

TRIPLEX

Chronology of Alterations and Use

Original Construction

The Long Island Triplex was constructed in 1938 by the WPA. The Triplex has two mirrored apartments on either side of the central apartment. Each unit has a separate entrance and the center unit has a neo-classical, recessed front porch.³⁵

The Triplex is a wood frame building and finished on the exterior with asbestos shingle siding, painted white. Historic images from 1942 depict canopies and stoops at the entry doors. (Historic Images LI-10 and 11) A 1969 photo indicates that the land is still cleared around the Triplex, LaPointe Light Tower, and Fog Signal Building. (Historic Image LI-13)

The historic drawings indicate that there was to be a different siding material, however early historic photos indicate the asbestos shingles were likely original to the building. Original roofing was “blue/black” asphalt shingles with a 4” exposure. (Historic Drawings LI-04 to 12)

Significant Alterations / Current condition

The Triplex was reroofed in 1988 with asphalt shingles, mint green shade, by the NPS.

Although not functional, most of the original mechanical system components are still in place.

The existing electrical systems are just over 70 years old as they are original to the Triplex.

The Triplex shows past moisture damage at the interior walls, ceilings, and floors due to previous roofing issues. The ceilings, especially on each unit’s second floor, have areas of deterioration where the attic is exposed. Currently, the active moisture infiltration is at the basement walls and slab. Moisture appears to be trapped in the basement of the building (leading to high moisture content in the first floor framing as well as active mold growth) and exterior framing repair work is visible where moisture had entered the building. Bat infestation in the attic has also contributed to the poor conditions of the interior.

³⁵ List of Classified Structures, National Park Service, 2009.

1 Summary of Documented Work on the Building

Date	Work Described	Source of Information
1938	June 29: "Made excavation on point directed in Letter for Office west of fog signal building. An offset stake was driven in the ground 10' from the east corner of proposed first dwelling to be erected." Aug 31: "Contractor delivering concrete blocks & cement stacks. Subcontractor excavating sand from the building site." Oct 29: "Took pictures of new dwelling to show shingles laid on roof, etc."	Keeper, LI (LaPointe) Log, 1872-1943
1939	June 6: "Made out final report on new dwelling, P.W.A. project No. 101." June 30: "Last day of the Light House Service today. Will join the U.S. Coast Guard tomorrow." July 17: "Scraping floor in Keeper's quarter – dwelling 'C' in the new dwelling." July 28: "...burying the two oil tank[s] east of fog signal building." Documented varnishing of floors one time in the Triplex, soon after it was constructed.	Keeper, LI (LaPointe) Log, 1872-1943
1941	Aug 19: "Repaired windows in old dwelling." Both quarters still remain and are being kept up. Aug 29: "Dwelling leaks in all quarters around windows, doors and vent pipes." Triplex had early moisture infiltration problems. Sept 4: "At 1450 vertical antenna broke in center, upper half hanging, center section a twisted mass of steel...A great amount of water was driven into Keepers quarters and fog signal."	Keeper, LI (LaPointe) Log, 1872-1943
1942, November 6	"Applying elastic putty around casing of windows & doors of dwelling." Temporary fix to water infiltration.	J.W. Bard, LI (LaPointe) Log, 1872-1943
c.1945	Overhangs at doors replaced	Historic Photo c.1945, LI-13, APIS Archives
1988	Reroofed main roof with interlocking asphalt shingles (green)	HSPT Reports, 2009

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General Physical Description

The building is a two-story, rectangular, wood frame residential structure with a full basement made from concrete block. It has a hipped roof with boxed eaves. It is composed of three units, each with private exterior doors.

Physical Description -- Architecture

Architecture – Roof

The roof is a simple hipped roof with three shed overhangs at the west, south, and east entry doors. The roofing is mint green asphalt shingle. Flashings are a white, prefinished drip edge. The sheathing is 1x8, not spaced, with a newer layer of plywood evident on top of the original sheathing. Roofing was replaced in 1988 according to the NPS records. The debris collected along the north drip line includes dark gray roof shingle pieces; possibly the roof's previous shingles. There are also ogee-style cornices and frieze boards. The eave consists of a boxed soffit, extending +/- 8", with built up 1x frieze board and fascia trim, all wood painted white. There are two sheet metal "range vents" which protrude through the roof +/-3'-0". The original drawings specified blue/black asphalt shingles with a 4" exposure and 15lb asphalt saturated felt.

Architecture – Shed Overhangs

There are three wood framed shed overhangs at the west, south, and east doors. The overhangs are sheathed with plywood and are supported by 2x4 struts. These are shown on the original construction drawings though a historic photo from c. 1945 shows the replacement underway. (Historic Images LI-13)

Architecture – Chimney

The chimney is red brick, stepped, with a soldier course at the top that transitions to a +/- 8" parged top. Two clay flues are evident. (LI-TX-06)

Architecture – Exterior Walls

The exterior walls consist of a concrete masonry unit (CMU) foundation with 2x4 framing and 1x8 sheathing. Brick infill is used between the first floor joists. Asbestos shingle siding is the exterior finish and the exposed siding measures 10 1/2" x 24". The siding is painted and has a "wave" edge. Note that the original construction drawings show two types of siding, beveled and flush. However, it appears that only the beveled asbestos shingles were installed from historic photographs c. 1942.

A mortar sample was taken at the foundation between the CMU blocks. The mortar is tan colored, soft, and composed of lime and sand. The mixture is approximately two parts lime to seven parts sand by volume, and the sand is extremely fine.

Architecture – Windows for All Units

First and Second Floor Windows. This type of window is an original one- over one-lite, double-hung. It is either single, paired, or tripled in this building. The sash is inset with an ogee profile and the hardware is a single hand lift with thumb turn lock. The operating hardware is a head-mounted spring lift on one side and a metal track on the opposite side. The interior trim is a 2 1/2" wide decorative style (consistent with the original drawings) with a 1" stained wood sill and painted skirt. The exterior trim is 3/4" x 4 1/2" with a 2" sill. The weather-stripping at the base is a bent metal flange that fits into a curl at the bottom rail. These windows have removable stops and roller shade hardware. Some windows have existing roller shades. Screening is crudely attached to the exterior trim of some windows. The typical dimension for this window is 2'4" x 3'10".

Basement Windows. These windows are the original three-lite metal frame awnings with thumb levers. The windows are currently covered on the exterior with plywood.

Architecture – Exterior Doors for All Units

The exterior doors are original with four lites over three horizontal wood panels. The muntins and panels have an ogee profile. Each door has three ball-tipped hinges, mortised knob set with integral deadbolt, and a plate on each face that is keyed at the exterior and has a thumb turn on the interior. The interior trim matches the interior window trim and the exterior trim is 1 1/8" x 3 1/2", all painted. Each door also has compression, copper weather-stripping, a metal threshold, and a concrete sill. The main entry doors are 3' x 6'8" x unknown thickness, boarded-over. The utility doors are 2'8" x 6'8" x unknown thickness, boarded over. There is evidence of former screen doors.

Architecture – Exterior Trim

The exterior trim consists of window and door casings, headers, and sills. The door cornice is a header trim that is protected by drip edge sheet metal flashing. There are two built-up capital trims at the north doors to the east and west units, similar to the trim at the north porch.

Architecture – North Porch

The inset portion of the north wall consists of a concrete floor, tongue and groove wood ceiling, and four built-up columns. There are two boxed-out beams (pilasters) with capitals and trim above the opening that match the built-up trim at the east and west units' doors. (LI-TX-22 to 25)

Architecture – Interior Doors for All Units

The interior doors for this building are original, are painted, and are one over one wood panel doors. The trim matches the interior window trim and the profile on each panel is ogee. Each door has a mortise lockset with a skeleton keyhole and plate on both faces and three ball-tipped hinges. The first floor doors are 2' to 2'6" x 6'6" x 1 3/8". The second floor doors are 2' to 2'6" x 6'6" x 1 3/8". (LI-TX-21)

Architecture – Wall Finishes

Unit A, East Unit

Basement. There is concrete block on the north, south, and west walls (roughly 7"x14"), and there is wood planking on the east walls (up to 16" wide). These wall finishes are original to the building.

Entry, Kitchen, Parlor, Second Floor Hall, Second Floor Bedrooms (Three), and All Closets. These rooms and their associated closets all have gypsum board wall finishes, painted in a variety of colors. The gypsum board is an original wall finish to the building.

Second Floor Bath. This room has gypsum board wall finishes as well as FRP tile wainscot on parts of the south and west walls and as the bathtub surround. The FRP wainscot is not original to the building but the gypsum board is original.

Unit B, Center Unit

Basement. There is concrete block on the north wall (same as in Unit A), wood planking on the south, west, and east walls (same as Unit A), and there is a red brick chimney made with oversized bricks (8"x2") in the southeast corner. These wall finishes and the chimney are original to the building.

