

**HISTORIC PRESERVATION
COMMISSION**

Wednesday, March 22, 2017

5:00 pm

Council Boardroom

City Hall, One Batavia City Centre, Batavia NY

AGENDA

- I. Call to Order**
- II. Approval of Previous Meeting Minutes – January 2017**
- III. Public Hearings: 14 West Main St. – Misc. repairs**
- IV. Communications Sent and Received:**
- V. Old Business**
- VI. New Business:**
- VII. Adjournment**

HISTORIC PRESERVATION COMMISSION

Unofficial Minutes

Wednesday January 25, 2017

5:00 pm

City Hall, One Batavia City Centre, Batavia New York

Members Present: Sharon Burkel, Henry Emmans, Paul Schulte, Ellen Schulte

Others Present: Janice Smith – Recording Secretary, Ron Panek—Code Enforcement Officer

I. Call to order:

The meeting was opened at 4:59 pm by Paul Schulte.

II. Approval of minutes

Motion by: Ellen Schulte

Motion was made to approve the meeting minutes for November 25, 2016 as written.

Seconded by: Henry Emmans

Vote for: 4

Abstained: 0

Vote against: 0

III. Public Hearings:

314 East Main Street – Porch. Mr. Schulte opened the public hearing. Tim Jess explained the project. On the porch, carpenter ants destroyed the pressure treated joists and corner post. Mr. Jess wants to replace them with painted Douglas Fir. This will have structural integrity and stay in kind with the look of the house. Mr. Schulte closed the public hearing.

Motion by: Sharon Burkel

Motion was made to approve the replacing of the railings and columns on the back porch and the corner post on the front porch with painted Douglas Fir.

Seconded by: Henry Emmans

Vote for: 4

Abstained: 0

Vote against: 0

IV. Communications Sent and Received : None

V. Old Business:

A. Ornaments. Ms. Schulte is looking into having ornaments made of the historic properties in Batavia. Ms. Schulte stated that the different ornaments that she has looked at are similar in price. As soon as it is a nice seasonal day, she will start taking pictures for the ornaments.

B. Plaques. Ms. Burkel asked for a list of properties that have been given plaques in the past. Ms. Smith gave her the list that she had. Ms. Burkel said she would see if there were any other properties given plaques. Ms. Schulte stated she would see if the properties have the plaques displayed.

C. Signs for Historical Districts. Ms. Burkel brought in designs for signs to be displayed in designated historical districts. The group discussed the subject and decided that they liked the design of an oval hanging sign and post.

VI. New Business:

2017 Meeting Dates. The list of meeting dates and times were approved for 2017.

VII. Adjournment

Motion by: Sharon Burkel

Motion was made to close the meeting at 5:40 pm.

Seconded by: Henry Emmans

Vote for: 4

Vote against: 0

Janice Smith

Administrative Assistant of Public Works

DRAFT



Genesee Co. Jail - Masonry Study
Batavia, NY

November 11, 2016



FLYNN | BATTAGLIA
ARCHITECTURE | PRESERVATION | PLANNING | BUILDING SCIENCE

617 Main Street, Suite S-401
Buffalo, NY 14203

Flynn Battaglia Architects

Genesee County Jail - Masonry Study Batavia, NY

November 11, 2016

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Appendix

Drawing A2-01, Elevations

Pre-Renovation Survey – Watts Engineers 11/9/16

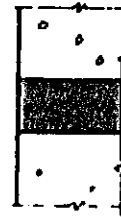
Building Structure Inventory Form – Division for Historic Preservation NYS Parks and Recreation, 1980

Inventory Nomination Form – National Park Service, National Register of Historic Places

A. EXECUTIVE SUMMARY

The Genesee County Jail & Sheriff's Office is a two-story, red brick and Medina sandstone, Victorian Gothic building completed in 1903 and is a nationally listed historic structure. The building was designed by William Beardsley of Poughkeepsie, NY, who also later designed the nearby Attica State Prison. The jail building features distinctive "witches hat" sandstone turrets, sandstone quoins, sandstone arches above the windows and a sandstone porch with main entrance canopy.

