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Project No. 19-012

Stone Lodge

Critical Conditions Report
JULY 2019

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Executive Summary

Lacey Thaler Reilly Wilson Architecture & Preservation, LLP (LTRW) is pleased to submit the following Critical Condition Assessment Report for the Stone Lodge (Johnston Mansion) located at 132 West Grand Street, Palatine Bridge, New York. This report is funded in part by a Preserve New York Grant. Preserve New York is a signature grant program of the New York State Council on the Arts and the Preservation League of New York State. Preserve New York is made possible with the support of Governor Andrew M. Cuomo and the New York State Legislature.

The locally prominent Johnston family constructed this large Richardsonian Romanesque mansion in 1886. The family used native limestone and employed German masons and French woodworkers to construct the building. Currently the building is designated as eligible for listing on the National Register of Historic Places as part of the Palatine Bridge Historic District Nomination.

In 1960 the residence was converted to a restaurant. As part of this conversion a large one story addition was constructed off of the rear of the building to serve as a kitchen, storage and bar. This restaurant conversion did very little damage to this original historic fabric of the mansion. In fact the long use as a restaurant kept the building in relatively good condition until recently. Since the restaurant closed in 1990's the building has been vacant and has fallen into disrepair.

In general the original stone mansion is in fair condition with no significant structural issues with the main portion of the building. However, the five chimneys, porch roof and south bay windows are in very poor condition and need immediate stabilization and repairs.

The 1960's era bar and kitchen addition is in an advance state of deterioration. Due to this condition and it not being a part of the original house it should be demolished.


Fig. Ext-03. East Facade.

The following is a prioritized list of recommend repairs that should be undertaken as soon as possible. For more detailed information on the individual building components condition and proposed restoration scope of work please refer to the following pages of this report.

- Priority One – Main Chimney and South Bay Window $64,000
- Priority Two – Porch Roof Replacement $43,000
- Priority Three – Restoration of Remaining Chimneys $103,000
- Priority Four – Rear Kitchen Addition Demolition $33,000
- Priority Five – Stone Masonry Restoration $35,500
- Priority Six – Exterior Window Restoration $41,000
- Priority Seven – Building Systems $19,000

With these repairs completed and with continued dedication to periodic maintenance, the Stone Lodge will be structurally sound for many years to come. More importantly, these repairs will make the property more attractive to buyers and reuse of this historic building more probable.


Fig. Ext-01. Stone Lodge South Facade.

Introduction

On April 26, 2019 the Greater Mohawk Valley Land Bank contracted with Lacey Thaler Reilly Wilson Architecture & Preservation, LLP (LTRW) to provide a Critical Condition Assessment Report for the Stone Lodge, former Johnston Mansion, located at 132 West Grand Street, Palatine Bridge, New York. The scope of services includes the following:

1. Survey the building based on what can be visually observed without conducting destructive removals including the site, exterior walls, building structure, roof, doors and windows, and interior finishes.
2. Document condition of building elements and any problems which should be addressed immediately.
3. Provide exterior elevations and floor plans of the basement, first floor, second floor, attic, and roofs.
4. Provide a Critical Conditions Report that will contain an analysis of the building's overall condition for both the interior and exterior, prioritized recommendations of repairs/ restoration, and a preliminary cost estimate. The report will also include both photographs and drawings to adequately convey the findings.

This report is funded in part by a Preserve New York Grant. Preserve New York is a signature grant program of the New York State Council on the Arts and the Preservation League of New York State. Preserve New York is made possible with the support of Governor Andrew M. Cuomo and the New York State Legislature.

The Palatine Bridge has had and continues to have a close relationship with the Village of Canajoharie across the Mohawk River. Ever since the construction of the bridge in 1803 this area was an important place along the river where a crossing could occur. Where Canajoharie was the commercial center of the area, Palatine Bridge was the residential community for the more wealthy families. While Canajoharie had better access to the Mohawk River and the Erie Canal, Palatine Bridge had the turnpike and was a stop on the New York Central Railroad.

One of the major products produced both in Palatine Bridge and Canajoharie was high quality limestone from quarries owned by the Johnston family. The close proximity to the rail line and Erie Canal allowed the Mohawk Valley Stone Company to ship limestone all over the region including its use in the construction of the Brooklyn Bridge. This stone was also used on many local buildings including the Stone Lodge and West Hill School.

William Johnston started construction of his residence in 1886. He used limestone from his quarries and employed the finest German masons and French woodworkers to construct his grand home. The following is the building's description from the Palatine Bridge Historic District National Registration of Historic Places Registration Form by

Jessie Ravage.

132 W Grand St., c. 1900. 1 contributing primary building. Tax ID 63.9-1-1 Large, two-story Richardsonian Romanesque mansion with rusticated limestone walls and irregular plan composed of gable-roofed blocks of varying heights and orientations; large three and one-half story square tower centered on façade is capped by a pyramidal roof; lower, smaller round tower with conical roof projects from west gable wall of main block. Open porch with round-arched stone arcade runs from base of central tower, where the main entrance is recessed, to southeast corner and partially wraps east side. Generally regular period fenestration incorporates a variety of windows including round and segmentally arched openings in single and tripled configurations; many feature stained glass transom lights.

The building is located on a large 12 acre site with a barn built in 1890 and a cottage built in 1910. Neither of these two building are currently listed as contributing buildings on the National Registration Nomination Form and were not surveyed as part of this report.

Around 1960 the building was converted to a restaurant. This conversion doesn't appear to have significantly altered the original portion of the mansion but a large one story addition was constructed at the rear of the structure that contained the kitchen, bar and storage. For the next 30 years this property operated as numerous fine dining establishments. Since 1990 the property has been vacant.

On August of 2018 the Greater Mohawk Valley Land Bank acquired this site.

Fig. Ext-02. North-West Facade and Addition

Currently the building is designated as eligible for listing on the National Register of Historic Places as part of the Palatine Bridge Historic District Nomination.

This report is an important first phase to determine future restoration campaigns and possible uses for the building. This report includes the following:

- Documentation of existing problems with the masonry, roofs, interiors and building systems.
- Recommendation on a repair/stabilization approach that includes a prioritized list of repairs with associated preliminary construction cost estimates.

On Tuesday June 4, 2019 Daniel Wilson, Stephanie Mulligan, Adara Zullo, and Rebecca Hanson of LTRW surveyed the entire structure. At the time of the survey the weather was partly cloudy with temperatures in the mid-seventies and no precipitation. This survey included measuring the existing building and photo documenting the existing layout

On Thursday June 20, 2019 Daniel Wilson performed a condition survey of all exterior and interior building components. At the time of the survey the temperatures were in the mid-seventies with light to heavy rain showers. This survey consisted of visual observation of readily accessible elements. No probes, samples or laboratory analysis was performed including the testing of any potential hazardous materials including asbestos, lead or PCBs.

The condition survey documented components into one of the following three categories:

Good – No work required except for standard maintenance and/or refinishing like painting or staining. There is still five to ten years of useful life expectancy.

Fair – Minor repairs are required in isolated locations. In the current condition the element has one to five years of useful life expectancy.

Poor – The element has outlived its useful life and should be removed, replaced, or significantly repaired.

Architectural Description

General

There are two distinct construction types that comprise the current Stone Lodge; the original limestone mansion that dates to the late nineteenth century and the wood framed kitchen and bar addition from the later mid-twentieth century. The condition of the rear kitchen/bar addition is poor, with significant deterioration of the roof and interior spaces. Therefore, a detail condition survey was only performed for the historic mansion part of the structure. For this report it was assumed that the kitchen/bar addition is a non-contributing element to the National Registration Nomination

The exterior of the original building is fair to poor condition and the interiors are in remarkable good condition with isolated areas of damage due to active leaks.

