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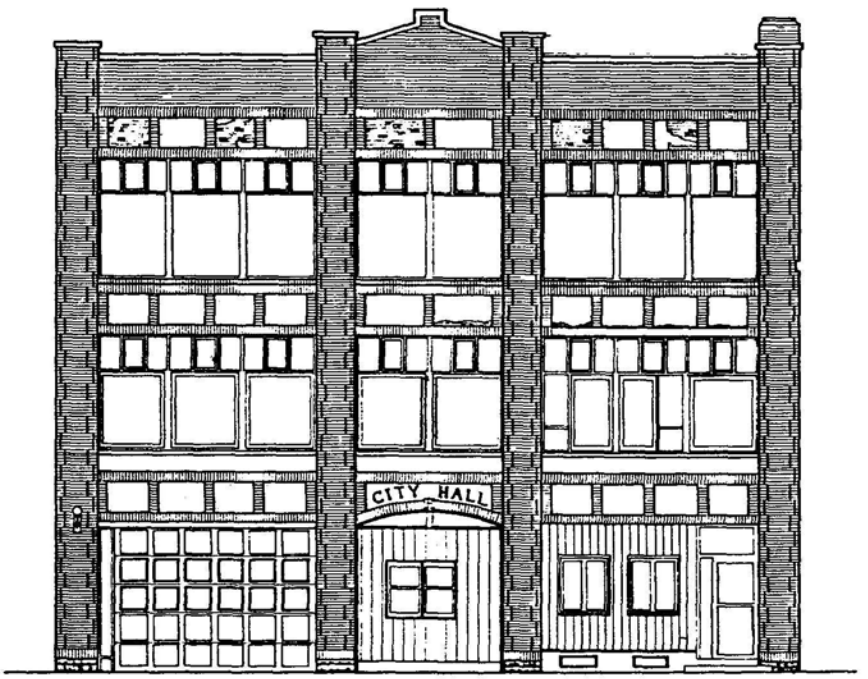
VILLAGE HALL

Women's Rights National Historical Park



Historic Structure Report

VILLAGE HALL

HISTORIC STRUCTURE REPORT

Women's Rights National Historical Park
Seneca Falls, New York

By

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NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR

1988

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PREFACE

The investigative and archival information in this report was assembled during three site visits to Seneca Falls during the winter and early spring of 1988. This draft outlines the basic architectural evolution of the Village Hall and briefly documents existing conditions. A compilation of information on individual architectural elements can be found in the appendices. Any information discovered after the historic structure report is published will be included as an addendum.

This report was prepared by the Building Conservation Branch of the Cultural Resources Center (CRC), for the Women's Rights National Historic Park. The Cultural Resources Center is part of the Office of Planning and Resource Preservation, North Atlantic Region. It contains laboratories and analytical equipment, and is staffed by architectural conservators, architects, and preservation specialists who provide technical support to parks primarily within the North Atlantic Region. The document presented here was edited and prepared for publication by CRC Technical Editor Sharon K. Ofenstein.

I. ADMINISTRATIVE DATA

Women's Rights National Historical Park in Seneca Falls, New York, was established December 28, 1980. Since that time, the park has leased space in three different buildings for its headquarters and visitor center. Today, the park offices and visitor center are located at 116 Fall Street--another leased building.

As early as 1985 consideration was being given to acquiring the Village Hall at 136 Fall Street for the use of the park. On October 16, 1985, a resolution was passed by the Board of Trustees of the Village of Seneca Falls "authorizing the donation of the Municipal Building [Village Hall] to the National Park Service upon relocation of the Police Department to their new offices at 60 State Street."[1]

It is the intention of the park to use the old Boyce Garage/Village Hall building as a visitor center and park offices. The location of the building within the Wesleyan Chapel block makes it ideally suited for this purpose. (See figures 1-2.) Tentative plans are to use the first floor for visitor information, interpretation, and orientation; the second floor for both public and private uses; and the third floor for park offices. The General Management Plan for the park, dated March 1986, describes the intended use of the Village Hall as park orientation, central interpretation, and administrative headquarters.

The Village Hall has been included in the New York State Inventory of Historic Buildings. It is currently in the process of being nominated as part of a district nomination to the National Register of Historic Places.

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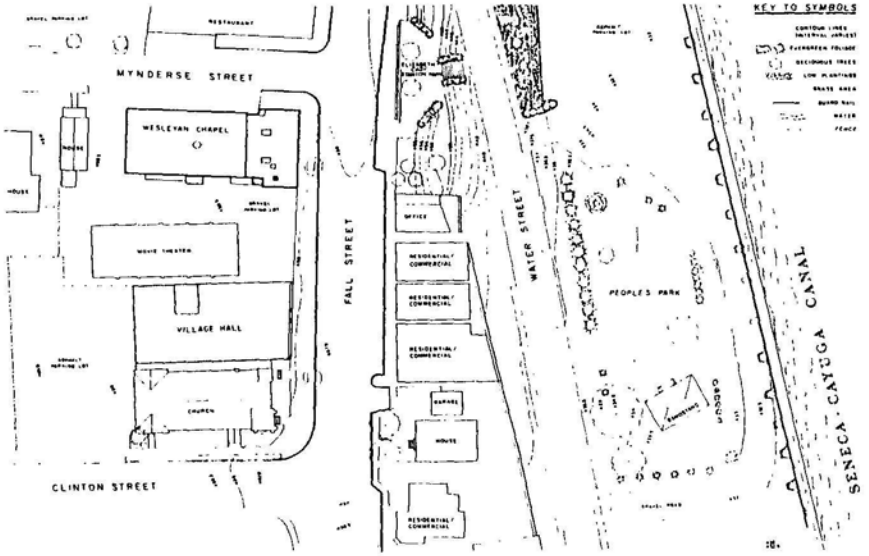
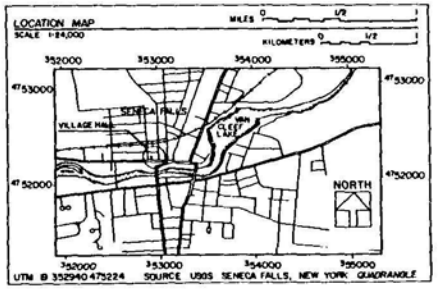
[1] Letter from the Village Clerk-Treasurer to the Superintendent.

VILLAGE HALL

SOUTH ELEVATION



SITE PLAN



THE VILLAGE HALL IN SENECA FALLS, NEW YORK, WAS ORIGINALLY CONSTRUCTED IN 1915 AS A GARAGE AND AUTOMOBILE DEALERSHIP FOR ADRIAN H. BOYCE, A SUCCESSFUL AND ACTIVE BUSINESSMAN IN THE EARLY AUTOMOTIVE INDUSTRY IN THE FINGER LAKES REGION OF WESTERN NEW YORK STATE. IT IS BELIEVED THAT THE BOYCE GARAGE WAS DESIGNED BY MARTIN VAN KIRK, A BUILDER, CONTRACTOR AND ARCHITECT FROM THE NEIGHBORING VILLAGE OF WATERLOO.

THE BOYCE GARAGE WAS A "FIREPROOF" THREE-STORY STRUCTURE OF STEEL, BRICK, AND CONCRETE WITH A GLASS CURTAIN WALL FRONT FACADE. THE BUILDING CONTAINED STORES FOR AUTOMOBILE SUPPLIES; AUTOMOBILE STORAGE AREAS ON THE FIRST AND THIRD FLOORS; AND AN AUTOMOBILE SHOWROOM AND SALES OFFICE. AN 800-GALLON GASOLINE-STORAGE TANK WAS INSTALLED UNDER THE FRONT SIDEWALK. WHEN IT OPENED IN JANUARY 1916, THE BOYCE GARAGE WAS CELEBRATED AS "THE MOST MODERN BUILDING OF ITS KIND IN THIS PART OF THE STATE," BOTH BECAUSE OF ITS DESIGN AND BECAUSE IT WAS ONE OF THE EARLIEST STRUCTURES BUILT EXCLUSIVELY FOR USE AS A GARAGE AND SHOWROOM.

IN 1927, THE BUILDING WAS PURCHASED BY THE VILLAGE OF SENECA FALLS AND REMODELED INTO THE VILLAGE HALL, ACCORDING TO PLANS DRAFTED BY LLOYD PHILO ADAMS, AN ARCHITECT FROM GENEVA, NEW YORK. THE REMODELED BUILDING THEREAFTER HOUSED THE VILLAGE'S POLICE AND ADMINISTRATIVE OFFICES, AS WELL AS THE FIRE STATION.

THE BUILDING SERVED AS A VILLAGE HALL UNTIL 1986, WHEN THE VILLAGE OFFICES WERE RELOCATED TO NEW FACILITIES. IN APRIL 1987, THE VILLAGE DONATED THE BUILDING TO THE NATIONAL PARK SERVICE, WHICH PLANS TO USE IT AS A VISITOR CENTER AND ADMINISTRATIVE OFFICES FOR THE WOMEN'S RIGHTS NATIONAL HISTORIC SITE.

THIS PROJECT WAS UNDERTAKEN BY THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS) OF THE NATIONAL PARK SERVICE, IN COOPERATION WITH THE WOMEN'S RIGHTS NATIONAL HISTORICAL PARK, UNDER THE DIRECTION OF KENNETH L. ANDERSON, CHIEF OF HABS. THIS PROJECT WAS COMPLETED DURING SUMMER 1988 AT THE HABS FIELD OFFICE IN SENECA FALLS, NEW YORK BY DEBORAH N. REHN, PROJECT SUPERVISOR, AND ARCHITECTURE TECHNICIANS GUILLAUME AMAND, CENTRE d'ETUDES SUPERIEURES d'HISTOIRE des MONUMENTS ANCIENS, PARIS, FRANCE (ICOMOS); JANA L. GROSS, UNIVERSITY OF NEBRASKA; BETSEY A. VERD, UNIVERSITY OF WASHINGTON; AND DAVID L. WALLACE, AUBURN UNIVERSITY.

HISTORIC AMERICAN BUILDINGS SURVEY
NY-6303
VILLAGE HALL
VILLAGE OF SENECA FALLS
SENECA COUNTY
NEW YORK
ON FALL STREET (STATE ROUTE 5 & 20)
WOMEN'S RIGHTS NATIONAL HISTORICAL PARK
1988

Fig. 1. Location of the Village Hall [1988].

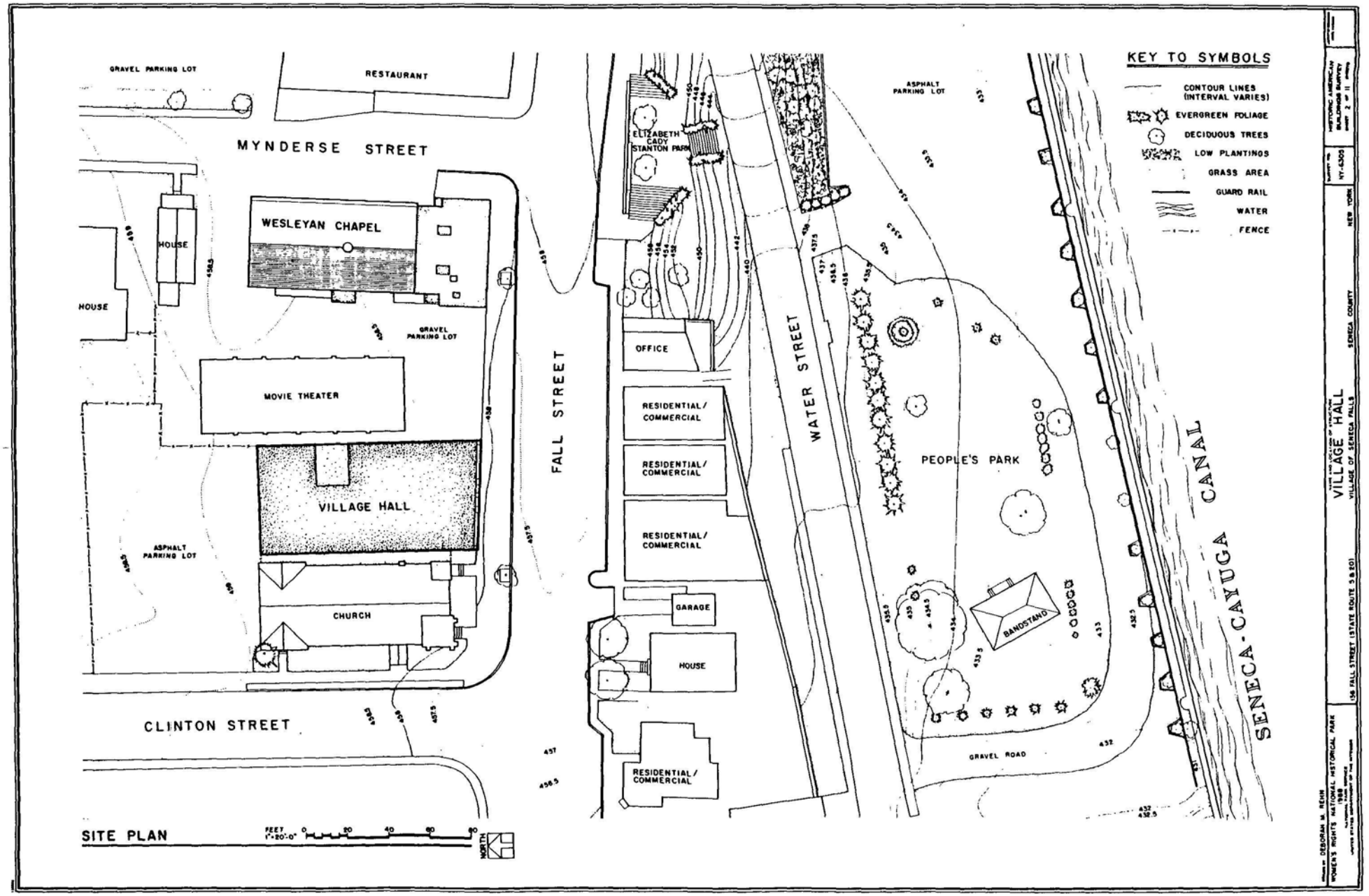


Fig. 2. Site Plan of the Village Hall [1988].

II. PHYSICAL HISTORY

BOYCE GARAGE: 1915-1927

A. Background

The Village Hall building--in the Village of Seneca Falls, New York--is located on the block bounded by Fall Street to the south, Clinton Street to the west, and Mynderse Street to the north. The Village Hall was originally constructed in 1915 as a garage and automobile dealership for Adrian H. Boyce. Mr. Boyce was a successful and very active businessman in the early automobile industry in the Finger Lakes region of western New York. Two undated obituaries in Rochester newspapers lend credence to his prominence as a citizen and in the automobile business.[2] An excerpt from one obituary states:

> ...Mr. Boyce was a member of Pocahontas Lodge F. and A. M., the Elks Lodge of Rochester, the Automobile Association of Rochester, the Rochester Chamber of Commerce, the Rochester Country Club and the Citizens' Club. He was a director of the Rochester Automobile Dealers' Association and for several years had been a special inspector of the Automobile Burealu [sic] of the office of the secretary of state.
>
> He was born in Ovid Center, near Interlaken, and for several years was the proprietor of a general store. In 1909 he started in the automobile business with a Ford agency in Sheldrake. In 1913 with his family, he moved to Seneca Falls, adding the Dodge, Hudson, Buick and Reo agencies. In 1916 he built the three-story garage in Seneca Falls. The following year he came to Rochester as a distributor for the Chevrolet, locating at East avenue and Scio street. From the start his business was a success and in 1919 he moved to East avenue and Lawrence street. But even then the building was not large enough and he built the present Chevrolet sales building in East avenue, near Alexander Street. During the period of construction Mr. Boyce had his salesroom in a tent across the street. Under his direction the Rochester Chevrolet agency has become the largest in the country.

A separate but similar obituary adds:

> ...In 1908 Mr. Boyce began in the automobile business, being the dealer for the Ford car at Sheldrake. Later he moved to Seneca Falls, where he built a three-story

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[2] Courtesy of Gerald Brewer of Ovid, New York, nephew of Adrian Boyce.

plant, and where he handled practically every car manufactured. He continued his agency in Seneca Falls after opening his Rochester business, handling the Chevrolet there. At one time he was Texas state manager for Willys-Overland, but after a few months returned to New York State. He also, at one time, was distributor for the Mitchell car out of Syracuse, with 14 counties under his jurisdiction.

Came Here in 1917

In August, 1917, Mr. Boyce came to Rochester as distributor for the Chevrolet automobile, occupying quarters at East Avenue and Scio Street. From the start his business proved a success, and in 1919 he moved to East Avenue and Lawrence Street. While there he conceived the idea of the large building in East Avenue, near Alexander Street, which now houses his business, and for a few months, while that structure was building, he had a large tent on the opposite side of the street as his sales room.

Every year saw an increase in Chevrolet sales, under Mr. Boyce's direction, until his total business reached a figure of about $3,000,000 annually.

Mr. Boyce's new building was opened February 6, 1921, just before the annual automobile show that year. A reception that day drew thousands of visitors, who pronounced the building the last word in modern construction . . . . Mr. Boyce was a member of the Masons, the Elks, the Rochester Club and the Washington Club. He was director of the Rochester Automobile Dealers' Association, and was for years a special inspector of the automobile bureau of the office of the Secretary of State.

Boyce was in business for several years before he built the garage at 136 Fall Street. His advertisements for Ford and Overland automobiles appear in the local newspaper, the Seneca Falls Reveille, at least as early as January 9, 1914. At that time, his business was located at 64 Fall Street. Shortly thereafter, he must have moved it. The 1914-1915 Seneca Falls Village Directory lists 64 Fall Street as "McConnell's Saloon," but cites Adrian H. Boyce as an automobile dealer with a garage at 20-28 Oak Street. (An illustrated advertisement for the business appeared on page 18 of the directory.) The directory also noted Boyce as residing with his wife Jennie in a rented house on 72 Cayuga Street.

B. Design of the Garage

No primary documents have yet been found that definitely identify the architect responsible for the design of the Boyce Garage as it was constructed. However, a set of blueprints for a garage found in the old Village Planning Office in the Village Hall provides the best information. These undated drawings are titled "A Garage for Mr. Adrian H. Boyce, Seneca Falls, N. Y.," and are signed "M.L. Van Kirk & Son, Architects, Waterloo, New York." The building in the drawings bears a strong resemblance to the Boyce Garage in terms of appearance and dimensions.

The drawings depict a garage two stories high and three bays wide, with the center bay being slightly narrower than the two end bays. The building was to be 51 feet 3 inches wide by 108 feet long. It was to be constructed of riveted steel framing and reinforced concrete, with cast-stone decorative details and copper cornices. A note on the "2nd Floor Steel Framing" drawing stated that "exact dimensions will be given from a survey of the premises." Large transomed plate-glass windows were specified for the front facade; a garage doorway was centered on the rear wall.

While the Boyce Garage was three stories tall and constructed mostly of brick, it displayed many of the characteristics of the proposed design. It was three bays wide, with the center bay being narrower than those flanking it. It had the same basic dimensions. It also was similar in fenestration, rhythm, and general commercial nature. Its front facade consisted primarily of windows with large panes and operative transoms, while its rear elevation contained a centered garage doorway.

Even more significant is the fact that the proposed garage was designed in a somewhat trapezoidal shape, with the east wall being slightly longer than the west wall. This unusual plan conforms perfectly to the lot on which the Boyce Garage was built, and with the shape of the garage itself.

It thus appears that "M.L. Van Kirk" was the architect of the Boyce Garage. Martin Van Kirk (1862-1921) was a Waterloo, New York, contractor and builder. By the 1890's, he was also practicing as an architect, in an area and era where such professionals were few. He was for several years the Waterloo Village Engineer and a member of its Board of Assessors. In 1891 he was a founding member and director of Waterloo's YMCA. Van Kirk's activities in the general Waterloo area ranged from surveying and paving streets to designing public structures such as a Baptist church and a Methodist Episcopal church in Waterloo, and the State Street Bank in Seneca Falls. He was involved with a number of projects in the region, so it is not unlikely that he would have been consulted by Adrian Boyce for the garage design.

C. Construction of the Garage

Prior to the construction of the Boyce Garage in 1915, the lot on which it would be built held three structures--nos. 160A, 160B, and 160Z (see figure 3). Nos. 160A and 160B--two stories and one story high, respectively--were joined and situated close to the front of the lot, along Fall Street. No. 160Z was a small two-story stable at the rear, northeast corner of the lot. Sometime between 1911 and 1915, the lot received a new address--136 Fall Street--that has remained to this day.

Adrian H. Boyce applied to the Village Office on March 11, 1915, for a permit to install a 500-gallon gasoline tank between the curb and the sidewalk line at 136 Fall Street. That permit was granted subject to consent and approval of the Board of Commissioners.[3]

On August 2, 1915, Boyce was granted a sidewalk permit for 160 Fall Street. (For some reason, the old address was used here.) The sidewalk was to be 17 feet wide by 52 feet long, extending along the entire front of the garage.[4]

The garage was partially completed by September. This is surmised from an automobile-show advertisement listed in the Reveille, dated Friday, September 3, 1915. The advertisement announced a ". . . special showing of Cars in our New Garage in Fall Street. While the building is still in process of construction, we expect to have the street floor arranged so that we can show a representative group of FORD-OVERLAND-DODGE BROTHERS-BUICK-REO-PAIGE automobiles." The advertisement goes on to invite "patrons of the past to visit this display and renew acquaintances." This last sentence establishes the fact that Boyce's business existed before the construction of the garage at 136 Fall Street.

Immediately to the east side of the garage, the Fisher Theatre was apparently undergoing construction at about the same time. On May 3, 1915, a complaint was filed by Attorney W. H. Hurley on behalf of Mr. Fred C. Fisher to the Village Board of Commissioners regarding the heavy taxation of the property on which the uncompleted Fisher Theatre stood. He complained the tax "was excessive, inasmuch as the building was only partially completed and the property was not on a paying basis and would not be for several months to come."[5] A sidewalk permit for the Mynderse Street side of the theater (7 Mynderse Street) was granted to Mr. Fisher on August 2, 1915. The sidewalk was to be 5 feet wide by

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[3] Village Minutes, March 11, 1915 (vol. 1911-1923, p. 146).

[4] Ibid., August 2, 1915.

[5] Ibid., May 3, 1915.

25 feet long. This information was entered in the Village Minutes, along with the sidewalk permit for Boyce's building.[6]

An article in the Reveille dated October 8, 1915, discusses the "Finish and Formal Opening of the New Fisher Theatre," built of steel, brick, and tile as designed by the architect C. Merritt Curtis. The theater was not listed in the 1914-1915 Village Directory, but it does appear on the 1916 Sanborn map (fig. 3). It seems likely that the garage and theater were built at the same time. This is corroborated by the physical evidence. While the old theater is no longer standing, its outline remains visible on the Village Hall's east wall.

The next archival reference found regarding the construction of the Boyce Garage dates to approximately one year later, January 24, 1916. This article in the Reveille heralds the opening of the "New Boyce Garage" and gives construction information as well as a sense of the significance of the structure. More than a little drama is used in describing this event:

Thousands At Opening of New Boyce Garage
Crowd Royally Entertained

ADRIAN H. BOYCE GREETS HIS FRIENDS--NEW BUILDING COMPLETE IN EVERY DETAIL--A CREDIT TO ITS OWNER AND TO SENECA FALLS.

The formal opening of the Boyce Garage last evening was an event of considerable importance in the Industrial history of Seneca Falls. The garage which is a three-story building of steel, brick and concrete, 52 feet wide by 108 feet long is the most modern building of its kind in this part of the state. Charles S. Fegley resided at the formal opening last evening.

The program which had been arranged consisted of speeches by Seneca County Judge George F. Bodine, Attorney Daniel W. Moran, Editor Henry Stoweel and Boyd A. Little of the Boyce sales force; selections by an orchestra, skits by professional entertainers, a male quartette, soprano solos by Miss Ruth O'Connor of Geneva, solos by William White, Andrew McArdle and Edward J. Burns.

Light refreshments were served and everyone present received a souvenir. Mr. Boyce began his career as an automobile salesman in the southern part of Seneca County and the opening was attended by hundreds of his friends from Lodi, Covert, Ovid, Romulus and Varick, many of whom came early in the day.

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[6] Ibid., August 2, 1915.

> Mr. Boyce has arranged to hold an automobile show in the garage this week. He has now twenty-five models from eight factories on display. The new garage has a capacity of 150 cars. It is equipped with a large Warsaw elevator. Two accessory stores occupy the front of the ground floor and a repair shop the rear.
>
> On display in the new garage this week will be cars from the factories of Ford, Dodge Brothers, Chalmers, Reo, Buick, Chevrolet, Overland and Regal and a Ford Chassis fitted with a special delivery body manufactured by the Waterloo Wagon Company.
>
> The general contract for the new garage was executed by the Syracuse Engineering Company. Other contracts were as follows: Heating, Story & Strong; electrical, S.G. McGraw; interior decorating, F. G. Wilson; exterior decorating, Meekes & Silber; plastering, Michael Ferguson; plumbing, Doran Brothers; telephone wiring, John Brady.

All of the contractors, except for the general contractor, had businesses listed in the 1914-15 Village Directory.[7]

The celebration surrounding the opening of the garage can be attributed to two factors. The growing importance of automobiles and the changing times that they symbolized was certainly one of these factors. The other was the use of a glass curtain-wall for the front facade of the garage (fig. 4)--unconventional at that time in both design and construction.

The 1916 Sanborn map (fig. 3) provides much descriptive information about the building as constructed. It was three stories high. The front (south) and rear (north) walls had windows in all three bays at all three story levels. The west wall was similar, but had windows at first-floor level only at its south end. The Warsaw elevator, mentioned in the article commemorating the garage's opening, is denoted, as are the steam-heat and electric-light systems.

Most importantly, nearly every element of the garage was fireproof. (One exception was the composition-material that covered the roof.) The frame was steel, the walls were brick, and the floors were concrete. An 18-inch fire wall separated the area containing the gasoline tanks from the rest of the garage. Since the map was drawn for insurance reasons, it includes mention of two "LaFrance" fire extinguishers--larger than normal fire extinguish-

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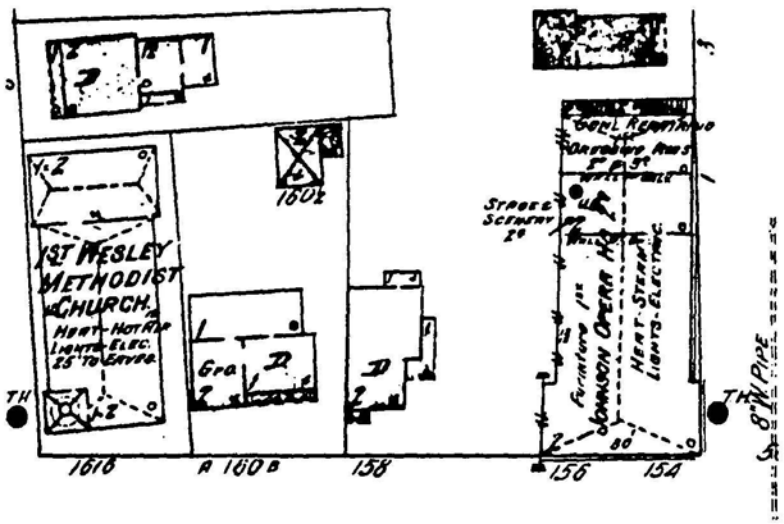
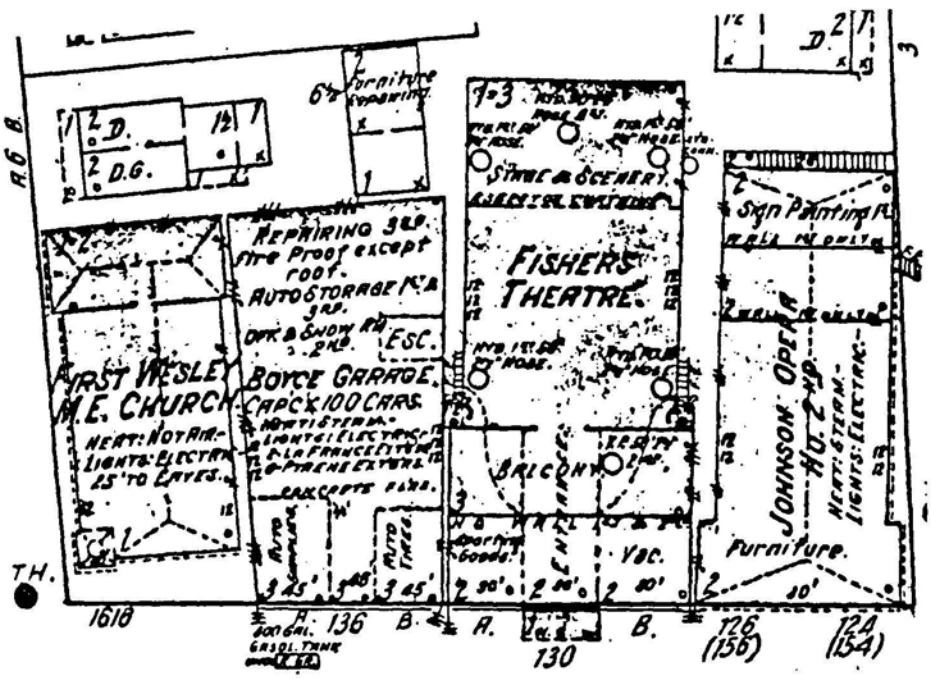
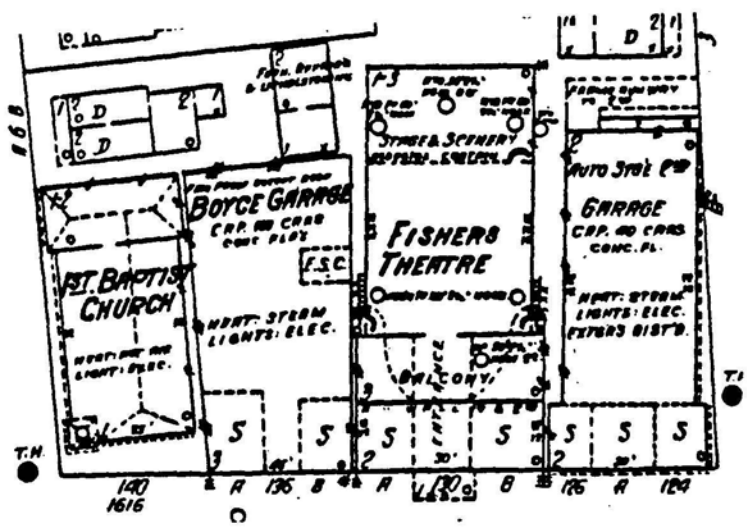
[7] Seneca Falls Village Directory, 1914-1915, pp. 59, 64, 88, 120, 129.



1911



1916



1925

Fig. 3. Development of the Boyce Garage Block, As Illustrated by Sanborn Maps.

ers, made by the American LaFrance Company--and eight "Pyrene" extinguishers, a smaller hand-held type.[8]

The quality of being fireproof was considered quite important in a structure where combustible materials would be stored. Both the design and materials used for the Boyce Garage were chosen to achieve that quality.

The following discussion of garage structures highlights some of the essential considerations of their design at the time the Boyce Garage was built:

> The garage as the most modern of structures presents a problem to architects and draughtsmen with which they have had less experience than with any other form of building. In addition, the precedents which they may follow are not so clearly defined, nor so inviolable as is the case with other buildings. Yet this style of structure possesses requirements of a distinctive character, and usually of extreme simplicity, and in order to meet these requirements satisfactorily all that is really necessary is a liberal application of the laws of common sense.
>
> While the minor details essential to efficiency, of course, differ in cases of private and public garages, there are certain basic principles which should be observed in all designs of this character.
>
> Briefly summarized, the chief desiderata to be sought for in a garage are the following: First, absolute protection from fire; second, an efficient meeting of the needs of the owners; and third, a convenient arrangement of the various utilities.
>
> As regards the first of these essential features, it is always possible to design a structure which shall be absolutely proof against danger from without, and the fireproof materials which are available for this purpose are so well known as to not require mention here. Many wooden garages for private use are of course being built, but the insurance companies distinctly disapprove of them, and certainly the danger of fire is much increased when cars are stored in frame buildings. Then, too, there is the danger to adjoining property.
>
> To absolutely protect from danger within is not always possible, but it is always possible to greatly minimize this danger. The principal cause of fire within the garage is a leaking gasoline and, hence the building should be so planned that all waste gasoline should be

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[8] Terry Wong, Denver Service Center, March 9, 1988.

> properly drained off and discharged into the ground, where it is harmless. The floor should be and almost invariably is, of concrete, finished if desired with cement . . . .
>
> A question which should be well considered before the plans are drawn is the matter of gasoline storage. In the case of the large commercial garage this question becomes a vital one and frequently tests the ingenuity of the architect to the utmost. An instance is given in this work where a saving of $30,000 a year in insurance premiums was effected for the owners by the clever arrangements for storage devised by their architects . . . . .
>
> By far the safest way is, of course, is to sink the tank in the ground some distance from the garage.[9]

In terms of materials, the Boyce Garage used a steel frame encased in a brick structure. The reason for this can be found in the following quote:

> Where a steel skeleton is used, the various members should be thoroughly encased in fire-resisting material, otherwise the building will not be fireproof--in spite of the fact that the floors are fireproof. Exposed structural steelwork twists and buckles when subjected to intense heat; it tends to wreck the building quicker than the fire itself.[10]

The 1916 Sanborn map also supplies information as to how the various spaces within the garage were used. An 800-gallon gasoline tank was located under the sidewalk in front of the garage. (This was larger than the one requested by Boyce.) The first floor was employed for automobile storage, and also contained two shop areas. One, in the southwest corner, was designated an "Auto Supplies" area. The other, in the southeast corner, was called an "Auto Tires" area. The second floor was used for offices and a showroom.

The third floor was to be used for automobile storage and repair. Evidently there weren't enough cars to fill the space, however: for the first few years, Mr. Boyce operated a roller skating rink on the third floor. Matthew McKeon, a Village policeman from 1938 to 1963, recalls skating there as a boy; he

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[9] W. Phillips Comstock, Garage Motor Boat Houses, pp. 5-6.

[10] Morris Kahn, The Design and Construction of Industrial Buildings, pp. 15-16.

Fig. 4. Boyce Garage, South Facade [ca. 1916].

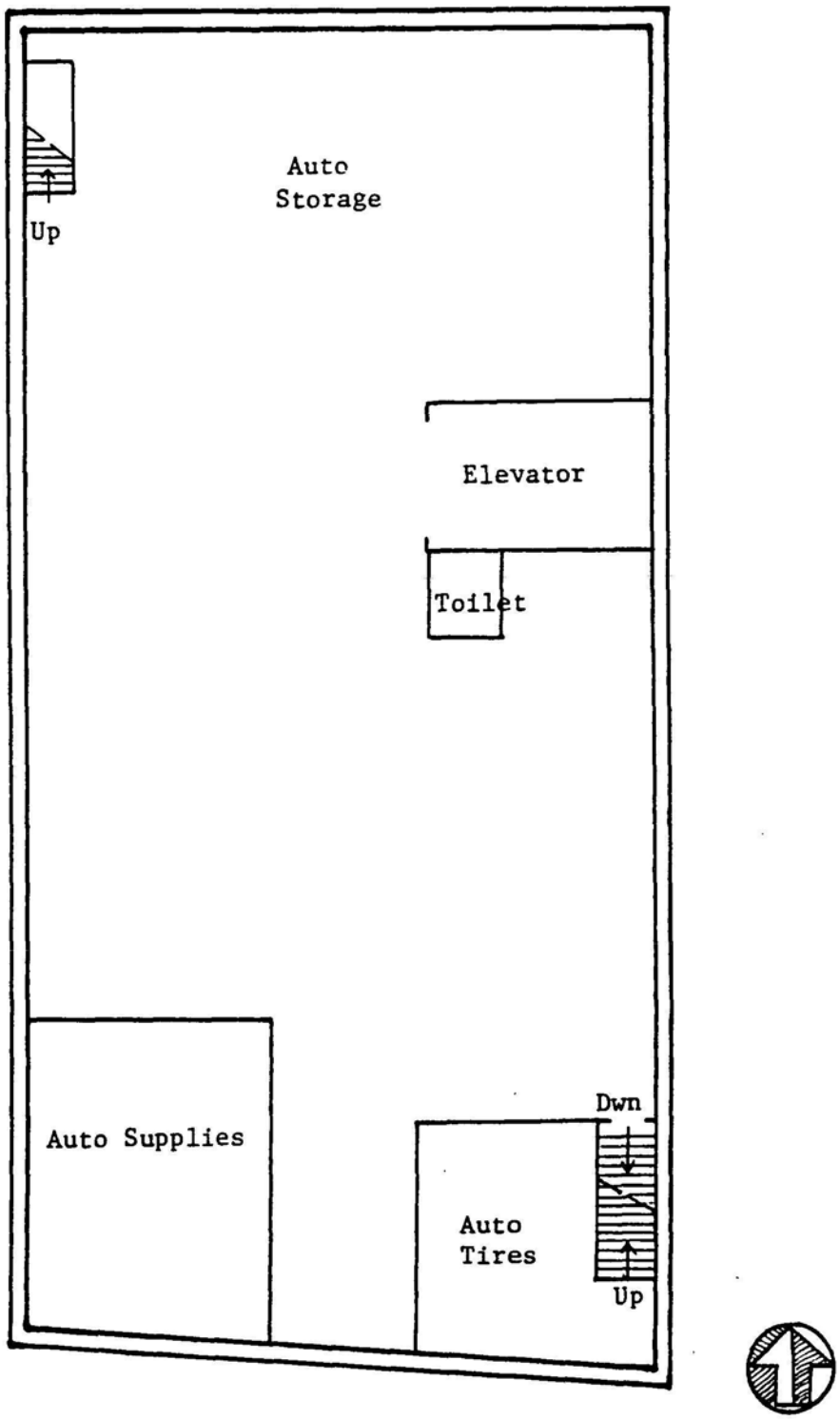

Fig. 5. Boyce Garage, Conjectural First-Floor Plan.

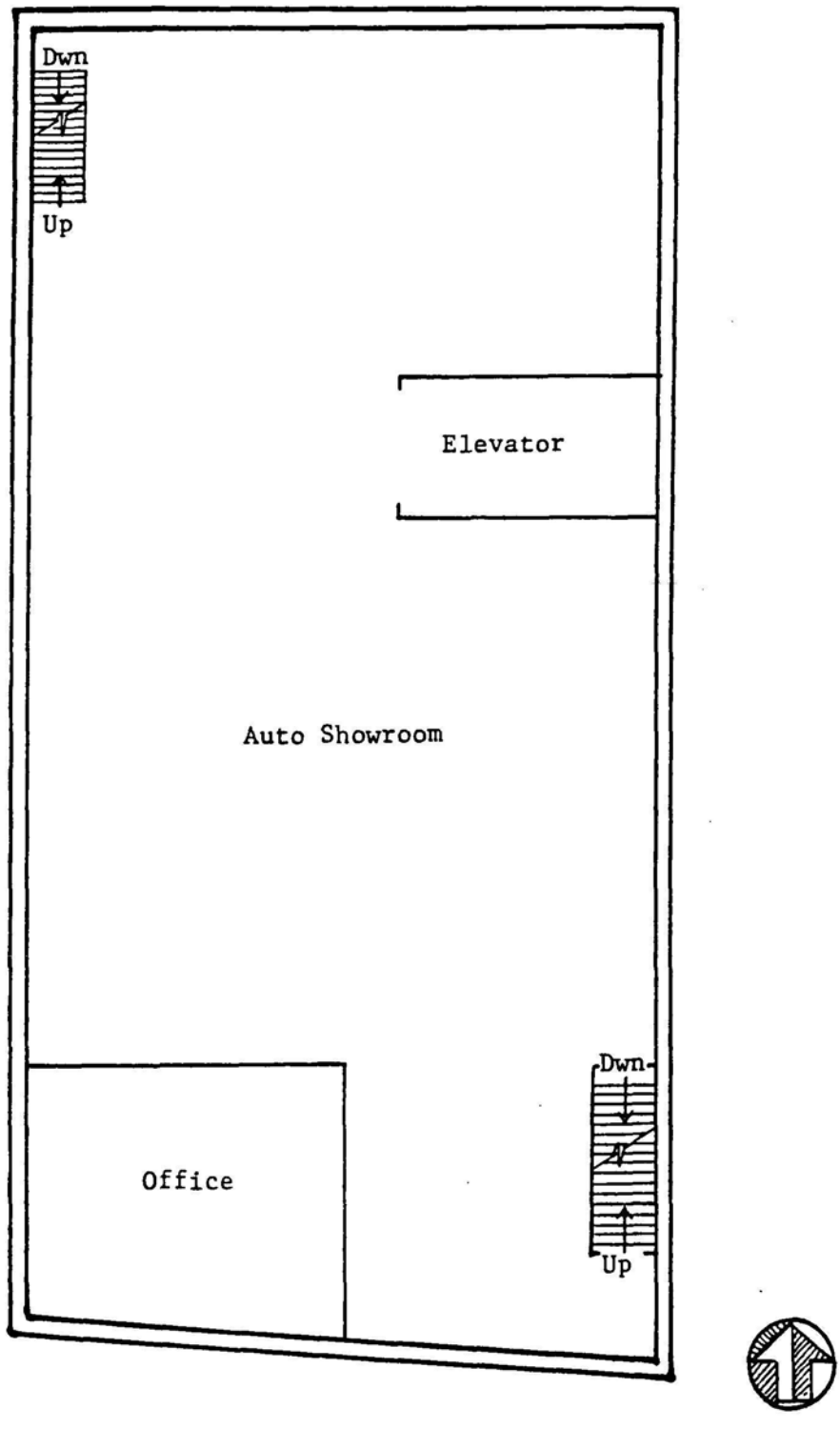

Fig. 6. Boyce Garage, Conjectural Second-Floor Plan.

