

RANDALL SCHOOL

65 I Street, SW, Washington DC

Historic Preservation Plan

HPRB Submission

November 2013



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INTRODUCTION

This report presents the plan for the preservation work proposed for completion at the Randall School as part of the 2013 HPRB submission. The existing building conditions were determined during on-site surveys conducted by EHT Tracerics between 2011 and 2013. Please note that this preservation plan addresses the landmarked 1906 main block and 1927 wings of the Randall School, as they comprise the sections of the building that will be retained under the current project proposal and are currently subject to review under District of Columbia Municipal Regulations (DCMR) Title 10A, Historic Preservation.

This report divides the building's components into the following material-related categories, as outlined in the accompanying "Building Component Recommendation Chart":

Categories of Components:

- Window Restoration and Carpentry
- Masonry
- Metalwork
- Roofing

The report includes a Summary of History and Significance, discussion of the Evaluation Method used, including the determination of the Evaluation Considerations, Findings, and Proposed Treatment for the repair of the components.

SUMMARY OF HISTORY AND SIGNIFICANCE

The historic Randall Junior High School at 65 I, S.W., consisting of the original 1906 building and its 1927 flanking wings, is significant for its contribution to the understanding of the development of public schools in the District of Columbia. Despite the numerous noncontributing additions constructed between 1932 and 1973, the historic main block and wings continue to convey their original appearance along I Street, and act as a historic focal point in a community otherwise remade by urban renewal in the 1950s and 1960s.¹

¹ National Register of Historic Places, Randall Junior High School, Washington, District of Columbia, National Register #08001205.

EVALUATION METHOD

Relative Level of Significance

The concept of ranking the Relative Level of Significance (RLS) of individual resources has been developed by EHT Tracerics as a preservation planning tool to assess the relative importance of resource types within in a larger property (an individually-listed landmark or a historic district), as recommended by the Secretary of the Interior’s Standards. The RLS ranks each resource based on its contribution to the historic significance of the property as a whole. For this report, the concept has been taken a step further and introduces the evaluation of the RLS of each identified building component of the Randall School, an individually-listed landmark. The history and significance of the building was considered in the evaluation.

Taking the above statements under consideration, each building component was then prioritized using the following rankings (listed in highest to lowest priority): **Key, Important, Supporting, Minor,** and **Non-Contributing**. The rankings are based on the significance of each component to an understanding of the building’s history and its ability to convey that significance through visibility to the public from public rights of way.

RELATIVE LEVEL OF SIGNIFICANCE	DEFINITION
KEY	This component is of the highest level of contribution to the historic significance of the building and is essential to understanding the most significant aspects of its history and historic character. It is visible from public right of way.
IMPORTANT	This component is of the second level of contribution to the historic significance. It is important to conveying the significant aspects of the building’s history and historic character, playing a complementary role to the key components. This component is typically visible from public right of way.
SUPPORTING	This component is moderately important to conveying the significant aspects of the building’s history and historic character. This component is typically visible from public right of way.
MINOR	This component plays a less integral role in conveying the significant aspects of the building’s history and historic character than the Key, Supporting, and Important components. This component is typically not visible from public rights of way.
NON-CONTRIBUTING	This component does not contribute to the historic significance or historic character of the building.

Proposed Treatments – As Related to Ranking of Relative Level of Significance

Key components are character-defining components of the building and are to be given the highest level of priority for preservation treatment. These components are essential to understanding the building's historic character and are considered of the highest quality of design. Easily viewed from the street, these components will be retained and repaired as necessary. If replacement is required, these components will be replaced in kind in material, texture, color, form, dimensions, and design.

Important components convey significant aspects of the building and its historic character, but are either not visible from the street or are less important to the character of the building than Key components. Like Key components, Important components will be retained and repaired as necessary. If replacement is required, replacement in kind is not necessary, although it is strongly encouraged. Replacement will be similar in material, texture, color, form, dimensions, and design.

Supporting components convey significant aspects of the building and its historic character, but less so than Key and Important components. These components are less critical to conveying the significant aspects of the building and its historic character and are often located on secondary elevations. Supporting components will be retained and repaired as necessary. If replacement is required, however, replacement in kind, although not necessary, is encouraged. Replacement will be similar in material, texture, color, form, dimensions, and design.

Minor components are minimally important to conveying the significant aspects of the building's history and historic character. Minor components may be original but do not play a significant role in enhancing the character of the building. These components are usually located on secondary elevations and are usually not visible from the street, or may be completely utilitarian in form and purpose. Effort will be made to retain and repair minor components and only replace if necessary; however, depending on the situation, component type, and location, replacement in kind is not necessary. Replacement will be similar in material, texture, color, form, dimensions, and design.

Non-Contributing components do not contribute to the historic significance or historic character of the building and are replacement or non-original parts of the building or site. Non-Contributing components will be removed and replaced with components sympathetic to those in the original drawings or eliminated if appropriate.

Evaluation Considerations

An understanding of the history and significance of Randall School was critical to a fair evaluation of the building's components. The considerations that apply to Randall School are as follows:

- The 1906 main block, built as the freestanding Francis L. Cardozo Elementary School, forms the centerpiece of today's Randall School and is the oldest section of the school. The Marsh & Peter Georgian Revival-style design of the original 1906 building, including its massing and ornamentation, remains remarkably intact and is essential to understanding the school's history and historic character.

- The 1927 construction of the east and west wings, designed by Municipal Architect Albert L. Harris in his preferred Colonial Revival style, illustrates the national change in teaching pedagogy that occurred in the 1920s resulting in the junior high school movement and the transition away from Kindergarten through 8th grade elementary schools. Although the 1927 wings are integral to illustrating the school's transition to a junior high school, the design of these wings clearly look to the 1906 main block for inspiration. The 1927 Harris-designed Colonial Revival-style wings serve to augment the original stylistic statement of the main block and effectively complement the design aesthetic of the 1906 building. Thus, from a design standpoint, they are considered supporting in significance.

FINDINGS

The chart below presents the findings of the evaluation of the Relative Level of Significance of all components. These rankings direct the proposed treatment.

