

Dr. E. L. Trudeau Building
118 Main Street
Saranac Lake NY



Historic Building Evaluation
Structural Conditions Requiring Remediation
Gordon + Gordon Architecture, LLC
June 24, 2018

The Dr. E. L. Trudeau Building was originally constructed in 1894 as a wood frame structure on a stone foundation. Numerous modifications and additions were constructed over time, some of which resulted in the alteration or removal of some of the original historic fabric. Gordon + Gordon Architecture (G2) performed a building survey and evaluation for Historic Saranac Lake. In addition, a structural review of specific portions of the building was performed by North Woods Engineering.

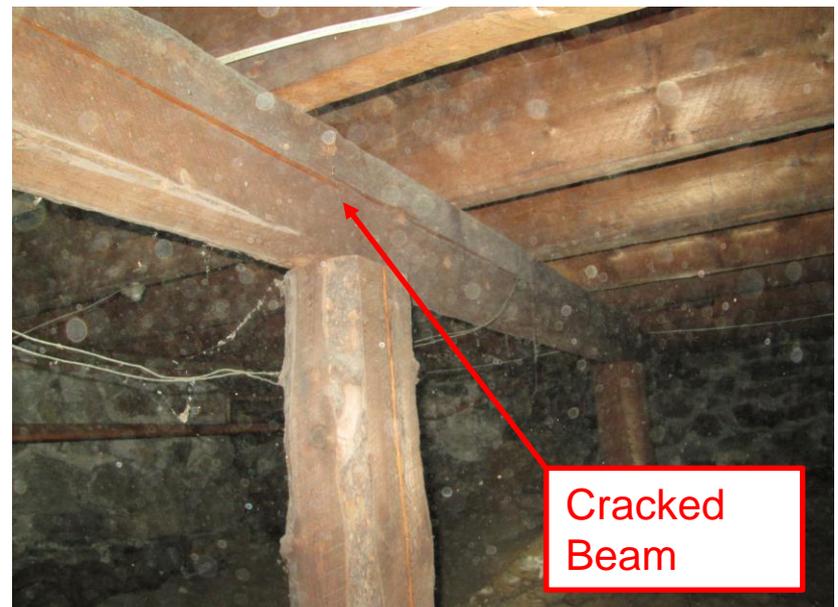
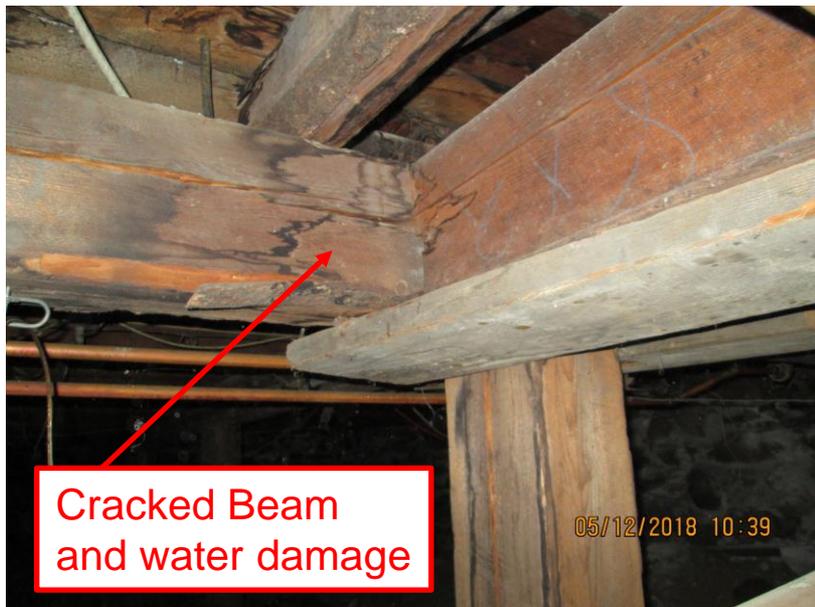
Some conditions were found that require structural engineering assessment and remediation. These conditions are summarized in this report and also addressed in the Trudeau Building Systems Report prepared by G2.



The original portion of the building was constructed at the corner of Main and Church Streets. The stone foundation encloses a combination of cellar and crawl space conditions. The first floor structure under the crawl space portion of the building exhibits some significant structural deterioration.

