

February 6, 2017

**Public Notice Regarding Section 106 Review of
Proposed Supportive and Affordable Housing Project at 839 St. Marks Avenue, Brooklyn NY
Seeking Public Comment**

The City of New York-Department of Housing Preservation and Development (HPD) is issuing this public notice as a part of its responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966 (Section 106), as amended.

Federal assistance from the U.S. Department of Housing and Urban Development (HUD), administered by HPD, is being sought to facilitate the new construction of affordable and supportive housing (the “proposed project”) at 839 St. Marks Avenue (Brooklyn Block 1222, Lot 1), an approximately 23,270 square-foot lot located in the Crown Heights neighborhood of Brooklyn (the “project site”). The project sponsor, Institute for Community Living (ICL), would be the recipient of the federal assistance through HPD. The project site is located within the boundaries of the State and National Register of Historic Places (S/NR)-listed Crown Heights North Historic District, as well as the New York City Landmarks Preservation Commission (NYCLPC)-listed Crown Heights North Historic District. The project site is currently occupied by the Dean Sage Mansion (the “mansion”), a three-story, approximately 24,800 gross-square-foot building originally constructed around 1870 that has since been enlarged. Around 1998 the mansion was acquired by ICL and converted to a 48-bed community residence for mentally ill single adults licensed through the State Office of Mental Health (OMH). The project sponsor’s current proposal involves the demolition of a portion of the site, specifically a tan-colored brick addition constructed at the north end of the mansion in the 1930’s, and development of a new building, including a 4½ story new structure facing St. Marks Avenue and a 6-story structure facing Brooklyn Avenue. This new addition would be fully integrated with the existing mansion, which will also undergo significant interior and exterior renovations (including the return of the front porch which was removed during past renovations sometime between 1929 and 1940). Upon completion of the proposed project, the mansion and addition would accommodate approximately 70 units of supportive and affordable housing, including a superintendent’s unit.

The regulations at 36 CFR Part 800 require HPD, as the funding agency, to identify if any buildings proposed for demolition are listed or eligible for listing on the S/NR; to assess any direct or indirect effects the new construction would have on other historic properties; and to seek ways to avoid, minimize, or mitigate any adverse effects. HPD, in consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), acting as the State Historic Preservation Office (SHPO), has determined that the Dean Sage Mansion on the project site is listed on the S/NR and is a contributing building within the S/NR-listed Crown Heights Historic District.

The project site and portions of the surrounding S/NR and NYCLPC-listed historic district would be affected by the proposed undertaking. Demolition of the tan-colored brick addition to the north side of the mansion and development of the proposed new building around the mansion, a 4½ story new structure facing St. Marks Avenue and a 6-story structure facing Brooklyn Avenue, would result in a direct impact. Furthermore, ground-borne vibration associated with demolition and construction activities at the project site has the potential to result in impacts to the mansion as well as nearby buildings located in the historic district. In addition, the proposed project could result in indirect visual impacts due its massing, façade materials and fenestration being different from the historic buildings prevalent in the district.

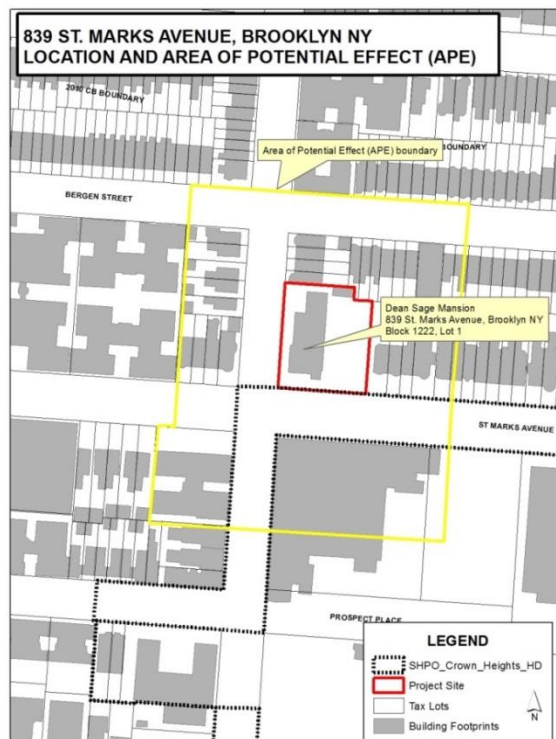
HPD, in consultation with SHPO and NYCLPC, has determined that the proposed project would constitute an adverse effect on historic properties under Section 106. This determination is based on the information provided above as well as SHPO's review of an alternatives analysis requested from the sponsor and their architect, which concluded there were no feasible alternatives that would meet the goals and objectives of the project as currently proposed. Section 106 and the regulations at 36 CFR Part 800

require HPD, as the funding agency, to assess any potential direct or indirect effects the proposed new construction would have on identified cultural resources and to seek ways to avoid, minimize, or mitigate any adverse effects. The Section 106 consultation process would conclude following the execution of a Memorandum of Agreement (MOA) between HPD, SHPO, and the project sponsor which would contain agreed upon measures to address the potential adverse effects. Elements of the MOA, to be developed in consultation with SHPO may include, but are not limited to:

- Photographic documentation of building conditions prior to the proposed demolition in accordance with the standards of the Historic American Buildings Survey (HABS);
- Preparation of a Construction Protection Plan (CPP) pursuant to the requirements of the New York City Department of Buildings (NYCDOB) Technical Policy Procedure Notice #10/88 concerning procedures for avoidance of damage to historic structures resulting from adjacent demolition and construction;
- Preservation of important historic interior spaces;
- Incorporating an on-site historical interpretive display for the public into the proposed project; and
- Continued consultation with SHPO as the proposed project's design advances.

These types of measures would be required through the MOA, which is legally binding. Execution of the MOA would be required prior to the release of funds and start of construction at the project site.

Information related to the proposed project and HPD/SHPO's determination of an Adverse Effect may be viewed online at <http://www1.nyc.gov/site/hpd/developers/environmental-review.page> under the heading "Compliance with Section 106 of the National Historic Preservation Act of 1966" toward the bottom of the webpage. Members of the public are encouraged to provide views on how the project may affect historic properties and ways that these effects may be avoided, minimized, or mitigated. Comments may be submitted by email to nepa_env@hpd.nyc.gov for an 18-day period beginning on February 6, 2017.



ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV. / 17HPD050K
Project: 839 ST. MARKS AVE DEVELOPMENT
Address: 839 ST MARKS AVENUE, **BBL:** 3012220001
Date Received: 1/12/2017

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

The LPC is in receipt of correspondence from the NYS SHPO and HPD regarding the proposed undertaking at the above cited property. The undertaking has received an approval from the NYC LPC for the work, however, as of this date, an LPC Certificate of Appropriateness has not yet been issued.

The applicant has applied for Federal funding and has contacted the SHPO for comments. SHPO has stated that the proposed work will constitute an Adverse Effect on this S/NR listed and LPC designated property, and that a Memorandum of Agreement (MOA) under Section 106 of the National Historic Preservation Act will be needed. Consequently a coordinated review among HUD, HPD, and LPC will be required.

Please contact the LPC Preservation and Environmental Review departments upon receipt of the draft MOA, so that LPC can review and comment on the document. No further LPC comments can be issued until the draft MOA has been reviewed.

Cc: SHPO
Jared Knowles, LPC
Caroline Kane, LPC



1/24/2017

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 31698_FSO_GS_01242017.doc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 27, 2016

Mr. Aaron Werner
HPD
100 Gold Street, Rm 7-A4
New York, NY 10038

Re: HUD
839 St. Mark's Ave ICL
839 St Marks Ave, Brooklyn, NY
16PR04989

Dear Mr. Werner:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

We note that the former Dean Sage Residence at 839 St. Marks' Avenue in Brooklyn is listed in the State and National Registers of Historic Places. We reviewed the proposed demolition and new construction project in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law), and it was our opinion that the proposed work is an Adverse Impact. Based on the recent notification of federal funding for this undertaking, we are now reviewing the project in accordance with Section 106. It continues to be our opinion that the proposed work is an Adverse Effect on historic resources. We note that in our previous letter dated September 29th, 2016, we concurred with the provided Alternatives Analysis and requested a draft MOA. We look forward to reviewing the draft MOA.

If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee
Historic Preservation Technical Specialist
olivia.brazee@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

September 29, 2016

Mr. Aaron Werner
HPD
100 Gold Street, Rm 7-A4
New York, NY 10038

Re: HPD
839 St. Mark's Ave ICL
839 St Marks Ave, Brooklyn, NY
16PR04989

Dear Mr. Werner:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the Alternatives Analysis, Conditions Assessment, revised design proposal, and other supporting documents that were submitted to our office on September 6th, 2016. Based upon our review, we concur with the findings of the Alternatives Analysis that there are no prudent and feasible alternatives to demolition. We understand that the initial design has been modified, and we find this to be an appropriate change that lessens the visual impact of the proposed new construction on the historic building as seen from St. Marks Avenue. We find the Conditions Assessment and repair recommendations to be acceptable, and we remind you that all repair and restoration work must follow the Secretary of the Interior's Standards as detailed in the National Park Service's *Preservation Briefs*, which are available online: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>.

We understand that there may be certain changes and alterations proposed for the interior of the former Sage mansion. Our office always advocates for the retention of historic interior spaces, features, and finishes, and so we would appreciate the opportunity to comment on any plans that may affect the historic interiors early on in the design process.

At this time, we suggest drafting a formal Letter of Resolution (LOR) which would identify proper mitigation measures to be incorporated into the work. Mitigation measures could include documentation; preservation of important historic interior spaces; historical interpretation for the public; and possible continued consultation with our office as the new building is designed. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee

Historic Preservation Technical Specialist

olivia.brazee@parks.ny.gov

via e-mail only

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Parks, Recreation, and Historic Preservation

**ANDREW M.
CUOMO**

Governor

ROSE HARVEY

Commissioner

August 8, 2016

Mrs. Merry Barrieres
Project Manager
Equity Environmental Engineering LLC
500 International Drive
Mount Olive, NJ 07828

Re: HPD
839 St. Mark's Ave ICL
839 St Marks Ave, Brooklyn, NY
16PR04989

Dear Mrs. Barrieres:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that 839 St. Mark's Avenue, the former Dean Sage Residence, is a contributing historic building with a contributing tan-brick addition located within the National Register-listed Crown Heights North Historic District. We have reviewed the project description, rendering, proposed site plan, and LPC public hearing presentation materials that were submitted to our office on July 21st, 2016, and we understand that the project proposes to demolish the tan-brick addition and construct a residential building on the site around the remaining historic building. Under the provisions of Section 14.09, demolition of an historic property is deemed an Adverse Impact. This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project impacts. As a matter of policy and practice, this exploration must occur before mitigation measures can be developed and before demolition can occur. If no prudent and feasible alternatives are identified in the analysis, we would enter into a formal agreement document, which would identify proper mitigation measures to be incorporated into the work.

Please note that the former Dean Sage Residence may be eligible for the Federal and State Historic Rehabilitation Tax Credit Programs. These programs enable developers of historic properties to earn a tax credit equal to as much as 40% of the certified rehabilitation expenditures. Eligible costs include all hard and soft costs attributed to the rehabilitation of the historic property and can be used in conjunction with other tax credit programs. The potential

40% credit is a combination of 20% from the Federal Program and 20% from the New York State Program. See the attached information sheets for more information on the New York State and Federal programs. Information regarding the Federal program can also be found at <http://www.nps.gov/tps/tax-incentives/before-you-apply.htm> Please note that to receive the state credits, you must first be approved for the federal program; please investigate this program's requirements first.

In order to continue our review, at this time we request that you please submit the following:

1. Analysis of prudent and feasible alternatives to demolition of the church

We would appreciate the requested information be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and y

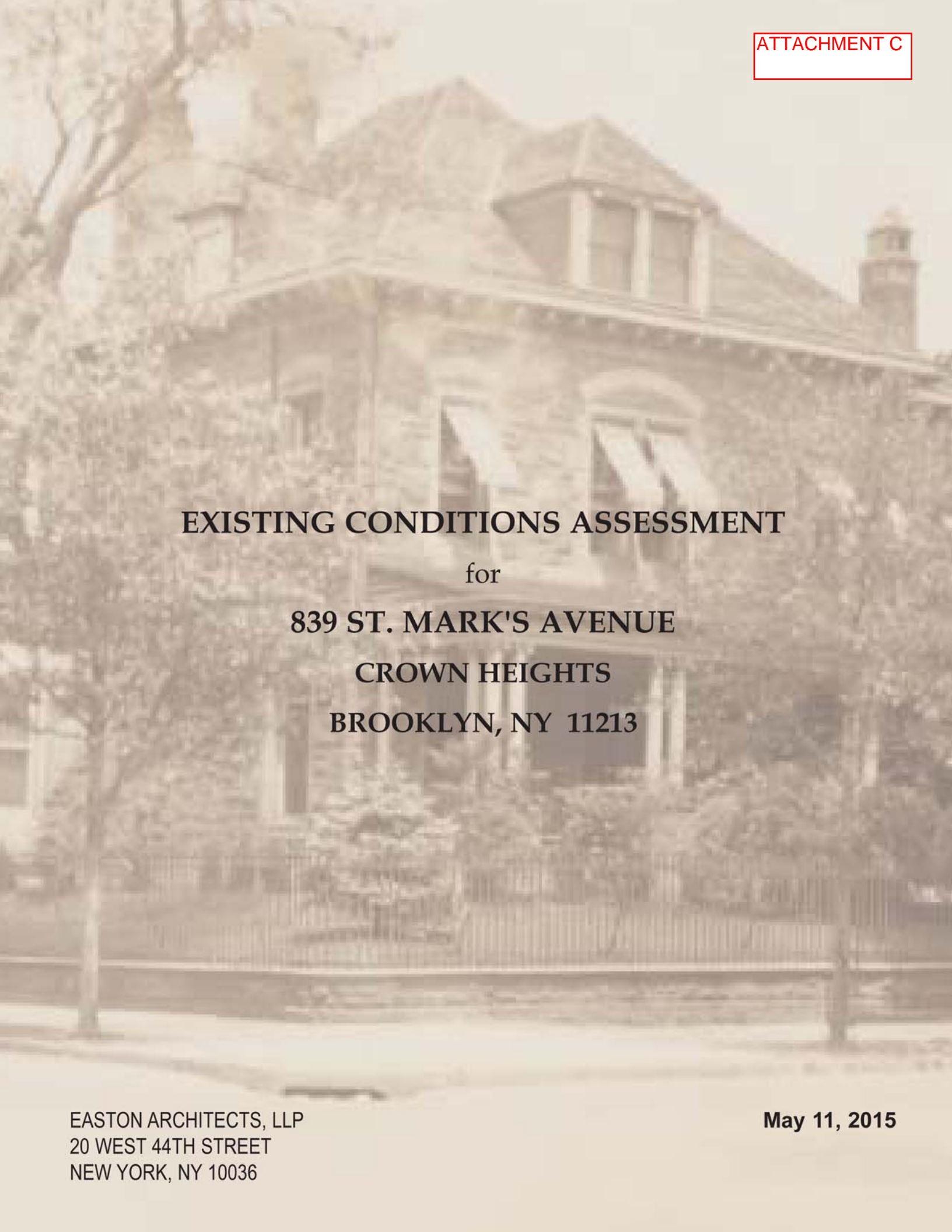
If you have any questions, I can be reached at (518) 268-2182.

Sincerely,



Olivia Brazee
Historic Preservation Technical Specialist
olivia.brazee@parks.ny.gov

via e-mail only



EXISTING CONDITIONS ASSESSMENT
for
839 ST. MARK'S AVENUE
CROWN HEIGHTS
BROOKLYN, NY 11213



Fig. 1 839 St. Mark's Avenue at northeast corner of St. Mark's Avenue and Brooklyn Avenue c. 1929 (NYPL).



