This report was partially funded by a grant from the Preservation Trust of Vermont. Its contents are solely the responsibility of the author and do not necessarily represent the official position or policies of the Preservation Trust.

This is a preliminary diagnostic report on conditions available as part of visual observations at the time of our site visit. It is not a specification and should not be used as a basis for contractor bids. Bid Documents contain substantially more information on quantities, standards, schedules, details and conditions of work, which guide and protect both the Owner and the Contractor.

October 20, 2020

Mr. Heidi Britch-Valenta
Town Administrator
Town of Highgate
2996 VT Rte 78
PO Box 189
Highgate, VT 05459-3015

Dear Ms. Britch-Valenta,

We have visually observed the Stinehour Hotel located at 14 St. Armand Street, Highgate, Vermont, to prepare a preliminary conditions diagnostic report. Below are the summarized findings of our site visit. At the end are recommended repairs in order of priority with associated preliminary estimates of probable construction costs.

Figure 1 Exterior View Looking East

The building known as the Stinehour Hotel is a two story, wood clapboard, gabled roof, Federal style house built in c. 1830. The original wrap around porch was modified c. 1890 with turned posts, scroll brackets and a wood shingled apron in the Queen Anne style. At this time, an octagonal verandah was added at the corner and has a conical metal roof with a center finial. The roof has a covering of sheet metal. Windows are predominantly 2/2 with 6/6 windows in the attic and some half windows on the second floor of the rear ell section.

Figure 2 Exterior View Looking Northwest

The building can be divided into two sections; the Main Building and a gabled rear Ell. Both rest on stone foundations and have a post and beam wood frame. The Main Building has a center-hall Georgian floor plan with a center stairway off a small entry hall leading to rooms on either side that link to rooms on the back side of the Main Building. A small sunroom has been added within the original porch on the southeast corner. The rear Ell has no connection to the Main Building on the first floor but is connected on the second floor through a doorway leading to unmaintained rooms and attic areas. The entry to the Main Building has an entablature above attenuated, recess-paneled pilasters. A similar but smaller entry is located on the south side. Bothe wood paneled doors are c. 1900 Colonial Revival. The rear Ell has a small turn-posted side entry canopy leading to a first floor apartment. The interior of the Main Building and the second floor of the Ell, has a mixture of Eastlake and Colonial Revival details. The first floor apartment in the ell has been remodeled and signs of the original finishes were not visible. The rear section of the Ell has an unfinished storage area with no floor and exposed earth about a foot below the exterior grade. There are three wooden doorways into this area; one on the south side, one on the east side and one on the north side.

Foundation

Figure 3 Foundation at Northwest Corner

The original stone foundation is not visible from the exterior. The wrap around porch hides the foundation along the south and west sides of the Main Building and the foundation along the north side of the Main Building has been covered with rigid insulation and asphalt paper that has been painted. The Ell has a stone foundation under the first floor apartment. The rear storage does not have a stone foundation. Observation of this area was limited to views from the exterior through openings in the south doorway.

Figure 4 Stone Foundation

Observation of the stone foundation from the basement was limited due to inadequate lighting. The stone foundations appear to be the typical stone masonry of the period and in good condition for its age. Along the west end under the Main Building, there appears to be large stone outcroppings in lieu of a stone foundation. A stone wall separates the Main Building and the rear Ell. The basement had a dirt floor throughout which appeared to be uneven. The stone foundation should be further inspected for any deterioration or water intrusion and repaired. The exterior insulation along the north side of the Main Building should also be removed and the foundation be inspected for damage or deterioration. All interior joints should be examined and all loose mortar should be cleared out and repointed with mortar no harder than the historic mortar.

The structural support of the rear storage should be inspected and replaced with concrete piers extending below the frost line. The heavy timber, wood sill is in poor condition at the northeast corner and has failed. This will need to be replaced and the remaining sills should be inspected and replaced as necessary.

The sunroom addition on the south side of the Main Building has a concrete foundation with some visible cracks. There was no access to any crawl space to this area. There is no sign of any settlement or drop in the floor. The cracks should be cleaned out and filled to prevent any water intrusion and prevent any further cracking.

Masonry

Figure 5 Concrete Block Chimney

The two original chimneys, one at each gable end, as seen in an historical photo from the late 1800's have been removed. A concrete block chimney is on the south side of the Main Building where the southwest corner of the Ell joins the building. This appears to provide venting of the mechanical equipment in the basement. There are some minor cracks in the block but the chimney appears to be in good working condition.

