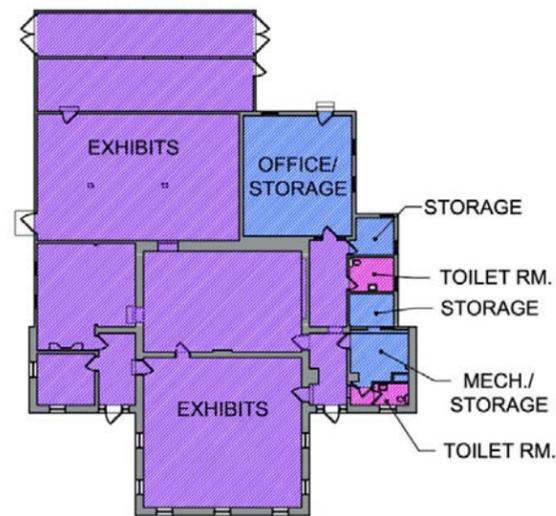


SUMMARY OF FINDINGS – INTERIOR

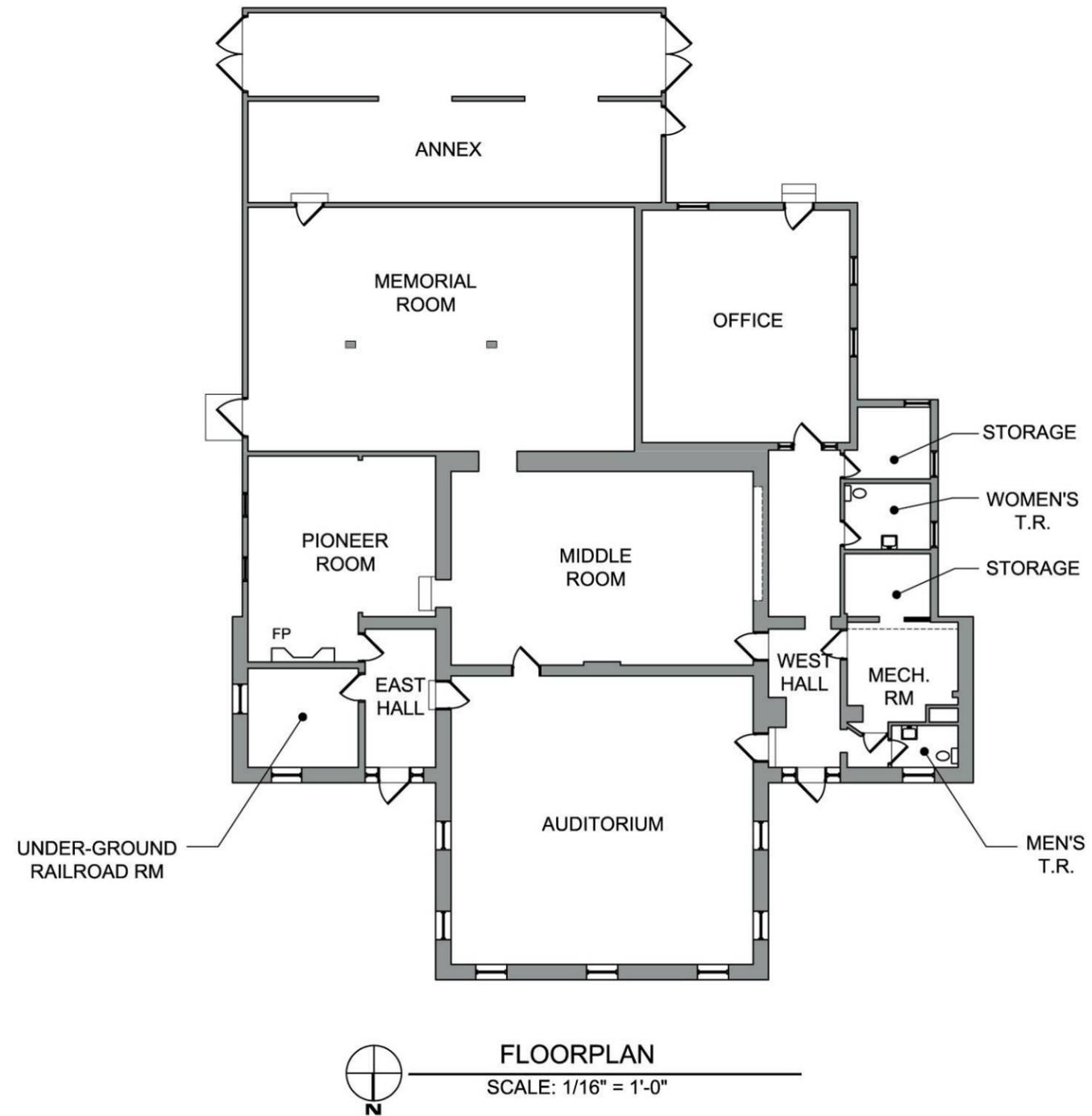
Overall the building interior is in good condition and retains high historic integrity. The configuration of historic spaces has been maintained along with the majority of its design features, representative of the property’s period of significance.

