



Existing Conditions Report

for

Brook Farm House
Lenape Lane, New Paltz, NY

Prepared by

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Bluffton, SC 29910

July 19, 2023

for

Mohonk Preserve
PO Box 715
New Paltz, NY 12561

General Overview

The Brook Farm farmhouse demonstrates at least two periods of construction. It appears as two joined houses. The front, framed, two-story section, which is the larger section of the building has a side-gabled roof. The building is eclectic with elements of Greek Revival and folk Victorian. The southwest corner of the building is one and a half stories and may have been a pre-railroad period framed folk house, part of which was incorporated into the newer construction. The porch appears to be an addition. Physical examination of this small section of the house indicates that it is the older section. The section of the basement under the kitchen contains evidence of fires that were documented in 1865. Beams in this part of the basement were cut both by hand and by mechanical pit-saws, indicating that the house may have been started in the 1840s (photos B02 and B07). The size and layout of the kitchen “wing” are consistent with early farmhouses in this area, which had one or two rooms on the first floor and attic space above. Nails found in the beams in the basement also indicate a construction time period earlier than the large section of the house facing the road (Lenape Lane), which is believed to have been constructed about 1890.

Roof

The gable roofs in both sections are finished in fiberglass shingles, and are in good condition. Chimneys are constructed on both ends of the large, front section of the house, a red brick one on the north side, and a stucco one on the south end, the latter appearing off center (photo E04). A brick chimney rises above the roof of the west-side kitchen extension (photos E04, E06, and E08). The chimneys appear stable and are not currently used. There are no visible fireplaces in the interior of the house.

Siding and Foundation

Most of the house, including the front and main side areas are finished in historic wood clapboard (photos E01-E11). Shingle siding from a later, but undated period, is installed on the rear, kitchen extension and the area above it on the two-story, east-side addition. Both are in good condition. The original siding and construction of the 1865 section may be evident in the enclosed porch on the south side. Here, beaded tongue and groove siding is applied over brick (photo 121). This construction may have been a method of safeguarding against another fire, as two had occurred prior to 1865. The foundation for both sections is stone, with some variation of stone size and construction method evident in the kitchen extension (photos E10, E11, and other exterior photos).

Windows

The majority of windows in the house are historic six-over-six, double-hung, single-glazed windows. They are in good working order, with maintained sash cords and metal locks. Aluminum storm windows were installed at an unknown date on the exteriors. Windows on the west elevation of the kitchen extension are one-over-one, double-hung, single-glazed windows, also with aluminum exterior storm windows installed. Two basement windows are six-pane, aluminum awning windows. All windows appear to remain in good condition, but should be evaluated for deterioration of wood, weatherstripping, putty, counterweights, etc. Additionally,

interior storm windows may be considered as an alternative to the current exterior storm windows.

Porches

The current front porch and accessible ramp were constructed some time after 2011. Four wood square columns support a hipped porch roof with asphalt shingles. Square wood balusters and flat handrails run the length of the ramp and down the front stairs to the walkway. A side deck and rear deck are constructed of similar materials and appear to have been constructed at the same time as the current front porch, though the deck planking on the front porch is narrower. All are in good condition. The side enclosed porch was never finished (photos 121 and 122).

Exterior Doors

A spring-hinged, three-panel wood door with a glass upper panel opens to the front door of the house (photo E01). That door is an historic wood, four-paneled door that opens to the foyer. A contemporary multi-pane glass door on the south-side opens to the enclosed porch (photo E05). Within the enclosed porch, an historic wood, four-paneled door opens to the kitchen (photo 119). Three raised wood panels make up the lower half of the door. One single-glazed glass panel occupies the top half of the door. On the rear elevation, a contemporary aluminum-frame screen door opens to an historic wood door that matches the side door, except that the top panel is multi-paned glass (photos E08 and 116). All doors are in fair to good operable condition.

Interior General

The interior finishes of the house vary between the larger c. 1890s section in the front (facing Lanape Lane) and the rear c. 1865 kitchen section. All walls and ceilings are plaster, in good condition, with minor cracks evident in several locations. Multiple configurations and sizes of interior wood doors are installed throughout both sections, possibly indicating reuse from other locations or from previous eras of the house.

Floors

Historic wide-plank wood flooring is installed in almost all rooms of the 1890s section, with the exception of bathrooms. The flooring in the northeast corner room of the first floor is covered by carpeting, and anything under it is unidentified. The flooring on the first floor is in poor condition. It is uneven, damaged, and cracked in a few locations. It is brittle, and only some planks may be salvageable. Wood flooring on the second floor is in fair to good condition.

The rear c. 1865 section is not level with the 1890s section. It is very slightly higher on the first floor. The floor in the kitchen is covered in VCT flooring material. Wide plank wood flooring is installed in the room north of the kitchen. Narrower wood flooring is present in the rear entrance vestibule. The age of these floors is unknown, but they are in good condition. Carpeting covers the floor on the second floor of this section; the condition is unknown.

Trim, Molding, and Casings

The front rooms of the 1890s construction contain the most decorative finishes, including deep and layered base molding and wide layered window and door casings. The northeast room retains wood panels beneath the windows. A small, closed-in window opening with casing and sill survives on the west wall of the southeast room, possibly indicating the exterior wall of the 1865 section. Built-in cabinetry, shelves, and a closet are also present in this room. The entrance hall contains the same base molding and door casing.

Second floor features in the 1890s section vary, likely suggesting the movement or addition of doorways and walls. Three varieties of casings are installed, including historic layered and flat stock. Baseboard heating obscures base molding in some locations (photos 208 and 210), but two different styles are visible in other locations (photos 212 and 215).

Main Stairway and Entry Hall

The stairway in the center hall maintains an intact original turned newel post, a curved handrail, and most turned balusters (photo 208). Only a couple of balusters are missing. These historic elements remain in good condition. The stairs terminate at a door at the top of the stairs. This separation of floors was constructed at an unknown date.

Some historic features remain in the first-floor hall bathroom, including a claw and ball foot bathtub and small geometric-patterned black and white floor tile (photo 109).

C. 1865 Section

The ceilings in the rear c. 1865 section are lower on both floors than those in the c. 1890s section.

The north kitchen wall has horizontal wood paneling below a chair rail. A small, closed-in window opening with casing and sill, similar in size to that in the southeast room, remains. Contemporary cabinetry and appliances are installed in the kitchen (photos 117 and 118). An exposed brick chimney breast remains on the west wall. A small laundry room occupies the northwest corner, just north of the chimney breast (photo 117).

Stairs, original to the c. 1865 house, survive along the east kitchen wall (photo 113). Access to the second floor is blocked. This space serves as storage and to house plumbing. Stairs to the basement are directly below these stairs, accessible from the other side of the east wall (photo 118).

The north-side room in this section contains closets and provides access from the front door and entryway to the rear exit (photos 114 to 116).

The second floor of this section is accessible by descending three stairs from the second floor of the 1890s section (photo 204). The room sits within the pitched roof. The brick chimney that extends from the first floor into this room slants to exit the ridge of the roofline, but is still off center (photos 203 and 204).

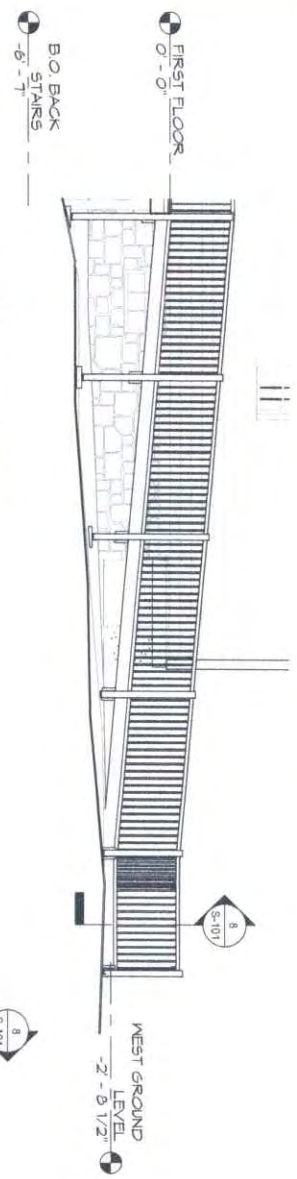
Basement

The basement was enlarged when the house was extended in the 1890s. The foundation walls in both sections are stone, much of it parged. The floor is poured concrete. These areas are in good condition. The older section has a brick platform next to what may have been the original entrance to the basement (photo B05). The brick platform may have been used for cooking or food preparation.

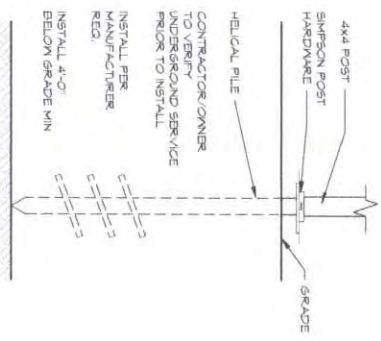
A series of steel posts and beams in the basement support the structure above. Some sistered joists are also evident. The basement houses mechanical equipment.

