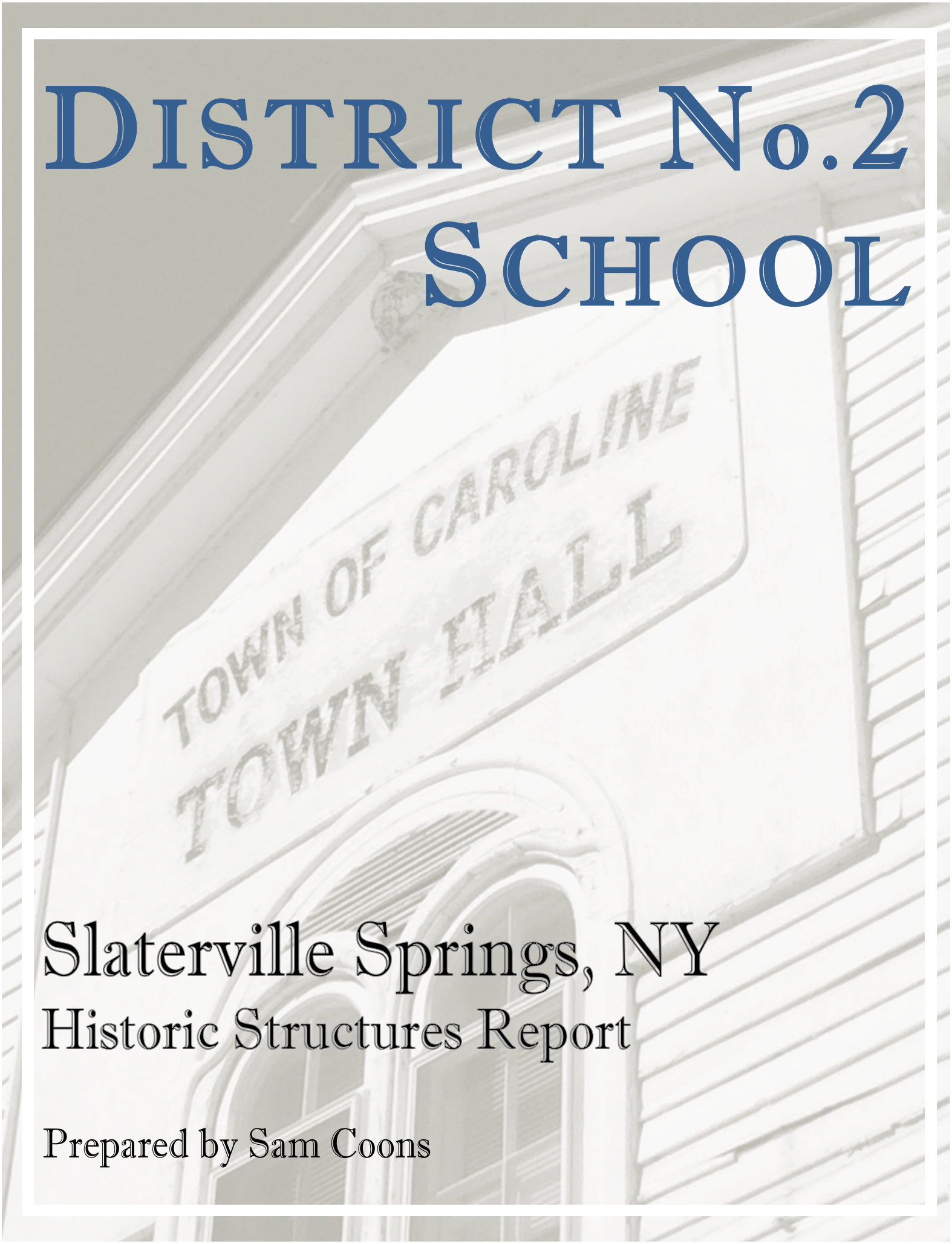
# District No.2 School




## Slaterville Springs, NY

### Historic Structures Report

Prepared by Sam Coons

Prepared May 2017 as part of CRP5640: Building Materials Conservation at Cornell University.

Cover image taken by the author.

# CONTRIBUTORS

This report was produced with the help and work of various members of the Caroline community. Historical information is compiled from:

- *A History of the Town of Caroline* bicentennial publication by Town Historian Barbara Kone;
- "District No. 2 School, Caroline and Dryden" National Register of Historic Places Registration Form via the New York State Office of Parks, Recreation and Historic Preservation's Cultural Resource Information System.

Additional information was sourced from personal communications with Mark Witmer, Town Supervisor; and Cal Snow and Barry Goodrich, both Town Councilmembers.

All images were taken by the author March-May 2017 unless otherwise noted.

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## Introduction

The District No. 2 School, also known as the Slaterville School or contemporarily as the Caroline Town Hall, is a two-story wood schoolhouse located nine miles southeast of Ithaca, New York at 2670 Slaterville Road. Its period of significance stretches from its construction in 1869 to the end of its use as a schoolhouse in 1959 when Caroline Elementary down Slaterville Road began accepting students. The building is of an Italianate style, with character defining features including two double-arched windows located centrally on each floor of the front façade, cornice brackets along the open gable roof eaves and teardrop brackets along the window and door lintels; and two-story window casings on the side facades with decorative spandrel panels between.

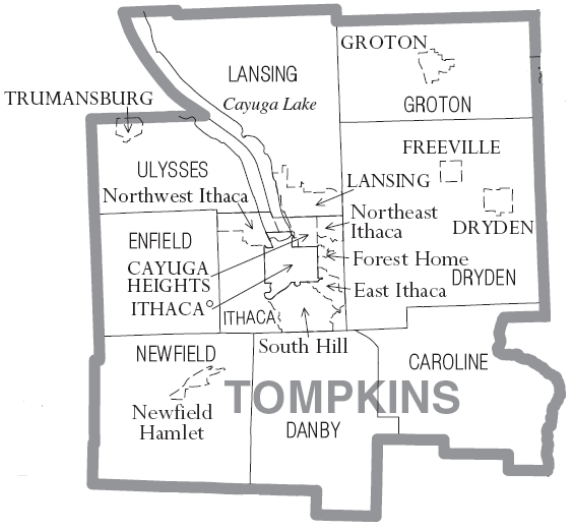


**Figure 1. Municipalities of Tompkins County**
(Source: Blah42, 2007)


**Figure 2. The District No. 2 School**
The building's front façade viewed from Slaterville Road to the south. The Caroline Town Hall Annex is the building to the west of the structure.