In 1838 the cobblestone portion of the building was built of high design and constructed with quality materials and craftsmanship. However, over the past 150 years, several additions have been constructed without a guiding plan for the building. This has resulted in a difficult-to-navigate layout that does not adequately support its current operation as a museum.

Specific concerns include structural failure of roof members at the main block of building, lack of universal access throughout the museum, and inappropriate environment and storage for collections.



CURRENT USE DIAGRAM



INTERIOR FINISHES

Flooring Finish

Historic spaces feature wood floor framing with finished hardwood flooring. The Auditorium floor has been refinished with the remaining hardwood flooring retaining the worn patina of over 170 years of use.

Contemporary spaces, such as the Memorial Room, feature slab on grade with resilient finished flooring. The flooring is heavily soiled and nearing the end of its useful life. There is the possibility of asbestos containing material being present in areas of composition tile flooring.

Ceiling Finish

Historic spaces feature either painted plaster or wood ceilings primarily finished with a simple cove wood molding. There are areas of water damage at the wood ceiling of the Middle Room evident in cracked and peeling paint. The ceiling in the Auditorium is a barrel vaulted wood ceiling that is sagging from structural movement of the roof structure above. The Office (1871 Addition) is exhibiting slight sagging in the wood ceiling and should be further monitored. A suspended acoustical ceiling is installed in the east wing concealing the original plaster ceiling above. Although there is no evidence of active leaking, the plaster ceiling in the East Hall has suffered severe water damage presumably from a previous roof leak.

Contemporary spaces feature painted drywall and suspended acoustical ceilings in good condition but beginning to show signs of age.

Please reference Individual Room Condition Section for further information on specific materials and conditions.



Image III- 23: Refinished flooring at Auditorium



Image III- 25: Deflection of wood ceiling of 1871 addition (office)



Image III- 24: Deflection of wood ceiling of Auditorium



Image III- 26: Water damage of ceiling above suspended ceiling in east hall. Note exposed electrical wiring.

Wall Finish

The historic spaces within the Museum feature stone and wood wall framing with a painted plaster finish. Classroom areas have painted wood wainscot and associated chalkboard trim. The east wall of the Auditorium features an original slate chalkboard. The east and west walls have simple chair rail trim that still retains ghosts of hooks that were utilized for children's coats.

Overall, the plaster and wood trim have been well maintained and are in good condition. There are areas of water damage at plaster walls in Middle Room. evident in cracked and peeling paint. Damage to the north wall appears to have been caused by a leak in the approximate location of a central chimney that has since been removed. The damage at the west wall has been caused by water infiltrating through failing exterior wood clapboard framed insert into west wall of cobblestone, visible above west shed roof addition.

Contemporary spaces feature wood framed walls with painted drywall finish.

Interior Doors

Historic wood stile and rail paneled doors are in good operational condition. Interior doors at the Auditorium and Middle Room have the ability to swing 180 degrees, as they were formerly classroom doors which necessitated the need for two-way passage of the schoolchildren.

Please reference Individual Room Condition Section for further information on specific materials and conditions.