Building Systems

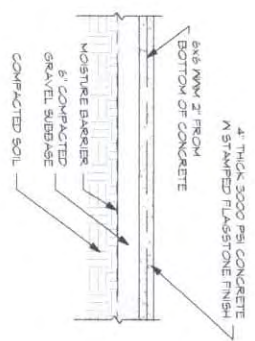
All building systems are operable, but should be evaluated for updating and replacement.



1 RAMP ELEVATION
S-100 1/4" = 1'-0"

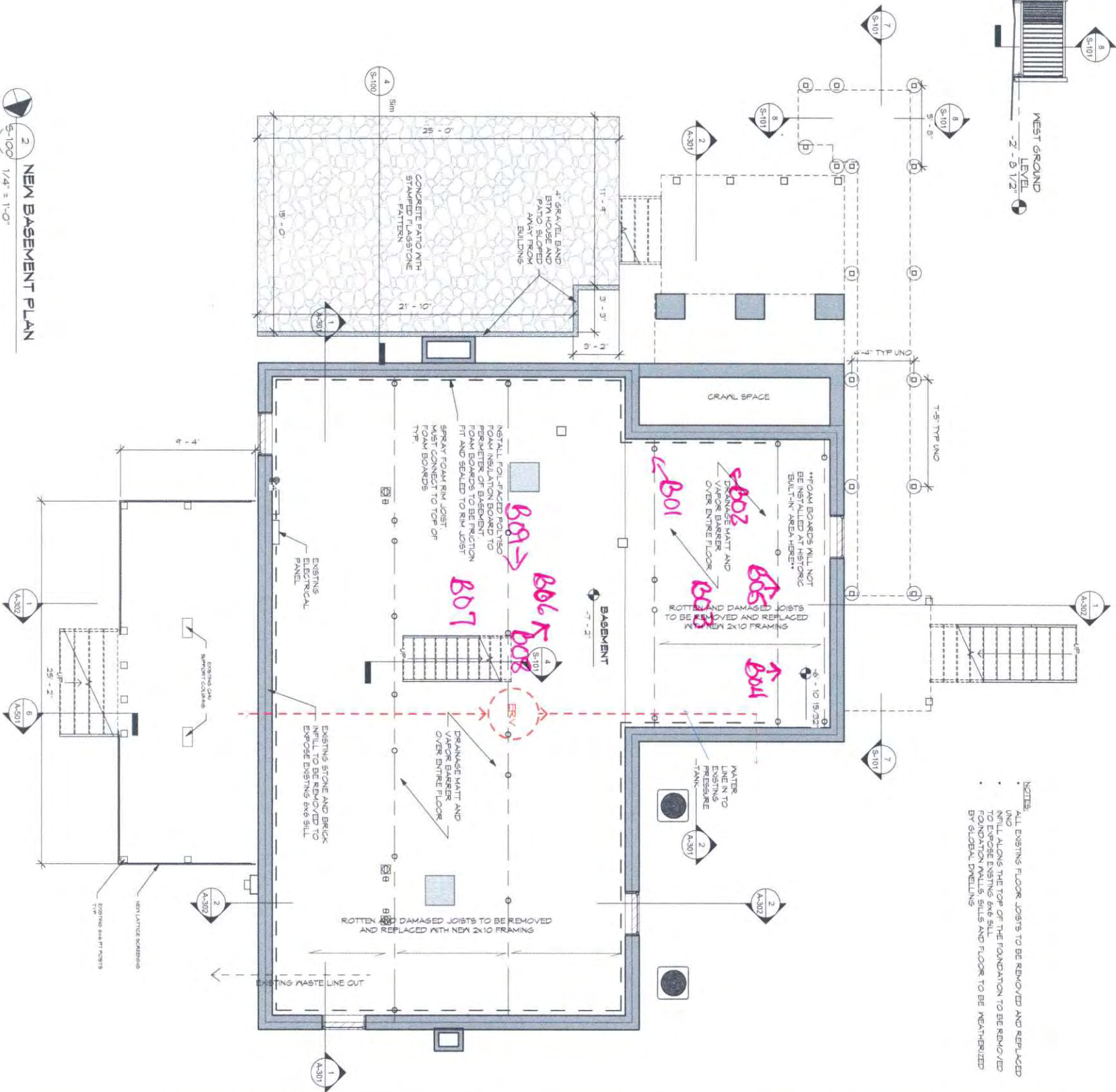


3 HELICAL PILE DETAIL
S-100 3/4" = 1'-0"



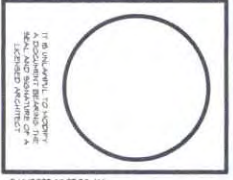
4 PATIO DETAIL
S-100 1/2" = 1'-0"

2 NEW BASEMENT PLAN
S-100 1/4" = 1'-0"



NOTES:
 • ALL EXISTING FLOOR JOISTS TO BE REMOVED AND REPLACED AND INFILL ALONG THE TOP OF THE FOUNDATION TO BE REMOVED TO EXPOSE EXISTING 6x6 SILL.
 • FOUNDATION WALLS, SILLS AND FLOOR TO BE WEATHERIZED BY GLOBAL DWELLING.

