

10 June 2022

Mr. William Joyce, Executive Director  
Massachusetts Architectural Access Board  
1000 Washington Street, Suite 710  
Boston MA 02118

RE: Variance Application  
32 Derby Square (aka "O Derby Sq")  
Salem MA

Dear Mr. Joyce,

We are pleased to submit a variance application for the Old Town Hall in Salem, an 1816 Federal style building that was initially constructed as a mixed use "market house" and "town hall" in the heart of Salem. In 1933, it was renovated for municipal use as part of an extensive Public Works Administration funded project, saving it from probable demolition at that time. For the last several decades, the facility has served as a local hub for culture and the arts. The City of Salem's proposed preservation of this significant historic facility requires selected variances as noted in the application.

We are submitting the variance application and related service notice electronically and are mailing the \$50 application fee in accordance with the instructions. We are providing a hard copy of the materials to the Massachusetts Historical Commission for their review of the ADA Consultation Process since MHC does not accept electronic submissions.

Please contact me directly if you require any additional information or clarification.

Sincerely,

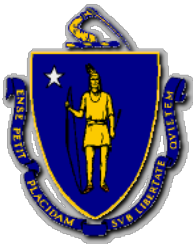


Donald W. Mills, RA, LEED AP

[www.millswhitaker.com](http://www.millswhitaker.com)

Submitted via Email:

- Electronic Copy of this Cover Letter to MAAB / 10 June 2022 (1 page)
- Application for a Variance / 10 June 2022 (9 pages)
- Letter to Massachusetts Historical Commission / 10 June 2022 (2 pages)
- Salem Redevelopment Authority Decision / 8 June 2022 (1 page)
- ADA Consultation Process Form / 9 June 2022 (2 pages)
- Attachment of Supplemental Materials / 10 June 2022 (56 pages)



**Commonwealth of Massachusetts  
Division of Professional Licensure  
Office of Public Safety and Inspections  
Architectural Access Board**

1000 Washington St., Suite 710 • Boston • MA • 02118  
V: 617-727-0660 • [www.mass.gov/aab](http://www.mass.gov/aab)

Docket Number

(Office Use Only)

**APPLICATION FOR VARIANCE**

**INSTRUCTIONS:**

- 1) Answer all questions on this application to the best of your ability.
  - a. Information on the Variance Process can be found at:  
<https://www.mass.gov/guides/applying-for-an-aab-variance>.
- 2) Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:
  - a. Compliance is technologically infeasible, or
  - b. Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.
- 3) Sign the certification on Page 8.
- 4) If the applicant is not the owner of the building or his or her agent, include a signed letter from the owner granting permission for you to apply for variance.
- 5) Serve copies of the completed application and all attachments via electronic or physical delivery based on the recipient's preference to:
  - a. Local Building Department,
  - b. Local Commission on Disability (if applicable in the town where the project is located) (A list of all active Disability Commissions can be found at: <https://www.mass.gov/commissions-on-disability>), and
  - c. The Independent Living Center (ILC) for your area.  
(Your ILC can be found at: <http://www.masilc.org/findacenter>.)
- 6) Complete the Service Notice included with the Application and sign it.
- 7) Deliver the completed Application and all attachments to the Board via electronic or physical delivery:
  - a. Electronic:
    - i. Applications should be sent via email to [william.joyce@mass.gov](mailto:william.joyce@mass.gov) & [bradley.souders@mass.gov](mailto:bradley.souders@mass.gov).
    - ii. The email submission must have the subject line: Variance Application - <Address>, <City>
    - iii. The application and all attachments must be in .pdf format
    - iv. The application and all attachments should be included in a single email, except where that email would exceed 15 megabytes in size.
    - v. Please submit the \$50 filing fee via check or money order via mail to the mailing address listed above with either a cover letter or, "Variance - <Address>, <City>" in the memo line.
  - b. Physical
    - i. Applications should be sent to the mailing address listed above and must include:
      1. The completed application and all attachments.
      2. A copy of the application and all attachments on a CD/DVD (Thumb Drives will not be accepted),

3. The completed and signed Service Notice.
  4. A check or money order in the amount of \$50 dollars, made out to the Commonwealth of Massachusetts.
- ii. Please ensure that all documents included are no larger than 11" x 17".
  - iii. Incomplete applications will be returned via regular mail to the applicant with an explanation as why it was unable to be docketed.

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In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the building/facility:

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2. State the name and address of the owner of the building/facility:

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E-mail: \_\_\_\_\_

Telephone: \_\_\_\_\_

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

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b. If you checked any of the above **and** your variance request is primarily based upon the historical significance of the building, you *must* complete the ADA Consultation Process of the [Massachusetts Historical Commission](#), located at 220 Morrissey Boulevard, Boston, MA 02125.

9. Which section(s) of the Board's Jurisdiction (*see Section 3 of the Board's Regulations*) has been triggered?

2.6  3.2  3.3.1(a)  3.3.1(b)  3.3.2  3.3.4  3.4

10. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

<u>Permit #</u>	<u>Date of Issuance</u>	<u>Value of Work</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

*(Use additional sheets if necessary.)*

11. List the anticipated construction cost for any work not yet permitted or for any relevant work which does not require a permit:

\_\_\_\_\_

12. Has a certificate of occupancy been issued for the facility?  Yes  No

If yes, state the date it was issued: \_\_\_\_\_

13. To the best of your knowledge, has a complaint ever been filed with the AAB on this building or facility relative to accessibility?  Yes  No

a. If so, list the AAB docket number of the complaint \_\_\_\_\_

14. For existing buildings or facilities, state the actual assessed valuation of the **BUILDING/IMPROVEMENTS ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building or facility is located: \_\_\_\_\_

Is the assessment at 100%?  Yes  No

If not, what is the town's current assessment ratio? \_\_\_\_\_

15. State the phase of design or construction of the facility as of the date of this application:

\_\_\_\_\_

16.

Request #1

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief     Yes     No

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

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Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Request #2

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief     Yes     No

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

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Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Request #3

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief  Yes  No

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Request #4

Section(s) for which you are seeking relief: \_\_\_\_\_

Are you seeking temporary relief  Yes  No

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Types of Attachments for this Request:  
 Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

If you require more than 4 requests, please use the *Additional Request Sheet* and complete the *Large Variance Tally Sheet*, both of which are available on the “Forms and Applications” page of the Board’s website (<http://www.mass.gov/aab>).

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

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E-mail: \_\_\_\_\_

Telephone: \_\_\_\_\_

18. State the name and address of the building inspector responsible for overseeing this project:

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E-mail: \_\_\_\_\_

Telephone: \_\_\_\_\_

**I DECLARE UNDER THE PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND SUPPORTING DOCUMENTATION IS TRUE AND CORRECT**

Date: \_\_\_\_\_



\_\_\_\_\_  
**Signature of owner or authorized agent (required)**

**PLEASE PRINT:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Organization (If Applicable)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address 2 (optional)

\_\_\_\_\_  
City/Town

State

Zip Code

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
Telephone



10 June 2022

Ms. Brona Simon, SHPO & Executive Director  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

RE: OLD TOWN HALL Renovations / 32 Derby Square (aka "O Derby Sq") / Salem MA  
Accessibility Variance to Massachusetts Architectural Access Board  
The Americans with Disabilities Act Consultation Process Form

Dear Ms. Simon,

Enclosed please find an ADA Consultation Form and the accompanying variance application to the Massachusetts Architectural Access Board for the Old Town Hall in Salem. This significant 1816 Federal style building was originally constructed as a mixed use "market house" and "town hall" in the heart of Salem. In 1933, it was renovated for municipal use as part of an extensive Public Works Administration funded project, saving it from probable demolition at that time. For the last several decades, the facility has served as a local hub for culture and the arts. The City of Salem's proposed preservation of this significant historic facility is in the early stages of design development and the project requires selected variances from current accessibility regulations 521 CMR.

Of particular importance for preservation of the character and integrity of this facility is preservation of its south façade. In 1816, this façade had a total of five entrances, three of which still survive to this day. The two missing entrances provided doors into the basement, each of which were located between stairs leading up to first floor entrances. The basement entrances were removed in 1933 when the market house use was removed from the building. The three first floor entrances and their respective granite stairs tell an important story about the original configuration and use of the facility. The larger central set of stairs and double doors originally led only to the first floor colonnade to serve its market stalls. The smaller sets of stairs and single doors at the southeast and southwest corners led to twin stairs to the town hall at the second floor. Since 1933, the north entrance has been the public entrance to the building and the south entrances have served primarily as exits.

Under current 521 CMR regulations, all public entrances must be accessible entrances. While the south entrances are primarily exits, we do not recommend designating them solely as exits since that would reduce flexibility of use and require permanent removal of all exterior operating hardware. Instead, we are requesting a variance and proposing an alternative accessible entrance into the basement that will allow for several functional improvements to the facility without modification of the south façade entrances.

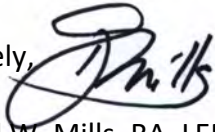
The alternative to providing an accessible public entrance on the south façade is the result of working closely with local commissions and boards to appropriately address the overlapping concerns of preserving historical integrity and improving accessibility.

We understand that this project will require subsequent reviews by MHC prior to having full approval for implementation, notably due to its preservation restriction and the need for a Project Notification Form, so this submission is limited to a requested review for determination of no adverse effect related to the proposed accessibility solutions. We have been working with the Salem Redevelopment Authority's Design Review Board, Historical Commission, and Commission on Disabilities to prepare this variance application. Since this facility is not in a local historic district, project approval falls under the purview of the Salem Redevelopment Authority. We received SRA's approval this week and have enclosed their decision herein.

We will be meeting with the Salem Commission on Disabilities and Historical Commission on June 21 and 22 respectively to review the accessibility solutions. The content of this application will not be a surprise to them, but we have not reviewed this final iteration with those full commissions. We will provide you with a record of review comments from each of those meetings on June 23 for your records.

We certainly hope that MHC will be able to forward an opinion on the application prior to the MAAB's meeting of June 27 when it could be reviewed as an incoming case. Please contact me directly if you require any additional information or clarification.

Sincerely,



Donald W. Mills, RA, LEED AP  
[www.millswhitaker.com](http://www.millswhitaker.com)

Attachments:

- Salem Redevelopment Authority Decision / 8 June 2022 (1 page)
- ADA Consultation Process Form / 9 June 2022 (2 pages)
- Application for a Variance / 10 June 2022 (9 pages)
- Attachment of Supplemental Materials / 10 June 2022 (56 pages)

Copies to:

- William Joyce, Executive Director / Massachusetts Architectural Access Board
- Joshua Dorin, Preservation Planner / Massachusetts Historical Commission
- Patricia Kelleher, Executive Director / Salem Historical Commission
- Julie Barry, Sr. Arts & Culture Planner / Salem Planning & Community Development
- Service Notice Recipients (3 Agencies per page 9 Affidavit of Variance Application)



**Decision**

**Small Project Review - SRA-22-1**

**Address of Project: 0 DERBY SQUARE**

Meeting Date: June 8, 2022

Members Present: Grace Napolitano, Chair, David Guarino, Christine Madore, Cynthia Nina-Soto, Dean Rubin

Members Absent: None

Decision: To approve this project as designed and conditioned herein.

**Referenced Plans and Documents:**

- Existing Elevations, Existing Site Plan, Proposed Elevations, and Proposed Site Plan, prepared by Mills Whitaker Architects LLC, PO Box 750089, Arlington, MA 02475, dated May 6, 2022.  
DRB Presentation, prepared by Mills Whitaker Architects LLC, PO Box 750089, Arlington, MA 02475, presented to the Board on May 25, 2022.  
A series of existing conditions photographs submitted by Mills Whitaker Architects LLC, PO Box 750089, Arlington, MA 02475, submitted on March 10, 2022.

**Conditions of Approval:**

- Validity of Approval: This approval is valid for two years from the date of the meeting. The approval shall no longer be valid if a substantial use and/or construction has not commenced except for good cause within this two-year period.

- Consistency with Approved Design/Plans: Should the applicant determine that the project may not be completed as presented and conditioned herein, he/she/they shall return to the SRA to review proposed modifications prior to making any changes in the field.

- Vehicular Navigation at East Façade: The applicant shall consult with the City of Salem Traffic and Parking Department to explore what, if any, safety measures need to be implemented to protect the integrity of the proposed ramp at the east façade.

Ramp Safety: The applicant may consider adding a gate to both sides of the proposed accessible ramp so that this access is closed when the building is not in use. This ramp may not deter all individuals from accessing the sub-grade area, but it will provide a visual cue that the area is not for recreation and it will provide a physical barrier from accidentally stumbling down the ramp or the stairs.

Design Details: The applicant shall return for additional design review when finishes, materials, and the like are identified for the exterior elements and the proposed access ramp. The applicant should ensure that the proposed railings match existing ones and that the transition of the to-be-exposed foundation with the above-grade façade treatments at the ramp area is addressed with care.

**Findings:**

- The SRA, a body duly established and responsible for overseeing all the duties as prescribed by M.G.L. 121B and in Salem's Downtown Renewal Plan, and having jurisdiction over proposed changes to the exterior facades of all buildings in the Downtown Renewal Area, finds that this project to restore and rehabilitate a significant historic structure is appropriate and consistent with the goals and standards in the Downtown Renewal Plan. Members support the proposed ramp and accompanying stairwell that creates a second means of accessible egress into the building via its basement and find that it is the optimal design to preserve the overall look and character of the building and its place in Derby Square.

Signature of the SRA: By the signature below, I certify that this recommendation accurately reflects the actions of the Salem Redevelopment Authority Board.



Tom Daniel, AICP, Executive Director

Date Signed: June 9, 2022



**The Commonwealth of Massachusetts**  
 William Francis Galvin, Secretary of the Commonwealth  
 Massachusetts Historical Commission - State Historic Preservation Office

**The Americans with Disabilities Act Consultation Process Form**

Name of Property: Old Town Hall

Address of Property: Street: 32 Derby Square

City: Salem County: Essex State: MA Zip: 01970

**Historic Designation/Status/Listing:**

- National Historic Landmark Date of Listing \_\_\_\_\_
- Listed Individually in National Register of Historic Places Date of Listing \_\_\_\_\_
- Located in registered historic district (specify Old Town Hall (Nat'l) ) Date of Listing 12/04/1972
- Listed in State Register of Historic Places Date of Listing \_\_\_\_\_
- Eligible for listing (prepare and submit MHC inventory form, attach to application)

**Project Contact:**

Name: Don Mills / Mills Whitaker Architects LLC

Street: PO Box 750089 City: Arlington

State: MA Zip: 02475 Daytime Telephone Number: 617-283-5377

**Property Owner:**

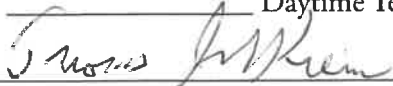
Name: City of Salem / Kimberly Driscoll, Mayor

Street: 93 Washington Street City: Salem

State: MA Zip: 01970 Daytime Telephone Number: 978-619-5600

Signature: *Kim Driscoll*

**Consultation with individuals with disabilities and their organizations:**

Name: Thomas St. Pierre / Inspectional Services Director  
Organization: City of Salem Building Department  
Street: 93 Washington Street City: Salem  
State: MA Zip: 01970 Daytime Telephone Number: 978-619-5642  
Signature: 

*Attach comments to form.*

**Consultation with local historical commission**

Name: Patricia Kelleher / Salem Preservation Planner  
Organization: Salem Historical Commission  
Street: 98 Washington Street City: Salem  
State: MA Zip: 01970 Daytime Telephone Number: 978-619-5685

*Attach comments to form.*

**Describe major significant architectural features of property. Include the overall shape of the building, its materials, craftsmanship, decorative details, interior space and features, as well as various aspects of its site and environment.**

1816 Federal Period 40' x 100' brick structure initially built as "Market House" on lower two levels and "Town Hall" on the upper level. Building has well preserved historically significant features in a prominent pedestrian site, now a hub for arts and culture. (see MACRIS: SAL.2496 & SAL.HV)

**Explain why applying the General Requirements for Barrier Free Access would threaten or destroy the historic significance of the property.**

Architectural feature(s): South facade entrances, door thresholds, stair nosings, fireplace mantels.  
Approximate date(s) of feature(s): Original features (1816) and selective interior stair nosings (1933).  
Describe existing condition(s): Elements noted in 521 CMR variance requests are all in good condition.

**Describe the proposed alternative Barrier Free Access solution under the Special Rule [4.1.793]. Include photographs, drawings, and all pertinent information to assist us in our review.**

The accessible entrance on the north facade is to be improved, and an alternative south entrance is proposed in lieu of modifying the historic south facade. Other the public entrance variance request, the other variances are not financially significant but would result in an adverse effect if denied.



# OLD TOWN HALL / SALEM MILLS WHITAKER ARCHITECTS



MARKET HOUSE AND DERBY SQUARE.





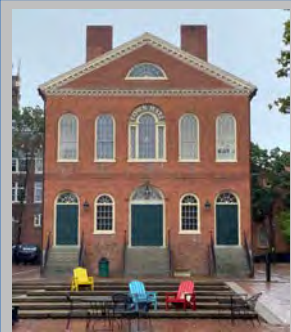
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



## PRESERVATION PROJECT GOALS & INTENTIONS:

- ✧ Preserve Significant Hub of Arts & Culture
- ✧ Improve Accessibility, Functionality, Acoustics, Energy Efficiency, & Restrooms for All Uses



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

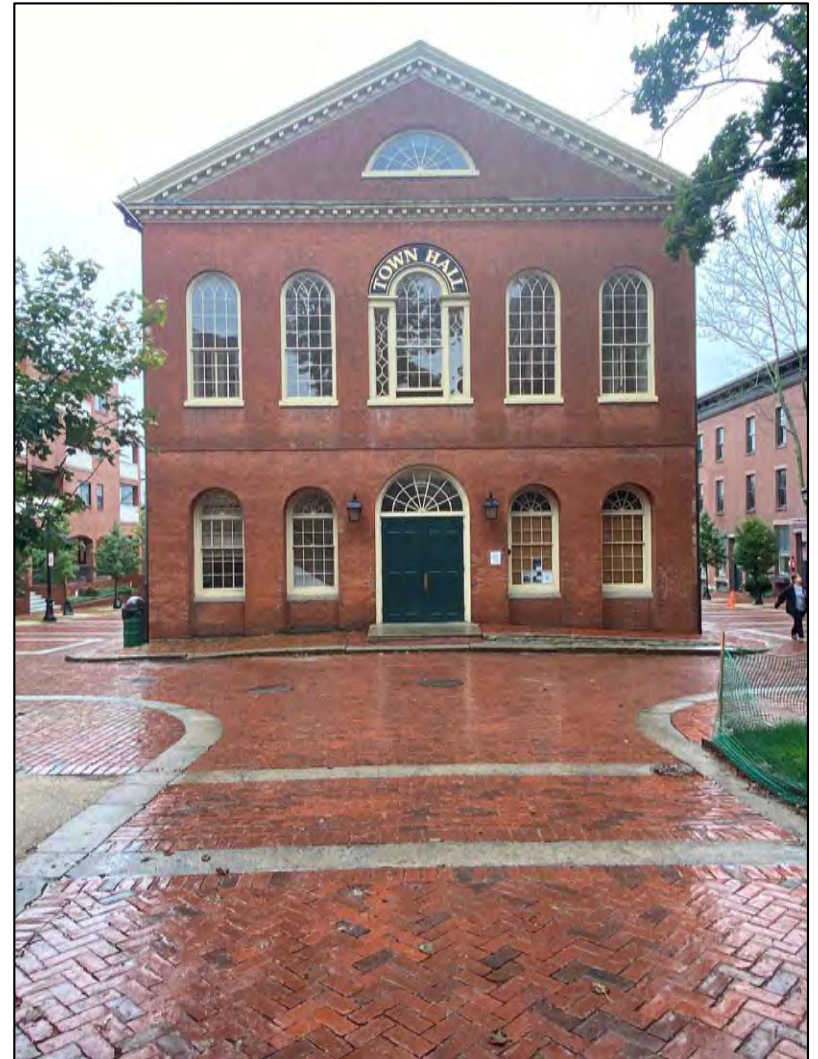
## ARCHITECTURAL ACCESS BOARD APPLICATION:

### ✧ PROPOSED WORK FOR FULL COMPLIANCE

- Improve Accessible North Entrance
- Upgrade Accessible Public Restrooms
- Provide Wheelchair Access to Stage
- Provide Compliant Stair Handrails
- Upgrade Interior Ramps and Slopes
- Provide Assistive Listening Systems
- Upgrade Signage, Controls & Alarms

### ✧ PROPOSED VARIANCE REQUESTS

- 25.1 + 24.3 Alternative to South Entrance
- 26.10 Taper Great Hall Threshold Transitions
- 27.3 Retain Interior Stair Nosing Profiles
- 20.6 Retain Historic Fireplace Mantels





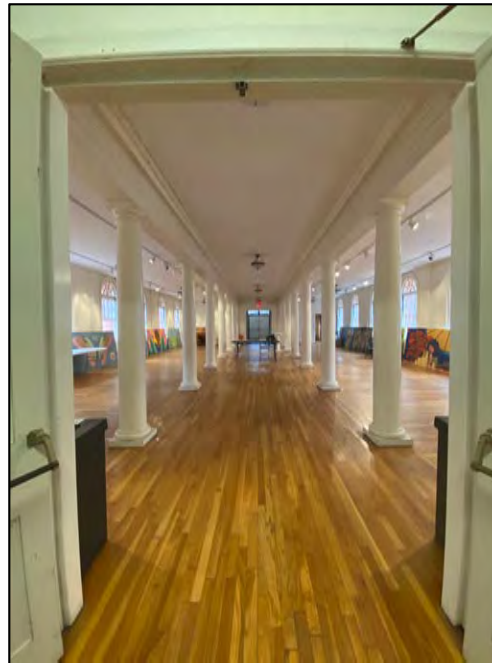


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



**SECOND FLOOR** / Original Town Hall



**FIRST FLOOR**  
Colonnade Gallery



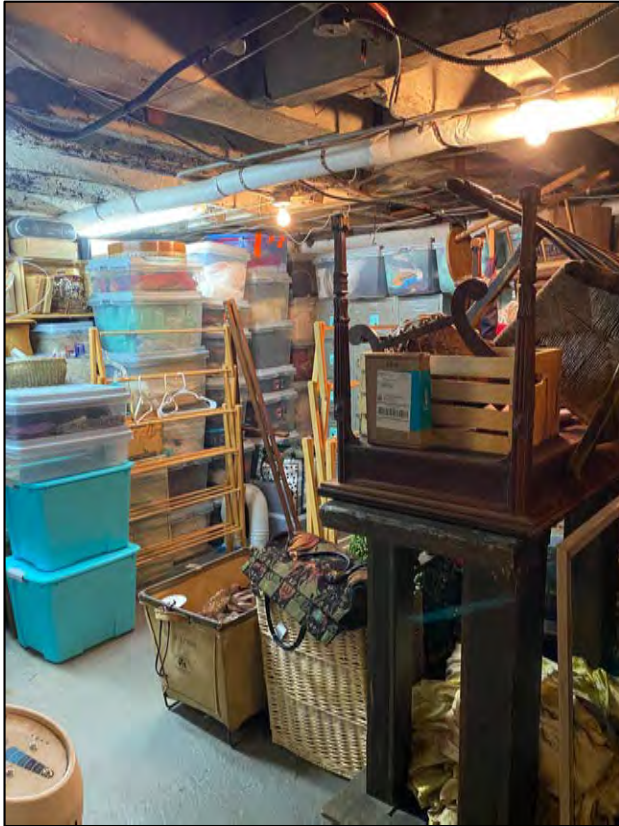
**BASEMENT LEVEL**  
Support Facilities

Prior to describing the four variance requests, existing photos, plans, and proposed plans are provided as an introduction to the building and site, including summaries of access issues.