Wood siding and exterior woodwork

The wood clapboard siding varies from 4 to 6 inches and ranges from poor to good condition around the building. Paint is peeling in various locations indicating the possibility of water in the wall. The exposed wood at eye level, however, seemed sound when prodded with an awl. More investigative

Figure 6 Ell Looking Northwest

work of removing some boards is recommended to determine if water is evident in the wall. The wood clapboards on the Main Building appear to be in fair to good condition with some cracking. The bottom two boards on the north and east sides are in poor condition and should be replaced.

The wood clapboards on the Ell portion are in the poorest condition. The south facing façade is similar to the Main Building but shows more signs of damage and peeling paint. The east façade has about 50% of the wood clapboards exposed with no paint but looked dry and in fair condition. The wood clapboards on the north elevation are in very poor condition and in the some areas have been removed and replaced with wood panels, felt paper or house wrap. This side of the Ell should have all of the clapboards replaced with new wood clapboards. As with the Main Building, the bottom two boards on the south and east sides are also in poor condition and should be replaced. After repairs are made, the remaining clapboards should be scraped, prepped, primed and painted with two finish coats of paint. All new wood clapboards should be primed and painted with two finish coats of paint.

Figure 7 Ell Looking South

Figure 8 Vertical Corner Board at NW Corner

The vertical corner boards on the Main Building and Ell, plain with no adornment, appear to be in fair to good condition with the exception on the northwest corner of the Main Building. This corner board has rotted and moved away from the building. The corner board should be removed and the structure (wood post) behind it be inspected for damage and rot for possible repair or replacement. After repairs have been made, a new corner board matching the existing should be installed and painted. Remaining corner boards should be scraped, prepped, primed and painted with two finish coats of paint.

Wood casings at doors and windows appear to be in fair to good condition. The casings under the porch roof are in the best condition while the majority of the exposed casings have peeling paint

Figure 9 Ell Looking South

exposing the wood. The wood casings on the north side of the Ell are completely exposed with no paint and are in poor to fair condition. They should be replaced to match the existing. The wood casings at the south and east doorways leading into the cold storage areas on the first floor and second floor of the Ell are in poor to fair condition and should also be replaced to match the existing. Existing wood casings should be scraped, prepped, primed and painted with two finish coats of paint. The new wood casings should be primed and painted with two finish coats of paint.

Figure 10 Cornice Return at Southeast Corner

The Main Building has plain, wood boxed cornices, cornice returns and raking cornices with a plain frieze board. Most appear to be in fair to good condition. The southeast cornice return is in poor shape and should be removed and rebuilt to match the existing. There are remnants of gutters on the west side that should be removed. A new gutter is recommended prevent back splashing onto the second floor windows from the porch roof. A leader with a splash block diverting water away from the building should be located on the northwest corner. (This is the corner with the rotting corner board where the original leader was probably located. Care will need to be taken to maintain and prevent any blockage that may cause any future damage to the newly repaired corner.) The sunroom on the southeast of the building is in poor to good condition. The eave board on the south side is in very poor condition and should be removed and replace with a wood eave to match the existing. The rafters at the Ell building are short with no extension and covered with an eave board. The gable end has a rake board flush against the wood clapboard siding and appears to be in fair condition with some visible cracking. This board should be replaced with new wood trim board to batch the existing. The eave board on the south side appears to be in fair to good condition. Estimate that some repairs will be required at the connection with the Main Building. The eave on the north side is in poor to fair condition and should be removed and replaced with new wood trim board to match the existing. Existing wood trim should be scrapped, prepped, primed and painted with two finish coats of paint. The new wood trim board should be primed and painted with two finish coats of paint.

Figure 11 Sunroom at East End of Porch

Wrap-around Porch

Figure 12 Octagonal Veranda at Porch

The porch has wood shakes on the outside of the knee walls and wood bead board on the inside face. The wood shakes extend to grade with a decorative course of long and short shakes at the floor level. The shakes are in poor to fair condition. When shakes are removed below the floor level, the porch structure and supports should be inspected for damage or rot. The wood bead board on the other side of the knee wall is in fair to good condition. The knee wall is capped with 1x wood between posts that are warped and do not provide proper drainage. The wall caps should be replaced with a new wood or pvc cap designed to drain water to the outside.

The wood T&G decking is in fair to good condition. In many places the paint is worn off or peeling. Sections of the decking have been replaced in front of both set of steps and are in the poorest condition. The sections need to be removed and the underlying structure examined for any damage or rot. Additional boards around these areas should be removed so that new boards will be feathered into the existing boards. There is no drainage openings in the knee wall to allow rain or snow melt to drain off the porch. This may be why the floor decking is in such bad shape at the steps where the only openings exist. When replacing the wood shakes and bead bard on the knee wall, consideration should be given to provide drainage openings.