Site

The site appears to be fairly well maintained but the significant vegetation growth around the building perimeter is not allowing the lower portion of the exterior walls to dry properly. There are stone units from the building stored on site that should be used for future restoration/repair campaigns.

Fig. Ext-05. Stored Stone: Located Next to Western Facade

Fig. Ext-04. North-East Facade.

Fig. Map-01 Google Map

Fig. Map-02 Google Map

Exterior Walls

The exterior walls of the original portion of the mansion are composed of solid rusticated limestone masonry bearing walls with a buff color to gray color raised grapevine mortar joints. The overall condition of the stone masonry walls vary from good to poor condition with isolated areas of missing or deteriorated mortar joints.

The most significant loss of mortar is at the porch arches and the south bay window due to the active roof leaks. These areas have significant mortar loss with the pointing mortar and most of the bedding mortar missing on both the exterior and interior surfaces of the stone walls. At the time of the survey, active moisture was emanating from these mortar joints due to the roof leaks and saturated masonry above. There are areas along the porch wall where the stones are displaced, shifted or are bowed out. Currently the opening in the porch walls at the porch floor are clogged, not allowing the water to drain out of this area.

Otherwise, the rest of the exterior wall joints are in good condition with isolate areas of deteriorated mortar joints at locations that get significant amounts of water runoff from adjacent roof surfaces, adjacent ground surface or roof eaves. Refer to the drawings in the appendix for approximate locations.

Most of the limestone units are in good condition with little to no cracks or exfoliation of surface material except for a crack located at the stone lintels above the door off of the porch to the room 110 and the porch bay window at room 102.

Of particular concern is the condition of all five of the stone chimneys. All of these chimneys are in poor condition with the upper portions of the stone above the roof surface severely deteriorated with large open mortar joints and displaced stones. The worst case is the large chimney on the east elevation above the porch. There was wood shoring installed to keep the chimney from collapse. The entire chimney is listing to the west with visible large gaps in the joints and most of the stones loose or shifted. The south chimney on the west elevation is missing the top twenty four inches of stone. Outside of the temporary wood cap installed on this chimney the rest of the chimneys are not capped. Most, if not all, of these stones have been piled up near the building.

The upper portion of the curved stone bay window on the south elevation is in poor condition. The stone wall above the windows exhibit mortar joints that are deteriorated or missing, and some of the stones have shifted due to the poor condition of the roof above.

Exterior Stairs

Both of the porch stone stairs are in fair condition. One of the stone treads on the south elevation is cracked. mortar joints are missing or deteriorated and the metal handrails in poor condition on the east elevation porch stair. The lower portions of the handrail posts are rusted to the point where they are no longer structuraly sound.


Fig. Ext-06. Porch Stair- East Elevation.


Fig. Ext-07. Stone Deterioration- East Facade.

Roofs

The main roof and the tower roof are composed of architectural grade, shaker style asphalt shingles. Outside of a few isolated areas these roofs appear to be in good condition with no evidence of active water leaks in the attic. However, due to the heavy deterioration of the stone chimneys above the roof line the chimney roof flashings and roof crickets are likely in poor condition or improperly installed. There is vegetation growth at the intersection of the east chimney and main roof. The actual date of the main roof installation is unknown but it should last another 10 to 15 years. There is no evidence that the tower roof or main roof had gutters or any form of rain water management systems. The porch roof is in poor condition. It is currently in a state of active failure with the northern portion above the room 103 door collapsed.

Little of the existing rolled asphaltic roof membrane remains with the plywood wood decking exposed to the elements. At the time of the survey there was significant vegetation growth throughout the roof surface.

The south bay window roof is in poor condition. At the time of the survey the roof was not visible due to the plastic sheet that was installed to prevent future water infiltration but due to the significant deterioration of the stone walls, damage to the windows and interior plaster condition it is apparent this roof area is significantly deteriorated.

The north kitchen/bar addition rolled asphaltic roof is in such poor condition that much of the membrane surface is missing exposing the plywood sheathing underneath. The significant amount of water damage to the interior of the structure made surveying this area unsafe.

Fig. Ext-08. Porch Roof Vegetation Growth.

Exterior Wood Trim

The main roof and tower roof have a wood cornice overhang that is in fair condition. Isolated areas have deteriorated and or are missing that could allow insects and animals into the attic. All of the wood roof cornice finishes are in poor condition with peeling paint and exposed wood surfaces.

As part of the poor condition of the porch roof and the south bay window the entire wood cornices in these areas are in poor condition. There are portions of the wood trim missing from the south bay window and a large portion of wood cornice missing on the east side of the porch.

Windows

The wood windows range from fair to poor condition. They all have aluminum exterior storm windows that are in poor condition. In all locations the exterior painted finish is in poor condition with peeling paint and exposed wood.

The six basement windows are awning style operable windows with four panes of glass. The basement windows are all in poor condition with missing glass panes, broken muntins or are boarded over with plywood.

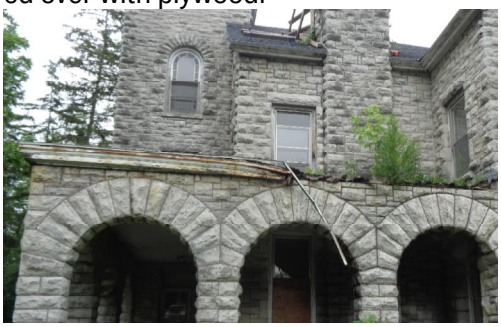


Fig. Ext-09. Porch Roof Deterioration.

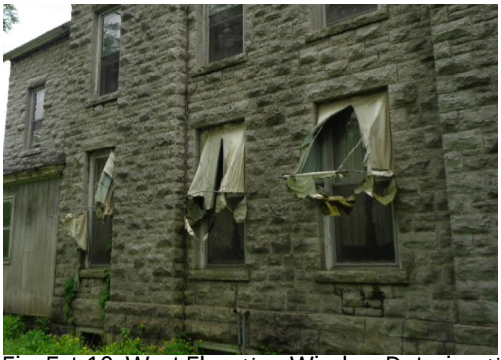


Fig. Ext-10. West Elevation Window Deterioration.

Fig. Ext-11. South elevation Curved Bay Windows.

The first floor windows are all wood one over one double hung style.

- The three double hung units with transoms that comprise the bay window in room 102 are in fair condition with one broken pane of glass at an upper sash.
- The double hung window in room 102 is in poor condition with a missing pane of glass. It has been secured with plywood.
- The north window in room 103 is in poor condition with a missing piece of glass in the lower sash.
- The northern window in room 107 has been replaced with an exhaust fan.
- The windows in the curved bay and the curved window in room 110 all have fixed transoms. They are in poor condition with deteriorated wood frames, deteriorated wood sashes and missing or broken glass panes due to water infiltration issues.
- The three windows along the west side in room 110 are in fair condition but the deteriorated exterior awnings are in poor condition.

The second floor windows are all wood one over one double hung style windows with the bay window in room 215 having an arched stained glass transom and the curved window in room 215 having a fixed transom.

Fig. SF-12. Window Units in Room 215.

- The east window in room 201 is in fair condition with a broken pane of glass.
- The three unit arched window and the curved window in room 215 are in poor condition with deteriorated wood frames, deteriorated wood sashes and missing or broken glass panes due to water infiltration issues.
- The southern window in room 213 has a broken glass pane in the lower sash.

The attic windows are a combination of clear glass and stained glass panes.