Fig. 2 Southeast corner of 839 St. Mark's Avenue.



Fig. 3 West facade of 839 St. Mark's Avenue.

- I. *Executive Summary*
- II. *Building and Site History*
- III. *Existing Conditions Assessment*
 - A. *Existing Floor Plan Drawings*
 - B. *Existing Conditions Chart*
 - C. *Existing Condition Photos*
 - D. *Existing Exterior Elevation Drawings*
- IV. *Findings and Recommendations*
- V. *Budget Estimate*

EXECUTIVE SUMMARY

839 ST. MARK'S AVENUE

EXECUTIVE SUMMARY

The scope of this project is to prepare an Existing Conditions Assessment for 839 St. Mark's Avenue, also known as the Dean Sage Residence located in Crown Height Brooklyn. Originally designed as a private residence, today, the house is part of the Institute for Community Living and houses developmentally disabled adults and is one of the oldest nineteenth-century mansions in the Crown Heights North Historic District. The neighborhood identified as Crown Heights North has been listed on the New York State and National Registers of Historic Places (2014) and is a New York City Historic District, designated by the New York City Landmarks Preservation Commission (2007). For the purposes of this report, only the historic residence has been surveyed and documented.

The major objective of the Existing Conditions Assessment is to:

- analyze all components of the building envelope;
- document the existing conditions of the exterior building materials;
- develop a comprehensive set of recommendations for the most appropriate and effective watertight solutions for the exterior historic building fabric;
- analyze the conditions of the interior spaces;
- develop a restoration methodology for the interior finishes and character-defining features;

The Existing Conditions Assessment identifies and evaluates all interior and exterior materials, develops recommendations for upgrades and enhancements, develops options for restoration, repair and conservation and prepares a budget analysis. The Existing Conditions Assessment presents a phasing plan for implementation based on prioritized conditions ranging from Immediate Life Safety Hazards, Stabilization, Upgrades and Improvements and Long-Term Restoration and Maintenance. The estimated project budget cost is \$XXX

The Existing Conditions Assessment will be used to assist in making informed capital expenditures and will act as a road map for future conservation, restoration, rehabilitation and upgrades to the building creating a Master Planning tool for the Institution.

METHODOLOGY OF THE EXISTING CONDITIONS ASSESSMENT

Representatives from Easton Architects visited the site on numerous occasions over the course of the past three months to survey and document the existing conditions of the building. The survey was performed through research, documentation and close visual inspection.

A methodology was developed to identify and record all existing conditions and translate that information into a useable format whereby the information could be accessed through written, graphic and photographic forms. The information was then collated, recommendations prescribed and prioritized with budget costs associated for implementation.

The information provided does not address future infrastructure replacement and/or introduction of

a central heating and cooling plant for the building. The study was meant to provide a comprehensive compilation of the architectural fabric, condition and configuration to gain a clearer understanding of what is possible within the confines of the existing fabric for future upgrades and programming needs.

HISTORY AND BACKGROUND OF THE BUILDING

One of the oldest and most important nineteenth-century mansions remaining in the Crown Heights North district, the Dean Sage residence was constructed shortly after Sage acquired the parcel along Brooklyn Avenue from St. Mark's Avenue to Bergen Street in May of 1868. Sage, a wealthy Brooklyn lumber dealer, hired Russell Sturgis, the prominent nineteenth-century architect and critic who had opened his architectural practice in New York City in 1865, to design this house. Sturgis is primarily remembered for his institutional and ecclesiastical buildings in the High Victorian Gothic style; he was considered one of the style's finest practitioners, and this is a rare example of one of Sturgis' High Victorian Gothic houses in New York City.

The house is constructed of gray stone laid in a random ashlar pattern, set off by light-stone window enframements and segmental window arches. A projecting bay on the house's west façade features pointed-arch windows and is crowned by a steep pitched roof with three dormers. Although some changes have been made to the mansion, including the removal, between 1929 and 1940, of its front porch, and the installation of replacement sashes, window grilles, and an asphalt-shingle roof, it remains remarkably intact. It remained a private residence through the 1930s. After the 1930s, a single-story, brick projecting bay with ashlar stone veneer was constructed at the eastern end of the main façade. The tan-brick addition that extends from the north façade of the mansion appears to have been added after the property was converted to institutional use in 1975, when the complex was occupied by the St. Louis Senior Citizen Center; Today the property is a residence for people with mental and developmental disabilities operated by the not-for-profit Institute for Community Living.

BUILDING AND SITE HISTORY

839 ST. MARK'S AVENUE

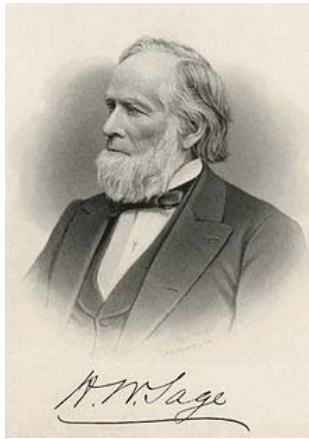


Fig. II-1 Henry W. Sage (Bay Journal).



Fig. II-2 Dean Sage (GENi: A My Heritage Company).



Fig. II-3 Dean Sage at Camp Harmony (Camp Harmony).

839 St. Mark's Avenue (a.k.a. Dean Sage Residence)
Tax Map Block/Lot: 1222/1
Date: 1870
Architect: Russell Sturgis
Style: High Victorian Gothic
Type: Freestanding House
Original Owner: Dean Sage
Current Owner: Institute for Community Living

Significance of the Sage Family

The Sage family was originally from upstate New York where Henry William Sage (1814-1897) created a lumber empire by shipping logs along the Erie Canal from Canada. Dean Sage, son of Henry W. Sage and Susan Elizabeth Sage, was born on June 6, 1841 in Ithaca, New York. In 1857, the Sage family moved to Brooklyn where Henry Sage became involved in philanthropic work which included making generous donations to Cornell and Yale Universities. Sage recognized the importance of advanced female education so he erected and endowed Sage College an all-women's facility at Cornell University which included dormitories, a dining hall, classrooms, a library, and professional offices (Bay Journal 1897). After the death of Ezra Cornell, close friend of Henry Sage and founder of Cornell University, Henry Sage was elected president of the board at Cornell and held the position for many years (Bergen 1915). Dean Sage carried on his father's charitable work, and his connection to Yale University may have been where he was introduced to Russell Sturgis, who was lecturing at the University and designing many new campus buildings (Morris March 2014). Dean Sage and his wife Sarah Sage raised five children in their Brooklyn home (839 St. Mark's Avenue): Henry Manning Sage, Susan Linn Fenimore-Cooper, Sarah Porter Holter, Dean Sage, and Elizabeth Hare. The family moved upstate again in the late-1880s – early-1890s where after being admitted to the bar of New York State, Dean Sage decided, instead of

BUILDING AND SITE HISTORY

839 ST. MARK'S AVENUE



Fig. II-4 1375 Dean Street c. 1939 (NYPL).



Fig. II-5 839 St. Mark's Avenue at northeast corner of St. Mark's Avenue and Brooklyn Avenue c. 1929 (NYPL).



Fig. II-6 839 St. Mark's Avenue East Elevation (An Architectural Guidebook to Brooklyn).

practicing, to turn his attention to expanding his father's lumber company in 1897. Dean Sage died in 1902 at a private fishing camp, Camp Harmony, in Canada (Bergen 1915).

Significance of Russell Sturgis (1836-1909)

Dean Sage hired a prominent nineteenth-century architect and critic, Russell Sturgis, to design his Brooklyn residence. Sturgis was born in Baltimore in 1836 and was the son of a prosperous Boston merchant. He and his family moved to New York City in 1850 where he graduated from the "Free Academy," now the College of the City of New York in 1856 (LPC Designation Report 2007). While in school, Sturgis became particularly inspired by the works of John Ruskin and Jacob Wrey Mould. He also attended the Academy of Fine Arts and Sciences in Munich, Germany, received an M.A. degree from Yale, and was awarded a Ph.D. degree in 1893 (Morrone 2001). Sturgis set up an architecture firm in New York City in 1863 and designed several churches, institutional buildings, houses, public buildings, and banks over the next 20 years (LPC Designation Report 2007). He was commissioned to design several buildings at Yale University and in 1870 Dean Sage hired him to design his private residence. As Sturgis designed it, the Sage Residence does not have an elaborate or overtly ornate appearance, but instead is rather sophisticated in its massing and detail. The residence was surrounded by elegant grounds and had a large front porch. The Dean Sage Residence is one of the only surviving Sturgis buildings left in New York City (Morris 2014).

Sturgis taught architecture at the City College of the City of New York from 1878-1880 and gave several lectures at Yale University. When he retired from teaching and his practice in 1880 he took an extended trip through Europe studying art, architecture, and sculpture. Upon his return to New York in 1885, he was hired to write articles for professional journals and became a well-known

BUILDING AND SITE HISTORY

839 ST. MARK'S AVENUE

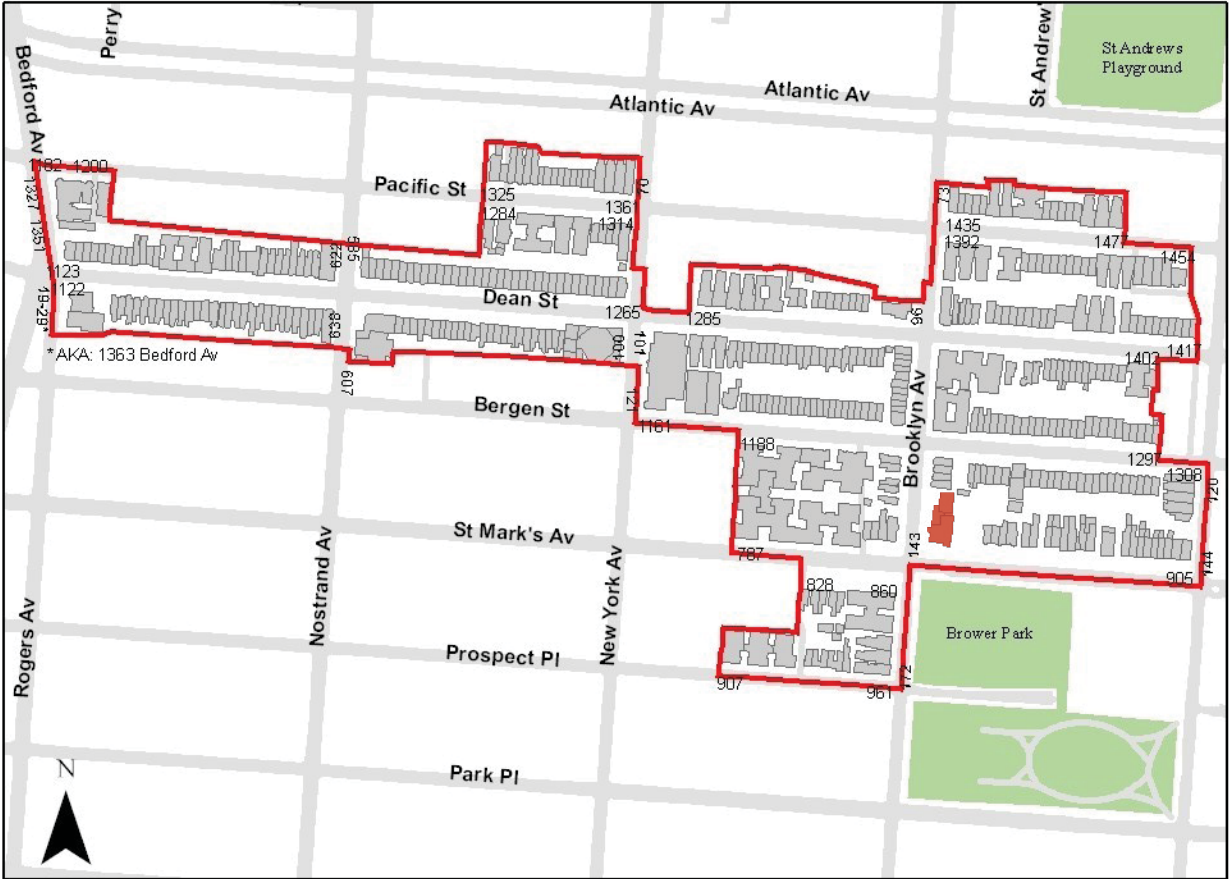


Fig. II-7 Designation Map of Crown Heights North Historic District, Courtesy of Landmarks Preservation Commission.

BUILDING AND SITE HISTORY

839 ST. MARK'S AVENUE



Fig. II-8 St. Mark's Avenue looking East from New York Avenue (National Register Designation Report).

architectural critic. He was the author and editor of the Dictionary of Architecture and Building and authored several other books on architecture (LPC Designation Report 2007).

Development of Crown Heights as a Residential Neighborhood

The area of Crown Heights, previously known as Bedford, was home to many prominent, old Dutch families in the early nineteenth century, with the Lefferts family holding the highest seat. Leffert "Squire" Lefferts was a significant figure in Brooklyn and served as a town clerk and assistant justice, and in the Provincial Congress. The Squire's son, Leffert Lefferts Jr., followed in his father's footsteps and was appointed first judge of King's County in 1823. After Judge Lefferts' death, his heirs auctioned off his farm land as 1,600 individual lots, which contain almost all of northwestern Crown Heights.

At this time transportation was greatly improving in the area, making northwestern Crown Heights a new popular residential location. By the 1850s, suburban development was well underway with the construction of freestanding villas or mansion set on spacious lots. Examples of these mansions can be seen at 1375 Dean Street (Fig. II-4), where the wood-framed, transitional Greek Revival/ Italianate-style George B. and Susan Elkins house is located, as well as 839 St. Mark's Avenue (Fig. II-5 & II-6), where the 1870 High Victorian Gothic Dean Sage residence is located. At the time 839 St. Mark's Avenue was built, this part of Brooklyn was still considered the suburbs and was settled by those seeking a quieter retreat, away from the city but still easily accessible by train or coach. Most of the "retreat like" houses built in this area were constructed of wood which made Sage's mansion stand out for its impressive solid stone construction (Morris 2014).

In the 1870s, row houses began to be constructed



Fig. II-9 860 St. Mark's Avenue c. 1932, demolished (NYPL).



Fig. II-10 855 and 857 St. Mark's Avenue c. 1929 (NYPL).

BUILDING AND SITE HISTORY

839 ST. MARK'S AVENUE

in anticipation of the opening of the Brooklyn Bridge in 1883. They were typically two story Italianate-style frame houses and neo-Grec-style brownstones. Residential development really began to boom in 1888 with the opening of the Kings County Elevated Railway (LPC Designation Report 2007). By the 1890s, hundreds of freestanding, attached and row houses were constructed between Pacific and Sterling and Bedford and Kingston. This area became known as the St. Mark's District, and St. Mark's Avenue became the most expensive and desirable address in Crown Heights (Morris 2010). These buildings were designed in the Romanesque Revival and Queen Anne styles, which exhibit a greater freedom in their massing and more varied use of ornament. An example of these Romanesque Revival-style residences can be seen at 855 and 857 St. Mark's Avenue (Fig. II-10), which were built in 1892 and designed by Montrose Morris. This pair of houses is particularly notable for its full-height round tower capped by a bell roof, and centrally placed loggia with two columns, each enhanced by ornate carvings. In the late 1890s, the design of mansions and row houses was overtaken by the increasing popularity of classically inspired styles, an influence from the architectural firm McKim, Mead & White as well as the 1893 World's Columbian Exhibition, which played a major role in making the public, and the architectural profession, aware of the opulence of ancient and Renaissance architecture and planning. With the opening of the IRT subway line along Eastern Parkway in 1920, a final wave of residential development began. In the 1930s, many of the freestanding mansions were demolished and replaced by row houses, townhouses, flats, and middle-class six-story elevator apartment houses in the Tudor Revival, Mediterranean Revival, and Art Deco styles (LPC Designation Report 2007).