PLANNING BOARD SUBMISSION



S-100

04-25-2023

22-107

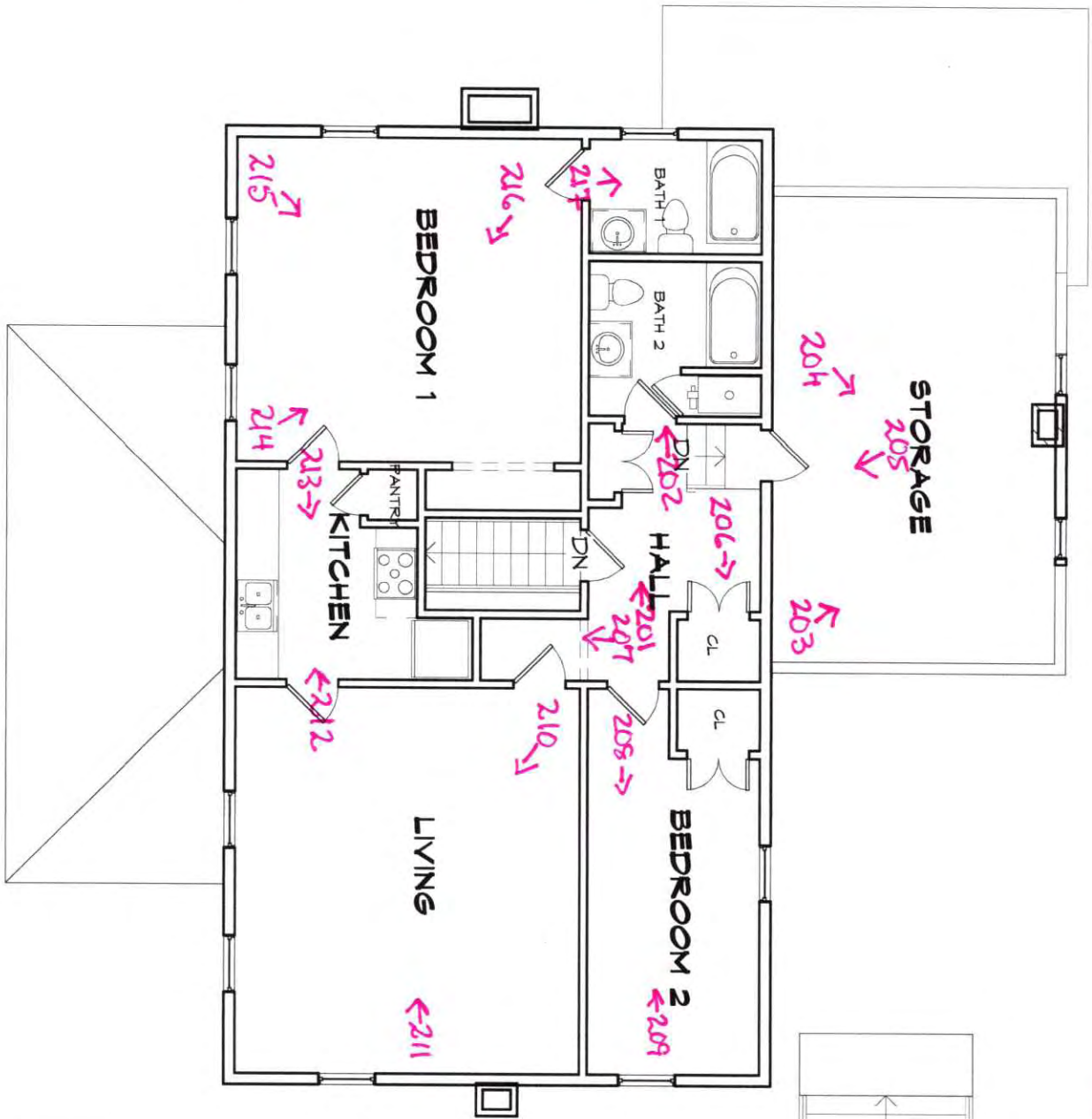
RDG

CONSTRUCTION DOCUMENTS
BROOK FARM HOUSE
 LENAPE LANE, NEW PALTZ, NY 12561
BASEMENT PLANS

ALFANDRE ARCHITECTURE
 Creating spaces and places of lasting beauty

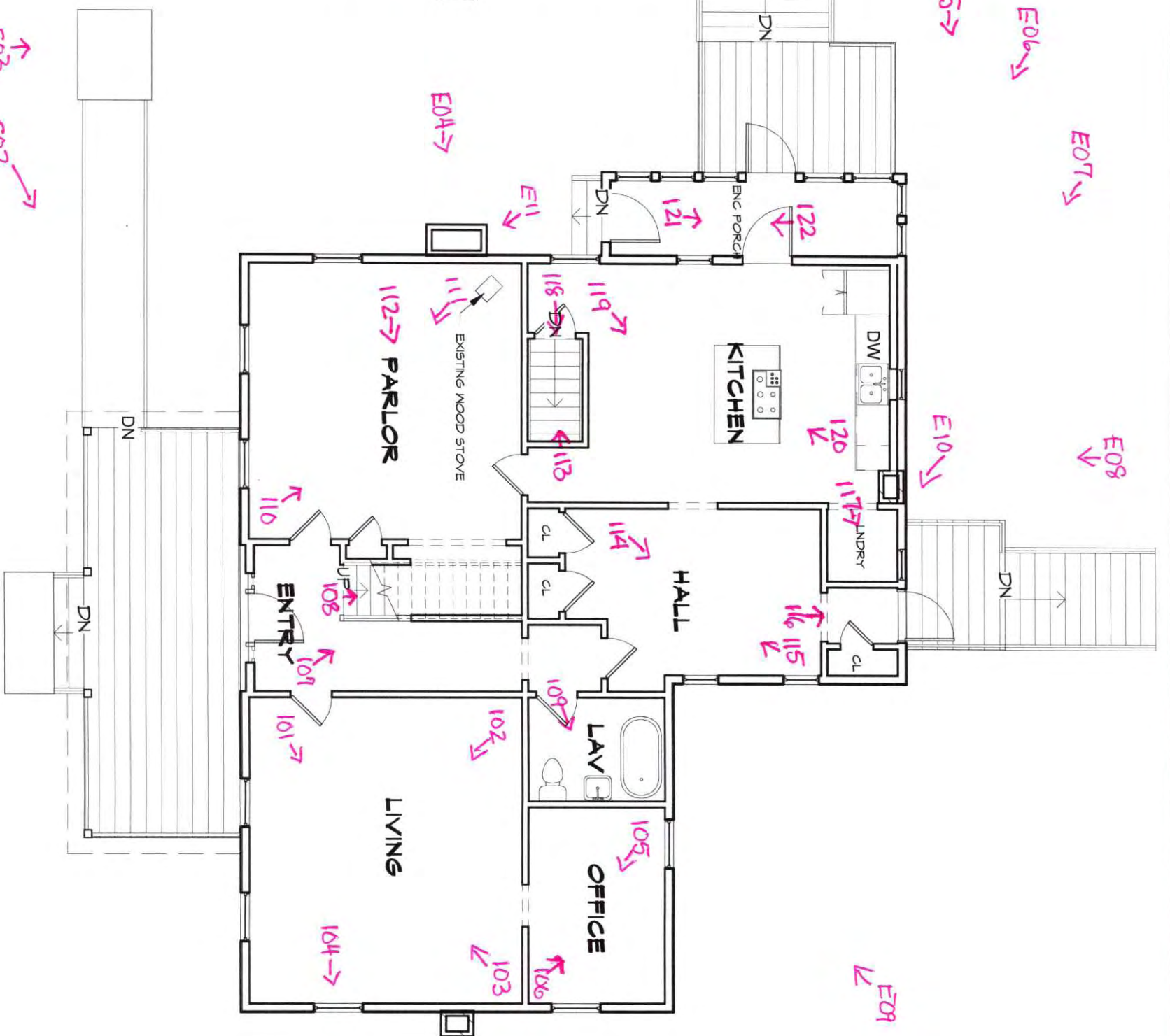


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2 SECOND FLOOR PLAN

A1 1/8" = 1'-0"



1 FIRST FLOOR PLAN

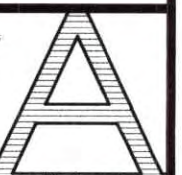
A1 1/8" = 1'-0"

EXISTING CONDITIONS
BROOK FARM HOUSE

LENAPE LANE, NEW PALTZ, NY 12561

ALFANDRE ARCHITECTURE

Creating spaces and places of lasting beauty

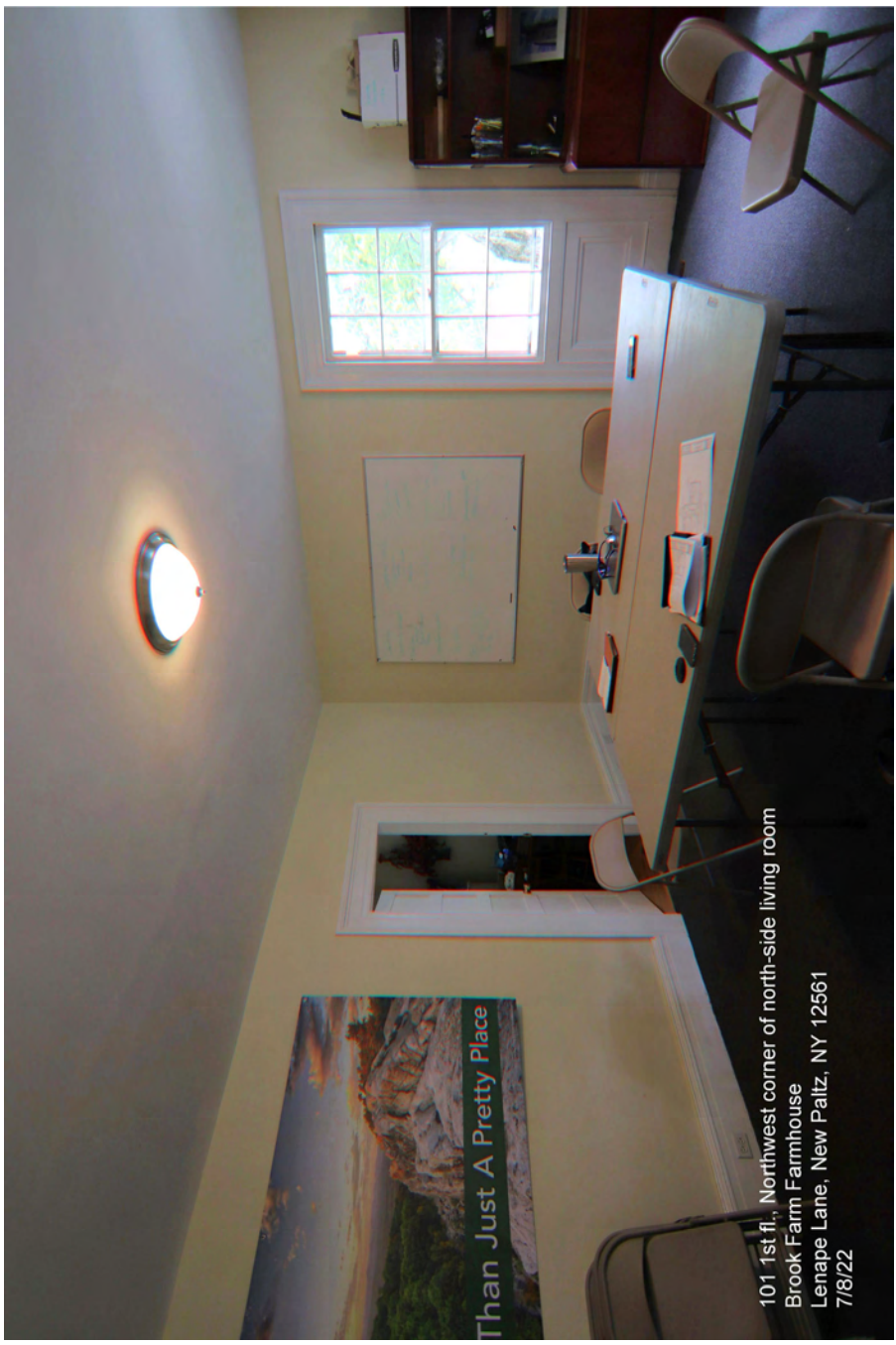


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DATE	02-03-2020
DRAWN BY	RDG
PROJECT NO.	20-104
SHEET NO.	A1

