Klepper, Hahn & Hyatt
STRUCTURAL ENGINEERING · LANDSCAPE ARCHITECTURE · BUILDING ENVELOPE SYSTEMS

STRUCTURAL CONDITION REVIEW REPORT

FOR: Mr. Ron Clapp

DATE: 28 December 2022

AUTHOR: James A. D'Aloisio, P.E., LEED AP

PROPERTY: Carleton Villa, Carleton Island, Cape Vincent, NY

OWNER: Carleton Villa LLC, 711 N. Broadway, Latana, FL 33462

KHH NO: 122087

SCOPE: This Structural Condition Review Report includes relevant background information about the property, documented observations made by the author during a site visit, conclusions about the structural significance of conditions observed, opinions about the stability of the structure, and recommendations to address the conditions identified. Photographs of representative conditions are included.

TABLE OF CONTENTS

5710 Commons Park Drive
East Syracuse, New York 13057-9581
Voice: 315.446.9201
Fax: 315.446.9205
mailbox@khhpc.com
www.khhpc.com

1. EXECUTIVE SUMMARY

A large unoccupied and abandoned residential building has experienced severe long-term deterioration, primarily due to weather exposure. The masonry of the lower portion is salvageable but would require extensive rehabilitation. Little or none of the wood-framed roof, floors, and walls could likely be cost-effectively salvaged.

2. BACKGROUND INFORMATION

2.1 General

2.1.1 Carleton Villa, a.k.a. Carleton Island Villa, formerly known as Wyckoff Villa, was built around 1894-1895. It has been unoccupied and abandoned for nearly a century.

2.2 Purpose and Scope

2.2.1 The purpose of this structural condition review was to perform a visual review of the building's structural elements in order to develop a professional opinion about its structural condition. From this review report, the Owner can then develop a plan to stabilize, protect, and rehabilitate the structure so that it can be renovated and repurposed for commercial and/or residential purposes.

2.2.2 The scope of this review included a partial-day site reconnaissance visit by myself, where I visually observed the structure from all reasonable vantages and took digital photographs of representative and significant conditions.

2.2.3 This Structural Condition Review Report includes documented observations made by myself during my site reconnaissance visit, conclusions about the structural significance of the conditions observed, and recommendations to address these conditions. Photographs of representative conditions are included.

2.3 Limitations to Our Review

2.3.1 The site visit was not an exhaustive review of each structural element, wall, floor, ceiling, post, or other elements. As is the case with most buildings, much of the structural elements were concealed by finishes or other obstructions.

2.3.2 No physical material testing, intrusive or destructive investigations, review of existing drawings, or any mathematical analyses were performed as a part of this review.

2.3.3 Klepper, Hahn & Hyatt has no control over the adequacy of the structural design or the quality of construction of existing structures. In addition, some existing buildings and other structures have undetected and unaddressed structural weaknesses or limitations caused by modifications, damage, deterioration, the addition of loads which are in excess of their capacities, or hidden defects that may compromise their function. While Klepper, Hahn & Hyatt has strived to perform a reasonable and diligent review of the existing structure as appropriate for the scope of our work, we necessarily need to make judgements and conclusions in order to perform our work. As such, Klepper, Hahn & Hyatt can make no warranty nor guarantee, neither express nor implied, of the future performance of the structure or its components. Finally, as the building is subject

to ongoing exposure to the elements, it is inevitable that the building structure will continue to deteriorate if not protected and repaired, leading to the eventuality of partial or complete collapse.

2.3.4 All professional opinions expressed in this report are based solely upon the information conveyed or referred to in this report. The professional opinions presented herein are valid to a reasonable degree of engineering certainty.

2.3.5 We performed no services related to the presence of any hazardous or toxic materials. These materials include, but are not limited to, asbestos, lead, mold, combustible gases or materials, PCBs, radioactive materials, or toxic or hazardous waste.

2.3.6 We are performing these services solely for the benefit of Carleton Villa, LLC. No other party or entity shall have any claim against us because of the information in our report or the performance or nonperformance of our services.

2.4 Site Examination

2.4.1 Date: Wednesday 23 November 2022

2.4.2 Weather: Partly cloudy, temperatures in the 40's° F

2.4.3 Extent of Observations: I observed the property from the following vantages:

2.4.3.1 From the exterior at grade

2.4.3.2 From the basement, first floor, second floor, and third floor of the portion of the still-intact portions of the structure

2.4.4 Due to the fragile condition of the structure, I was not able to traverse across the entirety of the floors. I was not able to access the fourth floor or the upper floors of the northeast portion of the structure.