## Purpose of this Report

This Historic Structures Report covers the significance, history, architectural elements, and condition of the District No. 2 School. It is meant to serve as a resource for decisions relating to the preservation, maintenance, and continued use of the building, acting as a snapshot of the building in time for future reference. Through an extensive visual survey of the structure's elements and condition, the report also serves as a guide for suggested actions to best maintain the building's historic nature. These recommendations are prioritized according to necessity, time sensitivity, and cost estimation.

The report consists of three major sections: history, evaluation, and recommendations. The history section discusses the building's architectural and cultural significance on the local landscape and details documented alterations to the building since its construction. The evaluation section describes and assesses the condition of the building's foundation, siding, windows, doors, ornamentation, and interior spaces. And the recommendations section lays out three proposals for suggested actions according to priority and budget.

## Significance

One of only five historic schoolhouse structures still standing in Caroline and one of only two open to the public for civic use, the District No. 2 School provides valuable insight into the nature of nineteenth century education in rural Central New York. Over its period of significance as a schoolhouse from 1869 to 1959, the building's design adapted to changing technologies and social structures over the period of the region's most rapid development. This is evident in the transition from wood stove heating to single pipe steam radiators, addition of interior chemical toilets and electricity, and consolidation of high school classes to a central facility in 1920. These qualities fulfill Criterion A in the National Register Criteria.

Additionally, the building is a well-maintained example of rural civic architecture, taking various elements of the Italianate style and translating them into the typology of the nineteenth century schoolhouse. The former bell tower and corner finials, bracket molding and lintels along the roof line and windows, and double arched windows on the front façade give the building a pronounced signature on the local architectural environment while accompanying the needs of the two floors of classroom spaces. Further, the use of white-painted wood siding, open gable roof, and simple rectangular form illustrates the flexibility of American revivalist aesthetics. The structure is notably larger and more ornate than other schoolhouses of the same era, fulfilling Criterion C in the National Register Criteria.

## Summary of Findings

The main problems facing the structure from a historic preservation perspective are the lack of a proper water management system and general degradation of the paint and mortar work. This report recommends installing a comprehensive water management system; repainting the siding, window casings, and fire escape; and treating existing rust, water, and biological soiling and damage.

Three plans are proposed for future actions regarding the building, scaled in priority and cost. Each comes with trade-offs regarding effectiveness, longevity, and cost of the treatments, as described further in the Recommendations section of this report.

| | **Short-Term** Option 1 | **Short-Term** Option 2 | **Long-Term** |
|---|---|---|---|
| Water management system | | | |
| - Install gutters and rainspouts | $720 | $2,400 | $2,400 |
| - Install metal drip edge flashings on windows | $200 | $200 | $200 |
| Carpentry repairs | | | |
| - Repair open joint | $100 | $100 | $100 |
| - Make Dutchman repairs for wood rot | $200 | $200 | $200 |
| - Treat rusted fasteners and biological growth | $300 | $300 | $300 |
| - Replace missing ornamentation and molding | -- | -- | $500 |
| Paint repairs | | | |
| - Repaint siding and window casings | $4,000 | $4,000 | $4,000 |
| - Scrape and repaint iron fire escape | $1,000 | $1,000 | $1,000 |
| - Paint wood stairs contextually-conscious color | -- | -- | $300 |
| Foundation repairs | | | |
| - Seal system crack | (Incl. Below) | (Incl. Below) | (Incl. Below) |
| - Repoint foundation mortar | $3,600 | $3,600 | $3,600 |
| Clean interior water damage and soiling | $200 | $200 | $200 |
| **TOTAL** | $10,320 | $12,000 | $12,800 |

# HISTORY

The Town of Caroline was founded as an independent municipality in 1811, though the land within contemporary town limits had been settled since 1794 and deeded since 1796. The town's first school was built in 1802 as a small addition to a Slaterville residence. Upon the passage of New York's "common school" legislation in 1813, Caroline was divided into nine districts, designated according to what was "a reasonable daily walk" for a five-year old child. These districts and their respective schoolhouses would fluctuate in number according to the capacity of the buildings and population of the town's various communities. The District No. 2 School was built in the summer of 1869 to serve the Slaterville Springs community. Stylistic similarities to the nearby former Union Church in Cortland County and Caroline Center Church suggest that the structures may have shared the same builder or similar influences from architectural books of the era. The building was used as a school until its closure in 1959, new elementary school facilities having been constructed down Slaterville Road in 1956 shortly after the consolidation of the Caroline School District into the Ithaca School District.

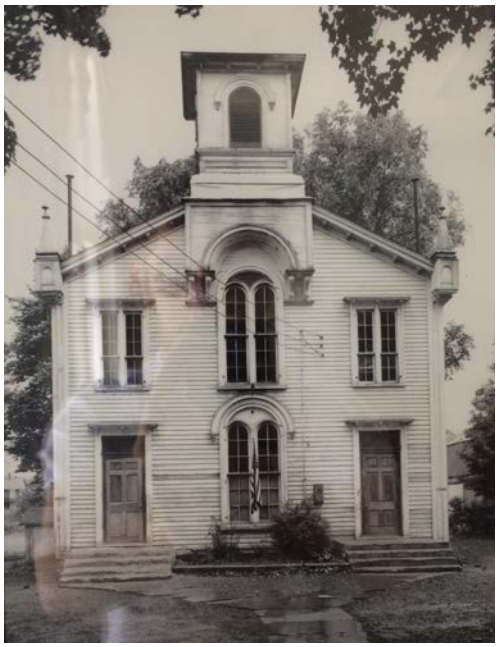

**Figure 3. The District No. 2 School in 1912 (left) and 1959 (right)**
Note the loss of shutters, change in front doors, addition of chemical bathroom piping on roof, and growth in surrounding foliage over time.