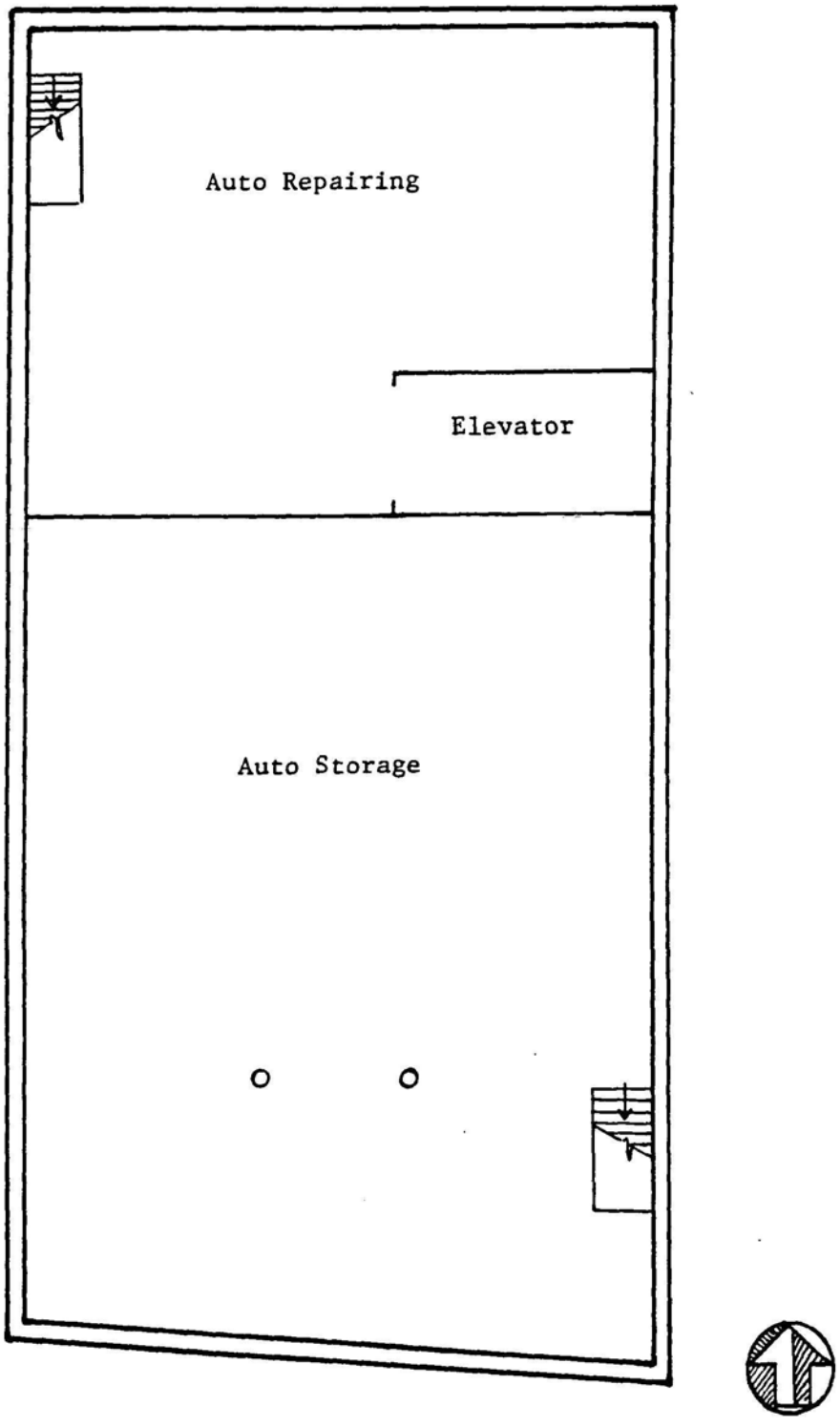

Fig. 7. Boyce Garage, Conjectural Third-Floor Plan.

Fig 8. Postcard Showing the Boyce Garage [ca. 1916].

Fig. 9. Postcard Showing the Boyce Garage [ca. 1916-1917].

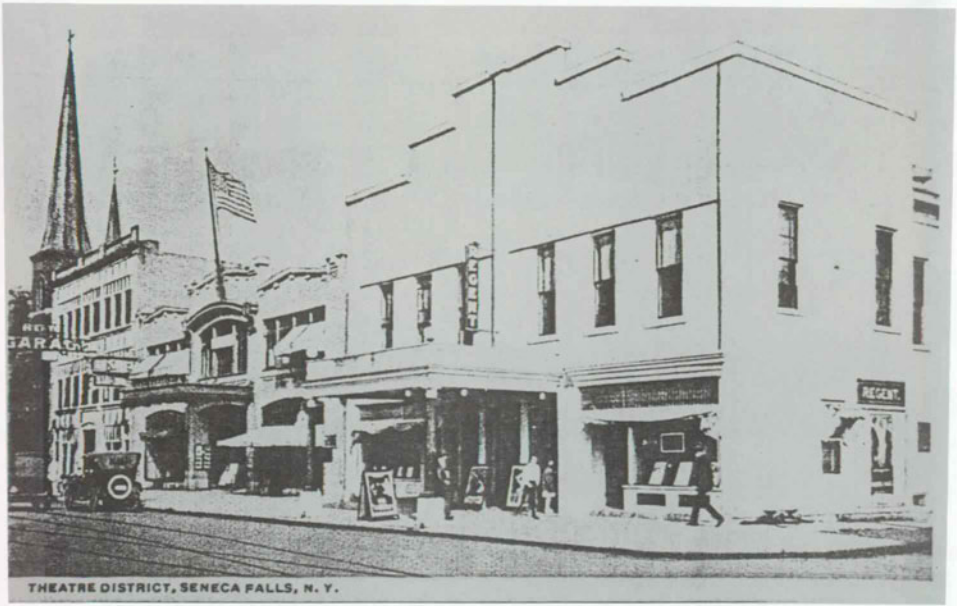

Fig. 10. Theatre District Block Including the Boyce Garage [ca. 1917-1919].

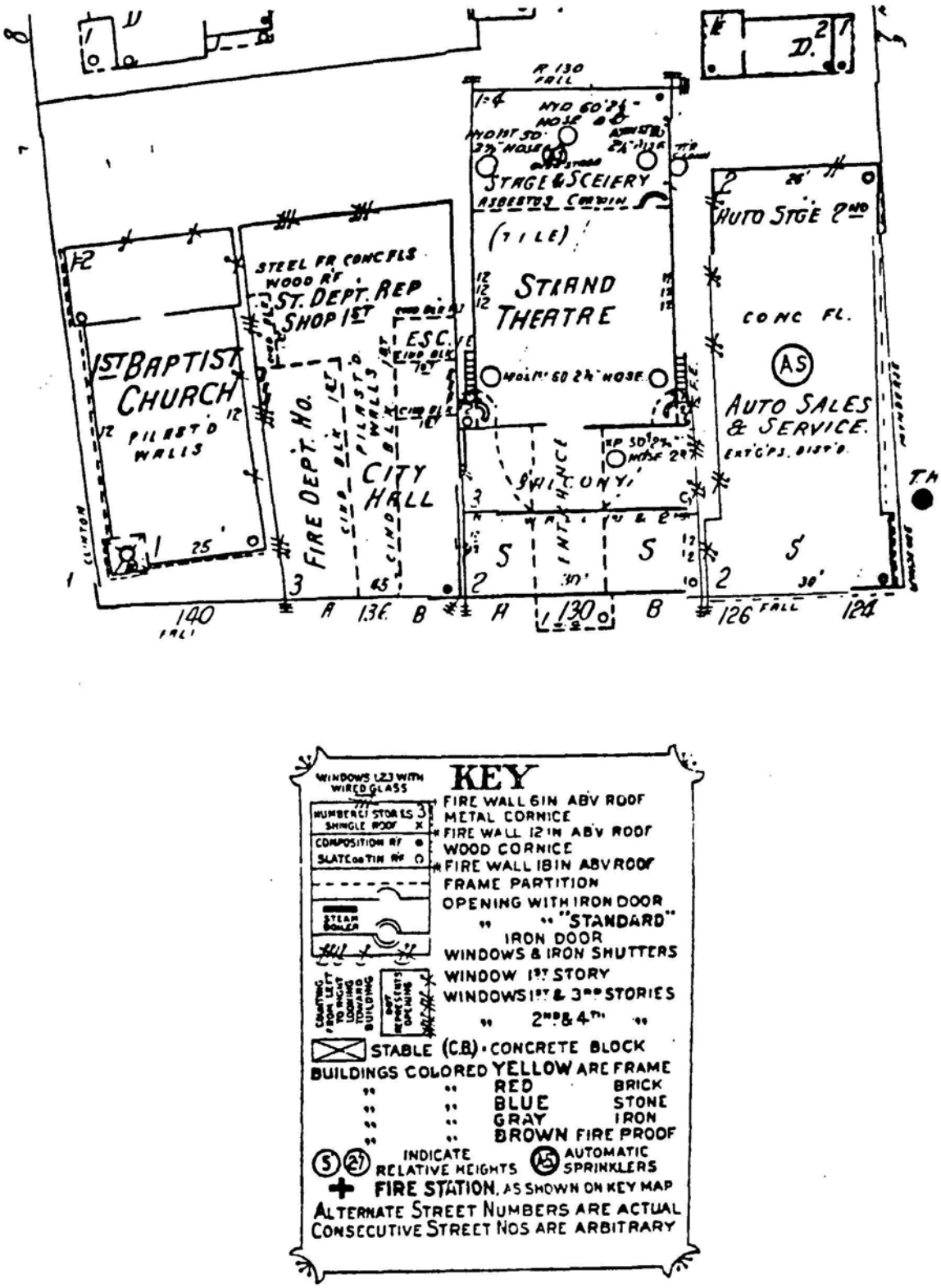

Fig. 11. Sanborn Map Showing the Village Hall (City Hall) Block, Dated 1925 and Corrected to 1955.

remembers that "the concrete floors were great for skating."[11] Eventually, though, the third story was used for automobile storage, as is evident in the earliest available photograph of the Boyce Garage (fig. 4).

Figures 5-7 are conjectured floor plans for the Boyce Garage after its construction. Figures 8-10 depict the building ca. 1916-19. Figure 11 is a 1925 Sanborn map that shows the garage (note that the map was updated in 1955 and so calls the building "City Hall").

The 1921-22 Village Directory lists the Boyce Garage at 134-138 Fall Street, the current location. By this time Adrian Boyce, "automobile dealer," owned his home at 178 Fall Street. The 1927 directory lists the garage as the "Boyce Chevrolet Sales Co., Inc. (Auto Dealers, Garage, Sales & Service)" at the same address. However, by February of that year plans were being formulated that would change both the building's ownership and function.

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[11] Conversation on April 6, 1988, with Matthew McKeon, Village policeman from 1938-1963.

VILLAGE HALL: 1927-1986

The changes begun in early 1927 culminated the conversion of the Boyce Garage from a prominent commercial building to a prominent municipal building. The village had needed additional office space as early as 1916, according to the Village Minutes. By 1926, the Village Trustees were actively looking for a new building. The garage became available when its mortgage was foreclosed, and the trustees were interested. Apparently they believed that converting an existing building would be cheaper than constructing a new one. In February 1927, Boyce moved his automobile business to the Sullivan Building on the corner of Fall and Walnut Streets. The village purchased the garage in the summer of 1927, and had it remodeled in 1928 according to plans prepared by Lloyd Philo Adams, an architect from Geneva, New York.[12]

Interestingly, there is "no deed on record in the Seneca County Clerk's office in Waterloo, New York" that documents the purchase of the property by the town.[13] The best sources of information about this matter are the Village Minutes and the Reveille. For example, a February 1927 entry in the Village Minutes outlines the financial aspects of obtaining the Boyce Garage:

---

[12] Lloyd Philo Adams was born ca. 1873. His name first appears in the 1901 directory for Geneva. He is not listed in the 1899 directory. Adams was a partner with Ephriam M. Pickin. Mr. Pickin had lived in Syracuse; it is thus possible that Adams originally came from Syracuse. Their office in Geneva was in the Old Masonic Temple (now demolished), which was located in the business district across from the theater. Adams boarded with a family from about 1901 to 1904. On September 29, 1904, he bought a large house at #92 Pulteney Street, probably after marrying. He and his wife, Rasamond B., are listed at this address (no children) until they sold on November 13, 1929. During this time his office was at 73 Seneca Street. The Adamses are listed in the next directory (1931) at their new address, Melvin Hill Road, which is halfway between Geneva and the Villages [of] Waterloo and Seneca Falls.

Information on Lloyd Philo Adams was graciously provided by Eleanor Clise, Archivist for the Geneva Historical Society, February 18, 1988.

[13] "Appraisal Report on Commercial Property in Historic District, 136 Fall Street," by Gregory K. Doan, CA-R, Doan Appraisal Consultants, Auburn, New York.

> Motion by Trustee Maier, seconded by Trustee Gould: Resolved, in order to give the Village opportunity to complete details necessary to enable it to exercize [sic] its option (expiring April 1, 1927) to acquire from the Seneca Falls Service Corporation the Boyce Garage premises in accordance with the authority given at the recent Village election, the Village procures an extension of the said option until June 1, 1927--the Village to pay the said Service Corporation the interest at 3 1/4% upon the $28,000 purchase price from April 1, 1927--date when it takes over the deed of said premises and also the premium paid by the said owner for fire insurance on the premises during same period.[14]

A Reveille article dating from about the same time discusses some of the conditions surrounding the rehabilitation of the garage:

> Village trustees, at their session Monday night, put into a definite form a proposal to purchase the Boyce garage building and convert it into a municipal building.
>
> The proposal has been under discussion for several weeks. A form of proposition will be worked out by a committee and Village Attorney William S. MacDonald.
>
> The present building is not large enough to properly house No. 1 engine company with its motorized apparatus. Village offices are inconvenient and inadequate.
>
> The Boyce garage building is large enough for all immediate and future needs. It will provide storage space on the 3rd floor, large police department and jail space on 2nd floor, and convenient and commodious Village offices on the street floor together with ample space for the No. 1 engine company and street department apparatus.
>
> The Boyce building is of substantial construction and suitable for converting into a municipal building. The property came into ownership of the Seneca County Trust Co. through foreclosure of a mortgage. The price to the Village is $28,000 and that includes the cost of preparing estimates of all charges required. Local contractors will be provided with plans and specifications for proposed alterations in the structure and the lowest bid will be placed before the taxpayers before election day.
>
> As soon as specifications can be completed, in accordance with the drawings as they now are, bids will be received and the work expedited so that the village may occupy its

---

[14] Village Minutes (vol. 1923-1935, p. 204).

new quarters by June first. Present occupants of the building, the Boyce Chevrolet Sales Company, are moving this week to the salesroom and garage in J. F. Sullivan's building at Fall and Walnut Streets.[15]

By April, a fairly detailed design proposal was ready. The Reveille again provided coverage of the process:

Village building plans revised

A resolution was adopted in a form prepared by Village Attorney William S. MacDonald, continuing the option of the village upon the Boyce garage structure and the Architect Adams of Geneva who prepared tentative plans before the election, was called into conference. Mr. Adams, at the suggestion of the board members, had made a number of changes in the plans, eliminating several items in the remodeling, to cut down some of the expense as first estimated.

Building to be approved in Appearance

One material change in the plans was made to meet many suggestions as to the appearance of the front of the structure. The two pilasters which were carried only to the second floor will be built up to the cornice level and a new brick parapet constructed across the face of the building, using the same sort of brick as was used in the construction of the building several years ago. That item in the plans will meet many objections that the building did not have the imposing appearance that a Village hall should present. The cost of the improvement will be offset by certain changes from the original plans for interior work. In that way, the finished cost of the project will be determined. It is a part of the general plan to sell the present building, in event the proposal is carried and apply the sale proceeds toward the cost of the new municipal building.

A recent appraisal made by an accredited appraisal corporation indicates the value of the property at $55,000. The structure was erected before all kinds of building materials began to soar because of war conditions. Village officials seem united in approving the plan and they have enlisted the support of a group of prominent citizens who will investigate the details of the proposals and make their findings public through this newspaper.

---

[15] The Seneca Falls Reveille, February 11, 1927.

An examination of the proposal and of the plans for required changes to the structure are quite indicative of merit . . . .[16]

A series of summarized entries from the Village Minutes establish the progress of planning and contracting negotiations as well as various aspects of the alterations. They are presented here in a chronological order.

May 12, 1927
Resolved: that plans, specs and estimate of L. P. Adams, arch. of Geneva for "improvement and remodelling" of Boyce Garage Bldg. be approved and adopted. Bids will be received [for labor and materials] until June 6th 7:30 p.m. $500.00 check to insure compliance at which time Board will meet and pick contractors[17]

June 28, 1927
Board of Trustees--Adjourned Regular Meeting. Unanimously resolved to acquire Boyce Garage Bldg. from S.F. Service Corp. for $28,000 plus interest (since April 1, 1927). By Trustee Maier and seconded by Trustee Martin.

Resolved: that plumbing, heating, general repair contract made to Doran Brothers, plumbers to DeForrest H. Mills, general contractor be approved and adopted.
---Doran Brothers, heating and plumbing contract---
---DeForrest H. Mills--general contractor doing business as Seneca Extension Co).
---Repairs---at least cost of $12,000 for the purposes of Village Hall, offices, fire department house, jail and other municipal uses.

$40,000 total needed. (purchases and repairs) decided to sell 20-$2,000 bonds to raise the money (borrowed money from people at 3 1/4% interest).

Resolved: By Trustees Maier and Gould, the bill of L. P. Adams, architect for $219.00 to be approved and a check sent at once by Gould that Boyce Bldg. be insured for $50,000 exclusive of county land that the Fire Commission have the Chief make an inspection of Fire works on sale.

Resolved: Old Municipal Bldg. west of Gould Hotel advertised for sale by auction, . . . premises were

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[16] Ibid., April 28, 1927, p. 1.

[17] Village Minutes (vol. 1923-1935, p. 213).

offered for bids Dec. 1, 1927.
Accepted Peter M. Doran's bid for $14,700.[18]

October 3, 1927
Estimate No. 3 of the Seneca Extension Company on building contracts amounting to $1,740-55, also estimate No. 2 of Doran Bros. plumbing contract amounting to $510 read.

By Trustee Maier, seconded by Trustee Martin, Resolved, that the estimates of the Seneca Extension Company and Doran Bros., as read be allowed and paid and charged to the Municipal bldg. fund.[19]

November 7, 1927
Motion by Trustee Maier seconded by Trustee Gould, the matter of janitor for the New Municipal Building be left with the Village Engineer also he is to see to the numbering and lettering of the rooms.

The clerk was instructed to notify the Health Dept. and registrar, that the rooms would be available in the vault for all the Village records.

On Motion by Trustee Maier, seconded by Trustee Martin, the Engineer was instructed (to) see what John Clary would contract for, the moving of the safes.

By Trustee Maier, seconded by Trustee Gould, Resolved, that the Chief of Police and Village Clerk purchase the necessary bedding for the lockup.[20]

November 18, 1927
The architects estimate #3 of the Doran Bros. contract for plumbing amount to $255.00 was received, accepted and paid.[21]

December 5, 1927
Final estimate of contract for Doran Bros. amount $790.00 was presented, accepted, and paid.

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[18] Ibid., pp. 221-224.

[19] Ibid., p. 240.

[20] Ibid., p. 243.

[21] Ibid., p. 245.

> The final estimate of the contract of the Seneca Extension Co. amounting to $3204.03 (less $1800 previously paid) was presented.
>
> By Trustee Maier, seconded by Trustee Gould, Resolved that the final estimate of the Seneca Extension Co. contract, the work of which is not accepted but that the sum of $1084.03 be allowed and paid on said estimate.[22]
>
> December 5, 1927
> On motion by Trustee Gould, seconded by Trustee Maier, plate glass insurance was taken out on the Municipal Bldg., the same to be placed with Gay and Son.
>
> ...Public Liability Insurance be taken out on Municipal Bldg. and Elevator with Mr. M. J. O'Brien.[23]
>
> February 6, 1928
> Letter from Travelers Insurance Co. regarding inspection of Municipal Bldg. and recommended that new cables be placed on the elevator and bars across the rear door on the second floor, read and placed on file.[24]

After the work was done, the new Village Hall housed the Village's police and administrative offices, including the municipal offices, the Village Court, and the Street Department), as well as the Fire Department's Station #1. Figure 12 illustrates the changes made to the south facade of the old Boyce Garage. As can be seen, the brick piers flanking the original entrance were extended up the entire height of the building to the roof line. This reinforced the visual division of the facade into three bays. The original eaves balustrade was replaced with a solid brick parapet in matching brick. The window openings and sash underwent a slight reduction in width to make room for the extended piers. A comparison of figures 4 and 12 also shows that the two large plate-glass windows of the west bay at first-story level were replaced with a garage doorway for the Fire Department.

The 1927 remodeling may well have included alterations on the rear, north elevation. Two of the three windows in the center bay at second-floor level were closed up at some point in time and replaced by a doorway. As will be discussed in Chapter III, the most likely date for this work is 1927.

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[22] Ibid., p. 247.

[23] Ibid., p. 250.

[24] Ibid., p. 259.

The 1925 Sanborn map updated to 1955 (fig. 11) documents some of the renovations that took place on the first floor. The room in the southeast corner--formerly the "Auto Tires Shop"--was extended northward to the elevator ("ESC" on the Sanborn maps). It became the Village Office. (The north wall of the tire shop was retained as an internal partition.) The room in the southwest corner--formerly the "Auto Supplies Shop"--was likewise extended northward, from 30 to approximately 60 feet, to accommodate the Fire Department. A storage closet was built, mostly of concrete block, against the west wall north of the Fire Department. These new partition walls are noted as being of concrete-block construction. The north end of the first story, originally the "Auto Storage" area, was outfitted as the Street Department Repair Shop.

Figure 11 also shows the other major change made to the site: the demolition of two buildings to the north of the Village Hall. The westernmost of these was in place as early as 1911; the easternmost one was built between 1911 and 1916 (fig. 3). Both were demolished ca. 1953 to make room for additional parking for the Village Hall.[25] (This may have had some bearing on the variation in brick color evident on the north wall between the second and third floors.)

At some point, the appearance of the second-story plate-glass windows changed again. This may have occurred in the late 1960's, when the Village offices were remodeled by Don Ritter. Exterior work at this time included the boarding over of the central and east bays at first-story level and the installation of windows there. Inside, the offices were paneled and hung ceilings installed.[26] The partition within the Village Office may have been removed at this time.

Figure 11 further reveals that by 1955, the Fisher Theatre abutting the east wall of the Village Hall had been renamed the Strand Theatre. In April 1972 the theater caught fire. Evidently there was some "minor damage" to the Village Hall.[27] This can be seen today: a blackened header course at midpoint along the east wall, and charred framing members within the elevator penthouse on the roof. The old theater was replaced with the current concrete-block structure, but its outline remains visible on the east wall of the Village Hall.

Various interior improvements were made over the years. For example, the Police Department renovated its Locker Room by instal-

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[25] Conversation on April 13, 1988, with Frank Flynn, Village policeman from 1942-1958.

[26] Conversation in April 1988 with Village Planning Office.

[27] Seneca Falls Reveille, April 27, 1972.

Fig 12. Village Hall (City Hall) After 1927 But Before the Late 1960's.

ling the existing paneling and hung ceiling.[28] As stated in Chapter III, "WINDOWS," Section C, it is thought that this work took place shortly after 1972.

[28] Conversation on April 12, 1988, with N. Capparelli, Village policeman from 1944-1970.

NATIONAL PARK SERVICE: 1986-PRESENT

By February 1986, the Village offices and Police Department had moved to new facilities in the rehabilitated railroad station at 60 State Street.[29] The Village of Seneca Falls donated the old Village Hall to the National Park Service in April 1987. Since that time, the Women's Rights National Historical Park has used the old Fire Station area (first floor, southwest corner room) as a maintenance shop. The rest of the building has remained vacant.

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[29] Memorandum, Superintendent, Women's Rights National Historical Park, to Chief, Land Acquisition, NAR, July 30, 1986.

III. ANALYSIS OF EXISTING CONDITIONS: EXTERIOR ELEMENTS

The Village Hall is three stories tall, three bays wide (east-west), and seven bays long (north-south). Its overall dimensions are approximately 52 feet wide by 105 feet along its west wall and 109 feet along its east wall. The flat roof is covered with a composition material. The building's framing system consists of steel beams manufactured by the Bethlehem Steel company. This frame is encased by brickwork. The bricks of the front (south) wall are textured face bricks, while the bricks of the side and rear walls are common bricks. The common bricks may have been reused from earlier work. The evidence for this is extensive. The color of the bricks is extremely variable, ranging from blackened to blond. They also range in size: on the east and west walls the head joints do not line up, indicating nonuniform brick sizes. Finally, remnants of paint have been found on some individual bricks.

It also appears that bricks of poor quality were used, judging by the condition of the walls and window sills. Perhaps used and/or poor-quality bricks were accepted because the brickwork was not intended to be load-bearing.[30]

The north and south walls feature both garage-type and standard doorways. All elevations contain windows. The front (south) wall has banks of plate-glass windows with transom windows at second- and third-story levels. This type of fenestration is also found on the adjacent south end of the west wall. Most of the other exterior windows feature wooden frames and sash.

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[30] Conversation on May 5, 1988, with Terry Wong, Denver Service Center.

FOUNDATION

A. Description

The Village Hall structure rests on a concrete foundation that is visible in the basement. Rough concrete with fairly large-sized aggregate (1-2 inches) was poured in place. The lift lines and form impressions can be discerned. The foundation walls appear to be about 1 foot thick.

B. Conditions

Some settlement of the foundation has occurred, at least along part of the east wall. This is based on the deflected angle of that area.

WALLS

A. South Wall

Figures 13-14 depict this element.

History

The appearance of the south (front) wall dates primarily to one era of significant alterations--the 1927 remodeling. Very little brickwork was used on the facade of the original building: it consisted primarily of windows and functioned as a curtain wall. Two brick end piers rose the full height of the building, terminating at an eaves balustrade. Two shorter piers flanked the main center doorway at first-story level. This doorway opening was topped by a segmental brick arch. Below the arch was a solid wooden transom area; above the arch was a stuccoed spandrel area. The wooden transom bore lettering saying, "Boyce Garage." More stucco was used in three rows of rectangular panels rimmed with brick that ran above the windows and doorways of the first, second, and third stories.

During the 1927 remodeling, the original eaves balustrade was replaced with a pedimented brick parapet wall. The end piers were extended about 1 foot above the new parapet. The shorter middle piers were also extended up above the parapet wall. As will be explained later, this latter work required that the windows be made narrower. The words "Boyce Garage" were removed from the wooden transom over the doorway, and the words "City Hall" were installed in raised letters in the stuccoed area above the arch.

Sometime after 1927, the brick sills and aprons of the second-story window openings were covered or replaced with concrete. (The same work occurred on the east and west walls; it is possible that all were done at the same time.) This may have occurred in the late 1960's, when work was done by Don Ritter of Seneca Falls. This work included the filling in of the original center doorway with matched boarding, and the installation of new windows here. The two original windows and doorway in the east bay at first-story level were likewise filled in and replaced with smaller windows and a doorway.[31]

In 1988, the course of bricks above the second-story transom windows in the east bay appeared to be bulging. This was investigated by Terry Wong, Structural Engineer for the Denver Service Center, on May 4, 1988. It was determined that the bricks were not

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[31] Conversation in April 1988 with Village Planning Office.

tied to the framing at this point. The bricks were numbered and removed, the area behind them was cleaned of debris, and the bricks were stored for reinstallation during the rehabilitation of the building.

Description

The south wall is divided by four brick piers into three bays. The two end bays are of equal width; the central bay is slightly narrower. The piers extend up above a brick parapet wall located at eaves level. Most of this parapet is 3 1/2 feet high, but a pedimented section with squared-off cap rises above that level over the central bay. The two end piers rise 10 inches above the parapet wall. The parapet wall is laid up in running bond and has a concrete coping. The back side of the wall is pargeted.

The piers and the parapet account for nearly all of the brickwork on the south wall. (The areas between the piers consist mostly of large doorways and banks of windows, which will be discussed in separate sections.) Additional brickwork includes the original sills of the third-floor window openings, which are fashioned from a single course of headers.

Stucco and concrete are also found on the south facade. The stucco is located within rectangular stucco panels rimmed with brick. These panels are arranged in three rows located just above the doorway and window openings of the first, second, and third stories. Each row has four panels within each of the end bays and two within the center bay. The panels have one soldier course of bricks (stretchers set on end) above and below them; they are flanked by a column of stretchers one brick wide.

Concrete elements on the south wall include the original concrete base of the east bay at first-story level, and the cast-in-place replacement sills and aprons of the second-story windows. Presumably the west bay at first-story level also had a concrete base originally, which was lost when this bay was fitted with a garage doorway in 1927. The date of the repair/replacement of the second-floor window openings' original brick sills is not known. The present concrete sills are approximately 6 inches wide and sloping.

All of the brickwork of the south wall consists of face brick. Most of the original brickwork remains intact, although some bricks were lost during alterations. The original bricks are distinguishable by their golden color and rough texture that appears to be somewhat horizontally striated. They are stamped with the fabricator's mark "CALEDONIAN." Original brickwork is found in the two end piers, up to the top edge of the third-story stucco panels. (The pier brickwork above this point dates to 1927.) Original brickwork also remains in the two middle piers up to the level of

Fig. 13. Exterior South Facade [1988].

SOUTH ELEVATION

FEET 1/4"=1'-0" 0 1 2 3 4 5 10

METERS 1:40 0 1 2 3 4

MATERIALS
FOUNDATION: STONE, CONCRETE
WALLS: BRICK, STUCCO
INFILL PANELS: WOOD
ELEVATOR PENTHOUSE: ASPHALT SHINGLES

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 6 OF 11 SHEETS

HABS NO. NY-6300

VILLAGE HALL
136 FALL STREET (STATE ROUTE 5 & 20) VILLAGE OF SENECA FALLS SENECA COUNTY NEW YORK

DELINEATED BY GUILLAUME AMAND AND DEBORAH M. REHR
WOMEN'S RIGHTS NATIONAL HISTORICAL PARK
1988

ON MICROFILM

Fig. 14. South Elevation [1988].

488/25,001
6 of 11

the second-floor window sills, and around most of the stucco panels.

The original piers evinced an unusual bond, which was replicated when the 1927 extensions were introduced. At the base of each pier is a limestone plinth block measuring 4 inches high and approximately 6 inches deep. Each plinth block is topped by a soldier course. The brickwork above the soldier course consists of two "blocks" of five courses each, which differ in design and alternate all the way up the entire height of the pier.

In the lower block, the first, third, and fifth courses contain four stretchers. The second and fourth courses consist of a stretcher-header-stretcher-header-stretcher. The vertical joint adjacent to the outer stretchers is twice as wide and deep as the other joints. Thus, the brickwork of this block displays deeply incised parallel lines located one stretcher's width from the edges of the piers.

In the upper block, the first, third, and fifth courses follow a header-stretcher-stretcher-stretcher-header pattern. The second and fourth courses run header-header-stretcher-stretcher-header-header. Again, the vertical joint adjacent to the outer headers is of double width and depth. The brickwork of this block thus displays deeply incised parallel lines located one header's width from the edge of the piers.

The overall effect of the alternating blocks--with their similar but offset parallel lines--is to create a decorative geometric pattern that runs up the piers.

The brickwork introduced in 1927 is about the same color as the original brickwork. Also, the unusual bond of the original piers was maintained when they were extended upward. However, the new bricks display a random texture, rather than horizontal striations. This type of brick is found primarily in the middle piers above the level of the first-story stucco panels, and in the roof parapet wall.

The original large center doorway opening is filled in with later matched boarding. The same is true of the original east-bay window opening at first-story level.

Conditions

Brick Surface. The brickwork at first-story level is in good condition. It is chipped at midpoint on the east side of the garage doorway, and the east side of the central bay (which originally also was a garage doorway.) It is possible that both chipped areas are the result of vehicles passing through the doorways.

The brickwork at second-story level is also in good condition. As stated previously, the minor bulging of brickwork above the east-bay windows has been stabilized. At third-story level, the facing brick of the west-central pier is bulging slightly at the level of the stucco panels.

Brick Loss. The east end pier is missing four bricks from its outside edge at the level of the third floor. As will be described in connection with the east wall, this is where the pier capital of the old Fisher Theatre tied into the Village Hall.

Mortar Loss. A survey from the ground, using a telephoto lens, determined that the pointing was intact everywhere except in the parapet. Here, joints exhibit mortar loss of approximately 40%.

Stucco Deterioration. Many of the stucco panels on the south elevation are in poor condition. There are cracks in the panels everywhere except in the west bay at second-story level. The stucco has spalled entirely from the west panel in both the west and central bays at third-story level. This has exposed the brickwork underneath, which has in turn spalled. The edges have spalled from panels in the center and east bays at second-story level, and from a central panel in the west bay at third-story level. These stucco conditions are known to have existed at least since 1987.[32]

The parget on the back side of the parapet is also in poor condition. It is cracked and has spalled, exposing the underlying brick masonry to weathering.

Concrete Cracks. The cast-in-place concrete sills and aprons of the second-story window openings are in sound condition. However, there is a hairline crack in the center of the sill and apron below the windows of the east bay. The original concrete base of the east bay at first-story level displays a horizontal crack that runs across its entire length at midpoint. The crack may have occurred at a cold joint, denoting two successive pours. There is also a vertical crack at midpoint that descends from the top of the base to the horizontal crack.

Wood Deterioration. The tongue-and-groove matched boarding used to fill in the center and east bays at first-story level is in fairly good condition. A section 1 foot long is missing at the base of the boarding near the east bay's doorway. The ends of the boards in the east bay have begun to splinter; paint on all wooden surfaces (including the area beneath the segmental arch of the center bay) is cracked, peeling, and generally weathered.

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[32] Memorandum, Historical Architect, NAHPC, to Chief, Historic Preservation, November 23, 1987.

B. North Wall

Figures 15-16 show this elevation.

History

The most significant alteration to the north elevation occurred in the center bay at second-story level. The two easternmost of the three windows here were filled in and replaced by a doorway. It is likely that this work was done as part of the 1927 remodeling. The evidence for this is as follows:

(a) the doorway would logically have had some type of stairway down to the ground;

(b) policemen who worked out of the Village Hall beginning in 1942-1944 do not recall such as a stair;[33]

(c) therefore, the stair and the doorway must predate 1942-1944.

The disruption in the brickwork where the windows were filled in with replacement brick is clearly visible. Areas of original brickwork feature a fine-aggregate mortar and thin joints. Such brickwork can be seen to the west of the third, unaltered window in the center bay. The mortar used to lay up the replacement brick has much larger aggregates and wider joints. Replacement brickwork can be seen to the east of the third, unaltered window, as well as all around the doorway.

Description

Like the south wall, the north wall is divided into three bays, with the two end bays being slightly wider than the center bay. This is not accomplished with brick piers, but by the placement of doorways and windows. The end bays are defined by a bank of windows at each story level. (The window opening in the west bay at first-story level has a doorway instead of a window at its east end.) The center bay is articulated by a number of doorway and window openings, particularly a large garage doorway at first-story level.

The north wall contains much more brickwork than the south wall. Original brickwork is laid up in a common bond, with six courses of stretchers alternating with one course of headers. In some areas, this pattern has been disrupted by later alterations.

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[33] Conversation on April 13, 1988, with Frank Flynn, Village policeman from 1942-1958; also, conversation on April 12, 1988, with N. Capparelli, Village policeman from 1944-1970.

Most of the window openings retain their original brick sills; these consist of one header course. The sill of the window opening in the west bay at first-story level--which presumably was brick originally--has been replaced or covered with concrete.

Conditions

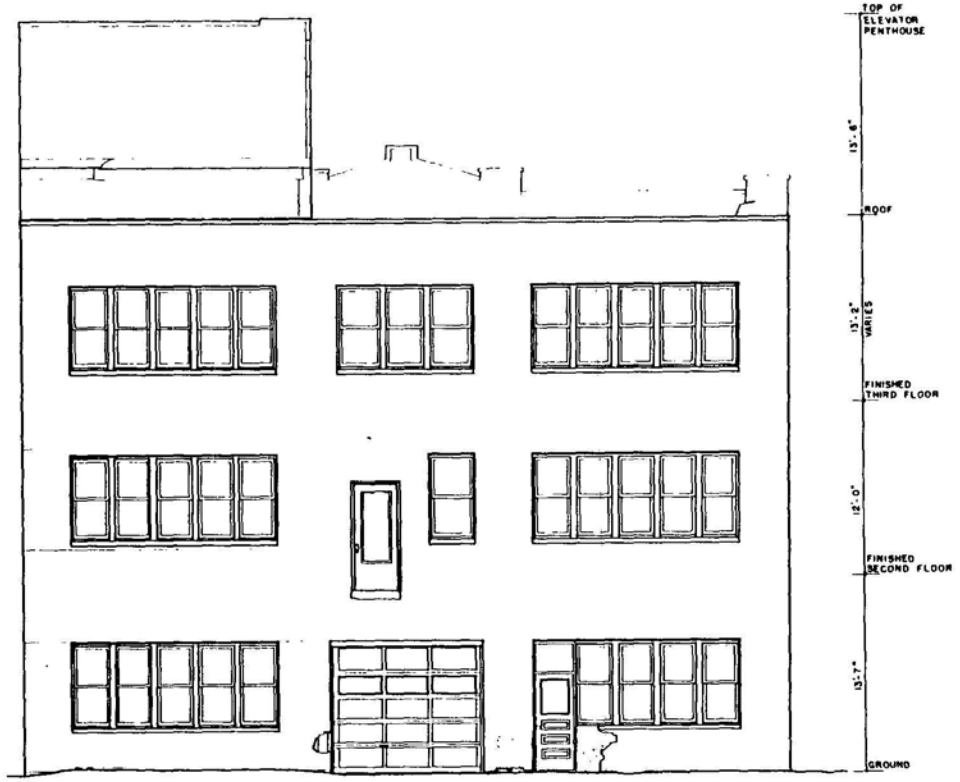
Brick Surface. A distinct change in the appearance of the brickwork occurs halfway between the second- and third-story windows; the demarcation line runs straight across the wall from side to side. Below this line, the wall is lighter in color, because the majority of bricks used in its construction are light in color. Above this line, the wall is darker in color, since a majority of bricks here are darker in color.

The reason for this "two-tone" brick wall is not known. The most plausible explanation is that the last shipment of bricks--delivered when the third story was being constructed--contained darker bricks than did earlier shipments of brick. A less-likely explanation may relate to the former existence of two one- to two-story structures directly behind this building (see figure 11), which may have affected the manner in which the bricks weathered. This phenomenon can be seen today on the west wall. Most of this wall is obscured by the adjacent church building, and its bricks are fairly dark in color. At the south end, however, the wall continues beyond the church; the "exposed" brickwork of this area is lighter in color (or perhaps just cleaner).

The overall condition of the north wall is poor. There are no obvious structural dangers (e.g., areas of bowing or eminent collapse). However, the surface conditions of the bricks and mortar are among those that contribute to eventual structural failure. These conditions are most severe at first-story level. For example, surface loss in the form of spalling occurs most extensively at first-story level. There are also localized areas of efflorescence, specifically on either side of the garage doorway to a height of about 4 feet. The brickwork directly below the second-story doorway is stained with a white haze. This may be the result of mortar being exposed by the deteriorated and missing brickwork below the doorway (see below).

Brick Cracks. The north wall displays three areas of extensive cracking, all located between the first- and second-story levels. The east end of the east bay contains is a vertical crack that ascends, from a point about level with the first-story windows' meeting rail, to the east end of the second-story window opening's sill. The crack runs mostly along and through the mortar joints, but does traverse a few bricks (approximately 5 out of 40 courses). The crack's greatest width--approximately 1/4 inch--occurs next to the lintel of the first-story window opening. The east bay also displays a vertical crack below the middle window at

Fig. 15. Exterior North Wall [1988].



NORTH ELEVATION

FEET 1/8"=1'-0" 0 1 2 3 4 5 10

METERS 1:48 0 1 2 3 4

MATERIALS
FOUNDATION: CONCRETE
WALLS: BRICK
ELEVATOR PENTHOUSE: ASPHALT SHINGLES

VILLAGE HALL
VILLAGE OF SENECA FALLS
SENECA COUNTY NEW YORK
138 FALL STREET (STATE ROUTE 318201)

HISTORIC AMERICAN BUILDINGS SURVEY
NY-6305

WOMEN'S RIGHTS NATIONAL HISTORICAL PARK
1988

JANE L. GROSS

Fig. 16. North Elevation [1988].

first-story level that runs from the window sill to the ground. This crack could be the result of water penetration through the open joints in the brick sill directly above.

The center bay evinces three short vertical cracks, roughly parallel to each other, just east of the garage doorway's lintel. The crack closest to the doorway appears to relate to the steel lintel of that doorway. This lintel is mostly embedded in the wall, but its outside flange is exposed, and it is oxidizing.

The west bay is marred by a meandering vertical crack that begins at the bottom of the transom of the doorway at first-story level. It rises almost to the lintel of the second-story window opening, running along vertical joints and through virtually every other stretcher. It also appears to correspond to the steel lintel of the garage doorway.

Brick Loss. The north wall is missing bricks in a number of places. All window-opening sills are missing some whole header bricks as well as sections of the headers.

At first-story level, there is a hole approximately 2 feet square located 2 1/2 feet above the ground along the east jamb of the garage doorway. This has exposed the steel framing post inside that wall. The west bay has bricks missing all along the east jamb of its standard-size doorway. Repair attempts are visible in the form of replacement bricks and cement patches. Below the hole east of the garage doorway, original brickwork has been replaced with a modern red brick of homogeneous appearance. Just west of the west doorway is a large patch where the outer wythe of bricks is missing, and cement has been used to parget the inner masonry. Smaller repairs are evident on both side of both doorways at the level of the adjacent window openings' sills.