During the 1960s, Crown Heights experienced social problems as well as rising unemployment and crime rates, and the accompanying neglect and abandonment of its buildings. In response, the Bedford-Stuyvesant Restoration Corporation was formed to promote both job creation and physical asset development in northwestern Crown Heights and Bedford-Stuyvesant. By 1977, the corporation's activities had included the exterior renovation of over 3,800 houses and 1,280 new, rehabilitated, or under construction dwelling units (Connolly 1977). At the same time, the New York City Department of City Planning designated Crown Heights North a Neighborhood Preservation Area, enabling the privately funded New York City Community Preservation Corporation to begin providing financial assistance to rehabilitate housing in Crown Heights (Oser 1976).

II-5

Current Context of the Neighborhood

Since the last years of elevator apartment house construction during the 1940s, Crown Heights North has seen minimal new development and moderate alterations, allowing for it to still express its architectural significance. The neighborhood contains an overwhelmingly intact collection of residential, institutional, and commercial buildings that showcase some of Brooklyn's finest architects during the 19th and 20th centuries (NR Designation Report 2014).

Distinctions and Characteristics of the Crown Heights North Historic District

The Crown Heights North Historic District was designated by the New York City Landmarks Preservation Commission in April of 2007 and was listed on the New York State and National Registers of Historic Places in 2014. The distinctive architecture in the Crown Heights North Historic District includes mid-late-19th-century to early-mid-20th-century residential, institutional, and commercial building designs.

BUILDING AND SITE HISTORY**839 ST. MARK'S AVENUE**

Composed of row houses, townhouses, two-family houses, semi-attached houses, freestanding houses, flats, apartment buildings, and institutional and commercial buildings, the district offers outstanding examples of mid-late-19th century American styles that include Greek Revival/Italianate, neo-Grec, and Queen Anne; late-19th- and early-20th-century period revival styles that include Romanesque, French Renaissance, Italian Renaissance, Colonial, Dutch Renaissance, Mediterranean, Medieval, and Tudor; early-mid-20th-century modern styles that include Art Deco and its more streamlined derivative, Art Moderne (NR Designation Report 2014).

Evolution of the Property

After the Sage family sold the property, there were four wealthy, known owners of this house before it ceased to be a residence. The first was Henry Franke, a wealthy German-American banker, who lived here in the 1890s with his socially active family (Morris 2014). Then in 1900, Frank M. Lupton, a very successful publisher, lived here with his family. In 1910, he committed suicide after receiving unhelpful medical care for severe stomach ailments and 6 years later his family moved out of the house (New York Times 1910). The family of Benjamin Price occupied the house from 1916 until the early-1920s, after which Dean C. Osborne and his family moved-in. Sadie Osborne, Dean's wife, was an enthusiastic supporter of the Brooklyn Children's Museum, which is located just across the street, and even became the first female Chairperson of the Museum (New York Times 1937). The building gained a 3-story addition, which took up most of the rear grounds, when it was converted into institutional use for the St. Louis Senior Citizen Center (St. Louis Convent) in 1975. Today, the residence is part of the Institute for Community Living and houses developmentally disabled adults and is one of the oldest nineteenth-century mansions in Crown Heights North (LPC Designation Report 2007).

II-6

Building Description

“St. Mark’s Avenue (Main) Façade: Four bays, including the single-story square projecting bay constructed after c.1940, at the eastern end of the façade; rough-faced ashlar stone, with smooth-faced stone trim; front stoop with tooled cheek walls engaging the areaway wall, which are crowned by a wrought-iron fence with newels and globe light fixtures; main-entrance landing with rough-faced stone southern and western walls with metal railings; quoined main-entrance surround featuring carved foliate moldings, a stone transom bar, and a cartouche-like metal transom grille and rope-molded transom frame; full-height first-floor window openings; first- and second-floor windows featuring quoined surrounds and segmental arches in light-colored stone; pair of first- and second-floor windows within the bay directly to the west of the main entrance, each within a stone enframement with a columnar mullion; window opening on the eastern face of the façade’s projecting western portion; two window openings at the eastern end of the second floor, facing the roof of the projecting bay; stone water table at the second-floor sill level; two metal downspouts. Main Façade Projecting Bay: One story; tooled brownstone base; brick, with ashlar stone veneer; stone coping; no openings on the west face; south face features a paired full-height window opening with a quoined stone surround and a columnar mullion, crowned by a segmental arch of light-colored stone; east face features three stone steps with low cheek walls leading to a full-height window opening within a quoined stone surround, crowned by a segmental arch of light-colored stone. West Façade, Excluding Projecting Bay: Basement opening; buttress at the northern end of the façade; first-floor pointed-arch window opening with a quoined surround and stone transom

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panel; two second-floor window openings with plain stone surrounds; southernmost second-floor window opening features a quoined stone surround and a segmental arch in light-colored stone; metal downspout at the northern end of the façade. West Façade Projecting Bay: Three-sided; single story, with tall, multiple-sided, pitched roof with metal cap; rough-faced and bush-hammered stone with buttresses; pointed-arch window openings with stone transom panels; stone crown molding below a wood cornice with modillions and dogtoothing; three wood hipped-roof dormers. North Façade: Three pointed-arch openings, two westernmost with square-headed sashes and transom panels; projecting chimney breast. Rear Ell: Segmental arch in light-colored stone on the west face; connection to the twentieth-century addition on the north face. East Façade: Six bays; stone water tables above the basement windows and at the second-floor sill level; three northernmost second-floor openings are lower on the façade than the three southernmost second-floor openings; entrance within a quoined surround, below a light-colored segmental arch; square-headed basement openings; quoined surrounds at all window openings; square-headed sashes and stone transom panels at the two southernmost first-floor openings, which have pointed arches; three northernmost first-floor window openings are square-headed; segmental arches in light-colored stone above all second floor openings, except for the second-northernmost. Roof: Stone molding below a deep bracketed wood cornice, which wraps the entire house; pitched roof with wood hipped and shed dormers; tall stone chimneys with hoods; short chimney at the northeast corner of the house. Alterations (St. Mark's Avenue Façade): Addition of the single-story projecting bay at the eastern end of façade after c.1940; stoop altered with the removal of the steps, the installation of narrower concrete steps and metal pipe railings, and the installation of an accessibility lift; main entrance landing paved with ceramic tile; replacement wood-and-glass main-entrance door, sidelight, and intercom panel; metal first-floor window grilles; light fixtures and conduit attached to the second floor water table; metal box attached to the first-floor window surround west of the main entrance; security camera within a metal cage at the western end of the first floor. Alterations (Main Façade Projecting Bay): Portions of ashlar-stone veneer have peeled off, revealing brick underneath; metal window grilles; light fixture attached to parapet; some stone resurfacing. Alterations (West Façade, Excluding Projecting Bay): Metal basement and first-floor window grilles; air-conditioning cage at the first-floor window. Alterations (West Façade Projecting Bay): Metal window grilles; metal louvers within the two basement openings; asphalt shingles; air conditioners at the central first-floor and dormer openings. Alterations (North façade): Easternmost opening sealed. Alterations (East Façade): Concrete entrance stoop; replacement door with stucco transom panel above; basement and first-floor metal window grilles; sealed opening at the second floor; metal conduit; light fixture attached to the second-floor water table; four air conditioning units at each of the first- and second-floor windows. Alterations (Roof): Dormers faced with asphalt shingles; asphalt roof shingles; metal exhaust ducts. Site Features: Concrete driveway and parking area at the northernmost portion of the west areaway; grass yard with trees running in front of the south projecting bay of the addition, and the west and north facades of the Sage Mansion; areaway wall with brownstone posts, metal picket fence, and metal gates; areaway wall is of ashlar stone with brownstone coping in front of the main and west facades of the Sage Mansion and the south projecting bay of the addition, and of stone elsewhere; large east yard with brick pavers and planting beds" (LPC Designation Report 2007).

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EXISTING CONDITIONS ASSESSMENT

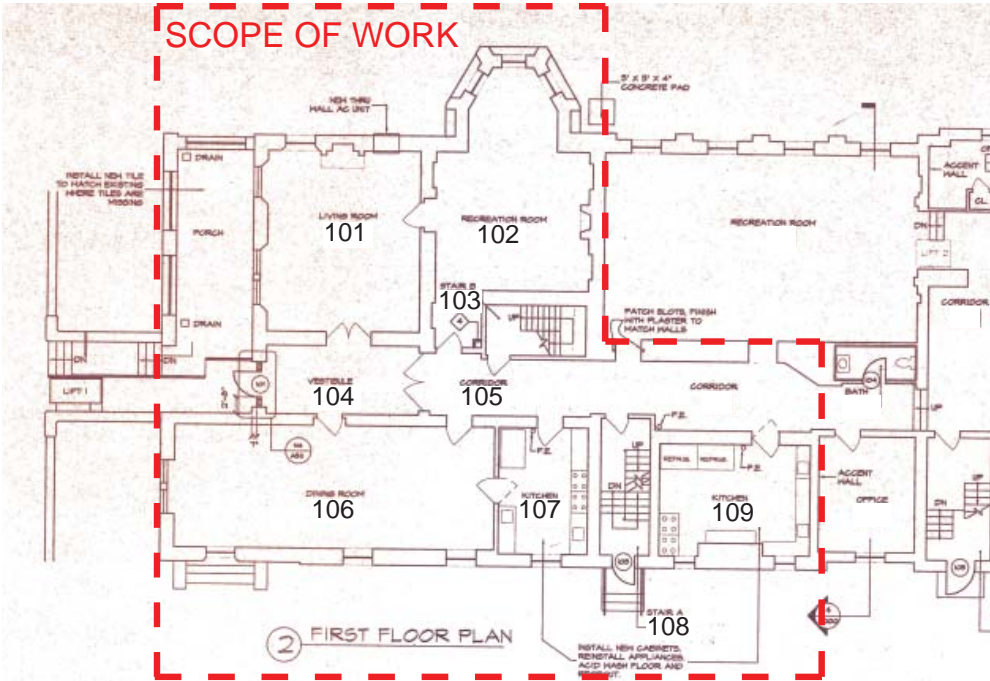
All existing conditions of the exterior and interior building fabric of the Dean Sage Residence were documented and recorded thorough graphic, photographic and written forms. The information was translated onto plan and elevation diagrams, photographs including exterior and individual interior spaces and a comprehensive existing conditions chart identifying the features, materials and conditions.

EXTERIOR: The exterior building envelope has been surveyed and broken down into categories including roofs (flat, terraced, sloped, asphalt shingled, membrane, skylights, dormers), flashings, copings, parapets, chimneys, drainage (gutters, leaders, scuppers, roof drains), wood cornice, brackets, entablature, tongue and groove overhang and ornamental features, masonry walls (ashlar stone, quoins, sills, headers, entablatures, moldings, water table course), metalwork, windows, doors and exterior lighting and security cameras. *Primary materials include sandstone (gray and brown/red) brick, granite, concrete, stucco and wood.*

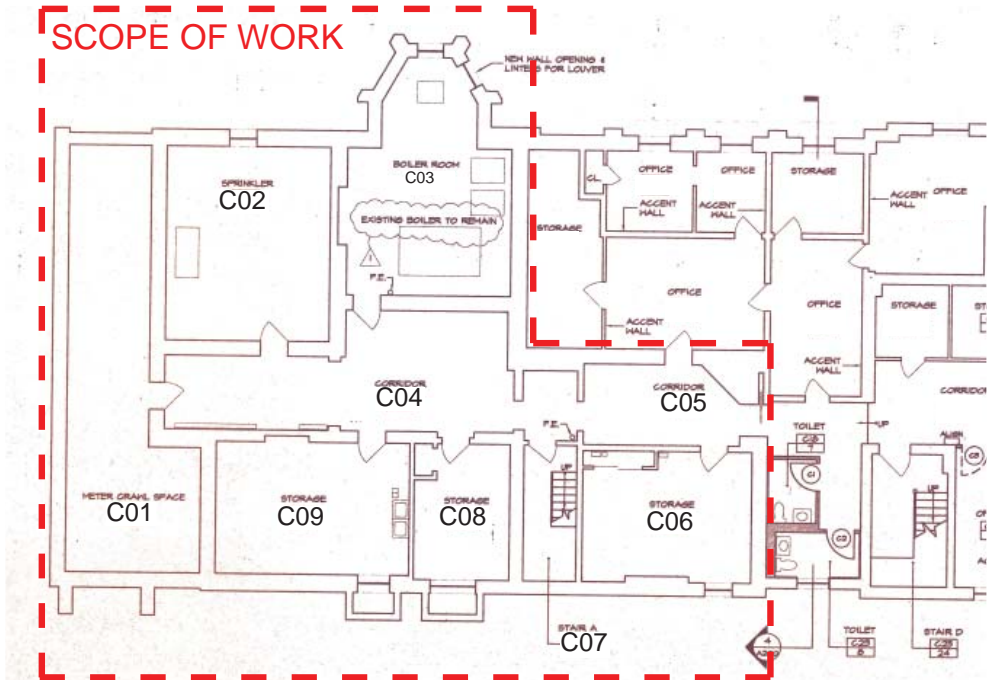
INTERIOR: The interior spaces have been identified and surveyed on a room by room basis and information recorded for ceilings, walls (plaster, stone, gypsum board, wood), floors (stone, vinyl composite tile, wood, concrete, faux wood, ceramic tile, linoleum tiles), windows, doors, lighting, heating/ventilation and miscellaneous equipment. *Primary materials include, concrete, wood, plaster, gypsum board, vinyl composite tile and linoleum tile.*