The smooth red brick walls show evidence of original flush bed joints and beaded head joints. Repointing has occurred in various areas over the life of the building. In general, the walls are in good condition with little or no weathering damage to the brick. There are areas in current need of repointing, many appear to be in higher locations on the walls and are related to failures in the roof drainage system. Some step cracking in the brick joints occurs on the south façade above the east windows, again attributed to water infiltration.



Flush Joint



Beaded Joint

The Medina sandstone forms the base of the building and is in good condition. The stone is laid in a random ashlar pattern with beaded mortar joints. A smooth canted capstone also forms the first floor window sills on the east and west elevations. Although no evidence of extreme stone delamination was observed, stone was parged at the grade level lawn areas. Some areas of the parging has spalled and failed.

The stone window arches are in good condition with the exception of one second floor window arch on the west façade at the interior corner towards the south face of the building. This arch should be dismantled and re-set due to the displacement in the stone. Again the failure of the roof drainage system immediately above appears to be the contributing factor of the displacement. There are limited areas of repointing in the balance of the stone arch work.

The most distressed area of masonry on the building is the south entry porch, which is in poor condition. Poor drainage of the deck surface (drains and scuppers) has led to displacement of the stone and compromised masonry backup walls to a point of failure even below the porch surface. The porch slab is cracked. The inside face of the brick porch wall shows evidence of oversize step cracks that have been pointed to try to stabilize the masonry. The stone cap of the porch wall has shifted in conjunction with the wall and slab movement. In order to remedy the numerous issues, an entire dismantlement and reconstruction should be considered.

The porch entrance canopy stone requires some repointing with open joints and displacement evident at the stone arch above the exterior stair and open joints at the interior walls.

Wood windows and frames are generally in good condition. We anticipate early layers of paint finish contain lead. This material should be abated and the wood re-painted.

The entire building brick and stone should be cleaned utilizing a mild detergent and very low pressure water spray.

Remedial considerations should be given to the roof drainage system including built-in gutters, cornice, soffit, frieze, and downspouts around the perimeter of the main building and roof structure and drainage system at the entry porch roof. Gutters show areas of failure and areas of the frieze board have come away from the brick wall.

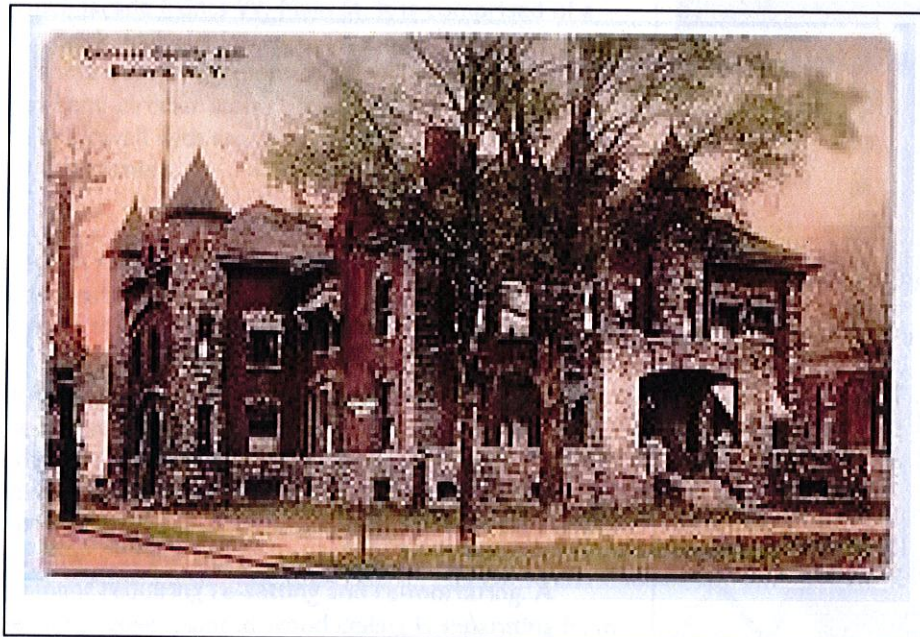
Finally, Watts Engineering was engaged to test materials on the exterior of the building within the Scope of Work area. This included the East, West and South elevations of the 1903 masonry buildings. Only materials determined to be suspicious of containing hazardous materials such as asbestos, lead and polychlorinated biphenyls were tested. The results concluded that asbestos was present in roofing cement and window sealants while lead was present in the paint at the window frames at the gutters and fascia.

