

Historic Building Condition Assessment Report of the PAUL SMITH'S ELECTRIC, LIGHT & POWER & RAILROAD CO. BUILDING

3 Main Street
Saranac Lake, NY



Prepared by:

LANDMARK CONSULTING LLC



Historic Preservation & Architectural Services

83 Grove Avenue, Albany, NY ♦ www.landmarkconsulting.net

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I. Executive Summary

The Paul Smith's Electric Light & Power and Railroad Company building at #3 Main Street in the Village of Saranac Lake as a National Register-listed property is an important asset of the Village and one that hold substantial potential as the headquarters of Village government. While currently the 1830s Power House serves as the Saranac Lake Police Department, the 1920s office building has been continuously adapted to new uses. The alterations made over the years to accommodate new occupants have not always been in the best interest of this historic building. These changes have not followed the *Secretary of the interior's Standards for the Treatment of Historic Properties*, which are the guiding principles for preservation and rehabilitation. Alterations, particularly those related to mechanical systems and space organization have been heavy-handed with very little regard to the historic fabric, design intent or original layouts of the building. Historic fabric has been removed, key design elements and character-defining features obscured or negatively impacted by the insensitive addition of mechanical systems or new materials. While many changes were implemented in an attempt to bring the building up to modern building code requirements, there remain a number of issues of non-compliance as a result of constantly changing codes.

Overall, the building is structurally sound and retains much of its historic integrity, but it is felt that if future changes are to follow the same course and approach of past changes, that the historic significance and architectural character of this important public landmark building will be irreparably compromised. Additionally, the cost to reverse some of the damage already executed, lies at the cusp of being fiscally irresponsible to the village taxpayers. It is for this reason that it is strongly urged that future – both short term and long term – renovations, upgrades or alterations be guided by the nationally-accepted preservation standards and building professionals that are well-versed in these standards. These standards address four different levels of treatment from sensitive preservation, faithful restoration, to reconstruction to rehabilitation which is defined as the act or process of making possible a compatible use in a property through repair, alterations and additions while preserving those portions or features which conveys its historic or architectural value.

As with other buildings in the Village, this structure dates from a time when Saranac Lake was experiencing a period of growth and wide reputation as a sophisticated city in the center of the rustic Adirondack region. Celebrating and capitalizing on this history is an important part of any reuse and rehabilitation approach. Embracing the unique and historic character of this property including its setting along the Saranac River, at the mouth of Lake Flower, as the original power generation site for the community and an important site in its industrial and commercial heritage should guide all actions with the building – whether in the choice of occupant to the placement of signage, sidewalks or parking. Each choice should be weighed against the potential impact or compatibility with the preservation message for this site. It could be argued that this property is as important to the history of the Village as the Harrietstown Town Hall, the Trudeau Laboratory or the Hotel Saranac. As such, it should command as much in the preservation treatment, rather than

treated like a modern office building.

Typically a study like this traces past stewardship or maintenance efforts in order to better understand recurring issues or previous repair decisions. Unfortunately very little information was provided to determine what repairs or renovations were made when, by whom and for what purpose. Two sets of studies and bidding documents were provided by the Village. The earlier one dates to 1993 per the designs and specifications prepared by Bero Associates of Rochester, a reputable Preservation Architecture firm, experienced in overseeing historic preservation projects. This project was apparently submitted for review to the State Historic Preservation Office and approved by Technical Reviewer, Kenneth Markunus. Generally the scope of work for this project revolved around roof repairs and modifications to the fire escape. It is not clear if all of the work was completed once bid and awarded. The more recent project was conducted according to designs and specifications by AEDA (Architectural & Engineering Design Associates) of Plattsburgh. While specifications were not made available, the scope of work for this project in 2011 focused on the removal of the original radiator heating system and the installation of the new HVAC, electrical and plumbing systems throughout the Office Building, as well as the modern finishes throughout the stair hall, restrooms, and the replacement of the original steel windows.

During this study, very little information was conveyed to Landmark Consulting on the desired or planned use, recurring issues or major concerns related to this property. However we were able to speak with the officers and staff at the Police Department located in the old Power House and it was expressed that there was a great need for additional office and police program space for the department. At the same time it was noted during the survey of the property, that despite the bio-tech company occupying two complete floors of the office building, less than five employees were noted to use this space. The third floor office tenant was more fully occupying their space without evidence or mention of need for additional square footage. The conclusion, therefore drawn was that perhaps the bio-tech tenant was not a good fit for the ground and second floors of the office building and that ideally the ground floor of the office building and the ground floor of the Power House should be connected to allow the Village Police Department to expand and better use their space.

The proposed interior layouts in Section VI attempt to illustrate ways to better use and layout each of the floors of the office building as well as to simplify the layout of the power house, while also addressing building code issues, specifically related to life safety and ADA.

No major alteration, additions or urgent repairs have been identified or recommended. Therefore the Opinion of Probable Costs for Improvements in Section VIII is vague as we were not able to clearly develop a first phase of work given the lack of information from the Village regarding future plans for the building.

The recommended next step for the Village of Saranac Lake with regard to the Paul Smith's Electric Light & Power and Railroad Company building at #3 Main Street is to consider some strategic planning for their Village office and public engagement needs. The square footage of each floor has

been provided and should be considered for the office, assembly, storage or programming space needs of the Village Government including the Police Department. Once needs are defined, we urge the involvement of a design team that specializes in historic buildings to help develop schematic designs for space layouts, as well as a mechanical engineer that is accustomed to working with historic properties to assess the performance needs and capacity of the systems already in place compared to what would be optimal. It is assumed that the mechanical systems in place that were designed for the medical research and lab spaces are overkill for an office occupancy, in addition to having a negative visual impact. Efforts will be needed to design ways to adapt what is in place to provide the needed output while reducing the visual impact on the building. An engineering assessment was not included in this study.

We do commend the Village of Saranac Lake for applying for and using a grant from the Preservation League of New York State and the NY State Council on the Art's *PreserveNY* grant program to first assess the conditions and needs of this historic building. This demonstrates the Village's recognition that this building is important and that its maintenance and repairs should be guided by careful preservation principles.

II. Summary History of Building

The Paul Smith's Electric Light & Power and Railroad Company building at #3 Main Street in the Village of Saranac Lake is the focal point of a National Register historic district for the complex which was listed in 1987 that contains two contributing buildings, the powerhouse and the office building, as well as two contributing structures, a dam and the bridge, both spanning the Saranac River. The site of the Power Company was first developed by Captain Pliny Miller who, by 1827, had established a dam and grist and sawmill at what had been a natural waterfall on the Saranac River. In 1894, the private partnership of Saranac Lake Electric Company was formed to generate electricity at the site of Miller's sawmill. This new electric company installed two new water wheels and two generators, erected poles and strung wires. In 1905, Paul Smith and his two sons formed the Paul Smith's Electric Light and Power Company based at Franklin and Union Falls and subsequently in 1907 bought the Saranac Lake Electric Company for \$125,000. At that time Paul Smith's Power Company substantially modified the plant, which was housed primarily in the power house — the rear section of the building. After Paul Smith's death in 1912, his son, Phelps Smith took over the company, and in 1927, constructed the present office building directly above the old flume. After Phelps Smith died in 1937, leaving the bulk of his estate to establish Paul Smiths College, the College operated the power company until 1941 or 1942. However, during World War II, the generators at the Lake Flower hydro works were considered to be outdated and unnecessary and the equipment was scrapped to aid the war effort. By the 1960s, the electric lines and infrastructure required substantial upgrades, and the Paul Smiths Power Company, still run by the College, was not in a financial position to make the necessary investment. As a result, Niagara Mohawk Power Corp. came forward and made an offer of a merger which was completed in 1966. Niagara Mohawk used the first floor of the building for its offices while the rest of the building sat vacant, until 1986, when the Village of Saranac Lake acquired the property.

The powerhouse which was first constructed in 1908-09 is a one-story single room building on a stone foundation measuring 40 feet by 55 feet. The Neo-classical office building was built in 1927 and is a three-story steel and masonry building with a terra cotta clad exterior structure which included an electric Otis elevator and large windows on three elevations. The Main Street bridge was built between 1924 and 1931 and consists of concrete slab and cast concrete balustrade railings. The Lake Flower Dam and Power Flume was rebuilt between 1936 and 1938 with assistance from the WPA (Works Progress Administration) thus turning ownership over to the Village in exchange for this expenditure.

The powerhouse which currently houses the Village Police Department was the first of the complex to be built. It has battered (slanted) stone foundation walls that have since been parged with concrete which are three feet thick at the top and flared to nearly six feet in thickness at the base. At some places these foundation walls form part of the dam or the riverbank. The flume running underneath the Main Street bridge directs water to two turbines approximately eight feet in diameter, originally located beneath the powerhouse. Three iron gates and controls still operate on the lake side of the bridge. The basement of the powerhouse contains three octagonal turbine pits

along the north (river bank) wall. Unfortunately all the original generating equipment was scrapped during World War II as part of the war effort. Above the stone foundation walls, the building consists of load-bearing brick walls with wood roof trusses that allow for unobstructed space which would have accommodated the original power generation equipment. Until the 1940's this open room would have contained a pair of dynamos and the distributing switchboard for the Village's electricity service. The ridge of the gabled roof supports a large cupola with metal shingle sheathing with a regular series of holes pierced through the walls through which would have run power lines.

The Paul Smith's Electric Light & Power and Railroad Company office building which fronts onto Main Street along the south side of the flume was built in 1927. It has not been determined who was the official architect or designer of the building, although the name of construction engineer John Sweeney appears on some architectural drawings. John Sweeney was a close associate of Phelps Smith. Built directly against the east wall of the powerhouse, the building was designed with an angled front façade parallel with Main Street creating a trapezoidal footprint. The Office building is 66 feet long and 40 feet wide. It has 12' high ceilings on the first and second floors and 15' ceilings on the third floor. The exterior walls are clad with glazed terra cotta on three sides with the rear (west) elevation which abuts the powerhouse clad in brick with a thin cementitious parged coating. The interior spaces are finished with terrazzo floors, open plans free of structural columns and with a lightweight interior wall system intended to allow for changes in partition locations. The original plan of the first floor included a teller cage for bill payments and a front window display area for electric appliances. The third floor served as an auditorium. On each floor a permanent wall near the rear (west) divided lavatories, small offices or exit lobbies from the larger open central space. The elevator and a stairwell that wrapped around the elevator shaft occupy the southeast corner of the building.

The existing concrete bridge dating to between 1924 and 1931 replaced an iron bridge in the same location that had existed as early as 1895. The bridge has a total length of 83 feet and is 47 feet wide. The intake flume to the former hydroelectric power plant was sealed at the upstream and downstream faces of the bridge. The flume and the south abutment of the bridge are structurally connected to the Power Company building and thus it can be assumed that the bridge itself was built in conjunction with the office building and the new flume during 1927. On each side of the bridge there is a 5-ft wide sidewalk and a four foot high reinforced cast concrete balustrade made up of undecorated plinths, open balustrade panels and capped by pre-cast railing caps. There are concrete lighting standards located at the end piers at the east and west sides of the bridge.

The dam which is tied into the office building foundations extends approximately 70 feet across the Saranac River. The floodgate structures were modified with modern electrical controls during the rehabilitation of the dam in 1986-1987 (after the purchase by the Village). Originally water from the dam was diverted for use in the powerhouse through a concrete flume originating east of the 1927 office building. Although sealed off, the power flume extends beneath Main Street and passes under the office building into the former turbine chamber of the powerhouse. Water would be

directed through three partially submerged parts in the north foundation of the powerhouse returning the water to the river.

The remaining components of the Paul Smith's Electric Light and Power Company are historically significant for their role in the development of one of the Adirondack region's earliest electric utility companies. The outstanding Neo-classical design of the principal office building is architecturally significant. The National Register property components represent the continuous process of adaptation and improvement during a period of significance of 1908-1938 and attest to the progressive role of this private utility in the development of Saranac Lake.

Recent (Known) Studies conducted or Alterations made to the building include:

- 1827: Site first developed with dam and grist and sawmill.
- 1894: Saranac Lake Electric Company formed with 2 new water wheels and 2 generators installed.
- 1905: Paul Smiths Electric, Light and Power Company formed.
- 1907: Paul Smiths Electric Light and Power company purchases Saranac Lake Electric Company and modifies plant (rear building)
- 1924-31: Main Street Bridge built.
- 1927: Office building construction along Main Street directly over the flume.
- 1936-38: Lake Flower Dam and Power Flume rebuilt with WPA (Works Progress Administration) assistance becoming ownership of the Village.
- 1937: Phelps Smith dies leaving estate including Electric Company to establish Paul Smiths College. College operates Electric Company until 1942.
- 1940s: Power generating equipment in open room powerhouse (Current Police Station) was scrapped for the war effort.
- 1966: Niagara Mohawk merges with Paul Smith's Power Company using first floor of office building for offices.
- 1986: Village acquires property. Flood gate structures were modified with electronic controls during rehab of the dam.
- 1991: Bero Associates Architects in Rochester conducts and produces an Adaptive Reuse Study for the Paul Smiths Power & Light Complex for the reuse as the Village Hall and offices.
- 1993: Bero Associates Architects prepares Bid Documents for the Repairs to the "Village Hall" which include façade cleaning, roof repairs, and repairs and partial removal of the fire escape.
- 2011: Architecture & Engineering Design Associates (AEDA) develops plans for commercial rental use of 3-floor office building including mechanical, electrical and plumbing upgrades.



III. Summary of Present (Perceived) Building Needs

At the request of Village Manager, John M. Sweeney, Landmark Consulting LLC was asked to assess the current building needs and develop a set of recommendations for improvements.

Other issues or space/functional needs indicated during the duration of this study include:

- A review of the existing use of spaces and recommendations for reorganizing those spaces for Village office uses.
- Explore the possibility of creating Village office spaces on the ground floor.
- Explore possible uses of the upper floors and how the spaces may be reconfigured.
- cursory code review on life-safety issues with having one exit from the 2nd floor and the use of a fire-escape from the 3rd floor.
- Improved, historic appearance of entrances at south and on Main Street that would give Village offices pedestrian access from Main Street.
- Review of basic parking requirements.



IV. Paul Smith's Power Co. Building Condition Assessment

As noted in the history of the property, the original building consisted only of the power house which now currently houses the Police Department. This Greek Revival-styled structure measures 52 feet long and 54 feet deep with its north foundation walls directly against the river.

Exterior – Office Building

The exterior of the Office Building is clad with glazed terra cotta blocks in a smooth rusticated manner arranged in common bond coursing. At the ground level, the front façade along Main Street has two entrances flanked by fluted pilasters with Corinthian capitals and a Classical styled door architrave with raised egg and dart molding. Recessed panels above the door architraves appear ready to announce the purpose of the entrance with sign letters. Attached to the fluted pilasters on either side of the doorways are cast iron lantern-type wall sconces in a severely rusted condition. The plinth blocks and bases of the pilasters are chipped and soiled particularly at the SE entrance. The southeast corner of the building is exhibiting the worse condition of broken and missing terra cotta at the base of a pilaster. The brick wall backing /substrate is exposed. Both entrances have recessed doorways set back approximately 20-inches from the outer wall plane. These recessed entries had glazed geometric tiles floors with Tennessee marble surrounds. These entry floors have been damaged and patched with sidewalk concrete. The southern entry has had these tiles entirely replaced with poured concrete. Centered between the two front façade entrances is a broad storefront window with three panes of plate glass where originally there had been two. A transom above partitioned into four sections likely had leaded prism glass panes but is now filled with opaque glazing or aluminum panels. Above the two entrances and this central storefront window is a frieze panel within which the words "PAUL SMITH'S ELECTRIC LIGHT AND POWER AND RAILROAD CO." are engraved and colored with gold glaze. This frieze and entablature are ornamented with bead and reed, egg and dart and dentil moldings. This serves as a stringcourse marking the division between the first and second floors.

The second floor front façade is organized with a broad central window opening unadorned of raised moldings. This centered opening is flanked on either side by single window openings framed with a pedimented hood and paneled casings. All three window openings rest on a continuous slightly projecting sill course ornamented with a molded diamond pattern motif. The third floor of the front façade repeats this fenestration arrangement, however the side flanking windows are topped with arched/half round hoods springing from small scroll-shaped corbels and having a center keystone at the apex. The individual sills for the three third floor windows have a molded wave motif.

At the top of the third floor, there is a deep classical entablature with a plain unadorned frieze topped by a row of dentil molding, a band of egg and dart and modillion blocks supporting the projecting cornice. Above the cornice is a stepped parapet walls with scroll consoles laid on their sides on either side of the raised step parapet. Within the central portion of the stepped parapet there is a glazed terra cotta panel depicting a city connected by power lines and electricity bolts in blue and

gold glaze. This use of colored glazed terra cotta ornamented the building and accentuated the classical detailing. Above the third floor center window is a panel with raised bas-relief shield and swags in colored gold, blue and green glazes. Between the second and third floor center windows there is a raised sign panel with the words "POWER & LIGHT" engraved and colored with gold glaze. Additionally subtle accents of blue and green glaze are found in the recesses or flower bosses of the Corinthian pilaster capitals.