EXISTING FLOOR PLAN DRAWINGS

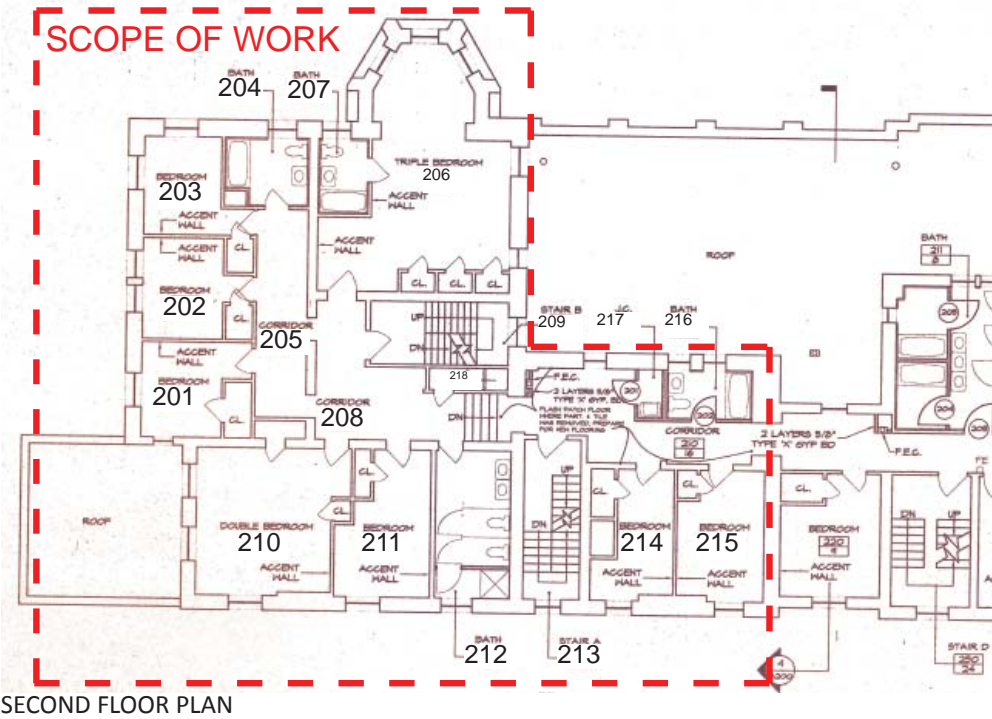
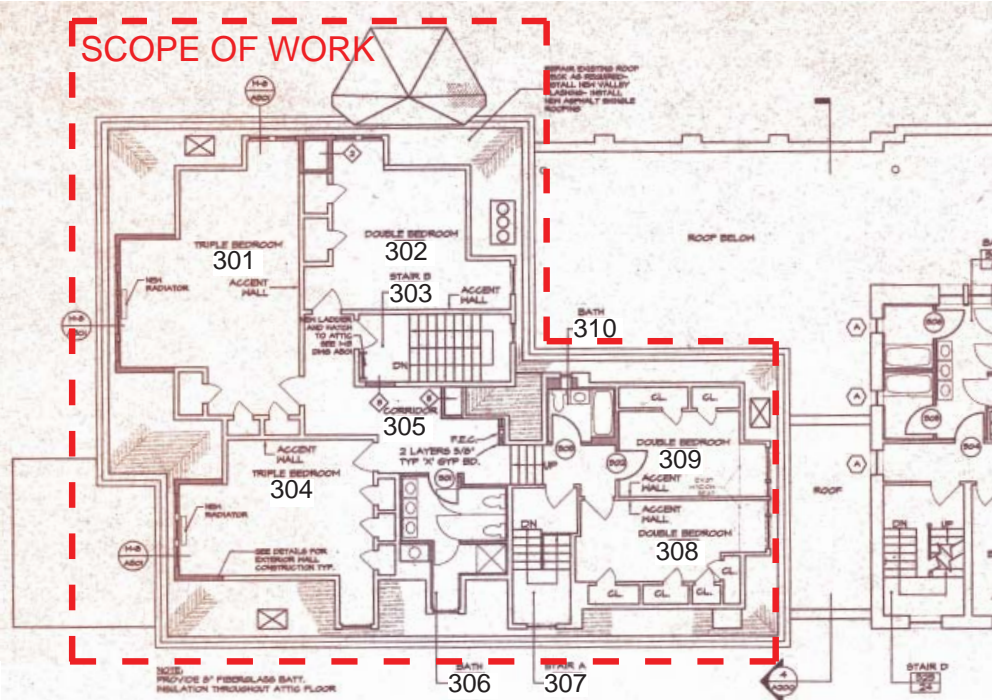
839 ST. MARK'S AVENUE



FIRST FLOOR PLAN



CELLAR FLOOR PLAN



EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
Basement								
C01 Utilities Meter Room	wood planks laid on top of earth; near back of room there is just plywood laid on top of earth.	Stone wall painted white at front and side walls of building; painted brick at remaining wall.	Wood panel/bead board door with sliding bolt.	(1) Opening on St. Mark's Avenue side with metal grate.	Painted, poured concrete with poured concrete encased beams.	(3) Fluorescent bulbs.		Mechanical equipment.
Existing Condition	<i>Poor Condition with several areas of missing/broken planks, exposing earth.</i>	<i>Poor Condition with stone walls cracking, having open joints, and delaminating and brick wall having open joints and coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>Fair Condition.</i>	<i>Good Condition.</i>	<i>Fair Condition.</i>		<i>Good Condition.</i>
C02 Sprinkler Room	Poured concrete with painted blue/gray finish.	Painted white brick.	Painted metal set within brick archways.	(1) Aluminum, single pane, fixed window.	Painted white plaster.	Hanging fluorescent fixtures.		Exposed pipes on ceiling.
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>		<i>Good Condition.</i>
C03 Boiler Room	Poured concrete with painted blue/gray finish. Opening in floor possibly for sump pump.	Painted white brick.	Painted metal set within brick archways.	Vent to exterior blocking window.	Metal paneled ceiling.	Hanging fluorescent fixtures.		Duct work, pipes, hot water heater and boiler, electrical panels on wall.
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>Fair Condition.</i>	<i>Poor Condition with areas of warping and holes where pipes once were.</i>	<i>Good Condition.</i>		<i>Good Condition.</i>
C04 Corridor	Poured concrete with painted blue/gray finish.	Painted white brick.	Painted metal set within brick archways.	N/A	Painted white plaster.	Hanging fluorescent fixtures.		Exposed pipes on ceiling and several wall mounted electric boxes.
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>		<i>Good Condition.</i>
C05 Corridor	Poured concrete with painted blue/gray finish.	Painted white brick with some areas of plaster overtop of brick.	Painted metal.	N/A	Painted white plaster.	Hanging fluorescent fixtures.		N/A
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling. The plaster has detached in several areas exposing brick underneath.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>		<i>N/A</i>

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EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
C06 Chart Room	Vinyl tiles.	Vinyl baseboard; white painted brick walls (bump out is brick with blue painted finish); closet built into room with double wood doors.	Wood door with dead bolt lock and a recessed panel.	(1) 1/1 double-hung, aluminum window.	2'x2' ACT ceiling tiles and grid.	(3) Fluorescent downlights set within the ceiling grid.		N/A
Existing Condition	<i>Fair condition with scuff marks and some areas that are coming detached.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Fair Condition. Window has been sealed up to allow for A/C units.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>		<i>N/A</i>
C08 Storage	Poured concrete with painted blue/gray finish.	Painted white brick.	Painted metal set within brick archways.	(1) Aluminum, single pane, fixed window.	Painted white plaster.	Hanging fluorescent fixtures.		Small closet next to entry door; metal frame opening (door is missing).
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>Good Condition.</i>	<i>Fair Condition with areas of drywall infill.</i>	<i>Good Condition.</i>		<i>Good Condition.</i>
C09 Storage	Poured concrete with painted blue/gray finish.	Painted white brick.	Painted metal set within brick archways.	(1) Aluminum, single pane, fixed window.	Painted, white plaster.	Hanging fluorescent fixtures.		Exposed pipes on ceiling.
Existing Condition	<i>Fair Condition with various areas of paint splatters and needs cleaning. There are areas of cracking and deterioration.</i>	<i>Fair Condition with soiling along bottom and several areas where coating is peeling.</i>	<i>Fair Condition with some areas of paint chipping.</i>	<i>Good Condition.</i>	<i>Fair condition with areas of previous patching.</i>	<i>Good Condition.</i>		<i>Good Condition.</i>
First Floor								
101 Living Room	Original wood, laid in a herring bone pattern with a honey-colored stain; brass floor vent.	Simple 6" painted wood baseboard; framed paneling at walls; painted wood picture rail; cream color painted plaster walls; crown molding is Italianate with egg and dart detailing.	N/A	1/1 double-hung aluminum replacements; windows are set back with paneled surrounds and have transoms above. Room 101 has 4 windows; three of the four run from floor to ceiling and open to front porch; one has an A/C unit in place of the transom.	Painted plaster with decorative cornice band. Room 101 has an area in corner of room where ceiling drops down for HVAC and is enclosed with painted sheetrock.	(1) large arts and craft style brass pendant fixture with large bowls at center of room.	A radiator below one window.	Fire place: Metal hearth with decorative basket weave pattern; painted wood surround; painted wood dentil molding at mantel; large mirror above mantel with original painted molding surround; glazed brick fire box.
Existing Condition	<i>Fair condition with areas of over sanding, uneven surfaces, and small areas of missing fabric.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>

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EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
102 Library	12" x 12" vinyl composite tile.	Plaster, cream color painted finish, decorative moldings, brown painted chair rail with raised painted wood panel wainscoting, and painted brown wood baseboard.	One metal (hollow metal) entry door to corridor and one to room 101.	Bay window; (3) 1/1 double-hung, insulated glass, aluminum replacement sash and frames.	Plaster, painted finish, decorative scroll brackets sit atop a small entablature articulated with egg and dart moldings and dentils.	Circular recessed light bulbs.	(1) floor vent and (4) wall vents.	Fire place: Marble with highly decorative plaster surround and mantel; glazed brick fire box and marble hearth. Built-in cabinets flanking the fireplace.
Existing Condition	<i>Fair condition with scuff marks and some areas that are coming unglued.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>
104 Vestibule	Faux wood planks.	Plaster, cream color painted finish, decorative moldings, brown painted chair rail with raised painted wood panel wainscoting, and painted brown wood baseboard. Room 104 has a plaster painted partition wall with a secondary entry door separating vestibule from main entry door.	Wooden main entry door with 6 lights and a panel of side lights on one side (top and bottom sections are glass, middle section is wood); wooden secondary entry door with 9 lights on top half and 2 wooden panels on bottom half of door; 2 recessed openings framed by brown painted wood leading to rooms 101 and 106.	N/A	Painted plaster with decorative cornice band.	(1) large arts and craft style brass pendant fixture with large bowls at center of room.	N/A	
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	
105 Corridor	Faux wood planks.	Brown painted wood baseboard; orange painted plaster walls; doors and openings framed with brown painted metal (opening to Room 106 is brown painted wood); painted metal vent between doors to Rooms 106 and 107; electric boxes next to Rooms 103 and 108; brown painted wood chair rail on either side of door to Room 109.	Painted metal doors.	N/A	Section closest to entry is painted plaster; ceiling drops between doors to Room 107 and 108 and becomes a mineral-fiber ACT dropped ceiling.	(1) large arts and craft style brass pendant fixture with large bowls at center of room.	(2) metal grille wall vents.	
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	

III-B-3

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
106 Dining Room	12" x 12" vinyl composite tile.	Plaster, cream color painted finish, decorative moldings, brown painted chair rail with raised painted wood panel wainscoting, and painted brown wood baseboard. Room 106 has simple, white painted, wood crown molding.	N/A	1/1 double-hung aluminum replacements; windows are set back with paneled surrounds and have transoms above. Room 106 has 5 windows; three run from floor to ceiling; two have A/C units at bottom sash and have heat vents at the sill.	ACT dropped ceiling.	Suspended hanging fixtures with fluorescent bulbs; (5) rows with three fixtures in each row.	(3) vents, (1) along the wall and (2) are sill vents under the window.	
Existing Condition	<i>Fair condition with scuff marks and some areas that are coming unglued.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	
107 Kitchen	12" x 12" vinyl composite tile.	4" vinyl baseboard; painted plaster walls; laminate backsplash and tiled backsplash behind ovens.	Painted metal doors.	1/1 double-hung aluminum window. Room 107 has (1) window with an A/C unit below.	ACT dropped ceiling.	(3) 2' x 4' fluorescent downlights set in drop ceiling.	A radiator below one window.	Appliances – (1) large refrigerator; (2) ovens/stoves; (1) microwave; (1) commercial grade sink; (1) smaller residential sink; cherry cabinets with laminate counters.
Existing Condition	<i>Fair condition with scuff marks and some areas that are coming unglued.</i>	<i>Fair Condition with baseboard coming detached from wall in some areas and typical wear and tear of laminate back splash. Tiles behind stove are in Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Cabinets and counter tops are in poor condition.</i>
109 Kitchen	Red 4"x4" square ceramic tile.	4" vinyl baseboard; painted plaster walls; laminate backsplash and tiled backsplash behind ovens.	Painted metal doors. Room 109 has a door that swings back and forth and has one glass panel.	1/1 double-hung aluminum window. Room 109 has (2) windows, one with an A/C unit below.	Painted plaster.	(7) 4'-0" fluorescent ceiling mounted fixtures arranged in two rows.	N/A	Appliances – (2) commercial sized refrigerators; (2) black stoves/ovens with exhaust fans (do not work); (1) dishwasher; (1) commercial grade sink with large faucet; (1) smaller residential sink; (3) wall mounted cabinets and under counter cabinets all stained wood with stainless steel pulls.
Existing Condition	<i>Fair Condition with areas of cracking and water damage below dishwasher.</i>	<i>Fair Condition with baseboard coming detached from wall in some areas and typical wear and tear of laminate back splash. Tiles behind stove are in Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>

III-B-4

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
Second Floor								
201 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (4) wall outlets and (1) recessed flip light switch.	(1) Wooden closet door with (4) recessed panels. See Room 205.	(2) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) Wall mounted light sconce.	(1) Sill vent below one of the window units.	N/A
Existing Condition	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
202 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (4) wall outlets and (1) recessed flip light switch.	(1) Wooden closet door with (4) recessed panels. See Room 205.	(2) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) Wall mounted light sconce.	(1) Sill vent below one of the window units.	N/A
Existing Condition	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
203 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (5) wall outlets (2 are recessed) and (1) flip light switch.	(1) Wooden closet door with (4) recessed panels. See Room 205.	(2) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) Wall mounted light sconce.	(1) Sill vent below one of the window units.	N/A
Existing Condition	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
204 Bathroom	2"x2" ceramic tile with 1 central drain.	4"x4" ceramic tile with (1) recessed outlet, (1) recessed flip light switch, (1) fire alarm, a metal grille wall vent and plaster continues on wall where tile ends.	See Room 205.	(1) 1/1, double hung aluminum replacement windows with privacy glass.	Gypsum board dropped ceiling with (1) ceiling vent.	(1) wall mounted fluorescent above mirror and (1) recessed light.	N/A	(1) floor mounted toilet, (1) wall mounted sink, (1) bath tub with shower head.
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>
205 Corridor	12"x12" linoleum tiles.	4" vinyl baseboard and white painted plaster with (1) emergency light box, (1) recessed outlet, (1) carbon monoxide detector, (1) fire alarm, and the baseboard along shared wall of Room 206 is painted original wood.	Doors to all other rooms are painted metal with painted metal frames.	N/A	Gypsum board dropped ceiling with (3) sprinklers, (1) exit sign, and (1) smoke detector.	(2) circular, ceiling mounted light fixtures.	N/A	N/A
Existing Condition	<i>Fair Condition with areas of cracking and uneven surfaces.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>N/A</i>

III-B-5

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
206 Bedroom	Wood laid in a herringbone pattern with 12"x12" linoleum tiles at entry area.	Painted plaster with 8" wood baseboard with an arched opening in middle of room (original), (1) flip light switch, (5) wall outlets (4 recessed).	(3) Wooden closet doors. See Room 208.	(5) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (3) sprinklers and (1) smoke detector.	(4) circular, ceiling mounted light fixtures.	(4) Radiators below window units.	N/A
<i>Existing Condition</i>	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
207 Bathroom	2"x2" ceramic tile with 1 central drain.	4"x4" ceramic tile with (1) fire alarm, (1) recessed outlet, (1) flip light switch, and (1) covered radiator.	(1) Wooden door.	(1) 1/1, double hung aluminum replacement windows with privacy glass.	Gypsum board dropped ceiling with (1) ceiling vent.	(1) wall mounted fluorescent above mirror and (1) recessed light.	N/A	(1) Floor mounted toilet, (1) wall mounted sink, (1) shower.
<i>Existing Condition</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>
208 Corridor	12"x12" linoleum tiles.	4" vinyl baseboard and white painted plaster with a fire alarm and fire extinguisher, (3) exit signs and (3) emergency lights at stairs, intercom speaker, telephone, electric box, and thermostat.	Doors to all other rooms are painted metal with painted metal frames.	(1) 1/1, double hung aluminum replacement windows. Windows have decorative wooden frame.	Gypsum board dropped ceiling with sprinklers and smoke detectors.	(4) circular, ceiling mounted light fixtures.	(1) Radiator below the window.	N/A
<i>Existing Condition</i>	<i>Fair Condition with areas of cracking and uneven surfaces.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
210 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (1) flip light switch and (6) outlets (3 are recessed).	(2) Wooden closet door with (4) recessed panels. See Room 208.	(3) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (2) sprinklers and (1) smoke detector.	(1) circular, ceiling mounted light fixtures.	(1) Sill vent below each of the window units.	N/A
<i>Existing Condition</i>	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
211 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (1) recessed flip light switch and (2) outlets (1 is recessed).	(1) Metal closet door. See Room 208.	(1) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) circular, ceiling mounted light fixtures.	(1) Sill vent below one of the window units.	N/A
<i>Existing Condition</i>	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>

