

# PARROTT HALL

New York State Agricultural Experiment Station

Geneva, New York



## ARCHITECTURAL CONSERVATION ASSESSMENT

Prepared for the New York State Agricultural Experiment Station  
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Spring, 2000

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## Introduction

This report reviews the physical condition of Parrott Hall, located at the New York State Agricultural Experiment Station, Geneva, New York (Geneva Station for short). The purpose of this report is to provide information to assist Geneva Station with its efforts to stabilize Parrott Hall until such time as money is available for rehabilitation.<sup>1</sup>

Field work was conducted during the afternoon of October 13, the morning of October 14, and again on the afternoon of November 10, 1999, by Curtis Eaton, a graduate student in the Historic Preservation Program at the University of Vermont. Dave Lasher and Robert Seem assisted by providing background information regarding Parrott Hall, floor plans, and information regarding the Geneva Station Master Plan.

The author was first introduced to Parrott Hall a year ago on a visit to Geneva Station with his wife, a graduate student in entomology at Cornell University. At that time, it was apparent that the building had historic significance, and that the exterior had retained its architectural integrity to a remarkable degree. A subsequent look this past summer, however, suggested that the building had suffered moisture-related damage to the interior. In September, the author approached R.E. "Pat" Kraus, Assistant to the Director of Geneva Station, who promptly obtained permission from the Station Director and the State Office of Parks, Recreation, and Historic Preservation for the author to investigate the building. This report is the result of that investigation.

Cover Photograph: Parrott Hall ca. 1885, from the east. (Source: Carl A. Kroch Library, Division of Rare and Manuscript Collections, Cornell University.)

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<sup>1</sup>The Secretary of the Interior's Standards for Rehabilitation defines *rehabilitation* as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

## Executive Summary

The following checklist summarizes the major maintenance and conservation needs of Parrott Hall as discussed in this report. All repairs refer to main block of Parrot Hall, unless otherwise noted.

### Highest priority repairs (Fall, 1999)

1. Replace rolled roofing in kind or with superior roofing material to control water infiltration; evaluate roof substructure prior to replacement.
2. Replace gutters removed in 1975. Repair or replace flashing, gutters on verandah, and downspouts, as needed.
3. Attach leaders to all downspouts to direct water at least 10' away from building.
4. Cap chimneys with ventilated caps to keep out wildlife.
5. Remove standing water in northwest corner of basement.
6. Remove all floor coverings over original wood floors to reduce trapped moisture.

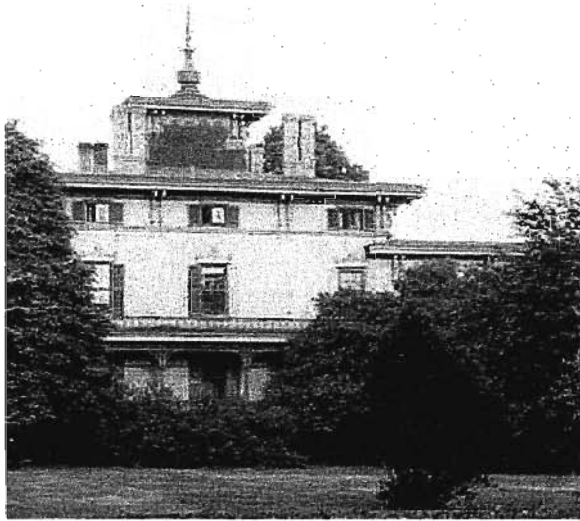
### High priority repairs (Spring, 2000)

1. Provide adequate ventilation on all floors to prevent build-up of moisture.
2. Install sump pump and de-humidifier in basement to control moisture from seepage and condensation.
3. Grade soil away from building, where necessary; trim vine overgrowing verandah at rear of building; clear all other vegetation within 3' of perimeter.
4. Establish monitoring program for building and grounds to safeguard against recurrence of water infiltration and vandalism.

### Lower priority repairs (Longer term)

1. Construct french drains around perimeter of building.
2. Repair and replace plaster on all interior walls and ceilings when moisture content is below 15%.
3. Repair window sash, frames and sills in preparation for painting. Replace glazing as necessary.
4. Paint window sash and frames using high quality oil-based primer and two topcoats of oil base paint, sanding in between. Allow small overlap of paint on exterior glazing surface to ensure a water tight seal.
5. Paint interior walls on first and second floor using high quality oil-based primer and two topcoats, preferably of oil base paint, sanding in between coats.
6. Refinish all unpainted woodwork (floors, doors, and stairs) when moisture content is below 15%.
7. When heating system is operational, install storm windows to insulate interior in winter, making sure that moisture is able to escape to the outside.
8. Replace temporary (rolled) roofing with standing seam metal roofing to match the original roofing material.
9. Replace missing wrought iron handrail on front stairs.

## **Background**



**Figure 1:** Undated historic photograph before removal of belvedere, shutters, and one of four chimney stacks. (Source: Kroch Library, Cornell University.)

William and Louise Denton moved to Geneva from New York City in 1852, where they purchased a portion of the Castle Farm located to the east of Pre-Emption Road and south of North Road. They built first the Italianate villa that is now called Parrott Hall, and later the Octagon-style house nearby to the east known as the Moore House, as well as several outbuildings.

Approximately thirty years after its construction, Parrott Hall and a 125-acre tract of the Denton estate was purchased by the State to become the New York agricultural Experiment Station. It was used by the State from 1882 to 1968 when it was replaced by the newly constructed Barton Hall.

Parrott Hall was placed on the national register in 1970 as part of a local effort by the Geneva Historic Society's attempt to prevent the building's demolition. In 1973, the State Office of Parks, Recreation and Historic Preservation took title to the property in order to rehabilitate it for use as a museum. It has been vacant and for the most part ignored since that time, although a temporary roof was installed in the mid-1970s, the three remaining chimneys were rebuilt, and the exterior was painted in 1983. In the

early 1980s, Parrott Hall was the focus of a masters thesis on adaptive reuse by a Cornell graduate student.<sup>2</sup>

## **Condition Assessment**

Parrott Hall is an Italianate Villa constructed in the mid-1800s with a three-story hipped roof main block and two-story gable roof wing to the rear. It was taken from The Model Architect, a pattern book written by the architect Samuel Sloan in 1853. The Denton's followed Sloan's pattern closely, making only minor modifications to the front entrance and belvedere (now removed). The building site slopes from the north, or street, side to the south leaving the basement fully exposed under the rear wing.