At second-story level, two entire courses of brick are missing directly below the second-story doorway of the center bay.

Mortar Loss. The most severe mortar loss is found at the brick sills of the third-story windows; here nearly all sill joints range from being partially to almost completely open. Open joints also appear to exist in the wall directly below these window openings. This could be a result of water penetration through the open joints in the brick sill. There is also extensive mortar loss associated with the deterioration of the brickwork at first-story level (noted previously).

The original mortar is very soft, friable, and easily penetrated with a probe. It has lost its cohesion between binder and aggregate. The mortar in areas of patched or replaced brickwork is sound.

C. East Wall

Figures 17-18 depict this side of the Village Hall.

History

The most significant event that affected the condition of the east wall was a fire that gutted the Strand Theatre in 1972. This building, originally the Fisher Theatre, had been constructed at the same time and just east of the Village Hall (then Boyce Garage). Much of the Village Hall's east wall was abutted by the theater. The fire caused half a million dollars' worth of damage to the theater, which was subsequently demolished. The current Strand Theatre was then constructed of concrete block, adjacent to but not abutting the Village Hall.[34]

As a consequence of this activity, the portions of the Village Hall's east wall not designed for exposure are now being affected by weathering. These sections were originally been laid up roughly and, most likely, with brick of inferior quality. It is also possible that thermal damage occurred during the fire, and that this has contributed to the wall's deterioration.

Description

The east wall of the Village Hall can be divided roughly into fifths, based upon the outline of the former Fisher/Strand Theatre. The southern fifth of the wall consists of rough, unconsolidated brickwork at first- and second-story levels, but finished brickwork at third-story level. A line of roofing compound from the old theater divides the two types of brickwork. In this area, the Fisher Theatre was only two stories high. The next two-fifths of the wall consists mostly of rough brickwork; here the old Fisher Theatre was the same height as the Boyce Garage. The northern two-fifths of the wall is comprised of brickwork finished in a manner to be exposed. This indicates that the theater did not abut this area.

Certain features within the outline recall aspects of the former theater. Some areas of the wall surface retain a layer of bedding mortar that apparently was applied during the tiling of the theater's interior wall. (The mortar retains the impressions of the tiles.)

In addition, three duct channels 8 inches wide furrow the wall. These may have been for fresh-air intake, or for vent pipes associated with plumbing fixtures. The south channel is located 30 feet from the south end. It begins just below the roof line and descends in a straight line before dividing and terminating at second-story ceiling level. The middle and north channels begin

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[34] Seneca Falls Reveille, April 27, 1972.

Fig. 17. Exterior East Wall [1988].

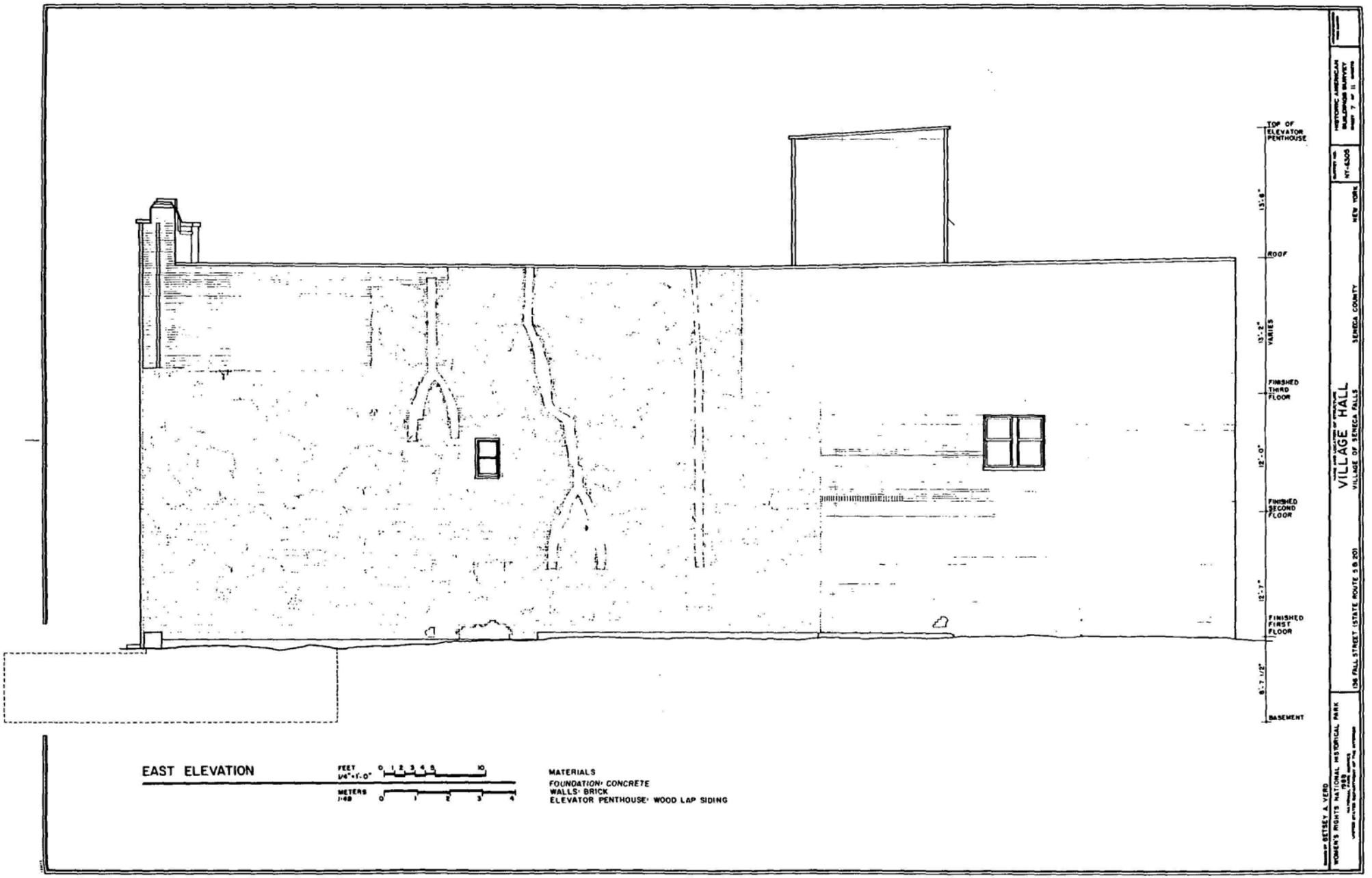

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Fig. 18. East Elevation [1988].

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at the roof line and descend to first-story ceiling level. The middle channel, located 45 feet from the south end, meanders slightly to the north before dividing at the bottom to form an inverted Y shape. The north channel, located 63 feet from the south end, runs straight up and down.

The sill of the double window opening toward the north end of the wall consists of concrete. This probably represents repair work to the deteriorated brickwork of the original sill.

Conditions

Brick Surface. The surface conditions of wall sections that were not abutted by the old Fisher Theatre are relatively good. The major exception to this is a severely deteriorated area 5 1/2 feet wide by 24 feet long at the base of the wall at the north end. This area displays heavy efflorescence, deteriorated and open mortar joints, and deteriorated and open brickwork. This is most likely a result of fluctuating moisture and temperature levels caused by an interior steam radiator on the other side of the wall here. Accumulations of snow and road salt against the wall have undoubtedly aggravated the problem.

The surface conditions of wall sections that were abutted by the theater are poor. These sections exhibit spalling, pitting, and efflorescence along the base. Again, this is where interior heating pipes run, and where snow and road salt piles up. Most of this damage may have been caused by a leak in the steam-heating pipes located inside the wall.

Brick Cracks. A vertical crack located 25 feet from the south end runs the entire height of the wall. To ascertain the current activity of the crack, a crack monitor (dial indicators and magnetic bases) was affixed to it in April 1988 at the recommendation of Terry Wong, a structural engineer with the Denver Service Center. The monitor will be checked periodically to assess the amount and significance of any movement.

A second vertical crack exists at the north end of the wall. It meanders from just above the large deteriorated patch up to the level of the lintel of the second-story window opening.

Brick Loss. There is extensive brick loss from the base of the wall, especially in sections formerly abutted by the Fisher Theatre. This loss increases with every freeze-thaw cycle. By way of illustration, three separate site visits made from January to April 1988 noted additional losses. Numerous bricks are missing from the previously mentioned deteriorated area at the north end of the wall. A hole exists in the brickwork at the south end of this area, where some half-dozen bricks are missing; the bricks surrounding the hole are actively spalling. This hole has exposed one of the steel posts of the framing system. The post appears to be rusted and corroded.

There also appears to be some brick loss from upper wall sections formerly abutted by the theater. This is largely due to the looseness of the coursing, which stems from the fact that this brickwork was not intended to be exposed to the weather.

A section of wall four bricks square is missing from the south end at the level of the third floor. This is where the capital of one of the Fisher Theatre's piers was tied to the Village Hall structure.

Mortar Loss. The mortar in sections of wall formerly abutted by the Fisher Theatre is severely deteriorated, friable, and unconsolidated throughout. Most of the mortar joints appear to be open.

Most of the mortar in sections of wall not formerly abutted by the theater appears to be intact (i.e., the joints are filled). Exceptions to this can be found along the base of the wall; throughout the deteriorated area at the base of the north end; and at the top of the wall at the north end. Even where intact, however, the mortar is fairly soft and friable. Samples were taken for comparison of the mortar within the wall and of the bedding mortar on the wall surface. The two samples appear similar upon examination and have close constituent percentages (see Appendix B).

A final problem involves the vertical joint between the brickwork of the east and south walls. This joint is open for a majority of its height.

D. West Wall

Figures 19-20 show this element.

History

The west wall of the Village Hall has always been sheltered by the adjacent church building. The primary change here seems to have been the addition in 1927 of a single double-hung window among the original, double-hung windows at second-story level. (The evidence for this is found on the interior of the building, and is cited in Chapter IV, "SECOND FLOOR," Section H.)

Sometime after 1927, judging by the old photographs, many of the west-wall window openings had their original brick sills and/or aprons covered or replaced with concrete.

This work included the following:

(a) the opening containing the two first-story plate-glass windows received a concrete apron (there is no sill here);

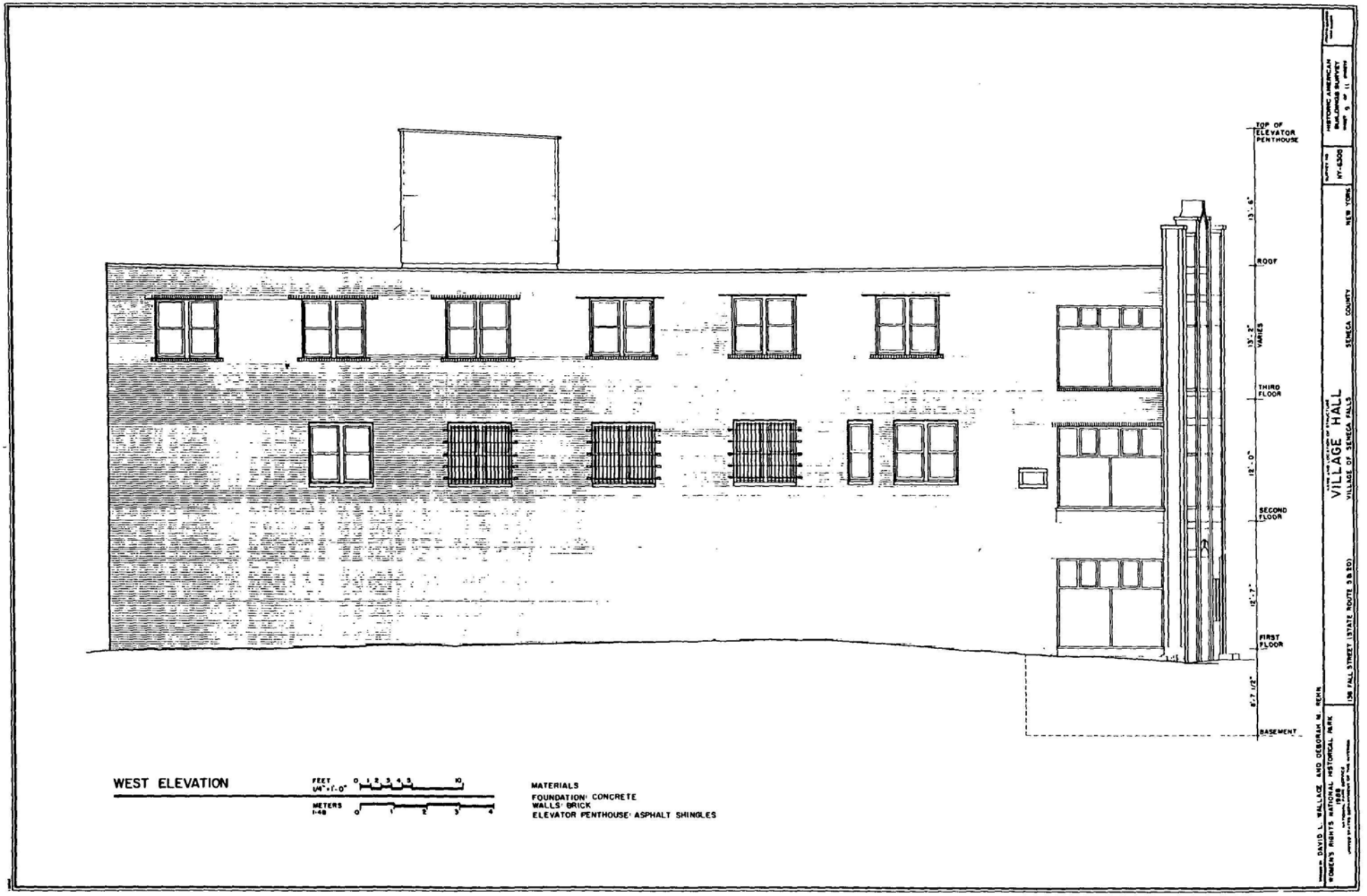

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Fig. 20. West Elevation [1988].

(b) the opening containing the two second-story plate-glass windows received a concrete sill and apron; and

(c) the six openings containing the second-story double-hung windows received concrete sills.

It is not known when this work occurred. Of more certain date are the bars over the three centermost double-hung windows at second-story level, which date from the installation of jail cells in the building during the 1927 renovation.

Description

The south end of the west wall projects beyond the adjacent church structure. Most of the wall consists of bricks in varying shades of red that match those of the north and east walls. These bricks are laid in the common-bond pattern (six stretchers, one header). The south corner is constructed of the gold-colored face brick used on the south elevation.

The south end of the wall contains one large window opening at all three levels. The window opening at first-story level has a lintel header course and a concrete apron. The window opening at second-story level has a lintel header course and a concrete sill and apron. The window opening at third-floor level has a stretcher header course, and it retains its original brick sill. Each of the three window openings contains a pair of plate-glass windows topped by a row of transom windows. This represents a continuation of the fenestration pattern on the adjacent south facade.

The rest of the wall has paired double-hung windows at second- and third-story levels. Second-story window openings have concrete sills, while third-story window openings have original brick sills.

An electrical cable attached to the wall runs horizontally below the second-story double-hung windows. A double pipe runs vertically from the roof to the ground. A tie rod runs from the Village Hall to a chimney on the adjacent church. This tie rod is located at third-story level between the two southernmost pairs of double-hung windows. Adjacent to the plate-glass window at second-story level is a rectangular, wood-framed recessed area approximately 1 foot high by 1 1/2 feet long. This opening does not appear to be original; its specific date and purpose are unknown.

Conditions

Brick Surface. The brick of the south end is lighter in color than the rest of the wall, which is directly adjacent to the church. This may be due to the fact that it is exposed to the weathering and washing effects of the elements, whereas the rest of the wall is somewhat protected by the adjacent church.

The majority of the brickwork is in fair to good condition. Areas of deterioration are remarkably similar in location to those on the east wall. The base of the wall exhibits the most severe deterioration. There is a large area of deterioration toward the north end of the wall. This area measures approximately 5 feet high, tapering southward down to a height of about 1 foot. As with the east wall, this seems attributable to the presence of an interior steam radiator at exactly this location.

The rest of the wall also exhibits deterioration, all along its base to a height of approximately 2 to 2 1/2 feet. Although conditions are not as severe as on the east wall, there is spalled brickwork, open and deteriorated mortar joints, and efflorescence. An inspection of the garage on the interior shows that the steam-heating pipes run along the base of the interior wall. It seems likely that they have contributed to the existing deterioration in the same manner that the wall radiator has.

The original brick sill of the third-story plate-glass window opening is deteriorated. Some spalled bricks also appear to exist along the top of the wall above the third-story window openings.

Brick Loss. As was seen on the north wall, a number of bricks are missing from the sills of the third-story double-hung window openings.

Mortar Loss. Some open joints can be found below the window openings. Portions of the vertical joint between the brickwork of the west and south walls are also open. At the south end of the wall are open joints in the red-brick base of the pier here (constructed of gold-colored face bricks). These bricks may have been covered with a concrete parget that has since spalled.

Concrete Cracks. The concrete apron of the plate-glass window opening at first-story level has a large crack in its center.

DOORWAYS

A. South Wall

History

The original facade of the Boyce Garage featured a large, recessed center doorway, flanked on either side by two plate-glass windows and a standard-size doorway. Of these elements, only the doorway at the east end of the facade remains today.

The two plate-glass windows west of the center doorway were replaced with a garage doorway in 1927. This was done during the conversion of the garage for town use; it allowed the building to house a fire engine. This garage doorway, and the original standard-size doorway to its west, were subsequently removed and replaced with a larger garage doorway. This most likely occurred during the 1960's exterior work, to permit bigger fire engines to enter. The recessed center doorway was closed up, and a smaller doorway leading to the Fire Department was installed in the west side of the recess. This also was probably part of the 1960's work.

Description and Conditions

All doorways in the south wall are located at first-story level. The standard-size east doorway now contains an aluminum-frame glass door with one sidelight and a transom. The standard-size doorway in the west wall of the recessed center bay features a wooden door. The large west garage doorway has a wooden door that rolls up on an overhead track. This door has 30 panels, six across by five down. The panels of the second and third rows from the top are glazed.

B. North Wall

History

The north wall originally contained two doorways at first-story level: a central garage doorway, and a standard-size doorway fitted into the east end of the west-bay window opening. Later, another standard-size doorway was created in the center bay at second-story level, by removing two of the three original windows here. As indicated above in "WALLS," Section B, it is thought that this alteration occurred as part of the 1927 remodeling.

Description and Conditions

The garage doorway features a metal lintel, a wooden frame, and a wooden door that rolls up on an overhead track. Judging by the door's appearance, it dates to the late 1960's. It has 15 panels--three across by five down. The panels of the middle horizontal row are glazed.

The standard-size doorway has a wooden frame, and is fitted with a wooden door having a large glazed panel above three recessed, horizontal panels. There is a glass transom above.

The standard-size doorway at second-story level is not a functioning exit, but rather appears to have always been an emergency fire exit. It is fitted with a wooden door containing a single, three-quarter-length piece of wire-reinforced glass.

The wooden frame of the garage doorway is slightly damaged, and it is separating from the surrounding brickwork. The door is splintered in some areas; it is missing its easternmost pane of glass, which has been replaced by a piece of plywood. The door of the standard-size doorway in the west bay is marred by nicks, scratches, and peeling paint, but is otherwise in sound condition.

WINDOWS

A. South Wall

History

Figure 4 gives a good indication of the original fenestration on the south facade of the Boyce Garage. A continuous row of large plate-glass windows extended across the entire facade at both second- and third-story levels. Each row was topped by a row of smaller transom windows, arranged such that three transom windows were positioned over each plate-glass window. The middle window of each group of three was operative, opening awning-style. All of the transom windows appear to have contained ribbed glass.

The plate-glass windows at both second- and third-story levels were the same size. However, the transom windows of the third story were shorter than those of the second story.

A similar arrangement was used at the first-story level, with a few differences. The plate-glass windows of the east and west bays--and their transom windows--were narrower than those on the second and third stories, to accommodate the end doorways.

In 1927, the brick piers on either side of the center doorway were extended up above the roof line. This divided the formerly continuous window openings at second- and third-story levels into distinct bays. It also reduced the amount of space available for the windows themselves. Therefore, the windows and transoms at these levels were replaced with narrower windows and transoms of similar appearance. The east and west bays each received three plate-glass windows and nine transom windows, while the center bay received two plate-glass windows and six transoms. It is likely that the original window frames, sash, and glass were reworked in 1927 to fit the smaller openings: the dimensions of the extant 1927 windows vary more than would be expected of stock material.

Most of the second-story plate-glass windows were made operative at this time, opening hopper-style. The third-story windows remained fixed.

The 1927 remodeling also altered windows at first-story level. The interior of the west bay was converted for use by the Fire Department. Part of that conversion involved replacing the west-bay windows with a wide doorway that would enable fire trucks to be housed in the building. (See figure 12.) This doorway received a doorway that has 24 lights (eight across by three down) above solid panels.

Sometime after the 1927 remodeling, several changes were made to the second-story windows. Exterior screens with a single

horizontal muntin were added to the plate-glass windows. Another change saw the two western plate-glass windows in the east bay replaced with four smaller windows. These changes may have occurred in the late 1960's, when other exterior and interior work was performed.

Description and Conditions

At first-story level, the center recessed bay contains a pair of double-hung, one-over-one windows with aluminum frames and sash. The east window is boarded up with plywood. The east bay contains two double sliding casement windows made of wood. (The doorway located east of these windows has already been described.) The west bay contains no windows at this time.

The second-story plate-glass windows have wide wooden frames. Most are operative. They measure about 50 inches wide by 51 inches high. Their transom windows measure about 16 inches wide by 28 inches high. (The glass area of the operative transom windows is a little smaller, because of the additional framing needed to make them workable.) All of the fixed transom windows and half of the operative transom windows contain original ribbed glass. The other operative transom windows hold clear glass that appears to be replacement material.

The third-floor plate-glass windows are not operative; they therefore have somewhat narrower frames and a larger glass area than the second-story windows. They measure about 55 inches wide by 69 inches high. Their transom windows measure about 16 inches wide by 26 inches high. (Again, the glass area of the operative transom windows is a little smaller.) All of the transom windows hold ribbed glass.

As mentioned previously, two of the three second-story plate-glass windows in the east bay were altered sometime after the 1927 remodeling. The center window was replaced with a narrow fixed sash above a wooden panel, on the east side, and a double-hung window on the west side. The west window was replaced by a smaller plate-glass window, on the east side, and a narrow fixed sash above a wooden panel on the west side.

B. North Wall

History

The original fenestration of the north wall was similar for all three stories. Wide window openings held five windows in the east and west bays, and three windows in the center bay. Two exceptions were located at first-story level. The center bay had a garage doorway, instead of a bank of three windows. The west bay had a standard-size doorway in lieu of the easternmost of its five windows.

Somewhat later, the windows of the center bay at second-story level were altered: the two easternmost windows here were lost when a single doorway was installed in their place. The remaining window space was filled in with brick. This alteration caused considerable disruption to the brick wall here--visible mostly due to the different type of mortar used for the infill. As indicated in Section A, above, it is thought that this work occurred as part of the 1927 remodeling.

Description and Conditions

The north wall's original fenestration remains largely intact, except for the second-story windows lost in the center bay. The windows have wooden frames and wooden one-over-one, double-hung sash.

The windows at first-story level have deteriorated caulk and paint. The seal between the window openings' wooden frames and the brick wall is poor in many areas. In some cases this is due to loss of caulk; in other cases it is due to loss of brick, and to general brick and mortar deterioration. Panes of glass are missing from windows in each bay, which have been replaced by plywood panels.

A close inspection of the exterior of the second- and third-story windows was not possible for this report. Two broken windows are apparent in the east bay at second-story level. At third-story level, the meeting rail of the middle window in the east bay is hanging from one end.

C. East Wall

History

Little change has occurred to the fenestration of the east wall. A single double-hung window was installed in the south half of the wall by the Police Department. Since it sits in a section of wall that would have been covered by the Fisher/Strand Theatre until 1972, it undoubtedly postdates 1972. The installation of this window probably occurred as part of the Police Department's renovations of its Locker Room in the early 1970's.[35]

Description and Conditions

There are only three windows in this elevation, all of which are located at second-story level. The two paired windows toward

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[35] Mr. Nicandri, Acting Chief of the Police Department from 1957-1985, estimated that this work was done in the late 1960's or early 1970's.

the north end of the wall seem to be original. The appearance of the mortar on either side of this opening resembles the fine aggregate used in the original construction work. The single window in the south half of the wall illuminates the Police Department's former Locker Room. All three windows have wooden frames and wooden double-hung sash.

D. West Wall

History

The south end of the west wall was constructed with fenestration to match that of the adjacent south facade. One large window opening was located on all three story levels. Each opening contained a pair of large plate-glass windows topped by a row of transom windows. The remainder of the west wall had paired double-hung windows on the second and third stories. Bars were installed over the three centermost of these windows at second-story level in 1927. This occurred because the Police Department installed jail cells here when it took up residency in the Village Hall.

Description and Conditions

The plate-glass windows and transom windows of the south end of the west wall appear to retain their original dimensions. (They may represent the dimensions of the original south-wall windows.) Each pair of plate-glass windows is separated by a 3-inch wooden mullion, enclosed by a wooden frame, and topped by a row of five rectangular transom windows. The arrangement of the transom windows is such that the second and fourth windows are centered above the plate-glass windows; these two transoms are operative.

The dimensions of the windows vary slightly by story. Each of the first-story plate-glass windows is about 57 inches wide by 70 inches high. The transom windows are about 21 inches wide by 29 inches high. The glass area of the operative transom windows is a little smaller. Four of the five transom windows contain ribbed glass; the middle one contains clear--and probably replacement--glass.

At second-story level, the plate-glass windows are slightly shorter--57 inches wide by only 55 1/4 inches high. The transom windows are 21 inches wide by 29 inches high, with the operative sash being a little smaller in terms of glass size. All of the transom windows hold ribbed glass.

At third-story level, the plate-glass windows are the same width and height at those on the first story--57 inches wide by 70 inches high. However, their transom windows are shorter. The transom windows measure about 21 inches wide by 22 inches high. The glass area of the operative transom windows is less. All of the transom windows here contain ribbed glass.

The double-hung windows on the west wall occur mostly in pairs all across the wall at second- and third-story levels. The paired windows number five at second-story level and six at third-story level. There is also a single double-hung window at second-story level, near the south end. All of these windows have wooden frames and one-over-one sash. The centermost three paired windows at second-story level are covered with bars.

ROOF AND CHIMNEY

A. Description

The basically flat roof of the Village Hall is built up with roofing paper, tar roofing compound, and gravel cover. It is supported by wooden rafters that are visible on the ceiling of the third floor. There are no gutters; the only provision for drainage is a small hole approximately 2 inches in diameter located just north of the elevator shaft. The roof surface slopes very shallowly toward this drain from both the north and south ends of the building.

A brick chimney is located at the southeast corner of the roof. It is attached to the back (north side) of the parapet, and rises 1 foot above it.

The elevator penthouse is situated at midpoint along the east side of the roof. It is constructed of wood and sheathed with asphalt paper patterned to resemble brickwork. The south wall contains a small door that provides access from the elevator penthouse to the roof.

B. Conditions

Drainage has been a problem for some time, judging by the extensive amount of water staining visible on the roof rafters. The problem is somewhat inherent in the roof's flat design, which is inappropriate for a region that receives as much snow as does Seneca Falls. In addition, the location of the staining indicates that the drain does not function effectively. This problem has been addressed in the past, most recently in the fall of 1987, when the park's Chief of Maintenance made an unsuccessful attempt to repair the "active" leak located adjacent to the drainage outlet.[36] Repair efforts have also been made to the back of the parapet wall, based on the numerous patches extant there. Exact dates of this work are unknown.

The condition of the roof's wooden substrate could not be determined from the research conducted for this report. However, the built-up surface is clearly deteriorating. The gravel cover has worn away in many areas; the roofing compound is cracked, alligatored, and blistered. These conditions are particularly severe immediately around the drain. As stated previously, the drain has had a history of malfunctioning. Its rim has a build-up

[36] Memorandum, Historical Architect, NAHPC, to Chief of Historic Preservation, NAR, November 23, 1987.

around it, which probably inhibits proper drainage. The mastic flashing where the roof meets the parapet is extremely deteriorated; it has completely pulled away from the wall in some areas.

The elevator penthouse appears to be sound, although the asphalt-paper sheathing is deteriorated around the base and on the door. The east wall appears to have been replaced at some time. This may have been done as a result of the 1972 fire in the adjacent Strand Theatre.

IV. ANALYSIS OF EXISTING CONDITIONS: INTERIOR ELEMENTS

BASEMENT

A. General Information

The basement consists of two rooms, one located below the southeast corner of the building, and one below the sidewalk in front of the building (see figure 21). The room below the building is the Boiler Room; it is accessed by a stairway from the Village Office. The room below the sidewalk is the Meter Room; it is separated from the Boiler Room by the south foundation wall of the building, and is accessed from that room.

The Boiler Room is an original space, and it retains its original floor, walls, and ceiling. The Meter Room also occupies an original space. However, the room acquired its present appearance during the 1927 remodeling, when a number of concrete elements were installed. The Meter Room was originally a pit under the sidewalk that contained gasoline tanks. The 1916 Sanborn insurance map noted that the pit was separated from the Boiler Room by an 18-inch fire wall, which was probably the south foundation wall. The space around the tanks was filled with earth; the imprint of the dirt can be seen in the south side of the foundation wall.

A similar design was used for a garage in New York City:

> The requirements of the Bureau of Combustibles, and the desire of getting as low a rate of insurance as possible, make necessary an efficient system of handling and storing gasoline and lubricating oils. The Bowser system is in use in this garage.
>
> Under the Seventh Avenue sidewalk, two feet below the level of the basement floor, are five tanks of 275 gallons capacity each. A 12 inch fire wall, without opening into the basement, thoroughly isolates the tanks. This area has been filled in to the sidewalk level, completely covering the tanks. The filling of the tanks is accomplished directly from the street through sidewalk connections, the gasoline flowing from the barrels on the wagons into the tanks.[37]

In 1927 the tanks and fill were removed, and the concrete floor, walls, and piers were installed. The room then became the location of the water meter.

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[37] Comstock, Garage and Motor Boat Houses, p. 73.

B. Boiler Room

Floor

The floor is a concrete slab on grade dating to 1915.

Walls

The walls are original, and are composed of poured, rough concrete with inclusions of large aggregate (up to 2 inches in diameter). The indentations of the forms are visible on the surface. The south wall (see figure 22) is an 18-inch-thick fire wall. In the southwest corner is a concrete buttress that appears to have been added in 1927 for increased load-bearing support. (The concrete used for this buttress has a much finer aggregate size.) In the southeast corner is a brick chimney. There is storage shelving against the north wall.

All wall surfaces have been painted white.

Ceiling

The ceiling is formed by the underside of the first-story floor. This consists of an original concrete slab resting on metal decking and supported by steel beams. Most of these elements are exposed; the ceiling of in the area in front of the boiler is plastered to the north wall.

Doorways

Two short doorways in the south wall, one on either side of the boiler, lead into the Meter Room.

Boiler

The boiler is situated against the middle of the south wall.

C. Meter Room

Floor

The floor is a concrete slab on grade. A large triangular area in the southwest corner is raised approximately 2 feet above the rest of the floor level.

Walls

All of the walls are of poured concrete. The north wall is rough, nonuniform, and unformed. It dates to the 1915 construction of the room for gasoline storage. The imprint of the earthen fill around the tanks can be seen in the concrete. The south, east, and

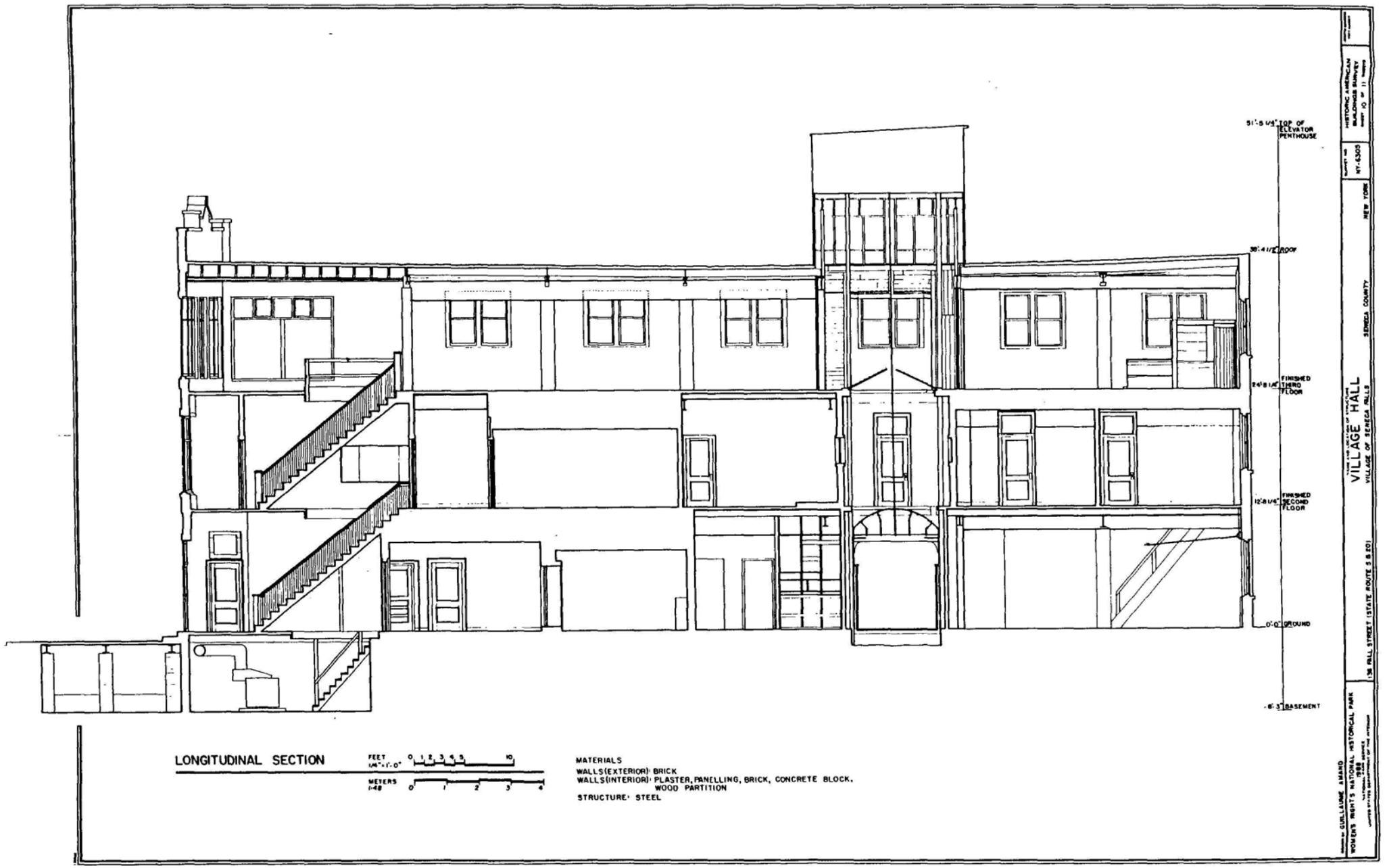

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Fig. 21. Longitudinal Section [1988].

Fig. 22. Boiler Room, South Wall, Looking Toward Meter Room [1988].

west walls have a finer aggregate size and are more uniformly finished. These date to the 1927 conversion of the space into a meter room in 1927. Nine concrete-block piers 16 inches square help to support the ceiling and sidewalk.

Ceiling

The ceiling consists of a concrete slab resting on metal decking that is supported by steel beams. The steel beams have rusted. This may possibly be attributed to water seeping down from the sidewalk cracks above.

Doorways

Two doorways in the north wall lead to the Boiler Room.

Water Meter

A water meter manufactured by the American Meter Company sits on the raised triangular area in the southwest corner.

FIRST FLOOR

Figure 23 depicts the plan of this floor.

A. General Information

Description

Floors. Most of the floors of rooms at first-story level are comprised of original concrete slab-on-grade construction. The floor area over the Boiler Room consists of a concrete slab resting on metal decking and supported by steel beams.

Walls. The interior sides of original brick exterior walls display a characteristic smooth plastered finish. Concrete-block walls added during the 1927 remodeling were finished with a textured parget.

Ceilings. All ceilings are original, and consist of the underside of the second-story floor, whose construction is identical to that of the first-story floor (see "Floors," above). The underside of the metal decking is finished with plaster.

Doorways. Doorways added during the 1927 remodeling usually feature a characteristic architrave molding profile (Type A--see Appendix C). Earlier doorways have a different architrave, while later doorways normally have plain-board architraves.

B. Room 101 (Main Stairway)

The stairway leading to the second floor (fig. 24) is located in an enclosure along the south end of the east wall. The enclosure is bordered on the north and west by Room 102.

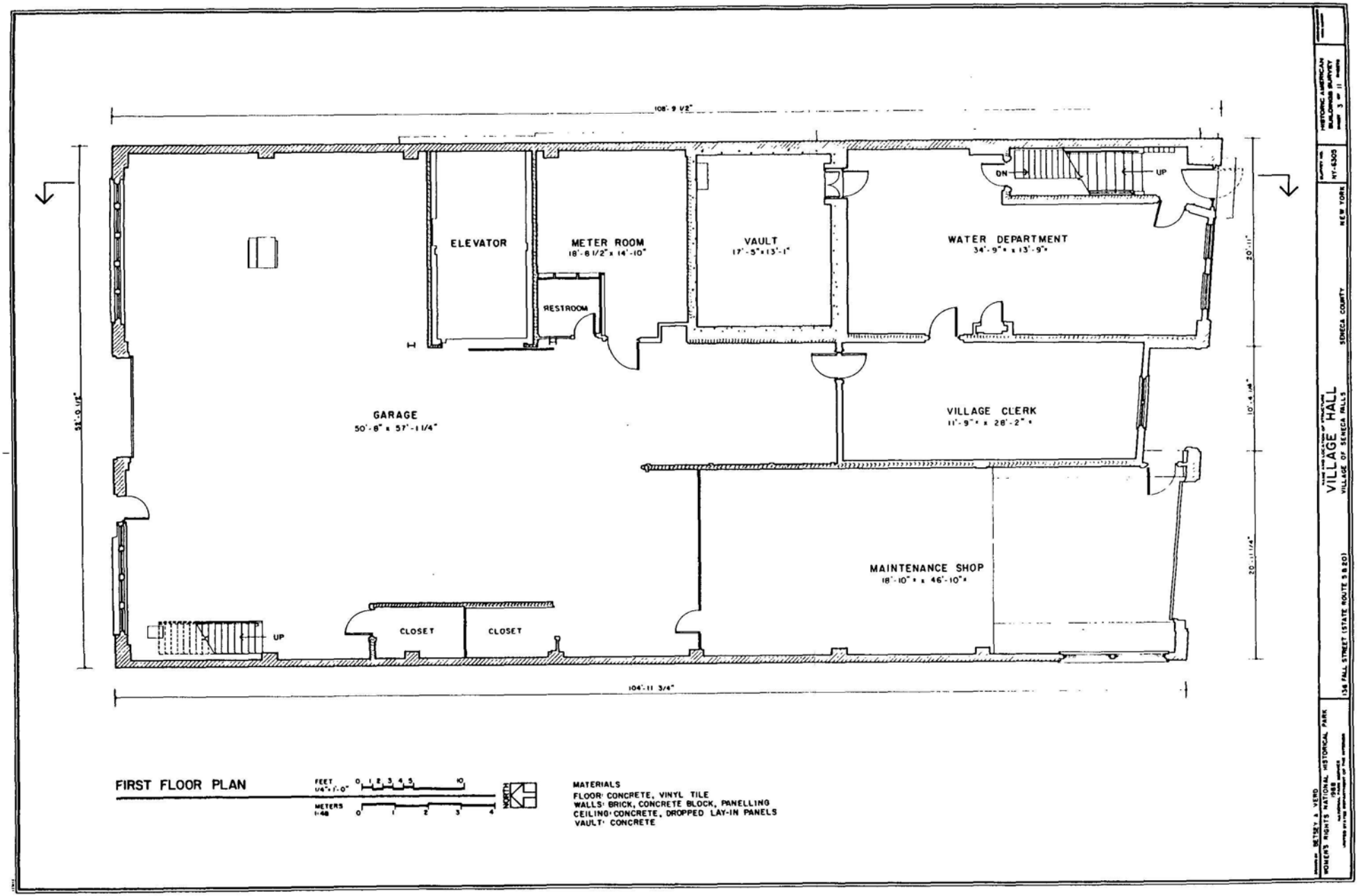
History

Although the stairway enclosure does not appear in any of the early Sanborn maps, it is thought to be original, with improvements made during the municipal era.

Description and Conditions

Floor. The concrete floor is unpainted.

Walls. The east wall of the stairway enclosure is the original east exterior brick wall. The south, west, and north walls are 1927 concrete-block walls. In the southeast corner is



ON MICROFILM

Fig. 23. First-Floor Plan [1988].

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Fig. 24. Room 101 (Main Stairway) [1988].

a plastered brick protrusion containing the chimney flue. All walls are painted an off-white color.

Ceiling. The concrete and steel ceiling elements are painted a bright green color.

Doorways. The south wall consists mostly of the main exterior doorway to the building. The doorway opening contains an aluminum-framed glass door, a single-light sidelight, and a single-light transom. Like the board wall in which they sit, these elements probably date to the remodeling of the late 1960's.

The west wall has a doorway leading to Room 102. The architrave molding is the 1927 Type A; the door has a single recessed panel below and a larger glazed panel above that contains wire-reinforced glass.

