

The Brooks-Park Arts and Nature Center Building Conditions Report

Prepared for:
The Town of East Hampton
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Introduction

In January 2023, JHPA, Inc. undertook a site review to provide a Building Conditions Survey Report of the four buildings at the Brooks/Park Arts and Nature Center. This report was prepared for the Town of East Hampton for the purpose of determining the general conditions of the building exterior envelopes and interior elements, thus the information included herein is intended to guide stakeholders in determining what interventions are necessary to retain as much historic materials and systems as possible while maintaining a collection of buildings that are as historically authentic as possible, are evocative of the James Brooks and Charlotte Park residency, and can be interpreted as such. It may be necessary to add additional systems and materials to the buildings, and to the site, depending upon what ultimate program use is determined.

This report includes recommendations for remedial intervention intended to guide the preservation of these significant historic buildings, which are found in the “Recommendations for Intervention” section of the report.

Methodology

The site assessment included a limited visual assessment in readily and reasonably accessible areas of the Brooks/Park residence, the James Brooks studio, the Charlotte Park studio, and the guest cottage. No material removals were completed as a part of the assessment. Conditions noted in this report are those which existed at the time of the survey.

No warranties are given or implied for any latent or concealed defects or for any defects occurring subsequent to the survey. The architectural consultant is not liable for problems, defects, or deficiencies which could not be reasonably discovered during the limited visual survey.

The services represented by this report are for the exclusive use of the Owner. Any benefit and such services, data, recommendations, proposals, reports, documentation and similar information produced and provided by the consultant are not to be used or relied upon by other parties without written permission from the Owner. Contractors shall not be expected or encouraged to provide quotes or carry out the specialized work described in this report without further professional guidance.

Purpose

The purpose of this undertaking was to identify the possible sources and levels of deterioration of the four subject buildings, and to determine appropriate remedial intervention measures in order to assist the Town of East Hampton in planning for future capital expenditures, possible reuse of the buildings, and to identify conditions which might require immediate attention in order to remove hazards to public safety.

Standards

For the compilation of this report and accompanying recommendations for intervention, we have followed the “Secretary of the Interior’s Standards for the Treatment of Historic Properties” (36CFR, 1995), published by the National Park Service. The Standards should be followed as well to guide any future interventions and/or adaptive reuse of these historic buildings.

Format

The written report, photographs, drawings, and related appendices are intended to complement and, where applicable, reference each other to produce a comprehensive assessment of the structure.

Reproduction

This report is considered work for hire and may be reproduced at the discretion of the Town of East Hampton. Copies of the files related to this assessment are available to the client on flash-drive upon request.

References

References cited in this section refer to site-specific documents which relate the history of stewardship of the property. Such references serve, individually and collectively, to document the morphology of the structure and evolution of the organization and its stewardship of the property.

This report is based upon an on-site survey by Kurt Hirschberg, Kati Smith, and Michael Devonshire of JHPA, and Melbourne Garber, of Gedeon GRC, on 20 January, 2023.

Acknowledgements

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Executive Summary

The four extant buildings at the Brooks-Park site can very well serve as a case study for preservationists interested in the phenomenon of deferred maintenance. Moreover, an investigation of the buildings reveals the results of what appear to be an amalgam of pre-existing structures moved to the site, the best efforts of a competently (but not overly so) skilled “builder”, and the results of skilled tradespersons; while some of the construction is well executed, other examples of untrained efforts are evident. All of the buildings exhibit the results of disuse and lack of care.

The buildings and the site have not lacked investigative study – there were reports completed in 2015, 2021, and 2022. The results of the various investigations have shown that neglect of the buildings has resulted in some cases in drastic failure of building components, in others expected weathering. Indeed, the 2015 conditions report by D.B. Bennett, consulting engineer, voiced optimism that restoration remained a possibility. Neither have the buildings on the site escaped vandalism, a result of remote location and minimal security.

Thus, we find ourselves at a point in the history of the site, that began with the first use of the property by James Brooks in the 1950s, where decisions must be made with regard to the preservation of the buildings. It is our opinion that the rich cultural importance of the Brooks-Park association with the site renders it deserving that a restorative approach, emphasizing a period of interpretation of the 1970s-1990s be taken, in order to retain as much as possible of the artifactual remains of the buildings in which these two immensely gifted artists performed their acts of creation.

The Residence, originally a small cottage moved to the site in 1957, has been added to at least three times, each addition being of varying levels of construction quality, and representing different aesthetics. The seemingly arbitrary collection of additions to the original structure reflect in a way the organic and non-orderly or aesthetically confined nature of the owners.

The exterior of the building exhibits the evidence that one might expect of a neglected building – failing paint, some water-related deterioration of wooden elements, an aging roof. Nevertheless, there are no exterior conditions that cannot be addressed and cured with appropriate intervention. Likewise, the interior of the building, which retains vestiges of the Brooks-Park residency, although vandalized and deteriorated, is serviceable.

Mechanical and electrical systems at the residence are inadequate and seriously deteriorated, and will require complete replacement to meet contemporary standards, and additionally, standards for public use of the building.