A1



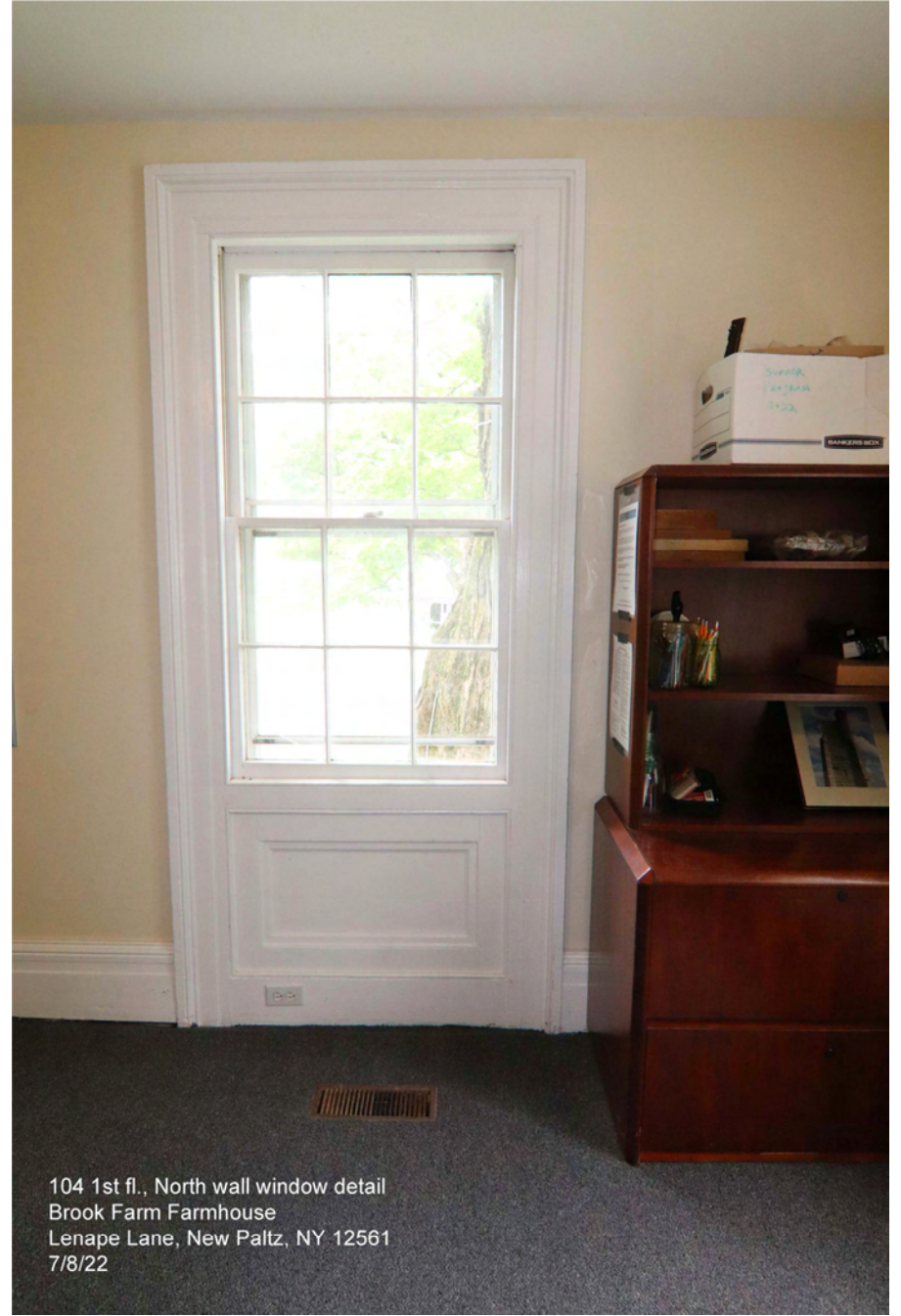
101 1st fl., Northwest corner of north-side living room
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
7/8/22