Entry, Parlor, Second Floor Hall, Second Floor Bedrooms (Three), and All Closets. These six rooms and their associated closets all have gypsum board wall finishes, painted in a variety of colors. The gypsum board is an original wall finish to the building.

Kitchen and Second Floor Bath. These two rooms have gypsum board wall finishes as well as FRP wainscot on parts of the rooms. The kitchen has wainscot on parts of the south and west walls. The second floor bath has wainscot as the bathtub surround. The FRP tile wainscot is not original to the building but the gypsum board is original.

Unit C, West Unit

Basement. There is concrete block on the south, east, and north walls (same as in Units A and B) and there is wood planking on the west wall (same as Units A and B). These wall finishes are original to the building.

Entry, Kitchen, Parlor, Second Floor Hall, Second Floor Bedrooms (Three), and All Closets. These seven rooms and their associated closets all have gypsum board wall finishes, painted in a variety of colors. The gypsum board is an original wall finish to the building.

Second Floor Bath. This room has gypsum board wall finishes as well as FRP wainscot as the bathtub surround. The FRP wainscot is not original to the building but the gypsum board is original.

Architecture – Ceiling Finishes

Unit A, East Unit

Basement. There is no finish at the basement as the framing is exposed.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets. These eight rooms and their associated closets all have original gypsum board ceiling finishes.

Unit B, Center Unit

Basement. There is no finish at the basement as the framing is exposed.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets. These eight rooms and their associated closets all have original gypsum board ceiling finishes.

Unit C, West Unit

Basement. There is no finish at the basement as the framing is exposed.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets. These eight rooms and their associated closets all have original gypsum board ceiling finishes.

Architecture – Interior Trim

Unit A, East Unit

Basement. The basement does not have any interior trim.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets. These eight rooms all have the original wood base trim (top 1" ogee profile) and base shoe, painted. All of the associated closets except the closet in the second floor southwest bedroom also have the same base trim and base shoe. The closet in the southwest bedroom only has a simple, painted, base shoe surrounding the box seat. There is also original cove molding in the entry, kitchen, parlor, and second floor north bedroom.

Unit B, Center Unit

Basement. The Basement does not have any interior trim.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets.

These eight rooms and their associated closets all have the original wood base trim and base shoe, painted (top 1" ogee profile).

Unit C, West Unit

Basement. The basement does not have any interior trim.

Entry, Kitchen, Parlor, Second Floor Hall, Bath, Second Floor Bedrooms (Three), and All Closets.

These eight rooms all have the original wood base trim (top 1" ogee profile) and base shoe, painted. All of the associated closets, except the closet in the second floor southeast bedroom, also have the same base trim and base shoe. The closet in the southeast bedroom only has a simple, painted, base shoe surrounding the box seat. There is also original cove molding in the entry, kitchen, parlor, and second floor southeast bedroom.

Architecture – Floor

Unit A, East Unit

Basement. The basement floor is concrete slab-on-grade, original to the building.

Entry, Kitchen, Parlor, Bath, and Second Floor Bedrooms (Three). These seven rooms have historic patterned resilient flooring over the original 2 ¼" wood flooring. In most cases, the wood flooring is not visible.

Entry Closet, Kitchen Closet, Second Floor Hall and Closet, and Second Floor Bedroom Closets (Three). These seven rooms have the original 2 ¼" wood flooring.

Unit B, Center Unit

Basement. The basement floor is concrete slab-on-grade, original to the building.

Kitchen and Closet, and Bath. These three rooms have modern resilient flooring over the original 2 ¼" wood flooring. The wood flooring is not visible in the kitchen and closet.

Entry and Closet, Parlor and Closet, Second Floor Hall, and Bedrooms and Associated Closets. These eight rooms and their associated closets have the original 2 ¼" wood flooring.

Unit C, West Unit

Basement. The basement floor is concrete slab-on-grade, original to the building.

Kitchen, Bath, and Second Floor Southwest Bedroom. These three rooms have historic patterned resilient flooring over the original 2 ¼" wood flooring. In the kitchen, the wood flooring is not visible.

Entry and Closet, Parlor, Kitchen Closet, Second Floor Hall and Closet, and Second Floor Bedrooms and Associated Closets. These twelve rooms have the original 2 ¼" wood flooring.

Architecture – Stairs

Unit A, East Unit

First Floor to Basement Stairs. These stairs are wood with metal tread diamond plates. There are ten risers to a landing (kitchen door) and then three more risers to reach the kitchen vestibule. The stairs have a

handrail on the basement portion of the stairs but none on the stairs leading to the vestibule. There are ten risers (open) and three risers (wood) at 7 ½" high. The treads are 1 ½" thick, 2'8 ½" wide, and 11 ½" deep. The stringer is 1 ¾" thick by 1" wide. The newel for the basement portion is 3'7" tall and the distance from the nosing to the center of the handrail is 2'7". These stairs are original to the building. (LI-TX-10)

Second Floor to First Floor Stairs. These stairs are wood with painted risers and adhesive remains from some form of tread protection. There are ten risers to a landing (3'8" wide x 3'4" long) and then four more risers at 9" high. The treads are 3'4 ¾" wide and 10 ½" deep with a 1 ½" nosing overhang. The wood handrail has a 2 ¼" diameter and from the nosing to the center of the handrail is 2'6 ½". These stairs and handrail are original to the building.

Unit B, Center Unit

First Floor to Basement Stairs. These stairs are wood with metal diamond plates on the upper portion treads. There are ten risers to a landing (kitchen door) and then three more risers to reach the kitchen vestibule. The stairs have a handrail on the basement portion of the stairs on the western side but not on the eastern side or on the upper portion to the kitchen vestibule. There are ten risers (open) and three risers (wood with rubber matting on riser). The treads are 2'10 ½" wide, and 9 ½" deep. The stringer is 2x10. The newel for the basement portion is 4"x4" square and the distance from the nosing to the center of the handrail is 2'6". The railing is rectangular, 2" x 3 ¾". These stairs are original to the building. (LI-TX-26)

Second Floor to First Floor Stairs. These stairs are wood with painted risers and adhesive remains from some form of tread protection. There are thirteen risers at 8" high. The treads are 2'11 ½" wide and 10 ½" deep with a 1 ½" nosing overhang. There is a partial wood handrail on the western side of the stairs that becomes a wall for the entry room. The newel is 3' tall by 5" wide. From the nosing to the center of the handrail is 2'6". These stairs are original to the building. (LI-TX-30)

Unit C, West Unit

First Floor to Basement Stairs. These stairs are wood with adhesive remains from some form of tread protection on the basement portion and one tread rubber mat remaining on the kitchen vestibule portion. There are ten risers to a landing (kitchen door) and then three more risers to reach the kitchen vestibule. The stairs have no handrail on either the basement portion of the stairs or on the stairs leading to the vestibule. There are ten risers (open) and three risers (wood) at 7 ½" high. The treads are 1 ½" thick, 2'8 ½" wide, and 11 ½" deep. The stringer is 1 ¾" thick by 1" wide. These stairs are original to the building. (LI-TX-36)

Second Floor to First Floor Stairs. These stairs are wood with painted risers and stained treads. There are ten risers to a landing (3'8" wide x 3'4" long) and then four more risers at 9" high. The treads are 3'4 ¾" wide and 10 ½" deep with a 1 ½" nosing overhang. The wood handrail has a 2 ¼" diameter and from the nosing to the center of the handrail is 2'6 ½". These stairs and handrail are original to the building. (LI-TX-39)

Architecture – Casework

Unit A, East Unit

Entry Closet, Kitchen Closet, and Second Floor Hall Closet. These closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter rod (wood for entry and kitchen closets, metal for hall closet).

Kitchen. There are two sets of wall and base cabinets on either side of the sink along the north wall. The cabinets are each 2'8 ½" wide. (LI-TX-12 and 13)

Bath. The bath has two, two-door, built-in wood wall cabinets, one on top of the other, both painted white. The cabinets' widths are each 4', including trim, and they have bullet-tipped hinges. (LI-TX-18)

Bedroom Closets. The northeast and southeast bedroom closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter metal rod. They also each have a built-in wood shelving unit with three wood shelves. The southwest bedroom's closet has a built-in wood box seat (1'10" high, 2 ¼" thick wood top covered with vinyl), two sets of wooden shelves on the east and west walls, a 3 ¾" simple wood board hook rack along three walls, and a 1" diameter metal rod.

Unit B, Center Unit

Entry Closet, Kitchen Closet, and Parlor Closet. These closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter metal rod (not in kitchen closet).