The Brooks Studio is the most imposing building on the site, and perhaps the most problematic from a preservation perspective due to the advanced deterioration of the roof assembly, and the partial collapse of the one-story addition. The imposing main studio block - the original structure, believed to have been constructed in the 1960s, features an industrial “sawtooth” roof configuration with north-facing clerestory windows – perfect for an artist’s studio. Exterior walls

of the main block were clad in “Transite” panels, a contemporary fireproof treatment. This construct encloses a vast soaring interior. A later appendage is a one-story addition, used to store materials and finished works. The complicated roof assembly, dependent upon metal flashings and unusual juxtapositions of materials, required a considerable amount of attention to maintenance, which, because of inaccessibility, it has not received, resulting in roof leakage and serious interior damage from water entry. An attempt at supplemental structural steel shoring following Brooks’ death, has proven useless due to the leaking roof, and presents the greatest safety hazard on the site. Additionally, the exterior wall cladding sheets, “Transite”, contain asbestos, a carcinogenic material, and will require remediation. It is possible to restore the Brooks studio – an effort that will be costly. However, in this studio the essence of the genius of Brooks is still palpable – his paint materials are still extant. Elements of the studio, the walls, façade windows, etc., can be salvaged, restored, and reused. The walls can be restored. The roof and clerestory elements must be carefully removed and replicated. The one-story storage wing is partially collapsed and beyond restoration. Some elements of this structure, ex: windows, aluminum siding, can be salvaged for reuse on a new structure.

The Park studio, relocated to the site in the 1970s, is perhaps the most compelling of the four structures. Although there has been some vandalism to the building exterior, and a certain amount of disarray on the interior, it is not difficult to imagine that Charlotte Park has only temporarily left the studio – her painter’s smock still hangs on the north door. Intervention work will include improvements to the building foundation, remedial work on the wooden façade cladding, restoration or replacement of windows, replacement of one door and restoration of the other. The roof sheathing and skylight assembly require replacement. The small space heater in the studio can be rehabilitated for interpretive use. The building can serve as a “view only” resource.

The Guest Cabin, the least architecturally impressive of the buildings at the site, nevertheless has no less cultural significance than the other buildings. During the Brooks-Park occupancy it was used by a number of important artistic figures, friends of James and Charlotte, that included Jackson Pollock among other abstract expressionist artists. Interpreted as a “view only” artifact, the building will require re-setting on an improved foundation, new roofing, restored windows and door, and remedial work on the wooden façade cladding.

The rehabilitation and adaptive reuse of the Brook-Park site will be a major endeavor, financially and physically, and will likely require a considerable amount of time to plan and complete. Adaptive reuse for interpretation and use by the public will require numerous upgrades and ADA improvements. To ensure that the buildings remain as intact as possible, adequate protection of the buildings must be undertaken. Further, as it will be necessary for development of restoration documents and, in a worst case, replacement of a damaged or destroyed building, complete photographic and measured drawing documentation of the buildings should be completed.

Together this collection of historically significant structures represents a *Genius loci* for this site that served as the stage on which Charlotte Park and James Brooks, two very important Abstract Expressionist artists, lived and created.

Existing Conditions Assessment – Descriptions and Conditions

This section of the report describes the salient architectural features of the four buildings at the Brooks-Park site and provides a description and evaluation of existing conditions and recommended remedial treatment. Salient conditions are illustrated.

SITE Description:

General Description

The Brooks-Park site is located in Springs, NY, Suffolk County. The surrounding wooded landscape is approximately 5ft. above sea level, and slopes very gradually toward the south. Access to the site is from Neck Path by a dirt/gravel road which terminates near the north façade of the Brooks studio. Access between the four structures is by dirt path.

SITE Conditions:

The immediate surroundings are wooded, with second and third growth trees, and low shrub growth.

BROOKS-PARK RESIDENCE Description

General Description:

The residence is a linear structure comprising four distinct building campaigns, beginning with the oldest, the cabin that was moved to the site in the 1950s. The original section (96 SF) is centrally located. This early structure was enlarged by an addition (624 SF) to the north and east. An “L” shaped addition (448 SF) was added next at the west end of the structure. The last alteration was an addition (370 SF) to the east end of the building.



Photo No. 1: The residence as it stands today is comprised of four building campaigns starting with the original cottage moved to the site in the 1950s.

Exterior Description:

Roofing:

All residence roofs feature shallow gable construction. The original cabin and subsequent additions retain their original wood shingle roofs, covered with later asphaltic tab-type shingles. The roof sheathing is installed over wood nailers at the cabin, and over wood planks at the addition. Roofs of the later additions, at the east and west ends, both appear to have always been covered with asphaltic shingle installed over wood tongue and groove decking.

Roof Drainage:

The roof slopes drain directly to grade with minimal overhang at façade eaves. There are no gutters or downspouts.

Walls:

The residence foundation walls are CMU block with a cement stucco application on the exterior face, visible above grade.

The upper walls are all wood framed, clad with cedar shakes at all walls, except at the north addition, which is clad with wide clapboards. All cladding was left natural, with the exception of the west wall of the “L” on the north addition and the original cabin which are both painted white.

Windows:

The window detailing varies greatly with each building campaign. The earliest section has 6-lite wood casement windows. The first addition has a combination of 6-lite wood casement windows with one 4-lite fixed sash window at the north wall, and one 4-lite awning window at the clerestory. The north façade featured 5 large casement windows. The west addition has one pair of 6-lite fixed sash windows at the “L”, three sets of paired 10-lite casement sash windows at the northeast corner, and a fixed 4-lite window at the clerestory.

Doors:

No exterior doors remain at the earliest cabin section of the residence. The first addition had a single north-facing wood door, currently fitted with a plywood cover. The west addition has a sliding leaf metal and glass door with a 16-lite wood framed transom sash at the south façade. The east addition has a metal and glass sliding leaf door again at the south façade.

Interior Description:

Ceiling:

The ceiling treatment at the original cabin portion of the residence is painted gypsum board over wood framing. The ceiling slopes downward toward the south wall.

The ceiling at the bathroom and portions of the kitchen in the first addition are gypsum board over wood framing. The main room and the remainder of the kitchen walls consists of painted cellulose fiber panels installed between painted roof rafters.

The ceiling at the west addition consists of exposed unpainted roof framing with painted cellulose fiber panels installed between the rafters over the wood decking.