# OLD TOWN HALL / SALEM

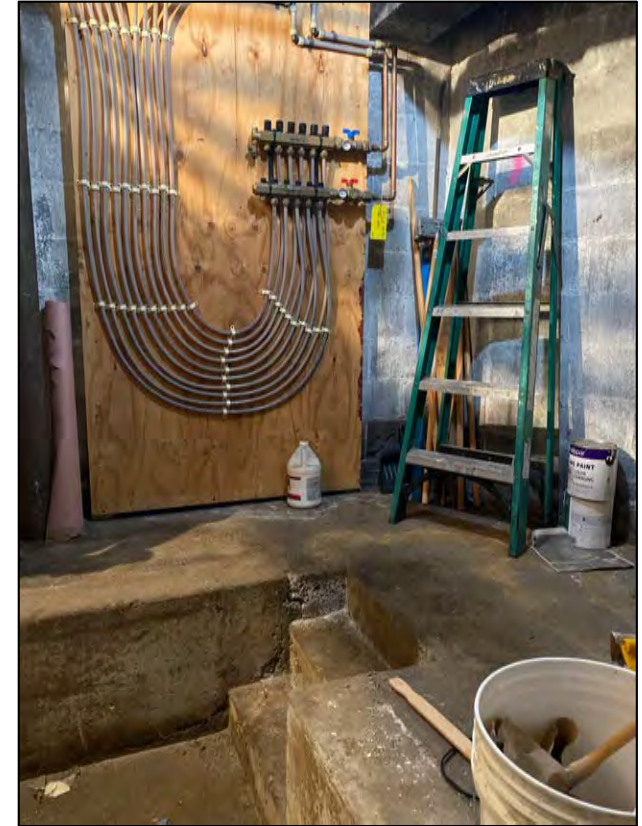
MILLS WHITAKER ARCHITECTS



**STORAGE & RECORDS**



**RESTROOM FACILITIES**



**UTILITIES & CUSTODIAL**

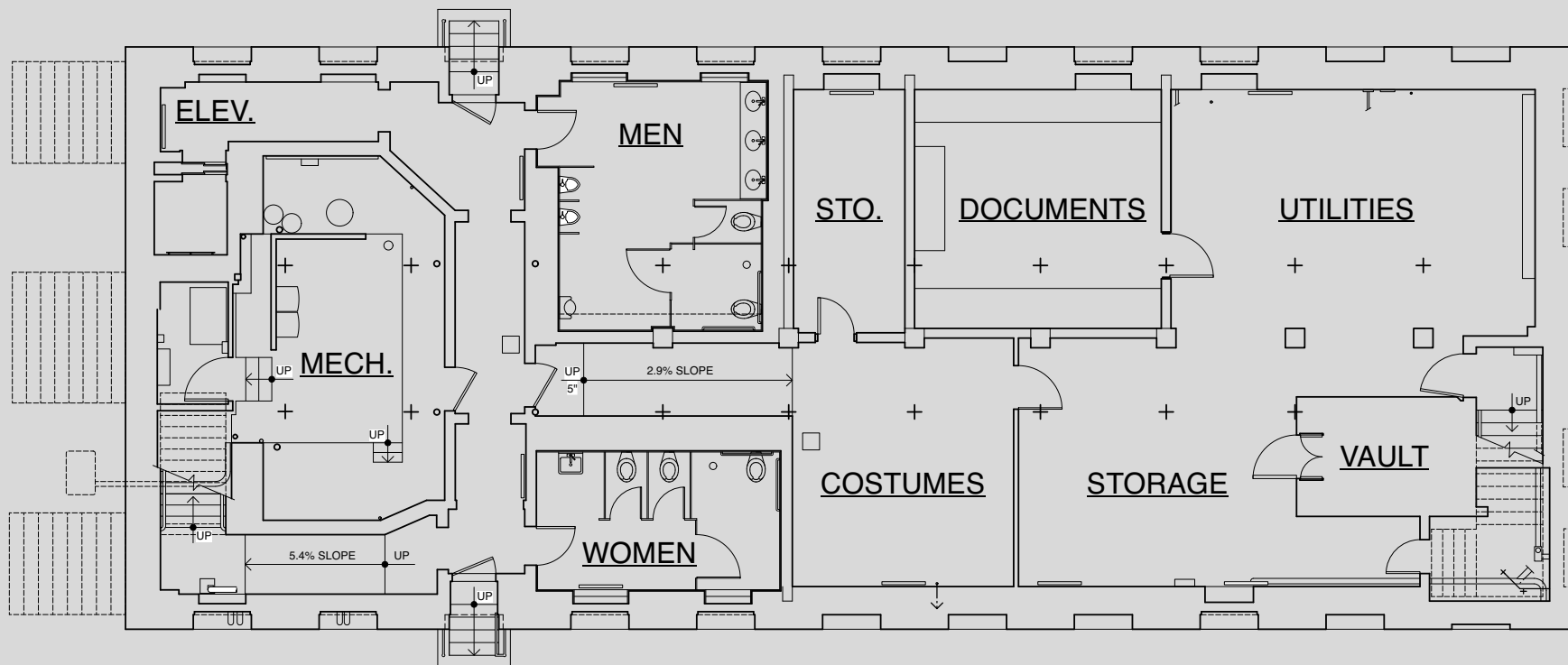
**EXISTING BASEMENT LEVEL PHOTOS**





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



1.0 EXISTING BASEMENT PLAN  
A-10 Scale: 1/8" = 1'-0"

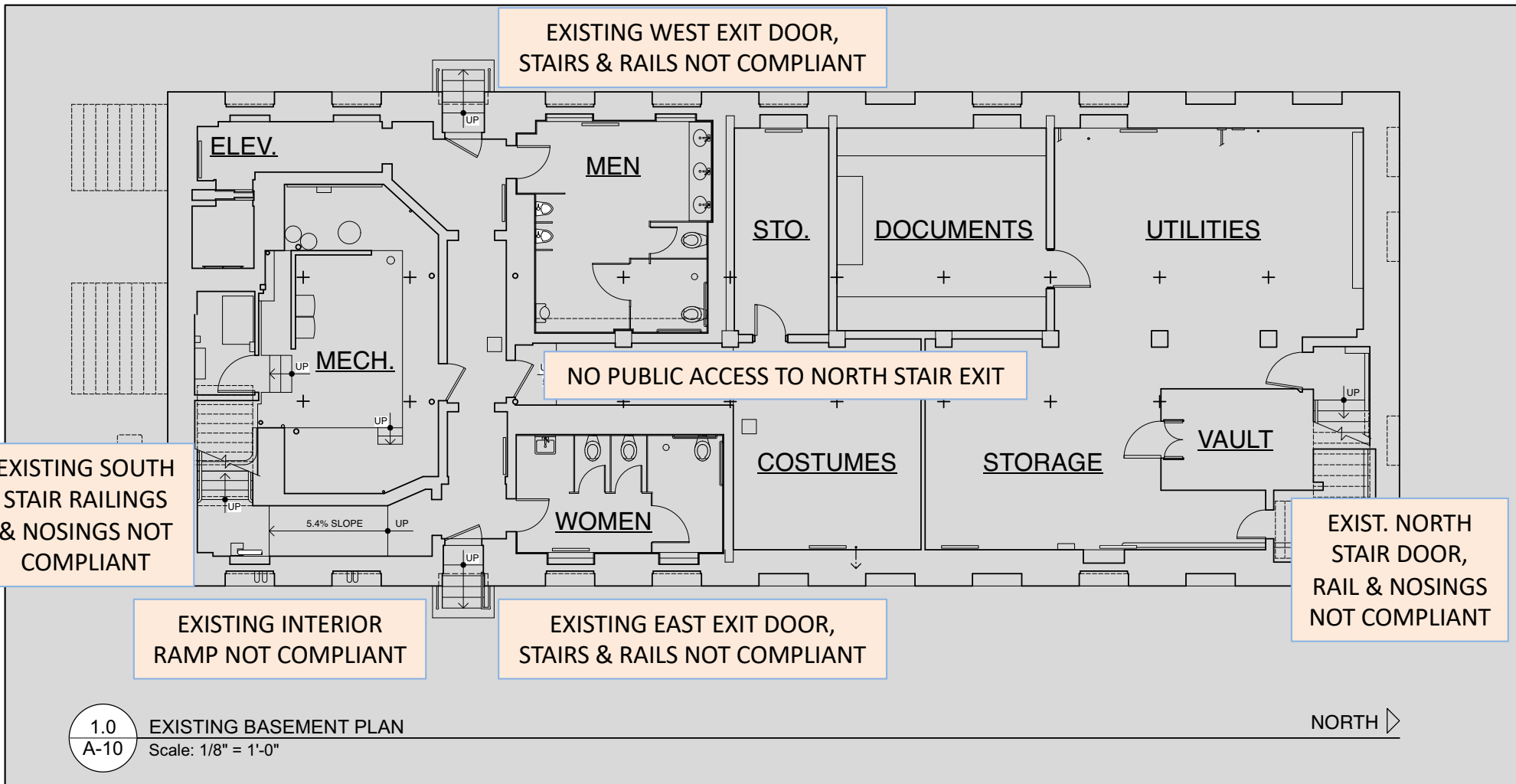
NORTH

## EXISTING BASEMENT LEVEL PLAN



# OLD TOWN HALL / SALEM

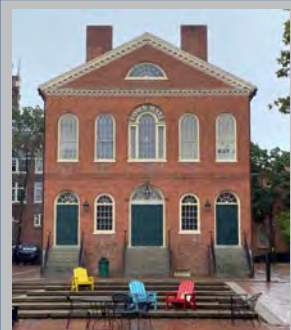
MILLS WHITAKER ARCHITECTS



## EXISTING BASEMENT ACCESS ISSUES







# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



**VIEWS OF DERBY SQUARE**

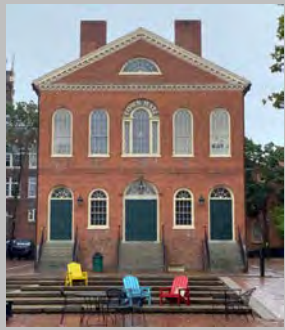


**OPEN GALLERY SPACE**



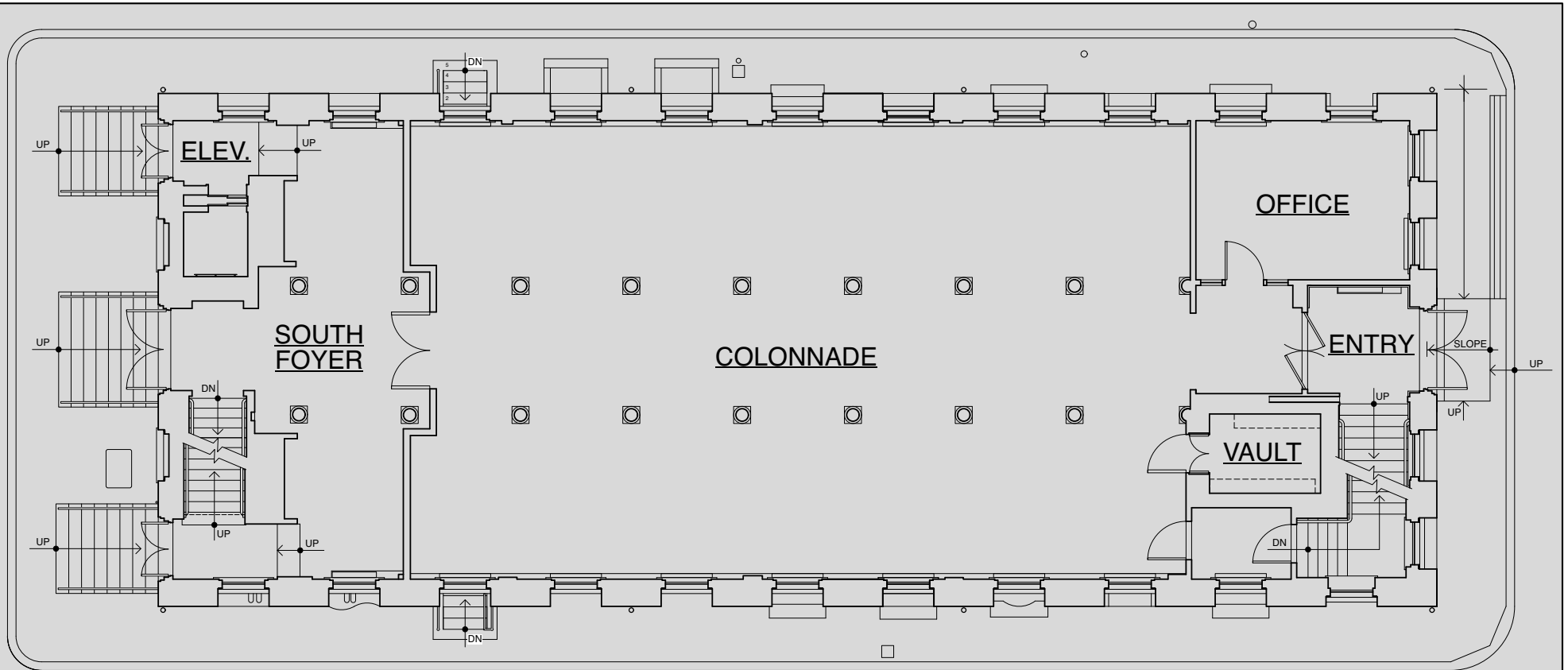
**ADJACENT EGRESS AREAS**

## **EXISTING FIRST FLOOR PHOTOGRAPHS**



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



1.0 EXISTING FIRST FLOOR PLAN  
A-11 Scale: 1/8" = 1'-0"

NORTH

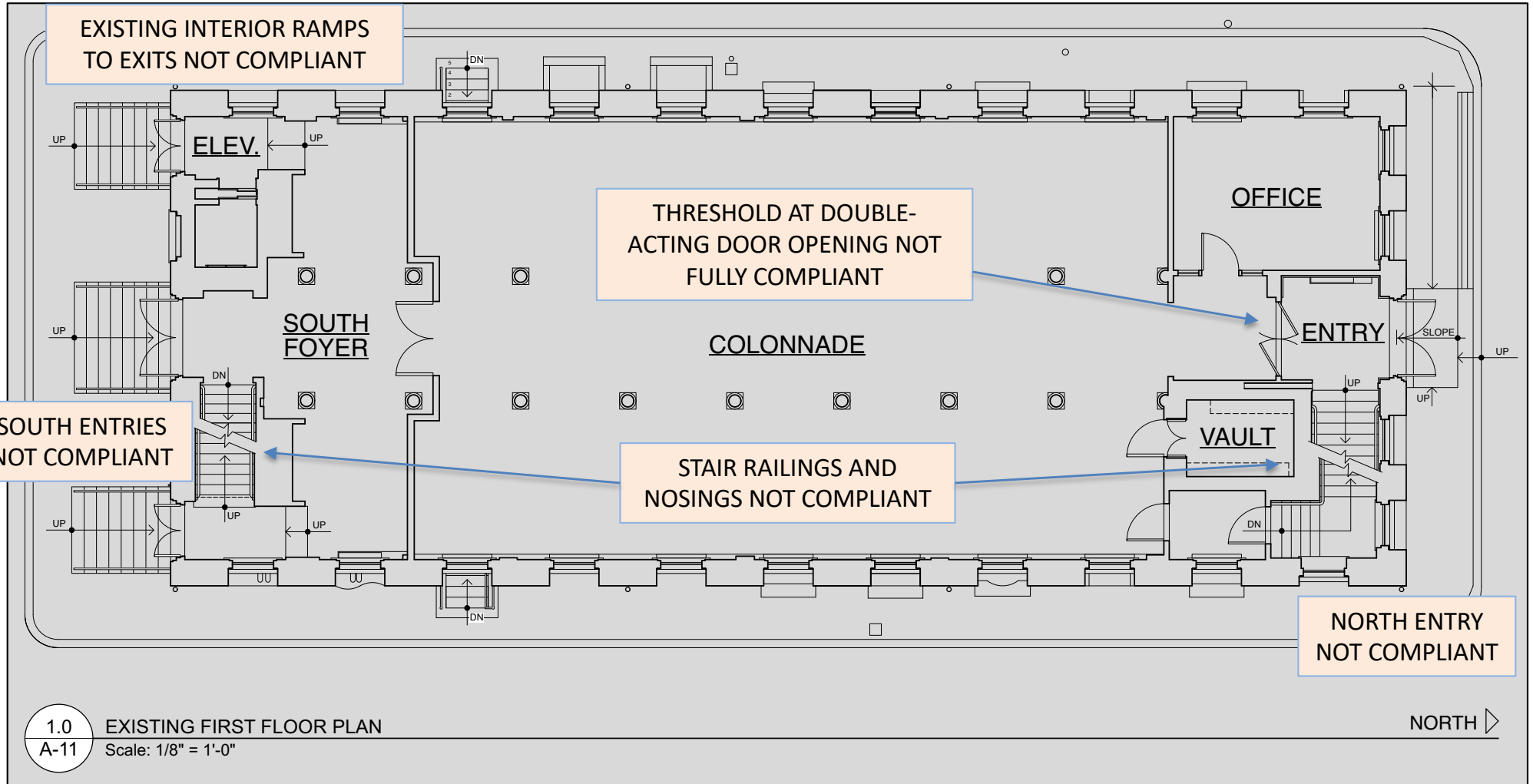
## EXISTING FIRST FLOOR PLAN





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

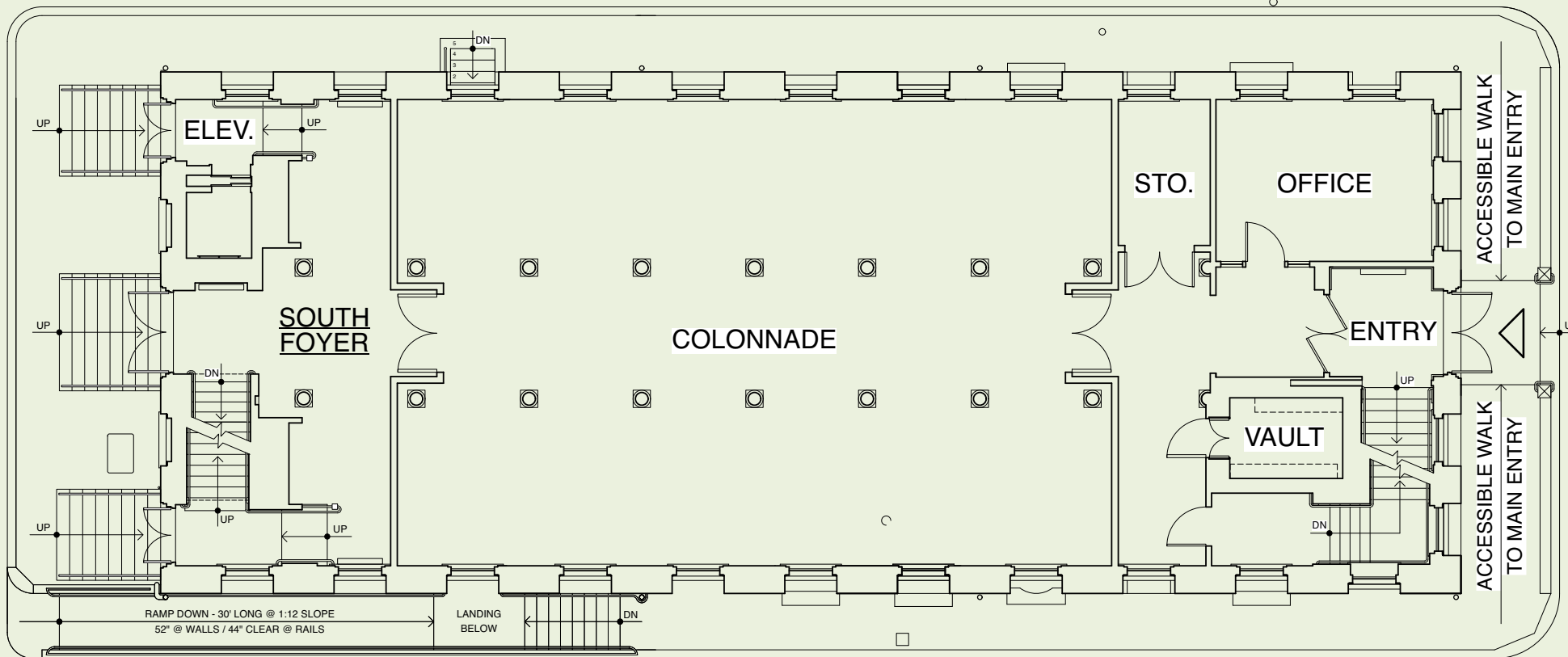


## EXISTING FIRST FLOOR ACCESS ISSUES



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



RAMP & STAIRS TO GROUND FLOOR ENTRY BELOW

1 FIRST FLOOR PLAN  
 HC-3 Scale: 1/8" = 1'-0"

NORTH

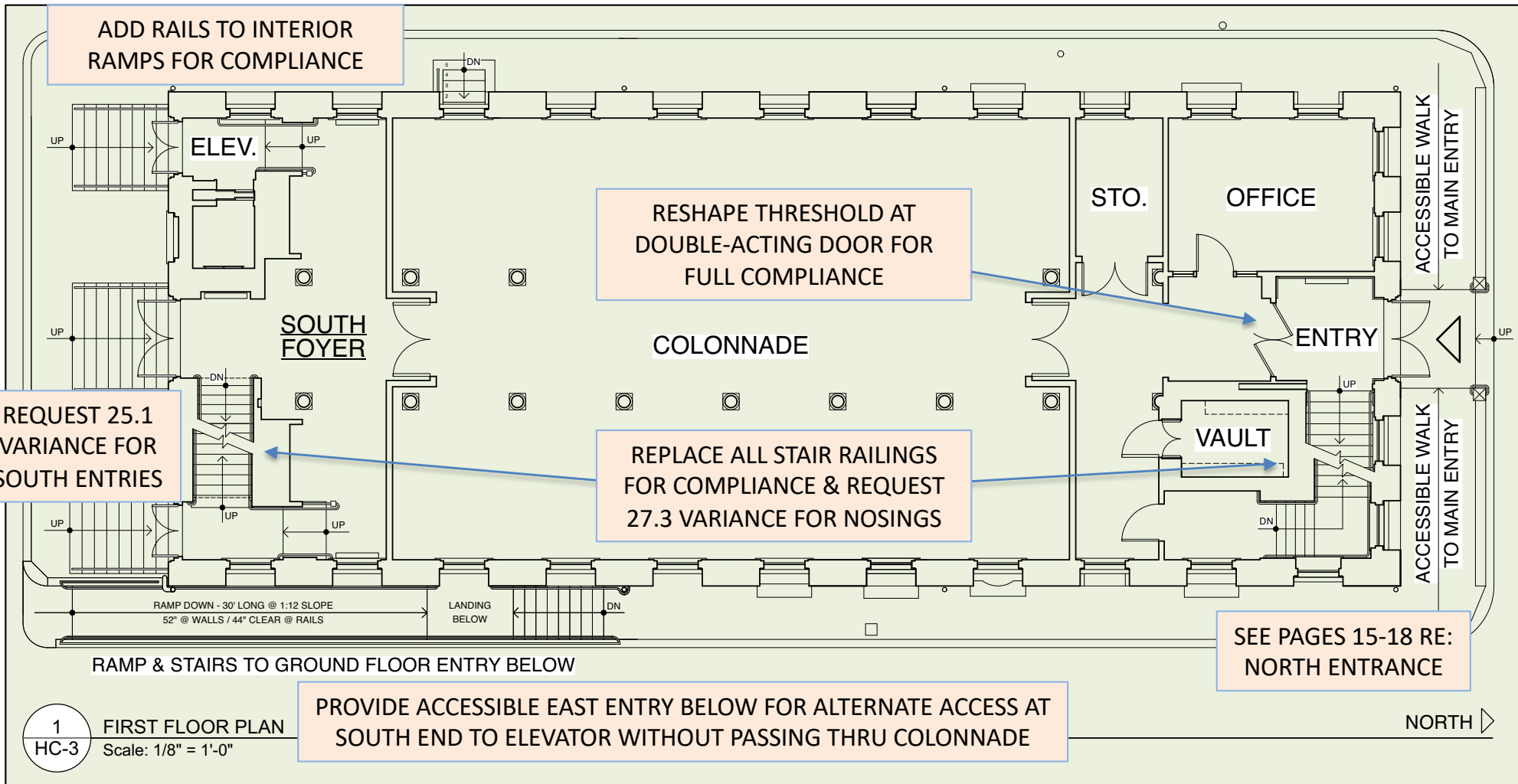
## PROPOSED FIRST FLOOR PLAN



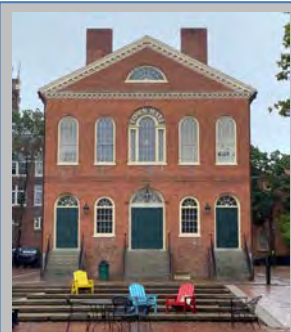


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



## PROPOSED FIRST FLOOR ACCESSIBILITY



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## EXISTING ACCESSIBLE ENTRANCE AT NORTH FACADE:

