EXISTING CONDITIONS ASSESSMENT UPDATE

AND

FEASIBILITY STUDY REPORT

for the

THORNE MEMORIAL BUILDING

MILLBROOK, NEW YORK

prepared for

THE VILLAGE OF MILLBROOK
DUTCHESS COUNTY, NEW YORK

November 14, 2003

prepared by

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the following groups and individuals
for their assistance in the preparation of this report:

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Millbrook, New York

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TABLE OF CONTENTS

INTRODUCTION

For more than a century, the Thorne Memorial Building has served as a center for education and culture in the Village of Millbrook, New York. Constructed in 1894 as a school, the building originally housed both elementary and high school grades. Subsequently, the Thorne Building served as the Village's high school until replaced by a new facility. It has continued to serve the educational and cultural needs of the community by opening the auditorium for use as a concert and lecture hall, and by providing classroom space for Dutchess County Community College, a BOCES program, a home schooling association, and a local troop of Boy Scouts. However, by the mid-1990s, the building was not fully occupied, with many classrooms only used on an infrequent basis and the third floor vacated and falling into disrepair as a result of deferred roof maintenance and water infiltration.

In 1996, John G. Waite Associates, Architects, PLLC, was retained by the School Board to prepare a feasibility study for the reuse of the Thorne Memorial Building as classrooms and office space for the Central School District. John G. Waite Associates, Architects, PLLC, is an architectural firm that specializes in the rehabilitation and restoration of historic buildings and structures. Members of the firm include licensed architects, historical architects, historic interiors specialists, and building materials conservators. During the course of the past quarter of a century under the direction of John G. Waite, FAIA, members of the firm have prepared master plans for preservation, plans for adaptive use, historic structure reports, and plans and specifications for implementation of restoration and rehabilitation programs for historic structures.

The 1996 report evaluated the feasibility of converting the building to house classrooms and administrative offices for the Millbrook Board of Education and presented conceptual plans for four optional combinations of classroom and offices uses. Existing conditions of the building and site were catalogued, recommendations for appropriate maintenance, repair, and restoration were identified, and potential funding sources and a preliminary budget of construction costs were also included.

Based on its familiarity and prior experience with the Thorne Memorial Building, John G. Waite Associates was retained in July 2003 by the Village of Millbrook to prepare an updated report on the condition of the Thorne Memorial Building and to explore the feasibility of converting the building to future use as an arts center for the community. The primary goals of this report are to review the condition of the finishes, materials, and systems in the building and prepare recommendations for maintenance, repair, and replacement as appropriate. A preliminary code analysis and budget construction cost projections have also been provided.

In addition, an advisory committee to the Village has met with other consultants whose expertise

lies in the performing and visual arts to develop a preliminary program for potential uses and activities for the proposed arts center. The architects have worked closely with Adelaide Camillo in evaluating these programming requirements and integrating these program needs with the assets and capabilities of the existing building. These program suggestions for the arts center use have been assembled and incorporated in a section that include concept level floor plans.

Despite the deferred maintenance, the Thorne Memorial Building can be readily adapted to the proposed use as a community arts center. It has a compact and logical floor plan that groups classrooms in the main section of the building and a performance space in the auditorium wing. The structure is also well oriented to take full advantage of natural day lighting in classrooms. The former classrooms have high ceilings and large expanses of windows that make them easily adaptable to a number of uses, whether classroom, visual art studio, or performance practice room. By replacing the existing steam boilers with smaller units, space in the basement can be made for other program uses. One of the greater changes to the building is a recommendation by the theater consultants that an addition be made to the north side of the auditorium to expand the stage by creating space for a backstage. With better ventilation, lighting, and sound systems, this change would enhance the function of the stage, and permit a greater range of performance options for the proposed arts center.

THORNE MEMORIAL BUILDING
MILLBROOK, NEW YORK

JOHN G. WAITE ASSOCIATES, ARCHITECTS, PLLC
388 BROADWAY ALBANY, NEW YORK 12207

SCALE	AS NOTED
COMMISSION NO.	9602
DRAWN BY	SR
DATE	4/23/96
REVISED	

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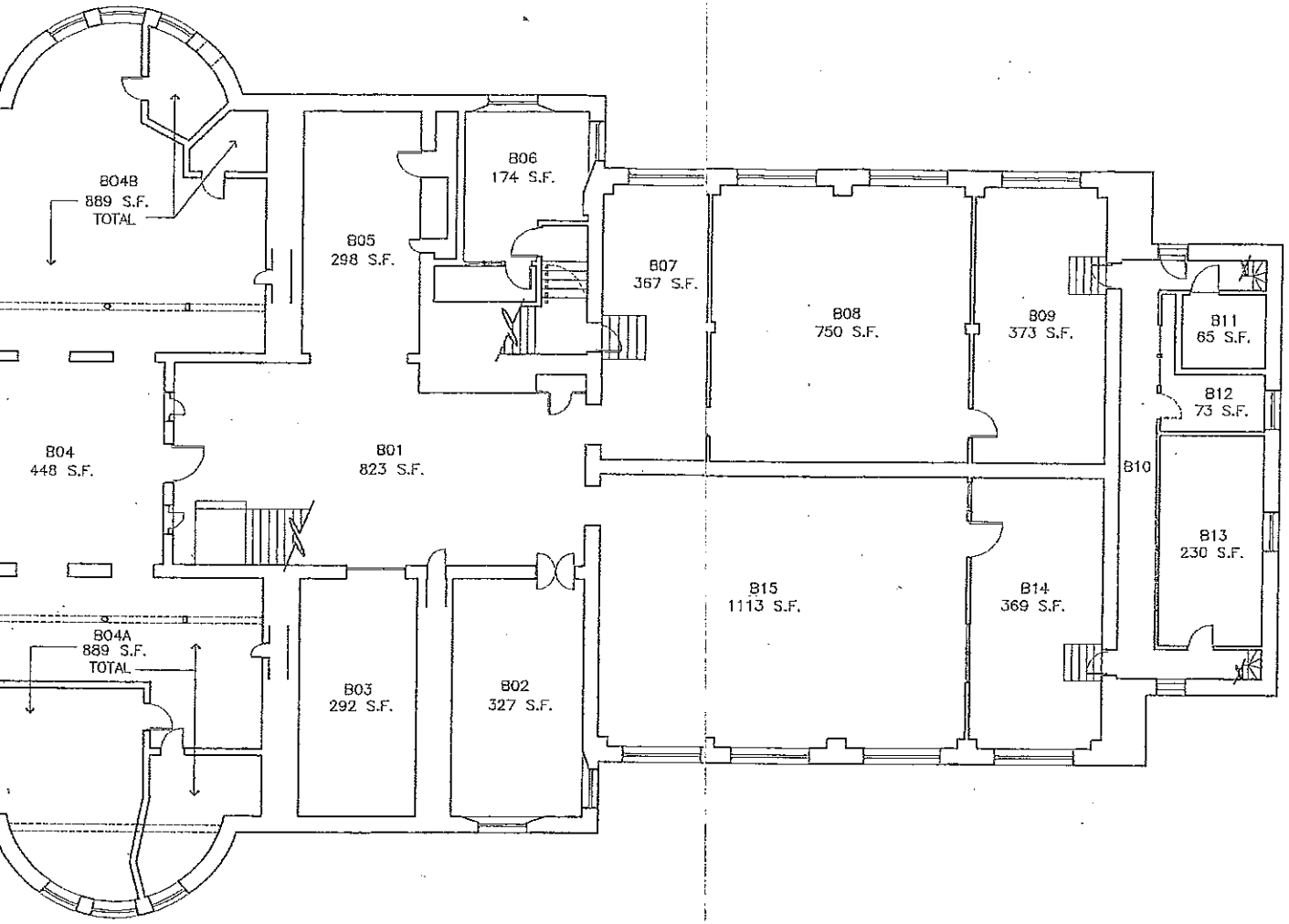