The north wall consists mostly of the doorway to the second floor. It has the 1927 Type-A architrave molding and a wooden door with a clear glazed upper half.

Stairway. The west wall of the stairway enclosure features a plain, rectangular newel and a balustrade in the form of a tongue-and-groove, beaded-board wainscot. These are 1915 elements, against which the concrete-block west wall was built in 1927. A handrail is attached to the wainscot a few inches below the original top rail. The east wall of the stairway enclosure displays a horizontal steel I-beam--presumably a support for the stairway. The treads and risers of the stairway are wood.

C. Room 102 (Village Office)

Figures 25 and 26 depict this space, which is located in the southeast corner of the first floor. The HABS drawings call it the Water Department, based on the existence of a Water Department display case on the west wall. No evidence suggests that the Village Water Department was ever located in this space, however. Rather, it functioned during the municipal era as the Village offices.[38]

History

This room was an automobile tire shop in the Boyce Garage era. According to the 1916 Sanborn map (fig. 3), the tire shop occupied the full width of the bay--about 20 feet across--and extended northward approximately 25 feet (see figure 5). Its north wall was aligned with the north wall of Room 101 (Main Stairway). It intersected the west wall at a point above the present Water

[38] Plans prepared by Bert Fortner, Village of Seneca Falls Planning Office, ca. 1985.

Department display case. The remains of the framing for this lath-and-plaster wall are visible above the existing hung ceiling. The south wall contained two large plate-glass windows.

During the 1927 remodeling, this room was doubled in length to accommodate the Village offices. The original north wall must have been retained as a partition at that time, however: the remnant of this wall has 1927 Type-A molding on its north side (see Appendix C). The date of this type of molding has been established by the fact that it appears on the storage closet in the garage, which the 1955 Sanborn map documents as a 1927 element. This simple molding type would have suited the budget-conscious Village Trustees.

Additional remodeling was done in the late 1960's. The hung ceiling was installed. (It is possible that the north partition survived until this remodeling.) The two plate-glass windows in the south wall also were probably replaced as part of this work. This would have been logical, since the exterior wooden wall sheathing in which the windows sit dates to this time.

Description and Conditions

Floor. The floor is finished with square vinyl asbestos tiles. It is encircled by a 3-inch plastic baseboard that simulates a wood baseboard.

Walls. The east wall north of the stairway enclosure is an original brick exterior wall. Most of the other walls are 1927 concrete-block walls: the east wall along the stairway enclosure, the north wall, and the west wall. However, the portion of west wall north of the doorway to Room 104 displays the smooth plaster characteristic of 1915 walls. The reason for this is not known. The south wall is a frame wall that was erected in the late 1960's, filling in an original large window opening. The walls are covered with modern paneling to a height of 9 feet--the level of the hung ceiling. Above the ceiling, the wall surfaces are painted light green.

A shallow closet containing what appears to be a Water Department display protrudes from the west wall just south of the doorway.

Ceiling. The existing hung ceiling consists of fiberboard panels suspended in a metal frame. Above this later ceiling can be seen the original concrete and steel ceiling elements, which are painted a light green color. Also visible are the remnants of the original north wall (see above).

Doorways. The room can be entered by three doorways. One at the south end of the east wall leads from Room 101. One on the north side of the east-wall stairway enclosure leads to the basement stairway. One in the west wall, north of the Water Department display closet, connects with Room 104. All three

Fig. 25. Room 102 (Village Office), Looking South [1988].

Fig. 26. Room 102 (Village Office), Looking North [1988].

doorways have Type-A architraves and contain wood doors. These doors have a solid recessed panel below a larger glazed panel holding wire-reinforced glass. A similar door hangs in the doorway of the Water Department display closet.

A fourth doorway, at the east end of the north wall, leads to Room 103 (the Vault). It contains a double door system, with the two doors being separated by a threshold 21 inches wide. The outer door--which swings into Room 102--is constructed of two medium-weight (1/6 inch) metal sheets welded together back-to-back. A bolt frame is welded to the vault side. A combination lock sits on the Room 102 side. An inscription on this lock indicates that it was manufactured by the "Remington & Sherman Co." Research into the history of this company may provide clues as to the date of the vault itself. The inner door is discussed in connection with the vault (see below).

Windows. Two window openings are located in the south wall. The openings are trimmed with a plain molding 2 5/8 inches wide. Each opening contains a wood frame that holds two one-light sliding sash. The openings and sash probably were installed during the late 1960's.

Electrical Fixtures. A strip containing multiple electrical receptacles runs around the east, north, and west walls. The strip is attached to the paneling at a height of 18 inches above the floor. Lighting is supplied by fluorescent tubes concealed behind translucent panels in the hung ceiling.

Heating System. A Type-A steam radiator (see Appendix E) sits along the south wall. A 4-inch vertical pipe is located in the southwest corner; a 2-inch pipe runs along the east wall at floor level.

D. Room 103 (Vault)

Room 103 is the vault located just north of Room 102. Its only access is the south-wall doorway leading to Room 102. Figures 27 and 28 show some of the vault's features.

History

The space now occupied by the vault was part of the garage during the Boyce era. It is likely that the walls enclosing the vault were installed in 1927. Even though they are not seen in the 1955 Sanborn map, a vault was definitely in existence in 1927: it was mentioned during the remodeling project in the Village Minutes as follows:

> Nov. 7, 1927
> On motion by Trustee Maier seconded by Trustee Gould, the matter of janitor for the New Municipal Building be left

with the Village Engineer also he is to see to the numbering and lettering of the rooms.

The Clerk was instructed to notify the Health Department and registrar, that the rooms would be available in the vault for all the Village records.

On Motion by Trustee Maier, seconded by Trustee Martin, the Engineer was instructed [to] see what John Clary would contract for, the moving of the safes.

The vault was used to house the Village records.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The walls consist of concrete. According to the Chief of Maintenance at the Women's Rights National Historical Park, these walls have steel plates embedded inside them. The north, south, and west walls are painted white; the east wall is painted a gold color.

Ceiling. The ceiling is a concrete slab painted white.

Doorways. The only doorway to the vault is located at the east end of the south wall. As stated in connection with Room 102, the doorway holds two doors separated by a threshold 21 inches wide. The outer door has been described as part of Room 102. The inner door is a double door. Each leaf is constructed of a thin (1/8 to 1/4 inch) metal sheet with a frame bolted on the Room 102 side. This frame gives the door leaves the appearance of being two-paneled. A latch with lock is located on the middle rail of the frame.

Electrical Fixtures. A modern fluorescent lamp hangs from the middle of the ceiling.

Miscellaneous Features. The east wall is covered with shelving for storage. The east end of the north wall displays a small safe at floor level (fig. 28). It is protrudes 15 inches from the wall and measures approximately 4 feet high. Its door is inscribed with the words "YORK SAFE & LOCK CO. YORK, PA." Research into the history of this company could provide a date for the safe and perhaps the vault itself.

E. Room 104 (Clerk-Treasurer's Office)

This space is located in the central bay of the first floor. The HABS drawings refer to it as the Village Clerk's office; it

Fig. 27. Room 102 (Village Office), Doorway to Vault [1988].

Fig. 28. Room 103 (Vault), Safe on North Wall [1988].

actually served as the Village Clerk-Treasurer's office.[39] It is depicted in figure 29.

History

In the Boyce Garage era, this space was located between the tire shop on the east and the supplies shop on the west (see figure 5). It had a garage doorway at its south end, which allowed automobiles to drive through to the garage area in the rear of the building.

The same arrangement was retained during the 1927 remodeling, so that the trucks of the Street Department could drive through to the rear repair area. Not until the late 1960's was the south doorway boarded up with tongue-and-groove planks, and the north partition wall installed. From that time until the Village vacated the building, the room functioned as the Clerk-Treasurer's office.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The south and north walls are frame walls dating to the late 1960's. The east and west walls consist of 1927 concrete blocks. However, the portion of east wall north of the doorway to Room 102 is covered with a furred-out frame wall and plasterboard. All four walls are finished with modern wooden paneling to a height of 9 feet --the level of the hung ceiling.

Ceiling. The existing hung ceiling has fiberboard panels in a metal frame. Above it the original concrete and steel ceiling elements are visible; they are painted a light green color.

Doorways. Two doorways serve this room: one in the north half of the east wall, and one at the east end of the north wall. The east-wall doorway leads to Room 102, and dates to 1927. Its Type-A architrave is painted a mauve color; its wood door has a solid recessed lower panel and a larger upper panel of glass reinforced with wire.

The north-wall doorway opens to Room 106, the garage. It dates to the creation of the north wall in the late 1960's. Its architrave is thus a plain, 2-inch wide strip that has a stained finish; its plain wooden door has no glazing, but it does have a screen door.

Windows. In the south wall is a window opening that dates to the boarding of this area in the late 1960's. The opening is trimmed with the plain, 2-inch wide molding strip characteristic of the work done at that time. The opening contains two paired double-hung windows. The frames and one-over-one sash of these

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[39] Ibid.

windows are wood. The molding strip and sash have the same stained finish as the doorway architraves.

Electrical Fixtures. Electrical receptacles are located on the east, north, and west walls. A strip containing multiple receptacles is attached to the paneling of the west wall approximately 1 foot above floor level. Lighting is provided by fluorescent tubes concealed behind translucent panels in the hung ceiling.

Heating System. A modern electrical heating unit (Type E) is located along the base of the west wall.

F. Room 105 (Fire Department)

This area is located in the southwest corner of the first floor. The HABS drawings call it the Maintenance Shop, reflecting its current NPS usage. During the municipal era it housed the Fire Department. Portions of the room are seen in figures 30-31.

History

Originally the front half of this room (back to a depth of approximately 30 feet) was used as an "Auto Supplies Shop" for the Boyce Garage. As can be seen in figure 4, the south wall contained a standard-size doorway at its west end, and two plate-glass windows topped by transom windows.

This space was enlarged northward during the 1927 remodeling, to accommodate the Village Fire Department. According to the 1925 Sanborn map updated in 1955 (fig. 11), the original room was extended all the way back to the storage closet on the west wall of Room 106. (The present north wall is some 12 feet south of this closet; either the map is incorrect, or the north wall was rebuilt farther south sometime after 1927.) That same map indicates that a new east wall was constructed of concrete blocks, along with a new frame partition on the north side. The standard-size doorway in the south wall was retained, but the two plate-glass windows east of it were replaced with a garage doorway to allow fire trucks to enter the building.

Additional changes were made later, probably in the late 1960's. The 1927 south-wall garage doorway was widened by removing the original standard-size doorway that stood next to it. A new standard-size exterior doorway was cut into the extreme south end of the east wall. (This led to the recessed area within the center bay.)

In the 1980's, the Village considered renovating the building. Plans were prepared by the Village Planner, Bert Fortner, in which this space was designated as the Planning Office. The room was never used in this manner, however. In 1986, when the Women's

Fig. 29. Room 104 (Clerk-Treasurer's Office), Looking Southwest [1988].

Rights National Historical Park acquired the Village Hall, the space became the park's maintenance shop.

Description and Conditions

Floor. The concrete floor has no finish. A rectangular floor drain is at the north end.

Walls. The south wall is completely taken up by the large garage doorway. The west wall, being an original exterior brick wall, is smoothly plastered. It has two brick pilasters along it that encase structural steel columns. The pilasters are painted blue. The east wall consists of 1927 concrete blocks. The north wall is a frame wall. As stated above in "History," it may date to 1927, or may be later. It displays the same textured parget as the 1927 east wall. This may have been applied to make the wall more fireproof.

The west wall, and the east and north walls, are finished with plasterboard to a height of 8 feet. A plain molding strip is located at the top of the plasterboard wainscot.

Ceiling. There is no hung ceiling in this room, so all elements are visible. The ceiling is plastered and painted white; the steel beams that support it are painted the same blue color as the west-wall pilasters.

Doorways. Three doorways are situated in this room. One of these is the large garage doorway in the south wall. Its wooden door rolls up on an overhead track. It has 30 panels, six across by five down. The panels of the second and third rows from the top are glazed.

The second doorway is the standard-size exterior doorway at the extreme south end of the east wall. Its architrave consists of a plain board 5 inches wide; its wooden door has a glazed upper half. As indicated in Chapter III, "DOORWAYS," Section A, both of these doorways probably date to the late 1960's.

A third standard-size doorway sits in the west end of the north wall. It leads to Room 106 (the garage). It is trimmed with a plain board 3 3/4 inches wide, and contains a solid wood door.

Windows. The south end of the west wall has a large window opening with a wooden frame and concrete sill. The opening contains two original plate-glass windows with a row of five transom windows above them. The wooden frame of the windows appears to have suffered some water damage. The seal between the frame and the concrete sill is deteriorated. The sill itself has a vertical crack in the center. This crack corresponds to the one on the exterior.

Electrical Fixtures. Fluorescent light fixtures are hung by chains from the ceiling. Two receptacles are located on the south wall.

Heating and Plumbing Systems. A number of water pipes of various sizes are suspended from the ceiling along the north joist, which runs east-west. The smaller supply pipes are painted white; the larger waste pipes are painted yellow. The yellow pipes join and descend the west wall next to the north pilaster. There is also a large pipe running from the north pilaster to the north wall.

Two steam radiators (Type C) heat this room, one on the east wall and one on the west wall.

G. Room 106 (Garage)

This space, which occupies most of the north half of the building, has always been known as the garage. It consists of a main, L-shaped area and a small rectangular corridor on its south side leading to Room 104. A long, narrow storage closet sits in the middle of the west wall of the main part. Figures 32-33 show aspects of this room.

History

During the Boyce Garage era, the garage occupied nearly all of the first floor. (There was a small tire shop in the southeast corner, and a slightly larger automobile supplies shop in the southwest corner.) The space was used for automobile storage.

The conversion of the building for municipal use in 1927 saw this room reduced in size, due to the enlargement of rooms in the southeast and southwest corners of the first story, and the construction of new rooms along the east wall. It is likely that the large storage closet on the west wall was built at this time: the Sanborn maps date it to sometime between 1925 and 1955. The resultant L-shaped space was used by the Street Department as a shop for repairing its vehicles (see figure 11).

The National Park Service acquired the building in 1986; it uses the garage for general storage.

Description and Conditions

Floor. The concrete floor has no finish. It is marked with oil and water stains. A trap door sits along the east wall north of the elevator; its function may relate to automobile repairs.

Walls. The west wall of the main area is an original brick exterior wall, and so is divided into bays by brick pilasters that encase structural steel columns. Its plaster and paint are orig-

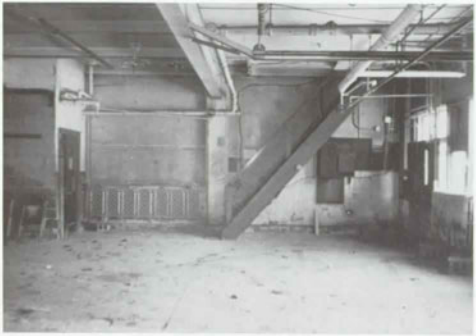

Fig. 32. Room 106 (Garage), Looking West [1988].

Fig. 33. Room 106 (Garage), Looking Southwest [1988].

inal, judging by the former's characteristically smooth texture. The plaster is in poor condition, being cracked throughout. At the north end of the wall, where a steam radiator is attached, the plaster has spalled extensively.

The north wall of the main area is also an original brick exterior wall. It is divided visually into three bays by doorways and windows. The white-painted plaster is cracked and peeling, and it has spalled severely on either side of the garage doorway.

The east wall of the main area displays different types of construction, due to the various rooms located along the east side of the building. The north half is an original brick exterior wall like the west wall, with brick pilasters encasing steel structural columns. Its smooth plastered finish is painted white. This plaster is in poor condition, being cracked throughout. Conditions are particularly bad where a steam radiator is attached to the wall: there is extensive spalling not only around the radiator but also around the water pipe below it.

South of this wall is the elevator, whose metal door forms another part of the east wall. Still farther south are the wooden walls of Room 108 (the toilet) and Room 109 (Water Department). The toilet wall consists of tongue-and-groove match-boarding. The Water Department wall consists of vertical slats with spaces between the slats. Both walls are painted in a two-tone color scheme: the area below the 4 1/2-foot level is painted an orange-brown color, while the area above is painted white. This decorative treatment dates from at least 1942.[40] A nearly identical scheme exists in the Court Hallway on the second floor.

South of Room 109 is the concrete-block wall of the 1927 vault, which forms the east wall of the corridor leading to Room 104. It displays the two-tone color scheme of the adjacent wooden walls. The south wall of the corridor is a 1960's frame wall that does not have the two-tone scheme. The west wall of the corridor is a 1927 concrete-block wall that does have the scheme. The remnant of a frame partition extends northward a few feet from this wall. Like the south wall, it was built too late to receive the two-tone paint scheme.

The south wall of the main garage area consists of two sections. The east section is the north concrete-block wall of the elevator enclosure. The west section is the plasterboard partition wall that forms the north wall of Room 105. This last section is completely covered with fiberglass insulation.

Ceiling. There is no hung ceiling here to obscure the view of the original ceiling elements. The plastered ceiling is carried

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[40] Conversation on April 13, 1988, with Frank Flynn, Village policeman from 1942-1958. He stated that the brown-and-cream scheme was there when he started in 1942.

on six massive steel beams that run east-west, and eight smaller steel beams that run north-south. Both the ceiling and the beams are painted a grayish cream color. The paint on the beams' flanges is peeling and flaking, and there appears to be evidence of water/moisture damage in the form of rust.

Doorways. The garage area has two exterior doorways in its north wall: a garage doorway in the center bay and a standard doorway in the west bay. Both openings are original; neither have architraves. The garage doorway features a metal lintel, a wooden frame, and a wooden door that rolls up on an overhead track. Judging by the door's appearance, it dates to the 1960's. It has 15 panels--three across by five down. The panels of the middle horizontal row are glazed. The standard doorway has a wooden frame, single-light transom window, and a wooden door having a large glazed panel above three recessed, horizontal panels.

Standard-size interior doorways lead to Rooms 104, 105, 106, 107, and 108. The doorway to Room 104 has a solid wood door that is accompanied by a screen door. The doorway to Room 105 holds a solid door covered with fiberglass insulation. The doorway to Room 107 (the elevator) is covered by a solid metal door.

The doorway to Room 108 (the toilet) may be one of the few trim elements dating to 1915. As will be described shortly, paint analysis suggests that the toilet enclosure is an original feature. The doorway's architrave is unique. Its jambs are narrow, with molded inner edges. The left jamb has a bead along its outer edge, as well as a quarter-round molding carrying back to the matchboard wall paneling. Much of the right jamb is covered with a board whose inner edge is molded in a quarter-round profile. It is not known if this board is an original element or a later alteration to the doorway. The architrave lintel features a narrow, heavily molded recessed panel between two molded headers. The upper header extends northward across the entire face of the matchboard wall. The doorway holds a solid wood door that has two recessed panels: a square panel in the lower third, and a rectangular panel in the upper two-thirds.

The door to Room 109 displays the same slatted design and two-tone paint scheme as the wall in which it sits, such that it blends into the wall.

Two other doorways are located in the north and south walls of the storage closet built along the middle of the west wall. The doorway in the north wall of the closet has a Type-A architrave. Since the closet is thought to have been built in 1927, that date has been assigned to the molding type throughout the building. The door here is a solid varnished wood door with two recessed, molded panels. The doorway in the south wall of the closet is missing not only its door but also its entire east jamb.

Windows. Nine double-hung windows are located in the north wall of the garage. Five of them form a row in the east bay. Four

of them form a row in the west bay, along with the previously mentioned standard-size doorway in this bay. All of the windows have wooden frames and one-over-one sash; none of them have architraves.

Stairway. An open wooden stairway along the north end of the west wall leads up to the second floor. This stairway is thought to be original to the Boyce Garage era.

Storage Closet. The closet's west wall is the brick exterior west wall of the building. Its north and east walls consist of unpainted concrete block, while its south wall is a frame wall finished with tongue-and-groove sheathing. The closet is divided in half by an east-west partition.

Electrical Fixtures. The electrical control panel for the building is located on the north wall next to the standard exterior doorway. Numerous conduits are attached to the plaster walls and ceiling.

Heating and Plumbing System. A variety of pipes are suspended from the ceiling. Heat is provided by three Type-F radiators. Two are located opposite each other at the north end of the east and west walls. The third is suspended from the ceiling directly south of the storage closet.

H. Room 107 (Elevator)

The elevator enclosure is located against the east wall in the third bay from the north. It is seen in figure 34.

History

The present elevator was part of the original equipment in the Boyce Garage, when it was used to carry automobiles between stories. It is a Warsaw Elevator manufactured by the Warsaw Elevator Company. The company had offices in Baltimore, Buffalo, New York City, and Rochester.

The elevator shaft was probably surrounded by a wooden enclosure somewhat like the enclosure remaining on the third floor. The doorway would have been large, for freight operations. When the building was converted for municipal use in 1927, the original enclosure was replaced with one built of concrete blocks. A large freight-size doorway was part of the new design.

Description and Conditions

Upon comparison with a number of models depicted in the 1914 Warsaw Elevator Company trade catalogue, the type in the Village

Hall appears to be a "Direct Connected Electric Freight Elevator."[41] The catalog indicates that this model would have had steel parts, a wood tongue-and-groove cage, and a hand-rope control mechanism. The capacity for this model varied from 1,000-20,000 pounds, and the speed varied from 50-150 feet per minute. Features advertised include a winding engine that would be located on the roof. In addition to the main doorway, the cab of the Village Hall elevator has two smaller doors, one each in the middle of the north and south walls. These apparently provided maintenance access to the tracks on which the cab moved.

At first-floor level, the elevator enclosure consists of concrete-block walls and a metal door. The concrete-block walls were not noted on the 1916 Sanborn map; it seems likely that they were installed--along with many other concrete-block partitions--during the 1927 remodeling. The original elevator enclosure was probably of frame construction, as is the enclosure remaining on the third floor.

I. Room 108 (Toilet)

This room is situated on the west end of the south wall of the elevator enclosure. Today, it is encircled on two sides by Room 109. It can be seen in figures 35-36.

History

The relatively large number of paint layers found on the interior and exterior of the toilet room, and on its doorway architrave, indicates that the toilet dates to the Boyce Garage era. However, the toilet's north wall is part of the concrete-block elevator enclosure thought to have been installed in 1927. The most likely explanation is that the concrete-block walls of the elevator enclosure were inserted between the existing elevator and the existing toilet room in 1927.

Description and Conditions

Floor. The concrete floor has no finish.

Walls. The north wall consists of the concrete-block elevator enclosure. The east, south, and west walls are of tongue-and-groove vertical boarding. All of the walls have a two-tone paint scheme similar to that found in the southeast corner of the garage area outside the room. They are painted orange-brown up to the 4 1/2-foot level, and white above that.

Ceiling. All ceiling elements are painted a cream color.

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[41] Trade catalog from Columbia University Rare Books Library.

Fig. 34. Room 107 (Elevator), Northwest Corner [1988].

Fig. 35. Room 106 (Garage), Doorway to Toilet [1988].

Fig. 36. Room 108 (Toilet), Northeast Corner [1988].

Doorways. The architrave of the doorway leading from the garage into the toilet is not the Type-A architrave that has been dated to 1927. This suggests that the toilet was not installed at that time, but rather earlier. The door here is a solid wooden door with two recessed panels: a square panel in the lower third and a rectangular panel in the upper two-thirds.

Heating and Plumbing System. The toilet sits against the east wall. The sink is located on the north wall, next to a small, Type-C radiator.

J. Room 109 (Water Department)

Room 109 sits along the east wall in the fourth bay from the north. This L-shaped space wraps around Room 108 (the toilet). It is known as the Water Department or the Meter Room (HABS drawings), and is seen in figures 37-38.

History

This space was formed during the 1927 remodeling to house the office of the Water Department. This date is confirmed by both the documentary and the physical evidence. The room does not appear on the 1925 Sanborn map, but does appear on the 1955 map. Also, the number of paint layers on the room's door are half the number found inside Room 108 (the toilet), which is thought to date to 1915.

Description and Conditions

Floor. The concrete floor has no finish.

Walls. The north wall consists of two sections. The west section is the wall of Room 108. It is sheathed with tongue-and-groove wood paneling. The east section is of concrete blocks dating from the 1927 remodeling.

The east wall is an original brick exterior wall. Its original plaster is in fairly good condition, with only a few spalled areas below the wall-mounted radiator. There is a brick pilaster encasing a structural steel column at the north end of the east wall. The south wall is built of concrete blocks introduced in 1927.

The west wall, like the north wall, is broken into two sections by the protrusion of Room 108. The south section is the slatted frame partition that separates Room 109 from the garage. The north section is the wall of Room 108. It is sheathed with tongue-and-groove wood paneling. A lack of paint on the lower part of this wall section suggests that some type of cabinet formerly sat here.

All walls are painted an off-white color.

Ceiling. The ceiling plaster and steel beams are painted a cream color.

Doorways. Room 109 has only one doorway, in the south section of its west wall. The doorway leads to Room 106, the garage area. The wooden door in this doorway displays the same slatted design as the wall in which it sits.

Electrical Fixtures. One bare-bulb fixture is mounted on the west wall.

Heating and Plumbing System. Water pipes run vertically in the northwest and southeast corners; a horizontal water pipe runs north-south along the base of the east wall. A Type-F radiator is attached to the east wall. At the north end of the east wall is the ghost of a previous sink.

Fig. 37. Room 109 (Water Department), Northwest Corner [1988].

Fig. 38. Room 109 (Water Department), Northwest Corner [1988].

SECOND FLOOR

Figures 21 and 39 show this floor level.

A. General Information

History

During the Boyce Garage era, the second floor housed an office and a showroom (see figure 3). All available evidence suggests that most of the floor was used as a showroom and storage area for automobiles (see figure 6). The central bay still retains signs advertising a Runabout for $390 and a Touring car for $440. The office area was located in the southwest corner; it was enclosed with glass walls, so that one could see into it from the rest of the floor.[42] Figure 4 shows two women apparently seated at desks in this area.[43]

In the 1927 remodeling, the second floor was divided with concrete-block partition walls into municipal offices. These included a courtroom, a cell area, and rooms for the Police Department. Most of the concrete-block walls running east-west were aligned with the brick pilasters protruding from the east and west, exterior walls. All of the concrete-block walls remained unpainted for some time; "the Village offices had to live with the scratch coat until they had the money to paint."[44]

Description and Conditions

Floors. All of the floors are the original structural concrete slabs resting on metal decking supported by steel beams.

Walls. Original brick exterior walls display the same characteristic smooth plastered finish as found on the first floor. Likewise, second-floor concrete-block walls added during the 1927 remodeling evince a distinctive textured plaster finish.

Ceilings. The ceilings consist of the concrete-slab floor and metal decking of the third-story floor above. As at the first-

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[42] Conversation on April 6, 1988, with Matthew McKeon, Village policeman from 1938-1963.

[43] McKeon believes that one of these women is his cousin, who worked for Mr. Boyce.

[44] Conversation on April 12, 1988, with N. Capparelli, Village policeman from 1944-1970.

story level, these slabs are supported by steel beams (see figure 40). The underside of the decking is plastered.

Doorways. Doorways added during the 1927 remodeling frequently feature the Type-A architrave molding profile seen on the first floor. Most of the doors from that period are wooden doors having two recessed molded panels, the upper panel being almost twice as large as the lower. A number of these doors have figured glass in their upper panels, to transmit light while affording privacy. The figure pattern resembles snowflakes on a background of vertical lines. It is similar to the pattern called "Maze Glass" in one turn-of-the-century catalog,[45] and to the pattern called "Majestic" in another catalog.[46]

B. Room 201 (Main Stairway)

The stairway from the second to the third floors ascends along the south end of the east wall.

History

The main stair from the second to the third floors was built in 1915. During the 1927 remodeling, it was enclosed with concrete-block walls. The manner in which the 1927 wall was built around the 1915 newel is clearly visible.

Description and Conditions

Floor. The floor consists of gray-painted wood and green vinyl asbestos tiles.

Walls. The east wall of the stairway enclosure is an original brick exterior wall. The south, west, and north walls are 1927 concrete-block partitions. The east and west walls display the same two-tone color scheme seen in the first-floor garage area, and in the second-floor Court Hallway. The lower areas are painted orange-brown, while the areas above are painted a cream color. As explained previously, the scheme was introduced sometime between 1927 and 1942.

Ceiling. The ceiling elements are painted a medium green color.

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[45] "Maze Glass" in the Rock Island Sash and Door Works illustrated catalog, handy pocket size edition, 1910 ed., Rock Island, IL. Avery Library, Columbia University, NYC.

[46] Catalog of Swindell Brothers, Bayard and Russell Streets, Baltimore, MD, 1900. Avery Library, Columbia University, NYC.

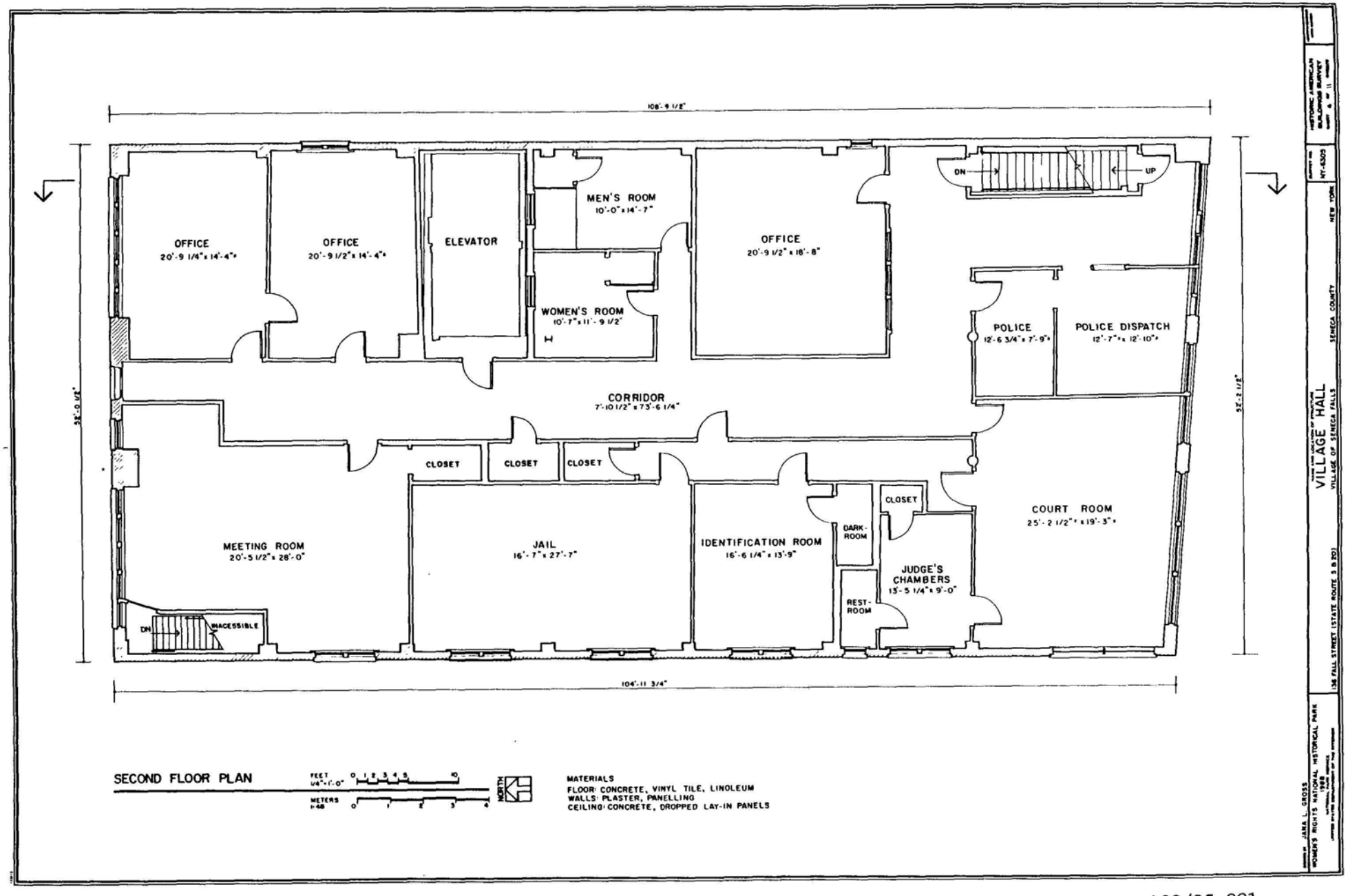

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Fig. 39. Second-Floor Plan [1988].

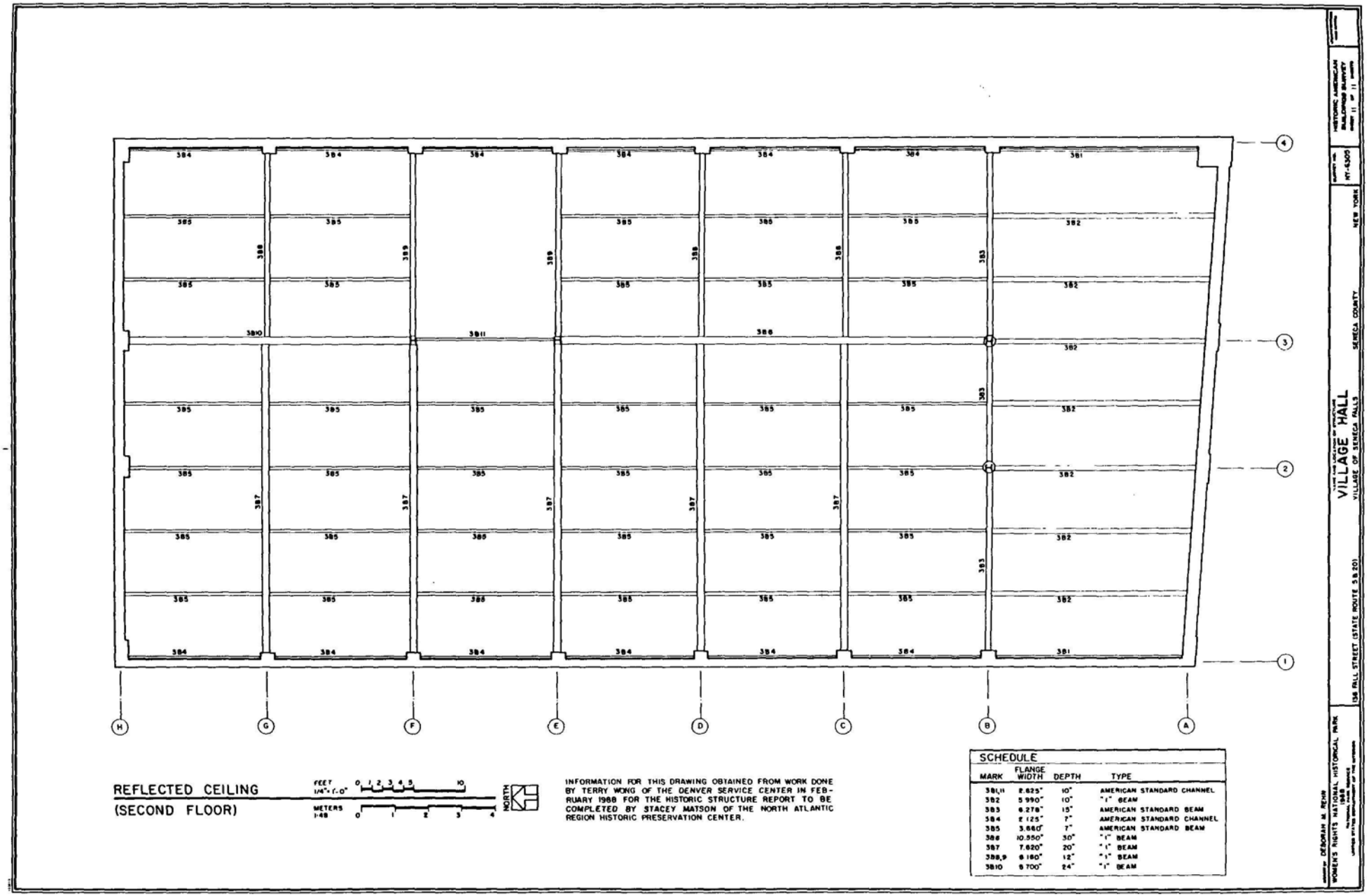

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Fig. 40. Reflected Ceiling (Second-Floor) Plan [1988].

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Doorways. The south wall contains the doorway to the second floor. It has the Type-A 1927 architrave molding and solid two-panel door that is stained and varnished. The north wall contains the doorway to the third floor. It has no architrave or door.

Stairway. This stairway is similar to the one from the first to the second floor. The west wall features a plain, rectangular newel and a balustrade in the form of a tongue-and-groove, beaded-board wainscot. These are 1915 elements, against which the concrete-block west wall was built in 1927. There is no separate handrail attached to the wainscot.

The wainscot is painted an orange-brown color, as part of the two-tone color scheme. The corresponding portion of the east wall is also painted orange-brown, even though there is no wainscot here. The east wall does display a horizontal steel I-beam--presumably a support for the stairway (fig. 41). It is marked with the word, "BETHLEHEM," denoting the company that manufactured the building's steel framing members. The treads and risers of the stairway are wood.

C. Room 202 (East-West Hallway)

The East-West Hallway is located at the top of the main staircase, in the southeast corner of the building. It provides access to Rooms 203 (Police Locker Room), 204 (Dispatcher Room), and 205 (Records Office). More importantly, it connects the Main Stairway with the major north-south corridor that serves most of the second-floor spaces.

History

This space was created when the second floor was subdivided for municipal use in 1927.

Description and Conditions

Floor. The floor is covered by a rubber matting.

Walls. The north and south walls are concrete-block partition walls added in 1927. The east wall is an original brick wall. The west end of the hallway flows into the main north-south hallway. All walls are painted green.

Ceiling. The ceiling elements are painted a medium green color.

Doorways. Four doorways open off this hallway. All have Type-A architraves that are painted a dark apple-green color. The doorway to Room 203 (Police Locker Room) sits at the east end of the north wall. It has a one-light transom window with clear glass. It also has a two-panel door whose upper panel is glazed

with snowflake-patterned glass. The word "Private" is painted on the glass with black paint.

The other three doorways sit in the south wall. At the east end is the doorway to the main, southeast stairway. It contains a two-panel door whose upper panel is glazed with clear glass. West of this doorway is a wide doorway opening into Room 204 (Dispatcher Room). It has a large overhead area that contains two transom windows topped by two solid wood panels. There is no door here. Still further west is the doorway to Room 205 (Records Office). It features a one-light transom window with clear glass and a two-panel door whose upper panel is glazed with clear glass.

Windows. The north wall contains a row of three windows. These date to the creation of the wall in 1927. Their Type-A architraves are painted the same dark apple-green color as the doorway architraves. The window sash are fixed and hold textured glass. They thus provided light but not a clear view into the originally windowless Room 203. The installation of wall paneling in Room 203 around 1972 rendered the windows useless.

Electrical Fixtures. A fluorescent lighting fixture hangs at the hallway's junction with the main hall. There are electrical receptacles on the north and south walls.

Heating System. A Type-C steam radiator sits against the east wall.

D. Room 203 (Police Locker Room)

This space (fig. 42) is located north of the East-West Hallway. It is known as the Police Locker Room or Mess Room. The HABS drawings simply label it as an office.

History

The Police Locker Room or Mess Room was created when the second floor of the Boyce Garage was remodeled in 1927 to house the Village Police Department. Later, the members of the Police Department renovated the Locker Room themselves by putting up the existing paneling and hung ceiling.[47] This occurred in the late 1960's or early 1970's.[48] It may have happened around 1972: in that year, the adjacent Strand Theatre was torn down, enabling a window to be installed in the west wall of the Locker Room.

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[47] Conversation on April 12, 1988, with N. Capparelli, Village policeman from 1944-1970.

[48] Mr. Nicandri, Acting Chief of the Police Department from 1957-1985, estimated it was done 15-20 years ago.

Fig. 41. Room 201 (Main Stairway) [1988].

Fig. 42. Room 203 (Police Locker Room), Southeast Corner [1988].

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The east wall is an original brick exterior wall. The north, south, and west walls are 1927 concrete-block partition walls. A plastered brick pilaster sits near the south end of the east wall. All of the walls and the pilaster are covered with paneling up to the level of the hung ceiling. All wall areas above the paneling are painted green.

Ceiling. The existing hung ceiling features fiberboard panels hung from a metal frame approximately 8 feet above the floor. (It is not perfectly level, so the precise height varies.) Above the hung ceiling can be seen the original ceiling elements, which are painted green.

Doorways. The only doorway in this room opens leads to Room 201 (East-West Hallway). It displays a plain board architrave 2 1/2 inches wide. This does not appear to be the architrave used on the doorway when it was created in 1927. The earlier architrave most likely matched the 1927 Type-A molding found on the Room 201-side of the doorway. The existing plain molding was probably added when the room was paneled. It is painted dark brown.

The door in this doorway has a one-light transom window with clear glass and a two-panel door whose upper panel is glazed with snowflake-patterned glass. The word "Private" is painted on the door's glass with black paint. The transom window has been covered on the Locker-Room side by the later paneling and hung ceiling.

Windows. A row of three windows is located behind the paneling of the south wall. At one time these windows admitted light into the room from the East-West Hallway.

A single double-hung window sits at the south end of the east wall, south of the pilaster. Its architrave molding is 2 1/2 inches wide, consisting of a plain board with a "clamshell" molding along its outer edge. This modern-type molding undoubtedly dates to the creation of the window after ca. 1972. The window frame and its sash are of wood. All elements are painted dark brown.

Electrical Fixtures. Lighting is provided by fluorescent tubes concealed behind translucent panels in the hung ceiling. Two receptacles are located in the northeast corner, one on the north wall and one on the east wall; a third receptacle sits on the east wall north of the window.

