



# Scovil Hoe Factory

Existing Conditions Study and Reuse Evaluation



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## EXECUTIVE SUMMARY

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Crosskey Architects, LLC was hired by the Connecticut Trust for Historic Preservation to conduct a conceptual reuse study for the D. & H. Scovil Company Mill buildings located at 11 Candlewood Hill Road within the Village of Higganum, Town of Haddam, Connecticut. The work was divided into two phases: Phase 1 – Existing Conditions Study included a visual review of the building to assess the existing conditions of various materials, components and systems, and a study of the environmental conditions of the site. Phase 2- Reuse Evaluation will include meetings to identify uses to be studied, developing schematic design plans, and building code analysis. Our recommendations and findings for Phase 1 have been assembled into the following written report supported by photographs, existing conditions drawings, and schematic design plans.

The objectives of this project were to provide documentation of the condition of each building feature and the associated deficiencies, and prioritize and define recommended treatments. Fuss & O'Neill's review and recommendations regarding existing environmental conditions of the site are included in the appendix.

On the morning of August 26, 2016, the project team conducted a visual inspection of the existing buildings to accomplish the above objectives. The weather was partly cloudy and hot at the time of the site visit. The survey was limited to visual inspections observed at ground level and tactile investigation in areas of wood deterioration. Access to the interior was not available at the time of the assessment, and no destructive investigative methods were used. Areas of concern were inspected visually and documented via digital images (included at the end of this report).

A visual assessment of the building's exterior gives the appearance of a structure in fair condition. The roofs, gutters and leaders have been well maintained over the years, which has helped preserve the structures. Closer inspection revealed that the majority of the wood windows have dry rot, which has led to their deterioration. Window repair is preferred over replacement; however, replacement may be necessary given the conditions.

Recommended treatments focus on the preservation and rehabilitation of the exterior features. Certain features that are damaged beyond repair, like the windows, may be replaced in-kind or with compatible substitute materials. Other missing features may be replaced. Brick masonry is generally in stable condition but areas require brick replacement and repointing. As a firm specializing in historic preservation and contracted to develop a preservation plan for adaptive re-use, we have identified character defining features and materials to be preserved and believe that the buildings can successfully be redeveloped.





## PROJECT OVERVIEW

### Background

This Condition Assessment and Reuse Report will help inform the scope of preservation work required for the reuse of the structures. This report will provide a building envelope analysis broken down by feature, and appropriate treatment recommendations. As a management tool, the report will assist with the phasing of work, acquisition of funds necessary for completion of the project, and identify those deficiencies that are in need of immediate repair.

### Brief History

Constructed of brick, these two foundry buildings feature a clearstory monitor roof, a typical roof treatment for industrial buildings of this time-period. The Scovil mill operated from approximately 1849 to 1942 until it was sold to the State of Connecticut and converted into a garage and repair shop. The south elevation of Building A and the north elevation of Building B were significantly altered when the buildings were converted into garages and repair shops.

From Roth Survey, 1980

"The typical foundry, rolling mills and or press department building remained long in relation to width, still the best shape for maximum natural light and efficient mechanical power transmission. It has only one story, because the weight of the equipment and the products militated against stacking these operations. Its roof was gabled or near-flat with a low, narrow monitor along the ridge. The monitor did not light an attic to create an additional floor, like the formers in gable- or mansard-roofed textile mills or earlier clearstory monitor. The foundry monitor lit and ventilated the one-story work area. ... By the mid-1880s this foundry-type building was commonly divided into three long bays, with the central bay under the monitor and lower side bays flanking it. Rows of structural columns divided the bays, leaving large unobstructed floor space in the central area. ... The surviving nineteenth-century brass rolling mills...present further examples of this building type, as do foundries at forge shops at Scovil Hoe in Higganum (1880-1887). These building represent the capital-intensive metals manufacturers of the late nineteenth-century as clear as the small frame shops depict the origins of Connecticut hardware production."