The side elevations facing south towards the parking lot and the Lake Street hill or north facing the river and the Downtown area repeat the stringcourses and general treatment of the window openings. On both side elevations there are four window bays with square architraves around the first and second floor openings and arched casings with center keystone at the third floor openings. The center two bays on each elevation correspond with the raised step parapet at the roof level. At the roof level near the southeast corner of the building there is a terra cotta clad elevator head house that rises nearly 20-25 feet above the roof level. This headhouse is similarly ornamented with classical detailing of square Doric pilasters at the corners visually supporting a simplified entablature and a recessed paneled parapet above. On all four sides, there are slightly projecting panels framing laurel swags.

The original windows, which are still in place on the head-house, were steel framed with asymmetrical muntin arrangements such that the centered glass panes were wider than the side panes. At the ground, second and third floors these original steel framed windows have been replaced with bronze-colored aluminum windows which attempted to match the muntin configurations and framing dimensions. On the north elevation, the wall rises up alongside the riverbank. Under the first floor windows there is a decorative wrought iron balcony that spans the full length of the north side. While access is restricted to this balcony with no way to reach it from the interior and with a chain-link fence preventing access from the Main Street bridge, there is a significant amount of vegetation growth on the surface of the balcony.

On the west elevation the wall is clad with painted brick. There are no stringcourses and the window or fire escape door openings are not ornamented with any casings or headers. The original second and third floor windows have been infilled with plywood and roofing underlayment. Overall, the architectural character of the terra cotta walls are intact with some minor soiling, evidence of settlement cracks and spalls or chips of the glazed finish which have exposed the inner more porous interior of the clay unit. These areas of most severe cracks tend to be at corners of the building and at corners of door or window opening frames. The loss of material at the southeast corner of the building is the most critical, as ongoing exposure to this open masonry unit will continue to exacerbate spalling and freeze thaw actions, resulting in increased loss of material. The close proximity of the Main Street sidewalk to the terra cotta walls means that the use of de-icing salts are likely contributing to the deterioration of the glazed surfaces of the units, especially at the lowest levels. Plowing or careless shoveling or weeding practices may also be contributing to the cracking and impact damage of the terra cotta.

The most damage to the walls has been the result of fasteners for either signage, wiring/conduit or

other utility equipment. On the front façade rust staining between the second and third floor windows is evident at the SE and NE corners. This is from ferrous metal anchors that remain fastened to the walls from a period when a large sign board spanned the front of the building for Niagara Mohawk Power Company. The most noticeable and negative visual impact is on the south elevation with the more recent installation of a 4-6" diameter wire conduit attached to steel brackets at the southwest corner of the Office Building. This conduit is located between the large service/panel box next to the ground floor window and along the top of the first floor stringcourse spanning across more than three of the four window bays. Little to no thought was given to the visual impact of these utility "improvements." Additionally, the lack of sensitive placement of the brackets and holes through the masonry walls means that any future removal of this equipment will require either full replacement of individual terra cotta units or highly skilled patch work. These anchors were fastened into the face of the clay blocks instead of into mortar joints as is typically the approach used with historic masonry walls.

Lastly the terra cotta walls of the Office building are exhibiting extensive soiling at the projecting and raised ornament particularly below window openings. It is presumed that much of this soiling is left over from rusting steel windows. We see similar soiling on the terra cotta directly below the cast iron light sconces next to the entry doors.

The roof is accessed by the main stair hall that lead up to the elevator headhouse. The parapet walls rise approximately 4-feet in height above the built-up tar and gravel roof. The roof material appears to date to the early 1990s when an extensive replacement project was executed. The counterflashing at the parapet walls also appears to have been repaired or replaced at that time. The inner face of the parapet walls are clad with brick which in some locations is coated with a silver metallic roofing tar and in other locations this coating has come off. It is apparent that some of the brick walls have been recently repointed (north side). There are some areas where the metallic coating has resulted in spalled and damaged bricks due to trapped moisture. On areas of stepped parapets particularly along the east side, the terra cotta finish is exhibiting areas of spalled glazing and evidence of previous incompatible and mismatched concrete patching. Along the west side the parapet is capped with sheet metal that is extensively rusted. On the west wall of the headhouse where a hole has been cut to accommodate a PVC condensate pipe, the terra cotta glazing has been extremely damaged.

Aside of the masonry conditions on the roof, there are plumbing vents on the west end, and an antenna and satellite dish, both attached and strapped to the back side of the parapet. On the east end at the parapet there are three aluminum flag poles attached to the back side of the stepped parapet with surface applied boxes and conduit with three spot lights. The conduit then runs along the roof surface to the headhouse to an exterior outlet box and then to a junction box where it is fed through the masonry wall. Inspection of the elevator tower head house roof suggests that this roof may not have been repaired or replaced at the time the main roof was. It is possible that it is the original ballasted built-up tar and gravel roof. However, similar to the parapet wall flashings on the main roof, the flashings on the tower roof do appear to have been repaired or replaced. The brick parapet walls exhibit extensive loss of mortar, as do the terra cotta capstones. There is extensive

loss of glazed finish on the horizontal ledge of the headhouse cornice which could also provide a means for moisture infiltration into the wall system. Regardless, it seems that the condition of the plaster walls within the headhouse indicates that moisture has infiltrated into the walls either from failed roofing or flashings and this should be addressed.



East elevation showing rust staining from iron fasteners



Impact damage of terra cotta base at SE corner



Original cast iron light fixture.



Original wrought iron balcony along north elevation



South elevation with modern, visually obtrusive utilities.



Damaged original glazed tile & marble entry floor



Evidence of freeze-thaw damage along Main St. sidewalk



Original storefront & transom window—missing glazing



View show infilled windows on West wall.



Typical terra cotta glaze damage on horiz. ledge.

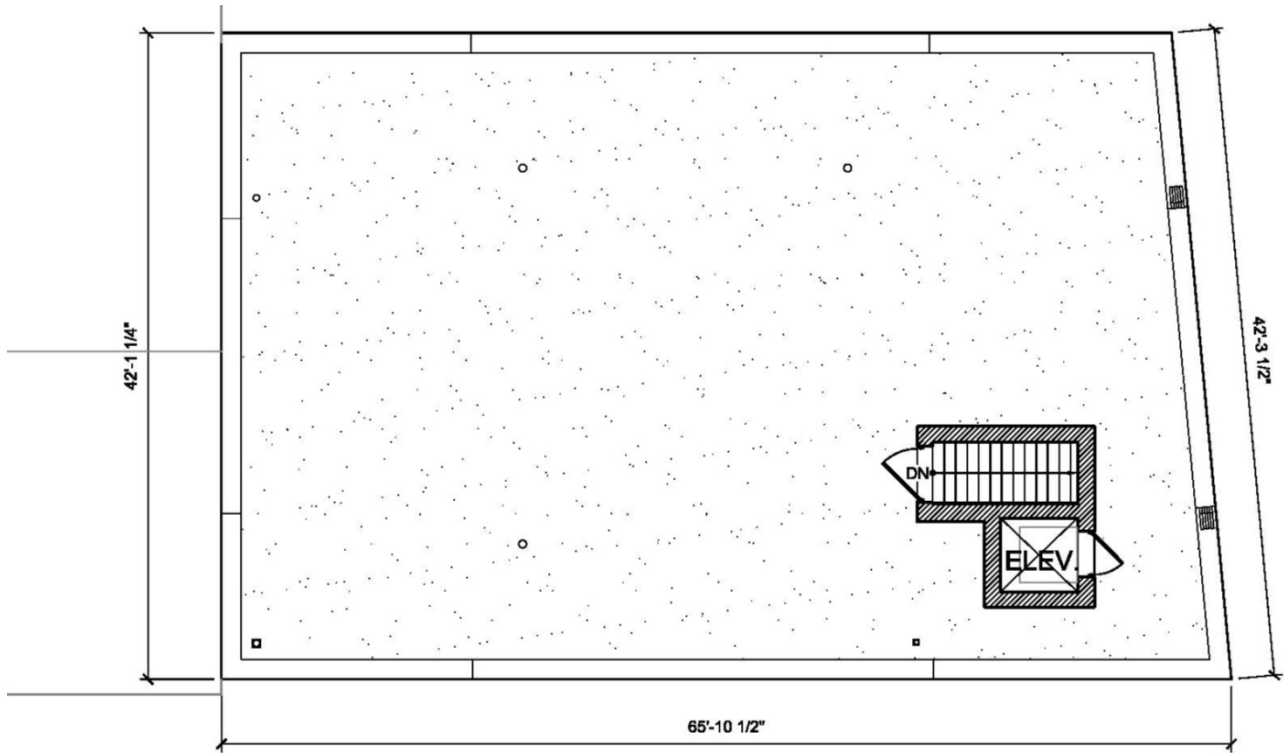


View of roof, headhouse and parapets. Note modern additions. Rusted sheet metal cap at west parapet wall.

Recommended Treatment:

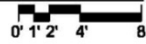
1. Remove all iron/ferrous metal anchors from exposed face of the building. Patch holes with a compatible (non-Portland Cement) mortar filler tinted to dry and match the color of the clean terra cotta. Mock-ups and trial patches should be conducted on less prominent and visible locations such as the west or north elevations of the elevator headhouse at lower courses.
2. Contact a terra cotta fabricator to replicate broken or missing units – specifically at the SE corner.
3. Consider removal of all surface applied utility wiring, conduit, condensate pipes and associated fasteners and replace with underground service or come in through attic of Power House.
4. Upon removal of fasteners and utilities from the face of the walls and compatible repair of holes, the terra cotta should be cleaned to remove rust staining and soiling.
5. Historic light fixtures should be carefully removed and in a qualified shop be refurbished with all surface corrosion removed, new powder coated finish and rewiring so that they can be reinstalled.
6. Recessed entry floors on East elevation should be repaired, restored or replicated.
7. The west elevation window openings should be reopened and reglazed.





EXISTING ROOF FLOOR PLAN

SCALE: 1/8" = 1'-0"



Exterior – Power House

The exterior of the Power House, which now houses the Saranac Lake Police Department has painted brick walls laid in common bond with a header course every sixth course. There are wood projecting roof eaves with flat enclosed soffits and a molded cornice. Asphalt shingles cover the roof. The building has a gabled roof with the ridge aligned parallel with the river which runs along the north side of the building. Straddling the center of the ridge is a pressed metal clad vent cupola dating to the original use of the building as a hydroelectric power generating plant and the need for ventilation and exhaust. At the southwest corner of the building there is a wing that extends perpendicular to the length of the original power house with a cross gabled roof. This wing has a broken pediment roof with cornice returns and a projecting stone fascia. Oddly the west wall of this wing is not square, but rather angled. The original west facing gable end has a typical Greek Revival pitch with cornice returns and a projecting chimney stack that rises and penetrates through the ridge of the gable. This west gable end wall has two door openings and one window opening. There are minimal window openings in this building given it is original utility function. The openings are squat with little adornment and simple soldier course brick sills.

Despite the painted walls, the brick work provides evidence of alterations to the original fenestration. On the north wall which rises above the river bank, there are currently three rectangular window openings with projecting sills and brick arch lintels above. There are also two small narrow windows which correspond with the bathrooms on the interior. The location of the intact brick arch above and in between these two small windows indicates that these openings are modern alterations having replaced another rectangular window which would have been evenly spaced with the others. There is also evidence of a fourth opening infilled with brick. Originally there would have been five regularly spaced window openings of all the same dimensions on this north elevation. A historic photo of this elevation included in the Bero Reuse Study, shows not only the original location of the five windows but the fact that the sills were lower, the openings had arched tops and there were double hung divided light sash within the openings. Today, there are aluminum replacement windows with heavy security screens fixed on the exterior.

The west elevation offers less clues to the original arrangement of openings. The double doors near the NW corner provide access into the existing hydro-electric plant space. The other door leads into the Police Dept. at the interrogation room. Originally according to another historic photo, this elevation had three evenly-spaced double hung window openings matching the dimensions of those on the north side and a doorway near the southwest corner and another window on the west wall of the wing.

On the south elevation, there is a broad modern doorway near the SW corner of the projecting wing that is accessed by means of a poured concrete ramp enclosed on two sides by a modern pipe railing. There is a small square window next to this doorway, although shadow lines on the painted brick indicate that a full length window opening once existed here. The historic photo further confirms this drastic change. There is another small projection out from the original south wall plane aligned

with the location of the cupola with slightly projecting corner piers and a blank brick wall spanning between where originally there had been a centered window. To the east of this projection, on the original wall plane there is another modern doorway and a window opening.

To the west of the building, abutting the diagonal west wall of the wing, there is a basement staircase with hinged access doors clad with corrugated metal. Set next to this on a concrete pad is an emergency power generator.

Attached to the walls of this historic power house are numerous surface applied electrical conduits, security cameras, panel boxes and similar indiscrete utility equipment.



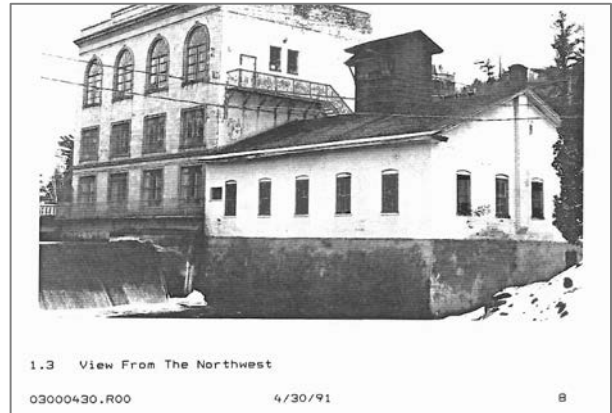
Front (south) façade of Police Dept-note proximity of cars



Generator and basement access doors along west side.



View of north side showing current fenestration pattern.



Historic image of north side showing orig. window layout



Wing with angled wall on west side.



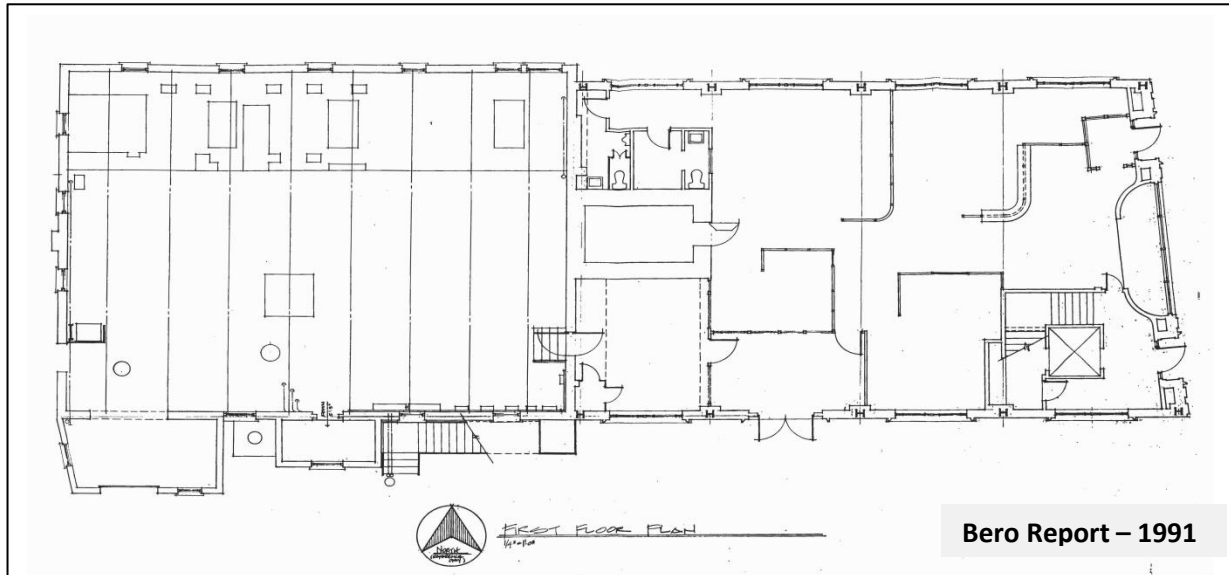
North roof eave exhibiting paint failure

Recommended Treatment:

1. Ideally the fenestration of the building should be restored given the historic significance of this original building as the early power house. It is recognized that interior uses don't always align with the placement of windows on the exterior. This can be addressed through interior blocking or reversible infill on the interior which would acknowledge the fact that interior space use will continue to change over the decades, yet the original design intent and architectural layout for this building should be respected. Changes in interior use are often addressed within historic buildings with "blind" openings or opaque glazing.
2. On the west elevation the two separate entry doors have their own set of steps and landings making for an incohesive appearance. Efforts should be made to design stairs and landings that join and unify these two openings.
3. Consider removal of all surface applied utility wiring, conduit, condensate pipes and associated fasteners and replace with underground service or come through masonry walls with wiring and mounting blocks in a reversible manner.
4. The wood eave and cornice trim is showing areas of failing paint and wood rot and should be repaired and repainted to protect this historic fabric.
5. Improved window fenestration and entry doors on the south elevation would make this façade more cohesive and reflective of the historic character. The doorway and window on the east end of the south façade should be more transparent, and the window on the wing should be enlarged for more quality work space within the dispatch room. Similarly a window should be restored to the projecting storage room in the middle of this façade, or this broad blank wall could be used as the mounting space for a community information board, with a directory of services/dept. found on site, upcoming events, etc. This will reduce the coldness and opaque felt by this blank wall.