E. Room 204 (Dispatcher Room)

This space is known as the Dispatcher Room. It occupies the area west of the main, southeast stairway.

History

The Dispatcher Room was created during the 1927 remodeling.

Description and Conditions

Floor. The floor is covered with rubber matting.

Walls. Most of the east wall of the Dispatcher Room is the 1927 concrete-block wall of the stairway enclosure. Its later date of construction is confirmed by the manner in which it was built around the newel of the 1915 stairway. This wall has a built-in cupboard lined with paneling. The interior dimensions of the cupboard are 7 inches deep by 76 inches wide by 27 inches high.

A shorter section of east wall lies south of the stairway enclosure. This is an original brick wall. In the southeast corner is a plastered brick protrusion containing the chimney flue. There is a vertical crack at the junction where the south wall of the stairway enclosure meets the east exterior wall of Room 203. This crack appears to be wider at the top.

The south wall is a brick exterior wall. It retains its original smooth-plastered surface above the windows. Below the windows is rough-textured concrete with form marks imprinted on it. This section of wall appears to have been rebuilt when the windows were diminished in size during the 1927 alterations.

The west wall is a concrete-block partition wall dating from the 1927 alterations. The north wall is completely taken up by a wide doorway enframement (see "Doorways," below).

All walls are painted mint green.

Ceiling. The concrete and steel ceiling elements are painted green.

Doorways. Three doorways are located in the Dispatcher Room. A wide doorway opening comprising the north wall of the room leads to Room 202. It has a large overhead area that contains two transom windows holding clear glass and topped by two solid wood panels (fig. 43). There is no door here.

A second, smaller doorway in the south end of the stairway enclosure leads to the stairway to the third floor. This doorway features the usual 1927 Type-A architrave, and it holds a solid two-panel door finished with stain and varnish.

The third doorway is approximately centered on the west wall. It communicates with Room 205. It is trimmed with a plain, 4-inch-wide board that may postdate 1927, since it bears only one varnish and one paint layer. This doorway is missing its door.

Fig. 43. Room 204 (Dispatcher Room), Looking North [1988].

Windows. The south wall of Room 204 features a wide window opening topped by a row of six transom windows. All six transom windows contain rolled, ribbed glass. The second and fifth windows are operative. The opening below the transom windows is divided in half by a thick wood mullion. The east half of the opening contains a large plate-glass window that opens hopper-style. The west half of the opening holds two windows--a narrow fixed sash with wooden panel below, and a narrow operative sash. The wooden frames and muntins of the windows are painted dark apple green.

Most of these elements date to the 1927 remodeling: the window opening, the mullion dividing it, the plate-glass window, and the six transom windows. (The window frames and sash may be original features modified at that time: the mullion has paint layers suggestive of a pre-1927 date.) The two narrower windows were probably installed in the late 1960's, replacing two 1927 plate-glass windows. The wooden panel was probably installed to accommodate an air conditioner.

The west wall of Room 204 contains--south of the doorway to Room 205--a "pass-through" opening. This opening is trimmed with a plain, 4-inch-wide board identical to that used around the adjacent doorway.

Electrical Fixtures. The room is illuminated by two hanging fluorescent lighting fixtures, one toward the south end of the room and one located more in the middle. The southern one is an Art-Deco type that holds four bulbs (Type FL-C in Appendix D). The middle one is a more modern type that also holds four bulbs (Type FL-A).

Four receptacles are located on the north end and four on the south end of the west wall.

Heating System. A steam radiator (Type A) sits on the south wall.

F. Room 205 (Records Office)

This area is situated west of Room 204 and south of Room 202. It is labeled "Police" and "Police Dispatch" on the HABS drawings. However, it seems to have been used as a records office during the municipal era.[49] It is subdivided by a particle-board wall into a larger south portion and a smaller north portion.

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[49] Plans prepared by Bert Fortner, Village of Seneca Falls Planning Office, ca. 1985.

History

This space was created during the 1927 remodeling. The windows at the east end of the south wall were installed in place of a 1927 plate-glass window, probably in the late 1960's. The particle-board partition that subdivides the space was added sometime after 1942 and before the late 1960's, based on paint and molding analyses.

Description and Conditions

Floor. The floor is covered with rubber matting.

Walls. The south wall of the south portion of the room is an exterior brick wall. It is bisected by a vertical strip of textured plaster that corresponds to the east-central brick pier on the exterior of the wall. This plaster dates to 1927, when the pier was extended from the first floor to the roof line. Original smooth plaster is found on either side of the strip, above the windows. Textured plaster is found below the windows; as in Room 204, this section of wall appears to have been rebuilt in 1927.

The east and west walls are 1927 concrete-block walls. The north wall is the particle-board partition. This wall has only one paint layer, and thus was probably added after 1942 and before the late 1960's (see Appendix A).

The smaller, north portion of the Records Office has three walls consisting of 1927 concrete blocks. The south wall is the particle-board partition.

In the middle of the north wall is an original steel post. The post is encased in rounded plasterwork with a smooth surface, similar to the way in which original wall plaster was finished. It appears that the posts on this floor were originally plastered from the date of construction. This would have had practical as well as aesthetic benefits: it would have reduced the possibility of damage being done to cars being moved around in this space.

The west wall and the west half of the north wall have paneling extending three-quarters of the way up the wall. All unpaneled wall areas are painted green.

Ceiling. The ceiling elements are exposed and painted a mint-green color.

Doorways. The doorway to Room 204 (fig. 44) is located in the south portion of the room, at the north end of the east wall. Its architrave is a 4-inch-wide board that may postdate 1927, since it has only two finish layers. The doorway is missing its door.

The doorway between the south and north portions of Room 205 sits in the east end of the partition wall. This doorway has a three-light transom window holding clear glass and a post-1927

architrave molding. Like the particle-board wall in which it sits, the doorway has only one finish coat of paint, and thus may be a fairly recent addition (see Appendix A). The doorway is missing its door.

A doorway to the East-West Hallway is located in the north portion of Room 205, at the east end of the north wall. It features a one-light, operative transom window with clear glass and a two-panel door whose upper panel is glazed with clear glass.

Windows. The south wall contains two window openings, one on either side of the pier extension. Both openings date to the 1927 remodeling. The window opening east of the pier is topped by three 1927 transom windows, of which the middle one is operative. Two of the transom windows hold rolled, ribbed glass; the operative middle one has clear glass. Below the transom windows are two narrow windows probably dating to the late 1960's. Of the two, the one to the east extends the full height of the window opening. The one to the west is shorter and has a wooden panel below it.

The window opening west of the pier is also topped by three 1927 transom windows, of which the middle one is operative. All three windows hold rolled, ribbed glass. Below the transom windows is a 1927 plate-glass window that opens hopper-style.

All of these windows are set in wood frames that are painted a dark apple-green color.

The east wall of the Records Office contains--south of the doorway to the Dispatcher Room--a "pass-through" opening (see fig. 44). This opening is trimmed with a plain, 4-inch-wide board identical to that used around the adjacent doorway. One window opening is located in the partition wall at the same level as the adjacent doorway's transom windows. The opening contains three fixed lights, and was undoubtedly installed to bring more natural light into the north portion of the office. Its frame and muntins are painted a dark apple-green color.

Electrical Fixtures. Each portion of the Records Office contains an early hanging fluorescent lighting fixture with end pieces rendered in the Art-Deco style (fig. 45). This type of fixture has been labeled Type FL-C in Appendix D. There are cable wires, transmitter boxes, and an electrical receptacle on the east wall.

Heating System. A Type-A steam radiator sits against the south wall below the windows.

G. Room 206 (Courtroom)

This room is located in the southwest corner of the floor. It is known as the Courtroom, and is depicted in figures 46-47.

History

As mentioned in Section A, this corner of the second floor apparently housed an office with glass partition walls during the Boyce Garage era. The 1927 alterations converted the space into a courtroom, with concrete-block outer walls and wooden balustrades to separate the various procedural areas of the court. The south-wall windows were diminished in width, to make room for the extension of an exterior brick pier from the first floor to the roof line.

Description and Conditions

Floor. The floor is covered with rubber matting.

Walls. The west wall is an original brick exterior wall. The south wall is an original exterior wall comprised of some original and some 1927 sections. Original material is found above the windows and at the west corner. Rough-textured plaster indicative of 1927 work is found below the windows; it is also found in the area where the west-central brick pier was extended upward on the exterior facade.

The east and north walls are entirely of 1927 concrete-block construction. The east end of the north wall contains a steel post covered with smooth plaster that appears to date to the Boyce Garage era. All walls are painted a mint-green color, and the trim is painted a dark apple-green hue.

Ceiling. The ceiling elements are exposed and painted a mint-green color.

Doorways. The three doorways of the Courtroom are all located in the 1927 north wall, and are trimmed with the usual Type-A architrave molding. The easternmost of the three doorways leads to Room 212 (Main Hallway). It includes a one-light transom window containing clear glass, and is fitted with a two-panel door containing snowflake-patterned glass in its upper panel. The number "205" and the word "Court" are painted on the door glass with black paint.

The middle of the three north-wall doorways leads to Room 208 (the Court Hallway). It contains a solid two-panel door. The westernmost of the doorways provides access into Room 207, the small Judge's Chambers. It also contains a solid two-panel door.

Windows. The south wall features two 1927 window openings without architrave moldings. The eastern opening is the smaller of the two; it contains one 1927 plate-glass window that is--as seen from the outside--the west window of the center bay. (The east window of the center bay sits on the far side of the Courtroom's east wall, in Room 205.) This window is fixed; it is topped by three transom windows, of which the middle one is operative. The

Fig. 44. Room 205 (Records Office), Looking East [1988].

Fig. 45. Room 205 (Records Office), Light Fixture Type FL-C [1988].

Fig. 46. Room 206 (Courtroom), Looking Northeast [1988].

Fig. 47. Room 206 (Courtroom), Looking Southwest [1988].

operative transom contains clear glass, while the other two hold rolled, ribbed glass.

The western window opening in the south wall of the Courtroom contains three 1927 plate-glass windows. (Seen from the outside, these are the three windows of the west bay.) These windows are operative; they open hopper-style. Each of the windows is topped by three transom windows; the middle one of each trio is operative. The east and center operative transom windows hold clear glass, while the west one has ribbed glass.

The west wall features one 1915 window opening trimmed with the 1927 Type-A architrave molding. Its windows are flush with the interior wall. These include two original (1915) plate-glass windows and a row of five transom windows above them. The plate-glass windows and three of the transom windows are fixed; the transom windows centered over each window are operative. All of the transom windows hold rolled, ribbed glass.

These original windows are slightly larger than those of the south wall, which were reduced in width in 1927. All window frames are painted a dark apple-green color.

Electrical Fixtures. Five fluorescent light fixtures hang from the ceiling in this room. Four are small with rounded ends, a rigid suspension rod, and two bulbs each (Type FL-B in Appendix D). The fifth is located in the middle of the room, hangs from chains, and is fitted with four bulbs (Type FL-A). One receptacle is located at the north end of the west wall, and one is located on the north wall.

Heating System. Three Type-A steam radiators are located below the windows--two along the south wall and one along the west wall.

H. Room 207 (Judge's Chambers)

This room is known as the Judge's Chambers. Access is through the Courtroom. A private bathroom is located at the west end of the north wall, and a closet sits at the north end of the east wall.

History

The Judge's Chambers were created as part of the 1927 remodeling project, along with its bathroom and closet. It is likely that the single double-hung window in the west wall of the bathroom was installed at the same time, to serve the bathroom.

Description and Conditions

Floor. The floor is covered with carpeting.

Walls. The west wall is an original brick exterior wall. All other walls (including those of the bathroom) are concrete-block partition walls dating from the 1927 alterations. All walls are painted a deep turquoise color.

Ceiling. The ceiling elements are painted a turquoise-green color.

Doorways. Three doorways are located in this room. The doorway to the Courtroom sits at the west end of the south wall. The doorway to the bathroom is opposite, in the north wall. The doorway to the closet is at the north end of the east wall. All doorways have Type-A architrave moldings painted brown, and solid two-panel doors.

Windows. The west wall of this room contains two window openings, one in the main area and one in the bathroom. The first opening holds two double-hung windows; the second holds a single double-hung window. All windows have Type-A architrave moldings painted brown, and wooden frames and one-over-one sash painted a cream color. As stated above, the paired windows are original, while the single window probably dates to 1927.

Electrical Fixtures. The main part of Room 206 has one Type FL-B hanging fluorescent fixture, and one receptacle located on the north wall. The closet and bathroom each have a bare-bulb ceiling fixture, and one receptacle is located in the closet.

Heating System. A small steam radiator (Type D) sits against the west wall below the window.

I. Room 208 (Court Hallway)

This space is known as the Court Hallway. It runs parallel to Room 212, the main north-south hall. It extends from the Courtroom north to Room 211 (Evidence Storage Closet), and provides access to Room 209 (Booking Room) and Room 210 (Jail).

History

The Court Hallway was created during the 1927 conversion of the building for municipal use.

Description and Conditions

Floor. The concrete floor is painted gray.

Walls. All of the walls are concrete-block partition walls dating to 1927. They are painted in a two-tone scheme: orange-brown paint is used to a height of 4 feet 1 inch, while a cream color is used above. This scheme is similar to the one found in

the southeast corner of the first-floor garage area, and dates to the same time period (1927-42).[50]

Ceiling. The ceiling is painted a cream-yellow color.

Doorways. The Court Hallway has five doorways, all featuring Type-A architraves. Three of the doorways have solid two-panel doors. They are located at the south end of the corridor (leads to the Courtroom); in the middle of the west wall (leads to the Booking Room); and at the north end of the hallway (leads to the Evidence Storage Closet).

The fourth doorway sits toward the north end of the east wall, and leads to the Main Hallway. It includes a one-light transom window holding clear glass and a two-panel door whose upper panel contains snowflake-patterned glass.

The fifth doorway is located at the north end of the west wall. It leads to the Jail, so its casing is covered with metal. The door here consists of flat horizontal metal bars reinforced by cross-bracing. The door locks by means of a bar that swings across the door and attaches via a "snap lock" to a hasp on the south jamb. The door also has two sheets of metal around the lock area.

Electrical Fixtures. Two fluorescent light fixtures hang from the ceiling by chains and hold one fluorescent tube each (Type FL-E in Appendix D). One receptacle is located in the middle of the east wall.

J. Room 209 (Booking Room)

This space was known during the municipal era as the Booking Room. The HABS drawings call it the Identification Room. It is located along the west wall north of the Judge's Chambers, and is seen in figures 48-49.

History

The Booking Room was created as part of the 1927 remodeling project. It was used for photographing suspects, and has an adjacent darkroom. Painted foot guides remaining on the floor in the northeast corner show exactly where the subject was to stand to be photographed.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

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[50] Conversation on April 13, 1988, with Frank Flynn, Village policeman from 1942-58.

Walls. The west wall is an original brick exterior wall. The east, north, and south walls are concrete-block partition walls dating from the 1927 remodeling. All walls are covered with paneling to a height of 8 feet. The areas above the paneling are painted a cream color.

Ceiling. The ceiling elements are exposed and painted the same cream color as the upper walls.

Doorways. The entrance doorway is located at the south end of the east wall; it leads to the Court Hallway. It has a Type-A architrave painted brown and a solid two-panel door. The upper panel has a viewing window cut into it, which holds one-way glass and is covered by a hinged wooden cover. The doorway to the darkroom sits at the east end of the south wall. It has a Type-A architrave with a single-light transom window painted black. The door here is a solid two-panel door.

Windows. The west wall features one window opening trimmed with a Type-A architrave molding painted brown. The opening contains two original (1915) double-hung windows with wood frames and one-over-one wood sash. These are painted a cream color.

Electrical Fixtures. Two fluorescent light fixtures holding two tubes each hang from the ceiling by chains (Type FL-D). There is one bare-bulb fixture mounted on the south wall. The darkroom also has one bare-bulb fixture.

Heating System. One Type-H steam radiator sits below the windows of the west wall.

K. Room 210 (Jail)

The jail-cell area is located along the west wall north of the Booking Room.

History

The room containing the jail cells was created as part of the 1927 remodeling. A sheet-metal cell block in the north half of the room (fig. 50) held two separate cell units. The units at one time each contained a sink, a toilet, and a bed.

Description and Conditions

Floor. The concrete floor is painted gray.

Walls. The west wall is an original brick exterior wall. In the center of this wall is a plastered brick pilaster that encases a steel structural column. The north, east, and south walls are 1927 concrete-block partition walls. All walls are painted gray.

Fig. 48. Room 209 (Booking Room), West Wall [1988].

Fig. 49. Room 209 (Booking Room), Ceiling Detail at Southwest Corner [1988].

Ceiling. The ceiling elements are painted a dark gray-green color.

Doorways. The only doorway is located at the south end of the east wall; it opens into the Court Hallway. It features a Type-A architrave that is covered with metal. The door here consists of flat horizontal metal bars reinforced by cross-bracing; two pieces of metal protect the lock area. The bar that actually locks the door is on the Room-208 side of the door.

Windows. The west wall contains one window opening trimmed with the usual Type-A architrave molding. The exterior side of this opening is covered with bars. The opening holds a pair of original (1915) double-hung windows with wood frames and one-over-one wood sash. The windows are painted a dark gray-green color.

Electrical Fixtures. Two fluorescent light fixtures hang side by side from the middle of the ceiling. Two bare-bulb fixtures are mounted next to each other on the west wall.

Heating System. One steam radiator (Type C) is located against the west wall below the north window.

L. Room 211 (Evidence Storage Closet)

The Evidence Storage Closet is situated at the north end of the Court Hallway.

History

This space was part of the floor plan created during the 1927 remodeling. Virtually no alterations have taken place here.

Description and Conditions

Floor. The concrete floor is painted gray.

Walls. All walls are 1927 concrete-block partition walls. They display the same two-tone paint scheme (brown on bottom, cream on top) found in the adjacent Court Hallway.

Ceiling. The ceiling is painted a cream color.

Doorways. The only doorway is located in the south wall; it communicates with the Court Hallway. It features a Type-A architrave on both sides of the doorway and a solid two-panel door.

Electrical Fixtures. There is one bare-bulb ceiling fixture.

M. Room 212 (Main Hallway)

The main, north-south hallway extends almost the entire length of the building, connecting the main southeast stairway and adjacent east-west hall with the rooms in the north half of the building. Its west wall jogs inward, at a point 9 feet 6 inches from the north wall.

History

The Main Hallway did not exist prior to the 1927 remodeling. Paint evidence-found primarily in the adjacent Room 214--suggests that a small room sat in the center bay of the north wall during the Boyce Garage era. It would have occupied the space between the two brick pilasters on this wall, been illuminated by the three original windows of this bay, and have extended southward for a distance of 9 feet 5 inches.

The location of this room's west and south walls can be seen on the original ceiling of Room 214, immediately to the west of the hallway. An unpainted line marking the former location of a partition begins at the center of the west pilaster and extends southward for a distance of 9 feet 5 inches. The line then turns eastward and runs into the present jog of the east wall.

The line cannot be traced further because the ceiling of the Main Hallway, and of Room 215 farther east, have been repainted. However, the partition probably continued eastward to a point in line with the east pilaster (now located in Room 214), from where it ran northward into that pilaster. Further paint sampling and analysis could possibly establish this.

This room probably was dismantled during the 1927 remodeling, and most of its space incorporated into the new hallway that ran almost the entire length of the building. At that time, two of the three north-wall windows were replaced with a doorway--presumably for fire-escape purposes. A notation in the Village Minutes documents the doorway's existence in 1928:

> ...a letter from Travelers Insurance Co. regarding inspection of Municipal Building and recommended that the new cables be placed on the elevator and bars across the rear door on the second floor . . . .[51]

As constructed in 1927, the west wall of the Main Hallway did not jog eastward, as it does today. This jog apparently was created sometime before 1942, judging by paint analysis. The 1927 east wall of the hallway has a cream, a brown, an orange-brown, and two mint-green paint layers (sample #41). Directly opposite, the west wall has only the latter three layers--orange-brown and two

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[51] Village Minutes, Feb. 6, 1928 (vol. 1923-1935, p. 259).

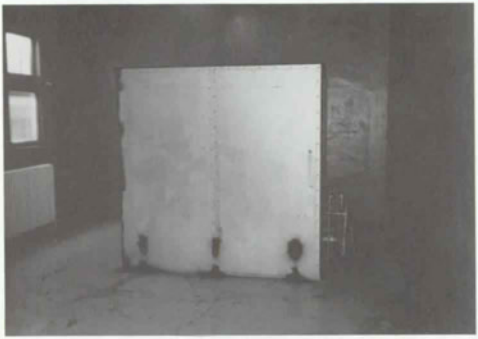

Fig. 50. Room 210 (Jail), Cell Block [1988].

Fig. 51. Room 214 (Village Meeting Room), Northwest Corner [1988].

mint-green (sample #42). The orange-brown color in both of these samples is the same orange-brown color used for the lower part of the two-tone paint scheme still visible in the Court Hallway. It has been established that this scheme predates 1942 (see section H). The creation of the jog may have stemmed from the use of part of the adjacent Room 214 as an office for the Street Superintendent.

Description and Conditions

Floor. The floor consists of a gray-colored sheet composition material with a burlap-type backing.

Walls. The east, south, and west walls of the hallway are 1927 concrete-block partition walls. As stated previously, the northernmost 9 1/2 feet of the west wall jogs inward (eastward) 4 feet 5 inches. The north wall is an original exterior brick wall, but it displays rough-textured plaster; this indicates that it was reworked in 1927. All four walls are painted a mint-green color.

Ceiling. The ceiling elements are painted green.

Doorways. As would be expected of a main hallway, Room 212 contains 10 doorways, excluding its junction with the east-west hallway. All of these doorways feature Type-A architraves.

The doorway at the south end of the hallway leads to the Courtroom. It includes a one-light transom window containing clear glass, and is fitted with a two-panel door containing snowflake-patterned glass in its upper panel. The number "205" and the word "Court" are painted on the door glass with black paint.

A doorway in the west wall communicates with the Court Hallway. It includes a one-light transom window holding clear glass and a two-panel door whose upper panel contains snowflake-patterned glass.

Farther north along the west wall is the doorway to Room 213 (Janitor's Closet). It includes an operative transom window with clear glass and a two-panel door with snowflake-patterned glass in its upper panel.

Still farther north along the west wall is the doorway to Room 214 (Village Meeting Room). It holds a two-panel door containing snowflake-patterned glass in its upper panel. The number "209" is painted on the door glass with black paint.

The lower part of the north wall of the hallway is taken up by the 1927 emergency-exit exterior doorway. The doorway holds a wood door with a three-quarter-length panel of wire-reinforced (security) glass.

The east wall contains three doorways. These lead to Room 215 (Chief's Office), to Room 216 (Investigator's Office), and to Room

217 (the elevator). All three doorways include a single-light transom window with clear glass and a two-panel door whose upper panel is glazed with snowflake-patterned glass.

South of the elevator, a short hallway runs eastward from the Main Hallway to Rooms 218 and 219 (Women's and Men's Rooms). The doorways there will be described in connection with those rooms.

N. Room 213 (Janitor's Closet)

The Janitor's Closet is located midway along the west wall of the Main Hallway, just north of the Evidence Storage Closet.

History

This room was part of the 1927 remodeling work.

Description and Conditions

Floor. The concrete floor is unpainted.

Walls. All of the walls are 1927 concrete-block walls. They display the two-tone (brown and cream) paint scheme also found in the southeast corner of the first-story garage area, and in the adjacent Court Hallway.

Ceiling. The ceiling elements are painted a cream color.

Doorways. The only doorway is located in the center of the east wall. It leads to the Main Hallway. It has a Type-A architrave painted brown, an operative single-light transom window with clear glass, and a two-panel door with snowflake-patterned glass in its upper panel.

Electrical Fixtures. There is one bare-bulb ceiling fixture.

O. Room 214 (Village Meeting Room)

The Village Meeting Room is located in the northwest corner of the second floor.

History

This room's evolution is quite complex, and additional documentary evidence needs to be performed. Hence, the following explanation involves some conjecture.

Room 214 was created during the 1927 remodeling, apparently for use by the Fire Department as a bunk room. It had a shower and a sliding pole in the northwest corner, near the rear stairway,

that went down to the first floor.[52] It was smaller than it is today, lacking the eastward jog in its northeast corner.

By 1953, the Fire Department was no longer using the room.[53] The north end of the room had been partitioned off into an office for the Street Superintendent. The rest of the room was used by the Village Board of Trustees. The paint evidence of this partitioning is still evident on the original ceiling, above the existing hung ceiling. A line runs from the west wall east to a point 9 feet 5 inches away from the north wall. (This is the location of the paint ghosts of the partitions of the former 1915 room.) There may not have even been a doorway between the two areas: the Street Superintendent used the rear stairway as his private entrance,[54] and no doorway would have been needed.

As indicated in Section L, the north end of the Main Hallway's west wall was rebuilt farther east sometime before 1942. This enlarged Room 214 at the expense of the adjacent hallway. The work probably coincided with the partitioning of Room 214: the jog aligns precisely with the location of the former partition subdividing the room. This creation of the jog would have provided the Street Superintendent with additional office space, without cutting into the space used by the Village Trustees.

The partition subdividing Room 213 was eventually removed, probably in the late 1960's. This was when the hung ceilings were installed, which would have made it unnecessary to repaint the ceiling all one color. The entire space was refurbished for use as the Village Meeting Room.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The north wall is an original brick exterior wall; however, the area between the two window openings has been built out to hold mechanical equipment. The south half of the west wall is also an original brick exterior wall. The north half of the west wall is part of the enclosure of the northwest rear stairway; its walls are 1927 concrete-block walls. The same is true of the south wall and the south half of the east wall. The north half of the east wall is also a concrete-block partition wall, but it dates from 1927-1942.

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[52] Conversations with Frank Flynn (April 13, 1988), Pat Cammuso (May 18, 1988), and N. Capparelli (April 12, 1988), all former Village policemen.

[53] Conversation on May 18, 1988, with Pat Cammuso, Village policeman.

[54] Ibid.

All walls are paneled to the height of the hung ceiling, 9 feet 2 inches. The earlier wall surfaces are visible above the hung ceiling. The paint on these areas reflects the former subdivision of the room into two smaller rooms. Those in the north end of the room (9 1/2 feet from the north wall) are painted white; those in the south part are green.

The south wall of the stairway enclosure has a recess behind its paneling that houses mechanical equipment.

Ceiling. The hung ceiling sits at a height of 9 feet 2 inches. Above this the original ceiling elements are visible. As with the walls, the north end of the ceiling is painted white, while the south part is painted green.

Doorways. The room has three doorways. The primary entrance is at the south end of the east wall; it connects with the Main Hallway. It has a Type-A architrave and a two-panel wood door with snowflake-patterned glass in its upper panel. The number "209" is painted on the glass of the door with black paint.

A second exit doorway leads into the north end of the rear stairway enclosure (fig. 51). A third doorway is located in the east end of the south wall, and leads to a closet. These two doorways share the same type of architrave profile: it simulates the Type-A molding, but is smaller (1/2-inch trim on flat board) and probably later. The door to the stairway enclosure is a solid two-panel door. The door to the closet is missing.

Windows. The south end of the west wall contains one window opening, which holds two original double-hung windows. The north wall features two window openings. One of these is a long, centrally located opening that contains five original double-hung sash. The other is a small opening at the west end of the wall, in the jog. This holds one original double-hung window.

All three window openings are trimmed with the same type of architrave--a flat board approximately 3 1/2 inches wide. This is different from the 1927 Type-A architrave, and may be original. The architrave of the single window in the north wall must have been reworked when the two windows immediately to the east of it were converted into a doorway in 1927.

Electrical Fixtures. The room is illuminated by fluorescent tubes concealed behind translucent panels in the hung ceiling. There are strips of electrical receptacles attached to the north, east, and west walls.

Heating System. Three steam radiators heat the room. The west wall has a Type-C unit; the north wall has a Type-C unit below the row of windows, and a Type-B unit under the single window in the jog.

P. Room 215 (Chief's Office)

The Chief's Office (fig. 52) is located in the northeast corner of the second floor.

History

This space was created during the 1927 remodeling as part of the Police Department.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The north and east walls are original brick exterior walls. The west and south walls are 1927 concrete-block partition walls. All four walls are paneled up to a height of 8 feet 2 inches--1 1/2 feet below the hung ceiling. The paneling is trimmed with a plain 1-inch molding at the top and a plain 3-inch molding at floor level. At the south end of the east wall is an original brick pilaster that encases a steel structural column. It is finished with the same paneling below and smooth plaster above as the east wall. Built-in wood shelves are located below the windows on the north wall.

The 1 1/2-foot section of wall between the paneling and the hung ceiling is painted off-white. The walls areas above the hung ceiling are painted green.

Ceiling. A hung ceiling sits 9 feet 7 inches above the floor. Above this the original ceiling elements are visible. These are painted a mint-green color.

Doorways. Two doorways are located in this room. Both have Type-A architraves. The doorway to the Main Hallway is located at the south end of the west wall. It includes a single-light transom with clear glass and a two-panel door whose panel half is glazed with snowflake-patterned glass. Another doorway, at the west end of the south wall, leads to the adjacent Room 216 (Investigator's Office). It has a Type-A architrave and is fitted with a solid two-panel door.

Windows. The north wall contains one long window opening. Its architrave matches that around the north-wall window openings in Room 213, and probably also dates to 1915. The opening holds five original double-hung one-over-one windows that are painted brown.

Electrical Fixtures. The Chief's Office is illuminated by fluorescent tubes concealed behind translucent panels in the hung ceiling. There are strips of electrical receptacles attached to the east and west walls.

Heating System. A Type-E steam radiator sits below the windows along the north wall.

Q. Room 216 (Investigator's Office)

The Investigator's Office (fig. 53) is located on the east side of the building, just south of the Chief's Office.

History

Room 216 was formed by the 1927 remodeling project.

Description and Conditions

Floor. The floor is covered with square vinyl asbestos tiles.

Walls. The east wall is an original brick wall. The north, south, and west walls are 1927 concrete-block partition walls. As in the adjacent Chief's Office, all walls are paneled up to a height of approximately 8 feet 2 inches, which is 1 1/2 feet below the hung ceiling. The paneling is trimmed with a plain 1-inch molding at the top and a plain 3-inch molding at floor level. Also as in the Chief's Office, a brick pilaster is located at the south end of the east wall; it is paneled and plastered like that wall.

The 1 1/2-foot section of wall between the paneling and the hung ceiling is painted off-white. The walls areas above the hung ceiling are painted green.

Ceiling. The ceiling consists of fiberboard panels hung in a metal frame 9 feet 7 inches above the floor. Above this later ceiling can be seen the original ceiling elements. These are painted a mint-green color.

Doorways. Two doorways are located in this room, both with Type-A architraves. The doorway to the Main Hallway sits in the middle of the west wall. It includes a single-light transom with clear glass and a two-panel door whose upper panel is glazed with snowflake-patterned glass. The doorway to the adjacent Chief's Office occupies the west end of the north wall. It has a Type-A architrave and a solid two-panel door.

Windows. One window opening is found in the east wall of the Investigator's Office. The mortar around the exterior edges of this window opening indicates that the opening is probably original (see Chapter III, "WINDOWS," Section C). Its architrave is the 1927 Type A, so it must have been applied to the preexisting opening. The opening contains a pair of double-hung, one-over-one wood windows. Both architrave and sash are painted brown.

Electrical Fixtures. The Investigator's Office is illuminated by fluorescent tubes concealed behind translucent panels in the

Fig. 52. Room 215 (Chief's Office), Southwest Corner [1988].

Fig. 53. Room 216 (Investigator's Office), West Wall [1988].

hung ceiling. A strip of electrical receptacles is attached to the north wall about 18 inches above the floor.

Heating System. One steam radiator (Type C) is situated below the window along the east wall.

R. Room 217 (Elevator)

The elevator is located along the east wall in the third bay from the north.

History

As stated previously, the present elevator was part of the original equipment in the Boyce Garage. The original elevator cage and mechanics are still intact. The elevator shaft was probably surrounded by a wooden enclosure somewhat like the enclosure remaining on the third floor. The doorway would have been large, for freight operations. The enclosure and its doorway were changed in 1927, when the building was converted for municipal use. The original enclosure was replaced with one built of concrete blocks, as was done on the first floor. However, the new enclosure did not have a freight-size doorway; it had a standard doorway, reflecting the second floor's use for offices.

Description and Conditions

Walls. The walls of the elevator shaft consist of concrete blocks dating to 1927. These are painted white.

Doorways. The elevator shaft is accessed by a doorway from the Main Hallway. It has a Type-A architrave, a single-light transom with clear glass, and a two-panel door with snowflake-patterned glass in its upper panel.

S. Room 218 (Women's Bathroom)

The Women's Bathroom is located off a short corridor that intersects the east wall of the Main Hallway.

History

The Women's Bathroom, as well as the adjacent Men's Bathroom, was installed as part of the 1927 remodeling project.

Description

Floor. The concrete floor is painted gray to match the lower wall areas.

Walls. The four perimeter walls are concrete-block partition walls dating from the 1927 alterations. A wooden tongue-and-groove partition projects north from the south wall, just east of the doorway to the corridor. This partition forms the stall for the toilet.

All walls, including the toilet partition, are painted in the same two-tone scheme found in other areas of the building. From the floor to a height of 4 feet 1 inch the walls are painted gray. Above this point they are painted mint green.

Ceiling. The ceiling is painted mint green to match the upper walls.

Doorways. The doorway leading from the corridor sits in the south wall. Its Type-A architrave is painted a dark apple-green color. It is fitted with a solid two-panel door and has the word "Women" stenciled in gold lettering on the hallway side. The toilet stall does not appear to have ever had a door.

Windows. One rectangular window is found in the north wall, beginning at a height 4 feet above the floor. It opens into the elevator shaft, and was probably installed for ventilation purposes. The window opening's Type-A architrave is painted the same dark apple-green as the doorway architrave. Its sash holds translucent patterned glass.

Plumbing Fixtures. The sink is located at the north end of the east wall. The toilet sits at the east end of the south wall.

T. Room 219 (Men's Bathroom)

The Men's Bathroom (fig. 54) is located against the east exterior wall of the building. It sits east of the Women's Bathroom, and is accessed by the same short corridor off the Main Hallway.

History

The Men's Bathroom was installed as part of the 1927 remodeling project.

Description

Floor. The northwest corner of the floor is raised 4 inches above the rest of the floor, creating a platform where the urinal is located. Both floor areas are painted gray to match the lower walls.

Walls. The east wall is an original brick exterior wall. The north, south, and west walls are 1927 concrete-block partition

Fig. 54. Room 219 (Men's Bathroom), North Wall [1988].

walls. A wooden tongue-and-groove partition projects south from the north wall along the edge of the raised floor area. This forms a stall in the northeast corner of the room for the toilet.

All of the walls, including the toilet partition, are painted in the same two-tone scheme seen in the Women's Bathroom. From the floor to a height of 4 feet 1 inches the walls are painted gray. Above this point they are painted mint green.

Ceiling. All ceiling elements are painted mint green to match the upper walls.

Doorways. A doorway at the south end of the west wall connects with the end of the short corridor from the Main Hallway. It features a Type-A architrave and a solid two-panel door with the word "Men" stenciled on it in gold letters. The toilet enclosure has a doorway in its south end that holds a solid wood door.

Windows. One rectangular window is found in the north wall, beginning at a height 4 feet above the floor. It opens into the elevator shaft, and was probably installed for ventilation purposes. The window opening's Type-A architrave is painted the same dark apple-green as the doorway architrave. Its sash has translucent patterned glass.

Plumbing Fixtures. The area containing the urinal is located along the west half of the north wall. The toilet enclosure and toilet are situated at the east end of that wall. A porcelain sink is centered on the east wall.

Electrical Fixtures. Two bare-bulb fixtures are mounted on the ceiling.

Heating System. There is one radiator (Type D) in the Men's Bathroom, along the east wall toward the south end.

THIRD FLOOR

This space is depicted in figures 55-57.

A. History

The third floor is open, having no partitions or other divisions except for the elevator shaft. This was not always the case.

Boyce Garage Era

Originally, the third story of the Boyce Garage was intended to provide automobile storage and a repair area. The 1916 Sanborn map (fig. 3) lists these uses separately. The physical evidence indicates that the area was divided into two spaces by a tongue-and-groove wood partition. This partition ran east-west along the east-west steel beam that is aligned with the south wall of the elevator enclosure.

Paint evidence offers the clearest support for this idea. All of the steel ceiling beams south of the elevator enclosure are painted green, while all those north of the elevator enclosure are painted brown. (The roof rafters and sheathing boards are not painted.)

The dividing line between the two areas is marked by an unpainted ghost of a former partition wall, which can be traced all the way across the wood ceiling rafters to the southeast corner of the elevator enclosure. This line correlates with a difference in wall finishes: the walls south of the division are plastered, while those north of the division are not. There is also an actual remnant of the tongue-and-groove partition wall, located at the top of the south side of the third west-wall pilaster from the north.

It is logical that the partition dated to the Boyce Garage era, rather than the Village Hall years. The area covered by the partition does not have any paint on it, which suggests that the partition was original. Also, the partition related to two different and carefully executed types of wall finishes. The third floor was used only for storage purposes during the Village Hall years, and such finishing efforts would have been unlikely.

The conclusion is that the third floor was originally partitioned into two spaces: a primary space with green-painted ceiling beams and plastered walls at the south end; and a secondary space with brown-painted ceiling beams and unplastered, painted brick walls at the north end. This matches the documentary evidence: the automobile storage activity would have occupied the front space, while the repair shop would have been located in the

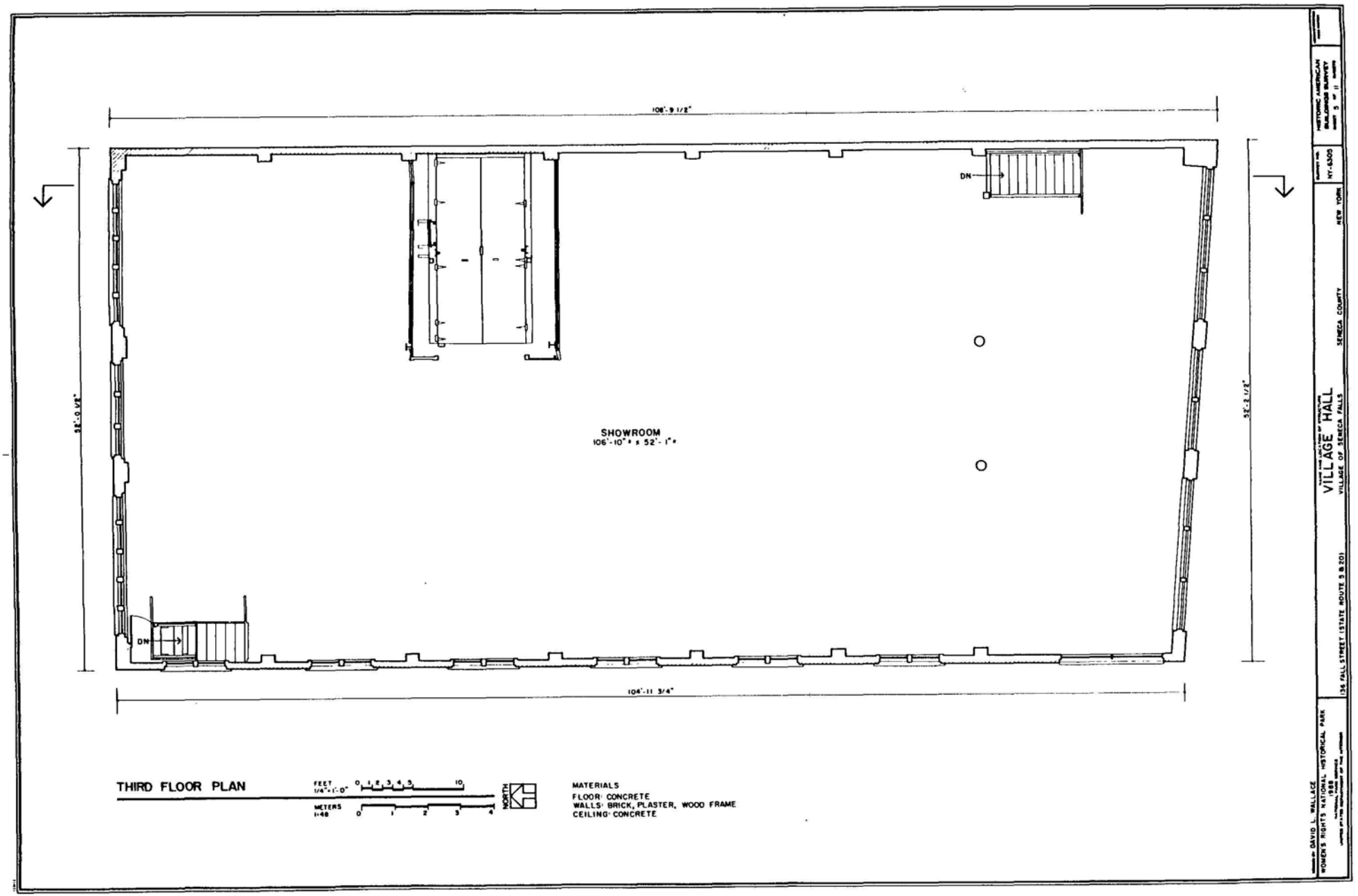

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Fig. 55. Third-Floor Plan [1988].

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5 of 11

Fig. 56. Third Floor, Looking North [1988].