2.5 Description of Structure

2.5.1 The building was a three-story structure with a full basement. A portion of the northeast area of the building had apparently collapsed or been demolished, including what had apparently been a tower at the east corner. See Photos 001 through 006.

2.5.2 The roof planes were steeply sloping, wood framed, and had been covered with shingles.

2.5.3 The basement walls were mortared fieldstone. The interior bearing walls were a combination of mortared stone and mortared brick, with brick masonry arches over wall openings. The upper-level interior and exterior walls were wood-framed.

2.5.4 The floors were wood framed with the exception of the spanning exterior stone floor at the southeast entry. The stone floor was supported with steel bulb tee beams.

2.5.5 At the main southwest portico, the exterior wall consisted of an architectural cut stone masonry façade that extended up to the second floor. An exterior porch wrapped around the southwest face and partially along the southeast face, with stone masonry piers along the perimeter of the porch supporting the structure above the porch. A stone portico extended up to the second floor at the southeast entry as well. Stone masonry continued around much of the base of the building up to the first floor. The portion of the northwest chimney that had originally been exterior surfaces (the adjacent structure had collapsed away, leaving most of the chimney surfaces exterior) was encased in stone masonry as well.

2.5.6 During my visit, the building was vacant and surrounded by a locked fence.

3. OBSERVATIONS

3.1 Exterior of the Main Erect Structure

3.1.1 Roof - See Photos 007, 008, 009, 010, 012, and 016

3.1.1.1 All of the roof surfaces were severely deteriorated, with widespread areas of missing roof shingles or wood roof shakes.

3.1.1.2 Most of the surfaces of the roof shingles or shakes that remained were covered with a heavy layer of green organic growth.

3.1.1.3 I sighted along the intact lines of roof ridges and eaves, and roof planes. Damaged and dislocated trim pieces and roof eave elements occluded some of the sight lines.

3.1.1.4 There were no tarps or other types of temporary protection in place.

3.1.2 Wood-Clad Walls – See Photos 007 through 016.

3.1.2.1 None of the door and window openings had any fenestration or any other type of material in place to cover the openings.

3.1.2.2 All of the exterior wood shake siding and the exterior wood trim were severely weathered and deteriorated.

3.1.2.3 Some local areas of the walls were missing. A large area of the northeast-facing wall from the main stairs to the northwest, adjacent to the collapsed area at the northeast end of the building site was missing – some or all of this wall area had formerly been an interior wall. See Photos 015 and 016.

3.1.2.4 A large dead evergreen tree was leaning against the northwest end of the southwest face of the building. See Photos 001, 002, 003, 011, and 017.

3.1.3 Stone Masonry at Southwest Porch and Portico – See Photos 018 through 024

3.1.3.1 The cut stone masonry elements and rough-surface ashlar stone masonry walls that extend up to the third floor were in fair condition. Overall, the stone elements

were intact and in place. Most of the mortar joints were deteriorated, cracked, or missing, and there were some stone pieces that were cracked or had portions that were missing. Elements (description and condition) included:

3.1.3.1.1 Four ornamental cut stone corbels at the third floor – good condition. See Photo 018.

3.1.3.1.2 Lintel stones over the three second-floor window openings – good condition. See Photo 018.

3.1.3.1.3 Second-floor stone wall and stone sills for the three window openings – good condition. See Photos 018 and 019.

3.1.3.1.4 Projecting cut stone central element at the second-floor elevation – a large section was missing from the central stone element and an exterior corner of the horizontal stone element to the northwest, with a rusted iron anchor bar visible. See Photos 018 and 019.

3.1.3.1.5 Two Corinthian-order stone columns adjacent to portico – good condition. See Photos 018, 020, 022, 023, and 025.

3.1.3.1.6 Cut stone pointed arch between columns, with rough-faced stone masonry wall above – fair to good condition with some pieces cracked and extensive dark staining. See Photos 018 through 021.

3.1.3.1.7 Cut stone piers behind columns – fair to good condition with a few stones cracked. See Photos 023 and 024.

3.1.3.2 The wood ceiling of the first-floor porch, which likely provides lateral bracing to the two-story stone wall, was in poor condition. See Photos 020 and 021.

3.1.4 Stone Masonry Exterior Entry Elements at Southwest Porch

3.1.4.1 The top of the stone masonry basement wall in the area of the southwest porch as well as the adjacent stone staircase with side cheek walls that lead from grade up to the first floor porch, were in poor condition with extensive dislocation of the stone elements and broken stone pieces. See Photos 025 through 032.

