

Property Condition Assessment



169 Main Street, Lenox, MA

Inspection Date: Sept. 15, 2020

Prepared exclusively for: Church on the Hill
55 Main Street, Lenox, MA 01240
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Date of Report: Oct. 21, 2020

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SECTION 1: EXECUTIVE SUMMARY

1.1. General Description

This is a very well-built and well-maintained building.

Most systems were found to be in satisfactory condition.

No major structural deficiencies were noted.

The plumbing system was generally found to be in satisfactory condition.

The electrical system was generally found to be in satisfactory condition.

The improvements suggested in this report are based on past experience with buildings of this age.

1.2. Recommendations and Opinions of Probable Costs

Summary of Immediate Repairs: The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Opinion of Probable Cost
Replace door to basement	3.2	<\$3,000
Have lightning protection system inspected	3.6	<\$3,000
Inspect plaster keys of highest ceilings	3.8	<\$3,000

Summary of Short-Term Repairs: The following table summarizes the recommendations made in this report that should be addressed within the next 2 years.

Recommendations	Report Reference	Opinion of Probable Cost
Hire civil engineer to develop parking plan	3.2	\$4,500
Stripe existing parking area	3.2	<\$3,000
Repair or replace ramp handrail(s)	3.2	\$5,000
Replace handrail at west-facing steps	3.2	<\$3,000
Repair/replace/repaint upper portions of bell tower	3.3	\$7,500
Restore 11 First Floor windows to full operation	3.3	\$11,000
Provide interior storms on 12 balcony windows	3.3	\$9,000
Replace north & west entry doors	3.3	\$10,000
Inspect roof areas 4 & 5 while painting tower	3.4	<\$3,000
Upgrade exterior lighting for front façade	3.6	\$5,000
Repair & automate the clockworks	3.6	\$15-20,000
Replace carpeting throughout the First Floor	3.8	\$15,000
Replace VCT flooring in Sacristy	3.8	<\$3,000

Summary of Unpredictable Repairs: The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Opinion of Probable Cost
Upgrade interior lighting for use after sunset	3.6	\$40,000

* The timing for replacement of this component is unpredictable. Statistically, it has reached the end of its life expectancy at this time.

1.3. Standard Used

This assessment meets the ASTM Standard for Property Condition Assessments.

SECTION 2: PURPOSE AND SCOPE

2.1. Introduction

At the request of the congregation of Church on the Hill, a visual inspection of the property was performed. Our inspection was limited to identifying the existing conditions of the following readily visible building components:

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Fire Protection Systems
- Electrical System
- Air-Conditioning System
- Roofing System
- Exterior Facades
- Interior Finishes

This report provides recommendations, preliminary cost estimates and priorities for:

- Remedying major deficiencies.
- Updating aging major components, and
- Undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Probable opinions of costs are provided for recommendations expected to exceed \$3,000 to remedy. The costs are only intended to provide an order of magnitude. Contractors should be contacted for exact quotations.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use. If you are not named above and wish to use this report, we strongly urge that you retain Foresight Architects or another qualified inspection firm for an on-site review of this building and report.

This report does not provide substitute disclosure for any party. This report is copyrighted by Foresight Architects. No part may be used or reproduced in any form or by any means without prior consent of Foresight Architects. Areas obscured by furnishings were not accessible to inspection. These areas should be examined after the furnishings have been removed.

The terms “not accessible” and “inaccessible” when used in this report indicate uninspected components that may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided.

2.2. Inspection Authorization and Scope

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied. Only the items specifically addressed in this report were examined.

SECTION 3: SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1. Overall General Description

According to tax records, the parcel is 6 acres. The property features a church structure with a footprint of approximately 3,725 square feet with 5,484 square feet of finished space on two levels. Originally built in 1805, it has been renovated in 1840, 1866, 1940 and 1950. In 1987-88, with the help of a grant from the Commonwealth of Massachusetts by and through the Massachusetts Historical Commission, extensive repairs were completed, including: partial reconstruction of the stone foundation wall; carpentry repair work; exterior painting; roof repair work; and sitework. (Funding for this repair work required the church to sign a Preservation Restriction Agreement, which shall apply in perpetuity and shall be binding upon future owners as well.) A new wood ramp was constructed circa 1990 to provide handicapped access to the First Floor of the church. The 1869 Johnson Tracker organ (Opus 281) was restored in 2001. The building was completely resided in hemlock in 2007. The exterior shutters were replaced with new cedar shutters in 2013.