### Resource Orientation Information

Location:	11 Candlewood Hill Road
City:	Haddam
County:	Middlesex
Resource name:	D. & H. Scovil Hoe Company Mill No. 4
Year Constructed:	Building A, Forge Shop, 1880 Building B, Shop, 1887
Owner/Manager:	Connecticut Department of Transportation
Current Use:	Garage and repair shop
Open to Public:	No
National Register Status:	Not listed



## Scope of Project and Objectives

The Condition Assessment determines in a comprehensive way the current condition of the various structural and architectural elements and features of the building. In addition, it indicates maintenance deficiencies that could lead to further damage. Conditions rated as Good, Fair, or Poor describe the actual condition of the features that are evaluated. The feature is also rated as Critical, Serious, or Minor to indicate the significance of the deficiency of the features.

The following standard condition assessment ratings are based on those outlined by the National Park Service Facility Management Division's Asset Management Process (AMP) under the Facility Condition Index Rating Scale.

## Condition Ratings

Good - This rating indicates that:

- (a) routine maintenance should be sufficient to maintain the current condition

Fair - This rating indicates that:

- (a) the feature generally provides an adequate level of service to operations, but
- (b) the feature requires more than routine maintenance attention.
- (c) This rating also indicates that maintenance or repair / rehabilitation work may be required in the future.

Poor - This indicates that the feature is in need of immediate attention. This rating also indicates that:

- (a) routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- (b) maintenance should be scheduled for the current year and / or
- (c) immediate repair / rehabilitation should be requested consistent with long term management objectives

## Maintenance Deficiency Priority Ratings

Listed as "Priority Ratings" on the *Feature Inventory Condition Assessment Tables*, these ratings are based on the condition rating of each feature and a priority rating was established. These priority ratings indicate either a **critical**, **serious**, or **minor** deficiency priority rating.

### Critical – (Emergency / Immediate)

- This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature **if not corrected within 1 year**; or
- There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies **if not corrected within 1 year**; or
- There is an immediate threat to the health and / or safety of the user; or
- There is a failure to meet a legislated requirement.



**Serious – (Immediate / Short Term)**

- This rating defines a deteriorated condition that if not corrected *within 1 to 3 years* will result in the failure of the feature; or
- A threat to the health and / or safety of the user may *occur within 1 to 3 years* if the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent or related materials and / or features as a result of the feature's deficiency.

**Minor – (Short Term / Long Term)**

- This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- There is reduced life expectancy of affected adjacent or related materials and / or systems *within 3 to 5 years and beyond*; or
- There is a condition with a long term impact *within 3 to 5 years and beyond*.

**Scovil Hoe Factory Buildings Features Master List**

**SITE**

**STRUCUTRE**

Wall Structure  
Floor Structure  
Roof Structure

**EXTERIOR ENVELOPE**

Foundation  
Exterior Walls  
Roof Surface Covering  
Architectural Trim

**WALL OPENINGS & PENETRATIONS**

Windows  
Doors





## BUILDING INVESTIGATION AND ANALYSIS

### Building A (81-115), 1887

#### Site

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Site			Fair to poor	Serious
<p><u>Feature Description</u> – The Scovil Hoe Factory Buildings are located along Candlewood Hill Road and run parallel to the Candlewood Hill Brook and the road. The buildings are oriented on east-west axis. The property is a gentle sloping hill that descends toward the east. The south side of the property slopes towards the brook and the north side is dug into the hillside and held back by a retaining wall. There is a significant amount of decaying organic material between the retaining wall and north elevation.</p> <p>There are trees growing close to the east elevation of the building and shrubs have taken over the west end of the north elevation. At the south north elevation, A large tree grows from the hillside near the chimney. In some places, the foliage overhangs and touches the building. The portion of the site between the buildings is paved with bituminous asphalt that abuts the foundations of the buildings.</p>				
<p><u>Feature Condition</u> – There is organic build up on windows with screens near the trees. The bituminous asphalt is in poor condition, and the gravel underlayment is exposed. Grass and small shrubs have grown through the cracks. Paving to the edge of the building has caused the mortar to deteriorate from splash-up and salt exposure.</p>				
<p><u>Treatment Recommendations</u> –</p> <ul style="list-style-type: none"><li>• Remove all debris and vegetal growth, especially in between the retaining wall and the north elevation.</li><li>• Remove/pullback bituminous paving and concrete approximately four feet (4') from the building, and reinstate a permeable surface</li><li>• Repave driveway and parking areas</li></ul>				
<p>Photo Numbers – All</p>				

