



Gordon + Gordon Architecture. LLC



Dr. Edward Livingston Trudeau Building

118 Main Street, Saranac Lake, NY

Building Systems Report

June 24, 2018

Gordon + Gordon Architecture (G2) conducted a building evaluation of the Dr. Edward Livingston Trudeau Building located at 118 Main Street in Saranac Lake, NY for the use of Historic Saranac Lake. The original building was a residence constructed in 1894 and several additions and alterations have been made over time. The building is a contributing resource to the Church Street Historic District. The building was most recently used as a medical office building. This Building Systems Report describes the results of this building survey and evaluation.



Building Size and Construction Type

The original building is a two-story wood frame construction on a stone foundation. Subsequent additions are wood frame on concrete block or poured concrete foundations. The building code classification is IBC Type V-B and does not include a fire sprinkler system. The first floor area is 3,996 condition square feet. The second floor area is 2,421 conditioned square feet. The cellar is partial crawl space and partial standing height, accessible only through exterior hatch ways; an interior access should be created. There is an unfinished attic.



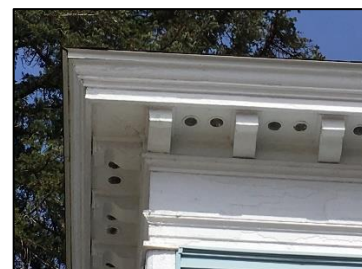
Site Conditions

The building is located at the intersection of Main and Church Streets on a lot of 0.38 acres contiguous to the Saranac Laboratory Museum. The property is classified as Commercial Professional and is in the E-3 Zoning District. The site has landscaping in fair condition on the north and east sides; water collects against the northeast corner of the building, damaging the structure. The site is primarily asphalt-paved parking on the south and west sides. Two storm drains are located at a low point in the southwest corner of the site. There is a brick sidewalk sloping up to the entry door on Main Street. There are also building entries on the east and south sides.



Exterior Finishes

The exterior finish of the building is vinyl siding, probably applied over the original wood siding, although this could not be verified. Trim around openings, the water table, and the roof cornice is painted wood in fair condition; some repairs and repainting are required. The roof has a painted wood cornice with Italianate brackets, a simple



frieze and architrave. Soffit vents have been installed to ventilate the attic.

Windows and Doors

Windows throughout most of the building are replacement double hung insulated-glazing units made by Weathershield with an applied grill to give a six-over-one pattern. Windows are surrounded with painted wood trim. The windows appear to be in good condition. Windows on the southeast wing of the building, constructed in about 1985, are single glazed with interior storm windows.



The main entry door on Main Street is an outward-swinging egress door equipped with panic hardware. There is not an automatic opening device for people with disabilities. Doors on the south and east sides are wood, inward-swinging, with conventional hardware.

Roof, Chimneys, and Gutters

The roof of the main building is primarily a hip configuration with two dormers in the attic on the east and west sides. The roof material appears to be asphalt shingles that have been installed over oriented strand board (as observed from the attic). Some roof rafters are charred from a fire and must be repaired. The dormers do not appear to be properly flashed to the roof, which could cause deterioration of materials. There are three brick chimneys that are original to the building and appear to be properly flashed. Some broken brick repair and minor repointing are needed. No gutters or downspouts were observed, although the building had them in older photos.



Historic Building Entrance

The original entrance to the building on Main Street was a semi-circular portico with a balustrade and what appear to have been glazed window panels set back from the railing.

This historic entrance was removed and replaced with a gable roof with enclosed sides and an open front. The historic door and “ornate large-scale sidelights of clear leaded glass in an oval pattern”, described in the nomination for the National Register of Historic Places, have been replaced with contemporary components.



Entry Foyer

The entrance from Main Street is to a foyer with an original open wood stair to the second floor. Stair treads and risers are carpeted. The configuration and materials of the foyer have been substantially altered by the insertion of a reception desk and window that were used by the medical practice that previously occupied the building.



First Floor Front (North) Room

West of the entry foyer is a large room with what appear to be original wood and/or plaster trim and moldings. There is a large ornate fireplace on the south wall of the room. Some non-historic changes have been made to this room such as the addition of a room air conditioner and a toilet room. This room has good potential for restoration.