BASEMENT PLAN

NORTH

0 8 16 32 48 FEET

EXISTING CONDITIONS

JOHN G. WAITE ASSOCIATES, ARCHITECTS, PLLC
ALBANY NEW YORK 12207
388 BROADWAY

THORNE MEMORIAL BUILDING
MILLBROOK, NEW YORK

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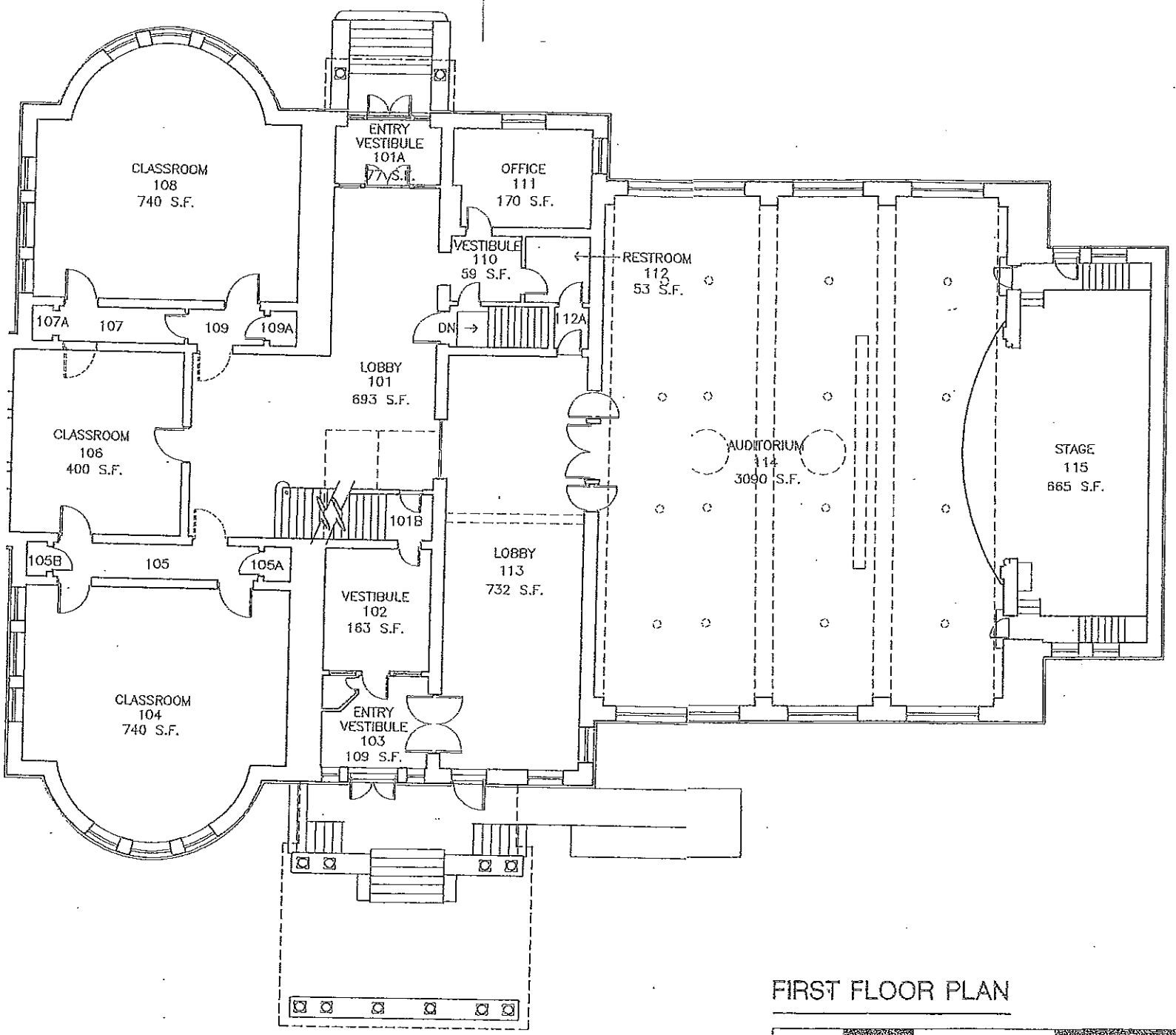
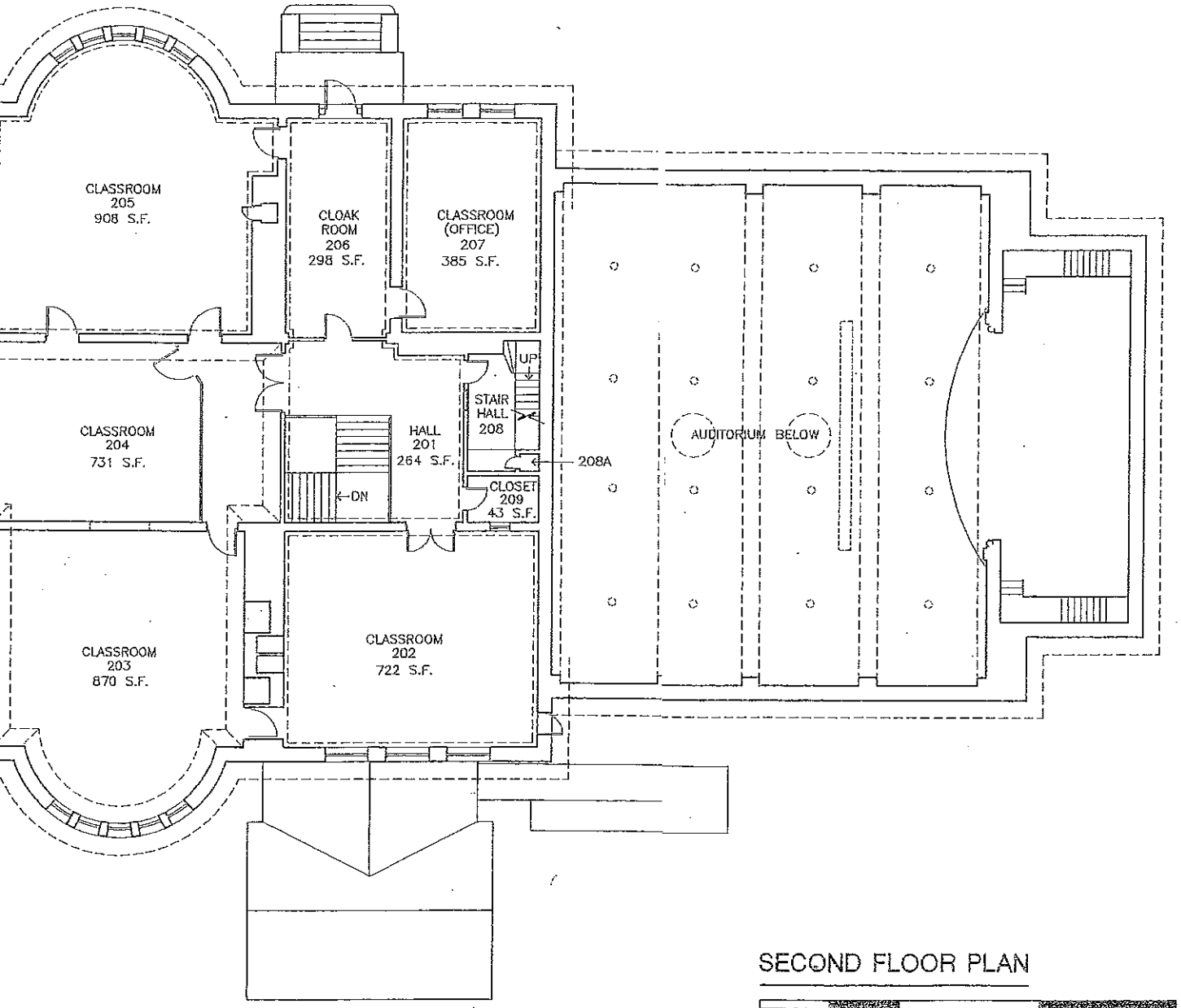