Figure 13 Porch Corner Looking North

Figure 14 Porch Looking North

The porch roof is supported by ten turned wood posts with scrolled brackets that extend to the wood flooring as seen in bead board openings at the west steps. These openings also show that the posts at this location have signs of rot at the bottom. Further investigation is recommended to expose the other columns to inspect hidden conditions of rot. At a minimum, the two posts, should be repaired or replaced. Remaining posts should be scrapped, prepped, primed and painted with two coats of finish paint and any new posts primed and painted.

The ceiling of the wrap-around porch is wood bead board that has peeling paint and warping. This indicates signs of water damage. Damaged board should be removed and the underlying structure inspected for rot and structural failure. Since the majority of the ceiling boards are cupped or warped, it may be advisable to replace all the ceiling boards with new wood or pvc bead board.

A metal corrugated roof extends across the west and south sections of the porch roof with a flat metal roof over the octagonal veranda. The metal roof is in fair condition and should be replaced. The bottom two courses of clapboard on the Main Building should be removed and new wall flashing installed. A new kynar finish, standing seam metal or aluminum roof should be installed that will withstand water and snow melt from the upper roof. The fascia board around the perimeter of the roof is in poor to fair condition and should be replaced to match the existing trim. Partial remnants of a pre-existing gutter system should be removed. A rain diverter can be installed above the west and south steps to direct water and snow melt away from the porch openings.

Figure 15 Main Building Looking North

Figure 16 Porch Steps on West Side of Porch

The concrete steps on the west and south sides are in fair to good condition with some cracking. The cracks should be repaired and filled with a patching or mortar mix.

Other Entrances

The entrance on the south side of the Ell section is a small shed roof over a few concrete steps supported by two turned wood posts. Plant coverage prevented observation of the steps and bottom of the posts. The wood posts looked in good condition but were poorly supporting the roof. The metal corrugated roof was in fair condition showing signs of age and rusting. The roof should be removed and the underlying structure inspected for damage or rot. The roof structure and posts should be reattached properly and a new metal roof installed similar to the new roof on the wrap-around porch.

Figure 17 South Entry at Ell

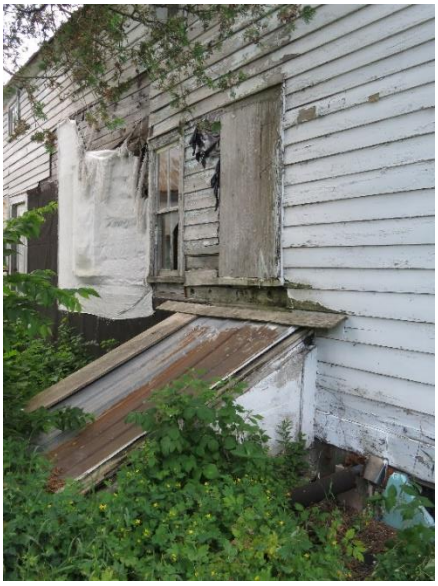


Figure 18 Basement Bulkhead at North Side

A bulkhead on the north side of the Ell leads to the basement. The bulkhead appears to have concrete sides and a mixture of boards and metal roofing material covering the top and is in poor shape. The bulkhead should be removed and a new concrete wall installed with a new metal bulkhead door installed that can be properly flashed with the new clapboard siding.

Roofs

The roof of the Main Building and the Ell have a corrugated metal roof that is rusting and showing signs of age. The roof framing is simple tree trunks spaced about two feet apart with no ridge beam or cross bracing. Random sized boards have been installed on the north side of the Main Building to compensate for structural deficiencies. The roof on the Ell has uneven ridge and eave lines indicating structural problems. Some of the exposed roof framing have been fortified with 2x framing attached to the original roof framing. Further investigation by a structural engineer is recommended to determine the current roof live and dead loads and to design additional support to meet current roof loads. The metal roof should be replaced with a new standing seam metal roof or architectural asphalt shingles. The roofing boards in the Main Building look in good condition. The roofing boards in the Ell, however, show signs of water damage and in some places are missing

Figure 19 Roof Framing at Main Building

Figure 20 Roof Framing at Ell

showing the underside of the metal roofing. When the metal roofing is removed, the roofing boards should be inspected for rot or damage and be replaced. New plywood sheathing should be installed over the existing roofing boards to provide a solid surface for new roofing material.

The wood eaves are in poor to good condition with the Ell being in the poorest condition. Rotted, damaged or missing boards should be replaced to match the existing eave profiles.

