

VI. RECOMMENDATIONS

All recommendations have been grouped into categories labeled Urgent, Necessary, and Desirable. “Urgent” includes items that threaten the safety of occupants or visitors, or are causing active physical deterioration of the structure, and should be done as soon as possible. “Necessary” should be done in the near future, but presents no immediate threat or hazard to the building or occupants. This category includes code improvements required to conform to current standards. “Desirable” is recommended work that will benefit the preservation of the building, but is not required to be done, as not doing it would present no threat or hazard. Much of this work could be considered cosmetic, or in the nature of maintenance.

Urgent

- Ground all existing electrical connections/verify grounding
- Cover/conceal all open junction boxes/exposed wiring
- Support cables
- Install temporary fire alarm system/security system connected to central station
- Repair broken glass on windows, restore all sash and hardware (all windows, both floors)
- Replace broken glass at front door and sidelights to match existing; restore all doors (replace one wood door), replace hardware where missing.
- Replace missing/broken balusters at stairs, both floors (20%)
- Remove mold throughout building from all building materials
- Restore heaved wood floor in Room 104
- Remove GWB at walls and ceiling of second floor bathroom
- Replace missing soffit boards (exterior)
- Replace deteriorated wood shingles at main building and rear shed
- Replace downspouts to extend to and away from grade; add downspouts at rear shed
- Remove all plant growth at drainage; clear all downspouts
- Replace two windows at rear shed
- Replace flashing at chimney and rear mechanical wing
- Rebuild chimney above roofline; repoint lower chimney

Necessary

- Remove all existing and provide new mechanical and electrical systems, increasing size of electrical service to building
- Seal all sidewall vents
- Install new 3-split A/C system with ducts
- Make shed addition climate controlled
- Install new hot water boiler for heating (gas or oil, depending on site utilities)
- New electrical fixtures (restore 3 at second floor)
- Install occupancy sensors/time clocks for interior and exterior light fixtures
- Install permanent fire alarm system

- Install new security and telecom
- Install emergency lighting and signage
- Install lightning protection
- Install new 2-1/2" water service
- Remove existing plumbing fixtures and replace: one set of unisex toilet, sink, drinking fountain and service sink per floor
- Install sump pump at crawl space
- Install kitchenette/kitchen space at second floor side bay
- Further investigate chimney for condition and size for flue gassing generated by equipment
- Further investigate fuel source for boiler
- Further investigate site drainage
- Further investigate capacity of sewer or septic field
- Shim gaps at interior trusses; monitor future movement
- Remove debris from all floors
- Refinish floors, typically; remove platform and replace flooring underneath at Room 204 (main space)
- Repair plaster walls, ceilings; refinish wainscot typically
- Repair glass at built-in cabinet, first floor northeast side bay
- Remove non-original items from Room 203 (northeast side bay) such as cabinets and shelves, etc.; salvage chalkboards
- Remove linoleum from wood flooring
- Repair open holes in flooring
- Remove all surface-mounted conduit
- Repair exterior soffit fascia board
- Remove and replace exterior fire escape
- Install accessible parking and accessible entrance
- Repoint stone
- Reparge foundation (25%)
- Repaint exterior trim: wood, metal balcony at roof
- Replace floor tile at main entrance/front porch
- Replace missing metal grates at crawlspace level; scrape and repaint existing

Desirable

- Repair holes and minor hairline cracks in plaster
- Refinish interior wood trim
- Clean interior, typically
- Remove ballet bars at second floor
- Restructure site plantings
- Replace exterior floodlights
- Exterior addition for elevator