- The tower, room 302, contains wood, double hung arch top windows with the south window missing four panes of stained glass.
- The attic has one stained glass circular window in fair condition.
- The stained glass fixed window on the east side of the attic is in poor condition with four panes of stained glass missing.
- The stained glass, arched, top double hung window on the west side of the attic is in poor condition.

Exterior Doors

The two exterior wood paneled doors and the porch double French door on the first floor are in good condition outside of returning the existing locksets to operable condition. The exterior door frames are in fair condition but the painted finish is in poor condition with exposed wood. They all have exterior storm/screen doors that are in poor condition.

Basement

The basement under the original portion of the house is one large open space with a gravel floor with an outcropping of rock that protrudes from the floor at the southeast corner of the basement, exposed stone exterior foundation walls, and exposed wood first floor joist ceilings. The first floor kitchen addition crawlspace was not accessible. At the time of the survey this level was very damp most likely related to the damage front bay window, broken basement windows, deteriorated chimneys and porch roof. Due to the active presence of water a moisture reading was not taken. Regardless of the active moisture the stone masonry foundations and wood floor joists appear to be in good condition.

The wood stairs from the first floor level are in poor condition with missing wood treads. The exterior stair and bulkhead door on the east side are in fair condition.

The hot water boiler is located in the southwest portion of the basement and is in poor condition. It is no longer functional. The hot water supply piping and boiler breaching is wrapped in insulation that is most likely asbestos containing material. There is two (2) 100 amp electrical service panels located at the west wall. Both of these panels and associated service and wiring are in poor condition. The sewer line runs in the stone utility tunnel that exits out of the southeast corner of the building.

Fig. Ext-13. Hot Water Boiler.

Fig. Ext-14. Basement.

Fig. Ext-15. Electrical Service Panel.

First Floor

The first floor of the original portion of the house contains a large wrap around porch, entry hall with an ornate staircase, receiving room, dining room, large living room and support spaces. Most of the original historic fabric remains; including elaborate brick and wood fireplace mantles, wood casework, ornate wood trim, wood wainscot, decorative plaster ceilings, plaster walls, paneled wood doors, and hardwood floors. The rear kitchen and bar addition was in very poor condition and was deemed to unsafe to survey.

The interior finishes range from fair to poor with the worst conditions being located at isolated areas where there is water damage related to the south bow window, porch roof, and chimneys. Refer to the plans in this report of locations of the significant plaster damage. In general the floor, wall and ceiling structural system is sound and stable. In all areas the painted plaster finish is in poor condition with much of the paint delaminated and peeling exposing the plaster finish coat. The wood trim, wainscot, casework and floor finish appear to be in fair condition with only cleaning and minor touch up repairs needed.

Typical moisture readings of the interior walls range from 25 to 37%–an acceptable range considering the current condition of the building. However; the west stair wall had moisture readings at 100% even though there was no evidence of moisture or water damage in this area. Portions of the exterior walls were saturated with moisture readings of 100% where there is visible exterior wall damage related to the porch roof, southwest bow window, and chimneys.

The interior wood paneled doors are in good condition. The interior finishes of the windows are in fair condition outside of the specific poor conditions noted in the exterior portion of this report.

The porch room 100 has endured significant water infiltration for a long time due to the poor condition of its roof. Most of the stone masonry walls are saturated and pointing mortar missing or in poor condition. Along the interior face of the east and south porch stone railing there are numerous stones that have shifted and are no longer in plane with the rest of the wall. The geometric tile floor is in fair to poor condition with many tiles missing, or cracked. The porch subfloor has settled at the side entrance and along the perimeter causing a failure of the tile border and field tile in these areas.


Fig. Ext-17. East Porch Tile Deterioration.


Fig. FF-16. South Bay Window.


Fig. FF-18. Room 103 Ceiling/Wall Damage.


Fig. Ext-19. East Porch Stair Archway Water Damage.


Fig. FF-20. Room 101 Ceiling Detail.


Fig. Ext-21. Porch Ceiling Damage.


Fig. FF-22. Room 103 Wall Deterioration.


Fig. Ext-23. Tower Roof wood Cornice Overhang.

Second Floor

The second floor is accessed from the large central staircase or the back service stair. There are nine bedrooms, two bathrooms and five closets. Most of the original historic fabric remains including wood trim, plaster ceilings, plaster walls, wood paneled doors, and hardwood floors.

The interior finishes of the second floor are in better condition than the first floor. In general the condition of the second floor ranges from fair to good with the floor, wall, ceiling, and structural system in sound and stable condition. The interior plaster wall and ceilings are in good condition with only isolated damage related to spot water infiltration issues related to the chimney conditions. Refer to the second floor plan for locations of deteriorated plaster. Outside of the center hall (Room 200), most of the painted finishes at the walls and ceilings are intact. Typical moisture readings for both the interior and exterior walls were low with a range of 0 to 16% moisture except for the wall finishes at or directly adjacent to the chimneys. Most of the floor finish is carpet which is in poor condition. However; it appears that under the carpet is hardwood flooring that is in good condition. Areas that have exposed hardwood flooring are in good condition and require refinishing only. All of the wood paneled doors are in good condition with little to no damage. The interior finishes of the windows are in fair condition outside of the specific problems identified in the exterior portion of this report.


Fig. SF-24. Room 203 Water Infiltration Damage


Fig. SF-26. Room 200- Main Staircase


Fig. SF-25. Room 213.


Fig. SF-27. Room 207- Bathroom.

Attic

The attic level is accessed from the rear service stair from the second floor. This level is a large open area with wood board flooring, exposed stone and brick walls, exposed roof rafters and roof decking boards. There is a small finished room in the south tower (302) with hardwood floor, wood trim, plaster walls, and plaster ceilings. The second floor ceiling/attic floor cavities are filled with vermiculite insulation. This insulation should be sampled and tested for hazardous materials. There is some temporary wood shoring in the southeast corner of the attic to help support the exterior shoring of the chimney above.

The attic level is in good condition with little to no evidence of active deterioration or damage. Despite the condition of the chimneys the roof, wall, and floor structure appear to be structurally sound with only minor areas of deteriorated wood roof boards for past roof leaks. For both the stone walls and plaster walls they are relatively dry with moisture readings from 15-30% outside of the walls at or directly adjacent to the chimneys. There are areas between the top of the stone walls and the bottom of the roof that are open to the elements. There are numerous missing floor boards exposing the floor insulation below.

Refer to the exterior section of this report for the condition of the attic windows.


Fig. AT-28. Attic Stairs.

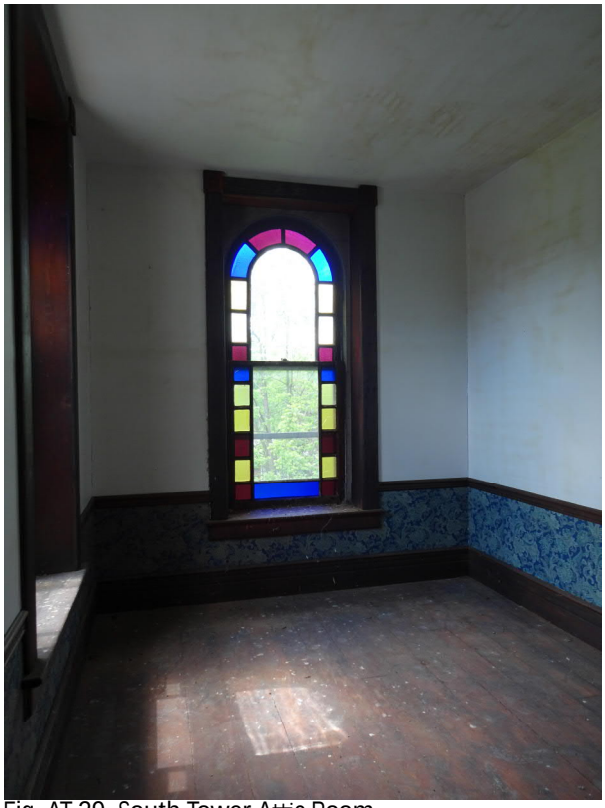


Fig. AT-29. South Tower Attic Room.