- ✧ 1:20 Walkway from Curb Cut at NW Corner
- ✧ Cross Slope at Landing Excessive at 5.83%
- ✧ Maneuvering Clearance at Landing Insufficient
- ✧ Door Opening Force Beyond Maximum Limit
- ✧ Granite Threshold Has 1/2" High Abrupt Lip

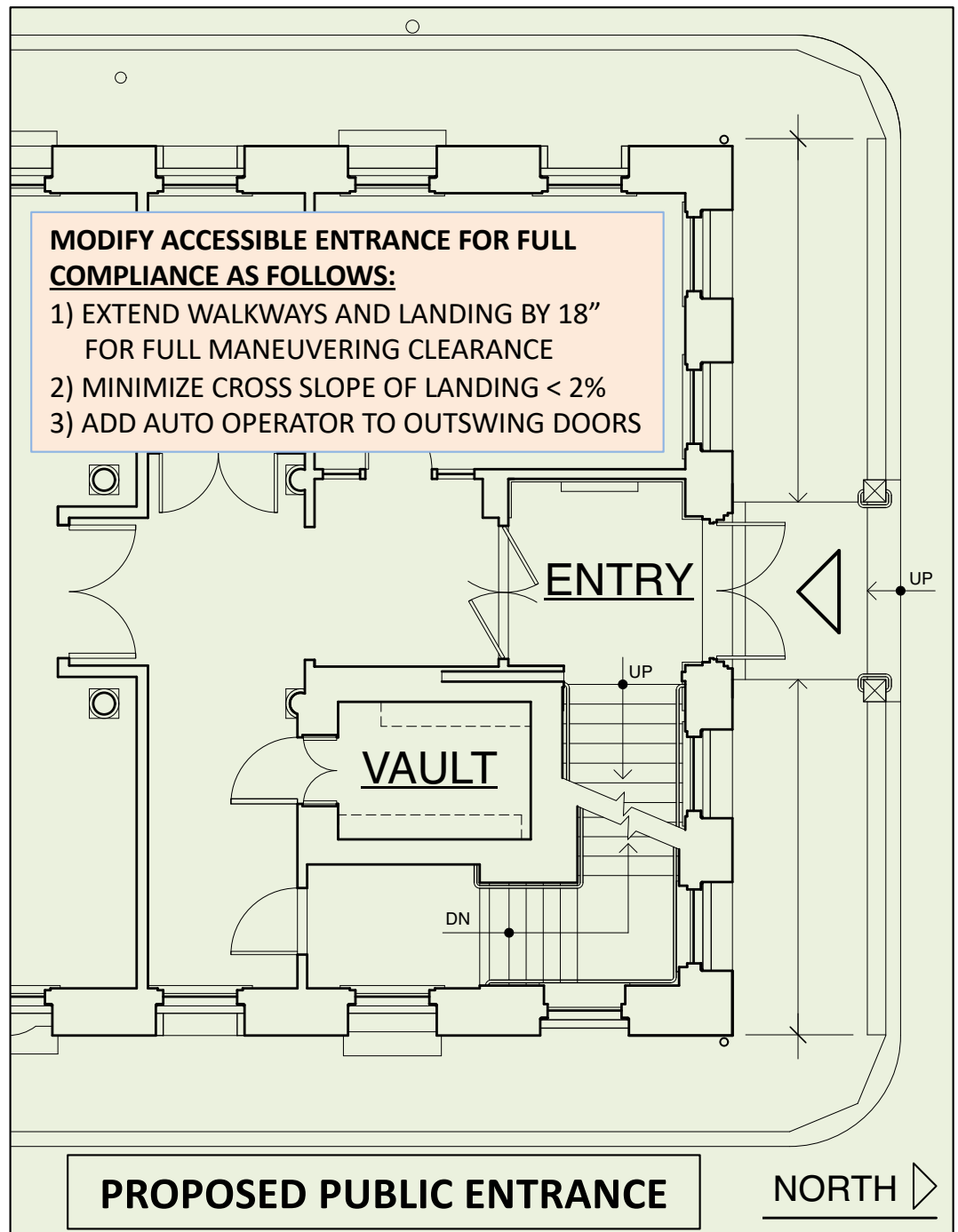
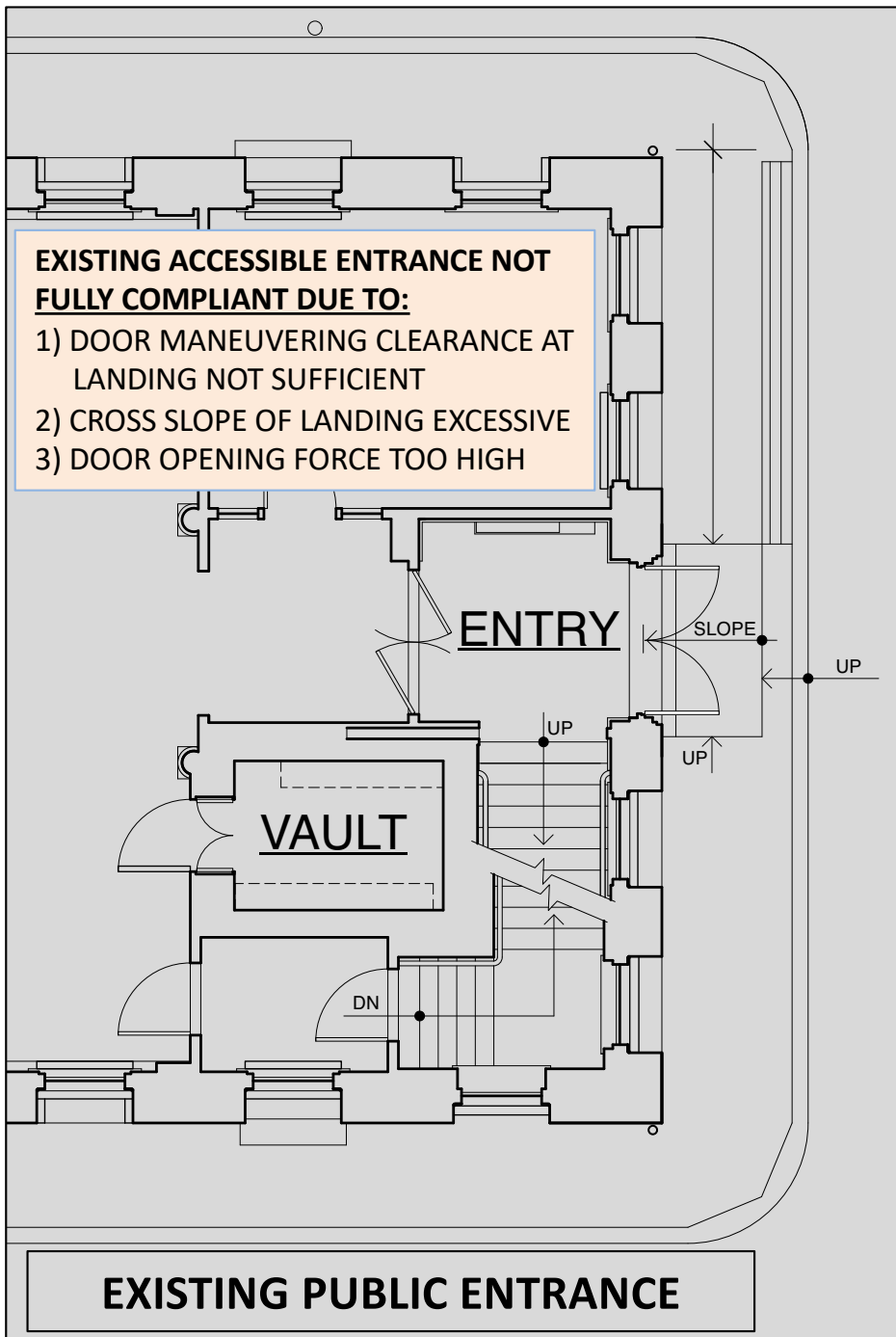
## IMPROVEMENTS FOR FULL COMPLIANCE:

- ✧ Provide 1:20 Walkways from NW & NE Corners
- ✧ Reduce Cross Slope of Landing to Less Than 2%
- ✧ Widen Walkways and Entrance Landing by 18" to Provide Proper Maneuvering Clearance at Doors
- ✧ Provide Auto Operator for Outswing Doors
- ✧ Grind 1/2" Lip at Granite Threshold to 1:2 Slope

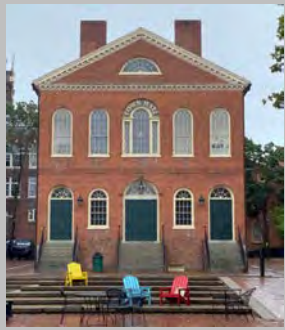
**NOTE:** The north entry has been the sole public entrance since the 1933 renovation. Since then, the south entrances have been used primarily as exits.



NORTH FACADE PUBLIC ENTRANCE



**IMPROVE ACCESSIBLE ENTRANCE AT NORTH FACADE**

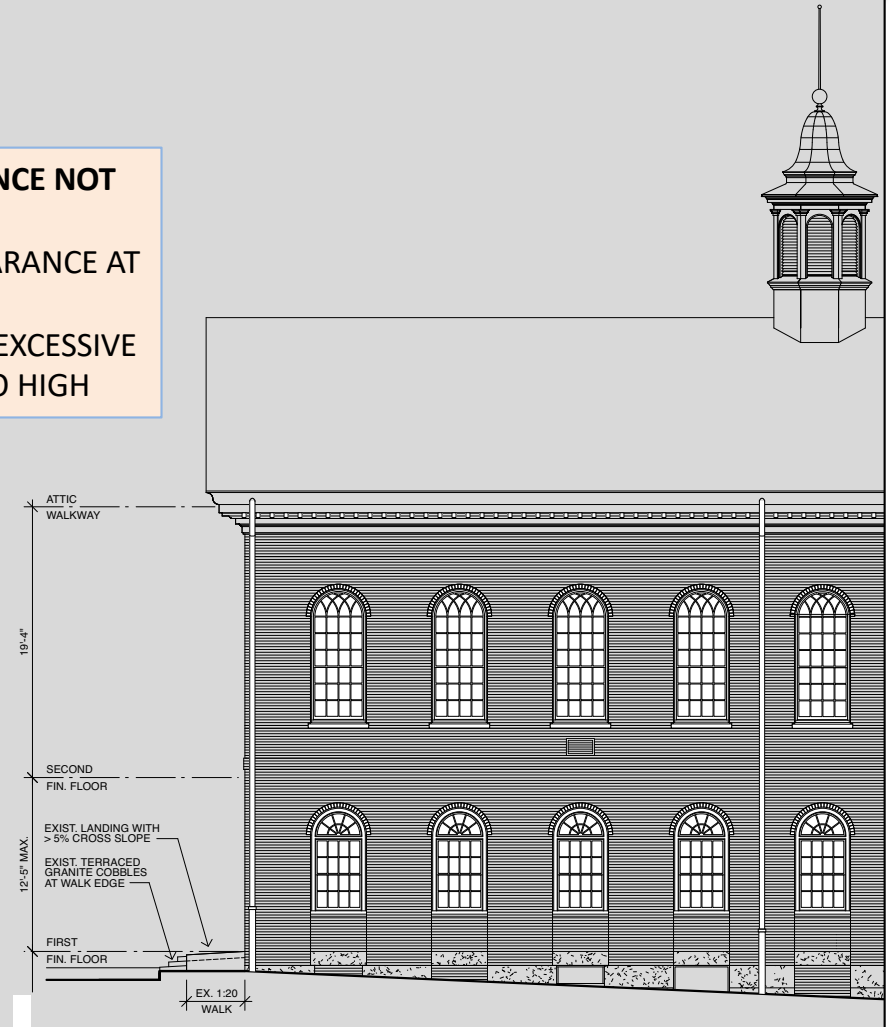
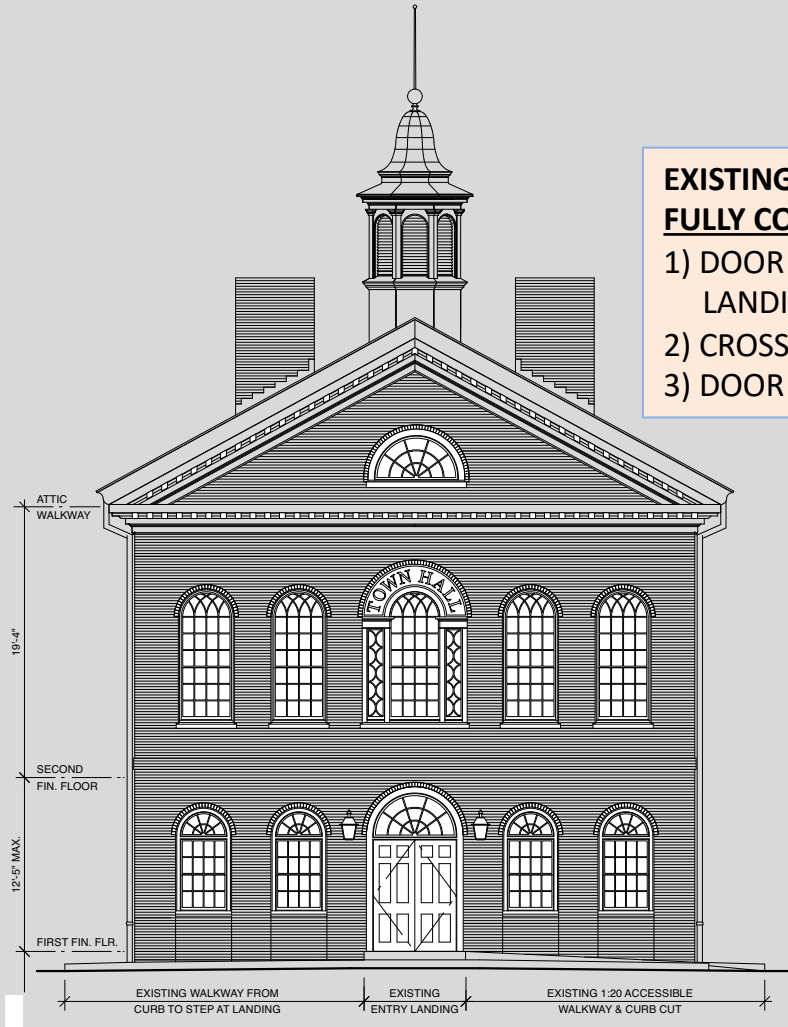


# OLD TOWN HALL / SALEM

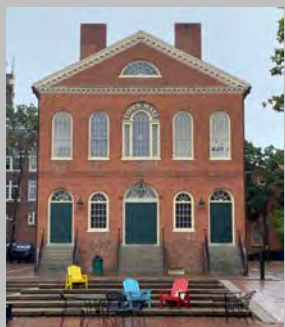
MILLS WHITAKER ARCHITECTS

**EXISTING ACCESSIBLE ENTRANCE NOT FULLY COMPLIANT DUE TO:**

- 1) DOOR MANEUVERING CLEARANCE AT LANDING NOT SUFFICIENT
- 2) CROSS SLOPE OF LANDING EXCESSIVE
- 3) DOOR OPENING FORCE TOO HIGH



## EXISTING PUBLIC ENTRANCE AT NORTH FACADE

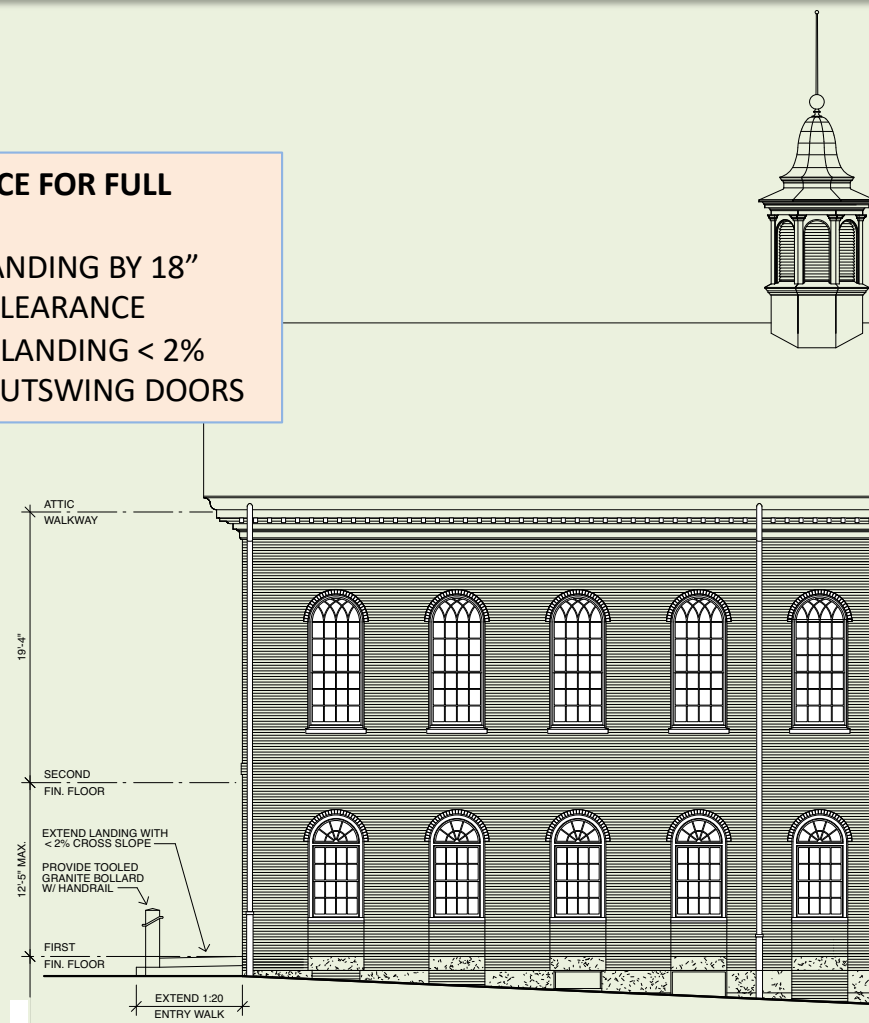
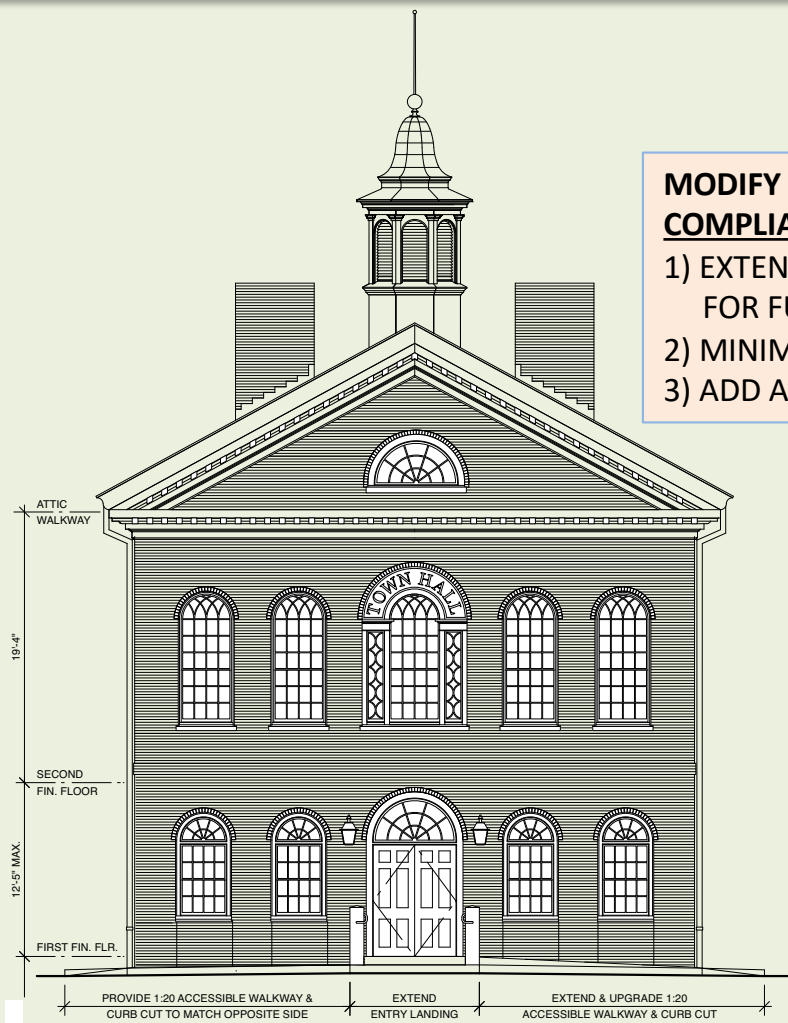


