EXISTING CONDITIONS STUDY
SANDS RING HOMESTEAD
180 MAIN STREET
CORNWALL NEW YORK

July 2015

P R E S E R V A T I O N A R C H I T E C T U R E
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I. INTRODUCTION

This Existing Conditions of the Sands Ring Homestead Study has been undertaken by Preservation Architecture, has been undertaken to assist the Town of Cornwall in planning for the stabilization and restoration of the Sands Ring Homestead. Of assistance in supporting this effort were Town Supervisor Randy Clark and Town Historian Maryanne O'Dell. Mike Lamoreaux of McGoey, Hauser and Edsall Consulting Engineers, has also provided assistance relative to the approach recommended for structural stabilization. Ron Tulloch (Friends of Sands Ring) provided the initial coordination for the study.

The impetus for the study were (a) structural concerns for the building, culminating in 11/2014 concept plans developed by McGoey, Hauser and Edsall Consulting Engineers (not implemented) for temporary bracing of the building, and (b) the intent to identify critical work for which grants could be sought.

Site visits were made on April 6 and May 11, 2015: the May site visit was attended by Randy Clark, Maryanne O'Dell, and Mike Lamoreaux. All exterior and interior finished spaces were accessible. The attic was visible only through a hatch on the ceiling of Room 206 on the second floor. The roof was inspected from ground only with binoculars.

II. BUILDING CHRONOLOGY

More research is necessary to confirm the complex history of the Homestead, in particular to address conflicts between the National Register nomination (1995) and the report prepared by Loring McMillen (1954/1956). Available written and graphic sources examined are as follows:

- July 4, 1912 report in Town files
- "The Sands Ring Homestead Museum Restoration Cornwall, NY," Loring McMillen, 1954, 1956.
- Architectural drawings, Hooper, Weeks and Taylor, 1912
- Architectural drawings, L.B. McCagg, 1956
- National Register nomination, J. Bonafide report, NYS Office of Parks, Recreation and Historic Preservation, 1995

Town records indicate the Homestead was constructed in 1732 by Nathaniel Sands, and given to his son David in 1772. David and his family resided in the house until 1818. Mr. McMillen suggested that the original building was constructed c. 1760: it is this chronology which is presented herein.

In 1912, the building was purchased for $1800 by the Village Improvement Societies of Canterbury and Cornwall-on-Hudson (now the Cornwall Garden Club). The Homestead then consisted of 4 acres of land and the 32' x 76' "decaying" house. Repairs were undertaken by Jaeger Brothers following plans developed by

Architect P.M. Hooper, including the work identified in Table 1. For many years the building was used as a meeting place for the Garden Club and served as a public tea room.

The Town of Cornwall purchased the Homestead and 4 acres in 1950, and a Museum charter was issued by the NYS Department of Education in 1952. Historian Loring McMillen, Director of Richmondtown Restoration (Staten Island), was retained to develop a restoration plan (August 20, 1954; August 19, 1956) for the Homestead. It is assumed that the plans prepared by Architect Louis B. McCagg of Katonah, NY reflect the direction provided by Mr. McMillen. Much of the 1956 restoration work was undertaken by John Slater of Mountainville under the direction of Thomas K. Taft. In addition to providing specific guidance to restore the building to its appearance c.1800, Mr. McMillen recommended that an outbuilding conforming to the period in appearance be constructed to house public restrooms and a museum for those items not appropriate for display in the Homestead.

The following information is summarized from the above-noted sources and additional miscellaneous materials available in the Town office. Additional historic documents available in Town and local records will be useful in the preparation of a more extensive Historic Structure Report.

Table 1: Building Chronology

c. 1760	(Rooms 103, 104, north part Room 105) 1 ½ story structure Original use: living quarters with Hall at south (north portion of Rooms 104 and 105); originally contained stair to 2nd floor
c. 1777	(Room 102, West Veranda) 1 1/2-story: 18' (N-S) x 16' (E-W) Veranda added; Store possibly located in south hall (north part Room 105), requiring removal of stair. Heating limited to five-plate cast iron stove.
c. 1790 / 1800	(portion of Room 105; Rooms 106, 107) 1 story addition; unknown if initially included area now within Room 107. Veranda enclosed; Original exterior south wall (Room 105) removed; Unknown if Rooms 104, 106, and 107 were single room; Store (Room 105) expanded; Room 101 added for unknown function. *Note*: date of addition of room then west of Room 107 unknown (removed 1956).
c.1840	West entry (now removed) and "Long Room" (now west veranda) constructed. 24' (N-S) x 8' (E-W)
c.1850	Room 102 and stairway to south created from single large room (original stairs broader, less steep)
1912	*Renovation for Village Improvement Societies of Canterbury & Cornwall* Architect: Hooper, Weeks and Taylor, 527 Fifth Avenue; New York, NY Town records indicate work included the following: "New foundation walls, new stoops, new blinds and new walls. Plumbing (hot and cold water), toilets both floors added. New roof. Minimal work at second floor." Drawings suggest the following work was undertaken: • Removal of chimney and wall at north side of currently west verandah • Construction of west porch • Addition of two windows at west side of Room 100 • Removal of N-S partition dividing Room 103, west of fireplace • Addition of door between Rooms 103 and 105 (east of existing door 103a) • New brick chimney for kitchen, SE corner Room 104 • New kitchen cabinets, Room 104 • Modifications(?) to door at west elevation Room 107 (present WW8); new shed roof covering • New door and window at south elevation Room 107 (present SE1, SW1); new shed roof covering • Construction of toilet room Room106 and portion of Room 107, including removal of interior door between 106 and 105 and removal of chimney flue SW corner of 106