Interior

Originally an open floor plan on the first floor, this building was altered after 1991 in order to accommodate Village functions, primarily that of the Village Police Dept. For the purpose of this report and condition descriptions, the spaces have been divided between the Power House (PH) and the Office Building (OB) and order according to floor levels. A simplified floor plan has been developed for each level for layout and building orientation purposes only.



Power House First Floor (PH-1):

Use/Function: Police Station – space descriptions

Finishes & Condition:

- The floors are covered with 12" square linoleum tile (VCT) with rubber base with the exception of in the bathrooms and vestibule where quarry or ceramic tile is used. The floor finish in the mechanical space along the north end and in the jail cells are poured concrete. (Poor aesthetic, Fair condition)
- The walls are primarily painted concrete block interior partitions with drywall on the inside face of the brick exterior walls. The two bathroom spaces are finished ceramic tiles on the walls. (Poor aesthetic, Fair condition)
- Ceilings are suspended acoustical ceiling tiles in a 2'x4' grid with fluorescent lighting fixtures above plastic louvered panels. (Poor aesthetic, Fair condition)
- Most of the interior are metal security doors or flush panel hollow core doors hung in metal frames. All have modern institutional lever handles and security hinges. (Poor aesthetic, Fair condition)
- There are only a few (two) exposed VRV (variable refrigerant volume) units within the Powerhouse/police space – one in the jail cell space and one near the west exit door. The rest of the HVAC is provided through ducting and air handlers above the suspended acoustical tile ceiling. (Poor aesthetic, Fair condition)

- Aside of the openings in the roof top transmission tower, none of the existing windows are original. The two-over-two double hung wood windows were replaced at some point over the past 25 years with aluminum windows with heavy gauge metal screening on the outside. These current windows and the changes to the openings have greatly altered the character and architectural integrity of the oldest part of this complex. (Poor condition)

The police station space is functional but the following observations are noted:

1. Two of the four jail cells do not have functional plumbing fixtures and staff mentioned that the cells are seldom used, only in severe cases.
2. Equipment storage is lacking as evident in spaces exceeding accommodation capacity.
3. Natural light is lacking in much of the police station spaces. Only one office and the dispatch room have natural light in work spaces and each of the two bathrooms have a small window. Every other space is walled in or has a solid door that blocks any light from entering the building. Perhaps this was an intentional security measure, but the lack of natural light makes for an unpleasant work environment.
4. There is no meeting/conference space within the police station, nor is there any real break room for the staff to eat any food prepared in the kitchenette. It was observed that staff stood within the kitchenette space to eat their food.
5. There are no public toilets within the police station and the public is limited to using the semi-private bathrooms within the locker room intended to serve the police staff.
6. Staff bathrooms are not handicapped-accessible because the minimum clearances around doors and latches are not met. Clearances around toilets do appear to meet accessibility codes (or nearly so), however, the route to get to those spaces is an issue.
7. No space is provided for anyone accompanying someone on police business. The staff commented that children or other dependents accompanying those that need to talk with police have no secure space to occupy while folks on both sides of any dispute are being detained by police for questioning. A conference space could also serve as a secure area for children or a separate space should be planned in any expansion.



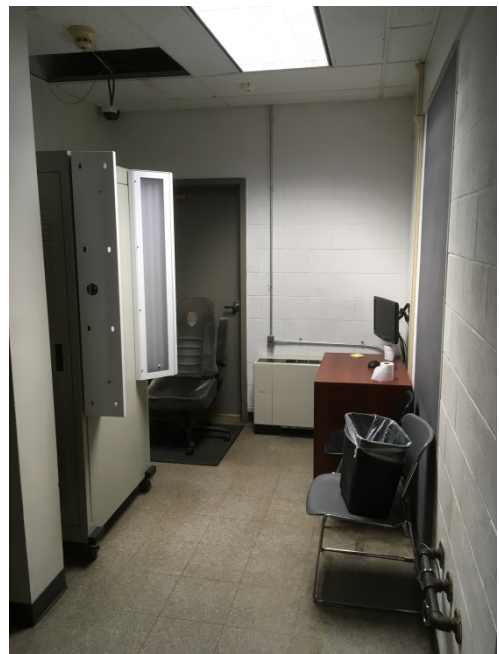
Police Station – looking west



Police Station – looking east



Dispatch Office



Interrogation/Photo Room

Recommended Treatment:

1. Depending on the extent of renovations, existing finishes could remain in areas that are not affected by newly configured spaces.
2. Existing floor, wall and ceiling finishes appear to be in satisfactory condition and could remain in areas not affected by renovations.
3. Roof, windows and general envelope of the Powerhouse appear to be in satisfactory condition and could remain, however, in isolated areas on the exterior brick, peeling paint should be removed, brick surfaces cleaned and repainted to match the existing color.
4. One additional, fully accessible toilet room should be created in any expansion of the police station space and might be made available to the public in addition to the staff.
5. There appears to be a plumbing drainage issue where the drains in both the bathroom

showers and the floor drain within the jail cell area backs up into their respective spaces. A plumbing engineer should assess and provide additional recommendations as this is a serious issue with the plumbing sanitary lines.



Jail Cell area – sewer backflow



Staff Women's Toilet – sewer backflow



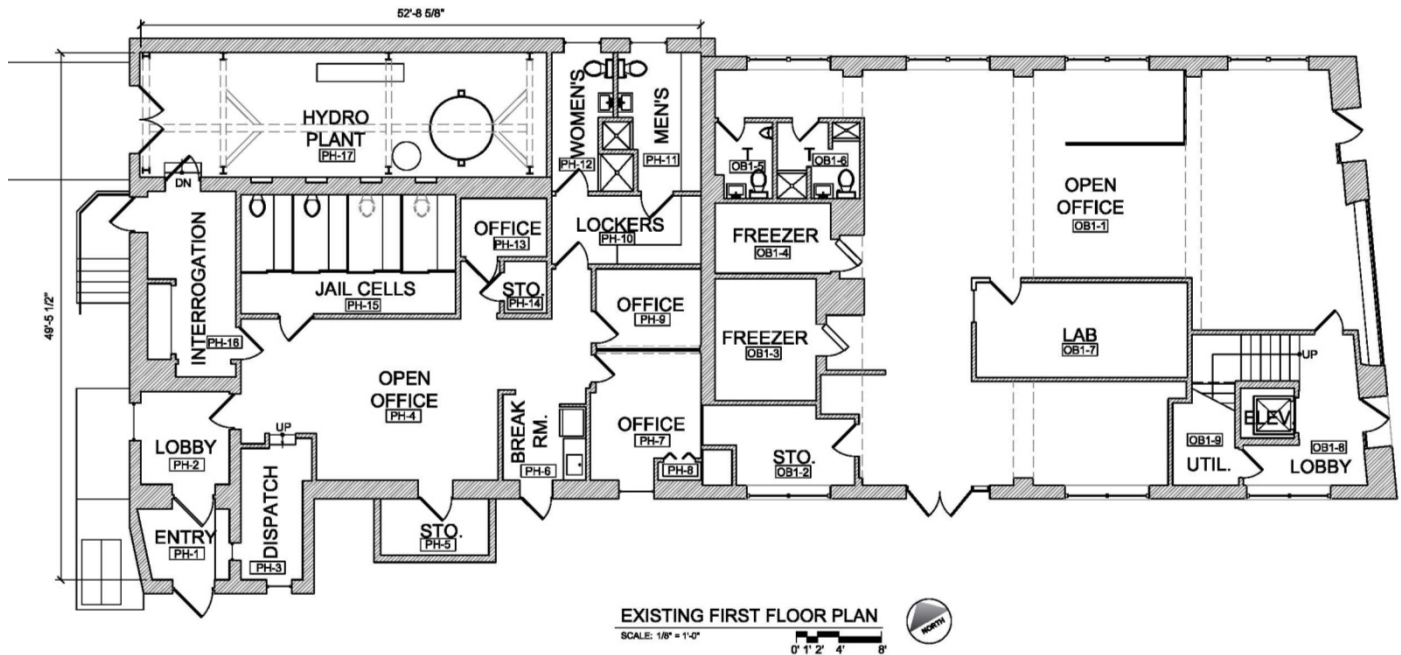
Corridor to Staff Toilets–narrow clearance



Staff Men's Toilet–include ADA fixtures



Interior of Hydro-Electric Plant – looking east



Office Building First Floor (OB-1):

Use/Function: Commercial / Lab Space (Ampersand BioSciences)

Finishes & Condition:

- Floors throughout appear to be the original 1926 terrazzo floors with dark gray terrazzo borders at the perimeter and running north-south between the beam piers. Originally these dark gray borders around the perimeter continued up the walls to form a baseboard – they exist in place but are painted the same color as the walls. There is modern rubber cove base added around the perimeter adhered either on top of these original bases or along the bottoms of new partition walls. At the original exterior door openings, the cast stone base was formed into a plinth block on top of which the plaster or wood door trim terminated. These plinth blocks remain intact at the south entry doors. (Floors in good condition)
- Walls are primarily modern interior drywall partitions of minimal thickness and character, with the exception of the original exterior perimeter walls retaining the original plaster finish. The exterior perimeter walls consist of four bays with projecting piers that support ceiling beams between which are centered large window openings. The exterior walls, piers and beams are covered with surface applied electrical conduit, given the fact that these are load bearing masonry walls without sufficient cavities to run wiring. Despite this, the exterior walls are in good condition. The modern partition walls are not laid out in any regular pattern, with irregular jogs and extensions and tend to intersect and disrupt the terrazzo floor border patterns. (Good/fair condition)

- The original 12-foot high plaster ceiling appears to be intact but is substantially obscured by extensive ductwork, venting hoods, and suspended lighting. Originally the ceiling plane was only interrupted by the cased beams that spanned between the projecting piers on the north and south walls. Currently there are ceiling-hung heat pump units, pipes, spiral ducts, diffusers and return registers to service all the various first floor spaces and running through modern wall partitions. (Fair condition)
- Lighting consists of suspended lengths of fluorescent fixtures with louvered or baffled diffusers. They are generally hung between the beams parallel, with the exception of one fixture hung perpendicular in front of the south side entry doors.
- There are seven original window openings framed with painted wood and plaster window surrounds and deep sills. The original windows were replaced in 2011-12 by the Village under the direction of AEDA Consultants (Plattsburgh, NY). The current windows are aluminum thermal-paned units with a single lower hinged panel. They are in fair condition. As is common in the North Country region, these large expanses of glass are covered and stained with small spiders and insects. This accumulated soiling over the years has begun to obscure visibility through the windows. At the Main Street elevation there is a large bronze framed storefront window that is intact and is partitioned into four individual sheets of plate glass, whereas originally it would have been just two panes. This storefront on the exterior is in good condition, while on the interior the original finishes have been altered with a gypsum drywall soffit, side and lower knee walls. Only the bronze framing remains visible of the original construction. (Fair condition)
- Interior doors are primarily modern replacements dating to 2012 renovations when new Masonite two-panel solid core painted doors were installed. These doors are seen between the Elevator lobby and the Open Office, at the entry into the Lab, at one of the restrooms and into the Storage room. The door to the Utility Room off the Elevator Lobby and into the larger restroom are original metal clad doors. The new doors have modern hardware, whereas the older doors retain their original cast brass knobs, escutcheon and hinges. (Fair condition)
- Exterior doors exist on the south elevation and on the Main Street (east) elevation. All three doorways, which likely originally consisted of double bronze full height doors, have been replaced with aluminum, commercial grade ADA entrance units. On the Main Street elevation this consists of a standard 36" wide by 6'8" tall single leaf tempered glass door with the rest of the opening infilled with a glazed sidelight and transom. On the south elevation, what would have been a pair of centered doors with a glazed transom above was replaced with an asymmetrical commercial unit that includes two 36" wide doors, a glazed sidelight on the east and a glazed transom infill panel above. All doors appear to be in operable condition but have changed the architectural character. (Fair condition)

- While originally there would have been cast iron radiators to provide the building with heat, it is presumed that in 2011-12 when new HVAC equipment was designed and installed, the original radiators and heating pipes were removed. All heating, venting and air conditioning is now provided from ceiling-hung ducts with the exception one fin-tube radiator in the elevator lobby on each floor. (Poor aesthetic, Fair condition)
- Surface mounted electrical conduit, wires and outlet boxes attached to the walls and window frames. (Poor aesthetic, Fair condition)



First floor–Terrazzo flooring with Borders interrupted by new partitions.



First floor–Exterior plaster walls Note surface applied conduit.



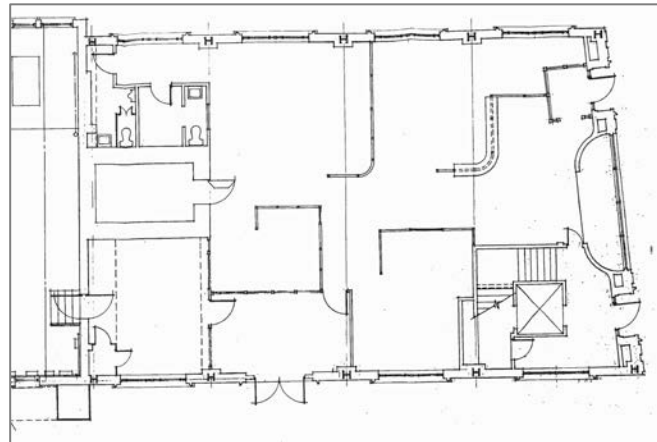
First Floor–Note cased ceiling beams & extent of modern HVAC equipment.

It is worth noting the most of the modern alterations that have impacted the historic character and original fabric of this floor due to the need to accommodate a bio-science tenant. It is possible with a change in tenancy on this floor, that simple alterations could be made by means of selective removals such that this space would work better and more effectively reflect the historic character of the building.

Recommended Treatment:

1. The existing terrazzo floors are a durable flooring system that requires very little upkeep and repairs. At most, the terrazzo surface can be cleaned and polished using a grit-abrasion process and sealed with a clear finish. This cleaning and polishing will shine the metal (presumably brass) strips that divide the panels and will buff and polish the marble aggregate in the floor for a brighter appearance. Ideally, the darker borders or panels should be accentuated rather than concealed by modern wall construction. Any division of the large open space might be more successful if positioned under the ceiling beams and within the floor borders. The stone or terrazzo bases at the bottom of the original walls should be retained and repaired with all modern rubber/vinyl cove bases removed. Vinyl base should only be used or left on modern wall partitions.