The area where the Main Building and the Ell meet on the south side around the chimney has been patched most likely due to water infiltration. When the roof is replaced, this area should be stripped and any underlying structure repaired. The wall should be properly flashed around the chimney and roof junctures and new siding and trim installed.

The concrete block chimney should be inspected before being used for future exhaust of the mechanical equipment for any blockage or obstructions.

Figure 21 Roof at Main Building and Ell Intersection

Exterior Doors and Windows

Figure 22 Entry to Main Building

The main entry on the west side of the Main Building is in good condition. The wood entablature and paneled pilasters should be scrapped, prepped and painted. The broken pane in the left sidelight will need to be replaced and both sidelights need to be reglazed. The entry on the south side of the Main Building is similar to the main entry but simpler and without the sidelights. This is in good condition and should be scrapped, prepped

Figure 23 South Entry to Main Building

and painted. The doors at these two entrances are similar with a half glass over two wood panels. The doors have been stripped to bare wood and are in poor condition. The doors should be replaced with new wood doors to match the existing.

The six doors on the Ell are in very poor to poor condition and should all be replaced. The entry door and north side door of the first floor apartment should be replaced with panel doors matching the period of the building.

Figure 24 South Door to Ell Apartment

Figure 25 South Door to Storage

The windows on the building are in poor to fair condition. All of the windows are single glazed with the majority being 2x2. None of the accessible windows were operable. The attic window on

Figure 26 Typical Window at Main Building

Figure 27 Attic Window at Main Building

the south side appears to an original window but is in one of the poorest conditions. All of the windows should be replaced with double glazed wood windows to match the existing.

Interior Doors

Figure 28 Main Building Northwest Room at First Floor

The interior wood doors in the Main Building are in fair to good condition. The doors on the first floor are six panel doors with the exception of one door leading off the entry to the southwest room which is a four panel door. The doors on the second floor are four panel doors. The doors should be scraped, prepped and painted or stained. The interior wood doors in the Ell on the second floor vary in style and are in poor to fair condition. Two or three doors appear to be salvageable and should be scrapped, prepped and painted. The interior wood doors on the first floor of the Ell are all modern hollow core doors with the exception of the door leading to the basement which is a four panel wood door. The four panel door can be salvaged and scrapped, prepped and painted or thought should be given to replace this with an insulated door since this leads to an unheated basement. The other doors are not historical and can remain or replaced with doors that are more in keeping with the character of the building.

Figure 29 Main Building Second Floor Doors

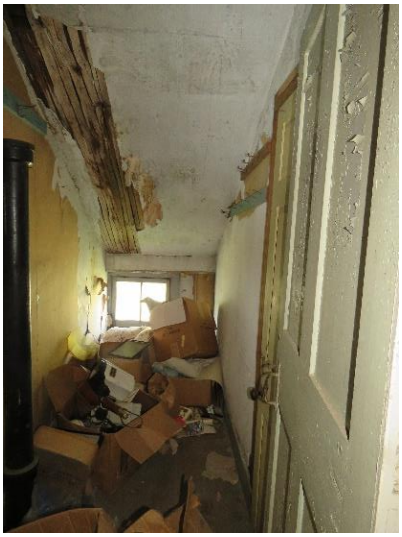


Figure 30 Ell Second Floor Door

Figure 31 Ell Door to Basement

Interior Finishes

First Floor Main Building

Figure 32 Entry Hall at Main Building

The entry hall in the Main Building leads to two rooms, one on the south side and one on the north side, and a stained wood staircase leading to the second floor. The room has stained wood bead board wainscoting for about 54 inches which is in good condition. The wood wainscoting and stair risers, newel post and trim should be scraped, sanded and stained. The walls above the wainscoting and the ceiling are covered with wallpaper and appear to be in good condition. These surfaces could remain, be re-wallpapered or the wallpaper can be removed and, if needed, the plaster walls can be repaired and painted. The hardwood floor is in fair to good condition and should be sanded and refinished.

