PARKERVILLE SCHOOLHOUSE

110 Carlisle Road

Year Constructed:	1880
Year of Renovation:	1989
Building Type:	A-3
Construction Type:	VB
Fire sprinklers:	No
Total Floor Area:	2,335 SF
Floors:	Basement and First.

Assessor Lot # 012 0101 0000

GENERAL: The building exemplifies the one room school house of the late 19th century. The exterior and interior make up the museum space that is often visited by school children. It does not have a permanent occupant but must never-the-less be maintained through all seasons. Energy efficiency should therefore be high on the list for building improvements. Similarly, fire protection should be a high priority, and a fire sprinkler system should be added to preserve both the contents and the building itself against an undiscovered fire.

HAZARDOUS MATERIALS:

2 There are 12x12 ceilings tiles in the lobby which may be adhered with asbestos containing material. Remove and replace tiles with painted drywall.

2 Flooring in Toilet room may be vinyl asbestos tile and/or adhesive may contain asbestos. Replace floor tile with linoleum.

ADA COMPLIANCE:

☐ Accessibility is limited by the historic nature of the building. It appears that reasonable accommodations have been made for access to the building. We advise that a variance be obtained from MAAB to obtain their approval of the current conditions.

3 ADA accessible rest room has not grab bars installed. Recommend installing grab bars per ADA code.

2 Remove loose carpeting from entrance lobby that could be a tripping hazard. It is loose and buckled and should be removed from the floor or be better secured to eliminate tripping.

SITE:

EXTERIORS:

3 Exterior paint cracking, peeling and chipping, recommend scraping and painting all exterior wood finishes.

3 Sheathing and cladding should be repaired to close the opening at the gable end and resist water infiltration.

3 The concrete pier at the exterior deck should be replaced with a new concrete pier, centered on the post.

2 Pointing the rubble foundation and granite blocks on both the interior and exterior should be done to strengthen the foundation walls and resist further movement. Cracks in the granite blocks should also be pointed to resist water infiltration and freeze-thaw cycles.

INTERIORS:

3 The plaster, that has been scored to look like stone is damaged and has some cracks. Entry Vestibule, Restroom and Classroom walls no longer shows the lines of the scoring. Following investigation of the paint color history, paint should be stripped to better show the scoring and where plaster is repaired scoring should be duplicated. There is also a crack approximately four feet long that needs to be repaired. As described above paint should be stripped prior to repair and re-applied in the original color after completion of the plaster work.

3 Historic door knobs should be tightened if possible.

☐ Doors are dirty but due in part to the faux painted panels they should be left untouched.

3 Windows need to be stripped and repainted to maintain integrity.

3 About 36 SF of plaster needs to be removed and replaced at chimney.

3 There is approximately 140 SF of plaster ceiling in the Basement that needs to be removed.

3 The painted wood ceiling has stains from the knots showing through. Apply knot sealer and re-paint.

3 Blocking should be installed between all rafter and joist bays at bearing points in the attic and the first floor framing. These locations should also receive hardware (Simpson Strong-Tie) to reinforce the framing connections, stabilize the wood rafters and joists and resist wind uplift. The column cap plates in the basement should be anchored to the underside of the heavy timber girder.

3 A concealed enclosure with insulation should be added to the underside of the outhouse to protect against the weather.

ENERGY & WATER CONSERVATION:

3 Windows do not appear to be weather-stripped. Add concealed weather-stripping to windows.

3 It is assumed that the exterior walls are without insulation. Insulate exterior walls.

☐ Replace furnace to a high efficiency type. See note below

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

2 Fire sprinklers are not required for this building but should be added to preserve the historic structure against fire.

4 Faucet in toilet room needs to be changed to be MAAB compliant.

☐ The building currently has only one unisex restroom.

2 Furnace should be replaced. In doing so the use of the chimney should be investigated for venting. Changing to gas furnace should also be considered.

4 Basement dehumidifier should be replaced.

4 Incandescent lighting is used throughout and should be replaced with high efficiency lights. Occupancy sensors should also be considered.

2 Receptacles and switches should be replaced throughout the building.

2 No Fire Alarm System present in this building. Recommend installation of a Fire Alarm System.