Fig. AT-30. West Attic Wall- Stone Damage.

Fig. AT-32. Rafters.

Building Systems

The building has two 100 amp electrical panels located in the basement. In general, the electrical panels and wiring are in poor condition. At the time of the service there is no active electrical service to the building.

The building was most likely originally heated with a steam boiler and radiators. Currently there is a hot water boiler and many of the original radiators. The original radiators have been converted over from steam to hot water system. The boiler is in poor condition and is not functional. The existing radiators appear to be in fair condition but since the heating system is inactive further investigation and testing of the radiators and associated piping is needed to determine if they are sound.

The site is connected to the municipal water and sewer system. All of the plumbing fixtures are modern units and are in poor condition. Hot water was provided by the existing inactive boiler. At the time of the survey the plumbing was not active so further investigation into the condition of piping is required.

Fig. AT-31. West Wall Attic.

Reccomendations

Due to the robust masonry bearing wall construction the overall structural condition of the Stone Lodge is in fair condition. However, the poor condition of the chimneys and porch roof must be address immediately to prevent any further damage to the building and address an unsafe condition at the site.

The following is a list of prioritized repairs that should be undertaken as soon as possible. The cost associated with each recommendation is intended to be a “ball park” estimate for use in project planning purposes. These estimates are LTRW’s “best guess” based upon our experience with past similar projects and current construction costing trends. These estimates are not based upon drawings or a detailed scope of work nor quotes from contractors. Furthermore, these recommendations and costs do not include a remediation of hazardous materials like asbestos, lead or PCB. Prior to any work preceding the impacted areas should be fully sampled and tested for the presence of hazardous materials.

Fig. Ext-34 South elevation- Tower and Porch.

Fig. Ext-33. Porch Facing South.

Priority One – Main Chimney and South Bay Window $64,000

In order to prevent a future collapse of the main chimney and the south bay window a significant repair/restoration of these areas needs to be undertaken. In their current condition these items pose a significant threat to the building and public safety.

The main chimney on the east side will need to be taken down to the roof level. Each stone number so that it can be placed back in its original location and the brick liner removed. A new brick chimney liner should be provided and the salvaged stones reset. All associated chimney roof flashings and roof crickets should be replaced. A new stone cap should be provided to prevent water infiltration and temporary wood shoring in the attic removed.

The bay window on the south elevation should have its stone exterior wall removed down to the top of the existing windows. Each stone should be salvaged and number for reuse. All unsound back-up masonry should be removed and replaced. The entire flat roof wood structure should be removed and replaced. The salvaged stones should be reset to recreate the original appearance of the south projecting bay. And final a new single-ply roof with associated flashing and drainage should be provided.

Priority Two – Porch Roof Replacement $43,000

Due to the severely deteriorated condition of the porch roof the entire roof system including the wood framing should be removed. Any structuraly unsound masonry components should be repaired and a new wood framed sloped roof should be provided. With a new roof deck a single-ply membrane roof should be provided with all associated roof flashings. Finally, all wood cornice should be replaced and trimed to match the original existing wood, profiles, and finishes.

Priority Three – Restoration of Remaining Chimneys $105,000

The remaining four chimneys should need to be taken down to the roof level. Each stone number so that it can be placed back in its original location and the brick liner removed. A new brick chimney liner should be provided and the salvaged stones reset. All associated chimney roof flashings and roof crickets should be replaced. A new stone cap should be provided to prevent water infiltration.


Fig. Ext-35. Main Chimney Deterioration.


Fig. Ext-36. North Chimney.

Priority Four – Rear Kitchen Addition Demolition $33,000

Due to advance state of deterioration, the entire Kitchen/Bar addition should be demolished and disposed of properly. This should include: the complete removal of the foundations, fill of the crawlspace area, any required shoring/repairs to the original mansion, and proper landscaping. Further investigation is needed to determine where the original building ends and the bar addition begins on the west side. It appears there might have been a porch located there.

The above scope of work and cost estimate does not include hazardous material abatement. Due to the age of the addition it is highly probable that some hazardous materials are existing and should be abated properly prior to demolition. In this area samples should be taken and laboratory analysis performed to determine if there are hazardous materials present.

Fig. Ext-37. Existing Addition.

Fig. FF-38. Existing Interior Addition- Bar.

Priority Five – Stone Masonry Resotration $35,500

With the major structural deficiencies corrected the rest of the building should have the exterior stone masonry walls restored. This will prevent future water infiltration from further deteriorating the exterior and interior spaces.

Scope of work includes spot repointing of the masonry joints, resetting displaced stones at porch, and deep repointing areas at the porch. All repointing work should match the existing grape vine style joint with mortar that is similar to the existing mortar in material, mix proportion and color.

Fig. Ext-39. Exterior Masonry Damage

Fig. Ext-40. Exterior Masonry Damage.

Priority Six – Exterior Window Restoration
$41,000

A major component of any exterior envelope restoration is repairing the fenestrations. With the roof and the masonry components addressed and properly restored the existing window should be restored to prevent water and air infiltration and secure the building.

Scope of work includes the removal of all of the exterior storm windows, removal of the west side awnings, replacement of broken or missing glass panes, glazing of existing panes, repair to damaged wood components and refinishing of the exterior exposed surfaces.

All of the basement windows should be replaced with wood awning type windows with four panes of glass to match the original windows.

At the south bay window on the first floor significant restorations of the wood double hung windows and transoms are required. If the deterioration is too severe, replacement replica wood double hung windows might be necessary. The exhaust fan should be removed from the window in room 107 and a replacement wood sash provided.

At the second floor the three windows above the bay require significant restoration to all components including the stained glass transom.

The missing/broken stained glass panes in the attic windows should be reinstalled or replaced.


Fig. Ext-41. Three Unit Arched Window-South Facade.

Priority Seven – Building Systems
$19,000

A new electrical service and electrical panels should be provided so that some power outlets and lighting are available. Having electrical service-makes the installation of motion sensor, exterior and interior lights, and an alarm system possible; therefore aiding in securing the building and preventing of vandalism.

In order to prevent future deterioration, it is recommended that some type of heat source it provided throughout the building. This could be a moderately sized boiler to provide the minimal heat to the existing radiators or a temporary heating system to keep the building from freezing.


Fig. SF-42. Room 200 Radiator.


Fig. Ext-43. Attic Window


Fig. Ext-44. Curved Window

Conclusion

As a contributing structure in the National Register of Historic Places eligible Palatine Bridge Historic District and considering the important contributions the Johnston family made to the area it's important that the Stone Lodge is preserved. Fortunately, due to the robust, durable stone exterior bearing wall construction, the main structural components of the original portions of the Stone Lodge is sound and is not in immediate danger of collapse. Unfortunately, the chimneys, bay window, porch roof, and kitchen addition are in very poor condition.

The main southeast chimney, bay window, and porch roof are in an active state of failure that must be repaired as soon as possible. Due to the deteriorated condition of the kitchen addition and its lack of historic context this portion of the building is too far gone to repair and should be demolished. These elements pose a significant threat to public safety and the future condition of the building. If not addressed soon these elements could cause significant further deterioration to the main building.