A recommended preliminary project budget of \$91,000 was determined to complete the necessary abatement and corrective work. This budget number includes a 20% construction contingency amount since the project is in the early stages of development.

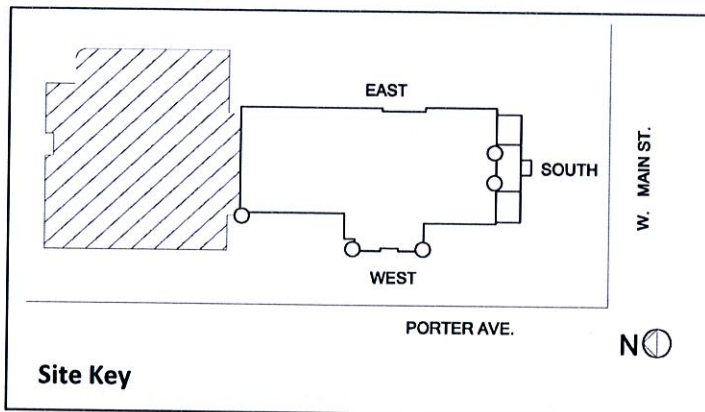
B. HISTORIC STATUS

According to the New York State Historic Preservation Office, the Genesee County Jail is located within the Genesee Co. Courthouse Historic District, listed on the national registry in 1983. This district encompasses an area around the junction of West Main Street and Ellicott Streets. The district also includes the Genesee County Courthouse, City Hall, US Post Office, and The Upton Monument. The jail building itself was listed in the State and National registries in 1981, prior to that of the District.

As a result of being listed in the National Register, any work performed on the building must follow the Secretary of the Interior Standards for design and be reviewed by the State Historic Preservation Office (SHPO). Prior to commencing construction, a building Owner must submit the construction documents to SHPO for review and approval. Once submitted, SHPO has up to 30 days to determine if the proposed project meets the Secretary of the Interior Standards and does not affect the historic character of the building. As a majority of our work is altering older buildings, we have a very good relationship with SHPO and they are aware of the nature of our work.



C. EXISTING CONDITIONS & RECOMMENDATIONS



South Façade

The Main Entrance façade fronts W. Main St. It is comprised of a smooth red face brick wall, rusticated sandstone porch and center canopy with symmetrical arrangement of paired, wood entrance doors flanked by semi-circular stone turrets, paired window openings in the brick wall with stone segmental arches, framed by stone quoins at the corners.

- **Brick**

The smooth red face brick is in good condition overall. There are various locations in need of joint repointing mainly from the first floor windows up to the soffit level.

- **Stone Entry Canopy** (columns and roof at porch)

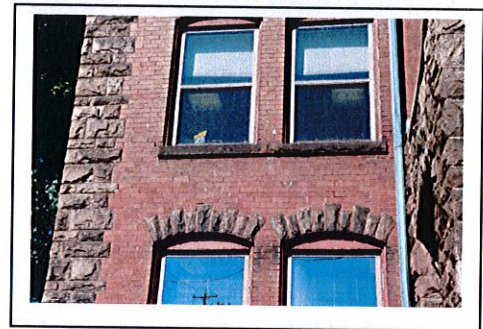
The stone entrance canopy is in fair condition and exhibits some distress cracking and displacement reflecting movement associated with the porch. Interior surfaces of the supports are in need of repointing. The east side of the stone archway at the top of the stair shows evidence of displacement requiring re-setting and re-mortaring. A tongue and groove, painted wood ceiling is separating from its perimeter and showing signs of warping which is a probable result of water damage.