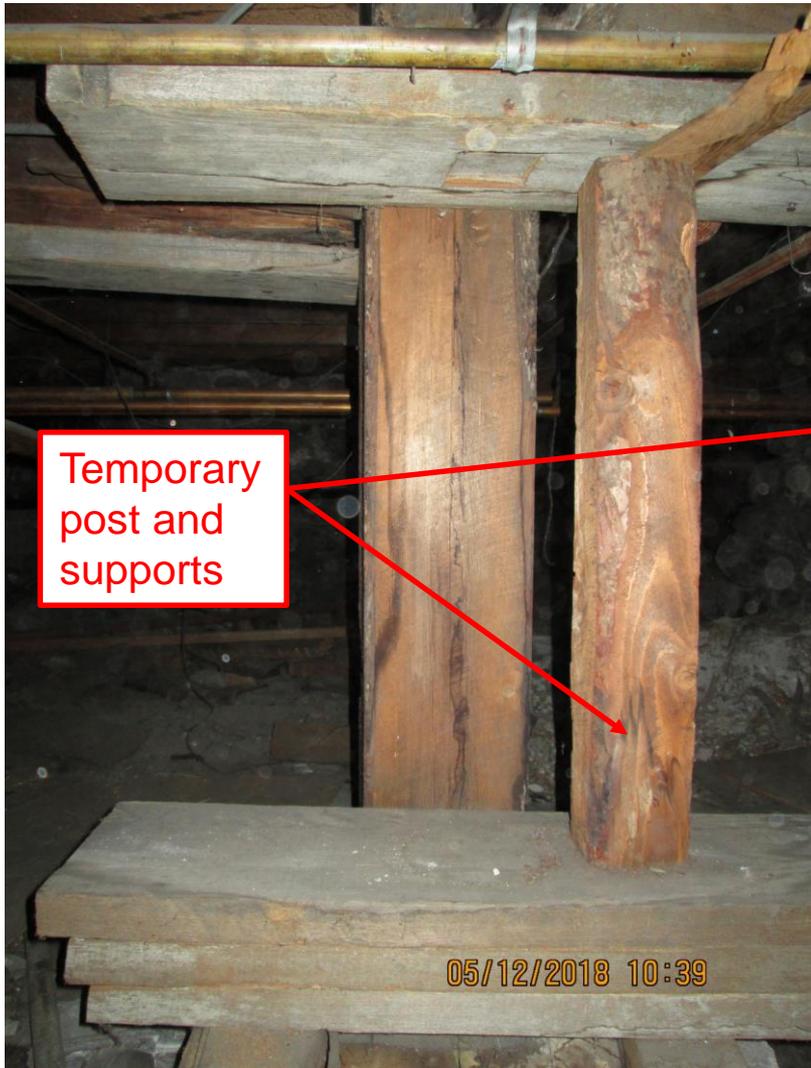
The main structure of the first floor consists of heavy timber beams and columns supporting wood floor joists. Longitudinal cracking was observed in some of the timber beams. There is also some evidence of water damage. Some work has been done in the past to provide additional support.

Longitudinal cracking was observed along the length of the main north – south floor beam and an east – west floor beam beneath the stairs. Some deterioration of columns and footings supporting these floor beams was also found. These conditions will need to be repaired or replaced.



Some work has been done in the past to “shore-up” elements of the structural floor system by the addition of temporary posts and supports. No remedial repairs to the original structure were observed.

There is evidence of sagging of the first floor structure near the building entrance and main historic stair that appear to be related to these cracked beams and deteriorated columns and footings. Repair or replacement will be necessary.



Temporary post and supports



Significant damage was also found in a foundation timber below the Main Street entrance door that appears to be caused by water penetration due to poor external drainage. Portions of the stone foundation are also damaged and have collapsed at this location. Substantial structural repairs or replacement will be required.



In the attic, evidence was found of a past fire that damaged some of the primary roof rafters. Subsequently, the roof sheathing was replaced with oriented strand board (OSB) placed over the original skip sheathing (the original roof was cedar shingles, which are typically installed over skip sheathing).

There is no evidence of attempts to reinforce or replace the fire-damaged rafters. Field measurements of these rafters demonstrate significant loss of the rafter mass and their structural integrity must be assessed to determine required repairs.



Comparison of West Elevation Showing Modifications Made to “Cure Porch” Addition

This 1931 photograph shows the addition of a second floor “cure porch” that was appended to the west elevation of the original structure, probably during Dr. Trudeau’s residence in the home.

Historic Saranac Lake is investigating the potential to restore the building to the condition shown in this photograph by rehabilitating historic fabric and removing later additions that are not compatible with the historic building.



This contemporary photograph shows that later, non-historic additions were made to extend the west and south sides of the “cure porch” and the south side was enclosed to create unheated space.

This space was used by the medical practice for storage of heavy file cabinets. The condition of the floor and roof structure requires an engineering assessment. The cantilevered bay needs to be assessed to determine if removal is feasible.