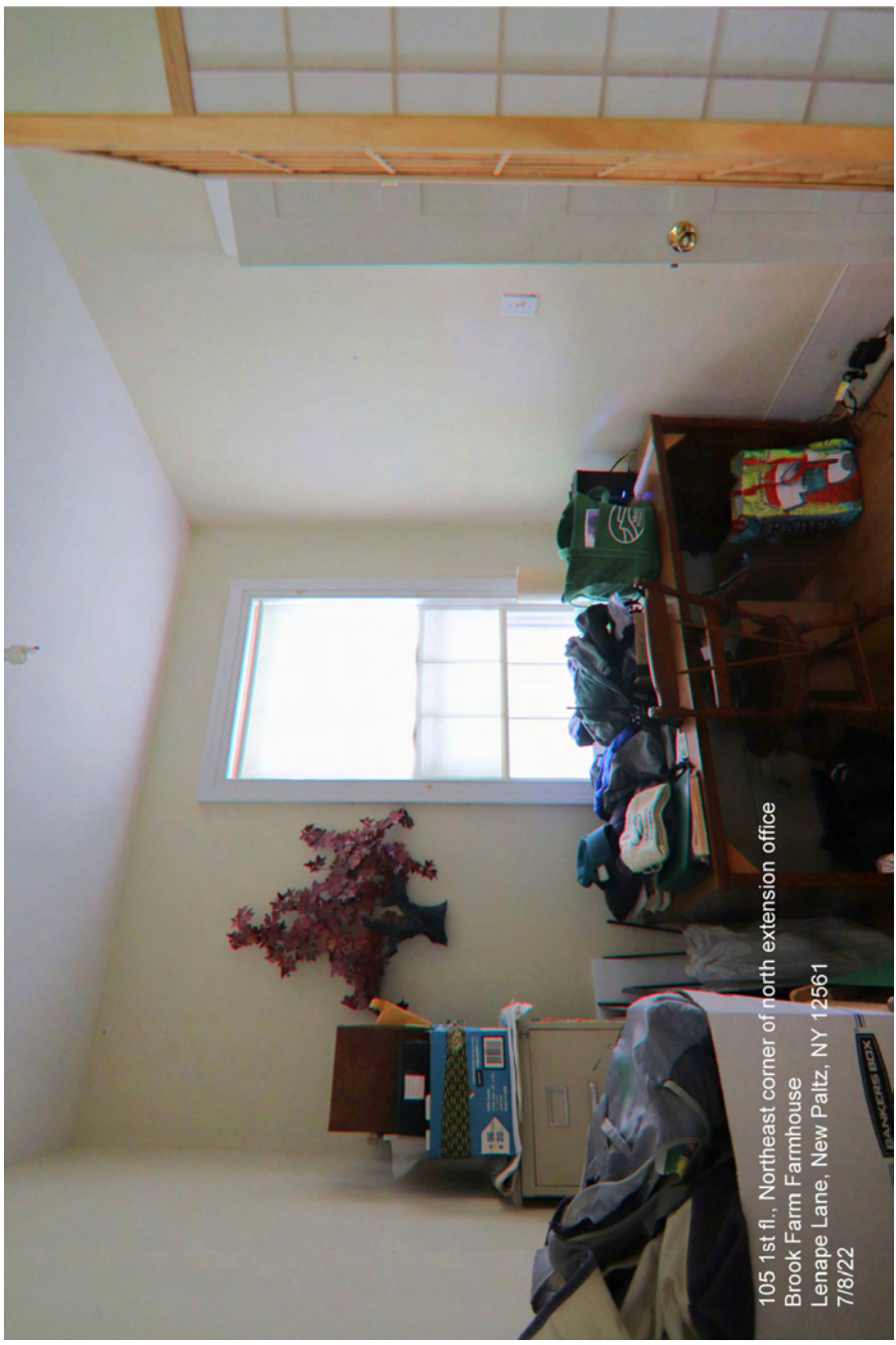
102 1st fl., Northeast corner of north-side living room
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103 1st fl., Southeast corner of north-side living room
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104 1st fl., North wall window detail
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105 1st fl., Northeast corner of north extension office
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106 1st fl., Southwest corner of north-side office
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107 1st fl., Center hall stairway and foyer
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108 1st fl., Looking west up stairs
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109 1st fl., Bathroom
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110 1st fl., Southwest corner of front parlor
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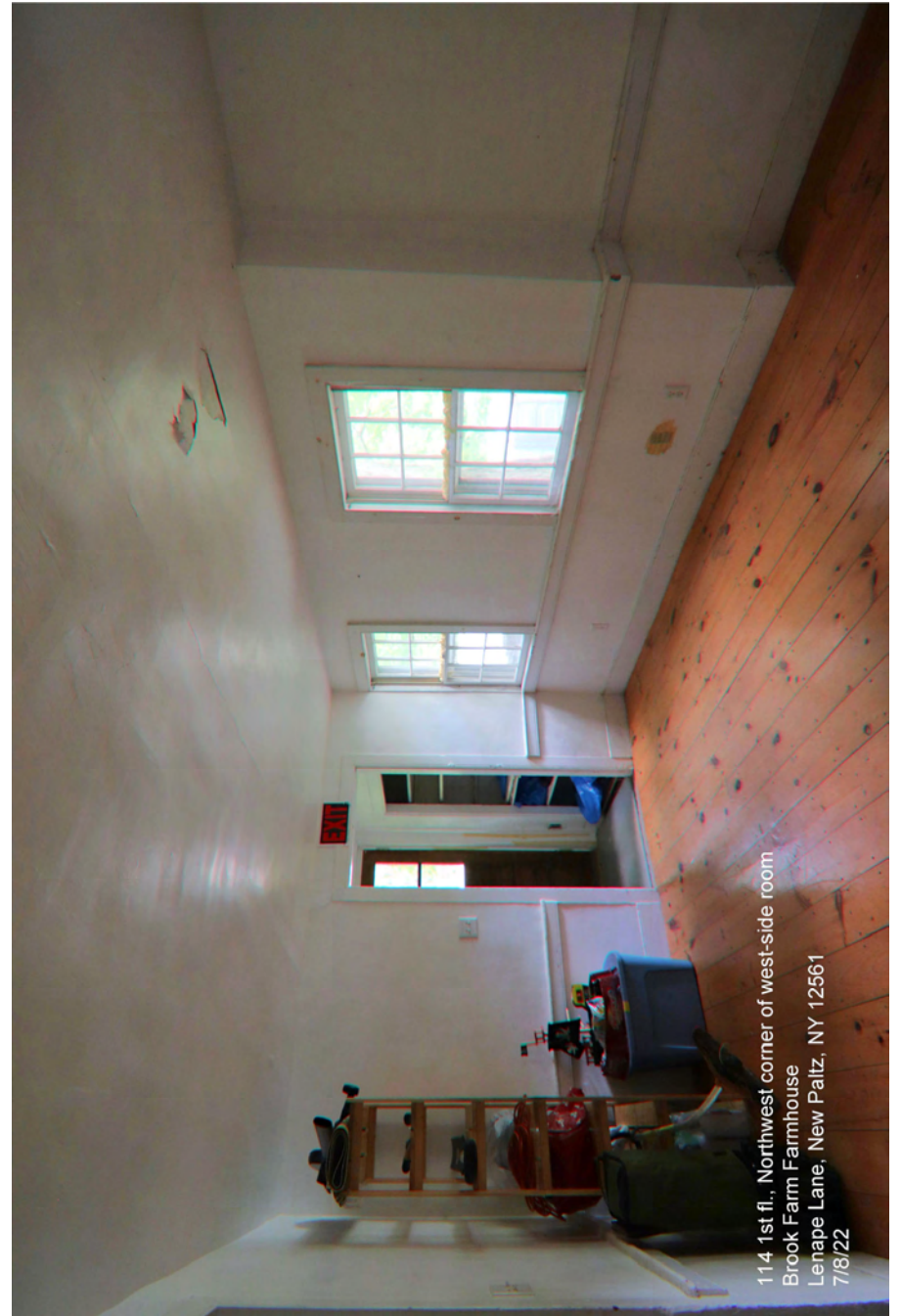
111 1st fl., Northeast corner of front parlor
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112 1st fl., North wall of front parlor
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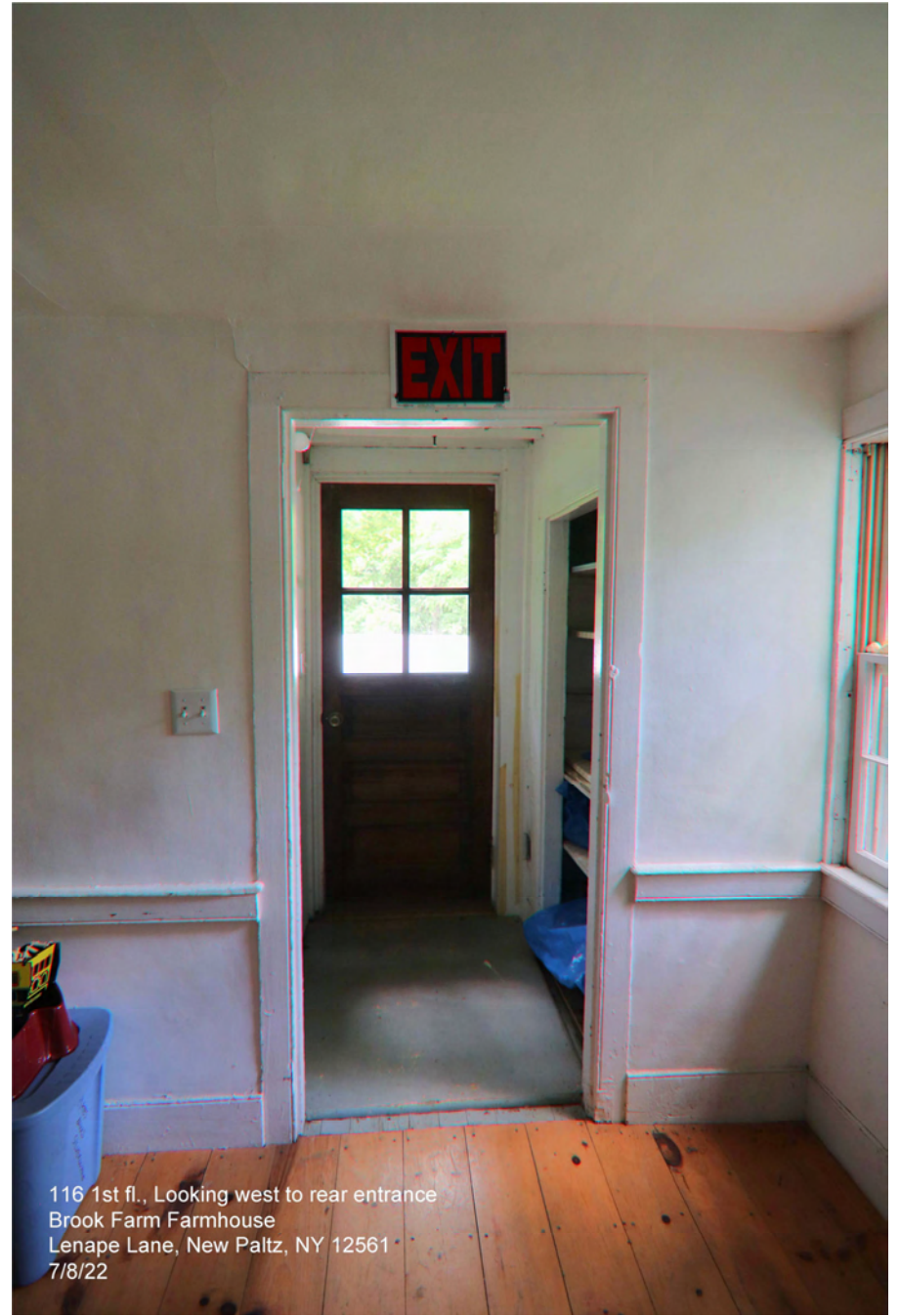
113 1st fl., Looking south up historic stairs
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114 1st fl., Northwest corner of west-side room
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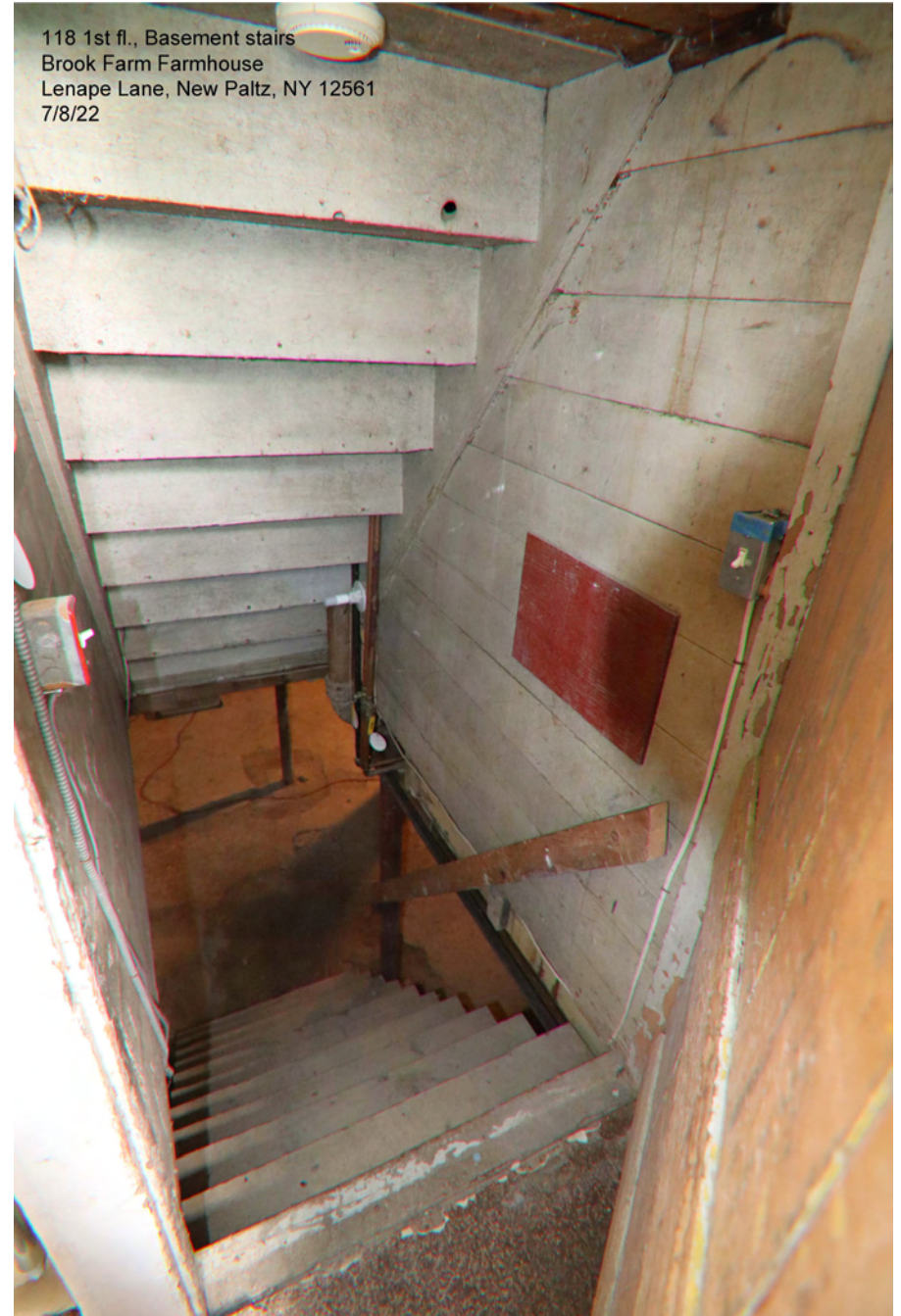
115 1st fl., Southeast corner of west-side room
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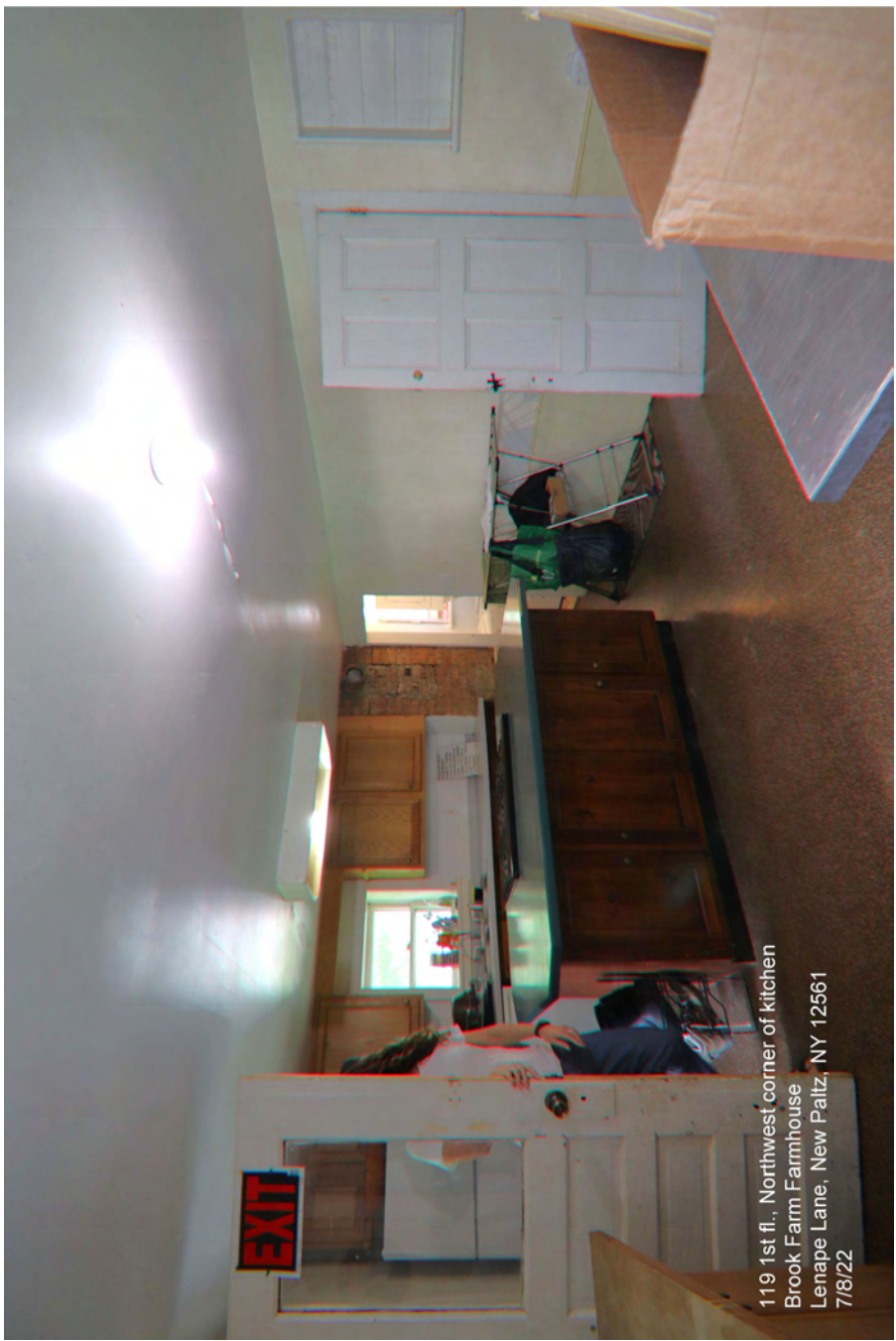
116 1st fl., Looking west to rear entrance
Brook Farm Farmhouse
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117 1st fl., Rear laundry area
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118 1st fl., Basement stairs
Brook Farm Farmhouse
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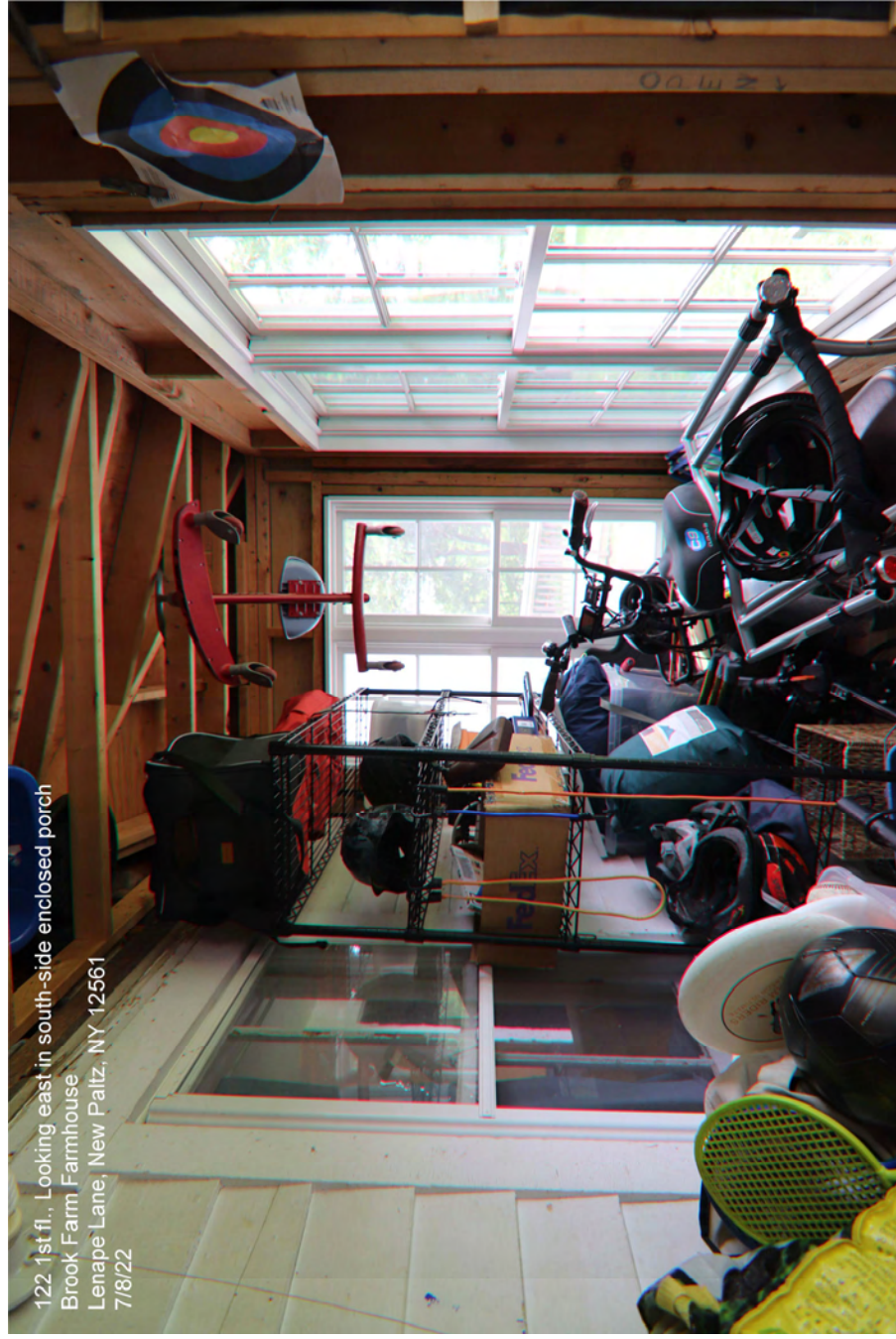
119 1st fl., Northwest corner of kitchen
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120 1st fl., Southeast corner of kitchen
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121 1st fl., Looking west in south-side enclosed porch
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122 1st fl., Looking east in south-side enclosed porch
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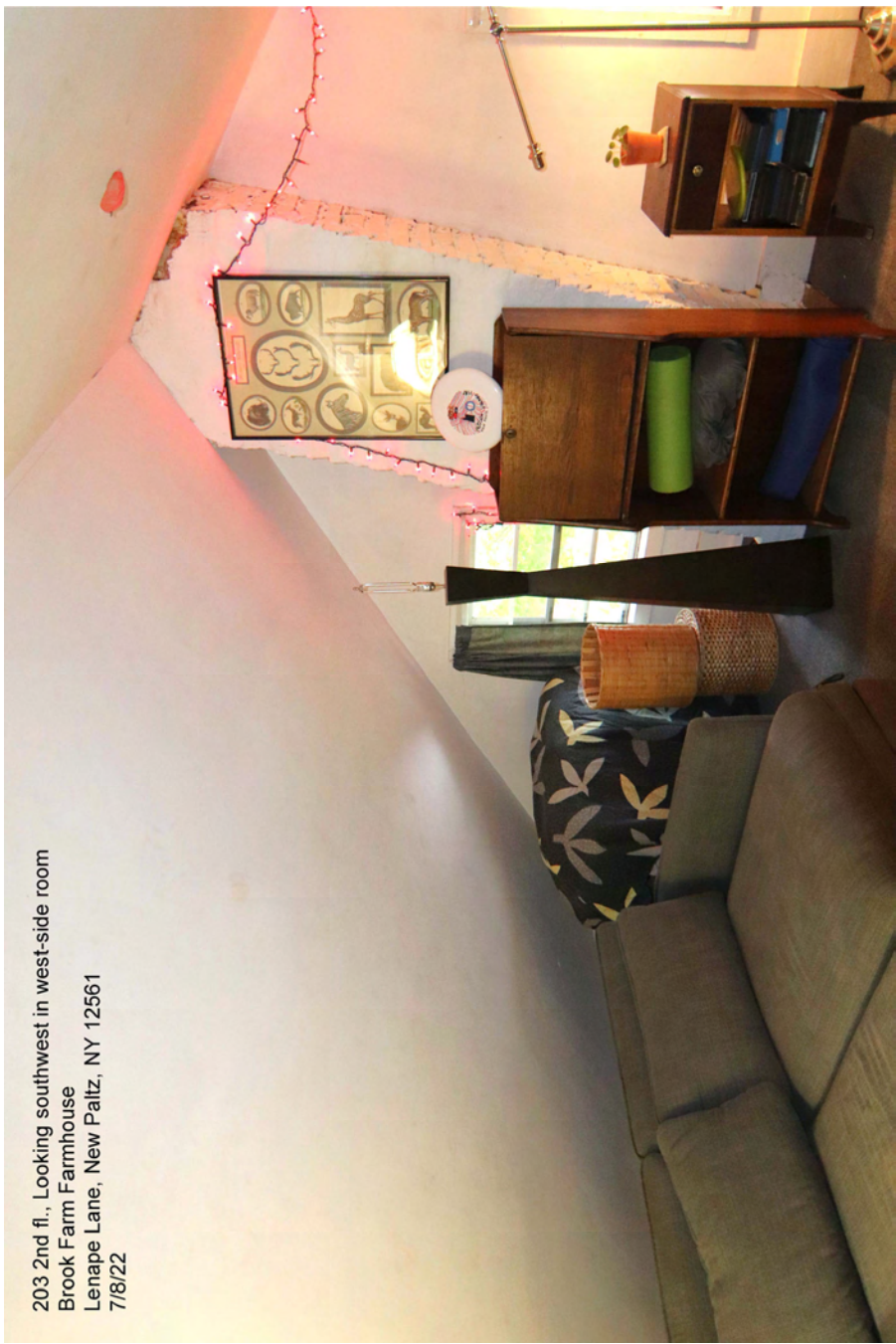