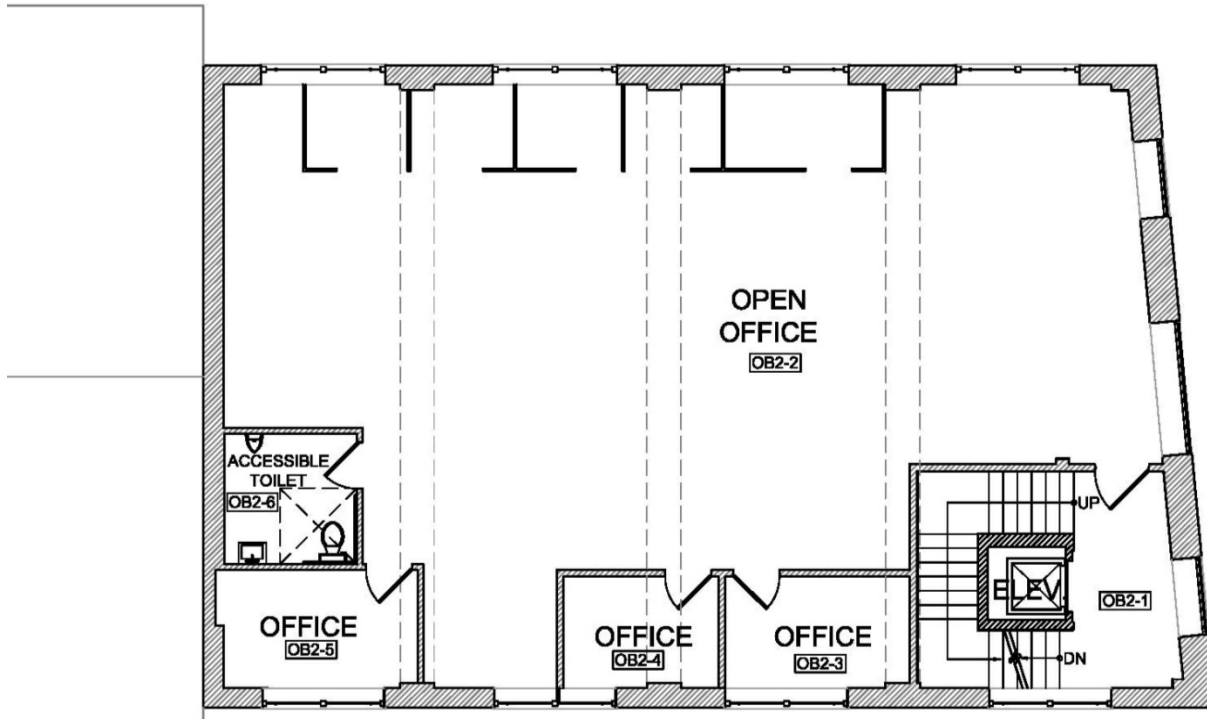
2. The original exterior plaster walls appear to be in good condition. There are some original plaster moldings around window or door openings that have been damaged that should be repaired to match the original profile. Paint color schemes should take the terrazzo floor colors into consideration for a cohesive look. Again new modern interior partition walls should be positioned such that they work in harmony with



- the floor patterns and the ceiling beam layout, rather than at odds with these original designs. The original character of this floor included a large open space with full view of the tall windows throughout. Introduction of modern partition walls negatively impact this original design intent. Space partitioning should be accomplished by means of low walls that do not obscure full view across the space. An original or early floor plan indicates that modular partitions were used for division of space and functions and provides an example for future layouts.
3. While little repairs, if any, are critical for the ceiling of the first floor, the abundance of exposed mechanical equipment attached to or hung from the ceiling, makes visibility of the ceiling itself difficult. Despite having nearly 12-ft of floor to ceiling height, the extent of piping, ducts, and HVAC devices in the ceiling area, the height of the space feels much shorter than it actually is. As the existing systems are assessed (outside of the scope of this contract), and new designs are developed, all effort should be made to reduce the amount of visible equipment. Where there is no option but to have exposed equipment, an effort should be made to minimize the visual impact by either running things equally spaced between the deep ceiling beams and high up against the ceiling plane. Wiring, pipes and mini ducts can be effectively integrated into a ceiling plane behind a thoughtfully located and scaled soffit or chase, or by lowering the height of the ceiling plane minimally and uniformly to conceal extensive wiring and pipe runs.
 4. Depending on the function of this floor, it might be possible to achieve the same lighting capacity or even exceed it, while replacing the existing fluorescent light fixtures with new period replica (school house pendants) lighting. Black metal, antiqued brass or bronze would be a more appropriate metal finish.
 5. The existing windows are only about 6-7 years old, and appear to be functioning fine. However, as thermopaned window assemblies with insulated glazing units (IGUs), it is likely that in the next 10-12 years, the seals and gaskets around the glazing units will fail, allowing moisture in between the glass causing fogging and condensation. Typical of most

aluminum framed window units, there is some extent of etching of the glass (aluminum oxide aka “screen burn”) and while it is difficult to remove, routine cleaning of the exterior surface of the window will keep oxidation to minimum. This should also keep the staining from the spider/insects from becoming permanent.

6. The exterior doors, similar to the aluminum replacement windows will have a limited lifespan of 10-12 more years before thermal seals deteriorate. When new doors are contemplated, it is advisable that the original layout of doors be researched and an effort made to replicate the original configuration to improve the exterior historic appearance of the building.
7. The systems (plumbing, electrical and HVAC) were not assessed as part of this study, however it is clear that previous layout and installation of mechanical systems has had the largest and most detrimental impact on the historic character and fabric of this 1926 building. It is strongly recommended that any future alterations or replacement to the heating, electrical, plumbing or fire suppression system involve not simply an engineer or vendor/installer, but also an architect or preservation professional experienced in the historic rehabilitation of National Register-listed properties.



EXISTING SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 1' 2' 4' 8' 

Office Building Second Floor (OB-2):

Use/Function: Commercial / Lab Space (Ampersand Bio-Sciences)

Finishes & Condition:

- Floors throughout appear to be the original 1926 terrazzo floors with dark gray terrazzo borders at the perimeter and underneath the rear most (west end) column bay and along the walls at the rear SW corner of the floor. Unlike the first floor there aren't dark borders running north-south between the north & south beam piers at each column bay, suggesting that the original layout of this floor was intended to be quite open. Originally these dark gray borders around the perimeter continued up the walls to form a baseboard – they exist in place but are painted the same color as the walls. There are modern rubber cove bases added around the perimeter wall baseboard adhered either on top of these original bases or along the bottoms of new partition walls. (Floors in good condition)
- The arrangement of this second floor remains relatively open. There are permanent full height partition walls along the south and in the SW corner. The walls that surround the stair hall in the SE corner and which enclose the office in the SW corner appear to be original plaster walls, whereas the partition walls that enclose the two offices along the south wall (OB2-3, OB2-4) and the Toilet room (OB2-6) are modern interior drywall partitions of minimal thickness and character. The exterior perimeter walls consist of four bays along the north and south sides with

projecting piers that support ceiling beams between which are centered large window openings. The exterior walls, piers and beams are finished with plaster but then marred with surface applied electrical conduit, outlet boxes and switches given the fact that these are load bearing masonry walls without sufficient cavities to run wiring. Given the large extent of furniture and equipment set right up against almost every inch of the perimeter walls, the full condition of the historic fabric could not be assessed. The assumption is that similar to the first floor walls, the exterior walls are in good condition. There are less permanent modular cubicle partition walls of at least 6-feet in height along the north wall, again obscuring visibility of the original walls. (Good/fair condition)

- The original 12-foot high plaster ceiling appears to be intact but is substantially obscured by extensive ductwork, air intake or supply vents, and suspended lighting. Originally the ceiling plane was only interrupted by the cased beams that spanned between the projecting piers on the north and south walls. Currently there are ceiling-hung heat pump units, pipes, square ducts, diffusers and supply/intake registers to service the second floor spaces and running through modern wall partitions. (Fair condition)
- Lighting consists of long lengths of suspended fluorescent fixtures with louvered or baffled diffusers. They are generally hung parallel between the beams, with the exception of within the office in the SW corner (OB2-5) where one fixture is hung perpendicular in the center of the office space. (Fair condition)
- There are nine original window openings framed with painted wood and plaster window surrounds and having deep jambs and sills. On the north and south elevations, each window openings contains a pair of ganged windows with a centered mullion. The east (Main Street) elevation has a larger opening in the center with narrower window openings on either side – one of which is located in the stair hall. The original windows were replaced in 2011-12 by the Village under the direction of AEDA Consultants (Plattsburgh, NY). The current windows are aluminum thermal-paned units with a single lower hinged panel. They are in fair condition. As is common in the North Country region, these large expanses of glass are covered and stained with small spiders and insects. This accumulated soiling over the years has begun to obscure visibility through the windows. Solar shades have been installed at each opening within the open office and smaller offices. (Fair condition)
- Only one interior door remain from the original construction. The broad two-panel door into the office in the SW corner (OB2-5) is a sheet metal clad door with cast patterned glass upper panel and it is hung on its original brass hinges with brass hardware and having a hinged glass transom above. The frame of the door and transom opening is pressed metal as well reflecting the original design intention of architect Scopes to use primarily non-combustible building materials in the 1920s. This door assembly reflects what would have been found throughout the building when first constructed. The rest of the doors on the second floor to offices, the toilet room and stair hall are primarily modern replacements dating to 2012 renovations when new Masonite two-panel solid core painted doors or flush

panel metal doors were installed. The new doors have modern hardware. (Good/Fair condition)

- Next to the office in the SW corner there is a new ADA accessible toilet room with all modern fixtures and accessories. The ceiling is a suspended acoustical tile grid set at approximately 8-feet with fan and lighting incorporated. The floor is 12" square vinyl tiles likely applied right over the original terrazzo with rubber/vinyl base. There is nothing of historic or interesting character in this restroom space, rather it is institutional and purely functional. All finishes and fixtures are in fair condition.



2nd floor – Terrazzo floor patterning



2nd floor – North wall showing beams obscured by pipes & mechanical equip.



2nd floor –Original door & transom



2nd floor – Modern door to Stairhall



2nd floor – Detail view of one remaining historic door and brass hardware.



2nd floor–View of modern toilet room



2nd Floor - View of Open Office looking northwest



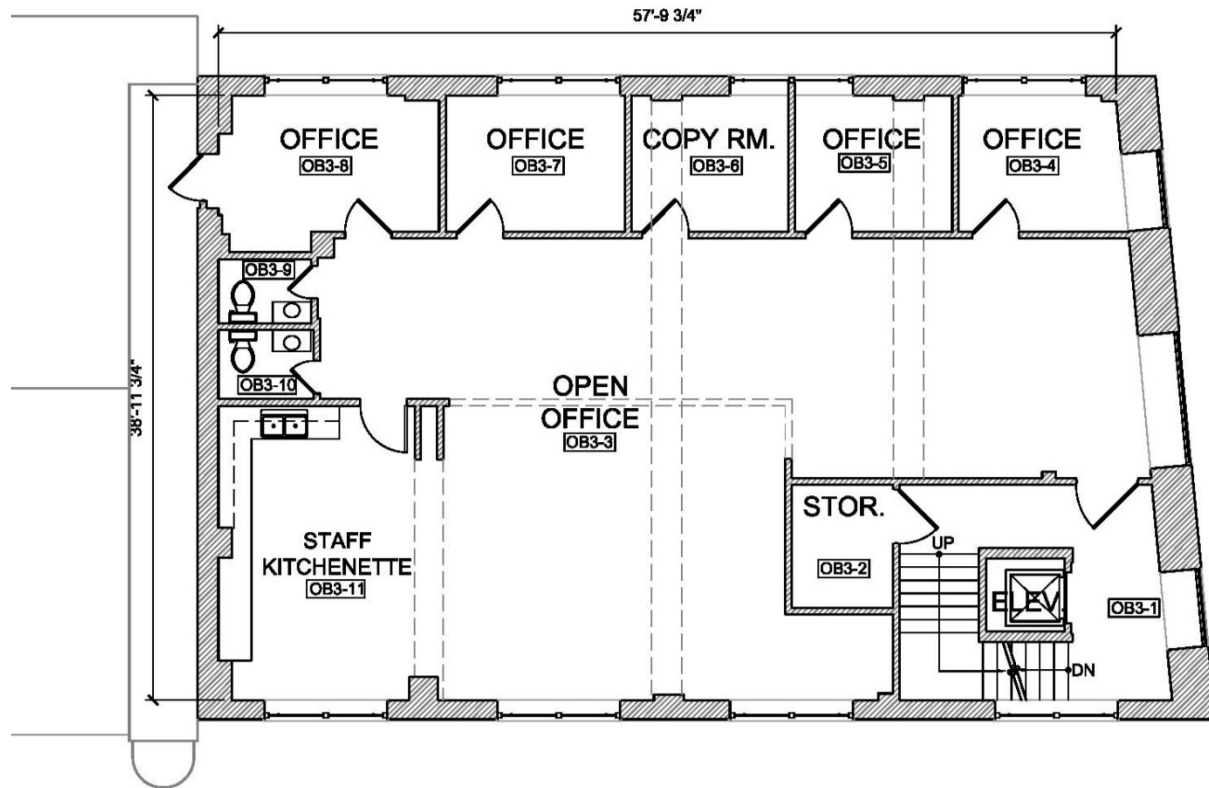
2nd Floor - View of southeast corner of open office.

Recommended Treatment:

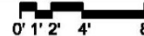
1. The existing terrazzo floors are a durable flooring system that requires very little upkeep and repairs. At most, the terrazzo surface can be cleaned and polished using a grit-abrasion process and sealed with a clear finish. Ideally, the darker borders or panels should be accentuated rather than concealed by modern wall construction. The stone or terrazzo bases at the bottom of the original walls should be retained and repaired with all paint and modern rubber/vinyl cove bases removed. Vinyl base should only be used or left on modern wall partitions.
2. The original exterior plaster walls appear to be in good condition although they are difficult to access and see with all the furniture and equipment. The original plaster moldings around window openings appears to be intact and in good condition. Where damaged, they should be repaired to match the original profile. Paint color schemes should take the terrazzo floor colors into consideration for a cohesive look. The original character of this floor included a large open space with full view of the tall windows throughout. Ideally, modular partition walls and furniture layouts should be kept away from the exterior perimeter walls and should be low and free-standing within the volume of this open office similar to the original design intent.
3. While little repairs, if any, are critical for the ceiling of the second floor, the abundance of exposed mechanical equipment attached to or hung from the ceiling, makes visibility of the ceiling itself difficult. Despite having nearly 12-ft of floor to ceiling height, the extent of piping, ducts, and HVAC devices in the ceiling area, makes the height of the space feel much shorter than it actually is. As the existing systems are assessed (outside of the scope of this contract), and new designs are developed, all effort should be made to reduce the amount of visible equipment. Where there is no option but to have exposed equipment, an effort should be made to consolidate and minimize the visual impact by either running things equally spaced between the deep ceiling beams and high up against the ceiling plane. Wiring, pipes and mini ducts can be effectively

integrated into a ceiling plane behind a thoughtfully located and scaled soffit or chase, or by lowering the height of the ceiling plane minimally and uniformly to conceal extensive wiring and pipe runs.

4. Depending on the function of this floor, it might be possible to achieve the same lighting capacity or even exceed it, while replacing the existing fluorescent light fixtures with new period replica (school house pendants) lighting. Black metal, antiqued brass or bronze would be a more appropriate metal finish.
5. The existing windows are only about 6-7 years old, and appear to be functioning fine. However, as thermopaned window assemblies with insulated glazing units (IGUs), it is likely that in the next 10-12 years, the seals and gaskets around the glazing units will fail, allowing moisture in between the glass causing fogging and condensation. Typical of most aluminum framed window units, there is some extent of etching of the glass (aluminum oxide aka "screen burn") and while it is difficult to remove, routine cleaning of the exterior surface of the window will keep oxidation to minimum. This should also keep the staining from the spider/insects from becoming permanent.
6. The systems (plumbing, electrical and HVAC) were not assessed as part of this study, however it is clear that previous layout and installation of mechanical systems has had the largest and most detrimental impact on the historic character and fabric of this 1926 building. It is strongly recommended that any future alterations or replacement to the heating, electrical, plumbing or fire suppression system involve not simply an engineer or vendor/installer, but also an architect or preservation professional experienced in the historic rehabilitation of National Register-listed properties.