The ceiling treatment at the east addition is of painted gypsum board.

Walls:

The walls at the original portion of the residence are painted gypsum board over 2”X4” wood framing. Windows and door casing trim is of painted wood flat fascia. Base board trim is flat stock with a wood quarter-round at the base.

The walls at the bathroom, west wall of the main room, and kitchen vestibule are painted gypsum board. The remainder of the spaces within the kitchen and main room are painted wood “V” board paneling. The trim in this addition is all painted flat stock wood.

The walls at the west addition are clad with painted pine “V” board paneling. There is no base trim. Windows and doors are trimmed with simple flat stock painted wood moldings.

Flooring:

The floors at the original portion of the residence are painted wood strip flooring. There is one single heat register at the center of the step up into the west addition.

At the first addition, the bathroom floor is ACT tile over wood substrate. There is one single floor register. The floor at the kitchen vestibule is painted wood plank with a lift-out hatch to the basement. The kitchen and main room are painted wood plank and strip flooring.

The floors at the west addition are painted wood tongue and groove boards. There are four heating registers located within the floor at the outside perimeter. There is a surface mounted baseboard radiator at the north wall of the "L".

The floor of the east addition is covered with carpet and tile, but is likely a similar wood plank detail visible in other locations of the residence.

Doors:

Interior doors consist of painted wood panel doors leading into rooms, board and batten doors (painted and unfinished) at closets, and in one location there is a sliding wood door. The kitchen vestibule retains an original wood screen door.

Cabinetry:

In the original portion of the residence there is a painted wood built in at the south wall consisting of two banks of three drawers, two banks of single drawers with louvered bifold doors below, and a single fold down trash bin.

The kitchen cabinetry consists of a painted wood counter with the wood cabinets and sliding doors below.

There are two built-in wood cabinets at either side of the sliding glass door in the west addition. There is a built-in painted wood bin at the southwest corner of the "L", with an unfished wood shelf below.

Accessories:

An original vanity and toothbrush/cup holder remain in the bathroom of the first addition, these should be carefully salvaged and reinstalled as part of any repair campaign.

Fixtures and Appliances:

The bathtub at the first addition is original, and salvageable. The sink and toilet are both modern replacements.

The kitchen retains the original stainless-steel sink, as well as an early dishwasher and washing machine. The stove and dryer are non-historic replacement units.

The main room retains a heating stove.

The bathroom fixtures at the south wing are original.

The north addition had a free-standing heating stove at the north wall, that has been removed.

Mechanical Systems:

The mechanical system consisted of an oil-fired furnace located within the basement.

BROOKS-PARK RESIDENCE Conditions

Exterior Conditions:

Roofing:

The extant roofing is in poor condition. The asphalt shingles have exceeded their useful service life. There is a hole in the roof at the south façade in the location where the asphalt shingles are installed over the earlier wood.



Photo No. 2 and 3: Asphaltic shingles have been installed over the original wood shingle roofing. There is extensive damage to the ceiling below this location.

Roof Drainage:

The minimal overhang and lack of gutters has exacerbated deterioration of the wood cladding along the base of the wall due to splash-back and accumulation of plant detritus.

Walls:

The foundations are in generally good condition with no signs of settlement or deterioration.

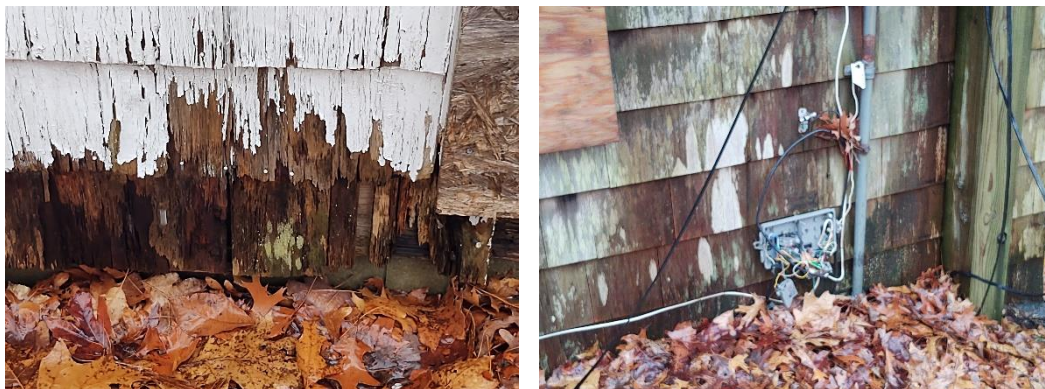


Photo No. 4 and 5: Minimal roof overhang, excessive soil overburden, and accumulated organic detritus are all contributing to cladding damage at the residence.

The upper walls are in fair condition. The wood shakes and clapboards are weathered throughout. The lower 3'-0" of the walls is more compromised as a result of roof runoff. At the earlier portions of the residence the deterioration has extended into the sill at the west façade. In general, perimeter grade is excessively high in relation to the exterior

cladding (especially at the east façade) resulting in cladding deterioration and insect damage from moisture.

Windows:

Most of the windows only require replacement of broken glazing and the addition of weather-stripping to be re-useable. Ten windows have broken or heavily damaged mullions, requiring restoration. The five large casement windows at the south façade are all heavily damaged and will require replication.



Photo No. 6 and 7: The windows all require some level of repair.
While most only require re-glazing, some have damaged mullions requiring sash restoration.

Doors:

The wood door at the kitchen vestibule is missing and requires replacement. The two sliding glass doors are heavily damaged and will require replacement.

Interior Conditions:

Ceiling:

The ceiling at the earliest section of the residence is in fair condition. There is a large hole at the west end, covering the flat and sloped portions of the ceiling. The ceiling sheathing will require replacement. The seams in the gypsum board are open within the closet.