FIRST FLOOR PLAN

NOR

0 8 16 32 48 FEET

EXISTING CONDITIONS



SECOND FLOOR PLAN

NORTH

0 8 16 32 48 FEET

EXISTING CONDITIONS

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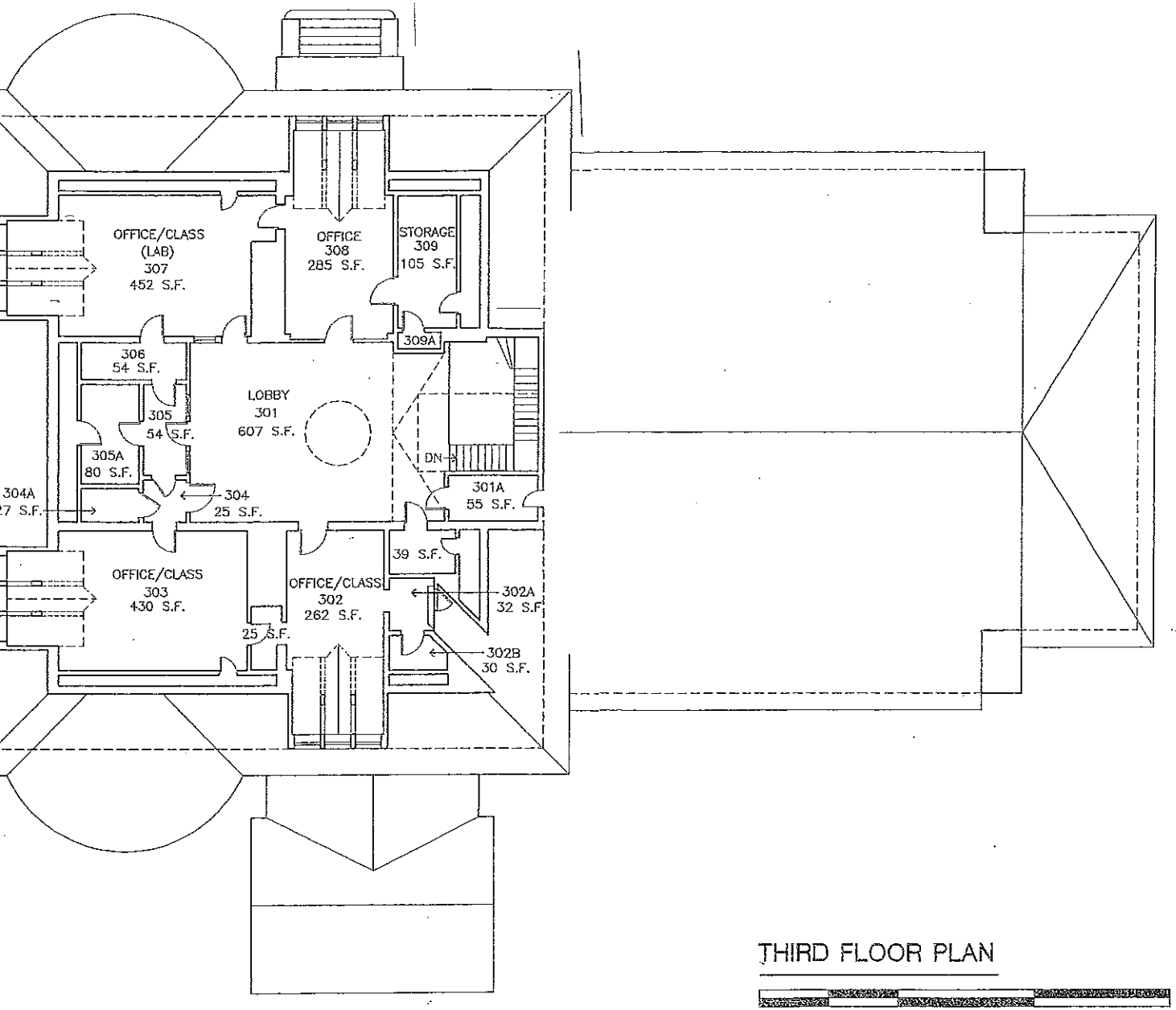
EX-3



THIRD FLOOR PLAN

NORTH

0 8 16 32 48 FEET

EXISTING CONDITIONS

THORNE MEMORIAL BUILDING

MILLBROOK, NEW YORK

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EX-4

PROBLEMS OF REPAIR

Although the Thorne Memorial Building was constructed with high quality materials and construction techniques more than one hundred years ago, it is now only in fair condition overall. Current problems of repair are primarily attributed to general deferred maintenance, water infiltration that has damaged interior finishes, inappropriate alterations, and obsolete or abandoned building utility systems that have outlived their useful service lives. However, despite these problems, a substantial amount of the building's original construction and many important character-defining features and details remain intact and in good condition.

As a first step in the process of conserving the existing historic building, a detailed examination of the entire building was performed, and problems of repair were recorded. The inspection included observations of the following exterior building elements: roof, chimneys, gutters and leaders, brick and stone masonry, windows, doors, and site drainage. For the interior, all elements exposed to view were inspected for problem conditions in the basement, first, second, and third floors. Where accessible, the attic space above the auditorium and plumbing chases were observed. No destructive probes were performed to observe substrate conditions.

A complete description of problems of repair is outlined below.

Building Exterior

North Elevation

General Conditions

The north elevation of the Thorne Memorial Building comprises the rear walls of the auditorium and its stage. Except for the two basement windows, this secondary elevation consists of solid masonry construction. The original brick walls, masonry trim and windows are in good to fair condition and the copper cornice is damaged.

- Mortar between masonry joints is deteriorated, missing and have been improperly repointed in the past.
- Masonry is generally dirty and is stained behind downspouts and at marble sills below basement windows.

- Some molded brick units in the brick course above basement windows are spalled and some units are missing.
- The painted cement parging covering the brick foundation walls above grade is a non-original application.
- The bluestone watertable is exfoliated in areas.
- The copper cornice has sagged and is displaced from the brick wall along its western section. This may indicate deterioration in the cornice's support structure.
- The ground pitches toward the west end of the building; water collects near the foundation as a result of the gutter overflow. This has caused masonry staining and severe water infiltration to the basement. (*Photo #1*)
- The metal downspout extension at the base of the building is bent and smashed. The concrete splash block is also cracked and broken, and is inadequate for diverting runoff away from the building. (*Photo #2*)
- Paint on window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated.
- Sealant at intersections between window frames and surrounding masonry openings is deteriorated and missing.
- Wood framed, insect screens on the windows are not original and are visually obtrusive.
- The surface mounted electrical conduit and light fixture are not original features, are rusted and are visually inappropriate.
- Two rusted metal, through-wall vents are later added features.

East Elevation

General Conditions

The east wall of the building consists of two sections; the main block to the south with a main building entrance and attached carriage porch, and the auditorium to the north of the main block. Significant features, such as brick walls, marble and bluestone trim, windows, copper cornice, bluestone steps and marble cheekwalls, wood doors, the carriage porch and copper downspouts are in good to fair condition overall. Visual intrusions include the three-story, painted metal fire escape and the concrete handicapped access ramp with its metal railings.

Main Block

- Mortar between masonry joints is deteriorated, missing and have been improperly repointed.
- Corner stones below the southwest corner have shifted out of place. (*Photo #3*)
- The marble entablature below the copper cornice is rust stained, possibly from water infiltration and contact with the concealed support of the cornice. (*Photo #4*)
- The marble trim around the entry doors and sidelights has rust stains.

- Masonry surfaces are generally dirty, and undersides of marble trim exhibit dark gypsum crusts.
- The copper downspout, located south of the bay window, is not connected to a downspout extension or sub-grade drainage pipe, resulting in water collecting adjacent to the foundation and draining into the basement.
- Paint on window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated.
- Sealant at intersections between window frames and surrounding masonry openings is deteriorated and missing.
- Several panes of glass are cracked.
- Some of the marble blocks that make up the cheek wall facing below the carriage porch columns are cracked.
- Mortar joints between the marble blocks of the carriage porch are deteriorated and have been improperly pointed. (*Photo #5*)
- The marble base for the carriage porch columns has been replaced (or covered over) with concrete that has deteriorated.
- There are open gaps between the bluestone entry stair blocks and between the stair blocks and marble cheek walls.
- The concrete slab placed above the original bluestone entry landing is a later added feature that provides handicapped accessibility into the building. There is a major crack in the east/west direction.
- The painted metal stair and ramp railings are not original features. (*Photos #5 and #6*)
- There is a slight sag in the center of the north/south roof ridge of the carriage porch.

Auditorium

- Masonry mortar joints are deteriorated, missing and have been improperly repointed. (*Photo #7*)
- The southern section of the original roof edge and cornice has been cut back and removed, and replaced with a red brick parapet wall constructed to assist in supporting the metal fire escape at the roof level.
- The copper sheeting has open joints where the cornice intersects with the brick parapet wall.
- The aluminum hung gutter is a later added feature and is visually intrusive.
- The metal fire escape and concrete platform are later added features and are visually intrusive. (*Photo #6*)
- Masonry surfaces are generally dirty and severely rust-stained adjacent to the fire escape.
- Some molded bricks in the brick course above the basement windows are spalled, while some have been replaced with inappropriate concrete patches.
- Paint on window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated. (*Photo #7*)
- Wood window frame and sash components are loose and several small pieces are missing. (*Photo #7*)

- Many of the original clear glass panes in the auditorium windows have been replaced with panes of wired glass.
- Sealant at the joints between window frames and surrounding masonry openings is deteriorated.
- Three original eight-light basement window awning sashes have been replaced with historically inappropriate sash.
- Three of the four original iron grilles have been removed from basement window openings. The bluestone sills are rust-stained from the grilles.
- The wood framed insect screen is not original and is visually intrusive.
- The concrete pad in front of the basement door at the northern end of the auditorium section is cracked and has heaved.
- The cement trough at the base of the wall, from the concrete fire escape pad to the north basement door, is deteriorated and cracked, with open joints adjacent to the wall.

South Elevation

General Conditions

The south elevation, which faces Franklin Street, is the most visually prominent of all the elevations, even though the building entrances occur on the east and west elevations. Masonry, windows, and the other character-defining features of the façade are in good to fair condition overall.