In addition to removing the belvedere, the Experiment Station made many interior modifications over the years, but architecturally the building retains its historic integrity. The verandah is the dominant architectural feature (see Figure 3). It completely encircles the building on the first floor, with the exception of a small segment to the rear of the main block. The wrought iron railing, columns, and frieze of the verandah, and possibly the metal ridge cresting, were sandblasted and painted in 1975 and are intact. Around this time the

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<sup>2</sup> Hollis, Susan Mooring. A Proposal for the Adaptive Reuse of Parrott Hall, A State Historic Site in Geneva, New York. Thesis in Partial Fulfillment of the Requirements for the Degree of Master of Arts. Ithaca: Cornell University, 1984.

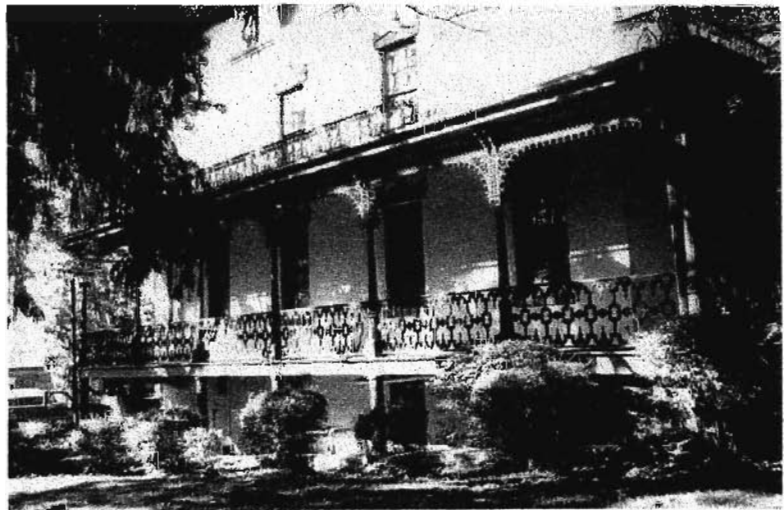
standing seam metal roof was removed from the main block and replaced with rolled roofing (the metal roofing on the rear wing was left in place). The building exterior was painted in the summer of 1983. Repairs and maintenance were performed from the time the building was vacated by Geneva Station in 1968 until 1983, after which little has been done.<sup>3</sup> The building is in need of immediate attention to slow the deterioration of the interior from unwanted moisture. Apparently Parrott Hall was never properly mothballed after the State Office of Parks, Recreation, and Historic Preservation decided against adaptive reuse of the building as a museum.



**Figure 2:** West elevation showing the wing to the rear of the main block. View from the northwest.

## A. Exterior

The building is in need of immediate repairs to the roof, gutters, flashing, and other possible paths of moisture infiltration. Moisture damage is significant on all floors, evidenced by damaged plaster, peeling paint, mold, discolored wood, buckled floors, and efflorescence. Standing water over a foot deep covering the entire floor was found in the northwest corner of the building in the basement; more standing water was found in a small area of the third floor.



**Figure 3:** East elevation of main block showing slope of the site from north to south (front to rear), revealing basement. View from the northeast.

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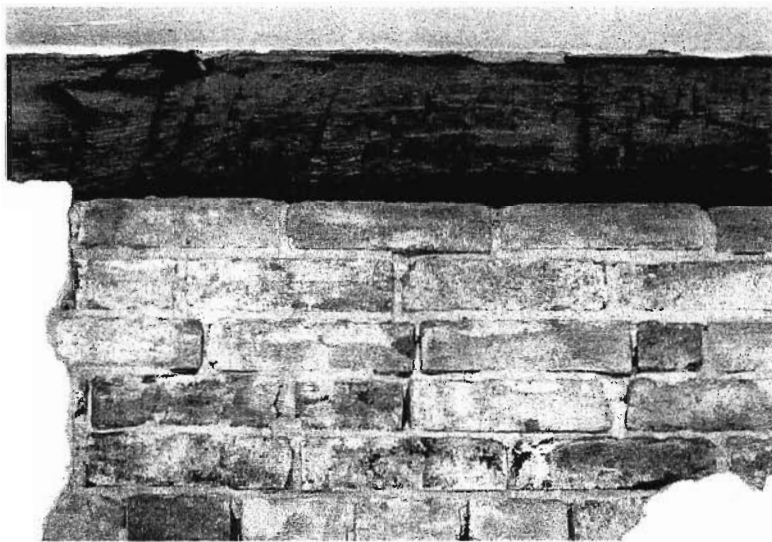
<sup>3</sup> Conversation with Dave Lasher, Head of Building and Maintenance, Geneva Station.

<sup>4</sup>See Appendix E, History of Repairs.

time, which allows water to drain onto the verandah roof directly below the main block. Since then, the rolled roofing has failed and is the major source of water infiltration in the upper stories of the building. Moisture is also being introduced into the basement through condensation, seepage, and rising damp, which together comprise a serious threat to the brick walls at this level of the structure.

## 1. Structural Stability

The building seems to be structurally stable. In 1984, Ms Hollings wrote the following: "The structural condition of Parrott Hall is also impressive, given the age of the building and its many years of heavy use. Structural appraisals by the Bureau of Historic Sites, while not exhaustive, have been favorable. Parrott Hall apparently has not suffered too badly from being unheated since 1971 (when the Experiment Station disconnected the steam and electricity lines to the building). There have been some moisture-related problems: periodic ponding in the basement worsened by the telltale lines of the water tower across the street; damage to the porch roof due to the lack of gutters; and the loosening of the cast iron window lintels caused by the rotting of their wooden-block anchors. The Bureau is addressing these problems, however, and believes that Parrott Hall will be able to withstand the adaptive uses under consideration."<sup>5</sup>



**Figure 4:** Plaster removed as part of 1970s building rehabilitation program reveals interior of brick bearing wall and hand hewn beam.

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<sup>5</sup>Hollings, 1984, p. 62-63.

## 2. Roof

### Condition



**Figure 5:** Roof of main block. View towards the west/northwest.

The original roofing material on both the main block and rear wing was a standing seam metal roofing. At some point after the property was purchased from the Dentons in 1882, the cupola at the pinnacle of the hipped roof above the main block was removed. In the mid-1970s, the metal roofing was replaced with asphalt rolled roofing as a temporary measure. There has been extensive loss of the asphalt surface as shown in Figures 1 and 2. The failure of the roofing system is the main source of unwanted moisture in the first, second and third floors of the building, as evidenced by buckled floors, peeling paint, mold growing on the plaster walls, and mildew on the wood.