Once these critical items, Priorities 1 – 4, are addressed the Stone Lodge would be free of major structural deficiencies making this property more attractive to potential buyers. Priority items 5 -8 are above and beyond what is needed to secure the building but would significantly increase the property value and allow it to remaining in good condition for a significant period of time with basic maintenance. Any work performed will assist The Greater Mohawk Valley Land Bank in returning the building to an active part of the community.

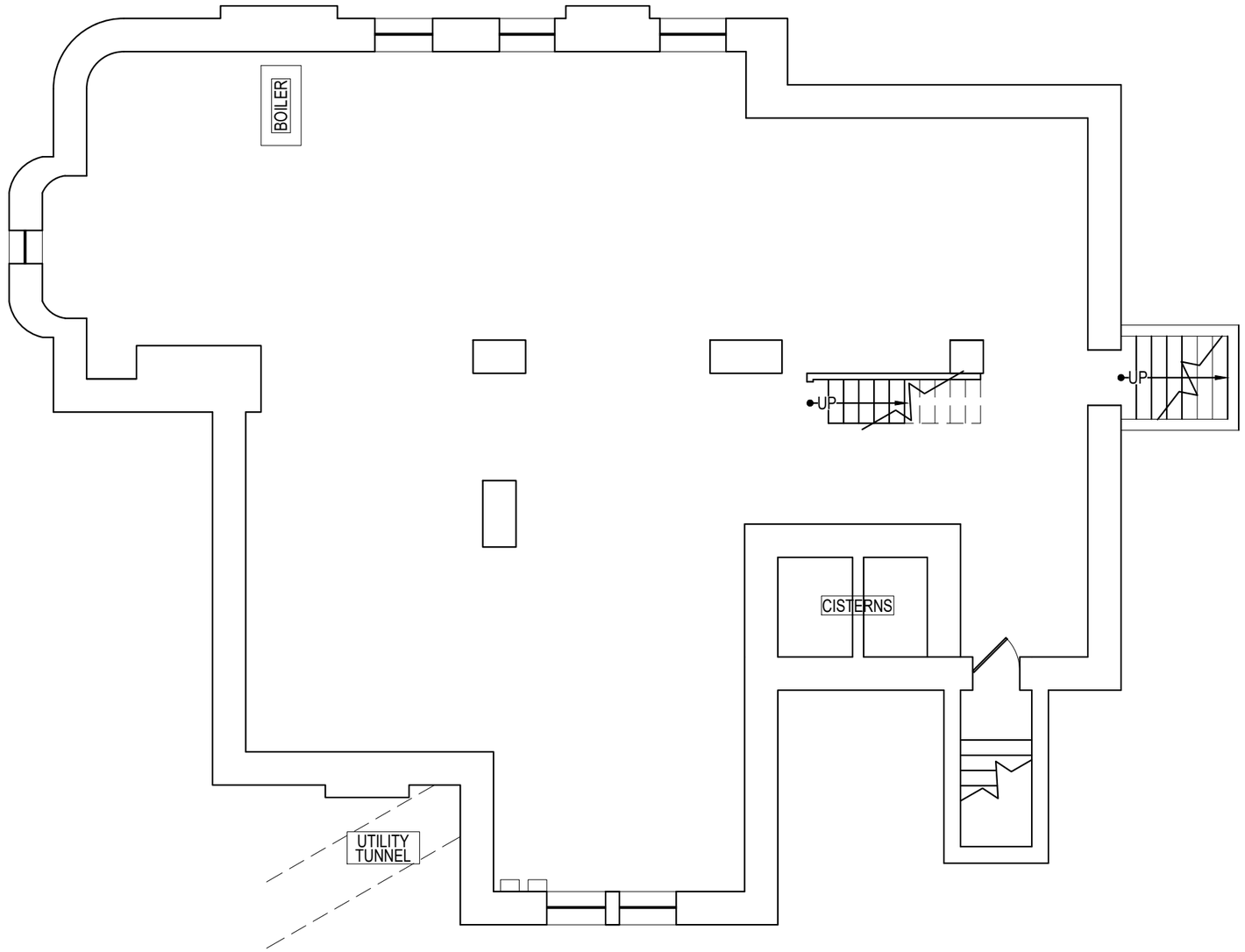
Lacey Thaler Reilly Wilson Architecture &Preservation, LLP is committed to finding unique and innovative approaches to restore our historic buildings. We have experience in managing the process of restoring historic buildings from project conception, project design, and project financing all the way to construction completion. We're here to help the Greater Mohawk Valley Land Bank and look forward to working with you in the future.

Fig. Ext-45. South-East Exterior.

Fig. Ext-46. East Facade- Roof and Chimney Damage

Appendix A

Drawings



BASEMENT FLOOR PLAN

1/8" = 1' - 0"

0 2' 4' 8' 16'

N

A100

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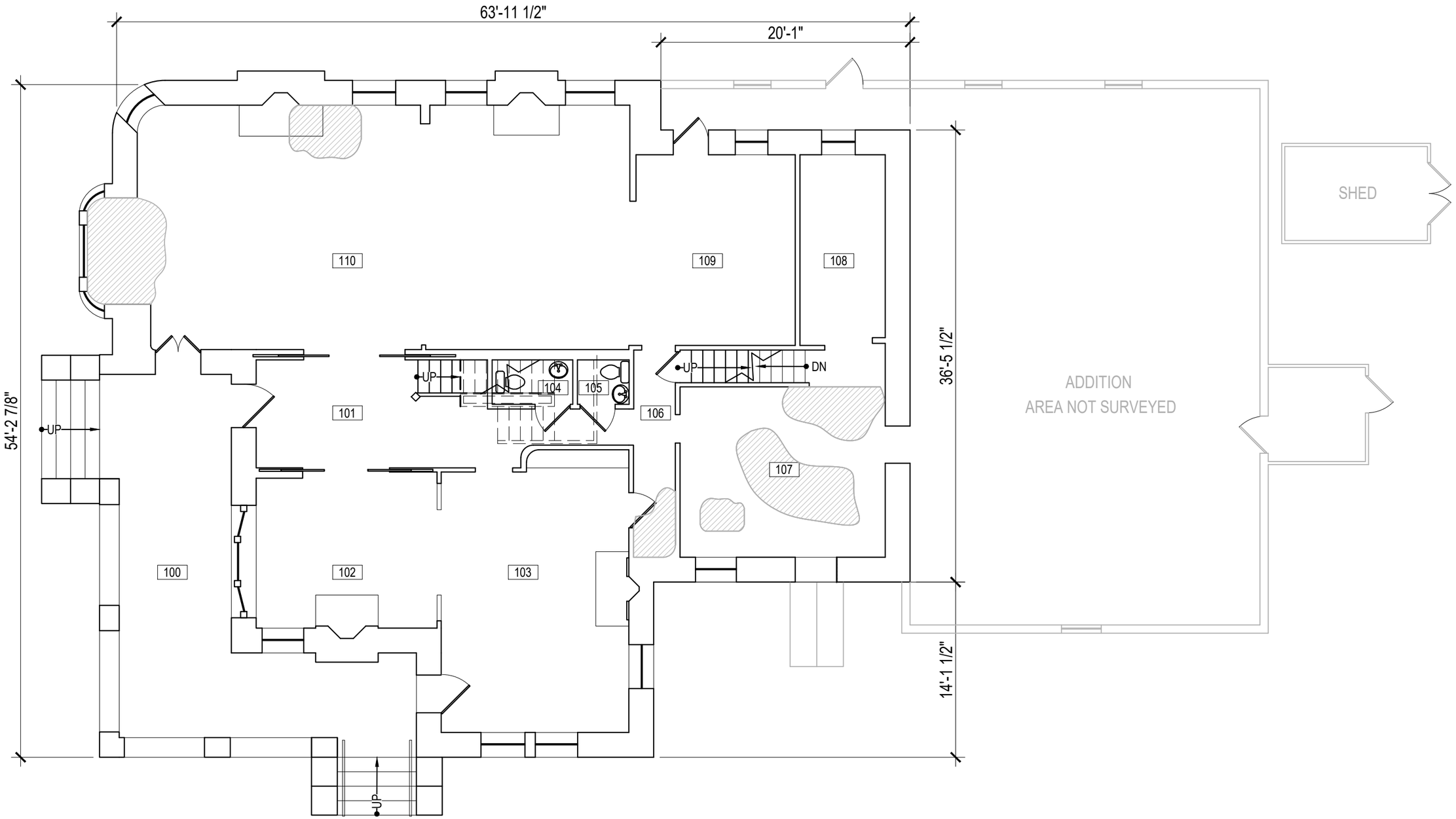
STONE LODGE
132 W GRAND STREET
PALANTINE BRIDGE, NY