III-B-6

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
212 Bathroom	2"x2" ceramic tile with 1 central drain.	4"x4" ceramic tile with (2) recessed outlets, wall mounted hooks, and plaster continues on wall where tiles end.	See Room 208.	(1) 1/1, double hung aluminum replacement windows with privacy glass.	Gypsum board dropped ceiling with (2) ceiling vents.	(4) recessed lights and (3) surface mounted fluorescents.	(2) A/C vents.	(2) toilets with partitions, (1) shower with partition and bench and grab bars, (2) sinks with mirror above.
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>
214 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard.	(1) Wooden closet door with (4) recessed panels. See Room 208.	(1) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) Wall mounted light sconce.	(1) Radiator below the window.	N/A
Existing Condition	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
215 Bedroom	Wood laid in a herringbone pattern.	Painted plaster with 8" wood baseboard with (3) outlets and (1) flip light switch.	See Room 208.	(1) 1/1, double hung aluminum replacement windows. One unit has A/C in bottom sash. Windows have decorative wooden frame.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) Wall mounted light sconce.	(1) Sill vent below one of the window units.	N/A
Existing Condition	<i>Fair Condition with scuff marks, some areas of missing fabric, and discoloration.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>
216 Bathroom	2"x2" ceramic tile with one central drain.	4"x4" ceramic tile with an emergency light box and (1) recessed outlet.	See Room 208.	(2) 1/1, double hung aluminum replacement windows with privacy glass.	Gypsum board dropped ceiling and a portion of the ceiling is dropped to allow for exhaust ventilation.	(1) wall mounted fluorescent above mirror and (1) recessed light.	(2) Radiators below window units.	(1) toilet, (1) sink, (1) mirror, (1) bath tub with shower head and grab bars.
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>
217 Janitor's Closet	12"x12" linoleum tiles with floor drain in center of room.	4" vinyl baseboard and white painted plaster with (1) recessed flip light switch.	(1) Painted metal door with vent.	N/A	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(1) wall mounted fluorescent light.	N/A	Utility Sink
Existing Condition	<i>Fair Condition with areas of cracking and uneven surfaces.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	
218 Closet	12"x12" linoleum tiles. Room 208 has small staircase separating upper and lower portion of hall.	4" vinyl baseboard and gypsum board walls.	See Room 208.	N/A	Gypsum board dropped ceiling.	N/A	N/A	N/A
Existing Condition	<i>Fair Condition with areas of cracking and uneven surfaces.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

III-B-7

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
Third Floor								
301 Bedroom	12"x12" white/beige linoleum tiles.	4" vinyl baseboard and white painted plaster with (7) recessed wall outlets and (1) recessed flip light switch.	(4) Painted metal closet doors. See Room 305.	(1) window set with (6) aluminum awning windows, 3/2, with interior screens; 1 window set with (2) aluminum awning windows, 1/1, with interior screens and an A/C unit in the bottom window.	Gypsum board dropped ceiling with (1) smoke detector and (6) sprinklers.	(3) circular, ceiling mounted light fixtures.	(3) Metal ventilation grilles below windows.	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Baseboard is in Fair Condition with areas detaching from walls and soiling. Plaster walls are in Good Condition with some areas of previous patch work under windows.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	
302 Bedroom	12"x12" white/beige linoleum tiles.	4" vinyl baseboard and white painted plaster.	See Room 305.	(2) window sets with (2) aluminum awning windows, 1/1, with an A/C unit in the bottom of one window and a wooden infill panel in the bottom of the other window.	Gypsum board dropped ceiling with (1) sprinkler and (1) smoke detector.	(2) Circular, ceiling mounted light fixtures.	(1) Metal ventilation grilles below windows.	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Baseboard is in Fair Condition with areas detaching from walls and soiling. Plaster walls are in Good Condition with some areas of previous patch work under windows.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	
304 Bedroom	12"x12" white/beige linoleum tiles.	4" vinyl baseboard and white painted plaster with (4) recessed wall outlets and (1) recessed flip light switch.	See Room 305.	(1) window set with (4) aluminum awning windows, 2/2, with one screen in place; 1 window set with (2) aluminum awning windows, 1/1, with an A/C unit in the bottom window.	Gypsum board dropped ceiling with (3) sprinklers and (1) smoke detector.	(2) circular, ceiling mounted light fixtures.	(2) metal ventilation grilles below 2/2 windows; (1) radiator vent cover below 1/1 window.	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Baseboard is in Fair Condition with areas detaching from walls and soiling. Plaster walls are in Good Condition with some areas of previous patch work under windows.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	

III-B-8

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
305 Corridor	12"x12" white/beige linoleum tiles with one row border of pink tiles around edge of room.	4" vinyl baseboard and white painted plaster with (4) recessed wall outlets, (2) fire alarm pulls next to stairwells, (1) recessed wall pocket for fire extinguisher, (1) first aid kit, (1) telephone, (1) electrical box, (1) wall vent above mechanical room, (2) smoke detectors, (2) emergency light boxes, (2) intercom speakers, (2) exit signs above stairwell doors.	Doors to all other rooms are painted metal with painted metal frames; 5' high double doors to small mechanical room.	N/A	Gypsum board dropped ceiling.	(4) circular, ceiling mounted light fixtures.	N/A	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Baseboard is in Fair Condition with areas detaching from walls and soiling. Plaster walls are in Good Condition with some areas of previous patch work under windows.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	
306 Bathroom	2"x2" ceramic tile with 1 central drain and a marble threshold.	4"x4" ceramic tile with (3) recessed wall outlets.	See Room 305.	(1) window set with (2) aluminum awning windows, 1/1, with privacy glass.	Gypsum board dropped ceiling.	Recessed light fixtures with (1) surface mounted linear downlight above sinks/mirror.	Vents for A/C/heat.	(3) wall mounted ceramic sinks; (2) mirrors, one at each sink location; (2) toilets enclosed in partitions; (1) shower enclosed in partition with mounted bench, grab bars, and recessed soap dish; wall mounted hooks throughout; paper towel dispenser; fire alarm bell and light.
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>
308 Bedroom	12"x12" white/beige linoleum tiles. The floor steps up under window to allow for radiators.	Base – vinyl base on door side of room; original 8" wood base on closet side of room. Built-in closets with decorative panel doors and metal handle pulls topped with decorative molding, (6) doors in total. Plaster walls on door side of room. (1) Wall mounted outlet with exposed conduit.	See Room 305.	(1) window set with (1) aluminum casement window and (2) aluminum awning windows, 1/1, with an A/C unit in the bottom awning window. (1) skylight with automatic power operated opener.	Sloped plaster ceiling, location starting above closet doors, meeting a flat gypsum board dropped ceiling with (2) sprinklers and (1) fire/smoke alarm.	(1) circular, ceiling mounted light fixtures.	N/A	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Base is in Fair Condition needing a coat of paint. Closet doors are missing hinges and falling off.</i>	<i>N/A</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>N/A</i>	

III-B-9

EXISTING CONDITIONS ASSESSMENT INTERIOR								839 ST. MARK'S AVENUE
Location	Floors	Walls	Doors	Windows	Ceilings	Lighting	Heating & Ventilation	Miscellaneous
309 Bedroom	12"x12" white/beige linoleum tiles. The floor steps up under window to allow for radiators.	Base – vinyl base on door side of room; original 8" wood base on closet side of room. Built-in closets with decorative panel doors and metal handle pulls topped with decorative molding, (4) doors in total. Plaster walls on door side of room. (4) Wall outlets and (1) recessed light switch.	See Room 305.	(1) window set with (1) aluminum casement window and (2) aluminum awning windows, 1/1, with an A/C unit in the bottom awning window. (1) skylight with automatic power operated opener.	sloped plaster ceiling, location starting above closet doors, meeting a flat gypsum board dropped ceiling with (2) sprinklers and (1) smoke detector.	(1) circular, ceiling mounted light fixtures.	N/A	
Existing Condition	<i>Fair Condition with some replacement tiles, scuff marks, and some cracking tiles.</i>	<i>Base is in Fair Condition needing a coat of paint. Closet doors are missing hinges and falling off.</i>	N/A	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	N/A	
310 Bathroom	2"x2" ceramic tile with 1 central drain.	4"x4" ceramic tile with recessed outlets and plaster continues on wall where tiles end.	See Room 305.	(1) window set with (2) aluminum awning windows, 1/1, with privacy glass.	Gypsum board dropped ceiling.	Recessed light fixtures.	vent for A/C and radiator at wall.	(1) toilet, (1) wall mounted sink, (1) mirror, (1) bath tub with grab bars and shower head, (1) soap dispenser, (1) toilet paper dispenser.
Existing Condition	<i>Good Condition.</i>	<i>Good Condition.</i>	N/A	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>	<i>Good Condition.</i>
Stairwell								
Stairwell A	Epoxy coated concrete; painted steel stairs with non-slip vinyl treads.	Vinyl base; wall between hallway and stairwell is painted drywall; all other walls are painted block construction.	Doors to main floors are painted metal. Steel egress door with vision panel and push bar to garden.			Wall mounted flourescents.		Electric wiring and pipes. Hand rails are painted steel. Exit sign mounted above egress door in Stairwell A.
Existing Condition	<i>Fair Condition, needs recoating.</i>	<i>Fair Condition with vinyl base detaching from the wall.</i>	<i>Good Condition.</i>	N/A	Concrete	<i>Good Condition.</i>	N/A	<i>Fair Condition with handrails needing repainting.</i>
Stairwell B	Epoxy coated concrete; painted steel stairs with non-slip vinyl treads.	Vinyl base; wall between hallway and stairwell is painted drywall; all other walls are painted plaster.	Doors to main floors are painted metal.			Wall mounted flourescents.		Electric wiring and pipes. Hand rails are painted steel.
Existing Condition	<i>Fair Condition, needs recoating.</i>	<i>Fair Condition with vinyl base detaching from the wall.</i>	<i>Good Condition.</i>	N/A	Concrete	<i>Good Condition.</i>	N/A	<i>Fair Condition with handrails needing repainting.</i>
				N/A	<i>Good Condition.</i>		N/A	

III-B-10

EXISTING CONDITIONS ASSESSMENT EXTERIOR ELEVATIONS								839 ST. MARK'S AVENUE
Façade	Dormers	Chimneys	Doors	Cornice	Windows	Roof	Exterior Stairs & Areaways	Miscellaneous
North Elevation								
Rough-hewn ashlar brownstone; exposed conduit.	Wood fascia with asphalt shingle side wall returns; aluminum windows; one dormer on main volume has a shallow pitched roof with roll-down bitumous roofing.	(1) tall brownstone chimney laid in an ashlar bond pattern with brownstone chimney cap on main volume; (1) chimney with sheet metal cap and base flashed into roof on north projection.	N/A	Wood, bracketed, projecting overhang with tongue and groove decking set atop curved brownstone cap molding.	Aluminum Replacement Sash	Asphalt shingle; various roof vents on main volume and one on rear projection.	N/A	<u>Gutter</u> : wood box gutter lined with sheet metal with internal drain connections. Low flat roof of the 20th c. addition to the north ties in with stepped flashing; roofing is terminated with fastener boards.
Existing Condition <i>Fair Condition with soiling, staining and biological growth.</i>	<i>Poor Condition with deteriorated wood, missing material, open joints, and cracking.</i>	<i>Brownstone chimney is in Fair to Poor Condition with significant amounts of masonry that has been previously repaired, spalling stone, open joints and soiling. Flashing on other chimney is deteriorated with open flaps at roof seam.</i>	N/A	<i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i>	<i>Fair Condition with exterior deterioration.</i>	<i>Fair Condition with some warping and rippling shingles.</i>	N/A	<i>Gutter: Sheet metal is in Fair Condition with soldered and tight seams.</i>
East Elevation								
Rough-hewn ashlar brownstone; brownstone quoining at all windows and door surrounds. <u>One Story Front Projection</u> : cast stone, ashlar bond/pattern with cast stone coping; brownstone door surround. <u>Water Table</u> : brownstone with combed tooling; stones have a watershedding detail creating a slightly projecting stone base +/- 4" off plane of façade. <u>Water Course</u> : brownstone above first floor windows; offset approximately ½ way across façade where it drops down for the new portion.	(3) wood, painted finish, east facing panels with small awning windows set within; lower window panel is fitted with A/C unit; capped with asphalt shingle, hipped gable end roofs.	(1) tall brownstone chimney laid in an ashlar bond pattern with brownstone chimney cap at southeast corner; (1) capped chimney blank brownstone with sheet metal cap at northeast corner; (1) commercial grade, sheet metal, domed vent stack.	One hollow metal door with wire glass vision panel replacement unit. <u>One Story Front Projection</u> : previously was a door, now infilled with concrete and aluminum double-hung replacement window.	Wood, bracketed, projecting overhang with tongue and groove decking set atop curved brownstone cap molding.	Double hung, aluminum replacement units, (5) at first floor and (5) at second floor; first floor and cellar windows have painted metal security grilles; windows have A/C units; window above door has been infilled with wood panel. <u>Skylight</u> : (1) flat, aluminum and glass unit set on pitch of roof facing east.	Brown asphalt shingle roof. <u>One Story Front Projection</u> : flat roof.	<u>Areaways</u> : Poured in place concrete. <u>Exterior Stairs</u> : Poured in place concrete. <u>One Story Front Projection</u> <u>Exterior Stairs</u> : original brownstone (likely part of the original porch that has been modified, removed and partially filled in.	Exposed conduit attached to masonry. <u>Drainage</u> : leaders at northeast addition are aluminum, not fully extended to grade allowing water to wash down building face. <u>Lighting</u> : variety of sizes and types but all are attached to masonry. <u>Security</u> : cameras attached to masonry.
Existing Condition <i>Brownstone is in Fair Condition with soiling, ivy growth, and spalling. Cast stone is in poor condition with spalling, exfoliation, cracking, and efflorescence.</i> <u>Water Table</u> : Spalling and mechanical damage, soiling and water staining, foliage is growing close to the building. <u>Water Course</u> : Fair Condition with moisture staining and biological growth.	<i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i>	<i>Fair Condition, in need of repointing and cleaning.</i>	<i>Good Condition, not original</i>	<i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i>	<i>Good Condition, replacement sash.</i>	<i>Fair Condition for the asphalt roof and good condition for the flat membrane roof.</i>	<i>Poor to Fair Condition with biological growth, staining and mechanical damage. Concrete is broken, detached and presents multiple tripping hazards.</i>	<i>Fair Condition, all components are experiencing weathering from exposure to the elements.</i>