### Treatments

The replacement of the roofing on the main block is critical to the survival of Parrott Hall. Rolled roofing should be installed until such time as the building reverts to Geneva Station and money is available for a more permanent roofing material similar to the original standing seam metal roofing. Gutters and downspouts need to be cleaned, repaired, or replaced, with downspouts directed away from the building. Leaders should be attached to all downspouts to ensure that water drains at least 10' away from building.

An architect, roofing contractor, or other qualified person should inspect the roof structure to determine the extent of moisture damage, if any, to supporting members of the roof prior to re-roofing the building. Flashing, gutters, and downspouts should also be inspected.



**Figure 6:** Roof of main block. View towards the south.



### 3. Windows

#### Condition



**Figure 7:** View of Room 103, east side of main block, showing 6/6 windows on either side of brick fireplace.

The window, the majority of which are six over six double hung sash, are in fairly good condition. The building is of brick construction and was painted in 1983, and little damage from moisture or vandalism has occurred since. However, windows are vulnerable to further damage from moisture and vandalism if the building continues to be unoccupied.

#### Treatments

If the building is to be mothballed, it is recommended that money be budgeted for vented plywood covers for at least the basement and first floor windows. This will preserve them until such time as they

can be repaired and repainted.

If the building will be put back into use in the near future (rehabilitation to begin within a year), nothing need be done to the windows. They provide ventilation for the building, which is an advantage when unwanted moisture is a problem. When the building is being prepared for occupancy, the windows should be repaired and repainted. This involves removing the sash from the window frame, scraping off the old paint, sanding the wood surface priming with a good quality oil-based primer, and painting with two topcoats of oil base paint. Several of the sills, especially those with southern and western exposure, will need to be filled with wood consolidant and filler before painting. (Abatron is a brand that has been used with success by John Leeke, a Preservation Consultant who specializes in wood window repair.)



**Figure 8:** View of landing between first and second floors showing three-part window.

## 4. Foundation and Site

### Condition

The foundation is apparently in good condition, as the building does not appear to be settling. Floors appear to be level, windows and doors still function properly, and the plaster (what remains in the building after much of it was removed in 1975) appears to be relatively free of stress cracks, indicating that the building is probably not settling. However, moisture in the form of rising damp is causing serious damage to the basement.

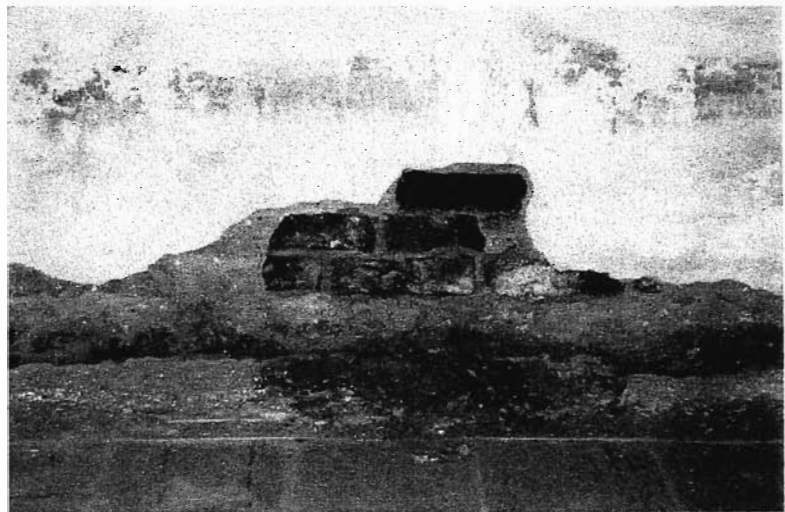
### Treatments

To control infiltrating of moisture into the basement, the site should be examined by a landscape contractor or landscape architect to determine the source of water collecting in the northwest corner of the building. If recommended by the chosen consultant, a french drain should be installed around the perimeter of the building to reduce the amount of moisture coming in contact with the foundation. Underground pipes from off-site may exist that require repairs or removal. Underground drainage pipes that are no longer used should be capped or dug up. Vegetation within three feet of the building should be removed or trimmed, and roots removed, although grass is beneficial adjacent to a building to prevent splash back.

## B. Interior

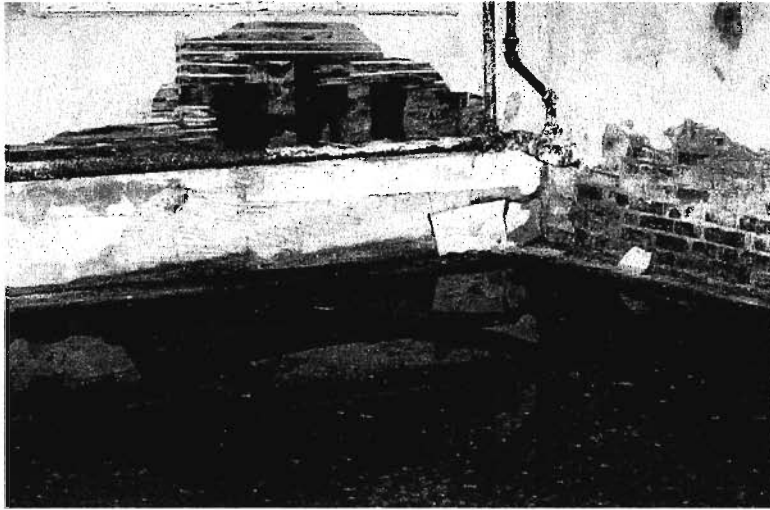
### 1. Basement

Due to the lot sloping downhill from front to rear, the basement of the main block is partially below grade, while the wing basement is substantially above grade. It is the basement of the main block that is of primary concern as more unwanted moisture enters this portion of the building. However, there are problems with rising damp in the wing portion as well and attention should be paid to the entire basement. Water is entering the basement of the main block through condensation in the summer, rising damp throughout the year, and apparently from a broken pipe in the vicinity of the northwest corner of the foundation.



**Figure 9:** Evidence of rising damp in Room B-10 showing destroyed plaster and efflorescence on underlying brick.

## Condition



Moisture damage is severe in several areas, and includes mold, peeling paint, and dry rot. There is bulk water infiltration in the northwest corner of the building, creating a pool of water two feet deep in Room B-5 (see Floor Plans, Appendix D). It can be assumed that water is seeping through the foundation at this location. A sump pump, probably the original, is located in this room but is non-operational since electrical service has been disconnected.