Image III- 27: Damage to painted plaster finish on north wall of Middle Room

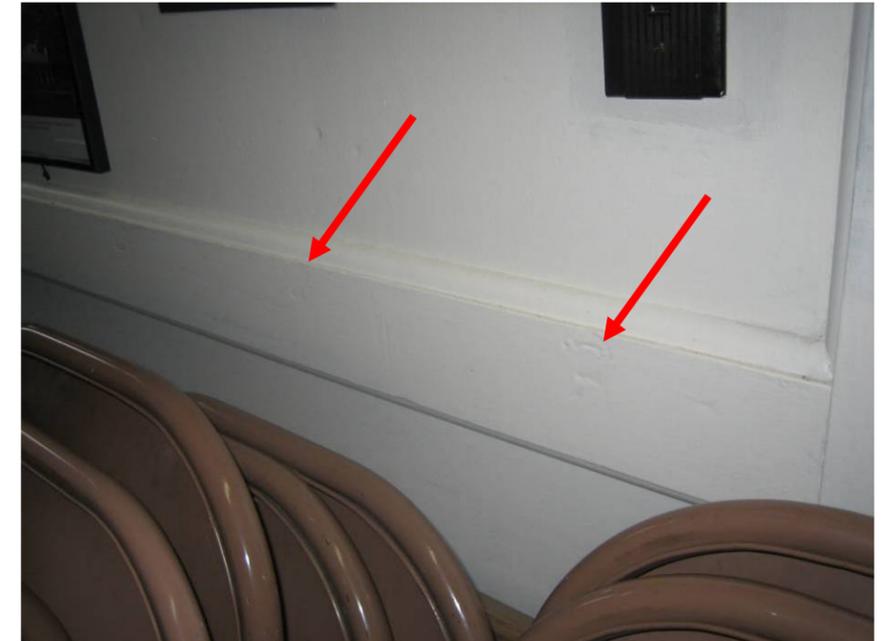


Image III- 29: Wood trim with ghost of hooks used to hang children's coats



Image III- 28: Damage to painted plaster finish on west wall of Middle Room



Image III- 30: Door to Auditorium



Image III- 31: Door to Middle Room

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

Overall the mechanical, electrical and plumbing systems have evolved over time similar to the building itself. Currently, they are outdated, inefficient and unable to provide the controlled environment needed for the Museum building, collections, and occupants.

Heating, Ventilation, and Air Conditioning Systems

The mechanical system is a hydronic hot water system that currently heats the schoolhouse and the historic additions through the use of radiators. The boiler is located in the utility room, in the west wing, and is 20 plus years old and inefficient by current standards. The 1968 Memorial Room addition is heated by three electrical wall heaters while the 1968 Coach Room and 1973 Annex additions have no heating or ventilation systems.

No central air conditioning system exists. One through-wall air conditioning unit was installed at the west wall of the 1871 addition now utilized as an office and storage room.

No humidity control system exists. Humidity levels in a range from 60-69% were recorded and exceed accepted museum standards as previously discussed.

Electrical System

The building has an overhead 200 amp, single phased electrical service with a meter located on the east exterior wall of the 1916 addition. The panel box, with circuit breaker overload protection, is located on the north wall of the 1968 Memorial Room addition. Wire type is assumed copper, although domestic cord was noted at display cases in the west hall of the 1906 connector addition.

The building is illuminated with a combination of strip fluorescent and incandescent fixtures. Exposed wiring was noted above the east wing suspended ceiling.

Recent upgrades have included installation of code compliant emergency egress lighting and signage. However, there is no comprehensive fire detection and alarm system or fire suppression system.

The building is protected by a comprehensive security system that reports directly to the alarm company. The system is equipped with motion detectors in each room and a keypad that responds to a unique pass code assigned to each individual, so there is a record of individuals who have entered the building. The building therefore has protection from intrusion when it is unoccupied, and an early alert in case of fire.

Plumbing System

The building is connected to municipal sewer and water systems, reportedly at Center Street. The water distribution system is copper and there is no insulation on the piping. There is an electric water heater that is over 10 years old at the furnace room.

There is currently one men's and one women's restroom located on the west side of building. Toilet rooms are not handicapped accessible.

An exterior hose bib is located on west wall of cobblestone west wing.