The school had two classrooms on the first floor and a third classroom on the second. The first floor rooms were divided by an interior partition wall and held elementary and middle level classes, while the second floor room was used for high school classes until 1920. The front façade included a bell tower and corner finials, and all the façades had shuttered windows and cornice bracket molding along the roofline. The building used external outhouses and had two wood stoves connected to brick chimneys on the roof. The surrounding area was largely barren because of the era's rampant deforestation, and a small pavilion to the right of the front façade covered a pump connecting to a 22 foot deep driven well.

As the town modernized, the building underwent various changes leading up to its closure as a schoolhouse. Two windows were added on the first story to the west façade and three on the second story to the east façade around 1910, though a photograph from 1912 does not yet show the added windows. Electricity was brought to Slaterville in 1930 via a franchise granted to NYSEG in 1924. The window shutters were removed and front doors changed between 1920 and 1947, and two interior chemical toilets replaced the outhouses as well. A new well line was drilled 86 feet deep after sedimentation had stopped flow in the original line. An iron emergency fire escape was added to the building's rear before 1959, and the windows on the rear façade were boarded up as well to limit heat loss from winter winds from the north. In front of the building, a canopy of trees planted on Arbor Day in May 1900 grew to provide shade to a small schoolyard playground and parking lot. In the surrounding landscape, farms abandoned during the Great Depression were purchased by the state and federal government and reforested.

Upon the close of the school in 1959, the building was sold for $2,000 to the Community Council, which provided youth activities in Slaterville. The building used as a community space for dances, boxing, Masonic meetings, health clinics, and election voting during this time. The Town of Caroline purchased the building in 1966. The building underwent a dramatic remodeling in 1975 to prepare it for occupancy as the new Town Hall in time for the United States Bicentennial, funded by a $3,000 revenue-sharing plan. Modifications to the structure included removing the bell tower, corner finials, and cornice bracket molding from the front façade because of moisture and wood rot problems, and removing the partition wall separating

the two-first floor classrooms to convert the space into the town court. The hand painted wood sign on the front façade was added during this renovation as well.

In 1989, the second floor classroom was converted into a joint History Room-Reading Room as an outlet of the Tompkins County Public Library system. The first floor courtroom was renovated in 2001 to add a formal bench, and the building was brought to ADA-standards by adding a handicap-accessible bathroom on the first floor and a ramp to the left door on the front façade. The opening of the Town Hall Annex next to the District No. 2 School in 2009 allowed for a full library and administrative offices, leaving the second floor of the schoolhouse for the History Room and its storage. Additionally, the new Annex allowed for the two buildings' septic and water systems to be updated and combined, now residing beneath the parking lot.

Beyond the removal of the character defining bell tower and corner finials in 1975, there has been demonstrated care in preserving the building's historic features. By 1990, many of the original windows were badly rotted and risking failure; the Town rebuilt the wood windows using historic photos to match the style and dimensions of the originals and salvaged as much original wood and glass as possible. The historic significance of the building was recognized in 2005, when the Town successfully applied for it to be added to the National Register of Historic Places. A 2016 roofing project revealed an ambiguous history, with several layers of unoriginal asphalt shingles requiring removal to lighten the loads on the structure, resulting in the stabilizing of the roof's frame and the construction of a 100-year waterproof standing seam metal roof. As part of the project, the front façade's original cornice bracket molding was recreated using reclaimed original wood and historical photos as precedent.

# EVALUATION

## Site

Situated at the intersection of Slaterville Road and Midline Road, the lot is 1.04 acres and includes the District No. 2 School building and the Caroline Town Hall Annex. The lot marks the western edge of the Slaterville Springs community, with residences to the south and east. The Slaterville Fire Station sits across the street to the southeast, and the community is generously treed. Open agricultural land borders the west of the building, while the independent senior residence Fountain Manor sits to the north. Six Mile Creek runs east to west just south of Slaterville Springs.

Within the lot, the District No. 2 School sits approximately 100 feet back from Slaterville Road, with a moderate-sized parking lot and public water pump in between. The Caroline Town Hall Annex sits detached to the building's west, and an open grass field occupies the southwest portion of the lot by the intersection. A large deciduous tree and a smaller evergreen sit on the lot's east, while a set of three small evergreen shrubs line the lot's west by Midline Road.

