

# DANFORTH MEMORIAL LIBRARY | PRESERVATION PLAN

SEPTEMBER, 2018



## Acknowledgments

The Project Team would like to express their deepest appreciation to all those who collaborated on this report. A special note of appreciation goes to Gianfranco Archimede, Director of Historic Preservation and Redevelopment for Paterson, for coordinating this effort. Corey Fleming, the Director of the Free Public Library of Paterson, provided key insight and guidance. Members of the staff of the Library, including Mary Wilson, Paula Inturrisi and Maria Miranda, provided information and access to the building. We would also like to acknowledge the contribution of Malcolm Holzman of Holzman Moss Bottino Architecture, who prepared the 2010 Master Plan. He provided valuable context and insight into the future of the Paterson Free Public Library.

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## Introduction

The subject of this preservation plan is the Danforth Memorial Library at 250 Broadway, Paterson, Passaic County, New Jersey. Completed in 1905, Paterson's Danforth Memorial Library was designed by prominent architect Henry Bacon, who also designed the Lincoln Memorial in Washington, D.C. Significant for its Classic Revival architecture and its contributions to the educational and social life of the City and region, it was placed on the State and National Registers of Historic Places in 1984. The library system is also significant for its long history, Paterson being the first city in New Jersey to have a free public library. Located on a prominent corner with a raised entrance, limestone retaining walls and dominated by the four two-story "in antis" Ionic columns on the north façade, the Danforth Memorial is a significant landmark in the city.

## General Description

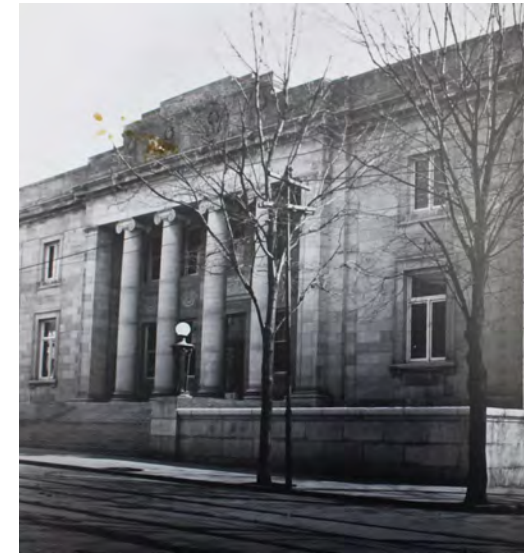
The two-story, rectangular building has a seven-bay façade and is five bays deep. The recessed central bay behind the impressive Ionic columns is five bays with a central entrance. To the east and west, larger, single bay wings extend to the edges of the building. The central columns support a frieze etched with the building's name and construction date. This is topped by a stone parapet adorned with carved stone wreaths. From the center, the frieze continues around the building, etched with the names of famous literary figures including Dante, Dickens and Emerson. The center section of the façade has one-over-one hung windows; the rest of the building's windows are casements, topped by transoms on the first floor. At the rear, a five-story, four bay deep wing is the original stack tower. Several additions were added to the rear in the 1960s.

## Purpose and Scope of the Report

As described by the New Jersey Historic Preservation Office, the goal of a preservation plan is to "... assess and guide the effects of a proposed treatment or construction-related capital project on the existing fabric of a property."

This report will document the existing conditions at the Danforth Memorial Library and will provide prioritized recommendations to guide future capital investments in the property. While individual projects have been undertaken, no comprehensive project has been completed on the building in over fifty years. This report will inform and guide the necessary capital projects.

## I. EXECUTIVE SUMMARY



## Prior Studies and Reports

In 1984, the Danforth Memorial Library was entered into the State and National Registers of Historic Places. This nomination was followed by a 1988 study of Paterson's library system, "A Partner in the Economic Vitality of its City" prepared by HBW Associates, Inc. In 1993, Ford Farewell Mills and Gatsch Architects completed a Preservation Plan for the building. Jinny Baekler completed another library-wide study in 1999, titled "Paterson Free Public Library." In 2008, Atkins Olshin Schade Architects completed a "Water Infiltration Study & Recommendations." The most recent study, "A 15-Year Master Facilities Plan," was completed in 2011 by Holzman Moss Bottino Architecture. This is a system-wide look at Paterson's four existing libraries that includes recommendations for reconfiguring and expanding the Danforth Memorial Library.

## Recommended Treatment Philosophy

The preservation of the Danforth Memorial Library should be planned, designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This plan calls for two preservation approaches: restoration and rehabilitation.

Where possible, restoration should be the guiding principle. While reconfiguration of some of the spaces has occurred, others remain largely as originally designed and built. These areas will include the large public spaces like the circulation room on the first floor and the reference room on the second. For example, in these areas the dropped ceilings should be removed and the original plaster ceilings restored. The original colors should also be restored.

In the secondary spaces, like the administrative offices, and in spaces that have been significantly reconfigured, rehabilitation should be the guiding principle. This will allow the existing materials to remain, while these spaces are "spruced up" but not dramatically altered. Even in the rehabilitation zones, all efforts should be made to retain as much of the surviving original and historic fabric as possible.

## Recommended Use

The Danforth Memorial Library should continue to serve the citizens of Paterson as the main branch of the library system. It should continue to provide physical services to the community: books and movies for check out, magazines and newspapers to read and computers to use. But library use has changed in recent years. Libraries are now community centers as much as they are book repositories. Flexible space for programming, projects, informal interactions and small meetings are now as important as book storage and circulation. Restoring and reinventing its identity as a cultural institution should be as important of an objective as restoring the building.

## Owners and Stewards

The Library is owned and operated by the Paterson Free Public Library & Paterson Museum Board of Directors, who are the stewards of the building and its collections. Additional funding for the Library and its operations is provided by the City of Paterson.

## Statement of Significance

Completed in 1905, Paterson's Danforth Memorial Library was designed by architect Henry Bacon. Significant for its Classic Revival architecture and its association with Bacon who is best known for designing the Lincoln Memorial, the library is also significant for its long history. Paterson was the first city in New Jersey to have a free public library. This building, the third central library for the city, replaced the first Danforth Memorial Library, which was housed in the previous home of local industrial Charles Danforth. When the library was lost to fire in 1902, Danforth's daughter, Mary Danforth Ryle, contributed the money for the erection of the current library. In 1984, the Danforth Memorial Library was added to the National Register of Historic Places for its architectural, educational and social significance. The period of significance was designated as 1905, the year the building was completed.

## Team Members

The architecture/ historic preservation firm of Clarke Caton Hintz, located in Trenton, New Jersey, was responsible for the coordination of the Preservation Plan with John Hatch, FAIA serving as project manager; Daniel Zaneto and Genneral Pisarnsongkram worked on the building assessment team and prepared plans and graphics for the report. Margaret Newman was a member of the building investigation team, completed historic research and authored several sections of the Preservation Plan.

Harrison Hamnett of Pennington, NJ, assessed the structure of the library; John Harrison, PE, was the project manager, with Ian Slatas serving on the investigation team. Kelter & Gilligo of Princeton Junction, NJ, assessed the mechanical, electrical, plumbing and fire protection systems. N. Marc LoRusso and Frank Tindall, PE, served as the project engineers. Becker and Frondorf of Philadelphia, PA, served as the cost estimators. Jon Frondorf was the project manager, and Michael Zaidel served as the project estimator.

## Description of Methodology

Clarke Caton Hintz and the project team undertook this plan in September 2018. Work began with review of the previous reports. The history of the building was recorded based on past reports with some additional research. Simultaneously, the team undertook complete building investigations including the assessment of the architectural, structural and mechanical systems. Members of the

## II. INTRODUCTION



project team also met with the staff at the Library, who provided key information about the history of the building and the condition of its systems. The Library Director, Corey Fleming, provided key information about the condition of the building, and the long-term goals for the future of the Library.

Upon completion of the building investigations, the information was compiled in report form. Based on the existing conditions, a treatment plan was developed along with a philosophy to guide the future work.

## Organization of the Plan

This Preservation Plan is divided into three sections. The first addresses the past and present conditions of the building, including the history of the construction of the building, ongoing changes and its current conditions. It begins with a brief history of Paterson's library system, the construction of the building and the changes over time. Following the history is an assessment of the overall building (interior and exterior) with photographs including its architectural, structural and mechanical systems.

The second section of the Preservation Plan provides the philosophical and practical framework for future work at the Danforth Memorial Library. It discusses the future, including an overall treatment philosophy, ideas for a future uses of the building and specific recommendations for the building's systems.

The third part addresses the documentation of future work, and includes various appendices, etc.

## Funding Sources

This Preservation Plan was partially funded by a grant from the New Jersey Historic Preservation Office's Certified Local Government program; the remainder was provided by the City of Paterson.

The funds from the NJ Historic Preservation Office were financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1966, as amended, and administered by the New Jersey Historic Preservation Office. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior strictly prohibits unlawful discrimination on the basis of race, color, national origin, sex, religion, disability, age, or sexual orientation in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service; 1849 C Street NW; Washington, D.C. 20240.



## Limitations of the Plan

Existing conditions were covered by later finishes in a number of places, particularly where dropped ceilings were installed during the 1967 renovation. Prior to additional work being completed on the building, these areas should be uncovered and assessed in greater depth.

Because of the extensive materials and finish analyses completed in previous reports, no additional analysis was completed for this Preservation Plan. These previous reports should be used when selecting appropriate interior finishes.

The 15-Year Master Facilities Plan completed by Holzman Moss Bottino in 2011 provides an excellent basis for moving forward with the building so that it will better serve the citizens of the City of Paterson. When major projects are contemplated for the renovation and restoration of the Danforth Memorial Library, the findings of that report should be revisited, and the results of this Preservation Plan incorporated.

## Acknowledgements

The Preservation Plan team wishes to thank the following people for their assistance in providing information and context for this Plan, as well as access to the building: Gianfranco Archimede, Director of Historic Preservation and Redevelopment for the City of Paterson; Corey Fleming, the Director of the Free Public Library of Paterson; and key members of the staff at Danforth Memorial Library, including Mary Wilson, the Assistant Library Director; Paula Inturrisi and Maria Miranda.



### IIIa. HISTORICAL BACKGROUND AND CONTEXT OF THE DANFORTH MEMORIAL LIBRARY

#### Paterson: The Cradle of American Industry

Established on the Passaic River at the end of the 17th century by Dutch settlers, the area remained a small village until 1792 when it became Paterson, the first planned industrial city in the United States. In 1790, as Secretary of Treasury, Alexander Hamilton wrote a “Report on Manufactures” which stressed the need for domestic manufacturing to reduce American dependence on foreign goods. New Jersey answered the charge by establishing the “Society for the Establishing of Useful Manufactures” (SUM), with Hamilton as its advisor. Because of the power of the Great Falls, Hamilton and SUM chose this location and the small Dutch village became Paterson, named for William Paterson, New Jersey’s second governor. Pierre L’Enfant, the first general superintendent for the SUM project, developed a plan to harness the power of the falls through a system of raceways. Dozens of mills and factories of every type including textiles, firearms and railroads were established along the raceway system and an industrial city was born. Cotton was an early industry and Paterson was known as “Cotton Town.” Cotton was replaced by locomotive manufacturing and by the mid-19th century, the Rogers Locomotives Works was a leading manufacturer of locomotives in the U.S. Silk production, which began in 1840, later became the dominant industry. By 1870, over 60% of the silk produced in the U.S. was made in Paterson’s mills. Paterson was re-dubbed “Silk City.”<sup>1</sup>

The textile industry began to decline in the 1920s. This was caused by labor disputes, antiquated factories and the introduction of synthetic materials. With the loss of jobs, Paterson experienced a significant population loss in the 2nd half of the 20th century. While Paterson was an important center for aircraft engine manufacturing during WWII, following the war, like many American urban centers, Paterson experienced high unemployment and white flight. Today, the city has evolved into a destination for immigrants from around the world with large Hispanic, Middle Eastern and Asian populations.

<sup>1</sup> [HTTP://WWW.R123.COM/HISTORY/PATERSON\\_NJ-SILK\\_CITY.SHTML](http://www.r123.com/history/PATERSON_NJ-SILK_CITY.SHTML); [HTTP://WWW.PATERSONNJ.GOV/EGOV/DOCS/1301322234\\_213989.PDF](http://www.patersonnj.gov/egov/docs/1301322234_213989.pdf); [HTTP://PATERSONHISTORY.COM/](http://patersonhistory.com/); [HTTP://WWW.CITY-DATA.COM/US-CITIES/THE-NORTHEAST/PATERSON-HISTORY.HTML](http://www.city-data.com/us-cities/The-Northeast/PATERSON-HISTORY.HTML)

## III. DEVELOPMENT HISTORY



Figure 1: Bird's Eye View of Paterson, 1880 with the numerous smokestacks of industry



Figure 2: By 1885, it was the first public library in the state (Sanborn, Sheet 1, 1887)



Figure 3: The future home of the library (Hyde and Co., page 24, 1877). Note the Danforth House, the second location of the library, is across the street

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## Paterson: The First Free Public Library in New Jersey

In 1884, on the heels of the New Jersey state law creating public libraries, the people of Paterson voted in favor of creating one for the City. Charles Danforth was appointed as a library trustee. The first library opened October 23, 1885 at Stimson House at 54 Church Street. This was the first free public library in the state of New Jersey. The reading room opened with 84 periodicals on file; on January 13, 1886, the full library was opened to the public with about 3,831 volumes.<sup>2</sup>

Within three years, the city had outgrown this building and a donation by Mary E. Ryle provided a new home for the library. In a November 3, 1888 letter written by Ryle to the library board of trustees she explained:

The Free Public Library in this city is no longer an experiment, but has proved a success beyond the most sanguine anticipations of its incorporators. Having purchased the residence of my mother, the late Mrs. Danforth, I take great pleasure in offering the same to your Board as the future home of your institution...After careful consideration I am satisfied my father's house could not be better utilized than by devoting it to Educational purposes, under your auspices.<sup>3</sup>

Mary E. Ryle (nee Danforth) donated the house as well as money for its remodeling as a memorial to her father, Charles Danforth. Danforth came to Paterson as a young man and became a leading industrialist. He was the inventor of a cotton spinner that revolutionized the industry. He was also one of the pioneering locomotive builders as president of the Danforth Locomotive Company, the predecessor of the Rogers Locomotive Works.

Mary had also married into another leading Paterson industrial family. John Ryle arrived in Paterson in 1840 and opened a silk factory. With his invention of putting silk on spools which dramatically increased productivity, he became known as the "Father of the Silk Industry." Mary married John's son, William Ryle.

<sup>2</sup> CITY OF PATERSON, TWENTY-FOURTH ANNUAL REPORT OF THE FREE PUBLIC LIBRARY OF THE CITY OF PATERSON (PATERSON: CALL PRINTING AND PUBLISHING COMPANY, 1909), 60.

<sup>3</sup> CITY OF PATERSON, 64-65.

Mary Ryle donated the house in 1888. It was remodeled in 1889 and opened to the public as the Danforth Memorial Library on June 27, 1890.

By the end of the 1890s, Paterson needed more space for its library. Mary Ryle donated \$15,000 and an addition was constructed on the existing building. The enlarged library opened to the public on June 4, 1901.

Unfortunately, tragedy struck. On February 8, 1902, the City of Paterson experienced a massive fire. Among the many buildings destroyed was the Danforth Memorial Library.

### Henry Bacon's Danforth Memorial Library

After little more than a week, the loss of the library in 1902 prompted Mary Ryle to act once again. In her letter to the board of trustees dated February 18, 1902 she wrote:

The destruction of the Library in the recent fire will no doubt cause you to consider, at an early date, the erection of a new building to replace the old.

As the old building was presented to the city by me as a memorial to my father, I am desirous that this feature should be retained in the new structure...I therefore offer to contribute the further sum of one hundred thousand dollars...in the erection and equipment of the new building...<sup>4</sup>

By March 1902, they had acquired a new property to build the library and set up a temporary library at a house, both on Broadway.

In July 1902, the board of trustees solicited designs for the new building. Brite & Bacon were awarded the contract. In August 1903, Brite & Bacon dissolved and Henry Bacon became the sole architect of the building.

Henry Bacon was born in Illinois in 1866. Best known for his design of the Lincoln Memorial which was awarded the AIA Gold Medal in 1923, Bacon trained to be an architect at McKim, Mead and White in New York, where he learned classical design and importantly, contemporary library design

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4      IBID., 66-67

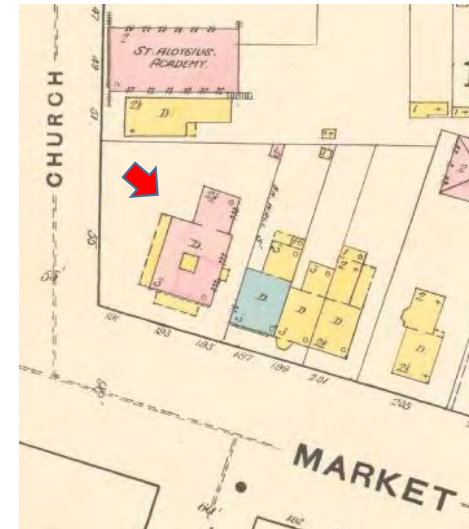


Figure 4: The Danforth House before it was the library (Sanborn, Sheet 11, 1887)



Figure 5: The ruins of the Danforth Library following the fire of 1902.



Figure 6: The Danforth Memorial Library, 1899  
(Sanborn, Sheet 3, 1899)

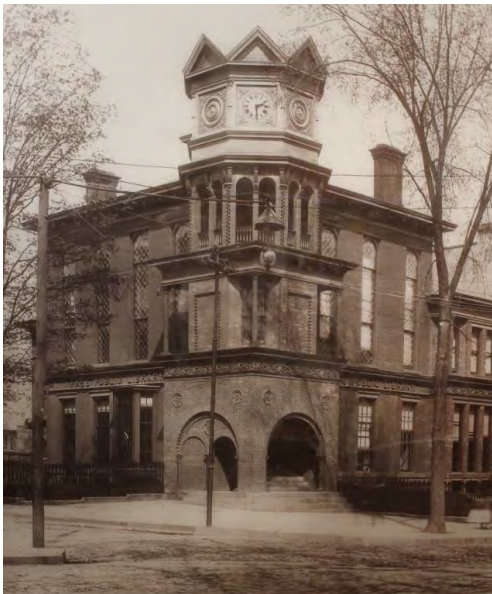


Figure 7: The Danforth Memorial Library

as during Bacon's tenure, the firm designed the "People's Palace:" The Boston Public Library.

Bacon's design for the Danforth Memorial Library emulates Boston's library with its imposing classical architecture, ceremonial entrance and monumental marble, grand spaces and incorporated art work, display space and art library. But Bacon, aware of advanced library technology and librarians' needs, also provided a fireproof stack tower which centralized all books, provided for their protection and had self-supporting frames, taking the load off the masonry and thus allowing more windows and light. According to Bacon's biographer, at the Danforth Library Bacon, "...hit full stride as a designer and established his mature style."<sup>5</sup>

On October 24, 1904, Mary Ryle laid the cornerstone for the new building. She died later that year, providing more money in her will to complete the building. The new Danforth Memorial Library was dedicated April 29, 1905. The library was featured in the 1905 issue of the Library Journal; photos from that article are included in this Preservation Plan.

Over the next sixty years, the library went through minor alterations and evolutions including room use changes, lighting upgrades, the installation of new restrooms, an elevator and carpet, mechanical system upgrades, etc. These changes are fully documented in the 1993 Preservation Plan.

In 1967, there was a major building campaign when the Library received a Federal grant. Completed under the direction of local architects Tischler & Cormerro, the project included the installation of a central air conditioning system and the reworking of interior spaces. The building largely remains in this configuration today.

Since 1967, the library has continued to develop. The building was listed on the New Jersey Historic Register in 1983 and the National Register in 1984. New wood windows that matched the originals were installed in the 1980s; because of the dropped ceilings which covered up the transoms on the first floor, many of the transoms were boarded up or painted out. It doesn't appear that they were replaced.

The building seems to be regularly painted (although it is certainly tired in some places) and the carpet replaced systematically, although as with the paint, some of the carpet is worn. The teen center

was set off from circulation in October 2017. This space is used for tutoring, after school programs and has computers set aside for younger patrons.

A new executive director was recently hired (fall of 2017). According to the new director, Corey Fleming, the roof was replaced within the last ten years and the Assembly Room was relatively recently renovated. The director's office (Room 208) is currently being restored. Work includes the removal of the carpet and the restoration of the original wood floor; and removal of the paint at the wainscot and restoration of the original clear finish. He is also overseeing a general cleaning up of spaces, an inventory of the collections and a culling of old books. For instance, all of the books have been moved to one floor of the stacks, rather than having them spread over two floors.

In the summer of 2018, the ceiling in the Technical Services Room (Room 109) collapsed. After review, it appears that the 1967 dropped ceiling was hung directly from the plaster rather than from the floor structure above. In addition, it doesn't appear that the plaster was properly supported originally. Both of these factors, along with possible disturbances due to the construction above, resulted in the loss of the original ceiling (see the Structural Assessment).

## The Significance of the Danforth Memorial Library

As stated in the National Register Nomination, the Danforth Memorial Library has historical, cultural and architectural significance. Its grand, Classical Revival design and association with Henry Bacon make it an important landmark in Paterson. As the first free public library in New Jersey, it has historical importance. This importance extends to the Danforth and Ryle families. The wealth accumulated by industrialists during the 19th century led to unprecedented chapters of philanthropy. Mary Ryle, in memory of her father, donated a house and paid for its renovation and then paid for an addition. With the loss of this first library, she gave almost \$150,000 towards the existing library, ensuring its construction and giving to generations of Paterson residents. This philanthropic association also makes the Library significant.

Finally, the library was and is an important cultural institution of the City, built for books, art and civic programming. As stated by John Hinchliffe at the opening of the building, "...if there is anything

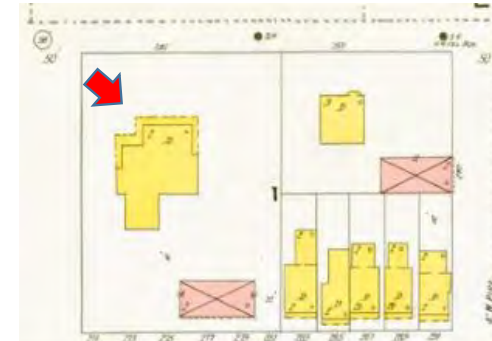


Figure 8: The corner of Broadway and Auburn, the future home of the new building, was known as "the Booth place." (Sanborn, Page 9, 1899)



Figure 9: The Assembly Room, 1917. Like the Boston Public Library, Bacon's design for the Danforth included space for exhibitions and art displays

within our city that will improve the character of our citizens, it is this edifice...” Its collections played an important part in the education and acculturation of Paterson’s immigrant population. As stated by the library board’s president, “...the foreign-born children and those of foreign-born parents seem to be making unusual efforts to supplement their school education by reading all good books available. It would seem that they are especially keen on the study of American history.”<sup>6</sup> This is a role the library continues to play today.

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6 PP, I-5.

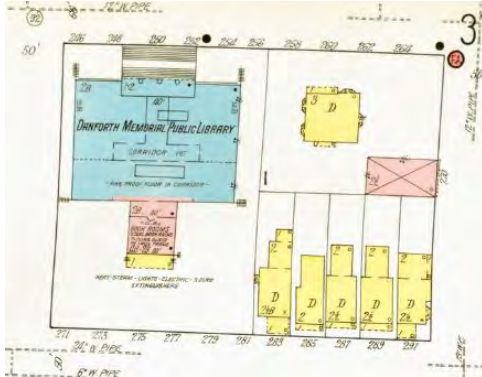


Figure 10: The Danforth Memorial Library was completed in 1905 (Sanborn, page 32, 1915)



Figure 11: Located on the second floor and originally the map room, the space in the distance now has a mezzanine



Figure 12: The children's room was originally located in the northeast corner, today's technical services room



Figure 13: The library soon after completion



Figure 14: Today's circulation room (looking west) was originally called the delivery room and card catalogue



Figure 15: The reference room continues to be used for reference



Figure 16: The western end of today's circulation space

## IIIb. Architectural Description, Exterior

### Introduction:

The Danforth Memorial Library is a grand structure designed and built in the neo-classical tradition of the City Beautiful Movement. With two primary floors containing most of the collections, reading rooms, meeting spaces and offices, the lower floor is largely above grade and also houses important library functions. The Memorial is a free-standing building that can be viewed from all sides, and is accessed by a grand set of granite steps that leads to the impressive main entry from Broadway.

The building and its site comprise a full (but small) city block, bounded by Broadway, Summer, Auburn and Van Houten Streets. The west side of the building is close to Auburn Street, but set well back from Summer and Van Houten Streets. These open areas are largely paved. Because there is grade change from Broadway toward the rear of the site, there are brick retaining walls and steps, generally in poor condition, connecting two levels of parking. There are granite retaining walls at the front of the Library, building up the grade and allowing the main level to be accessed by that impressive set of granite steps, so typical of this type of civic structure.

As stated in the 1983 National Register Nomination, “This two story limestone structure is a rectangular monumental Classical Revival building with four monumental columns in antis...” The massive limestone columns are of the Ionic order. There are five window bays set back behind the columns. Double wood doors with transom provide entry to the main hall. The windows at the front entry are one-over-one, double hung wood windows (replaced in the 1980’s), while most of the other windows on the building are wood casement windows (also replaced in the 1980’s). The first floor windows typically have transoms.

Above the columns across the front of the building is a frieze with the name of the building and various literary inscriptions. A simple, deep cornice caps the frieze, with dentils only at the projecting front entry. The parapet above the cornice steps up at the entry, providing additional emphasis. Two impressive and elaborate (though currently inoperable) bronze torches sit atop granite pedestals that flank the grand entry stairs and delineate the ends of the granite retaining walls.

The East and West Elevations are both similar, with six bays of large windows set in a frame and capped with the same limestone cornice and parapet. Each of the wood, casement windows is surrounded by a limestone frame and has a granite sill.

On the side elevations, the raised nature of the ground floor is apparent. Glazed brick retaining walls (in poor condition), capped with steel fencing, create areaways and access to doors that lead to the interior. The windows in the ground floor are smaller and doubled, but mirror the locations of the windows on the upper floors.

At the sides, the rear wing, which houses the original book stacks, is visible. This is a five-story structure with much smaller double hung wood windows. Faced in pale, glazed brick, this wing (and the rear of the building) is much more utilitarian in nature.

At the rear, the limestone detailing on the main block of the building continues for one bay, and then changes to the pale, glazed brick for the remainder.

The windows at the rear of the main block that are located in the brick area have shallow, segmented arches. The rear, brick wing has a very simple design, with five single windows stacked in the center of the facade. To the left, the later egress stair addition (with a simple, utilitarian facade) can be seen. To the right, is the one story garage addition, constructed of glazed brick on the south elevation, and stuccoed concrete masonry units (cmu) on the east.

#### Conditions Assessment:

The project team observed the existing exterior conditions of the Danforth Memorial Library, including the building elevations, roof and site.

The following summaries provide a general assessment of the existing conditions and recommendations for these areas. A more detailed assessment follows.

#### Danforth Memorial Library: Site

- The exterior asphalt paving is in varying condition, ranging from poor to fair. There are cracks in many areas and the striping needs to be refreshed. There are several areas that are in such poor condition that it appears they are no longer used for parking, e.g. at the rear, west side of the building. In addition, access to the parking is not immediately obvious; clear signage should be installed. One portion of the site is used as a children's garden, but given the extent of the free area around the building, there is tremendous opportunity for developing program spaces at the Library.
- The stairs leading from the different levels of the parking lot are made from concrete and cut through some original retaining walls. These stairs are generally in poor condition.
- The brick retaining walls are also in generally poor condition, and in some instances the walls are bowing out and failing. This should be addressed as quickly as possible.
- The granite retaining walls closer to the building are in better condition, but also show some movement and need to be cleaned and repointed.
- The areaways around the building show some damage, including spalled concrete, stained and damaged walls, etc.
- The Library has the benefit of being a free-standing building on a large, open site. This provides tremendous opportunity for reconfiguration and the creation of outdoor program spaces.

#### Danforth Memorial Library: Exterior

- The majority of the exterior walls are limestone with a granite base where the building meets the ground. The rear of the building and the rear wing are faced with glazed brick. The walls are in fair to good condition, with some cracking, spalling and slight movement apparent. There are also some previous repair attempts in evidence. The limestone also shows significant evidence of staining and some biological growth, and approximately 50% of the exterior walls should be repointed, both the limestone and brick. Cracks and spalled stone should be repaired to match the existing materials.

- Wood windows were replaced in the mid-1980's. The paint on sills, ledges and sashes have failed allowing exposed wood to weather and rot. Water
- Water has infiltrated through some of the window frames and caused damage to interior sills, plaster ceilings and walls. All windows should be thoroughly repaired or replaced with historically appropriate wood windows that are insulated and weather-sealed.
- The wood entry doors at the front show signs of water damage and should be repaired. Other doors on the building were installed in the 1960's or later. These are approaching the ends of their useful lives and should be replaced with more appropriate doors.

#### Danforth Memorial Library: Roof

- According to the Library Director, the roof was replaced within the last 10 years. However, the installation appears to be older than that. Given its poor condition, the team was surprised that there is not more leaking on the interior. The roof should be replaced with a new, reflective roof with adequate insulation. This should be done in conjunction with repairs and restoration of the exterior masonry.
- In the short term, routine maintenance to the roof system should be provided, especially removing debris and vegetation from the roof drains, and checking/ repairing the damaged siding. The roof access door should be replaced so that water does not infiltrate at this location.



*Detail at the Main Entry*



*Rear Elevation Showing the Stair Addition*



*East Elevation facing Summer Street*



*Main Entry from Broadway - North Elevation*



*South Elevation Facing South and Van Houten Street*



*West Elevation Facing Summer Street*

## Danforth Memorial Library - Existing Conditions - Exterior

Abbreviation in table: CDF = Character defining feature

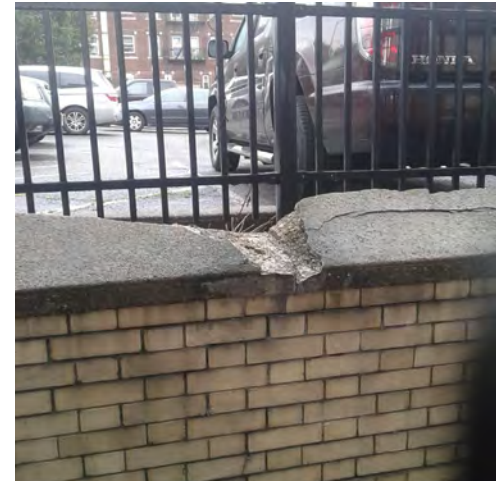
| Feature                                               | Description                                   | Period            | Condition                                                                                        | CDF | Priority and Recommendation                                                                                                 |
|-------------------------------------------------------|-----------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------|
| RETAINING WALLS (along Broadway). P1                  | Granite                                       | Original          | Fair - Stone requires cleaning and repointing. Some small cracks.                                | Yes | Long Term - Clean and repoint stone. Rout and patch cracks.                                                                 |
| RETAINING WALLS (parallel to East Elevation), P2 & P3 | Glazed Brick with Concrete Coping             | Original          | Poor - Structural failure and severely damaged coping.                                           | Yes | Immediate - Stabilize and reconstruct all retaining walls.                                                                  |
| MAIN STAIRS P4                                        | Granite                                       | Original          | Fair to Good - Stair treads require cleaning and repointing. Handrails missing in some locations | Yes | Immediate - Remove vegetation, clear weeps, clean and repoint treads, replace missing railings. Long Term: Full restoration |
| STAIRS (leading up to adjacent parking area) P5       | Concrete                                      | Possibly Original | Poor - stair treads are buckling and cracked                                                     | No  | Immediate - Stabilize and reconstruct stairs.                                                                               |
| LAMP POSTS P6                                         | Bronze                                        | Original          | Fair - Require cleaning, removal of oxidation, mastic and paint. Glass globes missing.           | Yes | Long Term - Restore fixtures to working order.                                                                              |
| PAVING                                                | Asphalt                                       | Unknown           | Poor to Fair.                                                                                    | No  | Short Term - Remove vegetation and repair any cracks.                                                                       |
| WALKWAYS                                              | Concrete                                      | Unknown           | Fair                                                                                             | No  | Long Term - Repair any cracks.                                                                                              |
| AREAWAYS                                              | Concrete Deck with concrete and masonry sides | Original          | Fair.                                                                                            | No  | Short Term - Remove vegetation and repair any cracks. Repair fencing.                                                       |



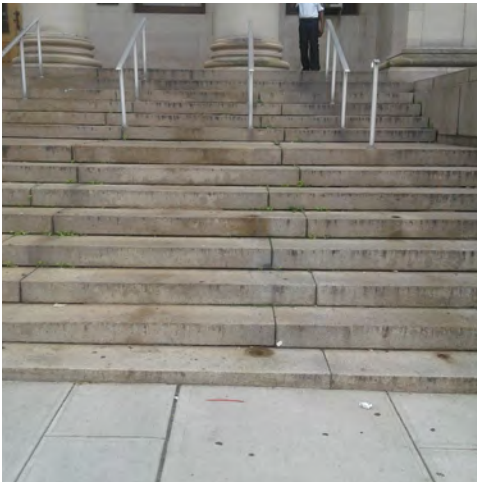
P1: Open mortar joints, mold and efflorescence typical at granite retaining walls.