III-B-11

EXISTING CONDITIONS ASSESSMENT EXTERIOR ELEVATIONS								839 ST. MARK'S AVENUE
Façade	Dormers	Chimneys	Doors	Cornice	Windows	Roof	Exterior Stairs & Areaways	Miscellaneous
South Elevation								
<p>Rough-hewn ashlar brownstone; brownstone quoining at all windows and door surrounds.</p> <p><u>One Story Front Projection</u>: cast stone, ashlar bond/pattern with cast stone coping; brownstone door surround.</p> <p><u>Water Table</u>: brownstone with combed tooling; stones have a watershedding detail creating a slightly projecting stone base +/- 4" off plane of façade.</p> <p><u>Water Course</u>: brownstone above first floor windows.</p>	<p>(2) clad with asphalt shingles, small awning windows set within, and hipped gable end roofs.</p>	<p>Sandstone masonry chimney</p>	<p>Wood and glass with sidelite, arched transom and decoratively carved brownstone surround.</p>	<p>Wood, bracketed, projecting overhang with tongue and groove decking set atop curved brownstone cap molding.</p>	<p>Aluminum double-hung replacement units; first floor windows are full height with an infill panel at the sill and painted black metal security grilles.</p> <p><u>One Story Front Projection</u>: a pair of full-height windows.</p>	<p>Brown asphalt shingle roof.</p> <p><u>One Story Front Projection</u>: flat roof.</p>	<p>N/A</p>	<p><u>Fence</u>: Brownstone piers and kneewall with painted metal railing inserts; pedestals are capped with a decorative edged brownstone coping. Concrete platform with bench next to projecting addition at southeast corner. Stone pavers on terrace, formerly the front porch.</p> <p><u>Entry Steps</u>: concrete and painted steel pipe rail.</p> <p>Handicap Lift</p> <p>Downspout located at southwest corner.</p>
Existing Condition								
<p><i>Brownstone is in Fair Condition with localized areas in poor condition exhibiting soiling, spalling, and areas of previous patching. Cast stone is in poor condition with spalling, exfoliating, cracking, efflorescence, and areas of cementitious patching. There is a large scale crack and open joint between façade plane and projecting addition.</i></p> <p><u>Water Table</u> : Fair Condition with spalling and mechanical damage, soiling and water staining.</p> <p><u>Water Course</u> : Fair Condition with moisture staining and biological growth.</p>	<p><i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i></p>	<p><i>Fair Condition, in need of repointing and cleaning.</i></p>	<p><i>Door is not original and in Poor Condition with deteriorated finish, split and deteriorated wood. Surround is in Poor Condition with exfoliation, delaminating and spalling.</i></p>	<p><i>Poor Condition with deteriorated brackets, split wood, material loss, open joints and peeling paint.</i></p>	<p><i>Good Condition.</i></p> <p><i>Replacement Sash</i></p>	<p><i>Fair Condition for the asphalt roof and good condition for the flat membrane roof.</i></p>	<p>N/A</p>	<p><u>Fence</u> : <i>Poor Condition with large scale displacement at fence newels and open joints at kneewall and base stone.</i></p> <p><u>Concrete Platform and Stone Pavers</u> : <i>Fair Condition</i></p> <p><u>Entry Steps</u> : <i>Poor Condition with spalling, cracking, displacement, rust staining, and water damage.</i></p> <p><u>Handicap Lift</u> : <i>Defunct</i></p>

III-B-12

Façade	Dormers	Chimneys	Doors	Cornice	Windows	Roof	Exterior Stairs & Areaways	Miscellaneous
West Elevation								
<p>Rough-hewn ashlar brownstone; brownstone quoining at all windows and door surrounds. <u>One Story Front Projection</u>: cast stone, ashlar bond/pattern with cast stone coping; brownstone door surround. <u>Water Table</u>: brownstone with combed tooling; stones have a watershedding detail creating a slightly projecting stone base +/- 4" off plane of façade. <u>Water Course</u>: brownstone above first floor windows.</p>	<p>(1) clad with asphalt shingles, small awning windows set within, lower window panel is fitted with A/C unit, and hipped gable end roofs; projecting bay has three wood hipped-roof dormers.</p>	<p>(1) tall brownstone chimney laid in an ashlar bond pattern with brownstone chimney cap on main volume; (1) chimney with sheet metal cap and base flashed into roof on north projection.</p>	<p>N/A</p>	<p>Wood, bracketed, projecting overhang with tongue and groove decking set atop curved brownstone cap molding.</p>	<p>Basement opening on northern portion of façade with louvers and opening on southern portion of façade with painted black metal security grille; first floor full height pointed-arch opening; two small second floor openings and one larger opening on southern portion of facade; projecting bay has (3) first floor pointed-arch openings and (3) second floor double-hung openings on dormers. <u>Skylight</u>: (1) flat, aluminum and glass unit</p>	<p>Brown asphalt shingle roof. <u>One Story Front Projection</u>: flat roof.</p>	<p>N/A</p>	<p><u>Fence</u>: Brownstone piers and kneewall with painted metal railing inserts; pedestals are capped with a decorative edge brownstone coping.</p>
<p>Existing Condition <i>Fair Condition with moisture staining, biological growth, and areas of spalling. One Story Front Projection has been entirely coated with cementitious patching.</i> <u>Water Table</u> : Fair Condition with spalling and mechanical damage, soiling and water staining, and open joints.</p>	<p><i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i></p>	<p><i>Poor Condition with spalling, open joints and delamination of stone surfaces.</i></p>	<p>N/A</p>	<p><i>Poor Condition with peeling paint, split wood, material loss, and open joints.</i></p>	<p><i>Good to Fair Condition. Replacement Sash</i></p>	<p><i>Fair Condition for the asphalt roof and good condition for the flat membrane roof.</i></p>	<p>N/A</p>	

III-B-13

EXISTING CONDITIONS ASSESSMENT GARDEN					839 ST. MARK'S AVENUE
Stairs	Pathways	Planting Beds	Garden Wall	Garden Shed	Fence
Garden					
Brownstone sweeping steps leading to sun dial.	Brick pavers laid in herringbone pattern trimmed with header course bricks.	Trimmed with header course bricks.	East: rusticated brownstone wall laid in an ashlar pattern capped with a brownstone coping; runs entire east edge and returns partially along north edge; the southeast corner terminates at brownstone newel posts.	<p>Façade: Small brick auxiliary building; buff brick with a corbelled cornice.</p> <p>Roof: capped with a variegated purple and green slate roof.</p> <p>Openings: framed with brick surrounds; all openings have been infilled with painted wood; access door on west elevation.</p>	Black painted wrought iron fence and gate at south edge of garden at sidewalk.
<i>Existing Condition</i> <i>Fair to Good Condition</i>	<i>Fair to Good Condition</i>	<i>Fair to Good Condition</i>	<i>Fair Condition</i>	<i>Fair Condition</i>	<i>Fair Condition</i>