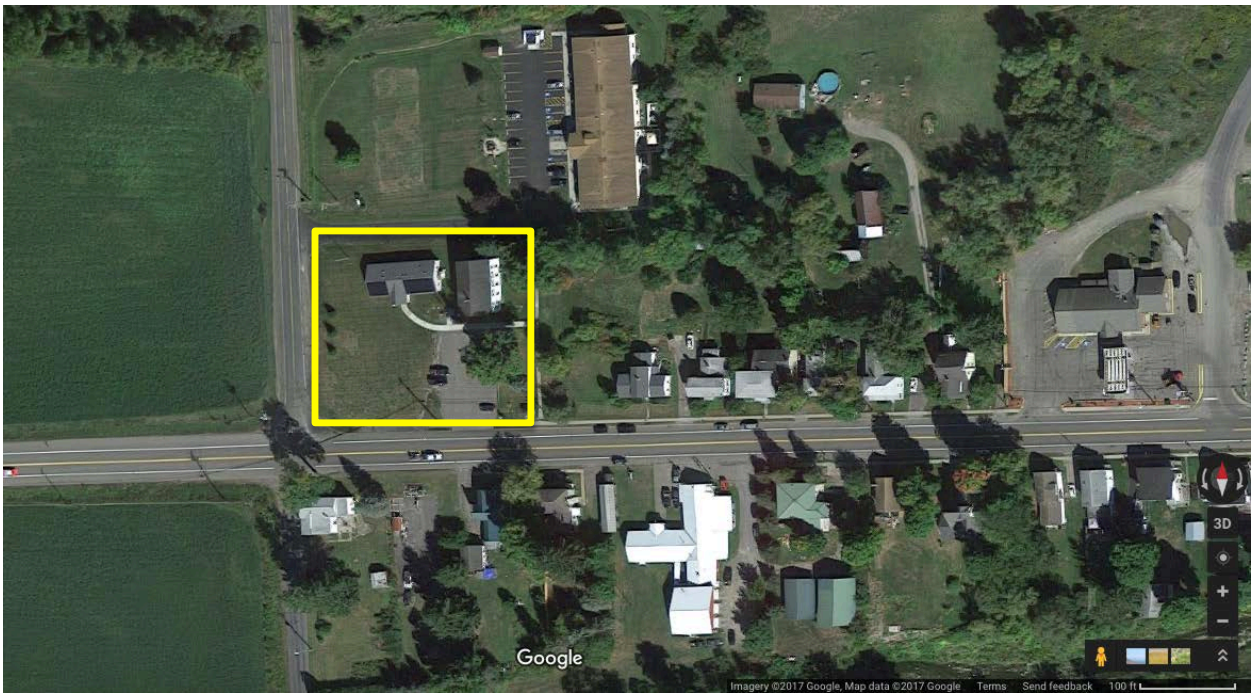


**Figure 4. Satellite view of Slaterville Springs**
The Caroline Town Hall parcel is demarcated by the yellow square, with the District No. 2 School at right (Source: Google Earth, 2017).

## Structure

OVERVIEW

The District No. 2 School is a two-story rectangular structure approximately 30 feet wide at the front and rear façades and 60 feet long on the side façades. The half-story gable roof opens to the front and rear and allows for a small attic crawlspace. The structure features balloon framing construction and wood clapboard siding. There are five exterior doors, four on the first story and one on the second connecting to the iron fire escape on the rear façade. Windows are wood frame and are a mix of salvage and new wood and glass. The roof is standing seam metal.


**Figure 5. Structure overview**
(Clockwise from left) Front, rear and west, and east façades.

FOUNDATION

Description

The foundation is partially exposed, making up approximately two feet below the first story and the ground, and made of local fieldstone. There are various types of mortar used throughout the foundation, indicating that there has likely been a variety of piecemeal repointings over time.

Condition

The foundation is in good condition. The fieldstone is broadly intact, with only isolated instances of chipping and fracturing, and none of the mortars seem to be reacting negatively with the stone. The mortar work is in various states of degradation, making it difficult to discern the date and conditions of previous repointings. There is moderate biological growth along the foundation but no resulting damage to the stone or mortar.

Settlement in the northwest corner of the building has caused mild system cracking through the stone and mortar. This settlement has also pushed the foundation along the rear façade into misalignment with the wood frame sitting atop it. Additionally, settlement elsewhere in the building has pushed a limited number of stones out from flush with the rest of the foundation. Though these settlement issues are indicative of broader water management problems, they do not pose an immediate structural risk in themselves.

**Figure 6. Foundation condition**
Note varied mortar types (left), small system cracking and settlement (right).

## SIDING

### Description

The structure's wood clapboard siding and corner boards are original. Paint chips from the siding indicate that the current coat of white paint is a slight variation from an earlier light cream-colored coat, but it is unclear if that coat is original or falls within the period of significance. Wood flashing separates the siding from the skirtboard but stops at the corner boards. There are several covered holes from bored insulation installations, and a few uncovered holes with obsolete wiring protruding. An isolated instance of sheet metal patching covers an approximately one-foot tall by two-feet wide gap in the siding on the second story of the rear façade as well.

### Condition

The building's siding is in fair condition, with extensive cosmetic damage but only isolated cases of damage to the wood itself. Much of the paint has failed, in several cases fully exposing the bare wood underneath. The most extreme case of paint failure is a large contiguous stretch of chipped and peeled paint above the cellar doors on the west façade, where significant black biological growth is also present. Extensive rust soiling is present as well, with vertical series of dots of rust soiling where the siding's nails were painted over. This is particularly distinct in the series of nails below the iron fire escape on the rear façade.

The clapboards are broadly intact, with checking along some of the boards made visible by resulting splits in the paint coating. More significant failures can be seen on the structure's northwest corner, where the corner boards and skirtboards have separated from each other, revealing failed fasteners in the open joint. There is widespread biological soiling along the skirtboards and lower clapboards, and while there are no signs of wood rot or structural mold damage there is the danger of such near cracks in these areas. Additional structural problems are visible at the connection of the iron fire escape to the wood siding, where instances of metal fasteners torqueing against the building have contributed to checking in the clapboards. There are limited instances of wood rot in the wood flashing at risk of degrading seriously if not treated.

**Figure 7. Siding condition**
(Clockwise from top) paint failure, checking, open joint and fastener failure, rust soiling

WINDOWS

Description

The building's wood windows are unoriginal, though rebuilt using salvaged wood and glass and historical dimensions. The exterior wood casings are original. On the front façade, one double-arched window with Romanesque label molding over the arched pediments sits in the middle of the first story, while an identical window without label molding sits directly above on the second story. Two nine-over-nine single-hung windows sit on the second story above the first story doors, and feature pronounced lintels with three teardrop cornice brackets and casings with a vertical line of trim running through the middle.

The east and west façades have five evenly-spaced window casings holding six-foot tall nine-over-nine single-hung windows stacked vertically above eight-foot tall versions below. These casings feature spandrel panels between and lintels with three teardrop cornice brackets on top. On the east façade, two windows are placed on the first story between the second, third, and fourth casings. On the west façade, three windows are placed on the second story adjacent to the second, third, and fourth casings, also extending the lintels from the casings over them with two additional teardrop brackets. The added windows on both the east and west façades have simplified casings compared to the double-story casings. The rear façade on the north face of the building has two boarded windows on the first story, making their type and style unintelligible, and a nine-over-nine single-hung window on the second story with no decorative casing or lintel.

Condition

The building's windows are in good condition. The exterior casing, not replaced with the windows themselves, is typified by extensive cosmetic damage, with more severe paint failure than on the neighboring clapboard siding. The spandrel panels were not painted with the latest coat seen on the siding, still appearing as a light cream color. There are isolated spots of fastener-related rust soiling on the casings as well, though not as consistent as the rust spots on the siding. Additionally, the first story's double arched window appears to be missing wood in its casing elements. This is contrasted with the excellent condition of the window frames and rails, which exhibit no cosmetic or structural problems. The lack of structural damage evident in the window systems keep them classified as good rather than fair condition.

