets are in good condition.

The 1987 addition addressed many accessibility issues, such as an accessible entry.
April 25, 2017 Cohasset DPW assisted MKA with an exterior assessment of Town Hall. Photo shows excavation exploratory adjacent to the foundation of Town Hall.

Aerial lift inspection allowed team to observe upward facing projections high on the building.
Detail of deterioration at projecting cornice return. This level of deterioration was seen in only two locations.

Detail of deterioration at projecting cornice return, second location.
Clapboard deterioration at the intersection of original town hall and addition.

Detail at window sash at historic town hall. Heavy buildup of paint has caused extensive paint peeling. Wood is remarkably sound.
Window and door hood deterioration and repairs. The top side of the window and door hoods are typically not clad with copper or lead.

Detail of cornice deterioration and nesting spot. Opening was cut, but repairs never completed.
Deteriorated cornice on the West Elevation of Historic Town Hall. Note lack of copper or lead cladding.

View of chimney on North Elevation.
Detail view of chimney crack.

Detail view of chimney cap shows deterioration of stone.
Existing asphalt shingle roof is near the end of its life. Missing shingles should be replaced before August 30th.

Gutter placement and mounting details have led to some failures. Gutter was going to be attached by town; but long-term solution is to replace gutter with institutional hung gutter.
Detail of deterioration at wood “screen” south side of addition.

Clapboard deterioration at the East side of addition where the gutter above leaked.
Detail of windows showing trim deterioration, due to leaking gutter.

Loose and bowed clapboards due to poor nailing through insulation board.
Detail of deterioration that is typical near the base of the addition.

Rigid exterior insulation board is behind a poorly detailed fiberglass enclosure panel.
Test pit at interior column.