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## MODIFY ACCESSIBLE ENTRANCE FOR FULL COMPLIANCE AS FOLLOWS:

- 1) EXTEND WALKWAYS AND LANDING BY 18" FOR FULL MANEUVERING CLEARANCE
- 2) MINIMIZE CROSS SLOPE OF LANDING < 2%
- 3) ADD AUTO OPERATOR TO OUTSWING DOORS



## IMPROVED PUBLIC ENTRANCE AT NORTH FACADE





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



**MONUMENTAL STAIRS**



**MAIN ASSEMBLY SPACE**



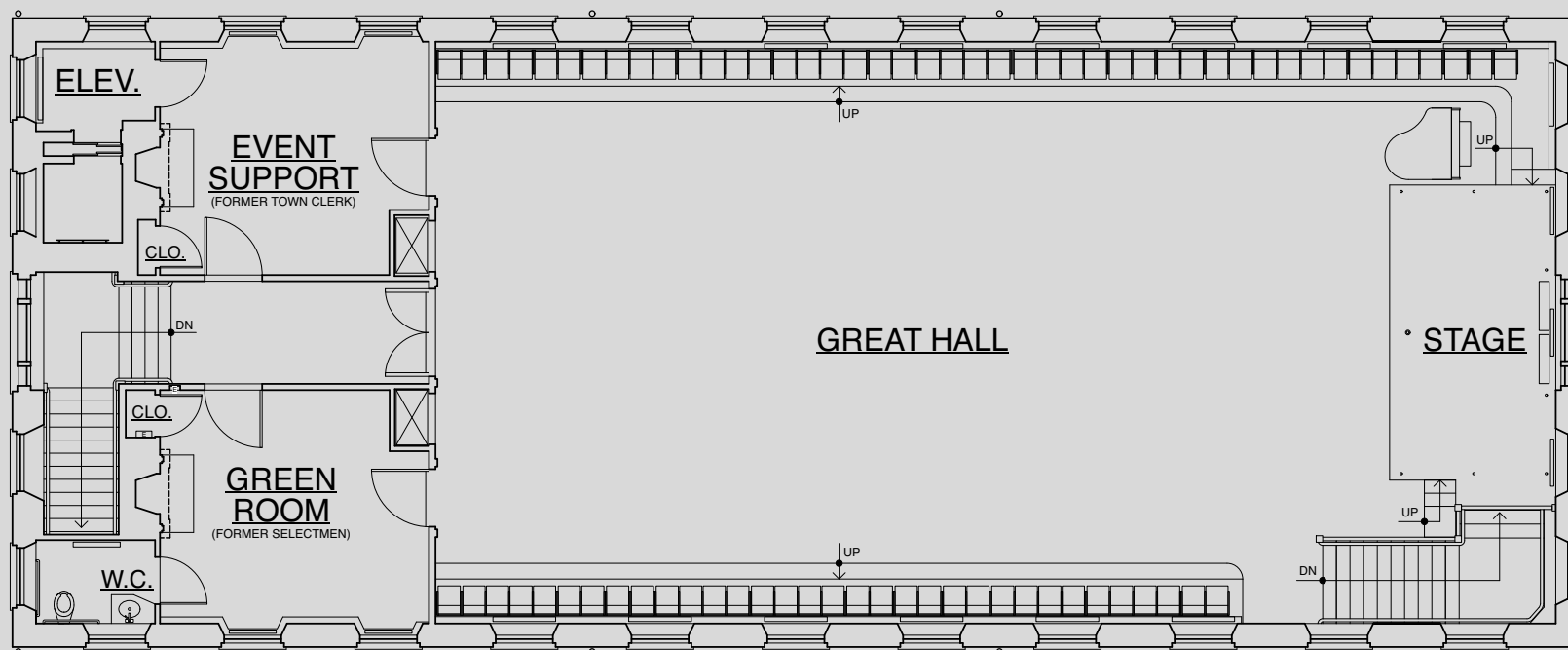
**FORMER TOWN OFFICES**

**EXISTING SECOND FLOOR PHOTOGRAPHS**



# OLD TOWN HALL / SALEM

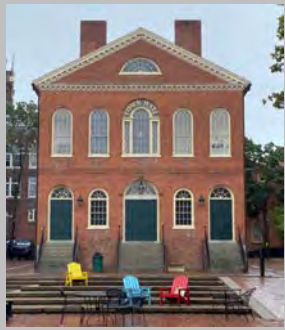
MILLS WHITAKER ARCHITECTS



1.0 EXISTING SECOND FLOOR PLAN  
A-12 Scale: 1/8" = 1'-0"

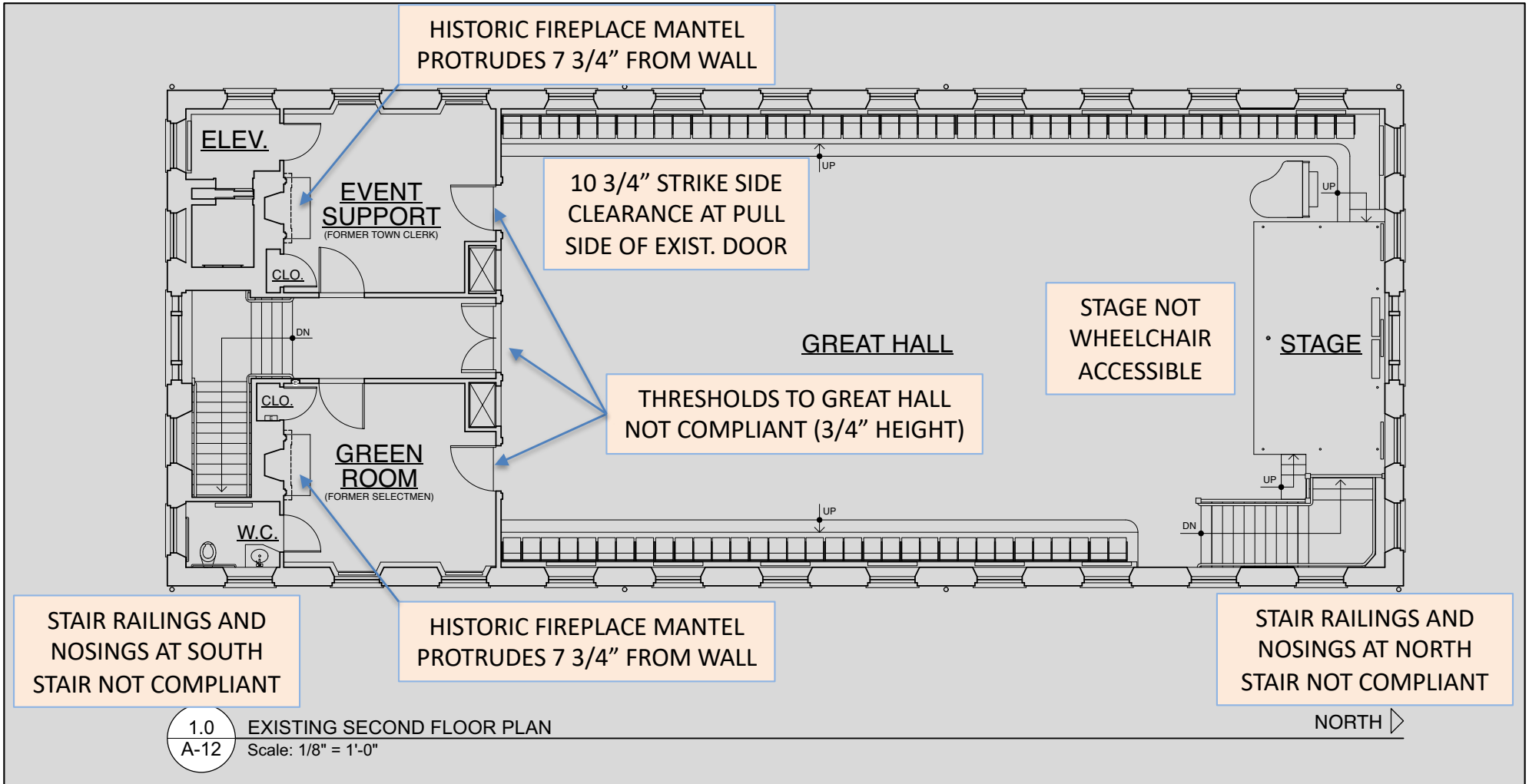
NORTH

## EXISTING SECOND FLOOR PLAN



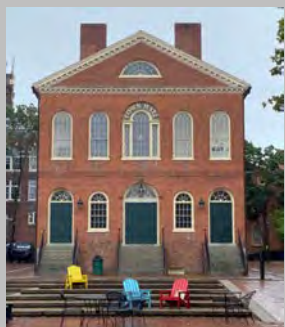
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



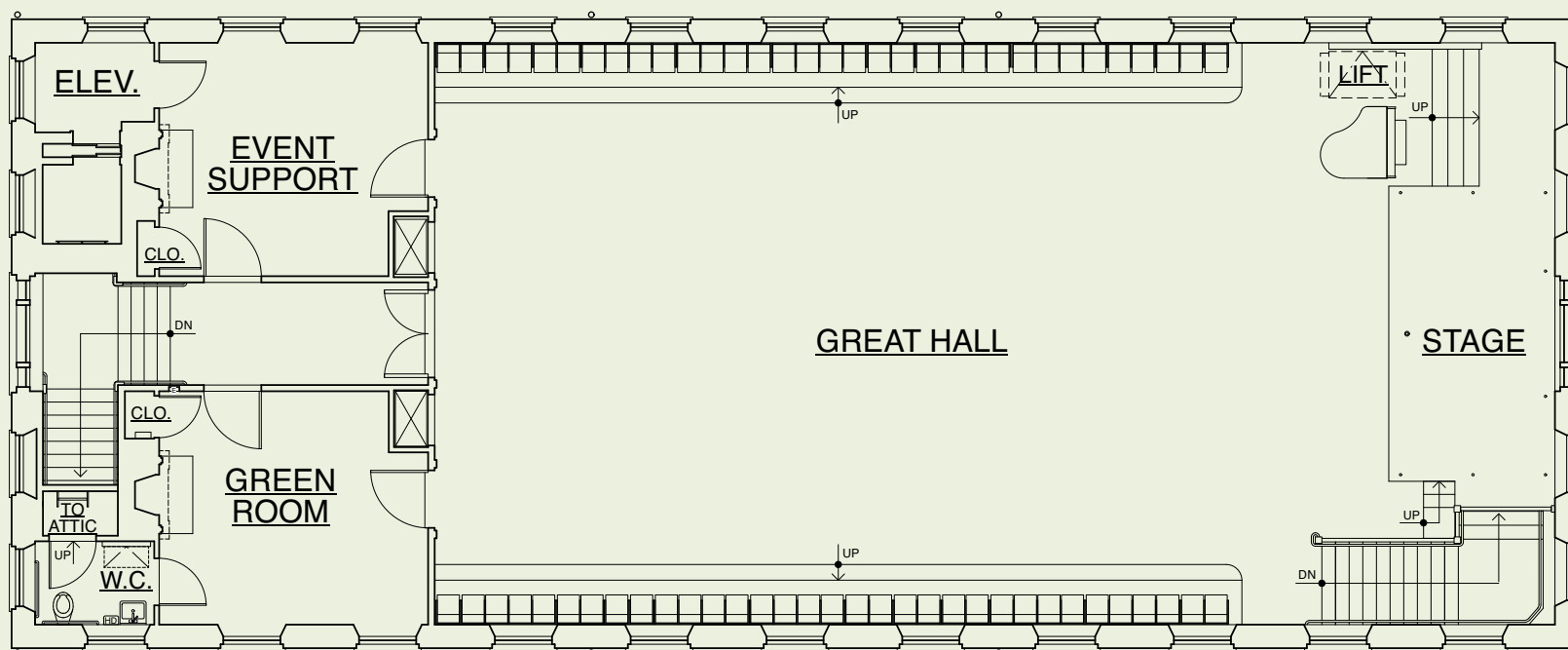
## EXISTING SECOND FLOOR ACCESS ISSUES





# OLD TOWN HALL / SALEM

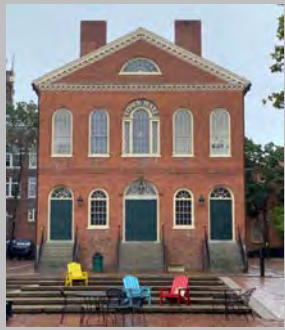
MILLS WHITAKER ARCHITECTS



1.1 SECOND FLOOR PLAN  
A-12 Scale: 1/8" = 1'-0"

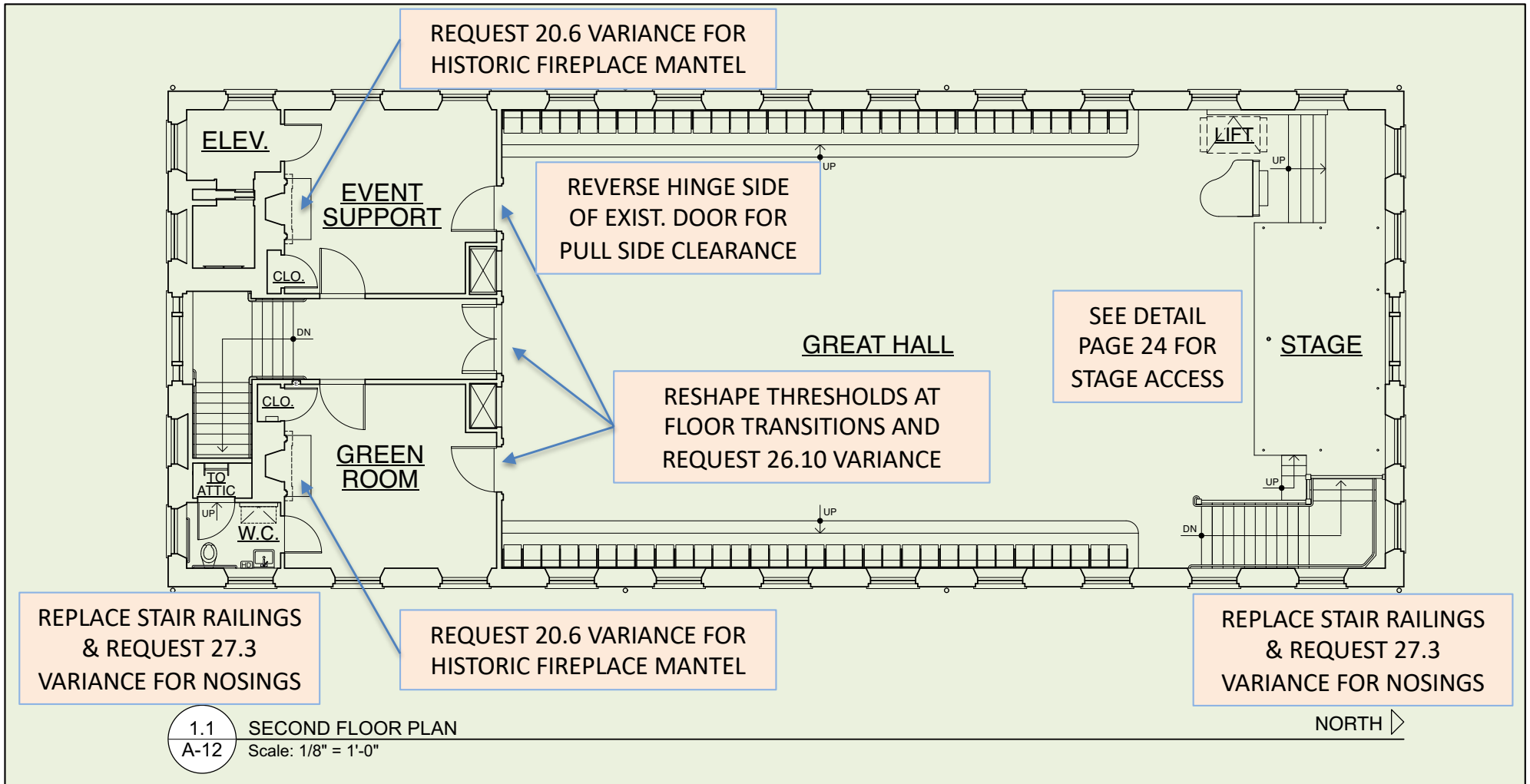
NORTH

## PROPOSED SECOND FLOOR PLAN

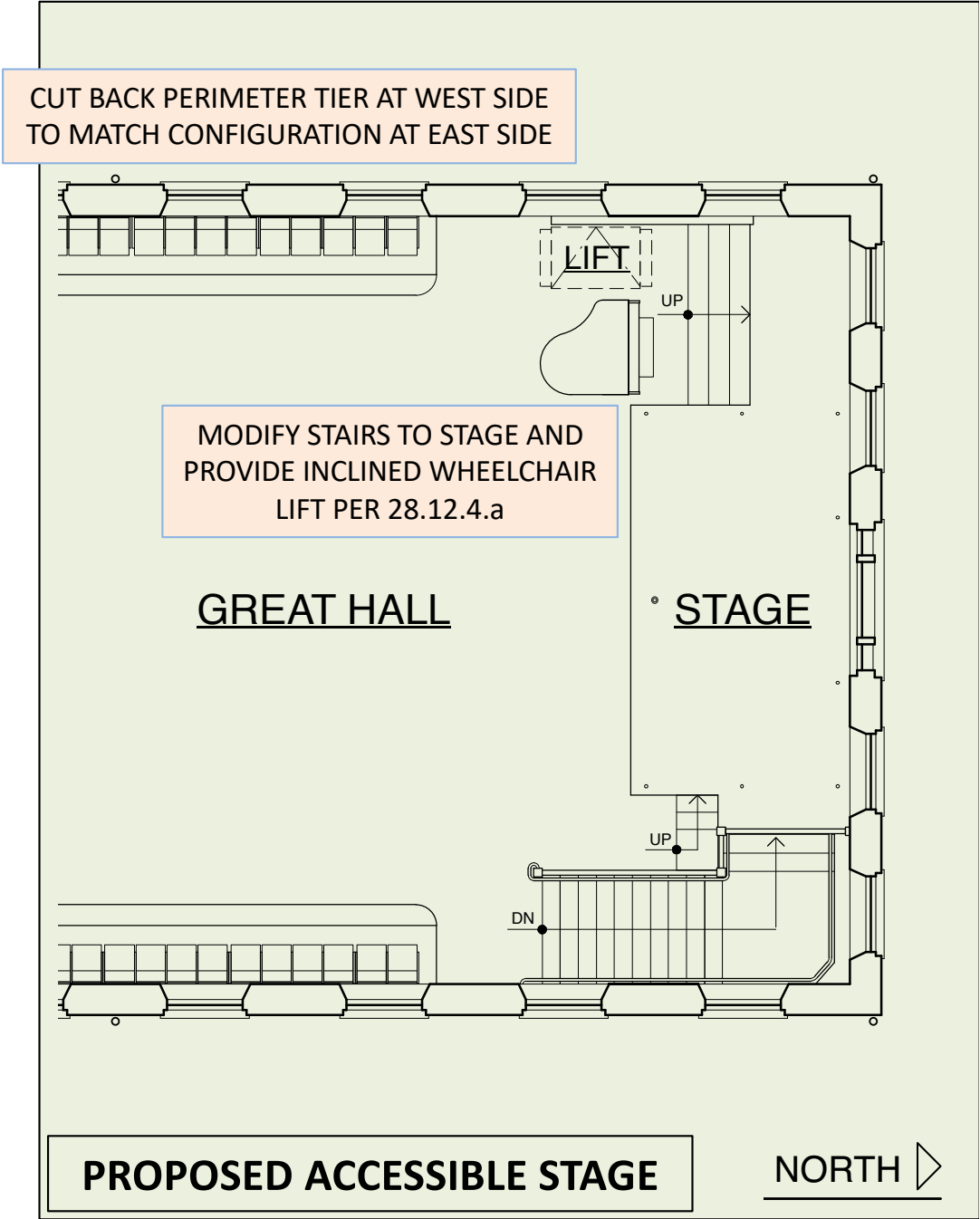
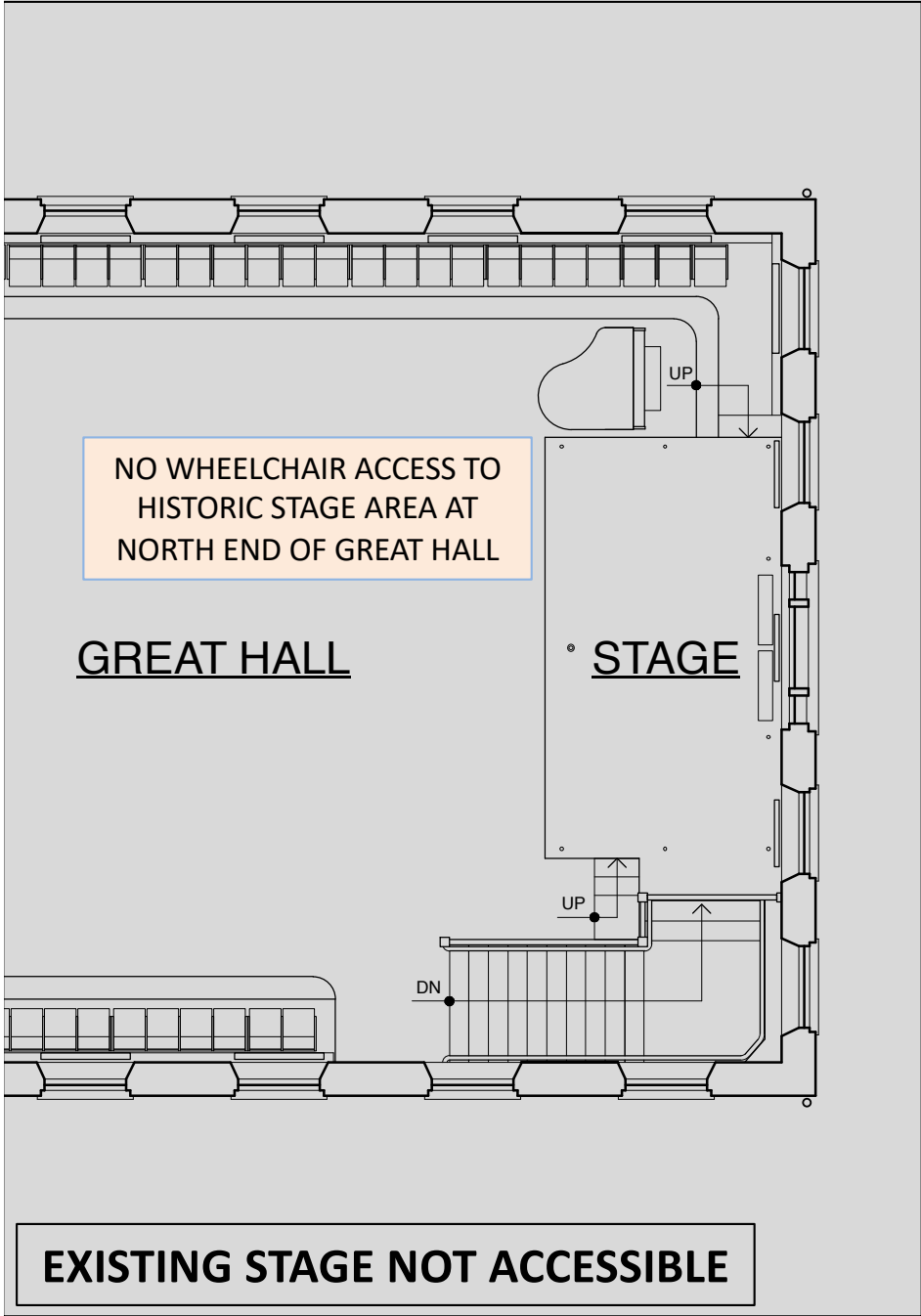