RELATIVE LEVEL OF SIGNIFICANCE RANKING				
KEY	IMPORTANT	SUPPORTING	MINOR	NON-CONTRIBUTING
Window 3 (South, East, West elevations)	Window 1 (South elevation, Part East and West elevations)	Window 6 (West, East elevations)	Window 1 (North Elevation, Part East and West elevations)	Door 1
Window 4	Dormer 1 (North elevation)	Window Sills and Lintels (West Wing: Part West, East elevations)	Window 2	Door 3
Dormer 1 (East, South, West elevations)	Dormer Window 1 (North elevation)	Brick Masonry 4 (Part West elevation)	Window 3 (North, East elevations)	Door 5
Dormer Window 1 (East, South, West elevations)	Dormer 2 (North elevation)	Hand Rail 2	Window 5 (South, North, West elevations)	Panel
Dormer 2 (East, South, West elevations)	Dormer Window 2 (North elevation)	–	Window 6 (North elevation)	Retaining Wall 1
Dormer Window 2 (East, South, West elevations)	Window 6 (South elevation)	–	Window 7	Retaining Wall 2
Door Surround 1	Window 8 (South elevation)	–	Window 8 (North elevation)	Window Grille 1
Window Sills and Lintels (Center Building: South elevation, Part West, East elevations)	Window 9 (South elevation)	–	Window 9 (North elevation)	Window Grille 2
Brick Masonry 1 (South elevation, Part West, East elevations)	Door Surround 2	–	Door 2	Fencing 1
Brick Masonry 2 (South elevation, Part West, East elevations)	Door Surround 3 (South elevation)	–	Door 4	Fencing 2
Cornice 1 (South, West, East elevations)	Window Sills and Lintels (East and West Wings: South elevation)	–	Door Surround 3 (North elevation)	Bell
Balustrade (not extant)	Brick Masonry 4 (South elevation)	–	Door 6	Louvered Vent 1

RELATIVE LEVEL OF SIGNIFICANCE RANKING				
KEY	IMPORTANT	SUPPORTING	MINOR	NON-CONTRIBUTING
Balcony	Cornice 1 (North elevation)	–	Window Sills and Lintels (North elevation, Center Building: Part West, East elevations; West Wing – Part West, East elevations)	Louvered Vent 2
Roof 1 (South, East, West elevations)	Cornice 2 (South, West, East elevations)	–	Brick Masonry 1 (North elevation, Part West, East elevations)	Louvered Vent 3
–	Cornice 3 (South, West elevations)	–	Brick Masonry 2 (North elevation, Part West, East elevations)	Louvered Vent 4
–	Cupola and cupola roof	–	Brick Masonry 3 (South, North, West, East elevations)	Vents - Assorted
–	Hand Rail 1	–	Brick Masonry 4 (North elevation, Part West elevation)	Downspouts
–	Hand Rail 3	–	Smokestack	Conduits - Assorted
–	Lantern	–	Cornice 2 (North elevation)	–
–	Skylight	–	Cornice 3 (North elevation)	–
–	Roof 1 (North elevation)	–	–	–
–	Roof 2	–	–	–
–	Roof 3	–	–	–

PROPOSED TREATMENT

The proposed treatment for each category of components is based on the evaluation of the Relative Level of Significance of each category of component. The proposed work anticipates that the following studies will be completed in association with the rehabilitation:

- Paint analysis of all painted surfaces
- Mortar Analysis
- Test patches of mortar color, texture and application
- Test patches for cleaning masonry surfaces

A summary of the proposed treatments is presented below.

WINDOW AND DOOR RESTORATION AND CARPENTRY

Windows

KEY:

- If the condition of windows warrants replacement, the replacement will be in kind and consistent with the historic window design.
- Replacement of historic windows will follow the "D.C. Standards for Window Repair and Replacement," as outlined in DCMR Title 10A, and specifically the following standards for window replacement on principal facades in historic landmarks:
 - If the restoration of the window is determined unreasonable, replacement windows shall match the original historic windows in "configuration, method of operation, profile, dimensions, finish, and any other salient character-defining features. A stricter standard of reasonableness shall be applied to special windows."²
 - Variations in profile shall be permitted if these variations do not significantly affect visual characteristics of the historic windows. In evaluating "significant" effect, factors to be considered shall be age of the building, its architectural quality, and the extent of diminution in the total glazed area of the sash. Exact replication of profiles may be required if warranted by the significance of the historic building.
 - The color of replacement windows shall match or approximate the historic color of the historic windows, if this can be determined. Otherwise, the color shall be historically appropriate.
 - With respect to matching of materials, it shall be understood that a wood historic window shall be replaced in wood, but not necessarily of the same species. Exact replication of materials may be required if warranted by the significance of the historic building.
 - Replacement of windows in a different material shall require approval by the D.C. Historic Preservation Review Board (the Board).

² D.C. Office of Planning and the Historic Preservation Review Board, *District of Columbia Municipal Regulations (DCMR) Title 10A, Historic Preservation, "Chapter 23, Standards for Window Repair and Replacement,"* Washington, D.C., p. 76.

- Alteration of window openings shall generally require approval by the Board. For basement openings not visible from a street or public open space, or only marginally visible, the alterations that do not compromise historic or architectural characteristics may be authorized by Board staff.³

IMPORTANT:

- If the condition of windows warrants replacement, the replacement shall be in kind and consistent with the historic window design.
- Replacement of historic windows shall follow the “D.C. Standards for Window Repair and Replacement,” as outlined in DCMR Title 10A, and specifically take note of the above-listed standards for window replacement in historic landmarks:

SUPPORTING:

- If the condition of windows warrants replacement, the replacement shall be in kind and consistent with the historic window design.
- Replacement of historic windows shall follow the “D.C. Standards for Window Repair and Replacement,” as outlined in DCMR Title 10A, and specifically the following standards for window replacement on secondary elevations in historic landmarks:
 - If existing windows are visible from a street or public open space, a permit shall be issued if replacement windows match the historic windows in terms of configuration, method of operation, profile, dimensions, and finish, and provided that they do not replace special windows. Matching the material is encouraged but not required.
 - If the existing windows are not visible from a street or public open space, a permit shall be issued if replacement windows reasonably match the historic windows in terms of configuration, method of operation and dimensions, and provided that they do not replace special windows.
 - Alteration of windows openings is discouraged, but some flexibility may be applied.⁴

MINOR:

- Windows may be replaced with new insulated glass windows that are sufficiently similar in appearance to the existing original windows so as to appear as original form public view.