Kitchen. There are wall and base cabinets (under the sink only) along the east wall. The cabinets are wood, painted white. (LI-TX-27)

Second Floor Hall. The hall has two, two-door, built-in wood wall cabinets, one on top of the other, two bullet-tipped hinges per door, and painted white. The cabinets' widths are each 4'2", including trim. These cabinets are similar to Unit A's bath cabinets.

Bath. The bath has two, two-door, built-in wood wall cabinets, one on top of the other, both painted white. The cabinets' widths are each 2'-2 ½", including trim and they have bullet-tipped hinges. These cabinets are similar to the second floor hall's cabinets, but much narrower.

Bedroom Closets. These closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter metal rod running length-wise.

Unit C, West Unit

Entry Closet, Kitchen Closet, and Second Floor Hall Closet. These closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter metal rod.

Kitchen. There are two sets of wall and base cabinets on either side of the sink along the north wall. The cabinets are each 2'8 ½" wide. These cabinets and their location are the same as Unit A's layout. (LI-TX-37)

Bath. The bath has two, two-door, built-in wood wall cabinets, one on top of the other, both painted white. The cabinets' widths are each 4', including trim, and they have bullet-tipped hinges. These cabinets are the same as Unit A's bath cabinets.

Bedroom Closets. These closets each have a 3 ¾" simple wood board hook rack along three walls and a 1" diameter metal rod. The southeast bedroom also has a built-in box seat, the same as Unit A's southwest bedroom (1'10" high, 2 ¼" thick wood top covered).

Architecture – Accessibility

Unit A, East Unit. This section of the building is currently not accessible from the open east entry door nor would it be accessible from the main north entry door if it were not boarded over. The east entry door opening is 2'8" clear with a grade to finish floor elevation change of more than 4" with a concrete sill. There are three risers at 8" high from the east door entry to the first floor level. The main north entry appears to be a 3' clear opening with at least a 4" concrete sill height to the threshold and at least 4" from the bottom of the sill to grade. Once inside the unit the doors do not meet the clearance for accessibility, nor is there a route to the other levels.

Unit B, Center Unit. This section of the building is currently not accessible from the south entry door or from the main north entry door. The south entry door opening is 2'8" clear with a grade to finished floor elevation change of more than 4" with a concrete sill. There are three risers at 8" high from the east door entry to the main floor level. The main north entry door opening appears to be a 3' clear opening with at least a 4" concrete porch height. Once inside the unit the doors do not meet the clearance for accessibility, nor is there a route to the other levels.

Unit C, West Unit. This section of the building is currently not accessible from the west entry door or from the main north entry door. The west entry door opening is 2'8" clear with a grade to finish floor elevation change of more than 4" with a concrete sill. There are three risers at 8" high from the west door entry to the main floor level. The main north entry appears to be a 3' clear opening with at least a 4" concrete sill height to the threshold and at least 4" from the bottom of the sill to grade. Once inside the unit the doors do not meet the clearance for accessibility, nor is there a route to the other levels.

Physical Description -- Structural

Structural – Foundation

The perimeter foundation walls were measured to be 12" thick concrete masonry units. The 1938 drawings do not indicate any reinforcing in the walls. The foundations for the walls could not be observed but are shown on the 1938 drawings to be 24" wide by 12" deep continuous concrete footings reinforced with three #5 bars. The interior columns bear on 28" square by 12" thick concrete footings reinforced with #5 bars at 6" each way based on information in the 1938 drawings. (Historic Drawings LI-02 to 05)

Structural – Floor Framing

The basement floor is a 4" thick concrete slab-on-grade reinforced with 6x6-10/10 wire mesh based on information in the 1938 drawings.

The first floor framing was measured to be 2x10 joists spaced at about 16". The joists span approximately 11'4" and 12'8" and are sheathed with solid wood subflooring. The joists are supported on an 8" deep steel beam and the perimeter foundation walls. The 1938 drawings list the beams as "CB 82 @ 24#" and the columns as "3 1/2" L.W. Concrete Filled Column" or "3 1/2" Standard Pipe Column." The flooring is wood over tongue and groove subflooring.

The second floor framing was measured to be 2x10 joists spaced at about 16" and is sheathed with solid wood subflooring.

Structural – Roof Framing

The roof framing was measured to be 2x6 rafters spaced at about 18". The rafter spacing is specified to be 16" in the 1938 drawings. The rafters span approximately 12.5'. The rafters are supported on the exterior wood-framed walls. The rafters are sheathed with 1x solid wood underlayment.

Structural – Ceiling Framing

The ceiling framing of the original building was measured to be 2x6 joists spaced at about 16". The joists span approximately 12.5'. The ceiling joists are supported on the perimeter walls and interior partition walls.

Structural – Wall Framing

1 The exterior walls were measured to be 2x4 studs spaced at about 16". The interior walls are also framed
2 with 2x4 studs.

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5 *Structural – Lateral System*

6 Lateral stability for the building is provided by the exterior wood-framed walls.
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9 *Structural – Load Requirements*

10 The required floor load capacity is 40 psf and the required roof snow load capacity is 50 psf. The required
11 ceiling live load capacity is 10 psf (no storage is allowed).
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14 ***Physical Description -- Mechanical***

15 *Mechanical – Plumbing Systems*

16 The galvanized steel domestic water supply piping enters the basement below grade at the northwest side of
17 the building. The water was originally supplied from a well near the shore of the lake. The well is no longer
18 functional. There is a 1,000 gallon steel water storage tank and two 250 gallon water filter tanks located in
19 the basement. (LI-TX-48) A 500 gallon steel hot water storage tank is also located near the water entry in
20 the basement.
21

22 The building waste lines are cast iron and connect to a 4" cast iron sewer main that exits the building below
23 grade at the southwest corner of the basement. This 4" line connects to a 6" vitrified clay sewer pipe that
24 runs to the southwest and into a 900 gallon septic tank that serves the building. In addition, five floor drains
25 in the basement connect to a 4" cast iron below-slab drain. This 4" drain connects to a 4" clay sewer pipe
26 that drains to the north of the building and into the lake.
27

28 Remaining plumbing fixtures include enameled cast iron kitchen sinks in all three units and free-standing
29 laundry tubs in the basement of the West and Center Units. Only the kitchen sink in the East Unit still has
30 hot and cold faucets in place. Faucets are missing from the West and Center Units kitchen sinks. The two
31 basement laundry tubs also do not have faucets. The remaining second floor fixtures include a tank-type
32 toilet in the East Unit, bathtubs in all three units, and wall mounted lavatories in the East and West Units.
33 Faucets remain in place for all three bathtubs and at the East and West Units' bathroom lavatories. The
34 second floor lavatory in the Center Unit is no longer mounted on the wall and is on the floor of the room.
35 The lavatory faucets for this unit have been removed. The toilet locations in the Center and West Units
36 have an open sewer connection in the floor.
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39 *Mechanical – HVAC*

40 The heating system consists of an oil-fired Lennox "Aire-Flo" furnace in the basement with ductwork
41 serving all three housing units above. The air was supplied through floor level wall grilles in the first and
42 second floor living areas.
43

44 There are no ventilation systems in the building. The only source of basement ventilation is ground level
45 windows which have been sealed off with plywood.
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48 *Mechanical – Fire Suppression*

49 None in the building.
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1 *Mechanical – Other*

2 A 2” galvanized steel fuel oil supply pipe enters the building below grade at the east end of the basement. A
3 1,000 gallon steel fuel oil tank is located to the southeast of the building.
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6 ***Physical Description -- Electrical***

7 *Electrical – System Configuration*

8 The Triplex Building was built in 1938 and would have been governed by the National Electrical Code of
9 1937. Existing systems are just over 70 years old. The existing wiring and equipment within the building
10 along with receptacles and fixture bases remain.
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13 *Electrical – Conductor Insulation*

14 Wiring in the Triplex is "Romex" construction with rubber insulated conductors in an overall sheath of
15 braided cotton fiber. None of the wiring includes a separate ground conductor and receptacles within the
16 building are of the two prong, nongrounded type.
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19 *Electrical – Overcurrent Protection*

20 Main overcurrent protection for the building is absent. Each of the three living units has a 60 ampere, 12
21 circuit single phase screw in fuse panel board, but none contain a main over current device. The building is
22 served by a single two wire direct buried underground feeder that is directly connected to three unit panel
23 boards via approximately 60 ampere "Romex" feeders (LI-TX-49). At one time there was a medium
24 voltage utility power circuit that traveled across the lake between Madeline Island and Long Island. A
25 medium voltage switch remains near the base of the LaPointe Light Tower. There is a pad that likely
26 supported a step-down transformer for power for the building. The step-down transformer has been
27 removed along with any overcurrent protection that might have existed for the Triplex.
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30 *Electrical – Lighting Systems*

31 Lighting in the building is consistent with the era in which it was installed. All lighting is incandescent. All
32 glass globes and reflectors have been removed, leaving fixture bases in place. Lamps have, for the most
33 part, been removed.
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36 *Electrical – Telecommunications*

37 None in the building.
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40 *Electrical – Fire Alarm System*

41 None in the building.
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44 *Electrical – Lightning Protection*

45 None on the building.
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48 ***Physical Description -- Hazardous Materials***

49 Landmark Environmental collected seven bulk samples from a total of seven different types of suspected
50 asbestos containing materials (ACMs) at Long Island. Of the seven suspect ACMs that were sampled and
51 analyzed, none resulted in concentrations of greater than one percent (positive for asbestos).