Image III- 32: Outdated boiler



Image III- 33: Exposed wiring at east wing above suspended ceiling

INTERIOR – INDIVIDUAL ROOM CONDITIONS

Room:	Auditorium
Use:	Exhibits
Size:	32'-10" x 31'-3" 1,025 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Recently refinished; unlevel floor surface
Wall Finish	
Description:	Painted plaster
Condition:	Good
Notes:	-
Ceiling	
Height:	11'-9" to 14'-4" A.F.F.
Description:	Barrel vaulted wood ceiling that springs from the east and west wall, painted
Condition:	Fair
Notes:	Visible central sagging of ceiling due to failure of north king post of roof structure above; pendant light fixtures; small access panel to concealed space above ceiling; blown-in insulation installed above ceiling
Trim	
Description:	2'-9" high wood wainscot, plain wood door casement moldings, simple cove ceiling molding
Condition:	Good – surface wear
Notes:	Original slate chalkboard on east wall, other trim elements indicate another possible chalkboard on east wall and south wall

Room:	Auditorium
Additional Notes:	
	- hydronic heating through radiators located under windows
	- This main exhibit space is not on a handicapped accessible route

Room:	Middle Room
Use:	Exhibits
Size:	32'-10" x 21'-0" 690 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Worn finish; Condition could not be fully assessed due to amount of exhibits concealing surface

Wall Finish	
Description:	Painted plaster
Condition:	Fair to Poor
Notes:	Condition could not be fully assessed due to amount of exhibits concealing surface ; Deteriorated plaster and painted finish in multiple areas due to water infiltration; areas of greatest damage are at west wall from water entering through wood frame infill in cobblestone wall and on north wall from water presumably entering from former chimney penetration at roof

Room:	Middle Room
Ceiling	
Height:	14'-5" A.F.F.
Description:	Flat painted wood
Condition:	Fair
Notes:	Deteriorated wood and painted ceiling in multiple areas due to water infiltration; pendant fluorescent light fixtures; blown-in insulation installed above ceiling
Trim	
Description:	2'-9" high wood wainscot, plain wood door casement moldings
Condition:	Good
Notes:	Surface blemishes and knicks
Additional Notes:	- hydronic heating through wall registers at chimney shafts - This main exhibit space is not on a handicapped accessible route

Room:	East Hall
Use:	Circulation/ Exhibits
Size:	7'-8" x 15'-0" 115 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Worn finish
Wall Finish	
Description:	Painted plaster
Condition:	Fair
Notes:	Deteriorated plaster and painted finish at walls above suspended ceiling due to water infiltration
Ceiling	
Height:	Approximately 9'-0" A.F.F.
Description:	Suspended acoustical tile ceiling concealing original flat plaster ceiling above
Condition:	Poor
Notes:	Severe water damage to original plaster ceiling above suspended ceiling
Trim	
Description:	Plain wood base, door casements, and chair rail molding ; small cove ceiling molding above suspended ceiling
Condition:	Good
Notes:	Surface wear and multiple layers of paint; Ghosts of children's coat hooks are present at original chair rail moldings
Additional Notes:	- Exposed wiring present above suspended ceiling - No dedicated heat source

Room:	Underground Railroad Room
Use:	Exhibits
Size:	12'-0" x 10'-9" 130SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Worn finish
Wall Finish	
Description:	Painted plaster
Condition:	Fair
Notes:	Deteriorated plaster and painted finish at walls above suspended ceiling due to water infiltration
Ceiling	
Height:	Approximately 9'-0" A.F.F.
Description:	Suspended acoustical tile ceiling concealing original flat plaster ceiling above
Condition:	Fair
Notes:	Water damage to original plaster ceiling above suspended ceiling
Trim	
Description:	Painted wood wainscot, plain wood window and door casements, small cove ceiling molding
Condition:	Good
Notes:	Surface wear
Additional Notes:	- Exposed wiring present above suspended ceiling - hydronic heating through wall mounted radiator on north wall