3.1.4.2 The main exterior stone slab adjacent to the building wall was supported by wood members, some of which were deteriorated. See Photos 025, 026, 027, 029, and 030.

3.1.4.3 The stones that form the northwest cheek wall at the northwest side staircase were uneven and unmortared. See Photos 025, 026, and 032.

3.1.4.4 The northwest side staircase and cheek wall were in fair condition. See Photo 027.

3.1.4.5 I was able to look down into the void space under the central exterior stone slab as well as the northwest exterior stone slab, through large gaps along the southwest edges of the stones. The spaces had minimal debris and the perimeters were mortared stone basement walls in fair condition: There were broken and open mortar joints and the stone surfaces were discolored with green organic growth, but the pieces were mainly intact and fairly planar and plumb. See Photo 033.

3.1.5 Stone Masonry at Southeast Porch and Portico – See Photos 034, 035, and 036.

3.1.5.1 The cut stone pointed arch, ornamental keystone, and rough-faced stone masonry walls above and at both ends that extended up to the second floor level were all in fair to good condition. See Photo 034.

3.1.5.2 The exterior stone floor slab under the second floor overhang and the stone steps that lead from this floor slab up to the door were in fair to good condition. See Photo 035.

3.1.5.3 The exterior stone steps leading down to grade were in fair condition, with most of the stones out of alignment. See Photos 034 and 036.

3.1.6 The articulated bullnose stone supporting the turret adjacent to the southeast portico had broken and missing elements at the northwest end. Also, some of the rough-finished wall stones below the turret were damaged or missing, and some of the stonework was supported by mortared clay brick. See Photos 037 and 038.

3.1.7 The articulated bullnose stones supporting turrets at the west and south corners of the building at the second-floor level were in good condition. See Photos 001, 003, 004, and 039.

3.1.8 The rough-finished stone piers supporting the bullnose stones under the west and south turrets as well as the two piers along the southeast face of the building, which all extend up to the second-floor level, were in good condition. See Photo 004 and 039.

3.1.9 The rough-faced stone masonry piers and lintel stone below the second floor, above the bay window on the northwest face of the building, are in fair to poor condition:

3.1.9.1 The stone sill had fallen off the building. See Photo 040.

3.1.9.2 The vertical steel angle posts that had been built into the window mullions were rusting and created undistributed point loads on the stone sills. This may have created some degree of settlement of the lintel at the second-floor level. See Photos 040 and 041.

3.1.10 The perimeter rough-finished stone masonry walls surrounding the building and extending up to the first floor or first floor porch elevatio varied in condition from fair to good, to poor. Several areas had local collapsed conditions, especially along the northwest building face. See Photos 042 through 045.

3.1.11 The mortar joints between the stones were generally in poor condition with most of the mortar joints cracked, broken, deteriorated, loose, or missing. Various colors, strengths, and compositions of the existing mortar were present. In some areas, I was able to remove a section of mortar and found that there was sand, or disintegrated mortar, behind the intact mortar. See Photos 046 through 056.

3.2 **Northeast Building Area**

3.2.1 East Portion of Building Footprint – See Photos 057 through 060

3.2.1.1 A roughly square base of loose ashlar stone walls that extend up from grade less than one story with building debris piled along the northwest and southwest sides, were all that remain of the structure in this location. See Photos 057 and 058.

3.2.1.2 An arch of cut stone on the northeast face of the stone wall was intact but the support walls on both ends of the arch were severely compromised, especially the northwest end. See Photos 059 and 060.

3.2.2 North Portion of Building Footprint – See Photos 061 through 074

3.2.2.1 A small-footprint three-story section of the building with a hip roof that was detached from the rest of the intact building was severely deteriorated. See Photos 061 through 068.

3.2.2.2 Several areas of the exterior walls were tilted or bulging. See Photos 061 through 064.

3.2.2.3 The southeast and southwest faces, which had apparently been connected to sections of the building that had collapsed, were open to the elements. See Photos 061 and 062.

3.2.2.4 The east corner saged considerably, and there was a remnant of the base of a concrete column at the first-floor level. See Photos 064, 066, 067, and 068.

3.2.2.5 The face of the stone foundation wall along the northeast face was severely deteriorated. See Photos 063, 064, 066, 067, and 068.

3.2.2.6 I entered the basement through a doorway in the northeast face. The mortared fieldstone basement walls were reasonably intact, but the first floor framing was missing. See Photos 068 through 072.