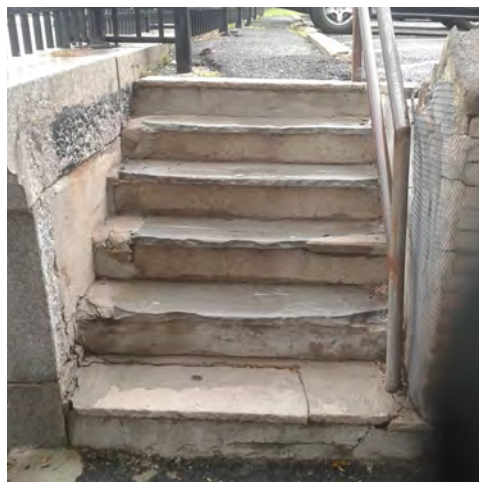
P2: Temporary repair at buckling brick retaining wall.



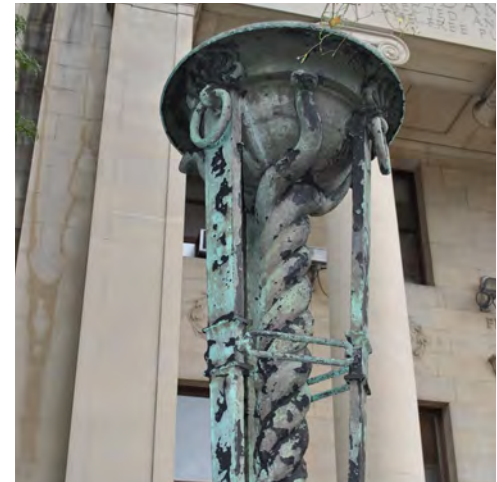
P3: Damaged concrete coping at brick retaining wall.



P4: Open mortar joints and missing handrails at main front stairs.



P5: Severely deteriorated and buckling stair treads leading to parking area.



P6: Oxidized bronze lamp posts have been previously painted. Triple glass globes are missing.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                                       | Description | Period   | Condition                                                                 | CDF | Priority and Recommendation                                                        |
|-----------------------------------------------|-------------|----------|---------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------|
| BASE AND WATER TABLE ALONG N ELEVATION P7-P12 | Granite     | Original | Good to Fair - Stone requires cleaning and repointing. Some small cracks. | Yes | Long Term - Clean and repoint stone. Carefully patch cracks to match the existing. |



P7: Mortar missing at retaining wall cap, NE corner.



P8: Efflorescence/water infiltration at granite retaining wall, N elevation



P9: Efflorescence/water infiltration at granite retaining wall, N elevation



P10: Missing mortar and staining



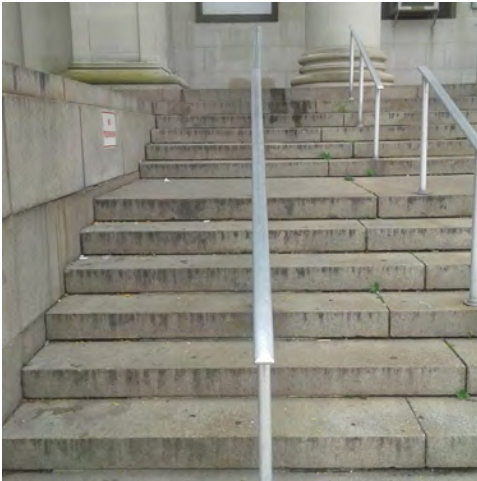
P11: Previous repair of cracked stone



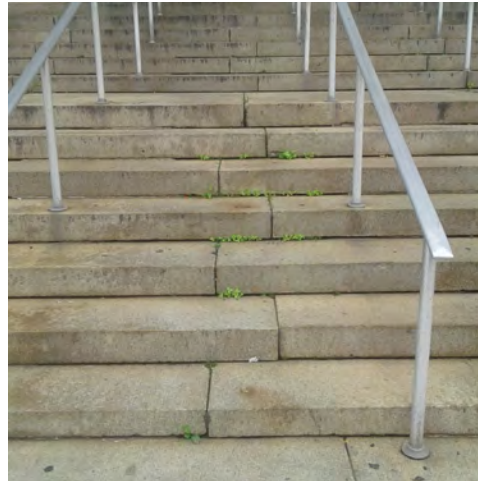
P12: Missing mortar adjacent to main entry stairs

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                                        | Description | Period   | Condition                                                                                         | CDF | Priority and Recommendation                                                                                                 |
|------------------------------------------------|-------------|----------|---------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------|
| MAIN STAIRS P13, P14                           | Granite     | Original | Fair to Good - Stair treads require cleaning and repointing. Handrails missing in some locations. | Yes | Immediate - Remove vegetation, clear weeps, clean and repoint treads, replace missing railings. Long Term: Full restoration |
| BASE AND WATER TABLE ALONG N ELEVATION P15-P18 | Granite     | Original | Good to Fair - Stone requires cleaning and repointing. Some small cracks.                         | Yes | Long Term - Clean and repoint stone. Carefully patch cracks to match the existing.                                          |



P13: Missing Mortar and Vegetation at main entry steps, typical.



P14: Missing mortar and vegetation at steps, typical. Granite pedestal not present.



P15: Mortar missing at NE corner of main entry steps



P16: Missing Mortar



P17: Spalling at base of main entry steps, NW side.



P18: Efflorescence/water infiltration at granite retaining wall.

## Danforth Memorial Library - Existing Conditions - Exterior

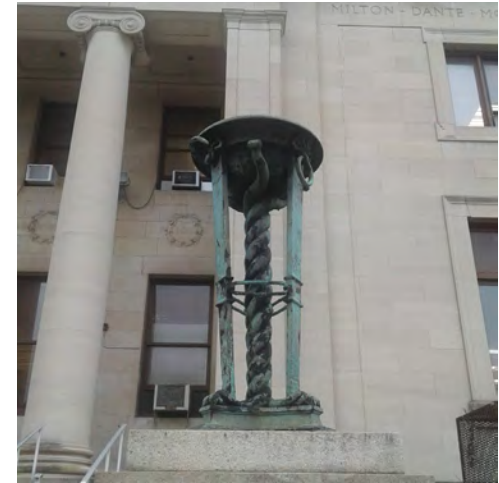
| Feature                                         | Description | Period   | Condition                                                                              | CDF | Priority and Recommendation                                                              |
|-------------------------------------------------|-------------|----------|----------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------|
| BASE AND WATER TABLE ALONG N ELEVATION P19, P20 | Granite     | Original | Good to Fair - Stone requires cleaning and repointing. Some small cracks.              | Yes | Long Term - Clean and repoint stone. Rout and patch cracks.                              |
| LAMP POSTS P21-P24                              | Bronze      | Original | Fair - Require cleaning, removal of oxidation, mastic and paint. Glass globes missing. | Yes | Long Term - Restore finish, replace missing pieces and repair fixtures to working order. |



P19: Efflorescence/water infiltration at granite retaining wall, N elevation



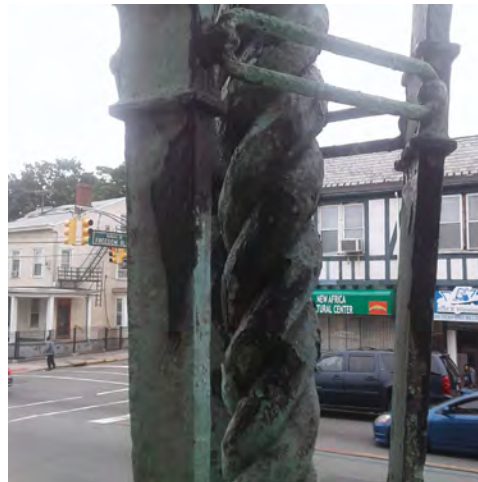
P20: Biological growth and staining under retaining wall cap, N elevation to right of main entry.



P21: Corrosion and peeling coating at light post. Glass globes missing. Typical for two. N elevation at main entry.



P22: Detail of light.



P23: Detail of light.



P24: Detail of light.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                                    | Description | Period   | Condition                                                                                            | CDF | Priority and Recommendation                                                           |
|--------------------------------------------|-------------|----------|------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|
| BASE AND WATER TABLE ALONG N ELEVATION P25 | Granite     | Original | Good to Fair - Stone requires cleaning and repointing. Some small cracks.                            | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |
| LIMESTONE EXTERIOR WALLS P26, P27          | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |
| LIMESTONE CORNICES                         | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |



P25: Biological growth at limestone base, NW corner



P26: Limestone staining from window a.c. unit, typ.



P27



P28: AC unit installed in existing window, damaging the panel, typ. Window frame is damaged, and needs to be repaired and repainted. NE corner of the front elevation.



P29: Staining and saturation at cornice, typical.



P30: Staining at front cornice, typ.

## Danforth Memorial Library - Existing Conditions - Exterior

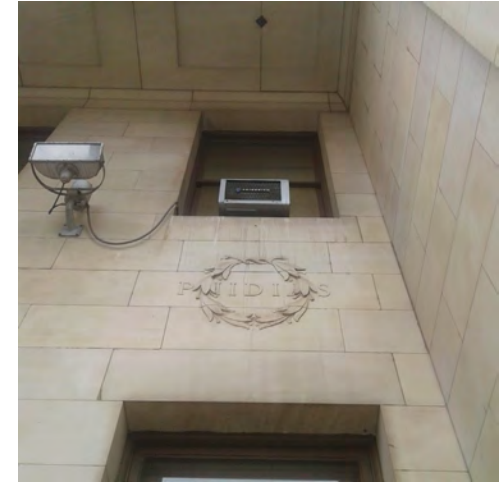
| Feature                          | Description | Period   | Condition                                                                                                                | CDF | Priority and Recommendation                                                           |
|----------------------------------|-------------|----------|--------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|
| LIMESTONE CORNICES<br>P31        | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                     | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |
| LIMESTONE COLUMNS<br>P34-P36     | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. Occasional graffiti | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |
| LIMESTONE ELEVATIONS<br>P32, P33 | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                     | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |



P31: Previously repaired cracked stone at cornice to right of main entry.



P32: Staining from a.c. window unit to right of main entry.



P33: Staining below window. Typical at second floor. Exterior mounted light installation damages the facade and should be removed.



P34: Biological growth at limestone column base.



P35: Biological growth at limestone column base.



P36: Missing mortar, typical at column bases. Staining at limestone column base.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                         | Description  | Period                                                           | Condition                                                                                                                | CDF | Priority and Recommendation                                                           |
|---------------------------------|--------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|
| MAIN ENTRY DOORS<br>P37, P38    | Stained Wood | Unknown (replacement compatible with the design of the building) | Fair - Some water damage and deterioration of finish                                                                     | No  | Short Term - Patch, repair and refinish existing doors.                               |
| LIMESTONE ELEVATIONS<br>P39-P42 | Limestone    | Original                                                         | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. Occasional graffiti | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |



P37: Water damage at wood front entry doors.



P38: Water damage at wood front entry doors.



P39: Marker graffiti on back of column.



P40: Graffiti on side wall of portico.



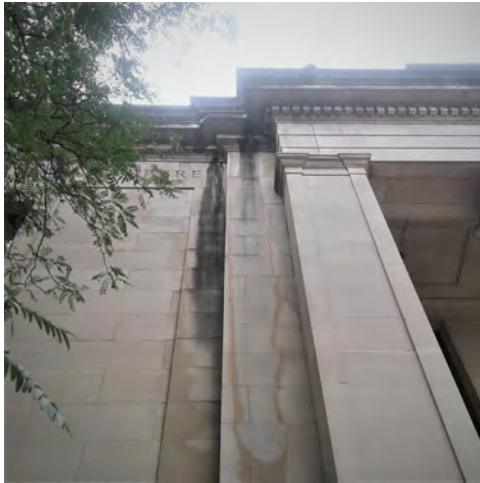
P41: Water intrusion saturation at top of portico.



P42: Overall view of entry.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                           | Description | Period   | Condition                                                                                                                | CDF | Priority and Recommendation                                                           |
|-----------------------------------|-------------|----------|--------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P43-P45, P48 | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. Occasional graffiti | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |
| LIMESTONE CORNICES P46, P47       | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                     | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |



P43: Limestone staining to the left of the main entry



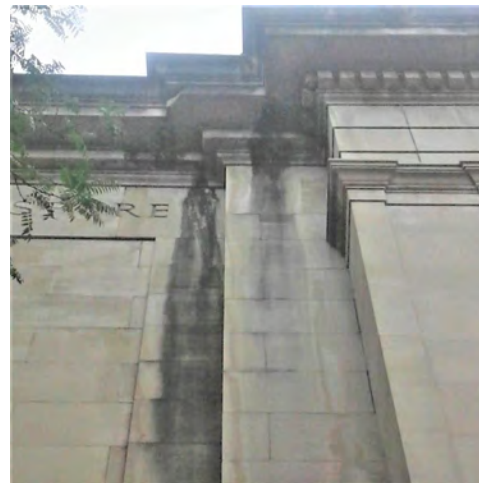
P44



P45: Staining at base to left of main entry.



P46: Heavy staining/saturation at cornice extending down to ground level. Broken/Missing stone at cornice.



P47: Heavy staining/saturation at cornice extending down to ground level. Broken/Missing stone at cornice.



P48: Staining at window sill, first floor to right of main entry. Window needs to be repaired and repainted.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                      | Description  | Period      | Condition                                                                                            | CDF | Priority and Recommendation                                                                                                                          |
|------------------------------|--------------|-------------|------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P49-P51 | Limestone    | Original    | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone.                                                                |
| WALLS AT REAR GARAGE P52-P54 | CMU & Stucco | Likely 1967 | Fair to Poor with water infiltration, cracked stucco and some damage to CMU.                         | No  | Immediate - Stop water infiltration at roof, remove vegetation, patch and repair stucco. This building will likely be replaced during a later phase. |



P49: Staining at limestone base, NE corner.



P50: Chipped stone, NE corner



P51: Corrosion from previous repair copper straps, left side of N elevation.



P52: Stucco damage at garage addition located at the S elevation.



P53: Detail of stucco damage on E elevation of the garage addition.



P54: Concrete spalling at garage addition.

## Danforth Memorial Library - Existing Conditions - Exterior

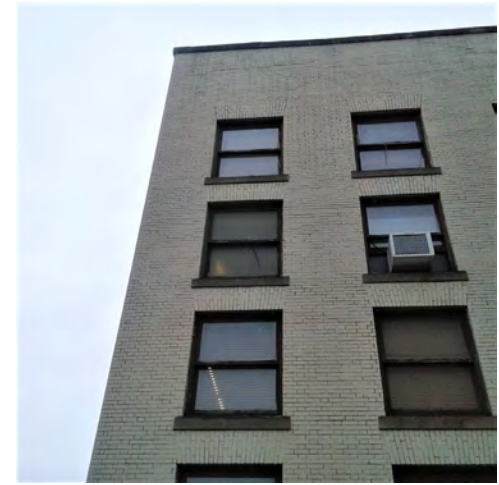
| Feature                         | Description  | Period                                  | Condition                                                                                                                                                                       | CDF               | Priority and Recommendation                                                                                                                          |
|---------------------------------|--------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| WALLS AT REAR GARAGE P55, P56   | CMU & Stucco | Likely 1967                             | Fair to Poor with water infiltration, cracked stucco and some damage to CMU.                                                                                                    | No                | Immediate - Stop water infiltration at roof, remove vegetation, patch and repair stucco. This building will likely be replaced during a later phase. |
| GLAZED BRICK ELEVATIONS P57-P60 | Glazed Brick | Original                                | Fair - Staining, missing mortar, some cracking                                                                                                                                  | Yes               | Long Term - Clean and repoint brick. Carefully repair cracks to match existing brick.                                                                |
| WINDOWS P57- P59                | Painted Wood | Replacement windows from the mid-1980's | Fair to Poor: Paint is peeling leaving bare wood exposed and rotting in some areas. 20% of windows have been blocked up. There is water and air infiltration in many locations. | Yes (replacement) | Short Term - Replace most windows with new, historically appropriate windows that are insulated and function properly.                               |



P55: Vegetation on the garage addition.



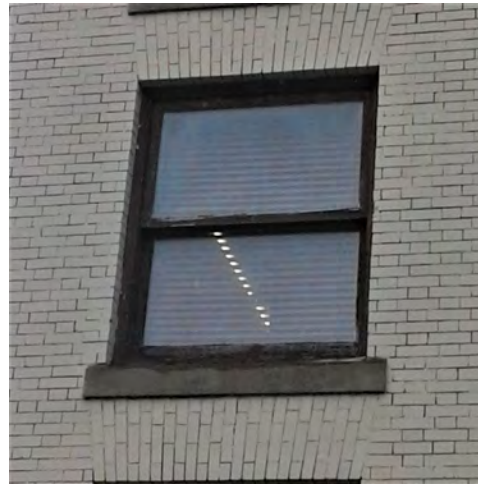
P56: Stepped cracking at cmu on the garage addition.



P57: Glaze brick and windows at the E. side of the rear wing (stacks). Cleaning and repointing required, as well as window repair.



P58: Rear wing.



P59: Deterioration of wood windows.



P60: Cracked and stained brick at rear wing.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                      | Description  | Period     | Condition                                                                                                                                                                       | CDF               | Priority and Recommendation                                                                                            |
|------------------------------|--------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P61-P66 | Limestone    | Original   | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                                                                            | Yes               | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone.                                  |
| WINDOWS P62, P64-P66         | Painted Wood | Mid 1980's | Fair to Poor: Paint is peeling leaving bare wood exposed and rotting in some areas. 20% of windows have been blocked up. There is water and air infiltration in many locations. | Yes (replacement) | Short Term - Replace most windows with new, historically appropriate windows that are insulated and function properly. |



P61: Cracked limestone on E elevation.



P62: Staining at window sill, typical. (E. elevation)



P63: Graffiti on the E elevation.



P64: Cracked limestone at first floor window at E elevation.



P65: Blocked windows, missing glass at E elevation.



P66: Windows boarded at elevator, E elevation.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature            | Description                                                    | Period                                  | Condition                                             | CDF               | Priority and Recommendation                                                                                            |
|--------------------|----------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------|
| WINDOWS P67, P68   | Painted Wood                                                   | Mid 1980's replacement                  | Missing                                               | Yes (replacement) | Short Term - Replace most windows with new, historically appropriate windows that are insulated and function properly. |
| EXTERIOR DOORS P69 | Painted Metal                                                  | 1967 or later                           | Fair                                                  | Yes               | Short Term - Replace with doors more in keeping with the character of the building.                                    |
| RETAINING WALLS    | Galzed brick, concrete structure, bluestone cap, steel fencing | Original with later repairs and changes | Poor - Cracking, water damage, capstones have shifted | Yes               | Immediate - Repair and replace the walls to match existing as required.                                                |
| AREAWAYS           | Concrete floor with masonry walls                              | Original                                | Fair.                                                 | No                | Long Term - Remove vegetation and repair any cracks. Cut out and replace highly damaged areas.                         |



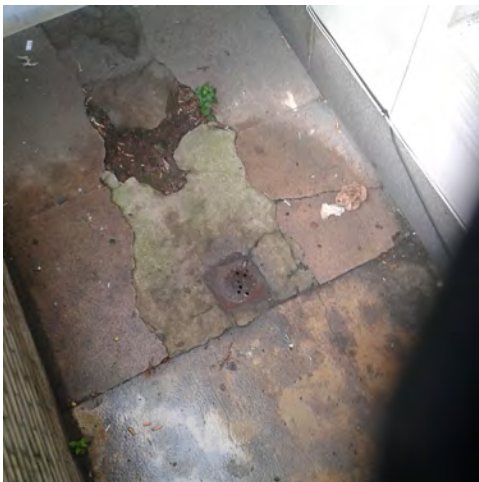
P67: Window boarded near elevator entry, E elevation.



P68: Window boarded



P69: Location of entry to stairs at E elevation. Stone is stained and concrete damaged.



P70: Badly cracked concrete at drain adjacent to entry on the E elevation.



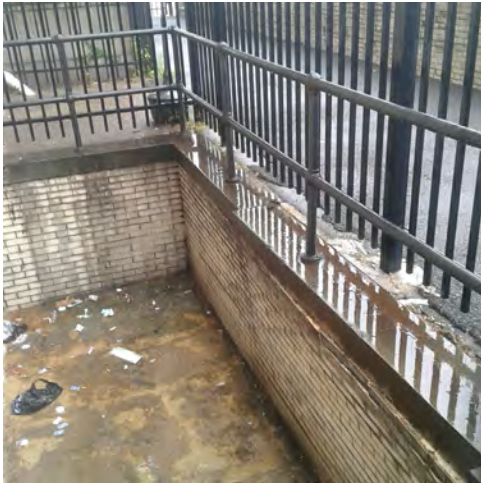
P71: Dislodged and buckling bluestone caps at retaining wall on the E side of the building.



P72

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                            | Description                       | Period   | Condition                                                                                            | CDF | Priority and Recommendation                                                                                               |
|------------------------------------|-----------------------------------|----------|------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------|
| AREAWAYS P73, P74                  | Concrete floor with masonry walls | Original | Fair                                                                                                 | No  | Long Term - Remove vegetation and repair any cracks. Cut out and replace highly damaged areas.                            |
| LIMESTONE CORNICE P75, P76, P78    | Limestone                         | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. Remove lighting from top of coping. |
| LIMESTONE ELEVATIONS P76, P77, P78 | Limestone                         | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone.                                     |



P73: Areaway and retaining walls on the E elevation.



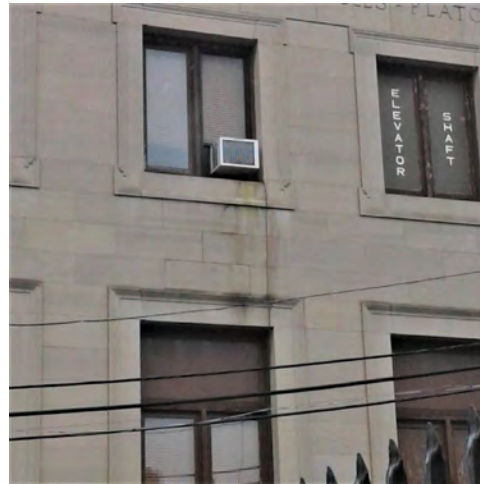
P74: Cracked limestone at fending on the E elevation..



P75



P76: Spalled limestone at cornice at rear of E elevation.



P77: Staining from a.c. window unit, typ. E. elevation.



P78: Staining from a.c. window unit, typ. E. elevation.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                       | Description | Period   | Condition                                                                                            | CDF | Priority and Recommendation                                                                                                                      |
|-------------------------------|-------------|----------|------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P79, P80 | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. Remove metal pieces and patch to match the existing stone. |
| EXTERIOR STAIRS               | Concrete    | Unknown  | Poor - Concrete is spalling and failing                                                              | No  | Immediate - Repair/ replace concrete with new steps and railings.                                                                                |



P79: Utility anchors abandoned in place, E. elevation.



P80: Staining above entry canopy for elevator, E elevation.



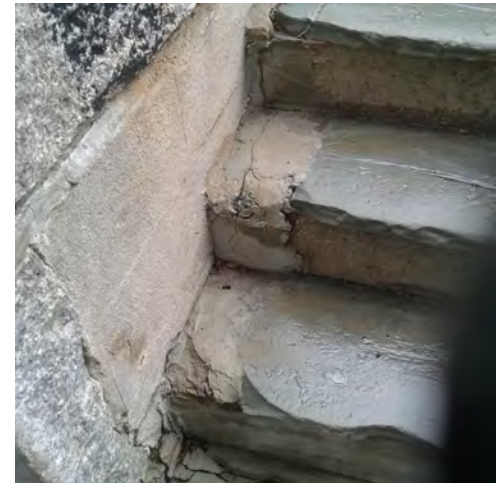
P81: Damaged steps and retaining wall from E. elevation to parking.



P82: Damaged steps and retaining wall from E. elevation to parking.



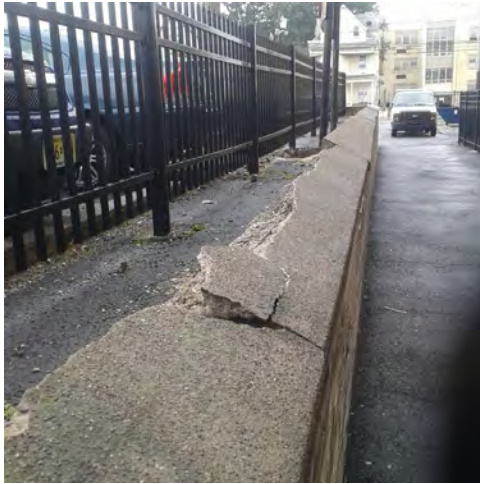
P83: Damaged steps and retaining wall from E. elevation to parking.



P84: Damaged steps and retaining wall from E. elevation to parking.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                                                   | Description                       | Period   | Condition                                              | CDF | Priority and Recommendation                                |
|-----------------------------------------------------------|-----------------------------------|----------|--------------------------------------------------------|-----|------------------------------------------------------------|
| RETAINING WALLS<br>(parallel to East Elevation) P85 - P90 | Glazed Brick with Concrete Coping | Original | Poor - Structural failure and severely damaged coping. | No  | Immediate - Stabilize and reconstruct all retaining walls. |



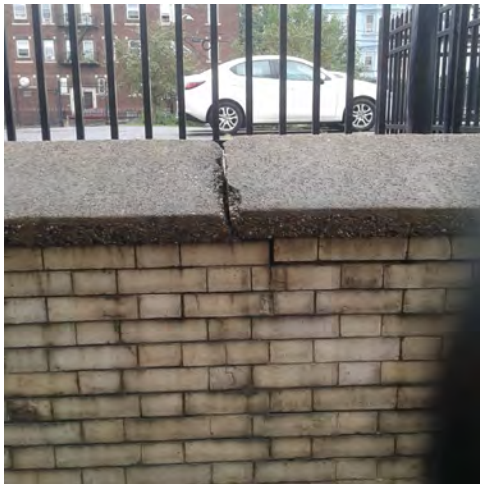
P85: Retaining walls on E side of the building. Spalling/ missing concrete cap, cracked and spalled brick, movement in the structure apparent.



P86



P87



P88



P89



P90

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                         | Description                             | Period   | Condition                                                                                                         | CDF | Priority and Recommendation                                                                                             |
|---------------------------------|-----------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------|
| GLAZED BRICK ELEVATIONS P91-P96 | Glazed Brick and Standard Brick at base | Original | Fair to Poor - Staining, missing mortar, some cracking; standard brick at the base is spalling and deteriorating. | Yes | Long Term - Clean and repoint brick. Carefully repair cracks to match existing brick. Replace damaged brick at the base |



P91: Previous entry removed, S elevation, center of the rear wing.



P92: Damaged brick at the base of the rear wing, SE corner.



P93



P94: Damage at the base of the rear wing, SW corner.



P95: Crumbling brick at foundation of rear wing.



P96: Egress stair addition on the W side of the rear addition.

## Danforth Memorial Library - Existing Conditions - Exterior

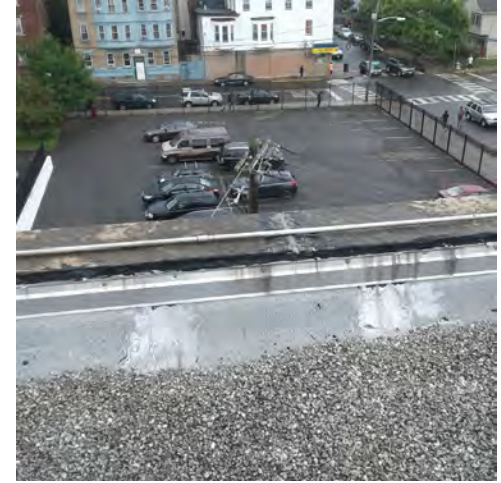
| Feature                                                                         | Description                                                                                                         | Period                                     | Condition                                                                                                                                                                       | CDF | Priority and Recommendation                                                                                                                                                 |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LIMESTONE CORNICE P <sub>97</sub>                                               | Limestone                                                                                                           | Original                                   | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                                                                            | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. Remove lighting from top of coping.                                                   |
| ROOFING P <sub>98</sub> , P <sub>99</sub> , P <sub>101</sub> , P <sub>102</sub> | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old                            | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. | No  | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |
| ROOF ACCESS AND EXTERIOR DOOR P <sub>100</sub>                                  | Copper and steel                                                                                                    | Original roof access and replacement door. | Fair to poor: The exterior door is non operable, and the copper on the roof access has been damaged by tar and inadequate repairs.                                              | No  | Immediate - Install a new exterior door that is operational and prevents water infiltration. Short Term - Install new roof access.                                          |



P97: Severe staining at cornice, rear (S) elevation, E corner.



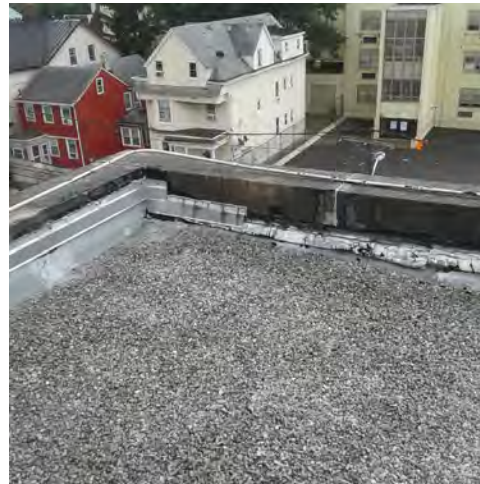
P98: Typical roof conditions.



P99



P100: Roof access door is damaged and off its hinges. Note the tar on the copper, causing corrosion.



P101: Deterioration at parapet coping, etc.



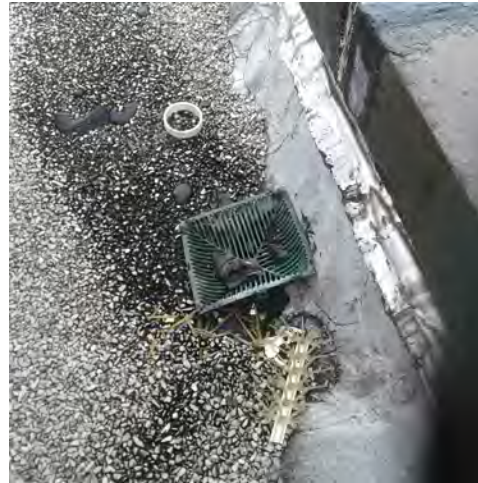
P102: Lighting attached to roof parapet.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature             | Description                                                                                                         | Period          | Condition                                                                                                                                                                                                                              | CDF | Priority and Recommendation                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOFING P103 - P108 | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. Note the poor condition of the rooftop HVAC equipment. | No  | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |



Pro3: View of top of cornice at SW corner.



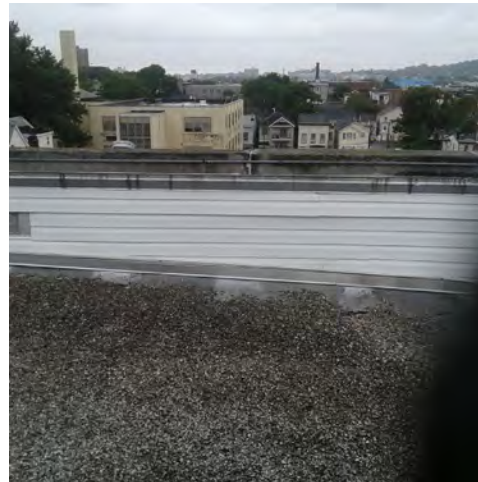
Pro4: Debris in roof draining.



Pro5: Condensate drain from rooftop equipment flowing directly onto roof surface.



Pro6: Rooftop equipment.



Pro7: Damaged material protecting the roof parapet.



Pro8: Damaged material protecting the roof parapet, typical.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature             | Description                                                                                                         | Period          | Condition                                                                                                                                                                       | CDF | Priority and Recommendation                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOFING P109 - P114 | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. | No  | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |



P109: Damaged siding at roof parapet behind main entry.



P110: Typical damage to material at the parapet.



P111



P112



P113



P114

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature             | Description                                                                                                         | Period          | Condition                                                                                                                                                                       | CDF | Priority and Recommendation                                                                                                                                                 |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOFING P115 - P120 | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. | No  | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |



P115: Typical condition at changes in roof elevation, showing repairs at seams.



P116



P117



P118



P119



P120

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature              | Description                                                                                                         | Period          | Condition                                                                                                                                                                       | CDF                                                | Priority and Recommendation                                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOFING P121         | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. | Yes                                                | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |
| SKYLIGHT P122 - P126 | Shed skylight with copper frame and muntins and wireglass glazing                                                   | Original        | Fair - Some of the glass is cracked or has been replaced; tar has been used on the copper causing some of it to deteriorate. It has been blocked from below.                    | No (from the exterior);<br>Yes (from the interior) | Short Term - When replacing the roof, repair or replace the skylight and make it visible in the main stair hall below.                                                      |



P121



P122: Existing skylight over the main entry hall and stairs; blocked from below.



P123



P124



P125: Replacement glass in the skylight.