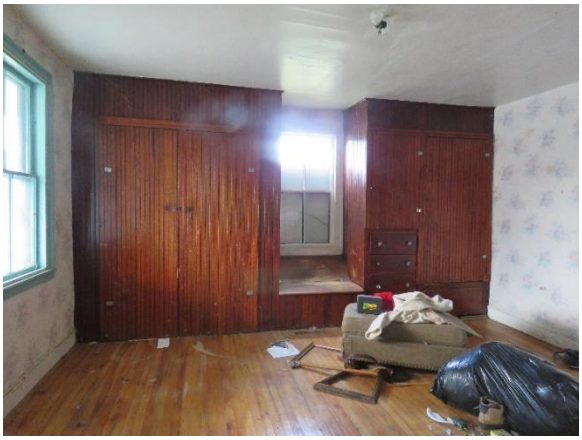


Figure 33 Main Building First Floor NW Room

The northwest room appears to be the "waiting room" and on the north wall are built-in drawers, closets and window seat with wood bead board paneling. This should be repaired and refinished. The other walls are wallpapered over most likely plaster on lath. The wall paper is stained and cracked. The wall paper should be removed and the plaster inspected for repairs. Due to the age of the building, it should be anticipated that the plaster behind the wallpaper may be in poor condition and should be removed to studs and gypsum wallboard installed. The ceiling looks like wallpaper has been installed over plaster or wood bead board. This is usually done to cover damaged surfaces. The ceiling looks to be in fair to good condition and may remain. The interior walls inside the closets are plaster with various layers of wallpaper. The wall paper should be removed and the plaster repaired and/or removed and replaced with gypsum wallboard. The hardwood floor appears to be in fair to good condition and should be sanded and refinished.

Figure 34 Wall Paper at First Floor NW Room

The southwest room has the same stained wood bead board wainscoting found in the entry hall and appears to be in fair to good condition. This should be scraped, sanded and restained. The walls above the wainscoting is covered with wallpaper and appears to be in fair to good condition. Due to the age of the building, it should be anticipated that the plaster behind the wallpaper may be in poor condition and should be removed to studs and gypsum wallboard installed. The ceiling is a stained wood bead board matching the wainscoting. This appears to be in good condition. A hole at the ceiling will need to be infilled with matching bead board and stained. The wood floor appears to be in poor to fair condition with some flooring repair and replacement required. After repairs, the floor should be sanded and refinished.

Figure 35 Main Building First Floor SW Room Looking Southeast

Figure 36 Main Building First Floor SW Room Looking Northwest

The room on the east side of the Main Building is one big room with doors opening into both of the front rooms just described. This room can be divided into three sections. The south section, the center section and the north section. A sunroom opens off the south section. The south and center sections may have been used for a dining area. The north section has a small kitchen area. The south section is directly off the front southwest room and has wallpaper over plaster walls. A layer of gypsum wallboard has been added over the wallpaper on the west wall. The gypsum board and wall paper should be removed and the plaster walls inspected. It should be anticipated that the plaster is poor condition behind the wallpaper and should be removed to the studs and new gypsum wallboard be installed. The ceiling appears to have a layer of gypsum wallboard installed over the original ceiling. There is a split in the center of the ceiling. This ceiling should be further inspected to see if there is underlying problem with the original ceiling. At a minimum the existing ceiling should be repaired and at worst the ceiling should be removed to framing and a new gypsum wallboard ceiling installed.

Figure 37 Main Building First Floor SE Room Looking North

Figure 38 Main Building First Floor Center East Room Looking East

The center section has wallpaper over plaster on the west and south walls. A combination of faux brick and wallpaper over plaster on the east wall and thin wall paneling on the north wall. There is water damage in the southeast corner of the ceiling and wall. A capped stove pipe extends out of the faux brick wall. The ceiling is in poor condition. The wall and ceiling finishes should be removed to the framing and the underlying structure inspected for damage and repairs. A new gypsum wallboard ceiling and walls should be installed. The wood flooring in this area is in fair to good condition with an area in the center with missing boards. New boards should be installed to match the existing and the floor should be sanded and refinished.

The kitchen area in the north section has wood cabinets on the west wall and partial wall cabinets on the north wall. These should be removed. The walls have a thin panel over existing wallpapered plaster indicating that the plaster walls may be in poor condition. The wall materials should be removed to the wood framing and new gypsum wallboard installed. The ceiling has acoustical tile over a dropped wood frame below the existing plaster ceiling that through a hole shows signs of water damage. The ceiling(s) should be removed to the original ceiling and a new gypsum wall board ceiling installed. The wood floor is in poor to fair condition with signs of ant hills between the boards. It is recommended that the floorboards be removed in this area and new floor boards matching adjacent wood flooring be installed.