#### Foundation

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Foundation	Concrete	Lift lines	Fair	Minor
<p><u>Feature Description</u> – The foundation consists of concrete footings and slab on grade with concrete walls toward the east elevation. The height of the wall increase as the property slopes toward the east.</p>				
<p><u>Feature Condition</u> – The concrete is cracking and spalling in areas, which is normal for the building's age. Cracking occurs in most concrete but will vary in size and can be either active or inactive. Spalling (the loss of surface materials) is often associated with freeze and thaw cycles.</p>				
<p><u>Treatment Recommendations</u> –</p>				



- Remove debris and vegetal growth
- Check ground for signs of settling
- Patch missing areas of concrete

All work shall be carried out in accordance with Preservation Brief 15: Preservation of Historic Concrete

Photo Numbers – 6,7, 17-19, 21

### Floor Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Floor Structure	Concrete		TBD	TBD
<u>Feature Description</u> <u>First Floor</u> – The floor structure was observed from the exterior of the building through windows. The floor structure consists of concrete slab on grade.				
<u>Feature Condition</u> <u>First Floor</u> – The overall condition of the floor is unknown but it does appear to show signs of aging.				
<u>Treatment Recommendations</u> – TBD				
Photo Numbers –				

### Wall Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Wall Structure	Brick Wood frame and GWB Hardwood		TBD	TBD
<u>Feature Description</u> <u>First Floor</u> – The wall structure consists of brick masonry load-bearing walls. Masonry walls are approximately 18"-24" wide. Interior partition walls are constructed of wood studs and gypsum wallboard.				
<u>Feature Condition</u> <u>First Floor</u> – TBD				
<u>Treatment Recommendations</u> – TBD				
Photo Numbers –				





## Exterior Walls

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Exterior Walls	Brick		Fair to Poor	Serious
<u>Feature Description</u> – The walls are constructed of red brick with segmental-arched widow openings with brick lintels and stone sills.				
<u>Feature Condition</u> – The bottom half of south elevation has areas of spalling, damaged bricks and mortar loss at grade level.				
<u>Treatment Recommendations</u> – <ul style="list-style-type: none"> <li>• Replace missing brick with new brick to match the size and color of the original</li> <li>• Replace new mortar to match the strength, color and texture of the existing mortar. A test patch of the proposed mortar should be made available for review and approval by SHPO before undertaking any work.</li> <li>• Cleaning the brick masonry with mild detergent at water line pressure</li> </ul> <p>The masonry cleaning and re-pointing will be carried out in accordance with NPS Briefs 1 and 2, respectively.</p>				
Photo Numbers – 9, 11				

## Roof Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Roof Structure	Hardwood		TBD	TBD
<u>Feature Description</u> – The moderately pitched gable roof is topped by a low, narrow clearstory monitor roof. The roof structure is supported by timber trusses that span the width of the building				
<u>Feature Condition</u> – The trusses and roof structure appear to be in good condition.				
<u>Treatment Recommendations</u> –TBD				
Photo Numbers – 2, 3, 6, 7, 19, 20				

## Roof Surface Covering

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Roof Surface Covering	Asphalt Shingles		Fair to poor	Serious
<u>Feature Description</u> – The roof and clearstory is covered with 3-tab asphalt shingles in varying shades of color. From ground level, the north elevation is intact. There are gutters and leaders at the south elevation only				
<u>Feature Condition</u> – From ground level, the north elevation is most intact with some shingles missing or lifting, but overall it is in fair condition. The shingles on the north elevation are severely deteriorated with areas of				



moss and other vegetal growth. The gutters and leaders are in fair condition.

Treatment Recommendations –

- Remove existing roof surface covering
- Install new three tab asphalt roofing system
- Install new gutter system

Photo Numbers – 2, 3, 6, 7, 12, 13, 14, 19, 20, 25, 26, 27, 28, 29, 30, 34

### Architectural Trim

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Architectural Trim	Wood		Fair to poor	Serious

Feature Description – The architectural trim consists of wood fascia boards at the gable roof ends. The wood is painted/stained a blue-gray color.