Hazardous Materials – Asbestos

Several varieties of flooring materials at the Triplex were sampled and were found to be non-ACM, including brown, green, red and multi-colored sheet flooring applications. Tar paper backing was also sampled and found to be non-ACM.

Asbestos-cement siding shingles are identified on the exterior of the Triplex structure based on visual similarities with confirmed asbestos-cement shingles. Minor amounts of asbestos-cement debris were observed on surface soils around the exterior of the structure. These pieces of ACM were nonfriable.

The following suspected ACMs were not sampled due to inaccessibility or park limitations or concerns regarding potential for damage to structures. Asbestos is assumed to be present at the following locations:

1. Wall and Ceiling Plaster and drywall with joint compound,
2. Wall and Ceiling Interiors (Fill insulation, tar paper vapor barriers and other suspect ACM applications may be found in wall and ceiling interiors),
3. Adhesives (Multiple varieties of miscellaneous adhesives were seen on mechanical system components, under flooring applications, and around windows),
4. Thermal System Insulation (TSI) (Was not observed and asbestos is commonly present in insulation on water pipes, metal ducting for heating systems, behind floor registers, steam piping, etc.),
5. Roofing Materials (Roofing felt, tar, and shingles were observed that may contain asbestos),
6. Sub-Flooring (Suspect ACMs in flooring applications were not observed and asbestos is commonly present in vapor barrier felts and tar-papers used in sub-flooring applications),
7. Caulk (Caulking was observed around window and door penetrations, which can also include gasket applications between the window assembly and the structure), and,
8. Asbestos-cement (Piping, wall-board, wall interior panels, roof flashing and roofing applications can be constructed of asbestos-cement. This type of application was not observed at the structure but may be present).

The assumed ACMs were observed to be in fair to poor condition.

Hazardous Materials – Lead Containing Paint

Detectable lead is assumed to be present at the following locations:

1. Interior Painted Surfaces, and,
2. Exterior Painted Surfaces.

Based on the estimated dates of construction of the various structures LCP is assumed to be present throughout the structure. The assumed LCP was observed to be in poor condition and the assumed LCP was observed to be in poor condition.

Loose/flaking assumed LCP is identified on the exterior walls of the structure. Paint chip debris is observed on localized areas of surface soils surrounding the structure.

Hazardous Materials – Lead Dust

Wipe sampling for lead dust was not conducted in the Triplex because lead dust was assumed to be present due to the poor condition of the confirmed and assumed LCP.

Hazardous Materials – Lead in Soils

The historical paint maintenance activities may have the potential to impact the surrounding soil. The surface soils adjacent to the structure were observed to have lead paint debris. Preliminary lead-in-soil

1 sampling was performed to assess whether these soils contain lead concentrations above applicable
2 residential soil standards.

3
4 One three-aliquot soil sample was collected from ground surface at the roof drip line, approximately 3'
5 from the foundation walls.

- 6 1. Analysis of the composite drip line sample resulted in 1,373.1 mg lead/kg soil.
7

8 A second three-aliquot soil sample was collected from ground surface at approximately 8' from the
9 foundation walls.

- 10 1. Analysis of this composite drip sample resulted in 6,955.4 mg lead/kg soil.
11
12

13 *Hazardous Materials – Mold*

14 Inspections of the structure were performed to identify the readily ascertainable visual extent of the mold
15 growth. Moisture testing in building materials was not performed nor was sampling of building materials
16 performed for microbial analysis.

17
18 Mold was visually identified in the Triplex. A pungent musty odor was identified in the Triplex. The
19 structure had extensive visible mold growth and was actively growing at several locations. Mold was
20 specifically noted in Unit C, West Unit, and the kitchens. Dead animals and feces were seen throughout the
21 Triplex.
22
23
24

Character Defining Features

Mass/Form. WPA era two-story rectangular hipped roof structure with recessed porch on north side and built up wood entry pediments.

Layout of Space. Three distinct units with separate entries; the basement level allows communication to all three units. The end units (A and C) mirror one another while the Center Unit's layout is unique. Generally each unit has an open layout from the living to dining spaces with a separate kitchen. The bedrooms are separate without openings to connect one to another.

Exterior Materials. Asbestos shingles and wood trim painted white

Openings. Paired and single one- over one-lite wood double-hung windows; pediment trimmed doors on the north side; doors (mostly missing) were four-lite over three panel painted wood.

Interior Materials: Painted gypsum board, wood flooring with areas of linoleum sheet flooring, original cabinetry and kitchen sink fixtures, modest painted woodwork.

General Condition Assessment

In general, the Long Island Keepers Triplex is in fair condition on the exterior and in poor condition on the interior. Most of the wall, ceiling, and floor finishes are in disrepair and moisture issues are highly evident with instances of mold, rotting wood, and water stains throughout. The ceiling finishes, especially on the second floor in Units B and C, have collapsed in areas encouraging further ceiling finish failure and bat inhabitation. The wood flooring is in better condition as only a few instances of rot and water infiltrations were observed, the worst seen in Unit C's entry room. Also, the interior casework, windows, and interior and exterior doors exhibit peeling paint in a variety of intensities.

Structurally, the Triplex is in fair condition. Deteriorated flooring and joists need to be repaired and the basement needs to be dried out to reduce moisture content of the first floor framing. The roof framing needs to be strengthened to carry the required snow load.

Mechanically, the majority of the systems in the building are in poor condition with portions of the systems no longer in place.

Electrically, the existing systems are over 70 years old, are in poor condition, and are well beyond their useful life expectancy. In addition, the installation no longer meets current National Electrical Code requirements.

The following section is a discipline-by-discipline, component-by-component condition assessment of the building. Refer to Volume I, Chapter 2: Methodology for definitions of the condition ratings.

Condition Assessment -- Architecture

Architecture – Roof

Condition: *Fair to Poor*

The roof is overall in fair condition. There is a hole at the eave/soffit on the north side, though it has yet to translate to finish damage on the interior. There is damage on the interior from roof leaks but the damage appears to have occurred prior to this new roof. This roofing is nearing the end of its serviceable life. (LI-TX-07)

1 *Architecture – Shed Overhangs*

2 Condition: *Good*

3 All three shed overhangs appear to be in good condition, though paint is peeling in some areas. (LI-TX-09)

6 *Architecture – Chimney*

7 Condition: *Fair*

8 The chimney appears to be in fair condition. The step flashing at the chimney is suspected of leaking,
9 though it could not be determined if it was an active leak issue. The flashing appears to have been reused.

12 *Architecture – Exterior Walls*

13 Condition: *Fair to Poor*

14 The exterior walls are overall in fair condition, although there is concern that the asbestos shingle siding is
15 concealing significant damage beneath. The siding's paint is peeling in some areas and there are a few
16 broken shingles. The CMU foundation wall has water infiltration (see structural assessment below). The
17 interior framing below the western triple windows on the north elevation is visible and shows previous
18 water infiltration and framing repair work. This damage, however, does not translate to the finish on the
19 exterior.

22 *Architecture – Windows for All Units*

23 Condition: *Fair*

24 **First and Second Floor Windows.** This type of window has badly peeling paint on the interior and
25 exterior. Some of the spring tapes are in working order and the weather-stripping is in good condition. The
26 exterior wood is weathered and some deterioration is present at certain windows. Also, the glazing
27 compound is in very poor condition. In general, these windows are in fair condition.

29 **Basement Windows.** These windows have some rust issues, the lever hardware is difficult to operate, and
30 the glazing compound is failing. Overall, they are in fair condition.

33 *Architecture – Exterior Doors for All Units*

34 Condition: *Fair (Existing) and Poor (Missing)*

35 The exterior doors have all been boarded over with the exception of Unit 1, East Unit's utility door. Many
36 of the exterior doors are missing and the exterior trim has rotted out at the base in many door locations.
37 Also, some of the wood entablature trim is missing and some is rotten. In general, the paint is peeling and
38 the overall condition of the existing doors and their trim is fair, while the missing doors and their trim are in
39 poor condition.