**Figure 8. Window conditions**
Missing molding pieces (left) and casing paint failure (right).

## DOORS AND STAIRS

### Description

The building's five doors are unoriginal, all having been added or replaced after the period of significance. The left door on the front façade is the only entryway to the interior; the other four can only be opened from the inside. The two six-panel doors on the front façade are of the same make, while the two six-panel doors on the side façades are of a different make. The door connecting to the fire escape is flush. All five are painted white.

On the front façade, the left door is accessed via an ADA-accessible ramp and stairs of brown-painted wood construction. The doors on the side façade are accessible via concrete stairs and brown-painted wood railings. The door on the rear façade is connected to an exposed two-story iron fire escape painted black that connects directly to the building. A wood door rests against the rear façade, but its previous use or placement is unclear. The west façade also has a sixth cellar-style door to the partial basement.

### Condition

Similarly to the windows, the doors have all been replaced after the period of significance and are broadly in good condition. The doors exhibit mild cosmetic damages, though paint chipping and peeling is notably less prevalent than in the window casings or siding. The front doors' hinges have rusted, and their various metal fasteners have caused localized rust soiling on the paint. This contrasts the doors on the side façades, which appear to have newer rust-free hinges and only mild scuffmarks.

Though the wood and concrete stairs leading to the first story doors are in good to excellent condition, the iron fire escape on the rear façade is in fair condition. Rust and corrosion has occurred in the stairwell's corners, likely as a result of standing water or snow accumulation, and several of the fasteners connecting the stairs to the siding have corroded as well. This damage does not appear to be structurally dangerous but should be addressed as soon as possible.


**Figure 9. Door conditions**
Rust soiling (left) and removed door of unknown age and use (right).

## ORNAMENTATION

### Description

The building's major ornamental features are the lintels and teardrop brackets along the doors and windows of the front façade and windows of the side façades, the Italianate cornice brackets under the roof eaves on all but the rear façade, the square pilasters on the front façade's corner boards, and the hand-painted "Town of Caroline Town Hall" sign above the second story double-arched window on the front façade. The lintels are original with the exception of the one above the left door on the front façade, which has a different sized board than the others. The sign was added in 1975, and the cornice bracket moldings were recreated according to historical photographs and added in the 2016 roofing project.

### Condition

The ornamentation is in fair condition. The cornice bracket molding that follows the roofline exhibits paint failure, mild instances of open joints, and wood loss in several places. The causes of these problems is unclear due to a lack of access to the roof during this report but likely a result of wear-and-tear during the 2016 roofing project. There are several teardrop brackets broken or missing entirely from lintels on the front and side façades, as well as the aforementioned mismatched lintel beam above the left door on the front façade. The hand-painted sign on the front façade displays mild paint failure though still legible and intact. The square pilasters on the front façade's corner boards do not appear to have condition problems beyond those already mentioned in the siding section above.

**Figure 10. Ornamentation condition**
(Clockwise from top left) missing teardrop brackets, mild paint failure, and open joints and wood loss.

# Interior

FIRST STORY

Description

A large courtroom defines the interior of the first story. Entering the room, a wood court bench faces three lines of pew benches by the doorway. A rectangular wood table sits between with six wood and leather chairs. Two long incandescent light fixtures run parallel to a beam that divides the room lengthwise, straddled by four ceiling fans. The floor is carpeted, and the walls are painted light blue while the ceiling is white. Several display cases along the walls contain historical photos and information. The five windows on the west wall and three on the east wall have decorative drapes and sit above three silver exposed steam radiators on each wall. An entry hallway, bathroom, storage room, and stairwell flank the courtroom to the south and two small offices holding legal documents sit behind the court bench to the north. These rooms have similar paint, fixtures, and carpeting as the courtroom.

Condition

The first story interior spaces are in excellent condition. The courtroom is very well maintained, having been renovated in 2001, though is typified by a deviation in form and decoration from the original two-schoolroom setup during the period of historical significance. Paint, carpeting, interior windows and casing, and doors are all in excellent condition both in the courtroom and in the small storage/break room stemming from the foyer. None of these elements beyond the windows appear consistent with historical photographs.

**Figure 11. Interior of first story courtroom**
Viewed from front entrance looking north; note beam dividing the space lengthwise in half.

SECOND STORY

Description

Much of the floor plan of the first story is repeated on the second story. The History Room sits above the courtroom and contains various historical objects, display cases, and archival materials both displayed publicly and in storage. An I-shaped arrangement of incandescent light fixtures is centered on the ceiling. A painted chimney breast is located in the middle of the southern wall. The ceiling and walls are painted white, while the floor is exposed vinyl flooring. Unlike the courtroom, the History Room stretches to the rear wall, where a door leads to the iron fire escape outside. In between the History Room and the front of the structure, the Town Historian's office is a cramped room filled with various bookshelves and desks. Centrally on the ceiling, a square hatch leads to the attic crawlspace and formerly into the bell tower.


**Figure 12. Interior of second story History Room**
Facing west wall; space to the right of this view is used for storage.

Condition

The second story spaces including the stairwell between floors were not included in the 2001 renovation, instead reflecting materials and alterations from the 1975 remodeling. These spaces are broadly in good condition but with two significant problems regarding the spaces' relationship with the building envelope. The ceilings of these rooms are bowed; an artifact of the weighty layers of asphalt roofing that existed until the 2016 roofing project. The removal of this weight should prevent further bowing in theses spaces, but the recent nature of the roofing project obscures any informal metrics of further degradation. Also likely relating to the failure of the asphalt roof, there is water damage centrally on the western wall of the History Room and mild biological soiling along the top of all the walls and corners. This damage is less prominent in the second story office spaces than the History Room but still present, if less severe.

**Figure 13. Second story interior condition**
Bowed ceiling (top) and water damage and biological growth (bottom)

# RECOMMENDATIONS

PRIORITIES

The structure's major problems are linked via a lack of a water management system. Poor drainage has oversaturated the ground near the rear of the building, causing settlement in the building's northwest corner and damaging the foundation and corner boards. The lack of gutters on the structure have also caused splashing on the lower reaches of the building and overuse of wood drip edges on the window casings, leading to biological soiling and wood rot. Installing a water management system to draw water away from the structure is necessary to preserve the integrity of the structure's historic materials and limit further material loss and degradation.