3.2.2.7 I entered a turret area at the southeast corner of the structure and descended the spiral staircase. The stairs and mortared stone walls were in fair condition but blocked by debris near grade level. See Photos 073 and 074.

3.2.3 Central Portion

3.2.3.1 The building structure in this area had collapsed. See Photos 075 and 076.

3.2.3.2 A masonry chimney that extended up above the third-floor roof elevation was intact and fairly plumb. Much of the rough-finished exterior stone on the southeast face was distorted with wide, open mortar joints. Below the stone on this side was brick with several of the faces exfoliated. See Potos 077 through 081.

3.3 **Main Roof**

3.3.1 I looked up from the third floor to observe the roof. Every area of roof that I was able to observe had severe deterioration and openings through which daylight passed. See Photos 082 through 084.

3.4 Interior Floors

3.4.1 Fourth Floor

3.4.1.1 I did not access the fourth floor due to the severe deterioration of the stairs leading from the third to the fourth floor. See Photo 085.

3.4.1.2 From the third floor, I could see that very little was left of the fourth floor. See Photo 086.

3.4.1.3 Several areas of the third floor had what looked to be sections of the fourth-floor structure lying on it as if it had collapsed down onto the third floor. See Photos 087, 088, and 089.

3.4.2 Third Floor

3.4.2.1 I was only able to access a small portion of the third floor due to the severe deterioration of the floor. Access did not include anywhere near the perimeter, and I was not able to observe the condition of the fireplaces.

3.4.2.2 Much of the third-floor ceiling was severely deteriorated. See Photos 086, 089, and 090.

3.4.2.3 Many of the interior walls were severely deteriorated. See Photos 089 and 090.

3.4.2.4 Much of the third floor had areas of holes, sags, or apparent deterioration. See Photos 091 and 092.

3.4.2.5 The main staircase between levels 2 and 3 was extremely unlevel and severely deteriorated. See Photos 093, 094, and 095.

3.4.3 Second Floor

3.4.3.1 Much of the third-floor ceiling, as well as the perimeter beams around the central open area, were severely deteriorated. See Photos 096 and 097.

3.4.3.2 Several of the exterior wall areas were severely deteriorated. The northwest portion of the southwest wall had diagonal cracks in the plaster finish. See Photos 098 through 102.

3.4.3.3 Several of the interior walls were severely deteriorated. See Photos 103.

3.4.3.4 The central brick fireplace had severe deterioration of the brick face. The steel lintel over the fireplace opening was apparently a single flat steel plate, which was still in place. See Photos 104 and 105.

3.4.3.5 Much of the second floor had areas of holes, sags, or apparent deterioration. See Photos 106 through 114.

3.4.3.6 The secondary staircase between floors 1 and 2 was extremely deteriorated. See Photo 115.

3.4.3.7 The main staircase between levels 1 and 2 was somewhat unlevel and deteriorated. See Photos 116 and 117.

3.4.4 First Floor

3.4.4.1 Several areas of the first-floor ceiling were deteriorated. See Photos 118 and 119.

3.4.4.2 Some of the wood-framed headers over interior doorways were unsheathed and exhibited sagging. See Photos 120 and 121.

3.4.4.3 The brick fireplaces had severe deterioration of the brick face. The steel lintels over the fireplace openings were apparently single flat steel plates, which were still in place. See Photos 122 through 126.

3.4.4.4 Much of the first floor had areas of holes, sags, or apparent deterioration. See Photos 127 through 134.

3.4.4.5 A section of the first floor exterior porch at the south corner of the building was missing. See Photos 135 through 138.

3.4.4.5.1 The adjacent stone masonry basement walls had pockets where the timber beams used to bear. See Photos 135 and 136.

3.4.4.5.2 A wood beam at the northwest edge of the missing floor was supported by two wood posts. See Photo 138.

3.4.4.6 A broken wood beam near the basement staircase was sagging downward severely. A steel screwjack post was in place near the center of the beam span. See Photo 139.

3.4.4.7 A steel beam supporting the stone floor slab at the southeast entry had one end dropped several inches and was no longer in contact with the stone slab. See Photo 140.

3.4.4.8 Timber beams that support the first floor porch along the southwest side of the building were reinforced with steel rods in a king-post-style. The wood was somewhat deteriorated and the steel was rusted. See Photos 141 and 142.

3.5 **Basement**

3.5.1 The masonry basement walls, visible from the basement, were in fair condition. The exterior walls and most of the interior walls were mortared fieldstone, with some of the interior walls mortared brick. The wall surfaces exhibited no significant tilting or bowing, and with limited exception, the stones in the wall were intact. Most of the mortar joints were cracked, deteriorated, or missing. See Photos 135, 136, 137, 141, and 143.