Figure 39 Main Building First Floor NE Room Looking North

Figure 40 Main Building First Floor Sunroom

The sunroom is a recent enclosure of the southeast corner of the porch. The wall between the sunroom and the adjacent room has a built-in bookshelf and column entrance with a decorative arched opening. This appears to be in fair to good condition and should be cleaned, repaired in some places and painted. The walls in the sunroom are thin wood wall paneling. This should be removed and the wall behind inspected for damage. It is anticipated that the wall finishes will need to be removed to the wood studs and a new gypsum wallboard finish installed. The ceiling is 1x1 acoustical tiles over wood furring over gypsum wallboard. The acoustical ceiling tiles should be removed and the

ceiling above inspected for any damage. If damage is visible, then the gypsum wallboard should be removed and the underlying structure inspected for damage and any damaged areas be repaired. A new gypsum wallboard ceiling then can be installed. The floor appears to be two layers of vinyl sheet flooring in poor condition. This should be removed and a new wood floor installed to match the adjacent room be installed or another new durable surface, such as, tile, linoleum or luxury vinyl planks, installed.

There is a bathroom off of the center section to the west with a tub, toilet and vanity sink. This room is very poor shape and should be completely stripped to solid framing. The floor framing should be inspected for damage or rot and repaired as necessary. New floor, wall and ceiling finishes should be installed with new toilet fixtures. A small storage closet is also off of the center section to the west under the stairs. The plaster walls are in poor condition and should be removed to wood framing and replaced with new gypsum wallboard. The floor in the closet is the wood subfloor with no finish. A wood floor matching the adjacent room should be installed.

Figure 41 Main Building First Floor Bathroom

Figure 42 Main Building First Floor Center East Room Looking West

The wood trim on the first floor is in fair to good condition and should be repaired as necessary; then scrapped, prepped and repainted.

Second Floor Main Building

The second floor of the Main Building has some recent renovations. The single stair from the main entry opens to a common room surrounded by seven smaller rooms. A doorway to the south of the stair leads to a stairway to the attic. A doorway on the east side of the room leads to the adjacent Ell building. This room looks to be in good condition. The wood floor has recently been refinished, new wallpaper installed and the doors and wood trim has been painted. The ceiling looks very flat indicating that a new gypsum wallboard ceiling has been installed. The floor should be cleaned and inspected for any repairs or refinishing. The east wall and ceiling has some water damage and an unfinished area where some kind of heating equipment has been removed. The wall should be stripped in this area and the underlying structure inspected for damage and repairs. The wall vent should be removed and the area patched unless new equipment is installed in this location and the vent location reused.

Figure 43 Main Building Second Floor Common Room Looking West

Figure 44 Main Building Second Floor Common Room Looking East

The rooms off of this common room vary in condition. The southwest and southeast corner rooms are in the best condition. The walls have fairly new wallpaper and appear to be in good condition and the ceilings are in good condition. The wood floor in the southwest room has recently been refinished and needs to be cleaned. A missing portion of wood baseboard should be installed on the east wall. The wood floor in the southeast room is in fair condition and should be sanded and refinished.

Figure 45 Main Building Second Floor SW Corner Room

Figure 46 Main Building Second Floor SE Corner Room

Figure 47 Main Building Second Floor Center South Room

The center room on the south side is a kitchen with cabinets on the north wall. This room is in poor condition. The cabinets are in poor shape and should be removed. The walls have a thin wood panel installed over the original walls and have signs of water damage. These panels should be removed and the walls inspected for condition. It is anticipated that the original plaster walls are in poor condition and should be stripped to the wood framing and new gypsum wallboard be installed. The wood floor is in poor to fair to poor condition. The floor should be inspected for damage and repaired as necessary before being sanded and refinished. The ceiling shows water damage at the light fixture. This area should be removed and the underlying structure inspected for damage for any necessary repairs. A new gypsum wallboard patch can then be installed.

The front center room (above the first floor entry) is a small storage room with plaster walls and ceiling and a wide plank, painted wood floor. The walls and ceiling should be stripped to wood framing and new gypsum wallboard installed. The wood floor was not completely visible but looked in good condition. It should be sanded and refinished.

Figure 48 Main Building Second Floor Center West Room

The northwest corner room is in fair to good condition. The ceiling looks in good condition. The wallpaper is curling and the seams are highly visible. The finish behind the wallpaper appears to be gypsum wallboard that has possibly been installed over the original plaster. If possible, the wallpaper should be removed and the wall examined for any necessary repairs. If the wall is in good shape, the gypsum wallboard can be painted. If the wallboard appears to be hiding a problem with the plaster, then the walls should be stripped to the wood framing and new gypsum wallboard be installed. A vent opening in the east wall should be removed and the wall patched and finished. The carpet is in very poor shape and should be removed. It anticipated that the carpet is covering wood flooring typical in the other rooms and will need to be sanded and refinished. If the

Figure 49 Main Building Second Floor NW Corner Room

carpet is installed over a subfloor, then is recommended that a new wood floor be installed to match the adjacent wood floor.