**Figure 10:** Standing water in Room B-5, basement.

## Treatments

Standing water should be pumped out as soon as possible. The original sump pump should be brought back into service or a new sump pump should be installed in the basement, at least temporarily, in Room B-5. Drainage around the building should be improved to ensure that water from the roof does not enter the basement, either through seepage or as a contributing cause of rising damp. A dehumidifier should be installed as soon as is practicable, and cross ventilation should be improved by installing vents in doors and windows in several locations.

## 2. Upper three floors

In spite of years of use as an agricultural research building, much of the original woodwork remains and is in restorable condition, including the central staircase (which leads to a magnificent landing with a three part window), the original oak doors, and almost all the original windows. They constitute a critical part of the historic fabric of the Denton estate which is worth preserving (see Figures 11 and 12).

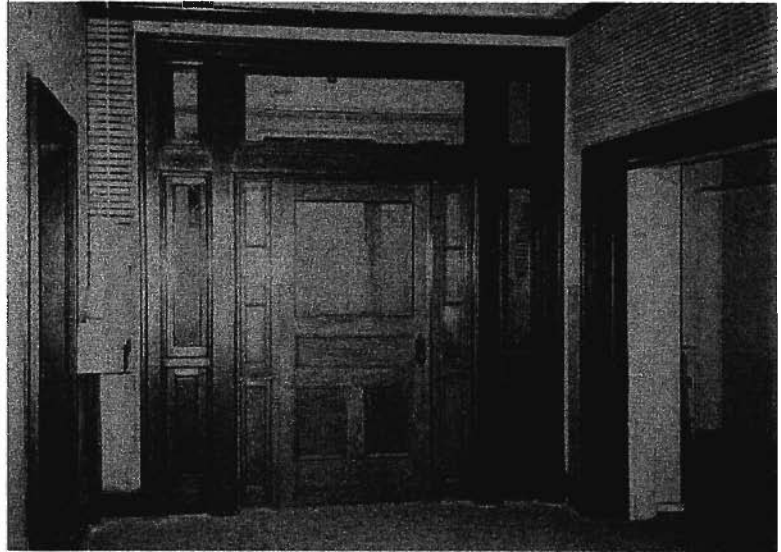
### Condition

The interior of the building is in danger of severe deterioration from excess moisture. Oak woodwork (doors, windows, staircase) is being attacked by decay fungi of various sorts. The floor in Room 103 has buckled. Plaster, which was in the process of being repaired in the mid-1970s, is deteriorating.

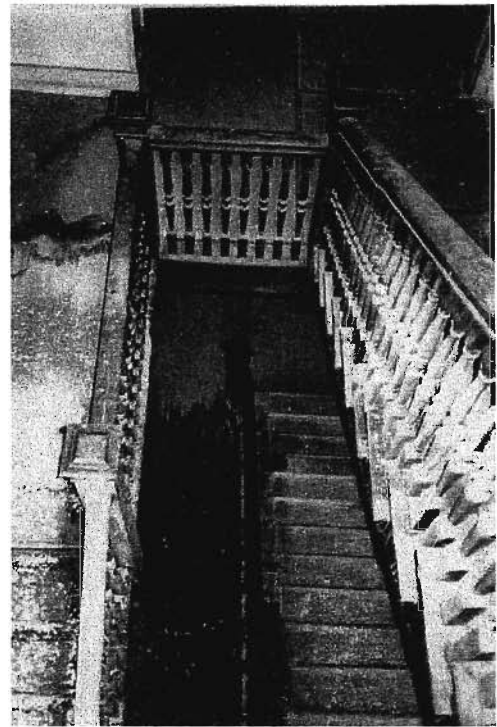
### Treatments

First, unwanted moisture must be controlled to reduce the moisture content of plaster and wood in the building. Plaster repair can be done after moisture levels have been reduced to below 15%. Once cured, plaster should be primed and painted with oil base paint.

Wood floors and interior woodwork can be refinished only after moisture levels are reduced to below 15%, also. Wood subjected to long-term moisture should be treated with a fungicide prior to refinishing. Where decay has progressed, wood should be repaired with wood consolidant and filler, or if necessary replaced using the same kind of wood with a similar grain. Floor and ceiling molding, and window and door frames should be sanded, primed and painted with an oil base paint.



**Figure 11:** View of front entrance leading to vestibule from central hall. Opening to parlor on right has built-in sliding doors.



**Figure 12:** Central staircase, showing litter from flaking paint.

## **Recommendations**

The roof should be covered immediately with a temporary roofing material to prevent more water from entering the building this winter. Prior to replacing the roof it is recommended that a qualified roofer, contractor, or architect examine the roof to determine more precisely what needs to be corrected in the roofing system (substructure and gutters in addition to the roofing material).

As Parrott Hall is a threatened historic structure, it would be appropriate for Geneva Station staff to contact the New York State Council on the Arts for an emergency grant for repairing the roof. In addition, the Geneva Historic Society could be approached for technical and material aid, and local volunteers sought out at places such as the Boy Scouts or Hobart and William Smith College may be willing to assist with cleaning up the interior as an option for fulfilling the community service requirement off their organizations.

Geneva Station staff should also consult with the State Office of Parks, Recreation, and Historic Preservation to determine whether mothballing the building is appropriate. In addition to new roofing, this would include securing all wall openings on the basement and first floor levels with vented panels to protect against weather and vandalism. There was evidence of loitering on the verandah at the rear of the building (empty food containers and feces) suggesting that there is the potential for the building to be used illegally in the winter as shelter. In addition to making the building secure, mothballing would include provision for temporary power to the building to operate a sump pump, dehumidifier, and fans while the building is waiting rehabilitation. This will ensure that moisture is reduced to an acceptable level by controlling condensation in the summer as well as bulk infiltration of precipitation.

Parrott Hall, which is included in the Geneva Station Master Plan completed in 1995, will be a valuable asset to the campus. It is recommended that all repairs, either emergency or for the rehabilitation of the building, follow the direction given in Parrott Hall Renovation Plans, by Crawford & Stearns, Architects and Planners, in 1987. These plans are on file in the Buildings and Properties Unit, Geneva Station, and are based on the recommendations in the masters thesis written in 1984 by Susan Mooring Hollis.<sup>6</sup> However, it is possible that some of what is recommended for replacement by Crawford and Stearns can probably be reused with little or no modification, which would decrease the cost of the project. Along these lines, the Office of Parks, Recreation, and Historic Preservation should be consulted to see where there is flexibility in the building code for historic buildings; for instance, installation of an elevator may not be necessary to fulfill the American Disabilities Act given the current Master Plan proposal for the building.