³ D.C. Office of Planning and the Historic Preservation Review Board, *District of Columbia Municipal Regulations (DCMR) Title 10A, Historic Preservation, “Chapter 23, Standards for Window Repair and Replacement,”* Washington, D.C., p. 76-77.

⁴ D.C. Office of Planning and the Historic Preservation Review Board, *District of Columbia Municipal Regulations (DCMR) Title 10A, Historic Preservation, “Chapter 23, Standards for Window Repair and Replacement,”* Washington, D.C., p. 77.

The Window Study indicates that although many of the windows at Randall School are in poor condition, the overall conditions do not merit a recommendation of full replacement. A window restoration specialist will be consulted to determine the appropriate course of action and the extent of necessary repairs for each window. Adding storm windows to the exterior or interior of the window openings is one recommended approach to improve energy efficiency; however, since the historic appearance of the school never included storm windows, interior storm windows are recommended. In addition, the building's windows will be examined to see if additional glazing can be accommodated into the existing sashes to improve energy efficiency.

The Window Survey identifies the condition of each window; however, it is anticipated that all repairs to the wood windows in the building will include the following steps:

- 1) Removal of interior and exterior paint;
 - 2) Repairs to sash (including re-glazing where necessary);
 - 3) Replacement of non-original, cracked, or missing window panes with glass similar in composition, texture, and color to original;
 - 4) Repairs to frame;
 - 5) Application of weather stripping and reinstallation of sash; and
 - 6) Repainting of sash, muntins, and frames.
- It is anticipated that the sashes will be removed from the frames and taken off site for stripping, repair, and re-glazing.
 - Deteriorated members and parts will be repaired and/or replaced in kind, where necessary. Partially decayed or weathered wood may be waterproofed, patched, built-up, or consolidated, and then painted. When parts of frame or sash are so badly deteriorated that they cannot be stabilized, deteriorated parts may be replaced with new matching pieces or repaired by splicing new wood into existing members.

Doors and Door Surrounds

The lack of original doors provides the opportunity to fabricate doors that replicate the appearance of the original doors using hardwood or other materials that, when painted, will provide the same appearance as the original painted wood.

KEY:

- All non-original doors will be replaced with wood doors similar to those originally designed as shown in the original building drawings, except those for which the DCHPO or DC HPRB has approved a modern alternative.
- The original wood surrounds of the door openings will be repaired where necessary and re-painted in a color consistent with historic building.

IMPORTANT:

- All non-original doors will be replaced with wood doors similar to those originally designed as shown in the original building drawings, except those for which the DCHPO or DC HPRB has approved a modern alternative.
- The original wood surrounds of the door openings will be repaired where necessary and re-painted in a color consistent with the findings of the paint analysis.

MINOR:

- All non-original doors will be replaced with wood doors similar to those originally designed as shown in the original building drawings, except those for which the DCHPO or DC HPRB has approved a modern alternative.
- The original wood surrounds of the door openings will be repaired where necessary and re-painted in a color consistent with the findings of the paint analysis.
- The remaining original door D4 is located on the foundation level of the east elevation of the West Wing. This door was not fully accessible at the time of on-site survey and should be re-assessed when it is more accessible. Based on limited access, however, the door was determined to be in poor condition and in need of repair. This door should be repaired and retained in place, if possible.

NON-CONTRIBUTING:

- All non-original doors will be removed and replaced with doors appropriate to the original building.

MASONRY (MORTAR ANALYSIS, REPAIR, AND CLEANING)

The building's masonry is primarily in good condition; however, re-pointing and some repair work is necessary.

KEY, IMPORTANT, AND MINOR:

- All repairs to original masonry in the building (brick and limestone) will include basic routine maintenance of mortar re-pointing using approved mortar following the same style of mortar application.
- The original limestone surrounds of the door openings will be repaired where necessary and cleaned as appropriate.
- Where the brick masonry is damaged, chipped, and/or missing, bricks will be repaired and, if necessary, replaced with salvaged bricks, comparable in size and appearance, from later additions to the school building.
- In the unlikely situation that salvaged bricks are not available, damaged bricks will be replaced with others similar in size, composition, and color to the original.
- Brick and limestone window sills and lintels will be cleaned and repaired where necessary, including patching and/or consolidation, and appropriate mortar pointing.

- Cleaning will be accomplished using the gentlest means possible with water pressure not exceeding 100 psi. Test patches will be prepared for review by DCHPO.

METALWORK

Original metal components of the building include cornices, window grills, railings, the metal frame of the skylight, and the building's cupola and balustrade.

KEY:

- The original galvanized iron balustrade, located above the cornice on all four elevations of Main Building, will be reconstructed. The material may be in kind or in a modern substitute.
- Original metal cornices will be cleaned, repaired if necessary, and repainted. In those locations where there is significant deterioration or loss of material, patching or replacement may be necessary and is preferable to replacement, although replacement in kind or with similar material where necessary is acceptable. Metal salvaged from the cornices of later building additions that will be demolished, where appropriate, should be used if possible.
- Original metal railings will be cleaned, repaired, and repainted if necessary.
- The metal balcony of the building's center block, located at the second story, will be cleaned, repaired, and repainted if necessary.
- Original window hardware will be stripped and refinished as necessary. Replacement window hardware should be in kind.
- The door hardware and locks will be carefully selected to achieve current codes while appearing in keeping with the early twentieth century appearance of the building.

IMPORTANT:

- The original metal cornices will be cleaned, repaired if necessary, and repainted. In those locations where there is significant deterioration or loss of material, patching or replacement may be necessary and is preferable to replacement, although replacement where necessary is acceptable.
- The metal skylight frame will be cleaned, repaired, re-glazed, and repainted; deteriorated members and parts will be repaired and/or replaced in kind, if necessary. If condition warrants, replacement in kind is acceptable.
- Original window hardware will be stripped and refinished as necessary; new window hardware will be selected in keeping with the appearance of the original hardware.
- New door hardware and locks will be carefully selected to achieve current codes while appearing in keeping with the early twentieth century appearance of the building.

MINOR:

- Replacement in kind is acceptable.

- Substitute materials that have an appearance in form, color, and texture similar to the original are acceptable.
- New door hardware and locks will be carefully selected to achieve current codes while appearing in keeping with the early twentieth century appearance of the building.