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
CELLAR FLOOR

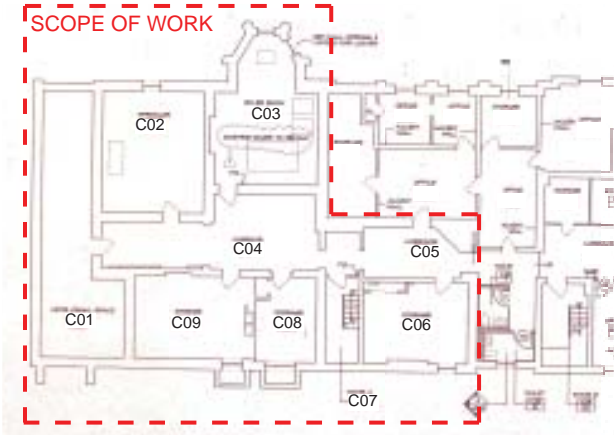


Fig. III-C-1 Cellar Floor Plan



Fig. III-C-2 Room C01 Utilities Meter Room



Fig. III-C-3 Room C01 Utilities Meter Room window



Fig. III-C-4 Room C01 Utilities Meter Room ceiling

III-C-1



Fig. III-C-5 Room C02 Sprinkler Room



Fig. III-C-6 Room C02 Sprinkler Room window

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
CELLAR FLOOR



Fig. III-C-7 Room C02 Sprinkler Room



Fig. III-C-8 Room C03 Boiler Room



Fig. III-C-9 Room C03 Boiler Room



Fig. III-C-10 Room C03 Boiler Room



Fig. III-C-11 Room C03 Boiler Room arched opening infilled with brick



Fig. III-C-12 Room C04 Corridor

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
CELLAR FLOOR



Fig. III-C-13 Room C04 Corridor



Fig. III-C-14 Room C05 Corridor



Fig. III-C-15 Room C05 Corridor



Fig. III-C-16 Room C06 Chart Room



Fig. III-C-17 Room C06 Chart Room



Fig. III-C-18 Room C06 Chart Room window

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
CELLAR FLOOR



Fig. III-C-19 Room C06 Chart Room door



Fig. III-C-20 Room C08 Storage Room



Fig. III-C-21 Room C08 Storage Room



Fig. III-C-22 Room C08 Storage Room ceiling

III-C-4



Fig. III-C-23 Room C09 Storage Room

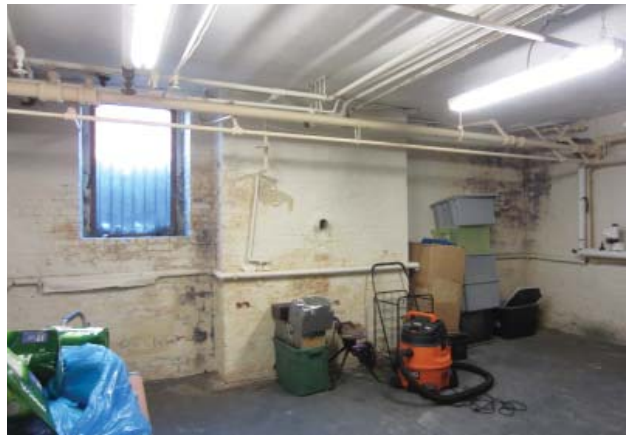


Fig. III-C-24 Room C09 Storage Room

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
CELLAR FLOOR**



Fig. III-C-25 Room C09 Storage Room



Fig. III-C-26 Room C09 Storage Room

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
FIRST FLOOR

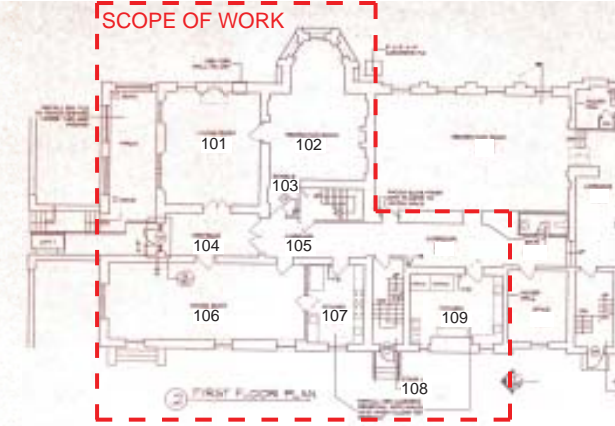


Fig. III-C-27 First Floor Plan



Fig. III-C-28 Room 101 Living Room



Fig. III-C-29 Room 101 Living Room



Fig. III-C-30 Room 101 Living Room



Fig. III-C-31 Room 101 Living Room herringbone pattern floor



Fig. III-C-32 Room 101 Living Room window

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
FIRST FLOOR



Fig. III-C-33 Room 102 Library fireplace



Fig. III-C-34 Room 102 Library



Fig. III-C-35 Room 102 Library windows



Fig. III-C-36 Room 102 Library wainscoting

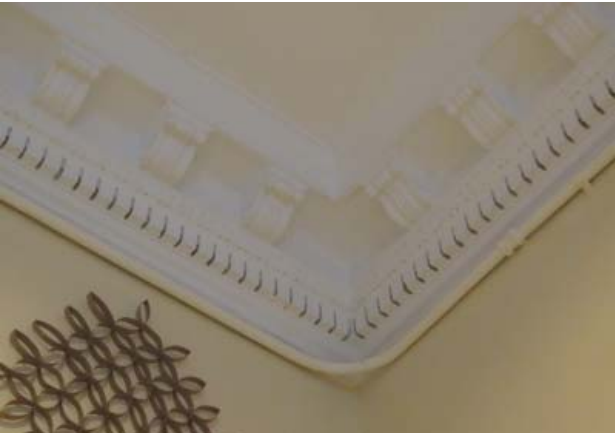


Fig. III-C-37 Room 102 Library ornamental moulding and bracketed ceiling



Fig. III-C-38 Room 104 Vestibule

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
FIRST FLOOR



Fig. III-C-39 Room 104 Vestibule

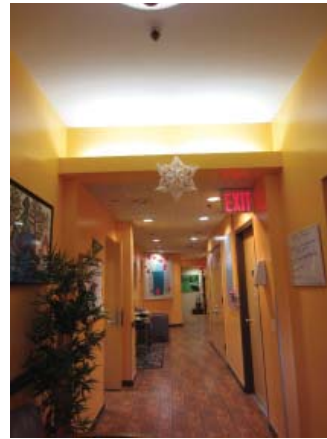


Fig. III-C-40 Room 105 Corridor

III-C-8



Fig. III-C-41 Room 105 Corridor light fixture

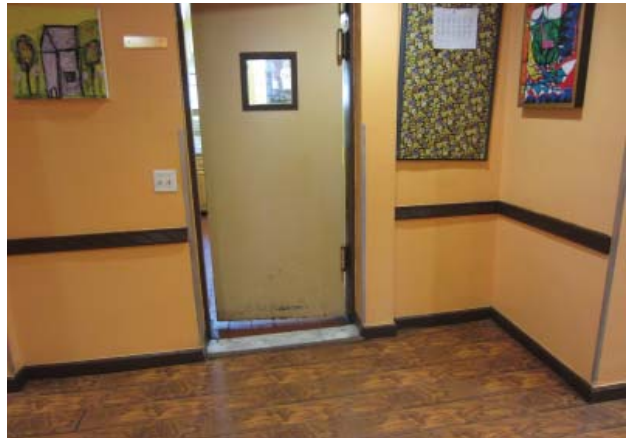


Fig. III-C-42 Room 105 Corridor



Fig. III-C-43 Room 106 Dining Room



Fig. III-C-44 Room 106 Dining Room

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
FIRST FLOOR



Fig. III-C-45 Room 106 Dining Room window vent



Fig. III-C-46 Room 107 Kitchen



Fig. III-C-47 Room 107 Kitchen



Fig. III-C-48 Room 109 Kitchen



Fig. III-C-49 Room 109 Kitchen



Fig. III-C-50 Room 109 Kitchen door

III-C

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
FIRST FLOOR



Fig. III-C-51 Room 109 Kitchen floor tiles



Fig. III-C-52 Room 109 Kitchen

III-C-10

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR

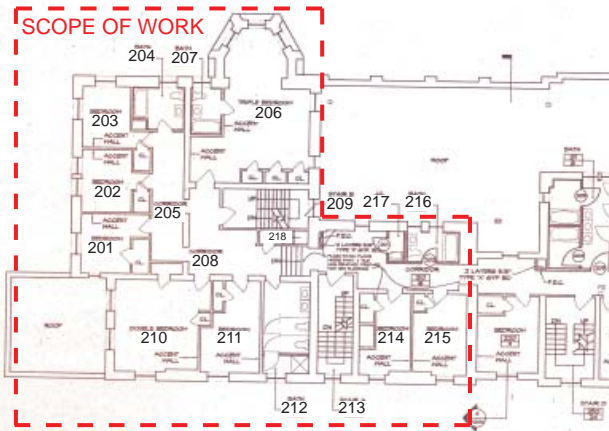


Fig. III-C-53 Second Floor Plan



Fig. III-C-54 Room 201 Bedroom wooden floor laid in herringbone pattern



Fig. III-C-55 Room 201 Bedroom window



Fig. III-C-56 Room 201 Bedroom window



Fig. III-C-57 Room 201 Bedroom closet door



Fig. III-C-58 Room 202 Bedroom windows

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR



Fig. III-C-59 Room 202 Bedroom entry door and closet door



Fig. III-C-60 Room 203 Bedroom

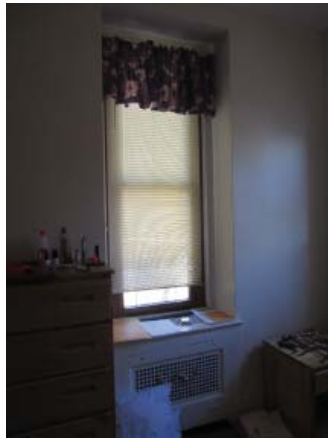


Fig. III-C-61 Room 203 Bedroom window



Fig. III-C-62 Room 204 Bathroom floor tiles

III-C-12



Fig. III-C-63 Room 204 Bathroom upper wall and window



Fig. III-C-64 Room 204 Bathroom fixtures

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
SECOND FLOOR**



Fig. III-C-65 Room 204 Bathroom ceiling light and vent



Fig. III-C-66 Room 205 Corridor floors



Fig. III-C-67 Room 205 Corridor baseboard



Fig. III-C-68 Room 205 Corridor ceiling



Fig. III-C-69 Room 206 Bedroom floors



Fig. III-C-70 Room 206 Bedroom window

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR



Fig. III-C-71 Room 206 Bedroom archway



Fig. III-C-72 Room 207 Bathroom

III-C-14



Fig. III-C-73 Room 207 Bathroom window

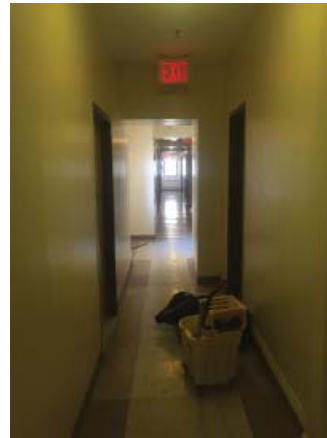


Fig. III-C-74 Room 208 Corridor



Fig. III-C-75 Room 208 Corridor



Fig. III-C-76 Room 208 Corridor window

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
SECOND FLOOR**



Fig. III-C-77 Room 208 Corridor



Fig. III-C-78 Room 208 Corridor



Fig. III-C-79 Room 210 Bedroom



Fig. III-C-80 Room 210 Bedroom



Fig. III-C-81 Room 210 Bedroom

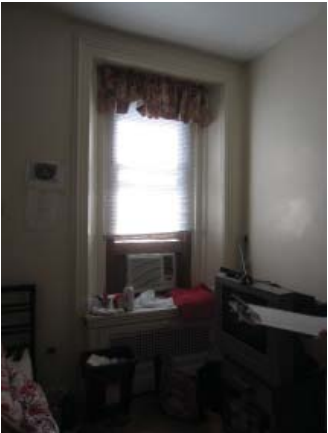


Fig. III-C-82 Room 211 Bedroom

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR



Fig. III-C-83 Room 212 Bathroom



Fig. III-C-84 Room 212 Bathroom sinks



Fig. III-C-85 Room 212 Bathroom light fixtures



Fig. III-C-86 Room 212 Bathroom toilet stall



Fig. III-C-87 Room 212 Bathroom vent



Fig. III-C-88 Room 212 Bathroom shower stall

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR



Fig. III-C-89 Room 214 Bedroom



Fig. III-C-90 Room 214 Bedroom light fixture



Fig. III-C-91 Room 214 Bedroom



Fig. III-C-92 Room 215 Bedroom



Fig. III-C-93 Room 215 Bedroom



Fig. III-C-94 Room 216 Bathroom fixtures

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SECOND FLOOR



Fig. III-C-95 Room 216 Bathroom



Fig. III-C-96 Room 216 Bathroom heater and window



Fig. III-C-97 Room 216 Bathroom tub

III-C-18



Fig. III-C-98 Room 216 Bathroom ceiling

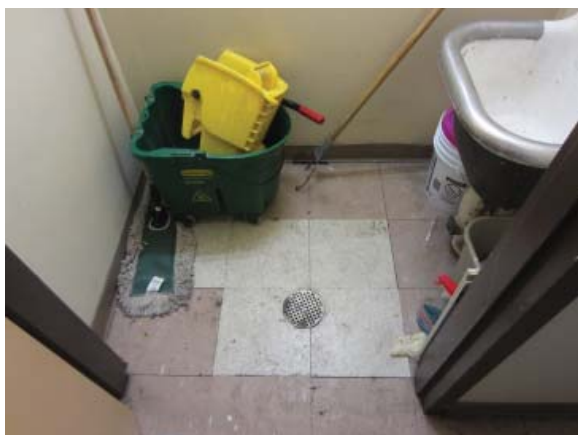


Fig. III-C-99 Room 217 Janitor's Closet floor tiles



Fig. III-C-100 Room 217 Janitor's Closet ceiling and light fixture

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
SECOND FLOOR**



Fig. III-C-101 Room 217 Janitor's Closet utility sink



Fig. III-C-102 Room 217 Janitor's Closet pipe for utility sink



Fig. III-C-103 Room 218 Closet



Fig. III-C-104 Room 218 Closet

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR

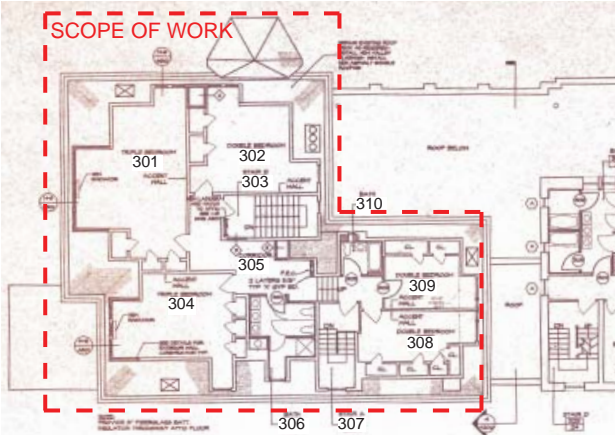


Fig. III-C-105 Third Floor Plan



Fig. III-C-106 Room 301 Bedroom

III-C-20



Fig. III-C-107 Room 301 Bedroom



Fig. III-C-108 Room 301 Bedroom



Fig. III-C-109 Room 301 Bedroom window



Fig. III-C-110 Room 301 Bedroom window vents

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR



Fig. III-C-111 Room 301 Bedroom window



Fig. III-C-112 Room 301 Bedroom replacement floor tiles



Fig. III-C-113 Room 302 Bedroom



Fig. III-C-114 Room 302 Bedroom window



Fig. III-C-115 Room 302 Bedroom window



Fig. III-C-116 Room 304 Bedroom

III-C

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR



Fig. III-C-117 Room 304 Bedroom



Fig. III-C-118 Room 304 Bedroom

III-C-22



Fig. III-C-119 Room 305 Corridor



Fig. III-C-120 Room 305 Corridor



Fig. III-C-121 Room 305 Corridor



Fig. III-C-122 Room 305 Corridor

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
THIRD FLOOR**



Fig. III-C-123 Room 305 Corridor



Fig. III-C-124 Room 305 Corridor



Fig. III-C-125 Room 305 Corridor areas of replacement tiles



Fig. III-C-126 Room 305 Corridor mechanical room



Fig. III-C-127 Room 306 Bathroom sinks



Fig. III-C-128 Room 306 Bathroom door

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR



Fig. III-C-129 Room 306 Bathroom



Fig. III-C-130 Room 306 Bathroom toilet



Fig. III-C-131 Room 306 Bathroom stalls



Fig. III-C-132 Room 306 Bathroom shower



Fig. III-C-133 Room 306 Bathroom windows



Fig. III-C-134 Room 308 Bedroom

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR



Fig. III-C-135 Room 308 Bedroom



Fig. III-C-136 Room 308 Bedroom window



Fig. III-C-137 Room 308 Bedroom closets



Fig. III-C-138 Room 308 Bedroom skylight



Fig. III-C-139 Room 308 Bedroom vent



Fig. III-C-140 Room 309 Bedroom window

III-C

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
THIRD FLOOR



Fig. III-C-141 Room 309 Bedroom skylight



Fig. III-C-142 Room 309 Bedroom closets

III-C-26



Fig. III-C-143 Room 310 Bathroom sink and tub



Fig. III-C-144 Room 310 Bathroom window



Fig. III-C-145 Room 310 Bathroom toilet



Fig. III-C-146 Room 310 Bathroom vent

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
STAIRWELL



Fig. III-C-147 Stairwell A, Room 108, egress door to garden



Fig. III-C-148 Stairwell A, Room 108, door to Room 105



Fig. III-C-149 Stairwell A, Room 108, stair tread detail



Fig. III-C-150 Stairwell A, Room 213, door to Room 208



Fig. III-C-151 Stairwell A, Room 213



Fig. III-C-152 Stairwell A, Room 213

III-C

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
STAIRWELL



Fig. III-C-153 Stairwell A, Room 307, window



Fig. III-C-154 Stairwell A, Room 307, door to Room 305



Fig. III-C-155 Stairwell B, Room 103



Fig. III-C-156 Stairwell B, Room 103 pipes

III-C-28



Fig. III-C-157 Stairwell B, Room 209, door to Room 208



Fig. III-C-158 Stairwell B, Room 209, paint peeling on railing

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
STAIRWELL**



Fig. III-C-159 Stairwell B, Room 303, window



Fig. III-C-160 Stairwell B, Room 303, door to Room 305

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
GARDEN



Fig. III-C-161 Garden looking north



Fig. III-C-162 Garden looking northeast



Fig. III-C-163 Garden looking southeast



Fig. III-C-164 Garden looking south

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EXISTING CONDITIONS

839 ST. MARK'S AVENUE
NORTH ELEVATION



Fig. III-C-165 North Elevation detail



Fig. III-C-166 North Elevation detail



Fig. III-C-167 North Elevation detail



Fig. III-C-168 North Elevation detail



Fig. III-C-169 North Elevation detail

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
EAST ELEVATION



Fig. III-C-170 East Elevation



Fig. III-C-171 East Elevation



Fig. III-C-172 East Elevation window on one story front projection



Fig. III-C-173 East Elevation first floor window detail



Fig. III-C-174 East Elevation window detail of Room C08



Fig. III-C-175 East Elevation Stairwell A door

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
EAST ELEVATION



Fig. III-C-176 East Elevation cornice detail



Fig. III-C-177 East Elevation detail of dormers



Fig. III-C-178 East Elevation detail of efflorescence



Fig. III-C-179 East Elevation detail of trapped moisture, III-Cne growth and efflorescence

III-C-33



Fig. III-C-180 East Elevation detail of spalling masonry



Fig. III-C-181 East Elevation detail of chimney

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SOUTH ELEVATION



Fig. III-C-182 South Elevation



Fig. III-C-183 South Elevation crack between facade plane and one story projecting addition

III-C-34



Fig. III-C-184 South Elevation main entry door



Fig. III-C-185 South Elevation front terrace



Fig. III-C-186 South Elevation dormer detail



Fig. III-C-187 South Elevation displacement at fence knee wall and newels

EXISTING CONDITIONS

**839 ST. MARK'S AVENUE
SOUTH ELEVATION**



Fig. III-C-188 South Elevation handicap lift



Fig. III-C-189 South Elevation detail of entry steps



Fig. III-C-190 South Elevation



III-C-35

Fig. III-C-191 South Elevation water table detail



Fig. III-C-192 South Elevation detail of one story front projection



Fig. III-C-193 South Elevation detail of masonry deterioration

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
SOUTH ELEVATION



Fig. III-C-194 South Elevation detail of large scale crack between facade plane and one story projecting addition



Fig. III-C-195 South Elevation detail of fence



Fig. III-C-196 South Elevation detail of concrete steps and knee wall

EXISTING CONDITIONS

839 ST. MARK'S AVENUE
WEST ELEVATION



Fig. III-C-191 West Elevation



Fig. III-C-192 West Elevation



Fig. III-C-193 West Elevation bay projection



Fig. III-C-194 West Elevation bay window detail of Room 102



Fig. III-C-195 West Elevation window vent detail of Room C03



Fig. III-C-196 West Elevation bay projection detail

EXISTING EXTERIOR ELEVATION
DRAWINGS

839 ST. MARK'S AVENUE
NORTH ELEVATION













CONDITIONS KEY

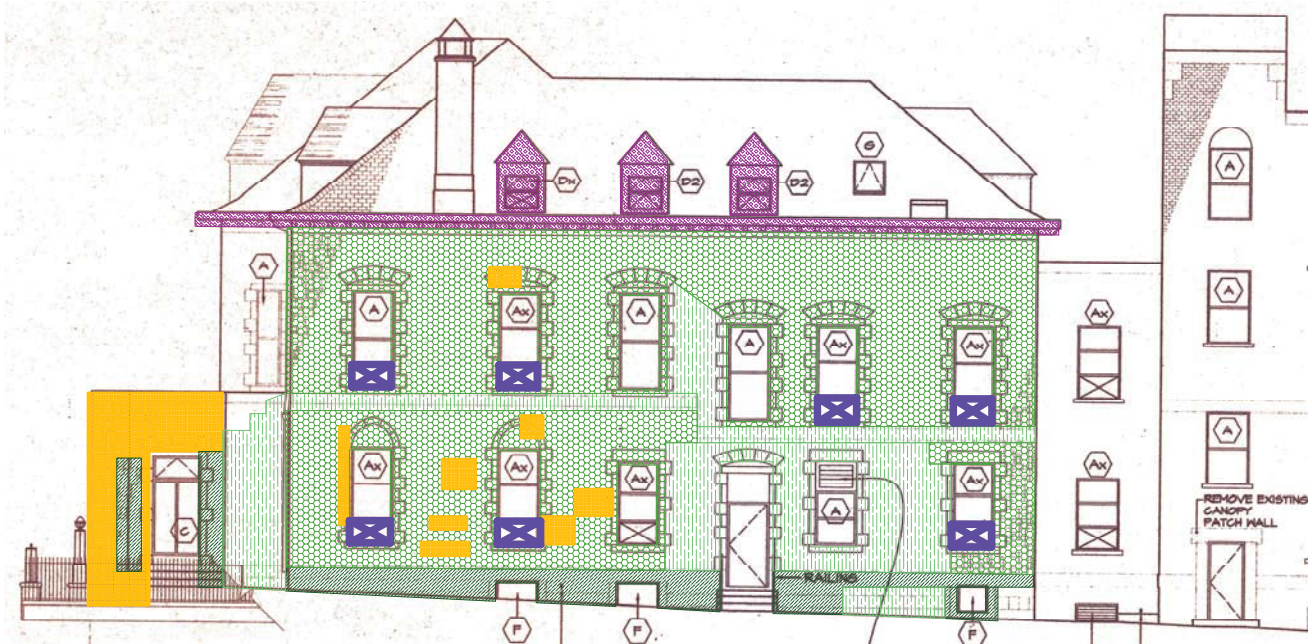
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	CRACKING
	EFFLORESCENCE
	MOISTURE PRESENT AND BIOLOGICAL GROWTH
	MATERIAL LOSS
	OPEN JOINTS
	WOOD DETERIORATION
	SPALLING MASONRY
	SPALLING MASONRY WITH MECHANICAL DAMAGE
	WINDOW AIR CONDITIONER

EXISTING EXTERIOR ELEVATION
DRAWINGS

839 ST. MARK'S AVENUE
EAST ELEVATION

CONDITIONS KEY

	SOILING
	CRACKING
	EFFLORESCENCE
	MOISTURE PRESENT AND BIOLOGICAL GROWTH
	MATERIAL LOSS
	OPEN JOINTS
	WOOD DETERIORATION
	SPALLING MASONRY
	SPALLING MASONRY WITH MECHANICAL DAMAGE
	WINDOW AIR CONDITIONER