3.5.1.1 Some of the brick walls exhibited surface exfoliation. See Photo 144.

3.5.2 The brick arches in the interior masonry walls that extend over doorways and passageways were all in fair to good condition, with some missing or broken bricks and deteriorated mortar joints. See Photos 145 through 151.

3.5.3 The lintels in the perimeter basement walls over the high window openings consisted of wood planks with masonry atop. Most of the lintels were sagging. See Photos 152, 153, and 154.

3.5.4 A stone lintel in a curved portion of the exterior southeast wall had a failing end bearing condition. The ornamental railing in the opening was taking on load and had deformed. See Photo 155.

3.5.5 The wood-framed basement stairs up to the first floor were navigable. They had been recently reinforced. See Photo 156.

3.5.6 During my visit, the basement floor was dry.

4. CONCLUSIONS

4.1 Structural Stability and Future Deterioration

4.1.1 The advanced level of deterioration that the building has experienced and is currently experiencing means that there is a distinct possibility that additional sections of the building will become unstable in the near future. Particularly vulnerable areas include:

4.1.1.1 The three-story section of building at the north corner

4.1.1.2 The freestanding masonry chimney at the northeast end of the northwest edge of the building

4.1.1.3 The roof of the main building

4.1.2 The stone masonry basement walls adjacent to the south corner, where the first-floor patio framing is gone, are unbraced at the top and subject to lateral load from the exterior grade. In addition, they have lost much of the structural ability to resist lateral load, due to the deterioration of the walls' mortar joints. However, during my visit, the walls were not exhibiting any indication of incipient failure, such as tilting, bowing, or deterioration of any areas of the walls.

4.1.3 The open mortar joints in the stone masonry walls make them subject to water intrusion, which will accelerate their deterioration over time. In addition, the open joints make the walls vulnerable to ice storm damage, when water enters the wall and is then subject to sudden freezing temperatures. This can cause dramatic movement of stones and can cause them to push out of a wall or pier, which can result in the overall instability of the masonry system.

4.1.4 The risk of destabilization from any of the above conditions becomes more acute during extreme weather events, especially wind and snow. The structure is also extremely vulnerable to collapse during even minor seismic events.

4.1.5 Left unprotected and unmitigated, the condition of all of the building elements will worsen over time.

4.2 Condition of Wood-Framed Elements

4.2.1 All of the wood roof framing, floor framing, and wall framing are moderately to severely deteriorated. Although a portion of the wood members might be able to be salvaged and reused, each piece would need to be reviewed to assess its condition to resist structural loading and new members or reinforcing elements would need to be added. It would be less time consuming and less costly to remove and replace 100% of the wood elements.

4.3 Condition of Masonry Elements

4.3.1 Overall, the condition of the stone masonry walls and piers is much better than that of the wood elements.

4.3.2 The fallen areas of masonry from the perimeter walls represent weakened areas of the walls and allow water to intrude.

4.3.3 The cracked stones and missing pieces of stone represent compromised conditions and may have been caused by shifting from uneven supports.

4.3.4 The brick arches are not significantly structurally diminished, with the exception of localized wall deterioration at the ends of some of the arches.

4.3.5 The sagging wood plank lintels may have always been structurally minimal. The deterioration of the mortar joints in the stone masonry above the planks has significantly weakened the lintels since the intact mortared masonry provided some amount of spanning capacity.

4.3.6 The deteriorated stone masonry at grade in front of the southwest and southeast porticoes was likely caused by frost heave and subgrade settlement over the years. These stones could be reused if they can be properly supported and repositioned.

4.3.7 The open and deteriorated mortar joints have failed due to decades of exposure to weather and lack of maintenance and repair. The deterioration is extensive enough to warrant a campaign to remove and replace 100% of the joints, their full depth.

4.3.8 The faces of the fireplaces have deteriorated primarily due to the rusting and the flexibility of the steel bar lintels supporting the bricks over the firebox. The rest of the masonry chimneys seem to be in better shape and may be salvageable, however, the scope of our review did not include a review of the chimney interiors or flues.

5. RECOMMENDATIONS

5.1 Planning Phase

5.1.1 If a project is to be undertaken that involves the rehabilitation and reconstruction of the building, a comprehensive schematic-phase plan should be developed by the project team including owner, design professionals, and construction professionals before commencing with the work.

5.1.2 The plan should include the following aspects:

5.1.2.1 Assessment of any hazardous material identification and mitigation.

5.1.2.2 Verification of the integrity of the chimneys to determine if they can practically be saved or demolished and replaced.