The small center room on the north side is in fair to good condition. The ceiling and walls appear to have a layer of gypsum wallboard over the original plaster and is in fairly good condition. The walls have some damage and require repairing. The vent into the northwest room should be removed and the wall patched. The carpet is in very poor shape and should be removed. It anticipated that the carpet is covering wood flooring typical in the other rooms and will need to be sanded and refinished. If the carpet is installed over a subfloor, then is recommended that a new wood floor be installed to match the adjacent wood floor.

Figure 50 Main Building Second Floor Center North Room

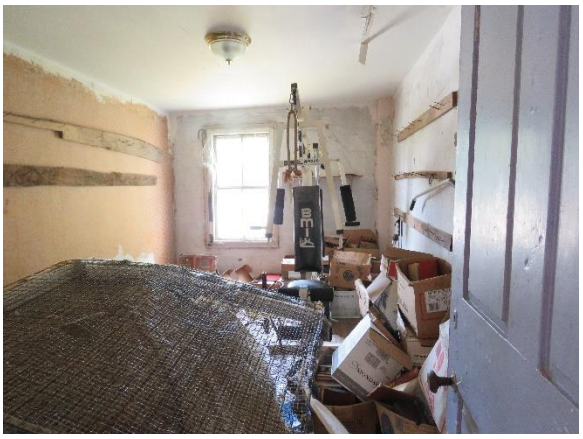


Figure 51 Main Building Second Floor NE Corner Room

The northeast room is in poor to fair shape. The ceiling looks recently refinished with a layer of gypsum wallboard. The walls are the original plaster walls and look in poor to fair condition. The plaster should be removed to wood framing and new gypsum wallboard installed. The wood flooring from what was visible looked to be in fair to good condition and should be stripped, sanded and finished.

First Floor Ell Building

The first floor of the Ell Building is a partially finished apartment. Thin wood paneling has been installed over the existing walls. New wood baseboard, trim and hollow wood doors have been installed. The paneling has areas of damage and warping and was probably installed to hide damaged walls behind it. The paneling should be removed and the wall examined for any damage or repairs. It may be necessary to remove the wall finishes to the wood framing and install new gypsum wallboard. The main room has a 1x2 acoustical tile installed over a dropped wood frame attached to the existing ceiling. There is a large area in the southwest corner damaged from water where acoustical tiles have been removed. This ceiling should be removed to the underlying structure which

Figure 52 Ell First Floor Apartment

should be inspected for damage and necessary repairs. Once any repairs have been made, a new gypsum wallboard ceiling should be installed.

Figure 53 Ell First Floor Apartment NE Corner Room

There are four rooms off of the main room. The room opposite the entrance has a wood bead board ceiling that looks in fair to good condition and can be scrapped, prepped and painted. This is the only room without a wood flooring. Instead there is a plywood floor. A new flooring material will need to be installed over the plywood.

The next room to the west has a dropped ceiling and vinyl flooring. The ceiling has some damaged and should be removed to examine the original ceiling above. This ceiling should be removed to the underlying structure which should be inspected for damage and necessary repairs. Once any repairs have been made, a new gypsum wallboard ceiling should be installed. The vinyl floor may of a vintage that contained asbestos and should be tested prior to removal. It appears that there is hardwood floor below the vinyl that can be stripped, sanded and refinished.

Figure 54 Ell First Floor Apartment Center North Room

The next room to the west is a small pantry room. The paneling in this room is above a gypsum wallboard wainscoting. The gypsum wallboard has been taped and mudded but is not finished. The wall should be cleaned and gently sanded before being painted. The wood floor in this room is in poor to fair condition. The floor should be cleaned and examined for any repairs. Once repaired the floor can be stripped, sanded and refinished.

Figure 55 Ell First Floor Apartment Pantry

The last room to the west is a small room with wood paneling over gypsum wallboard wainscoting. The gypsum wallboard has been taped and mudded but is not finished. The wall should be cleaned and gently sanded before being painted. The wood floor in this room is in poor to fair condition. The floor should be cleaned and examined for any repairs. Once repaired the floor can be stripped, sanded and refinished.

The other area on the first floor is a cold storage room on the east end. This is an unfinished space opened to the ground with no floor. This room should be stabilized until some future use is determined.

Figure 56 Ell First Floor Apartment NW Corner Room

Second Floor Ell Building

Figure 57 Ell Second Floor SW Corner Room Looking East

The rooms on the second floor were probably for the hired work and is in a deteriorated condition. This area should be stripped to wood framing and any wood wainscoting salvaged for reinstallation. New gypsum wallboard should be installed and the salvage wainscoting installed in the same locations from where it was removed. The floors are unfinished, wide plank wood boards and appear to be in fair condition and should at the very least be broom cleaned until a future use is determined for this area.