NON-CONTRIBUTING:

- All non-original building elements, including retaining walls and fences, may be removed.
- The current non-original window grilles located on the foundation of the south elevation of the Main Building will be removed.
- The galvanized metal and copper cupola of the building's East Wing will be cleaned, repaired where necessary, and repainted. If condition warrants, replacement will be in kind.

ROOFING

Height limitations prohibited the inspection of the roof and roofing materials, and its assessment could not be determined at this time; however, consultation with the project's structural engineer and/or the building contractor is recommended to determine further steps and any required repairs, etc. A qualified roofer will be consulted to recommend repairs and/or replacement of the roofs.

KEY:

- Roofing materials will be repaired in kind.
- If the roof under sheathing must be replaced, the slate roof shingles will be removed as carefully as possible and salvaged for reuse. If there are not a sufficient number of shingles to restore the roof, new shingles will be used that match the original in kind (material, texture, color, form, dimensions, and design).

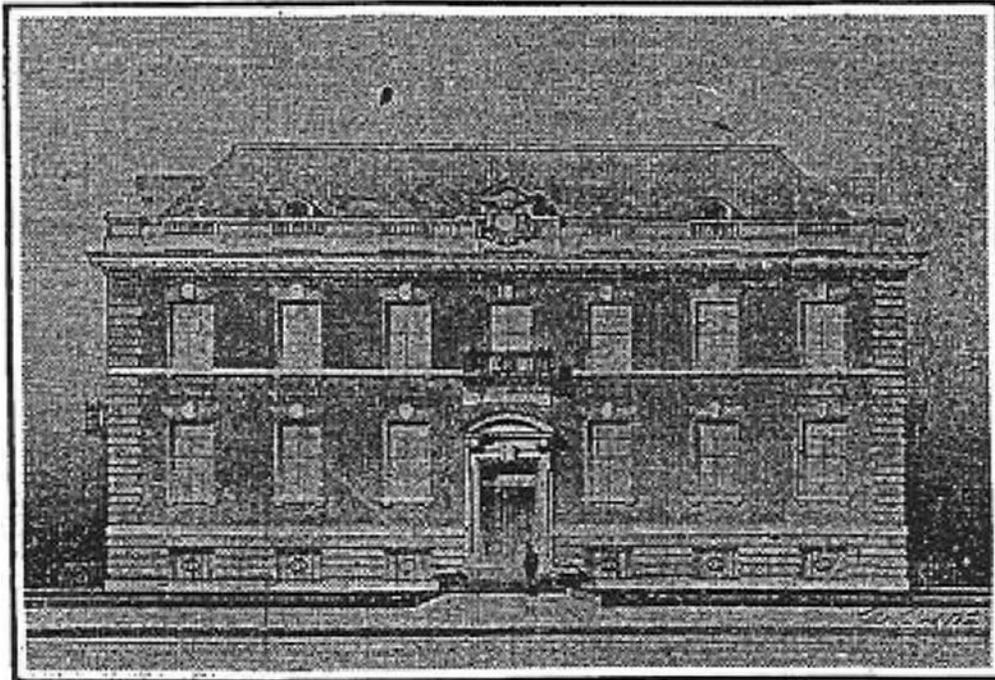
IMPORTANT:

- Slate roof shingles should be repaired if possible; replacement will be in kind (material, texture, color, form, dimensions, and design).

MINOR:

- Roof cladding may be replaced to maintain similar look to the original appearance.

CURRENT AND HISTORIC PHOTOGRAPHS



"The New Cardoza School." *Washington Post*. Sept 17, 1905. Center building, looking north.



EHT Tracerics, 2011. Center building, looking north.



"F.L. Cardoza School" *Report of the Schoolhouse Commission*, 1908. MLK Historic Image Collection. Center building, looking northeast.



EHT Tracerics, 2011. Center building, looking northeast.



Circa 1960, Sumner School Archives. Center building and wings, looking northeast.



EHT Tracerics, 2011. Center building and wings, looking northeast.



"Addition Under Construction." September 15, 1940. MLK *Washington Star* Photograph Collection. Central addition, looking southwest.



EHT Traceries, 2005. Central addition, looking southwest.



Circa 1960, Sumner School Archives. East elevation, looking northwest.



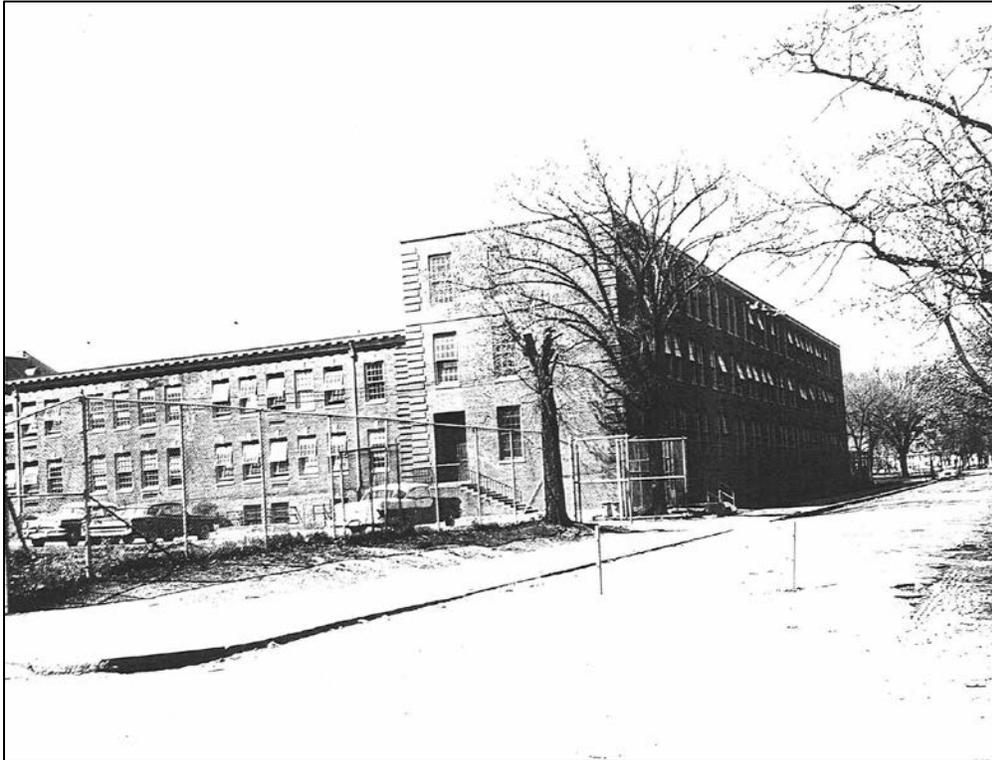
EHT Tracerics, 2011. East elevation, looking northwest.



