

level, and is enclosed by wire glass partitions. Over the main stair is a skylight that is artificially lighted.

Fourth Level - This area is presently occupied by Vesti Design International. It is served by both elevators and the supplemental stair. A large portion of the floor area is occupied by the enclosure of the skylight over the main stair. Clerestory lights have been provided to allow natural light to enter into the adjacent offices.

Above the fourth level is area within the roof structure used for newly installed air handling units. A wooden catwalk provides good access for the servicing of the units. The overall area of the building is approximately 28,000 square feet.

2. ARCHITECTURAL REVIEW

The exterior condition of the building is in excellent condition for its age. The brownstone is solid showing no deterioration. Mortar joints are good. It is only at the north side of the chimney at the roof that the brownstone has shown wear and the mortar joints need to be repointed. The windows, except for the fourth floor, are the original single-pane double-hung wood type. For purposes of energy conservation, insulated-type windows should be considered, still keeping the exterior appearance of the building the same.

The roof is comprised of two parts--the sloping slate areas and the relatively flat built-up areas. The slate roof is in good shape with few slates missing. The wood substructure, from a visual examination from the underside, shows no evidence of dry rot, water leakage, or insect attack. Copper flashings are the original and are still serviceable. The built up roof is sloped at a good angle to the east and rainwater is gathered in gutters and piped by means of exposed rain leaders to the ground. The membrane flashings show evidence of cracking from exposure to the ultraviolet rays of the sun. The flat built-up roof is covered with pea stone and appears to be the original roof. The roof shows evidence of good maintenance over the years. In the short-term, patching should be done at curbs, perimeter flashings and water flowage reworked at the new air-conditioning equipment bases. In the long-term, the roof should be replaced.

The basement shows evidence of water leaking in through either the windows or walls in some locations. The boiler room has a clogged drain with standing water. Ceilings are in less than good condition due to recent electrical renovations. Storage use, rather than personnel occupancy, is recommended for this area.