In addition to targeting the root of the water damage problem, continued maintenance of the structure will work to protect the materials from future harm. A comprehensive repainting of the building's siding and window casings will close the historic wood from exposure to and damage from the elements. The iron fire escape similarly needs scraping and repainting with a rust-resistant primer to limit the extents of the current corrosion damage and preserve its structural integrity. Rotted wood on window casings and skirtboards should be replaced via Dutchman repair to stabilize the historical wood (though only in cases where the rotted wood is unsalvageable). Less of a priority though still important in protecting the building from environmental degradation, conducting a comprehensive repointing of the foundation mortar will limit confusion and resulting damages stemming from the various partial repointings in the past.

Of lower priority are continued efforts towards maintaining and emphasizing the building's historic nature. Cleaning the water damage and biological soiling in the second story interior spaces will help in assessing the performance of the new roof in stopping water infiltration and in turn inform future action. Additionally, repainting the wood stairs on the front and side façades from brown to a more neutral white or grey could help return the building to its historic image.

The prioritization of recommended actions is as follows:

**High Priority** *(within next six months)*:

- Install Gutter and Water Management System
- Install Metal Flashings on Window Casings
- Repair Open Joint and System Crack on NW Corner
- Replace Rotted Wood via Selective Dutchman Repairs
- Repaint Siding and Window Casings
- Scrape and Repaint Iron Fire Escape

**Moderate Priority** *(within next six months)*:

- Repoint Foundation Mortar
- Clean Interior Water Damage and Soiling

**Low Priority** *(within next several years)*:

- Replace Missing Ornamentation and Molding
- Repaint Wood Stairs to Contextually-Conscious Color

Other future possibilities include moving parking to the lot's southwest corner and restoring the park space in front of the building, and reconstructing the historic bell tower and corner finials. These are not included in these recommendations due to the significant and contentious nature of the changes, and formal experts should be consulted in the process of making such decisions.

COST ESTIMATES

Based on these priorities, recommendations for the building fall along three proposed courses of actions. **Short-Term Option 1** denotes the bare minimum work needed to keep the building's historic materials protected for the near future. It is the most economical choice, with tradeoffs coming in effectiveness and longevity of the treatments suggested. **Short-Term Option 2** describes a more effective plan that similarly protects the building's at-risk materials but for a longer time frame than Option 1. **Long-Term** describes a plan that would include low-priority initiatives beyond basic necessary protections, like the elevation of the structure's historic image.

| | **Short-Term** Option 1 | **Short-Term** Option 2 | **Long-Term** |
|---|---|---|---|
| Water management system | | | |
| - Install gutters and rainspouts | $720 | $2,400 | $2,400 |
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| Paint repairs | | | |
| - Repaint siding and window casings | $4,000 | $4,000 | $4,000 |
| - Scrape and repaint iron fire escape | $1,000 | $1,000 | $1,000 |
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| Clean interior water damage and soiling | $200 | $200 | $200 |
| **TOTAL** | $10,320 | $12,000 | $12,800 |

While the author would suggest pursuing at least Option 2, the decision to follow a plan should be based on a pragmatic assessment of how best to protect the building given financial and political resources at hand and in the future. These figures are loose estimates based on average costs for projects of similar size and nature. The nature of the Town's bidding process and previous relationships with contractors may yield differing costs.

The following are written descriptions of the process to deduce the costs for some of the more specific treatments suggested above.

Gutter System:

To best reduce water-related damages, guttering should be installed along the building's east and west roof eaves. Each of these sections are approximately 60 feet in length, so the project would entail 120 feet in gutters and the resulting necessary downspout and drainage systems.

Guttering ranges widely in price depending on the material used:

- Vinyl is the most common material for gutters and is rust-resistant and affordable, but has a short installation life because of brittleness resulting from temperature fluctuations. Installation costs for vinyl gutters run $6/foot * 120 feet = $720
- Steel is a more expensive material that can last much longer than vinyl. Stainless steel is rust-resistant and strong in variable temperatures. Installation costs for stainless steel gutters run $20/foot * 120 = $2,400

While other gutter materials exist, stainless steel is the recommended material due to its longevity and resistance to rust and harsh environments. By matching the lifespan of the gutter system to that of the metal roof, the water management system would likely only need routine maintenance, unlike with vinyl installations that would require replacement every decade. Though the long installation life of the material makes up for the additional cost, if budget is an immediate concern vinyl is an acceptable alternate for its general versatility.

Whether steel or vinyl is chosen for the gutter system, some basic principles should be considered in the installation process to minimize the impact of the project on the historic structure. These include avoiding fastening the downpipes to the original wood siding wherever possible and choosing colors that blend in than alter the historic image of the building.

Treat Rusted Fasteners and Biological Growth:

The cost estimate for the treatment of soiling from fasteners and biological sources was computed as one-eighth of the total siding needing conventional cleaning with eco-friendly products. The rationale in this estimate was that cleaning the limited soiling on the structure would be cheaper than the labor cost of scraping the affected paint off entirely. The use of eco-friendly products is an analog for the costs of avoiding harsh chemical cleaners to preserve the integrity of the historic materials, though only using water is always the best option for historic materials.

Foundation Repairs:

These estimates combine the sealing of the system crack on the northwest corner and the comprehensive repointing of the foundation mortar. At full-depth repointing estimated at $10/sqft and the two-foot tall foundation extending along all 180 feet of the building's exterior, the estimate of $3,600 assumes a complete repointing. The actual cost may be lower given existing mortar that may only need cosmetic repointing or minus the parts of the exterior that do not have exposed fieldstone.

Clean Interior Soiling**:**

The biological soiling in the second story interior spaces should be treated reasonably soon to create a baseline condition for observing the efficacy of the new roof in stopping the infiltration of water through the building envelope. The soiling can be treated through the gentle application of water and if necessary detergent. Though the materials of the interior spaces are not historically significant, harsh chemical cleaners should be avoided to preserve the condition of the materials.

The provided cost estimate includes the costs of a full treatment and patch for the water damaged section of drywall in the History Room's ceiling. If this is not deemed necessary upon closer inspection, the costs for this recommendation can be expected to be much lower.