- Mortar joints are deteriorated, missing and have been improperly repointed.
- The bluestone band at the base of the building below the basement windows exhibits some exfoliation. Iron window grilles have rust-stained window sills.
- Brick, marble and bluestone are generally dirty and dark gypsum crusts are most prominent on the undersides of marble trim.
- A marble jamb section of a basement window opening is cracked and detached.
- The marble entablature below the copper cornice is rust stained, possibly from water infiltration and contact with the concealed metal anchors supporting the cornice.
- Paint on window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated.
- Wood frame and sash components are loose and several small pieces are missing.
- Several panes of glass are cracked.
- Sealant in joints between window frames and surrounding masonry openings is deteriorated and missing.
- Several air conditioning units are visually obtrusive and are creating water stains on the masonry below. (*Photo #8*)
- One of the basement iron window grilles has been removed from its opening.
- The two copper downspouts do not direct roof drainage away from the building.
- The grade pitches towards the building, directing drainage towards the foundation. (*Photo #8*)

West Elevation

General Conditions

The west elevation is comprised of two sections; the main block, and the auditorium to the north. Historically, the west elevation was the primary entrance into the building. A set of bluestone steps between low limestone-faced cheekwalls provides access from Maple Avenue up to the elaborately detailed west entrance porch. Character defining features and surfaces in this façade are in good to fair condition overall.

Main Block

- Mortar joints are deteriorated, missing and have been improperly repointed.
- Brick, marble and bluestone surfaces are generally dirty, and the undersides of marble trim exhibit dark gypsum crusts.
- The bluestone band below the basement windows is exfoliated in areas. Rust from the iron window grilles has stained stone window sills.
- The marble entablature below the copper cornice is rust stained, possibly from water infiltration and contact with concealed metal anchor supports within the cornice.
- Vines growing on the masonry along the north side of the entry hold damaging moisture against the wall.
- The paint on the entry porch columns is deteriorated, exposing the wood and metal (column capitals and bases) substrates. (*Photo #9*)
- The wood cornice return on the north side of the entry porch is severely deteriorated. (*Photo #10*)
- A glass pane in the fanlight over the entrance is cracked.
- Wire glazing in the sidelights is historically inappropriate.
- Exposed wiring to the light fixture located in the soffit of the entry porch is visually inappropriate and unsafe.
- Aluminum extensions from the copper downspouts are visually intrusive.
- The metal fire escape is historically and visually inappropriate.
- Paint on window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated.
- Sealant in joints between window frames and surrounding masonry openings is deteriorated and missing.

Auditorium

- Mortar joints are deteriorated, missing and have been improperly repointed.
- All masonry surfaces are generally dirty.
- Some bricks are spalled and missing along the molded brick course.
- The bluestone band below the basement windows is exfoliated in areas. Rust from iron window grilles has stained window sill sections. (*Photo #11*)

- The brick foundation wall below the bluestone band is inappropriately parged with cement. A section of this parging has become detached from the brick in the northwest corner of the building.
- Vines growing on the wall in the northwest corner hold damaging moisture against the wall.
- Paint on the window frames and sash is deteriorated, exposing the wood substrate. Glazing putty is also deteriorated.
- Several wood window components are loose and missing.
- Sealant in the joints between window frames and surrounding masonry openings is deteriorated and missing.
- The aluminum hung gutter is a later added feature and is visually intrusive.
- The concrete trough along the base of the auditorium wall is cracked and has heaved in areas.

Roof

General Conditions

The existing roof consists of two sections—the sloping and flat roof over the Main Block, and the gable/hip roofs over the auditorium and stage area. Access to the roof is currently through an exterior door from Room 302A. A metal walkway, decked over with cement-asbestos tiles, leads from the door to a painted fire escape on the east elevation. Two brick chimneys stacks are located at either corner at the north end of the roof of the auditorium and three chimneys are located on the flat section of the Main Block. Sloped roofs are covered with asphalt shingles that are reported to have been installed in the 1980s, while the flat roof appears to be built-up composition roofing. Roofing is in fair to poor condition overall.

Main Block

- The northeast side of the sloping roof has been drastically altered to provide access from Room 302A to the fire escape on the east elevation.
- An aluminized coating on the inside surfaces of the built-in copper gutter and on the flat roof surface are deteriorated and exhibits hairline cracking. The presence of the aluminized coating suggests that the built-up roofing has lost its ability to resist water infiltration. Isolated areas of roofing cement suggest further attempts to correct water infiltration problems.
- Asphalt shingles on the sloping roof surfaces are dislodged in areas while some shingle units are recent replacements. (*Photo #12*)
- Gaps at the intersections between the sides of the copper clad dormers and asphalt shingles provide inlets for water infiltration.
- The soldered seams between the sheet copper cladding of the dormers are deteriorated, providing inlets for water infiltration.
- Paint on the wood dormer window frames and sash is deteriorated, exposing the wood substrate. Some weathering of the wood is visible. Glazing putty is also generally deteriorated.

- Clogged gutter outlets prevent runoff drainage. (*Photo #13*)
- Sealant is missing between the intersection of the dormer window frames and the copper clad window openings.
- The ends of the sheet copper ridge flashing are bent and curled up.
- Expansion and contraction of the copper ridge flashing has created larger holes around the inflexible copper nails.
- Mortar in many of the joints of the brick chimney stacks is deteriorated, missing and has been improperly repointed.
- Brick surfaces of the chimney stacks are dirty and defaced with graffiti. (*Photo #14*)
- Reglets for chimney counter flashing have been improperly covered with asphalt roof coating.
- Several courses of chimney brick above the flashing are spalled in areas.
- Concrete chimney hoods are cracked and severely deteriorated, exposing the concrete aggregate and the metal reinforcing bars. (*Photo #14*)
- The original roof hatch is sealed and covered over with an aluminized roof coating.
- Graffiti has been spray painted on the skylight glazing and on the flat roof surface.
- Several different types and patterns of glazing are visible in the skylight. Coatings of sealant along seams and water stains at the interior suggest that seams between the glazed panels have leaked.

Auditorium

- The painted walkway from the fire escape to the door of Room 302B drastically alters the appearance of the southeast corner of the roof. A sheet copper drainage system directs water to the hung gutter long the east edge of the auditorium roof.
- A section of the gable roof and copper cornice in the southeast corner was removed and replaced with a brick parapet wall to accommodate the fire escape and metal walkway on the east elevation.
- The original built-in gutters are concealed under the asphalt shingle starter course and are used to support the hung gutter.
- Mortar in each of the brick chimney stacks at the north end of the gable roof is deteriorated and missing.
- The concrete chimney hoods over the two north chimneys are severely deteriorated, exposing the concrete aggregate and reinforcing bars.

Building Interior

Basement

General Conditions

Heating pipes throughout the basement are rusted. In addition, steam leaks have stained and corroded pipe valves and flanged joints. Finishes on most walls and ceilings are dirty, worn or deteriorated, while many floors are also very dirty. Rising damp has deteriorated the brickwork along the lower three feet of all exterior walls. This water infiltration problem has been primarily caused by uncontrolled roof run-off and inadequate surface water drainage around the perimeter of the building. Paint coatings on interior masonry walls have also been damaged by moisture migration.

Lobby B01

- Flanged joints for steam heating pipes are severely corroded.
- Rising damp has severely deteriorated the west and east brick walls.
- Intrusive electrical cables are draped across the ceiling.

Bathroom B02

- Mold stains exist on wall and ceiling surfaces.
- Plaster wall finishes are cracked.
- The water supply to all bathroom fixtures has been shut off, and the fixtures may no longer be serviceable.

Storage B03

- Brick walls have been severely damaged by rising damp.

Mechanical Room B04

- The south wall is severely damaged by rising damp.
- The concrete floor is cracked and sub-floor moisture has heaved some sections of the floor.
- The floor is very dirty.

Mechanical Room B04A

- Exterior brick walls have been damaged by rising damp. (*Photo #15*)

Mechanical Room B04B

- There is standing water on the floor in front of the row of oil storage tanks. There is also evidence that more extensive flooding recently occurred in this room. (*Photo #16*)
- Rising damp has damaged all exterior brick walls.

Storage B05

- Wall finishes have been damaged by moisture migration.

Bathroom B06

- Water service to the fixtures and hot water heater has been turned off, and they may no longer be serviceable.

Vestibule B07

- The suspended ceiling grid and adhered ceiling tiles are not historically appropriate.
- Some suspended ceiling tiles have been damaged.
- The exit stairway to the first floor does not comply with building code requirements. Specific problems include restricted headroom and improper door swing.

Kitchen B08

- Modern kitchen cabinets along the east wall have been damaged. Drawer face panels have been removed and the countertop is stained.
- The suspended acoustical tile ceiling is historically inappropriate.
- The south gypsum wallboard partition has been damaged.

Vestibule B09

- Steam leaks have rusted heating pipes and corroded valves.
- Rising damp has severely damaged the north and west walls, as evidenced by deteriorated brickwork and peeling paint.

Hall B10

- Plaster wall and ceiling surfaces are damaged.
- Structural support for the wood floor at the east end of the hall may be damaged, since the flooring boards deflect under foot pressure.

Room B11 (Not Accessible)

Electrical Closet B12

- Plaster wall and ceiling surfaces have been severely damaged by water infiltration. (*Photo #17*)
- There is a significant diagonal crack through the structural clay tile of the east wall.
- The major water infiltration damage in this room is probably attributable to the defective gutter along the north wall of the auditorium, as noted elsewhere in this report.