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

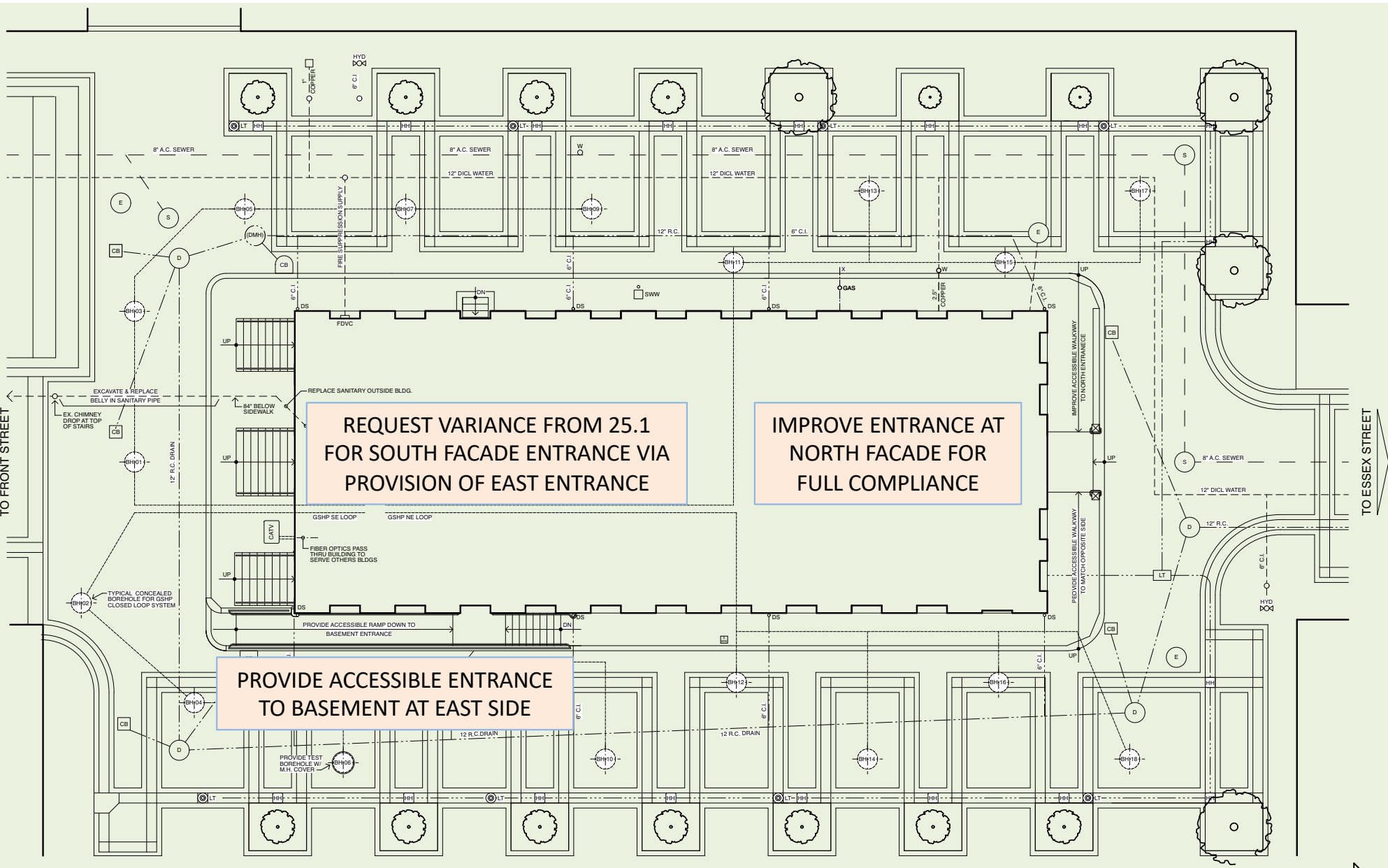


## PROPOSED SECOND FLOOR ACCESSIBILITY



**PROVIDE WHEELCHAIR ACCESS TO EXISTING STAGE**





**REQUEST VARIANCE FROM 25.1 FOR SOUTH FACADE ENTRANCE VIA PROVISION OF EAST ENTRANCE**

**IMPROVE ENTRANCE AT NORTH FACADE FOR FULL COMPLIANCE**

**PROVIDE ACCESSIBLE ENTRANCE TO BASEMENT AT EAST SIDE**

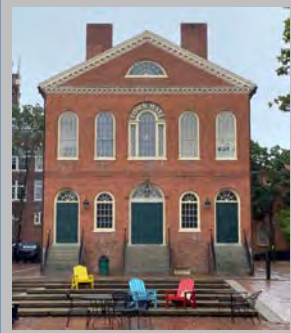
1 PROPOSED SITE PLAN  
A-06 Scale: 1/8" = 1'-0"

NOTE: Drawing has been drafted from 1972-1973 Site Plans provided by the City of Salem



**PROPOSED SITE PLAN OF OLD TOWN HALL**



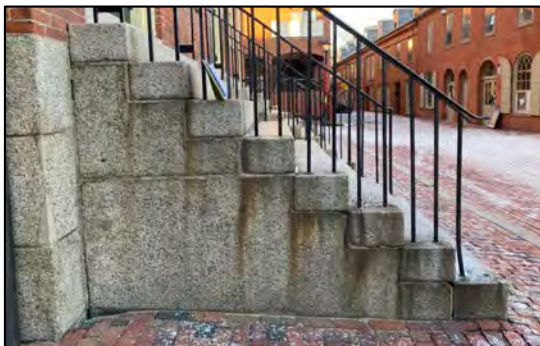
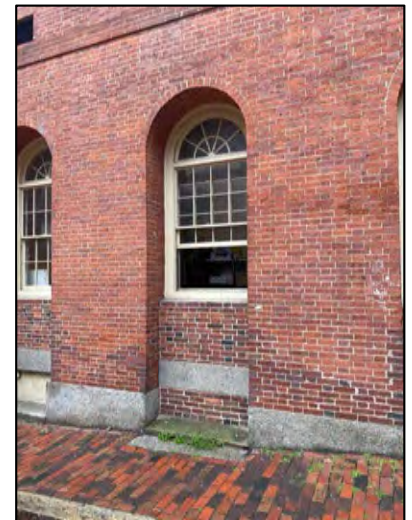
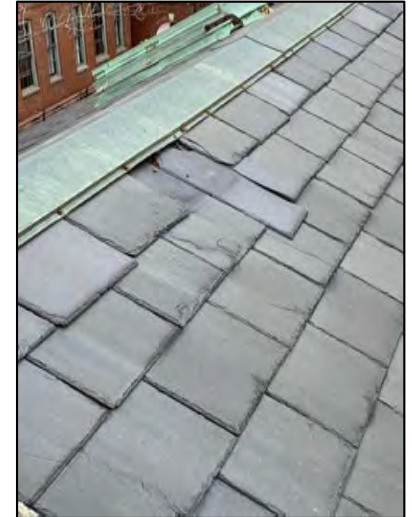


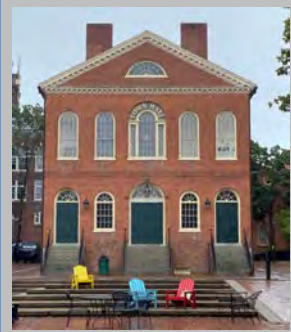
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

Exterior Preservation Work reviewed & approved by the Salem Redevelopment Authority includes:

- ✧ In-Kind Repairs to Exterior Masonry Materials
- ✧ In-Kind Repairs to Copperwork at Cornices
- ✧ Preservation and Repairs to Ventilating Cupola
- ✧ Remove Abandoned Louvers & Restore Brick Wall
- ✧ Provide Low Infiltration Exterior Storm Windows
- ✧ Rehabilitate Exterior Lantern Lights at Facades
- ✧ Flush Manhole Cover for Test GSHP Borehole (all other boreholes subsurface and not visible)
- ✧ Selective Repairs to Brick & Concrete Paving





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

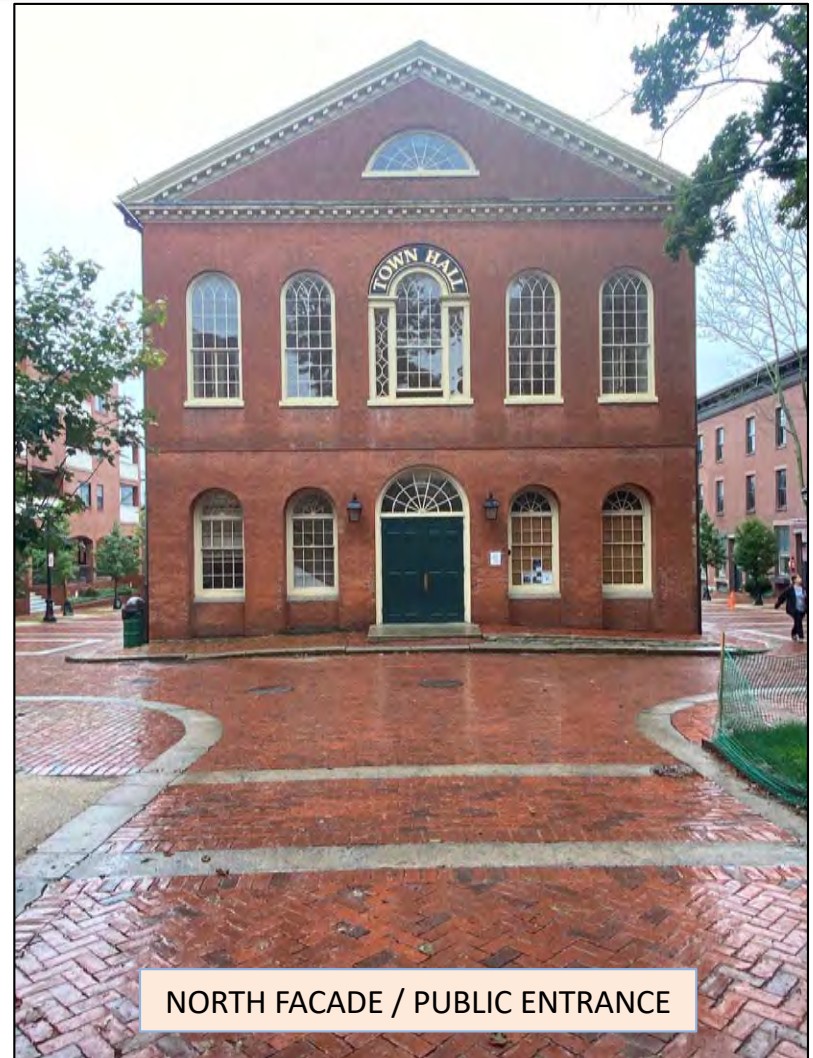
## INTRODUCTION TO 521 CMR VARIANCE REQUESTS:

The project scope triggers need for full compliance with current regulations per 521 CMR 3.3.2 since the cost of the work will exceed 30% of the full and fair cash value of the building.

Variations are requested for the following items:

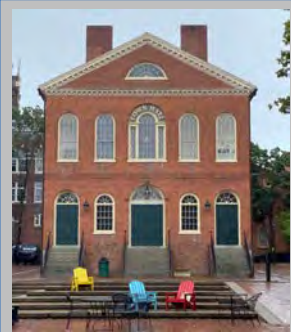
- ✧ 25.1 + 24.3 / Public Entrances – Alternative South Entrance at East Side into Basement via Ramp
- ✧ 26.10 / Threshold Modifications at Great Hall
- ✧ 27.3 / Stair Nosings – Retain Historic Conditions
- ✧ 20.6 / Protruding Objects – Fireplace Mantels

For each request, the applicant believes that full compliance is impracticable due to the excessive cost without substantial benefit to persons with disabilities and the permanent loss of historic fabric.



NORTH FACADE / PUBLIC ENTRANCE





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## HISTORIC DESCRIPTION OF THE SOUTH FACADE:

The Old Town Hall was originally the “Market House” on the first floor and basement with the “Town Hall” on the upper level. In 1816, the outer sets of doors on the south facade led to stairs serving the upper Town Hall, the central doors led only to the first floor, and two former entrances led directly into the market stalls of the basement. Three separate sets of stairs tell the historic story of the building’s entrances.

## 521 CMR 25.1 + 24.3 / VARIANCE REQUEST #1:

Current regulations require all public entrances to be accessible entrances. Modifying the south facade for accessibility would disrupt historic resources, cost \$850,000, and not provide any substantial benefit to persons of all abilities since the main public entrance is at the north end of the building for all persons.







# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

Request #1

Section(s) for which you are seeking relief: 25.1 + 24.3

Are you seeking temporary relief  Yes  No

Types of Attachments for this Request:

- Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

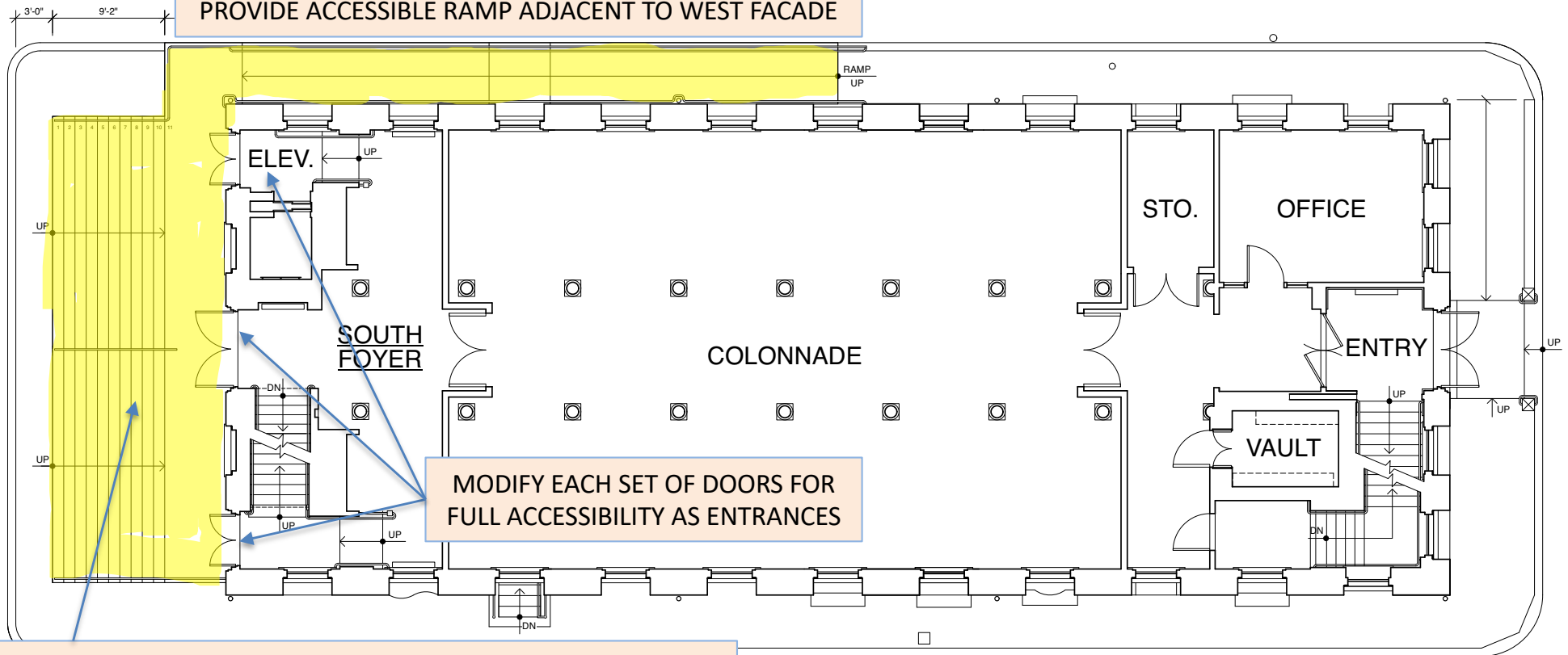
The north entrance is the public entrance while the south entrances are used as exits. As noted in the attached, the south entrances and granite stairs are significant and character defining as a record of the 1816 original building. Modifying the south facade for accessible entrances would result in permanent loss of historic fabric. The project proposes an alternative accessible entrance to the basement via the east elevation to preserve the south facade and provide multiple functionality as compared to the south entrances (25.1). This proposed entrance provides a ramp with 44" clear at the rails due to site constraints noted herein (24.3). The cost differential between the alternate basement entry and south entrances of \$450,000 is excessive without substantial benefit for persons with disabilities and with loss of historic integrity.



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

TO ACHIEVE FULL COMPLIANCE FOR SOUTH ENTRANCE:  
PROVIDE ACCESSIBLE RAMP ADJACENT TO WEST FACADE



MODIFY EACH SET OF DOORS FOR  
FULL ACCESSIBILITY AS ENTRANCES

DEMOLISH THREE SETS OF HISTORIC STAIRS; RECONSTRUCT  
SOUTH STAIRS WITH FULL WIDTH LANDING TO ENTRANCES

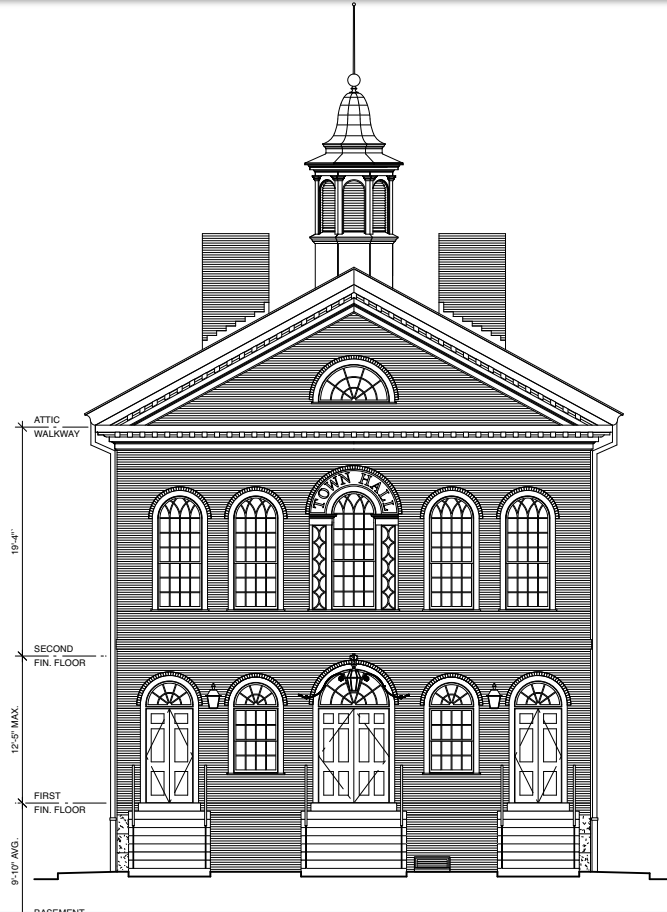
NORTH

**FULLY ACCESSIBLE SOUTH ENTRANCES PER 25.1**

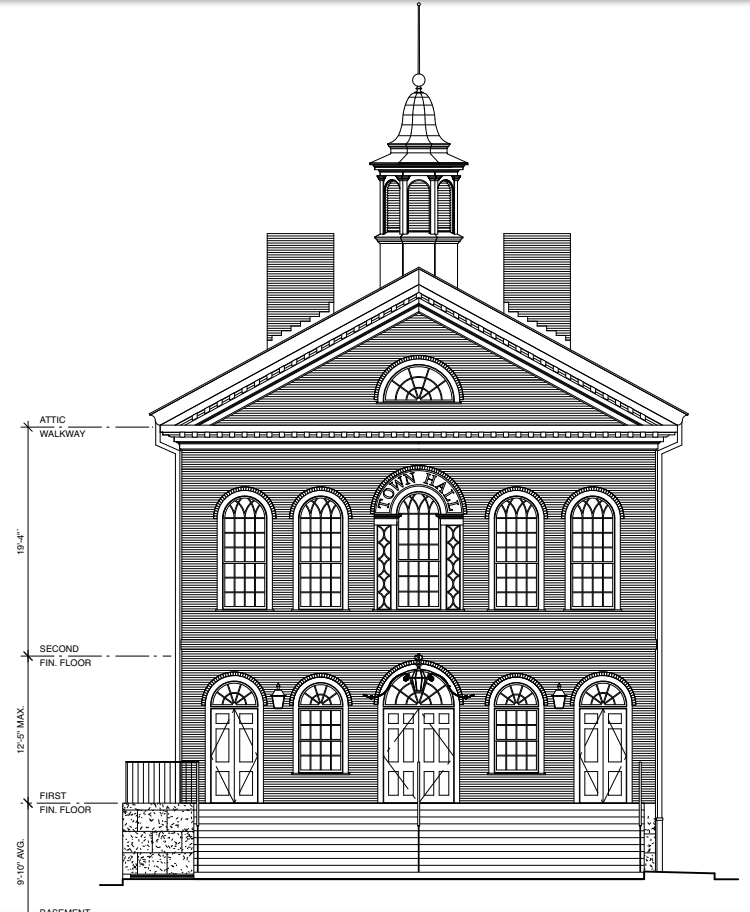


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

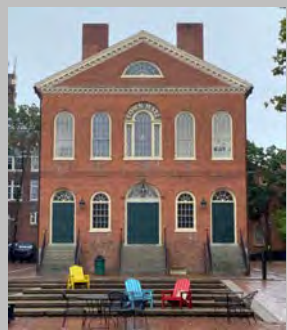


APPROVAL OF VARIANCE ALLOWS FOR PRESERVATION OF HISTORIC APPEARANCE WITH INDIVIDUAL SETS OF STEPS TO 3 PAIRS OF DOORS



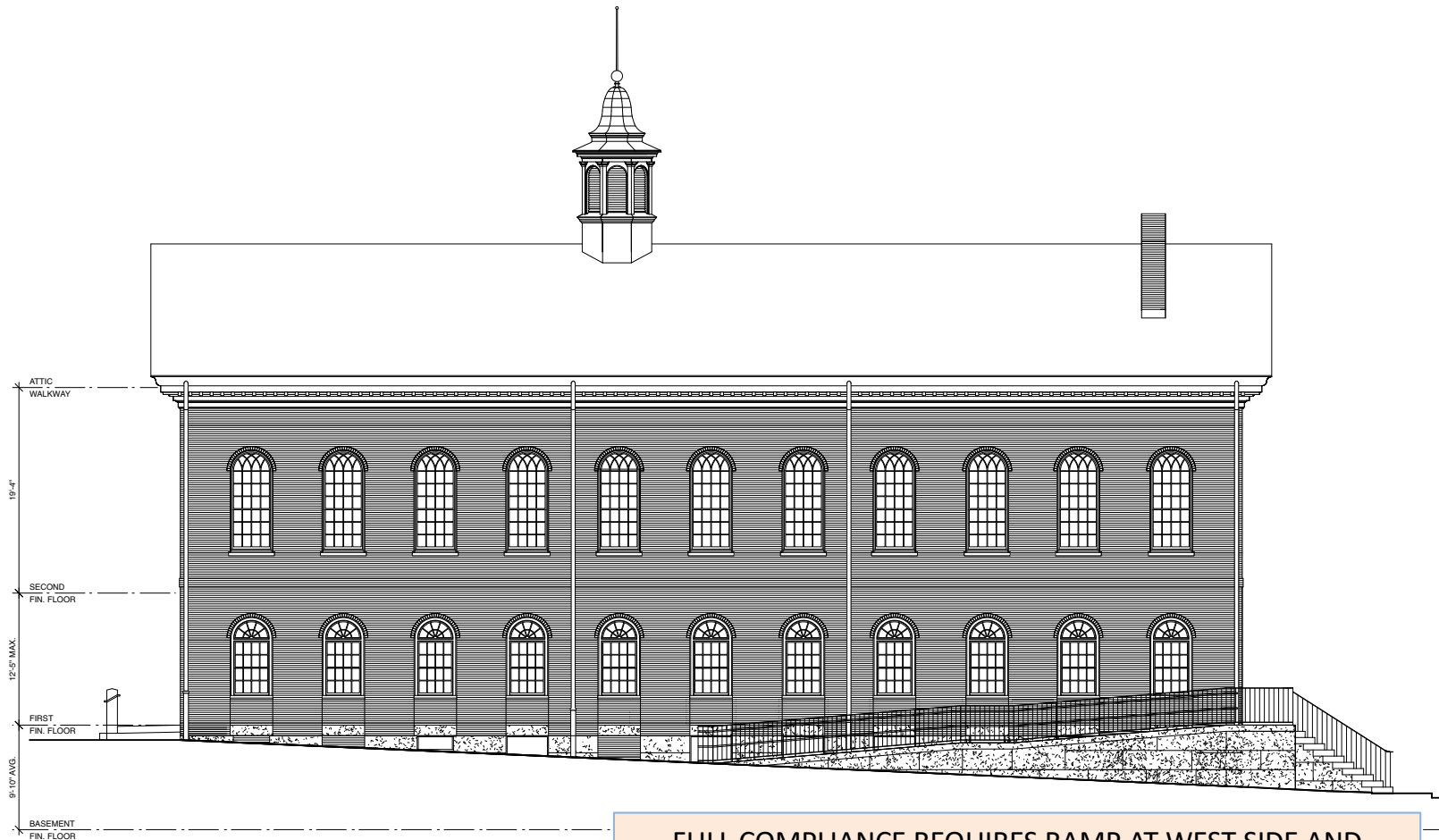
COMPLIANCE REQUIRES RAMP AT WEST SIDE (LEFT) TO RECONSTRUCTED & EXTENDED MONUMENTAL STAIRS