P126: Dissimilar metals at the new roof flashing and the historic skylight.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature          | Description                                                                                                         | Period          | Condition                                                                                                                                                                                                                                       | CDF | Priority and Recommendation                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROOF P127 - P132 | Ballasted built-up roofing with metal flashings and copings. Aluminum siding is used to protect walls and parapets. | 10-25 years old | Fair to poor: Evidence of periodic leaking inside and patching on the roof. Siding that protects the parapets and some walls at the roof is badly damaged, some has blown away. Note the extremely poor condition of the rooftop HVAC equipment | No  | Short Term - Install a new, high quality roof that is reflective and that provides adequate insulation to reduce energy usage. Add overflow scuppers and adequate drainage. |



P127: Rooftop equipment.



P128



P129



P130: Failing siding at parapet; damaged and stained brick at the exhaust chimney.



P131



P132

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                        | Description                              | Period                          | Condition                                                                                                                                                                       | CDF               | Priority and Recommendation                                                                                               |
|--------------------------------|------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P133-P137 | Limestone                                | Original                        | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                                                                            | Yes               | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. Remove lighting from top of coping. |
| WINDOWS P135, P138             | Painted Wood                             | Mid 1980's replacement windows. | Fair to Poor: Paint is peeling leaving bare wood exposed and rotting in some areas. 20% of windows have been blocked up. There is water and air infiltration in many locations. | Yes (replacement) | Short Term - Replace most windows with new, historically appropriate windows that are insulated and function properly.    |
| GLAZED BRICK ELEVATIONS P138   | Glazed Brick with Standard Brick at base | Original                        | Fair to Poor - Staining, missing mortar, some cracking; standard brick at the base is spalling and deteriorating. Dropped brick at window.                                      | Yes               | Long Term - Clean and repoint brick. Carefully repair cracks to match existing brick. Replace damaged brick at the base   |



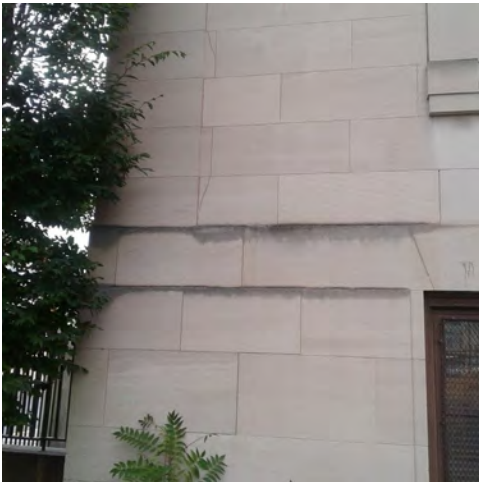
P133: Evidence of water infiltration, S elevation near E corner.



P134



P135: Staining on limestone, blocked windows, and window AC units, S elevation near E corner.



P136: Staining at limestone base



P 137: Cracked limestone



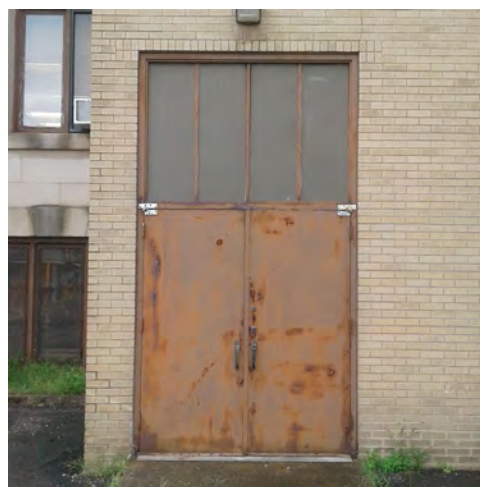
P138: Loose brick at header at E side of rear wing.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                              | Description   | Period                 | Condition                                                                                                                                                                       | CDF                | PRIORITY AND RECOMMENDATIONS                                                                                           |
|--------------------------------------|---------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------|
| WINDOWS P139, P141, P144             | Painted Wood  | Mid 1980's replacement | Fair to Poor: Paint is peeling leaving bare wood exposed and rotting in some areas. 20% of windows have been blocked up. There is water and air infiltration in many locations. | Yes (replacements) | Short Term - Replace most windows with new, historically appropriate windows that are insulated and function properly. |
| EXTERIOR DOORS P140                  | Painted Metal | Unknown                | Poor                                                                                                                                                                            | No                 | Short Term - Replace                                                                                                   |
|                                      |               |                        |                                                                                                                                                                                 | No                 |                                                                                                                        |
| LIMESTONE ELEVATIONS P141, P142-P144 | Limestone     | Original               | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations.                                                                            | Yes                | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone.                                  |



P139: Deterioration of wood windows on the rear addition, typ.



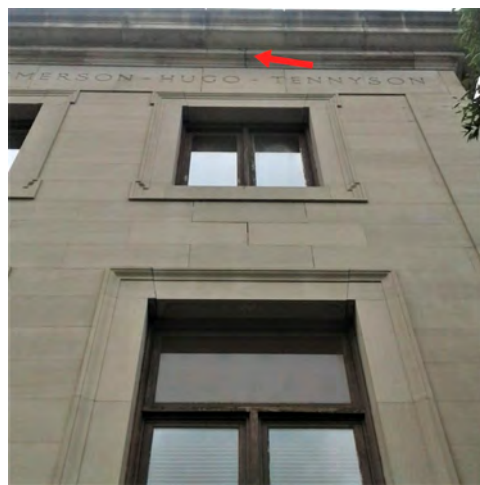
P140: Corrosion at metal door and transom



P141: Deterioration of wood windows, typ. W elevation.



P142: Mortar missing over side entry door on W Elevation.



P143: Cracked limestone cornice on W elevation.



P144: General view of rear of W elevation. Note partially boarded windows, window units, etc.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                          | Description | Period   | Condition                                                                                            | CDF | Priority and Recommendation                                                           |
|----------------------------------|-------------|----------|------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|
| LIMESTONE ELEVATIONS P145 - p150 | Limestone   | Original | Good to Fair: Stone requires cleaning and repointing, some small cracks and spalling some locations. | Yes | Long Term - Clean and repoint stone. Carefully repair cracks to match existing stone. |



P145: Heavy staining at cornice on the W elevation.



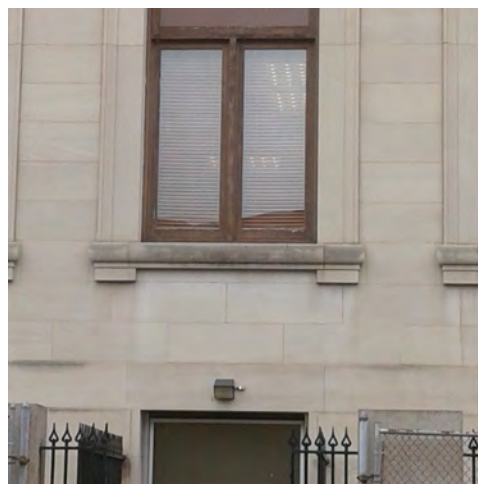
P146: Staining from a.c. window unit, and blocked opening from large HVAC unit at ground floor, W elevation.



P147: Staining from a.c. window unit.



P148: Staining mold at window sill over Children's Library entry on the W elevation.



P149: Staining at window sill, and typical window condition.



P 150: Cracked limestone at NW corner.

## Danforth Memorial Library - Existing Conditions - Exterior

| Feature                                                               | Description                | Period   | Condition                                                                              | CDF | Priority and Recommendation                                       |
|-----------------------------------------------------------------------|----------------------------|----------|----------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------|
| EXTERIOR STEPS<br>AT ENTRY TO THE<br>CHILDREN'S LIBRARY<br>P151- P156 | Granite with steel railing | Original | Fair - Stone is stained from rust, mortar missing at some locations, railing is rusty. | Yes | Short Term - Clean and repoint stone. Prep and repaint handrails. |



P151: Staining and rust at stairs to Children's Library entry.



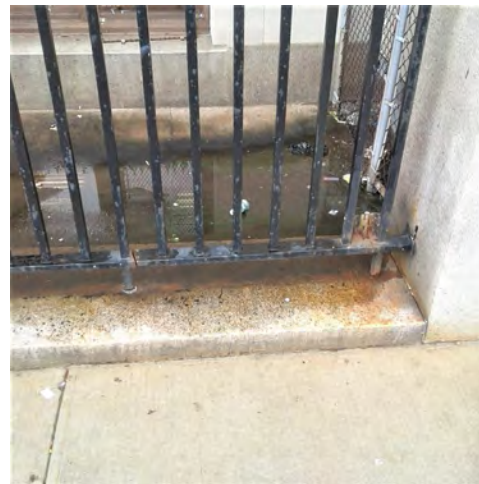
P152



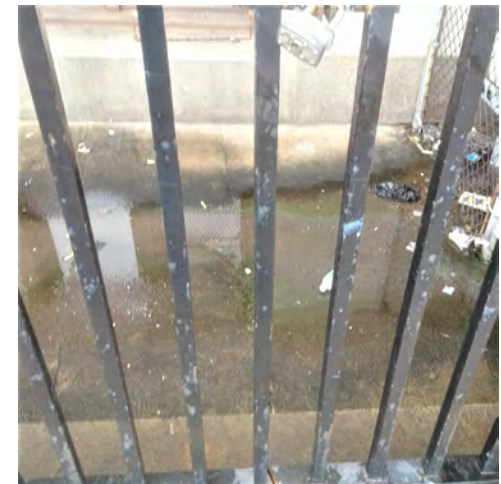
P153



P154: Heavy staining at granite retraining walls.



P155



P 156: Heavy staining at granite. Ponding water

### IIIc. Architectural Description Interior

#### Danforth Memorial Library EXISTING CONDITIONS INTERIOR

Completed in 1905, the Classical Revival Danforth Memorial Library was designed by Henry Bacon. The central library for the City of Paterson, the original building was a combination library and cultural center with artwork and exhibition spaces. Small upgrades and renovations were made through the 20th century until a major renovation occurred in 1967. For the most part, the existing interior fabric is either original or dates to 1967. The windows were replaced in 1986-7 and a recent campaign upgraded the Assembly Room.

Abbreviations in table: CDF = Character defining feature

Room 101—Entry: The central entrance, located on the north elevation, provides access to a small vestibule which connects to the center hall.

| Feature       | Description                                                                                                  | Period                        | Condition               | CDF | Priority and Recommendation                           |
|---------------|--------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------|-----|-------------------------------------------------------|
| Floor         | Marble panels                                                                                                | Original                      | Good w/limited cracking | Yes | Short Term: RegROUT as needed. Clean                  |
| Baseboard     | Marble                                                                                                       | Original                      | Good                    | Yes | Clean as needed                                       |
| Walls         | Marble panels                                                                                                | Original                      | Good                    | Yes | Clean as needed                                       |
| Plaques       | Bronze commemorative plaques                                                                                 | Original                      | Good                    | Yes | Clean as needed                                       |
| Doors         | Pair of wood, single-panel topped by single-lights w/ beveled glass flanked by sidelight & topped by transom | 2007 (replaced 1962 aluminum) | Good                    | No  | Repaint lettering and central shield in transom glass |
| Door surround | Flat marble slabs plus an outer marble cove molding above the inner doors, both in the entry and the hall    | Original                      | Good                    | Yes | Clean as needed                                       |
| Ceiling       | Beveled plaster                                                                                              | Original                      | Fair w/peeling paint    | No  | Immediate: Scrape and paint                           |
| Fixture       | Hanging glass globe with incandescent bulb                                                                   | Unknown                       | Good                    | No  | Long Term: Retain existing fixture                    |
| HVAC system   | Bronze grates at radiators                                                                                   | Original                      | Good                    | Yes | Clean as needed                                       |



Photo 1: The wood and glass entry doors, sidelights and transom date to 2007. They are in good condition



Photo 2: The original marble flooring remains. It has some cracking but generally is in good condition



Photo 3: The original marble walls and plaster ceiling remain. The marble is in good condition. The plaster ceiling needs to be repainted. The fixture is reminiscent of the original and should remain

## Danforth Memorial Library - Existing Conditions - Interior

Room 102—Main Corridor: This includes the center hall (with stairs on the east side) connected to an east west corridor. The east remains a hallway; the west is now used for circulation and will be included in its description.

| Feature        | Description                                                                                                                                                                                                                                       | Period   | Condition | CDF | Priority and Recommendation                                                                                                              |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-----|------------------------------------------------------------------------------------------------------------------------------------------|
| Floor          | Marble, terrazzo & mosaic flooring                                                                                                                                                                                                                | Original | Good      | Yes | Clean as needed                                                                                                                          |
| Baseboard      | Marble                                                                                                                                                                                                                                            | Original | Good      | Yes | Clean as needed                                                                                                                          |
| N, E, W Walls  | Marble wainscot with marble piers & plaster                                                                                                                                                                                                       | Original | Good      | Yes | Clean marble as needed. Paint looks sound, maintain                                                                                      |
| South Wall     | Plaster piers w/Doric capitals above the marble wainscot framing arched openings adorned w/ run plaster molding and topped by plaster keystones. Western two are infilled w/plate glass. Center arch accesses circulation. It has a glass transom | Original | Good      | Yes | Clean marble as needed. Paint looks sound, maintain                                                                                      |
| Bas Relief     | Bronze bas relief on west wall for Mary Ryle, marble frame w/pilasters w/ionic capitals & decorative lintel                                                                                                                                       | 1907     | Good      | No  | Clean as needed                                                                                                                          |
| Doors          | Painted wood Dutch door, each w/single panel                                                                                                                                                                                                      | Original | Good      | Yes | Long term: restore original clear finish Short term: Paint looks sound, maintain                                                         |
| Door surrounds | Flat marble slabs at stair opening, door & large opening to 106                                                                                                                                                                                   | Original | Good      | Yes | Clean as needed                                                                                                                          |
| Cornice        | Run plaster crown molding                                                                                                                                                                                                                         |          | Good      | Yes | Paint looks sound, maintain                                                                                                              |
| Ceiling        | Plaster                                                                                                                                                                                                                                           |          | Good      | Yes | Paint looks sound, maintain                                                                                                              |
| Stairs         | Marble steps, marble walls w/brass handrails                                                                                                                                                                                                      | Original | Good      | Yes | Some graffiti, should be gently removed regularly                                                                                        |
| Fixtures       | Hanging glass globes with incandescent bulb<br><br>Additional lighting in cross corridor                                                                                                                                                          | Unknown  | Good      | No  | Retain existing globe fixtures.<br><br>The other lighting is inconspicuous but also inefficient. Update lighting throughout the building |
| HVAC system    | Bronze grates at radiators                                                                                                                                                                                                                        | Original | Good      | Yes | Clean as needed                                                                                                                          |



Photo 4: The main entrance hall retains its original character

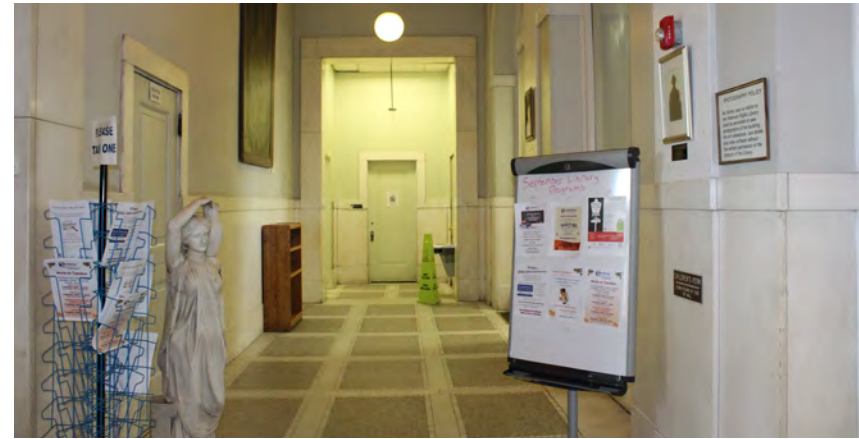


Photo 5: The east west corridor is also intact



Photo 6: The decorative arches with run plaster moldings, piers and marble wainscot are intact and an important character defining feature of the library



Photo 7: The original marble stairs are also a significant feature that should continue to be maintained as is

## Danforth Memorial Library - Existing Conditions - Interior

Room 103—Circulation: This L-shaped room is to the south of the entrance, extending across most of the south of the building and the full western side. It has open shelving, tables, desks and is anchored by the circulation desk to the north. The plaster walls, some with marble wainscot, and arches are original; the rest is a combination of 1967 and more recent interventions.

| Feature    | Description                                                                                                                                                                                                                                                                    | Period               | Condition                                                                         | CDF | Priority and Recommendation                                                          |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------|
| Floor      | Carpet                                                                                                                                                                                                                                                                         | Unknown              | Good                                                                              | No  | Clean as needed                                                                      |
| Baseboard  | Marble visible on N, E, S walls                                                                                                                                                                                                                                                | Original             | Good except behind circ. desk in opening to 105, the baseboard is held up by tape | Yes | Clean as needed. Affix loose marble baseboard at opening to 105                      |
|            | North wall of west end has a small section of wood baseboard and chair rail visible                                                                                                                                                                                            |                      |                                                                                   |     | Maintain original wood decorative trim                                               |
| South Wall | Marble wainscot topped by marble piers and plaster                                                                                                                                                                                                                             | Original             | Good                                                                              | Yes | Clean marble as needed. Paint looks sound, maintain                                  |
|            | Within south alcove in the se corner, there is modern ceramic tile above the marble baseboard & below the plaster walls                                                                                                                                                        | Tile date is unknown |                                                                                   |     | Remove tile. Repair and paint                                                        |
| East Wall  | Plaster piers between glass doors (to 104) framed by glass & wood                                                                                                                                                                                                              | Unknown              | Good                                                                              | No  | If small separated space continues to be needed, this is a sensitive adaptation      |
| West Wall  | Plaster walls above shelving                                                                                                                                                                                                                                                   | Original             | Good                                                                              | Yes | Other materials may survive behind shelves but what is visible looks sound, maintain |
| North Wall | Plaster piers w/Doric capitals above the marble wainscot framing arched openings adorned w/ run plaster molding and topped by plaster keystones. Western two are infilled w/plate glass. Center arch accesses circulation. Eastern two are located behind the circulation desk | Original             | Good                                                                              | Yes | Clean marble as needed. Paint looks sound, maintain                                  |
| Plaque     | Commemorating 1967 renovation                                                                                                                                                                                                                                                  | 1969                 | Good                                                                              | Yes | Clean as needed                                                                      |

## Danforth Memorial Library - Existing Conditions - Interior

Room 103—Circulation: This L-shaped room is to the south of the entrance, extending across most of the south of the building and the full western side. It has open shelving, tables, desks and is anchored by the circulation desk to the north. The plaster walls, some with marble wainscot, and arches are original; the rest is a combination of 1967 and more recent interventions.

| Feature    | Description                                                                                                                                                                                                                                                                    | Period               | Cond                                                                              | CDF | Recommend                                                                                                                                                                                             |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor      | Carpet                                                                                                                                                                                                                                                                         | Unknown              | Good                                                                              | No  | Clean as needed                                                                                                                                                                                       |
| Baseboard  | Marble visible on N, E, S walls                                                                                                                                                                                                                                                | Original             | Good except behind circ. desk in opening to 105, the baseboard is held up by tape | Yes | Clean as needed. Affix loose marble baseboard at opening to 105                                                                                                                                       |
|            | North wall of west end has a small section of wood baseboard and chair rail visible                                                                                                                                                                                            |                      |                                                                                   |     | Maintain original wood decorative trim                                                                                                                                                                |
| South Wall | Marble wainscot topped by marble piers and plaster                                                                                                                                                                                                                             | Original             | Good                                                                              | Yes | Clean marble as needed. Paint looks sound, maintain                                                                                                                                                   |
|            | Within south alcove in the se corner, there is modern ceramic tile above the marble baseboard & below the plaster walls                                                                                                                                                        | Tile date is unknown |                                                                                   |     | Remove tile. Repair and paint                                                                                                                                                                         |
| East Wall  | Plaster piers between glass doors (to 104) framed by glass & wood                                                                                                                                                                                                              | Unknown              | Good                                                                              | No  | If small separated space continues to be needed, this is a sensitive adaptation                                                                                                                       |
| West Wall  | Plaster walls above shelving                                                                                                                                                                                                                                                   | Original             | Good                                                                              | Yes | Other materials may survive behind shelves but what is visible looks sound, maintain                                                                                                                  |
| North Wall | Plaster piers w/Doric capitals above the marble wainscot framing arched openings adorned w/ run plaster molding and topped by plaster keystones. Western two are infilled w/plate glass. Center arch accesses circulation. Eastern two are located behind the circulation desk | Original             | Good                                                                              | Yes | Clean marble as needed. Paint looks sound, maintain                                                                                                                                                   |
| Plaque     | Commemorating 1967 renovation                                                                                                                                                                                                                                                  | 1969                 | Good                                                                              | Yes | Clean as needed                                                                                                                                                                                       |
| Doors      | Glass doors to 104                                                                                                                                                                                                                                                             | Unknown              | Good                                                                              | Yes | The rest room door is likely original; the aluminum door and surround date to 1967. While the others are modern or have an unknown date, they are necessary & sensitive. Maintain all existing doors. |
|            | Wood door to rest room in northeast corner                                                                                                                                                                                                                                     | Original             |                                                                                   |     |                                                                                                                                                                                                       |
|            | Aluminum door and glass surround to Local History, 107                                                                                                                                                                                                                         | 1967                 |                                                                                   |     |                                                                                                                                                                                                       |
| Windows    | Modern exterior doors off west of south alcove                                                                                                                                                                                                                                 |                      |                                                                                   |     |                                                                                                                                                                                                       |
|            | Replacement wood casements below dropped ceiling                                                                                                                                                                                                                               | 1986                 | Good                                                                              | No  | Short Term: Most of the casements need to be reglazed but generally appear sound                                                                                                                      |
|            | Original transom or plywood above ceiling                                                                                                                                                                                                                                      | Original             |                                                                                   |     | The condition of the transoms is not visible from the interior                                                                                                                                        |
|            | Original interior hung sash w/transom between spaces in western half                                                                                                                                                                                                           |                      |                                                                                   |     | Original hung sash should continue to be maintained                                                                                                                                                   |



Photo 8: Room 103, Circulation looking west



Photo 9: Looking north



Photo 10: The western end of the original hall is now a part of circulation



Photo 11: The western side has open shelving. The entrance to Local History, 107 to the left, was added in 1967



Photo 12: The drop ceilings obscure much of the original architectural details

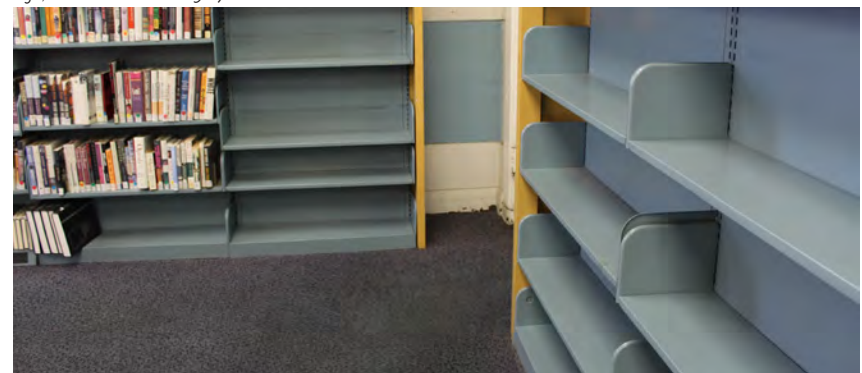


Photo 13: On the north wall of the western section, original wood baseboards and chair rails remain. Because of the shelving, it is unclear where else it survives



Photo 14: This interior window is original. It was originally at the end of the corridor but now divides circulation spaces



Photo 17: This original door leads to a rest room that was converted from a closet in 1958.

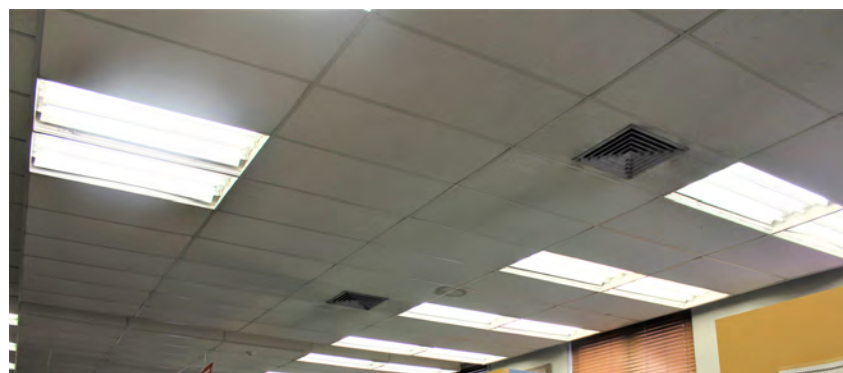


Photo 15: The drop ceiling may not have been secured properly. This is an immediate concern throughout the building.



Photo 16: The original marble baseboard is now being held up by tape. This should be remedied immediately.



Photo 18: The circulation desk is modern but sensitive

## Danforth Memorial Library - Existing Conditions - Interior

Room 104—Teen Reading Room: Located at the eastern end where the card catalogue was originally located, this space was enclosed with a glass and wood partition wall. This work was completed in the fall of 2017. The finish features, like wood trim and window aprons, date to its enclosure.

| Feature                 | Description                                                       | Period   | Condition                               | CDF | Priority and Recommendation                                                                                                                                                                                                        |
|-------------------------|-------------------------------------------------------------------|----------|-----------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor                   | Carpet                                                            | Unknown  | Good                                    | No  | Clean as needed                                                                                                                                                                                                                    |
| Baseboard and wood trim | Short wood baseboard and wood aprons with clear finish            | 2017     | Good                                    | No  | Maintain                                                                                                                                                                                                                           |
| East Wall               | Plaster piers between glass doors (to 103) framed by glass & wood | 2017     | Good                                    | No  | If small separated space continues to be needed, this is a sensitive adaptation                                                                                                                                                    |
| Other walls             | Plaster                                                           | Original | Good                                    | Yes | Maintain                                                                                                                                                                                                                           |
| Windows                 | Replacement wood casements below dropped ceiling                  | 1986     | Good                                    | No  | Short Term: Most of the casements need to be reglazed but generally appear sound                                                                                                                                                   |
|                         | Original transom or plywood above ceiling                         |          |                                         |     | The condition of the transoms is not visible from the interior                                                                                                                                                                     |
| Ceiling                 | Drop ceiling                                                      | 1967     | Fair                                    | No  | Immediate: With the loss of the original plaster ceiling in 109 where the acoustic tile was hung from the plaster rather than the floor joists, all the ceiling should be checked to ensure the hung ceiling is properly attached. |
|                         |                                                                   |          | Areas of staining, esp. around windows. |     |                                                                                                                                                                                                                                    |
| Fixtures                | Strip florescent lighting                                         | 1960s    | Poor                                    | No  | Short Term: Update lighting throughout the building                                                                                                                                                                                |



Photo 19: The teen reading room



Photo 20: Looking west

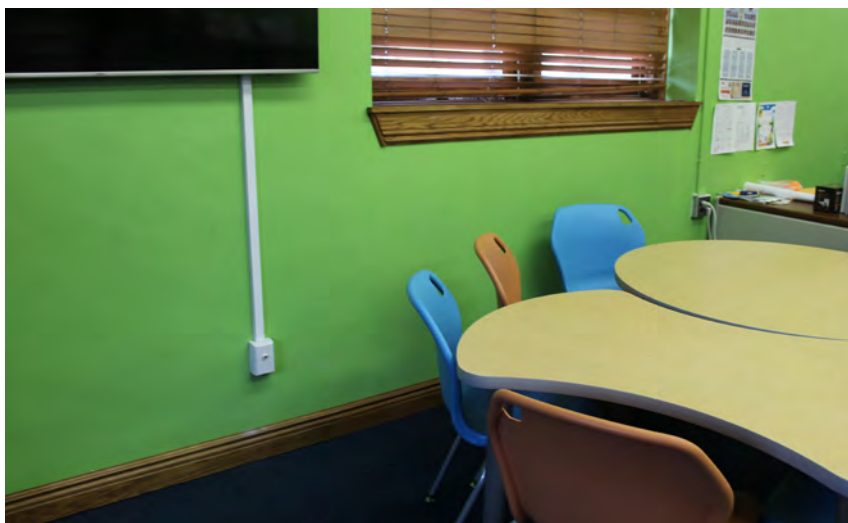


Photo 21: The clear wood trim dates to its enclosure



Photo 22: The wood enclosure to the left is an original dumb waiter used to move books

## Danforth Memorial Library - Existing Conditions - Interior

Room 105—Stacks: Although a separate wing, the stacks are contemporaneous with the rest of the building. The shelving is Stikeman Stakes, an adjustable system made of cast iron which runs three stories, with glass floors at each level. The glass allows natural light to filter throughout the space.

| Feature               | Description                                    | Period   | Condition                                                                                                    | CDF | Priority and Recommendation                                                         |
|-----------------------|------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|
| Floor                 | Carpet                                         | Unknown  | Good                                                                                                         | No  | Clean as needed                                                                     |
| Walls                 | Plaster                                        | Original | Fair                                                                                                         | Yes | Short Term: Repoint exterior brick. Scrape away damaged plaster. Prep and paint     |
| Windows w/wood aprons | Wood 1/1                                       | 1980s    | Water damage visible between windows<br>Fair the seals between the glass has been lost and most have clouded | No  | While these sash function, they have clouded up. Long term: they should be replaced |
| Doors                 | Pair of glass over 1 panel doors to stack wing | Original | Good                                                                                                         | Yes | Short Term: Prep and paint                                                          |
| Ceiling               | Glass floor of stacks above                    | Original | Good with some missing panels                                                                                | Yes | Clean as needed                                                                     |
| Fixtures              | Strip florescent lighting                      | 1960s    | Poor                                                                                                         | No  | Short Term: Update lighting throughout the building                                 |



Photo 23: The stacks off the first floor are used for non-fiction. They are the only publicly used stack currently in use

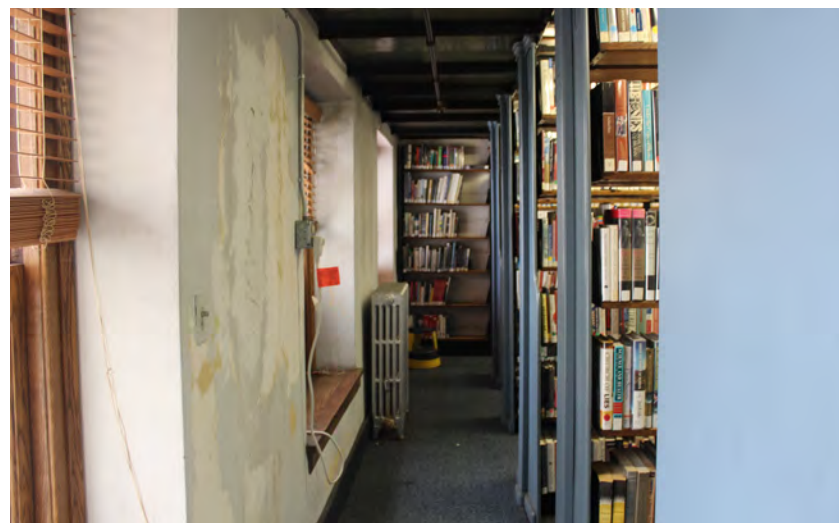


Photo 24: The exterior walls have significant water staining, especially at the windows. The brick needs to be repointed

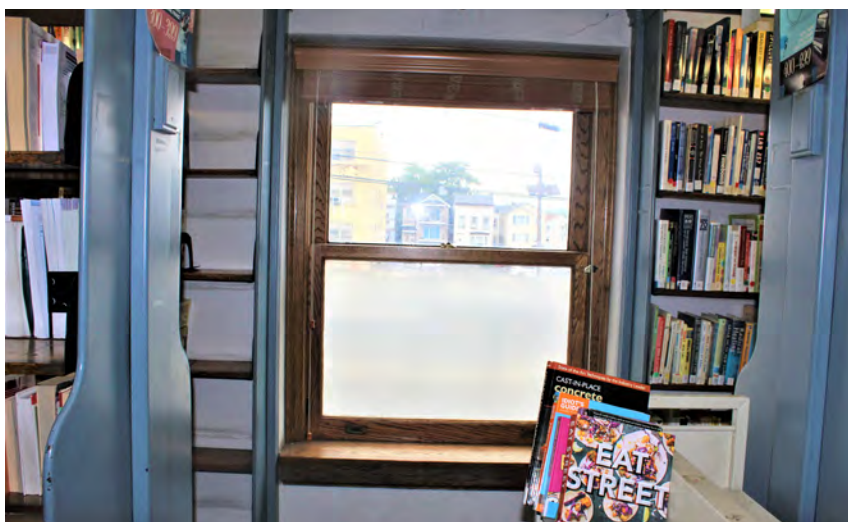


Photo 25: Many of the wood windows on this level have clouded



Photo 26: The original doors remain in situ

## Danforth Memorial Library - Existing Conditions - Interior

Room 106—Staff Office: Located behind the Circulation desk, this space consists of a small office and locker room. These are original spaces, used as a file room and space for coats.