Room:	Pioneer Room
Use:	Exhibits
Size:	20'-5" x 22'-4" 415 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Worn finish
Wall Finish	
Description:	Painted plaster
Condition:	Good
Notes:	Deteriorated plaster finish at east wall due to water infiltration
Ceiling	
Height:	10'-6" A.F.F.
Description:	Flat, painted plaster
Condition:	Good
Notes:	-
Trim	
Description:	Painted wood wainscot
Condition:	Good
Notes:	Surface wear; Wainscot is either missing or concealed on south wall
Additional Notes:	- Decorative fireplace at north wall - Wall mounted light fixtures - Hydronic heating through radiator at north wall - windows openings are currently covered from inside

Room:	West Hall
Use:	Main Entrance/ Docent Station/ Gift Shop
Size:	7'-10" x 15'-0" 110 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Unlevel floor surface; Entrance mats needed to prevent slip hazards
Wall Finish	
Description:	Painted plaster
Condition:	Good
Notes:	Vertical wood paneling concealing chimney at east wall
Ceiling	
Height:	10'-5" A.F.F.
Description:	Flat, painted plaster
Condition:	Good
Notes:	Surface mounted fluorescent strip lighting, surface mounted conduit
Trim	
Description:	Plain wood base, door casements, and chair rail molding (both original and non-original) ; small cove ceiling molding
Condition:	Good
Notes:	Surface wear; Ghosts of children's coat hooks are present at original chair rail moldings
Additional Notes:	No dedicated heat source Access flooring panel to crawl space below floor structure

Room:	Men's Toilet Room
Use:	Toilet Room
Size:	7'-2" x 4'6" 33 SF
Flooring	
Description:	Sheet Vinyl Tile
Condition:	Fair
Notes:	Installed over unknown existing flooring
Wall Finish	
Description:	Full-height horizontal wood paneling on north and west walls, vertical paneling on south and east walls; painted
Condition:	Good
Notes:	South and east wall are partial height walls 7'-10" tall
Ceiling	
Height:	9'-0" A.F.F.
Description:	Flat wood ceiling, painted
Condition:	Fair
Notes:	Ceiling continuous over both Utility and Men's Toilet Room
Trim	
Description:	Plain wood base, window casement, and simple ceiling moldings, painted
Condition:	Good
Notes:	Surface wear
Additional Notes:	- Space and fixtures are not ADA compliant - Hydronic heating through radiator at south wall

Room:	Utility Room
Use:	Utility/ General Storage/ Collection Storage
Size:	12'-0" x 10'-10" 130 SF
Flooring	
Description:	Concrete slab
Condition:	Fair
Notes:	Cracking present
Wall Finish	
Description:	Full-height horizontal wood paneling, painted
Condition:	Fair
Notes:	-
Ceiling	
Height:	11'-0" A.F.F.
Description:	Flat wood ceiling, painted
Condition:	Fair
Notes:	Ceiling continuous over both Utility and Men's Toilet Room
Trim	
Description:	Simple wood ceiling molding
Condition:	Good
Notes:	Multiple layers of painted finish obscure profiles of molding
Additional Notes:	- Boiler is not housed in fire rated construction - Combustibles are stored in close proximity to Boiler

Room:	Women's Toilet Room
Use:	Toilet Room
Size:	9'-4" x 7'-2" 66 SF
Flooring	
Description:	Sheet Vinyl Tile
Condition:	Good
Notes:	Installed over 5 x 5 composition tile, possible asbestos containing material present
Wall Finish	
Description:	Painted drywall or plaster
Condition:	Good
Notes:	-
Ceiling	
Height:	6'-2" – 6'-6" A.F.F.
Description:	Painted drywall or plaster, following slope of shed roof with highest clearance at east wall
Condition:	Good
Notes:	Low clearance; single surface mounted light fixture
Trim	
Description:	Plain wood base, window casement, and simple ceiling moldings, painted
Condition:	Good
Notes:	-
Additional Notes:	- Space and fixtures are not ADA compliant - Hydronic heating through wall mounted radiator