1956; Unknown dates	*Renovation Project* Architect: L.B. McCagg, Katonah, NY Drawings suggest the following work was undertaken: • New roofs (Yorktown Random shingles, 8" exposure. Shake on upper side, sawed on under side. Straight butts) • Repair of 5 dormers including rebuilding of Dormers 6 and 7 to reduced width to match Dormer 1, ½" x 10" pine clapboard with ½" bead • New dormer windows • New wood gutters and downspouts • Repointing of chimneys including removal of concrete caps and rebuilding with corbeling at top. • Removal of window at south elevation, Room 107 (west of current door); at Room 100, north elevation (east of fireplace); at Room 103, south elevation (east of fireplace) • Restoration and new windows/doors • New 10"-16" random white pine floor boards (had been replaced with narrow wood); • Restoration of 2nd floor of 1750 section as bedrooms; • New batten doors and hardware/throughout

Additional Notes:

1. Dates of dormers are unknown, in particular those at west elevation.
2. Pre-1956, building had asphalt shingles, metal gutters, and added wood shutters inconsistent with the period.

III. BUILDING USE

Town personnel have clarified that the Homestead will continue to be used as it has for more than 100 years, i.e., as a museum exhibiting both historic artifacts and the building itself. While the intent is to continue to bring small groups of visitors to the interior, and host small meetings or programs that comfortably fit within the existing rooms, no major changes are planned. As a result, no upgrades to meet current building and fire codes are required, and the focus instead is on addressing damaged or substandard conditions.

There are two exceptions to the above. Changes should be considered to improve the accessibility for those with limited mobility, and improved fire safety can be achieved by the discreet addition of a modern fire detection system throughout. While both items require further study beyond the scope of this report, initial improvements associated with accessibility could ensure that there are no stairs or other barriers impacting the ability of those in wheelchairs to enter the porches and/or first floor spaces. For fire safety purposes, at a minimum a monitored fire detection system can be installed unobtrusively via the careful selection and installation of detection and notification units.

IV. EXISTING CONDITIONS

The Homestead is in remarkable condition for a structure more than 250 years of age. The last major restoration work occurred more than 50 years ago, with less historically appropriate maintenance and alterations undertaken since that date. Although more detailed investigations by the engineer, and further architectural examinations outside of the scope of this study will be required, the following summarizes the observed conditions and provides recommendations for stabilization and repair.

Table 2: Existing Conditions

Room	Size	Floor – Ceiling Height	Flooring
001			Dirt
100	17'10" 13'5"	6'9"	Wood (up to 13" boards typical throughout)
101	4'4" x 13'5"	6'9"	Wood
102	13'0" x 14'11" (excludes vest. @ door entries)	6'6"	Wood
103	15'8" x 22'11"	7'6"	Wood
104	12'0" x 9'2"	6'2"	Wood
105	16'3" x 10'5"	7'0"	Wood
106	6'10" x 2'6"		Wood
107	6'9" x 9'3"	6'10"	Wood
200	17'11" x 13'7"	6' section sloped beneath roof/dormer	Wood
201	11'1" x 13'7" (less hatch/ledge)	6'3" sloped beneath roof/dormer	Wood
202	14'2" x 14'11"	7'3" sloped beneath roof/dormer	Wood
203	4'-2" x 14'11"	7'4" sloped beneath roof/dormer	Wood
204	15'10" x 15'3"	8'11" sloped beneath roof/dormer	Wood
205	15'9" x 7'3"'	7'9" sloped beneath roof/dormer	Wood
206	8'11" x 11'8"	8'10" sloped beneath roof/dormer	Wood
207	8'11" x 5'3"	8'10"/sloped beneath roof/dormer	Wood
208	4'11" x 5'10"	6' (average)	Wood
209	3'-9" x 3'-6"		

A. Foundation

A full stone basement exists only under the center section of the Homestead (Room 001). As observed, crawlspaces exist beneath the additions to the north and south.

Exposed foundation walls at all exterior elevations appear to be in fair condition, although further investigations are required to determine the extent and recommended treatment at localized areas. Stone masonry is visible at the exterior of the foundation walls at most building sections, while brick masonry is visible at limited areas.

In Room 001, stone masonry walls, in particular at the NW and NE corners, are in particularly poor condition: stone displacement and some collapse have occurred. Openings at west and east walls, likely the location of an earlier basement entrance and exterior ventilation, respectively, have displaced stone and/or eroded mortar in joints. Additional masonry deterioration exists at other wall areas and at the fireplace.

Crawl spaces were unable to be observed. Depending on the results of further investigations by the engineer, and/or observed weakness in first floors in the future, additional foundation repairs may be required.

Recommendation:

Undertake masonry repairs in Room 001 immediately, with scope determined in consultation with structural engineer. It is most critical that NE and NW corners, and the areas of the fireplace supporting the hearth and fireplace above, be addressed. Basement level stone masonry repairs should be coordinated with any required wood floor joist and posts repair/replacement, and include proper footings.

Interior and exterior foundation walls not obscured by porches should be evaluated and restored (repointed, resetting of stone masonry) as required. Foundation wall repairs are likely needed at areas with longstanding patterns of water entry evidenced by deteriorated clapboards and damaged stone masonry. Required repair work may extend to include repair/replacement of damaged wood sills, floor framing members, and lower sections of vertical framing members at exterior walls, as noted in section B below.

B. Wood Structure

In Room 001, deterioration of first floor wood joists, including from insect infestation and wood deterioration at bearing ends of stone masonry walls, was observed. Further investigations will determine the condition and reinforcement needs of these members, and the extent of damage of wood sills above the foundation walls and supporting the wood joists. Engineering assessment relative to structural capacity should also be part of further investigations.