| Feature    | Description               | Period   | Condition                  | CDF | Priority and Recommendation                                                                                                                    |
|------------|---------------------------|----------|----------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor      | Carpet                    | Unknown  | Good                       | No  | Clean as needed                                                                                                                                |
| Baseboards | Tall wood baseboards      | Original | Good                       | Yes | Prep and paint                                                                                                                                 |
| Walls      | Plaster                   | Original | Good                       | Yes | Prep and paint                                                                                                                                 |
| Ceiling    | Drop ceiling              | 1967     | Fair w/several askew tiles | No  | Immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
| Fixtures   | Strip florescent lighting | 1960s    | Poor                       | No  | Update lighting throughout the building                                                                                                        |



Photo 27: The western side of Room 106 is an office



Photo 28: The eastern side is a locker room

## Danforth Memorial Library - Existing Conditions - Interior

Room 107—Local History: Located at the northern end of the western section, this was originally the periodical room. The finishes are a combination of original, 1967 and later interventions

| Feature                       | Description                                       | Period   | Condition                               | CDF | Priority and Recommendation                                                                                                                    |
|-------------------------------|---------------------------------------------------|----------|-----------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor                         | Carpet                                            | Unknown  | Good                                    | No  | Clean as needed                                                                                                                                |
| Wood baseboard and chair rail | Tall baseboard and molded chair rail. Now painted | Original | Good                                    | Yes | Although the wood originally had a clear finish, because this is not a well-traveled space, the paint can remain                               |
| Walls                         | Plaster                                           | Original | Good                                    | Yes | Needs paint                                                                                                                                    |
| Windows                       | Replacement wood 1/1 sash                         | 1986     | Good                                    | No  | Short Term: Most of the windows need reglazing                                                                                                 |
| Doors                         | Aluminum and glass                                | 1967     | Good                                    | No  | This is an auxiliary space. These doors can remain                                                                                             |
| Ceiling                       | Drop ceiling                                      | 1967     | Fair                                    | No  | Immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
|                               |                                                   |          | Areas of staining, esp. around windows. |     |                                                                                                                                                |
| Fixtures                      | Strip florescent lighting                         | 1960s    | Poor                                    | No  | Short Term: Update lighting throughout the building                                                                                            |
| HVAC system                   | A/C unit in west window                           | Modern   | Poor                                    | No  | Immediate: The unit doesn't work; it should be replaced                                                                                        |

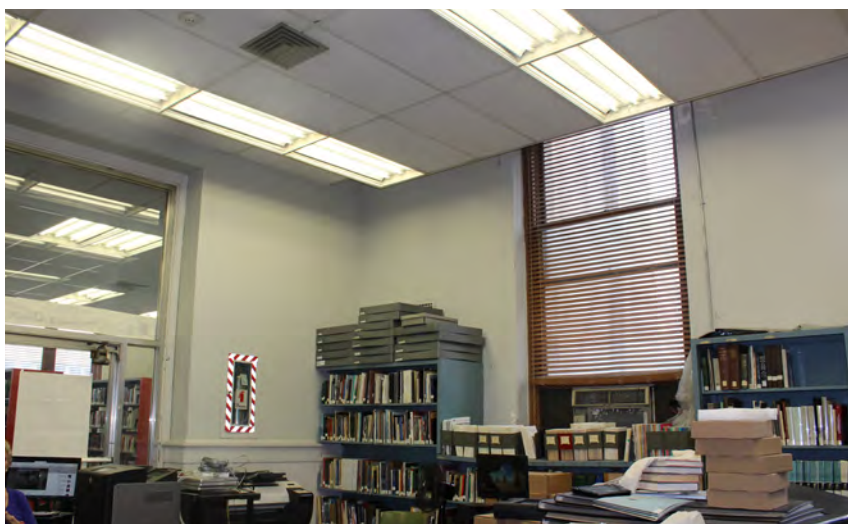


Photo 29: The NW corner of Room 107, Local History



Photo 30: The NE corner

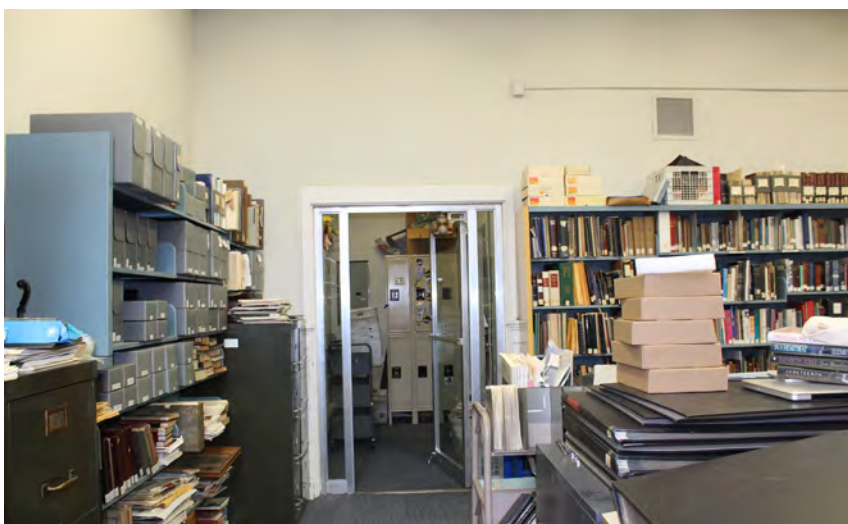


Photo 31: The SE corner leading to Room 106



Photo 32: The west wall. Notice the original chair rail

## Danforth Memorial Library - Existing Conditions - Interior

Room 108—Hall: To the east of the main corridor, is a small hall to Room 109.

| Feature        | Description                                       | Period   | Condition | CDF | Priority and Recommendation                                                                                                                    |
|----------------|---------------------------------------------------|----------|-----------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor          | Marble, terrazzo & mosaic flooring                | Original | Good      | Yes | Clean as needed                                                                                                                                |
|                | Vinyl tile                                        | 1967     |           | No  |                                                                                                                                                |
| Baseboard      | Marble                                            | Original | Good      | Yes | Clean as needed                                                                                                                                |
| Walls          | Plaster on top of marble or painted wood wainscot | Original | Good      | Yes | Clean as needed                                                                                                                                |
|                |                                                   |          |           |     | Originally the wood wainscot had a clear finish but this is an auxiliary space, the paint is fine                                              |
| Doors          | Wood 2-panel doors                                | Original | Good      | Yes | Originally the doors were likely left unfinished but this is an auxiliary space, the paint is fine                                             |
| Door Surrounds | Marble slab                                       | Original | Good      | Yes | Clean as needed                                                                                                                                |
|                | Simple wood                                       |          |           |     |                                                                                                                                                |
| Ceiling        | Drop ceiling                                      | 1967     | Fair      | No  | Immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
| Fixtures       | Missing globe                                     | Unknown  | Poor      | No  | Replace fixture to match others                                                                                                                |



Photo 33: Room 108. Note the marble



Photo 34: Looking north. Note the wood wainscot

## Danforth Memorial Library - Existing Conditions - Interior

Room 109—Technical Services: Located at the NE corner, this L-shaped room was originally used for the children's library. It is a combination of original and 1980s materials. In the spring, the ceiling collapsed. Apparently because the drop ceiling was suspended from the original plaster rather than the floor joists of the room above.

| Feature     | Description                                                                                                                                              | Period   | Condition | CDF | Priority and Recommendation                                                                        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-----|----------------------------------------------------------------------------------------------------|
| Floor       | Carpet                                                                                                                                                   | Unknown  | Good      | No  | Clean as needed                                                                                    |
| Wainscot    | Wood wainscot visible on west wall                                                                                                                       | Original | Good      | Yes | If this is to remain a staff-only space, the paint on the wainscot can remain                      |
| Walls       | Plaster                                                                                                                                                  | Original | Fair      | Yes | Immediate: Damage in upper areas where the ceiling fell. Repair and restore                        |
| Windows     | Replacement wood 1/1 sash. Because the ceiling has fallen, the transoms are exposed. Several have been blacked out. It is unclear whether glass remains. |          | Good      | No  | Short Term: Most of the windows need reglazing                                                     |
| Doors       | Wood 2-panel doors                                                                                                                                       | Original | Good      | Yes | Originally the doors were likely left unfinished but this is an auxiliary space, the paint is fine |
| Ceiling     | Plaster                                                                                                                                                  | Original | Poor      | No  | The ceiling fell. Only the edges remain                                                            |
|             | Dropped ceiling                                                                                                                                          | 1967     | Good      |     | Immediate: In the western space, the ceiling remains. It should be checked to see how it is hung.  |
| Fixtures    | Florescent                                                                                                                                               | 1960s    | Poor      | No  | Short Term: Update lighting throughout the building                                                |
| HVAC system | 2 A/C units                                                                                                                                              | Modern   | Fair      | No  | Immediate: Window units are insufficient                                                           |



Photo 35: The NE corner of Room 109. The ceiling fell in the spring



Photo 36: Looking to the west



Photo 37: The room to the west. The hung ceiling remains in place



Photo 38: The suspended ceiling was hung from the plaster rather than the floor joists. After 40 years, the weight of it caused the ceiling to fall

## Danforth Memorial Library - Existing Conditions - Interior

Room 201—Open Stair and Landing: Two story stair topped by a lay light. This is an intact space

| Feature    | Description                                                                                                             | Period   | Condition | CDF | Priority and Recommendation                                  |
|------------|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|-----|--------------------------------------------------------------|
| Floor      | Marble stairs. Landing is marble, terrazzo & mosaic flooring                                                            | Original | Good      | Yes | Clean as needed                                              |
| Baseboard  | Marble                                                                                                                  | Original | Good      | Yes | Clean as needed                                              |
| Walls      | The stair walls are marble with plaster above. The west wall has marble wainscot & plaster                              | Original | Good      | Yes | Clean marble as needed. Paint looks sound, maintain          |
| Balustrade | Large anchoring plaster pier at SW corner<br>Thick marble base and top with marble turned balusters around 3 open sides | Original | Good      | Yes | Clean as needed                                              |
| Columns    | Plaster Doric columns above balustrade supports coffered ceiling                                                        | Original | Good      | Yes | Paint looks sound, maintain                                  |
| Doors      | Aluminum and glass                                                                                                      | 1967     | Good      | No  | Originally there was a single door here                      |
| Surrounds  | Flat marble slabs at large rectangular opening on east wall                                                             | Original | Good      | Yes | Clean as needed                                              |
| Cornice    | Run plaster crown molding at coffered ceiling above 2-story stair                                                       | Original | Good      | Yes | Paint looks sound, maintain                                  |
| Ceiling    | Plaster w/laylight & decorative plaster panels                                                                          | Original | Good      | Yes | Paint looks sound, maintain                                  |
| Stairs     | Marble steps, marble walls w/brass handrails                                                                            | Original | Good      | Yes | Immediate: Some graffiti, should be gently removed regularly |
| Fixtures   | Hanging glass globes with incandescent bulb                                                                             | Unknown  | Good      | No  | Retain existing globe fixtures                               |



Photo 39: The stairs going up are remarkably intact



Photo 40: The stairs to the second floor with marble balustrade



Photo 41: Looking north at landing with original floor and balustrade with 1967 doors



Photo 42: Looking south at landing



Photo 43: Looking east with original marble-framed opening and balustrade



Photo 44: Original marble balustrade, plaster columns and laylights make this a grand space

## Danforth Memorial Library - Existing Conditions - Interior

Room 202—Main Corridor: This hall provides access to all second story spaces. It is mostly original

| Feature        | Description                                                                 | Period   | Condition | CDF | Priority and Recommendation                                                                                               |
|----------------|-----------------------------------------------------------------------------|----------|-----------|-----|---------------------------------------------------------------------------------------------------------------------------|
| Floor          | Carpet                                                                      | Unknown  | Good      | No  | Clean as needed                                                                                                           |
| Wainscot       | Painted wood                                                                | Original | Good      | Yes | Originally, the wainscot throughout the building had a clear finish. Restoration of this space should be a long-term goal |
| South Wall     | Plaster above wainscot                                                      | Original | Good      | Yes | Paint looks sound, maintain                                                                                               |
| North Wall     | Open w/marble balustrade at east end. Wainscot and plaster at west          | Original | Good      | Yes | Clean marble as needed. Paint looks sound, maintain                                                                       |
| Doors          | Painted wood 1 panel door into 207                                          | Original | Good      | Yes | Long term: restore original clear finish                                                                                  |
|                | Paired leather clad doors w/round port holes to 203 topped by large transom |          |           |     | Short term: Paint looks sound, maintain                                                                                   |
|                | Paired, painted wood doors w/large lights topped by transom                 |          |           |     | Continue to maintain leather doors                                                                                        |
| Door surrounds | Paneled jambs at doorless opening to 206                                    | Original | Good      | Yes | Long term: restore original clear finish                                                                                  |
|                | Wood surround w/edge moldings                                               |          |           |     | Short term: Paint looks sound, maintain                                                                                   |
| Cornice        | Run plaster crown molding                                                   | Original | Good      | Yes | Paint looks sound, maintain                                                                                               |
| Ceiling        | Plaster                                                                     | Original | Good      | Yes | Paint looks sound, maintain                                                                                               |
| Fixtures       | Hanging glass globes with incandescent bulb                                 | Unknown  | Good      | No  | Retain existing globe fixtures                                                                                            |
|                | Additional lighting in cross corridor                                       |          |           |     | Short Term: The other lighting is inconspicuous but also inefficient. Update lighting throughout the building             |
| HVAC system    | Painted grates at radiators                                                 | Original | Good      | Yes | Clean as needed                                                                                                           |



Photo 45: The main corridor at the second floor, Room 202



Photo 46: Art work lines the original plaster w/ wood wainscoted walls



Photo 47: The western end of the corridor leads to the Reference Room, 205



Photo 48: An original door and surround leading to 207. Originally the finish on both was clear as was the wainscot. Restoration of the finishes of this space should be a long term.

## Danforth Memorial Library - Existing Conditions - Interior

Room 203—North-South Corridor to Stacks: This hall provides access to the stacks. Once a part of the Assembly Room, it was established in the 1967 renovations; most of the features date to this period

| Feature        | Description                                                                                                      | Period           | Condition | CDF | Priority and Recommendation             |
|----------------|------------------------------------------------------------------------------------------------------------------|------------------|-----------|-----|-----------------------------------------|
| Floor          |                                                                                                                  | Unknown          | Good      | No  | Clean as needed                         |
| Baseboard      | Narrow wood to the north                                                                                         | Narrow 1967      | Good      | Yes | Short Term: Prep and paint              |
|                | Tall wood to the south                                                                                           | Tall is original |           |     |                                         |
| Walls          | Painted dry wall                                                                                                 | 1967             | Good      | No  | Short Term: Prep and paint              |
| Display        | Glass enclosed display cabinet along east wall                                                                   | 1967             | Good      | No  |                                         |
| Doors          | 4 painted wood 1 panel doors. 3 on east wall into 207, a restroom and the stairs to the roof. 1 on west into 205 | Original         | Good      | Yes | Short Term: Prep and paint              |
| Door surrounds | Wood surrounds w/edge moldings                                                                                   | Original         | Good      | Yes | Short Term: Prep and paint              |
| Ceiling        | Drop ceiling                                                                                                     | 1967             | Fair      | No  | Significant staining                    |
| Fixtures       | Fluorescent                                                                                                      | Unknown          | Fair      | No  | Update lighting throughout the building |



Photo 49: Room 203, the hall to the stacks

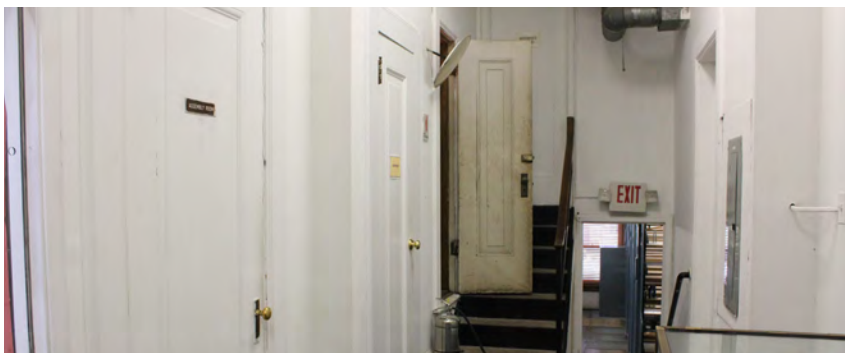


Photo 51: This southern end was originally an east west hall w/the bathroom and then stairs to the roof. These doors, therefore, are original

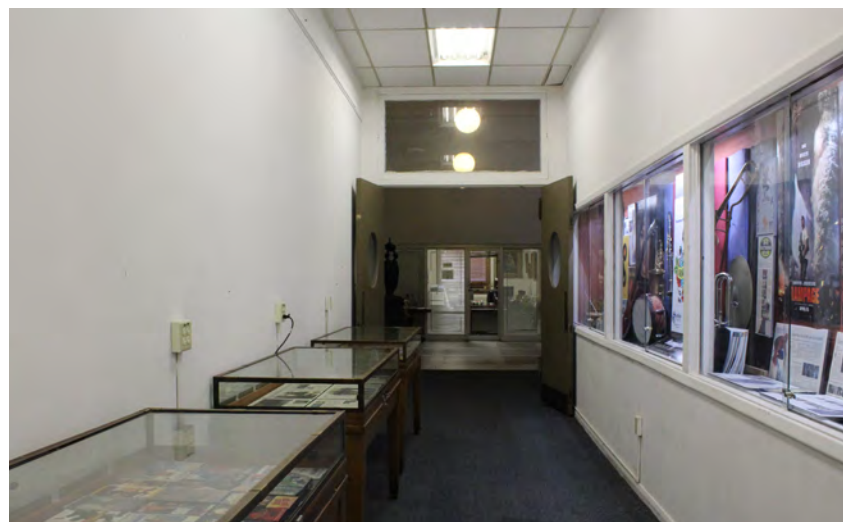


Photo 50: Looking north with the 1967 display cabinet on the east wall

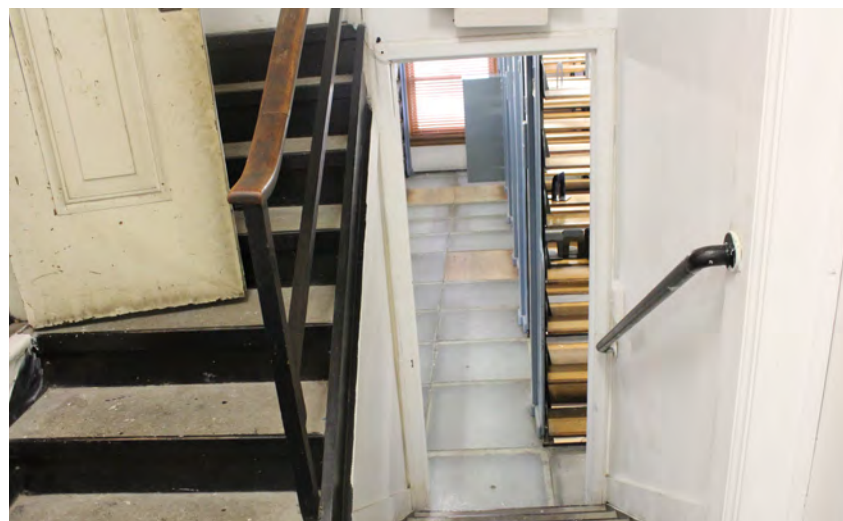


Photo 52: Access to the stairs

## Danforth Memorial Library - Existing Conditions - Interior

Room 204—Stacks: Although a separate wing, the stacks are contemporaneous with the rest of the building. The shelving is Stikeman Stakes, an adjustable system made of cast iron which runs three stories, with glass floors at each level. The glass allows natural light to filter throughout the space.

| Feature               | Description                 | Period   | Condition                     | CDF | Priority and Recommendation                                                        |
|-----------------------|-----------------------------|----------|-------------------------------|-----|------------------------------------------------------------------------------------|
| Floor                 | Glass panels                | Original | Fair w/some missing panels    | Yes | Clean as needed                                                                    |
| Walls                 | Plaster                     | Original | Fair                          | Yes | Short Term: Repoint exterior brick.<br>Scrape away damaged plaster. Prep and paint |
| Windows w/wood aprons | Wood 1/1                    | 1980s    | Good                          | No  | Short Term: Most of the sash need reglazing                                        |
| Ceiling               | Glass floor of stacks above | Original | Good with some missing panels | Yes | Clean as needed                                                                    |
| Fixtures              | Strip florescent lighting   | 1960s    | Poor                          | No  | Short Term: Update lighting throughout the building                                |



Photo 53: The second-floor stacks



Photo 54: Peeling paint on the west wall



Photo 55: There is also water damage on the east wall

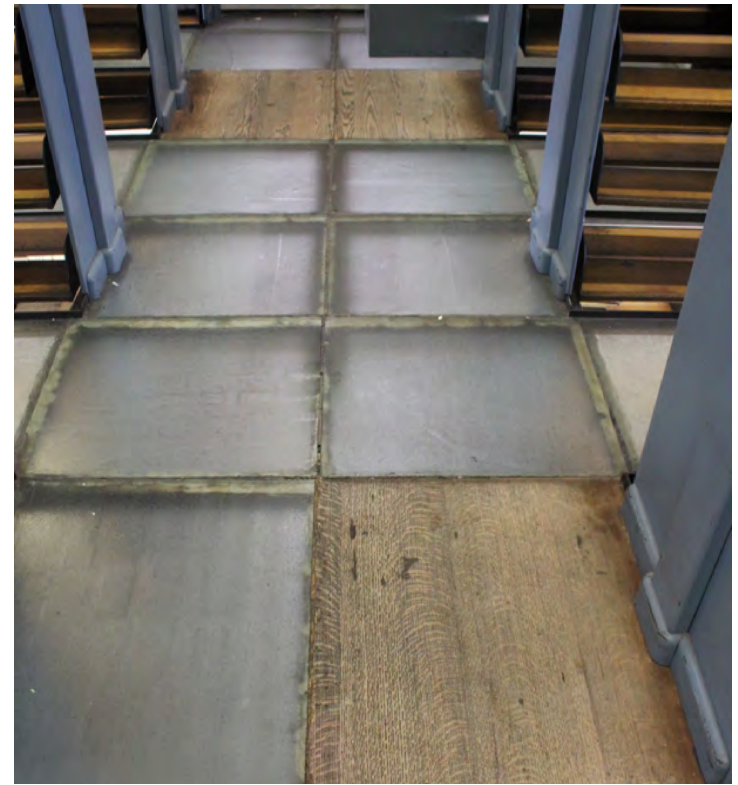


Photo 56: Several of the glass panels are missing

## Danforth Memorial Library - Existing Conditions - Interior

Room 205—Reference: This U-shaped room was originally the map room, reference and the art library. Now one room, reference is a combination of original, 1961 and 1967 architectural fabric.

| Feature   | Description                                                                                                                | Period                                      | Condition                                                                                                                                                         | CDF | Priority and Recommendation                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------|
| Floor     | Carpet                                                                                                                     | Unknown                                     | Good                                                                                                                                                              | No  | Clean as needed                                                                                                    |
| Baseboard | The south wall and the square columns have tall wood baseboards. Under the mezzanine, the other baseboards are short, wood | Tall baseboards are original<br>Short, 1961 | Good                                                                                                                                                              | Yes | Short Term: Need paint                                                                                             |
| Walls     | Plaster                                                                                                                    | Original                                    | Fair<br><br>Water damage in SW corner, NW corner and around several windows on the west wall<br><br>One damaged area is above the center window on the south wall | Yes | Immediate: Ensure exterior leaking isn't active<br><br>Immediate: Repair damaged plaster as needed. Prep and paint |
| Wainscot  | Painted wood wainscot at mezzanine stair landing                                                                           | Original                                    | Good                                                                                                                                                              | Yes | Maintain this original feature                                                                                     |
| Columns   | Square paneled columns w/Doric capitals at mezzanine. Originally separated the map room from reference                     | Original                                    | Good                                                                                                                                                              | Yes | Short Term: Prep and paint                                                                                         |
| Mezzanine | Inserted ½ floor with metal balustrade, tile floor and acoustic tile ceiling                                               | 1961                                        | Fair It was originally used for periodicals. The new director has recently cleaned it out so it is no longer in use                                               | No  |                                                                                                                    |
| Doors     | 1 panel door to bathroom in NE corner                                                                                      | Original                                    | Good                                                                                                                                                              | Yes | Short Term: Prep and paint                                                                                         |
| Windows   | Replacement wood casements below dropped ceiling                                                                           | 1986<br>Original                            | Good                                                                                                                                                              | No  | Short Term: Most of the casements need to be reglazed but generally appear sound.                                  |

## Danforth Memorial Library - Existing Conditions - Interior

|          |                           |       |      |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|---------------------------|-------|------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceiling  | Drop ceiling              | 1967  | Fair | No | <p>Immediate: With the loss of the original plaster ceiling in 1909 where the acoustic tile was hung from the plaster rather than the floor joists, all the ceiling should be checked to ensure the hung ceiling is properly attached.</p> <p>Long term: remove dropped ceiling &amp; restore original plaster ceiling. This could be accomplished incrementally.</p> <p>Short term: If the acoustic system is hung properly, maintain until restoration can be completed</p> |
| Fixtures | Strip florescent lighting | 1960s | Poor | No | Update lighting throughout the building                                                                                                                                                                                                                                                                                                                                                                                                                                       |

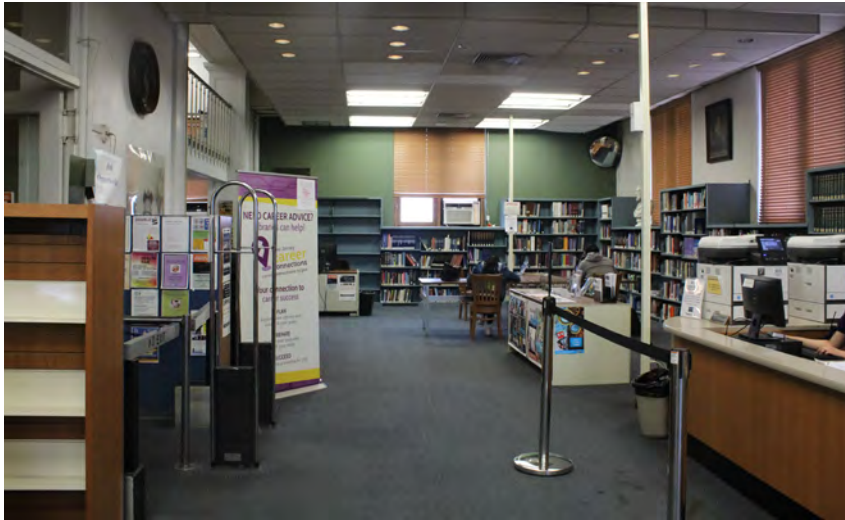


Photo 57: Room 204, Reference looking south



Photo 58: Looking east in the northern section. This was originally the art library



Photo 59: Looking east in the southern section under the mezzanine which was originally the map room



Photo 60: Original wainscot remains at the bottom of the mezzanine stairs



Photo 61: The mezzanine, installed in 1961, was used for periodicals



Photo 62: The steel balustrade with original square columns The stairs to the second floor with marble balustrade



Photo 63: The door to the reference room from the corridor



Photo 64: The space under the mezzanine is dark and cramped



Photo 65: Water damage in the SW corner

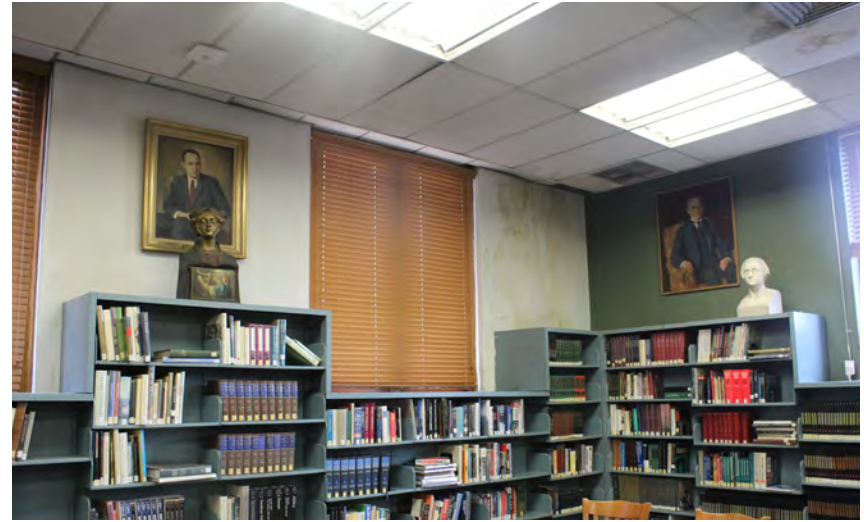


Photo 66: Water damage in the SW corner and along the west wall



Photo 67: Water damage visible from the mezzanine on the south wall

## Danforth Memorial Library - Existing Conditions - Interior

Room 206—Hall: To the east of the main corridor, is a small hall to Room 207 and the administrative offices in the NE corner.

| Feature        | Description                           | Period   | Condition            | CDF | Priority and Recommendation                                                                                                                    |
|----------------|---------------------------------------|----------|----------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor          | Carpet                                | Unknown  | Good                 | No  | Clean as needed                                                                                                                                |
| Baseboard      | Tall wood                             | Original | Good                 | Yes | Short Term: Prep and paint                                                                                                                     |
| Walls          | Plaster                               | Original | Good                 | Yes | Short Term: Prep and paint                                                                                                                     |
| Doors          | 3, wood 1-panel doors                 | Original | Good                 | Yes | Short Term: Prep and paint                                                                                                                     |
| Door Surrounds | 1 door w/upper lights                 | 1967     |                      |     |                                                                                                                                                |
|                | Wood surround w/edge moldings         | Original | Good                 | Yes | Short Term: Prep and paint                                                                                                                     |
| Window         | Internal business window on east wall | 1967     | Poor. No longer used | No  | Short Term: Remove. Patch. Prep and paint                                                                                                      |
| Ceiling        | Drop ceiling                          | 1967     | Fair                 | No  | Immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
| Fixtures       | Fluorescent                           | Unknown  | Poor                 | No  | Short Term: Update lighting throughout the building                                                                                            |



Photo 68: Room 206



Photo 69: An original door

## Danforth Memorial Library - Existing Conditions - Interior

Room 207—Assembly Room: This room has always been in this location but it was smaller originally. It was combined with the cataloging room in 1967 and redone. The walls, baseboards and chair rails are original; most of the other fabric is later.

| Feature                                | Description                                                                                                                                                                      | Period                                   | Condition | CDF | Priority and Recommendation                                                                                                                                                                                                                                                         |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor                                  | Carpet                                                                                                                                                                           | Unknown                                  | Good      | No  | Clean as needed                                                                                                                                                                                                                                                                     |
| Baseboard, chair rail and picture rail | In the location of the original assembly room, the baseboards are tall and there are chair rails. In the cataloguing room, there are no chair rails and the baseboards are short | Original<br>Picture rail later addition  | Good      | Yes | Maintain                                                                                                                                                                                                                                                                            |
| Walls                                  | Picture rail throughout<br>Plaster                                                                                                                                               | Original<br>Except west wall, added 1967 | Good      | Yes | Maintain                                                                                                                                                                                                                                                                            |
| Doors                                  | 1 panel doors                                                                                                                                                                    | Original                                 | Good      | Yes | Maintain                                                                                                                                                                                                                                                                            |
| Door Surrounds                         | Wood surround w/edge moldings                                                                                                                                                    | Original                                 |           | Yes | Prep and paint                                                                                                                                                                                                                                                                      |
| Windows                                | Replacement wood casements below dropped ceiling                                                                                                                                 | 1986<br>Original                         | Good      | No  | Short Term: Most of the casements need to be reglazed but generally appear sound.                                                                                                                                                                                                   |
| Ceiling                                | Drop ceiling                                                                                                                                                                     | 1967                                     | Good      | No  | Immediate: Check to ensure the hung ceiling is properly attached.<br><br>Long term: remove dropped ceiling & restore original plaster ceiling and laylight if still extant.<br><br>Short term: If the acoustic system is hung properly, maintain until restoration can be completed |
| Fixtures                               | Florescent lighting<br>Additional perimeter lighting                                                                                                                             | 1960s                                    | Fair      | No  | Short Term: Update lighting throughout the building                                                                                                                                                                                                                                 |



Photo 70: Room 207, Assembly room looking east



Photo 71: Looking west



Photo 72: Most of the windows need reglazing

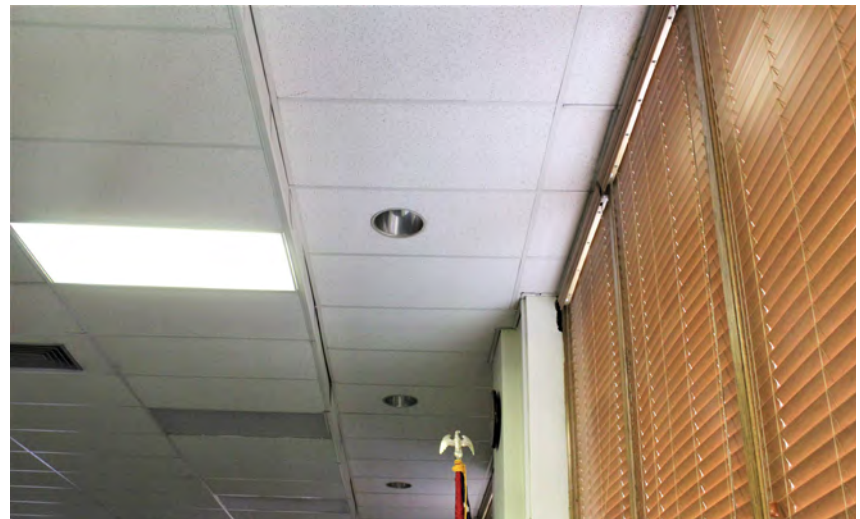


Photo 73: There are two levels of drop ceiling



Photo 74: The original chair rail is on the north wall. The west rear wall dates to 1967