201 2nd fl., Looking south at top of stairs
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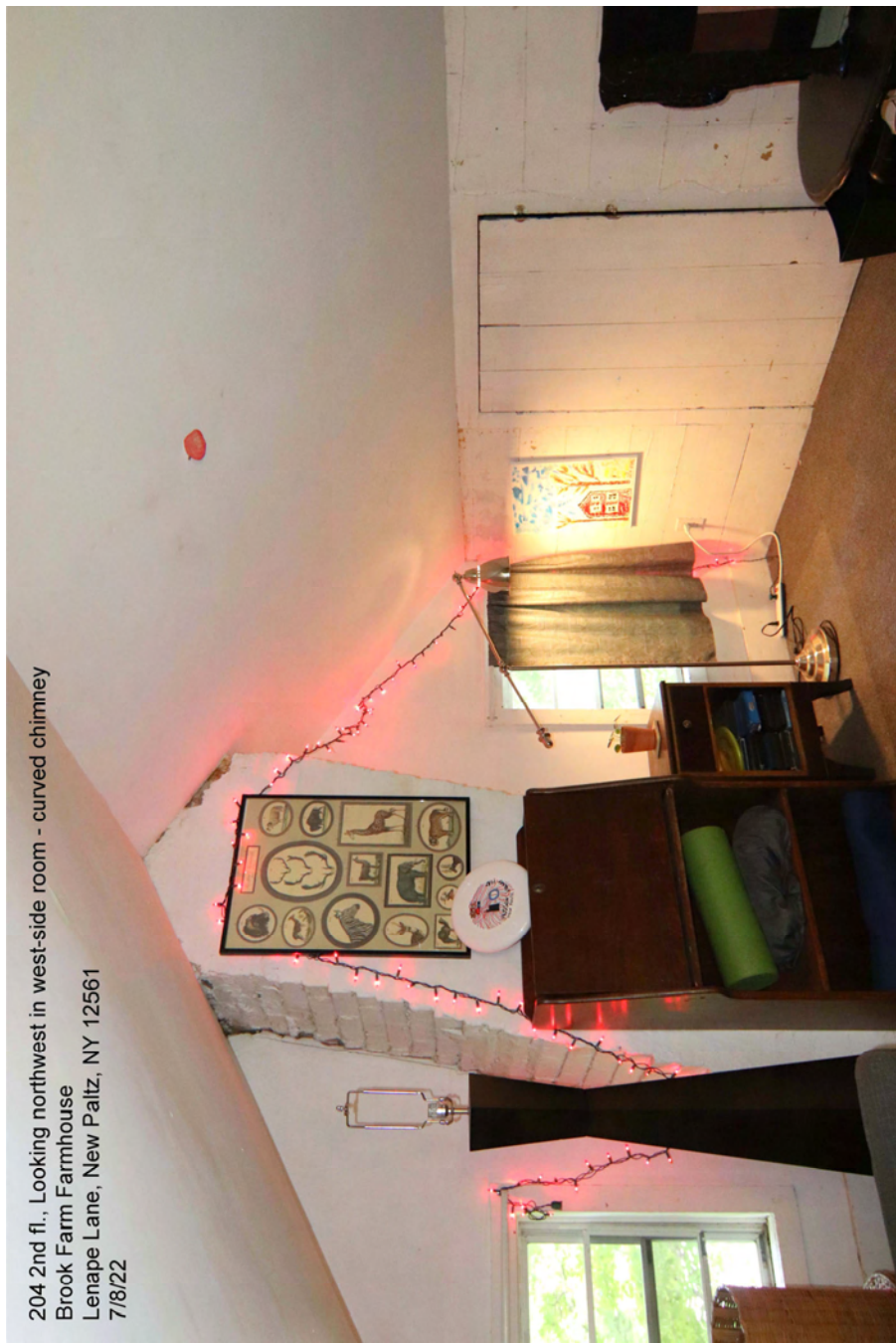