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# APPENDIX A: Tax Maps

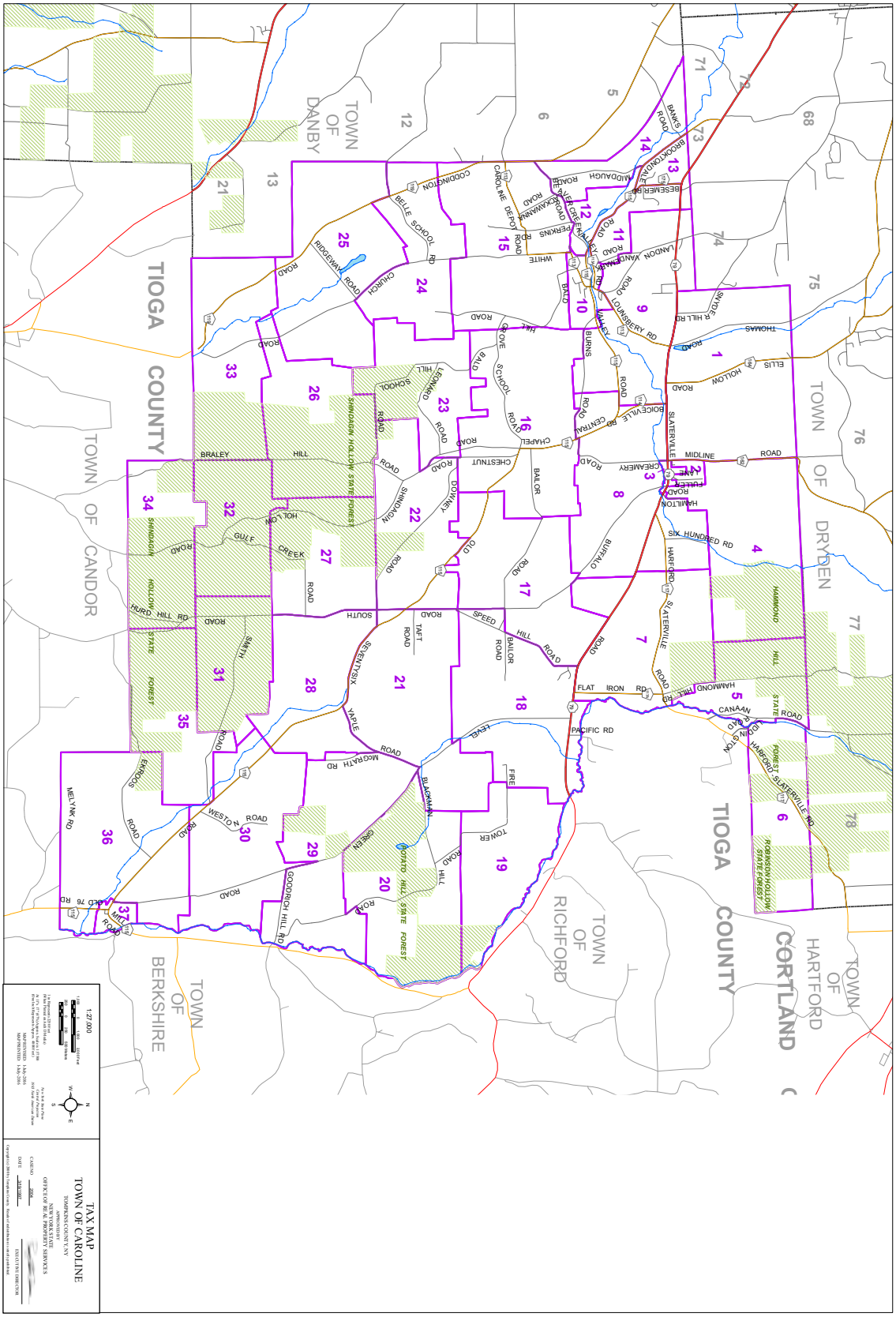


**Figure A1. Tax Map of the Town of Caroline** (Source: Tompkins County, 2016)

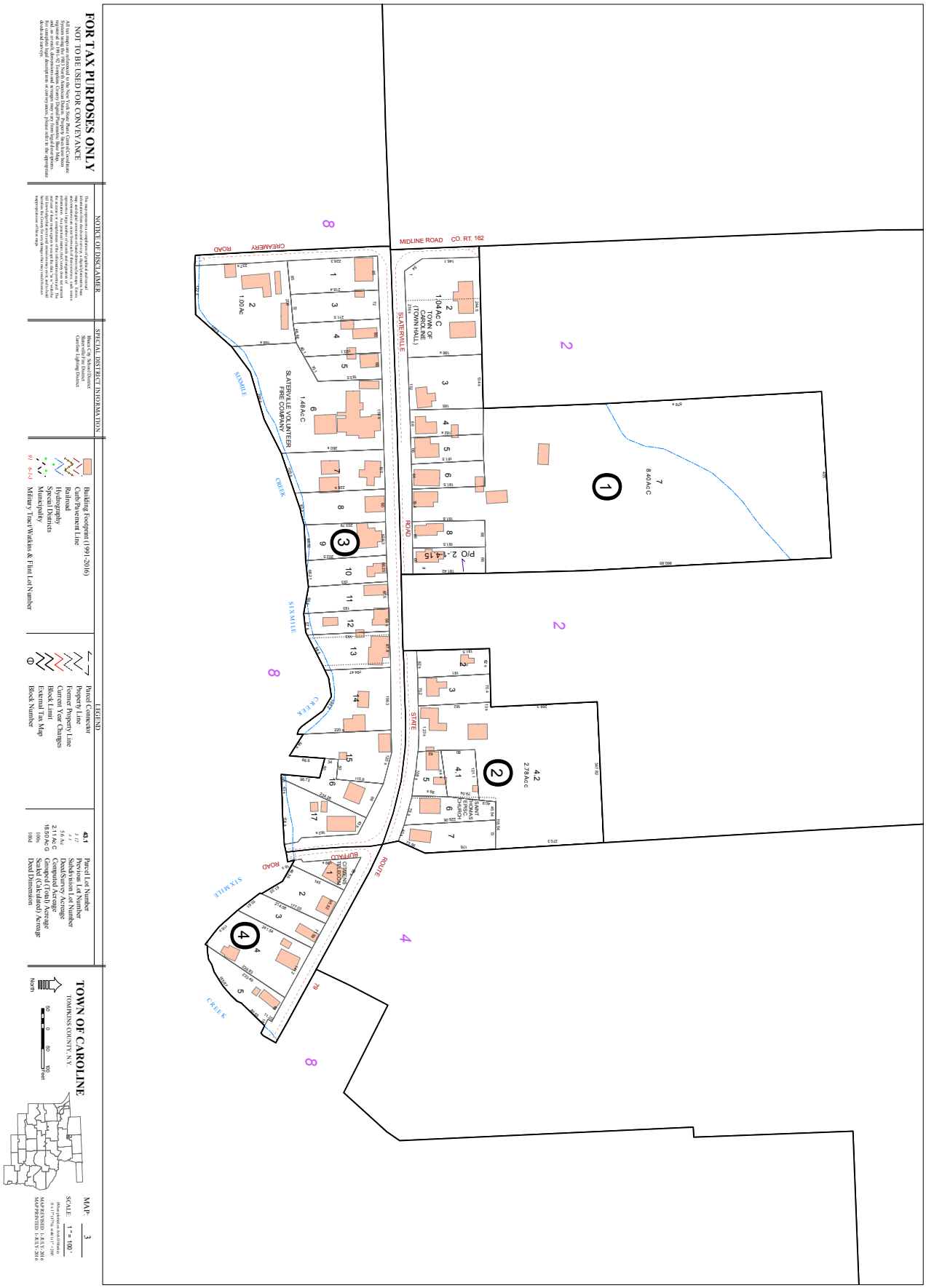


**Figure A2. Tax Map of Slaterville Springs** (Source: Tompkins County, 2016)

# APPENDIX B: Documentation Photographs

(Moving clockwise around the building)

**Figure B1. Front façade**

**Figure B2. Windows on west façade**

**Figure B3. Cellar doors on west façade**

**Figure B4. Emergency door on west façade**

**Figure B5. West and rear façades**

**Figure B6. View from fire escape on rear façade**

**Figure B7. East façade**

**Figure B8. View to the southeast from