Photo 75: The chair rail and tall baseboard survive where the original assembly room existed. The short baseboards and no chair rail are in the location of the original cataloging room, to the east of the door

Room 208—Executive Director's Office: This room is under construction

| Feature                | Description                                      | Period           | Condition                                                                        | CDF | Priority and Recommendation                                                       |
|------------------------|--------------------------------------------------|------------------|----------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|
| Floor                  | Wood                                             | Original         | Good                                                                             | Yes | Complete restoration                                                              |
| Baseboard and wainscot | Narrow plain base with paneled wainscot          | Original         | Poor missing in places esp. the east wall. Paint removed on some panels          | Yes | Complete restoration. Replicate missing panels                                    |
| Walls                  | Plaster                                          | Original         | Fair. A leak in the NE corner has been fixed so now the plaster can be repaired. | Yes | Short Term: Repair and complete restoration.<br>Prep and paint                    |
| Doors                  | 1 panel doors                                    | Original         | Good                                                                             | Yes | Maintain                                                                          |
| Door Surrounds         | Wood surround w/edge moldings                    | Original         | Good                                                                             | Yes | Short Term: Prep and paint                                                        |
| Windows                | Replacement wood casements below dropped ceiling | 1986<br>Original | Good                                                                             | No  | Short Term: Most of the casements need to be reglazed but generally appear sound. |

## Danforth Memorial Library - Existing Conditions - Interior

|          |                      |          |                                                |     |                                                                                                                                                                                                                                                                                                |
|----------|----------------------|----------|------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceiling  | Drop ceiling         | 1967     | Fair w/some staining                           | No  | <p>Immediate: Check to ensure the hung ceiling is properly attached.</p> <p>Long term: remove dropped ceiling &amp; restore original plaster ceiling and laylight if still extant.</p> <p>Short term: If the acoustic system is hung properly, maintain until restoration can be completed</p> |
| Fixtures | Florescent lighting  | 1960s    | Fair                                           | No  | Update lighting throughout the building                                                                                                                                                                                                                                                        |
| Safe     | In NW corner of room | Original | Poor                                           | Yes | <p>Immediate: Ensure the leak is no longer active Remove all plaster</p> <p>Restore</p>                                                                                                                                                                                                        |
|          |                      |          | Long term exterior leak has made it very moldy |     |                                                                                                                                                                                                                                                                                                |



Photo 76: Room 208 is under construction



Photo 77: It retains original wainscot. Some of the paint has been removed



*Photo 78: The doors and door surrounds are original*



*Photo 79: The wainscot is missing on the east wall*



*Photo 80: There is an original safe in the NW corner*



*Photo 81: A leak caused damage, loss of plaster and heavy mold*

## Danforth Memorial Library - Existing Conditions - Interior

Room 209—Bathroom, Hall, and Storage: The NE corner of the building is non-public space, devoted to library administrative offices including Rooms 208, 210-212. Room 209 is an amalgam of passageways, storage space and a bathroom. These spaces are a combination of original and 1967 layout and fabric.

| Feature           | Description                                 | Period   | Condition               | CDF | Priority and Recommendation                                                                                                                    |
|-------------------|---------------------------------------------|----------|-------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor             | Carpet                                      | Unknown  | Good                    | No  | Clean as needed                                                                                                                                |
|                   | Vinyl tile                                  |          | Poor                    |     | Replace peeling bathroom floor                                                                                                                 |
| Baseboard         | Tall wood on most walls                     | Original | Good                    | Yes | Short Term: Prep and paint                                                                                                                     |
|                   | Marble in bathroom                          |          |                         |     | Clean as needed                                                                                                                                |
| Walls             | Plaster                                     | Original | Good                    | Yes | Short Term: Prep and paint                                                                                                                     |
| Doors             | Wood 1-panel door to bath-room              | Original | Good                    | Yes | Short Term: Prep and paint                                                                                                                     |
| Door Surrounds    | Wood surround w/edge moldings               | Original | Good                    | Yes | Short Term: Prep and paint                                                                                                                     |
|                   | Lintel and transom, covered by drop ceiling |          |                         |     |                                                                                                                                                |
| Window            | Casement                                    | 1986     | Good                    | No  | Short Term: Most windows need reglazing                                                                                                        |
| Ceiling           | Drop ceiling                                | 1967     | Fair                    | No  | Immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
|                   | Plaster in bathroom                         | Original | Water stain in bathroom | Yes | In bathroom, ensure leak not active, repair plaster, prep and paint                                                                            |
| Fixtures          | Fluorescent                                 | Unknown  | Poor                    | No  | Short Term: Update lighting throughout the building                                                                                            |
| Bathroom Fixtures | Toilet and sink                             | Recent   | Good                    | No  | The marble backsplash is original and should be maintained                                                                                     |
|                   | Marble backsplash                           | Original |                         | Yes |                                                                                                                                                |



Photo 82: Room 209 includes halls, storage and a bathroom

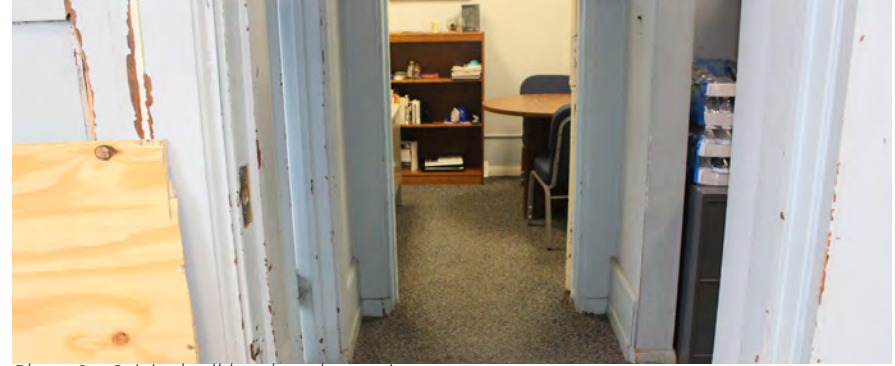


Photo 83: Original tall baseboards remain



Photo 84: This has always been a bathroom. The marble backsplash and baseboards are original.



Photo 85: The original backsplash



Photo 86: Water damage in the bathroom ceiling

## Danforth Memorial Library - Existing Conditions - Interior

Room 210—Library Office: This room is a mix of original and 1967 fabric

| Feature                  | Description                                                                                                                       | Period           | Condition            | CDF       | Priority and Recommendation                                                                                                                    |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor                    | Carpet                                                                                                                            | Unknown          | Good                 | No        | Clean as needed                                                                                                                                |
| Baseboard and chair rail | Tall baseboard on original walls, north and east.<br><br>Also chair rail on north.<br><br>Short baseboard on south and west walls | Original         | Good                 | Yes       | Maintain                                                                                                                                       |
| Walls                    | Plaster                                                                                                                           | 1967<br>Original | Good                 | No<br>Yes | Maintain                                                                                                                                       |
| Doors                    | 1 panel Dutch door                                                                                                                | 1967<br>Original | Good                 | Yes       | Maintain                                                                                                                                       |
| Door Surrounds           | Wood surround w/edge moldings                                                                                                     | Original         | Good                 | Yes       | Maintain                                                                                                                                       |
| Windows                  | Exterior windows have been covered up/<br>removed<br><br>Internal business window on west wall, no longer in use                  | 1967             | Poor                 | No        | Short Term: Remove business window. Patch, prep and paint plaster wall                                                                         |
| Ceiling                  | Drop ceiling                                                                                                                      | 1967             | Fair w/some staining | No        | immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
| Fixtures                 | Florescent lighting                                                                                                               | 1960s            | Fair                 | No        | Short Term: Update lighting throughout the building                                                                                            |



Photo 87: NE corner, Room 210. The chair rail is original



Photo 88: SE corner



Photo 89: The Dutch door, chair rail and tall baseboards are original



Photo 90: The internal business window is no longer used and should be removed in the long term

## Danforth Memorial Library - Existing Conditions - Interior

Room 211 and 212—Library Offices: This room is a mix of original and 1967 fabric

| Feature                  | Description                                  | Period   | Condition            | CDF | Priority and Recommendation                                                                                                                    |
|--------------------------|----------------------------------------------|----------|----------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor                    |                                              | Unknown  | Good                 | No  | Clean as needed                                                                                                                                |
| Baseboard and chair rail | Tall baseboard and chair rail, all walls     | Original | Good                 | Yes | Maintain                                                                                                                                       |
| Walls                    | Plaster                                      | Original | Good                 | Yes | Maintain                                                                                                                                       |
|                          | South wall of 212 is glass and aluminum      | 1967     |                      | No  |                                                                                                                                                |
| Door Surrounds           | Wood surround w/edge moldings at eastern end | Original | Good                 | Yes | Maintain                                                                                                                                       |
|                          | Unframed opening between 211 and 212         |          |                      |     |                                                                                                                                                |
| Windows                  | 1/1 hung windows                             | 1986     | Good                 | No  | Short Term: Most of the windows need reglazing                                                                                                 |
| Ceiling                  | Drop ceiling                                 | 1967     | Fair w/some staining | No  | immediate: Ensure the ceiling system is anchored properly but because this is a utilitarian space, there is no need to remove the drop ceiling |
| Fixtures                 | Florescent lighting                          | 1960s    | Fair                 | No  | Short Term: Update lighting throughout the building                                                                                            |

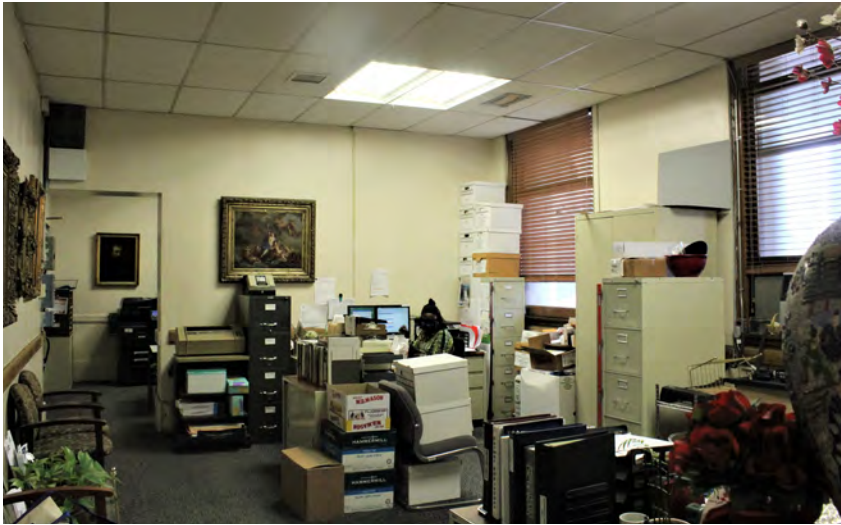


Photo 91: Room 211, looking west. The chair rail is original



Photo 92: Looking east



Photo 93: From Room 212, looking west



Photo 94: Room 212

## Danforth Memorial Library - Existing Conditions - Interior

Room 001—Basement Stair, Halls and Public Rest Rooms

| Feature        | Description                                                                        | Period   | Condition                       | CDF | Priority and Recommendation |
|----------------|------------------------------------------------------------------------------------|----------|---------------------------------|-----|-----------------------------|
| Floor          | Vinyl tile                                                                         | Unknown  | Fair w/cracking and chipping    | No  | Long Term: Replace          |
| Baseboard      | Short wood                                                                         | Original | Good                            | Yes | Short Term: Prep and paint  |
| Walls          | Plaster                                                                            | Original | Good                            | Yes | Short Term: Prep and paint  |
| Doors          | Wood 1-over-one panel doors. Some of the upper panels have been replaced by glass- | Original | Good                            | Yes | Short Term: Prep and paint  |
|                | Modern metal fire door at stair                                                    | Unknown  |                                 |     |                             |
| Door Surrounds | Wood surround w/edge moldings                                                      | Original | Good                            | Yes | Short Term: Prep and paint  |
| Window         | Internal business windows. Installed to add light                                  | 1967     | Good                            | No  | Clean as needed             |
| Ceiling        | Drop ceiling                                                                       | 1967     | Fair staining and missing tiles | No  | Short Term: Replace         |
| Fixtures       | Fluorescent                                                                        | Unknown  | Poor                            | No  | Short Term:                 |

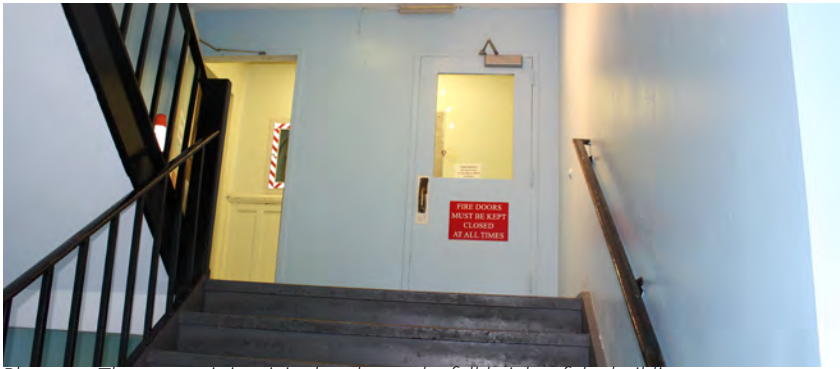


Photo 95: The east stair is original and runs the full height of the building.



Photo 96: There is a book elevator on the north wall of the landing



Photo 97: The stair hall runs north south, turns to the east to the main public restrooms are located and at the other end, to the elevator



Photo 98: An original door and door surrounds to Room 002, the staff lunchroom



Photo 99: East hall to men's room



Photo 100: The women's room only has two toilets and two sinks

## Danforth Memorial Library - Existing Conditions - Interior

Rooms 002 and 003—Staff Rooms

| Feature                  | Description                  | Period   | Condition                       | CDF | Priority and Recommendation                         |
|--------------------------|------------------------------|----------|---------------------------------|-----|-----------------------------------------------------|
| Floor                    | Carpet                       | Unknown  | Good                            | No  | Clean as needed                                     |
| Baseboard and chair rail | Short wood                   | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Walls                    | Chair rail on east wall, 002 |          |                                 |     |                                                     |
|                          | Plaster                      | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Windows w/wood aprons    | Casements, 002               | 1986     | Good                            | Yes | Short Term: Windows need reglazing                  |
| Ceiling                  | Drop ceiling                 | 1967     | Fair staining and missing tiles | No  | Short Term: Replace                                 |
| Fixtures                 | Fluorescent                  | Unknown  | Poor                            | No  | Short Term: Update lighting throughout the building |



Photo 101: Room 002, staff room



Photo 102: Room 003, maintenance room

## Danforth Memorial Library - Existing Conditions - Interior

Rooms 004—Corridor

| Feature        | Description                                                               | Period   | Condition                       | CDF | Priority and Recommendation                         |
|----------------|---------------------------------------------------------------------------|----------|---------------------------------|-----|-----------------------------------------------------|
| Floor          | Carpet                                                                    | Unknown  | Good                            | No  | Clean as needed                                     |
| Baseboard      | Short wood                                                                | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Walls          | Plaster                                                                   | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Doors          | Wood 1-over-one panel doors, some upper panels have been replaced w/glass | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Door Surrounds | Wood surround w/edge moldings                                             | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Window         | Interior window                                                           | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Ceiling        | Drop ceiling                                                              | 1967     | Fair staining and missing tiles | No  | Replace                                             |
| Fixtures       | Fluorescent                                                               | Unknown  | Poor                            | No  | Short Term: Update lighting throughout the building |



Photo 103: Room 004, corridor



Photo 104: The door to the children's department, 005, has glass in the upper panel and an interior window

## Danforth Memorial Library - Existing Conditions - Interior

Rooms 005-008—Community Learning Center

| Feature  | Description                           | Period   | Condition                                                                                                                               | CDF | Priority and Recommendation                         |
|----------|---------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------|
| Floor    | Vinyl tile                            | Unknown  | Fair w/cracking and chipping                                                                                                            | No  | Long Term: Replace                                  |
| Walls    | Painted brick including arches of 006 | Original | Fair A crack that runs along the north wall of 007 to the ceiling has expanded. Maintenance people installed scaffolding for protection | Yes | Immediate: Repair crack. Prep and paint             |
|          | Beaded board wall at hall             |          |                                                                                                                                         |     |                                                     |
| Ceiling  | Plaster                               | Original | Good                                                                                                                                    | No  | Short Term: Prep and paint                          |
| Fixtures | Fluorescent                           | Unknown  | Poor                                                                                                                                    | No  | Short Term: Update lighting throughout the building |



Photo 105: Room 005 looking north



Photo 106: Room 005, looking south to the hall

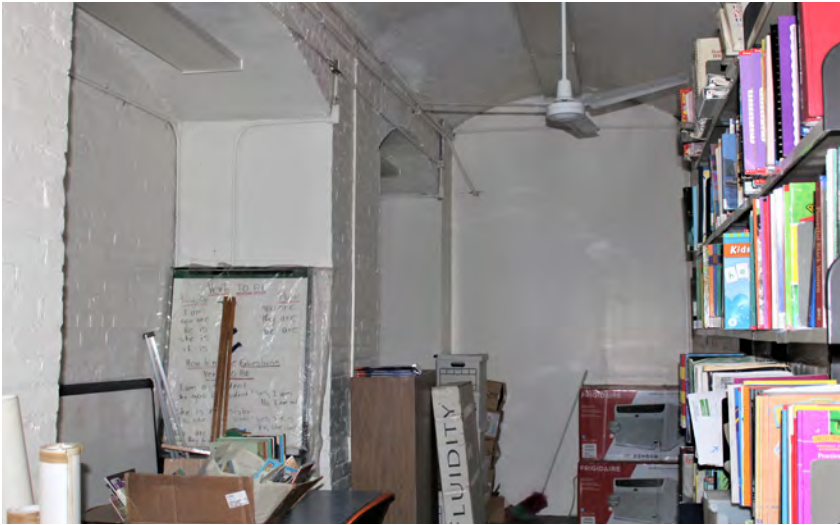


Photo 107: Room 006, looking east



Photo 108: Room 007, looking east



Photo 109: A crack in 007 caused maintenance to build this scaffolding for protection



Photo 110: Room 008, looking west

## Danforth Memorial Library - Existing Conditions - Interior

Room 009—Children's Room

| Feature  | Description    | Period   | Condition                       | CDF | Priority and Recommendation                         |
|----------|----------------|----------|---------------------------------|-----|-----------------------------------------------------|
| Floor    | Carpet         | Unknown  | Fair stained and worn           | No  | Clean as needed                                     |
| Walls    | Painted brick  | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Door     | Accordion door | 1967     | Fair                            | No  | Long Term: Replace w/more permanent door            |
| Ceiling  | Drop ceiling   | 1967     | Fair staining and missing tiles | No  | Short Term: Replace                                 |
| Fixtures | Fluorescent    | Unknown  | Poor                            | No  | Short Term: Update lighting throughout the building |



Photo 111: Room 009 is used by the children's department



Photo 112: Room 009

## Danforth Memorial Library - Existing Conditions - Interior

Room 010—Children's Department

| Feature        | Description                                                                                                              | Period   | Condition                        | CDF | Priority and Recommendation                         |
|----------------|--------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------|-----|-----------------------------------------------------|
| Floor          | Carpet                                                                                                                   | Unknown  | Fair w/cracking and chipping     | No  | Short Term: Replace                                 |
| Baseboard      | Short wood                                                                                                               | Original | Good                             | Yes | Short Term: Prep and paint                          |
| Walls          | Plaster                                                                                                                  | Original | Fair water staining on west wall | Yes | Short Term: Prep and paint                          |
|                | Painted brick                                                                                                            |          |                                  |     |                                                     |
| Doors          | Wood 1-over-1 panel doors. Some of the upper panels have been replaced by glass. Original transom remains over hall door | Original | Good                             | Yes | Short Term: Prep and paint                          |
|                | Aluminum exterior doors                                                                                                  | 1967     |                                  |     |                                                     |
| Door Surrounds | Wood surround w/edge moldings                                                                                            | Original | Good                             | Yes | Short Term: Prep and paint                          |
| Windows        | Wood casements                                                                                                           | Original | Good                             | No  | Short Term: Most of the windows need reglazing      |
|                | Interior windows. Installed to add light                                                                                 | 1967     |                                  |     |                                                     |
| Ceiling        | Drop ceiling                                                                                                             | 1967     | Fair staining and missing tiles  | No  | Short Term: Replace                                 |
| Fixtures       | Fluorescent                                                                                                              | Unknown  | Poor                             | No  | Short Term: Update lighting throughout the building |

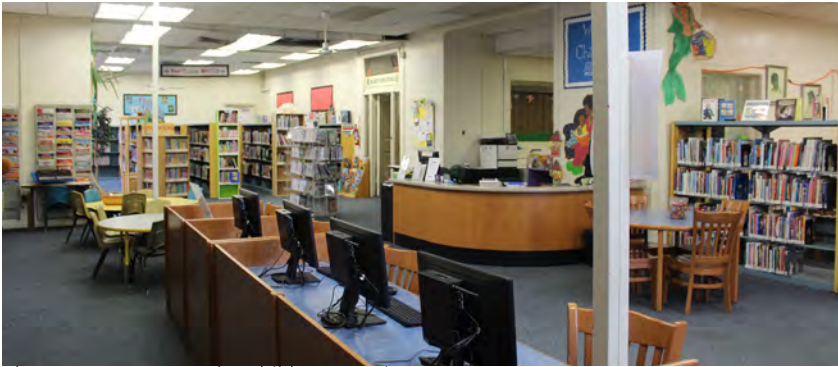


Photo 113: Room 010, the Children's Section



Photo 114: Room 010, looking east



Photo 115: The Children's Room has two small bathrooms

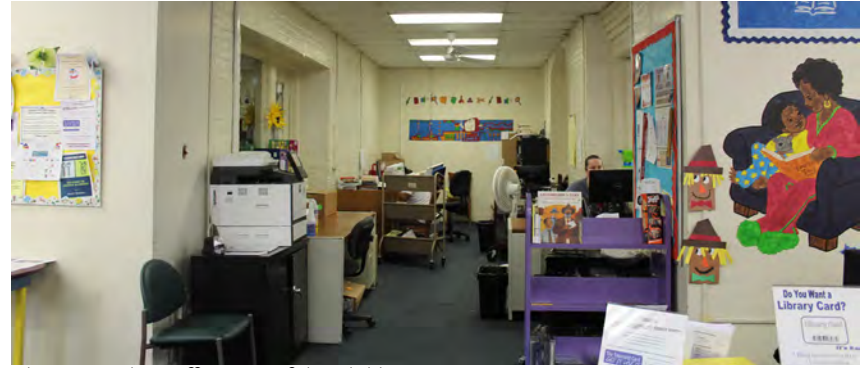


Photo 116: The staff section of the Children's room



Photo 117: An original door and transom remain



Photo 118: Water staining and plaster loss on the west wall

## Danforth Memorial Library - Existing Conditions - Interior

### Room 011—Boiler Room

| Feature  | Description        | Period   | Condition                       | CDF | Priority and Recommendation                         |
|----------|--------------------|----------|---------------------------------|-----|-----------------------------------------------------|
| Floor    | Concrete           | Original | Fair                            | No  | Clean as needed                                     |
| Walls    | Painted brick      | Original | Good                            | Yes | Short Term: Prep and paint                          |
| Ceiling  | Fireproof paneling | Unknown  | Fair staining and missing tiles | No  | Short Term: Replace                                 |
| Fixtures | Fluorescent        | Unknown  | Poor                            | No  | Short Term: Update lighting throughout the building |



Photo 119: The boiler room



Photo 120: Recessed boiler

### Room 012—Basement stack room

| Feature  | Description         | Period        | Condition                             | CDF | Priority and Recommendation             |
|----------|---------------------|---------------|---------------------------------------|-----|-----------------------------------------|
| Floor    | Vinyl tile          | Unknown       | Poor cracked and missing tiles        | No  | Replace                                 |
| Walls    | Plaster             | Original      | Fair w/water damage and missing paint | Yes | Repair, prep and paint                  |
| Windows  | Wood hung, 1-over-1 | Original 1986 | Fair                                  | No  | Windows need reglazing                  |
| Ceiling  | Plaster             | Original      | Fair w/missing paint                  | Yes | Repair, prep and paint                  |
| Fixtures | Fluorescent         | Unknown       | Poor                                  | No  | Update lighting throughout the building |



*Photo 121: The basement stack room is used for storage*

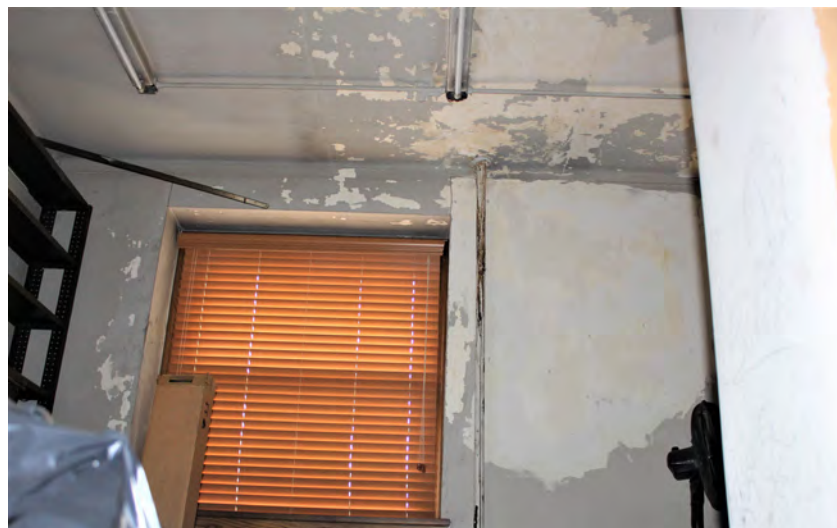


*Photo 122: The walls and ceilings have peeling paint*



*Photo 123: Additional water staining*

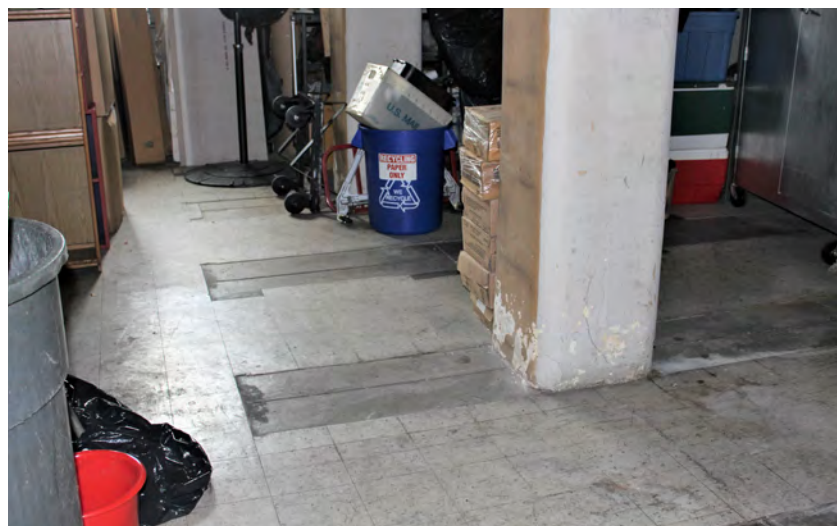


*Photo 124: The floor needs to be replaced*

## Danforth Memorial Library - Existing Conditions - Interior

Room 013—Garage: A one-story garage was added to the east side of the stack wing in 1967

| Feature   | Description                         | Period  | Condition                       | CDF | Priority and Recommendation |
|-----------|-------------------------------------|---------|---------------------------------|-----|-----------------------------|
| Floor     | Concrete                            | 1967    | Fair                            | No  | Clean as needed             |
| Walls     | Concrete block                      | 1967    | Poor                            | Yes | Immediate: Repair           |
|           | Exterior brick of original building |         |                                 |     |                             |
| Ceiling   | Dry wall                            | Unknown | Fair staining and missing tiles | No  | Short Term: Replace         |
| Duct work | Across the rear end                 | Unknown | Poor                            | No  |                             |



Photo 125: Room 013, a garage added in 1967



Photo 126: This is likely an original window

## Danforth Memorial Library - Existing Conditions - Interior

West Stair Tower—Added in 1967. This wing is in poor condition and should be replaced. See Concept Plans.

| Feature | Description                                | Period | Condition | CDF | Priority and Recommendation |
|---------|--------------------------------------------|--------|-----------|-----|-----------------------------|
| Floor   | Concrete                                   | 1967   | Fair      | No  | Remove tower                |
| Walls   | Painted concrete                           | 1967   | Poor      | No  | Remove tower                |
| Windows | Wood, 1-over-1                             | 1967   | Fair      | No  | Remove tower                |
| Ceiling | Dropped ceiling                            | 1967   | Poor      | No  | Remove tower                |
| Stair   | Concrete with utilitarian metal balustrade | 1967   | Poor      | No  | Remove tower                |