**EXISTING EXTERIOR ELEVATION
DRAWINGS**

**839 ST. MARK'S AVENUE
SOUTH ELEVATION**



CONDITIONS KEY

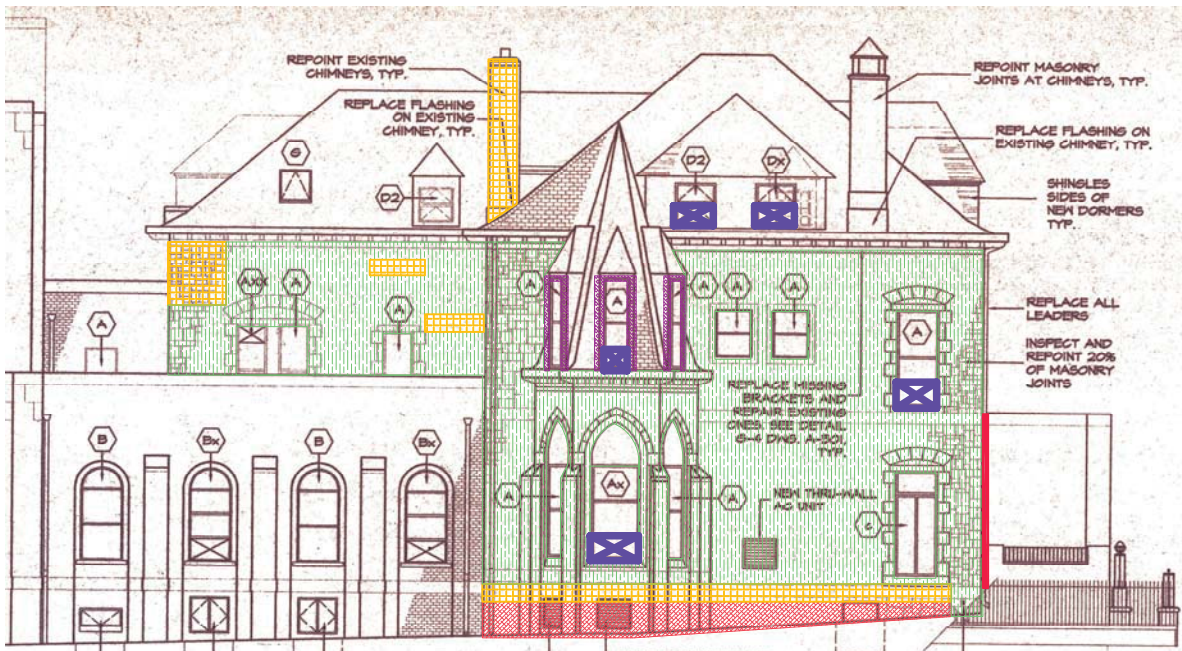
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	CRACKING
	EFFLORESCE
	MOISTURE PRESENT AND BIOLOGICAL GROWTH
	MATERIAL LOSS
	OPEN JOINTS
	WOOD DETERIORATION
	SPALLING MASONRY
	SPALLING MASONRY WITH MECHANICAL DAMAGE
	WINDOW AIR CONDITIONER

**EXISTING EXTERIOR ELEVATION
DRAWINGS**

**839 ST. MARK'S AVENUE
WEST ELEVATION**

CONDITIONS KEY

	SOILING
	CRACKING
	EFFLORESCENCE
	MOISTURE PRESENT AND BIOLOGICAL GROWTH
	MATERIAL LOSS
	OPEN JOINTS
	WOOD DETERIORATION
	SPALLING MASONRY
	SPALLING MASONRY WITH MECHANICAL DAMAGE
	WINDOW AIR CONDITIONER



FINDINGS AND RECOMMENDATIONS

839 ST. MARK'S AVENUE

FINDINGS

The Dean Sage Residence is listed on the New York State and National Registers of Historic Places as part of the Crown heights North Historic District (2014) and has been included within the Crown Heights North Historic District, designated by the New York City Landmarks Preservation Commission (2007). The site consists of the main residence, known as the Sage Residence, built in 1868, the 20th century additions and the garden adjacent to the main building. (*The main, historic residence is the primary focus of this Existing Conditions Assessment.*)

The exterior and interior of the Sage Residence are generally in fair to good condition, with the exception of deterioration due to exposure to the elements and wear and tear from use by the current population which is significantly higher than when the building was used as a residence. Previous repairs and maintenance have occasionally proved ineffective in select areas of the building, sometimes causing further damage to materials.

The building exterior retains much of the original historic fabric as well as the overall massing and configuration, honoring the original architectural design intent. Several modifications and alterations have occurred over time including the replacement of the doors and windows, the removal of the front porch, the addition of the one story masonry projection on the South façade, the three-story addition to the North facade and the introduction of ventilation units, exhaust fans, security grilles, lighting and cameras.

The building interior retains minimal historic fabric, the majority of the interior have been altered. Original historic fabric remains in specific locations including the first floor vestibule and corridor, the living room and library and the second floor bedroom located in the projecting tower. These spaces should be retained and maintained as they contribute to the architectural character of the building and honor the original use as a residence.

Findings in Summary: The architectural character and identity of the building's exterior remains intact. The architectural fabric and configuration on the interior has experienced significant modifications over time as the building has been institutionally repurposed. The character defining features and spaces of the Sage Residence which should be preserved when possible or restored when preservation is not possible include the specific building materials and ornamental features comprising the historic fabric, the architectural massing, configuration, articulation and architectural style,

The recommendations for restorative work on the building include, repairs and restoration of the exterior building fabric, repairs, restoration and upgrades to the interior fabric, replacement of non-original materials with historically appropriate materials and design changes that include new entry stairs and walkways and the recreation of the front porch.

The approach to developing the recommendations for repair, restoration, rehabilitation and maintenance considers the current use and occupancy and does not reflect major capital improvements to accommodate reprogramming the building interior.

RECOMMENDATIONS

The recommendations have been developed based on the conditions observed and organized according to the state of deterioration. The recommendations are presented within five priorities ranging from

FINDINGS AND RECOMMENDATIONS

839 ST. MARK'S AVENUE

potentially hazardous conditions requiring immediate attention; code deficiencies; addressing deterioration and conditions promoting damage and deterioration; conditions to improve function and performance of the building fabric or material and future work recommended for the maintenance and preservation of the building fabric. The recommendations account for immediate needs to short and long term phasing of improvements to insure the maintenance of the building's historic fabric.

Prioritized Ranking:	(1)	Hazardous/Life Safety
	(2)	Code Violations/Deficiencies
	(3)	Deterioration, Rebuild/Replace; Conditions promoting further damage and deterioration
	(4)	Improved appearance/aesthetics and operability
	(5)	Future work/phases

Priority 1: Hazardous/Life Safety
EXTERIOR

- 1. Wood Cornice Repairs:** Remove loose detaching sections of wood cornice and overhang on the South Elevation and replace with new material to match existing in species, profile, configuration, prime and paint.
- 2. Replace Concrete Paving & Steps at Entry:** Repair/replace concrete entrance steps, landing and pathways leading to the building. At present they are severely deteriorated and present potential tripping hazards.
- 3. Stabilize Perimeter Garden and Yard Walls & Fence.** Stabilize shifting and unstable sections of the masonry knee wall, requires removal of sections of the iron fence in order to access the masonry for disassembly and reassembly.

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INTERIOR**None**

Priority 2: Code Violations/Deficiencies
EXTERIOR

- 1. Remove non-functioning handicapped lift (South Elevation).**

INTERIOR**None**

Priority 3: Deterioration, Rebuild/Replace; Conditions promoting further damage and deterioration
EXTERIOR

- 1. Perform Conservation Testing on Building Exterior:** to determine historic mortar composition; identify types of masonry and geological properties for sourcing replacement stone units for restoration in areas of material loss or severe deterioration; perform cleaning tests to remove biological growth, efflorescence, soiling and staining.
- 2. Rake and repoint:** select areas of ashlar masonry, knee walls, decorative features, surrounds, chimneys, parapets and copings using historically appropriate mortar.
- 3. Masonry Crack Repair:** perform select area masonry crack repairs on ashlar masonry, knee walls,

FINDINGS AND RECOMMENDATIONS**839 ST. MARK'S AVENUE**

decorative features, surrounds, chimneys, parapets and copings.

4. **Masonry Spall Repairs:** perform select area repairs to spalling masonry and masonry exhibiting mechanical damage by tooling back to sound material and creating proper water shed profiles on ashlar masonry, knee walls, decorative features surrounds, chimneys, parapets and copings.
5. **Stone Replacement in Areas of Material Loss:** provide new masonry units to match existing in composition, profile, dimension and tooling on ashlar masonry, knee walls, decorative features and surrounds, chimneys, parapets and copings
6. **Remove Coating and Tool Back to Sound Masonry:** Remove coating on Northeast one-story projection and tool existing stone to sound material. Select area replacement of missing fabric or deteriorated units; new units to match existing in composition, color, texture and size.
7. **Remove Vegetation & Plant Growth rooted to Exterior Masonry:** Cut back vines above the ground and remove root structure, wait for vine on building to die before attempting to remove it from the masonry. Trim all trees, bushes and greenery growing close to the building wall and maintain proper slope of soil to shed water away from the building.
8. **Perform Masonry Cleaning:** Clean the exterior masonry using the prescribed cleaning methodology found to be the gentlest and most effective means possible for the building. The testing is recommended to be performed as part of item 1.
9. **Wood Dormer Repairs:** Repair wood deterioration, replace wood siding on select dormers, reattach deteriorated wood members, and caulk all open joints. Prime and paint all new wood to match existing.
10. **Wood Cornice Repairs:** Replace select areas of deteriorated tongue and groove decking, ornament and brackets, resecure detached wood members, and caulk all open joints. Prime and paint all new wood to match existing.
11. **Repair Asphalt Shingle Roof:** Replace select areas of shingle which are deteriorated, detached or missing with new to match existing.
12. **Apply Reflective Coating to Membrane Roofs:** Reapply reflective paint coating to flat membrane roofs on North, South and West flat roof areas.
13. **Flashing Repairs:** Seal open seams, caulk open joints, replace missing fasteners on reglet termination bars, clean all surfaces.
14. **Skylight Repairs:** Clean and insure proper operability.
15. **Drainage Component Repairs:** Reattach loose and/or missing connections and attachments at gutters and leaders. Clean all surfaces.
16. **Repair/Restore Perimeter Iron Fence:** Replace missing or corroded units, secure to masonry knee wall, grind to bare metal, prime and paint.

FINDINGS AND RECOMMENDATIONS

839 ST. MARK'S AVENUE

17. **Repair/Restore Metal Grille work:** Replace missing or corroded fasteners and attachments secure to masonry knee wall, grind to bare metal, prime and paint.

INTERIOR**FLOORS**

1. **Concrete (Painted) Floors Repairs (Rooms C02, C03, C04, C05, C08, C09, Stairwells):** Clean, repair select area deterioration with new concrete, repair cracks. Repaint concrete floors. Clean all surfaces.

2. **Wood Plank Floor Repairs (Room C01):** Replace wood plank floors, seal and clean all surfaces.

3. **Wood Floor Repairs (Rooms 101, 201, 202, 203, 210, 211, 214, and 215):** Level uneven sections, sand and refinish floors. Select area replacement of wood floors where sanding is no longer a viable option or where material loss has occurred. Clean all surfaces.

4. **Vinyl Composite Tile Floor Repairs (Rooms C06, 106, 107):** Glue loose and detaching tiles to secure. Clean all surfaces.

5. **Vinyl Composite Tile Floor Repairs (Room 102):** Replace tiles with new. Clean all surfaces.

6. **Linoleum Tile Floor Repairs (Rooms 205, 208, 217, 218, 301, 302, 304, 305, 308, and 309):** Replace select areas of tiles where they are cracked, detached or damaged. Clean all surfaces.

IV-4

7. **Faux Wood Tile Floor Repairs (Rooms 104 & 105):** Replace with historically appropriate material. Clean all surfaces.

8. **Ceramic Tile Floor Repairs (Rooms 109, 204, 207, 212, 216, 306, and 310):** Replace select areas of tile where they are cracked, detached or damaged. Clean all surfaces.

WALLS

1. **Plaster Wall Repair and Restoration (Rooms 101, 102, 104, 105, 206):** Repair and restore wall surfaces and decorative ornament in rooms identified. Reattach baseboard in areas of detachment. Repaint all surfaces. Clean all surfaces.

2. **Plaster Wall Repair (Rooms 106, 107, 109, 201, 202, 203, 205, 208, 210, 211, 214, 215, 217, 301, 302, 304, 305, 308, 309):** Repair and restore wall surfaces in rooms identified. Reattach baseboard in areas of detachment. Repaint all surfaces. Clean all surfaces.

3. **Stone Wall Repair (Room C01):** Repoint open joints, repair cracks in masonry, repaint all surfaces. Clean all surfaces.

4. **Brick Wall Repair (Rooms C02, C03, C04, C05, C06, C08, C09):** Repoint open joints, repair cracks in masonry, repaint all surfaces. Clean all surfaces.

5. **Ceramic Tile Wall Repair (Rooms 204, 207, 212, 216, 306, and 310):** Replace select areas of tiles where they are cracked, detached or damaged. Clean all surfaces.

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6. Gypsum Board Wall Repairs (Rooms 218 and Stairwells A & B): Repaint all surfaces, reattach baseboard in areas of detachment. Clean all surfaces.

DOORS & WINDOWS

1. Closet Door Repairs: Replace missing hardware and hinges. Insure proper operation. Repaint all surfaces. Clean all surfaces.

2. Metal Door Repairs: Repaint all surfaces. Clean all surfaces.

3. Wood Door Replacement: Replace main entrance door with a historically appropriate door. Paint or stain and clean all surfaces.

4. Aluminum Replacement Windows Repairs: Adjust hardware to insure proper operability at select window sash. Clean all surfaces.

CEILINGS

1. Concrete (Painted) Ceiling Repairs (Rooms C01, Stairwells A & B): Clean, repair select area deterioration with new concrete, repair cracks. Repaint concrete ceilings. Clean all surfaces.

2. Plaster Wall Repair and Restoration (Rooms 101, 102, 104, 105): Repair and restore ceiling surfaces and decorative ornament in rooms identified. Repaint all surfaces. Clean all surfaces.

3. Plaster Ceiling Repairs (Rooms C02, C04, C05, C08, C09, 109, 308, and 309): Repair and restore wall surfaces in rooms identified. Repaint all surfaces. Clean all surfaces.

4. Metal Panel Ceiling Repairs (Room C03): Repair select areas of warped metal ceiling finishes. Repaint all surfaces. Clean all surfaces.

5. ACT Ceiling Repairs (Rooms C06, 105, 106, 107): Replace select areas of damaged tiles. Clean all surfaces.

6. Gypsum Board Repairs (Rooms 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 215, 216, 217, 218, 301, 302, 304, 305, 306, 308, 309, and 310): Repaint all surfaces. Clean all surfaces.

LIGHTING

1. Lighting Upgrades: Replace all light sources with energy efficient light bulbs. Clean all surfaces.

MISCELLANEOUS

1. Restore Historic Features: Restore the existing fireplace surrounds, mantels, hearths and ornament in rooms 101 (Living Room). 102 (Recreation Room) and 206 (Bedroom).

Priority 4: Improved appearance/aesthetics and operability

EXTERIOR

1. Lighting Upgrades: Replace existing exterior lighting with more energy efficient and aesthetically

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appropriate type fixtures and attach to building in a non-destructive way, design appropriate attachment detail to be reversible and not harm the historic masonry and wood building fabric.

2. Security Upgrades: Attach existing security cameras to the building in a non-destructive way, design appropriate attachment detail to be reversible and not harm the historic masonry and wood building fabric.

3. Air Conditioning Upgrades: Decisions to be made on a system for heating and cooling the building to be more energy efficient and remove the window air conditioning units which are contributing to the deterioration of the wood elements surrounding the units and the masonry below which is absorbing the condensation from the units.

4. Replace Asphalt Shingle Roof.

5. Replace Membrane Roofs at Flat Roof Projections.

6. Caulk Joints between Window/Door Frames and Masonry/Wood Openings.

7. Replace Windows and Exterior Doors: With historically appropriate and energy efficient units.

INTERIOR FLOORS

1. Wood Floor Replacement (Rooms 101 & 206): Replace wood floors to match existing, seal and clean all surfaces.

2. Ceramic Tile Floor Replacement (Rooms 109, 204, 207, 212, 216, 306, 310): Replace with new tile. Clean all surfaces.

WALLS

1. Ceramic Tile Wall Replacement (Rooms 204, 207, 212, 216, 306, 310): Replace with new tile. Clean all surfaces.

Priority 5: Future work/phases

EXTERIOR

1. Rebuild the Front Porch. Based on historic documentation, recreate the front porch that has long since been removed.

2. Create a Cyclical Maintenance Plan: For the maintenance, repairs and restoration of the building fabric and components.