Room:	Office
Use:	Office/ Collections Storage
Size:	22'-7" x 25'-2" 568 SF
Flooring	
Description:	Hardwood
Condition:	Good
Notes:	Condition could not be fully assessed due to amount of furniture concealing surface
Wall Finish	
Description:	Combination of plaster and fiberboard, painted
Condition:	Good
Notes:	Condition could not be fully assessed due to amount of furniture concealing surface
Ceiling	
Height:	9'-7" A.F.F.
Description:	Flat wood ceiling, painted; surface mounted strip fluorescent lighting
Condition:	Fair
Notes:	Ceiling is slightly sagging in center
Trim	
Description:	- Plain wood window and door casings - Small ceiling cornice molding - A small tray-type molding 1'10" A.F.F. and another 3" molding, 6'-0" A.F.F. may be evidence of a chalkboard location at east wall
Condition:	Good
Notes:	Multiple layers of painted finish obscure profiles of moldings
Additional Notes:	- hydronic heating through radiator units at windows, one through-wall ac unit

Room:	Memorial Room
Use:	Exhibits
Size:	42'-0" x 26'-6" 1,115 SF
Flooring	
Description:	9 x 9 composition tile over concrete slab-on-grade
Condition:	Fair
Notes:	Heavily soiled surface and nearing end of useful life – possible asbestos containing material present
Wall Finish	
Description:	Painted drywall
Condition:	Good
Notes:	Condition could not be fully assessed due to wall mounted exhibits concealing surface
Ceiling	
Height:	8'-6" A.F.F.
Description:	2' x 4' suspended acoustical tile with recessed fluorescent lighting
Condition:	Fair, showing signs of age
Notes:	Insulation has been blow-in above suspended ceiling; Vapor barrier has failed; Presence of mold or mildew growth
Trim	
Description:	None
Additional Notes:	- Historic window units are concealed within north wall construction and can be viewed above suspended ceiling, additional windows are possible at west wall - Electric heat, no cooling or ventilation system

Room: Annex

Use: Exhibits
Size: 45'-0" x 11'-0" 495 SF

Flooring

Description: Concrete slab
Condition: Good
Notes: Condition could not be fully assessed due to carpet runner and artifacts concealing surface

Wall Finish

Description: Painted board and batten siding on south wall, painted wood clapboard siding on north wall, painted drywall on east and west walls
Condition: Good
Notes: Exterior walls are not insulated

Ceiling

Height: 7'-2" to 8'-10" A.F.F.
Description: Painted drywall, follows low slope of gabled roof with lowest clearance at east and west ends sloping upwards to center
Condition: Good
Notes: Ceiling/roof assembly is not insulated

Trim

Description: None

Additional Notes: No heating, cooling or ventilation system resulting in high extremes of temperature and humidity

Room: Coach House

Use: Exhibits
Size: 45'-0" x 9'-0" 405 SF

Flooring

Description: 9 1/2" wide wood plank
Condition: Good
Notes: Could not be determined whether planks are covering a concrete slab, noted vegetation growing through boards

Wall Finish

Description: 9 1/2" wide wood boards, installed vertically
Condition: Good
Notes: Wall finish is exterior siding, not insulated

Ceiling

Height: 10'-5" to 12'-5"
Description: Open to 2 x 4 rafter structure of gabled roof with lowest clearance at north and south ends sloping upwards to center
Condition: Good
Notes: Ceiling/roof assembly is not insulated

Trim

Description: None

Additional Notes: No heating, cooling or ventilation system resulting in high extremes of temperature and humidity

ACCESSIBILITY

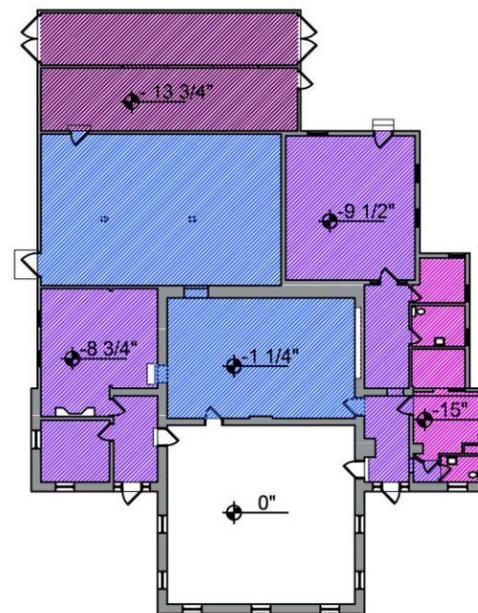
The building interior does not meet current guidelines for accessibility to areas of public space by individuals with disabilities, as codified by the Americans with Disabilities Act of 1990 (ADA).¹