First floor wood joists in the crawlspaces were not accessible for inspection, but some deterioration is anticipated where joists are in contact with dirt below and/or at where joists bear on stone walls. At areas of lower walls requiring siding replacement, wood sills and wood joists ends may be able to be inspected as part of this work. Repair or reinforcement of wood structure may include lower sections of wood studs or posts, as noted in section A above.

Additional wood deterioration is likely at roof rafters and framing around chimneys and at or below dormers due to longstanding cycles of water entry.

Recommendation:

Coordinate wood structure repairs in basement with masonry repairs in that area. Include repair or reinforcement of wood structure, and treatment to address future insect infestation, as required. If additional wood structure reinforcement is recommended by engineer, coordinate with other repairs noted herein.

Anticipate the inclusion of isolated areas of wood repair and replacement as part of future roof, dormer and chimney repairs.

C. Roofing

At an unknown date, existing wood shingle roofs were covered with a temporary application of protective building paper that has since failed. Wood shingles, likely installed in 1956, are exposed. Because it is assumed that the paper was installed as a temporary measure to stop water entry into the building, water leaks are likely active.

The use of asbestos-containing mastic as part of older roof repairs is possible, and testing should be undertaken to determine the need for abatement as part of the demolition process.

Recommendation:

New roofs at all building sections are required. Work will involve stripping of existing temporary building paper and wood shingles. The existing roof sheathing material at all roofs is unknown, but likely to have substantial areas of deterioration. It is assumed that much or all of the roof sheathing requires replacement with new plywood or wood plank sheathing (per original), and that some roof rafter framing requires repair/replacement/reinforcement. The greatest deterioration is anticipated around chimneys and at dormers. The roof project should also assume some replacement of exterior wood trim at the upper soffit areas.

Roof drainage and proper disposal of collected rain water should also be considered part of the roof project. Any gutters and downspouts should be of a material and detail compatible with the early 19th century. Because of the maintenance required of a gutter system, consideration can be given to providing subgrade drainage around the building perimeter, i.e., letting roof water fall to the ground where it travels through a gravelly mix to perforated pipe that 'daylights' north of the building. It is possible this would only be required at the west elevation given the site drop off to the east.

D. Dormers

The existing 7 wood dormers were constructed at different times: at a minimum, Dormers 6 and 7 are understood to have been repaired and rebuilt in 1956. Some of the current damage at interior wall and ceiling surfaces at first and second floors is associated with failure of dormer roofs, flashing, and/or windows. Damage includes paint and plaster failure and indications of wood deterioration. Further investigations will confirm extent of wood clapboard and structure requiring repair.

Examples of dormer failure affecting interior surfaces include:

Dormer 6/window WW8, Room 102 (ceiling)
Dormer 6/window WW8, Room 202 (lower wall)
Dormer 4/window EW11, Room 200 (lower wall, extreme deterioration)

The use of asbestos-containing mastic as part of older dormer roof repairs is possible, and testing should be undertaken to determine the need for abatement as part of the demolition process. The

presence of lead paint on wood surfaces is also possible, and testing should be undertaken to determine the need for abatement as part of the restoration process.

Recommendation:

Restore all dormers completely. Work is likely to include stripping dormer roofs and siding; wood structure repair/reinforcement; new roofing, siding and trim; and window restoration. Work must be coordinated with the overall roof replacement project.

E. Chimneys

The 3 brick chimneys were constructed at different periods, and may have been last repaired in 1956. The extent of restoration of the chimneys in 1956 or subsequent to that date is unknown. To be confirmed is which chimney is used to vent the furnace currently located in Room 209. The masonry details of chimneys vary slightly, although all have stone caps and copper flashing and counter flashing. Only one chimney retains the corbeling detail shown in the 1956 drawings.

Example of chimney failure affecting interior surfaces includes:

Chimney 1, Room 204 (ceiling plaster; may be associated with roofing failure)
Chimney 2, Room 202 (ceiling plaster)
Chimney 3, Room 100 (ceiling plaster)

Recommendation:

Restore/rebuild all chimneys. Include repair/replacement of flashing and deteriorated brick masonry. Further, close-up examination may determine the need to rebuild one or all chimneys from the roofline up. Chimney repairs should be coordinated with long term plans for building heating in order to ensure the adequacy of the existing flue(s) for future intended purposes.

F. Windows and Doors

The Homestead contains 28 windows that vary by section of building and floor. Windows appear to be a combination of windows from different periods, including the 1912 and 1956 restorations. Windows range from fair to poor condition. No storm windows exist. Windows on the east and west elevations have shutters at the first floor. Some shutters appear to be early or replications in solid wood, while others are constructed of plywood and are in extremely poor condition.

Exterior doors are original or replications from previous restorations. Those protected under the verandas are in fair condition. Doors contain a mix of historic, replicated, and modern hardware.

The presence of lead paint on wood is possible, and testing should be undertaken to determine the need for abatement as part of the restoration process.

A summary of windows and doors is as follows:

Table 3: Windows and Doors by Elevation

	Windows		Doors
	1st floor	2nd floor	Wood panel, vertical boards
West elevation	3: 6/6 lites 2 12/8 lites 3: 8/8 lites	2: 6/6 lites (dormer) 1:6 lite dormer (Confirm) 1: 6 lite casement	4
East elevation	3: 12/8 lites 4: 6/6 lites	4: 6/6 lites (dormer)	3
South elevation	1: 8/8 lites 1: 9 lite (confirm)	2: 6/6 lites 1: 12/8 lites	1
North elevation	0	0	0

Recommendation:

Restore all existing windows completely, including new hardware, weather-stripping, and replacement glass where required. Consider addition of interior or exterior storm windows. Restoration of dormer windows to be incorporated into the roof project.