42 *Architecture – Exterior Trim*

43 Condition: *Good to Fair to Poor*

44 The exterior trim is overall in fair condition. The cornice trim is generally in good condition with the
45 exception of the hole at the north elevation's east end. The drip edge trim appears to be rusting and staining
46 the trim below as it is in poor condition. (LI-TX-08)

49 *Architecture – North Porch*

50 Condition: *Good to Fair to Poor*

51 The bases' 1x built-up trim of the center two columns has been replaced, as evidenced by the different
52 direction of joints, and the ogee bead trim is missing. The base of the far east column is rotted through,

exposing the rotted conditions at the wall framing. The porch's soffit and beam appear to be in fair condition with peeling paint. The concrete stoop is in good condition. The door trim around the center door is in good condition by nature of being further protected by the porch. (LI-TX-24 and 25)

Architecture – Interior Doors for All Units

Condition: *Good (Existing) and Poor (Missing)*

The existing interior doors are all operable. Some of these doors do have rusted hinges and paint peeling (badly in some instances), but overall, they are in good condition. There are many instances of missing doors, however.

Architecture – Wall Finishes

Condition: *Fair to Poor*

Unit A, East Unit. The basement's wood and concrete block wall finishes are in fair condition. There is water seepage around the north wall. Overall, the basement is very damp and has a high moisture content. The entry has a hole in the east wall and the front door is boarded-up. The kitchen is in fair condition with peeling paint and graffiti in the vestibule area. The parlor and second floor hall have visible mold. The second floor hall also has graffiti on the walls. The three bedrooms have cracks, and stains on the walls. The closets tend to have accelerated poor conditions of the rooms they are associated with. The second floor bath's gypsum board is in fair condition with cracks and stains at the corners. The FRP wainscot is also in fair condition.

Unit B, Center Unit. The basement's wood and concrete block wall finishes are in fair condition. There is water seepage around the northwest corner. Overall, the basement is very damp and has a high moisture content. The entry is in poor condition, especially on the northern upper wall, and the front door is boarded-up. The parlor has visible mold on and under the peeling paint. The second floor hall has bubbling and peeling paint along the gypsum board seams. The three bedrooms have gypsum board failure, cracks, peeling paint, and bat droppings on the walls. The closets tend to have accelerated poor conditions of the rooms they are associated with. The kitchen's wall finishes are in poor condition, especially on the vestibule's western wall. The FRP wainscot is in fair condition. The second floor bath's gypsum board is in poor condition as mold is visible.

Unit C, West Unit. The basement's wood and concrete block wall finishes are in fair condition. There appears to be some water infiltration along the south, east, and north walls. Overall, the basement is very damp and has a high moisture content. The entry has a large patch of missing gypsum board under the triple window. The framing and wood sheathing are visible and show signs of water damage. The front door is also boarded-up. (LI-TX-38) The kitchen is in poor condition with visible mold between layers of paint. The parlor also has visible mold along the gypsum board seam. The second floor hall has alligatored paint at the western corner. The three bedrooms have blistering paint. The closets tend to have accelerated poor conditions of the rooms they are associated with. The second floor bath's gypsum board is in poor condition with blistering paint. The FRP wainscot is in fair condition. (LI-TX-43)

Architecture – Ceiling Finishes

Condition: *Fair to Poor*

Unit A, East Unit. The entry ceiling has peeling paint while the kitchen is in poor condition with cracks and peeling paint. The parlor is also in poor condition as the gypsum board seam is separating and dirt or mold is visible along the seam. The second floor hall is in poor condition with seam separation, water stains and peeling paint. The second floor bath is in good condition with minor peeling paint over the bathtub. The north bedroom's ceiling is in deteriorating condition with over 40% of the ceiling missing and the attic visible. The other bedrooms are in fair condition with water stains and slight seam separation.

Unit B, Center Unit. The entry ceiling is in poor condition with the ceiling missing near the staircase. The kitchen is also in poor condition with peeling paint and the separation of the gypsum board seam, revealing dirt or mold growth. The parlor is in fair condition. The second floor hall is in deteriorating condition as the north half of the ceiling is missing or about to fall in. There are also water stains on the hall's ceiling. (LI-TX-31 and 32) The bath is in poor condition with holes and mold developing along the gypsum board seams, especially above the bathtub. (LI-TX-33 and 34) The south bedroom's ceiling is in deteriorating condition with over 25% of the ceiling missing, the attic visible, and visible mold covering over 70% of the ceiling. The other bedrooms are in poor condition with blistering paint around the gypsum board seams.

Unit C, West Unit. The entry ceiling is in poor condition with blistering paint on the ceiling finish. The parlor and the kitchen are in fair condition as they both exhibit peeling and blistering paint and water stains around gypsum board seams, signs of moisture issues. The second floor hall is in poor condition with cracks in the paint, seam separation, and puncture marks throughout, especially along the south and west gypsum board seams. The bath is in poor condition with holes and visible mold along the gypsum board seams. The north bedroom's ceiling is in deteriorating condition with visible mold and over 60% of the ceiling missing and the attic visible. The other bedrooms are in poor condition with blistering paint and visible mold. Also, the attic hatch has been removed in the south bedroom.

Architecture – Interior Trim

Condition: *Fair to Poor*

Unit A, East Unit. The entry, kitchen, parlor, second floor hall, bath, second floor bedrooms (three), and all closets, except the second floor north bedroom, have base and base shoes in fair condition. The north bedroom's base is in poor condition as it has splitting wood, peeling paint, and in general, a heavily worn base and base shoe. The cove molding in the entry, parlor, and second floor north bedroom are in fair condition as there are minor examples of thick and peeling paint, separation of molding from walls, and misalignment at joints. The kitchen's crown molding is in poor condition as it has more serious separation from the walls, stains and dirt in the joints.

Unit B, Center Unit. The entry, bath, second floor bedrooms, and all closets have interior trim that is in fair condition. The kitchen, parlor, and second floor hall have base and base shoes in poor condition as they have peeling paint, splitting wood, separation from walls, and base shoe separation from the base. This unit does not have any examples of cove molding.

Unit C, West Unit. The entry's and kitchen's base and base shoes are in poor condition as there are portions of both rooms' base missing or in deteriorating condition. The parlor, second floor hall, bath, and second floor bedrooms and their associated closets all have base and base shoes in fair condition. The cove molding in the entry, kitchen, parlor, and second floor southeast bedroom are in fair condition as there are minor examples of peeling paint, separation of molding from walls and misalignment at joints. The bath's cove molding is in poor condition as it is partially missing and there are stains and dirt in joints above the bathtub.

Architecture – Floor

Condition: *Good to Fair to Poor*

Unit A, East Unit. The basement floor is in fair condition; typical wear for basement use. The modern resilient flooring is typically between fair and poor in the entry, kitchen, parlor, bath, and second floor bedrooms (two). In general, it is heavily worn, stained, warped, and the seams are protruding upwards. The second floor bedrooms' have visible wood in fair condition, as there is some separation of wood floor boards and staining. The entry closet, kitchen closet, second floor hall and closet, and second floor

bedroom closets (three) have original wood flooring. There are some instances of adhesive remains and stains, but overall the wood floors are in good condition.

Unit B, Center Unit. The basement floor is in fair condition; typical wear for basement use. The kitchen and its closet have resilient flooring in poor condition. The bath's resilient flooring is in poor condition with areas where the subfloor is visible. The wood flooring also appears to be in poor condition with water stains, adhesive remains, and obvious moisture issues. The entry and its closet, the parlor and its closet, the second floor hall, and the second floor south bedroom have wood flooring that is in poor condition with stains, carpet outlines, board separation, and fading. The other two bedrooms and the three bedrooms' closets have wood floors in good condition with some alligatored stain issues. Overall, the wood flooring in this unit is in fair condition.

Unit C, West Unit. The basement floor is in fair condition; typical wear for basement use. The kitchen's resilient flooring is in poor condition as is the resilient flooring in the bath and the second floor southwest bedroom. The wood visible in the bath is in poor condition as it is stained and possibly water damaged. The bedroom's visible wood is also in poor condition with glue stains and water stains in the visible area. The entry and the second floor bedrooms (except the southwest bedroom) have wood flooring in poor condition. In general, the wood boards are separated, the wood is faded, the stain is alligatored, and in the entry, along the south wall, the wood is rotting. All of the closets, the parlor, and the second floor hall have wood flooring in good condition with minor stains and fading. Overall, the wood flooring in this unit is in fair condition.

Architecture – Stairs

Condition: *Good to Fair*

Unit A, East Unit

First Floor to Basement Stairs. These stairs are in good condition. However, there is no handrail on the portion of the stairs leading to the kitchen vestibule.