5.1.2.3 Development of a plan to create a facility that complies with all relevant aspects of the Uniform Code of New York State as well as the Energy Conservation Construction Code of New York State. It may be that modifications to the original layout may be necessary, including the possibility of one or more additions to the building, to provide compliant egress, accessibility, fire safety, and other aspects of the codes' requirements.

5.1.2.4 Determination as to whether waterproofing will be needed around the basement walls. If the basement is to contain finished space, then waterproofing and insulation should be considered.

5.1.2.5 Development of a lateral force-resisting structural scheme for the reconstructed building in compliance with the current Uniform Code.

5.1.2.6 Determination of the required code-compliant snow loading, wind loading, seismic loading, and floor live loading for the building.

5.1.2.7 Development of conceptual details to address the integration of the new structural elements with the existing, especially the anchorage of the new wood framing elements to the existing masonry walls (if they are to be maintained).

5.1.3 The plan should include the development of a comprehensive opinion of probable costs.

5.1.4 The plan should include a timetable for the work.

5.2 **Structural Construction** – The following items represent one suggested scheme for rehabilitation and reconstruction of the building. The items are listed in chronological order.

5.2.1 Temporary bracing of the masonry elements to rema444in, so that they do not become unstable during or after the demolition of the wood framing members.

5.2.2 Demolition of all wood framing elements including roof framing, floor framing, walls, and stairs.

5.2.3 Installation of new structural elements to serve as a "skeleton" to provide permanent bracing for the masonry elements, including first and second-floor framing members and walls and/or columns.

5.2.4 Repair and reinforcement of the masonry wall and pier elements. Work should include stone replacement when warranted, stone repairs (a.k.a. "Dutchmen"), stone ties where appropriate, and an appropriate mortar type for the application.