Restore wood doors, including weather-stripping, sill and frame repairs, and hardware. Restore or replace wood shutters, including hardware.

G. Exterior Wood. Wood siding of various types exists at all elevations and at the dormers. Like other features, existing siding and trim is a mix of original fabric, materials that survive from previous restorations, and modern, incompatible materials. Extant siding includes 6" and 7" novelty siding, and 6 ½" and 4 ½" beaded clapboard.

In most areas, wood appears to be in fair condition. Large areas of wood deterioration exist near grade (in particular at west elevation), and paint failure exists at all elevations. Most siding deterioration has occurred where wood is closest to grade. (At SE and SW corners wood is within 3" of grade, compared with NE corner where the height between grade and siding is as great as 14".)

The presence of lead paint on wood is possible (unless documentation is available that documents all siding was stripped or replaced since 1979), and testing should be undertaken to determine the need for abatement as part of the restoration process.

Recommendation:

Replace damaged wood siding and trim to match adjacent materials. Scrape and prepare sound and salvageable wood for recoating. Coordinate upper level repairs with roofing project, and lower level repairs with foundation repairs.

H. Verandas, Porches, Exterior Storage

The Homestead has two verandas: the east veranda is 57'10" x 6'10", and is a dominant and highly visible feature from the public right-of-way. The west veranda, 24'4" x 7'10", appears to have been constructed at an area of the building that was previously enclosed. The small porch roof at the south elevation, installed in 1956, protects what is currently used as the primary building entrance. At the north is the small storage shed of unknown vintage, constructed post-1956.

The east veranda has modern, painted 1x6 decking and is constructed on 2x6 E-W joists spaced 16" on center. The verandah has a wood bead board ceiling, with approximately 6" exposure. The 8

posts are 5 ½" square, and the diagonal balustrade constructed of 1 ½" wood members. Below the porch is a low, solid brick masonry wall. The west veranda is of similar construction.

Both porches are in poor-fair condition. Decking, which appears to be or relatively recent vintage, is sound but has failing paint and some deterioration. Many posts exhibit extensive deterioration.

The presence of lead paint on wood is possible, and testing should be undertaken to determine the need for abatement as part of the restoration process.

Recommendation:

Restore verandas based on existing conditions and additional research, in particular associated with posts and railings at the east elevation.

V. RECOMMENDATIONS FOR REPAIR

Tables 4 and 5 describe work necessary to stabilize and restore the Homestead. The costs associated with Table 5 represent the requirement to undertake procurement of services using prevailing wage rates, the goal of undertaking a careful and thorough restoration of this important structure, and the extent of deterioration that has occurred. Costs are estimated at 2017 dollars.

If due to budget limitations, work must be undertaken in phases, the most immediate work should include repairs at the basement level, with the roof tarped to halt ongoing water entry, followed by roof repairs.

Table 4 : Architectural/Engineering Evaluations and Determination of Scope of Work

A	Architectural	Further investigations will be required to prepare construction documents for all work noted in Table 5. Construction documents will incorporate findings of structural and electrical inspections, and any voluntary improvements selected by the town.
B	Hazardous Materials	Testing will be required to determine if hazardous containing materials (asbestos, lead) are present at the roof and on painted surfaces. If affirmative, abatement must be incorporated into the work.
C	Structural Engineering	Structural engineering assessment is required to develop an approach to the basement masonry, site drainage, and to evaluate the condition and adequacy of framing at the first and second floors, and roof.
D	Electrical	Assessment by a qualified electrician is necessary to determine safety and adequacy of existing service, circuits, and fixtures.
E	Voluntary Town Upgrades	TBD. May include improvements for heating/cooling; insulation; other functional/programmatic improvements; and additional site wide improvements including provision of toilet rooms and additional facilities to support rentals and other expanded uses.

Table 5: Recommended Scope of Work

	Description and Existing Conditions	Proposed Work	Photos	Estimate
1 SITE				
Foundation	All areas of the building have a stone foundation, depth unknown. Many areas area obscured by east and west verandas, which rest on brick piers. Foundation conditions appear to be fair in some areas, in particular east and north elevation, but extremely poor in select locations due to longstanding water issues.	Repoint/rebuild areas of foundation as required.	1	$40,000
Site	The site slopes gently from west to east, resulting in a pattern of water entry into the basement.	Improve site drainage along west side of building to direct water away from building. Provide subgrade drainage along entire west foundation wall to daylight beyond north end of building (coordinate with archeology).	2,3,4,5,6	$25,000
2 BASEMENT/ STRUCTURAL				
Masonry Walls	Stone masonry walls in the one section of the building with a foundation are in extremely poor condition. The worst conditions exist at the NW and SW corners, where stone masonry corners have collapsed. The numerous steel and wood posts that have been added attest to failure of masonry at exterior walls (and intersection with wood floor joists).	Rebuild/repoint masonry walls as required, in particular at NW and SW corners. Conduct removals from exterior, and from first floor (removal flooring and joists) as required to access work.	7,8	$55,000
Fireplace	The original/early brick fireplace at the north elevation is in extremely poor condition. Stone and brick supports have collapsed, and support for hearth above is in extremely precarious condition.	Restore fireplace to stabilize: repair/replace wood framing members; repoint, rebuild as required including replacement of damaged brick.	9	$25,000
Wood Joists	Much reinforcement of wood joists has occurred, although extensive damage and deterioration is visible. Worst conditions exist at bearing points on stone masonry walls.	Replace or reinforce 1st floor joists and beams. Replace added columns/posts as required. Include measures for insect control.	10	$30,000