Other First Floor Room Finishes

The remaining rooms on the first floor have been substantially modified over time. There are both plaster and gypsum board walls and ceilings. Some rooms have acoustic ceiling tiles. There is a utility chase in the hallway ceiling running from north to south. Most floors are carpeted or have composition flooring materials. Some window and door trim is probably original but many of the changes made over time used contemporary finish materials.



Second Floor Room Finishes

Most of the second floor rooms have been substantially altered to serve the needs of the medical practice. There are both plaster and gypsum board walls and ceilings. Most rooms have carpeted floors, with wood floors in some rooms. Some kitchens and bathrooms are in what appear to be the original locations; others have been added. Two rooms have fireplaces that appear to be historic and are believed to be non-functioning.



A second-floor "cure porch" was added to the building after the original construction. It is accessed from the north room on the second floor. It has been substantially modified over time and is currently being used for file storage. The ceiling and floor finishes are in poor



condition and the structural integrity needs to be assessed. There is a possibility that this cure porch will be rehabilitated to restore it to approximately its original configuration, as far as can be ascertained from existing historic photos and field investigations.

Cellar and Crawl Space

There is a standing-height cellar under portions of the original building; the remaining portions are a crawl space. The original walls are field stone, about two-feet in thickness. The floor is a combination of dirt, concrete, and wood. Electrical, mechanical, and plumbing utilities of a range of vintages are distributed throughout the spaces. Later additions to the building used concrete or concrete masonry unit construction for foundation walls. The cellars are only accessible through exterior hatches.



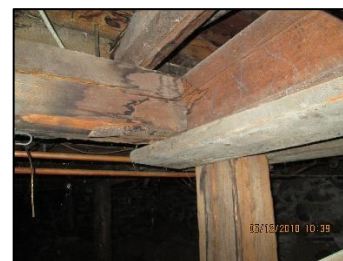
Attic

The original portion of the building has an unfinished attic that is accessed by a pull-down stair located on the second floor hallway. Two dormers have had original windows replaced by grills to provide attic ventilation. Remnants of the original building roofing are visible. The original roof was cedar shingles installed over skip sheathing and a subsequent roof was standing seam metal, both of which were apparently removed.



Wood Floor Framing Structural Issues

The first-floor framing system is floor joists supported by timber beams and columns. Some beams beneath the stairs have longitudinal cracks and deteriorated columns/footings. A structural engineering evaluation determined that repairs will be needed. A timber beneath the entrance door has serious water damage due to water penetration and must be repaired or replaced. The ground condition at this point needs to be re-graded to direct water from the roof away from the foundation wall.



Heating and Cooling Systems

The majority of the building is heated by two fuel-oil fired boilers installed in 2006 with hot water circulated to a combination of cast iron radiators and some hydronic baseboard units. There are five heating zones with controls and circulating pumps in the cellar of the original



building. Two 270-gallon fuel oil storage tanks are located in this cellar. The southeast addition, apparently constructed in 1985, utilizes electric resistance heating. This portion of the building has thermal insulation in the floor framing.



Cooling is provided by individual room air conditioners that are primarily installed through exterior walls, or in some cases in the lower sash of double hung windows.

Electrical System

Electrical service is provided overhead from a power pole located behind the Saranac Laboratory Museum to a service entrance with two electrical meters on the south of the building. There is a main electrical panel in the cellar at this location and four other subpanels were located throughout the building. The wiring has been installed over time using a variety of materials. There are some code deficiencies that require corrections.



Plumbing System

A single water service entrance and meter was found in the cellar beneath the original building. Reportedly, municipal water service lines are located beneath the paving on the west side of the building. There is an 80-gallon electric water heater located adjacent to the heating system boilers.



There are sanitary connections to a municipal sewer that is reportedly along Church Street. Sanitary line materials are a combination of primarily cast iron and copper pipes.

Fire Protection System

The building has a fire detection system with a Fire Command Control Panel in the southeast portion of the first floor and a fire panel box in the cellar in the vicinity of the main electrical panel. The building is equipped with smoke detectors, emergency lighting with battery packs, exit signs and other fire protection components. The vintage of the system was not determined nor is it known if the system conforms to current code requirements.