The gypsum board ceilings at the bathroom and kitchen are in fair condition with heavy paint deterioration. The cellulose fiber sheathing panels are in better overall condition, with only minor paint deterioration.

The west addition ceiling exhibits minor paint staining and deterioration of the cellulose fiber panels.

The east addition ceiling exhibits minor paint deterioration.

Walls:

The walls at the original section of the residence have paint deterioration and some water damage at the south wall that will require patching. A hole has been cut through the east wall for a vent. The seams are separating throughout. The wood trim exhibits minor paint deterioration.

The painted gypsum board wall sheathing of the first addition exhibits moderate paint damage throughout. The wall behind the bathtub has water staining from previous leakage. The painted wood paneling and trim exhibit minor paint deterioration, but are in otherwise good condition.

The walls at the west addition are in good overall condition, requiring only painting. The trim at the windows and doors has slightly more paint deterioration, but the damage is purely cosmetic. The walls are straight and level suggesting no settlement or foundation issues.

The walls at the east addition exhibit paint deterioration, but are in generally good condition.

Floor:

There is a heavy paint build up on the floor in the earliest section of the house, with normal wear to the paint finish. The floor register is damaged.

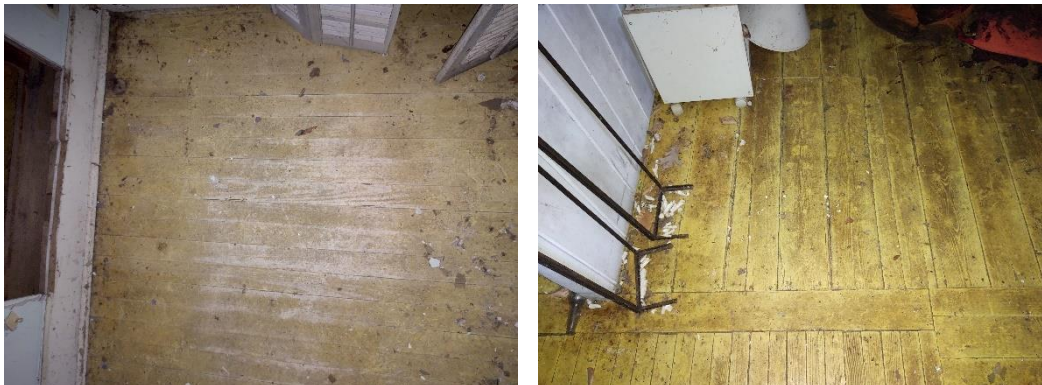


Photo No. 8 and 9: The floors are level and in generally good condition. The primary issue is finish deterioration.

Several tile on the bathroom floor are loose. The floor covering is probable ACM, it will require abatement. The remaining floors in the first addition are in generally serviceable condition with only paint deterioration. The floors are level, indicating no deterioration of the framing below.

The floors at the west addition are in good overall condition with only deterioration of the paint finish. Missing/damaged floor registers should be replaced in-kind. The radiator is in fair condition but is rust stained. The floors are level indicating no deterioration of the framing below.

The floors at the east wing are covered with carpet and tile, but are in serviceable condition with replacement of the carpet.

Doors:

In general, the interior doors are in good overall condition with only paint deterioration. The rollers on the sliding door bind, requiring cleaning and lubrication. The screen door has heavy paint build-up and will require paint stripping and repair.

Cabinetry:

The cabinetry at the original portion of the residence exhibits heavy paint damage, but is in generally good condition. The joinery is separating at one drawer.



Photo No. 10 and 11: The cabinetry primarily requires only minor repairs and repainting.

The kitchen cabinet paint finishes are heavily damaged, but the wood is in good condition. One sliding door is loose.

Both built-in wood cabinets at the west addition are in good condition with only minor damage and paint deterioration. The built-in bins are in good condition; original tags remain on the shelves. These should be carefully salvaged and reinstalled after cleaning and painting. The unfinished wood shelf is in fair condition with some wear, but can be retained without remedial work.

Fixtures and Appliances:

The outer face of the bathtub in the first addition should be repainted. The remaining bathroom fixtures should be replaced with period-appropriate units.

The kitchen sink requires cleaning, but is salvageable. The dishwasher and washing machine should be retained as artifacts. The stove and dryer should be replaced with period-appropriate units.

The heating stove in the main room can be retained as a non-functioning artifact.

The bathroom fixtures at the south addition are in serviceable condition. The glass shower door is broken, requiring replacement.

Mechanical Systems:

The oil-fired furnace is in poor condition and is not operational. A new heating system must be installed as part of any repair campaign for new program use.



Photo No. 12 and 13: The building systems are non-operational and will require upgrades for any proposed re-use of the residence.

JAMES BROOKS STUDIO Description

General Description

The James Brooks studio building is a roughly “L” shaped structure, comprising two blocks: the original tall one-story level studio main block, and a later one-story storage wing appended to the SE corner of the studio block. The studio main block is approximately 782SF in size, and the storage wing 559SF.



Photo No. 14 and 15: The Brooks Studio was built over two campaigns, the main block clad in Transite panels, and the SE storage wing clad in aluminum siding.

Exterior Description:

Roofing:

Studio main block roofing is a “sawtooth” configuration with two full length north-facing clerestory skylights (8 window units) running approximately east-to-west. The roof is constructed of 2”X6” wood rafters with $\frac{3}{4}$ ” plywood decking; the roof is covered with tab-type granulated asphaltic shingles.

The storage wing roof is a shed roof configuration constructed of 2”x8” wood rafter framing with $\frac{3}{4}$ ” thick plywood decking, covered with tab-type granulated asphaltic shingles.