EXISTING THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Office Building Third Floor (OB-3):

Use/Function: Commercial / Office

Finishes & Condition:

- Floors throughout appear to be the original 1926 terrazzo floors but have been covered with wall-to-wall commercial-grade carpeting. The terrazzo remains exposed only in the Stairhall (OB3-1), Storage closet (OB3-2) and the Staff lounge/kitchenette (OB3-11). In these exposed areas, there exists the same dark gray terrazzo borders at the perimeter walls. Originally these dark gray borders around the perimeter continued up the walls to form a baseboard – they exist in place but are painted the same color as the walls with modern rubber cove base adhered either on top of these original bases or along the bottoms of new partition walls. (Fair condition)
- The arrangement of this top, third floor would have originally been relatively open with simply two offices and a single toilet room at the rear (west) end of the floor. Today, this space has been dramatically altered with the installation of new full height walls along the north length of the floor creating five individual offices. The walls that surround the stair hall and storage closet in the SE corner appear to be original plaster walls, whereas the partition walls along the north wall (OB3-4 through OB3-8) and at the kitchenette area (OB3-11) are modern interior drywall partitions of minimal thickness and character. The exterior perimeter walls consist of four bays

along the north and south sides with projecting piers that terminate at the ceiling with flared corbels between which are centered large window openings. The exterior walls, piers and corbels are finished with plaster but are marred with surface applied electrical conduit, outlet boxes and switches given the fact that these are load bearing masonry walls without sufficient cavities to run wiring. Within the remaining open office space, the floor area is arranged with modular cubicle partitions. (Good/fair condition)

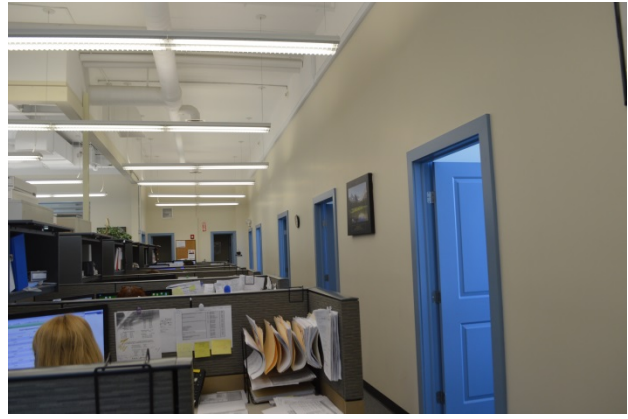
- The original 15-foot high plaster ceiling with plaster cove and decorative cornice is intact but is obscured by ductwork, air intake or supply vents, and lighting attached to or suspended from the ceiling plane. Unlike the first and second floor ceilings, the third floor ceiling does not include deep plaster encased beams. Currently there are ceiling-hung heat pump units, pipes, spiral ducts, diffusers and supply/intake registers up against the ceiling to service the third floor spaces and running through modern wall partitions. There are metal electrical wiring conduits that are suspended vertically from the ceiling down to the modular cubicle partitions to provide electric service to these interior office spaces. The flared capitals at the tops of each project pier terminates as a molded plaster cornice that runs around the perimeter of the floor implying that this space was originally open and without extensive wall partitions. Where new, modern wall partitions have been added for offices, it is hopeful that this original feature was scribed around, rather than damaged or removed. (Fair condition)
- Lighting consists of 8-foot lengths of suspended fluorescent fixtures with louvered or baffled diffusers. They are generally hung parallel between the beams, with the exception of within the office in the SW corner (OB2-5) where one fixture is hung perpendicular in the center of the office space. (Fair condition)
- There are nine original window arched top openings within the office space framed with painted wood and plaster window surrounds and having deep jambs and sills. On the north and south elevations, each window opening contains a pair of ganged windows with a centered mullion and arched/half round transom. The east (Main Street) elevation has a wider opening in the center without an arched/half round transom and with narrower window openings on either side – one of which is located in the stair hall. The original windows were replaced in 2011-12 by the Village under the direction of AEDA Consultants (Plattsburgh, NY). The current windows are aluminum thermal-paned units with a single lower hinged panel. They are in fair condition. There is a large window on the north wall that has been bisected by a wall partition located at the mullion dividing offices OB3-5 from OB3-6. As is common in the North Country region, these large expanses of glass are covered and stained with small spiders and insects. This accumulated soiling over the years has begun to obscure visibility through the windows. Solar shades have been installed at each opening within the open office and smaller offices. (Fair condition)
- There are a total of four original interior doors dating from the 1926 construction. They are generally two-recessed panel doors on original brass hinges and having brass knob, escutcheons and mortise locks. These include the two bathroom doors (OB3-9 and OB3-10), as well as the

two sheet metal clad doors in the stair hall (OB3-1 and OB3-2). The frames of the stair hall doors are pressed metal as well reflecting the original design intention of architect Scopes to use primarily non-combustible building materials in the 1920s. This door assembly reflects what would have been found throughout the building when first constructed. The rest of the doors on the third floor to the offices are primarily modern replacements dating to 2012 renovations when new Masonite two-raised panel solid core painted doors or flush panel metal doors were installed. They have simple flat stock board door casings, distinguishing themselves from the pressed metal or molded wood casings of the original doors. The new doors have modern hardware. (Good/Fair condition)

- At the rear (west) end of the open office space there are two small, non-ADA accessible toilet rooms. Apparently these are in the original restroom locations and have not been altered aside of the modern plumbing fixtures, wall, ceiling and floor finishes and accessories. Apparently these original restrooms had been finished with white tile, typical of the 1920s. There were also windows on the west wall, which have been infilled and covered with drywall. Like the restroom finishes on the other floors, the ceiling is a suspended acoustical tile grid set at approximately 8-foot with fan and lighting incorporated. The floor is 12" square vinyl tiles likely applied right over the original terrazzo with rubber/vinyl base. There is nothing of historic or interesting character left in these restroom spaces, rather they are institutional and purely functional. All finishes and fixtures are in fair condition.
- Lastly there is a modern kitchenette located in the SW corner of the floor equipped with kitchen cabinetry and appliances. While it is open to the open office space on the east, there is a retractable wall built into the wall system that allows this space to be enclosed and to serve as a conference space as well. There is a standard modern door on the north wall. This is one of the few spaces where the original terrazzo flooring has not been covered with wall-to-wall carpeting.
- The mechanical, electrical and plumbing systems throughout this floor, while not assessed for condition, function or code, are hard not to comment on considering their extensive obtrusive nature. The original exterior masonry walls are covered with round metal conduit to run wires, instead of a consolidated, simplified system of electrical distribution. Electrical panels are exposed and highly visible. At the middle of the south end of the floor there are very large electrical conduits that come through the exterior wall and through the floor to service the elevator. Despite the relatively clean lines of the original coved plaster ceiling without visible beams, the ceiling plane is covered with spiral ducts and air handling equipment boxes. Soffits have been constructed from which vertical electrical chases are dropped to provide sufficient power to the many interior cubicles.



3rd floor - Area of floor showing terrazzo & carpeting



3rd floor - Modern partition walls along north wall



3rd floor - Original flared pier capitals & plaster cornice.



3rd floor - Detail view of modern replacement window.



3rd floor - View of bisected window



3rd floor - Original metal clad door.



3rd floor - View of typical modern door.

Recommended Treatment:

2. The existing terrazzo floors which are concealed under the wall-to-wall carpeting & vinyl floor tile are a durable flooring system that requires very little upkeep and repairs, At most, the terrazzo surface can be cleaned and polished using a grit-abrasion process and sealed with a clear finish. Ideally, the darker borders or panels should be accentuated rather than concealed by modern wall construction. The original stone or terrazzo bases at the bottom of the original walls should be retained and repaired with all paint and modern rubber/vinyl cove bases removed. Vinyl base should only be used or left on modern wall partitions.

2. The original exterior plaster walls appear to be in good condition although they are difficult to access and see with all the furniture and equipment. The original plaster moldings around window openings appears to be intact and in good condition. Where damaged, they should be repaired to match the original profile. Paint color schemes should take the terrazzo floor colors into consideration for a cohesive look. The original character of this floor included a large open space with full view of the tall windows and coved ceiling throughout. Ideally, modular partition walls and furniture layouts should be kept away from the exterior perimeter walls and should be low and free-standing within the volume of this open office similar to the original design intent.

3. While little repairs, if any, are critical for the ceiling of the third floor, the abundance of exposed mechanical equipment attached to or hung from the ceiling, makes visibility of the ceiling itself difficult. Despite having nearly 15-ft of floor to ceiling height, the extent of conduit, ducts, and HVAC devices in the ceiling area, makes the height of the space feels much shorter than it actually is. As the existing systems are assessed (outside of the scope of this report), and new designs are developed, all effort should be made to reduce the amount of visible equipment. Where there is no option but to have exposed equipment, an effort should be made to consolidate and minimize the visual impact. Wiring, pipes and mini ducts can be effectively integrated into a ceiling plane behind a thoughtfully located and scaled soffit or chase, or by lowering the height of the ceiling plane minimally in the center keeping the original plaster cornice and flared capitals visible and unobstructed.

4. Depending on the function of this floor, it might be possible to achieve the same lighting capacity or even exceed it, while replacing the existing fluorescent light fixtures with new period replica (school house pendants) lighting. Black metal, antiqued brass or bronze would be a more appropriate metal finish.

5. The existing windows are only about 6-7 years old, and appear to be functioning fine. However, as thermopaned window assemblies with insulated glazing units (IGUs), it is likely that in the next 10-12 years, the seals and gaskets around the glazing units will fail, allowing moisture in between the glass causing fogging and condensation. Typical of most

aluminum framed window units, there is some extent of etching of the glass (aluminum oxide aka “screen burn”) and while it is difficult to remove routine cleaning of the exterior surface of the window will keep oxidation to minimum. This should also keep the staining from the spider/insects from becoming permanent.

6. The systems (plumbing, electrical and HVAC) were not assessed as part of this study, however it is clear that previous layout and installation of mechanical systems has had the largest and most detrimental impact on the historic character and fabric of this 1926 building. It is strongly recommended that any future alterations or replacement to the heating, electrical, plumbing or fire suppression system involve not simply an engineer or vendor/installer, but also an architect or preservation professional experienced in the historic rehabilitation of National Register-listed properties.
7. The restrooms at the rear of the floor are neither ADA accessible or of any aesthetic character. Of specific concern is the fact that the two original window openings that would have provided both daylight and fresh air into the spaces have been blocked up and concealed by modern wall finishes. This was likely a code concern give that the third floor fire escape is located outside these window openings. Ideally these windows should be reopened.

Three-story Elevator Lobby & Stair Hall:

Use/Function: Circulation

Located in the southeast corner of the building is the elevator lobby and stair hall that rises from the ground floor to the roof top head house. This stair hall and lobby space occupies a full column bay in depth and one window bay in width. There are windows on the east elevation and the south elevation with doors to the respective floors located on the north. The staircase wraps the central elevator shaft on three sides with a mid-rise landing in the southwest corner. Although the elevator was recently replaced and upgraded, this space and layout have not been dramatically altered. At the third floor, the stair continues upward for one additional level with a mezzanine along the east side of the elevator shaft and a final run of stairs along the north side to a doorway that opens out onto the roof of the office building. While access was not accommodated, it is presumed that the ground floor utility room located under the mid-rise landing serves as the elevator mechanical room.

Finishes & Condition:

- The stair structure, stringers, treads and risers and surrounding walls of both the elevator shaft and outer walls of the staircase appear to all be original dating to the 1926 construction. The stringers and risers are prefabricated steel or iron while having terrazzo treads. The terrazzo treads are different in aggregate colors than the field and border terrazzo that form the elevator lobby floors. The fact that the front (east) wall of the building is not square with the north and south walls is most evident within the Stair hall and elevator lobbies, when looking at the terrazzo floor pattern. There are three field panels in width of the lobby surrounded by a dark terrazzo border at the perimeter walls. A short terrazzo baseboard continues the material of the border up the perimeter walls. At the eastern-most side, however, there are narrow triangular panels that make up the irregular shape of the lobby, such that the width of the perimeter border can be consistent. In front of the elevator, it appears that the floor was altered with the elevator replacement work and new black marble tile was added at the threshold and new black vinyl cove base added along the bottom of the elevator opening walls as a baseboard. Overall the terrazzo floors are scratched, cloudy and dirty suggesting the long period of time that has elapsed since they were polished. (Poor/Fair condition)
- The walls of the stair hall and lobby are plaster. Walls are painted a deep gold color picking out a marble chip color in the stair tread terrazzo. The outside corners of the walls especially around the staircase and either side of the elevator shaft are exhibiting rough edges and gouges from wear and tear. As seen throughout the building, these walls are covered with metal conduit and exposed electrical boxes, as well as emergency exit signs, lighting and fire extinguishers. There are brass pipe handrails attached on both sides of the stair hall with round hangers. Under the east wall window openings on the second and third floors and under the south window on the ground floor there are modern fan-coil radiator boxes. At the east side of the elevator shaft, it is clear that with the elevator replacement, the door opening was substantially reduced, such that the original wider opening has been infilled on either side of the elevator door jamb with drywall. (Fair condition)

- Ceiling is flat plaster with a relatively smooth and painted finish. At the third floor, there is evidence of water leaks, efflorescence and paint failure. (Fair condition)
- The lighting in the stairhall and lobby is provided by modern fluorescent ceiling mounted fixtures. (Poor aesthetic, Fair condition)
- There are two original window openings in the second and third floor lobbies and one on the ground floor with an exterior doorway on the east wall. These openings have simple deep wood and plaster jambs with minimal decoration at the surrounds. On the third floor these windows have arched/half-round tops. The original windows were replaced in 2011-12 by the Village under the direction of AEDA Consultants (Plattsburgh, NY). The current windows are aluminum thermal-paned units with a single lower hinged panel. They are in fair condition. As is common in the North Country region, these large expanses of glass are covered and stained with small spiders and insects. This accumulated soiling over the years has begun to obscure visibility through the windows. Solar shades have been installed in many of the openings. (Fair condition)
- The roof headhouse staircase accessed at the top of the stairhall and via the mezzanine consists also of plaster walls and the same stair structure. There are original steel framed windows set into the masonry walls. The plaster walls are exhibiting *extensive and severe* water infiltration, efflorescence and paint failure. It is unclear whether the cause of this water infiltration, likely roof leaks and loss of mortar in the masonry exterior walls, has been addressed in recent years. Regardless, the presence of efflorescence salts is continuously causing the deterioration of the remaining plaster finishes. It is also clear that the paint used on the plaster walls are likely latex based and non-breathable, which are effectively trapping the moisture in the walls until the water pressure is sufficient to force the paint film off. This is evident in the sheet of delaminated paint film on the face of the plaster walls. In some areas of the walls the plaster has fully spalled exposing the lowest layer of plaster of the masonry base.



2nd floor –View of three terrazzo colors & stair structure



2nd floor – View of east wall showing alterations



View of infilled elevator opening



Stair run to mid-rise landing.



View of typical prefab stair.



View of wall condition of headhouse Extensive water infiltration causing damage. Headhouse door from roof.

Recommended Treatment:

1. Refinish (light grind, polish and seal) terrazzo flooring and repaint stair risers and stringers to better match terrazzo coloring.
2. Repair areas of damaged plaster at the walls and ceiling.
3. Consolidate electrical wiring in order to reduce or minimize visual impact of conduit and other equipment.

V. Cursory Building Code Analysis

A code analysis for the Paul Smith's Electric, Light, Power and Railroad Building at 3 Main Street has attempted to provide an analysis of existing life-safety, energy conservation and accessibility issues using the 2015 Edition of the Building Code of New York and in particular, Chapter 11 of the "Existing Building Code" which covers "Historic" buildings. This model code is based on the International Building Code or (IBC) with modifications by New York State. There is special consideration within the "Existing Building Code" for the building's historic designation and well-preserved historic interior spaces. The approach of this code analysis is to report how life-safety issues can be addressed and improved in a sensitive way while minimizing the detrimental effects of "throwing the book at" or meeting all applicable code requirements within an existing historic building such as 3 Main Street. There have been many historic buildings essentially ruined by code "updates" that in most cases could have been done with sensitivity to the historic character of the building and in a more minimal manner. Since most alterations have already been made and it has not been communicated by the Village whether any additional work is being contemplated, the Existing Building Code does not mandate any changes to achieve a higher level of life-safety for how the building is functioning in its current condition or any contemplated changes in tenants.

Levels of Work/Improvements:

The intent of the building code is to assure that a satisfactory level of life-safety and construction standards is achieved for new or existing buildings that undergo any improvements. Within the "Existing Building Code," there are levels or thresholds of work which help to define the extent of upgrades or improvements that must be performed based on the amount of work proposed. Those levels, as defined in Chapter 4 of the "Existing Building Code" are: Repairs, Alteration Levels 1, 2 & 3, Change of Occupancy, Additions, Historic Buildings and Relocated Buildings. The first four are outlined below and the last four are self-explanatory or have been addressed in other areas of this analysis. It is presumed that most or all recommended work outlined in this study as well as any future efforts within this building, given the building's historic significance would be limited to portions of the code for "Repairs," "Alteration – Levels 1 or 2," "Additions" and "Historic Buildings."

SECTION 402 REPAIRS

402.1 Scope. Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

SECTION 403 ALTERATION—LEVEL 1

403.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

SECTION 404 ALTERATION—LEVEL 2

404.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

SECTION 405 ALTERATION—LEVEL 3

405.1 Scope. Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

Summary

The main, 3-story structure at 3 Main Street could be classified as a **Type II-A structure** that contains primarily a “**B**” – **Business occupancy** according to the 2015 Edition of the New York State Building Code (NYSBC) as adopted in New York State from the International Building Code. There are several office spaces within the main building as well as offices, jail cells and locker rooms within the Village Police Station located in the rear, 1-story masonry structure. The main building is constructed of essentially “non-combustible” construction utilizing a steel superstructure that is clad in brick and terra cotta masonry units. The police station appears to be constructed of brick and concrete block walls and a wood-framed roof and is separated from the main building without any connecting door or stair. It is unknown at this time whether there exists a fire partition separating the police station from the main building, but it may very well exist. It is unknown whether there is any fire-rating on the police station roof or ceiling, therefore full fire separation probably does not exist unless the roof’s fire-resistance can be verified.

Within the main building, all steel on the interior is clad in metal lath and plaster which can be classified as being “protected” from fire for at least a 1-hour rating making it appropriate for such a prominent and important building within the Village at the time of its construction. The first floor offices are accessed through both south and east entrances. The east entrance (on Main Street) leads to a main stair and elevator located in the southeast corner of the main building that accesses all three floors and the roof. The two entrances on the south allow access to the first floor main Office building and the separate second south entrance provides access to the village police station. While the location of the Office building stair and elevator is not central, the arrangement and location of these two features makes for efficient use of space on all three floors. Secondary, emergency egress from the third floor is accomplished by a steel fire-escape only serving the third floor and is accessed in the northwest corner of the building. The fire escape is fastened to the west exterior wall of the building. The second floor has one primary exit at the main stair hall and elevator. The building square footage (within the exterior walls) within the main building is 2,350 s.f. per floor with a gross square footage of 7,050 square feet. On the first floor within the rear power house building that contains the police station, an additional 1,740 s.f. accommodates the police station office. This is separated but located adjacent to 447 s.f. of utility and hydro-electric power generation plant space for a total of 2,187 s.f.. Altogether, the property at 3 Main Street offers approximately **9,237 square feet** of gross interior area (areas within exterior walls of both structures, including interior partitions, stairs and the elevator).