3 ROOFS				
Roofing	Wood shingle roofs, possibly dated from the 1950s, are in extremely poor condition. The protective tarp installed has failed, and water entry to the building appears active.	Remove existing roofing and sheathing at all roof surfaces, including lower walls of dormers as required to access vertical framing. Reinforce and replace existing rafters and other wood framing members. Install new flashing, sheathing, insulation and new wood shingles.	3,11,14	$90,000
Chimneys	The (3) masonry chimneys reflect the building's sequence of construction, although appear to have been modified in the 1950s. Conditions appear to range from fair to poor, based on interior damage visible at flashing locations.	Repair/replace copper flashing all (3) chimneys. Rebuild/repoint as required, including replacement of damaged brick.	12	$60,000
4 DORMERS				
Roofing	The roofs of the (7) dormers are in similar condition to the main gable and shed roofs. Conditions beneath may be worse due to failure of flashing and sheathing at intersection with rafters.	Remove existing roofing and sheathing all (7) dormers. Reinforce and replace existing rafters and other wood framing members. Install new flashing, sheathing, insulation, wood shingles, and associated elements of dormers (sills, side walls).	13	$80,000
Wood	The wood framed dormers are covered with wood siding and wood trim. Conditions appear very poor due to longstanding water entry at flashing locations and windows. Extensive deterioration of all siding and trim has occurred.	Repair/replace all wood clapboard and trim of dormers. Prepare and paint. Undertake appropriate measures for working with lead-containing paint.	13	$60,000
Windows	Wood, multi-lite windows at dormers are in poor condition. Sills are rotted, some glazing is missing, and most windows are not operable. Sill failure has created opportunities for water entry, damaging first and second floor wall plaster.	Restore (7) windows at dormers. Include improvements at sill detail to minimize ongoing water entry.	13	$7,000
5 WOOD TRIM AND SIDING				
Wood	Paint at wood clapboard and trim is in extremely poor condition, due to lack of maintenance and possibly incompatibility of previous paint coatings. Extensive rot exists at lower wall locations, in particular at west elevation.	Repair/replace wood clapboard and trim. Prepare and paint. Undertake appropriate measures for working with lead-containing paint. Include removals of clapboard adjacent to grade (west elevation) and replacement of lower wall framing as required)...	15,16	$90,000
Windows and Shutters	Wood, multi-lite windows are in fair to poor condition. Those at the east elevation, and where protected at the west elevation by the porch, are in the best condition. Some glazing is missing, and most windows are not fully weather tight or operable. All first floor windows have shutters, although those extant are a mix of wood panel and plywood. Most are in poor condition, although some hardware is salvageable.	Restore all remaining (20) windows. Restore few original shutters and provide new, and hardware, to match original	17,18,19	$80,000
6 VERANDAS				
East and West Elevations	East and west verandas are constructed of modern framing and deck surfaces, and were substantially restored in the 1950s. Decks, and likely framing below, are deteriorated, as well as railings and posts.	Restore verandahs completely: stabilize foundation supports, repair/reinforce/replace wood framing and decking; restore/replace to match columns and railings.	20	$75,000
7 INTERIOR				
Plaster Repair	Damage to interior walls and ceilings has occurred as a result of water entry at roofs, dormers, and window locations.	Undertake plaster repairs in rooms and areas where deterioration has occurred.	22,23, 24,25	$50,000
Electrical	Electrical equipment and wiring is dated and requires upgrade.	Based on findings of electrical survey, upgrade electrical systems throughout. Include new/upgrading lighting as required.		$35,000
Fire Protection	Fire protection is inadequate.	Install new fire detection system throughout.		$25,000
CONSTRUCTION TOTAL				$827,000

PHOTOGRAPHS

Photo 1. East elevation.

Photo 2. East elevation, undated.

Photo 3. East elevation, undated.

Photo 4. South and East elevations.

Photo 5. West elevation.

Photo 6. West elevation, undated.

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Photo 10. Scout Cottage interior.

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Photo 22. Water table deterioration, typical.

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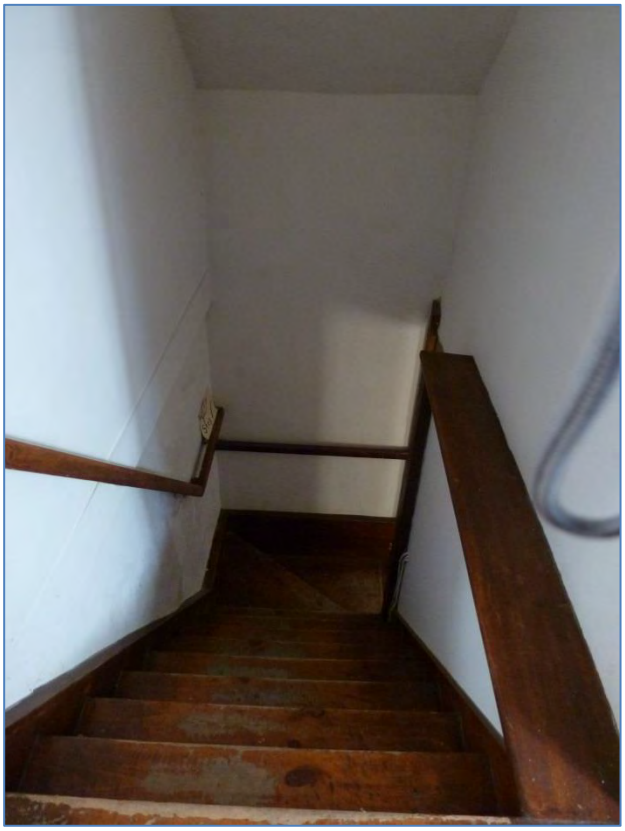

Photo 52. Second Floor, Room 203, looking West.