Roof Drainage:

The studio main block lacks a roof drainage system; the storage block roof drainage is provided by an aluminum “K” section gutter at the south eave. The gutter is not connected to a downspout, but empties westward at the eave level, spilling onto grade.

Walls:

Studio main block foundation is constructed of unpainted CMU walls enclosing a cellar that is 8’-6” deep.

Storage wing foundation walls are also of unpainted CMU; one block is exposed above grade – remaining courses are concealed beneath soil and debris.

Construction of the studio main block upper walls is platform framing consisting of 2"x10" floor plates with 2"x4" wood framing. Framing is clad with ¾" plywood and finished with 4'x8' asbestos-cement board ("Transite") panels secured with 2" wide wood battens. Supplemental wall support is provided by two ¾" dia. iron rods running N-S from eave wall to eave wall.

Storage wing walls are of wood 2"x 4" framing clad with ¾" plywood, and aluminum clapboard siding.

Windows:

Studio block fenestration consists of five types: two sets of inoperable wood frame and sash skylight windows, a set of eight windows on the north wall, a small opening in the lower north wall, three large framed, sashless openings at the SW corner, and six openings to the cellar. The skylight windows are of 3/3 light inoperable sash. The east wall windows are eight single light wood sashes in wood frames located just below the eave level. There is one horizontal wood framed opening lower on the east wall with no sash. There are three large openings at the SW corner of the studio, which feature metal screening on the interior face, and no sash. The windows are fitted with awning-type hinged wood and "Transite" panels which cover the openings. Five of the six cellar windows are of two horizontal casement leaves set in metal openings; one is similar in orientation, but of wood.

Storage wing windows are 8 single light aluminum sash and frame on the north facade, operated by hand crank. The windows are located on the north wall below the eave level.

Doors:

The studio main block entry door opening is located on the south wall near the SW corner. The door is a hollow core (interior) wood door with brass hardware. The door is presently not attached to the frame. Above the door, a single light non-operable transom opening. Access to the cellar level is provided by a "Bilco" type two-leaf painted steel door unit at the north façade.

Interior Descriptions:

Ceiling:

The ceiling of the studio block is covered with painted cellulose fiber board sheets that are attached to the wooden roof framing.

The storage wing ceiling is similarly sheathed with painted cellulose fiber board sheets.

Walls:

Studio block walls are sheathed in painted cellulose fiber board sheets.

Painted cellulose fiber board covers the walls of the storage wing interior.

Floors:

Floor framing within the studio block is of 2"x10" joists with painted ¾" plywood decking.

Within the storage wing, the floor is concrete, covered with sheet vinyl.

Windows:

See "Exterior Description" section.

Doors:

There are no interior doors at the Brooks studio

Mechanical Systems:

A free-standing gas-fired furnace and sheet metal flue stack are located at the west wall of the main studio block. The furnace is not functional.

JAMES BROOKS STUDIO Conditions

Exterior Conditions:

Foundation

With the exception of two step cracks at the NW and SE corners of the studio block foundation walls, foundation is in good condition. There is very little evidence of water penetration through the walls within the cellar, only a minor amount of efflorescence at a few joints. A small amount of water was noted on the cellar floor beneath the deteriorated portion of the roof, attributable to the leaking roof above.

At the storage wing, some minor fissuring was noted at vertical joints in the exposed CMU sections (possibly from original construction), but they otherwise appear to be in serviceable condition.

Walls:

At the studio block, the north and south walls are plumb, and appear to be in serviceable condition, with the exception of the cellulose fiber siding which, in addition to being an ACM, exhibits significant biological growth on the north wall. There are some broken cladding sheets on the east and west south wall sections. The underlying plywood sub-sheathing was concealed on these two walls. At the west facade wall, a portion of the framing exposed at the interior face reveals a small section of rotted floor plate near the center of the wall. This condition is at the location of a previous vent installation, and is likely isolated. Above, a section of wall has been displaced by failure of a non-original steel 'I' beam intended to provide supplemental support the roof/skylight. A similar upper wall condition is apparent at the east end wall as well; at both locations the framing is displaced and the Transite board is broken and/or distressed. Failure/displacement of the steel 'I' beam has resulted in bending of the two iron wall collar rods that extend between the north and south walls.



**Photo No. 16 and 17: Note the distressed Transite panels where the "I" beam has failed.
The aluminum siding is in good overall condition with only minor damage.**

At the storage wing, the west wall framing and cladding has nearly fully collapsed, exposing the wood framing. The remaining three walls appear to be in serviceable condition. Some damage to the aluminum siding was noted on the south and east walls.

Roofing:

The original studio block wooden roof framing is undersized and deficient. Chronic water infiltration at the roof, likely through deficient flashing at the central skylight/roof junction, has resulted in near complete failure of the studio block roof system. The non-original steel beam, intended to provide supplemental support, has failed, and a considerable deflection of the roof has resulted. The resulting deflection has caused damage to the adjacent end walls, and distortion of the easternmost skylight (see windows section). The studio roof south slope appears to be intact and only moderately distorted, but the undersized framing is a dangerous condition.

Roof sheathing at the storage wing is in poor condition, and staining of the interior ceiling finishes at the storage wing suggests that there is advanced deterioration of the roof decking, and possibly framing, of this section.



Photo No. 18 and 19: Chronic water infiltration has resulted in significant damage to the roof and skylight.

Windows:

At the studio block, the central skylight assembly is significantly deteriorated and distorted due to the failure of the roof framing. The northern skylight assembly appears to be in salvageable condition. The north wall hopper window system is in restorable condition. The small single opening at the north wall lacks sash, but is in otherwise fair condition. The three large openings at the SW corner of the main block appear to be in serviceable condition, however, the Transite panels that cover them require replacement.