Storage B13

- No problems observed.

Storage B14

- The mechanical equipment located in this space is obsolete and beyond its useful life.
- Brickwork on walls has been damaged by rising damp and there is evidence that standing water occurred on the floor in the past.

Room B15

- Ceiling plaster located between the window openings on the east wall has been severely damaged by water infiltration.
- Brickwork at the base of the exterior wall has been damaged by rising damp.
- A water heater connected to fixtures in Bathroom B02 is no longer in service.

First Floor

General Conditions

Surface-mounted wiring for exit signs, lighting, receptacles, telephones, etc. is visually intrusive and historically inappropriate. Hot surfaces of exposed heating pipes and radiators pose a safety hazard. Pendant and surface-mounted fluorescent lighting fixtures are historically inappropriate. Varnish coatings on woodwork are generally dirty and crazed. The historic windows are thermally inefficient since they lack appropriate secondary storm sash. Many floors have been covered by modern vinyl tiles that may contain asbestos. Mastic used to adhere the tiles may also contain asbestos.

Entry Vestibule 101A

- Wooden entrance doors have been damaged and improperly repaired. Historic hardware is also missing.
- Woodwork finishes are alligatored, scuffed and dirty. (*Photo #20*)
- Some glazing putty is missing from muntins on the transom demi-lune fanlight.
- Grout is deteriorated or missing from the mosaic tile floor border strip. Some tiles also appear to be loose.

Lobby 101

- The historic floor surface has been covered by vinyl flooring materials that may contain asbestos.

- A three-foot long section of picture rail has been removed above the door to Room 110.
- Varnished wood surfaces are generally deteriorated, scuffed and dirty. Finish on the door trim to Room 101B is severely disfigured. (*Photo #19*)
- The bottom tread to the main stair has been displaced. Stair treads are generally worn from years of foot traffic but they do not appear to pose a safety hazard. (*Photo #21*)

Stair 101B

- The historic floor surface is covered with vinyl flooring materials that may contain asbestos.
- Glass tiles comprising the underside of the stair landing above have been coated with paint. This negates the original intent of this feature, which is to provide additional light to the stairway.
- The west door at the top of the stair to the basement does not swing in the direction of egress travel, as required by the Building Code.

Vestibule 102

- Woodwork finishes are scuffed and scratched.
- The original wood floor is covered with flooring materials that may contain asbestos.

Entry Vestibule 103

- Varnished trim and door finishes are scratched and scuffed.
- The suspended ceiling lighting fixture does not appear to be properly wired.
- Grout is deteriorated or missing from the mosaic floor tile border band.

Rooms 104A and 104B

- A modern partition separates the original classroom space into Rooms 104A and 104B.
- Original wood flooring appears to be uneven but its condition is obscured by carpeting.
- On the east and west walls, the plaster has cracked and paint has peeled.
- Wall and ceiling plaster in the northeast corner of Room 104A has been severely damaged by water infiltration. The room's occupant reports that this condition has been long-term and the damage is still progressing.
- Varnish coatings have alligatored on woodwork, and finishes on windowsills have been damaged by sunlight and moisture.

Room 106

- The original wood floor is obscured by carpeting.

- Wall plaster is cracked above the south window.

Halls 105, 107, & 109

- Historic wood floors have been covered by modern flooring materials that may contain asbestos.

Room 108

- The historic wood floor has been obscured by carpeting.
- Varnish on woodwork is alligatored and the finish on windowsills has been damaged by exposure to sunlight and moisture.
- There is major plaster damage from water infiltration in the northwest corner. Room occupants reported that this condition was first observed in early July 2003, and the damage has progressed rapidly ever since. Affected plaster is moist to the touch and mold growth is apparent. (*Photo #18*)

Vestibule 110

- No problems noted.
- Modern gypsum board partitions divide the original single space into three separate rooms: 110, 111, and 112. This room configuration does not reflect historic conditions.

Room 111

- The condition of the floor is obscured by carpeting.
- Finish on windowsills has been damaged by water.
- Minor plaster cracks exist on the ceiling.

Bathroom 112

- No problems observed.

Lobby 113

- The condition of the floor is obscured by carpeting.
- The ceiling track lighting fixtures are historically inappropriate.

Auditorium 114

- Water infiltration has severely damaged plaster walls and paint coatings and stained window draperies on the east and west sides of the room. Ceiling plaster is also water-damaged, especially in the northwest corner. (*Photo #22*)

- Minor damage to the wood flooring has been improperly repaired with a light-colored patching material.

Stage 115

- The exit door openings and stairways at the east and west sides of the stage do not provide sufficient egress capacity as required by the New York State Building Code.
- The condition of the north wall is obscured by a layer of felt, some of which is peeling from the wall.
- Finishes on window trim have been damaged by moisture.

Second Floor

General Conditions

Many rooms on this floor have been repainted in recent years but both plaster and woodwork were improperly prepared before painting. Painted woodwork may have originally been stained and clear finished. Surface-mounted wiring receptacles and ceiling and pendant mounted fluorescent lighting fixtures are historically inappropriate. Most of the heating pipes that serviced the third floor have been severed, capped and left in place. The historic windows are thermally inefficient since they lack appropriate secondary storm sash. Historic floors have been covered with modern vinyl that, including the adhesive, may contain asbestos.

Stair Hall 201

- Sheet vinyl obscures the original wood floor.
- The partition separating the Stair Hall from Cloak Room 206 is a modern addition. Thus, the space now designated as the Cloak Room originally comprised part of the Stair Hall.
- Minor cracks exist on the plaster ceiling.

Room 202

- The original wood floor is covered with vinyl flooring materials that may contain asbestos.

Room 203

- The wood floor has been improperly repaired with wood filler.
- Previous plaster damage has been improperly repaired in the southwest corner of the ceiling cove.

Room 204

- The modern partition and door at the north end of the room detract from the historic integrity of the original space.
- Minor cracks exist on the ceiling plaster.
- Plaster damage to the walls and ceiling was improperly repaired before painting.
- Vinyl tile flooring covers the original wood floor. These tiles may contain asbestos.

Room 205

- Previously damaged wall and ceiling plaster was improperly repaired before painting.
- Vinyl tile flooring covers the original wood floor. These tiles may contain asbestos.
- In the northeast corner, original wall finishes have been removed and replaced with plywood and fiberboard panels.
- In the northwest corner, the damaged picture rail has been improperly repaired.

Cloak Room 206

- Paint is peeling from the ceiling and the north and west walls.
- Finishes throughout the room are dirty.
- A vinyl sheet runner covers the original wood flooring. This material may contain asbestos.
- A large section of the original finish coat of plaster is missing along the top of the south wall.

Room 207

- The historic wood floor is covered by vinyl tiles that may contain asbestos.
- Previously damaged wall plaster was improperly repaired before painting.

Stair Hall 208

- Wood floor finish is worn.
- Water infiltration has damaged wall and ceiling plaster.
- Paint on the east wall above the stair is peeling.
- The original window opening between Stair Halls 201 and 203 has been covered.
- This room is currently cluttered with stored materials and equipment.

Closet 209

- Paint is peeling from the ceiling and walls.
- The wood floor and trim finishes are dirty and worn.

- The hasp and padlock used to lock the door detract from the historic integrity of the stair hall.

Third Floor

General Conditions

The third floor is currently unoccupied and unused, and has suffered severely from many years of neglect. However, intact historic features and finishes contribute to the historic and architectural character of the school building. This floor is in very poor condition overall, with areas of severe plaster ceiling and wall damage caused by deteriorated roofing. The heating system has been abandoned and electrical wiring intrusively surface mounted. Historic wood trim and features and plaster surfaces are water damaged from the deteriorated roofing.

Room 301

- The wood wainscot along the stairs from the second to third floors is severely scratched.
- Several winding, slate stair nosings are painted white to draw attention to the change in stair direction.
- The railing overlooking the stair opening has been inappropriately supplemented with new bar railing components to increase the height of the railing. A section of cap rail is missing and broken.
- The plaster ceiling is cracked just north of the skylight.
- The plaster ceiling is water damaged.
- The wood floors are water stained and strewn with plaster ceiling and wall debris.
- Paint is peeling on wall and ceiling surfaces, exposing the plaster substrate. (*Photo #23*)
- Historically stained finished woodwork--doors, interior windows and trim--is inappropriately painted.
- Mechanical equipment including an industrial type ceiling mounted heater, ductwork and wall grilles are historically inappropriate and visually obtrusive.
- Several different types of light fixtures hang from the ceiling, and have broken globes.

Room 301A

- Plaster on the south wall is cracked.
- A section of the plaster finish coat has fallen from the west wall.
- Wood trim is stained from the roof leaks.
- The wood floor is water stained and is strewn with deteriorated plaster debris.

Room 301B

- Plaster on walls and ceiling is deteriorated from roof leaks.
- The lower south wall contains several severe cracks through the plaster.
- The wood trim is water stained from roof leaks.
- The wood floor is water stained and strewn with some deteriorated plaster debris.