In July of 2002, the Town Building Inspector found significant decay in the bell tower columns. The church subsequently hired Hill Engineering to design the repairs to the bell tower structure. Meanwhile, the church had been negotiating a lease agreement with AT&T to use the bell tower as a cell tower. AT&T prepared their own drawings for structural reinforcement, replacement of three of the wood louvers with new FRP louvers and upgrading the electrical service as required for their equipment. Additional repairs were made to the bell tower in 2013. These repairs included disassembly of a portion of the bell tower as required to replace a rotted column; replacement of the copper roofing on the dome at the top of the cupola and other improvements to make the bell tower weathertight; repairs to the bell cradle; and a new coating of the bell deck.

For the purposes of this report, the lowest level is referred to as the “Basement”, the next level is the “First Floor”, the next level is referred to as the “Balcony” and the highest (enclosed) level is the “Clock Level”.

For the purposes of this report, the front of the building is considered to be facing south.



South Building Elevation



North Building Elevation



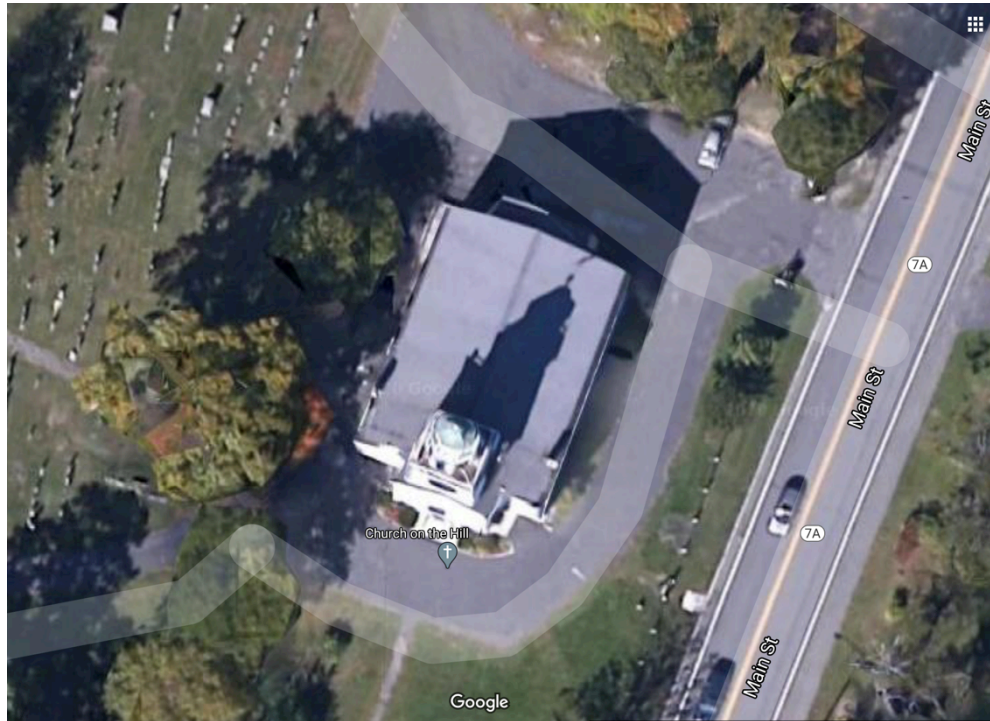
West Building Elevation



East Building Elevation

3.2. Site

Topography: Although the church owns the entire 6-acre lot, the Town of Lenox is responsible for the maintenance of everything beyond the building footprint. Therefore, this report does not address the condition of most of the site, which consists of a cemetery and related roadways. Work was previously done on the asphalt paving surrounding the church building to make sure that storm water runoff is not directed toward the building foundations.



Site

Storm Water System: The site generally slopes toward the street; therefore, any storm water runoff is naturally directed to the street or the grassy areas between the paving around the church and the street.

Access and Egress: There is a vehicular access point to the site from Main Street (Route 7A). Flanked by marble gate posts (but no gates), the driveway completely encircles the building, with drives into the cemetery at the southwestern and northwestern corners. There is also a pedestrian access to the site from Greenwood Street on the south side of the property.