## 25.1 / EXISTING (L) & ACCESSIBLE (R) SOUTH ENTRY



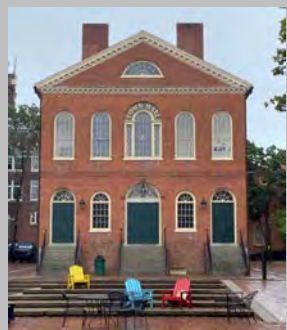
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



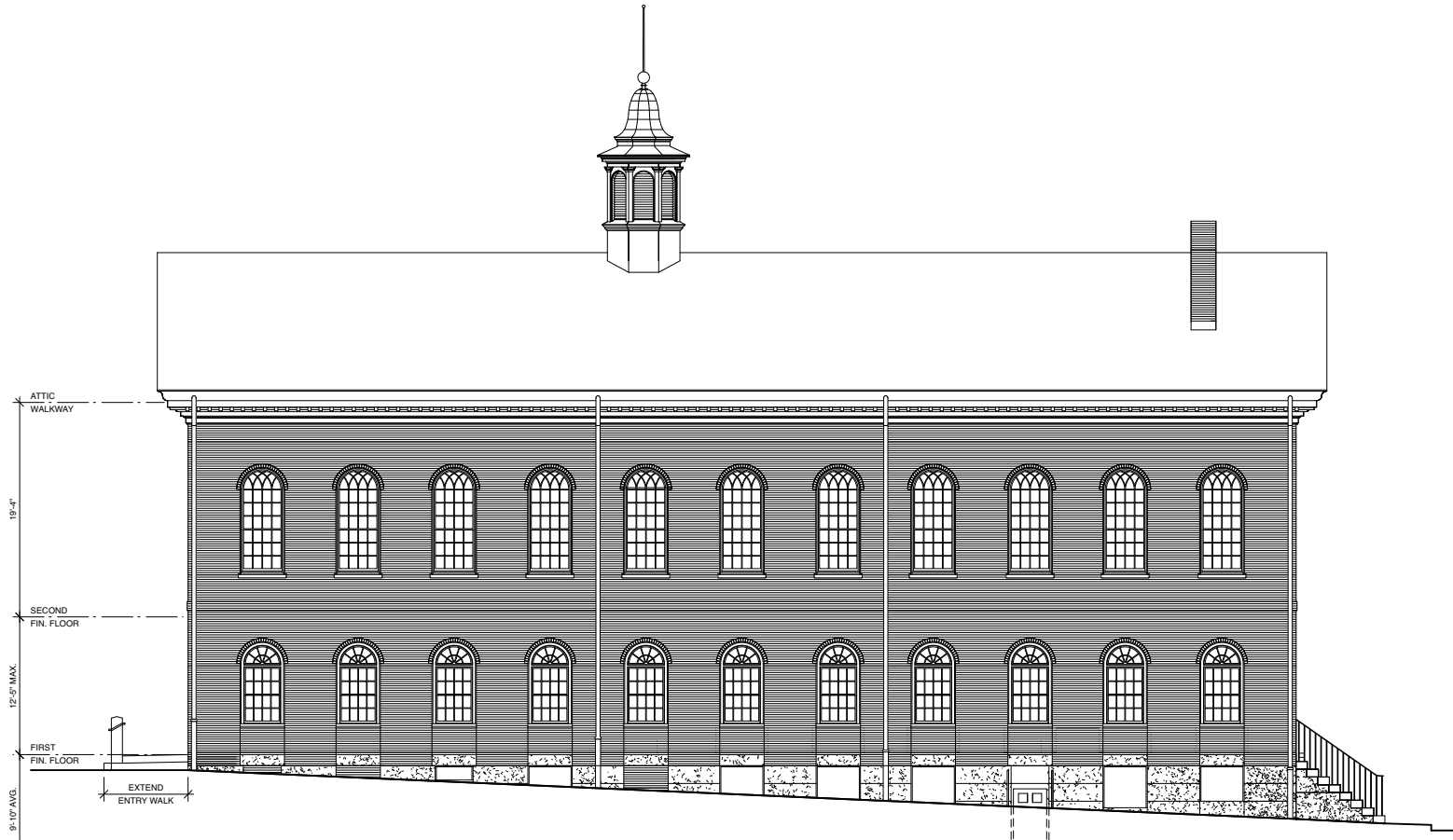
FULL COMPLIANCE REQUIRES RAMP AT WEST SIDE AND CONSTRUCTION OF MONUMENTAL STAIRS AT SOUTH (RIGHT)

**WEST FACADE with ACCESS RAMP TO SOUTH FACADE**



# OLD TOWN HALL / SALEM

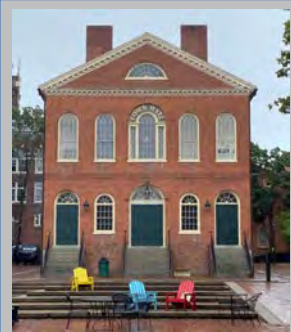
MILLS WHITAKER ARCHITECTS



PROPOSED PRESERVATION OF HISTORIC FACADE WITH ACCESSIBLE PUBLIC ENTRANCE AT NORTH (LEFT)

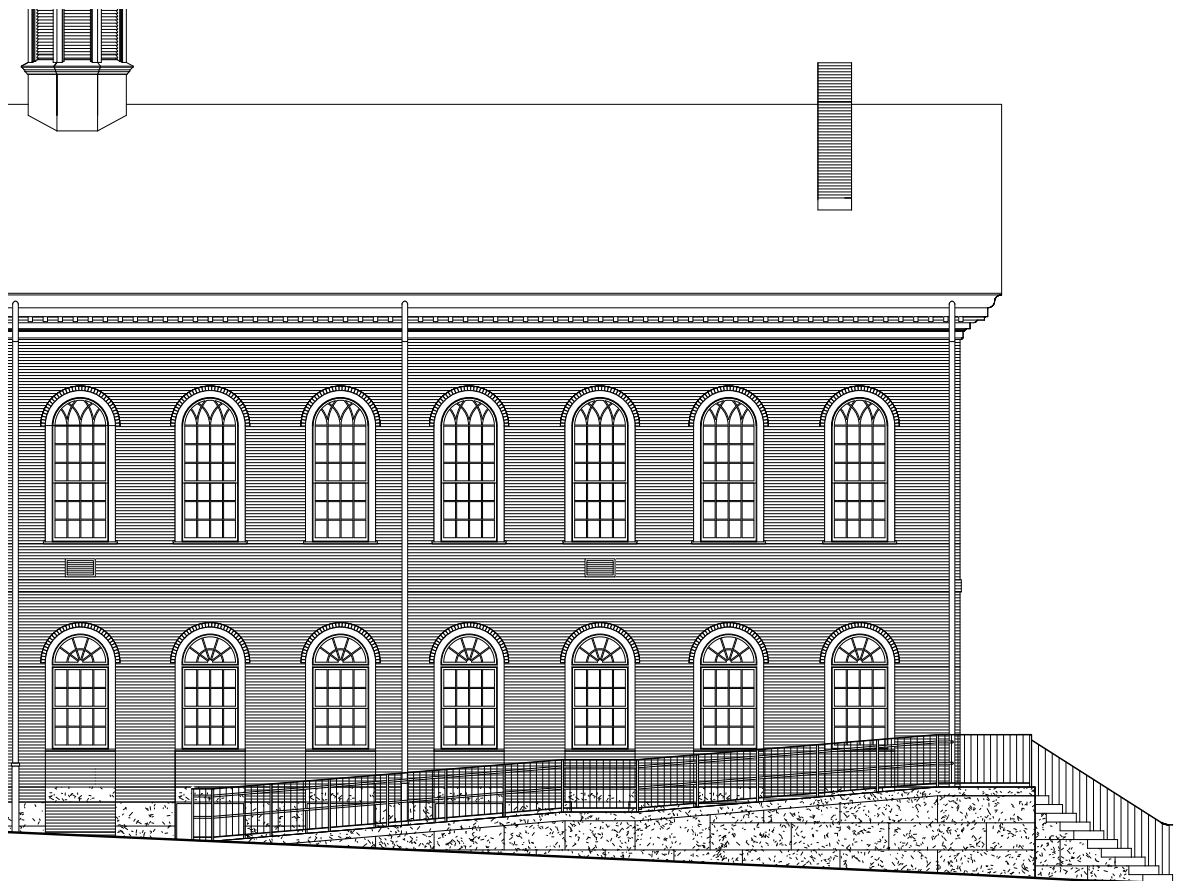
PRESERVATION OF HISTORIC SOUTH FACADE WITH THREE SEPARATE STEPS TO DOORWAYS IF VARIANCE GRANTED

**PROPOSED WEST FACADE w/ VARIANCE FROM 25.1**

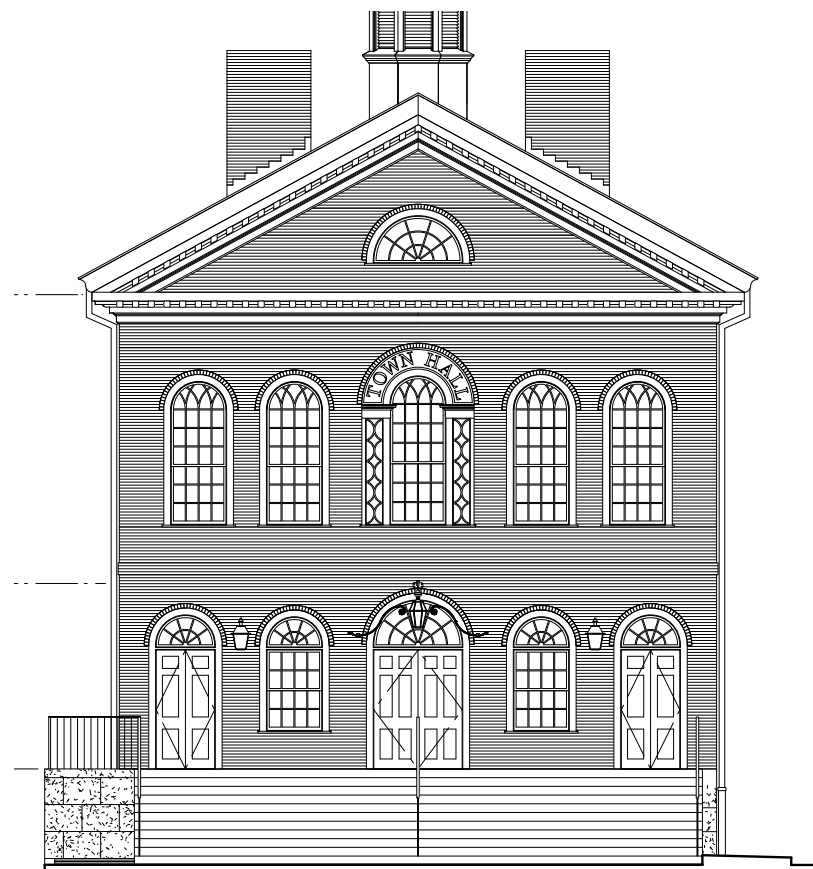


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



**RAMP TO LANDING AND EXTENDED STAIRS AT SOUTH FACADE**



**SOUTH FACADE WITH ACCESSIBLE ENTRANCES**

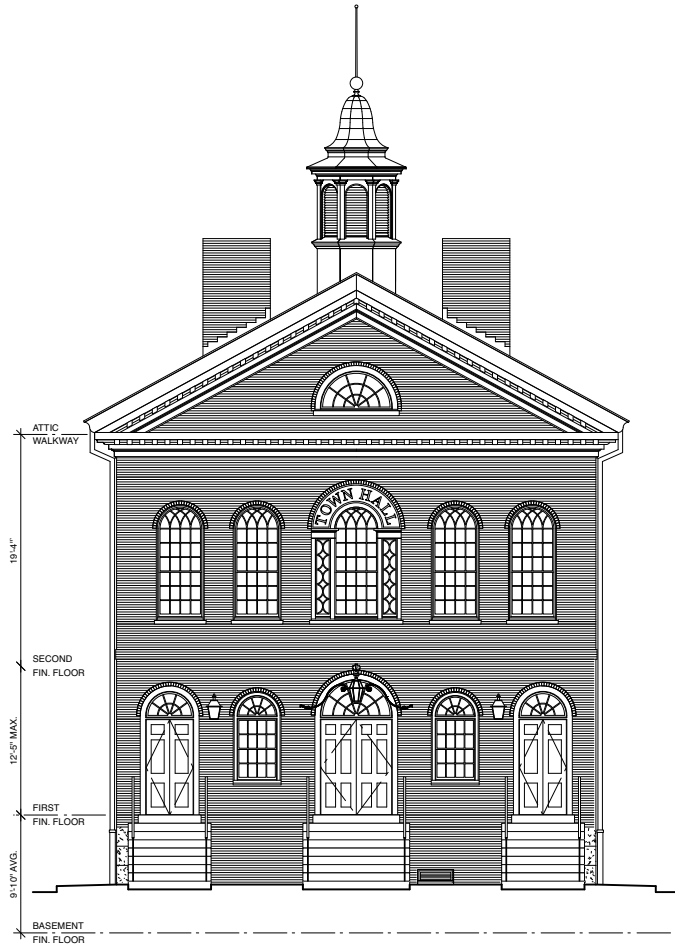
**REQUEST VARIANCE FOR ACCESSIBLE SOUTH ENTRANCE**



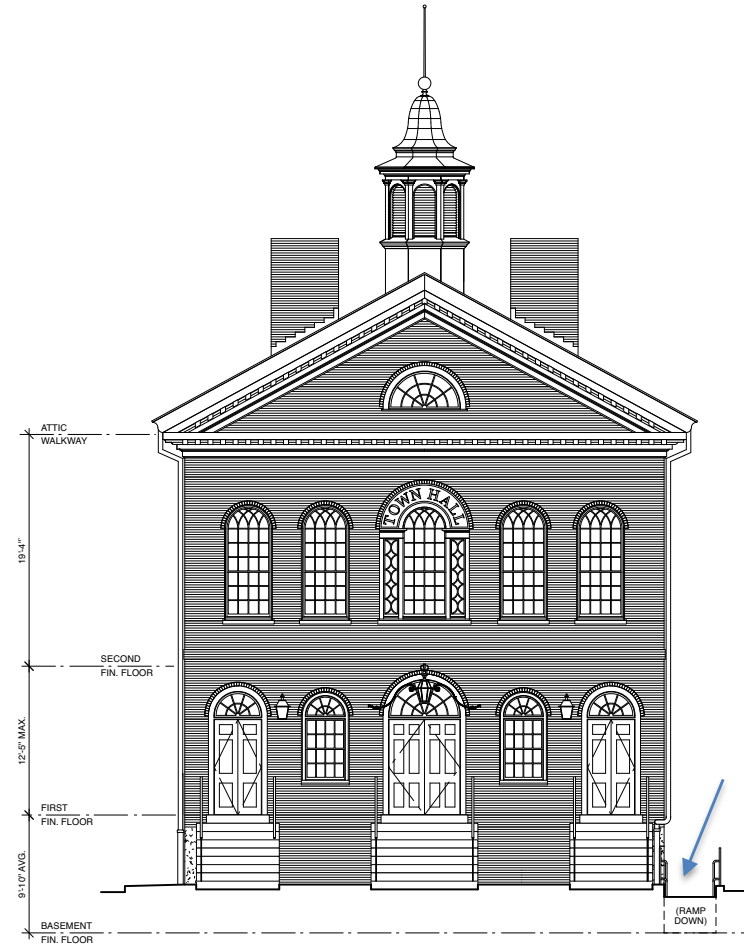


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



EXISTING SOUTH FACADE



PROPOSED SOUTH FACADE

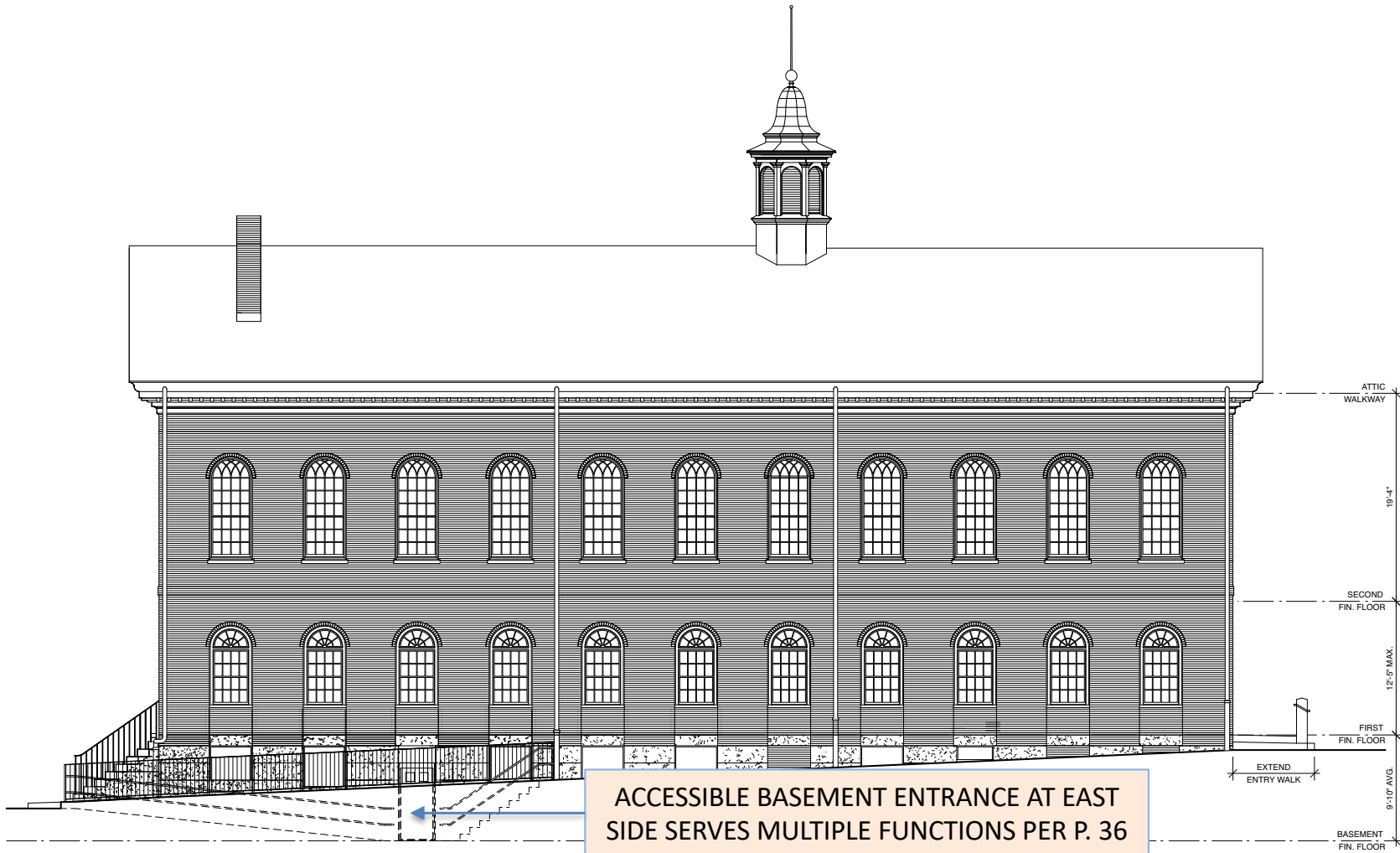
**PROPOSED ACCESSIBLE ENTRANCE TO BASEMENT**

PROVIDING BASEMENT ENTRANCE AT EAST SIDE (ON RIGHT) PRESERVES SOUTH FACADE



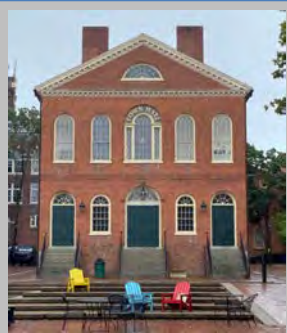
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