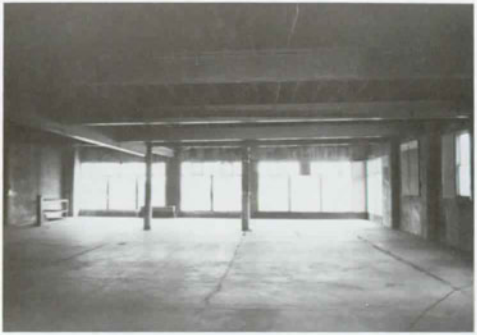

Fig. 57. Third Floor, Looking South [1988].

rear portion. This is confirmed by the earliest photograph of the garage (fig. 4), which shows automobiles "stored" in the south end.

As mentioned in Chapter II, at least part of the third floor was used briefly as a roller-skating rink before becoming completely devoted to automotive purposes.

Village Hall Era

The conversion of the former garage into Village offices included the alteration of the front, south facade of the building. The one-story piers flanking the central entrance piers were extended all the way up past the roof line, which required that the windows be reduced in width.

Following the remodeling, the third floor served as a general storage area throughout the years of municipal use. The original east-west partition wall was removed at some point; a Village policeman employed from 1944 to 1970 recalls that there were no partitions when he started work.[55] Over the years, specific rooms were partitioned off for various purposes. At least one of the rooms was built by the Village police force to hold voting machines, stolen property, etc.[56] There also was a room in the northeast corner that was used as a laboratory for testing water, etc.[57] The third floor was also used for the storage of off-season equipment such as snowplows.[58]

By the time the Park Service acquired the building in 1986, there were five such storage rooms.[59] In the northwest corner was a room with plumbing parts, possibly the Water Department's storage room. The old water-testing room was in the northeast corner; south of this room was a third storage room that abutted the elevator. Still another storage room sat just south of the elevator; it housed chain saws and possibly Street Department equipment. In the southwest corner was a police storage room holding life-support equipment and stolen goods.

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[55] Conversation on April 12, 1988, with N. Capparelli, Village policeman from 1944-70.

[56] Conversations with Mr. Capparelli (April 12, 1988) and Frank Flynn (April 13, 1988), both former Village policemen.

[57] Ibid.

[58] Conversation on April 13, 1988, with Frank Flynn, Village policeman from 1942-58.

[59] Floor plan prepared by Leroy Renninger, Women's Rights National Historical Park.

National Park Service Era

After the park acquired the building in 1986, the third floor was completely cleared of stored items, and the storage-room partitions were removed.[60]

B. Description and Conditions

Floor

The floor consists of a structural concrete slab poured over a metal decking. Paint outlines on the floor indicate the former location of the storage rooms in the northwest, northeast, and southwest corners.

Cracks have occurred, possibly due to shrinkage or loading. These cracks have been sealed with a cement patching compound. There are also numerous water stains on the floor, which are the result of roof leaks.

Walls

All third-floor walls are exterior brick walls. As stated previously, those in the southern portion of the room are finished with plaster, while those of the north end were merely painted.

South Wall. The south wall is the front elevation of the building. It is divided into three bays by three large window openings. These openings are surrounded by plastered brickwork. The plastered brickwork directly above and below the window openings is original. The areas between the openings, from floor to ceiling, date to 1927; they are the back sides of the exterior piers that were extended at that time. The seams in the plaster between 1915 and 1927 wall areas are clearly visible.

The brick chimney flue protrudes from the southeast corner of the area. It is plastered to match the adjacent east wall. In the southwest corner, a horizontal painted line 17 1/2 inches wide at the level of the transom windows recalls the storage room once located here.

This wall suffers from a number of problems. Stains attest to water infiltration from the roof. The 1927 plaster between the center and west window openings is punctured. The window apron is missing bricks and has spalled stucco.

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[60] Conversation on April 16, 1988, with Leroy Renninger, Chief of Maintenance, Women's Rights National Historical Park.

East Wall. The east wall is divided into seven bays by brick pilasters that conceal structural steel columns. The four south bays have plastered walls. The fifth bay contains the elevator. The north two bays feature white-painted brick.

This wall suffers from extensive cracking. In the southeast corner, a vertical crack has developed at the joint between the brick chimney flue and the east wall. This is a large crack; it is wider at the top, which suggests that it may be due to foundation settlement. The south bay has a vertical crack in the wall, and a horizontal crack between the wall and the floor. The latter may be due to wall movement or shrinkage of the concrete-slab floor. The next bay to the north also has a vertical crack, in the middle of the wall. A crack-monitoring device was installed over the latter crack in April 1986. Finally, a number of hairline cracks are visible in the plastered wall surfaces.

The painted-brick wall areas north of the elevator are heavily marked with water stains from roof leaks.

North Wall. The north wall is divided into three bays by three banks of windows. The end bays display paint remaining from the former northwest and northeast rooms.

West Wall. Like the east wall, the west wall is divided into seven bays by plastered brick pilasters that encase steel columns. The north bay contains the rear stairway, which has been closed off. The third pilaster from the north has--on its south side--the previously mentioned remnant of original partition wall.

The wall areas of the north three bays are painted. The wall areas of the south four bays are plastered. The north bay is painted to correspond to the previous storage room.

The wall is in good condition. However, there are drip stains below the windows indicating poorly sealed joints, deteriorating sills, or both.

Ceiling

The third-floor ceiling consists of the exposed underside of the roof. Steel beams support wood rafters and sheathing boards. The steel beams are themselves supported by two pairs of columns. One pair is aligned with the north edge of the southernmost bay. These two columns are covered with plaster on wire mesh. This may have been to protect both cars and posts during the repositioning of automobiles. The other pair of columns are located inside the elevator enclosure, on either side of the doorway. The wood rafters run north-south from the north wall to the steel posts; they run east-west from the posts to the south wall.

The steel beams south of the elevator are painted green, while those north of the elevator are painted brown. The wood rafters and sheathing boards are unpainted.

The steel beams and posts appear to be in good condition. The wood rafters and sheathing boards, however, need attention. Some of the rafters are deflected and warped. Many are heavily water-stained throughout the entire ceiling. Such stains indicate that the roof drain has leaked at one time. A representative few rafters that were probed to rot were found to be sound. More extensive testing may disclose more severe deterioration.

Doorways

There are two entrances to the third floor. One is at the southeast corner, where the open main stairway ascends from the second floor. The other is at the northwest corner, where the rear stairway from the second floor is located. The latter stairway is located in a low enclosure that will be described shortly.

There is also at least one doorway associated with the elevator shaft. This will be described in connection with that feature.

Windows

Windows are located in all walls but the east wall. Because the Village officials intended to use the third floor for storage, the 1927 remodeling did not include the installation of Type-A architraves around windows at this level.

South Wall. The three large window openings of the south wall have a metal lintel. The sills of the openings are 9 1/2 inches wide, being comprised of a wood frame 4 inches wide and one wythe of brick. The openings contain large fixed plate-glass windows, each of which is topped by three transom windows. The east and west openings hold three plate-glass windows and nine transom windows; the central opening contains two plate-glass windows and six transom windows. The middle one of each group of three is operative, while the others are fixed. Most of the transom windows feature ribbed glass. Exceptions are as follows:

(a) east bay, east operative transom window - clear glass; and
(b) west bay, center operative transom window - boarded over.

All of the south-wall window openings were reduced in width in 1927, to make room for the extension of the brick exterior piers. It is possible that the present window frames and sash are original material reworked in 1927 to fit the smaller openings. Alternatively, they could have been newly fabricated at that time.

The wood window frames are in poor condition. The metal lintel is rusted. The wood is splintered and rotted in areas. The paint is chipped and peeling. In the west opening, the center transom window has been boarded over.

North Wall. Like the south wall, the north wall is divided into bays by three window openings. The east and west openings

each hold five one-over-one double-hung windows, while the center opening holds three similar windows. The frames and sash of the windows are wood. The frames are splintered and rotted in areas, and the paint is generally deteriorated.

West Wall. Each of the seven bays of the west wall contains one window opening. The southernmost opening holds two large plate-glass windows topped by a row of five transom windows. All of the transom window feature ribbed glass. The second and fourth transom windows--those centered over the plate-glass windows--are operative. The plate-glass windows and their transoms were not altered in 1927, and so retain their original dimensions.

The other six window openings in the west wall each hold a pair of one-over-one double-hung windows. These also are original. The second, third, and sixth openings from the north have both of their windows boarded up; the fourth opening has one window boarded up. The wall areas below all of the double-hung windows are stained, indicating water infiltration around the windows. It is assumed the frames are not well sealed, or else are deteriorated.

Rear Stairway Enclosure

The rear stairway is located in a low wood enclosure in the northwest corner of the third-floor area. This enclosure steps down in two sections toward the south. A doorway at the north end of the enclosure's east wall holds a vertical-board door. A window opening sits at the south end of the east wall. It is now boarded over; it is not known if it ever contained a sash.

Electrical Fixtures

One bare-bulb fixture is mounted on the north wall, above the west window of the east window opening. Twenty-five bare-bulb ceiling fixtures are scattered throughout the area. Three receptacles are located in the floor near the steel columns edging the southernmost bay.

Heating System

One Type-A steam radiator sits on blocks against the south wall in the east bay. A Type-I steam radiator sits against the north wall, also in the east bay.

Elevator

The elevator enclosure is located against the east wall, in the third bay from the north. It is constructed of wood, as the elevator enclosures at second- and third-floor levels probably were before they were replaced with concrete-block enclosures in 1927. However, deterioration and haphazard alterations make the enclosure's original form almost impossible to ascertain.

Floor. The elevator shaft is "floored over" by a pair of wooden hatch-type doors mounted horizontally at floor level. These open when the elevator ascends to the third floor, and close when it descends.

Walls. Much of the west wall of the enclosure is taken up by the main doorway to the elevator. The rest of the wall area consists mostly of horizontal tongue-and-groove flush-board siding (fig. 58). A section of vertical boards north of the doorway reveals the presence of another doorway (see "Doorways," below). The north and south walls of the elevator enclosure each consist of narrow, vertical, beaded, ship-lapped boards above and below a wide window opening. One steel column is located toward the west end of both walls, inside the elevator enclosure. The east wall of the enclosure is the exterior brick wall of the building. The walls have one deteriorated coat of white paint.

Ceiling. The ceiling of the elevator enclosure consists of the same type of roof elements--steel beams, wood rafters, and sheathing boards--as the rest of the third-floor ceiling. In the center of the ceiling is a hole through which the cables pass up to the hoisting mechanism in the elevator penthouse on the roof. A hatchway in the southwest corner of the ceiling opens to the penthouse; it leads to a doorway to the roof. Another hatchway, in the northeast corner of the ceiling, provides access to the equipment in the penthouse.

Doorways. The west wall of the elevator enclosure contains the main doorway to the elevator shaft. This doorway's header board extends beyond the enclosure to the north. Its function is unknown; it may have been part of a pulley system. There is no door here. Rather, inadvertent access to the shaft is prevented by the hatch-type doors at floor level. The vertical flush-board doorway to the north of the main doorway is now nailed shut.

As mentioned previously, two hatchways in the ceiling lead to the elevator penthouse on the roof. The southwest hatchway emerges in the penthouse next to a doorway in the south wall of the penthouse that leads to the roof. Access to this hatchway from the third floor is provided by a wooden ladder on the south wall of the enclosure. This ladder is made in two parts, with the bottom part being detachable. The reason for this relates to the other hatchway--the northeast hatchway accessing the hoisting mechanism. This hatchway's ladder begins high on the north wall of the enclosure. It is reached only by bringing the bottom part of the other hatchway's ladder over and using it to bridge the gap.

Windows. The middle tier of the north wall consists of a wide window opening holding four windows. These windows have fixed nine-over-nine sash with a very narrow muntin profile. Twenty-four of the 72 individual panes are missing or broken. The middle tier of the south wall consists of a window opening holding five windows. These windows have fixed 12-over-12 sash, also with narrow muntins. The lower portions of all five are boarded over

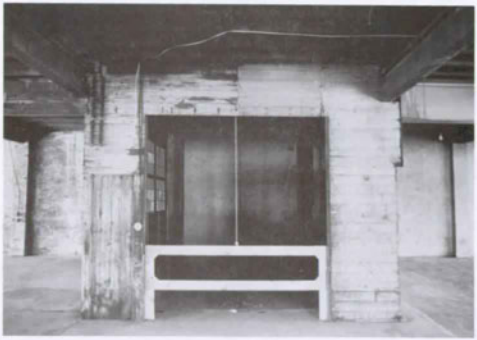


Fig. 58. Third-Floor Elevator Enclosure [1988].

with vertical beaded boards that are wider than the wainscot boards on this wall. The upper part of the westernmost window is also boarded over, but with horizontal boards. The sash is intact behind all of this boarding.

V. ANALYSIS OF EXISTING CONDITIONS: STRUCTURAL ELEMENTS

By Terry Wong

(Calculations by Larry Reynolds)

Denver Service Center
National Park Service

DESCRIPTION AND CONDITIONS

A. Foundation

Since the existing foundations are mostly all below grade or finish floor, no visual observations were possible. No test pits were dug, nor was destructive investigation performed, to determine the materials or size of the foundation. Based on the date of construction (1915), it is probable that the existing foundation is constructed of concrete with some type of reinforcing (rods, square bars, or twisted bars). To further support the idea of concrete foundations, the original basement area in the southeast part of the building (Boiler Room) has walls constructed of concrete. The configuration of the foundation is probably continuous foundation walls and footings under the exterior walls and isolated footings under the interior steel columns.

It appears that the foundation is supporting the building adequately, since the floors and exterior walls are level and plumb. Test pits at the adjacent Wesleyan Chapel indicate that the soil in this area is primarily a stiff clay, which has a reasonable bearing capacity.

There are several places on the south side of the building where original foundation-related elements are visible. At the bases of the four brick piers are stem walls that extend approximately 1 foot 4 inches above grade (i.e., sidewalk level). These are faced with a limestone veneer. They are in good condition.

Under the east bay at first-story level is a concrete base that extends slightly more than 1 foot above grade. (Presumably the west bay also had such a base originally, which would have been lost when this bay was fitted with a garage doorway in 1927.) There is a horizontal crack on the exterior face of the base, about 8 inches below the top of the wall. The crack is approximately 1/16 of an inch wide, and it extends the full length of the foundation wall. The crack is not visible on the interior of the wall because the first floor conceals this area. The cause of this crack is not obvious at this time. It is not a major structural concern, since this portion of the foundation wall is essentially not load-bearing. (It is located under a window wall and between the brick piers.) To determine the extent and possible cause of the crack may require destructive investigation.

B. Walls and Columns

The Village Hall features a steel skeleton and curtain walls primarily of brick. (The south facade is mostly windows between brick piers.)

The columns around the perimeter of the building are incorporated into the brickwork of the walls and the piers. They are flush with the exterior surface of the walls; they project on the interior surfaces of the walls, where they are covered with brickwork to resemble pilasters. The columns within the building occur in four locations. A pair is located along the north side of the southernmost bay at each floor level. Another pair flanks the doorway of the elevator at each level. Figures 59-61 show the locations of these columns.

The east and west side walls, and the north end wall, are constructed of two wythes of brick. The south wall is basically a window wall, with brick piers at the ends and at two intermediate locations (creating three bays). The exterior walls are essentially not load-bearing because of the presence of the independent structural steel frame. However, the roof joists of the southernmost bay are pocketed into the east and west walls. The brick walls act as shear walls to resist lateral loads.

The walls are generally in fair condition. The problems that exist are magnified by the inferior quality of brick used in the original construction. It has been theorized that the brickwork consists of used 19th- or early 20th-century bricks, except for those forming the veneer of the front facade. If this is true, the amount of deterioration is not surprising.

The steel columns embedded in the brick walls also appear to be in good condition, judging by places where they have been exposed by disintegration of the brickwork. They exhibit some minor surface rust but no pitting or substantial loss of section. All of the interior steel posts are in good condition.

Although the walls are in generally fair condition, all of them exhibit some undesirable conditions and/or deterioration, as described below.

South Wall

The south wall, which is the front elevation, is primarily a window wall. The brick piers are mostly in good condition. One exception is the exterior face of the west center pier at third-story level, which bows outward about 1 inch. (This portion of the pier was added in 1927 when the building was converted to the Village Hall.) It appears that the exterior wythe is separating from the rest of the pier; it is doubtful that mechanical ties exist to anchor the exterior wythe.

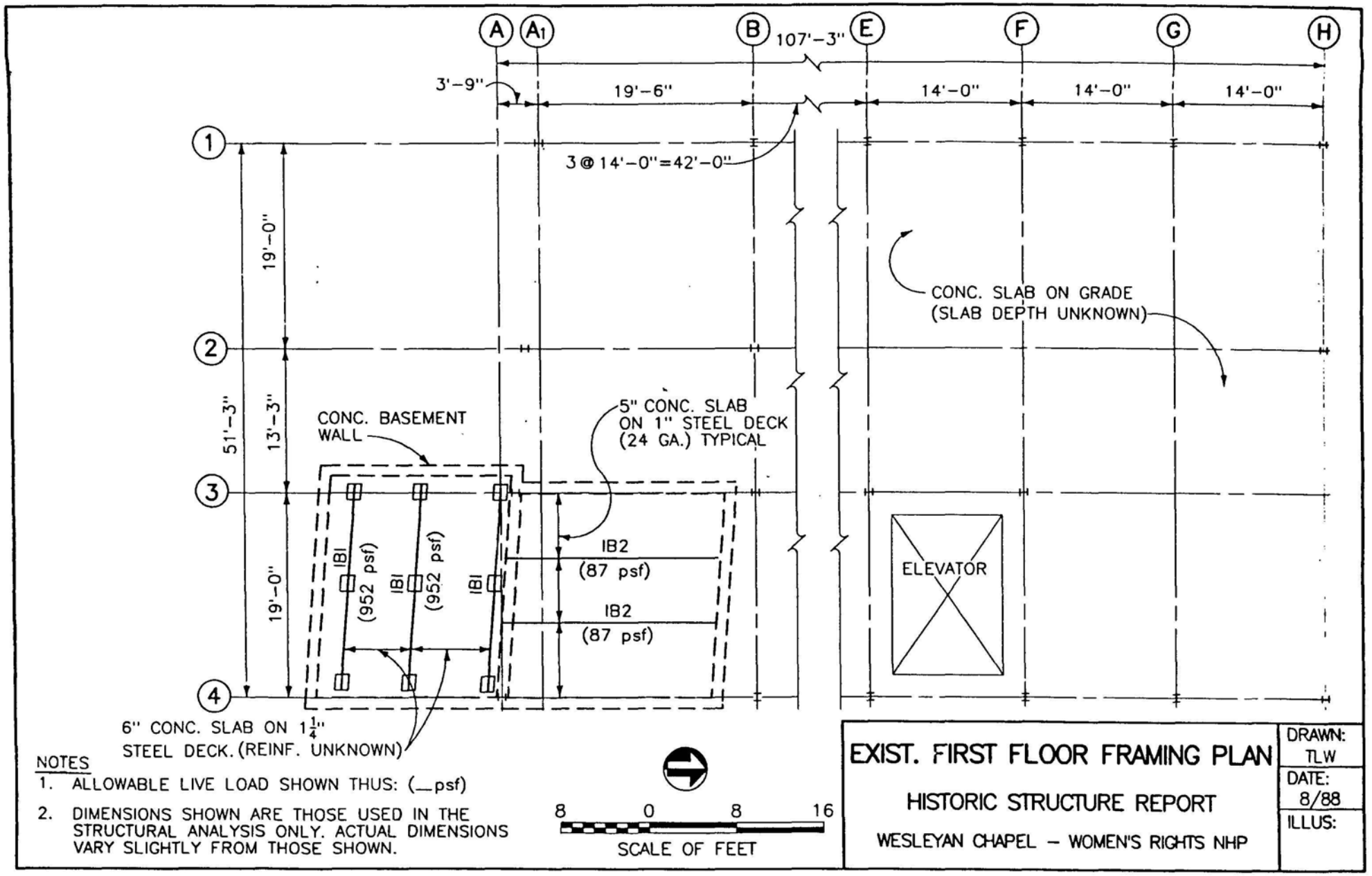
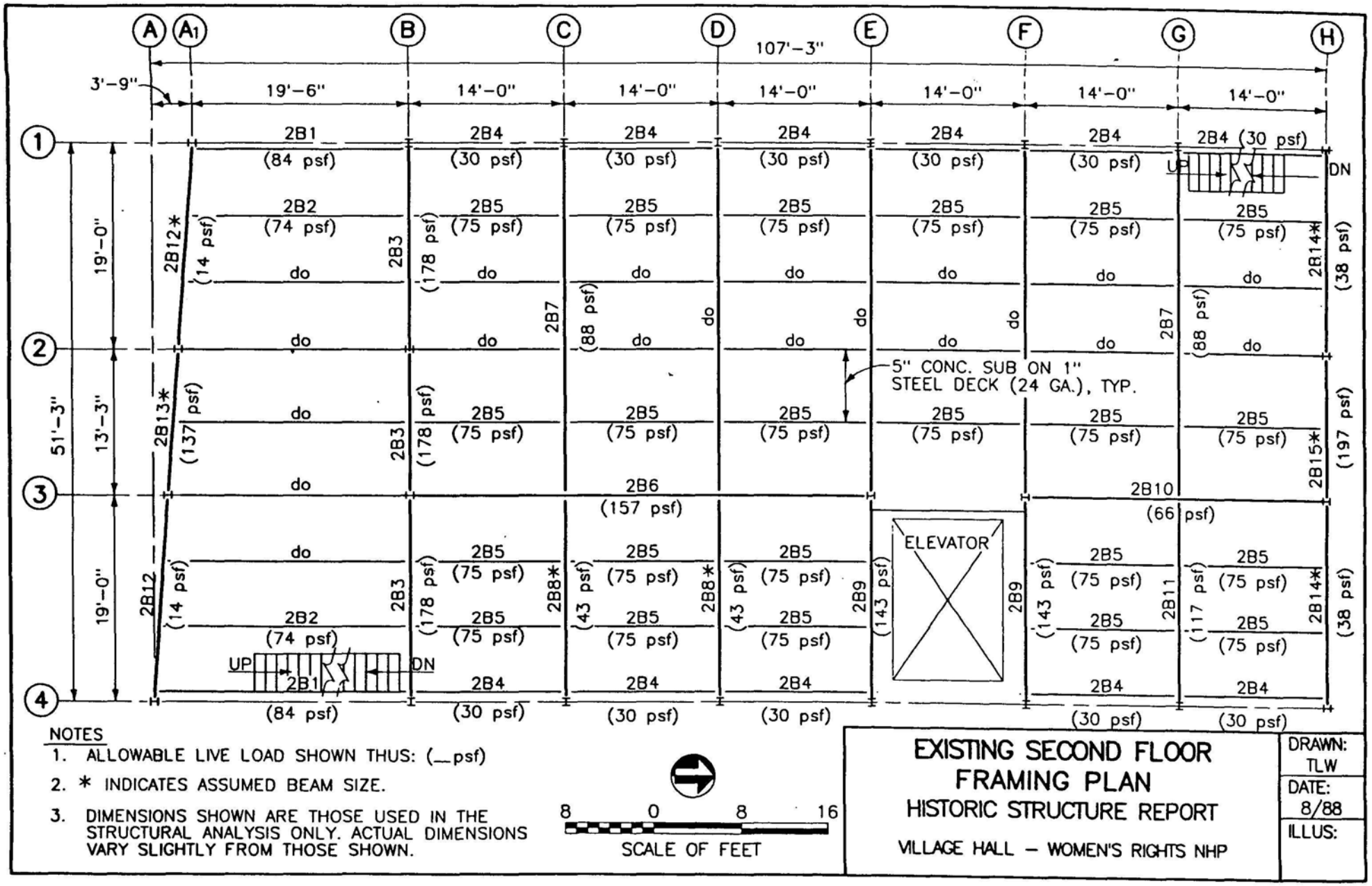


Fig. 59. Existing First-Floor Framing Plan [1988].



NOTES

1. ALLOWABLE LIVE LOAD SHOWN THUS: (__psf)
2. * INDICATES ASSUMED BEAM SIZE.
3. DIMENSIONS SHOWN ARE THOSE USED IN THE STRUCTURAL ANALYSIS ONLY. ACTUAL DIMENSIONS VARY SLIGHTLY FROM THOSE SHOWN.

8 0 8 16
SCALE OF FEET

EXISTING SECOND FLOOR FRAMING PLAN
HISTORIC STRUCTURE REPORT
VILLAGE HALL – WOMEN'S RIGHTS NHP

DRAWN: TLW
DATE: 8/88
ILLUS:

Fig. 60. Existing Second-Floor Framing Plan [1988].

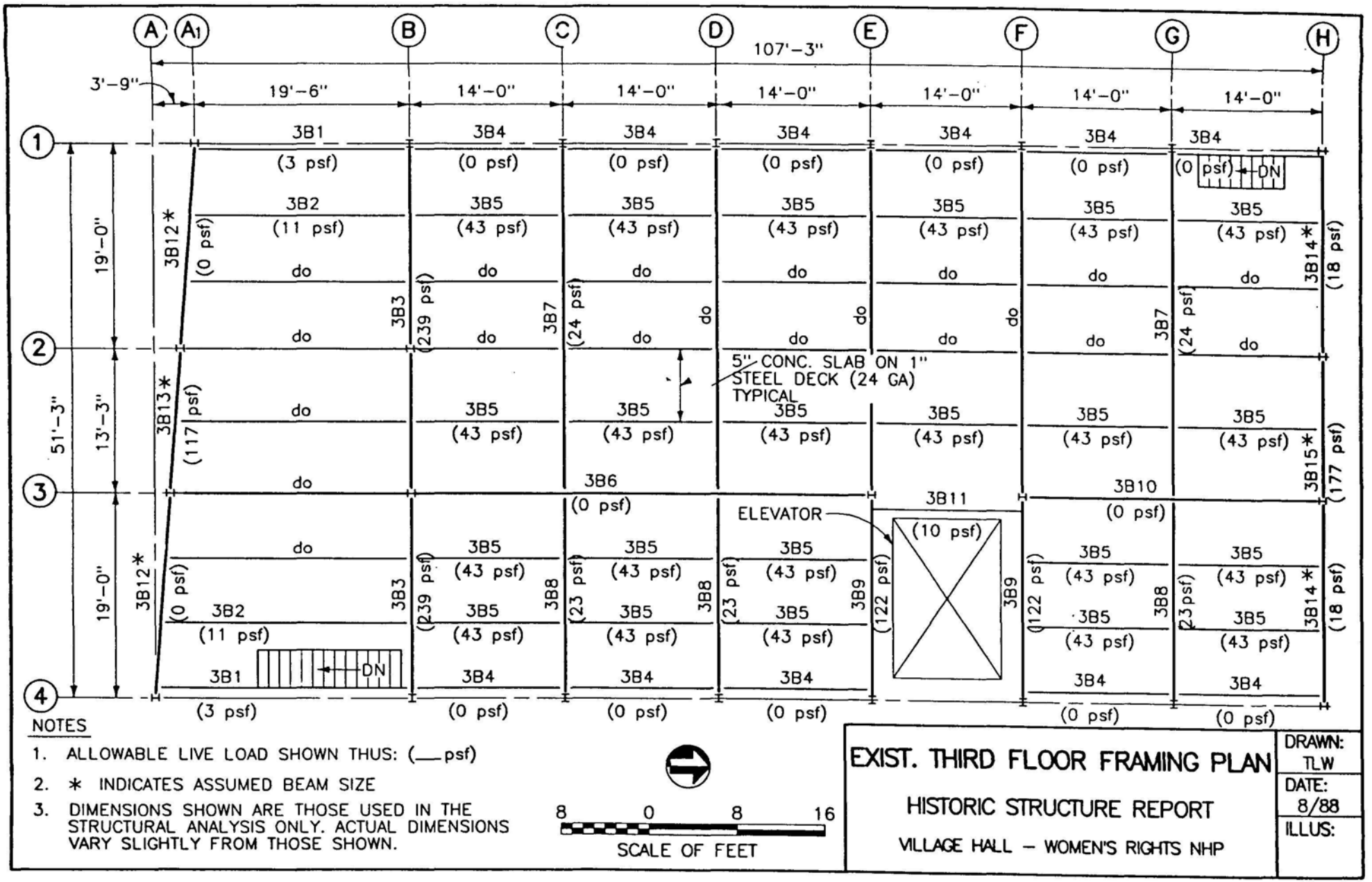


Fig. 61. Existing Third-Floor Framing Plan [1988].

Another problem exists at the spandrel areas at third-story level and roof parapet levels. Some recessed stucco panels at these locations have deteriorated and the stucco has delaminated from the brick substrate. Moisture has caused this situation, which is further aggravated by the poor quality of the brick substrate. The source of moisture in the stucco panels is probably water standing on the brick ledge at the bottom of the panels, aggravated by the freeze/thaw process. At the parapet, another source of moisture may be water leaking from the roof above. In May 1988, 10 deteriorated stucco panels were covered temporarily with plywood to prevent moisture intrusion and further deterioration of the stucco and brick substrate.

Associated with the stucco problem at the spandrel areas is movement of the brick soldier courses above the transom windows. These soldier courses bear on a steel plate located at the bottom of a 10-inch I-beam that acts as a lintel over the window openings. There is no evidence of any type of mechanical anchorage between the soldier course and the beam; friction is the only force providing horizontal resistance. As a consequence, all of the third-story soldier courses have moved outward to some degree. The second-story soldier course in the east bay has an extreme outward bow at the center. The mortar joints in these areas have also eroded. The extant condition of the lintel is shown in figure 62.

In May 1988, the bricks of the second-story soldier course in the east bay were numbered, removed, and stored for reinstallation during the building's rehabilitation.

North Wall

At the base of the north wall, three large areas exhibit serious brick deterioration. These are adjacent to the doorway openings. The extent of the deterioration is such that entire bricks are missing, and the steel columns within the walls have been exposed at two locations. This deterioration is the result of moisture penetration and the freeze/thaw cycle combined with a low quality of brick.

A series of predominately vertical cracks are located mostly at first-story level: between the doorway and window openings, and around the lintel levels of those openings. The cracks vary in width from hairline to 3/16 of an inch, and run both through individual bricks and the mortar joints. The cracks extend through the walls and are visible on the interior face of the brick pilasters. Where the cracks are visible on both exterior and interior surfaces, only a single wythe of brick exists.

Most of the cracks appear to be the result of thermal expansion of the east and west walls, especially the longer east wall. In the absence of any expansion joints, this movement puts stress upon the north wall. The cracks do occur around the steel lintels and bearing plates embedded in the north wall, which at first glance suggests that these elements are responsible.

However, the brickwork is weakest here, and less able to resist the stresses created by thermal expansion of the east and west walls. A crack-monitoring device (a plastic "tell-tale") was installed at the largest crack, which is at the east end of the wall, in March 1988. Information to date has indicated no active movement. The monitoring data sheets are contained in Appendix F.

East Wall

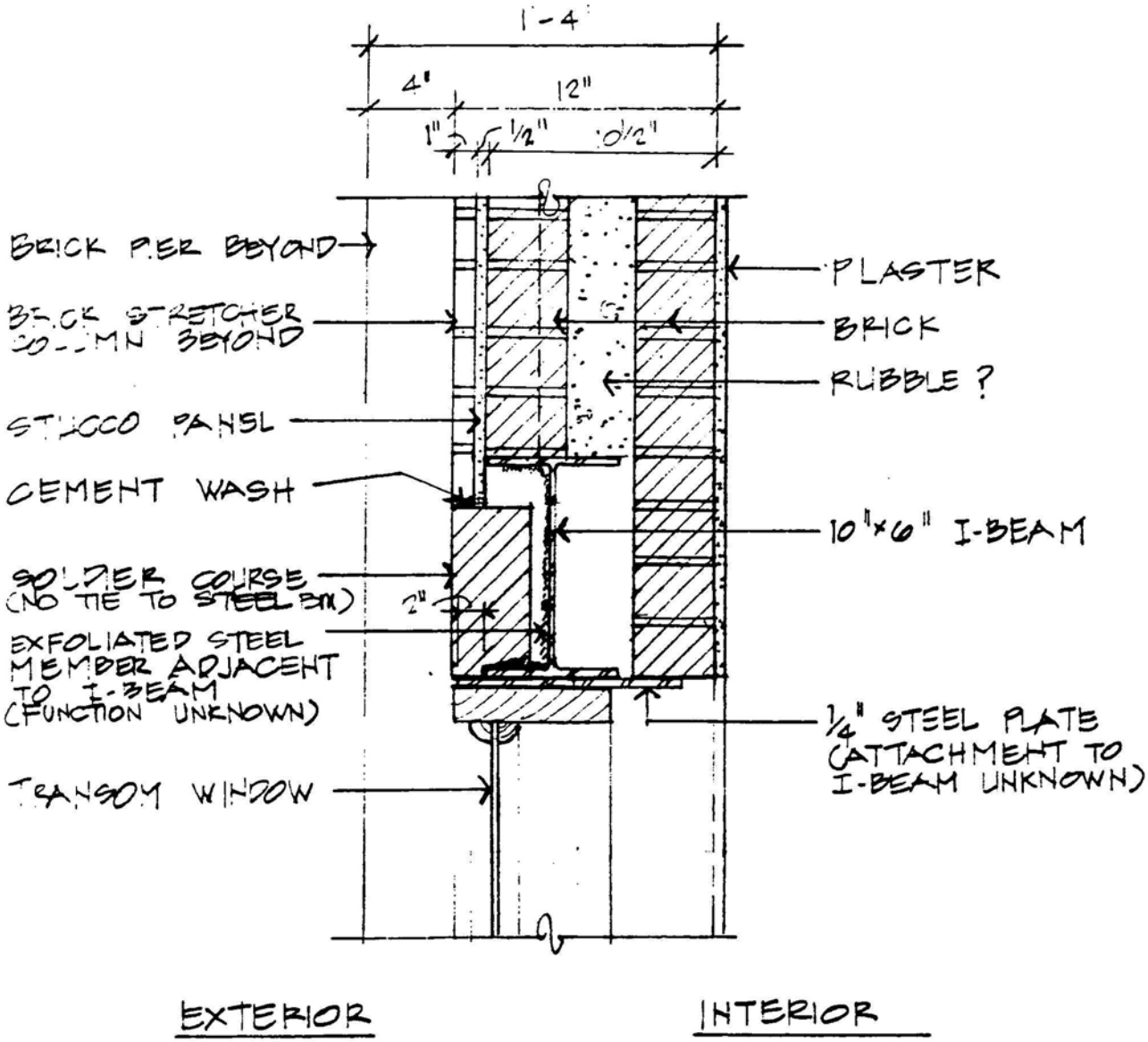
At the base of the east wall, the brick is deteriorated for almost the entire length of the building. This is a result of rising damp and the freeze/thaw cycle. Many of the bricks are completely disintegrated, while some exhibit only spalled faces. The mortar joints are deteriorated as well. Generally, the deterioration of the brickwork extends 2 feet above grade; however, adjacent to the heat radiators the deterioration extends upward to approximately 5 feet above grade. Obviously, the radiators have dried the brickwork at these locations, causing moisture to wick further up the wall.

The brickwork deterioration is present on both sides of the wall. Where the Fisher Theatre once stood, the adjacent wall is very irregular. It is apparent that the wall was built to be concealed by the west wall of the Fisher/Strand Theatre. The quality of the individual bricks as well as the entire brickwork is poor. The surface of this portion of the wall is very uneven, and numerous voids exist. Channels are recessed in the wall where the bricks were laid around flues.

At the south end at third-story level, the interior of the east wall has a diagonal crack. Moreover, the wall has bowed horizontally outward, and there now exists a 1/4-inch gap between the face of the wall and edge of the floor slab. There is no apparent connection between the floor system and wall. The movement of this portion of the wall is understandable, given the height of the walls and the quality of the brickwork. A "tell-tale" device was installed over the crack in March 1988; negligible movement has been detected to date. Dial gauges also were installed at two locations at the base of the third-story wall to monitor further outward movement. Again, there has been negligible movement to date. Appendix F contains the monitoring data for both the "tell-tale" and the dial gauges.

West Wall

Deterioration at the bottom of the west wall is similar to that of the east wall. Again, rising damp and the freeze/thaw cycle are the sources of the problem. The remaining portion of the wall is in good condition. It is somewhat protected by the east wall of the adjacent church.



SOUTH WALL SECTION

SCALE: 1½" = 1'-0"

NOTE: BOWED SOLDIER COURSE ABOVE 2ND STORY WINDOWS (EAST END) REMOVED & STORED. NAME ON BRICKS - "CALEDONIAN". SOLDIER COURSE ABOVE 3RD STORY WINDOWS ALSO EXHIBITS MOVEMENT.

Fig. 62. South-Wall Section, Showing Brickwork Problems.

C. Floors and Ceilings

The basement floors are concrete slab-on-grade construction. The first floor is predominately slab-on-grade construction, except for the area in the southeast corner (over the Boiler Room). The floor in this area consists of a concrete slab placed on a steel deck supported by steel beams. The second and third floors also consist of concrete slabs placed on metal decking that is supported by steel beams. The existing floor framing plans are shown in figures 59-61.

The ceilings of the basement, first-, and second-story rooms are the undersides of the floors above them. The ceiling of the third floor is the underside of the roof framing. (See Section D, below.) On the first and second stories, the metal decking is plastered over for a finished appearance. The metal decking is not plastered at the basement level, nor are the roof sheathing boards at third-story level.

The concrete-slab floors are in good condition. Most floors at the second-story level are tiled; their condition is not readily apparent, but no deterioration is visible. Floors at the third-story level display many hairline cracks that generally coincide with the locations of the north-south beams. This condition is not a serious structural concern.

All of the exposed steel beams are in good condition. This includes the field-bolted and shop-riveted connections and clip angles. The good condition is attributable to the controlled environment in which the framing has existed for its entire life. Surprisingly, none of the framing has been modified and all of the framing appears to be original. None of the concealed steel framing was exposed to determine its condition.

The plaster on the bottom of the steel decking also appears to be in good condition.

D. Roof

The flat roof system consists of a built-up roof on 1- by 8-inch sheathing boards supported by wood joists and steel beams. The wood joists measure 2 by 8 inches and 2 by 10 inches. The existing roof framing plan is shown in figure 63.

The built-up roof needs replacement, but it is not an emergency. The roof sheathing and joists are in fair condition. They have many water stains. The lack of proper roof drainage can be attributed to the existence of only a single interior roof drain, and to the shallow roof slope (approximately 1/8 of an inch per foot). There is evidence of some surface decay, and many of the joists have warped and twisted. It is probable that these

joists were not properly seasoned prior to installation, and in the absence of any blocking or bridging, movement occurred unrestricted. All of the steel roof beams are in good condition.

The elevator penthouse floor and walls are constructed of wood. Much of this framing is original, but the east side features newer framing. Apparently this later framing is replacement material for members that were burned during the fire at the adjacent Fisher Theatre in 1972. Both the original framing and the newer framing are in fair condition. There is no evidence of decay. Some of the framing has been modified by splicing, and these areas will require strengthening and/or reframing.

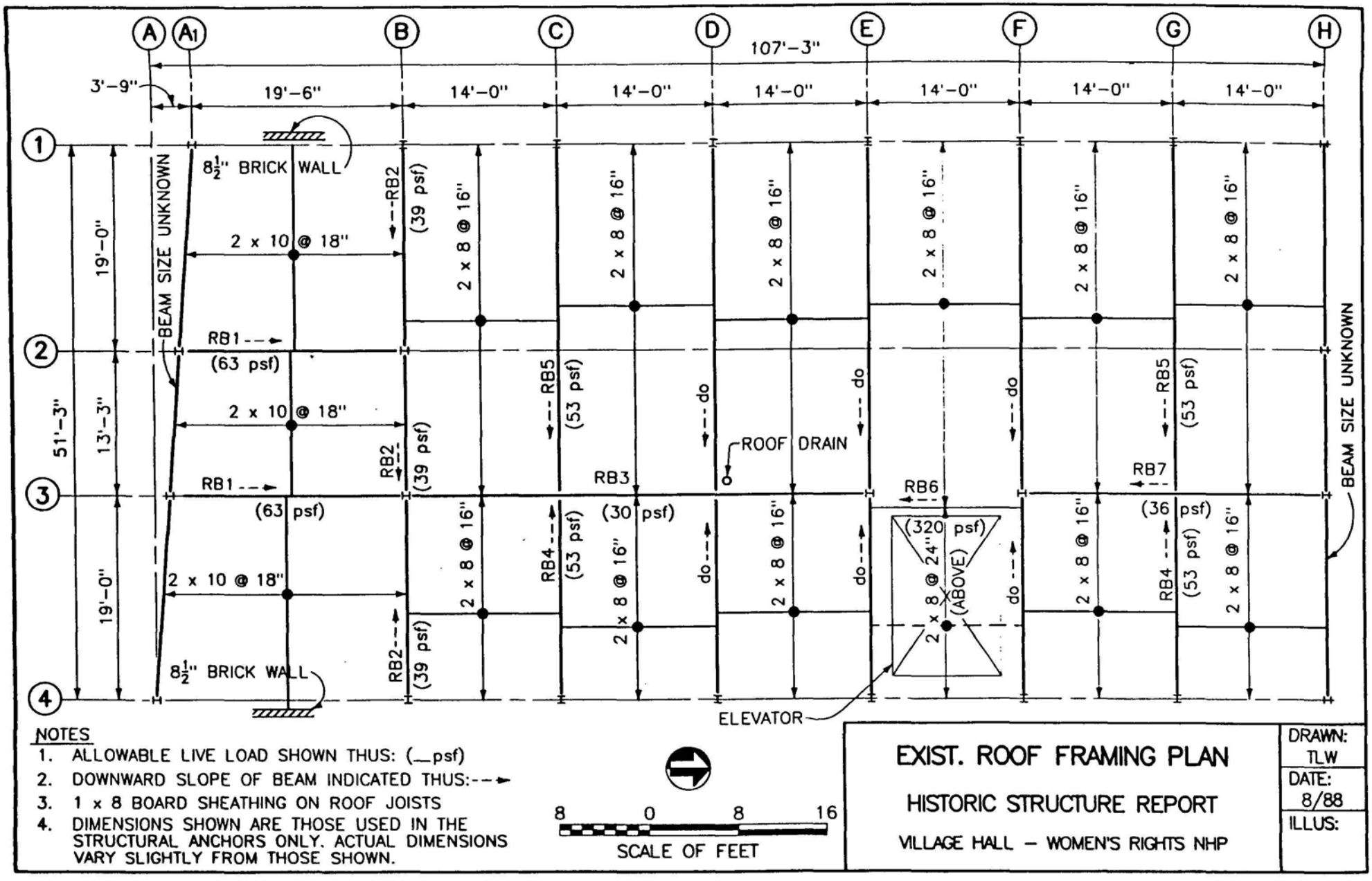


Fig. 63. Existing Roof Framing Plan [1988].