- **Stone Turrets**

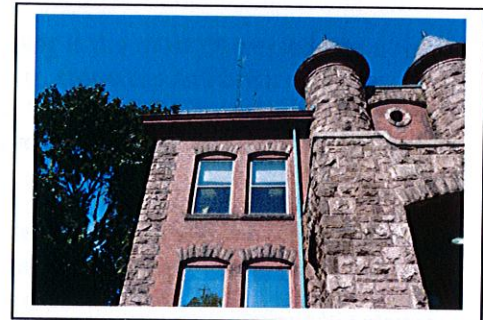
The stone turrets are in good condition with very little visible need of attention. The turret stone/flashing interface at the canopy roof could not be verified as the roof was not accessed.

- **Stone Porch**

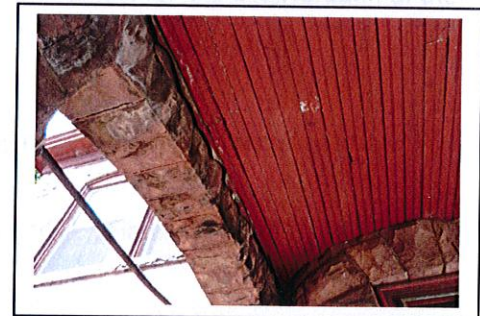
The stone porch is in poor condition. Evidence of displacement, heaving, and cracking indicate movement probably due to water infiltration and freeze/thaw cycling. Cap stones on the low walls display evidence of wall heaving and/or settlement. At the west side of the porch the stone window arch has pulled away from the brick back-up and collapsed. The interior brick facing of the porch walls show signs of step cracking and some areas require repointing. The concrete floor slab of the porch is cracked. Further investigation



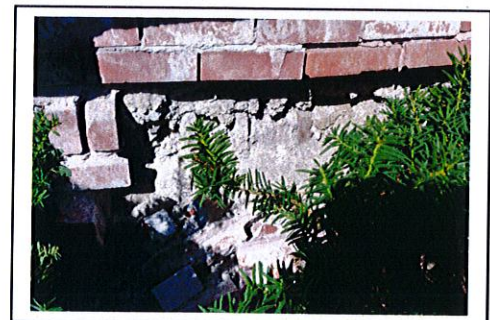
West face of South Elevation



Entry Canopy with Turrets beyond.



Underside of Entry Canopy Roof.



Collapsed window opening, west side.

during the porch repair work will determine if the floor slab requires replacement or can be repaired.

- **Windows**

The existing replacement windows are in good condition. The sash and glazing appears to be sound. The original frames in place have multi-layers of paint and need minor patching.

- **Roof Drainage System**

The existing soffit to the east of the entrance canopy shows signs of failure. The existing built-in gutter should be examined for leaks. The entrance canopy roof could not be accessed to examine the existing drainage, however, due to visible conditions; it is probable that the system at the canopy is failing.



South facing windows.

Recommendations

1. Conditions at the porch are evidence that this face of the building is the most distressed. As a result, we suggest reconstruction of the above grade walls, stone facing, stone cap and brick masonry, including corrective measures for the floor porch drainage. All horizontal joints in the stone cap should receive a lead cap-flashing at all low porch walls to prevent water infiltration into the porch walls.
2. The stone entrance canopy structure should be re-pointed where indicated and the stone archway should have displaced stones re-set. Drainage should be thoroughly investigated and corrective measures taken to properly direct water away from the stone walls.

Note: This investigation did not include review of roof conditions however, it is apparent that drainage from the canopy roof and porch floor are both probable causes for the deterioration of the porch structure. Both issues should be further reviewed.