Second Floor to First Floor Stairs. These stairs are in good condition. There are adhesive remains from previous tread protection and minor paint chipping on risers.

Unit B, Center Unit

First Floor to Basement Stairs. These stairs are in good condition. However, there is no handrail on the eastern side of the stairs from the basement and on the portion of the stairs leading to the kitchen vestibule.

Second Floor to First Floor Stairs. These stairs are in good condition. There are adhesive remains from previous tread protection and some paint chipping on risers. Also, there is only a partial handrail for these stairs.

Unit C, West Unit

First Floor to Basement Stairs. These stairs are in good condition. However, there is no handrail on the stairs and the paint is peeling.

Second Floor to First Floor Stairs. These stairs are in good condition. There is paint chipping on the risers and base trim.

Architecture – Casework

Condition: *Good to Fair to Poor*

Unit A, East Unit. The 3 ¾" simple wood board hook racks and the 1" diameter rods for the entry, kitchen, and second floor hall closets are in fair condition. In the kitchen, there are two sets of wall and base

1 cabinets on either side of the sink along the north wall. The two sets of cabinets on either side of the sink
 2 are in poor condition as both sets of base cabinets are missing their top drawers, chipping paint on all
 3 cabinets, and the northwest base cabinet has missing wood on the drawer face frame. The bath's two, two-
 4 door built-in wood wall cabinets are in fair condition as they both have peeling paint and the top cabinet
 5 has a hole in the middle shelf. The northeast bedroom closet is in fair condition as there is some wood
 6 splintering on the north wall. The southeast bedroom closet is in poor condition as the three wood shelves
 7 are missing and one of their wood supports has partially detached from the wall. Also, the wood rod
 8 support is cracked. The southwest bedroom closet's built-in wood box seat, two sets of wooden shelves, 3
 9 $\frac{3}{4}$ " simple wood board hook racks, and 1" diameter metal rod are all in fair condition. The closet's shelving
 10 in general has peeling paint.

11
 12 **Unit B, Center Unit.** The entry, kitchen, and parlor closets' casework is in good condition, with some
 13 minor hook scars on the wood boards. The kitchen cabinets are in poor condition as the base cabinets under
 14 the sink are missing their drawers and their doors. Also, the knobs are missing from the remaining cabinet
 15 doors and the paint is peeling badly. The second floor hall's built-in wood wall cabinets are in poor
 16 condition as there are no doors remaining. The lower south cabinet has hinges and a piece of door
 17 remaining. The bath's built-in wood wall cabinets are in poor condition as only the two lower doors remain.
 18 The knobs have been removed, the hinges are rusted, and the paint is peeling badly. The bedroom closets
 19 have 3 $\frac{3}{4}$ " simple wood board hook racks and 1" diameter metal rods that are in fair condition as there is
 20 some damage from bats and hook scars.

21
 22 **Unit C, West Unit.** The 3 $\frac{3}{4}$ " simple wood board hook racks and the 1" diameter rods for the entry,
 23 kitchen, and second floor hall closets are in fair condition as there is visible mold surrounding the wood
 24 boards. There are two sets of wall and base cabinets in the kitchen on either side of the sink along the north
 25 wall. The two sets of cabinets on either side of the sink are in poor condition as both sets of base cabinets
 26 have been removed. Both sets of wall cabinets have rotting wood around the base and missing wood
 27 shelving at the base. There is chipping paint, missing knobs, and rusty bullet hinges. The bath's two, two-
 28 door, built-in wood wall cabinets are in poor condition as only the two western set of doors are intact. The
 29 eastern doors were removed but their bullet hinges remain. The cabinets also have badly peeling paint and
 30 rusty hinges. The bedroom closets 3 $\frac{3}{4}$ " simple wood board hook racks and 1" diameter metal rods are in
 31 fair condition.

32 33 34 *Architecture – Accessibility*

35 Condition: *Poor*

36 This building is not accessible as all three units do not have accessible entries.

37 38 39 **Condition Assessment -- Structural**

40 *Structural – Foundation*

41 Condition: *Good*

42 The perimeter foundation walls are in good condition although there is evidence of moisture coming
 43 through the walls. The foundations for the walls and columns could not be observed, thus their condition is
 44 unknown. No obvious signs of distress or damage were observed.

45 46 47 *Structural – Floor Framing*

48 Condition: *Fair*

49 The basement floor is in good condition although there is evidence of moisture coming through the slab.

1 The first floor framing is in fair condition. The average moisture content of the wood framing was over
2 17%. Four deteriorated floor joists were observed below the front window of the West Unit and four
3 additional deteriorated floor joists and a deteriorated sill plate were observed below the front door of the
4 East Unit (LI-TX-44 and 45). The floor sheathing was deteriorated above the deteriorated joists and at the
5 front door to the West Unit. Floor joists above the basement windows are not properly supported (LI-TX-
6 46). The joists bear on a wood sill plate and are not supported on a lintel.

7
8 The second floor framing could not be observed, thus its condition is unknown. No obvious signs of
9 distress or damage were observed.

10 11 12 *Structural – Roof Framing*

13 Condition: *Good*

14 The roof framing, where it could be observed, was in good condition. No obvious signs of distress or
15 damage were observed with the exception of one area on the front eave that had been damaged when the
16 flag pole in front of the building fell (LI-TX-47).

17 18 19 *Structural – Ceiling Framing*

20 Condition: *Good*

21 The ceiling framing is in good condition.

22 23 24 *Structural – Wall Framing*

25 Condition: *Unknown*

26 The interior and exterior wall framing could not be observed except at the front window of the west unit
27 where it had been repaired, thus its condition is unknown. No obvious signs of distress or unrepaired
28 damage were observed with the exception of the east column on the north porch. The base of the column is
29 deteriorated.

30 31 32 *Structural – Lateral System*

33 Condition: *Good*

34 Lateral stability of the building is good.

35 36 37 *Structural – Load Requirements*

38 Condition: *Fair*

39 The ceiling, first and second floor framing have adequate capacity to support the required loads. The roof
40 framing has a snow load capacity of approximately 30 psf, 20 psf less than the required snow load capacity.

41 42 43 ***Condition Assessment -- Mechanical***

44 *Mechanical – Plumbing Systems*

45 Condition: *Poor*

46 The galvanized steel domestic water supply piping in the basement is in poor condition. Portions of the hot
47 and cold water distribution piping have been removed. The well near the shore of the lake that originally
48 supplied water to the building is no longer functional. The water storage tank, two water filter tanks, and
49 hot water storage tank located in the basement are in poor condition.

1 The cast iron building waste lines and 4" cast iron sewer main that exits the building the basement are in
2 fair to poor condition. The condition of the buried 6" vitrified clay sewer pipe that runs to the septic tank
3 could not be determined. The 900 gallon septic tank that serves the building is in poor condition. The
4 basement floor drains are missing cover grates leaving open sewer connections in the floor. The condition
5 of the buried 4" basement drain piping could not be determined.

6
7 The remaining plumbing fixtures are in generally poor condition. This includes enameled cast iron kitchen
8 sinks in all three units, free-standing laundry tubs in the basement of the West and Center Units, a second
9 floor tank type toilet in the East Unit, bathtubs in all three units, and wall-mounted lavatories in the East
10 and West Units. The second floor lavatory in the Center Unit is no longer mounted on the wall and is on the
11 floor of the room. The remaining faucets at the East kitchen sink, all three bathtubs, and the East and West
12 Units bathroom lavatories are in fair to poor condition.

13
14
15 *Mechanical – HVAC*

16 Condition: Fair

17 The oil-fired Lennox furnace in the basement is in poor condition with significant rust damage. The
18 ductwork serving all three housing units above is in fair condition. The air distribution grilles in the first
19 and second floor living areas are in fair to poor condition.

20
21 There are no ventilation systems in the building.

22
23
24 *Mechanical – Fire Suppression*

25 Condition: N/A

26
27
28 *Mechanical – Other*

29 Condition: Fair to Poor

30 The fuel oil supply piping in the basement has been partially removed. The remaining piping is in fair
31 condition. The 1,000 gallon fuel oil tank located to the southeast of the building is in poor condition with
32 significant rust damage.

33
34
35 **Condition Assessment -- Electrical**

36 *Electrical – System Configuration*

37 Condition: Poor

38 Wiring in the Triplex is in poor condition, is well beyond its expected life and no longer meets code. (LI-
39 TX-49)

40
41
42 *Electrical – Conductor Insulation*

43 Condition: Poor

44 Wiring, including conductors and insulation in the Triplex is in poor condition, is well beyond its expected
45 life and no longer meets code.

46
47
48 *Electrical – Overcurrent Protection*

49 Condition: Poor

50 Overcurrent protection within the Triplex is either missing, or is in poor condition. There is no main
51 overcurrent protection, and all fuses in branch panels have been removed.