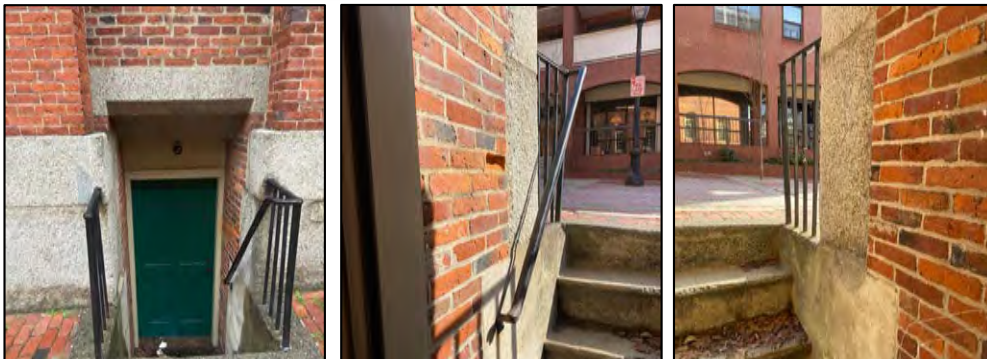
**PROPOSED ACCESSIBLE ENTRANCE TO BASEMENT**



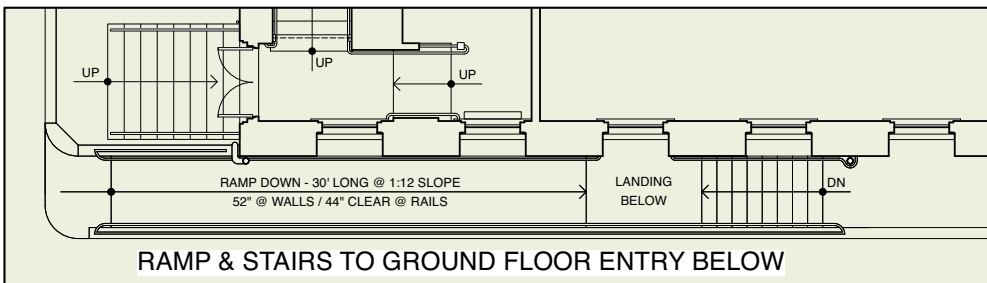


# OLD TOWN HALL / SALEM

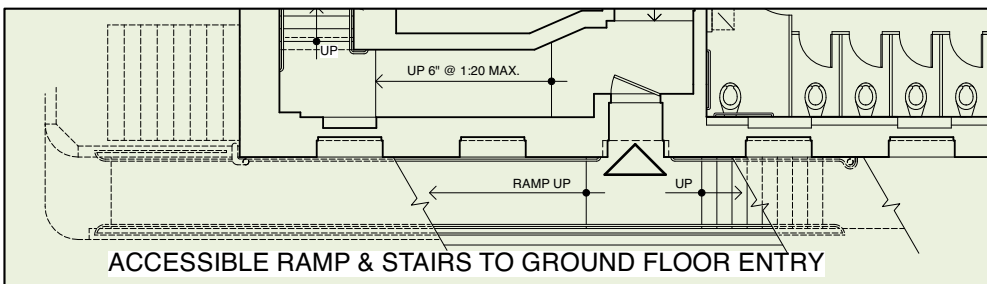
MILLS WHITAKER ARCHITECTS



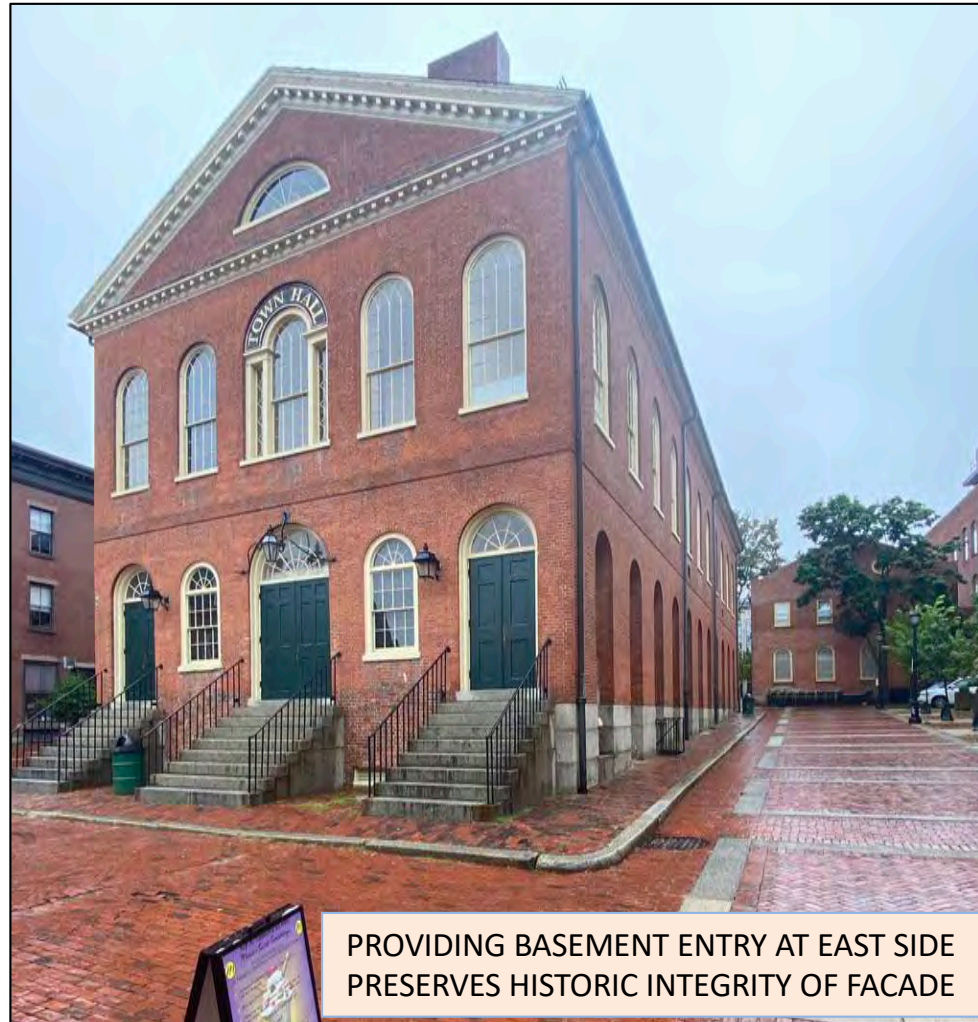
RE-USE EXISTING BASEMENT DOOR & REMOVE AREAWAY STAIRS



RAMP & STAIRS TO GROUND FLOOR ENTRY BELOW

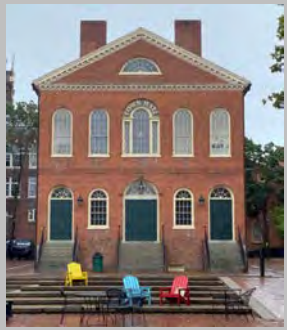


ACCESSIBLE RAMP & STAIRS TO GROUND FLOOR ENTRY



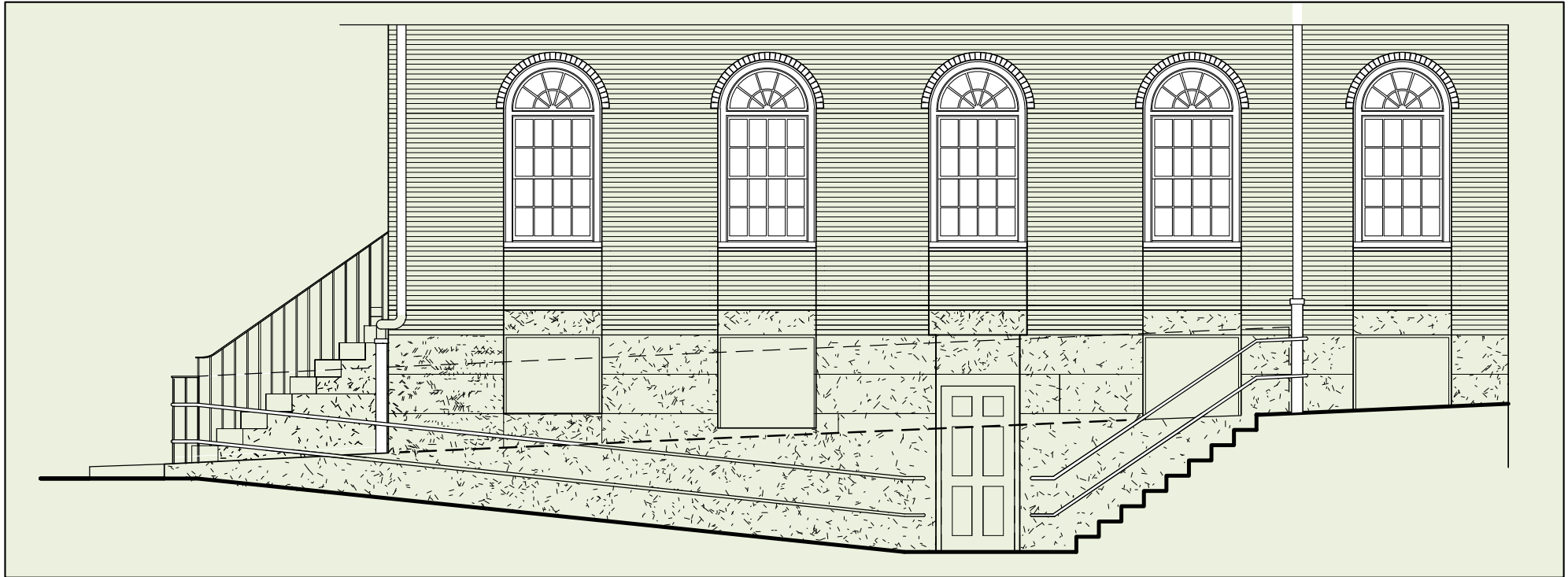
PROVIDING BASEMENT ENTRY AT EAST SIDE PRESERVES HISTORIC INTEGRITY OF FACADE

## PROPOSED ACCESSIBLE ENTRANCE TO BASEMENT



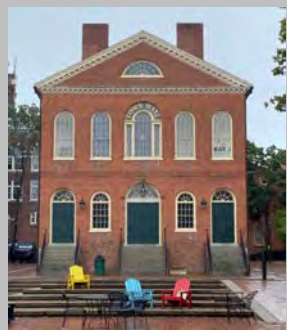
# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



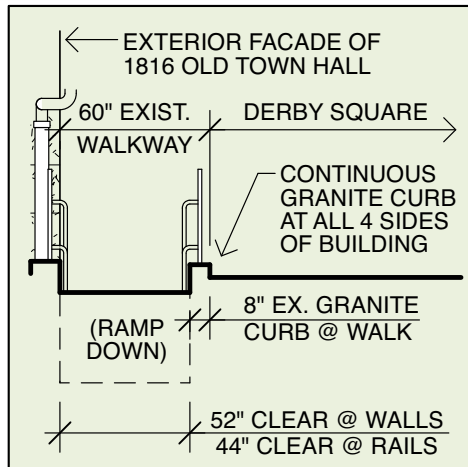
- ❖ Second Accessible Entrance & Exit
- ❖ Access to Elevator from South End
- ❖ Accessible Route Bypasses Colonnade
- ❖ Off-Hours Public Restrooms Possible
- ❖ Preserves South Entrances & Steps
- ❖ No Addition to Original Building Facade
- ❖ Utilizes an Existing Basement Doorway
- ❖ Multiple Uses for Basement Access

**PROPOSED ACCESSIBLE ENTRANCE TO BASEMENT**

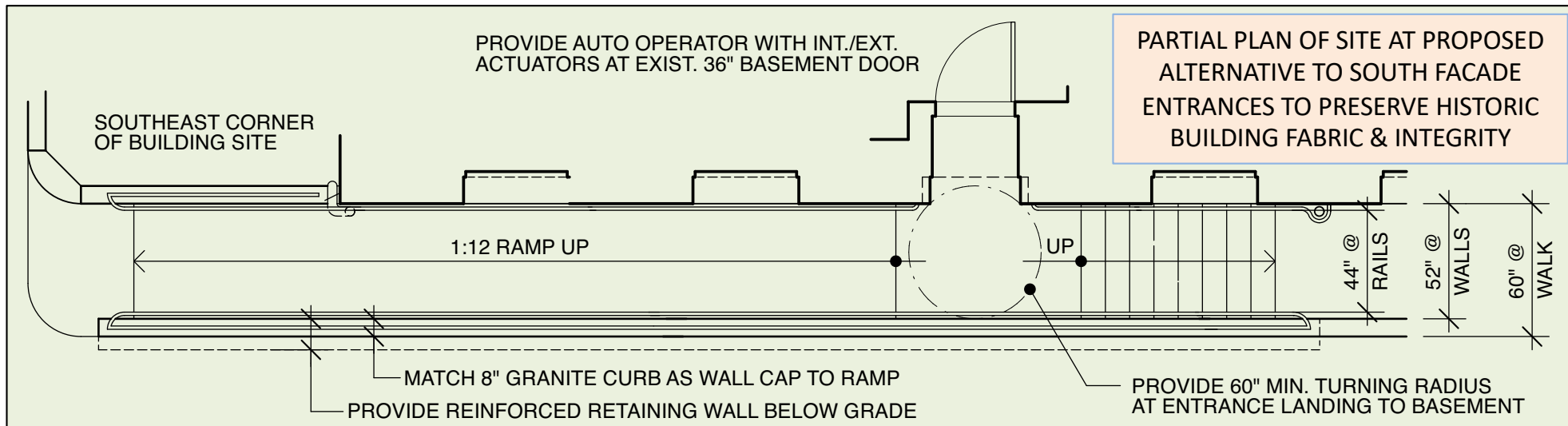


# OLD TOWN HALL / SALEM

## MILLS WHITAKER ARCHITECTS

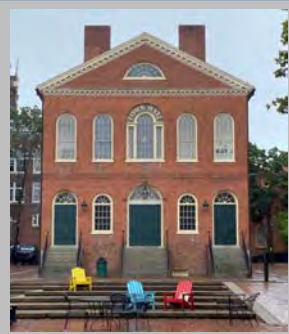


**ELEVATION AT SOUTHEAST CORNER:**  
 PRESERVATION OF GRANITE CURB PLANE AT WALKWAY SURROUNDING OLD TOWN HALL LIMITS CLEAR WIDTH BETWEEN RAILS TO 44" AT PROPOSED ACCESSIBLE RAMP



**PARTIAL PLAN OF SITE AT PROPOSED ALTERNATIVE TO SOUTH FACADE ENTRANCES TO PRESERVE HISTORIC BUILDING FABRIC & INTEGRITY**

### DETAILS OF PROPOSED ALTERNATIVE TO SOUTH ENTRY



# OLD TOWN HALL / SALEM

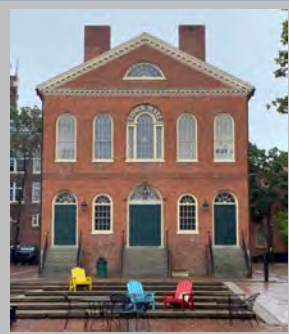
MILLS WHITAKER ARCHITECTS

## **COST of FULL COMPLIANCE to 521 CMR 25.1 SOUTH ENTRANCES**

### **25.1: PROVISION OF ACCESSIBLE RAMP TO ENTRANCES AT SOUTH FAÇADE**

\$19,800	Selective Demolition, Shoring & Excavations for Ramp, Stairs & Landing
\$70,200	Concrete Foundations, Walls & Substrate for Ramp, Stairs & Landing
\$411,000	Granite at Sidewalls, Ramp, Landing, Treads and Risers
\$44,400	Extension of Southern Granite Curbing and Brick Paved Walkway Area
\$78,600	Guards & Dual Height Railings at Ramp; Replicate Railings at Stairs
\$39,600	Auto Door Operators, Repairs & Hardware Upgrades at South Entrances
\$8,400	Reshape Historic Granite Thresholds to Bevel Slope to 1:2 at 1/2" Lips
\$672,000	Subtotal
\$178,000	Gen'l Conditions, G.C.'s OH+P, Contingency, Escalation + A/E Fees
<b>\$850,000</b>	<b>Estimated Project Cost for Full Compliance at South Entrances</b>





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## **COST of 521 CMR 25.1 OPTION FOR SIDE ENTRANCE RAMP TO BASEMENT**

### **25.1: ACCESSIBLE ENTRANCE RAMP AT WEST FAÇADE OF BASEMENT**

\$21,500	Selective Demolition, Shoring & Excavations for Ramp, Landing & Stairs
\$47,500	Concrete Foundations, Walls & Substrate for Ramp, Landing & Stairs
\$95,000	Granite Curbing, Sidewalls, Walkway, Landing & Stairs
\$36,000	Repairs, Repointing, and Underpinning at Exposed Foundation Wall
\$42,500	Guardrail and Railings at Curb, Ramp and Stairway
\$12,500	Modify Doorway & Threshold; Provide Auto Operator & Hardware
\$35,000	Site Modifications for Ramp (Paving, Catch Basin, Downpout, Drainage
\$290,000	Subtotal
\$110,000	Gen'l Conditions, G.C.'s OH+P, Contingency, Escalation + A/E Fees
<b>\$400,000</b>	<b>Estimated Project Cost for Accessible Entrance to Basement</b>





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

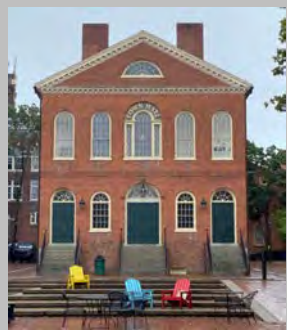
## **COST DIFFERENTIAL of FULL COMPLIANCE to 521 CMR 25.1**

### **25.1: PROVIDE SECOND ACCESSIBLE ENTRANCE AT SOUTH END OF BUILDING**

\$850,000	Cost to Provide Accessible South Entrances (Destroys Historic Integrity)
(\$400,000)	Cost of Alternative Accessible Entrance to Basement at East Facade
<b>\$450,000</b>	<b>Estimated Project Cost for Full Compliance at South Entrances</b>

### **NOTES:**

- 1) The north entrance is the primary public entrance; south is primarily used as exits.
- 2) Providing accessible south facade entrances permanently destroys historic fabric.
- 3) Providing accessible basement entrance preserves integrity of the building envelope.
- 4) Basement entrance provides multiple functionality as compared to south entrances.
- 5) Proposed alternative entrance approved by the Salem Redevelopment Authority.



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## Request #2

Section(s) for which you are seeking relief: 26.10

Are you seeking temporary relief  Yes  No

If yes, when do you propose to be in compliance by: \_\_\_\_\_ ?

Types of Attachments for this Request:

- Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

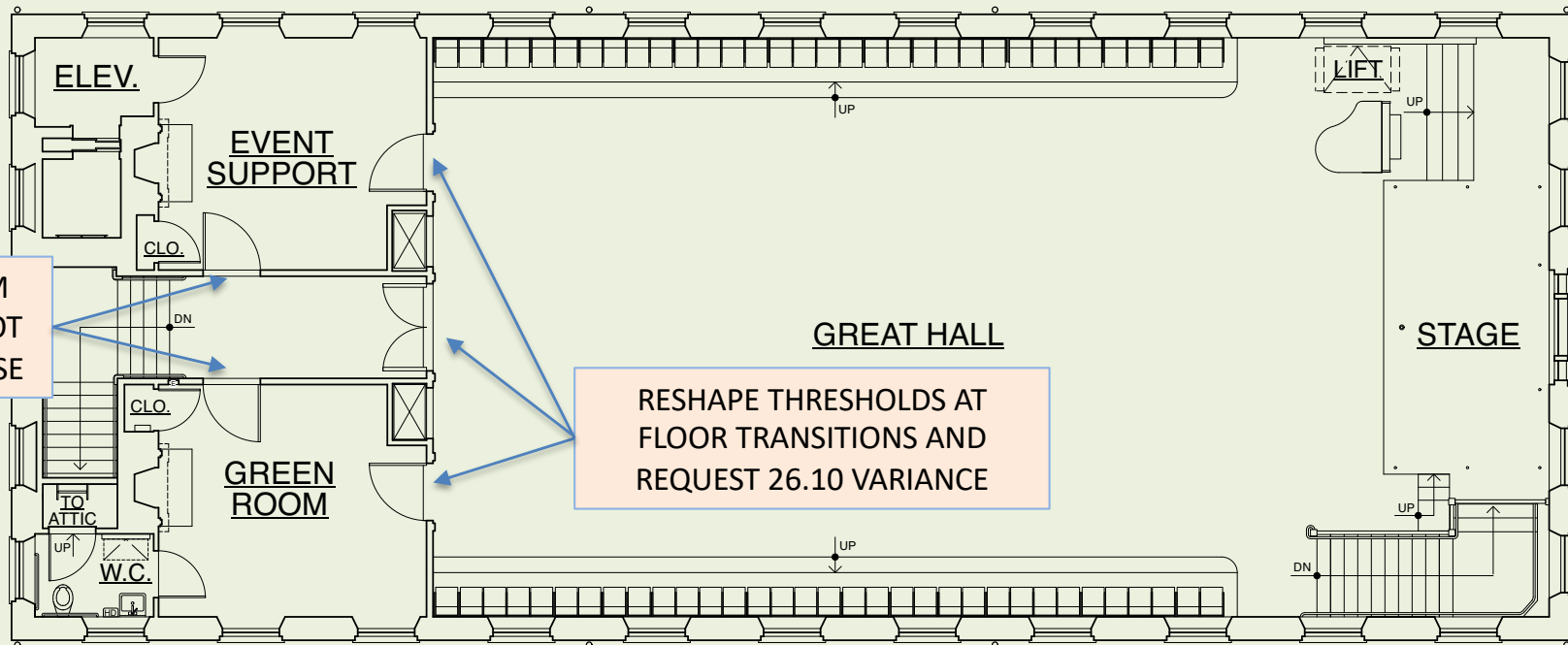
While most thresholds will be modified for compliance with 26.10, a variance is requested for 3/4" high flooring transitions at the second floor from three areas south of the Great Hall. As noted in the attached drawings, existing transitions are 4" long and 3/4" high with 3/8" abrupt lips at the lower ends. Full compliance would require 15" long transitions sloped 1:20 maximum, resulting in significant disruption of the surrounding historic flooring. We propose to replace the transitions with 1:10 sloping thresholds to meet the adjacent floor levels flush with no lips to ease the transitions and preserve historic integrity by avoiding long sloping transition areas. Full compliance with 26.10 would disrupt historic resources and the cost of \$7,000 is excessive as compared to the benefit gained for persons with disabilities.