Feature Condition – Many of the boards are weathered and the paint/stain system has failed.

Treatment Recommendations –

- Remove wood fascia boards if rot is present and replace in-kind
- If rot is not present, scrape and re-paint/stain fascia boards

Photo Numbers – 4, 25

### Windows

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Windows	Wood		Fair to poor	Serious

Feature Description – The wood windows are twelve-over-twelve double hung sash. On the north elevation, two (2) windows openings were converted into door openings, and one sash was replaced with louvers. On the north elevation, three-window sash have been removed and louvered panels installed.

The sash are painted brown but remnants of both red and blue-green are visible. Further paint analysis is warranted.

Feature Condition – The double hung sash are in varying degrees of failure. The condition of the sash varies depending on elevation and the majority of glazing is deteriorated; however, the panes of glass are mostly intact. The paint system has failed, and it is unknown if the windows retain original hardware components and are in working order.

Treatment Recommendations –

- Conduct a window survey
- If windows are in salvageable condition;



- Repair/replace deteriorated components with Dutchman and/or epoxy repair
- Replace missing components
- Replace broken and missing panes of glass with historic glass
- Reglaze all of the sash
- Remove existing paint and prep, prime and paint all sash
- Refurbish hardware
- If windows require replacement;
  - Design a new window that matches the existing in size, dimension and profile

The repair or replacement of wooden windows will be carried out in accordance with Preservation Brief 9: The Repair of Historic Wooden Windows.

Photo Numbers – 5, 11, 16, 22, 29, 32, 33,

## Doors

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Doors	Wood Steel Aluminum		Fair	Minor

Feature Description – At the south elevation, there is one original door opening and door. The door opening is recessed with a double lintel. The lower portion is brick soldier course while the upper lintel is granite. Two granite steps lead up to the door. All other access doors are steel frame with a single pane of glass. Some are set in window openings and have wood panel surrounds, others were set in new masonry openings. The large maintenance garage doors are also steel with four (4) lights. The small access doors have steel lintels while the garage doors have steel frames and lintels. All doors are painted brown.

At the north elevation there is one original door opening with a granite lintel and sill. The wood door consists of vertical boards set in a wood frame and painted brown. Original cast iron hardware is also painted brown.

\*It shall be noted that toward the east end of the south elevation there was an original door opening, as indicated by the large granite lintel and threshold.

Feature Condition – The wood panel and aluminum-frame storm doors at the south elevation are in fair condition. All other doors have varying degrees of rust and are in operable condition.

At the north elevation, the wood door is in fair to poor condition. The bottom has been exposed to moisture and has formed biological growth, which has led to rot at the board ends.

### Treatment Recommendations –

- If wood doors are in salvageable condition;
  - Repair/replace deteriorated components with Dutchman and/or epoxy repair
  - Replace missing components
  - Replace broken and missing panes of glass with historic glass
  - Reglaze all of the sash
  - Remove existing paint and prep, prime and paint
  - Refurbish hardware
- If wood doors require replacement;
  - Design a new door that matches the existing in size, dimension and profile
- Replace steel doors with new doors to match





Photo Numbers – 6, 8, 14, 15, 17, 18, 19, 23, 35, 36

**PRIORITIZED MAINTENANCE DEFICIENCY RATING TABLE**  
**BUILDING A (81-115), 1887**

FEATURE LOCATION	FEATURE NAME	MATERIAL TYPE	CONDITION RATING	PRIORITY RATING
Site	Landscape		Fair	Minor
Structure	Roof Structure	Wood	TBD	TBD
Structure	Floor Structure	Concrete	Fair	Minor
Structure	Wall Structure	Brick Wood frame with GWB Hardwood	TBD	TBD
Exterior	Foundation	Concrete	Fair	minor
Exterior	Exterior Walls	Brick	Fair to poor	Serious
Exterior	Architectural Trim	Wood	Fair to poor	Serious
Exterior	Roof Surface Covering	Asphalt	Fair to poor	Serious
Wall Openings	Windows	Wood	Fair to poor	Serious
Wall Openings	Doors	Wood Steel Aluminum	Fair to poor	Serious