FIRST FLOOR PLAN

1/8" = 1' - 0"

0 2' 4' 8' 16'

N

A101

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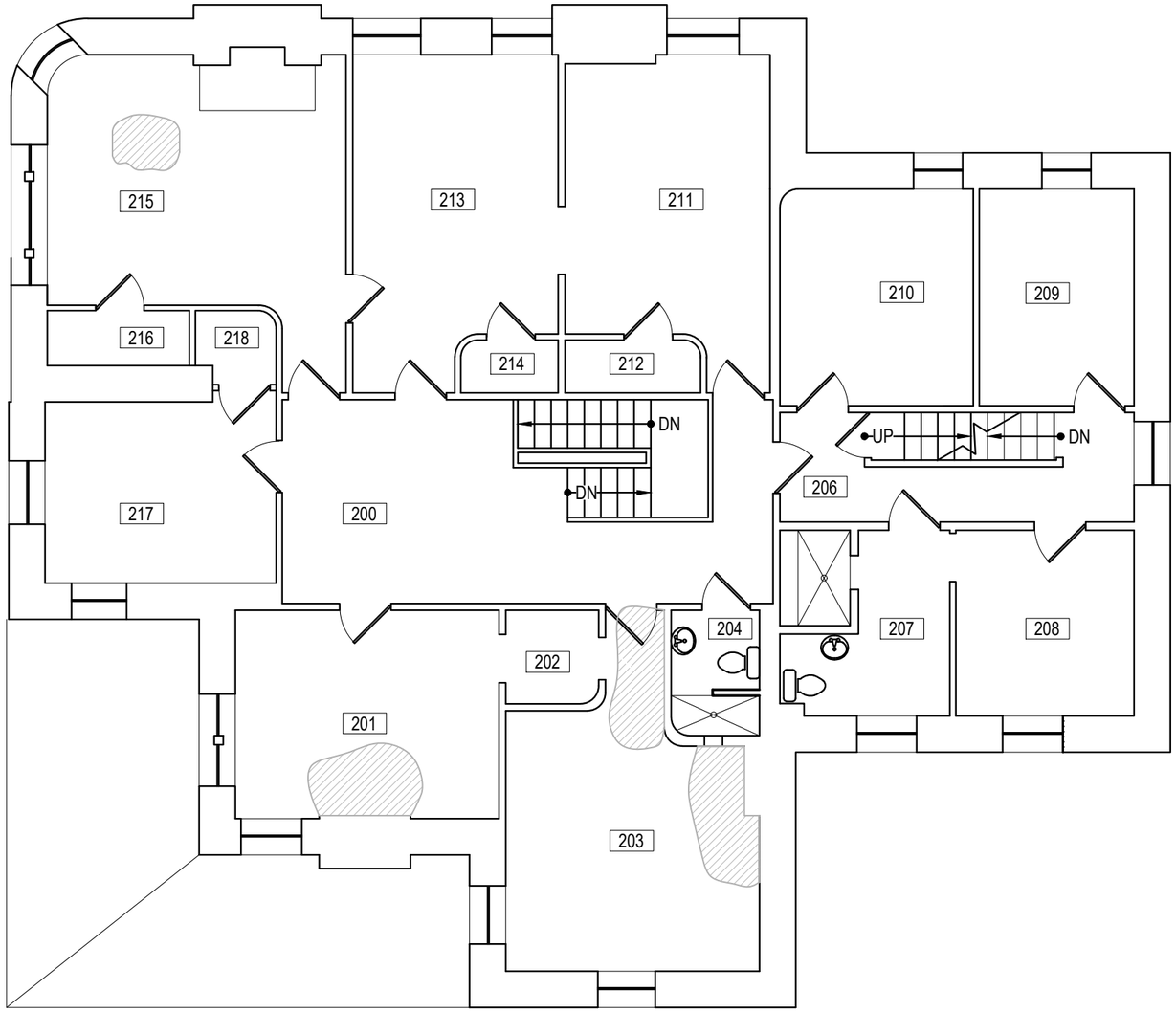

SECOND FLOOR PLAN

1/8" = 1' - 0"

0 2' 4' 8' 16'

N

A102

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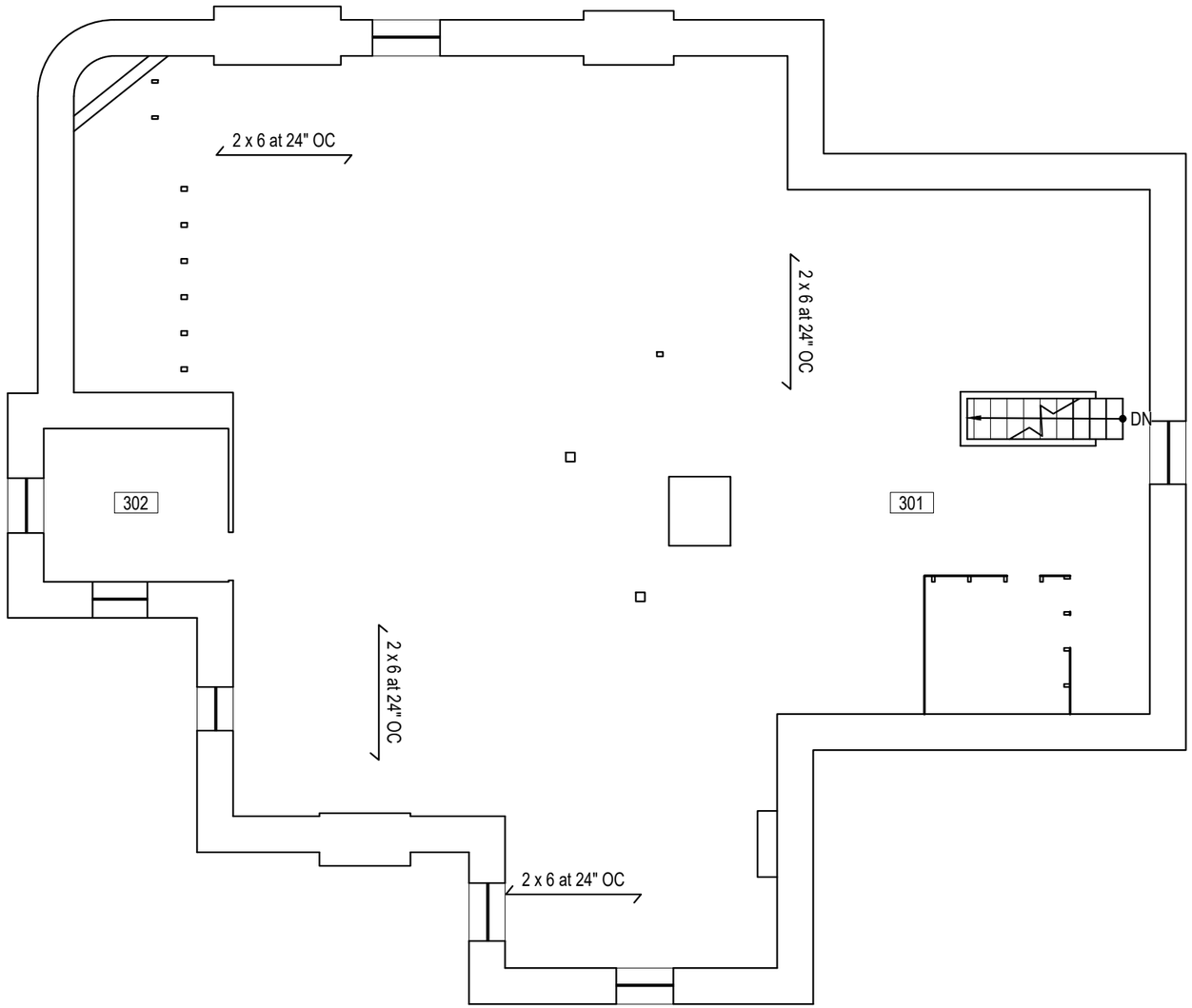
PALENTINE BRIDGE