Circa 1960, Sumner School Archives. North elevation, looking southwest.



EHT Traceries, 2005. North elevation, looking southwest.



Circa 1960, Sumner School Archives. North elevation, looking southwest.



EHT Traceries, 2005. North elevation, looking southwest.



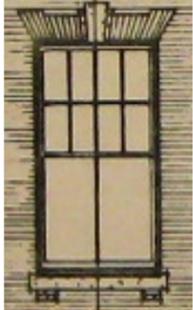
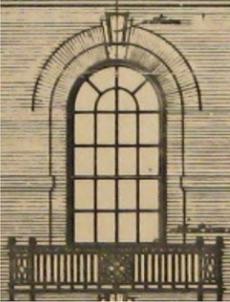
Circa 1960, Sumner School Archives. West elevation, looking southeast.



EHT Tracerics, 2005. West elevation, looking northeast (left) and east (right).

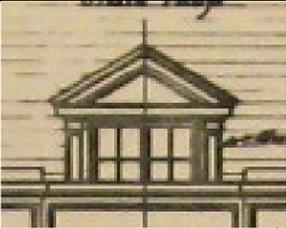
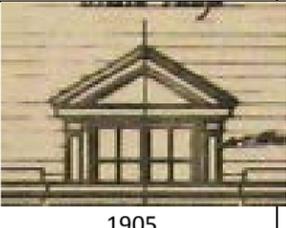
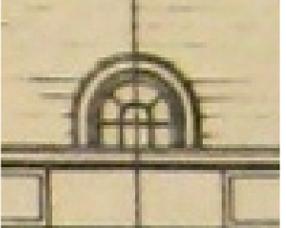
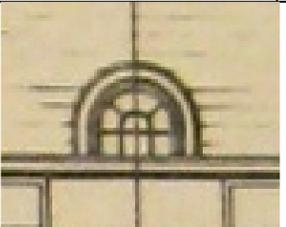
PROPOSED BUILDING COMPONENT PRESERVATION WORK

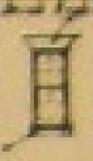
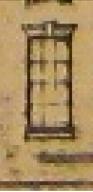
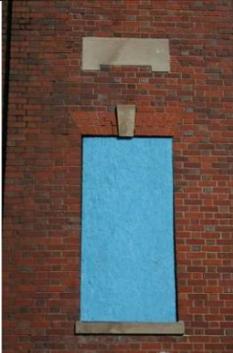
Proposed Building Component Preservation Work

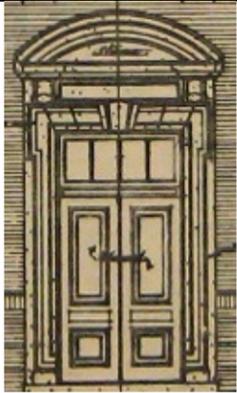
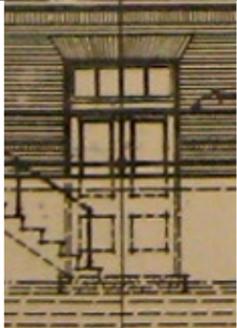
Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
Carpentry	Window 1 W1	Center Building, Foundation CN1 (1-3, 5) CE1 (1-6) CS1 (1-6) CW1 (1-6)	22	21	Important: South elevation, CS1 (1-6); Part East elevation, CE1 (1-3); Part West elevation, CW1 (1-3) Minor: North elevation, CN1 (1-3,5); Part East elevates, CE1 (4-6); Part West elevation, CW1 (4-6)	 1905		Wood	Painted	4/4, double-hung, wood-sash window with wood surround, limestone sill, and jack-arched brick lintel; iron security grille (refer to G1 – Window Grille 1)	In addition to regular window maintenance, deteriorated members and parts shall be repaired and/or replaced in kind. Partially decayed or weathered wood shall be waterproofed, patched, built-up, or consolidated and then painted. When parts of frame or sash are so badly deteriorated that they cannot be stabilized, deteriorated parts shall be replaced with new matching pieces or splicing new wood into existing members. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 2 W2	Center Building, North Elevation, Foundation CN1-4	2	1	Minor	 1905		Wood	Painted	Paired four-light wood casement windows with limestone sill and jack-arched brick lintel; metal security grille on exterior (refer to G2 – Window Grille 2)	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind.
	Window 3 W3	Center Building, First and Second Stories CN2 (1-6) CE2 (1-6) CS2 (1-6) CW2 (1-6) CN3(1-6) CE3 (1-3, 5-7) CS3 (1-7) CW3 (1-6)	51	49	Key: South Elevation, CS2 (1-6), CS3 (1-7); East elevation, CE2 (1-3), CE3 (1-3); West elevation CW2 (1-3), CW3 (1-3) Minor: North elevation, CN2 (1-6), CN3 (1-6); East elevation, CE2 (4-6), CE3 (5-7)	 1905		Wood	Painted	8/2, double-hung, wood-sash windows with wood surround, limestone sill with limestone support brackets, and jack-arched brick lintel with limestone keystone	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 4 W4	Center Building, East Elevation, Second Story CE3-4	2	1	Key	 1905		Wood	Painted	17/12, single-hung, round-arched wood-sash window in a wood surround; the opening is recessed in the wall and is surrounded by soldier brick; the opening is highlighted by a rounded soldier brick arch with a limestone keystone	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.

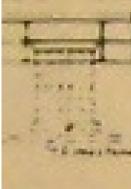
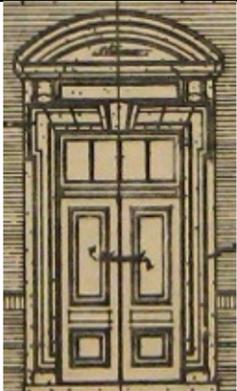
¹ The prioritization of the building's components was conducted based on the following rankings (highest to lowest priority): Key, Important, Supporting, Minor, and Non-Contributing.