front façade**


**Figure B9. Town Hall sign on front façade**


**Figure B10. Left door on front façade**

**Figure B11. Right door on front façade**

**Figure B12. Interior of first story courtroom looking north**

**Figure B13. Interior of first story courtroom looking east**

**Figure B14. West wall of first story courtroom**

**Figure B15. Interior of first story courtroom looking southwest**

**Figure B16. View of interior stairwell from second story to first**

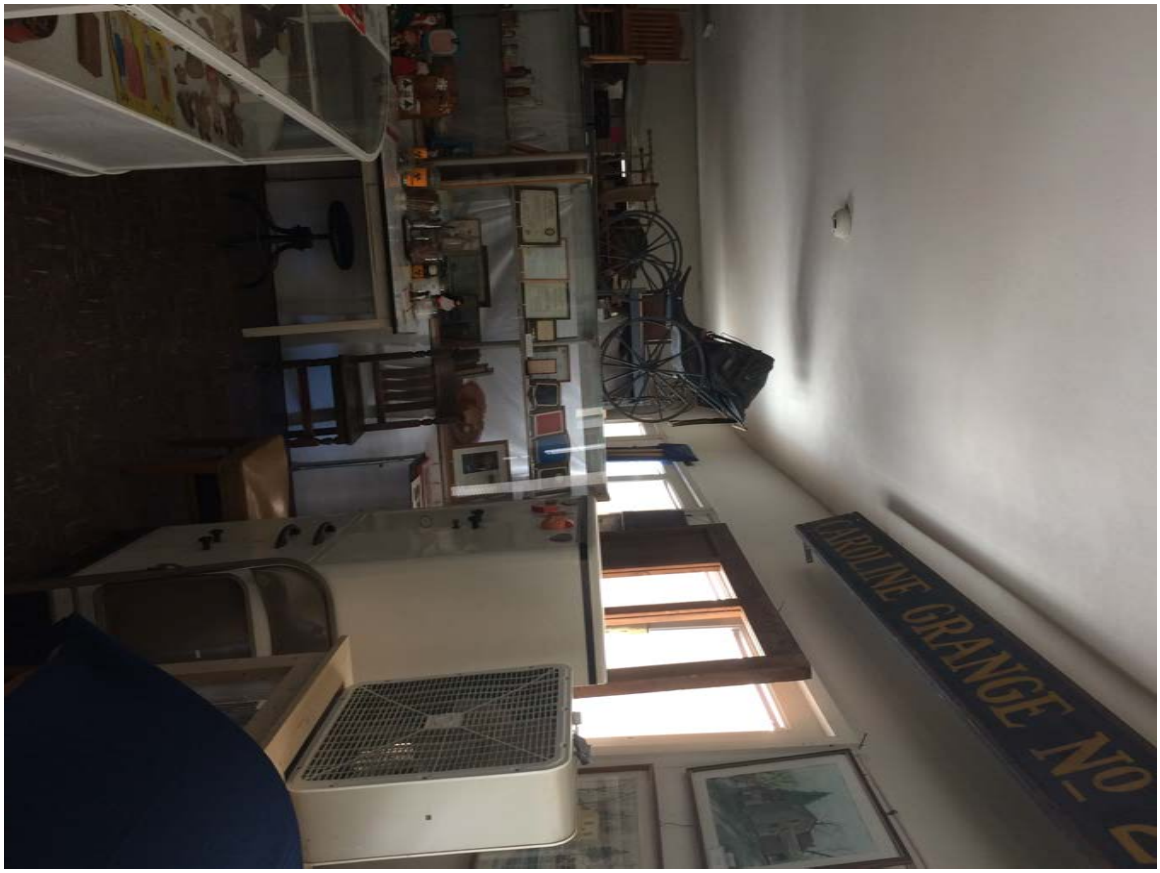


**Figure B17. East wall of second story History Room**

**Figure B18. Interior of second story History Room looking northwest**


**Figure B19. Interior of second story History Room looking southwest**