Visitors encounter a step up to the main entrance door in the west wing of the building, then immediately face two small steps up to the Auditorium which houses the main exhibit space of the Museum. These steps are difficult to navigate due to the short rise of each step, thus creating a tripping hazard. The main block of the building and 1968 Memorial Room addition rest approximately 9 inches above the flanking side wings which contain the building entrances. The rear Coach Room and Annex additions step down from the Memorial Room another 12 1/2 inches. These factors make it difficult for a disabled person to navigate through building.

Temporary accommodations have been made. For entrance into the building, a rudimentary ramp has been installed at the east entrance, but the east door needs to be opened up specifically for handicapped use by Museum staff. Another ramp is located on the interior of the east hall to provide access up into Auditorium exhibit space. These ramps are not ADA compliant and do not provide access to all public spaces including the toilet room facilities.

The toilet rooms are located on the west side of the building. At both the Men's and Women's Toilet Rooms, users need to navigate down a step of approximately seven inches at the entrance. The rooms are not ADA compliant due to lack of accessible route and they do not feature the required turn around space for a user in a wheelchair. The plumbing fixtures and accessories are not accessible either.

¹ The museum property, as a National-register listed property, can provide ADA compliance through alternative methods if it is determined that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building. Access should be provided to all levels of a building or facility in compliance requirements whenever practical.



CHANGE IN FLOOR LEVEL DIAGRAM

SCALE: 1/32" = 1'-0"



Image III- 34: Steps from main entrance in the west wing up to the Auditorium that serves as the main exhibit space



Image III- 35: Steps from Pioneer Room up to Middle Room

INDOOR MUSEUM ENVIRONMENT

The indoor environmental conditions in exhibition and storage areas have a significant effect on the long-term preservation of the artifacts, photographs and documents that comprise the Museum's collection.

Temperature and Relative Humidity

The majority of the building, except the Annex and Coach House additions, is heated in winter, and in summer a window air conditioner cools (only) the office when it is occupied, but the systems do not include any humidity control. There is no heating or cooling system provided for the Willard Hose Building, which contains a display of artifacts.

No environmental records have been kept at the Museum, but spot readings and observations of the condition of the collection are revealing. In early September, with outside conditions moderate (68°F at 50% RH), the relative humidity inside the building measured in the low to mid-sixties, while the RH in the Annex was 69%. Sustained high levels of RH are evident in the ongoing corrosion of iron objects on exhibit in the Middle Room and mold growth on the artifacts in the Annex, Pioneer Room and Willard Hose Building.

Visible and UV Light Levels

The Museum has made an effective effort to protect some objects on exhibit from excessive light with the UV-filtered interior storm windows installed in the Auditorium. However, not all windows are filtered, so UV exposure is still significant for objects in other spaces. In addition, light levels are too high in many areas, both from window light and from spotlights directed onto individual objects.

Collection Storage

The Museum stores its collections in glass-fronted cabinets in the west corridor, in a small room beside the main office, in the furnace room, and in a small space off the furnace room. Access to the collections housed in these crowded spaces is

cumbersome in the extreme, and the collections are not stored by methods that meet archival standards or are space-efficient. Temperature, humidity and light control in the storage areas are also deficient.

The overarching storage concern, however, is that the Museum has no dedicated storage room, resulting in an unusually large portion of the collection being on permanent display. This greatly limits the institution's flexibility or ability to perform the normal functions of a museum. Without a properly-equipped and sized storage room, the Museum will not be able to achieve normally accepted museum standards for either collections storage or exhibition.

Due in part to a lack of dedicated storage, many objects are exhibited in the open, on tables and counters, within easy reach of curious visitors who might handle or even take the artifacts.



Image III- 37: Auditorium exhibit space where UV-filtered storm windows have been installed.



Image III- 36: The ca. 1873 Wadsworth Coach as it is displayed in the Coach House which does not provide a suitable environment for such a prominent piece of the collection.



Image III- 38: Overwhelmed storage in the 1871 addition that is currently used as an office environment.