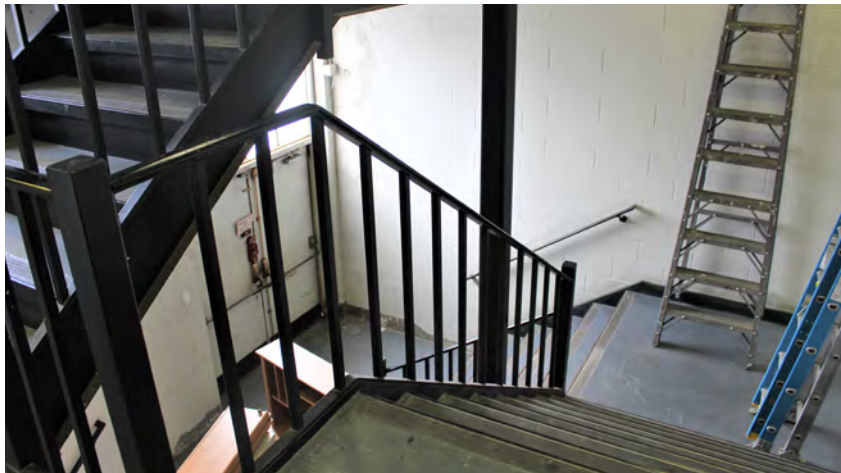


Photo 127: West stair tower



Photo 128: The tower is in poor condition with significant water damage

PHOTO KEY PLAN - GROUND FLOOR PLAN

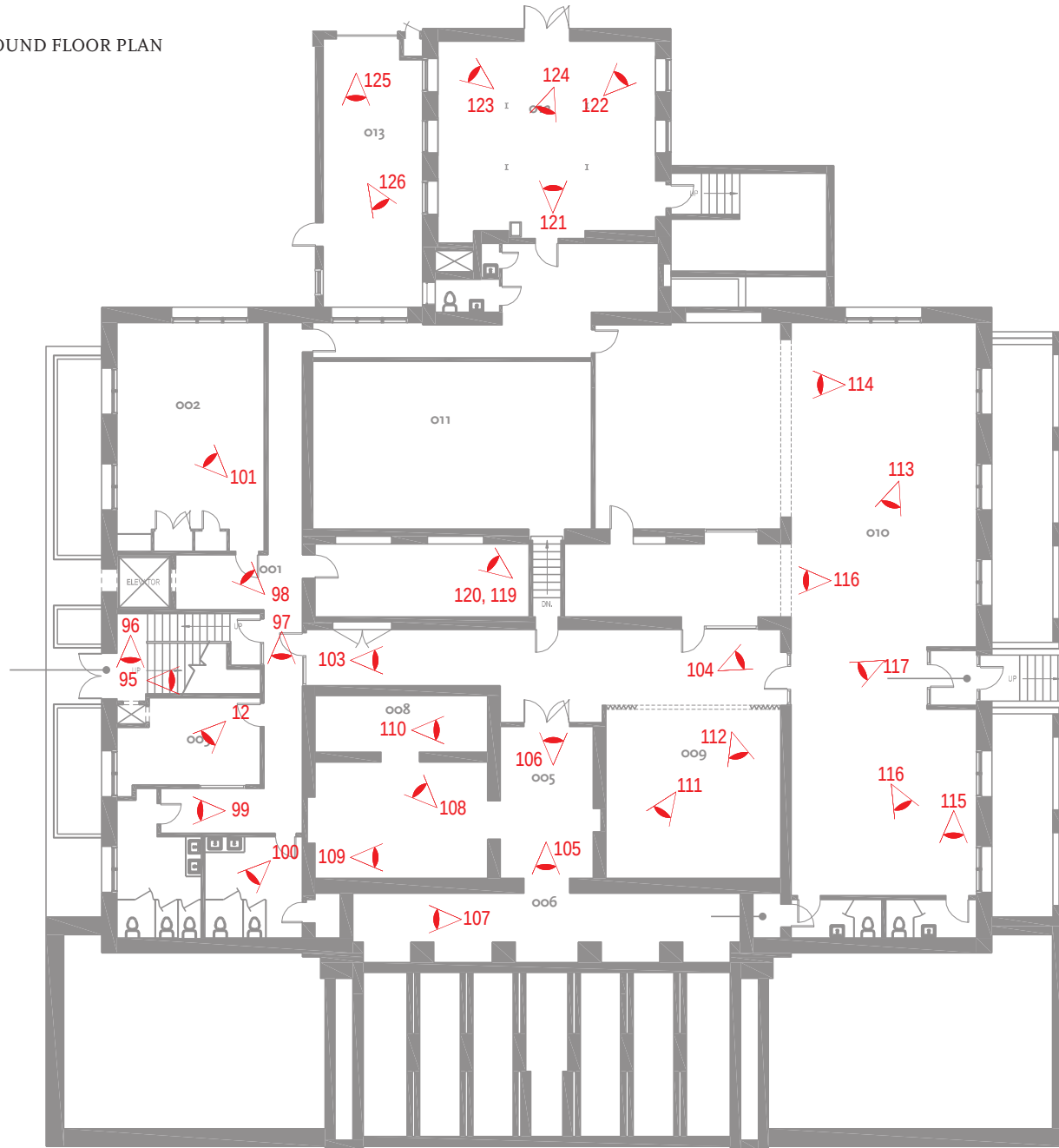


PHOTO KEY PLAN - FIRST FLOOR PLAN

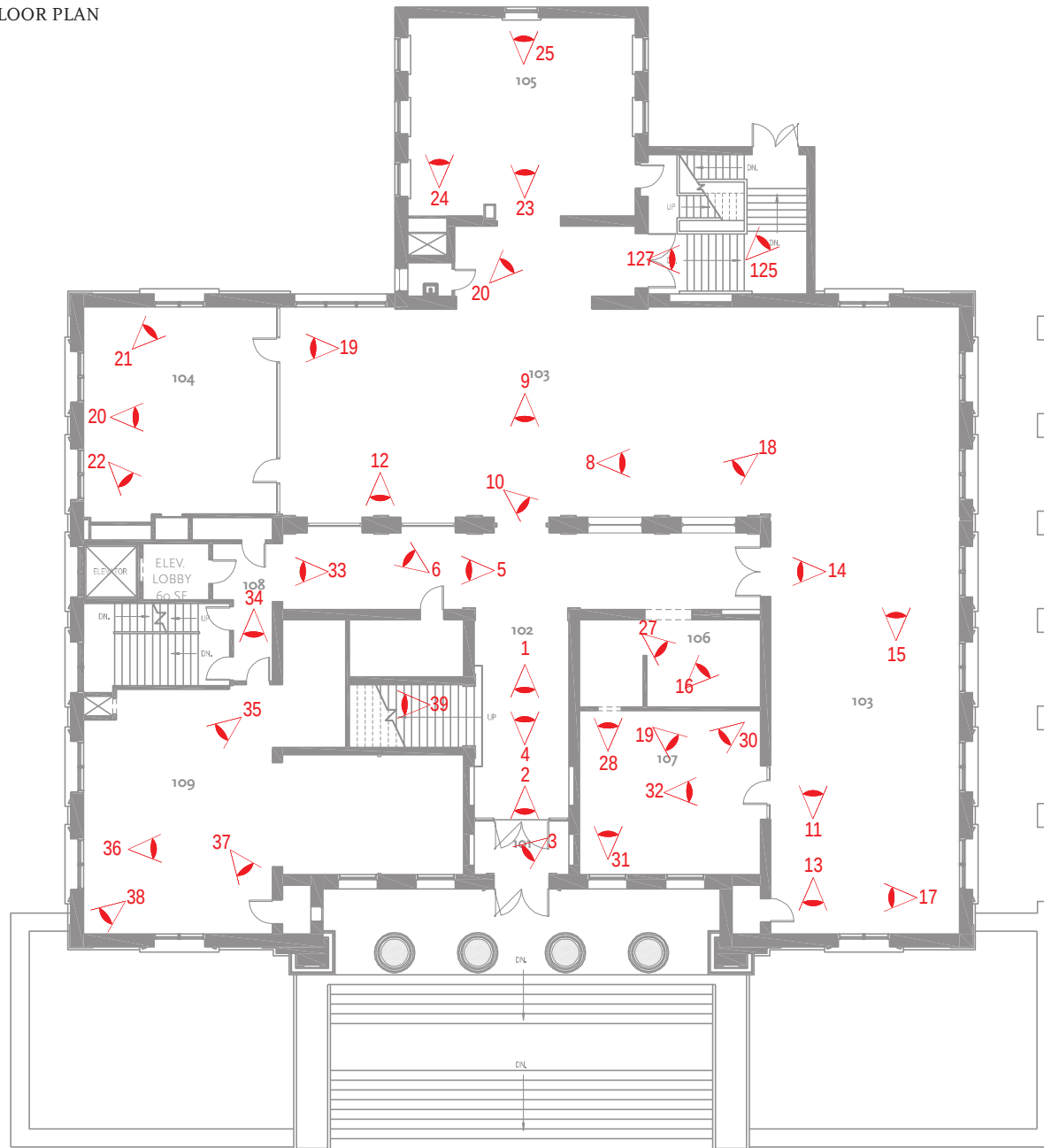
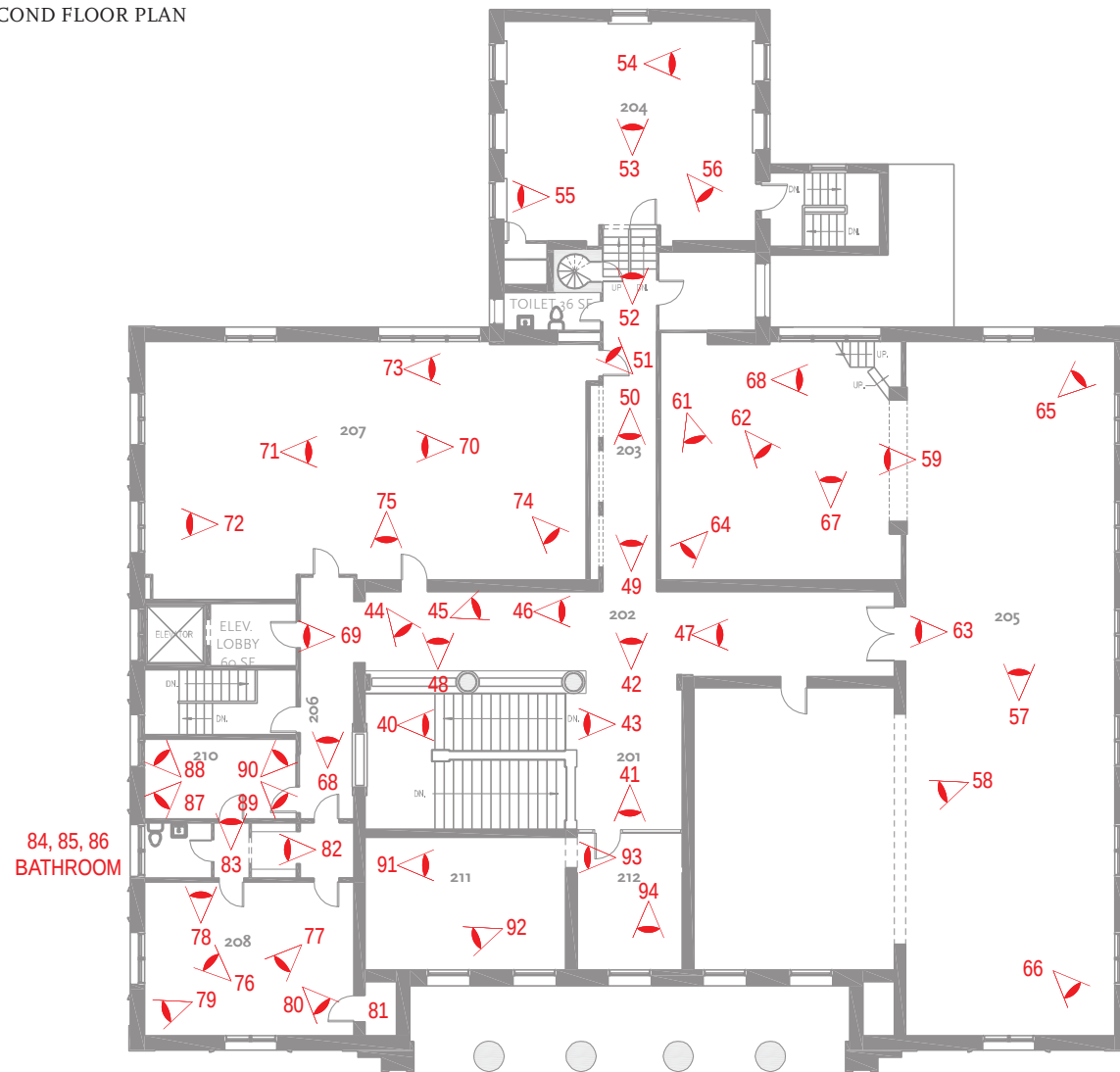


PHOTO KEY PLAN - SECOND FLOOR PLAN



### IIId. CODE & ACCESSIBILITY REVIEW

#### Introduction:

Clarke Caton Hintz completed a code analysis for the Danforth Memorial Library as part of the preparation of this Preservation Plan. The purpose of this analysis is to understand existing and potential building safety issues as well as code inspection and accessibility issues so that the Library and the City of Paterson can improve life-safety, convenience and plan for potential capital costs.

The following codes were reviewed: International Building Code 2015, NJ edition; New Jersey's Rehabilitation Subcode; International Fire Code; and ICC/ANSI A117.1.

The following building classifications currently apply:

Danforth Memorial Library Existing Use Groups:

A-3, Library (Ground, First and Second Floors)

B, Business (Accessory use in the administrative areas)

Floor Area:

|                           |               |
|---------------------------|---------------|
| Basement                  | 2,820 sf      |
| Ground                    | 12,960 sf     |
| Main Floor                | 12,470 sf     |
| Second Floor              | 12,070 sf     |
| <u>Second Level Mezz.</u> | <u>950 sf</u> |
| Total:                    | 41,270 sf     |
| Building Height:          | 3 stories     |

The building does not have a sprinkler system; see the Mechanical and Electrical Systems Assessment.

Since the building has a mix of uses, there are two ways to analyze the overall building: In the first method, the use groups must be separated by a fire separation assembly. Since the building is fully sprinklered, this separation rating is reduced from two hours to one hour. Since the building does not

appear to have this fire separation assembly in place, the second alternative must be used.

Alternatively, the requirements of section 508.3 of the International Building Code, NJ Edition, “Non-separated occupancies” can be used. In this scenario, the more stringent use group governs the overall interpretation of the building. Where B and A-3 are the two use groups, A-3, or the library use, is more stringent and will govern the height, area and occupancy requirements for the building.

The building fits the description of IIB construction, with non-combustible exterior walls (masonry) and non-combustible structure (steel structural frame). In this construction type, no rating is required for the primary structural frame which is steel within the interior, and the floors are not required to be rated.

The existing Danforth Memorial Library building does not currently have a fire suppression system (sprinkler). For this construction type (IIB) and this use group (A3), a new building would only be permitted to have a building footprint of 9,500 sf and a height of two stories. The Library does not meet either of these criteria (it has a footprint in excess of 12,000 sf and has three stories). When a major renovation project occurs, it likely makes sense, and may even be a requirement, to install a building-wide sprinkler system.

When sprinklered, buildings of the A3 use group are currently permitted to be three stories, with a footprint of no more than 28,500 sf. The existing building meets both of these criteria (once the sprinkler system is installed).

### **Rehabilitation Subcode:**

The Rehabilitation Subcode is the part of the NJ Uniform Construction Code that deals with existing and historic buildings. This code recognizes that it is not always feasible to require an existing or historic building that is being renovated to meet all of the code requirements of new construction. This subcode allows for flexibility in various code requirements, including egress and fire protection, while setting reasonable base standards for life safety, as long as the building’s use is not changed or not changed to a more hazardous use category. There are base requirements for buildings of all use groups, as well as higher base standards for larger projects and for buildings that have a more hazardous occupancy.

There are six categories of work described by the Rehabilitation Subcode: Repair, renovation, alteration, reconstruction, change of use and addition. Work of more than one category may be part of a single, larger project.

Future work at the site may fall into the full range of work:

Repair is defined as “...the restoration to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using material identical or similar to the existing.”

Renovation is defined as “...the removal and replacement or covering of existing interior or exterior finish, trim, doors, window or other materials with

new materials that serve the same purpose and do not change the configuration of space.” It also includes the replacement of equipment or fixtures. These categories only require that any work being completed not cause any lessening of the existing structure’s or system’s capacity or accessibility, and that certain non-compliant products or practices not be used. In addition, door hardware being replaced should be upgraded so that it is handicapped accessible. In the Repair category, new toilets should be “low-flow.” If restrooms are being renovated, they must be barrier free; when doors are replaced, they should also meet certain accessibility requirements.

Alteration is defined as “...the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component.” This would include HVAC and electrical, as well as any interior reconfigurations that might be required. This type of work has more detailed requirements, including Materials and Methods, and requires greater accessibility compliance.

Reconstruction is defined as “...any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certification of occupancy is required before the work area can be reoccupied.” This applies to major renovation projects, and would likely include work from the other categories. Most work described in this report proposed for the Carriage House would fall into this category.

Additions include “...any increase in the footprint are of a building or an increase in the average height of the highest roof surface or the number of stories.” Additions and new building elements are required to comply with the provisions of the other technical subcodes of the UCC (i.e. as if it were a new building).

Should the North Addition be rebuilt the project would be classified as an addition.

There is no limitation to the amount of “repair” work that is permitted to be undertaken.

However, all alteration work must be reviewed to insure that it does not cause a non-conforming situation with the regard to the base requirements of the particular Use Group. Major renovations that qualify as “reconstruction” under the Rehabilitation Subcode have more stringent code requirements (but not as stringent as for new construction). In any case, the building must meet the basic requirements of the Uniform Fire Code.

There are a number of existing issues that should be addressed in the short term, and especially when the Library undertakes a major renovation. As stated in the Mechanical and Electrical Systems Assessment, the Library should install full coverage automatic smoke detector addressable fire alarm system. In addition, the current enclosed means of egress from the stack area is difficult and confusing to find. This should be reconfigured or replaced to provide additional life safety.

## Historic Buildings:

The Rehabilitation Subcode also addresses buildings that are listed on the State and National Registers of Historic Places. For instance, historic buildings undergoing repair, renovation, alteration, restoration or reconstruction consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties may comply with certain Special Provisions instead of complying with the corresponding requirements of the main code. The following Special Provisions apply to the Danforth Memorial Library:

1. **Materials and Methods:** Exceptions are granted for materials that are exposed to view in recognition of the need to preserve the historic character of the building.
2. **One-Hour Fire Resistive Assemblies:** Where one-hour fire resistive construction is required, existing plaster and lath is permitted to remain and meet the requirement.
3. **Means of Egress:** Existing widths of existing door openings, corridors and stairways may be maintained if less than the required means of egress width, provided that the local code official finds the opening traversable.
4. **Doors:** Direction of swing and hardware requirements may be waived, provided that the level of accessibility and safety of egress is increased wherever possible.
5. **Railings:** Existing handrails may remain or may be replaced with new to match the originals, even when they do not meet code requirements for new construction. Guardrails of 42" are not required; rail height of at least 30" is acceptable and the existing baluster and rails may remain.
6. **Exit Signs:** Alternate locations or designs may be acceptable if the code requirements would result in damage to the building's historic character.

## Plumbing Fixture Analysis:

The primary public restrooms at the Danforth Memorial Library are on the Ground Floor and are HC accessible. The women's room has two toilets and two sinks, while the men's room has three toilets and two sinks. There are also two single use restrooms off of the current Children's Library on the ground floor, one designated for "staff" and the other for "children." Neither of these is accessible.

There is a single user staff restroom on the second floor (accessible), as well as a small single user restroom on the first floor (not accessible).

In order to ascertain the number of plumbing fixtures required per gender, IBC 2015, NJ Edition, Table 1004.1.2 requires calculating the square footage assigned to three different occupancies: Library Reading Rooms, Library Stack Areas, Assembly and Business Use. Each use has a different "Maximum Floor Area per Occupant." For the Reading Room areas, it's 50 sf net per occupant; for the Stack areas, it's 100 sf gross per occupant; for the Assembly

Room, the requirement is 7 sf per occupant (assuming the room is typically set up with chairs); and for the Business (office) areas, it's also 100 sf gross per occupant.

When using these requirements, the total calculated occupancy of the building is 481 people.

When using the 2015 edition of the National Standard Plumbing Code, the number of required fixtures (sinks and toilets/ urinals) is determined by Table 7.21.1, assuming an equal number of occupants by gender.

Using this calculation and the requirements in the Table, there are three toilets/ urinals and three sinks required for men, and three toilets and three sinks required for women. Almost all of these requirements are met by the accessible, public restrooms on the Ground Floor.

The other restrooms in the building are either not handicapped accessible, or are considered for staff use only. This distinction is important because restrooms are required to be accessible, and because no one should have to travel more than one floor to a restroom. Because the restrooms on the Ground Floor are relatively inconveniently located, we are recommending that additional, single user, HC accessible restrooms be added on the first and second floors.

In addition, a drinking fountain should be provided.

## **Handicapped Access:**

The Danforth Memorial Library is, for the most part, handicapped accessible. Extensive effort was put into providing access to all levels.

For instance, an elevator, with exterior access at grade, was installed, although it is not currently working. Unfortunately, the current cab is too small to provide adequate handicapped access. The elevator should be repaired/ replaced as soon as possible. According to the Library Director, this project is already in the works.

In addition, handicapped accessible restrooms are located on the lower level. These are secured restroom, with entry provided by security staff. Unfortunately, because the elevator is out of order, these restrooms cannot be accessed by handicapped clients or staff. Additional accessible restrooms should be provided on the upper floors, and the elevator should be repaired or replaced as soon as possible.

For the most part, doors and clearances in rooms and corridors are adequate to meet accessibility requirements. However, there are a number of doors throughout the building that have knobs or other door hardware that are not accessible. These are typically older doors that have not yet been upgraded. As renovation work occurs in the building, these doors should be upgraded so that they are fully accessible, except where the door and its hardware are considered to be significant, character-defining features.

Another cause for concern is the condition of the parking lot and walkways. The paving and walkways are not clearly marked and are, in some cases, in poor condition. Walkways and the parking lot should be repaved and striped to alleviate these conditions.

### **Summary:**

As renovations are made to the Danforth Memorial Library, there are code and accessibility improvements that should be made: The elevator should be repaired/ replaced as soon as possible; HVAC system should be modified and current ventilation requirements implemented; additional accessible rest-rooms should be provided; and door hardware should be improved.

The code analysis of the Danforth Memorial Library begins with the assumption that the existing uses will remain in the building, at least in some form, for the foreseeable future. If the use of the building remains essentially the same, the code analysis of the building is relatively straightforward, with minimal changes required.

If additions are designed to provide additional program space, as recommended in the 2011 15-year Facilities Plan, occupancy and egress should be reassessed.

### IIIe. STRUCTURAL EVALUATION

#### Description of the Structural System

The building is a composition of masonry bearing walls and wood framed floors. The roof framing is composed of sloped wood rafters with what appear to be steel beams supporting the ridges. The foundation walls are masonry supported by continuous concrete footings. Most of the ceilings in the building are plaster with metal lathe on wood furring strips fastened to the bottom of the wood floor joists. The exterior walls are clad in limestone in the front and sides of the building. The rear of the building is brick. There are masonry retaining walls creating light wells on the East and West sides of the building.

A multi-story library stack exists in the rear of the building. There are 4 glass pane floors supported by a light steel frame. The steel frames are supported by frequent steel posts in the book cases. During the 1967 renovation, several large openings were created in the bearing walls. These openings were supported by the installation of steel beam lintels. Drop ceilings with light fixtures were installed in most of the rooms surrounding the central circulation space.

#### Structural Observations and Determinations

- I. I. A few days prior to our arrival a drop ceiling and plaster ceiling collapsed in a first floor technical processing room. Plaster fell from the center of the room leaving plaster around the perimeter (Photograph #1). There doesn't appear to be any water damage in the remaining plaster ceiling and no sign of water infiltration on the now exposed wood furring strips and wood joists. There are very few drop ceiling eye lag screws in the remaining wood furring strips and floor joists (Photograph #2). Several furring strips have pulled over the fasteners and others have pulled the fasteners out of the joists (Photograph #3). It appears that the drop ceiling and light fixtures may have been largely suspended from the plaster itself and possibly some of the furring strips. We recommend that the remaining dropped ceilings be inspected to determine whether they are safely supported from the floor joists.

We also recommend that all plaster ceilings be reattached with plaster ceiling restoration anchors at a determined spacing. These plaster ceilings are quite heavy and will create unsafe conditions if they fail and since there has been one failure, we might anticipate some other weakened conditions. What happens in plaster ceilings is that one row of attachment come loose, the increased weight is now supported on adjacent fasteners which may overload these fasteners which will cause a domino effect. This is why we recommend stabilizing the plaster ceiling with the restoration anchors. This condition is difficult to predict and ensure that the ceilings are safe. The restoration anchors are a quick and fairly inexpensive type anchor to install. The spacing of these anchors needs to be determined by weight calculations.

2. The library stack steel structure appears to be in good condition (Photograph #4). Several of the glass floor panes have been replaced with plywood

and others are cracked (Photograph #5). Cracked floor panes should be replaced.

3. In general, the limestone and brick cladding appear to be in good condition (Photographs #6, #7). However, the brick chimney above roof elevation is exhibiting signs of deterioration. There are many loose bricks below the limestone coping (Photograph #8). We recommend that the chimney walls and coping be repointed and damaged brick replaced to prevent further deterioration.
4. Access to the roof is by a spiral staircase housed in a copper clad roof projection. The door providing access from the staircase has fallen off its hinges (Photograph #9). We recommend that the door be repaired to prevent water ingress into the building.
5. On the East side of the building the retaining walls are bowing into the light wells. The brick nearest the top of the wall and bluestone caps are loose (Photograph #10). The top of the wall appears to have shifted nearly 4" in the worst cases. While not a life safety issue, we recommend that these retaining walls be stabilized until they can be rebuilt. These walls should be rebuilt within a two year time period.

### Conclusion

The library building's structure is generally in good condition. Several of the items listed above are typical maintenance items that need to be done through the lifespan of this building. The most important item at this time is to determine whether the remaining drop ceilings were fastened to the plaster ceiling or furring strips. If so, remediation should be performed to ensure the ceilings are properly anchored to the floor joists. Once all the items listed above are completed, this building will continue to serve as a library. No major structural remedial or restoration work is anticipated.

### **Photographs:**



*Photograph #1 – Collapsed Plaster Ceiling in Technical Processing Room*



*Photograph #2 – One of the Few Drop Ceiling Anchors Installed in a Floor Joist*



*Photograph #3 – Furring Fasteners Pulled Out/Furring Pulled Over Fasteners*



*Photograph #4 – Library Stack Structure*



*Photograph #5 – Cracked Glass Floor Pane and Plywood Panel*



*Photograph #6 – Limestone Cladding Typical Condition*



*Photograph #7 – Brick Cladding Typical Condition*



*Photograph #8 – Loose Bricks and Limestone Coping*

## IIIf. BUILDING SYSTEMS EVALUATION

### Mechanical/Electrical (M/E) Systems Report

#### Introduction:

This report has been prepared by Kelter & Gilligo Consulting Engineers (K&G) to evaluate the condition of the existing mechanical/electrical systems at the Danforth Memorial Library as an integral part of a Historic Preservation Plan that is being prepared by Clarke Caton Hintz (CCH). The intent of this document is to provide the reader with an overview of the existing installation, along with recommendations for necessary repairs and improvements, and estimates of the associated cost of implementation. These estimates are expressed in 2018 dollars, without allowance for soft costs, fees or inflation.

The rendered observations are based on a visual examination of the existing facility that K&G performed during the course of a September 14, 2018 site visit, and review of the available reference documents; invasive testing procedures were not utilized to substantiate the observations. Sampling of materials for the presence of hazardous substances was not performed either, as that is not a service which we provide. Should the Library move forward with any of our recommendations, we trust that an up-to-date abatement report will be made available to the successful contractor.

We wish to thank the Library for their support in preparation of this report, and their operating engineers in particular for their participation during the course of our field survey.

#### Executive Summary:

From the data gathered and analyzed during the course of preparing this M/E systems report, we have come to the following conclusions:

- The HVAC and plumbing systems are in need of complete replacement due to aging issues and functionality problems. The new installation must be designed in a manner that compliments the Historic Preservation Plan and provides the Library with a system that satisfies current codes and standards with respect to efficiency, indoor air quality and reliability. Redundancy features will also be examined as the new design work is executed. The anticipated construction cost of the new HVAC and plumbing systems is estimated at two million one hundred sixty thousand dollars (\$2,160,000).
- The Library is currently without benefit of fire sprinklers or standpipe systems. Although we believe this to be a grandfathered condition, the assembly type occupancy of the facility and open/monumental stairwell support the need for sprinkler coverage as part of any large scale renovation. The estimated cost of installation is three hundred sixty thousand dollars (\$360,000). We trust that the need for architectural treatment around the monumental stairwell will be examined as part of the Historic Preservation Plan.
- The electrical service equipment is of questionable reliability at this point, and consideration should be given to replacement, pending resolu-

tion of the flooding issues. The lighting fixtures are of insufficient efficiency for today's standards, and should be replaced as part of any major renovation project. The fire alarm system, while of a modern addressable configuration, has incomplete coverage and should be upgraded and expanded. The estimated cost for all of the electrical work discussed herein is four hundred ninety thousand dollars (\$490,000).

In closing, note that the reported water infiltration issues at the sub-basement boiler room area will need to be resolved before the new M/E systems are installed. Should questions arise during the review process, we stand ready to discuss the report as deemed appropriate by the project team.

## **HVAC:**

### **Overview:**

The existing HVAC installation at the Library includes a low pressure steam distribution system for heating, direct expansion refrigeration systems (of packaged and split design) for cooling, five (5) air handling systems for ventilation and air conditioning, and local electric/electronic temperature control systems. Much of the installation is of a dated nature, and outright replacement should be given serious consideration. The existing boiler might be an exception to this statement, as it was installed in 2013. However, the boiler room is reportedly prone to flooding issues, so longevity of all M/E equipment at the sub-basement level will remain suspect until the water infiltration issue is remediated.

Aside from the circa 2013 boiler and boiler feed unit, the steam distribution system appears to be of original vintage to the building. All of the visible steam supply and condensate return piping is of black steel construction, without benefit of insulation. The quantity of un-insulated piping in and around the boiler room must create intolerably hot conditions in the adjacent spaces. Of larger concern, the low pressure steam plant does not include a chemical treatment program. Without benefit of inhibitors, precipitants, and pH controllers, the condition of the original vintage piping is questionable at best.

As it relates to the air handling systems, and the associated refrigeration equipment, the overall condition of each installation currently ranges from “abandoned-in-place” to “marginally acceptable”. Although the subsequent sections of this narrative discuss the particulars in more detail, the need for modernization is imminent, as the historic structure and its contents require a fully operational HVAC system in order to achieve stable temperature and humidity conditions, and satisfy the ventilation code.

### **Heating:**

The existing heating system makes use of the original vintage steam-fed cast iron radiators around the entire perimeter of the building. The original installation also included a mechanically driven, steam based heating and ventilation system, with all of the stationary equipment located in the boiler room. Despite its age, the steam fed radiation system (piping, traps and heat exchange devices) is reportedly in an operational state. However, the original vintage heating and ventilation system has been abandoned-in-place for years.

Steam is generated for the radiators by a singular, gas fired, low pressure boiler of sectional cast iron construction. The posted operating license indicates

that the boiler was manufactured in 2013 by Smith, and it has a rated output capacity of 2,513,000 BTU. It appears as though the unit was installed as part of an emergency repair program, as the disassembled remnants of its immediate predecessor have been abandoned in the plant, along with the pressure vessel of a much older boiler. We suspect that the abandoned pressure vessel dates back to a point when the plant had duplicity.

At present, natural gas is the only fuel that is used to fire the boiler. However, we were informed that fuel oil was used in the past, and the underground storage tank has already been removed in a manner that satisfies applicable regulations. Since a limited amount of abandoned fuel oil piping is visible at the rear of the boiler room, we respectfully request confirmation that the abatement program was successfully completed.

The steam supply for the Library is piped to the radiators by a pressurized distribution system that is constructed of black steel piping, while the condensate is returned back to the heating plant by a gravity system that is also piped with black steel. The condensate return is collected in a vented receiver at the boiler feed unit. The boiler feed unit pumps the collected condensate to the boiler (as required to maintain the desired water level in the pressure vessel). The boiler feed unit also incorporates a float operated make-up water system, to replenish system losses and periodic blow-off.

At present, the boiler is cycled to maintain an average space temperature in the building, as the radiators are not equipped with thermostatic control valves that would regulate space temperature on a zoned basis. During the course of this survey, the following observations were rendered:

- The steam plant relies on a single boiler, without benefit of a standby capacity or redundancy. In the event of a catastrophic boiler failure, the building is prone to frost damage.
- By way of reported flooding issues, and the fact that two (2) partially disabled boilers are already abandoned-in-place, it is clear that the plant suffers from reliability issues.
- Much of the low pressure steam supply and condensate return piping is of original vintage to the building. In light of the fact that a chemical treatment program is not present, it is remarkable that the installation remains intact without benefit of chemical based inhibitors, precipitants or pH control.
- The piping in the basement is not insulated, which wastes energy, and causes overheating in the adjacent spaces.
- The practice of cycling the boiler to maintain an average space temperature causes overheating in many rooms, and is wasteful of energy.

Modernization of the heating plant is therefore deemed a priority. However, before implementation the approach will need to be integrated with the overall requirements of the Historic Preservation Plan.

### **Air Conditioning and Ventilation:**

The building currently has five (5) central station air handling systems, that vary in condition from operable to abandoned-in-place, and a number of self-contained window mounted air conditioners. One (1) of the systems dates back to the original construction program. As such, it was designed only for

the purposes of heating and ventilation (H&V), and it made use of a motor driven fan and steam fed heating coils in the boiler room, to circulate warm ventilation air throughout the structure. This system was taken out of service years ago, in favor of the other installed systems, and is now abandoned-in-place. Much of the original equipment and ductwork still remains as an exposed element in the boiler room. We are concerned that, in the event of a fire, the existing ducts will act as a conduit that allows smoke to migrate throughout the structure. We therefore recommend removal of this abandoned system wherever the elements are exposed, and proper fire-safing at all of the concealed penetrations.

Of the four (4) remaining air handling systems, two (2) were observed to be operational. The other two (2) systems have reportedly been out of service for a significant period of time. Both of the operational units are of a packaged, rooftop design, with integral blower, filter, outside air intake, and air cooled/direct expansion (DX) cooling system. Each unit has ten (10) tons of cooling capacity. Both units were manufactured by Lennox, and they have reportedly been in service for eight to ten years. One of the units is located on grade, and it serves the basement stack/reading areas. The installed location drives a concern about the quality of outside air intake. The other unit is located on the main roof, and it serves the large assembly room on the second floor. Although these two systems are currently in service, replacement should be considered as part of a long range master plan, as the typical life cycle for light weight commercial equipment of this nature is only 15 to 20 years, which means they are approximately two thirds of the way through their anticipated service life.

The two (2) inoperable air handling systems are of different configurations:

- One of them is located above the main roof, and is of packaged rooftop design. Although it does not have any visible nameplate information, it is reportedly more than 30 years old, and the casing and associated ductwork have deteriorated to the point that water proofing problems appear imminent. When the unit was operable, it served the second floor reference area.
- The other inoperable system is of a split nature, with an outdoor air handler on the roof of the addition by the back stair tower, and a remote air cooled condenser on the low roof by the chimney and spiral staircase. Although we know the air handler to be a product of Dunham Bush, while the condensing unit was manufactured by Luxaire, the equipment does not have other nameplate data to indicate capacity. The operating engineers indicated that this installation is approximately 30 years old.

Obviously the inoperable equipment needs to be replaced in a prompt fashion. Before the task is initiated, we recommend that the approach be integrated with the overall requirements of the Historic Preservation Plan, so as to address functional requirements, as well as architectural concerns.

### **Automatic Temperature Controls:**

The automatic temperature control systems that were observed at the Library are of a local electric/electronic type, as manufactured by Barber-Colman. Although this product line was considered state-of-the-art in the 1970's and 1980's, the Barber-Colman name disappeared by 2000, after the product line was merged with another company. In the meantime, local electric/electronic control systems have been displaced by networked direct digital controllers (DDC), which allows for remote access and monitoring, messaging of alarms, trending capacity, and optimization routines.

Due to the fact that Barber-Colman replacement parts are not readily available, and maintenance personnel are no longer familiar with this out-of-date product line, outright replacement must be considered as a necessary part of any HVAC Improvement Program.