Room 302

- Plaster on walls and ceiling surfaces are water damaged and some areas of brick substrate are exposed.
- Paint on dormer walls and ceiling are crazed and peeling.
- Plaster and wood window trim adjacent to the inoperable fan coil unit is water damaged.
- The fan coil unit and its associated piping are historically and visually inappropriate.
- Paint on the window frames and sash is deteriorated and the wood substrate is exposed.
- The south wood dormer support brace is loose.
- The windows do not fit their openings tightly, allowing air and water to infiltrate.
- The wood floor is water stained and strewn with plaster and other debris.
- The fluorescent light fixture is historically and visually inappropriate.
- Electrical cable is exposed on walls.

Room 302A

- Paint on plaster walls and ceiling is flaking.
- The exterior door to access the roof and fire escape is a later insertion. This egress is inadequate for new uses under the New York Building Code.
- A steel angle is wedged behind the panic hardware of the exterior door to prevent unwanted access into the building.

Room 302B

- There is a crack in the plaster between the south wall and the ceiling.
- There are several holes in the plaster walls.
- Electrical cable is exposed adjacent to the light switch.

Room 303

- Ceiling plaster is cracked.
- Plaster is deteriorated on the north wall, exposing the brick substrate. (*Photo #24*)
- Plaster is deteriorated under the dormer window and behind the inoperable fan coil unit.
- The fan coil unit and its associated piping are historically and visually inappropriate.
- Paint on the window frames and sash is deteriorated, exposing the wood substrate.

- Window muntins are damaged at the center window. Window stop moldings are missing.
- The windows do not fit their openings tightly, allowing air and water to infiltrate.
- Paint is crazed and flaking on the walls and ceiling.
- Wood windowsill and lower stiles of the dormer window are severely water damaged.
- The wood floor is water stained and strewn with plaster and other debris.

Rooms 305 and 305A

- Paint on the ceiling is deteriorated.
- The roof hatch is bolted shut.
- Historically stain-finished woodwork--baseboard, window and door trim, interior window frame and sash and panel doors--has been inappropriately painted.
- An electrical junction box is open.

Room 306

- The heating pipes to the ceiling mounted mechanical unit in Room 301 are exposed on the ceiling and rusted.

Room 307

- The plaster on the west dormer wall is severely deteriorated.
- Paint on plaster walls and ceiling are crazed and flaking.
- The plaster below the dormer windows is water damaged.
- The fan coil unit and its associated piping are historically and visually inappropriate.
- Paint on the window frames and sash is deteriorated, exposing the wood substrate.
- At the center window, the lower sash and muntins in the upper sash have been replaced.
- The windows do not fit their openings tightly, allowing air and water to infiltrate. Window stop moldings are missing.
- Vertical drainage and water supply pipes from the original kitchen sinks are exposed in the middle of the room.
- Deteriorated linoleum flooring exists on the wood floor, and the floor is water stained and strewn with some deteriorated paint and plaster debris.
- A metal wall grille has been removed, exposing the wall shaft. Adjacent wood baseboard is split.
- Plaster and woodwork adjacent to the inoperable fan coil unit is water damaged.

Room 308

- The wallpaper is water stained.
- Plaster is severely deteriorated on the upper south wall and adjacent ceiling, exposing the brick wall substrate and the iron ceiling structure.

- Paint on wood window trim and wood wainscot is peeling and the wood substrate is exposed. (*Photo #25*)
- The original stained woodwork is painted.
- The fan coil unit and its associated piping are later added features.
- Paint on the window frames and sash is deteriorated, exposing the wood substrate.
- The windows do not fit their openings tightly, allowing air and water to infiltrate.
- The dormer wall and ceiling paint is deteriorated.
- The wood floor is water stained and strewn with some deteriorated plaster and paint debris.
- The plaster is deteriorated on the north wall, exposing a rusted electric junction box and cable.

Room 309

- Paint is peeling on walls and ceiling.
- Plaster is deteriorated along the upper section of the east wall and adjacent ceiling.
- The wood floor is strewn with plaster debris and discarded items.
- Electrical wiring in cable is exposed and stapled to surface of wood baseboard.
- Built-in casework is water damaged.

Attic Over Auditorium

- The brick wall above the proscenium arch is cracked in a triangular pattern at the mortar joints above the apex of the proscenium arch.
- Sheet metal strips installed over original ceiling vents block normal air circulation from the auditorium out through the attic.
- There is evidence of bat and flying insect infestation.

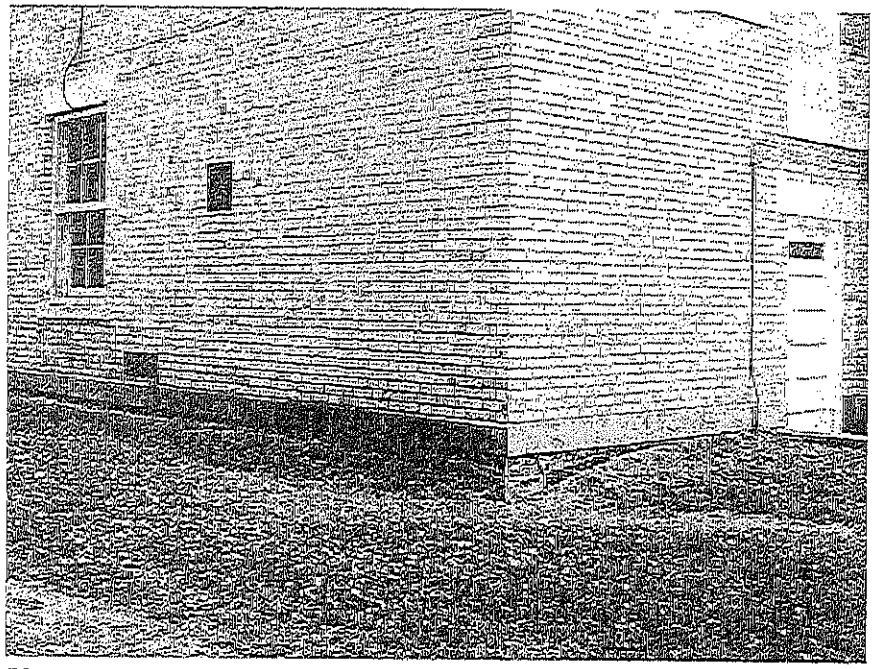

Photo #1 - Water overflowing the displaced gutter in the northwest corner has caused severe soil erosion that has resulted in the grade pitching back towards the building. Backsplash from the ground has also stained masonry surfaces and damaged mortar joints. Note the expedient but unsightly surface run conduit emerging from the window head on the left and around the door on the right.

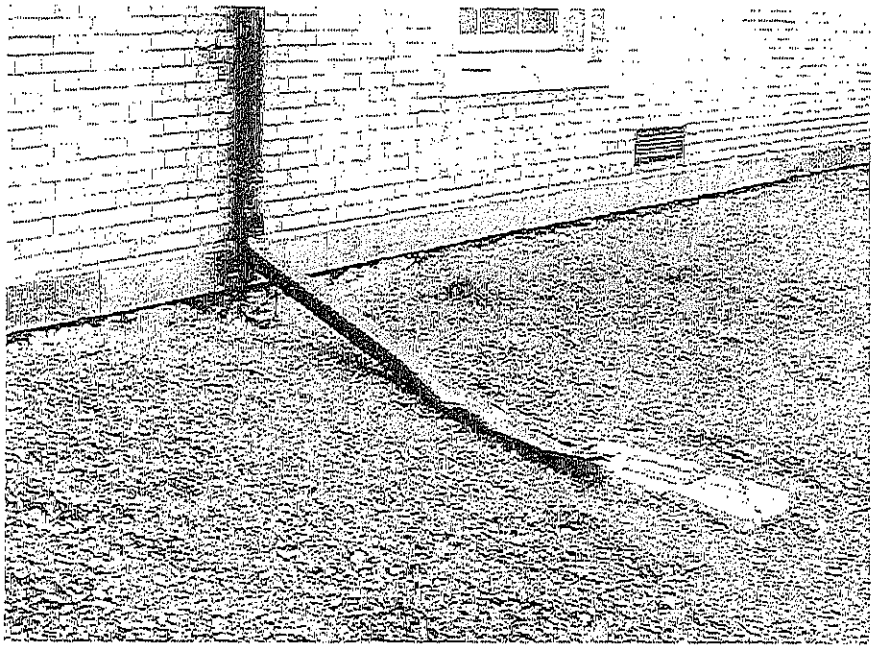

Photo #2 - A crushed leader extension on the north wall has the potential of causing roof run-off water to back-up in the leader and water infiltration. Note water and rust staining behind the leader on the brick.