When considering a redevelopment of any building, consulting the building code for possible uses that define limits of each construction type is a necessary first step in helping to identify potential reuses of spaces within the building. Given that the construction type is “II-A”, the building code provides square footage limits of this construction type that are applied to each use or “occupancy.” Once those occupancies are identified with accompanying allowable square footages, there are certain allowances for additional square footage that can be realized depending on the building’s location on its parcel and emergency vehicle access to any or all sides of the building. Since 3 Main Street is accessible on 3 sides of the building, there are square footage area increases that are



allowable, however, given the size constraint of the site and a favorable construction type, these additional area allowances may not need to be sought.

The primary occupancy for 3 Main Street is currently a “B” or Business occupancy. This code review will consider the “B” occupancy in combination with other occupancies to illustrate how various mixed uses could be achieved. The business occupancy is perhaps one of the more flexible types identified within the building code because it covers a wide range of uses not necessarily limited to traditional office space such as the following:

- Ambulatory care facilities
- Animal Hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car washes
- Civic administration
- Clinics for outpatients
- Dry cleaning and laundry
- Educational occupancy for adults above the 12th grade
- Food processing establishments (not associated with restaurants)
- Laboratories, both testing and research
- Motor vehicle showrooms
- Post Offices
- Print shops
- Professional services such as architects, attorneys, dentists, physicians, engineers
- Radio and television stations
- Telephone exchanges
- Training Facilities

This code review will attempt to narrow the focus of the most popular of uses and define their limitations for square footage within the II-B building type.

According to the 2015 NYSBC, the allowable square footage of a “B” business occupancy within a Type II-A non-sprinkler-protected structure is 37,500 s.f. and a maximum of 5 stories according to Tables 504.4 and 506.2. A business occupancy is one of the more versatile of occupancy classifications because the use encompasses professional offices such as the current occupancy and there are no sleeping spaces at an office so occupants are typically alert and within a professional setting where they could leave on a moments’ notice. Therefore, the resultant hazard level of a business occupancy is relatively low. For an alternative use such as a restaurant (A-2 occupancy) or assembly hall (A-3 occupancy) the allowable area would be 15,500 s.f. Additionally, if apartments were considered to be a viable and desired occupancy, it would be designed and re-classified as an R-occupancy. An “R” occupancy would require the installation of a sprinkler system at minimum in the apartments spaces, which at that point it is typically advisable to provide fire protection for the entire building. There is currently no sprinkler system observed within the building and installing a system would probably be one of exposed pipes given the plaster finishes, construction and load bearing exterior walls. For an R-2 occupancy, a maximum of 4 stories and up



to 24,000 s.f. in area is allowed. Another viable use on the ground floor of the main building would be retail or “M” (mercantile) occupancy. The code allows for a maximum of 21,500 s.f. for mercantile occupancy. All these limits are well under the existing areas of the building.

Given that the building is designated on the state & national register of historic places, the building is exempt from having to meet the full energy code, while many efforts can be made to improve the energy efficiency of the main office building such as high-efficiency HVAC systems, LED lighting and additional weatherization of the envelope. It is assumed that the building has little to no insulation of the envelope and in fact insulating the masonry exterior walls would not be advisable for concerns with moisture and freeze/thaw cycles. However, there appears to be room in a small attic space between the third floor and roof where some insulation may be possible and advisable to install.

Another major code consideration within a mixed-use building is how occupancies are separated from each other in terms of fire-safety. In the case of 3 Main Street, the main occupancy is anticipated to continue to be “business” but if mercantile uses were to be located within the building with business offices, then the business occupancy would not need any fire separation. However if a residential or assembly occupancy were to be added, there would need to be a 2-hour fire separation from both residential and assembly occupancies. The separation is typically solved with a fire-rated partition wall and/or a fire-rated ceiling/floor assembly. A sprinkler system would cut each fire-rating requirement down by a 1-hour fire rating, so a required 2-hour separation could be constructed as a 1-hour separation with a sprinkler. Since the building is of Type II-A construction and its structural components could be designated with an existing 1-hour fire protection of those elements, the sprinkler system would allow the reduction from a 2-hour fire-rated protection requirement down to a 1-hour rating.

The site offers plenty of parking along the area south and southwest of the side entrance and building access around three sides, however, it was observed that cars are allowed to park within very close proximity to the building. Additionally, parking cars within such a close proximity to the buildings should be avoided and an improved site design is recommended that addresses parking, unloading of vehicles, lighting and signage design.

3 Main Street Building Statistics

Existing Gross Area: (excl. ext. walls)	9,237 s.f.
Existing Gross Area: (incl. ext. walls)	10,500 s.f.
Net Office (or other use) Area:	8,166 s.f.
Utility (Hydro-Power plant)	447 s.f.
Existing Storage Area:	164 s.f.
Service/stair/elevator area:	907 s.f.

Egress

Emergency egress and fire safety are an important factor in any code review. The first floor of the office building has satisfactory egress with its multiple exits (3 in total). Egress from upper floors comes into more scrutiny because there is only one means of egress from the second floor and on the third floor, there is one main egress while a secondary means is via a rear exterior fire escape. Fire escapes are still allowed in special locations where there are lot line restrictions or other site-specific challenges. The existing fire escape appears to be in functioning condition and maintained, but exhaustive review was not performed. Considering the business occupancy for these upper floors, given the area of each floor and applying a typical 100 s.f. per occupant would populate each of the upper floors with approximately 20 occupants that would occupy approximately 2000 s.f. per floor. A second means of egress from the 2nd floor may not be necessary considering this number of people. On the top (third) floor, egress gets even more critical and while the fire escape could be used to allow egress, it is currently accessed through a private office which is not allowed in the current building egress code. A sprinkler system throughout the building would help to upgrade the life-safety of the building and make the third floor less of a concern for egress.

Floor Area

Table 1004.1.2 outlines floor areas per occupant based on occupancy. For a “business” occupancy, the minimum area per occupant is 100 s.f., so applying this area to the amount of second floor square footage (2000 s.f.) would be calculated as 20 people. Table 1006.2.1 shows maximum occupant loads of a particular space that are allowed one means of egress based on occupancy and for a “business” occupancy, it is 49 people and a maximum of 100-ft of travel to the exit. However, Table 1006.3(2) illustrates the STORY or building level that is allowed one exit and for a B occupancy, the maximum occupant load remains at 49 with a common path of egress travel of 75-ft. In the 3 Main Street Office building 75-ft of travel from the further distance would land within the stair hall which is acceptable. As a comparison to the office occupancy, an “R-2” apartment occupancy for both the second and third floors would be allowed to have just one exit per floor as long as it does not exceed a maximum of 4 dwelling units between the two floors, so 2 apartments per floor, with each apartment approximately 1,000 s.f. or 4 apartments on the second floor at 500 s.f. each. If apartments were created on the second floor only, it would leave the third floor for more office space which could exist with one exit, but having a secondary means from the third floor by way of the fire escape platform and ladder along the west and south exterior walls should remain. Also, an R-2 apartment use for any floor would require sprinklers for that floor and within the egress stair at a minimum.

Barrier-free Access

Access for the disabled was also reviewed and it was discovered that only one bathroom on the second floor is fully accessible. Each floor appears to have bathrooms primarily located along the west wall or in the NW corner of the building. However aside of the one restroom on the second floor, the others do not afford the clearances needed around fixtures nor do their entry doors provide a clear 32” dimension into each bathroom. These facilities can and should remain in any reuse, but a separate accessible bathroom would need to be provided in any public areas or



separate office tenant spaces with any reuse of the building. In an apartment occupancy with a maximum of 4 units served by the elevator, each apartment would need to be made accessible as a "Type B" unit in which provision is made for fixture and door clearances, accessible routes and other features, but does not require the installation of accessories such as grab bars. Simply providing wall blocking for the *future* grab bar installation is required. Additionally, bathrooms within the police stations appear to have appropriate fixture clearances and grab bars around the toilets, however, they are not technically accessible given their door configuration, opening widths and clearances to hardware. Accessible parking spaces do not appear to be an issue as there is space adjacent to the building along the south side which would allow at least 3 or 4 parking spaces with access lanes affording close proximity to either the front (Main Street) entrance or the south side entrance from the parking lot and are currently labeled as such. Table 1106.1 provides the number of required handicapped parking spaces as a function of total required spaces. For four (4) handicapped parking spaces, there would be an allowance of up to 100 car parking spaces provided, a capacity that may seldom ever be needed unless an assembly use is made within the building.

Summary:

A review of the original use of the office building appears to have been mostly an open office floor plan with one exit stair and elevator. It is unknown whether the stair was fully enclosed, but given the plaster walls that surround the stairway, full enclosure more than likely existed. With any reuse of the office building, the approach should be to keep with an open office concept as much as possible which would simplify egress from the upper floors as well as to take advantage of the large expanses of windows that would bring natural light into the core of the building. Full height office partitions exist on all floors creating some private offices along the perimeter of the building which still allow for an open office environment within the core. While all the restrooms in the building appear to have been recently updated with new finishes and fixtures, they do not necessarily meet the accessibility code and would require compliance with any future work or change in occupancy.

VI. Proposed Recommendations

Office Building Exterior:

Recommended Treatment:

1. Remove all iron/ferrous metal anchors from exposed face of the building. Patch holes with a compatible (non-Portland Cement) mortar filler tinted to dry and match the color of the clean terra cotta. Mock-ups and trial patches should be conducted on less prominent and visible locations such as the west or north elevations of the elevator headhouse at lower courses.
2. Contact a terra cotta fabricator such as *Boston Valley Terra Cotta* to replicate broken or missing units – specifically at the SE corner. This damage of the pilaster base at the corner dates to before 1984 but has only gotten worse over the past 30 years.
3. Consider removal of all surface applied utility wiring, conduit, condensate pipes and associated fasteners and replace with underground service or come in through attic of Power House.
4. Upon removal of fasteners and utilities from the face of the walls and compatible repair of holes, the terra cotta should be cleaned to remove rust staining and soiling.
5. Historic light fixtures should be carefully removed and in a qualified shop be refurbished with all surface corrosion removed, new powder coated finish and rewiring so that they can be reinstalled. The modern fixture outside the south entrance should be removed and replaced with a modern replica of these original fixtures.
6. Recessed entry floors on East elevation should be repaired, restored or replicated with original glazed geometric tiles matched and replicated in shape, dimensions and glazed finish. New Tennessee marble surround to be restored.
7. The west elevation second and third floor bathroom window openings should reopened and reglazed with fire rated glass.
8. Replace all exterior condensate pipes, particularly those that are PVC and highly visible. Consider consolidating condensate line with storm drains which are located within the cased piers carrying the roof drainage to subsurface catchments.
9. The large expanse of windows and glazing on three sides of the building warrant regular or seasonal window washing to improve the appearance of the building and visibility through the windows by the occupants.
10. The vegetation that grows on the wrought iron balcony along the north elevation should be addressed both in identifying what is promoting its growth and how it can be eliminated. Ideally the rusted chainlink fence at the east end of the balcony that prevents access from the Main Street bridge should be replaced with a more compatible and architecturally appropriate wrought iron gate. Care must be given that similar metals are used in order to prevent galvanic reaction and extensive corrosion.
11. Given the height of the elevator tower headhouse, it would be wise to consult with licensed professional educated and trained in designing and implementing a lightening protection system according to the national standards for the installation of such systems (NFPA

#780).

12. The back side of parapets should be repointed and loose roofing tar removed where feasible. Limit or eliminate future use of roofing tar on face of brick parapets as this coating only leads to further and accelerated deterioration of the brick.
13. The sheet metal cap flashing on top of the west parapet wall which is rusted should be removed and replaced either with copper or zinc coated copper sheet metal with sufficient clip fasteners and drip edge.
14. The Elevator tower roof should be inspected more closely with notes on past repairs found and compared with inspection. Repairs should be made to ensure the system of roofing, flashing and walls are weathertight.
15. The existing three flag poles at the front parapet should be used or removed.

Power House Exterior:

Recommended Treatment:

1. The most critical preservation efforts for the Power House revolve around the need to restore its original exterior fenestration patterns to reflect its Greek Revival style and significant age. Historic photo documentation exists along with physical evidence on where windows and door openings originally were located. While it is recognized that interior uses don't always align with the placement of windows on the exterior. This can be addressed through interior blocking or reversible infill on the interior and acknowledges the fact that interior space use will continue to change over the decades, yet the original design intent and architectural layout for this building should be respected. Changes in interior use are often addressed within historic buildings with "blind" openings or opaque glazing on the exterior.
2. There are four separate entries into this one-story building and yet each opening has its own ramp, steps or landing. An effort should be made to design a connected and unified set of stairs and landing for the two entrances on the west elevation while on the South elevation the grade should be addressed with landscaping such that both entries are at grade and don't require pipe railings.
3. Where possible the removal of surface applied utility wiring, conduit, condensate pipes and associated fasteners should occur with service brought underground or come through masonry walls with wiring and mounting blocks in a reversible manner. Thoughtful placement of exterior lighting, cameras, etc. should allow for consolidated wiring.
4. The wood trim at the roof eave and cornice should be scraped, rotted wood repaired and repainted to protect the historic fabric.
5. The lack of ordered openings on the south façade has an impact on the appearance and community association of the Police Department. Openings are cold, small and opaque and there are blank walls where originally there were openings. Enlivening this façade with transparency and welcoming entrance removes the cold association of the Police Department and engages the community. Small, obscured windows should be made larger



and more transparent for both those on the outside as well as those working on the inside (for healthier working conditions). Doorways should be clearly marked as either a secured entry or open to the public. Solid steel doors inhibit this. On the blank brick wall in the center of this façade, either a window should be restored or a community information board could be mounted there with a directory of services/departments found on site, upcoming events, etc. This will reduce the coldness and opaque felt by this blank wall.

Exterior Site:

Program & Layout Recommendations:

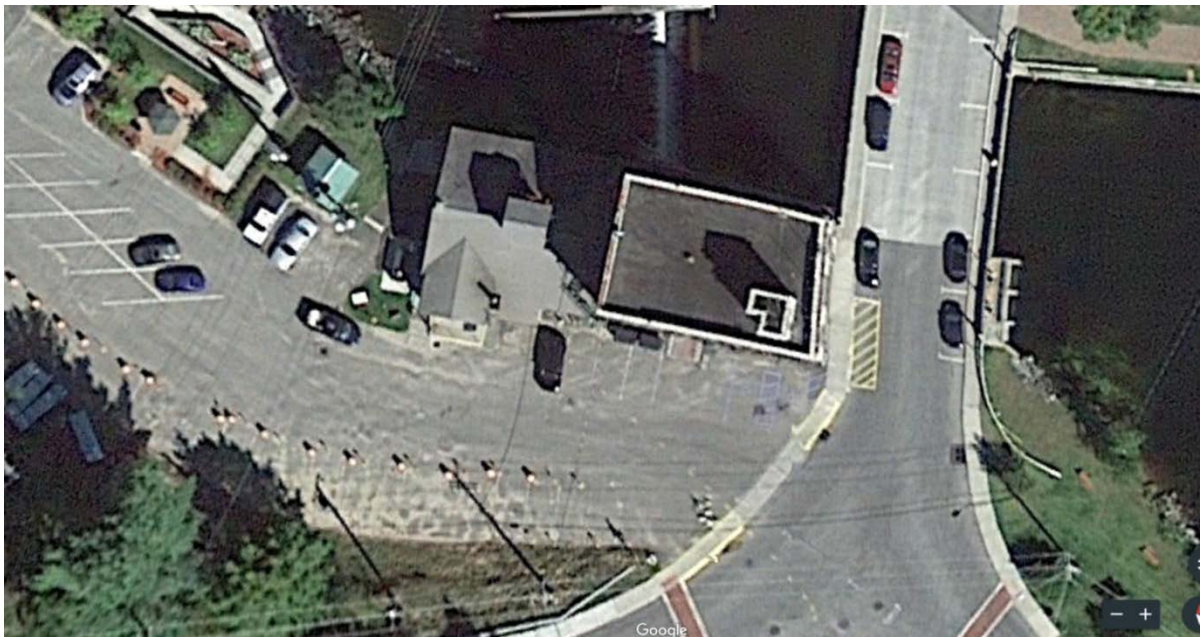
Protection of the building exteriors from the use of the surrounding site is a necessary maintenance effort and one that can be facilitated through careful reconfiguration of the site and landscaping. The following recommendations attempt to outline strategies that will prevent ongoing or further damage to the historic buildings while enhancing their character and community association.