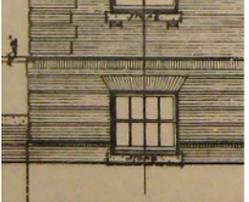
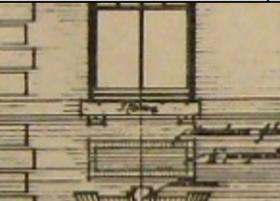
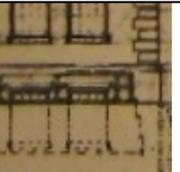
² Please Note: All repairs to windows in the building should include basic routine maintenance of the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to frame, 4) weatherstripping and reinstallation of sash, and 5) repainting.

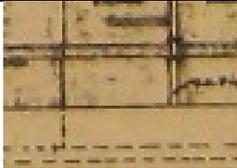
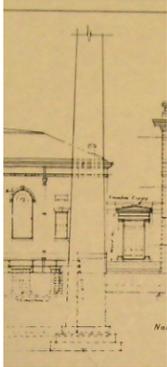
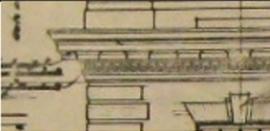
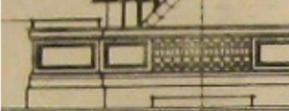
Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Dormer 1 DM1	Center Building, Attic	4	4	Key: East, South, and West elevations Important: North elevation	 1905		Wood	Painted exterior	Pedimented wood dormer	Dormers to be repaired; deteriorated parts to be repaired and/or replaced in kind. Wood members to be repainted.
	Dormer Window 1 DW1	Center Building, Attic CN4-2 CE4-2 CS4-2 CW4-2	4	4	Key: East, South, and West elevations Important: North elevation	 1905		Wood	Painted exterior	Paired four-light wood casement windows	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Dormer 2 DM2	Center Building, Attic	8	8	Key: East, South, and West elevations Important: North elevation	 1905		Wood	Painted exterior	Round headed wood dormer	Dormers to be repaired; deteriorated parts to be repaired and/or replaced in kind. Wood members to be repainted.
	Dormer Window 2 DW2	Center Building, Attic CN4 (1, 3) CE4 (1, 3) CS4 (1, 3) CW4 (1, 3)	8	8	Key: East, South, and West elevations Important: North elevation	 1905		Wood	Painted exterior	10-light, round-headed wood casement window	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 5 W5	West Wing, Foundation WN1 (1-5) WE1-1 WS1 (1-10) WW1 (1-7)	23	23	Minor: South, North, West, East elevations	 1925		Wood	Painted	8-light wood awning over 8-light wood hopper window with wood surround, limestone sill, and jack-arched brick lintel with limestone keystone	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind. Partially decayed or weathered wood shall be waterproofed, patched, built-up, or consolidated and then painted. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.

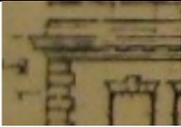
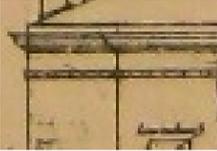
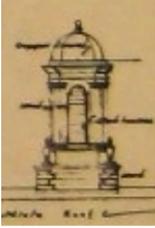
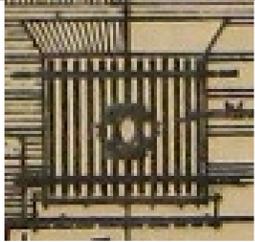
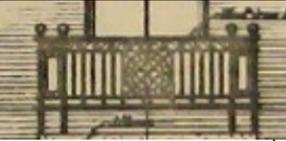
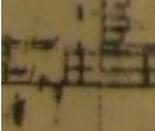
Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Window 6 W6	West Wing, First and Second Stories WN2 (1-5) WS2 (1-12) WW2 (1-7) WN3 (1, 3-5) WS3 (1-13) WW3 (1-7)	48	48	Important: South elevation Supporting: West, East elevations Minor: North elevation	 1925		Wood	Painted	8-light wood awning over 8-light wood hopper window with wood surround, limestone sill, and jack-arched brick lintel with limestone keystone	Windows to be repaired and repainted; deteriorated members and parts to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 7 W7	West Wing North Elevation, Second Story WN3-2	1	1	Minor	 1925		Wood	Painted	4-light wood awning over 4-light wood hopper window with wood surround, limestone sill, and jack-arched brick lintel; non-original louvered vent interrupts lintel	Windows to be repaired and repainted; deteriorated members and parts to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 8 W8	East Wing, North and South Elevations, First Story EN2 (1, 6) ES2 (1, 6)	4	4	Important: South elevation Minor: North elevation	 1925		Wood	Painted	6/6, double-hung, wood-sash window with wood surround, limestone sill, and jack-arched brick lintel with limestone keystone; limestone spandrel above opening	Windows to be repaired and repainted. Deteriorated members and parts need to be repaired and/or replaced in kind. Partially decayed or weathered wood shall be waterproofed, patched, built-up or consolidated and then painted. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
	Window 9 W9	East Wing, North and South Elevations, First Story EN2 (2-5) ES2 (2-5)	10	10	Important: South elevation Minor: North elevation	 1925		Wood	Painted	27/15, single-hung, round-arched wood-sash window, wood surround, limestone sill, and rowlock brick round arch with limestone keystone and impost	Windows to be repaired and repainted; deteriorated members and parts to be repaired and/or replaced in kind. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.

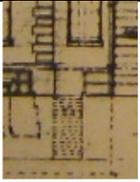
Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Door 1 D1	Center Building, South Elevation, First Story, Main Entrance	1	0	Non-contributing	 1905		Metal and glass; limestone	none	REPLACEMENT: Recessed double-leaf metal-frame glass door with one-light rectangular transom	Current non-original doors to be removed and replaced with glass.
	Door 2 D2	Center Building, Foundation, North Elevation	1	1	Minor	 1905		Metal	Painted	REPLACEMENT: Double-leaf flush metal door.	Current non-original doors to be removed and replaced with double-leaf paneled wood doors with wood and glass transom above similar to original design.
	Door 3 D3	West Wing South Elevation, First Story, Main Entrance	1	0	Non-contributing	 1925		Metal and glass	none	REPLACEMENT: Recessed double-leaf metal-frame glass door with one-light round arched transom	Current non-original doors to be removed and replaced with double-leaf paneled wood doors with wood and glass arched transom above similar to original design.
	Door Surround 2 DS2	West Wing South Elevation, First Story, Main Entrance	1	1	Important	 1925		Wood	Painted	Colonial Revival-style wood surround	Surround to be patched, where necessary, and repainted.
	Door 4 D4	West Wing East Elevation, Foundation	1	1	Minor	N/A	N/A	Wood	Painted	Single-leaf paneled wood door	Door not fully accessible. Condition should be assessed and recommendations made when door is fully accessible. (From on-site survey, deterioration was noted on those visible portions.)