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Photo 55. Second Floor, Room 205, looking North.

Photo 56. Second Floor, Room 205, looking South.

Photo 57. Second Floor, Room 206, looking SW.

Photo 58. Second Floor, Room 206, looking South.

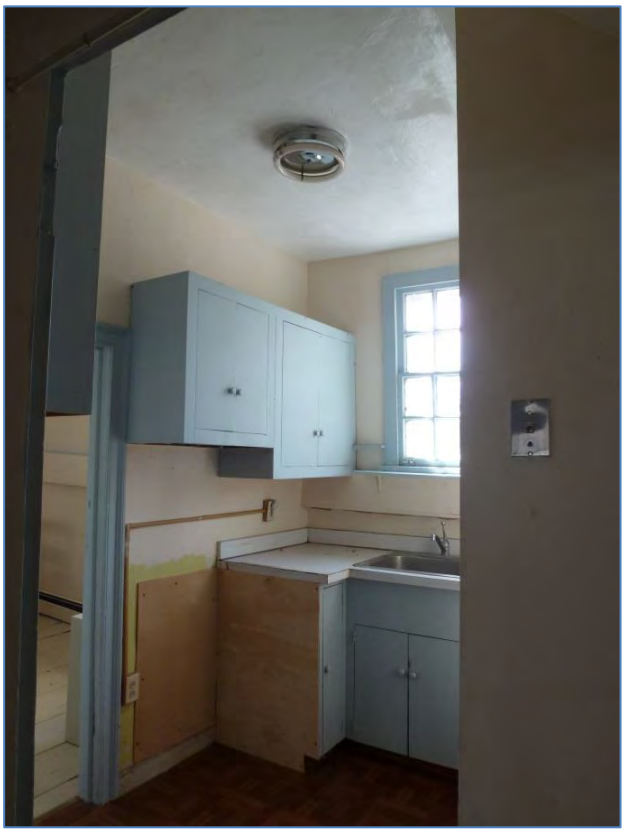


Photo 59. Second Floor, Room 207, looking SE.

Photo 60. Second Floor, Room 209.

Photo 61. Second Floor, Room 200, looking NE.

Photo 62. Attic framing, above Room 206.

Photo 63. First Floor, Room 102, Window WW-3.

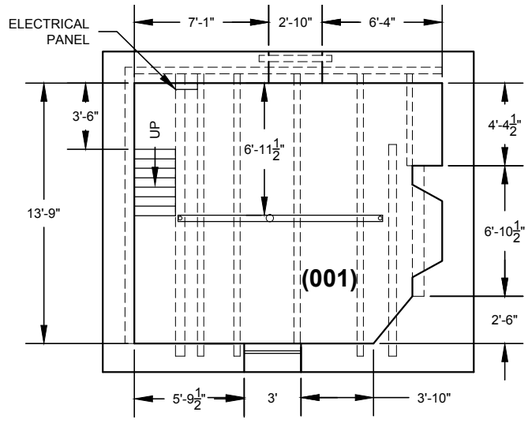
Photo 64. Second Floor, Room 204, West wall, Window WW-11.

Photo 65. Second Floor, Room 204, North elevation, water damage at ceiling.

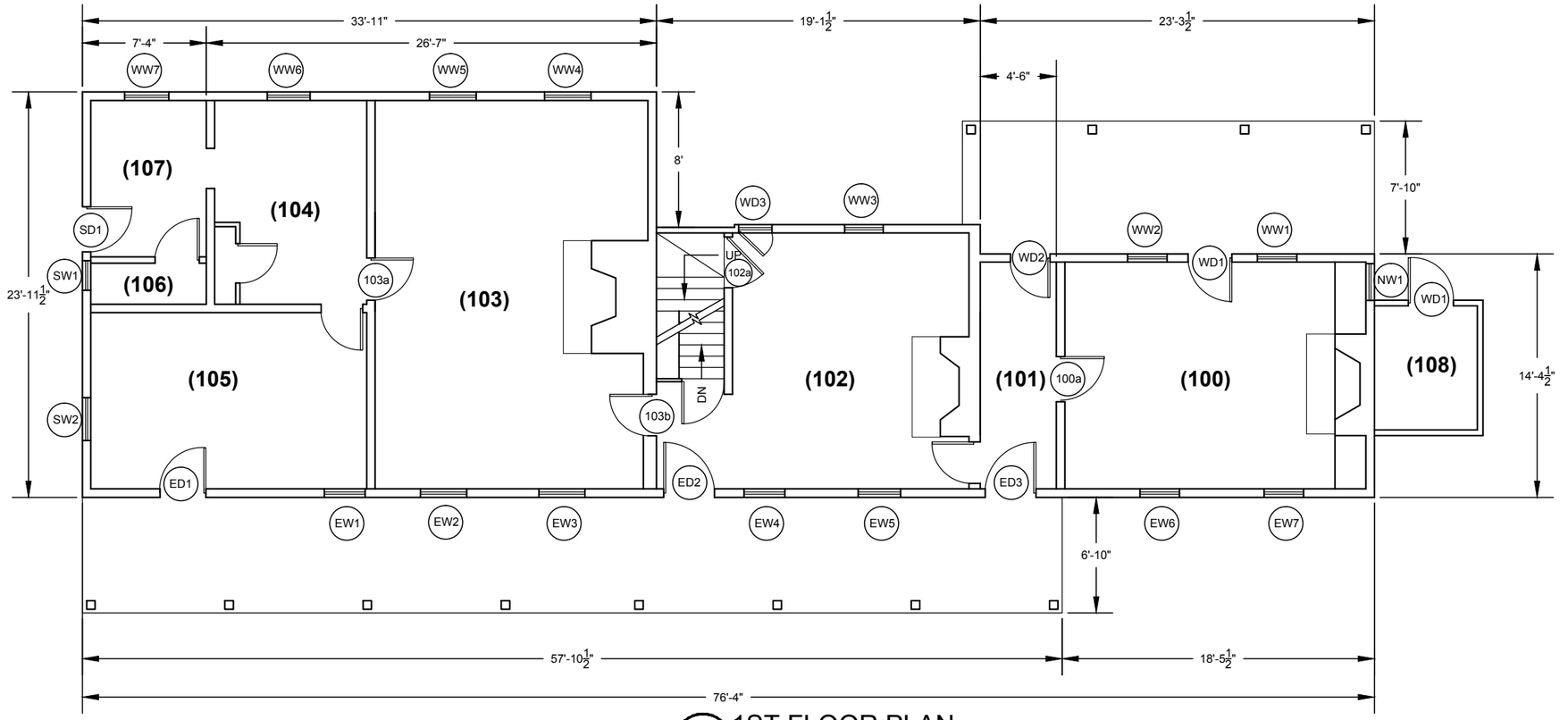
Photo 66. Second floor, Room 200, NE corner, ceiling damage.