ATTIC FLOOR PLAN

1/8" = 1' - 0"

0 2' 4' 8' 16'

N

A103

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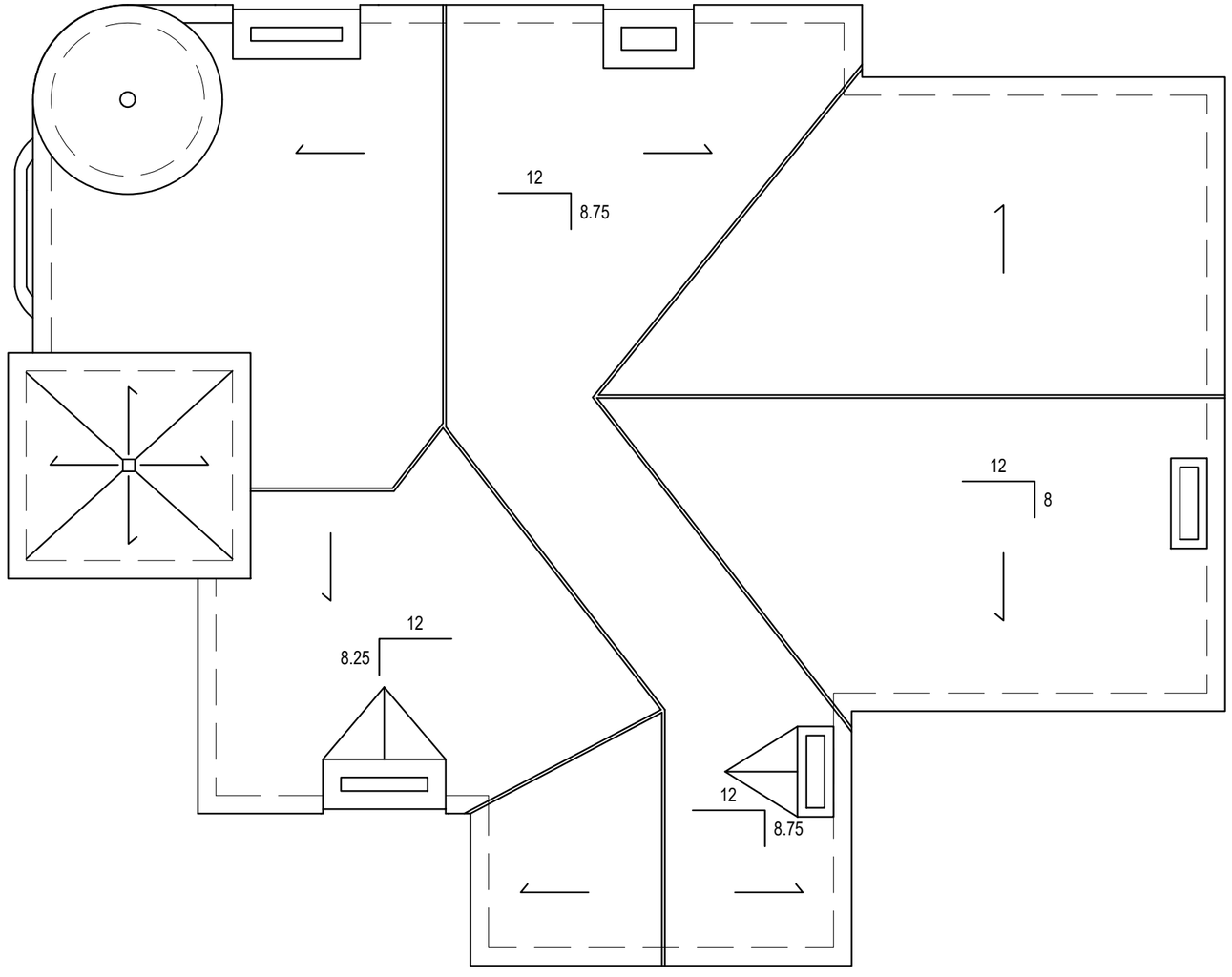
STONE LODGE
132 W GRAND STREET
PALENTINE BRIDGE, NY



ROOF PLAN

1/8" = 1' - 0"

0 2' 4' 8' 16'

N

A104

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STONE LODGE
132 W GRAND STREET
PALENTINE BRIDGE, NY

STONE WALL TO BE REBUILT

STONE REPOINTING

SOUTH ELEVATION

SCALE: 1/8"= 1'0"

0 2' 4' 8' 16'

A201

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EAST ELEVATION

SCALE: 1/8"= 1'0"

0 2' 4' 8' 16'

A202

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STONE WALL TO BE REBUILT

STONE REPOINTING

REPLACE WOOD TRIM

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WEST ELEVATION

SCALE: 1/8"= 1'0"

0 2' 4' 8' 16'

A203

19-012 STONE LODGE
CRITICAL CONDITIONS REPORT

STONE WALL TO BE REBUILT

STONE REPOINTING

NORTH ELEVATION

SCALE: 1/8"= 1'0"

0 2' 4' 8' 16'

A204

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Appendix B

Feasibility Budget Analysis

Stone Lodge Critical Condition Report

FEASIBILITY BUDGET ANALYSIS
23-Jul-19
LACEY THALER REILLY WILSON
SUMMARY

PRIORITY ONE - CHIMNEY AND BAY WINDOW RESTORATION	$64,100
PRIORITY TWO - PORCH ROOF REPLACEMENT	$42,800
PRIORITY THREE - REMAINING FOUR CHIMNEY RESTORATION	$105,000
PRIORITY FOUR - KITCHEN ADDITION DEMOLITION	$33,200
PRIORITY FIVE - STONE MASONRY RESTORATION	$35,500
PRIORITY SIX - EXTERIOR WINDOW RESTORATION	$40,900
PRIORITY SEVEN - BUILDING SYSTEMS	$19,000
TOTAL	**$340,500**