3. The face brick should be re-pointed where indicated.
4. All brickwork and stone should be cleaned with a mild detergent and a very low-pressure water spray.
5. Original window frames should be scraped, patched, prepped and re-painted.
6. Soffit boards with decay damage should be replaced.
7. Scrape, prep and re-paint frieze boards, soffits and cornice pieces.

West Façade

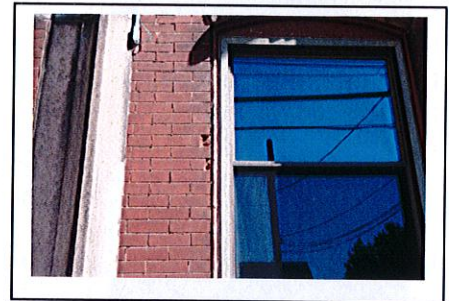
The west façade fronts Porter Avenue. It served as the entrance for the Sheriff's Office and original cell block. The projected entry wing is symmetrically flanked by stone turrets. The brick wall extends up from a continuous stone cap/sill band with stone base below. The paired entry doors have a smooth stone surround and smooth stone arch that sits above the cap stone and rusticated ashlar base. Individual window openings have stone segmental arches above. A stone relieving arch occurs above the second floor window arches and spans between the turrets. A central dormer, containing a louver, is faced with a stepped brick parapet with a stepped stone coping.

The north wing of the original building (original cellblock) sets back from the entry wing and is primarily composed of a series of 5 stone segmental arches and stone pilasters set atop the continuous stone base. The arches and pilasters project from the brick masonry insets that contain individual windows at the first and second floor. A stone turret at the north side of this wing abuts a later, mid-1980's addition to the jail.

The south portion of the facade sets back from the Sheriff's Office entry wing. It is similar to the entry wing façade with a rusticated stone, ashlar patterned base; smooth stone cap/sill band; smooth red brick; stone segmental arches above the windows; and central dormer with stepped parapet.

- **Brick**

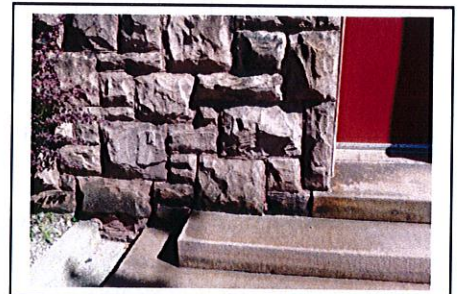
The brick is generally in good condition with some minor areas in need of re-pointing. Most notable of these areas is the central dormer parapet above the Sheriff's Office entry. Some chipped brick occur near the meeting rail of the window to the south of the Sheriff's Office entry doors.



Damaged brick at meeting rail.

- **Stone Base**

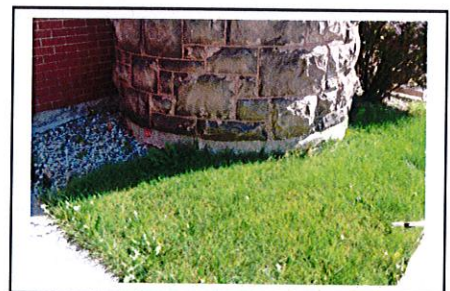
The stone base is in relatively good condition. The areas in need of re-pointing are adjacent to each side of the Sheriff's Office entry steps where the rusticated stone meets the stone slab steps. Several joints in the stone cap/sill band need re-pointing and several sandstone units require surface repair.



Open joints at either side of steps.

- **Stone Turrets**

The stone turrets are in good condition with minor re-pointing required. Areas of inside corners abutting the brick at the Sheriff's Office entry wall need re-pointing. There are open joints in the stone above the second floor window of the south turret adjacent to the Sheriff's Office entry. The base of both turrets has a parged coating, presumably cementitious, that covers the exposed brick foundation wall. Grade has receded here and exposed the brick foundation.



Parged base of turret.