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<sup>6</sup>Hollis, Susan Mooring. A Proposal for the Adaptive Reuse of Parrott Hall, A State Historic Site in Geneva, New York. Thesis in Partial Fulfillment of the Requirements for the Degree of Master of Arts. Ithaca: Cornell University, 1984.

## Appendices

### Appendix A: Sources

Art and Ellen Agnello, Geneva residents

Ed Glass, Retired Entomology Professor, Cornell University

R.E. "Pat" Kraus, Assistant to the Director, Geneva Station

Dave Lasher, Head of Buildings and Properties Unit, Geneva Station

Bob Sears, Associate Director, Geneva Station

Kroch Library Rare Photograph Collection

Crawford & Stearns, Architects and Planners, Parrott Hall Renovation Plans, 1987

### Appendix B: Bibliography

Hollis, Susan Mooring. A Proposal for the Adaptive Reuse of Parrott Hall, A State Historic Site in Geneva, New York. Thesis in Partial Fulfillment of the Requirements for the Degree of Master of Arts. Ithaca: Cornell University, 1984.

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United States. Department of the Interior. Preservation Briefs: No. 39, Holding the Line: Controlling Unwanted Moisture in Historic Buildings. By Sharon C. Park. Washington: GPO, 1996.

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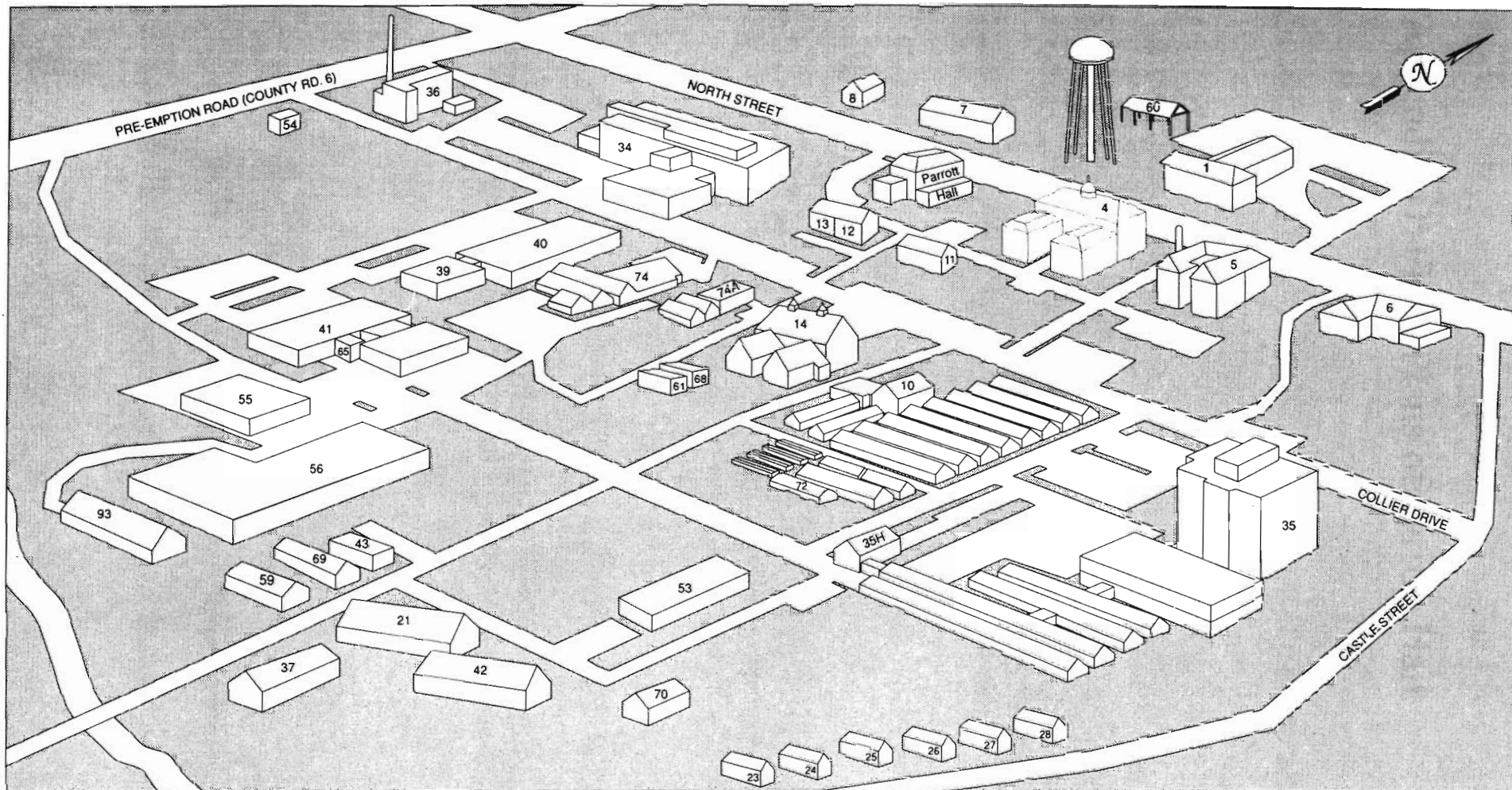
---. ---. Preservation Briefs: No. 21, Repairing Historic Flat Plaster - Walls and Ceilings. By Marylee MacDonald. Washington: GPO, 1999.

---. ---. Preservation Briefs: No. 4, Roofing for Historic Buildings. By Sarah M. Sweeter. Washington: GPO, 1978.

---. ---. Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, D.C., 1997.