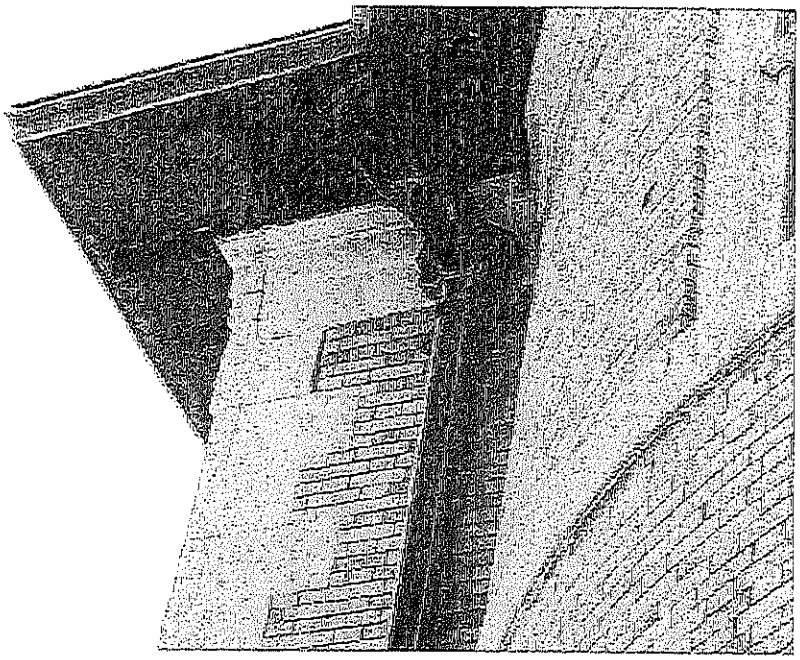

Photo #3 - The upper stones have shifted out of place, allowing water to infiltrate the interior.

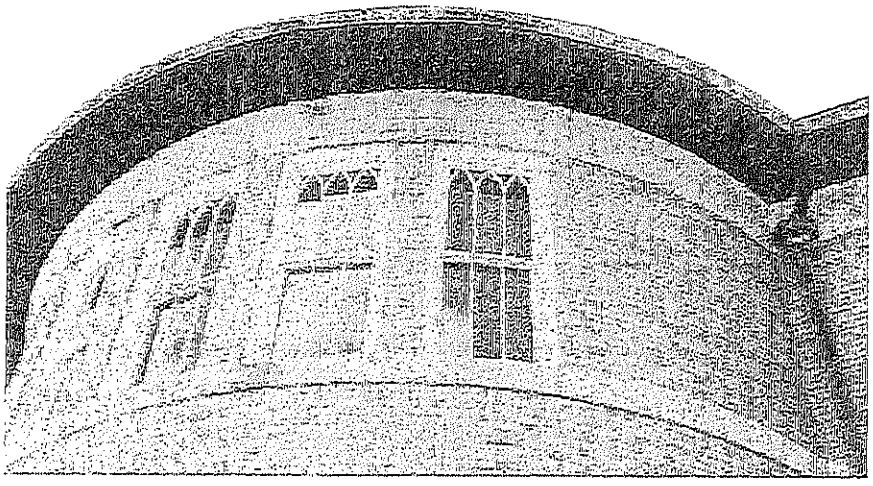

Photo #4 - Staining of marble fascia above second floor windows on the east elevation indicates failures in roofing and gutter systems above.

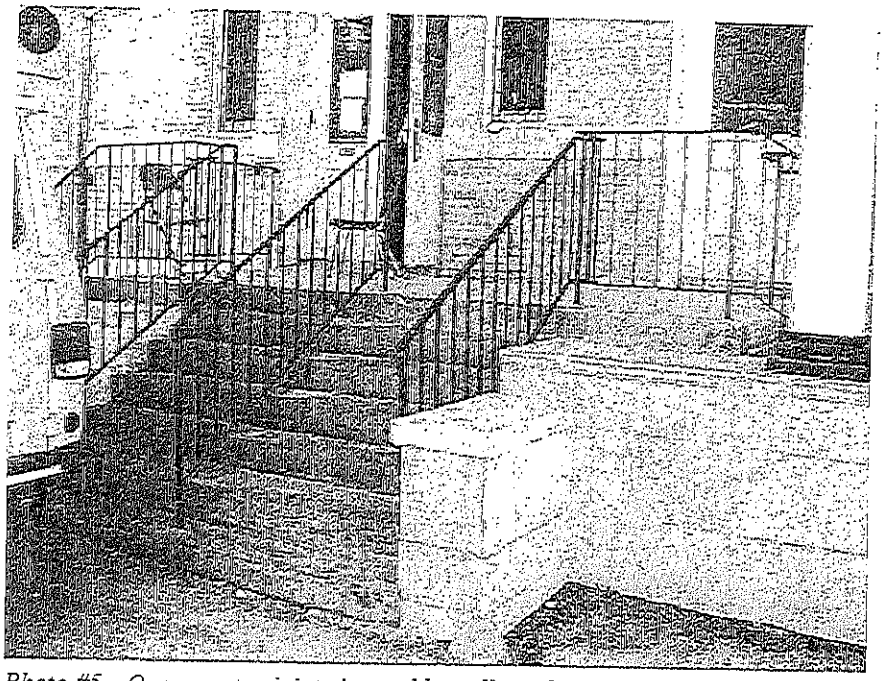

Photo #5 - Open mortar joints in marble walls and open joints between bluestone steps and marble cheekwalls provide access for water infiltration. The concrete slab poured to raise the level of the porch floor for handicapped accessibility is incompatible with the historic stone materials of the stair structure.

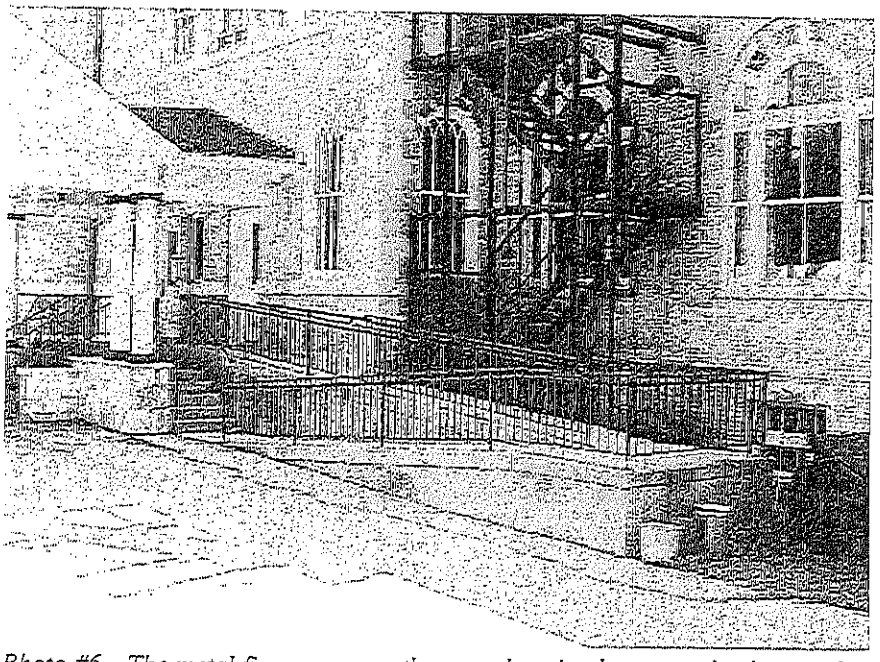

Photo #6 - The metal fire escape on the east elevation has caused substantial rust staining on the masonry walls.

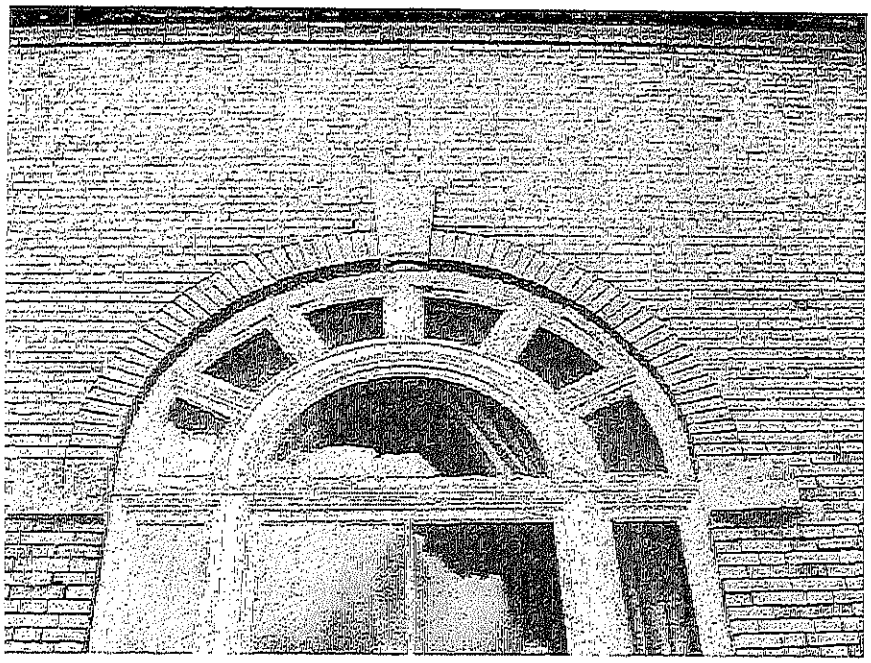

Photo #7 - Deteriorated paint, loose wood trim, open mortar joints, and missing sealant in the joint between window frame and brick openings permit water and air infiltration.