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Door 5 D5	East Wing Hyphen, First Story, North and South Elevations	2	Unknown	Non-contributing	 1925		Unknown	none	Doors not accessible; likely removed	Replace current, non-original doors with double-leaf wood doors similar to original design.
	Door Surround 3 DS3	Door surround, East Wing Hyphen, First Story, North and South Elevations	2	2	Important: South elevation Minor: North Elevation	 1925		Wood and metal	Painted	Colonial Revival-style wood surround; roof of entablature cornice is sheathed in metal	Surround to be repaired and repainted.
	Door 6 D6	East Wing, North Elevation, Foundation	1	1	Minor	 1925		Metal	Painted	REPLACEMENT: Double-leaf flush metal doors	Current non-original doors to be replaced with double-leaf wood doors similar to original design.
Masonry	Door Surround 1 DS1	Center Building, South Elevation, First Story, Main Entrance	1	1	Key	 1905		Limestone	Smooth	Colonial Revival-style limestone surround; limestone plaque above surround	Surround to be cleaned with very low-pressure (>100 psi) water.
	Window Sills and Lintels All W	Entire Building	163	158	Key: Center Building- South elevation; West elevation, CW1 (1-3), CW2 (1-3), CW3 (1-3); East elevation, CE1 (1-3), CE2 (1-3), CE3 (1-4) Important: East and West Wings-South elevations	All 1905 and 1925 window sills and lintels.	All sills and lintels.	Brick and limestone	Smooth	Limestone sills and jack-arched brick lintels.	Sills and lintels to be repaired where necessary and cleaned with very low-pressure (>100 psi) water.

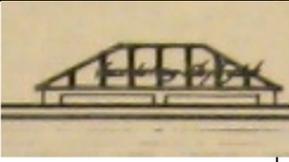
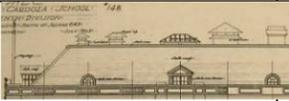
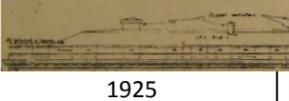
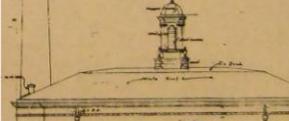
Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
					Supporting: West Wing-West Elevation, WW2 (1-7), WW3 (1-7); East Elevation, WE2 (1-3), WE3 (1-3) Minor: North elevation; Center Building- West elevation, CW1 (4-6), CW2 (4-6), CW3 (4-6); East elevation, CW1 (1-3), CW2 (1-3), CW3 (1-3); West Wing-West Elevation, WW1 (1-7); East Elevation WE1-1						
	Panel P	Center Building, South Elevation, First Story	0	1	Non-contributing	N/A		Wood	none	NON-ORIGINAL: Small wood panel covering a possible opening	Wood panel to be removed and brick masonry beneath to be repaired, and/or replaced with brick similar in size, composition, and color to original (if salvaged bricks from other locations from buildings are not available),
	Brick Masonry 1 M1	Center Building, Foundation	1	1	Key: South elevation, West elevation (hyphen to front), East elevation (hyphen to front) Minor: North elevation, West elevation (hyphen to rear), East elevation (hyphen to rear)	 1905		Brick	none	Rusticated brick-faced foundation topped by a soldier brick water table; brick quoining on building corners; slightly recessed mortar jointing due to weathering	Brick foundation to be repaired, re-pointed, and cleaned with very low-pressure (>100 psi) water.
	Brick Masonry 2 M2	Center Building, Spandrel, Between First and Second Stories	25	24	Key: South elevation, West elevation (hyphen to front), East elevation (hyphen to front) Minor: North elevation, West elevation (hyphen to rear), East elevation (hyphen to rear)	 1905		Brick	none	Flemish-bond brick with headers; slightly recessed mortar jointing due to weathering	Brick to be to be repaired, re-pointed, and cleaned with very low-pressure (>100 psi) water.
Brick Masonry 3 M3	West Wing, Foundation	1	1	Minor: South, North, West, East elevations	 1925		Brick	none	Projecting stretcher-bond brick-faced foundation; slightly recessed mortar jointing due to weathering	Brick foundation to be repaired, re-pointed, and cleaned with very low-pressure (>100 psi) water.	

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Brick Masonry 4 M4	East Wing, Foundation	1	1	Important: South elevation, Supporting: West elevation (hyphen to front) Minor: North elevation, West elevation (hyphen to rear)	 1925		Brick	none	Soldier brick water table above stretcher-bond brick-faced foundation; concave mortar jointing	Brick water table to be repaired, re-pointed and cleaned with very low (>100 psi) pressure water.
	Smokestack SM	East Wing, North Elevation	1	1	Minor	 1925		Brick	none	Tapering cylindrical header-bond brick smokestack	Can be removed.
	Retaining Wall 1 RW1	West Wing and Center Building	0	1	Non-contributing	N/A		Concrete and brick	none	NON-ORIGINAL: Stretcher-bond brick-faced retaining wall with concrete coping	Can be removed.
	Retaining Wall 2 RW2	East Wing	0	1	Non-contributing	N/A		Concrete and brick	none	NON-ORIGINAL: Stretcher-bond brick-faced retaining wall with concrete coping	Can be removed.
Metalwork	Cornice 1 C1	Center Building	1	1	Key: South, West, East elevations Important: North elevation	 1905		Galvanized iron	Painted	Galvanized iron boxed cornice with block modillions and dentils	Cornice to be patched or replaced with comparable material (such as salvaged cornice of later additions where possible). To be cleaned and repainted. If necessary to replace, replacement should be in kind or with a similar substitute.
	Balustrade B	Center Building	1	0	Key	 1905	N/A	Galvanized iron	Painted	ORIGINAL: Probably Galvanized metal balustrade; no evidence to indicate year of removal	Original balustrade to be reconstructed in kind or in a modern substitute.