5.2.5 Incorporation of anchorage details of the new structural walls and floors to the existing masonry.

END OF REPORT

001 - Overview from the west.jpg

002 - Overview from the SW.jpg

003 - Overview from the SSW.jpg

004 - Overview from the south.jpg

005 - Overview from the east.jpg

006 - Overview from the NW.jpg


007 - Upper building exterior overview 1.jpg


008 - Upper building exterior overview 2.jpg


009 - Upper building exterior overview 3.jpg


010 - Upper building exterior overview 4.jpg


011 - Upper building exterior overview 5.jpg


012 - Upper building exterior overview 6.jpg


013 - Upper building exterior overview 8.jpg


014 - Upper building exterior overview 9.jpg


015 - Upper building exterior overview 10.jpg


016 - Upper building exterior overview 11.jpg


017 Upper building - Fallen tree near west corner.jpg


018- Exterior masonry - SW portico masonry 1.jpg


019 - Exterior masonry - SW portico masonry 2.jpg


020 - Exterior masonry - SW portico masonry 3.jpg


021 - Exterior masonry - SW portico masonry 4.jpg


022 - Exterior masonry - SW portico masonry 5.jpg


023 - Exterior masonry - SW portico masonry 6.jpg


024 - Exterior masonry - SW portico masonry 7.jpg


025 - Exterior masonry - SW entrance 1.jpg


026 - Exterior masonry - SW entrance 2.jpg


027 - Exterior masonry - SW entrance 3.jpg


028 - Exterior masonry - SW entrance 4.jpg


029 - Exterior masonry - SW entrance 5.jpg


030 - Exterior masonry - SW entrance 6.jpg


031 - Exterior masonry - SW entrance 7.jpg


032 - Exterior masonry - SW entrance 8.jpg


033 - Exterior masonry - Vault under SW entrance.jpg


034 - Exterior masonry - SE portico.jpg


035 - Exterior - Stone stoop at SE entry.jpg


036 - Exterior masonry - SE portico steps.jpg


037 - Exterior Masonry - Stone turret at SE face 1.jpg


038 - Exterior Masonry - Stone turret at SE face 2.jpg


039 - Exterior Masonry - Stone turret at south corner.jpg


040 - Exterior masonry - Deteriorated support at window 1.jpg


041 - Exterior masonry - Deteriorated support at window 2.jpg


042 - Exterior masonry - Cut stone at perimeter walls.jpg


043 - Exterior masonry - Deterioration of top of wall 1.jpg


044 - Exterior masonry - Deterioration of top of wall 2.jpg


045 - Exterior masonry - Deterioration of top of wall 3.jpg


046 - Masonry - Condition of mortar joints 1.jpg


047 - Masonry - Condition of mortar joints 2.jpg


048 - Masonry - Condition of mortar joints 3.jpg


049 - Masonry - Condition of mortar joints 4.jpg


050 - Masonry - Condition of mortar joints 5.jpg


051 - Masonry - Condition of mortar joints 6.jpg


052 - Masonry - Condition of mortar joints 7.jpg


053 - Masonry - Condition of mortar joints 8.jpg


054 - Masonry - Condition of mortar joints 9.jpg


055 - Masonry - Condition of mortar joints 10.jpg


056 - Masonry - Condition of mortar joints 11.jpg


057 - Northeast Area - Overview of east portion looking SW.jpg


058 - Northeast Area - Base of tower.jpg


059 - Northeast Area - NE stone arch.jpg


060 - Northeast Area - NE stone arch base.jpg


061 - Northeast Area - Upper section overview.jpg


062 - Northeast Area - Top of remaining structure.jpg


063 - Northeast Area - North corner 1.jpg


064 - Northeast Area - North corner 2.jpg


065 - Northeast Area - Exterior overview 1.jpg


066 - Northeast Area - First floor level overview.jpg


067 - Northeast Area - NE face at grade.jpg


068 - Northeast Area - Grade-level wall.jpg


069 - Northeast Area - Basement walls 1.jpg


070 - Northeast Area - Basement walls 2.jpg


071 - Northeast Area - Basement walls 3.jpg


072 - Northeast Area - Inside face of basement wall.jpg


073 - Northeast Area - Spiral staircase area 1.jpg


074 - Northeast Area - Spiral staircase area 2.jpg


075 - Northeast Area - Overview.jpg

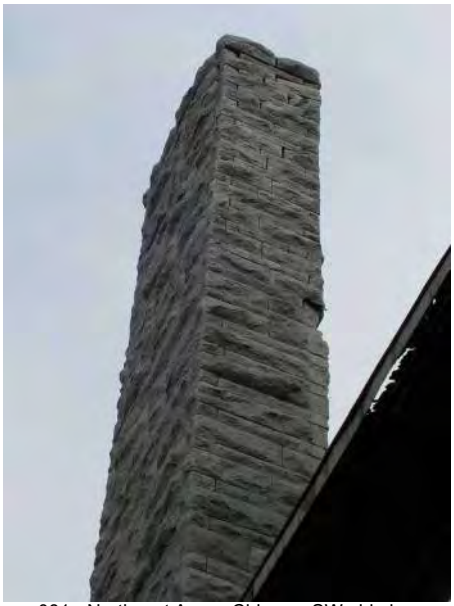

076 - Northeast Area - Collapsed section.jpg


077 - Northeast Area - Chimney NW face.jpg