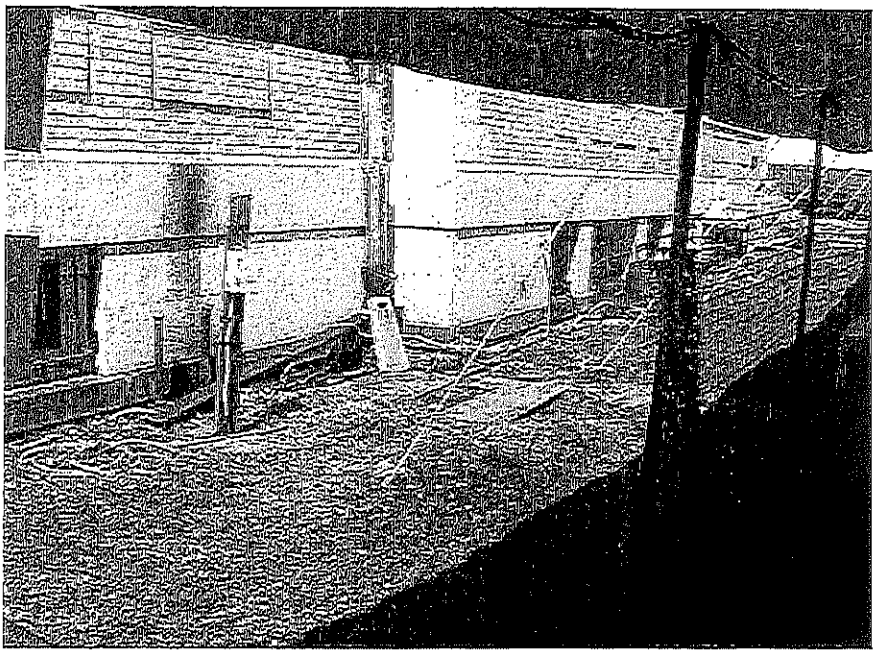

Photo #8 - Condensate water from the window air conditioning unit above is staining the marble foundation of the south wall. The leader extensions are typical attempts in directing roof drainage away from the foundation. Although this extension has been temporarily relocated to make room for the tent, the extensions are generally inefective since in many places the grade slopes towards the building, directing water toward the basement.

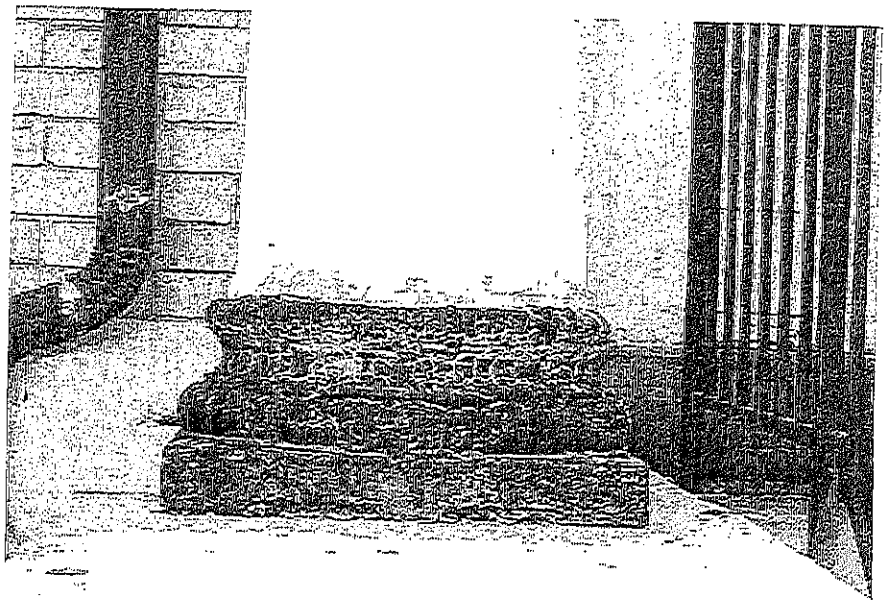

Photo #9 - Deteriorated paint on the cast-iron column base, west entry porch. Note paint deterioration on the base of the column shaft just above the base unit.

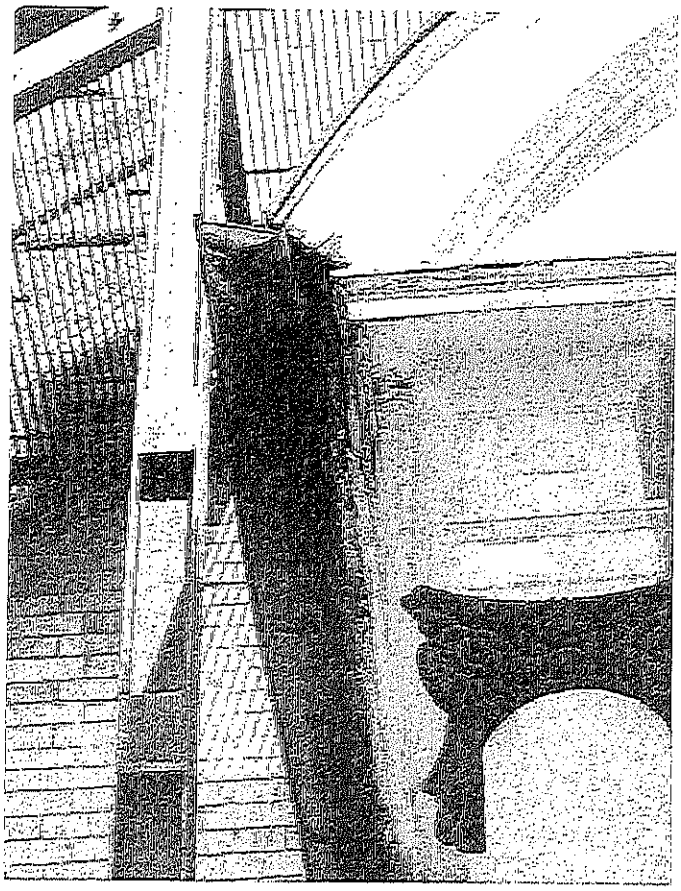

Photo #10 - Deteriorated woodwork along the west porch cornice is concealed by the hung gutter.

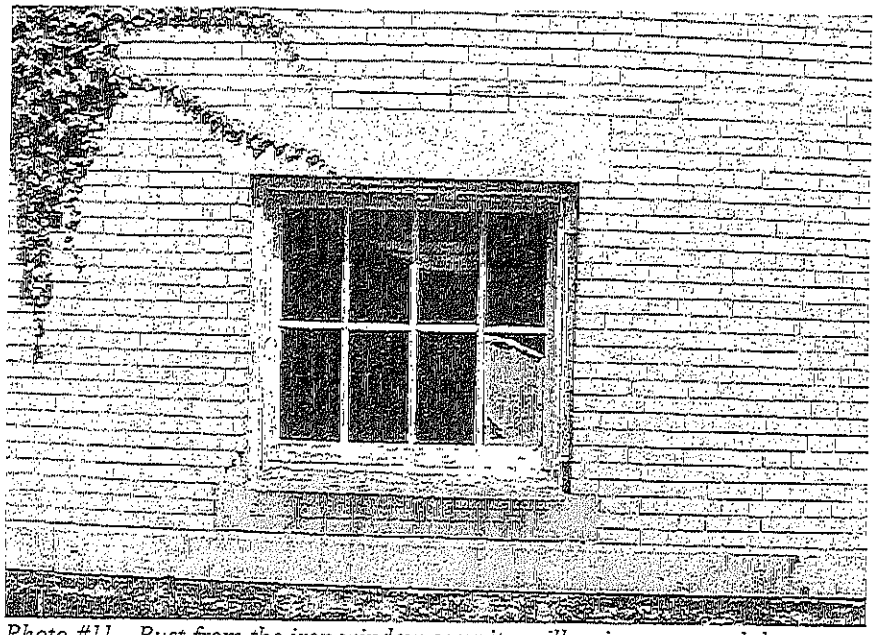

Photo #11 - Rust from the iron window security grille, since removed, has caused rust staining on the bluestone sill and watertable. Vine growth is destructive to the masonry wall and dislodged and missing brick in the corner of the opening allows water infiltration. Paint coatings have failed, typically on window sash and frames, exposing the wood to ultraviolet light and moisture.