Photo 67. Room 200, East wall, Window EW-11.

Photo 68. Room 202, East elevation, Window EW-10.



A / A-1 BASEMENT PLAN
SCALE: 1/8"=1'-0"



B / A-1 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

N

REVISIONS RECORD/DESCRIPTION

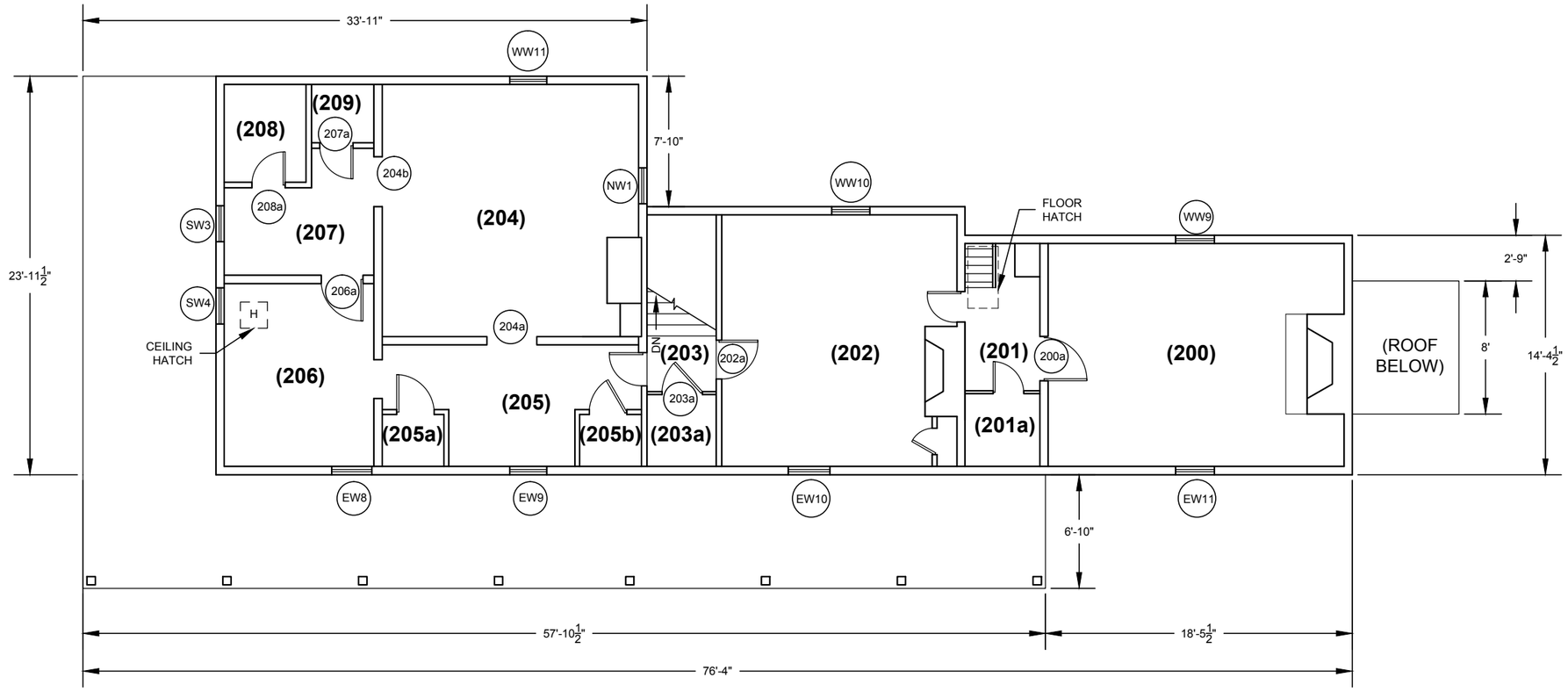
DATE	
	1
	2
	3
	4
	5
	6
	7

Owner and Address:
SANDS RING HOMESTEAD
Town of Cornwall
Main Street
Cornwall, NY 12518

Consultant :
Preservation Architecture
43 Marion Avenue
Albany, New York 12203
(518) 459-6460