Electrical – Lighting Systems

Condition: *Poor*

Lighting in the building is in poor condition with many parts missing. In addition, lighting within the building no longer meets code.

Electrical – Telecommunications, Fire Alarm System, and Lightning Protection

Condition: *N/A*

Condition Assessment -- Hazardous Materials

Refer to ‘Physical Description -- Hazardous Materials’ for detailed descriptions of locations and conditions of hazardous materials.

Ultimate Treatment and Use

The Triplex was constructed by the WPA in 1938 for residential use for the keepers. In 1939, the USCG took control of the lighthouses and the Triplex became residences for the USCG men and their families who manned both the LaPointe Light Tower and the Chequamegon Point Tower. In 1965, habitation on Long Island was no longer necessary for staffing the light towers and the Triplex was vacated.

The Triplex is currently vacant. The proposed use for the building is to remain vacant but provide a level of stabilization. One alternative explored was to provide staff and volunteer housing with minimal amenities (no systems). However, due to hazardous materials (mold) issues, lack of programmatic need currently, and funding constraints this use has been tabled.

Preservation (stabilization) is the recommended treatment for the building. Generally, with the exception of mold mitigation, the preservation is focused on the exterior elements only.

Requirements for Treatment

Compliance requirements for treatment currently include laws, regulations, and standards as outlined by the NPS and listed in Volume I, Administrative Data section of this report.

The recommended treatments are tailored to the Preferred Alternative as the outcome of the Value Analysis/CBA for the project. As individual buildings are rehabilitated, specific alternatives will present themselves during design and construction. The following section is a discipline-by-discipline, component-by-component description of the treatments proposed for the rehabilitation of the building. Refer to Volume I, Chapter 2: Methodology for the priority rating definitions.

Treatment Recommendations -- Architecture

Architecture – Roof

Priority: *Severe*

Remove existing asphalt shingle roof. Verify sound substrate and provide proper flashings at all eaves, rakes, valleys and intersections. Install new asphalt shingles to match original per the original drawings description of blue/black with a 4" exposure. Repair the hole at the eave and scrape, sand and repaint soffits, fascia and frieze.

Architecture – Shed Overhangs

Priority: *Low*

Scrape, sand and repaint.

Architecture – Chimney

Priority: *Low*

No recommendations at this time other than to verify proper step flashing coordinated with the new roof.

Architecture – Exterior Walls

Priority: *Unknown*

Consideration should be given to removing the asbestos shingles for the purposes of hazardous materials removal and in order to determine the extent of mold. This is a considerable effort and expense and should be weighed relative to the overall proposed use of the building. If removal is deemed appropriate new

cementitious siding of similar exposure (10" x 24") should be installed.

Architecture – Windows for All Units

Priority: *Severe*

Remove plywood at basement windows. Scrape, sand and repaint all windows. Epoxy stabilize deteriorated wood members; prepare areas of rust on metal windows. Reglaze all sash.

Architecture – Exterior Doors for All Units

Priority: *Severe*

Remove board coverings at all doors. Provide and install new doors and hardware at all door openings to match the original. Epoxy stabilize deteriorating wood trim at the base. Repair the missing and rotted trim at the entablature, typical of two doors. Scrape, sand and paint all trim and paint all new doors.

Architecture – Exterior Trim

Priority: *Low*

Repair the hole at the cornice. Scrape, sand and paint all exterior trim. Coordinate work with doors and siding.

Architecture – North Porch

Priority: *Moderate*

Remove and salvage existing trim at the east column to expose damaged wall framing. Coordinate with structural and exterior wall work. Epoxy stabilize deteriorated wood trim. Scrape, sand and paint all components of the porch.

Architecture – Interior Doors for All Units

Priority: *Low*

No recommendations at this time due to limited proposed use of the building.

Architecture – Wall Finishes

Priority: *Severe (Common to All Units)*

Coordinate all finishes work (repair/replacement in kind) with the mold and moisture mitigation.

Basement. Investigate excavating the building perimeter and installing an underdrain system at the footing. Consider installing a waterproofing system at the exposed foundation wall prior to back filling. Coordinate all excavation activities with a park archeologist prior to disturbing any significant amount of ground.

Upper Levels. Remove damaged gypsum board and replace in kind. Patch areas where full gypsum board removal is not required of the hazmat work. Remove FRP and faux tile wainscot to access gypsum board below and store salvageable sections for future interpretation or use.

Architecture – Ceiling Finishes

Priority: *Severe (Common to All Units)*

Coordinate all finishes work (repair/replacement in kind) with the mold and moisture mitigation. Remove damaged gypsum board and replace in kind. Patch areas where full gypsum board removal is not required of the hazmat work.

Architecture – Interior Trim

Priority: *Low (Common to All Units)*

No recommendations at this time due to limited proposed use of the building.

Architecture – Floor

Priority: *Low (Common to All Units)*

No recommendations at this time due to limited proposed use of the building.

Architecture – Stairs

Priority: *Low (Common to All Units)*

No recommendations at this time due to limited proposed use of the building.

Architecture – Casework

Priority: *Low (Common to All Units)*

No recommendations at this time due to limited proposed use of the building.

Architecture – Accessibility

Priority: *Low*

Provide program access through interpretive exhibits and waysides at the Visitor Center.

Treatment Recommendations -- Structural

Structural – Foundation

Priority: *Moderate to Severe*

The moisture coming through the foundation walls should be reduced to dry out the basement.

Structural – Floor Framing

Priority: *Low*

The moisture coming through the basement floor should be reduced to dry out the basement. The deteriorated floor joists and sheathing should be repaired. The framing of the headers for the first floor joists above doors and windows should be strengthened to meet IEBC and NPS requirements.

Structural – Roof Framing

Priority: *Low*

The damaged eave should be repaired. The framing should be strengthened to meet IEBC and NPS requirements. The calculated capacity is 30 psf and the required capacity is 50 psf.

Structural – Ceiling Framing

Priority: *Low*

No recommendations at this time.

Structural – Wall Framing

Priority: *Low*

The base of the east column on the north porch should be repaired.

Structural – Lateral System

Priority: *Low*

No recommendations at this time.

Treatment Recommendations -- Mechanical

Mechanical – Plumbing Systems

Priority: *Moderate*

The existing plumbing fixtures and plumbing piping are no longer functional and there are open sewer pipes at several locations within the building. It is recommended that the plumbing piping be removed or capped along with removal of abandoned plumbing fixtures. The sewer pipe serving the building should be capped and sealed below grade.

Mechanical – HVAC

Priority: *Severe*

There are no functional heating or ventilation systems in the building. The addition of mechanical ventilation is highly recommended to prevent additional damage from high moisture levels inside the building and to provide acceptable indoor air quality for possible rustic staff housing.

Mechanical – Fire Suppression

Priority: *N/A*

Treatment Recommendations -- Electrical

Electrical – System Configuration

Priority: *Moderate*

Existing electrical systems within the building have been partially removed. There is no source of power for the building. It is recommended to install a new PV system with new wiring to provide power for new ventilation systems, and to provide power for charging of staff radio units.

Electrical – Conductor Insulation

Priority: *Moderate*

It is recommended that new conductor insulation be consistent with wiring methods for proposed PV systems. Conductor insulation shall be in accordance with the National Electrical Code, NPS and Federal Standards and Regulations.

Electrical – Overcurrent Protection

Priority: *Moderate*

It is recommended that overcurrent protection for the new PV system wiring be in accordance with the National Electrical Code, NPS and Federal Standards and Regulations.

1 *Electrical – Lighting Systems*

2 Priority: Low

3 Existing lighting in the building has been partially removed and/or is in poor condition. It is recommended
4 to remove existing lighting.

7 *Electrical – Fire Alarm System*

8 Priority: N/A

9 It is recommended that battery operated smoke detectors be added inside and outside rooms intended for
10 sleeping and that carbon monoxide detectors be added as required.

13 *Electrical – Telecommunications and Lightning Protection*

14 Priority: N/A

17 ***Treatment Recommendations -- Hazardous Materials***

18 *Hazardous Materials – Asbestos*

19 Priority: Moderate

20 Recommend sampling of suspect asbestos containing materials, including caulking, asbestos cement, wall
21 and ceiling plasters, wall and ceiling interiors, adhesives, Thermal Systems Insulation, sub-flooring, and
22 roofing materials.