**26.10 / RESHAPE EXISTING WOOD THRESHOLDS**



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



DOORS FROM  
STAIR HALL NOT  
FOR PUBLIC USE

RESHAPE THRESHOLDS AT  
FLOOR TRANSITIONS AND  
REQUEST 26.10 VARIANCE

1.1 SECOND FLOOR PLAN  
A-12 Scale: 1/8" = 1'-0"

NORTH

## 26.10 / RESHAPE EXISTING WOOD THRESHOLDS



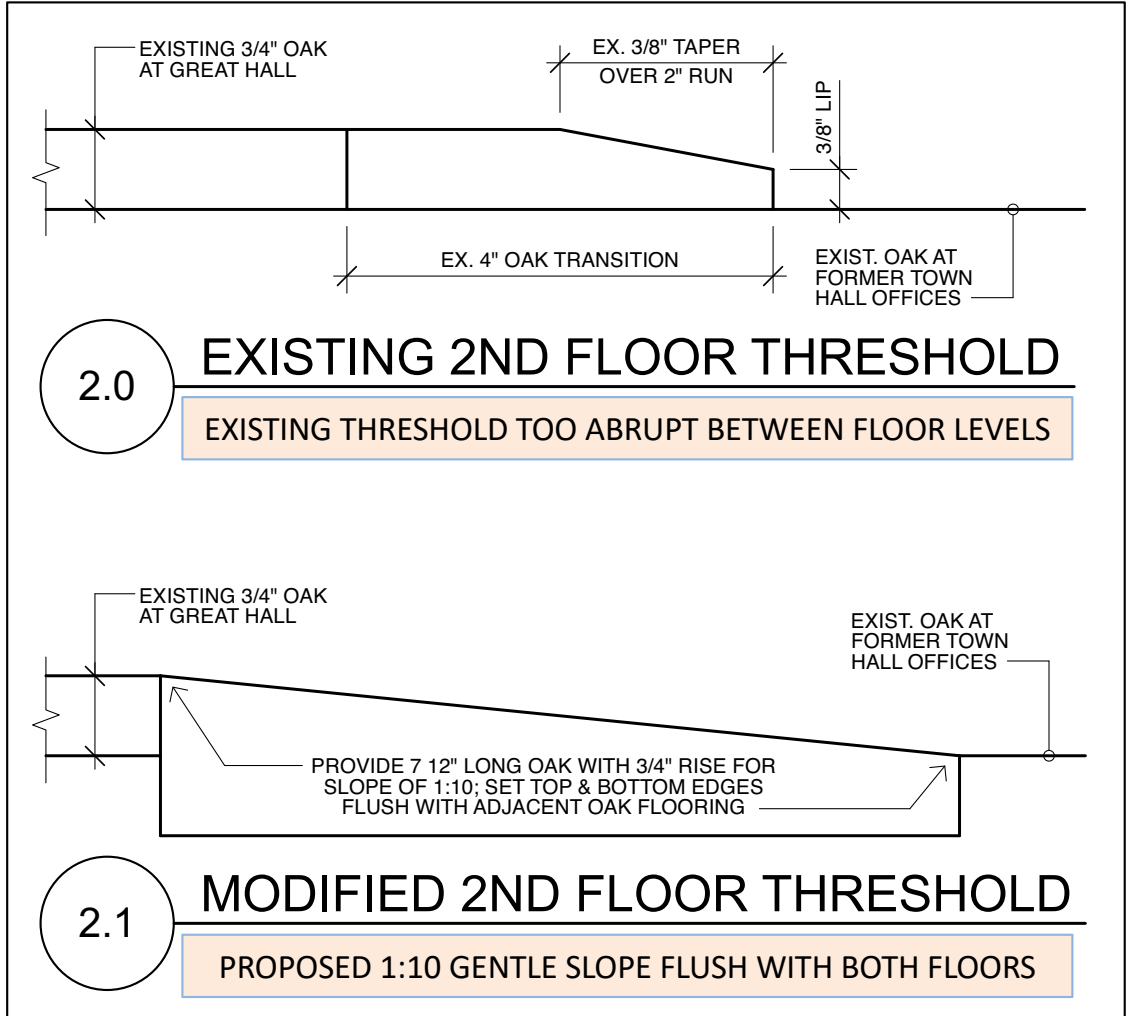


# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



EXISTING THRESHOLD AT FLOOR TRANSITION



## 26.10 / MODIFY TRANSITION BETWEEN FLOORS



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## COST of FULL COMPLIANCE to 521 CMR 26.10 DOOR THRESHOLDS

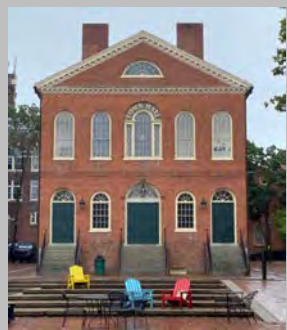
### 26.10: PROVISION OF ACCESSIBLE THRESHOLDS IN SELECTIVE LOCATIONS

INCL	Remove Three Sets of 4" Long Transitions at Second Floor
\$2,000	Cut Back Floor Beyond Door Frame into Great Hall & Adjacent Spaces
\$750	Provide 15" Long x 3/4" High 1:20 Sloping Transitions at Second Floor
\$2,000	Infill Door Jambs and Taper Sides of Transitions to Second Floor
\$4,750	Subtotal
\$2,250	Gen'l Conditions, G.C.'s OH+P, Contingency + A/E Fees
<b>\$7,000</b>	<b>Estimated Cost for Full Compliance of Door Thresholds</b>

### NOTES:

- 1) It is the Applicant's belief that the proposed solution protects historic resources.
- 2) Full compliance would create an extended area of transition beyond the wall plane.
- 3) Proposed threshold slope similar to curb cut flare but with only 3/4" rise.





# OLD TOWN HALL / SALEM

## MILLS WHITAKER ARCHITECTS

Request #3

Section(s) for which you are seeking relief: 27.3

Are you seeking temporary relief  Yes  No

If yes, when do you propose to be in compliance by: \_\_\_\_\_?

Types of Attachments for this Request:

- Floor/Site Plans,  Cost Estimates,  
 Photographs,  Test Drawings,  
 Other(s): \_\_\_\_\_

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

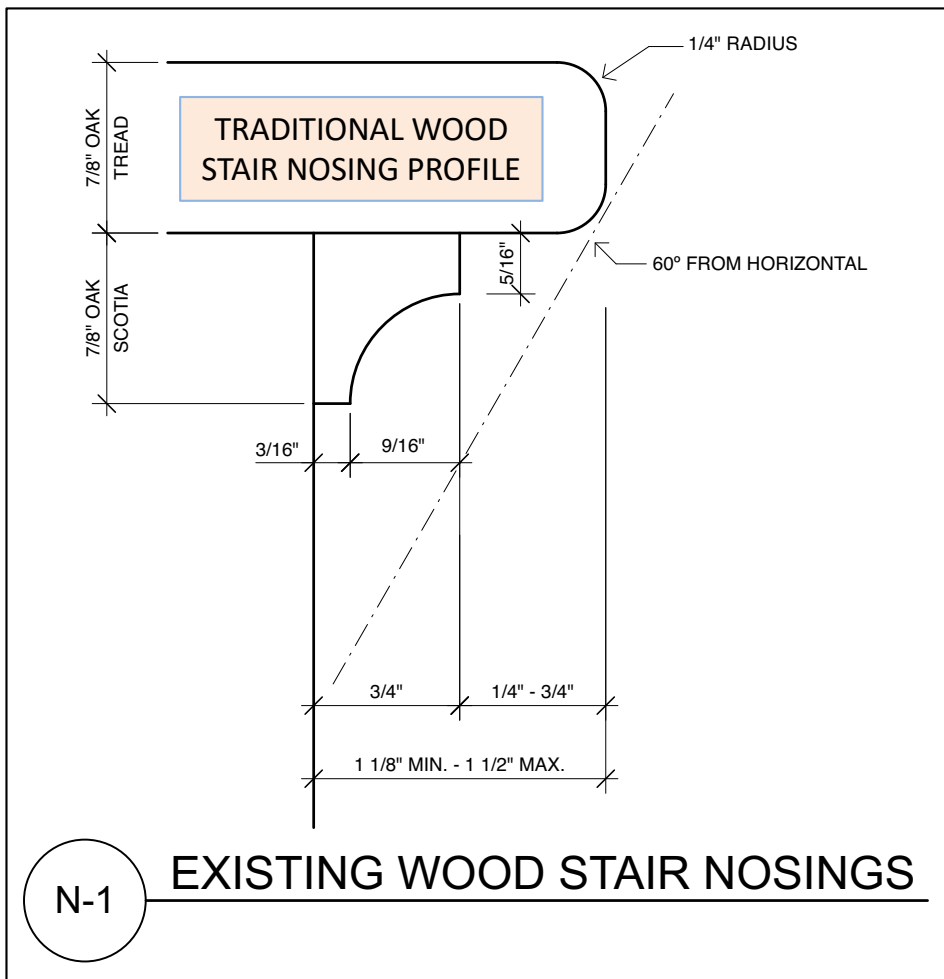
This historic building has three types of stair materials: granite, concrete, and wood. The 1816 exterior granite steps are large stones with straight risers and no nosings, and these are not part of an accessible route if the variance for 25.1 is granted. The 1933 interior concrete stairs have well-crafted poured-in-place risers with 2" high nosings that project 7/8" from the risers. The interior wood stairs have traditional nosing profiles with wood treads and scotias. The south second floor wood stairs date from 1816 and the north stairs matched those profiles in the 1933 renovation funded by the Public Works Administration. Modification of these nosings would result in the loss of historic fabric and the cost of \$40,000 is excessive as compared to the benefit gained for persons with disabilities.

**27.3 / TYPICAL EXISTING STAIR NOSINGS**



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



## 27.3 / TYPICAL EXISTING STAIR NOSINGS



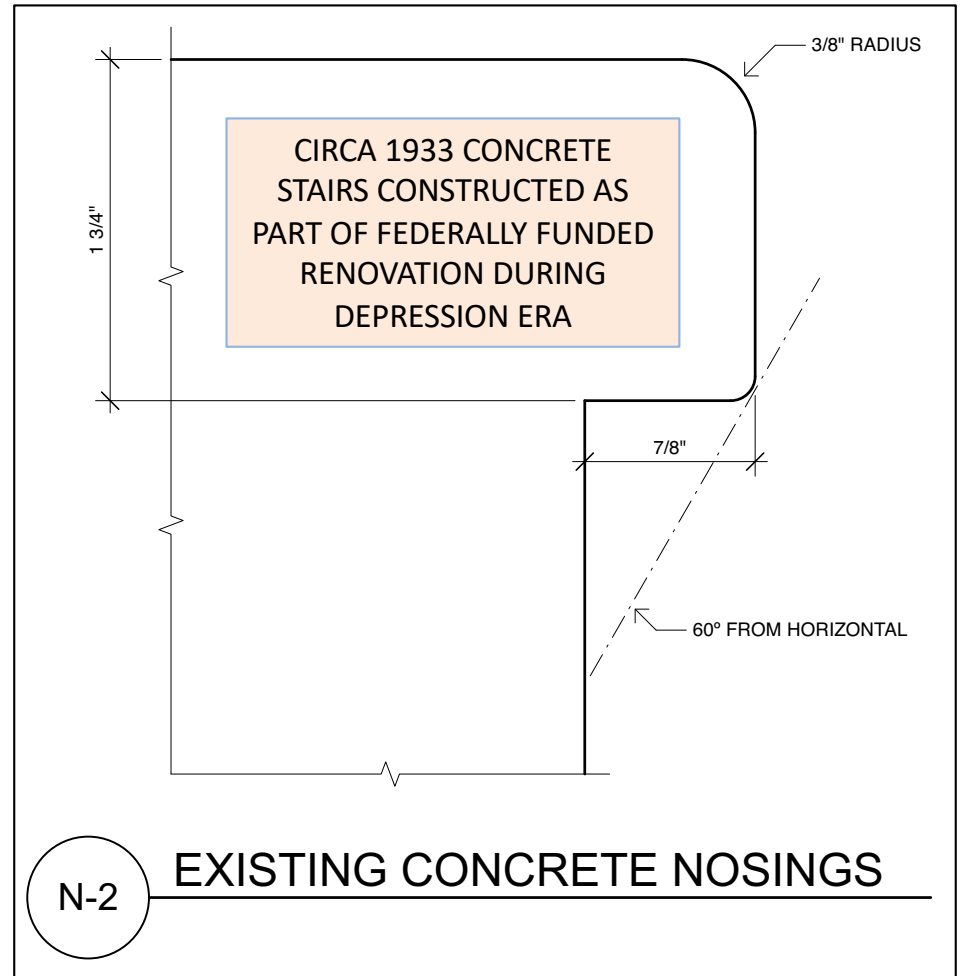


# OLD TOWN HALL / SALEM

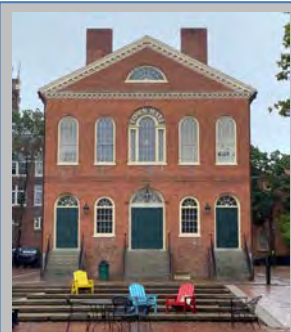
MILLS WHITAKER ARCHITECTS



CONCRETE STAIRS FROM BASEMENT TO FIRST FLOOR



## 27.3 / TYPICAL EXISTING STAIR NOSINGS



# OLD TOWN HALL / SALEM

## MILLS WHITAKER ARCHITECTS

### **COST of FULL COMPLIANCE to 521 CMR 27.3 STAIR NOSINGS**

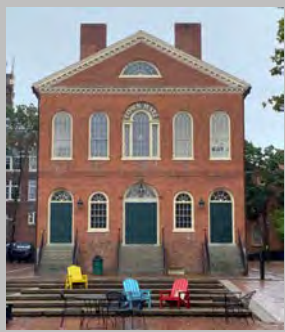
#### **27.3: PROVISION OF COMPLIANT STAIR NOSING AT ALL INTERIOR STAIRWAYS**

See Note	Lack of Nosings at Historic Granite Stairs of South Facade Entrances
\$2,800	Removal of Wood Scotias Below Treads at All Interior Stairways
\$8,400	Fabricate Custom Wood Scotia Profile for 60-Degree Compliance
\$7,000	Install & Finish Replacement Scotias Below Existing Wood Stair Treads
\$10,500	Grind Lower Half of Concrete Tread Nosings to 60-Degree Slope
\$2,100	Infill Void Below Lower Half of Reshaped Nosing to Riser
\$3,500	Provide Rubber Treads & Risers on Concrete Stairs in Lieu of Refinishing
\$34,300	Subtotal
\$5,700	Gen'l Conditions, G.C.'s OH+P, Contingency + A/E Fees
<b>\$40,000</b>	<b>Estimated Cost for Full Compliance of Stair Nosings</b>

**NOTE:**

Nosings at granite stairs are not relevant if variance request from 25.1 is granted.





# OLD TOWN HALL / SALEM

## MILLS WHITAKER ARCHITECTS

### Request #4

Section(s) for which you are seeking relief:

Are you seeking temporary relief  Yes  No

If yes, when do you propose to be in compliance by:  ?

Please describe in detail why compliance with the Board's regulations are impracticable (as defined in 521 CMR 5) for the subject of this request, and attach whatever documents are relevant to support your argument that compliance is impracticable (attach additional pages if necessary, please identify which request each attachment is in support of):

The original two municipal offices on the Second Floor adjacent to the Great Hall appear to be well preserved and intact. Each office has a fireplace with brick hearth, painted wood surround and projecting wood mantel dating from 1816. Each mantel projects 7 3/4" from the wall at a height of 49" above the finished floor. It is our opinion that these mantels are not part of an accessible route or maneuvering clearance as defined by 521 CMR 20.6, 20.6.1 and figure 20c. In case our opinion is inaccurate, we request a variance from 20.6 "protruding objects" to allow these mantels to remain intact. Modifying these mantels would result in loss of historic fabric and the cost of \$11,000 is excessive as compared to the benefit gained for those persons with disabilities.

Types of Attachments for this Request:

- Floor/Site Plans,  Cost Estimates,
- Photographs,  Test Drawings,
- Other(s):

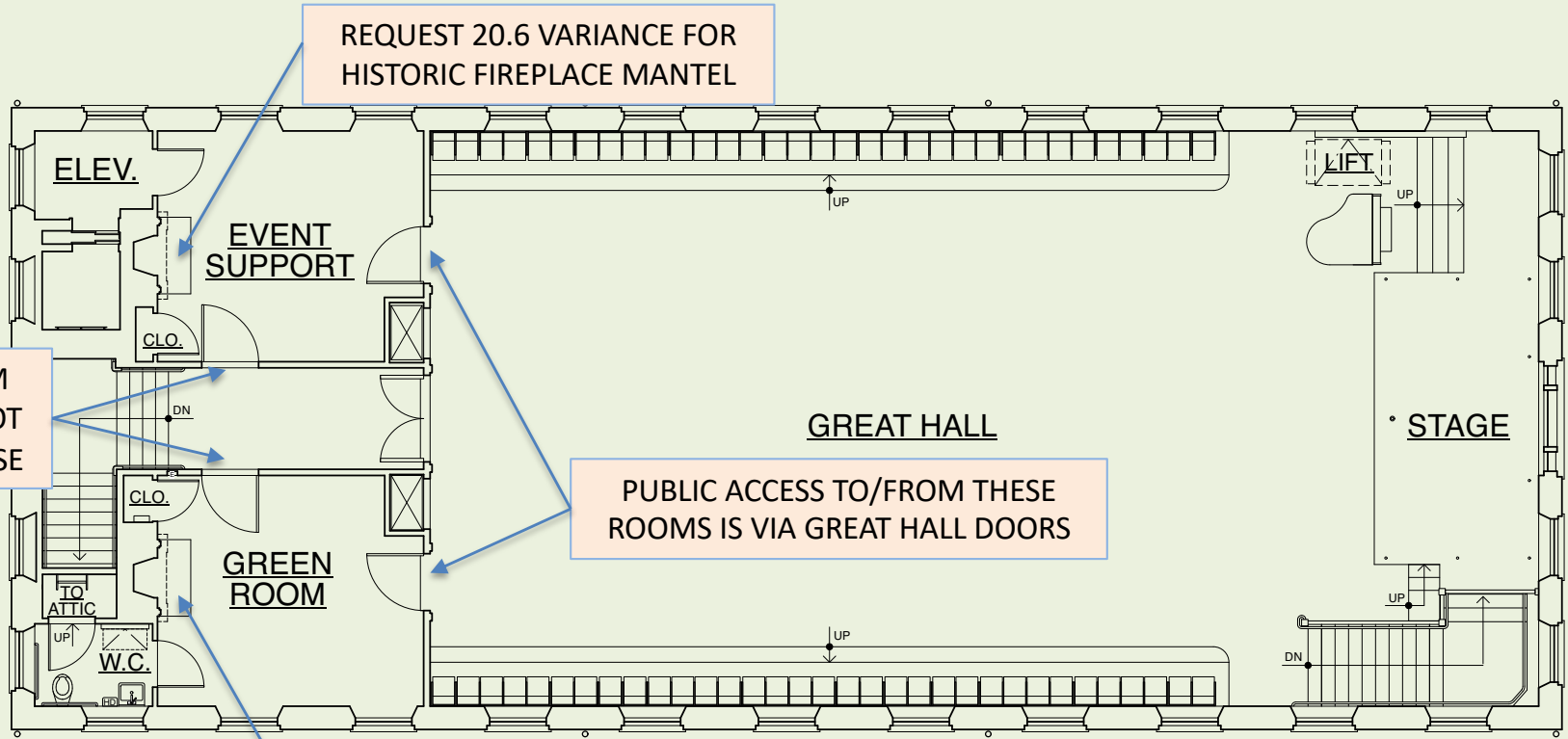
## 20.6 / FIREPLACE MANTELS vs PROTRUDING OBJECTS





# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS



DOORS FROM STAIR HALL NOT FOR PUBLIC USE

REQUEST 20.6 VARIANCE FOR HISTORIC FIREPLACE MANTEL

PUBLIC ACCESS TO/FROM THESE ROOMS IS VIA GREAT HALL DOORS

REQUEST 20.6 VARIANCE FOR HISTORIC FIREPLACE MANTEL

1.1 SECOND FLOOR PLAN  
A-12 Scale: 1/8" = 1'-0"

NORTH

## 20.6 / FIREPLACE MANTELS vs PROTRUDING OBJECTS



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

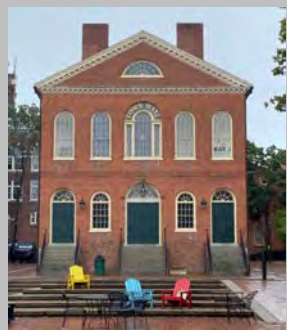


SECOND FLOOR FIREPLACE AT  
FORMER SELECTMEN OFFICE;  
CURRENT GREEN ROOM



SECOND FLOOR FIREPLACE AT  
FORMER TOWN CLERK OFFICE;  
CURRENT EVENT SUPPORT

## 20.6 / FIREPLACE MANTELS vs PROTRUDING OBJECTS



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

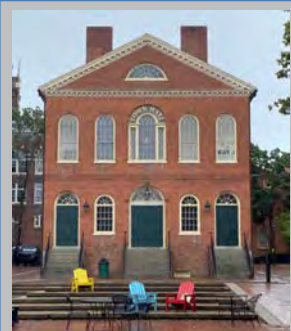
## **COST of FULL COMPLIANCE to 521 CMR 20.6 PROTRUDING OBJECTS**

### **20.6: MODIFICATION OF HISTORIC FIREPLACE MANTELS AT SECOND FLOOR**

\$2,250	Cut Back Wood Mantels from 7.75" to 4" Maximum Projection
\$3,750	Modify Hearths with 3/4" Transitions from Recessed Brick to Wood
\$2,500	Reshape Shortened Hearths and Refinish Profiles for Suitability
\$8,500	Subtotal
\$2,500	Gen'l Conditions, G.C.'s OH+P, Contingency + A/E Fees
<b>\$11,000</b>	<b>Estimated Cost for Full Compliance of Protruding Objects</b>

### **NOTES:**

- 1) It is the Applicant's belief that the fireplace mantels are not "protruding objects."
- 2) If the mantels are in accessible routes, then brick hearths also require compliance.
- 3) The fireplaces in both locations are no longer in active use for any purposes.



# OLD TOWN HALL / SALEM

MILLS WHITAKER ARCHITECTS

## ACCESSIBILITY VARIANCE SUMMARIES:

- ✧ 25.1 + 24.3 / SOUTH PUBLIC ENTRANCE / \$450k
  - North Entrance is the Public Entrance
  - Provide Alternative South Entrance
  
- ✧ 26.10 / RESHAPE DOOR THRESHOLDS / \$7k
  - Most Thresholds Modified for Compliance
  - Variance Request for Three Thresholds
  
- ✧ 27.3 / RETAIN STAIR NOSING PROFILES / \$40k
  - Traditional Wood Tread & Scotia Profiles
  - Concrete from PWA Era Craftsmanship
  
- ✧ 20.6 / RETAIN FIREPLACE MANTELS / \$11k
  - Not Protruding Objects in Accessible Route

\$508,000 Total Cost of Full Compliance is Excessive  
Compared to Benefit Gained + Loss of Historic Fabric