Doors:

The entry door to the studio main block south facade, being an “interior” door- not intended for service on the building exterior- is off the hinges and heavily deteriorated; the hanging hardware is missing. The transom light sash above is missing.

The bulkhead entry doors to the cellar are generally moderately corroded and warrant preparation and repainting.

Mechanical Systems:

The non-functional studio furnace should be salvaged and stored for interpretive reuse.

Interior Conditions:

Ceiling:

At the studio block, the cellulose-fiber sheets are in serviceable condition on the south ceiling slope, but in very poor condition on the remaining ceiling.

Within the storage wing, all ceiling sheathing is in poor condition, exhibiting some deformation, and significant water damage.

Walls:

At the studio block cellar, the CMU walls exhibit some minor water staining, but very few open joints.

Cellulose wall cladding conditions vary within the studio block: east and west wall sheathing is in serviceable condition; east wall sheathing has been significantly damaged by failure of the roof and consequent wall framing disruption; similar disruption is apparent on the west wall, and a vertical section of wall board has been removed on this wall.

Within the storage wing, all wallboard is damaged to some extent: the east and north walls are heavily water-stained, the south wall is missing, the west wall is deteriorated.

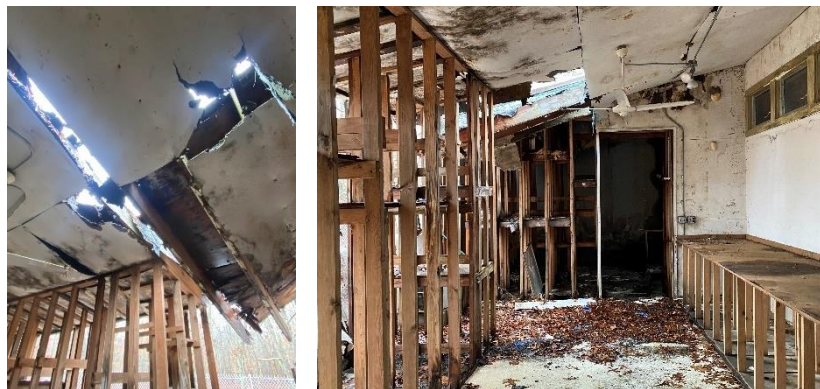


Photo No. 20 and 21: Ceiling and Wall finishes at the storage wing are heavily damaged from failure of the roof and rear wall.

Floors:

At the studio block cellar floor, some standing water was noted on the floor near the NE corner – a result of roof leakage at the roof section above.

Much of the studio floor framing and decking exhibits heavy water damage including mold and rot of the framing and delamination of the decking plywood – most heavily on the east half of the room, caused by leakage of the roof section above.

The storeroom floor sheet vinyl is in poor condition; the sheeting conceals the full condition of the concrete floor, but no serious displacement of the slab was noted.

CHARLOTTE PARK STUDIO Descriptions

General Description:

The Charlotte Park studio is a one-story gable-roofed wood framed and clad structure on a CMU pier foundation, of approximately 120SF. The roof ridge is oriented approximately east to west. Access to the studio is through doorways at the north and south facades, and light and air is provided by three façade windows and a skylight in the north roof slope.



Photo No. 22 and 23: The Charlotte Park Studio is a small one-story cottage structure located northeast of the Brooks Studio.

Exterior Description:

Roofing:

The gable configuration roof is presently framed with 2"x 4" rafters with 2"x4" collar ties, T&G board decking, and sheathed with asphaltic tab-type shingles.

Roof Drainage:

The studio roof lacks a drainage system; runoff empties to the roof perimeter and to ground.

Walls:

The studio foundation walls are of CMU blocks at corners, with painted wood skirting. There are small metal ventilation grilles in the north and south foundation walls.

The exterior upper walls are constructed of wood 2"x4" framing, and sheathed with coved novelty siding, of two different widths, with vertical corner trim. There is clapboard siding within the gable end pediments. The novelty siding on the north façade is slightly narrower than that of the other walls.

Windows:

There are 2 façade windows at the studio: at the south façade a large metal framed, horizontal sliding sash window; and at the north wall a single light wooden sash window. A non-operable wood and glass skylight is located in the north roof slope.

Doors:

Two doors provide access to the studio; one on the south and one on the north façade. Both doors are four panel painted wood with applied ogee panel perimeter molding. The south façade door has been unhinged.

Interior Description:

Ceiling:

Roof rafters are exposed at the ceiling; the underside of the wood roof decking is covered with painted cellulose-fiber sheets.

Walls:

Interior wall finishes consist of painted cellulose-fiber sheeting installed between framing studs on the north and south walls. On the east and west walls, the cellulose-fiber sheets cover the framing and some foam insulation boards installed between studs.

Floor:

The interior floors are painted plywood sheets nailed into the subfloor.

Mechanical System:

The studio was heated by a through-wall mounted propane heater at the north wall.

CHARLOTTE PARK STUDIO Conditions

Exterior Conditions:

Roofing:

The asphaltic roof shingles are likely original and significantly weathered, exhibiting signs of deterioration as a result of UV exposure, general weathering and biological growth.

Roof Drainage:

The building lacks a roof drainage system. Roof runoff empties to the ground.

Walls:

The skirting at the studio foundation level is stained from continuous leaf and other debris accumulation. At the upper walls, the lowest siding boards are heavily water damaged and warrant replacement. Although weathered, the upper wall siding is serviceable. All corner trim is heavily deteriorated and should be replaced. The clapboard sheathing within the two gable end pediments, while generally serviceable, may require partial replacement. The wood exterior cladding and trim exhibits significant paint loss and requires preparation and repainting.

Windows:

Windows on both the north and south walls are in salvageable condition, but the glazing in each has been shattered. The frames are in serviceable condition.