25 *Hazardous Materials – Lead-Containing Paint and Lead Dusts*

26 Priority: Moderate

27 Recommend stabilization or abatement of Lead Containing Paint. Lead dust wipe sampling recommended.

30 *Hazardous Materials – Lead In Soils*

31 Priority: Moderate

32 Recommend further soils characterization to confirm applicable regulatory requirements.

35 *Hazardous Materials – Mold/Biological*

36 Priority: Severe

37 Recommend bat guano abatement and water intrusion/mold mitigation.

40 *Hazardous Materials – Petroleum Hydrocarbons*

41 Priority: Low

42 No recommendations at this time.

Alternatives for Treatment

The following are several considerations of alternatives for the proposed treatments:

1. Preservation is the current proposed treatment in order to minimize the loss of existing historic fabric.
2. One alternative considered was to rehabilitate the building for rustic staff housing (i.e. no improved systems). This was dismissed due to limited current programmatic need weighed against the costs associated.
3. It is understood that this island sees more local visitors than the others, which is, in part, the desire for the park to create a presence on the island. One alternative considered and dismissed, due to both budget constraints and determination of need, was to rehabilitate the building for use by school groups and the public. The change of use triggered significant code implications.
4. On the opposite spectrum, a more extreme alternative which has not yet been fully explored is the removal of the building, due to the hazardous materials conditions and their associated costs for mitigation. This is not currently a preferred approach due to the obvious conflict with Section 106 compliance; however it should remain as a possible alternative given limited capital improvement and maintenance budgets.

Assessment of Effects for Recommended Treatments

The following table includes an analysis of the major treatment recommendations which affect Section 106 Compliance:

Recommended Treatment	Potential Effects	Mitigating Measures	Beneficial Effects
1. Installation of an under drain system	Will affect the adjacent landscape/fabric.	Installation of the system will need to be evaluated for benefit and implemented sensitively to minimize damage to the landscape.	-System will redirect water away from the building, aiding in the preservation/ longevity of the historic resource
2. Mold mitigation	To properly eliminate mold many original elements of the historic fabric need to be removed.	Minimize removal of historic fabric by removing only portions that are currently damaged (vs. wholesale removal).	-Prevents further mold growth on additional historic fabric surfaces
3. Additional Hazardous Testing and Mitigation	Mitigation of hazardous material may require removal of historic materials and may affect the adjacent landscape/fabric.	Any mitigation will need to be evaluated for benefit and implemented sensitively to minimize damage to the resource.	- Improves safety for visitors and staff - Removes hazards from the cultural resource

1 *Triplex Photographs, 2009*



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3 *LI-TX-01: Aerial from LaPointe Tower, west view, 2009 (Source: A&A IMGP2985)*



LI-TX-02: West elevation, 2009 (Source: A&A IMGP2956)



LI-TX-03 and 04: North elevation, 2009 (Source: A&A IMG2959 and IMG2958)

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LI-TX-05: East elevation, 2009 (Source: A&A IMGP2966)



LI-TX-06: Chimney, east elevation (Source: A&A IMGP2986)



LI-TX-07: Roof damage at southeastern portion (Source: A&A IMGP2987)



LI-TX-08: East unit's main entry door (Source: A&A IMGP2976)



LI-TX-09: East unit's kitchen entry door and overhang (Source: A&A 100_9784)



LI-TX-10: East unit's basement stair (Source: A&A CIMG4073)



LI-TX-11: East unit's basement, north elevation (Source: A&A CIMG4074)



LI-TX-12: East unit's kitchen, north elevation (Source: A&A CIMG3962)



LI-TX-13: East unit's kitchen cabinetry, looking northwest (Source: A&A CIMG3972)



LI-TX-14: East unit's parlor, looking south into entry (Source: A&A CIMG3977)



LI-TX-15: East unit's entry and stair, looking southeast (Source: A&A CIMG3938)



LI-TX-16: East unit's second floor hall, looking north (Source: A&A CIMG3987)



LI-TX-17: East unit's bath, looking east (Source: A&A CIMG3998)



LI-TX-18: East unit's bath, looking northwest (Source: A&A CIMG4003)



LI-TX-19: East unit's northeast bedroom, looking southeast (Source: A&A CIMG4018)



LI-TX-20: East unit's northeast bedroom, attic view through fallen ceiling (Source: A&A CIMG4022)



LI-TX-21: East unit's southwest bedroom door (typical door for all units) (Source: A&A CIMG4058)



LI-TX-22: North elevation portico, center unit's main entry (Source: A&A IMGP2960)



LI-TX-23: Portico columns (Source: A&A IMGP2981)

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LI-TX-24 and 25: West column capital and base of portico (Source: A&A IMGP2983 and IMGP2980)



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LI-TX-26: Center unit's basement stair and windows, looking north (Source: A&A CIMG4087)



LI-TX-27 Center unit's kitchen, east elevation (Source: A&A CIMG4094)



LI-TX-28: Center unit's parlor, south elevation (Source: A&A CIMG4105)



LI-TX-29: Center unit's entry, south elevation (Source: A&A CIMG4121)



LI-TX-30: Center unit's stair from entry to second floor (Source: A&A CIMG4127)

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LI-TX-31: Center unit's second floor hall, north elevation (Source: A&A CIMG4136)

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LI-TX-32: Center unit's second floor hall, detail of ceiling, looking north (Source: A&A CIMG4140)



LI-TX-33: Center unit's bath, east elevation (Source: A&A CIMG4144)



LI-TX-34: Center unit's north bedroom, looking north (Source: A&A CIMG4187)



LI-TX-35: West unit's main entry door (Source: A&A 100_9787)



LI-TX-36: West unit's basement stair, looking west (Source: A&A DSC01081)



LI-TX-37: West unit kitchen, looking northwest (Source: A&A DSC01118)



LI-TX-38: West unit entry, looking southwest (Source: A&A DSC01101)



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LI-TX-39: West unit stair to second floor (Source: A&A DSC01136)



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LI-TX-40: West unit southwest bedroom, south elevation (Source: A&A DSC01156)



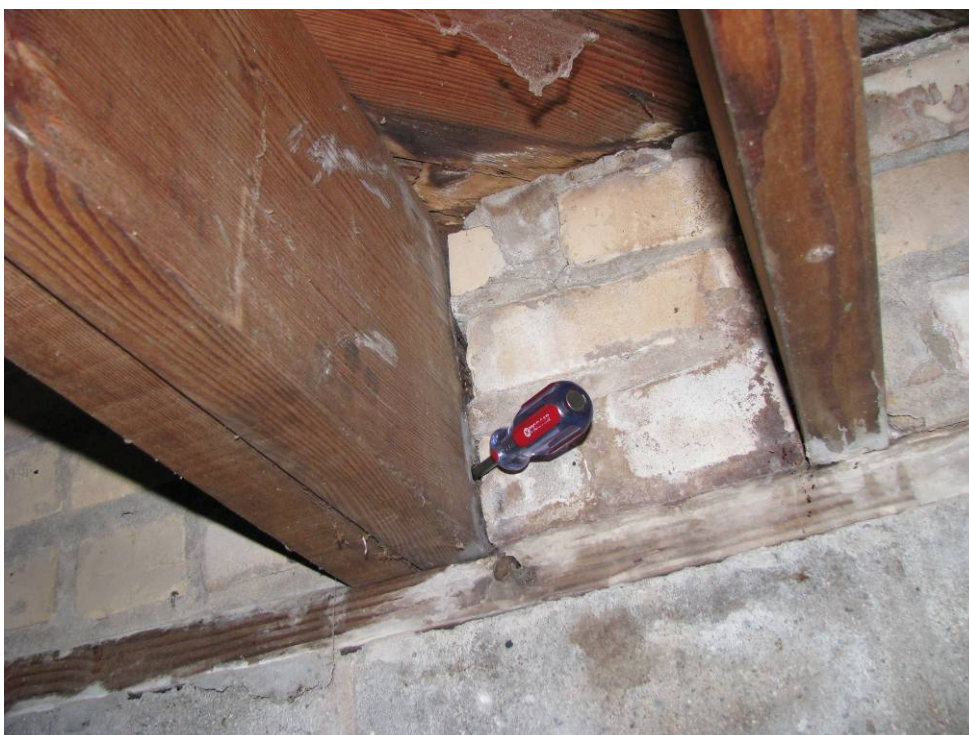
LI-TX-41: West unit's southeast bedroom, looking north (Source: A&A DSC01165)



LI-TX-42: West unit southeast bedroom, ceiling detail, looking northwest (Source: A&A DSC01173)



LI-TX-43: West unit bath, looking north (Source: A&A DSC01183)



LI-TX-44: Deteriorated floor joist (Source: Martin/Martin)



LI-TX-45: Deteriorated sill plate (Source: Martin/Martin)



LI-TX-46: Joist header above window (Source: Martin/Martin)



LI-TX-47: Damage at roof eave (Source: Martin/Martin)



LI-TX-48: Original water filtration tanks in the basement (Source: RMH)



LI-TX-49: Service entrance, power for all three units connected through small (approx. #6AWG) conductors (Source: RMH)