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description		Proposed Work ²
	Cornice 2 C2	West Wing	1	1	Important: South, West, East elevations Minor: North elevation	 1925		Galvanized iron	Painted	Galvanized metal boxed cornice with block modillions and dentils		Cornice to be patched or replaced with comparable material (such as salvaged cornice of later additions where possible). To be cleaned and repainted. If necessary to replace, replacement should be in kind or with a similar substitute.
	Cornice 3 C3	East Wing	1	1	Important: South, West elevations Minor: North elevation	 1925		Galvanized iron	Painted	Molded galvanized iron cornice		Cornice to be patched or replaced with comparable material (such as salvaged cornice of later additions where possible). To be cleaned and repainted. If necessary to replace, replacement should be in kind or with a similar substitute.
	Cupola and cupola roof CP	East Wing, roof	1	1	Important	 1925		Galvanized metal and copper	Painted	Square cupola of galvanized metal with chamfered corners and louvered vents capped by a roof of copper sheathing with a metal finial		Cupola and roof to be repaired where necessary, cleaned, and repainted.
	Window Grille 1 G1	Center Building, South Elevation, Foundation	24	0	Non-contributing	 1905		Wrought Iron	Painted		REPLACEMENT: Painted wrought iron window grille with decorative motif at center; it is assumed that all 24 foundation windows originally had grilles	Can be removed.
	Balcony BL	Center Building, South Elevation, Second Story	3	1	Key	 1905		Wrought Iron	none	Self-supporting wrought iron balcony with decorative motif at center		Metal of balcony to be repaired, cleaned, and repainted if necessary.
	Window Grille 2 G2	Center Building, North and East Elevations, Foundation and First Stories	?	18	Non-contributing	N/A		Wrought Iron	Exterior painted		NON-ORIGINAL: Metal mesh security grille	Can be removed.
	Hand Rail 1 HR1	West Wing, South and West Elevations	1	1	Important	 1925		Cast Iron	none	Cast iron pipe railing; metal netting has been added to the railing		Railing to be repaired if necessary, cleaned, and repainted.

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Hand Rail 2 HR2	West Wing, East Elevation	2	2	Supporting	 1925		Cast Iron	Painted	Oxidized cast iron pipe railing	Railing to be repaired if necessary, cleaned, and repainted.
	Hand Rail 3 HR3	West Wing, South Elevation, First Story	2	2	Important	N/A		Wrought Iron	Painted	Metal hand rail of square balusters; possibly original	Railing to be repaired if necessary, cleaned, and repainted.
	Fencing 1 F1	Center Building, East Wing, and West Wing	0	1	Non-contributing	N/A		Wrought Iron	Painted	NON-ORIGINAL: Metal bow and milled point fence that is similar in design to the original fence	Can be removed.
	Fencing 2 F2	Center Building	0	1	Non-contributing	N/A		Metal	none	NON-ORIGINAL: Metal chain-link fence	Can be removed.
	Bell BL	Center Building, South Elevation, First Story	0	1	Non-contributing	N/A		Cast Iron	none	NON-ORIGINAL: Round metal school bell	Can be removed. Alternately, can be cleaned and refinished.
	Lantern L	West Wing, South Elevation, First Story	2?	2	Important	N/A		Cast iron and glass	Painted	Hanging metal and glass lantern; possibly original	To be cleaned and repainted.

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Louvered vent 1 V1	West Wing, South and West Elevations, Foundation and First Story	0	2	Non-contributing	N/A		Aluminum	none	NON-ORIGINAL: Aluminum louvered vents installed in place of window opening	To be removed and, if appropriate, replaced with wood windows similar to that of original design.
	Louvered vent 2 V2	West Wing, North Elevation, Second Story	0	1	Non-contributing	N/A		Aluminum	none	NON-ORIGINAL: Aluminum louvered vent panel installed below second-story window opening	To be removed; brick to be replaced in kind (use of salvaged brick where possible).
	Louvered vent 3 V3	West Wing, North Elevation, Second Story	0	1	Non-contributing	N/A		Aluminum	none	NON-ORIGINAL: Aluminum louvered vent panel installed interrupts brick lintel on second-story window opening	To be removed; brick to be replaced in kind (use of salvaged brick where possible)..
	Louvered vent 4 V4	East Wing, North Elevation, Foundation	0	2	Non-contributing	N/A		Aluminum	none	NON-ORIGINAL: Aluminum louvered vents installed in place of window opening	To be removed and, if appropriate, replaced with wood windows similar to that of original design.
	Vents - Assorted V5	Center Building, West and East Wings (including roofs)	0	Various	Non-contributing	N/A		Misc. Metal	None	NON-ORIGINAL: Metal vents and conduits	To be removed
	Downspouts D	Center Building, West and East Wings	?	0 (original remnants at ground level)	Non-contributing	Per original architectural drawings		Cast Iron	None	REPLACEMENT: Aluminum pipes	To be removed and replaced with ones similar in appearance, profile, etc. with originals
	Conduits – Assorted CA	Center Building, West and East Wings	0	Various	Non-contributing	N/A		Misc. Metal	None	NON-ORIGINAL: Metal conduits	To be removed

Main Discipline	Component	Location	Original Quantity	Existing Quantity	Ranking ¹	Original Design	Existing Exterior	Material	Finish	Description	Proposed Work ²
	Skylight SK	Center Building, Roof	1	1	Important	 1905		Cast Iron	none	Hipped, cast iron multi-light skylight	Metal frame to be cleaned, repaired, reglazed, and repainted; deteriorated members and parts to be repaired and/or replaced in kind, if necessary. Non-original, cracked, or missing window panes to be replaced with glass similar in composition, texture, and color to original.
Roofing	Roof 1 R1	Center Building	1	1	Key: South, East, West elevations Important: North elevation	 1905		Slate shingles and composite materials	none	Mansard wood-frame roof covered with slate shingles and composite materials	Condition of roof not assessed at this time. Consult structural engineer and/or building contractor for any required repairs, etc.
	Roof 2 R2	West Wing	1	1	Important	 1925		Standing-seam metal	none	Half-hipped roof covered with standing-seam metal	Condition of roof not assessed at this time. Consult structural engineer and/or building contractor for any required repairs, etc.
	Roof 3 R3	East Wing	1	1	Important	 1925		Slate Shingles and composite materials	none	Half-hipped roof covered with slate shingles and composite materials	Condition of roof not assessed at this time. Consult structural engineer and/or building contractor for any required repairs, etc.