LOAD-BEARING ANALYSIS

A. General Information

The load-bearing analysis for the Village Hall was based on the requirements of both the New York State Building Construction Code and the BOCA Basic National Building Code. The Uniform Building Code (UBC) was also consulted for topics such as diaphragms, which are not covered in the New York and BOCA codes. Live-load loading requirements for the Village Hall are as follows:

Floors	
Sidewalk Areas	300 psf
Public Occupancy	100 psf
Corridors	80 psf
Auditorium (fixed seating)	60 psf
Office Space	50 psf
Roof	
Snow	40 psf
Lateral Loads	
Wind	15 psf (18 psf above 25 feet)
Seismic	Zone 2 (BOCA)

Tentative uses of the building have been identified in the interpretive plan prepared by the Harpers Ferry Center. The proposed use for the first floor is public occupancy. However, a portion of the first-floor framing supports an exterior sidewalk. For the second floor, the proposed use is a combination of public occupancy, fixed auditorium seating, and office space. The third floor will be used primarily as office space.

Generally, the building code requires that the first and second floors have a live-load capacity of 100 psf and the third floor have a live-load capacity of 50 psf. The third floor also has to support a partition dead load requirement of 20 psf. Consideration also should be given to second and third-floor corridors in those areas in which the live-load requirement is less than 80 psf.

B. Foundation

Since the foundation was not investigated, a limited load-bearing analysis was performed. The maximum column load (using reduced live loads) is 225 kips (column E3). Based on a presumptive soil bearing capacity of 4000 psf, an 8-foot-square footing

is necessary. The maximum wall load is 3600 pounds per lineal foot, which requires a 1-foot-wide continuous footing. These results will provide a means for comparison if the extant foundation is exposed during further investigation or construction.

C. Walls and Columns

Exterior Brick Walls

The unreinforced solid exterior brick walls were analyzed as simple-span beams with the following load combinations:

Dead Load
Dead Load + Live Load
0.75 X (Dead Load + Wind Load)
0.75 X (Dead Load + Live Load + Wind Load)

The factor of 0.75 was used to account for the 33% increase in the allowable stresses for wind load. Allowable stresses were determined from ACI 531 and based on an assumption of f'm = 750 psi and type O mortar. The allowable compressive strength was calculated to be 163 psi and the allowable tensile strength 19 psi.

The actual maximum compressive strength was found to be 48 psi and the actual maximum tensile strength was 21 psi. The walls appear to meet the requirements for gravity and wind loads, although the walls are slightly overstressed in tension.

Interior Steel Columns

The interior steel columns at grid locations B2, B3, E3, and F3 for each story were analyzed. Allowable stresses were determined from the current AISC Manual and based on a yield strength (Fy) of 30 ksi. All columns were found to be the same section with the following section properties:

d = 8 inches
b = 8 inches
A = 9.17 square inches
rx = 3.40 inches
ry = 1.98 inches
Wt. = 32 pounds per foot

Live-load reductions from the New York code were used for the first- and second-story columns. Since the third-story columns support snow load, the reduction could not be used for these columns. All of the columns meet the live-load requirement except for B3, E3, and F3 at the first story only. The live-load requirements for these columns is 160 psf. Column B3's capacity is 3 psf, E3 is 0 psf, and F3 is 70 psf.

Exterior Steel Columns

The exterior steel columns were analyzed with the assumption that they all have the same section properties and yield strength as the interior columns. (In two locations where the exterior steel columns are partially exposed, they are indeed similar to the interior columns.) All exterior columns meet the live-load requirements.

D. Floors

The structural concrete slabs of the second and third floors were investigated for the presence of reinforcing material, using a magnetic reinforcing-bar locator (R-meter). No reinforcing bars were found, so the concrete slabs were analyzed as a composite section with the metal deck functioning as the reinforcement. Analysis in the negative moment zones was performed assuming no reinforcing. The floors were analyzed as one-way slabs for both simple-span and multiple-span conditions. Assumed allowable stresses of $f'c = 2500$ psi and $fy = 30$ ksi were used, and the analysis was based on the ultimate-strength method. (The sidewalk slab was not investigated, so no load analysis was performed.) The results of the concrete-slab analysis are shown below:

Concrete Floor Slab Analysis

Floor	Simple-Span Live-Load Capacity (psf)	Multiple-Span Live-Load Capacity (psf)	
		+Moment Location	-Moment Location
1	325	605	49
2	325	605	49
3	303	588	32

Bending controlled the allowable live-load capacity for each floor. Based on a modulus of rupture of 375 psi, cracking would theoretically occur in the negative moment zones of the slab at live loads of 356 psf and 336 psf for the second and third floors, respectively. Because of the assumption of no negative-moment reinforcing, the floors actually have a greater live-load capacity for the single-span condition than for the multiple-span condition.

Steel floor beams were analyzed, and the results are shown in Table 1 (fig. 64). The section properties were determined from field measurements and by comparing those measurements to the data

contained in "Iron and Steel Beams 1873 to 1952." [61] The sections chosen for analysis were those that best matched the field measurements and were fabricated by the Bethlehem Steel Company. A basic working stress of 16 ksi (common for the time of construction) was used in the analysis. The allowable bending stress was increased to 18 ksi for those members that met the compact-section criteria of the current (8th edition) AISC manual. An allowable bending stress of 12 ksi was used for channel sections, to account for the effects of unsymmetrical bending and torsion. For the analysis, live-load reductions from the New York code were used, and the deflections were limited to L/240. Bending controlled the allowable live-load capacity for every beam. As can be seen from Table 1, many of the steel beams do not meet the live-load requirement for their respective floors. Beam 1B2 does not meet the first-floor live-load requirement. For the second floor, beams 2B1, 2B2, 2B4, 2B5, 2B7, 2B8, 2B10, 2B12, and 2B14 do not meet the live-load requirement. Third-floor beams 3B1, 3B2, 3B4, 3B5, 3B6, 3B7, 3B8, 3B10, 3B11, 3B12, and 3B14 do not meet the live-load requirement. All other steel floor beams are adequate.

Beam-to-beam and beam-to-column connections were analyzed. Allowable stresses of 10 ksi for shear and 20ksi for bearing were used. The rivet-button diameter measured in the field was 1 1/4 inches, which corresponds to a shank diameter of 3/4 inches. The bolts are also 3/4 of an inch in diameter. Those connections that were not analyzed due to inaccessibility are:

Beam 2B1 - exterior columns
Beam 2B4 - exterior columns
Beam 3B1 - exterior columns
Beam 3B4 - exterior columns
Beam 2B12 - both ends
Beam 2B13 - both ends
Beam 2B14 - both ends
Beam 2B15 - both ends
Beam 3B12 - both ends
Beam 3B13 - both ends
Beam 3B14 - both ends
Beam 3B15 - both ends

[61] American Institute of Steel Construction (AISC), 1953.

TABLE 1

WOMEN'S RIGHTS NHP - VILLAGE HALL LOAD BEARING ANALYSIS -

Beam	d(in)	b(in)	lb./ft.	S(in)	I(in)	Fb(ksi)	Allow TL	DL	Allow LL
1B1	10	8	33	35.0	170.8	18	1037	85	952
1B2	10	6	27.5	26.9	134.6	18	172	85	87
2B1‡	12	3	20.7	21.4	128.3	12	165	81	84
2B2	12	6	31	37.5	225.2	18	155	81	74
2B3	18	7.5	58.5	98.2	883.6	18	259	81	178
2B4‡	8	2.25	11.5	8.1	32.3	12	111	81	30
2B5	8	4	20.5	15.1	60.2	18	156	81	75
2B6	30	13	180	546.3	8194.5	18	238	81	157
2B7	20	8.75	73	146.7	1466.5	18	169	81	88
2B8	12	6	31	37.5	225.2	18	124	81	43
2B9	12	6	31	37.5	225.2	18	224	81	143
2B10	26	9.5	90	229.0	2977.2	16	147	81	66
2B11	15	6.75	41	60.9	456.7	18	198	81	117
2B12	10	6	27.5	26.9	134.6	18	95	81	14
2B13	10	6	27.5	26.9	134.6	18	218	81	137
2B14	10	6	27.5	26.9	134.6	18	119	81	38
2B15	10	6	27.5	26.9	134.6	18	278	81	197
3B1‡	10	2.625	15.3	13.4	66.9	12	104	101	3
3B2	10	6	27.5	26.9	134.6	18	112	101	11
3B3	15	6.25	75	91.6	687.2	18	340	101	239
3B4‡	7	2.125	9.8	6.0	71.1	12	101	101	0
3B5	7	3.625	15.3	10.4	36.2	18	144	101	43
3B6	30	10.5	120	349.3	5239.6	16	101	101	0
3B7	20	7.625	63	122.3	1223.0	18	125	101	24
3B8	12	6	31	37.5	225.2	18	124	101	23
3B9	12	6	31	37.5	225.2	18	223	101	122
3B10	24	8.75	72	174.2	2090.5	16	101	101	0
3B11‡	10	2.625	15.3	13.4	66.9	12	111	101	10
3B12	10	6	27.5	26.9	134.6	18	101	101	0
3B13	10	6	27.5	26.9	134.6	18	218	101	117
3B14	10	6	27.5	26.9	134.6	18	119	101	18
3B15	10	6	27.5	26.9	134.6	18	278	101	177
RB1	12	6.375	36	44.9	269.2	18	82	19	63
RB2	8	4.25	25.5	17.0	68.1	18	58	19	39
RB3	24	9	73.5	174.3	2091.0	16	49	19	30
RB4	10	6	27.5	26.9	134.6	18	72	19	53
RB5	15	6.75	42	62.0	464.9	18	59	19	40
RB6‡	6	2	8.2	4.3	13.0	12	339	19	320
RB7	18	7.625	59	98.1	883.3	16	55	19	36

NOTES

1. Symbol ‡ denotes channel section.
2. Members with Fb=16ksi have long laterally y unsupported compression flanges.
3. Dead loads shown in table include beam weights.
4. Third floor dead load includes 20psf partitition dead load.
5. TL=Total Load (psf)
   DL=Dead Load (psf)
   LL=Live Load (psf)

Fig. 64. Table 1: Women's Rights NHP - Village Hall Load-Bearing Analysis - Steel Beams.

The following connections do not meet the live-load requirement:

Floor Beam Connection Analysis

Floor	Connection	Live-Load Capacity (psf)
2	Beam 2B6 -- Column B3	60
2	Beam 2B10 - Column F3	88
3	Beam 3B3 - Column B3	0
3	Beam 3B6 -- Column B3	12

All other connections that were analyzed meet the loading requirements.

E. Roof

Samples of the wooden roof joists were sent to the U.S. Department of Agriculture Forest Products Laboratory, where they were identified as yellow pine. The joists were graded visually at the time of field inspection. Based on this information, the following values were used in the analysis:

Fv - 85 psi
Fb - 1500 psi (repetitive member use)
E - 1,200,000 psi

Deflections were limited to L/240 and a load duration factor of 1.15 was used. The results of the analysis are shown below.

Roof Joist Analysis

Mem-	Allowable Total Load(psf)			Dead	Allowable Live Load(psf)		
ber	Shear/Bending/Deflection			Load	Shear/Bending/Deflection		
#1	103	85	56	15	88	70	41
#2	81	64	38	15	66	49	23
#3	131	165	171	15	116	150	156

Roof joist #2 does not meet the snow load requirement of 40 psf in deflection. This situation is not critical from a required-strength perspective, as long as adequate drainage is provided. The other roof joists meet the loading requirements.

The analysis of the steel roof beams was done similarly to the floor-beam analysis. The results of the roof-beam analysis are shown in Table 1 (fig. 64). Beams RB3 and RB7 do not meet the roof snow-load requirement. All other roof beams meet the loading requirements.

F. Lateral-Load Analysis

A lateral-load analysis of the structure was also performed. Due to the mass of the structure and the relatively high seismic coefficient (Z) of 0.5, seismic loads control over wind loads. The concrete floors were assumed to act as rigid diaphragms. Diaphragm action of the roof and adequate transfer of the roof shears to the walls was also assumed for the analysis. The roof is currently board sheathing, which is not recognized as a diaphragm by the code, although numerical values do exist in some publications. The shear wall locations are shown in figure 65.

Because the front facade might possibly be restored to its original appearance (without brick piers at the second- and third-story levels), values were computed for both the extant and the restored configurations. The first analysis was performed for the existing design. Results of the shear-wall analysis in this case are shown in Table 2 (fig. 66). The allowable shear stress was determined from ACI 531 and based on an assumption of f'm = 750 psi. Shear walls 1 through 8 at the first-story level are 48% overstressed. At the second-story level, shear walls 1 and 8 are 21% overstressed.

The second analysis presumed the removal of the portions of brick piers at second- and third-story levels. Results of this analysis are shown in Table 3 (fig. 67). Shear walls 1 through 8 at the first-story level are again overstressed 48%. At second-story level, shear walls 1 and 4 are overstressed 64%, and shear walls 5 through 8 are overstressed 58%.

This load-bearing analysis is intended to be preliminary. Further investigation and analysis will be required to complete the final design. These requirements are included in the following chapter on recommendations.

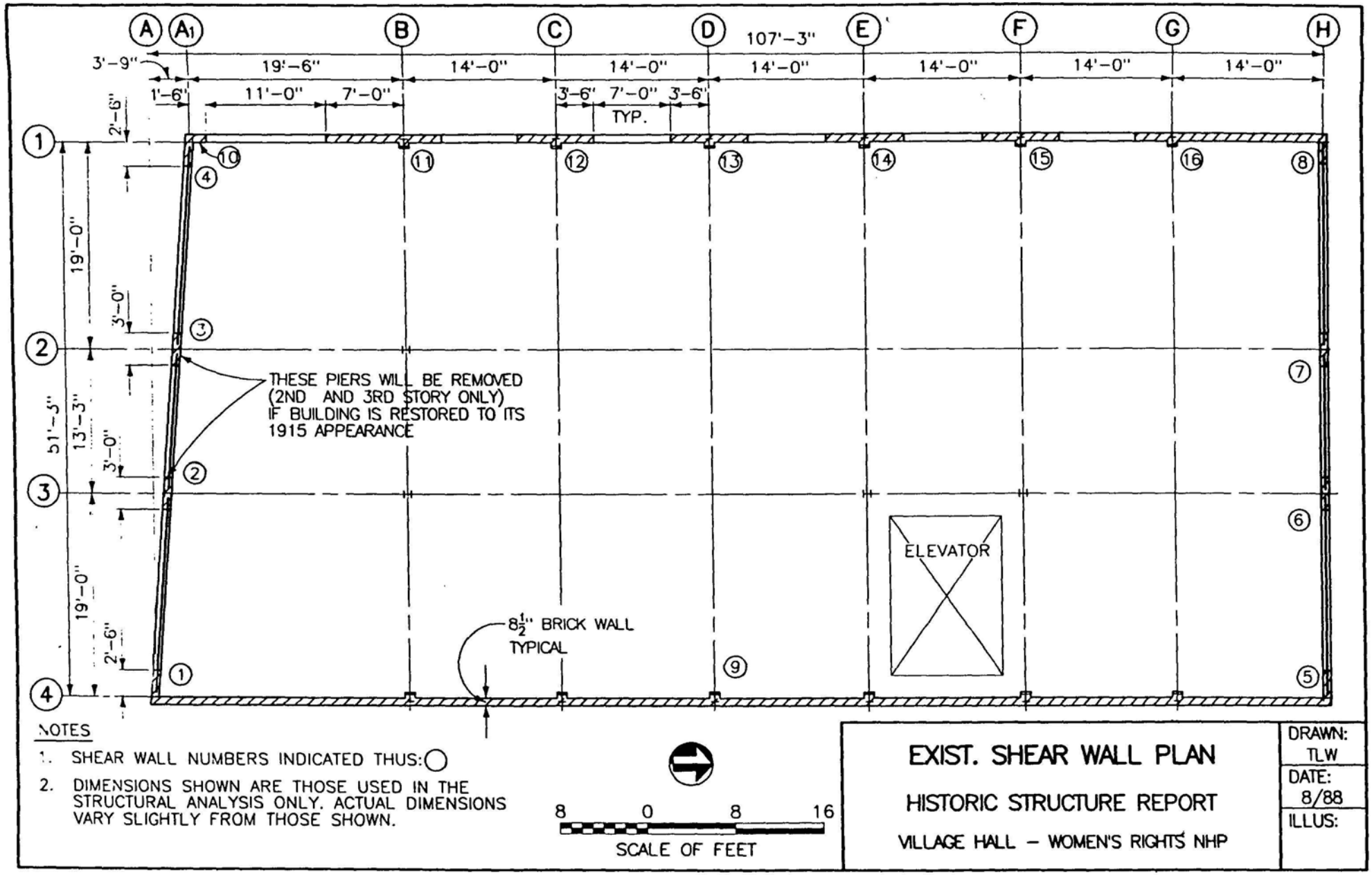


Fig. 65. Existing Shear Wall Plan [1988].

TABLE 2
WOMEN'S RIGHTS NHP - VILLAGE HALL SHEAR WALL ANALYSIS

Story	Wall	L(ft)	d(in)	t(in)	h/d	V(kips)	fv(psi)	Fv(psi)	Status
3	1	3	36	8.5	4.33	5.7	19	33	O.K.
3	2	3	36	8.5	4.33	5.7	19	33	O.K.
3	3	3	36	8.5	4.33	5.7	19	33	O.K.
3	4	3	36	8.5	4.33	5.7	19	33	O.K.
3	5	3	36	8.5	4.33	5.7	19	33	O.K.
3	6	3	36	8.5	4.33	5.7	19	33	O.K.
3	7	3	36	8.5	4.33	5.7	19	33	O.K.
3	8	3	36	8.5	4.33	5.7	19	33	O.K.
3	9	107	1284	8.5	0.12	33.1	3	73	O.K.
3	10	2	24	8.5	6.50	0.1	1	33	O.K.
3	11	11	132	8.5	1.18	3.9	3	33	O.K.
3	12	7	84	8.5	1.86	1.7	2	33	O.K.
3	13	6	72	8.5	2.17	1.2	2	33	O.K.
3	14	8	96	8.5	1.63	2.2	3	33	O.K.
3	15	6	72	8.5	2.17	1.2	2	33	O.K.
3	16	21	252	8.5	0.62	9.6	4	65	O.K.
2	1	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	2	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	3	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	4	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	5	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	6	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	7	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	8	3	36	8.5	4.33	12.1	40	33	21% Overstressed
2	9	107	1284	8.5	0.12	70.2	6	73	O.K.
2	10	2	24	8.5	6.50	0.1	1	33	O.K.
2	11	11	132	8.5	1.18	8.1	7	33	O.K.
2	12	7	84	8.5	1.86	3.5	5	33	O.K.
2	13	6	72	8.5	2.17	2.5	4	33	O.K.
2	14	8	96	8.5	1.63	4.6	6	33	O.K.
2	15	6	72	8.5	2.17	2.5	4	33	O.K.
2	16	21	252	8.5	0.62	20.1	9	65	O.K.
1	1	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	2	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	3	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	4	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	5	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	6	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	7	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	8	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	9	107	1284	8.5	0.12	87.4	8	73	O.K.
1	10	2	24	8.5	6.50	0.2	1	33	O.K.
1	11	11	132	8.5	1.18	10.1	9	33	O.K.
1	12	7	84	8.5	1.86	4.4	6	33	O.K.
1	13	6	72	8.5	2.17	3.1	5	33	O.K.
1	14	8	96	8.5	1.63	5.7	7	33	O.K.
1	15	6	72	8.5	2.17	3.1	5	33	O.K.
1	16	21	252	8.5	0.62	25.1	12	65	O.K.

Fig. 66. Table 2: Women's Rights NHP - Village Hall Shear Wall Analysis.

TABLE 3
WOMEN'S RIGHTS NHP - VILLAGE HALL SHEAR WALL ANALYSIS

Story	Wall	L(ft)	d(in)	t(in)	h/d	V(kips)	fv(psi)	Fv(psi)	Status
3	1	3	36	8.5	4.33	7.8	25	33	O.K.
3	2	Pier does not exist under this alternative							
3	3	Pier does not exist under this alternative							
3	4	3	36	8.5	4.33	7.8	25	33	O.K.
3	5	3	36	8.5	4.33	7.5	25	33	O.K.
3	6	3	36	8.5	4.33	7.5	25	33	O.K.
3	7	3	36	8.5	4.33	7.5	25	33	O.K.
3	8	3	36	8.5	4.33	7.5	25	33	O.K.
3	9	107	1284	8.5	0.12	33.1	3	73	O.K.
3	10	2	24	8.5	6.50	0.1	1	33	O.K.
3	11	11	132	8.5	1.18	3.9	3	33	O.K.
3	12	7	84	8.5	1.86	1.7	2	33	O.K.
3	13	6	72	8.5	2.17	1.2	2	33	O.K.
3	14	8	96	8.5	1.63	2.2	2	33	O.K.
3	15	6	72	8.5	2.17	1.2	2	33	O.K.
3	16	21	252	8.5	0.62	9.7	5	65	O.K.
2	1	3	36	8.5	4.33	16.5	54	33	64% Overstressed
2	2	Pier does not exist under this alternative							
2	3	Pier does not exist under this alternative							
2	4	3	36	8.5	4.33	16.5	54	33	64% Overstressed
2	5	3	36	8.5	4.33	15.9	52	33	58% Overstressed
2	6	3	36	8.5	4.33	15.9	52	33	58% Overstressed
2	7	3	36	8.5	4.33	15.9	52	33	58% Overstressed
2	8	3	36	8.5	4.33	15.9	52	33	58% Overstressed
2	9	107	1284	8.5	0.12	70.2	6	73	O.K.
2	10	2	24	8.5	6.50	0.1	1	33	O.K.
2	11	11	132	8.5	1.18	8.2	7	33	O.K.
2	12	7	84	8.5	1.86	3.6	5	33	O.K.
2	13	6	72	8.5	2.17	2.6	4	33	O.K.
2	14	8	96	8.5	1.63	4.7	6	33	O.K.
2	15	6	72	8.5	2.17	2.6	4	33	O.K.
2	16	21	252	8.5	0.62	20.4	10	65	O.K.
1	1	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	2	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	3	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	4	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	5	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	6	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	7	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	8	3	36	8.5	4.33	15.0	49	33	48% Overstressed
1	9	107	1284	8.5	0.12	87.4	8	73	O.K.
1	10	2	24	8.5	6.50	0.2	1	33	O.K.
1	11	11	132	8.5	1.18	10.1	9	33	O.K.
1	12	7	84	8.5	1.86	4.4	6	33	O.K.
1	13	6	72	8.5	2.17	3.1	5	33	O.K.
1	14	8	96	8.5	1.63	5.7	7	33	O.K.
1	15	6	72	8.5	2.17	3.1	5	33	O.K.
1	16	21	252	8.5	0.62	25.1	12	65	O.K.

Fig. 67. Table 3: Women's Rights NHP - Village Hall Shear Wall Analysis.

VI. RECOMMENDATIONS

GENERAL TREATMENT AND PROPOSED USE

A. General Treatment

It is the intent of the National Park Service to rehabilitate the Village Hall. "Rehabilitation" is defined by the "Secretary of the Interior's Standards for Rehabilitation" as:

> the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Village Hall is significant both as an early curtain-wall structure--as originally built in 1915--and as the seat of government for the Village of Seneca Falls from 1927 until 1986. Therefore, significant features of the building should be retained from both the Boyce Garage and the Village Hall eras.

The Village Hall is eligible for listing in the National Register of Historic Places. As such, any rehabilitation work should be in compliance with "The Secretary of the Interior's Standards for Rehabilitation." Part two of the standards states, "The distinguishing original qualities or character of a building...shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible." Original interior historic features of the Village Hall include:

- the structural system;
- the concrete floors and floor drains; and
- the Murphy freight elevator and its floor openings.

Part four of the standards states, "Changes which may have taken place in the course of time are evidence of the history and development of a building.... These changes may have acquired significance in their own right, and this significance should be recognized and respected." A number of interior features date from the Village Hall era that are historical and which should be incorporated into an adaptive use design if at all possible. These are:

- the vault on the first floor (walls, doors, and/or the interior safe);

- existing partition walls (if these can be used in place for new spaces);
- the wood balustrades in the Courtroom (to be preserved in place or reused elsewhere; and
- the jail elements (specifically, the metal door, the cells, and the window bars).

B. Proposed Use

The Village Hall will be used as a Visitor Center and administrative headquarters for the Women's Rights National Historical Park. The first floor will provide visitor information, orientation, and interpretation. The second floor will contain both public and private areas. The third floor will house offices for park staff. Facilities to be installed in the structure will include an information desk and sales area, an exhibit area, an audio-visual area, a library, rest rooms, an interpretative work area, and office and storage space.

STRUCTURAL WORK

A. General Information

The following recommendations for further study and treatment for the Village Hall are based on the findings in Chapter V, "EXISTING CONDITIONS: STRUCTURAL ELEMENTS." The purpose of these recommendations is to maintain the structural integrity of the building and ensure the safety of building occupants and visitors. Where the need for further investigation and/or analysis is identified, the architectural/engineering firm (A/E) for the Wesleyan Chapel Block will be responsible for the work.

B. Foundation

(1) Repair the crack in the concrete base of the east bay, south wall, at first-story level. Further investigation by the A/E is necessary to determine the cause of the crack. Pressure grouting or epoxy injection are possible methods for repair of the crack.

(2) Excavation and soils investigation may be required to determine footing sizes and soil bearing pressures. It will be the responsibility of the A/E to make this determination.

(3) Provide positive drainage away from the exterior walls of the building, particularly at the east and west walls. Consider utilizing subsurface foundation drains along the east and west walls.

C. Walls and Columns

North Wall

(1) Repair and repoint the areas where deteriorated brickwork exists. Replacement of deteriorated brick shall be with a similar color and size brick. The mortar shall be compatible to the historic mortar. Pointing mortar shall not be used to fill voids left by missing portions of brick.

(2) Repair the cracks in the brickwork. Before a method of repair is finally designed, the crack-monitoring data should contain one full year of monitoring. An evaluation by the A/E can then be made and an appropriate treatment designed. As a minimum treatment, the

individual cracked bricks on the exterior of the wall shall be removed and replaced with similar new bricks. The final solution shall ensure that the wall is weathertight.

East Wall

(1) Repair and repoint the areas where deteriorated brickwork exists. Replacement of deteriorated brick shall be with a similar color and size brick. The mortar shall be compatible to the historic mortar. Pointing mortar shall not be used to fill voids left by missing portions of brick.

(2) Provide a weathertight solution for that portion of the east wall where the Fisher/Strand Theatre once stood. As mentioned previously in Chapter III, the brickwork here is very irregular and porous, and consists of inferior-quality brick. In order to preserve this historic fabric, some type of waterproofing is necessary. At the same time, the waterproofing must provide for the migration of moisture through the wall. Since the exterior face of the east wall is a significant part of the Wesleyan Chapel Block design, the A/E will be responsible for recommending a suitable treatment after close consultation with the National Park Service.

(3) Continue monitoring the crack and bow in the third-story wall at the south end for a one-year period. The park will continue to collect the data and this information will be forwarded to the A/E. From this information, the A/E can design a stabilization solution.

South Wall

(1) Repair the bows in the brickwork. These are found in the soldier brick courses over the transom windows at the second- and third-story levels. Since stabilization in situ is probably not an alternative, the remaining soldier courses should be numbered, removed, and reinstalled. Mechanical ties should be provided to properly anchor the soldier courses to the steel lintels. Additionally, if the south facade is retained in the current configuration, the bow in the pier west of the center of the building should be stabilized. This stabilization may be done in situ by drilling and grouting anchors into the brick substrate.

(2) Restore the stucco panels that are deteriorated. Investigate the remaining panels to ensure that they are in satisfactory condition. Where restuccoing is necessary, determine the adequacy of the brick substrate. If necessary, rehabilitate the brick substrate with an appropriate treatment.

West Wall

(1) Repair and repoint the areas where deteriorated brickwork exists. Replacement of brick shall be with a similar color and size brick. The mortar shall be compatible to the historic mortar. Pointing mortar shall not be used to fill voids left by missing portions of brick.

Columns

(1) Strengthen first-floor columns B3, E3, and F 3. Two alternatives for strengthening are welding plates onto the columns or reducing the unbraced length by adding bracing.

D. Floors

(1) Determine more accurately the live-load capabilities of the concrete slab at first-floor level (including the sidewalk area if it is to remain), as well as those of the second and third floors. There are two methods for doing this, analytically and by load-testing. The analytical method would require testing to determine the compressive strength of the concrete, and to verify the absence or presence of reinforcing. Load-testing will achieve more reliable results and is the recommended alternative for determining the live-load capacity. From these results, appropriate recommendations can then be made.

(2) Strengthen the steel beams that do not meet the live-load requirement. Testing of steel coupons (in accordance with ASTM A370) may be required to determine the actual yield strength of the steel beams. There are several alternatives that should be considered for strengthening the beams. One alternative would be to weld plates onto the beams to increase the section modulus. Another approach would be to reduce the span of the beams by installing columns. Careful layout of the floor plan might allow many of the new columns to be placed within the new walls. Locating the spaces that have lower live-load requirements (such as the second-floor auditorium) in areas that have lower live-load capacities will require less strengthening. If new columns are added, it is important that those column loads be carried to the foundation.

(3) Strengthen the inadequate connections. The connections can be strengthened by removing the existing fasteners and replacing them with higher-strength fasteners, or by increasing the number of fasteners.

E. Roof

(1) Provide bridging or solid blocking between the roof joists at all bearing and mid-span locations.

(2) Inspect the roof sheathing thoroughly, and replace any deteriorated boards. (See lateral-load diaphragm recommendation that follows.)

(3) The timber roof rafters are considered to be adequate, and no strengthening is required. The capacity of roof joist 2 (southernmost bay, east and west sides) is controlled by deflection; however, it has adequate strength for shear and bending. To avoid water ponding, proper roof drainage should be provided by means of adequate slope and installation of additional roof drains. If this is done, deflections greater than L/240 should not have an adverse effect on the building.

(4) Inspect the framing of the elevator penthouse. Repair and/or replace members that have been modified or are decayed. Upgrade inadequate members by adding new supplemental members.

F. Lateral Loads

(1) Install an adequate roof diaphragm. The UBC does not allow rotation of wood diaphragms to transfer shear to masonry walls. A concrete diaphragm--or possibly a multi-layered diaphragm--could be installed to provide for rotation. Another alternative would be to install a conventional plywood diaphragm; however, some means of transferring those shears to the next level below would have to be provided.

(2) Investigate the existence of diaphragm chord members at all levels and the connection of the second-floor, third-floor, and roof diaphragms to the shear walls. Where necessary, design and install elements that may be missing.

(3) Perform tests to determine the compressive strength of the mortar, and the ultimate strength of the brick assemblage. From this information the results of the gravity and wind-load and shear-wall analyses can be reevaluated.

VII. APPENDICES

APPENDIX A. FINISHES ANALYSIS

A. Methodology

A finishes investigation and analysis was conducted for the Village Hall in the spring of 1988 as part of the general investigation of the building. The primary purpose of the project was to provide additional information for the historic structure report concerning the evolution of the building and its component elements.

During the investigation, an X-acto knife was used to remove a total of 116 paint samples from the Village Hall. Of these samples, 13 came from exterior surfaces and 103 from interior surfaces.

The samples then were numbered according to the IROS system used by the Cultural Resources Center. The first part of a sample's IROS number was the four-letter Park code--in this case, "WORI." The second part of a sample's number was the park's number for the building: "03" for the Village Hall. The third part is a letter denoting the type of sample ("P" for paint). The last part is the sample's individual, sequential number. Thus, the 116 paint samples taken from the Village Hall were labeled WORI 03 P001 through P116.

The samples were then analyzed. Analysis included recording of paint layers using a Bausch & Lomb stereozoom microscope. Spot chemical testing of the samples using sodium sulfide (NaS) was negative, indicating that none of the paints used were lead-based.

B. Analytical Results

Information gained through the analysis of samples included the estimated year the sampled element was added to the building, the substrate of the sample, and the sample's stratigraphy. The samples and their data have been arranged according to the area or room from which they were taken. This order, and the page number on which particular samples are presented, are as follows:

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Exterior - Location of Samples (1)

Sample	Year	Location	Substrate
P033	1927	3rd floor, south wall, east bay, window trim	wood
P079a	c1965	1st floor, south wall, east bay, tongue & groove board	wood
P080	c1965	1st floor, south wall, east bay, east door jamb	wood
P081	1927	1st floor, south wall, central bay, east jamb of opening	wood
P082	1927	1st floor, south wall, central bay, arched wood door transom	wood
P083	1927	1st floor, south wall, central bay, transom trim	wood
P084	1927	1st floor, south wall, central bay, transom sign attachments	ceramic

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Exterior - Stratigraphy (1)

Layer	P033	P079a	P080	P081	P082	P083	P084
1 c 1927	white			white	white		white
2	grey (2)				cream	cream	grey
3				light grey	light grey(2)	light grey(2)	light grey(3)
4				white	white	white	white
5	light grey			light grey	light grey(2)	light grey(2)	light grey(4)
6							cream
7	white (2)			white	white	white	white
8 c 1965		dark grey		grey	grey	grey	light grey
9				light grey	light grey	light grey	light grey
10	grey	grey	grey	grey	grey	grey	light grey
11							light grey
12	light grey	light grey	light grey	white	white	white	light grey

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Exterior - Location of Samples (2)

Sample	Year	Location	Substrate
P085	1927	1st floor, south wall, west bay, east door jamb	wood
P086	1915?	1st, west wall, window trim	wood
P108	1915?	1st floor, north wall, west bay window trim	wood
P109	1927?	1st floor, north wall, west bay window sash	wood
P110	c1965	1st floor, north wall, central bay garage door frame	wood
P112	1915	2nd floor, north wall, west bay window sash	wood

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Exterior - Stratigraphy (2)

Layer	P085	P086	P108	P109	P110	P112
1 c 1915						dark grey
2 c 1927		white				cream gold*
3		light grey(2)	light grey(2)	light grey(2)		light grey
4				white		
5		grey		light gray		grey
6		cream		cream		cream
7 c 1965	white					
8	dark grey	light grey	dark grey		dark grey	grey
9						
10			grey	grey		light grey
11						lime* green
12	light grey	light grey	light grey	light grey	light grey	light grey

*possible chip from interior

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Stair Hall

Sample	Year	Location	Substrate
P001	?	Chair rail	wood
P002	1915	Top of newel post	wood
P003	1927	Matched board wainscott paneling	wood
P021	1915	East wall	plaster
P087	1927	West wall	textured plaster

Stratigraphy

Layer	P001	P002	P003	P021	P087
1 c 1915	varnish	varnish			
2 c 1927				gold	
3		light cream		light cream	cream
4	choc brown		choc(2) brown	choc brown	
5 c 1942	orange brown	orange brown	orange brown	orange brown	
6					
7			mint green	mint green	mint green
8 c 1965	apple green	apple green			grey
9	grey	grey	grey	grey	

10

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Village Offices
Location of Samples

Sample	Year	Location	Substrate
P043	1927	Molding, north side old partition wall under drop ceiling	wood
P044	1927	South side east/west partition wall, west end	textured plaster
P045	1927	First floor stairhall doorway, door trim	wood
P072	1927	West wall	textured plaster
P073	1915	Large north/south beam, north of central beam	steel
P074	1915	East wall above paneling	smooth plaster
P075	1915	South side east/west (old) partition wall, @ room center	plaster on lath

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Village Offices
Stratigraphy of Samples

Layer	P043	P044	P045	P072	P073	P074	P075
1 c 1915					black brown		
2 c 1927		gold		dull cream			dull cream
3	cream gold		cream		cream gold	white cream	
4	cream (2)		white				
5 c. 1942		white cream	light cream	light cream	white cream	off white	off white
6		cream		light cream	cream	cream	cream white
7		mint green		mint green	mint green	mint(2) green	mint green
8 c 1965	apple green		apple green				
9			light cream				
10			brown mauve				

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Fire Department & Treasurer's Office

Sample	Year	Location	Substrate
P012	1927	Treasurer's, east door trim	wood
P019	1915	West wall window frame	wood
P020	1915	Plastered brick pier	plaster
P076	1927	Treasurer's, west wall above paneling	textured plaster
P079	1927	Southeast corner door trim	wood

Stratigraphy

Layer	P012	P019	P020	P076	P079
1 c 1915					
2 c 1927		cream yellow	cream yellow	gold	
3	cream gold		light cream		light grey
4	choc brown	choc brown	choc brown	light cream(2)	
5 c 1942		cream white	white		white
6		choc brown			
7		off white			
8 c 1965		yellow	yellow		yellow
9		white	dark blue		white
10	brown mauve				

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Water Department & Garage

Sample	Year	Location	Substrate
P014	1927	Door below 4-foot mark of paint change	wood
P015	1927	Door above 4-foot mark of paint change	wood
P077	1915	East wall above radiator	smooth plaster
P078	1915	Plastered brick pier, northeast corner	smooth plaster

Stratigraphy

Layer	P014	P015	P077	P078
1 c 1915				white
2 c 1927	choc brown		gold	
3	cream white	light cream		
4	choc brown			white
5 c 1942	orange brown	white	off white	
6				
7				
8 c 1965				
9		white	cream white	
10				

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

First Floor - Toilet

Sample	Year	Location	Substrate
P013	1927	Door trim, south jamb	wood
P016	1927	Matched board paneling above four-foot mark of paint change	wood
P017	1927	Matched board paneling below four-foot mark of paint change	wood

Stratigraphy

Layer	P013	P016	P017
1 c 1915			
2 c 1927	cream yellow		
3	cream	cream gold	cream gold
4	choc brown	cream (2)	cream (2)
5 c 1942	orange brown	white	white
6			
7	choc brown	mint green	mint green
8 c 1965			
9	orange brown	white	grey
10			orange

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - East/West Hallway & Court Hallway

Sample	Year	Location	Substrate
P023	1927	East/west hall, north window trim	wood
P024	1915	East/west hall, east wall	smooth plaster
P089	1915	East/west hall, encased I-post	smooth plaster
P098	1927	East/west hall, north wall	textured plaster
P051	1927	Court hallway, wall above 4-foot 1-inch mark	textured plaster
P052	1927	Court hallway, wall below 4-foot 1-inch mark	textured plaster

Stratigraphy

Layer	P023	P024	P089	P098	P051	P052
1 c 1915			yellow gold			
c 1927			cream	gold	gold	gold
3	cream gold	cream gold	white	light cream		light cream
4	choc brown	white	choc brown	choc brown	white	choc brown
5 c 1942	orange brown	cream	orange brown	orange brown	cream	orange brown(2)
6		light cream			light cream	
7		mint green	mint green	mint green		
8 c 1965	apple green					
9						
10 c 1972						

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Investigator's Office and Police Locker Room

Sample	Year	Location	Substrate
P039	?	Investigator's, door trim	wood
P040	1915	Investigator's, window trim	wood
P062	1927	Investigator's, door trim (hall)	wood
P070	1972	Police Locker, east wall window trim	wood
P071	1927	Police Locker, door trim	wood
P088	1915	Police Locker, east wall below window behind paneling	smooth plaster

Stratigraphy

Layer	P039	P040	P062	P070	P071	P088
1 c 1915						
2 c 1927						gold
3		cream gold	cream gold		cream gold	cream gold
4	choc brown	choc brown	choc brown			choc* brown
5 c 1942	orange brown	orange brown	orange brown		orange brown(2)	orange brown
6	choc brown	choc brown				
7	mint(2) green	mint(2) green				mint green
8 c 1965			apple green		apple green	
9						
10	dark	dark		dark	dark	

*white primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Dispatcher Room
Location of Samples

Sample	Year	Location	Substrate
P004	?	South window trim	wood
P005	1915	East wall	smooth plaster
P006	1927	Wood transom at north (hall) end	wood
P029	?	Stair rail, top southeast stairs	wood
P090	1927	South wall below windows	textured plaster
P091	1915	South wall above windows	smooth plaster
P092	1915	Southeast corner pier	smooth plaster
P093	1927	West wall	textured plaster
P094	1927	West wall, wood trim	wood

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Dispatcher Room
Stratigraphy of Samples

Layer	P004	P005	P006	P029	P090	P091	P092	P093	P094
1 c 1915	varnish	yellow gold				yellow gold	yellow gold		
2 c 1927	white		varnish	varnish			cream	gold	
3	cream gold	light cream				white	white		
4	choc brown	choc brown		choc brown		cream (2)	cream	cream (2)	
5 c 1942	orange brown	orange brown			orange brown				
6									
7	mint green	mint(2) green			mint(2) green	mint(2) green	mint(2) green	mint (2) green	mint green
8 c 1965	apple green		apple green						apple green
9									
10									

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Records Office

Sample	Year	Location	Substrate
P007	1950s?	Partition door trim	wood
P008	?	South window trim, underside of rail	wood
P022	1927?	East jamb, particle board doorway	particle board
P095	1915	South wall above windows	smooth plaster
P096	1927	South wall pier	textured plaster
P097	?	South wall window trim	wood