Photo No. 24 and 25: The window sash and frames are salvageable but will require re-glazing. The entry door is heavily damaged and will require full restoration.

Doors:

The south entry door is off the hinges and severely damaged; the frame and casing are also damaged. The north door is intact, but will require some restoration and refinishing.

Interior Conditions:

Ceiling:

The exposed rafters are in good condition. The cellulose fiber boards are loose/displaced at some locations and exhibit considerable water staining and breakage.

Walls:

The interior wall sheathing exhibits a considerable amount of mechanical damage and displacement.

Floor:

The floor is moderately damaged with considerable staining; will require spot-replacement and refinishing.

Windows:

See "Exterior Conditions"

Mechanical System:

The heating mechanism is no longer operational. The Propane fuel tank remains on the west side of the studio.



Photo No. 26 and 27: The extant furnishings and artifacts require proper documentation and cataloging.

GUEST COTTAGE Description

General Description:

The Guest Cottage is a wood framed and clad structure of approximately 125SF. The cottage rests on CMU block piers. The cottage roof is a shallow gable configuration with the ridge oriented east-to-west.



Photo No. 28 and 29: The guest cottage is a small wood framed structure located to the north of the Brook Studio.

Exterior Description:

Roofing:

Roof framing is of 2"x4" wood rafters and non-original 2"x6" collar beams with short 2"x6" "king posts", with wood T&G decking. The roof is sheathed with wood shingles. The roof is presently covered with a plastic tarp.

Roof Drainage:

There is no roof drainage system; roof runoff empties at the north and south eaves to the ground.

Walls:

The foundation consists of CMU piers at corners, and supplemental wooden shims placed randomly.

Upper walls are 2"x4" wood framing; the building was originally clad with vertical flush board siding which remains on the west gable end wall, but has been covered with covered novelty siding on the remaining walls.

Windows:

There are two windows at the Guest Cottage, located on the west and south walls. The south and west wall windows are a horizontal sliding wood sash and frame configuration, single light. The west wall is covered with a wooden shutter.

Door:

There is one door opening at the building on the east façade; the opening presently lacks a door.

Interior Description:

Ceiling:

The interior face of the exterior wooden roof decking serves as the interior ceiling. The rafters are exposed.

Walls:

There are no “formal” interior finishes, only exposed structural wood members, which have been painted white on the interior, including the wood plank subfloor.

Floor:

The floor of the Guest Cottage is a painted wood plank subfloor.

GUEST COTTAGE Conditions

Exterior Conditions:

Roofing:

Wooden roof shingles are significantly deteriorated and unusable. Shingles exhibit signs of deterioration as a result of UV exposure and general weathering, and have exceeded their expected performance life. The wood roof decking appears to be in serviceable condition, but requiring some partial replacement where rotted.

Walls:

The CMU and wood foundation elements are inadequate for appropriate support of the building and warrant replacement with adequate footings, but piers replicating the extant CMU elements.



Photo No. 30 and 31: The foundation elements do not properly support the structure.

In general, the wooden walls are in serviceable condition, however some areas are experiencing moisture-related rot where leaves and other detritus has gathered at the base of all four walls. The exterior clapboard cladding is not in serviceable condition, showing severe weathering and rot, as well as biological growth on the north and east walls.

Windows:

There is no longer glazing in the window openings. However, the frames and casings are in generally serviceable condition, requiring only minor repairs.

Doors:

The Guest Cottage lacks a door; the frame is still intact.

Interior Conditions

Ceiling:

The wooden ceiling (underside of roof deck) is in serviceable condition, requiring only preparation and repainting.



Photo No. 32 and 33: The ceiling and wall cladding is water damaged, but only requires preparation and repainting.

Walls:

Walls are in generally good condition, requiring repair principally where water leakage has resulted in some water damage. Interior surfaces will require preparation and repainting.

Floor:

The wood plank subfloor is in serviceable condition with moderate areas of rot and staining; will require replacement in-kind and refinishing.

Summary of Recommendations for Intervention and Budget Estimates

The recommendations for intervention are listed below in descending order of priority. Budget figures are estimated in 2023 dollars. The budget figure includes general conditions, contractor overhead and profit, and design contingency. Items marked with ** are safety hazards and warrant immediate intervention.

Summary of Recommended Interventions – Site

Site recommendations as outlined below are the minimum interventions that should be performed to facilitate building repairs.

Site *Demolition/Disassembly*

- Clear all dead trees and vegetation
- Remove excess brush and overgrowth
- Regrade site for proper drainage

Exterior *Restoration/Replication*

- Install new septic system
- Install new gravel driveway and parking areas
- Install new drywells for drainage systems
- Provide new water service
- Provide new electric service

Total Minimum Sitework Budget: \$1,141,100

Summary of Recommended Interventions – Brooks-Park Residence

Exterior Demolition/Disassembly

- Remove all roof sheathing to roof deck.
- Remove all deteriorated roof decking
- Remove all deteriorated exterior façade cladding
- Modify grade at building perimeter to reduce moisture exposure
- Remove all windows for restoration or replacement
- Remove sliding glass doors for replication (typical of 2)

Exterior Restoration/Replication

- Provide new roof decking as necessary and install new sheathing to match original
- Provide new roofing.
- Provide “French drain” below eaves at roof perimeter to carry roof runoff.
- Replace deteriorated wooden façade cladding
- Restore windows as necessary (typical of 10)
- Replace west façade casement windows (typical of 5)
- Replace sliding glass doors (typical of 2)
- Provide new ADA access ramp
- Provide new security/fire alarm system

Interior Demolition/Disassembly

- Remove extant ceiling in original residence section.
- Remove gypsum board ceilings in Bathroom and Kitchen
- Remove cellulose fiber sheathing from north addition ceiling.
- Remove excessive paint on floor of original section, prepare and repaint following finishes analysis.
- Abate flooring in bathroom and replace with new floor covering to match.
- Remove carpet in south addition.
- Carefully remove all appliances for repair and interpretive reuse.
- Remove and discard extant furnace.
- Provide appropriate ADA improvements.