## Appendix C: Map of Geneva Station





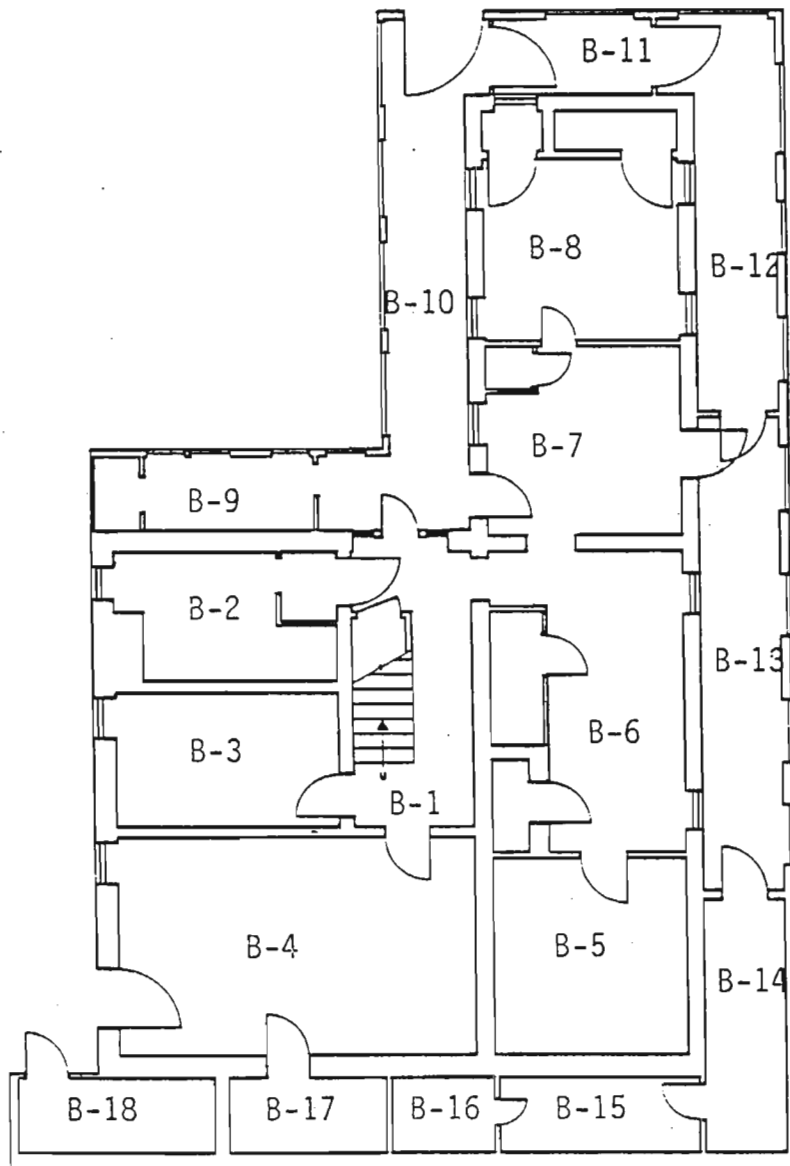
- |                              |                      |                          |                                 |                                  |
|------------------------------|----------------------|--------------------------|---------------------------------|----------------------------------|
| 1 Jordan Hall                | 13 Fruit Storage     | 34 Food Research Lab     | 43 Grounds Maintenance Bldg.    | 68 Plant Path. Pesticide Storage |
| 4 Hedrick Hall               | 14 Utility Storage   | 35 Barton Laboratory     | 53 Soils Building               | 69 Entomology Screenhouse        |
| 5 Sturtevant Hall            | 21 Nursery Cellars   | 35H Spray Lab/Rain Tower | 54 Power Substation             | 70 Pom. & Vit. Screenhouse       |
| 6 Integrated Pest Management | 23 629 Castle Street | 36 Heating Plant         | 55 Surge Lab                    | 72 USDA Plastic Greenhouse       |
| 7 Triplex House              | 24 649 Castle Street | 37 Ent/PP Pole Barn      | 56 Campus Warehouse             | 74 Germplasm Repository          |
| 8 666 W. North Street        | 25 659 Castle Street | 39 Seed Processing       | 59 New Insectary                | 74A Plant Introduction Headhouse |
| 10 Old Greenhouse Range      | 26 665 Castle Street | 40 Raw Products          | 60 Recreation Complex           | 93 Service Pole Barn             |
| 11 Stone Barn                | 27 673 Castle Street | 41 General Services      | 61 Metal Pesticide Building     |                                  |
| 12 Sawdust Cafe              | 28 681 Castle Street | 42 Pomology Pole Barn    | 65 Industrial Chemical Building |                                  |