Paving: There is no striping on the paving, which typically results in less efficient parking and a lower capacity. There are two parallel parking spaces along the western edge of the paving that are designated for handicapped parking via post-mounted signage only. These spaces are relatively close to the handicapped ramp. There is a small section of asphalt curbing along the north half of the western

border. In general, all the asphalt paving and curbs are in good condition. We recommend having a civil engineer develop an efficient parking layout so that spaces can be striped for more efficient parking when the building is in use. Also, because on-street parking is not available in this section of the town, the church might want to look into providing additional parking on the south side of the building.

Flatwork: None.

Ramps and Handrails: A wooden ramp wraps around the northwest corner of the building, providing access to the First Floor via a door on the north side of the building. The ramp has wrought iron railings on both sides, with an intermediate handrail, as required by the Architectural Access Board. While the ramp and handrails are generally structurally sound, there is evidence of decay in the 28 years since it was built. Most of the lag bolts have rusted and are staining the wood; one section of the railing is broken; along the western portion of the railing, the top rail has been deformed (most likely from snow and ice falling from the roof). We recommend sanding, priming and painting the exposed fasteners and replacing the railings with aluminum or galvanized steel rather than wrought iron. Alternatively, the existing wrought iron railing could be repaired and reinforced to be able to withstand the force of the falling snow and ice.

Exterior Stairways: There are three exterior stairs. Originally, all three were built of marble, with wrought iron handrails. The steps on the west side of the building were recently overbuilt with synthetic building materials. The new steps reduced the riser heights to code-compliant dimensions. In the process, the landing at the door was extended further out; however, the pre-existing handrail was not modified so it no longer follows the pitch of the steps. This should be corrected. Otherwise, the existing steps and handrails are in good condition.

Landscaping and Appurtenances: Landscaping around the building is limited to small, stone-bordered gardens on either side of the main entry on the south side and shrubs and grass along the east side of the building.

Utilities:

- Water: Water is provided by the Town of Lenox.
- Electricity: Electricity is provided by National Grid.
- Natural Gas: Natural gas is provided by Berkshire Gas.
- Fuel Oil: According to church records, the fuel oil storage tank was removed in 2017.
- Sanitary Sewer: Sanitary sewer service is provided by the Town of Lenox.
- Storm Sewer: None.

- Special Utility Systems: None.

Recommendations	Costs	Time Frame
Hire civil engineer to develop parking plan	\$4,500	Short-term
Stripe existing parking area	<\$3,000	Short-term
Repair or replace ramp handrail(s)	\$5,000	Short-term
Replace handrail at west-facing steps	<\$3,000	Short-term

3.3. Structural Frame and Building Envelope

Foundations/Walls: The foundation walls of the original building are large, dressed stone and are in good condition, with the exception of some open joints on the west side. These joints should be repointed. While some of the stones are out of alignment, it does not appear that the movement is recent. Once the stones are repointed, it will be obvious if additional displacement occurs. The walls of the partial basement are a combination of stone, cast-in-place concrete and concrete masonry units. These walls are in good condition.

Floors: The Basement level floor is concrete slab on grade. The floor structure for the remainder of the building is wood framing, with heavy timber beams resting on masonry piers in the crawlspace and supported by carved wood Corinthian columns on the First Floor level supporting the perimeter of the Balcony level. According to a report by Harrison Design Associates in 2011, “The entire structure appears to be in excellent condition.” There was nothing observed to suggest that the condition has changed since then.

Roof: The roof system is all wood framing with wood board decking supported by two rows of carved wood Corinthian columns at the Balcony level. There were no signs of structural deterioration on any of the roofs or in the supports.

Chimneys: There are two brick chimneys – one on the east side and one on the west side. They both appear to be in good condition. The chimney on the west side, which projects out from the sidewall, has been painted in the past. The church may wish to repaint it or continue to let the paint degrade to fully expose the brick.

Limitations:

- The examination of the structural components was visual only; a design review was not undertaken.
- The evaluation of the building’s structure was limited because of the exterior finishes.



- The evaluation of the building's structure was limited because of the interior finishes.