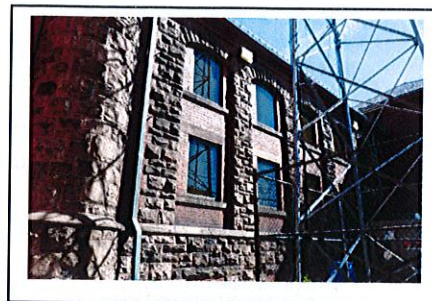
Open expansion joint.

- **Stone Pilasters/Arches**

The stone pilasters and segmental arches are in good condition. The return joints between the pilasters and the brick wall require sealant.

- **North Expansion Joint**

The expansion joint between the historic building and the 1980's addition lacks sealant from the resilient expansion material to the face of the brick.



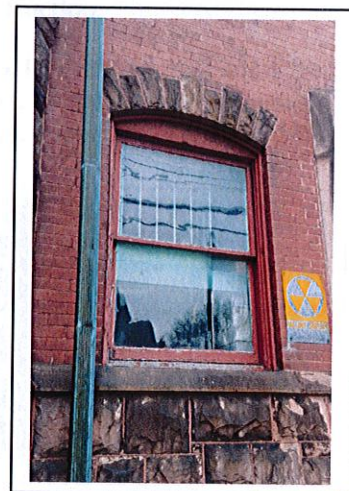
Stone pilasters at brick.

- **Windows**

The existing replacement windows are in good condition. The sash and glazing appears to be sound. Some original wood sash windows remain in place and appear serviceable. All original frames in place have multi-layers of paint on them and some need minor patching.

- **Roof Drainage Systems**

Where the south section of the building (original residence) meets the Sheriff Entry wing, the fascia and integral gutter is failing. The fascia and frieze have pulled away from the wall and the underside of the gutter is compromised. Frieze boards, soffits and cornice pieces exhibit signs of peeling paint and possible wood decay.



Wood window & frame.

Recommendations

1. Re-point the stone base, cap, and turrets as indicated.
2. Face brick should be re-pointed where indicated. Chipped brick should be replaced with salvaged brick if an existing quantity is available or with a compatible match.
3. Parged material should be removed and replaced with a similar material in a color to match the stone.
4. All brickwork and stone should be cleaned with a mild detergent and a very low pressure water spray.
5. Rake joint at stone pilasters and brick; install silicone sealant.
6. The expansion joint should be filled with a preformed silicone faced joint filler that matches the color of the brick.
7. Original windows frames should be scraped, patched, prepped and re-painted. At replacement windows, original window frames should be scraped, patched, prepped and re-painted.
8. Repair or replace sections of gutter.
9. Scrape, prep and re-paint frieze boards, soffits and cornice pieces.

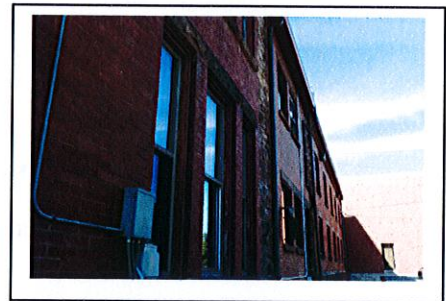
East Façade

The east façade fronts a parking area and vehicle entrance drive for the building. The south portion of the façade consists of the ashlar rusticated stone base with smooth stone cap/sill band and smooth, red brick above to the roof eave, similar to the west elevation. It is also divided into three sections or building masses, similar to the west elevation. The south portion facing W. Main Street is framed with rusticated stone quoins. A central dormer, containing a louver and stone arch, is faced with a stepped brick parapet and stepped stone coping. Windows on this portion of the elevation have stone lintels in lieu of stone segmental arches.