## Appendix D: Floor Plans of Parrott Hall

Appendix 0 Part 3--Existing Floor Plans, with Room Numbers

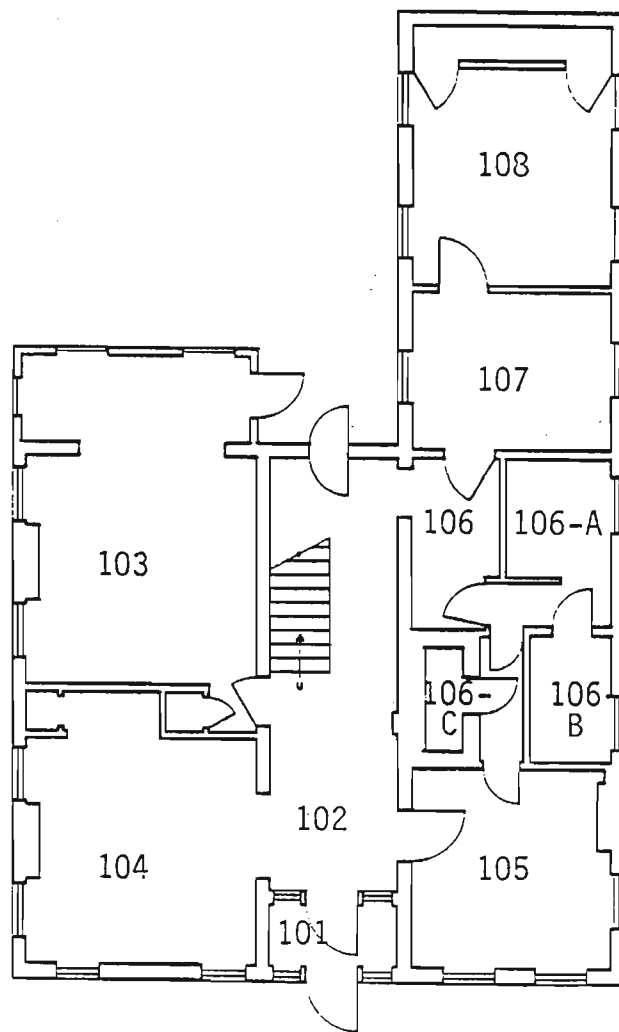
EXISTING CONDITIONS - BASEMENT PLAN



BASEMENT PLAN

Appendix 0 Part 3--Existing Floor Plans, with Room Numbers

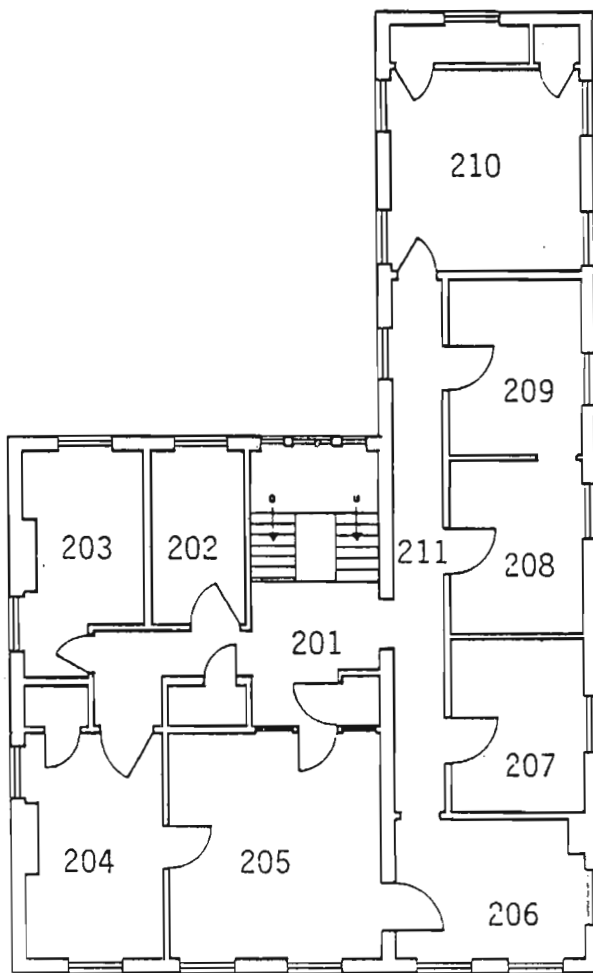
EXISTING CONDITIONS - FIRST FLOOR PLAN



FIRST FLOOR PLAN

Appendix 0 Part 3--Existing Floor Plans, with Room Numbers

EXISTING CONDITIONS - SECOND FLOOR PLAN

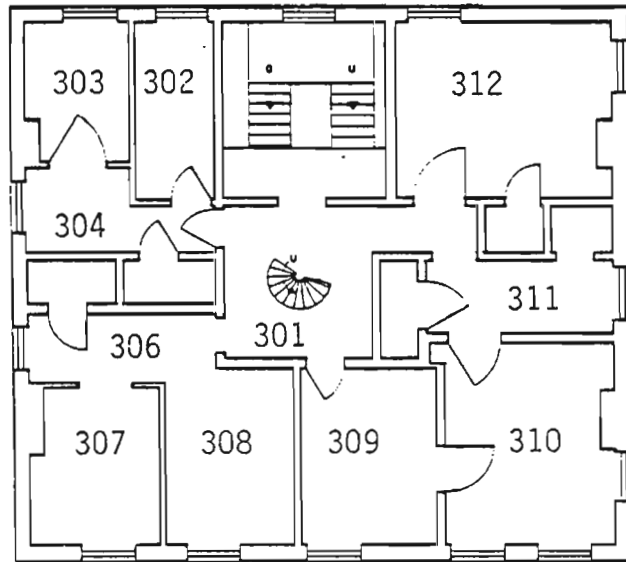


SECOND FLOOR PLAN



Appendix 0 Part 3--Existing Floor Plans, with Room Numbers

EXISTING CONDITIONS - THIRD FLOOR PLAN



THIRD FLOOR PLAN



## Appendix E: History of Repairs to Parrott Hall

### III. DENTON PLACE AS AGRICULTURAL EXPERIMENT STATION FACILITY

#### III.A. Physical Evolution of Denton Place/Parrott Hall

The Agricultural Experiment Station, except for removing the belvedere and antefixae, has done a generally praiseworthy job in altering the exterior of the Denton Mansion (hereafter called Parrott Hall) as little as possible as it adapted the building to its needs. The Station has been in continual need of additional funding over much of its history, its research programs expanding beyond the ability of its budget to accommodate them. There has often been a decades-long wait for new facilities, and Parrott Hall has been pressed into service for many functions--housing, laboratories, library, offices, and storage. The building has been renovated and refitted many times, with the result that the interior has been altered to a much greater degree.

The excerpts from the Annual Reports of the Experiment Station in Appendix K, especially the underlined passages, provide a fairly complete accounting of the changes made to Parrott Hall over the years. The old views and photographs in Appendix D are invaluable in clarifying some of these changes.<sup>72</sup> Major changes and repairs to Parrott Hall (as described in the Annual Reports) are listed below by year. Room numbers are keyed to the existing floor plans in Appendix O, Part 3.

1882 - There are repeated accounts in the Annual Reports that the property, both building and grounds, was in disarray when purchased by the state. The Station spent much of its initial appropriation

on repairs.

- library shelves and office fittings installed
- laboratory and work-room outfitted (Rooms 103 and 104)
- passageway made to second-story ell room<sup>73</sup>
- dumb-waiter and pantry installed from basement kitchen to Room 202 or 203
- plaster repaired throughout
- doorway installed between basement hallway (Room B1) and exterior under verandah (now Room B10)
- verandah flooring repaired
- "many" panes of glass replaced
- old plumbing repaired; new pipes carried to basement, laboratory (Room 103), pantry, and washroom (Room 106-A)
- "Springfield gas machine" installed for laboratory
- "Dunning no. 4 steam boiler" and system of pipes and radiators installed.

1884 - The Annual Report for 1884 included twelve inventories of Parrott Hall. Two of these, "Station Furniture" and "Library" are reproduced in Appendix K.

1888 - interior and exterior painted (colors not specified)<sup>74</sup>

- "many" rooms wallpapered and refloored
- decayed sills and beams replaced



- walls (injured by frost) repaired
  - flagging relaid
  - steam radiator system extended to third story
  - fence relined and repainted
  - fountains and drive through grounds repaired
- 1892 - tin gutters replaced and painted
- 1897 - "Three rooms on west side" (unclear how these rooms relate to present floor plan) set apart for a library, repainted, and repapered
- 1901 - \$8,500 appropriated by legislature for repairs to Parrott Hall; administrative offices and library updated<sup>75</sup>
- 1918 - Administration offices and library moved from Parrott Hall to newly built Jordan Hall (see Figures A4, A5, and A6 for location)
- 1932 - entomology laboratory, housed in Parrott Hall, improved
- 1952 - "entomology building [Parrott Hall] scheduled to be demolished"
- "We are making only the most essential repairs on the building now used by the Division of Entomology, which was originally constructed in 1850 [sic] as a farm house. This building is now in a dilapidated condition and will not survive many more years without major and costly repairs that might keep the structure intact but would

still not provide the modern facilities required for present-day research in entomology and plant pathology. The entomology building should be scheduled for replacement very soon after the food science building is completed."