Facades or Curtainwall:

- Sidewall System: The entire building, including the bell tower, is covered with painted wood clapboard siding with corner pilasters and a cornice with dentils. The siding is relatively new and in very good condition. There are a few spots around fasteners on the west side that should be touched up. There is also a piece of the cornice on the northwest corner that needs to be replaced. Above the Clock Level of the bell tower is an octagonal belfry with Roman-arched vented openings and smaller balustrade and an octagonal cupola with a bell-shaped roof and weathervane atop it. There appears to be some damage to the cornice above the clock on the south side. In addition to repairing the cornice, all the wood boards and trim from the Clock Level cornice to the cornice below the copper roof should be scraped and repainted. Any other damaged or missing woodwork should also be replaced at that time. The trim on the Palladian window on the west side of the Clock Level should also be scraped and repainted.



South Façade of Clock Tower

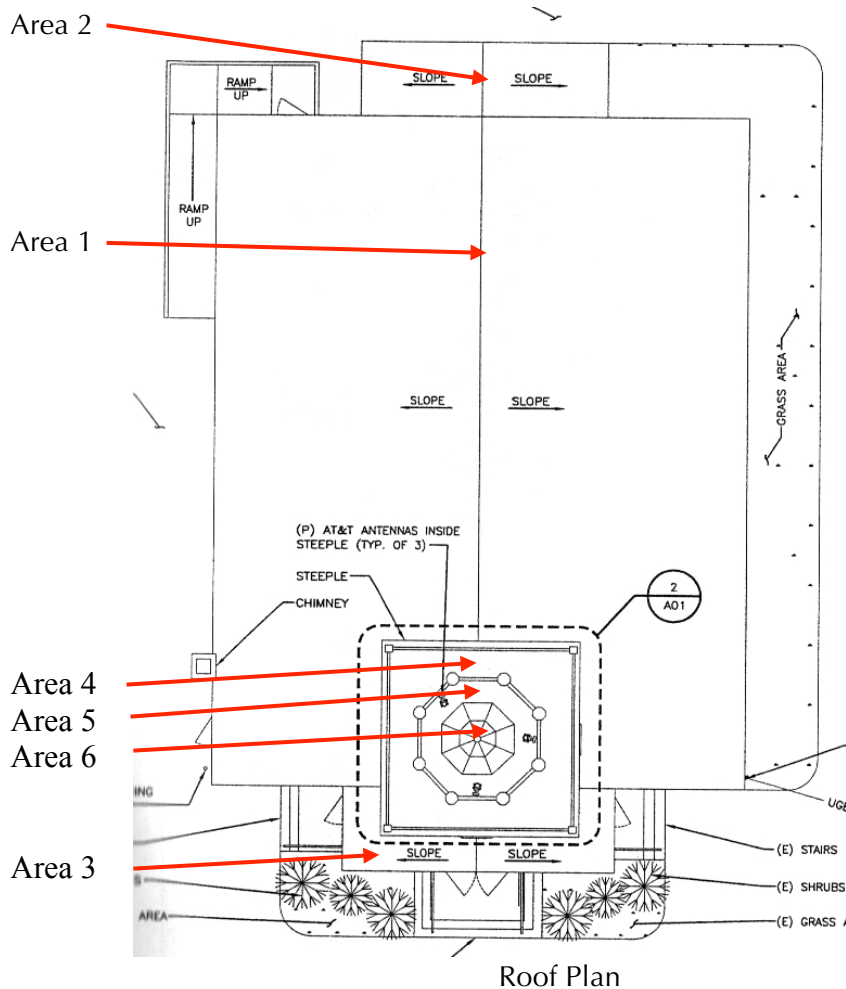
- **Glazing System:** All of the windows are single-glazed wood windows. There are both fixed and single- or double-hung windows. The windows are in good condition for their age. There is one missing glass panel in the Palladian window on the west side of the Clock Level that should be replaced with clear glass. The muntins in that window may also require repair and all sash and muntins should be repainted when the trim is repainted. Most of the other windows appear to be painted shut and therefore inoperable. (There were also no visible chains, ropes or other means of operating the lower sashes. There is some kind of mechanical device on the right side of each jamb but it is not clear how these windows were meant to operate.) This means that the only ventilation possible is by means of the doors. There does not appear to be any weatherstripping on any of the windows nor are there storm or screen panels. This results in significant air infiltration in the winter, making the space uncomfortable and difficult to heat. To provide sufficient natural ventilation in the summer, all the windows on the lower level would have to be made operable. To reduce the heat loss in the winter, we recommend that the balcony windows be equipped with interior storm panels.
- **Exterior Sealants:** Appear to be adequate where provided.
- **Exterior Balconies:** None.
- **Exterior Doors:** There are a total of five door openings in the building. There is a large pair of wood flat panel doors facing south and there are single, large wood raised panel doors facing east and west. All three doorways provide access to the Narthex. The south-facing pair is typically not used for entry into the building (and is not designated as an emergency exit). All these entry doors are showing signs of deterioration. The one in the worst condition is the door facing west. These doors will eventually need to be replaced. At that time, we would recommend upgrading the pulls and the signage on the east and west doors. Consideration should also be given to providing exterior hardware for the south-facing doors, even if they are not in regular use. The door on the north side of the building is for handicapped access & egress. This half-glass wood door has been repaired in the past and is continuing to deteriorate. It will also need to be replaced. Finally, there is a wood panel door to the basement, which is in the worst condition of all. This door should be replaced as soon as possible.
- **Parapets & Balustrades:** There is one baluster missing from the south side of the balustrade capping the Clock Level and one urn missing at the southwest corner of the uppermost balustrade. These missing pieces should be replaced and both balustrades should be scraped and repainted. Any other damaged or missing woodwork should also be replaced at that time.