1. ***Protection of the Masonry surfaces.*** Given the harsh winter climate of the North Country region, it is tempting to do whatever is possible to prevent icy surfaces for pedestrians and the village's liability. Unfortunately the use of harsh de-icing salts like rock salt can have a detrimental impact on porous masonry like brick and terra cotta where the glazing has been breached. In areas like the cracked and damaged terra cotta at the SE corner of the Office building, absorption of water soluble salts which later crystallize and expand leads to accelerated deterioration and damage. This is also the case where the hard fired or glazed surface or painted coating on brick or terra cotta has cracked, crazed, spalled or lifted and can allow moisture with dissolved salts to be absorbed. Wherever possible it is urged that a calcium magnesium acetate (CMA) or sodium acetate de-icing product be used instead of a sodium chloride product. If CMA is not available, use a calcium-potassium and/or magnesium chloride based salt (i.e., Ca Cl₂, K Cl, and Mg Cl₂) or a liquid solution for de-icing.
2. ***Create a Buffer between Buildings and vehicles.*** The close proximity of the parked car along the south and west sides of the building, not only obscures the view of the building, but also poses the potential of accidental vehicle impact. The Village parking lot between the buildings and the Lake Street hill is at least 60 feet wide, yet it is roughly paved and minimally striped for designated parking spots. It is strongly recommended that within this semi-urban and walkable community, the focus and priority be focused on practical placement of continuous and meaningful sidewalks with gently sloped ramps not only for those in wheelchairs, but with strollers and mobility impairments. Improved pathways can also serve as an effective buffer between zones of cars and the building. It is recommended that a minimum of a 6-foot buffer zone be created along the south side of the Office Building with a 2-ft gravel/stone strip directly against the wall and a 4-ft wide sidewalk path continuing the sidewalk along Main Street. Grading and landscaping can be used to effectively improve and unify access into the south entries of the Office Building and into the Power House/Police Dept., while also pushing the



cars back and away from walls.

3. **Clear Signage.** With the pedestrian improvement made by adding a buffer zone and extending the sidewalks along the south side of building, this should facilitate gradual ramping to the entrance door to accommodate access for the disabled. It should also allow for the removal of unnecessary railings. Repaving the parking lot with set boundaries of pedestrian sidewalks and vehicular pathways, will allow for clearer striping of parking spaces, identification of handicap spaces, SLPD designated and visitor spaces. Ideally no signage should be attached directly to the building, especially into the terra cotta-clad walls.
4. **Underground Utility Service.** One of the most significant detractors of the property is the highly visible and obtrusive electrical service that crosses the width of the parking lot from a pole along the Lake Street hill. This service runs to a mast attached to the SW corner of the Office building and down a large visible conduit to a transformer/panel box on the south elevation. It is recommended that this service and approach to bring power to this building be reconsidered and that ideally all wiring attached to the exterior masonry walls be removed and replaced with underground electrical service to a freestanding transformer or into the interior of the building at the basement level.
5. **Natural Vegetation for Screening.** At the Power House/Police Department, the generator and basement access are highly visible as well, but necessary. It is recommended that as part of the site improvements, landscaping and vegetation be planned to provide an effective screen in front of (south side) some of this mechanical equipment.



General Office Building Interior:

1. Consider combining the Ground floor of the Office Building with the adjacent Police Department spaces in the Power House. There appears to have previously been a doorway connecting the two spaces that was infilled when the office building was renovated for the Bio-Tech tenant. This connection should be reopened with a ramp built to accommodate the change in floor levels. The Police Dept. has indicated the need for additional space and the office functions and community engagement services could be shifted to the Office Building with more private and secured programming space retained in the old Power House.
2. Each floor should be equipped with an ADA accessible restroom. In most cases, a dedicated unisex accessible restroom can be accommodated in an existing bathroom area or directly adjacent in order to facilitate the changes needed for plumbing.
3. Overall, the intent of renovations on each of the office building floors should be to remove modern layers that have obscured historic fabric and architectural features such as windows, plaster piers, beams or terrazzo floor patterns. Simplifying the division of spaces and following the general rule of thumb that windows shall not be blocked, that full height, interior partition walls should align under existing ceiling beams or up against but not obscuring projecting piers and that overall, the full open volume of each floor should be readable. This will help to enhance the historic interior character while allowing for modern functions.
4. At each floor the terrazzo floors should be refinished. Terrazzo is a durable flooring system which requires very little upkeep and repairs. It reflects the period in which the building was constructed as an intentional choice for a fireproof office building in the Adirondacks. The terrazzo surface can be cleaned and polished using a grit-abrasion process, then sealed with a clear finish. This cleaning and polishing will shine the metal (presumably brass) strips that divide the panels and will buff and polish the marble chips in the floor for a brighter appearance. Ideally, the darker borders or panels should be accentuated rather than concealed by modern wall construction. The stone or terrazzo bases at the bottom of the original walls should be retained, cleaned and repaired with all modern rubber/vinyl cove bases removed. Vinyl base should only be used or left on modern wall partitions.
5. The supply of heating, venting and air conditioning is one of the biggest challenges in this 1920s office building. It is presumed that originally, heat was provided by steam radiators centered under the large windows and venting and cooling were facilitated by the hinged panels of the large windows. With the engagement of an engineering firm to design the renovations for a Bio-Tech lab tenant, the HVAC requirements naturally exceeded what is typically needed for an office occupancy. The challenge that remains is how to justify the removal of such excessive equipment once a higher risk occupancy vacates. It is seen as fiscally wasteful to remove mechanical equipment that is less than a decade old, but which unfortunately has the greatest negative impact on the historic and architectural character of this building. It is recommended

that strategic planning efforts should provide a design with sensitive replacements of the mechanical systems with more appropriate and compatible devices. Flat panel radiators (by Runtel) could be installed sensitively along the exterior walls under the windows, while mini ducts or strategically placed split systems could provide air conditioning with supplementary heat during the shoulder months (months where the heating demand exists but is not severe). Strategically located vertical chases can accommodate runs of electrical wiring, telephone/data lines, plumbing and condensate pipes without the need for an extensive amount of surface applied conduit. LED lighting can offer more output with smaller and fewer fixtures, thus allowing for less visible clutter within the open office spaces.

6. The main stairhall and Elevator lobby at each floor is one of the most important public spaces and should be welcoming with clear information illustrating each tenant and which floor they are located. This is currently lacking. The finishes throughout this three and a half story space should be of high quality to handle the wear and tear of high use. It is understood that originally the walls of this hallway and lobby were finished with ceramic tile which would have protected the plaster walls. The lighting in this space should be more traditional, reflecting the construction period and architectural style. At the upper most level, the headhouse plaster needs to be repaired once it is ensured that moisture infiltration has been arrested. This would involve stripping down the deteriorated and damaged plaster to stable substrate and installing 7/8" steel furring ("high hat system") to which new metal lath and plaster system or new gypsum drywall can be added. Care should be taken to match existing window jamb reveal details as well as to preserve the stringer reveal.



First Floor Interior

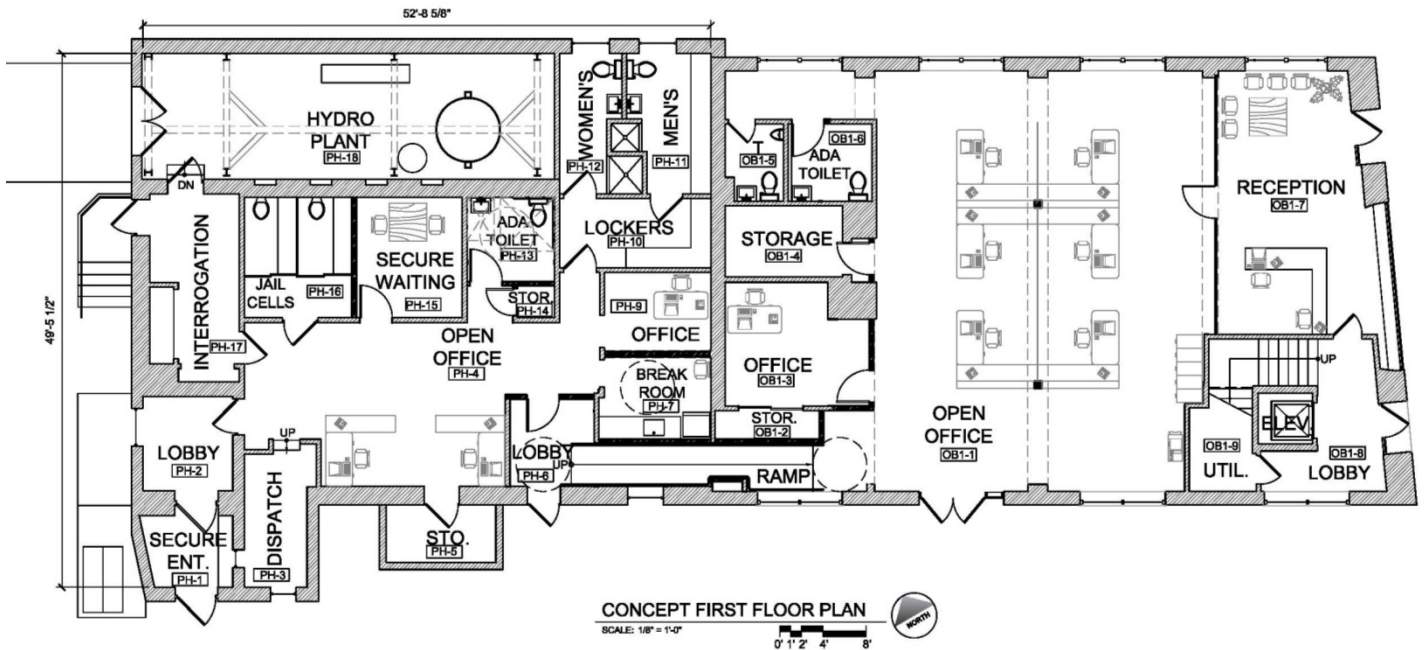
Program & Layout Recommendations:

- ***Increased Police Office Space.*** As noted above it is recommended that the first floor of the Office Building be combined and reconnected with the first floor of the old Power House in order to serve as additional office and program space for the Saranac Lake Police Department. Currently the office space for the Police Officers are crammed into spaces better suited for storage rooms, while two jail cells sit inoperable and additional program space is needed. It is recommended that the offices for the Department be shifted to the Office Building with one enclosed office for a supervisor/Police chief and approximately six additional work stations arranged with freestanding modular office systems in the center of the open office space. Arranging these office cubicles within the center of the space allows for sufficient circulation space as well as keeping things away from the window walls.
- ***Inviting Public Reception.*** Currently the original Main Street entries are underutilized giving preference to the south entrance that is closest to a vast parking lot. These front entries however are ADA accessible, at grade with the sidewalk and are the historic entrances into the building. It would help to make the Village departments, whether the Police Dept. or other Village offices more accessible to the public if an inviting reception area welcomed visitors through the Main Street front doors. It is suggested that the first window bay of the ground floor be partitioned off from the rear portion to serve as a lobby, waiting room and reception desk area. From this area a visitor could be directed to upper floor offices via the elevator/stair hall or wait to be received by a member of the Police Department. Where possible, it is encouraged that full height walls within these tall spaces be solid at the lower 8-feet and have glass panels above spanning between the solid partition and the underside of the plaster beams. This allows for visibility of the full volume of the space and borrowed daylight from the large windows on three walls. As part of making this front façade more inviting at the ground floor, the broad storefront window should be made more attractive with displays or informational window displays containing artwork to help activate the street scape.
- ***Code Compliant Restrooms.*** The first floor currently has two restrooms in the original location of restrooms. One has been outfitted with a shower for the Bio-Tech lab occupants. This is not a requirement for an office occupant, especially if the Police Department space is connected and the existing bathrooms are retained. The restroom with the shower, however, is sufficiently large enough to be made ADA accessible if the lavatory is moved to the location of the current shower and the doorway is widened.
- ***Entrances & Connections.*** With the police department office relocated into the first floor of the office building, the south entrance will likely become more for members of the Department and Village staff to use, rather than a daily entrance for the visiting public. This south wall and the SW corner will serve as the point of connection to the old Police station



and the more secured program spaces. Since the floor levels of the two buildings are not level, a ramp starting from the current storage room OB1-2 and sloping down to the current break room in the Power House will make this connection with the door in the old break room used as an exterior entry and with a secured entry at the interior door. These changes strive to reconcile the numerous points of entry in a logical manner.

- Improved Police Programming Space.** With most of the Police office spaces removed from the Power House building, the programming space for the Department can be improved. The Power House will serve as the more secured and private area for the staff. This would include a secure entrance at the SW corner with internal vestibule. The jail cell space would be reduced to two cells with the interrogation room in the current space. The area of the removed cells can be converted to a secure waiting room as was requested by the department. A new ADA accessible toilet room can be accommodated in the former small office. This allows the current men's and women's bathrooms to remain as they are. The Dispatch room can remain where it is or shift to a larger area. A new larger breakroom/kitchenette and a single office occupy the eastern end of the building. Two cubicle desk spaces can be accommodated between the dispatch room and the new entry lobby.

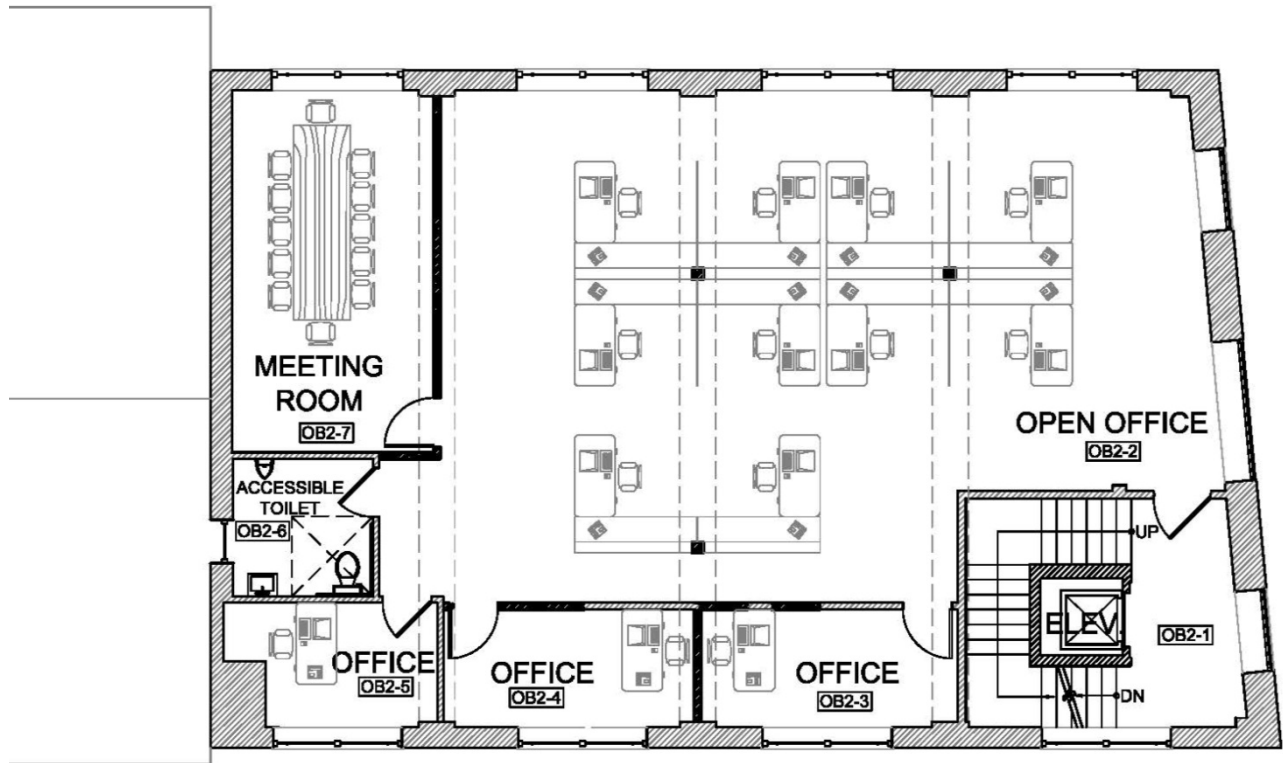


Second Floor Interior:

Program & Layout Recommendations:

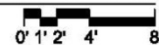
- ***Historically Appropriate Layout.*** Currently the layout of the second floor to accommodate the Bio-tech lab space involves small office spaces with cubicle office partitions set right up against the north window wall and full height partition walls against the south window wall. Both impact the original open character of the floor with little regard to original floor patterns, piers and beams that define the space. It is recommended that the second floor be repurposed for Village office use. The proposed layout would include keeping the original office in the SW corner and the remodeled ADA accessible toilet room next to it but with the window opening reinstated. Two new enclosed offices along the south wall would replace the three spaces in this area locating a dividing wall centered under the ceiling beam. Another partition wall centered under the westernmost ceiling beam and aligned with the wall of the original office (OB2-5) would section off a large private space along the west wall for a meeting room. Within the remaining open office space, ten (10) freestanding, modular office cubicles could be positioned. Again, as with the first floor keeping the office spaces pulled to the center, allows for circulation space around the perimeter with furnishings and walls away from the window walls.
- ***Transparent Separation of Spaces.*** Since the open, high ceiling volume of this floor is character defining, any division of specific work spaces and functions should be minimal and whenever possible, semi-transparent. With the offices along the south wall, it would be ideal for the partition walls to be solid to a height of eight feet and with glass panels above spanning to the ceiling or beams. This would allow for visibility of the large windows on the south wall and to allow more natural light into the open office space. The doors to these offices should match the configuration and design of the existing original door to office OB2-5 with a textured glass upper panel. Likewise, wall treatment could be utilized to partition off the meeting room, or this entire wall could be a tempered glass partition wall, that is common for a conference room.
- ***Sensitively Hiding Wire/Plumbing runs.*** Where solid partition walls are constructed, it is an opportunity to thicken the walls to accommodate consolidated wiring, plumbing lines or mini ducts or condensate lines to prevent the need to have such utilities exposed. The cased plaster piers originally served to conceal vertical runs of sewer/drain pipes, conduit and heating pipes. The opportunity to tap into these spaces still exists with carefully patching. Likewise, it is probable that the cased plaster beams offer cavity space for running wiring. With the centralized office cubicles it is proposed that minor square columns be added as vertical chases for providing electrical and tel/data wiring to each of the office spaces. The beams would serve as the horizontal chases, again with careful plaster patching.