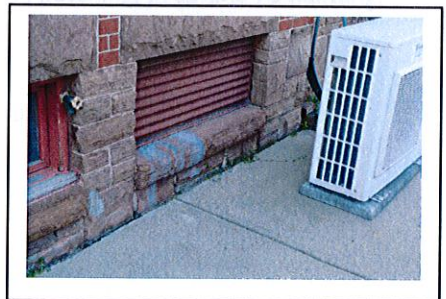
The center portion is an infill building that fills in the original courtyard and spans from the original main building to the north (original cellblock) wing. It is red brick above a lowered, flush stone base. The brick, mortar color and stone utilized for this infill does not match the original building. There are four smaller size square windows with stone lintels and an infilled doorway as part of the infill construction.

The north wing consists of five large square windows with stone lintels in the brick field, above the typical rusticated stone base and cap band. The window sills are separate stone pieces that sit above the continuous stone cap band at the base. Rusticated stone quoins frame the north wing elevation. A portion of the original north wall returns to the east wall of the 1980's addition. An expansion joint occurs at this location.

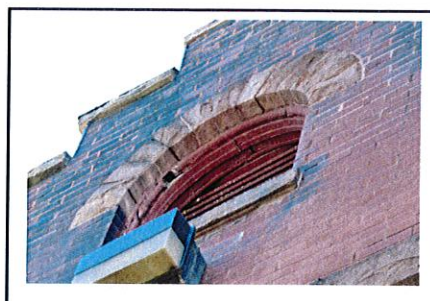
- **Brick**
The brick is in good condition. There is an abandoned opening in the brick at the southern-most, first floor window lintel.
- **Stone Base**
The rusticated stone base is in good condition. There are a few joints in the stone cap/sill band that require repointing.
- **Stone Window Sills**
There are lug sill joints at the ends of the first floor window sills at the infill elevation that require re-pointing.
- **Stone Arch**
The stone arch above the louver at the south building dormer parapet has open joints that require re-pointing.
- **North Expansion Joint**
The expansion joint between the historic building and the mid-1980's addition lacks sealant out to the face of the brick.



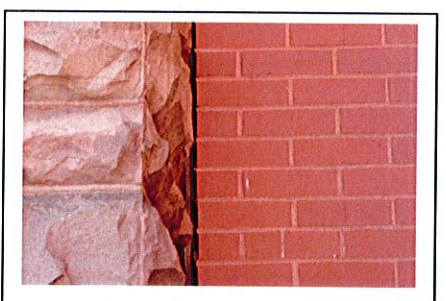
Brick conditions at East.



Stone base, open joints.



Open joints at arched window.



Open expansion joint.

- **Windows**

The existing replacement windows are in good condition. The sash and glazing appears to be sound. Some original wood sash windows remain in place and appear serviceable. All original frames in place have multi-layers of paint on them and some need minor patching.

- **Roof Drainage Systems**

The roof drainage system appears to be in good condition at the central and north portions of the building. However, fascia boards, soffits and cornice pieces exhibit signs of peeling paint and in some locations, separation from the building, most likely due to water infiltration. Review from grade, the south building exhibits signs of peeling paint but may also exhibit similar damage as on the west side of the building.



Windows in North building.

Recommendations

1. The brick opening should be infilled with matching brick.
2. The stone arch above the louver requires re-pointing.
3. The stone cap/sill band and lug sill joints require re-pointing where indicated.
4. All brickwork and stone should be cleaned with a mild detergent and a very low pressure water spray.
5. The expansion joint requires a preformed silicone faced joint filler.
6. At replacement windows, original window frames require scraping, patching, prep and re-painting.
7. Scrape, prep and re-paint frieze boards, soffits and cornice pieces.
8. Review and possible repair of integral gutters at south and north buildings.