202 2nd fl., Hall bathroom
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203 2nd fl., Looking southwest in west-side room
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204 2nd fl., Looking northwest in west-side room - curved chimney
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205 2nd fl., Historic door to west-side room
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206 2nd fl., Looking north in hallway
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207 2nd fl., Looking east in hallway
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208 2nd fl., Looking north in bedroom 2
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209 2nd fl., Looking south in bedroom 2
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210 2nd fl., Looking northeast in northeast corner room
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211 2nd fl., Looking south in northeast corner room
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212 2nd fl., Looking south into east-side kitchen
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213 2nd fl., Looking north in east-side kitchen
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214 2nd fl., Looking southwest in southeast corner room
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215 2nd fl., Looking northwest in southeast corner room
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216 2nd fl., Looking northeast in southeast corner room
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217 2nd fl., Southwest corner bathroom
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B01 Basement, Evidence of fire
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B02 Basement, Machine-operated pit saw marks
Brook Farm Farmhouse
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B03 Basement, Charred flooring and joist
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B04 Basement, Rear foundation wall
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B05 Basement, Brick wall and platform
Brook Farm Farmhouse
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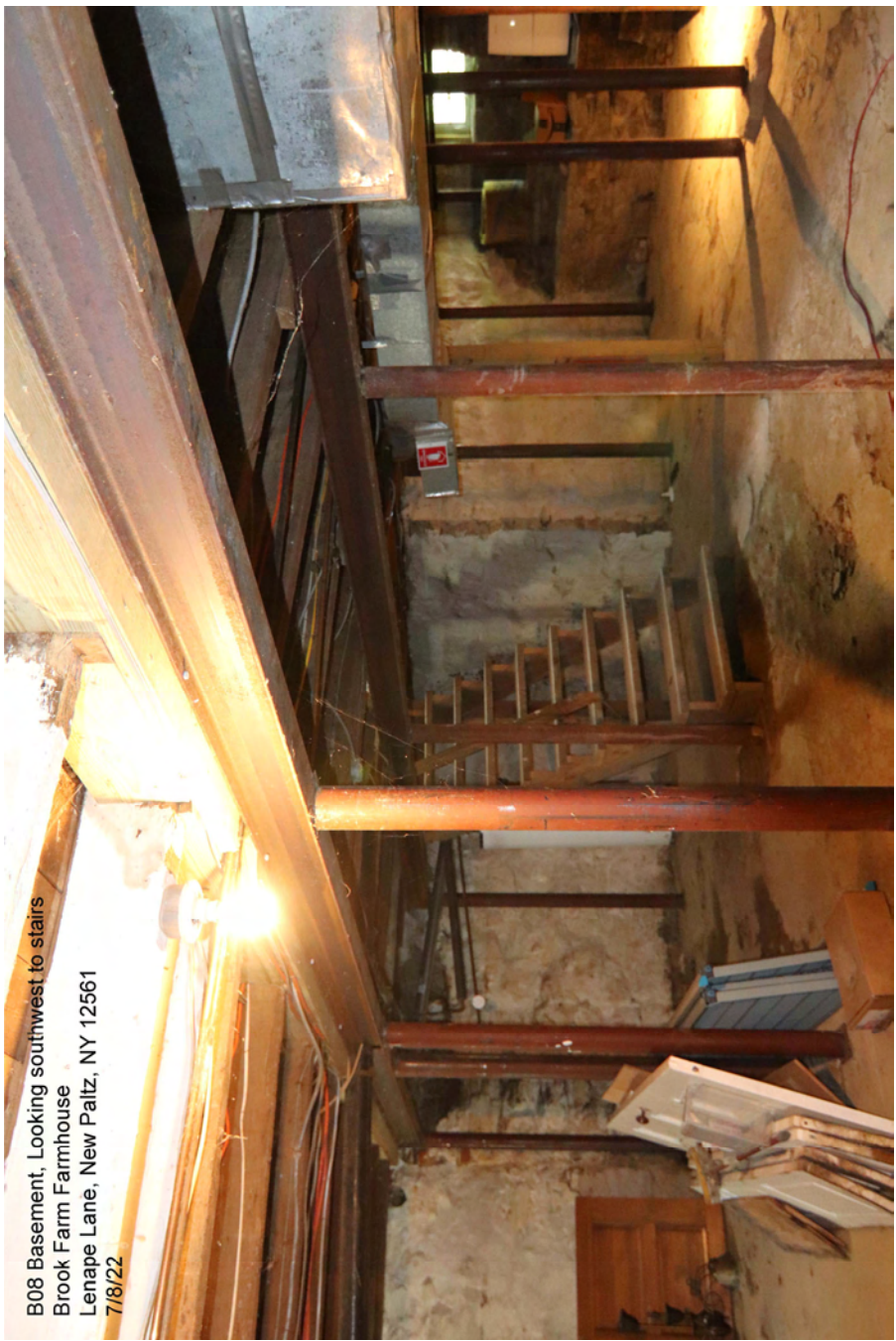