Figure 58 Ell Second Floor Room Looking Northeast

Figure 59 Ell Second Floor Room Looking West

Figure 60 Ell Second Floor Room Looking North

This area leads to an unfinished cold storage area above the first floor cold storage area. The wide plank floor boards are in poor to fair condition. Failing boards should be replaced and the remaining be broom cleaned until a future use is determined.

Figure 61 Ell Second Floor East Unfinished Cold Storage

Other

The HVAC system in the building appears not to be functional or non-existent in some areas. A thorough investigation of the heating system by a licensed HVAC inspector is recommended. In order to prevent dramatic shifts in temperature throughout the year, the heating system should serve all building levels in the winter. An HVAC contractor will be able to recommend the most efficient system for the building; however, steps should be taken to limit damage to the historic features and materials in the building.

The electrical wiring in the building should be inspected for safety and code requirements.

Priority Recommendations and Cost Estimates

High Priority

Structural Engineer's Assessment of roof framing	$1,000-1,500
Stone foundation repair and repointing	$34,000-39,000
Ell structural stabilization and sill repairs at cold storage section	$33,000-38,000
Clapboard siding and trim replacement on north and east facades of Ell	$32,000-37,000
Roof (all) replacement and repairs including eaves and wall at chimney	$85,000-116,000
New bulkhead and door to basement	$11,000-13,500
Subtotal:	$196,000-245,000

Medium Priority

Masonry and concrete repair at chimney, sun porch foundation and porch steps	$11,000-13,000
Main Building and South façade of Ell clapboard siding repair and painting	$85,000-98,000
Porch repair and siding replacement	$12,500-14,500
Exterior window replacement	$36,000-41,000
Exterior door replacement	$10,600-12,200
Demo first floor toilet and renovate for new toilet	$16,200-18,600
Subtotal:	$171,300-197,300

Low Priority

Refinish interior doors	$4,900-5,600
Repair and refinish existing wood floors	$20,000-23,000
Install new wood floors	$13,200-15,200
Repair/replace plaster with gypsum wallboard	$92,000-102,000
Refinish interior wood wainscoting, stairs and ceiling	$13,000-15,000
Remove kitchen cabinets on first and second floors	$1,400-1,600
Remove paneling in Ell apartment and refinish walls, ceilings and floors	$43,000-50,000
Renovate second floor of Ell	$104,000-120,000
Subtotal:	$291,500-332,400
Total:	**$658,800-774,700**

The above estimated costs are based on current market values at the time of this report. The costs include general conditions, overhead and profit and a 20% contingency due to the preliminary nature of the diagnostic report.

We have omitted other work from this estimate since it is not work required for historic preservation maintenance of the building. A comprehensive plan would also consider a number of other issues beyond the condition and preservation of the building, including building/life safety code issues, ADA accessibility code compliance, mechanical and electrical systems, etc. These will impact the cost, schedule and use of the building and need to be considered comprehensively, which is beyond the scope of this report. A comprehensive maintenance plan should also serve the building in anticipating future needs and avoiding costly repairs that accumulate over time.

Recommended Reading:
(National Park Service Technical Preservation Services Preservation Briefs)

PB#3 Improving Energy Efficiency in Historic Buildings
https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

PB#9 The Repair of Historic Wooden Windows
https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

PB#10 Exterior Paint Problems on Historic Woodwork
https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

PB#21 Repairing Historic Flat Plaster – Walls and Ceilings
https://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm

PB#24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

PB# 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings
https://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm

PB#45 Preserving Historic Wooden Porches
https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

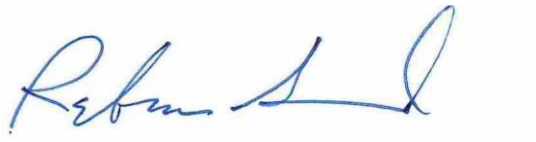
PB#47 Maintaining the Exterior of Small and Medium Size Historic Buildings
https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

Other TPS Preservation Briefs available online at:
https://www.nps.gov/tps/how-to-preserve/briefs.htm

These briefs will provide guidelines and technical information for planning repairs and maintenance of historic buildings.

We appreciate the opportunity to assist you in this process and wish you the best with this project. Should you have any questions or if we can be of further assistance, please feel free to call.

Sincerely,



Rebecca Arnold, AIA
Principal