## **HVAC Recommendations:**

Upon review, we believe most parties will concur that the entire existing HVAC installation is in need of a complete replacement. In order to coordinate with the Historic Preservation Plan, a variable refrigerant flow (VRF) System is recommended for heating and cooling, in conjunction with a dedicated outside air system (DOAS) for ventilation. The recommended installation will provide a high level of efficiency, good comfort levels, room by room temperature controls, quality acoustics, and good indoor air quality (IAQ). The installation will minimize the size of new ductwork, which will only supply ventilation air, so as to facilitate restoration of the original ceiling heights. With demolition of the existing installation included, construction costs of the recommended installation is approximately one million eight hundred thousand dollars (\$1,800,000). Other HVAC options could be developed upon request from the Library.

## **PLUMBING:**

### **Overview:**

The plumbing systems at the Library are of a rather basic nature. At present, the installation is composed of the following elements:

- Domestic water is brought in from a municipal supply that could not be located during the course of our survey. Due to the low rise nature of the building, street pressure is adequate to supply all of the existing fixtures without need of a booster pump.
- Domestic hot water is generated by a relatively new 40 gallon, electric heater with 4,500 watt elements that was manufactured by A.O. Smith.
- Sanitary drainage from the plumbing fixtures is piped to the municipal sewer system by a gravity system; except that the boiler pit has a modest, simplex sump pump.
- Storm drainage is piped from roof drains to the municipal sewer system by a gravity system. The existing roof has a few ponding issues, and the current installation does not include overflow drains or roof scuppers that might control large scale ponding problems if the primary drainage were to fail.
- Within the confines of the boiler room, all of the piping is of an exposed nature. Much of the piping appears to be of original vintage, so future longevity should not be anticipated. In some cases, it is already apparent that newer/plastic materials have been used to repair the aging iron drainage lines.
- Natural gas is transmitted to the building through a 4-inch diameter underground gas service from PSE&G, with an outdoor metering and pres-

sure regulating assembly, to supply the heating boiler. The service size appears adequate for the immediate future.

As it relates to restrooms, the basement has public facilities that appear relatively new. The public restrooms make use of porcelain fixtures, with pressurized flush tanks at the water closets.

A private restroom is located at the second floor administrative area. This facility makes use of older, residential style porcelain fixtures.

### **Plumbing Recommendations:**

Although the plumbing systems are aging in a graceful fashion compared to the HVAC installation, we feel that outright replacement is in order, for the following reasons:

- The pressurized piping systems are more than 100 years old, and failure could result in significant damage to the historic structure and its contents.
- The existing domestic water service cannot support operation of water closets and urinals with flush valves, which is an industry standard for public facilities.
- The existing roof drainage system does not incorporate an overflow system.

The estimated construction cost for new public systems, including demolition of the existing, is estimated at three hundred sixty thousand dollars (\$360,000).

### **FIRE PROTECTION:**

The existing facility does not include sprinkler coverage or standpipes. Due to the historic nature of the building, the assembly based use group of the facility, and the open/monumental stairwell, we believe that installation of a full coverage sprinkler system should be considered as part of any major capital construction project. The estimated cost of construction for the sprinkler system is three hundred sixty thousand dollars (\$360,000), including the cost of a fire water service, and booster pump if so required.

### **ELECTRICAL:**

The electrical service to the Library is derived from an overhead primary, dropping underground to an outdoor, pad mounted PSE&G utility company service transformer. Secondary service is 208/120 volt, three phase, four wire, and enters the building at the sub-basement electrical service room, via a large current transformer (C/T) metering cabinet, and into the main gear. The main electrical gear is a Challenger Powermaster PM4 panelboard, rated at 1200 amps, with a correspondingly sized main disconnect circuit breaker. The date of manufacture of the gear was 1995, which is not problematically old

for electrical equipment in itself, however we understand that the electrical room is subject to flooding, which may have accelerated the deterioration of the equipment. Also, it is our opinion that products manufactured by Challenger during that time period were not of the highest quality available. If the service gear is replaced, the estimated cost is eighty thousand dollars (\$80,000).

The main gear provides distribution throughout the building, to various branch circuit panelboards, larger mechanical equipment, and the elevator. Branch circuit panelboards are typically recessed Siemens equipment, and appear to be in good condition, however some panels are lightly loaded with circuit breakers, while others have been fitted with multiple “tandem” breakers to increase the number of circuits available.

Lighting is primarily provided by recessed fluorescent lay-in fixtures, which seem to be consistently missing lenses, supplemented by recessed downlights and decorative pendant globes in public corridors. It is assumed that any large scale renovation project would replace the existing lighting with current ultra-high efficiency (LED) light source, using fixtures suitable for the Historic Preservation Plan. All new lighting throughout the building is estimated at three hundred fifty thousand dollars (\$350,000).

The existing fire alarm system is a Silent Knight IFP-1000, apparently installed in 2010, which is a fully addressable panel. Smoke detectors were observed in most stack/reading areas, however not in corridors or other areas such as the large meeting room. Given the historic nature of the building, its contents, and public accommodation, serious consideration should be given to upgrading the fire alarm system, and providing full coverage detection and ADA compliant notification throughout the entire building. Total replacement with full coverage upgrade is estimated at sixty thousand dollars (\$60,000).

## **RECOMMENDATIONS:**

Since the HVAC system of the building is outdated and is no longer functioning properly due to the inability of the pneumatic control system to open or close chilled water control valves, hot water control valves, return air dampers and outside air intake dampers, we recommend that the entire HVAC system be gutted and replaced with a new, high efficiency HVAC system with direct digital controls. We suggest that the building Owner consider one of the three HVAC systems listed below:

## DESCRIPTION OF ALTERNATIVE HVAC SYSTEMS

|                       | OPTION I                                                                                                                                                                                                                                                                                                                                                   | OPTION II                                                                                                                                                                                                                                                                                                                                                                                                                         | OPTION III                                                                                                                                                                                                                                                                                                                                            |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| System Type:          | Variable Refrigerant Flow (VRF)                                                                                                                                                                                                                                                                                                                            | Variable Air Volume (VAV)                                                                                                                                                                                                                                                                                                                                                                                                         | Four Pipe Fan Coil Units (FCU)                                                                                                                                                                                                                                                                                                                        |
| System Description:   | <p>The system operates under the principle of an air-to-air heat pump. However, the indoor evaporators are manifolded back to common outdoor condensing units. This allows for recovery of energy when loads in building are varying, with simultaneous use of heat in some zones, and cooling in others.</p>                                              | <p>The system operates under the principle that cooling is required on year-round basis at interior areas, and zones with high density occupancy. The amount of air that is delivered to each space is regulated thermostatically, and will then be warmed with use of new energy if the minimum air flow rate starts to overcool the space. A perimeter heating system will also be provided to offset loss at the envelope.</p> | <p>The system operates similar to the VAV system. However, with FCU's, the airflow to each zone will be constant while the water flow to the cooling coil will be variable. Dehumidification will be achieved by operating the boilers in the summer.</p>                                                                                             |
| System Configuration: | <p>The building will be serviced by four (4) VRF Systems, with one VRF system per floor.</p> <p>Ventilation air for each VRF system shall be provided by a constant volume dedicated outside air system (DOAS), with fully ducted supply and exhaust. The DOAS shall deliver neutral air to each zone, making use of heat recovery and hot gas reheat.</p> | <p>The building will be serviced by four (4) VAV Systems, with one VAV system per floor. The VAV systems shall be comprised of a packaged rooftop air conditioning unit, fully ducted supply and return air streams, and a VAV terminal with reheat at each zone. The VAV's shall be mounted in ceiling of Corridors.</p> <p>The rooftop units shall include a full air side economizer, and heat</p>                             | <p>The building will be serviced by four chilled water plants, four hot water heating plants and multiple floor mounted perimeter FCU's and ducted ceiling mounted FCU's for the interior spaces. Ventilation air for each space shall be provided by a constant volume dedicated outside air system (DOAS) with fully ducted supply and exhaust.</p> |

The indoor VRF units shall be mounted in walls and/or ceilings, and fully ducted for acoustically sensitive areas. Consideration will be given to exposed, ceiling mounted cassettes for the zones without special acoustic requirements.

recovery device to maximize efficiency.

A gas fired, condensing type boiler with circulating pump and hydronic piping shall service the needs of each reheat coil, as well as the perimeter heat.

Pros:

Relatively high level of efficiency (50,000 to 60,000 BTU per square foot per year for HVAC budget).

High level of efficiency (90,000 to 100,000 BTU per square foot per year for HVAC budget).

Similar to existing HVAC system of the building.

Good acoustics (as determined by M-E-P consultant).

Average acoustics (as determined by M-E-P consultant).

The entire installation works on principle of heat recovery cycle.

A full air side economizer minimizes compressor run time during spring and fall.

Cons:

Maintenance must be performed by VRF trained personnel.

Acoustically sensitive spaces may be challenging to design. Use of RTU's and vertical air distribution ducts may present structural challenges.

Relatively lower level of efficiency compared to VAV and VRF systems. Relatively weak acoustics compared to VAV and VRF systems. Periodic maintenance of hot water heating plant, chilled water plant and FCU's is required.

Estimated Construction Cost:

\$50.00 per square foot

\$45.00 per square foot

\$50.00 per square foot

## IIIg. HAZARD AND VULNERABILITY ASSESSMENT

### Overview:

Over the past several years, the issue of the ability of an institution, like the Paterson Free Public Library, to address its readiness to address Hazards and Vulnerability has become increasingly important. This is directly related to an institutions' "resiliency, defined as the ability of an institution or community to, first, directly address the immediate impact of a disaster, hazard, shock or stress, and then its ability to successfully recover from the results of these occurrences.

With the real and measurable increase in the frequency and severity of weather and climate-related disasters, as well as the real and perceived increase in other kinds of disasters (e.g. mass shootings), this type of assessment is increasingly important, especially for a government institution housed in a prominent structure in the middle of a commercial and residential neighborhood. It is recommended that the Danforth Memorial Library make a comprehensive assessment of its readiness to address hazards; a list of issues to consider is included at the end of this chapter.

The Danforth Memorial Library is not subject to some of the typical hazards faced by some historic structures. It is not located close to the ocean or close to sea level; it is not located close to bodies of water and is not subject to potential periodic flooding; it is not in a high-risk seismic area.

That being said, the building is subject to weather and climate change hazards. As storms become more extreme and more common, facilities need to address their vulnerabilities. In the case of the Danforth Memorial Library, the building was constructed with high quality materials and structure. It was intended to be a perpetual monument, and its current solid condition is a testament to the quality of the design and construction. That being said, deferred maintenance has taken its toll on the building and represent the greatest vulnerabilities. The leaking of the roof, the poorly maintained windows and doors, etc., will be increasingly problematic if not repaired or replaced in a comprehensive manner. Likewise, the exterior masonry will begin to provide entry points for wind-driven rain.

The building systems, particularly HVAC and the electrical system, are reaching the ends of their useful lives and need to be addressed if they are to remain operational in an emergency. The installation of an emergency generator should be considered during the next major renovation campaign. This will allow the building to continue to operate and be secure in the event of a power outage.

Security is a second major issue. The Library is staffed with several security guards that monitor the safety of the patrons and staff at the Library. A comprehensive security assessment should be made to improve the security at the access points and improve monitoring within the building.

This list of issues below is a sample Hazard Vulnerability Analysis tool, adapted from a document published by the Hospital Associate of Southern California. It provides a list of issues to review and address for public facilities:

## **Hazard and Vulnerability Analysis Hazard and Vulnerability Analysis**

### **Issues to consider for probability include:**

1. Known risk
2. Historical data
3. Manufacturer/ vendor statistics
4. Subjective evaluation/ best estimate
5. Local Emergency Planning Committee input

### **Issues to consider for response include:**

1. Time to marshal on on-scene response
2. Scope of response capability and staff training
3. On-site support resources/ supplies
4. Estimated severity and duration of the incident
5. Historical evaluation of response success
6. Local Emergency Planning Committee input

### **Issue to consider for human impact include**

1. Potential for staff death or injury
2. Potential for client death or injury
3. Emotional/ psychological impact
4. Local cultural norms

### **Issues to consider for property impact include:**

1. Cost to replace
2. Cost to set up temporary replacement
3. Cost to repair
4. Time to recover

### **Issues to consider for service impact include**

1. Service interruption
2. Employees unable to report to work
3. Clients unable to reach the facility
4. Library in violation of regulatory or safety standards

5. Imposition of penalties or legal costs
6. Reputation and public image
7. Financial impact/ burden

### **Issues to consider for preparedness include**

1. Status of current plans
2. Frequency of drills
3. Training status
4. Insurance
5. Availability of alternative sources for critical supplies and services

### **Issues to consider for internal resources include**

1. Will supplies on hand meet critical needs?
2. Coordination with local and state agencies
3. Community training
4. Other community resources

#### IVa. TREATMENT PHILOSOPHY

All future projects at the Danforth Memorial Library should be planned, designed and executed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Danforth Memorial Library will continue to serve as the main branch of Paterson's public library system. Per the 2011 Master Plan and more recent discussions, the building will continue to provide all library services: books, programs, computers, reference help, teen and children's services, as well as expand its role in the community. With its many large open spaces, the Danforth Memorial Library is well-suited for flexible uses that can change and reconfigure over time, without damage to the historic, character-defining features and spaces. To make the Danforth Memorial Library into a 21st century library, two preservation philosophies will guide the work: "rehabilitation" and "restoration."

"Restoration" is defined in the Standards as, "...the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project"<sup>1</sup> At the Danforth Memorial Library, this will mean restoring the large public spaces to their original, 1905 appearance as much as possible. For instance, the entry vestibule, main hallways, stairs and main corridors will be fully restored.

In the rest of the building, "rehabilitation" will be the guiding philosophy. According to the Standards, Rehabilitation is, "...the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character."<sup>2</sup> Rehabilitation provides flexibility, enabling new materials to be added and changes to be made while retaining the important historic character defining of each element.

1 [HTTPS://WWW.NPS.GOV/TPS/STANDARDS/FOUR-TREATMENTS/TREATMENT-RESTORATION.HTM](https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm)

2 [HTTP://WWW.NPS.GOV/TPS/STANDARDS/FOUR-TREATMENTS/TREATMENT-REHABILITATION.HTM](http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm)

## IV. TREATMENT & USE



*Existing Exterior View of Library*

In general, areas that are more utilitarian nature, including administrative offices, maintenance rooms and storage areas, as well as areas that have been extensively altered over time, such as the Assembly Room, will be considered zones for rehabilitation.

## PROS AND CONS

The Danforth Memorial Library was designed and built to be a grand memorial and landmark for the City of Paterson, as well as a state of the art Library. While lack of maintenance has impacted the building, it has served its multiple functions well. Its grand spaces and solid construction have allowed several spaces to be reconfigured to better meet contemporary needs, without destroying the grand character of the building.

While the current building configuration is perhaps not ideal for the changing uses and technologies needed in today's libraries, the design and grandeur of the building remains compelling, and future renovation projects can better preserve and restore the historic character of the building while improving the services that it provides to the community. The combined approach of "restoration" with "rehabilitation" will allow the Danforth Memorial Library to provide the best of both worlds: A wonderful historic building, a landmark in the City of Paterson that beautifully fulfills the multiple functions of today's state-of-the-art library.

## IVb. USE AND INTERPRETATION OF THE RESOURCE

The proposed treatments for the Danforth Memorial Library are "restoration" and "rehabilitation", depending on the particular spaces, features and conditions.

More specifically, this will mean "restoring" most of the exterior of the building, as well as the best-preserved large public spaces to their original, 1905 appearance to the greatest extent possible.

For example, the entry vestibule, main hallways, stairs and main corridors will be fully restored. In many ways, these spaces remain largely as they were originally designed. However, later paint campaigns should be stripped from the woodwork and the carpet removed so that the original flooring can be restored or reinstalled. Reproduction lighting that matches original photographs should be introduced. The walls and ceilings should be painted per the paint analysis in the 1993 Preservation Plan to match the original color schemes.

The Circulation Space on the first floor was one of the grandest rooms of the Library when it first opened, and it could become so again. The dropped ceiling would be removed and the original plaster ceiling and cornice restored, including the original color scheme. Original photographs would guide the selection of reproduction light fixtures, etc. Later floor finishes should also be removed and the original flooring restored.

That being said, the relatively recent "Teen Center", delineated by new wood and glass partitions at the east end, can remain in place. It has been established as a unique and popular space; the new partitions are clearly contemporary and can be removed if desired in the future.

The currently uninhabitable Technical Services area (this is where the dropped ceiling fell, pulling down portions of the original plaster ceiling) was reconfigured from the original the Children's Reading and Reference Rooms. These spaces could be restored and re-used for any number of functions, including continuing as Technical Services or perhaps some other, more public function.

At the second floor, the Reference Room and original Art Library should also be restored, without reconstructing walls that were removed. This would mean the same treatment as others spaces—remove dropped ceilings, restore plaster ceilings and cornice, restore the original color schemes, restore the original flooring. While the original skylight no longer exists, it should be reconstructed if budget permits.

The mezzanine in the southeast corner, in the space that was originally the map room, could remain and provide informal lounge and work areas for the Library. This specific area would therefore be a “rehabilitation zone” although the original colors and plaster configuration could be restored.

The current Assembly Room on the second floor was created by combining and separating several of the original spaces: the Cataloguing Room, the Assembly Room and the Map Room. This was likely done to clarify the original circulation on the Second Floor, and then to create a larger Assembly Room.

There are two options for this space. The first is to leave the Assembly Room in its current configuration. The Library staff is happy with the size and location of the current room and the visitor circulation works well. This means that this area would be a “rehabilitation zone.”

The second option is more expensive and intrusive, recreating, to a certain extent, the original building plan and circulation on this level. The Assembly Room would be restored in its original location, and the corridor along the south side of the main block of the building reconstructed. The original skylight appears to still be in existence on the roof and could be repaired and re-opened.

This option would restore significant spaces to their original configuration and appearance. However, while physically possible, this option is certainly more expensive and would reduce usability of some of the spaces.

In much of the rest of the building, “rehabilitation” will be the guiding philosophy.

In addition to the original map room space, the administrative offices at the second floor will be rehabilitated. Inappropriate dropped ceilings can be removed in some spaces, lighting and finishes improved, and historic features and finishes restored in some cases.

The current ground floor has a number of existing uses, the most prominent of which is the Children's Library. This was reconfigured out of a number of original spaces, including the Newspaper Rooms and a Janitor's Room. For the foreseeable future, the general uses on this floor make sense, and the reconfigured spaces are large enough to be flexible for other uses in the future. This Plan recommends that this area and most of the Ground Floor also be considered a “rehabilitation zone.” During renovation projects, historic features that are currently hidden should be preserved and re-used, but the general configuration appears to be more conducive for a modern library.

## The Site

When constructed, the library occupied the eastern half of the block with rowhouses and a large house and stable on the western half. Today, the library is the only building remaining and is surrounded by parking lots. While there is already some public programming occurring at the site with garden beds and trees, there is a real opportunity for additional and enhanced use of this large, unused outdoor space.

Continuing the tradition of the library as community asset, the site could be landscaped to provide more green spaces and additional programming space for community gatherings. The two levels of the parking lot could be enhanced to create a natural amphitheater for music and movies. There could be more gardening and more outdoor amenities like benches and tables to attract more people.

## IVc. PRIORITIZED ROOM / FEATURE TREATMENT RECOMMENDATIONS

### Introduction

In general, this plan recommends three levels of repair: Immediate, Short Term and Long Term.

- “Immediate” are those repairs and recommendations that must be completed to remedy safety concerns or to protect the building. We recommend that these repairs be undertaken immediately and be completed within 1-2 years.
- “Short Term” are those recommendations and repairs which can most efficiently be undertaken in conjunction with the overall rehabilitation of the building and/or repairs. They are based on the program requirements for new use and if delayed, will not pose a threat to the building, its fabric or its users. We recommend that work in this category be completed within 3-5 years.
- “Long Term” are those repairs and recommendations which relate to the interpretation of the building and the site. Deferment of these recommendations will not create hazardous conditions for the building or its users.

Following is the prioritized list of recommendations and repairs as identified and discussed in the previous chapters of this preservation plan.

### Immediate Recommendations

#### Exterior

North façade, west corner of east section, active leak at parapet/cornice. Explore cause and make repairs. Clear debris from all drains.

Repair/ replace failing retaining walls and exterior steps on the east side of the building.

Complete interim repairs to the stucco and cmu on the rear garage.

## **Interior**

To ensure the protection of the original plaster ceilings as well as occupant safety, confirm that all hung ceilings are properly anchored to the building's structure.

Repair/ replace elevator to provide handicapped access to all floors

Fix crack at wall/ceiling in Room 007 to ensure safety of occupants. Dismantle scaffolding

## **SHORT TERM RECOMMENDATIONS**

### **Exterior**

Fix, repoint parapet/cornice, esp. west wall

Repoint brick of the rear wing (where the majority of the book stacks are located)

Undertake window restoration/ replacement. Windows are failing and should be repaired where possible, replaced where necessary.

Repair and restore the main entry door.

Replace non-historic exterior doors with ones that are more appropriate to the character of the building.

Replace the roof.

### **Interior**

Replace the HVAC system to provide adequate heating, cooling and ventilation throughout the building, and to reduce energy usage.

Add accessible restrooms on the First and Second floors.

Reconfigure/ replace west stair tower at the side of the rear wing. This should provide clearer egress from the building in order to accommodate a future addition and allow for the closing of some of the stack areas to public access.

## LONG TERM RECOMMENDATIONS

### Exterior

Complete the remainder of the repairs to the exterior of the building. Please note: It may make sense to complete the entire exterior repair/ restoration package in one phase, as part of Short Term work.

### Interior

Rehabilitate the administrative spaces. This will include updating the drop ceilings, updating the lighting, patching and painting the walls and on a cyclical basis, replacing the carpet.

Rehabilitate the Assembly Room, removing the dropped ceiling, restoring finishes and installing new lighting.

Restore the main public spaces including Rooms 102, 103, 202, 205 and 207. This will include:

- Remove the hung ceilings and restore the upper plaster walls, cornice and ceilings
- Restore the transoms on the first floor
- Restore the woodwork: strip the paint and restore the original clear finish
- Upgrade the lighting using inconspicuous modern technology but also look to provide reproduction fixtures that replicate the originals where appropriate and documented.
- Remove later floor finishes and restore the original flooring.

Install an unobtrusive sprinkler system throughout the entire building.

## ANNOTATED SECRETARY OF THE INTERIOR'S STANDARDS FOR THE PROPOSED RECOMMENDATIONS

The Secretary of the Interior's Standards are a ten-step framework that is used as a guide for preservation projects. The recommendations, although general in nature, provide a treatment philosophy that should be followed in the future work

1. **A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

*Danforth Memorial Library was designed and built to be a modern library to bring culture to the citizens of Paterson. With upgrading, its original use as an innovative and inspirational community resource will be restored.*

2. **The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

*The exterior will be restored. On the interior, the original character of the public spaces of the Library will be restored.*

3. **Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**

*Although over 50 years old, the 1967 remodeling of the library is not a significant phase of construction. It hid much of the original architectural character of the building and muddled the floorplans, making it less user friendly than the original.*

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

*The reconfiguring of the stacks, possibly in the 1920s, is significant and will remain.*

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

*The plaster walls, ceiling and cornices—important and distinctive feature of the Library—will be restored. The large open and flexible spaces with a lot of light that characterize the original design also will be restored.*

6. **The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.**

*After the removal of the drop ceilings, some plaster replacement may be necessary. This will match the original in material, profile and dimension.*

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

*Both the exterior and the interior will be cleaned using the gentlest means possible.*

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

*There will no ground disturbing activity as part of this restoration/rehabilitation project.*

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

*A new stair tower may be required if additional investigations prove that the 1967 west stair needs to be replaced. If necessary, this addition will be distinct and compatible.*

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

*A new stair tower may be required if additional investigations prove that the 1967 west stair needs to be replaced. If necessary, this addition will not harm the materials or the form of the original building.*

## **IMPACT OF THE PROPOSED RECOMMENDATIONS**

The proposed recommendations will preserve and restore the important historic features of this landmark structure. In addition, later, incompatible alterations will largely be removed, while making the building more attractive and functional for the people of Paterson.

## **REASONING FOR THE CAPITAL PROJECT**

The library has not undergone a major renovation for over 50 years and regular maintenance has not been a priority. It is time for the City of Paterson and the State of New Jersey to make a major investment in this important resource.

## IVd. PRIORITIZED COST ESTIMATE

**Project:** Danforth Memorial Library  
**Number:** 18110E1  
**Client:** CCH  
**Date:** September, 2018  
**Phase:** Concept



### AREA SUMMARY

|                     |               |           |
|---------------------|---------------|-----------|
| Basement            | 2,820         | SF        |
| Ground Floor        | 12,960        | SF        |
| 1st Floor           | 12,470        | SF        |
| 2nd Floor           | 12,070        | SF        |
| 2nd Floor Mezzanine | 950           | SF        |
| <b>Total</b>        | <b>41,270</b> | <b>SF</b> |

### ESTIMATE SUMMARY

| CODE     | DESCRIPTION                                     | 41,270 | SF    |              | COST                |
|----------|-------------------------------------------------|--------|-------|--------------|---------------------|
| <b>A</b> | Immediate Recommendations                       |        |       | \$9          | \$351,660           |
|          | <b>Subtotal</b>                                 |        |       |              | <b>\$351,660</b>    |
|          | General Conditions / O. H. & P. / Bond          |        | 15.0% |              | \$52,340            |
|          | Contingency                                     |        | 20.0% |              | \$81,000            |
|          | <b>Total - Immediate Recommendations</b>        |        |       | <b>\$12</b>  | <b>\$485,000</b>    |
| <b>B</b> | Short Term Recommendations                      |        |       | \$82         | \$3,364,730         |
|          | <b>Subtotal</b>                                 |        |       |              | <b>\$3,364,730</b>  |
|          | General Conditions / O. H. & P. / Bond          |        | 15.0% |              | \$504,270           |
|          | Contingency                                     |        | 20.0% |              | \$774,000           |
|          | <b>Total - Short Term Recommendations</b>       |        |       | <b>\$113</b> | <b>\$4,643,000</b>  |
| <b>C</b> | Long Term Recommendations                       |        |       | \$99         | \$4,103,230         |
|          | <b>Subtotal</b>                                 |        |       |              | <b>\$4,103,230</b>  |
|          | General Conditions / O. H. & P. / Bond          |        | 15.0% |              | \$615,770           |
|          | Contingency                                     |        | 20.0% |              | \$944,000           |
|          | <b>Total - Long Term Recommendations</b>        |        |       | <b>\$137</b> | <b>\$5,663,000</b>  |
|          | <b>Total - Project</b>                          |        |       | <b>\$261</b> | <b>\$10,791,000</b> |
|          | <b>Alternates</b>                               |        |       |              |                     |
|          | HVAC - Option 2/VAV System/ILO VRF Sys/per Eng  | 41,270 | SF    | Deduct       | <b>(\$280,000)</b>  |
|          | HVAC - Option 3/FCU 4-pipe/ILO VRF Sys/per Eng. | 1      | LS    |              | <b>No Change</b>    |

### Notes

Costs are current, for Fall 2018; escalation is excluded.  
 FF& E costs are excluded.  
 Hazmat Remediation and/or Removal is excluded.

## ESTIMATE

Proj: Danforth Memorial Library  
Date: September, 2018

| CODE | DESCRIPTION                                          | QUANTITY | UNIT  | UNIT COST | COST    |
|------|------------------------------------------------------|----------|-------|-----------|---------|
| A    | Immediate Recommendations                            |          |       |           |         |
| A1   | <u>Exterior</u>                                      |          |       |           |         |
| A2   | Leak @ Parapet/Cornice - Repair Allowance            | 1        | Allow | 7,500.00  | 7,500   |
| A3   | - Restore Parapet @ Leak/Repoint/Etc/Assume 20C      | 200      | SF    | 25.00     | 5,000   |
| A4   | - Restore Existing Cornice/Allow 50' L               | 50       | LF    | 100.00    | 5,000   |
| A5   | Existing Drains - Clean Debris/Allow 48 MH           | 48       | MH    | 100.00    | 4,800   |
| A6   | Retaining Walls - Repair Existing/Allow 100' L/3' H  | 100      | LF    | 350.00    | 35,000  |
| A7   | <u>Interior</u>                                      |          |       |           |         |
| A8   | Original Plaster Ceiling - Inspection Allowance/50%  | 21,140   | SF    | 0.75      | 15,860  |
| A9   | - Re-anchor/Repair Existing/Assume 20%               | 4,230    | SF    | 20.00     | 84,600  |
| A10  | Existing Elevator - Replace Existing/Allowance per S | 3        | EA    | 40,000.00 | 120,000 |
| A11  | - Modify Elevator Lobbies/ADA Compliance             | 3        | EA    | 15,000.00 | 45,000  |
| A12  | Room 007 - Fix Cracks @ Walls & Ceilings/Allowanc    | 24       | MH    | 100.00    | 2,400   |
| A13  | - Dismantle Scaffolding/Remove                       | 1        | LS    | 1,500.00  | 1,500   |
| A14  | <u>Mechanical &amp; Electrical</u>                   |          |       |           |         |
| A15  | Misc Urgent Repairs - Exit Signs/FA Devices/Etc      | 1        | Allow | 25,000.00 | 25,000  |
| A16  |                                                      |          |       |           | 0       |
| A17  |                                                      |          |       |           | 0       |
| A18  |                                                      |          |       |           | 0       |
| A19  |                                                      |          |       |           | 0       |
| A20  |                                                      |          |       |           | 0       |
| A21  |                                                      |          |       |           | 0       |
| A22  |                                                      |          |       |           | 0       |
| A23  |                                                      |          |       |           | 0       |
| A24  |                                                      |          |       |           | 0       |
| A25  |                                                      |          |       |           | 0       |
| A26  |                                                      |          |       |           | 0       |
| A27  |                                                      |          |       |           | 0       |
| A28  |                                                      |          |       |           | 0       |
| A29  |                                                      |          |       |           | 0       |
| A30  |                                                      |          |       |           | 0       |
| A31  |                                                      |          |       |           | 0       |
| A32  |                                                      |          |       |           | 0       |
| A33  |                                                      |          |       |           | 0       |
| A34  |                                                      |          |       |           | 0       |
| A35  |                                                      |          |       |           | 0       |
| A36  |                                                      |          |       |           | 0       |
| A37  |                                                      |          |       |           | 0       |
| A38  |                                                      |          |       |           | 0       |
| A39  |                                                      |          |       |           | 0       |

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Subtotal

351,660

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## ESTIMATE

Proj: Danforth Memorial Library  
Date: September, 2018

| CODE       | DESCRIPTION                                         | QUANTITY | UNIT  | UNIT COST | COST      |
|------------|-----------------------------------------------------|----------|-------|-----------|-----------|
| <b>B</b>   | Short Term Recommendations                          |          |       |           |           |
| <b>B1</b>  | <u>Exterior</u>                                     |          |       |           |           |
| <b>B2</b>  | Retaining Walls - Repair Existing/Allow 100' L/3' H | 100      | LF    | 350.00    | 35,000    |
| <b>B3</b>  | Rear Wing Wall - Repoint Brick                      | 3,970    | SF    | 25.00     | 99,250    |
| <b>B4</b>  | Windows - Replace Existing/Assume 50%               | 1,570    | SF    | 150.00    | 235,500   |
| <b>B5</b>  | - Restore Existing/Assume 25%                       | 790      | SF    | 100.00    | 79,000    |
| <b>B6</b>  | - Minor Repairs/Assume 25%                          | 790      | SF    | 35.00     | 27,650    |
| <b>B7</b>  | Replace Stair-tower @ Rear Wing - Remove Existing   | 1,070    | SF    | 20.00     | 21,400    |
| <b>B8</b>  | - New Stair Tower/Core & Shell                      | 1,400    | SF    | 180.00    | 252,000   |
| <b>B9</b>  | - Stairs/10' L                                      | 19       | R     | 2,000.00  | 38,000    |
| <b>B10</b> | - Stairs/4' L                                       | 48       | R     | 750.00    | 36,000    |
| <b>B11</b> | - Interior Finishes Allowance                       | 1,400    | SF    | 30.00     | 42,000    |
| <b>B12</b> | - Mechanical & Electrical                           | 1,400    | SF    | 50.00     | 70,000    |
| <b>B13</b> | <u>Interior</u>                                     |          |       |           |           |
| <b>B14</b> | New ADA Restrooms/1st & 2nd Flrs - Demolition       | 260      | SF    | 10.00     | 2,600     |
| <b>B15</b> | - New DW Partitions                                 | 160      | LF    | 150.00    | 24,000    |
| <b>B16</b> | - New Doors                                         | 4        | EA    | 1,750.00  | 7,000     |
| <b>B17</b> | - New Floorings/CT @ Walls/Ceiling                  | 260      | SF    | 100.00    | 26,000    |
| <b>B18</b> | - Toilet Accessories/per Room                       | 4        | EA    | 750.00    | 3,000     |
| <b>B19</b> | - Rehabilitation/Restoration @ New Restrooms/Min    | 1        | Allow | 10,000.00 | 10,000    |
| <b>B20</b> | <u>Mechanical &amp; Electrical</u>                  |          |       |           |           |
| <b>B21</b> | Plumbing - New Toilet Fixtures & Piping             | 8        | EA    | 5,000.00  | 40,000    |
| <b>B22</b> | HVAC/Replace Existing Sys. - Remove Existing        | 41,270   | SF    | 2.00      | 82,540    |
| <b>B23</b> | - New VRF System/per Eng.                           | 41,270   | SF    | 50.00     | 2,063,500 |
| <b>B24</b> | - Cut & Patch Allowance                             | 41,270   | SF    | 2.50      | 103,180   |
| <b>B25</b> | Elec/FA/Etc - Toilet Rooms Lighting/Wiring/Recep/Et | 260      | SF    | 20.00     | 5,200     |
| <b>B26</b> | - New HVAC Equip Connection Allowance               | 41,270   | SF    | 1.50      | 61,910    |
| <b>B27</b> |                                                     |          |       |           | 0         |
| <b>B28</b> |                                                     |          |       |           | 0         |
| <b>B29</b> |                                                     |          |       |           | 0         |
| <b>B30</b> |                                                     |          |       |           | 0         |
| <b>B31</b> |                                                     |          |       |           | 0         |
| <b>B32</b> |                                                     |          |       |           | 0         |
| <b>B33</b> |                                                     |          |       |           | 0         |
| <b>B34</b> |                                                     |          |       |           | 0         |
| <b>B35</b> |                                                     |          |       |           | 0         |
| <b>B36</b> |                                                     |          |       |           | 0         |
| <b>B37</b> |                                                     |          |       |           | 0         |
| <b>B38</b> |                                                     |          |       |           | 0         |
| <b>B39</b> |                                                     |          |       |           | 0         |

|     |   |
|-----|---|
| B40 | 0 |
| B41 | 0 |
| B42 | 0 |
| B43 | 0 |
| B44 | 0 |
| B45 | 0 |
| B46 | 0 |
| B47 | 0 |
| B48 | 0 |
| B49 | 0 |
| B50 | 0 |

|          |           |
|----------|-----------|
| Subtotal | 3,364,730 |
|----------|-----------|