Interior Restoration/Replication

- Provide new ceiling sheathing in original residence section.
- Provide new painted gypsum board ceilings at the Bathroom and select areas of the Kitchen.
- Install new cellulose fiber sheathing at north addition ceiling
- Prepare and repaint south addition ceiling sheathing.
- Repair water damage at walls of original section; prepare and repaint.
- Repair/replace damaged wall board in bathroom
- Prepare and repaint all interior wall sections and interior trim.
- Prepare and repaint all wood floor sections.
- Replace all missing or damaged floor registers.
- Provide new carpet in south wing to match existing.

- Repair all interior doors as necessary for proper operation.
- Clean, repair as necessary, prepare and repaint all interior cabinetry.
- Provide repairs to all interior fixtures to remain.
- Provide new MEP system for new use.
- Clean and refurbish as necessary all appliances for interpretive reuse

Total Residence Budget: \$544,900

Summary of Recommended Interventions – James Brooks Studio

Exterior Demolition/Disassembly

- Disassemble and dispose of main block roof, framing and related material. Salvage clerestory windows for documentation and replication. **
- Remove and dispose of all ACM wall panel sheets and wood battens. **
- Remove and salvage aluminum “clapboard” siding from the storage wing exterior walls.
- Salvage and store for reuse storage wing north façade windows.
- Disassemble/remove studio main block wall framing as necessary to perform repairs.
- Document and demolish rear storage wing to foundation and floor slab, (salvage shelving if possible). **
- Remove all MEP system elements. Salvage extant heating system for re-installation as artifact.
- Dispose of debris and plant detritus at building perimeter.

Exterior Restoration/Replication

- Shore/brace studio main block exterior walls for roof disassembly work and wall repairs
- Install new roof framing, decking, sheathing, flashing, and clerestory windows (8) to replicate original.
- Construct new storage wing structure to replicate original
- Restore and reinstall storage wing north façade windows
- Reinstall salvaged aluminum siding on storage wing exterior walls
- Rehabilitate exterior landscaping, plantings as appropriate
- Provide new roof drainage components including ground drains and drywells
- Install new entry door at main block to replicate original
- Restore cellar entry bulkhead
- Install new heating system in main block cellar

Interior Demolition/Disassembly

- Salvage, catalogue, and store for interpretive use shelving, furniture, etc. in main block studio space and cellar.
- Remove deteriorated floor framing and decking in main block.
- Remove extant electrical system.
- Disassemble, salvage, and store for reuse shelving in storage wing.

Interior Restoration/Replication

- Install new floor framing and decking to replicate original in main block.
- Reinstall salvaged/install new shelving in storage wing.
- Install new floor covering to replicate original.
- Install new wall and ceiling sheathing to replicate original.
- Install pre-1975 gas heater and vent pipe for interpretive display.
- Install new electrical service and lighting.
- Reinstall interior fittings and furniture.

Total Brooks Studio Budget: \$1,122,100

Summary of Recommended Interventions – Park Studio

Exterior Demolition/Disassembly

- Catalogue, salvage, and store for restoration and interpretive use all artist materials, clothing, etc. within the studio.
- Shore and lift building as necessary to complete foundation upgrade repairs.
- Remove all roof sheathing, flashing, and skylight assembly.
- Remove all deteriorated wood façade cladding and trim.
- Remove windows and doors for replication and/or restoration

Exterior Restoration/Replication

- Lift studio and level and restore/upgrade CMU grade supports
- Temporary cable & come-along studio to plumb walls and reduce building rack
- Restore/replicate windows and doors
- Replace roof sheathing with new asphaltic shingles; install new skylight assembly
- Upgrade extant foundation piers as appropriate.
- Replace rotted or damaged horizontal cedar siding and trim to match
- Prep and paint exterior cladding to match existing

Interior Demolition/Disassembly

- Catalogue, salvage, and store for reuse all material artifacts.
- Remove all damaged interior wallboard
- Remove small space heater, store for rehabilitation and interpretive reuse.
- Remove interior floor covering for replication/replacement

Interior Restoration/Replication

- Replace damaged wall boards in kind
- Restore extant floor; install new floor covering to match existing
- Refurbish (for interpretation only) extant heating system for interpretation
- Install new electrical system and lighting
- Prepare/repaint studio interior surfaces.

Total Park Studio Budget: \$118,400

Summary of Recommended Interventions – Guest Cottage

Exterior Demolition/Disassembly

- Lift building and disassemble foundation elements as necessary to upgrade foundation piers
- Remove all foliage detritus from building perimeter
- Remove deteriorated façade wall “novelty board” cladding as necessary.
- Remove existing roof shingles
- Treat north and west façade wall cladding to remove biological growth
- remove all wood corner trim for replacement

Exterior Restoration/Replication

- Upgrade foundation piers to adequately support the building
- Install new façade wall “novelty board” cladding to replicate original
- Install new roof shingles to match existing
- Replace all wood corner trim to match existing
- Install a new door to replicate original or similar

Interior Demolition/Disassembly

- Catalogue, remove, and salvage all materials within the building for later interpretive display as appropriate.

Interior Restoration/Replication

- Repair interior wall elements where exterior leakage has occurred.
- Prepare and repaint interior surfaces as appropriate.

Total Guest Cottage Budget: \$72,400

Total Budget (all Buildings): \$1,857,800

Total Budget (all buildings and minimum site work): \$2,998,900