CONCEPT SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



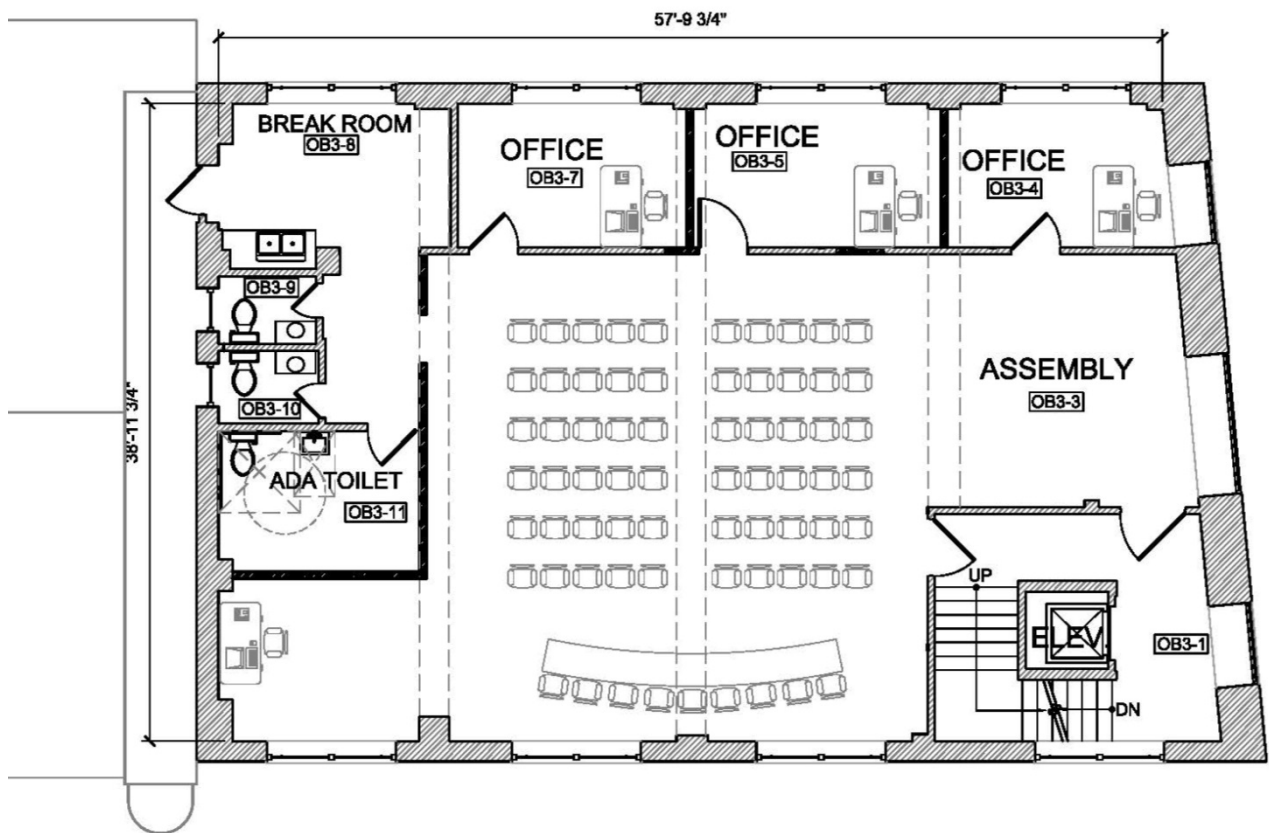
Third Floor Interior:

Program & Layout Recommendations:

- Improved Office Layout.** While the configuration of the partition walls to create offices along the north wall was done relatively well, there is still the unfortunate bisecting of the large arched windows with walls instead of positioning of partitions at the piers. It is recommended that walls creating the offices should reflect the column and window bays and be aligned with the projecting wall piers. This would adjust the number of offices from five to four, with the space at the NW corner reallocated as the staff lounge/break room with a kitchenette and public access to the fire escape rather than located in a private office. As is suggested on the lower floors, new modern partition walls should be solid at the lower portion and topped with glass panels above in order to retain visibility of the full volume of the floor and the windows on all three sides.
- Opportunity for Assembly Use.** This third floor space with its 15-foot ceilings accented by a molded plaster cornice would ideally serve as an assembly space if a municipal courtroom/hearing room were needed. Aside of the enclosed offices along the north wall,

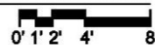
the remaining open space could be arranged to accommodate a courtroom or hearing room style set up between the south wall and the “corridor” created along the north offices. As schematically laid out, seating for 60 audience members and a panel/board of 9 could be accommodated in the space provided as well as a space in the SW corner for administration and recording of public meetings (shown with a work station).

- Clustered Services.** If an assembly space were to be created, then it would be ideal to partition the break room and restrooms off with a partition wall and creating a small vestibule. This would provide acoustic separation for the assembly area. Since this floor still does not have an accessible restroom, two options exist – one is combining the two existing restrooms (OB3-9 and OB3-10) into one unisex ADA restroom, sacrificing the original doors. The other would involve adding an additional restroom to the south of the existing with a door off of the created vestibule. With an assembly use and floor maximum occupancy of upward of 75 people three plumbing fixtures is sufficient to meet Building Code.



CONCEPT THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



VII. Outline Specifications for Critical Repairs

Division 2: Selective Removals

- Removals of laboratory built-in equipment, heating/ventilation/air-conditioning equipment and associated hoses & power.
- Removals/Abatement of hazardous materials (roof flashings) on elevator head-house roof.
- Selective removals of GWB (gypsum wall board) partitions & associated doors, trim, suspended ceilings and non-historic flooring in Police Station and Office building to accommodate new partition configurations.
- Selective removals of plumbing fixtures and the capping off of decommissioned supply and waste lines.
- Selective removals of electrical conduits/lines within removed partitions, surface mounted wire molds and conduits where power is no longer needed.
- Selective removals of exterior aluminum store-front doors on south and east w/ temporary protection until new doors installed.

Division 3: Concrete

- New sidewalks shall be min. 4" thick with 6x6 wire mesh reinforcing, crack control and expansion joints with broom finish, sealed, 3500 psi strength

Division 4: Masonry

- Terra cotta replacement blocks by Boston Valley Architectural Terra Cotta or Gladding McBean.
- Repointing of selective masonry joints using historic-grade mortar from Edison Coatings or US Heritage Group that is color-matched and installed to match adjacent joints both within any terra cotta areas and on the backside of all roof parapets.
- Repair of roof parapets (post roof flashing removal) w/ soft mortar and lead wool inserted into a counterflashing reglet detail.
- Re-opening of masonry openings on Police Station/Powerhouse structure to reintroduce natural lighting – tooth-in jambs, reset sill bricks using Type N, soft mortar.
- Cleaning of terra cotta masonry with a mild detergent cleaner such as "Prosoco Sure-Klean" line of products formulated for both ferrous staining and dirt/pollution from masonry surfaces.

Division 5: Metals

- Prepare, clean, prime and paint original exterior light sconces (2) on front of building. Include re-wiring of each fixture for damp locations.
- Clean/polish bronze storefront on Main Street façade – by O'Donnell Metal Maintenance or other qualified contractor.
- Installation of new steel lintels at re-opened windows on Police Station.
- Metal rail fabrication and assembly – for exterior, utilizing bronze railings by

Julius Blum fabricated to fit.

- Metal rail fabrication and assembly – for new interior ramp, both sides of ramp – provide 48” clear.

Division 6: Wood

- Cornice/soffit repair on Police Station, prep, clean, prime and paint application on all Police Station cornice surfaces.
- Miscellaneous wood blocking within walls for mounting toilet room accessories.

Division 7: Thermal and Moisture Protection

- Joint sealants at new and existing doors/windows for air sealing using “Sikaflex 1A” caulk color matched to color of window frame (bronze).
- Joint sealant at new counter flashing at perimeter reglet of roof (or as alternate, compacted lead wool driven into reglet).
- Replacement of rusted cap flashing on main roof parapet along west parapet.

Division 8: Openings

- New bronze-framed front & side entry doors by Hopes or Ellison Bronze with tempered glass.
- New interior doors – solid core, paneled, w/ steel or wood jambs (depending on fire-rating required) by Eggers Industries.
- Reuse of existing doors and frames (from original Office Building) shall be performed as much as possible.
- New fixed fire-rated windows on west (4) units – 2 on second floor, 2 on third floor.

Division 9: Finishes

- Repair/restoration of existing (Main Street) front entry floors w/ geometric tile and grout to match existing – by Heritage Tile, American Restoration Tile.
- New gypsum wall board partition walls/metal studs with wood blocking where required for toilet room accessory fastening.
- Repair of existing plaster using finish plaster and bonding agent prior to applying plaster patches, prime and paint to match color and sheen or paint wall or ceiling plan to nearest edges.
- Interior plaster & gypsum wall board preparing surfaces by lightly sanding, cleaning, priming and painting to owner-selected colors in each room.
- Interior metal (steel) railing coatings: prep, clean, prime and paint using epoxy-based or oil-based coatings – 1 coat of primer, 2 coats of finish.

Division 10: Specialties

- Toilet room dispensers by Bobrick – stainless steel and surface-applied

- Office cubicles as shown to create workstations – by Steelcase or equal.
- Fire extinguishers to be located within new cabinets surface applied or recessed if within a new wall.
- Signage installed adjacent to each door (in letters and in braille).

Division 22: Plumbing

- Installation of new toilets, lavatories and associated plumbing – fixtures by American Standard or equal.
- Redesign/install new plumbing venting and back-flow preventer valves to eliminate overflows within Police Station locker room bathrooms and jail cell.

Division 23: Heating, Ventilation & Air Conditioning

- Introduce roof-top units to supply heated and cooled condensate to wall or ceiling mounted units.
- Install new hydronic heating system at perimeter (by Runtel or Weil McLean)
- Install heat recovery units (1 per floor in a closet) to provide fresh air to each floor.

Division 26: Electrical

- Relocation of primary service entry point to underground.
- New power connected to new roof top units.
- Install lightning protection on elevator head house roof and main parapet at west, north and south.
- Install new LED lighting fixtures and controls – both “period” lighting and modern strip lighting in office spaces.

Division 32: Exterior Improvements

- Parking lot upgrades shall include narrowing of entry, new granite curbing, new pavement and storm water management (underground storage field w/ slow-release of storm surge).
- Vegetation and landscaping upgrades incorporated into new buffer zone between south façade of building and parking spaces for the disabled.

VIII. Opinion of Probable Costs of Improvements

Scope Item	Scope of Work	Estimated Construction Cost
General Removals	HVAC, conduits/power removals, roofing abatement & removals.	\$20,000
Terra Cotta cleaning, patching, replacement and masonry parapet repairs	Documentation & shop drawing & fabrication of replacement terra cotta, patch tests & application to plug holes in envelope, rake out loose mortar from parapet joints, repoint w/ compatible mortar, cleaning samples & cleaning.	\$40,000
Repair of east entry floor tiles	Repair/replace missing tiles by removing substrate to sound material, then set new or salvaged tile in setting bed.	(2 entry locations @ \$3,800ea.) \$8,000
Re-open 4 windows on west exterior wall for toilet room windows on office building	Remove infill and repair brick jambs/sills/heads as required. Install 4 new fixed fire-glass windows, 90-min. rating ea.	(\$10,000/opening) \$40,000
Restoration of historic wall sconces on Main Street façade	Remove to shop (2) exterior fixtures for prep, cleaning, priming/painting & re-wire for damp/exterior location.	\$3,500/ea. \$7,000
Window Cleaning on all exterior elevations	All exterior windows to be professionally cleaned.	\$200/window x 40 windows \$8,000
Installation of iron gate & vegetation removal on NE	Fabricate iron gate and install. Remove vegetation from north balcony.	\$4,500
Lighting protection	Install points at strategic locations on parapet and head house, connect to cable that goes to ground.	\$12,000
Removal/replacement of metal parapet wall cap w/ 16 oz. copper pans (west parapet)	Install copper cleats 24" o.c. and bend copper to lock around cleats.	\$8,500
Installation of new elevator head house roof	Install membrane roofing on elevator head-house w/ termination bar & counter flashing.	\$7,000

Reopen 8 powerhouse windows	Remove infill and re-tooth in brick at jambs, rebuild sills & install new double-hung windows.	\$48,000
South and west landscaping, curbing, underground power from pole & parking lot upgrades	Install new granite curbing, landscaping, sidewalks, paving and stripes for 30 car parking windows.	\$50,000
Repair powerhouse wood roof cornice and soffits	Repair, scrape, sand, clean, prime & paint wood cornice.	\$8,500
Install site-wide and building-wide signage	Install signage and directory inside both buildings and locate all interior signs to ADA heights including braille.	\$7,000
Restored, new masonry openings on south powerhouse ext. wall	Remove infill and re-tooth in brick at jambs, rebuild sills & install new windows.	\$28,000
Connect 1 st floor of powerhouse to 1 st floor of office building	Install ramp between levels w/ rails, finishes, doors and lighting.	\$9,500
New ADA accessible toilet room in Powerhouse & 3 rd floor office building, renovate 1 toilet on 1 st floor office building to ADA	Install fixtures, ceiling, flooring, lighting & accessories in all newly created accessible toilet rooms (3 toilet rooms)	3 toilet rooms at \$12,000 ea. \$36,000
Refinish all terrazzo floors	Clean/polish terrazzo floors.	\$5/s.f. x 6,000 s.f. or \$30,000
New HVAC	Design and install new HVAC utilizing ductless system w/ roof-top condensing units.	\$30/s.f. x 8,500 s.f. \$250,000
New lighting fixtures & controls	Install new LED fixtures in various renovated spaces.	\$5/s.f. x 8,000 s.f. \$40,000
Renovate/outfit new private office space in office building	Alter existing enclosed offices (reducing number) and install partitions aligned w/ beams or piers.	\$100,000 per floor \$300,000
Renovate/outfit new office space in powerhouse	Selective removal of finishes, reconfigure partitions as shown and install new finishes on some floors, walls & ceilings	\$75,000

Repair roof stairwell, add space heaters and refinish w/ hat channels & GWB	Remove failing plaster finishes, install 7/8" steel channels onto masonry & finish w/ GWB.	\$15,000
New breakrooms in powerhouse, & 3 rd floor of office buildings	Installation of new cabinetry, counter surfaces, sink/plumbing & electrical.	2 at \$20,000 ea. \$40,000

Estimated Subtotal		\$1,100,000
General Conditions	Equipment, permitting, dumpsters, insurance	10% of construction costs or \$110,000
Contractor's Overhead + Profit	Overhead = 10% Profit = 10%	20% of construction costs or \$242,000
Contingencies	Design & Construction	20% or \$190,000
Design Fees	15% of construction costs including site work	\$246,000
Estimated Total Project Costs	Excludes Village soft costs such as administration of project, temporary relocation & utility expenses	\$1,888,000
<i>Cost per square foot</i>	Excludes Village soft costs such as administration of project, temporary relocation & utility expenses	<i>Approx. 8,500 s.f.</i> <i>\$220/s.f.</i>

Appendix

- **National Register Nomination**
- **De-icing and snow removal for heritage properties**
- **Recommended Products**
 - [Boston Valley Architectural Terra Cotta Brochure](#)
 - [Prosoco Sure-Klean Restoration Cleaning Products](#)
 - [Julius Blum Architectural Metal Work Brochure](#)
 - [Ellison Bronze Balance Doors Brochure](#)
 - [American Restoration Tile Brochure](#)
 - [Runtal Commercial Panel Radiators Brochure](#)