B06 Basement, Log beam
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
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B07 Basement, Circular saw marks
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B08 Basement, Looking southwest to stairs
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B09 Basement, Looking north - steel support columns and beams
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E01, Front facade
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E02, Southeast corner
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E03, Looking west on south side
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E04, South elevation
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E05, South elevation
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



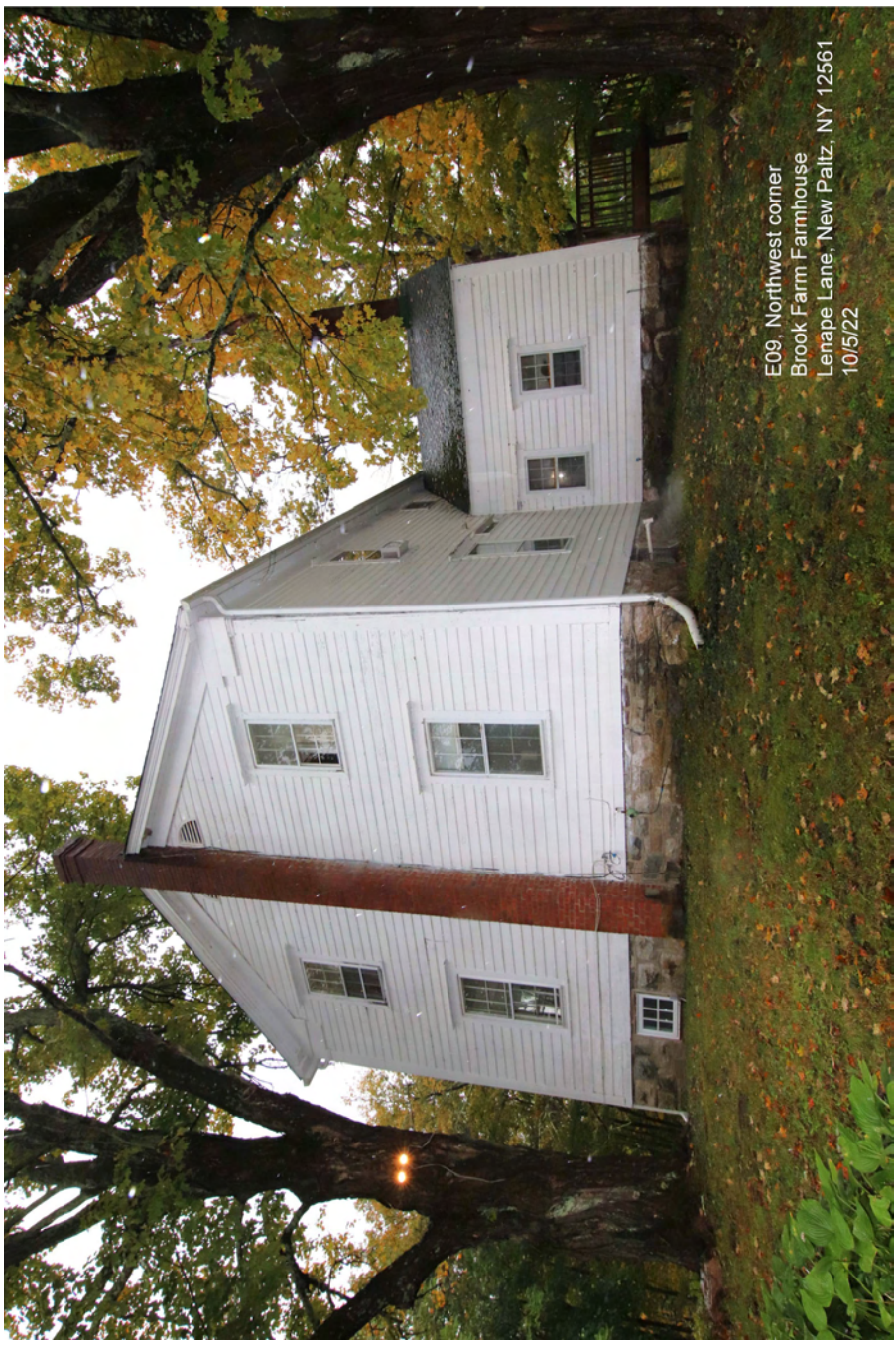
E06, Southwest corner
Brook Farm Farmhouse
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E07, Southwest corner
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E08, West elevation
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E09, Northwest corner
Brook Farm Farmhouse
Lenape Lane, New Paltz, NY 12561
10/5/22



E10, Rear foundation
Brook Farm Farmhouse
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10/5/22



E11, South-side chimney and foundation
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