**Please see Appendix A: Building A (81-115) Condition Assessment Photographs**



## Building B (81-106), 1838-1866

### Site

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Site			Fair to poor	Serious
<p><u>Feature Description</u> – The Scovil Hoe Factory Buildings are located along Candlewood Hill Road and run parallel to the Candlewood Hill Brook and the road. The buildings are oriented on east-west axis. The property is a gentle sloping hill that descends toward the east. The south side of the property slopes towards the brook and the north side is dug into the hillside and held back by a retaining wall.</p> <p>At the south north elevation, patches of grass and small shrubs grow along the foundation. The portion of the site between the buildings is paved with bituminous asphalt and abuts the foundation along the north elevation. There are trees growing close to the east end of the south elevation, and vines and shrubs growing against the building. In some places, the foliage overhangs and touches the building.</p>				
<p><u>Feature Condition</u> –The bituminous asphalt is in poor condition, and the gravel underlayment is exposed. Grass and small shrubs have grown through the cracks. Paving to the edge of the building has caused the mortar to deteriorate from splash-up and salt exposure.</p>				
<p><u>Treatment Recommendations</u> –</p> <ul style="list-style-type: none"> <li>Remove all vegetal growth from the building and within five feet (5') of foundations</li> <li>Remove/pullback bituminous paving and concrete approximately four feet (4') from the building, and reinstate a permeable surface</li> <li>Repave driveway and parking areas</li> </ul>				
Photo Numbers – All				

### Foundation

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Foundation	Stone		Fair	Serious
<p><u>Feature Description</u> – The foundation is made of dry-laid fieldstone capped by large cut granite blocks that vary in size.</p> <p>The depth of the foundation varies as the property slopes toward the east.</p>				
<p><u>Feature Condition</u> – The foundation is in fair condition. At the west end of the south elevation, the mortar has failed in sections, which has resulted in the loss and movement of dry-laid fieldstone.</p>				
<p><u>Treatment Recommendations</u> –</p> <ul style="list-style-type: none"> <li>Remove debris and vegetal growth</li> <li>Check ground for signs of settling</li> <li>Replace missing fieldstones, and repoint the foundation.</li> </ul>				



All work shall be carried out in accordance with Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

Photo Numbers – 3, 4, 5, 7, 9, 10, 12-15, 16, 25, 26

### Floor Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Floor Structure	Concrete		TBD	TBD

#### Feature Description

First Floor – The floor structure was observed from the exterior of the building through windows. The floor structure consists of concrete slab on grade.

Second Floor – A second floor loft area was introduced at a date unknown.

#### Feature Condition

First Floor – The overall condition of the floor is unknown but it does appear to show signs of aging.

Second Floor – More investigation is required to make a determination.

#### Treatment Recommendations – TBD

Photo Numbers –

### Wall Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Wall Structure	Brick Wood frame and GWB Hardwood		TBD	TBD

#### Feature Description

First Floor – The wall structure consists of brick masonry load-bearing walls. Masonry walls are approximately 18"-24" wide. Interior partition walls are constructed of wood stud framing and gypsum wallboard.

Second Floor Loft – The wall structure of the second floor loft consists of wood framing.

#### Feature Condition

First Floor – TBD

Second Floor Loft – TBD

#### Treatment Recommendations – TBD





Photo Numbers –

### Exterior Walls

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Exterior Walls	Brick		Fair to Poor	Serious

Feature Description – The walls are constructed of red brick with segmental-arched widow openings with brick lintels and stone sills.

Feature Condition – The bottom half of north elevation has areas of spalling, damaged bricks and mortar loss at grade level.

#### Treatment Recommendations –

- Replace missing brick with new brick to match the size and color of the original
- Replace new mortar to match the strength, color and texture of the existing mortar. A test patch of the proposed mortar should be made available for review and approval by SHPO before undertaking any work
- Cleaning the brick masonry with mild detergent at water line pressure

The masonry cleaning and re-pointing will be carried out in accordance with NPS Briefs 1 and 2, respectively.