1955 - "Partial rehabilitation of the original farm residence, built in 1850, and now occupied by the Entomology Department, was started in the spring of 1955. The building is scheduled to be replaced by a modern laboratory building as soon as possible."

1956 - "The original farm structure, built in 1850 and now used by the Entomology Department, has been rehabilitated. It should remain usable in its present condition until modern facilities can be provided as one of the projects in the State University building program."

1960 - "The Entomology Department is still looking forward to the time they will vacate the 110-year-old building they now occupy . . ."

(Appendix O, Part 1 shows the floor plans of Parrott Hall with the last uses by the Experiment Station labeled.) The later Annual Reports show that the inability of Parrott Hall to meet the needs of modern research led to its eventual deterioration and abandonment by the Experiment Station. The locations of the newer buildings which surround Parrott Hall and which have replaced its functions are shown in Figure A4, along with their dates of construction.

The Annual Reports leave a number of questions concerning changes to Parrott Hall unanswered. For example, no mention is made of the removal of the belvedere;<sup>76</sup> the expansion of the basement;<sup>77</sup> the clapboard addition at the south end of Room 103 which cut off a portion of the verandah (Figure E7); the filling in of the two outer second-story windows on the east elevation of the main block (compare Figures D5 and E9); the replacement of the front door (compare Figures D15 and E10); or the removal of all antefixae, three chimneys (southwest and rear chimneys of the main block and the ell chimney), the ell roof cresting, the window shutters, and the east balustrade from the front steps. Likewise, it is uncertain when the fence, carriage step, and lawn fountains were removed.<sup>78</sup>

### III.B. Rehabilitation Work by the New York State Office of Parks, Recreation, and Historic Preservation

Since the 1973 preliminary agreement of transfer conveying jurisdiction over Parrott Hall to the Office of Parks and Recreation (since 1981 the Office of Parks, Recreation, and Historic Preservation, or OPRHP), the Bureau of Historic Sites has been caretaker of the building.<sup>79</sup> In 1974, a 60,000-dollar capital appropriation enabled the Bureau to begin an intermittent five-year repair program for Parrott Hall. This program, most of which was carried out in 1975, included:

- (1) drawing floor and roof plans (Appendix O, Parts 2 and 3);
- (2) repairing the main roof and removing the flagpole;
- (3) rebuilding the three remaining chimneys;
- (4) sandblasting and repainting the cast iron verandah;

- (5) removing large segments of unsound interior plaster (see Figure E21); and
- (6) removing deteriorated gutters.

Beyond these measures, repairs to the building were limited to routine maintenance (replacing window panes, ensuring the building was weathertight) until the summer of 1983, when the Bureau found funds to paint Parrott Hall.

As the February 1983 photographs in Appendix E attest, Parrott Hall had not been painted in many years, possibly not since 1907 (see section III.A., "Physical Evolution of Denton Place/Parrott Hall"). The Bureau's 1980 inspection of the building found that despite the extremely weathered condition of the paint, the brick was in good condition with only a few areas of spalling and that repointing was only necessary in a few areas, especially under the cast iron window sills. After performing an analysis of remnants of paint to determine the original color scheme, the paint was hand-scraped, minor repointing was done, and Parrott Hall was again painted a creamy yellow with brown trim. The black verandah was repainted as well. Parrott Hall's exterior is again truly impressive.

The structural condition of Parrott Hall is also impressive, given the age of the building and its many years of heavy use. Structural appraisals by the Bureau of Historic Sites, while not exhaustive, have been favorable. Parrott Hall apparently has not suffered too badly from being unheated since 1971 (when the Experiment Station disconnected the steam and electricity lines to the building). There have been some moisture-related problems:

periodic ponding in the basement worsened by the telltale lines of the water tower across the street; damage to the porch roof due to the lack of gutters; and loosening of the cast iron window lintels caused by the rotting of their wooden-block anchors. The Bureau is addressing these problems, however, and believes that Parrott Hall will be able to withstand the adaptive uses under consideration.

## Appendix F: Mothballing Checklist

## Mothballing Checklist

In reviewing mothballing plans, the following checklist may help to ensure that work items are not inadvertently omitted.

### Moisture

1. Is the roof watertight?
2. Do the gutters retain their proper pitch and are they clean?
3. Are downspout joints intact?
4. Are drains unobstructed?
5. Are windows and doors and their frames in good condition?
6. Are masonry walls in good condition to seal out moisture?
7. Is wood siding in good condition?
8. Is site properly graded for water run-off?
9. Is vegetation cleared from around the building foundation to avoid trapping moisture?

### Pests

1. Have nests/pests been removed from the building's interior and eaves?
2. Are adequate screens in place to guard against pests?
3. Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
4. If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?

### Housekeeping

1. Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
2. Is the interior broom-clean?
3. Have furnishings been removed to a safe location?
4. If furnishings are remaining in the building, are they properly protected from dust, pests, ultraviolet light, and other potentially harmful problems?
5. Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
6. Is there a building file?

### Security

1. Have fire and police departments been notified that the building will be mothballed?
2. Are smoke and fire detectors in working order?
3. Are the exterior doors and windows securely fastened?
4. Are plans in place to monitor the building on a regular basis?
5. Are the keys to the building in a secure but accessible location?
6. Are the grounds being kept from becoming overgrown?

### Utilities

1. Have utility companies disconnected/shut off or fully inspected water, gas, and electric lines?
2. If the building will not remain heated, have water pipes been drained and glycol added?
3. If the electricity is to be left on, is the wiring in safe condition?

### Ventilation

1. Have steps been taken to ensure proper ventilation of the building?
2. Have interior doors been left open for ventilation purposes?
3. Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?



Appendix G: Maintenance Chart

## Maintenance Chart

### 1-3 Months - Periodic

1. regular drive by surveillance
2. check attic during storms if possible
3. monthly walk arounds
4. check entrances
5. check window panes for breakage
6. mowing as required
7. check for graffiti or vandalism
8. enter every 3 months to air out
9. check for musty air
10. check for moisture damage
11. check battery packs and monitoring equipment
12. check light bulbs
13. check for evidence of pest intrusion

### Every 6 Months - Spring and Fall

1. site clean-up; pruning and trimming
2. gutter and downspout check
3. check crawlspace for pests
4. clean out storm drains

### Every 12 Months

1. maintenance contract inspections for equipment/utilities
2. check roof for loose or missing shingles
3. termite and pest inspection/treatment
4. exterior materials spot repair and touch up painting
5. remove bird droppings or other stains from exterior
6. check and update building file