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## ESTIMATE

Proj: Danforth Memorial Library

Date: September, 2018

| CODE       | DESCRIPTION                                            | QUANTITY | UNIT  | UNIT COST  | COST           |
|------------|--------------------------------------------------------|----------|-------|------------|----------------|
| <b>C</b>   | Long Term Recommendations                              |          |       |            |                |
| <b>C1</b>  | <u>Exterior</u>                                        |          |       |            |                |
| <b>C2</b>  | Retaining Walls - Repair Existing/Additional 100' L/3' | 100      | LF    | 350.00     | 35,000         |
| <b>C3</b>  | Roofing - Assume Existing System to Remain             | 1        | LS    | -          | TBD            |
| <b>C4</b>  | Exterior Wall - Rear Wing Wall/Repoint Brick           | 3,970    | SF    | 25.00      | w/ Short Term  |
| <b>C5</b>  | - Repoint Additional Masonry Units                     | 13,440   | SF    | 30.00      | 403,200        |
| <b>C6</b>  | - Replace Damaged Masonry Units/Allow 5%               | 870      | SF    | 100.00     | 87,000         |
| <b>C7</b>  | - Restore Existing Masonry Cornice                     | 420      | LF    | 100.00     | 42,000         |
| <b>C8</b>  | - Additional Masonry Repairs @ 1st Floor Entrance      | 1        | Allow | 75,000.00  | 75,000         |
| <b>C9</b>  | - Scaffolding Allowance                                | 13,440   | SF    | 10.00      | 134,400        |
| <b>C10</b> | Exterior Doors - Replace Existing/per Leaf             | 4        | EA    | 5,000.00   | 20,000         |
| <b>C11</b> | Windows Scope @ Short Term - Replace/Assume 5%         | 1,570    | SF    | 150.00     | w/ Short Term  |
| <b>C12</b> | - Restore Existing/Assume 25%                          | 790      | SF    | 100.00     | w/ Short Term  |
| <b>C13</b> | - Minor Repairs/Assume 25%                             | 790      | SF    | 35.00      | w/ Short Term  |
| <b>C14</b> | Windows Scope @ Long Term - Replace/Additional         | 1,570    | SF    | 150.00     | 235,500        |
| <b>C15</b> | - Credit for Restoring Existing                        | 790      | SF    | (100.00)   | (79,000)       |
| <b>C16</b> | - Credit for Not Repairing                             | 790      | SF    | (35.00)    | (27,650)       |
| <b>C17</b> | <u>Interior</u>                                        |          |       |            |                |
| <b>C18</b> | Basement                                               | 1        | LS    | -          | Assume No Work |
| <b>C19</b> | Ground Floor - Rehabilitation Allowance                | 7,130    | SF    | 50.00      | 356,500        |
| <b>C20</b> | - Restoration Allowance                                | 1        | LS    | -          | NIC            |
| <b>C21</b> | 1st Floor - Rehabilitation Allowance                   | 2,610    | SF    | 50.00      | 130,500        |
| <b>C22</b> | - Restoration Allowance                                | 5,710    | SF    | 80.00      | 456,800        |
| <b>C23</b> | 2nd Floor - Rehabilitation Allowance                   | 4,380    | SF    | 50.00      | 219,000        |
| <b>C24</b> | - Restoration Allowance                                | 4,150    | SF    | 80.00      | 332,000        |
| <b>C25</b> | 2nd Floor Mezzanine - Rehabilitation Allowance         | 1,050    | SF    | 50.00      | 52,500         |
| <b>C26</b> | <u>Mechanical &amp; Electrical</u>                     |          |       |            |                |
| <b>C27</b> | Fire Protection - New Sprinkler Sys Allowance/per Eng  | 1        | LS    | 360,000.00 | 360,000        |
| <b>C28</b> | Plumbing - Replace System/Complete/per Eng.            | 1        | LS    | 360,000.00 | 360,000        |
| <b>C29</b> | HVAC - Replace Complete System                         | 1        | LS    | -          | w/ Short Term  |
| <b>C30</b> | Electrical - Replace Existing Switchgear/per Eng.      | 1        | LS    | 80,000.00  | 80,000         |
| <b>C31</b> | - Replace/Panelboards/Wiring/Receptacles               | 1        | LS    | -          | TBD            |
| <b>C32</b> | - Replace Lighting Fixtures & Controls/per Eng.        | 1        | LS    | 490,000.00 | 490,000        |
| <b>C33</b> | - Replace Fire Alarm System                            | 41,270   | SF    | 3.25       | 134,130        |
| <b>C34</b> | - Teledata/AV/Security/Assume Pathways Only            | 41,270   | SF    | 3.00       | 123,810        |
| <b>C35</b> | Cut & Patch - Serving MEP Trades                       | 41,270   | SF    | 2.00       | 82,540         |
| <b>C36</b> |                                                        |          |       |            | 0              |
| <b>C37</b> |                                                        |          |       |            | 0              |
| <b>C38</b> |                                                        |          |       |            | 0              |
| <b>C39</b> |                                                        |          |       |            | 0              |

|          |           |
|----------|-----------|
| C40      | 0         |
| C41      | 0         |
| C42      | 0         |
| C43      | 0         |
| C44      | 0         |
| C45      | 0         |
| C46      | 0         |
| C47      | 0         |
| C48      | 0         |
| C49      | 0         |
| C50      | 0         |
| C51      | 0         |
| Subtotal | 4,103,230 |

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## IVe. CYCLICAL MAINTENANCE PLAN

### Introduction

The most effective tool for continued preservation of the Danforth Memorial Library is cyclical maintenance and continued, regular occupancy. In spite of efforts to continue to preserve and maintain the building by the City of Paterson and the Library Board, there are a number of building features that have not had regular maintenance, and a number of building systems that have now reached the ends of their useful lives. These items should be addressed as part of a larger rehabilitation/ restoration project. Once funding is found and major work completed, the maintenance and repair schedule should become relatively straightforward.

Clarke Caton Hintz recommends that the building owners (the City of Paterson) and the Library Board of Trustees establish a system to monitor and maintain each building system (site, building envelope, mechanical, electrical, plumbing, structure, interior, etc.). This will avert larger and more costly problems in the future. It is also recommended that dedicated funds be provided for yearly maintenance. Again, providing regular inspections and maintenance reduces long-term costs and lengthens the time between major renovation projects.

The following represents a plan for building maintenance above and beyond general housekeeping issues. Adhering to the schedule will identify new or potential problems early before those issues become more costly. Critical to the success of this inspection program will be the assignment of appropriate personnel. The City and the Board should identify appropriate personnel who have experience or knowledge of the specific systems they are asked to investigate and maintain. Contracts with appropriate, certified service companies should also be maintained. Once personnel and service companies are assigned, they should be charged with coordinating the various inspections. They will understand all of the needs of the building and will best be able to coordinate maintenance/capital efforts. Formal inspections should be considered several times per year but the maintenance personnel should keep a general lookout for deterioration between inspections. In addition, the City and/or Board of Trustees should consult with a professional (architect, engineer or contractor) every five to ten years as oversight to the cyclical maintenance plan.

All maintenance shall be completed in accordance with the respective equipment manufacturer's recommendations, but minimally shall include the following tasks and frequencies:

| System            | Task # | Task                                                                      | Frequency |     |       |       |     |      |      |      |       |      |      |     | Remarks                                                                                                                                                                                                                                 |
|-------------------|--------|---------------------------------------------------------------------------|-----------|-----|-------|-------|-----|------|------|------|-------|------|------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |        |                                                                           | Jan       | Feb | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec |                                                                                                                                                                                                                                         |
| Site              | S1     | Review Drainage/Standing Water                                            |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Special Inspections may be required after severe weather</li> <li>Potholes and cracks should be repaired on a regular basis</li> </ul>                                                           |
|                   | S2     | Review Vegetation on walls/proximity of trees, branches, etc. to building |           |     |       |       | X   |      |      |      |       |      | X    |     | <ul style="list-style-type: none"> <li>Branches, shrubs, vegetation, should be 24" clear, min. from building</li> </ul>                                                                                                                 |
|                   | S3     | Inspect steps, sidewalks, ramps                                           |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Special inspections may be required after severe weather</li> <li>Repair cracks and eliminate tripping hazards</li> </ul>                                                                        |
|                   | S4     | Verify health of trees/shrubs                                             |           |     |       |       | X   |      |      |      |       |      |      |     |                                                                                                                                                                                                                                         |
|                   | S5     | Prune Trees                                                               |           |     |       |       |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Prune when plants are dormant</li> </ul>                                                                                                                                                         |
| Building Envelope | BE1    | Inspect doors and frames                                                  |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Lubricate operating parts</li> <li>Inspect for proper function</li> </ul>                                                                                                                        |
|                   | BE2    | Inspect brick                                                             |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Check for spalling – if present review with architect</li> </ul>                                                                                                                                 |
|                   | BE3    | Inspect mortar joints                                                     |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Check for crumbling/failing joints</li> <li>Spot re-point as required</li> </ul>                                                                                                                 |
|                   | BE4    | Inspect exterior paint finishes                                           |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Check for peeling/blistering</li> <li>Split blisters, scrape, sand and touch-up; repaint all surfaces every 5-8 years as required.</li> </ul>                                                    |
|                   | BE6    | Inspect roofs                                                             |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Inspect for worn or loose slate shingles</li> <li>Replace missing shingles</li> <li>Check "low-slope" areas for ponding, deterioration, leaks, etc.</li> <li>Repair leaks as required</li> </ul> |
|                   | BE7    | Screen all vents/ fill all envelope "holes"                               |           |     |       |       |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>This will prevent animals nesting during winter</li> </ul>                                                                                                                                       |
|                   | BE8    | Inspect windows                                                           | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Check for cracked/broken glass</li> <li>Inspect for proper function</li> <li>Inspect glazing and painting</li> </ul>                                                                             |
|                   | BE9    | Clean exterior windows                                                    |           |     |       | X     |     |      |      |      |       |      |      |     |                                                                                                                                                                                                                                         |
|                   | BE10   | Inspect water conduction                                                  | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Look for leaks/ blockage in gutters, downspouts and drains in low-slope areas</li> <li>Clean/repair leaks/blockage</li> <li>Re-attach loose sections as necessary</li> </ul>                     |
|                   | BE11   | Inspect all caulk/sealant joints                                          |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Re-caulk as required</li> <li>Apply new caulking every 6 years</li> </ul>                                                                                                                        |
|                   | BE12   | Inspect exterior woodwork                                                 |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Check for moisture, warping and splitting</li> <li>Infill small cracks with wood putty</li> <li>Touch up paint as required</li> </ul>                                                            |
| Structure         | ST1    | Check for cracked or split structural members – floor joists              |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>If cracking/splitting occurs – consult architect/engineer</li> </ul>                                                                                                                             |
|                   | ST2    | Check for cracked/split roof rafters                                      |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>If cracking/splitting occurs- consult architect/ engineer</li> </ul>                                                                                                                             |

| System     | Task # | Task                                                                                                                                                                            | Frequency |     |       |       |     |      |      |      |       |      |      |     | Remarks                                                                                                                                                                                                                                                                                                   |
|------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|-------|-------|-----|------|------|------|-------|------|------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |        |                                                                                                                                                                                 | Jan       | Feb | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec |                                                                                                                                                                                                                                                                                                           |
| Mechanical | M1     | Operational inspection – air handlers and fan coils                                                                                                                             |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Inspect general condition</li> <li>Sequence test for proper operation</li> <li>Tighten all electrical connections</li> <li>Check operation of all temperature controls</li> <li>Check operation of all dampers</li> <li>Check operation of all safeties</li> </ul> |
|            | M2     | Replace all filters – air handlers and fan coils                                                                                                                                | X         |     |       | X     |     |      | X    |      |       | X    |      |     |                                                                                                                                                                                                                                                                                                           |
|            | M3     | Inspect elect. disconnect- air handlers                                                                                                                                         |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Tighten all electrical connections</li> <li>Verify proper operation</li> </ul>                                                                                                                                                                                     |
|            | M4     | Inspect supply and return air fan assembly –air handlers at each refrigeration compressor, refrigerant charge, operating pressures/temperatures and motor insulation resistance |           |     |       | X     |     |      |      |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Clean dirt accumulation</li> <li>Check bearings for excessive wear and end play</li> <li>Lubricate bearings</li> <li>Inspect and adjust drive pulleys and belts</li> <li>Replace drive belts as required</li> </ul>                                                |
|            | M5     | Inspect heating and cooling coils and clean – air handlers and fan coils                                                                                                        |           |     |       | X     |     |      |      |      |       | X    |      |     |                                                                                                                                                                                                                                                                                                           |
|            | M6     | Inspect and clean condensate pans and drains – air handlers and fan coils                                                                                                       |           |     |       | X     |     |      | X    |      |       | X    |      |     |                                                                                                                                                                                                                                                                                                           |
|            | M7     | Operational inspection – condensing units                                                                                                                                       |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Inspect general condition</li> <li>Clean condenser coils</li> <li>Sequence test for proper operation</li> <li>Tighten all electrical connections</li> <li>Check operation of all controls and safeties</li> </ul>                                                  |
|            | M8     | Record operating volts/amps                                                                                                                                                     | X         |     |       | X     |     |      | X    |      |       | X    |      |     |                                                                                                                                                                                                                                                                                                           |
|            | M9     | Inspect electrical disconnect – condensing units                                                                                                                                |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Tighten all electrical connections</li> <li>Verify proper operation</li> </ul>                                                                                                                                                                                     |
|            | M10    | Check condenser fan assembly – condensing units                                                                                                                                 |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Clean air dirt accumulation</li> <li>Check bearing for excessive wear and end play</li> <li>Check bearings for excessive noise and temperature</li> <li>Lubricate bearings</li> <li>Record operating volts/amps</li> </ul>                                         |
|            | M11    | Inspect condenser coils – condensing units                                                                                                                                      |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Inspect finned surfaces for damage and debris</li> <li>Power wash coils</li> </ul>                                                                                                                                                                                 |
|            | M12    | Check hydronic heating cooling system water chemistry and static charge                                                                                                         | X         | X   | X     | X     | X   | X    | X    | X    | X     | X    | X    | X   | <ul style="list-style-type: none"> <li>Record operating temperatures</li> <li>Record operating pressures</li> <li>Record compressor operating volts/amps</li> <li>Check motor insulation resistance</li> </ul>                                                                                            |
|            | M13    | Operational inspection – boilers                                                                                                                                                | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Inspect general conditions</li> </ul>                                                                                                                                                                                                                              |

| System | Task # | Task                                  | Frequency |     |       |       |     |      |      |      |       |      |      |     | Remarks                                                                                                                                                                                                                                                                                                                                                                                  |
|--------|--------|---------------------------------------|-----------|-----|-------|-------|-----|------|------|------|-------|------|------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |        |                                       | Jan       | Feb | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec |                                                                                                                                                                                                                                                                                                                                                                                          |
|        |        |                                       |           |     |       |       |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>• Check piping/values for leaks</li> <li>• Check for proper combustion air</li> </ul>                                                                                                                                                                                                                                                             |
|        | M14    | Testing – boilers                     |           |     |       |       |     |      |      |      | X     |      |      |     | <ul style="list-style-type: none"> <li>• Sequence test for proper operation</li> </ul>                                                                                                                                                                                                                                                                                                   |
|        | M15    | Check controls – boilers              |           |     |       |       |     |      |      |      | X     |      |      |     | <ul style="list-style-type: none"> <li>• Tighten all electrical connections</li> <li>• Adjust feedwater system</li> <li>• Adjust low water cut-off device</li> <li>• Adjust pressure controls</li> <li>• Check flame program controls</li> <li>• Check operation of all safeties</li> <li>• Check operation of all temperature controls</li> </ul>                                       |
|        | M16    | Water side inspection – boilers       |           |     |       |       |     |      |      |      | X     |      |      |     | <ul style="list-style-type: none"> <li>• Blow down boilers and float chambers</li> <li>• Check operation of safety and relief valves</li> <li>• Check expansion tank</li> <li>• Service expansion tank as required</li> </ul>                                                                                                                                                            |
|        | M17    | Fire side inspection – boilers        |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Inspect all surfaces and refractory</li> <li>• Clean all surfaces and refractory</li> <li>• Check flue pipe and draft regulator</li> <li>• Check and adjust gas pressure safety switches</li> <li>• Check and clean pilot and pilot safety</li> <li>• Clean burners</li> <li>• Clean power blower</li> </ul>                                    |
|        | M18    | Inspect electrical disconnect – pumps |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Tighten all electrical connections</li> <li>• Verify proper operation</li> </ul>                                                                                                                                                                                                                                                                |
|        | M19    | General Inspection – pumps            |           |     |       | X     |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Inspect general condition</li> <li>• Sequence test for proper operation</li> <li>• Tighten all electrical connections</li> <li>• Clean strainers</li> <li>• Inspect gaskets for leaks/deterioration</li> <li>• Check seals or packing and mechanical seals for leaks</li> <li>• Check bearings and alignment for excessive vibration</li> </ul> |
|        | M20    | Motor inspection – pumps              |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Examine motor mounts</li> <li>• Lubricate bearings</li> <li>• Record operating volts/amps</li> </ul>                                                                                                                                                                                                                                            |
|        | M21    | Electrical disconnect – Fans          |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Tighten all electrical connections</li> <li>• Verify proper operation</li> </ul>                                                                                                                                                                                                                                                                |
|        | M22    | Motor inspection –Fans                |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>• Clean dirt accumulation</li> <li>• Check bearings for excessive wear and end play</li> <li>• Check bearing for noise and temperature</li> <li>• Lubricate bearings</li> </ul>                                                                                                                                                                   |

| System                 | Task # | Task                           | Frequency |     |       |       |     |      |      |      |       |      |      |     | Remarks                                                                                                                                                                                                                |
|------------------------|--------|--------------------------------|-----------|-----|-------|-------|-----|------|------|------|-------|------|------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |        |                                | Jan       | Feb | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec |                                                                                                                                                                                                                        |
|                        |        |                                |           |     |       |       |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Adjust drive pulleys and belts</li> <li>Replace drive belts</li> <li>Record operating volts/amps</li> </ul>                                                                     |
|                        | M23    | Check sheet metal              |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>Check for cracks or damaged areas</li> <li>Check for damages or loose sections</li> <li>Check substrate and replace/repair</li> </ul>                                           |
| Electrical             | E1     | Inspect Panel Boards           |           |     |       | X     |     |      |      |      |       |      |      |     |                                                                                                                                                                                                                        |
|                        | E2     | Tighten electrical connections |           |     |       | X     |     |      |      |      |       |      |      |     |                                                                                                                                                                                                                        |
|                        | E3     | Check power at outlets         |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Verify power/grounding exists</li> </ul>                                                                                                                                        |
|                        | E4     | Check fixtures                 | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Replace bulbs as required</li> </ul>                                                                                                                                            |
| Fire Alarm/Fire Safety | F1     | Test fire alarm                |           |     |       |       |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Test for proper function</li> </ul>                                                                                                                                             |
|                        | F2     | Test fire extinguisher         |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>Refill/replace as required/ check certification</li> </ul>                                                                                                                      |
|                        | F3     | Exit Signage                   |           |     |       |       |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>Test for proper function</li> </ul>                                                                                                                                             |
|                        | F4     | Sprinkler System               |           |     |       |       |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Refer to attached schedule</li> </ul>                                                                                                                                           |
| Plumbing               | P1     | Inspect fixtures               |           |     |       | X     |     |      |      | X    |       |      |      |     | <ul style="list-style-type: none"> <li>Test for proper function and repair as required</li> </ul>                                                                                                                      |
|                        | P2     | Inspect domestic water piping  |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Check for leaking</li> </ul>                                                                                                                                                    |
|                        | P3     | Inspect sanitary piping        |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Check for leaking</li> </ul>                                                                                                                                                    |
|                        | P4     | Inspect water heaters          |           |     |       | X     |     |      |      |      |       |      |      |     | <ul style="list-style-type: none"> <li>Test for proper function; provide recommended service</li> </ul>                                                                                                                |
| Interiors              | I1     | Shampoo carpets                |           |     |       | X     |     |      |      |      |       | X    |      |     |                                                                                                                                                                                                                        |
|                        | I2     | Clean/shampoo walk off mats    | X         |     |       | X     |     |      | X    |      |       | X    |      |     |                                                                                                                                                                                                                        |
|                        | I3     | Clean interior windows         | X         |     |       | X     |     |      | X    |      |       | X    |      |     |                                                                                                                                                                                                                        |
|                        | I4     | Inspect exterior walls         | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Inspect for leaking and efflorescence. Contact architect if this occurs</li> <li>Monitor cracks for expansion</li> </ul>                                                        |
|                        | I5     | Inspect flooring               | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Inspect flooring for worn/broken sections</li> <li>Replace deteriorated sections</li> <li>Do not seal flooring</li> </ul>                                                       |
|                        | I6     | Clean woodwork/trim            | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Wash surfaces with detergent, softwater and sponge – do not use alkaline household cleaning products</li> </ul>                                                                 |
|                        | I7     | Inspect interior painting      | X         |     |       | X     |     |      | X    |      |       | X    |      |     | <ul style="list-style-type: none"> <li>Check for isolated blistering and moisture penetration</li> <li>Split blisters, scrape, sand and touch up</li> <li>Repair roof if there is evidence of water leaking</li> </ul> |

## SUMMARY

All activities performed with respect to the cyclical maintenance plan should be kept in a log. In general, each activity should detail the task to be performed, work undertaken, dates, costs incurred, personnel involved and photographic documentation as required. The City and/or Library Board of Trustees should review periodically for repeated repairs which may indicate serious problems.

In addition to the items indicated in the chart above, Clarke Caton Hintz recommends the following ongoing general maintenance concerns:

- Monitor basement/ crawl space in varying weather conditions. Moisture penetration may be a sign of a serious problem.
- Monitor roof/ drainage. Blocks or leakage could lead to moisture penetration and potential structural damage.
- Use white pellet urea for snow/ ice melting. Keep salt based de-icing away from the building.
- Maintain overstock of materials such as paint, caulk, etc. to use for spot repairs.

Clarke Caton Hintz also recommends the following tasks be performed weekly:

- Sweep/ clean floors (this will help with preserving floor finishes).
- Vacuum carpeted surfaces.
- Remove and shake exterior mats.
- Sweep walks, stairs and ramps, especially under mats.
- Look for evidence of pests. Coordinate with a pest control firm if necessary.

The National Trust for Historic Preservation offers material on the care and maintenance of historic religious facilities. In addition, the City/ Library Board of Trustees should consult the Cyclical Maintenance Plan published by the New Jersey Historic Trust. Finally, the City/ Library Board of Trustees may wish to consider purchasing “Cyclical Maintenance for Historic Buildings”, written by J. Henry Chambers.



## Va. PHYSICAL PROJECT COMPLETION REPORT

As the Paterson Free Public Library moves forward with preservation projects at the Danforth Memorial Library, it is important that it use the Preservation Plan as a guide for the work, show how the completed work relates (or doesn't relate) to recommendations in this Preservation Plan, and the properly store the drawings and other information that clearly documents the completed work. Keeping clear and comprehensive records of current work at Danforth will better allow future generations to continue to preserve this important resource.

## Vb. Bibliography

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## V. RECORD OF TREATMENT



## Vc. Glossary

### GLOSSARY

**Addition:** New construction added to an existing building or structure.

**Alteration:** Any act or process that changes any portion of the exterior architectural appearance or exceptionally significant interiors of a building, structure or object, including, but not limited to the erection, construction, reconstruction, or removal of any exterior architectural features or interior architectural design of a structure; treatments such as sand blasting, water blasting, chemical cleaning, chemical stopping, or removal of any architectural feature, but not including changes to the color of exterior paint.

**Appropriate:** Especially suitable or compatible.

**Apron:** A flat, broad piece of finished lumber or trim placed directly under a window sill.

**Areaway:** An open sunken space adjacent to basement windows or doors to provide light and air and/or access to the lower level.

**Balustrade:** A railing with upper and lower rails, balusters, and pedestals.

**Building:** A building, such as a house, barn, church, hotel, or similar construction is created principally to shelter any form of human activity. “Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. Examples include: carriage house, church, courthouse, house, library, shed, stable, store, theater, train station, garage, detached kitchen, barn, or privy.

**Compatible:** In harmony with location, context, setting, and historic character.

**Contemporary:** Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

**Crawl Space:** Any interior space of limited height, but sufficient to permit workmen access to otherwise concealed ductwork, piping, or wiring.

**Crazing:** Fine, random cracks or fissures in a network on or under a surface of plaster, cement, mortar, concrete, ceramic coating, or paint film.

**Demolish/Demolition:** Any act or process that destroys in part or whole a building, structure, or resource. This definition often refers to deliberate demolition of a building or site or allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

**Design Guidelines:** The “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” as adopted by the Secretary of the United States Department of the Interior, and other guidelines which may be adopted from time to time.

**Dressed (stone):** Finished by cutting or smoothing.

**Efflorescence:** An encrustation of soluble salts, commonly white, deposited on the surface of stone, brick, plaster, or mortar; usually caused by free alkalies leached from mortar or adjacent concrete as moisture moves through it.

**Enlarge:** To extend a building, structure, or resource beyond its existing footprint, usually through the construction of an addition or new exterior feature.

**Fascia:** A flat, wide, horizontal band on a wall surface, especially the bands of an architrave. (Bucher)

**Fascia Board:** A wide board set, vertically to cover the lower ends of rafters or the joint between the top of a wall and the projecting eaves.

**Fenestration:** The system (arrangement and proportioning) of openings penetrating an exterior wall system.

**Flashing:** Sheet metal or other flexible material formed to prevent water from entering a building or structure at joints or intersections, such as where a roof intersects a wall or chimney.

**Gable:** The generally triangular portion of a wall between the two sloped edges of a roof.

**Gable Roof:** A pitched roof with two inclined planes having equal angles that meet at a peak in the center and terminate at a vertical gable.

**Gypsum Board:** A wallboard having a gypsum core.

**Historic Context:** Patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance within history or prehistory is made clear. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic context may relate to an event or series of events, pattern of development, building form, architectural style, engineering technique, landscape, artistic value, use of materials or methods of construction, or be associated with the life of an important person; also the setting in which a historic element, site, structure, street, or district exists.

**Historic Fabric:** Original or old building materials (masonry, wood, stone, metals, marble) or construction.

**Historic Integrity:** The ability of a property to convey its significance; the retention of sufficient aspects of location, design, setting, workmanship, materials, feeling, or associating for a property to convey its historic significance.

**Historic Significance:** Determines why, where, and when a property is important. Historic significance is the importance of a property with regard to history, architecture, engineering, or the culture of a state, community, or nation. The key to determining whether the characteristics or associations of a property are significant is to consider the property within its historic context. Properties can be significant for their association or linkage to events or persons important in the past, as representatives of manmade expression of culture (design/construction) or technology, or for their ability to yield important information about history or prehistory.

**Integrity:** The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

**Jamb:** The vertical piece or surface that forms the side of an opening, such as a window, door, or vault.

**Joist:** A structural member laid horizontally in a series from wall to wall or beam to beam, to support the weight of a floor, ceiling, or roof.

**Lath:** A thin, narrow strip of wood or metal used in making a supporting structure for plaster, shingles, slates, or tiles.

**Leader:** A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or cistern. Also known as a downspout.

**Lintel:** A horizontal beam that carries the load above an opening, such as a window or door.

**Listing:** the formal entry of a property in the National Register of Historic Places; also referred to as registration.

**Maintain:** To keep in an existing state of preservation or repair.

**Mothball (Stabilization):** Temporarily closing or stabilizing a building to protect it from the weather as well as to secure it from vandalism; the act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

**Muntin:** A thin vertical strip of wood or metal used to separate and hold in place the panes of glass within a window sash.

**National Register Criteria:** The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

**National Register of Historic Places:** The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

**Newel Post:** A tall and more or less ornamental post at the head or foot of a stair, supporting the handrail.

**Nomination:** Official recommendation for listing a property in the National Register of Places.

**Object:** The term object is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Examples include: boundary markers, mileposts, fountains, monuments, and sculpture.

**Obscured:** Covered, concealed, or hidden from view.

**Period of Significance:** the length of time when a property was associated with important events, activities, or person, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with a date when significant activities or events began giving the property its historic significance; this is often a date of construction. For prehistoric properties, the period of significance is the broad span of time about which the site or district is likely to provide information; it is often the period associated with a particular cultural group.

**Pilaster:** A shallow, often rectangular decorative element applied to the vertical surface of a wall, in order to create the look of a column without providing structural support.

**Pointing:** 1. In masonry, the final treatment of joints by the troweling of mortar or a putty-like filler into the joints. 2. The material with which the joints are filled. 3. The removal of mortar from between the joints of masonry units and the replacing of it with new mortar (repointing).

**Portland cement:** A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on pre-1920 buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Rafter:** A structural member that rests on the top of a wall or other supporting surface and rises at a slope to the ridge or peak of the roof; a series of rafters supports the roof deck and eaves.

**Rail:** A horizontal member in the frame of a door, window, panel etc.

**Reconstruction:** the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**Refurbish:** to renovate, or make clean, fresh, or functional again through a process of major maintenance or minor repair.

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Remodel:** To change a building without regard to its distinctive features or style. Often involves changing the appearance of a structure by removing or covering original details and substituting new materials and forms.

**Renovate:** To repair a structure and make it usable again, without attempting to restore its historic appearance or duplicate original construction methods

or material.

**Repair:** Acts of ordinary maintenance that do not include a change in the design, material, form, or outer appearance of a resource, such as repainting. This includes methods of stabilizing and preventing further decay and may incorporate replacement in kind or refurbishment of materials on a building or structure.

**Replication:** Constructing a building so that it is an exact replica or imitation of an historic architectural style or period.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

**Retain:** To keep secure and intact. In the guidelines, “retain” and “maintain” describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

**Rhythm:** Regular occurrence of elements or features such as spacing between buildings.

**Ridge:** The line formed where two sloping roof surfaces meet at the top.

**Riser:** The vertical face of a stair step.

**Rubble Stone Masonry:** Stonework constructed with rubble stones of irregular size and shape.

**Scale:** Proportional elements that demonstrate the size, materials, and style of buildings.

**Shed Roof:** A roof with a single slope, with the rafters spanning from one outside wall to the opposite wall.

**Shoe Molding:** A molding used next to the floor on an interior baseboard.

**Significant:** Having particularly important associations within the contexts of architecture, history, and culture.

**Sill:** The horizontal structural member at the base of a wall, window, or door opening, to which vertical members are attached.

**Site:** The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing or ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples include: battlefield, campsite, designed landscape, shipwreck, ruins of a building or structure, natural feature, trail, rock carvings, ceremonial site.

**Stabilization:** The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form

and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

**Stile:** The vertical member to which the rails of a door, window or other frame are joined.

**Stop:** The molding or trim on the inside face of a door or window frame against which the door or window closes.

**Streetscape:** The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

**Structure:** The term “structure” is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples include: bandstand, bridge, canal, corncrib, dam, earthwork, fence, gazebo, grain elevator, highway, irrigation system, lighthouse, railroad grade, silo, trolley car, tunnel, and windmill

**Style:** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

**Tread:** The horizontal surface of a step.

**Vernacular:** A regional form or adaptation of an architectural style.

**Window Sash:** The part of a window frame that holds the glazing, especially when movable; originally always wood, may also be metal, and in late-twentieth century, plastics. (Bucher)

Note: These definitions have been collected from a variety of sources, including the National Park Service, “The Secretary of the Interior’s Standards...”; Preservation Virginia’s Glossary of Preservation Terms; Illustrated Dictionary of Historic Architecture by Cyril M. Harris; The Penguin Dictionary of Architecture and Landscape Architecture by John Fleming; The Dictionary of Building Preservation edited by Ward Bucher; and Form, Space and Order by D.K. Ching.