Photo Numbers – 9, 11, 17, 22

### Roof Structure

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Roof Structure	Hardwood		Good to fair	Minor

Feature Description – The moderately pitched gable roof is topped by a low, narrow clearstory monitor roof. The roof structure is supported by timber trusses that span the width of the building

Feature Condition – The trusses and roof structure appear to be in good condition.

Treatment Recommendations –TBD

Photo Numbers –

### Roof Surface Covering

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Roof Surface Covering	Asphalt Shingles		Fair to poor	Serious

Feature Description – The roof and clearstory is covered with 3-tab asphalt shingles in varying shades of color. From ground level, the north elevation is intact. There is a gutter and leader system at the south and north



elevations.

Feature Condition – From ground level, the north elevation is most intact with some shingles missing or lifting, but overall it is in fair condition. The shingles on the south elevation are in similar condition. The gutter and leader system is in fair condition.

Treatment Recommendations –

- Remove existing roof surface covering
- Install new three tab asphalt roofing system
- Install new gutter and leader system

Photo Numbers – 2, 3, 5, 6

### Architectural Trim

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Architectural Trim	Wood		Fair to poor	Serious

Feature Description – The architectural trim consists of wood fascia boards at the gable and clearstory monitor roof ends. The wood is painted/stained a blue-gray color.

Feature Condition – Many of the boards are weathered and the paint/stain system has failed.

Treatment Recommendations –

- Remove wood fascia boards if rot is present and replace in-kind
- If rot is not present, scrape and re-paint/stain fascia boards

Photo Numbers – 2, 12, 13

### Windows

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Windows	Wood		Fair to poor	Serious

Feature Description – The fenestration pattern consists of twelve-over-twelve double hung sash on the one-story part of the structure and eight-over-eight on the two-story section. The first-story windows on the two-story section have been boarded up.

On the north elevation, east end, there are three (3) eight-over-eight windows. Three (3) windows openings were converted into door openings, two sash were replaced with louvers.

On the south elevation, four (4) windows openings have been boarded-up.

The sash are painted brown but remnants of both red and blue-green are visible. Further paint analysis is warranted.



Feature Condition – The double hung sash are in varying degrees of failure. The condition of the sash varies depending on elevation and the majority of glazing is deteriorated; however, the panes of glass are mostly intact. The paint system has failed, and it is unknown if the windows retain original hardware components and are in working order.

Treatment Recommendations –

- Conduct a window survey
- If windows are in salvageable condition;
  - Repair/replace deteriorated components with Dutchman and/or epoxy repair
  - Replace missing components
  - Replace broken and missing panes of glass with historic glass
  - Reglaze all of the sash
  - Remove existing paint and prep, prime and paint all sash
  - Refurbish hardware
- If windows require replacement;
  - Design a new window that matches the existing in size, dimension and profile

The repair or replacement of wooden windows will be carried out in accordance with Preservation Brief 9: The Repair of Historic Wooden Windows.

Photo Numbers – 3, 7, 8, 9, 14, 21, 22, 26, 27

## Doors

Feature	Material Type	Joinery/Tool Marks	Conditions Rating	Priority Rating
Doors	Wood Steel		Fair	Minor

Feature Description – At the north elevation, there is one original or early door opening and door. The door opening is recessed with granite lintel and threshold. All other access doors are steel doors. The large maintenance garage doors are also steel with three (3) lights. The small access doors have are set in steel frames and have a sash above that serves as a transom, while the garage doors have steel frames and lintels. All doors are painted brown.

At the north elevation there is one original door opening with a granite lintel and sill. The wood door consists of vertical boards set in a wood frame and painted brown. Original cast iron hardware is also painted brown. A granite block serves as the only step to the door.

Feature Condition – The wood panel paired doors at the north elevation are in fair condition. All other doors have varying degrees of rust and are in operable condition.

At the south elevation, the wood door is in fair to poor condition. The bottom has been exposed to moisture and has which has led to deterioration at the board ends.

Treatment Recommendations –

- If wood doors are in salvageable condition;
  - Repair/replace deteriorated components with Dutchman and/or epoxy repair
  - Replace missing components
  - Replace broken and missing panes of glass with historic glass
  - Reglaze all of the sash