Title :
EXISTING CONDITIONS
BASEMENT & 1ST FLOOR PLAN

Date:	Sheet:
7/31/15	A-1
Scale: 1/8" = 1'-0"	
Drawn By: ST	



REVISIONS RECORD/DESCRIPTION

DATE

Owner and Address:

SANDS RING HOMESTEAD
Town of Cornwall
Main Street
Cornwall, NY 12518

Consultant :

Preservation Architecture
43 Marion Avenue
Albany, New York 12203
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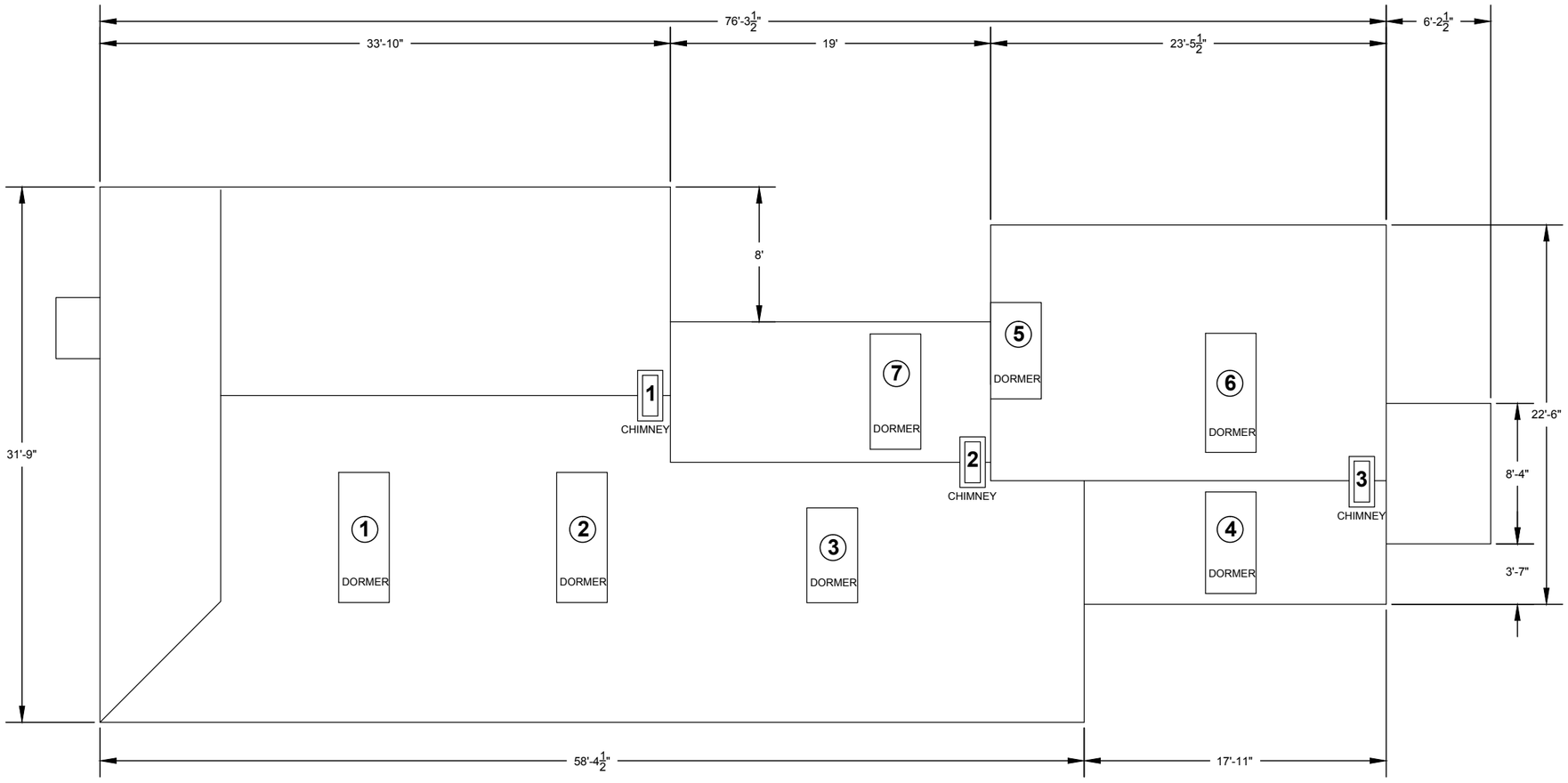
Title :

EXISTING CONDITIONS

2ND FLOOR PLAN

Date: 7/31/15	Sheet: A-3
Scale: 1/8" = 1'-0"	
Drawn By: ST	



REVISIONS RECORD/DESCRIPTION

DATE	1	2	3	4	5	6	7

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Main Street
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Title :
EXISTING CONDITIONS

ROOF PLAN

Date:	Sheet:
7/31/15	A-3
Scale: 1/8" = 1'-0"	
Drawn By: ST	

A / A-4 EAST ELEVATION
SCALE: 1/8"=1'-0"

B / A-4 WEST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS RECORD/DESCRIPTION

	1	2	3	4	5	6	7
DATE							

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Albany, New York 12203
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Title :
EXISTING CONDITIONS
EAST & WEST ELEVATION

Date: 7/31/15
Scale: 1/8" = 1'-0"
Drawn By: ST
Sheet: A-4

A A-5 NORTH ELEVATION
SCALE: 3/16"=1'-0"

B A-5 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS RECORD/DESCRIPTION

DATE	1	2	3	4	5	6	7

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Title :
EXISTING CONDITIONS
NORTH-SOUTH ELEVATION

Date:	Sheet:
7/31/15	A-5
Scale: 3/16" = 1'-0"	
Drawn By: ST	