Stratigraphy

Layer	P007	P008	P022	P095	P096	P097
1 c 1915		off white				
2 c 1927		cream yellow		gold	gold	cream white
3		cream	2	cream (2)	cream	cream gold
4					choc brown	cream white(2)
5 c 1942		orange brown			orange brown	orange brown
6		dark green			dark green	darak green
7	mint green	mint green	mint green	mint(2) green	mint(2) green	mint green
8 c 1965	apple green	apple green				apple green
9						

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Courtroom
Location of Samples

Sample	Year	Location	Substrate
P009	1927	West wall, south corner below windows	textured plaster
P010	1927?	West wall, east window trim (underside)	wood
P011	1927	North wall, door, bottom of west jamb	wood
P050	1927	Center door trim at base	wood
P099	1915	South wall above windows	smooth plaster
P100	?	South wall window trim	wood
P101	1927	South wall pier	textured plaster
P102	1927	North wall	textured plaster
P103	1927	North wall post casing	smooth plaster

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Courtroom
Stratigraphy of Samples

Layer	P009	P010	P011	P050	P099	P100	P101	P102	P103
1 c 1915	yellow gold								
2 c 1927	cream				gold	light cream	gold	gold	gold
3	white cream	cream gold	cream gold	cream gold	white	cream gold		dark brown	light cream
4	choc brown	choc brown	choc brown	choc* brown	cream (2)	choc* brown		choc* brown	
5 c 1942	orange brown	orange brown	orange brown	orange brown		orange brown		orange brown	
6							cream		cream
7	mint green				mint green		mint green	mint green	mint green
8 c 1965		apple green	apple green	apple green		apple green			
9									
10									

*light cream primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Judge's Chambers

Sample	Year	Location	Substrate
P046	1927?	West wall window frame	wood
P047	1927	Door trim, south wall	wood
P048	1915	West wall below window	smooth plaster
P049	1927	East (closet) wall	textured plaster

Stratigraphy

Layer	P046	P047	P048	P049
1 c 1915				
2 c 1927				gold
3	cream	cream gold	light cream	light cream
4	choc brown	choc brown	choc brown	choc* brown
5 c 1942	light brown	orange brown		orange brown
6	dark brown		light cream	
7	orange brown		orange brown	
8 c 1965				
9			blue green	blue green
10				

*light cream primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Booking Room and Jail Cells Room

Sample	Year	Location	Substrate
P053	1915	Booking Room - window trim	wood
P104	1915	Booking, west wall above paneling	smooth plaster
P105	1927	Booking, south wall	textured plaster
P054	1915	Jail Cells Room - window trim	wood
P055	1915	Jail Cells, west wall below windows	smooth plaster
P116	1927	Jail Cells, east wall by door	textured plaster

Stratigraphy

Layer	P053	P104	P105	P054	P055	P116
1 c 1915		yellow gold			yellow gold	
2 c 1927		cream white				gold
3	cream gold(2)	light cream	light cream	cream gold		light cream
4	choc* brown	cream	cream	choc* brown	choc brown	cream
5 c 1942	orange brown	off white	off white	orange brown	orange brown	[orange brown]
6			cream			
7						
8 c 1965				light grey	light grey	light grey
9		white	cream white	grey	grey	grey
10	brown mauve					

*light cream primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Main Hallway

Sample	Year	Location	Substrate
P025	1927	Door on north wall	wood
P028	1927	West wall, across from police locker room	textured plaster
P041	1927	North extension, east wall	plaster
P042	'27-'42	North extension, west wall	plaster
P056	1927	Door to courtroom, door trim	wood
P113	1927	West wall, north end	textured plaster

Stratigraphy

Layer	P025	P028	P041	P042	P056	P113
1 c 1915						
2 c 1927	cream yellow		cream yellow	cream gold*	cream gold	gold
3		light cream	light cream			
4	choc brown	choc brown	choc brown	choc* brown	choc brown	
5 c 1942	orange brown	orange brown	orange brown	orange brown	orange brown	cream (2)
6						
7		mint green	mint (2) green	mint green		mint green
8 c 1965	apple green				apple green	
9						

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Village Meeting Room
Location of Samples

Sample	Year	Location	Substrate
P057	?	West wall window trim	wood
P058	1915	North wall window trim	wood
P059	1927	East wall door trim	wood
P060	1927	East wall door trim, hall side	wood
P106	1927	East wall at open corner	textured plaster
P107	1927	East wall at open corner	textured plaster
P111	1915?	Northwest door, trim	wood

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Village Meeting Room
Stratigraphy of Samples

Layer	P057	P058	P059	P060	P106	P107	P111
1 c 1915		dull cream					
2 c 1927		white			gold	gold	
3		cream gold(2)	cream gold	cream gold	white		cream gold
4	cream white	choc brown	choc brown	choc brown	light cream		choc brown
5 c 1942	orange brown			orange brown	cream (2)	cream	
6					white		
7	mint green	mint green	mint green		mint green	mint green	mint green
8 c 1965	apple green	apple green	apple green	apple green			cream
9		light cream					
10 c 1972	dark brown	dark brown	dark brown				dark brown

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Police Chief's Office

Sample	Year	Location	Substrate
P027	1927	Door trim	wood
P037	1927	Window frame, north wall	wood
P038	1927	Door trim, south wall	wood
P061	1927	Door trim, hall side	wood
P114	1927	West wall above paneling below dropped ceiling	textured plaster
P115	1915	NE corner pier above paneling	smooth plaster

Stratigraphy

Layer	P027	P037	P038	P061	P114	P115
1 c 1915						yellow gold
2	varnish	white			gold	gold
3	cream gold(2)	cream gold(2)	cream gold	cream gold	light cream	light cream
4	choc brown	white cream	choc brown	choc brown	cream (2)	cream (2)
5 c 1942	orange brown	light cream	orange brown	orange brown	cream	
6		dark green	dark green		dark green	dark green
7		mint green	mint green		mint green	mint green
8 c 1965	apple green			apple green		
9					white	
10 c 1873	dark brown	dark brown	dark brown			

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Women's Bathroom

Sample	Year	Location	Substrate
P062a	1927	East wall above 4-foot 1-inch mark	textured plaster
P063	1927	Elevator window trim	wood
P064	1927	East wall below 4-foot 1-inch mark	textured plaster
P069	1927	Exterior door trim	wood

Stratigraphy

Layer	P062a	P063	P064	P069	P064a
1 c 1915					yellow gold
2 c 1927	gold				brown
3	cream gold	cream gold	cream gold	cream gold(2)	lt grey grey
4		choc brown	choc* brown	choc brown	choc* brown
5 c 1942	light cream	orange brown	orange brown	orange brown	orange brown
6					ch brwn or brwn
7	mint green		mint green		mint green
8 c 1965		apple green		apple green	
9			grey		grey
10 c 1972			light grey		light grey

* light cream primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Second Floor - Men's Bathroom

Sample	Year	Location	Substrate
P065	?	East wall above 4-foot 1-inch mark	plaster
P066	1927	West wall below 4-foot 1-inch mark	plaster
P067	1927	Elevator wall window trim	wood
P068	1927	Exterior door trim	wood

Stratigraphy

Layer	P065	P066	P067	P068
1 c 1915				
2 c 1927				
3	off white	cream gold	cream gold	cream gold
4		choc* brown	choc brown	choc brown
5 c 1942		orange brown	orange brown	orange brown
6	off white			
7	mint green	mint green		
8 c 1965		grey	apple green	apple green
9				
10 c 1972				

*light cream primer

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Third Floor

Sample	Year	Location	Substrate
P030	1915?	Southwest corner, window trim	wood
P032	1927	Exterior north elevator wall, window muntin	wood
P034	1915?	West wall, center pier, remnant of matched board partition	wood

Stratigraphy

Layer	P030	P032	P034
1 c 1915			
c 1927		varnish	
3		cream	
4		cream	
c 1942			
6			
7			
8 c 1965	light grey		cream white
9	light blue		
10 1972			

VILLAGE HALL
PAINT CHROMOCHRONOLOGY

Elevator

Sample	Year	Location	Substrate
P018	1927?	Interior, matched board panel	wood
P026	1927	Second floor, door trim main hall	wood
P031	1927	Third floor, south exterior wall	wood
P036	1927	Second floor, interior door trim	wood

Stratigraphy

Layer	P018	P026	P031	P036
1 c 1915				
2 c 1927			white	cream yellow
3		cream gold(2)		
4	cream	choc brown		
5 c 1942		orange brown		
6	grey			
7				yellow
8 c 1965		apple green		
9	grey			white
10 c 1972				

APPENDIX B. MORTAR ANALYSIS

Four samples of mortar were taken from the exterior walls of the Village Hall. Samples were removed from the following locations and were assigned IROS numbers WORI 03 M001-M004:

WORI 03 M001 — north wall, behind spall where steel column is visible, from pier/pilaster on (inside) east side of garage doorway opening

WORI 03 M002 — east wall "stucco" material on former party wall that has lath impressions

WORI 03 M003 — east wall, pointing mortar on former party wall, from hole where bricks have spalled in large patch of deterioration

WORI 03 M004 — face brick mortar from exposed east corner of south wall

The samples were analyzed for their gross physical characteristics (color, texture, hardness) and tested for reaction to a solution of 14% hydrochloric acid in water. The samples' fines and sands were then separated and weighed and their physical characteristics were noted. The relative percentages of sand, fines, and lime content were then calculated.

Samples M001, M002, and M003 appear to be of the same or similar mix. Their physical characteristics were consistent: the samples were all tan-colored; when separated, they had fines and sands of similar color and aggregate size; and they had comparable percentages of mortar mix, being on the "lean" side with a relatively low binder content. Sample M004 was much darker and grayer in color; it was slightly richer in binder content than the other three samples, but had similarly sized aggregate. Given that all of the samples probably date to 1915-1927, all four were probably a portland cement mix.

The calculations for mortar samples WORI 03 M001-M004 are as follows:

Sample #	% Sand	% Acid Soluble	% Fines	Sand Size
M001	73.5	22	4.58	1/8 m (1/16 - 1/4)
M002	75	21.1	3.90	same as #1

Sample #	% Sand	% Acid Soluble	% Fines	Sand Size
M003	71.5	21.9	6.60	same as #1
M004	75.5	17.1	7.40	app. 1/8 m

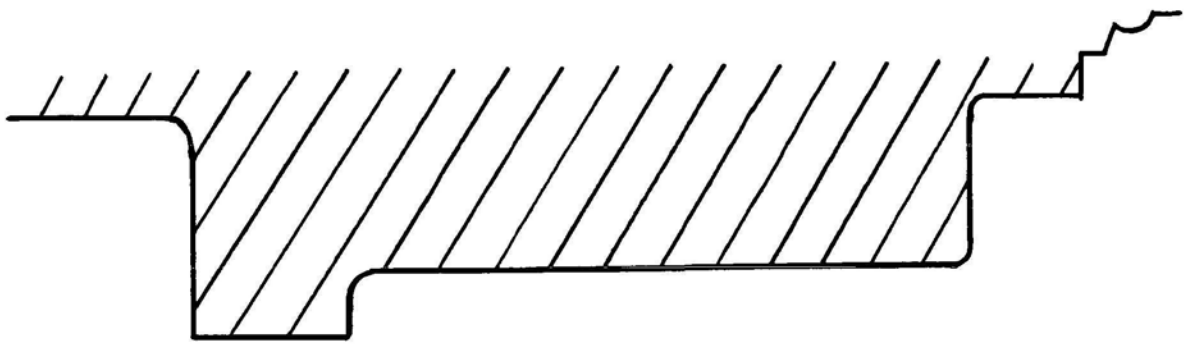
APPENDIX C. MOLDING ANALYSIS

Moldings used at the Village Hall tended to be very simple, as would be expected based on its history. Moldings that appear to date from 1915 are as follows:

- the plain flat board architraves of the north and west windows of Rooms 214 (Village Meeting Room) and 215 (Chief's Office); and

- the architrave of the doorway to Room 108 (Toilet), which features a narrow recessed overdoor panel formed primarily by the use of quarter-round moldings.

The most prevalent molding profile found at the Village Hall, however, was a two-plane molding installed around many doorways and windows during the 1927 conversion of the garage into municipal offices. This has been labeled the "Type-A" molding, and its profile is as follows:



APPENDIX D. LIGHTING FIXTURES

Five types of fluorescent lighting fixtures are found in use at the Village Hall. These are as follows:

Type	Description
FL-A	modern, four tubes, hung with chains
FL-B	ca. 1950's, rounded ends, two tubes, hung with rods
FL-C	"Art Deco" style, four tubes, hung with rods (see figure 45)
FL-D	modern, two tubes, hung with chains
FL-E	modern, one tube, hung with chains

APPENDIX E. RADIATORS

Nine types of steam-heat radiators are in use at the Village Hall. These are as follows:

Type	Description
A	70" long x 14" high x 13" deep
B	12" long x 36" high x 9" deep, flat top
C	54" long x 38" high x 9" deep, rounded top
D	20" long x 38" high x 9" deep, rounded top
E	107" long x 10" high x 3" deep, modern baseboard electric heat
F	102" long x 27" high x 3" deep, repeating panels of decorative cast grillwork
G	18" long x 36" high x 9" deep, rounded top
H	25" long x 38" high x 9" deep, rounded top
I	74" long x 38" high x 9" deep, rounded top

APPENDIX F. STRUCTURAL MOVEMENT MONITORING DATA

The walls of the Village Hall were monitored for structural movement for a 10-month period between April 1988 and January 1989. Substantial cracks in the masonry had prompted concern as to what, if any, movement is occurring in these walls. As of January 26, 1989, all movement appears to be either cyclic or fluctuating with the temperature.

The following pages are copies of the data sheets used to record information gathered from two "tell-tale" gauges and two dial gauges installed on the Village Hall. The locations of these gauges and the page references of their respective data sheets are as follows:

STRUCTURAL MOVEMENT

DIAL GAUGE LOG

Project: Old Village Hall Location: Int./3rd flr./E.wall/N.

Dial Gauge # 1

Date	Time	Temp	Reading	Comments
4/29/88	2:40 PM	47' F	0.500	Gauge setup on this date
5/19/88	2:10 PM	78' F	0.500	No apparent movement
6/18/88	2:50 PM	85' F	0.500	No apparent movement
7/21/88	1:45 PM	63' F	0.500	No apparent movement
8/19/88	3:05 PM	82' F	0.500	No apparent movement
9/23/88	2:50 PM	62' F	0.500	No apparent movement
10/21/88	2:10 PM	48' F	0.500	No apparent movement
11/21/88	4:05 PM	38' F	0.500	No apparent movement
12/23/88	3:40 PM	33' F	0.496	Outward deflection of .004"
1/25/89	3:00 PM	30' F	0.492	Outward deflection of .008"

STRUCTURAL MOVEMENT

DIAL GAUGE LOG

Project: Old Village Hall Location: Int./3rd flr./E.wall/S.

Dial Gauge # 2

Date	Time	Temp	Reading	Comments
4/29/88	2:40 PM	47' F	0.500"	Gauge set up on this date
5/19/88	2:10 PM	78' F	0.552"	Inward deflection of .052"
6/18/88	2:50 PM	85' F	0.573"	Inward deflection of .073"
7/21/88	1:45 PM	63' F	0.533"	Inward deflection of .033"
8/19/88	3:05 PM	82' F	0.565"	Inward deflection of .065"
9/23/88	2:50 PM	62' F	0.530"	Inward deflection of .030"
10/21/88	2:10 PM	48' F	0.500"	Returned to setup point
11/18/88	4:05 PM	38' F	0.501"	Inward deflection of .001"
12/23/88	3:40 PM	33' F	0.504"	Inward deflection of .004"
1/25/89	3:00 PM	30' F	0.473"	Outward deflection of .027"

Gauge #1

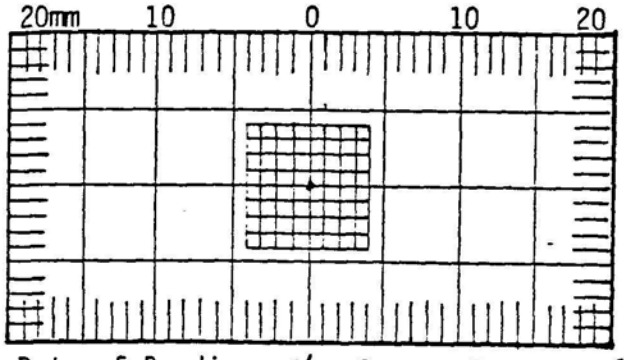
156

AVONGARD CALIBRATED CRACK MONITOR CRACK PROGRESS SHEET

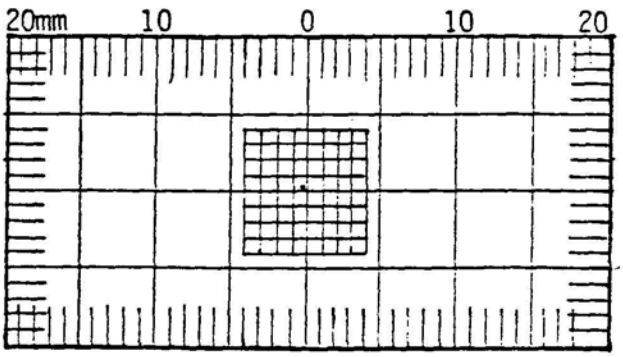
Project: Village Hall

Location of Monitor: Inter., E. Wall, 3rd Flr.

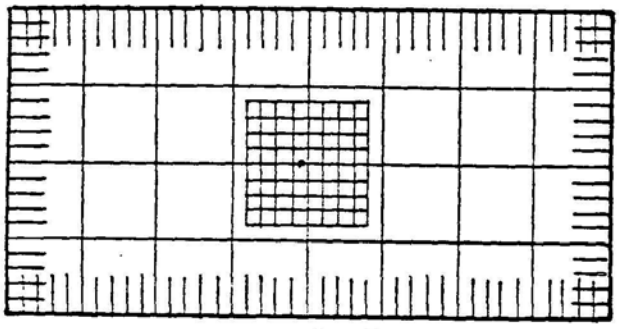
Indicate on the diagrams below the "Monitor" movement at each reading:



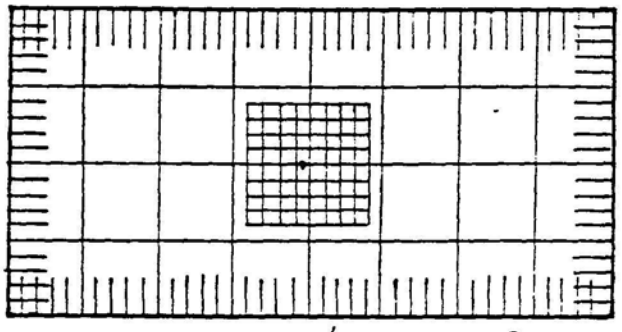
Date of Reading: 3/18 @ 4:00 PM - 41°F



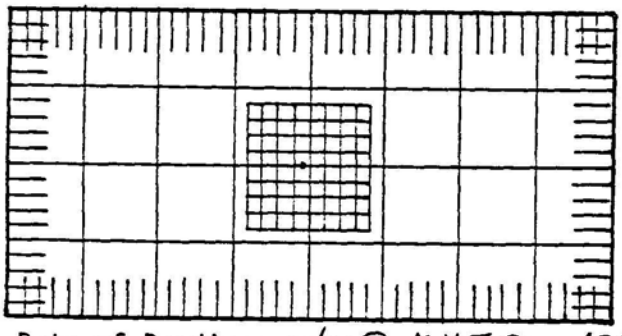
Date of Reading: 4/18 @ 4:30 - 47°F



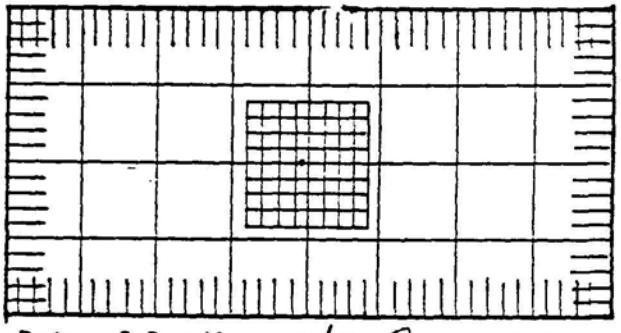
Date of Reading: 5/19 @ 2:10 PM - 78°F



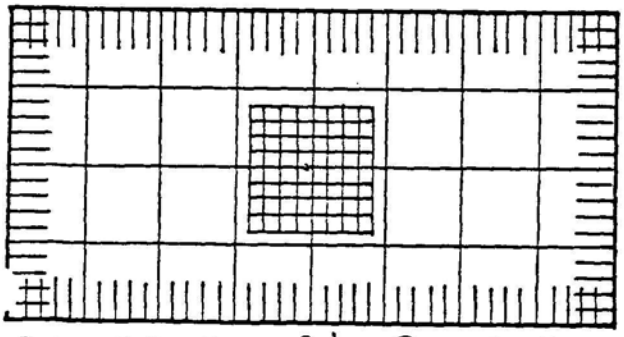
Date of Reading: 6/18 @ 2:50 PM - 85°F



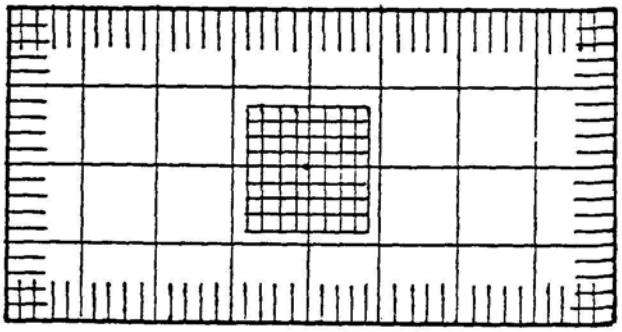
Date of Reading: 7/21 @ 1:45 PM - 63°F



Date of Reading: 8/19 @ 3:05 PM - 82°F



Date of Reading: 9/23 @ 2:50 PM - 62°F



Date of Reading: 10/21 @ 2:10 - 48°F

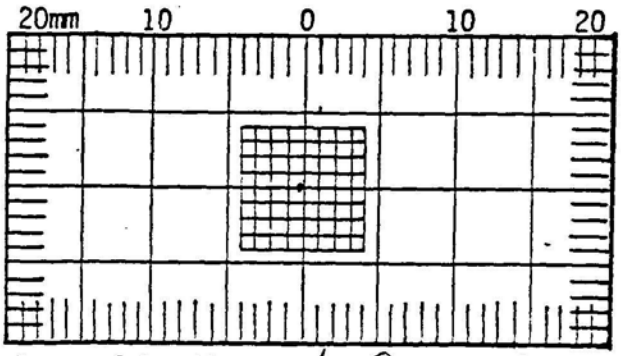
Gauge #1

AVONGARD CALIBRATED CRACK MONITOR CRACK PROGRESS SHEET

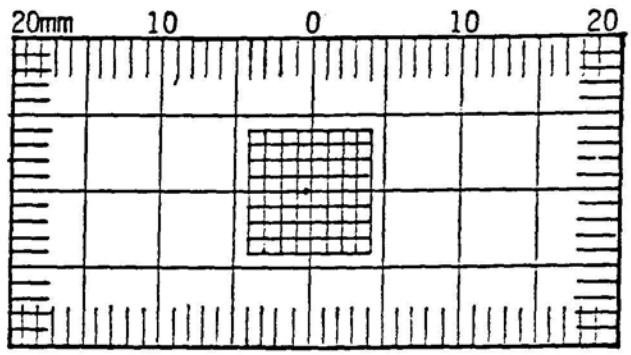
Project: Village Hall

Location of Monitor: Inter., E Wall, 3rd Flr.

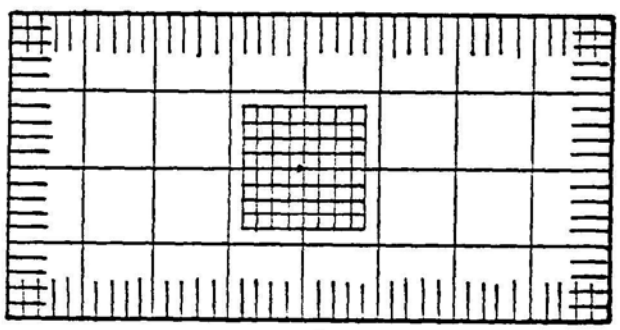
Indicate on the diagrams below the "Monitor" movement at each reading:



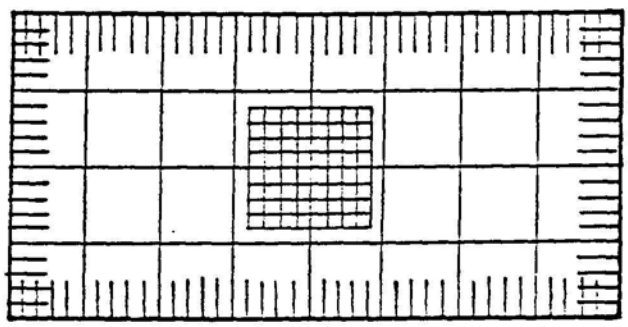
Date of Reading: 11/18 @ 4:25 PM - 38°F



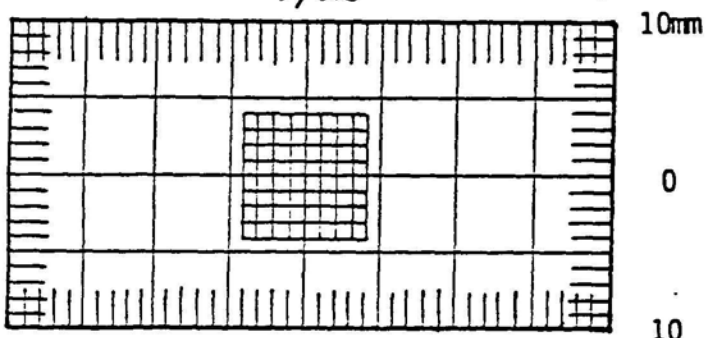
Date of Reading: 12/23 @ 3:40 PM - 33°F



Date of Reading: 1/25 @ 3:00 PM - 30°F



Date of Reading:



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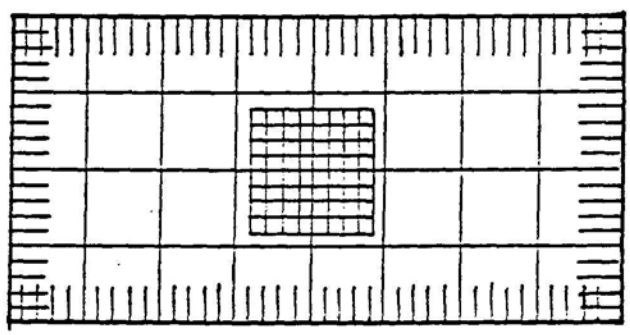

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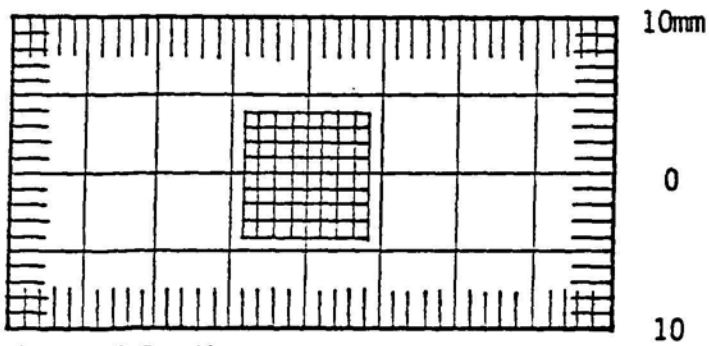
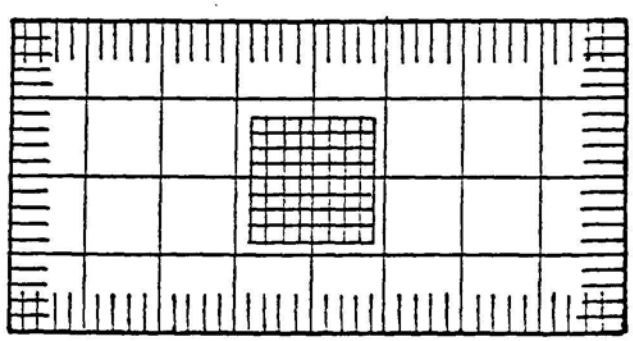


Date of Reading:



Date of Reading:

Gauge #2

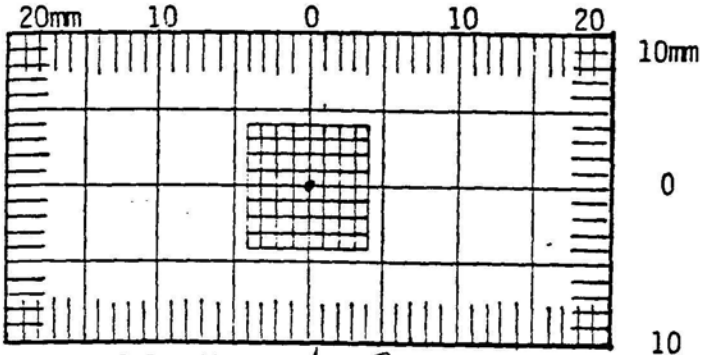
Avongard

AVONGARD CALIBRATED CRACK MONITOR CRACK PROGRESS SHEET

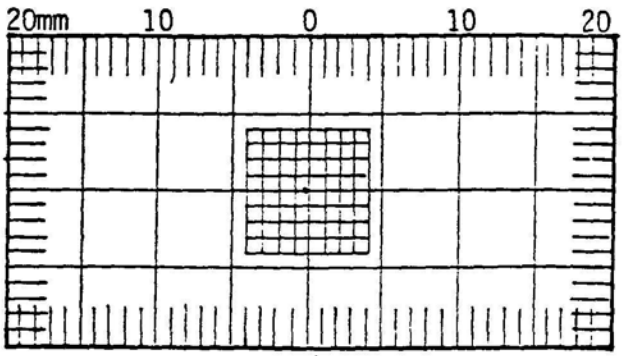
Project: Village Hall

Location of Monitor: Exter., N. Wall, 2nd Flr., N E Corner

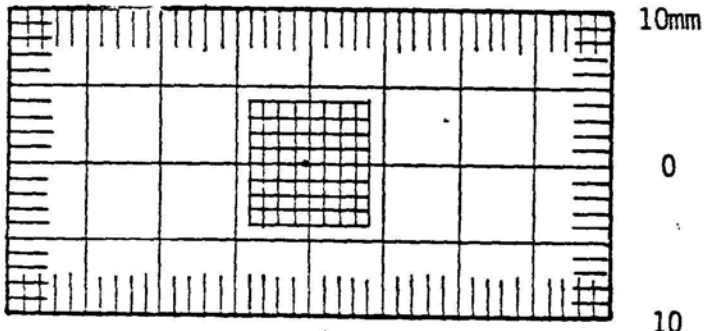
Indicate on the diagrams below the "Monitor" movement at each reading:



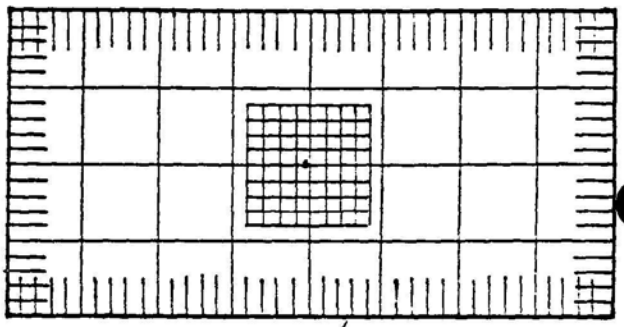
Date of Reading: 3/18 @ 4:00 PM - 41°F



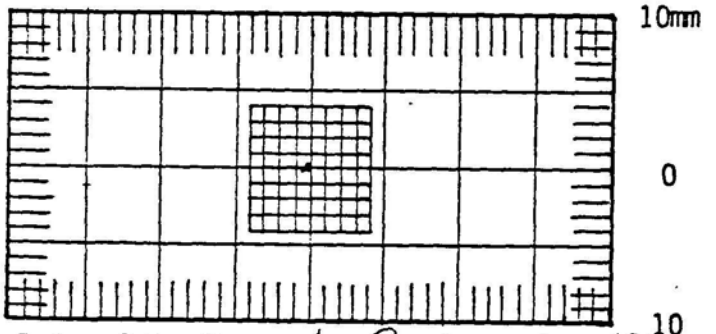
Date of Reading: 4/18 @ 4:30 - 47°F



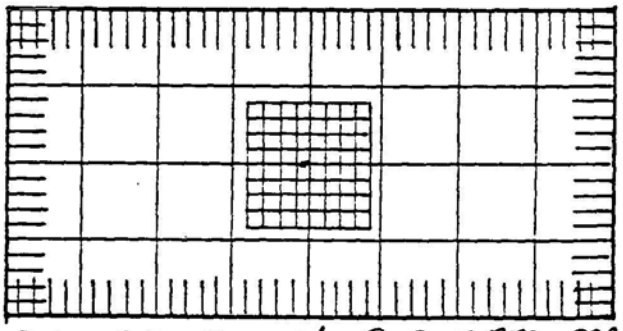
Date of Reading: 5/19 @ 2:10 PM - 78°F



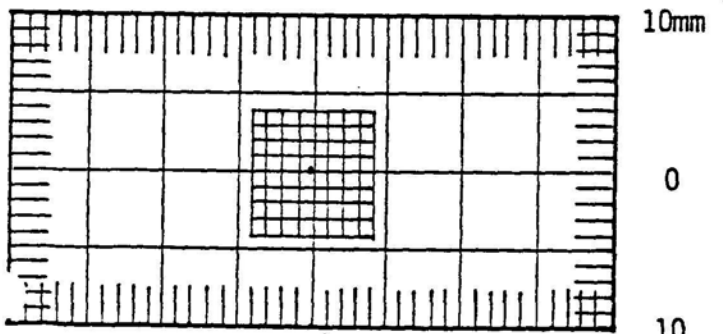
Date of Reading: 6/18 @ 2:50 PM - 85°F



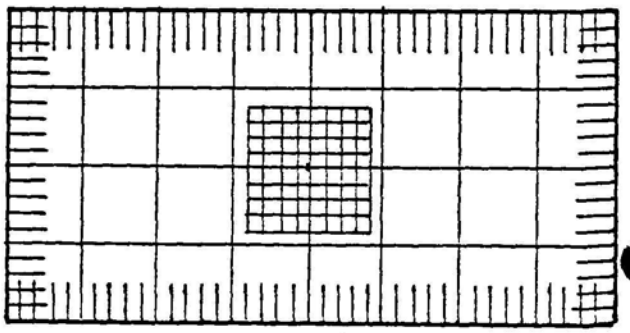
Date of Reading: 7/21 @ 1:45 PM - 63°F



Date of Reading: 8/19 @ 3:05 PM - 82°F



Date of Reading: 9/23 @ 2:50 PM - 62°F



Date of Reading: 10/21 @ 2:10 PM - 48°F

Orange Tag

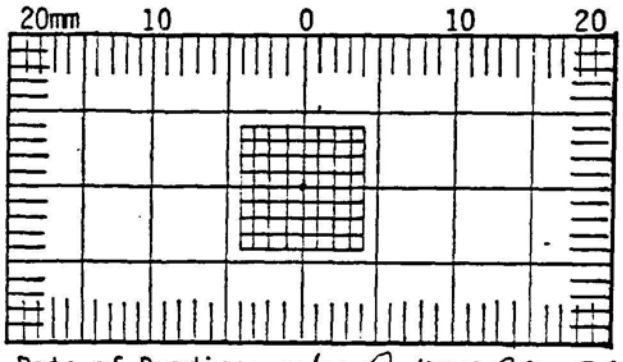
Avongard

AVONGARD CALIBRATED CRACK MONITOR CRACK PROGRESS SHEET

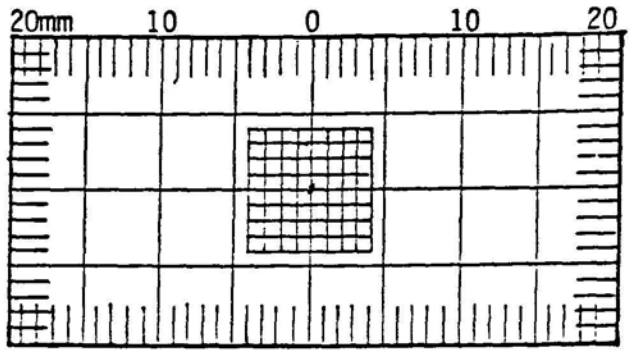
Project: Village Hall

Location of Monitor: Exter., N. Wall, 2nd Flr., N.E. Corner

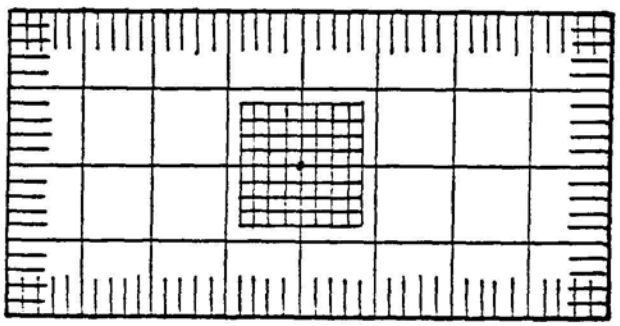
Indicate on the diagrams below the "Monitor" movement at each reading:



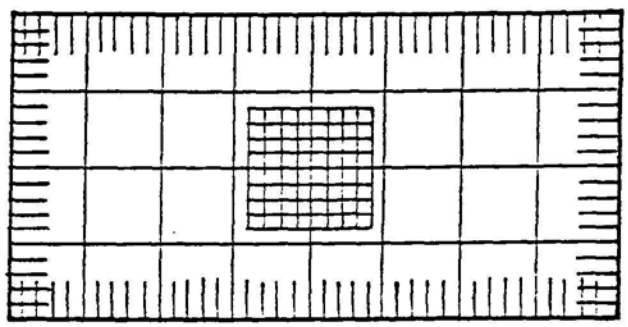
Date of Reading: 11/18 @ 4:05 PM - 38°F



Date of Reading: 12/23 @ 3:40 PM - 33



Date of Reading: 1/25 @ 3:00 PM - 30°F



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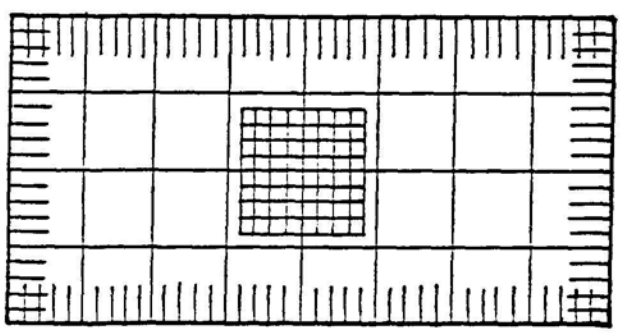

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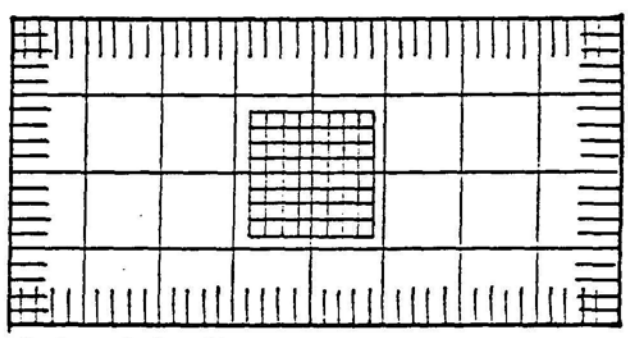

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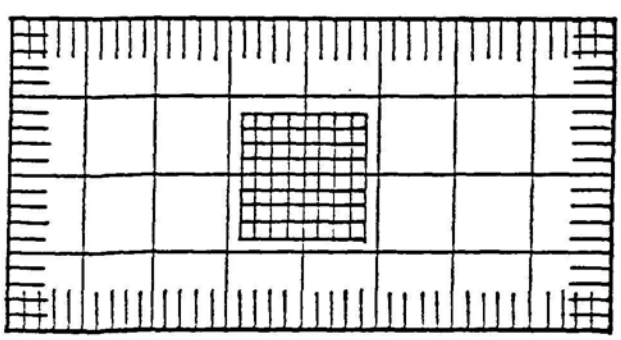

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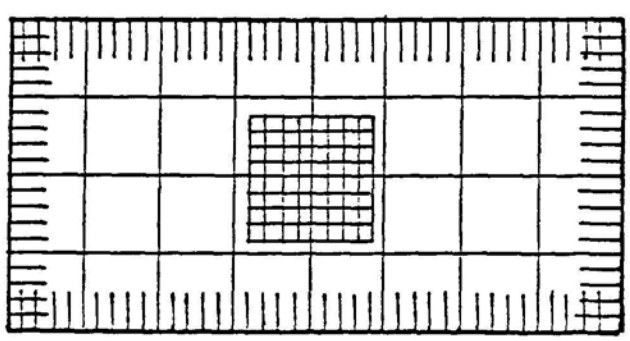

Date of Reading:

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IX. ADDENDUM: STRUCTURAL INFORMATION

By Terry Wong

Denver Service Center
National Park Service

August 1990

Subsequent to the preparation of the structural section of this report, a private architectural/engineering firm was contracted to develop construction documents for the rehabilitation of the Wesleyan Chapel block, including the Village Hall. As part of this effort, destructive investigation was performed at the Village Hall to determine the condition of the structural steel frame. This investigation revealed some structural arrangements that vary from those shown in Chapter V, "DESCRIPTION AND CONDITIONS."

Specifically, it was found that at the north wall, steel columns exist only at the first story. Steel framing over the windows at the second and third stories are loose lintels. At the east and west walls, columns exist at the first and second stories only. Roof beams at these walls frame into a steel angle that then bears on the brick pilasters. Further, at the south wall, steel columns exist only at the second and third stories. Steel framing