D. HAZARDOUS MATERIALS

Flynn Battaglia Architects engaged Watts Engineering to complete testing of building materials on the center and south buildings of the Genesee County Jail for hazardous materials. On October 31st and November 3rd, samples were removed from the center and south portions of the building and tested for three elements – asbestos, lead and polychlorinated biphenyls (PCB). A number of materials were tested included window sealant, mortar, glazing compound, brown pressboard, roofing cement and paint. As required, several samples were taken for each sample location. The results of the testing confirm positive results for the presence of asbestos and lead but a negative presence of PCB's. See the following materials:

East & West Elevations, Center Building- Soft gray caulk on 24 bronze metal windows	Non-friable Good condition	Asbestos Containing Materials
South Building- Hard gray caulk at 46 wood window frames, louvers	Non-friable Fair condition	
South Building- Black roofing tar at entrance canopy	Non-friable Good condition	
South building – Window frames and louvers, 1 st and 2 nd floors	Peeling	Lead Based Paint
South building – East side, basement windows	Peeling	
South building – Gutters, roof fascia and soffit	Peeling	
Center building – Gutters	In tact	
East Elevation – Basement windows, steel security grille	Peeling	
Sealant Throughout Four types of sealant were tested. All were found to have acceptable levels, below 50 parts per million.	Acceptable Level	PCB's

The full report prepared by Watts is included in the Appendix which details locations of each sample with corresponding test results.

E. SUMMARY OF COSTS

Based on industry standards and square footage of area to be affected, we have assembled a preliminary in-house opinion of probable costs below. In order to finalize the actual construction costs we suggest completing a professional cost estimate during the contract document phase.

• Repointing	\$ 3,500	100 SF @ \$35/SF
• Masonry Cleaning	\$ 8,125	6500 SF @ \$1.25/SF
• Parging	\$ 250	10 SF @ \$25/SF
• Reconstruction of South Entry Porch Walls	\$25,000	\$25,000 LS
• Re- setting of stone	\$ 2,000	8 LF @ \$250/LF lintel
• Window/louver frame restoration & paint	\$ 11,000	44 units @\$250/unit
• Sealants	\$ 500	\$500 LS
• Gutter/Soffit Repair	To be Determined *	
• Hazardous Material Abatement	\$25,000	

Sub Total \$75,375

Design Contingency (20%) \$15,075

TOTAL \$90,450.....SAY \$91,000**

* Additional costs will be incurred for repairs to the integral gutter and Entrance Canopy roof. These locations were not accessed during the existing conditions review. Once the necessary repair has been determined, a cost per lineal foot and square foot multiplier can be added to the number above.

** With gutter and soffit repairs, approximate total presumed at \$100,000 plus.

F. PRIORITIES & NEXT STEPS

With the investigative work complete, the process of prioritizing what scope of work should be addressed first is based on the level of conditions. In addition, we suggest including any repairs and painting to the wood window sash for a complete building exterior envelope update.

Below is a suggested order of work to be completed and is based on phasing completion over time in an effort to economize resources:

Phase 1	Abatement of roof tar from entrance canopy roof. This must be completed first in order to repair the entire porch canopy.
	South Porch and Canopy reconstruction with new drainage system. It is imperative to include the installation of a functional drainage system as the current system is the cause of damage to the porch.
Phase 2	Abatement of lead containing paint. In order to repair or improve the drainage system, the current metal drainage system will be disturbed.
	Repair of roof drainage system on both buildings including, integral gutter, soffit and fascia. Proper drainage of water off the building will prevent further damage to the masonry and wood trim.
Phase 3	Cleaning of all masonry.
	Repairs at exposed brick and sandstone on the east and west elevations.
	Repointing and patch repair of masonry and stone, as required.
Phase 4	Abatement of remaining asbestos containing material at windows.
	Window frame wood repairs and painting. Include painting of all wood sash and miscellaneous trim for consistency.
	Silicone sealant installation at window and door openings and expansion joint.

If completed as a single phase of work, the suggested Scope of Work is as follows:

Abatement of all hazardous materials.
South Porch and Canopy reconstruction with new drainage system.
Roof drainage system on both buildings including integral gutter, soffit and fascia repairs.
Repairs at exposed brick and sandstone on the west elevation.
Repointing of masonry as required.
Cleaning of all masonry.
Wood repairs at window frames and painting. Include painting of all wood trim for consistency. Repairs and repainting of all wood window sash.
Sealant installation at window and door openings and expansion joint.