Stone Lodge Critical Condition Report

LACEY THALER REILLY WILSON

23-Jul-19

	PRIORITY ONE - CHIMNEY AND BAY WINDOW RESTORATION DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	SOUTH BAY WINDOW ROOF DEMO & STABILIZATION	30	SF	$45.00	$1,350	
2	SAVE AND CLEAN STONES FOR REUSE	1	LS	$800.00	$800	
3	PROVIDE NEW STONE CAP AT CHIMNEYS	1	EA	$1,200.00	$1,200	
4	REBUILD/ RESET WALL (NEW BRICK LINER, SALAVAGED STONE)	250	SF	$92.00	$23,000	
5	SOUTH BAY STONE WALL REBUILD	50	SF	$92.00	$4,600	
6	SOUTH BAY FRAMING REPAIRS	30	SF	$65.00	$1,950	
7	SOUTH BAY SINGLE-PLY ROOF	30	SF	$45.00	$1,350	
8	ACCESS - SCAFFOLD/LIFT	1	ALLOW	$8,000.00	$8,000	
	SUB-TOTAL				$42,250	$42,250
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$7,014
	SUBTOTAL					$49,264
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$9,853
	SUBTOTAL					$59,116
	ESCALATION	8.40%				$4,966
	SUBTOTAL					$64,082
	TOTAL					**$64,100**

Stone Lodge Critical Condition Report

LACEY THALER REILLY WILSON

23-Jul-19

	PRIORITY TWO - PORCH ROOF REPLACEMENT DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	WOOD ROOF FRAMING REMOVAL	500	sf	$5.00	$2,500	
2	WOOD ROOF FRAMING	500	SF	$22.00	$11,000	
3	SINGLE PLY MEMBRANE ROOF	500	SF	$30.00	$15,000	
4	WOOD TRIM	75	LF	$30.00	$2,250	
	SUB-TOTAL				$28,250	$28,250
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$4,690
	SUBTOTAL					$32,940
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$6,588
	SUBTOTAL					$39,527
	ESCALATION	8.40%				$3,320
	SUBTOTAL					$42,848
	TOTAL					**$42,800**

Stone Lodge Critical Condition Report

LACEY THALER REILLY WILSON

23-Jul-19

	PRIORITY THREE - REMAINING FOUR CHIMNEY RESTORATION DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	SAVE AND CLEAN STONES FOR REUSE	1	LS	$2,400.00	$2,400	
2	PROVIDE NEW STONE CAP AT CHIMNEYS	4	EA	$1,200.00	$4,800	
3	REBUILD/ RESET WALL (NEW BRICK LINER, SALAVAGED STONE)					
	Northeast Chimney	140	SF	$92.00	$12,880	
	North Chimney	75	SF	$92.00	$6,900	
	Southwest Chimney	130	SF	$92.00	$11,960	
	Northwest Chimnney	150	SF	$92.00	$13,800	
4	ACCESS - SCAFFOLD/LIFT	1	ALLOW	$5,000.00	$5,000	
5	PROVIDE MASONRY REPOINTING	192	SF	$60.00	$11,520	
	SUB-TOTAL				$69,260	$69,260
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$11,497
	SUBTOTAL					$80,757
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$16,151
	SUBTOTAL					$96,909
	ESCALATION	8.40%				$8,140
	SUBTOTAL					$105,049
	TOTAL					**$105,000**

Stone Lodge Critical Condition Report

LACEY THALER REILLY WILSON

23-Jul-19

	PRIORITY FOUR - KITCHEN ADDITION DEMOLITION DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	BUILDING DEMOLITION	12000	CF	$0.55	$6,600	
2	HAUL WAY AND DISPOSAL FEES	435	CY	$20.00	$8,700	
3	FILL	290	CY	$2.00	$580	
4	LANDSCAPING	1600	SF	$3.00	$4,800	
5	GENERAL CARPENTRY (SECURE OPENINGS)	1	AL	$1,200.00	$1,200	
	SUB-TOTAL				$21,880	$21,880
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$3,632
	SUBTOTAL					$25,512
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$5,102
	SUBTOTAL					$30,614
	ESCALATION	8.40%				$2,572
	SUBTOTAL					$33,186
	TOTAL					**$33,200**

Stone Lodge Critical Condition Report

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23-Jul-19

	PRIORITY FIVE - STONE MASONRY RESTORATION DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	RESET DISPLACED STONES	35	SF	$61.50	$2,153	
2	PROVIDE MASONRY DEEP REPOINTING	125	SF	$22.00	$2,750	
3	PROVIDE MASONRY REPOINTING	600	SF	$25.50	$15,300	
4	LIFT/SCAFFOLD RENTAL	1	EA	$3,200.00	$3,200	
	SUB-TOTAL				$23,403	$23,403
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$3,885
	SUBTOTAL					$27,287
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$5,457
	SUBTOTAL					$32,745
	ESCALATION	8.40%				$2,751
	SUBTOTAL					$35,495
	TOTAL					**$35,500**

Stone Lodge Critical Condition Report

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23-Jul-19

	PRIORITY SIX - EXTERIOR WINDOW RESTORATION DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	REMOVE EXISTING STORM WINDOWS AND AWNINGS	41	UNITS	$35.00	$1,435	
2	REPLACE DETERIORATED SASH W/GLASS AND GLAZING	5	EA	$250.00	$1,250	
3	RESTORE WOOD FRAMES	5	AL	$600.00	$3,000	
4	RESTORE WOOD SASHES	12	AL	$350.00	$4,200	
5	REGLAZE WINDOW	38	EA	$65.00	$2,470	
6	REPLACE BROKEN GLASS	6	EA	$45.00	$270	
7	RESTORE STAINED GLASS WINDOW IN ROOM 215	1	ALL	$2,400.00	$2,400	
8	RESTORE ATTIC STAINED GLASS WINDOWS	4	EA	$450.00	$1,800	
9	PROVIDE NEW BASEMENT WINDOWS	6	EA	$650.00	$3,900	
10	EXTERIOR PAINTING OF WINDOWS	41	EA	$95.00	$3,895	
11	LIFT/SCAFFOLD RENTAL	1	UNITS	$2,400.00	$2,400	
	SUB-TOTAL				$27,020	$27,020
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$4,485
	SUBTOTAL					$31,505
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$6,301
	SUBTOTAL					$37,806
	ESCALATION	8.40%				$3,176
	SUBTOTAL					$40,982
	TOTAL					**$40,900**

Stone Lodge Critical Condition Report

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23-Jul-19

	PRIORITY SEVEN - BUILDING SYSTEMS DESCRIPTION	FEASIBILITY BUDGET ANALYSIS QUANTITY	U/M	UNIT PRICE	EXTENSION	TOTAL
1	NEW 200 AMP ELECTRIC SERVICE	1	UNIT	$2,400.00	$2,400	
2	NEW 200 AMP ELECTRIC PANEL	1	EA	$800.00	$800	
3	MISC. WIRING AND DEVICES	1	AL	$1,200.00	$1,200	
4	NEW HW BOILER	1	EA	$10,000.00	$10,000	
5	REPAIRS TO EXISTING RADIATORS	10	EA	$50.00	$500	
	SUB-TOTAL				$12,500	$12,500
	GENERAL CONDITIONS, OVERHEAD, INSURANCE, BOND & FEE	16.60%				$2,075
	SUBTOTAL					$14,575
	DESIGN & CONSTRUCTION CONTINGENCY	20.00%				$2,915
	SUBTOTAL					$17,490
	ESCALATION	8.40%				$1,469
	SUBTOTAL					$18,959
	TOTAL					**$19,000**

End of Report.

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