078 - Northeast Area - Chimney SE face 1.jpg


079 - Northeast Area - Chimney SE face 2.jpg


080 - Northeast Area - Chimney SE face 3.jpg


081 - Northeast Area - Chimney SW side.jpg


082 - Third Floor - Looking up at roof framing 1.jpg

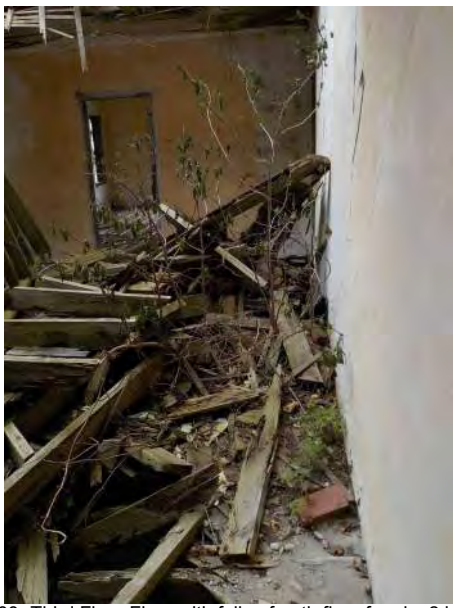

083 - Third Floor - Looking up at roof framing 2.jpg


084 - Third Floor - Looking up at roof framing 3.jpg


085 - Third Floor - Secondary staircase.jpg


086 - Third Floor - Overview of walls and ceiling.jpg


087 -Third Floor-Floor with fallen fourth floor framing1.jpg


088 -Third Floor-Floor with fallen fourth floor framing2.jpg


089 - Third Floor - Overview of central area.jpg


090 -Third Floor - Interior partitions.jpg


091 - Third Floor - Overview of floor 1.jpg


092 -Third Floor - Overview of floor 2.jpg


093 - Third Floor - Looking down staircase.jpg

094 - Second Floor - Staircase to 3rd floor 1.jpg


095 - Second Floor - Staircase to 3rd floor 2.jpg


096 - Second Floor - Overview of ceiling.jpg


097 - Distressed 3rd floor beam from 2nd floor.jpg


098 - Second floor deteriorated walls.jpg


099 - Second Floor - Deteriorated exterior wall 1.jpg


100 - Second Floor - Deteriorated exterior wall 2.jpg


101 -Second Floor - Deteriorated exterior wall 3.jpg


102 - Second Floor - Diagonal cracking in SW wall.jpg


103 - Second Floor - Deteriorated interior wall.jpg


104 - Second Floor - Fireplace 1.jpg


105 - Second Floor - Fireplace 2.jpg


106 - Second Floor - Overview of floor 1.jpg


107 - Second Floor - Overview of floor 1.jpg


108 -Second Floor - Overview of floor 3.jpg


109 - Second Floor - Overview of floor 4.jpg


110 - Second Floor - Overview of floor 5.jpg


111 - Second Floor - Overview of floor 6.jpg


112 - Second Floor - Overview of floor 7.jpg


113 - Second Floor - Overview of floor 8.jpg


114 - Second Floor - Overview of floor 9.jpg


115 - Second Floor - Deteriorated secondary staircase.jpg


116 - First floor main staircase 1.jpg


117 - First floor main staircase 2.jpg


118 - First Floor - Overview.jpg


119 - First Floor - Overview of ceiling.jpg


120 - First Floor - Wall opening header 1.jpg


121 - First Floor - Wall opening header 12.jpg


122 - First Floor - Fireplace 1.jpg


123 - First Floor - Fireplace 2.jpg


124 - First Floor - Fireplace 3.jpg


125 - First Floor - Fireplace 4.jpg


126 - First Floor - Fireplace 5.jpg


127 - First Floor - Overview of floor 1.jpg


128 - First Floor - Overview of floor 2.jpg

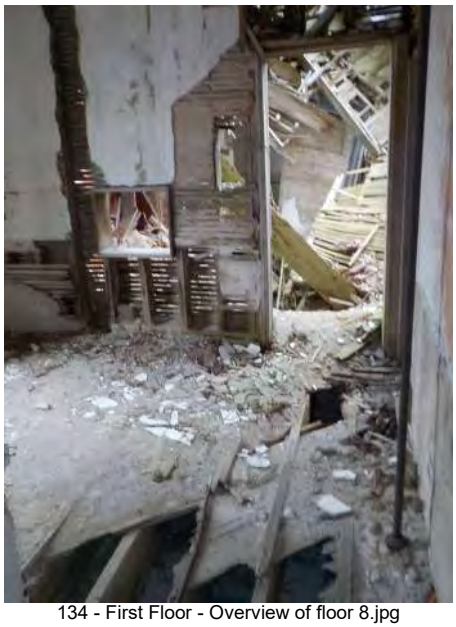

129 - First Floor - Overview of floor 3.jpg


130 - First Floor - Overview of floor 4.jpg


131 - First Floor - Overview of floor 5.jpg


132 - First Floor - Overview of floor 6.jpg


133 - First Floor - Overview of floor 7.jpg


134 - First Floor - Overview of floor 8.jpg


135 - Basement - Missing first floor at south corner.jpg


136 -Basement wall & opening at missing floor at S corner.jpg


137 - Basement - Overview through missing floor at S corner.jpg


138 - Basement - First floor shoring near south corner.jpg


139 - Basement - First floor shoring near stairs.jpg


140 - Basement - Supports under stone floor at SE entrance.jpg


141 - Basement - First floor kingpost beam 1.jpg


142 - Basement - First floor kingpost beam 2.jpg


143 - Basement - Overview of stone walls from interior 1.jpg


144 - Basement - Exfoliated brick wall near staircase.jpg


145 - Basement - Arch over opening 1.jpg


146 - Basement - Arch over opening 2.jpg


147 - Basement - Arch over opening 3.jpg


148 - Basement wall and opening arch 3.jpg


149 - Basement - Arch over opening 4.jpg


150 - Basement - Arch over opening 5.jpg


151 - Basement - Arch over opening 6.jpg


152 - Basement - Wood plank lintel over opening 1.jpg


153 - Basement - Wood plank lintel over opening 2.jpg


154 - Basement - Wood plank lintel over opening 3.jpg


155 - Basement - Stone lintel with compromised end.jpg


156 - Basement - Staircase to first floor.jpg