Recommendations	Costs	Time Frame
Replace door to basement	<\$3,000	Immediate

Repair/replace/repaint upper portions of bell tower	\$7,500	Short-term
Restore 11 First Floor windows to full operation	\$11,000	Short-term
Provide interior storms on 12 balcony windows	\$9,000	Short-term
Replace north & west entry doors	\$10,000	Short-term

3.4. Roofing:

The roof is comprised of six distinct areas:



Area 1: This describes the sloped roof that covers the majority of the building. It consists of a steeply pitched gable roof running north-south. This roof is covered with asphalt shingles, with metal snow slides along the eaves. It appears to be in good condition. There are no stains in the ceilings indicating active leaks.

Area 2: This is the area over the projection on the north side of the building, where the raised platform is located. This asphalt shingle roof also appears to be in good condition. There are no stains in the ceilings indicating active leaks.

Area 3: This area is the gable roof over the pediment over the main entrance. This asphalt shingle roof also appears to be in good condition. There are no stains in the ceilings indicating active leaks.

Area 4: This area is a flat roof over the Clock Tower level. It covers the floor of the belfry as well. Access is provided by means of a metal-clad roof hatch at the top of a ladder in the Clock Level. The was not accessible for inspection beyond what could be seen from the roof hatch due to the wireless telephone equipment housed at this level.

Area 5: This area is a flat roof over the second highest portion of the bell tower. It was not accessible for inspection.

Area 6: This area is the domed roof over the highest part of the bell tower. It was not accessible for inspection. According to church records, it was reroofed with copper in 2013. The life expectancy of a copper roof is 75 years or more.

Drainage: The only gutters on the building are at Roof Area 3. They appear to be aluminum gutters with aluminum downspouts to grade. It appears that Roof Areas 4 & 5 drain to the roof perimeters.

Appurtenances: There is a metal weathervane with ball atop the bell tower that appears to be in good condition.

Recommendations	Costs	Time Frame
Inspect roof areas 4 & 5 while painting tower	<\$3,000	Short-term

3.5. Insulation

Blown-in insulation of an undetermined depth was observed in the attic space over the main assembly space. No other insulation was observed. According to the Owner, the Center for EcoTechnology in Pittsfield installed new wall insulation after the new siding was put on church. Small holes were made in the siding and insulation was blown in and then the holes were plugged.

3.6. Mechanical and Electrical Systems

Plumbing

- Supply and Waste Piping

Waste Piping: The waste piping material is PVC where visible. The size of the piping is 1 inch at the lavatory.

Supply Piping: The supply piping material is copper. The size of the piping varies.

- Domestic Hot Water Production: There is a small, electric, point-of-use water heater in the lavatory base cabinet. No additional information was available, through it appears to be relatively new.
- Fixtures: The plumbing fixtures that were tested operated satisfactorily.

- Summary of Plumbing Fixtures

Location	Floor Level	# Lavs	# Toilets	# Urinals	# Kitchen Sinks	# Jan. Sinks
Toilet Room	1	1	1			

- Active Leaks: No active leaks were observed at the time of inspection.
- Evidence of Past Leakage: There is no evidence of past plumbing leakage.
- Water Pressure: Adequate water pressure appears to be available.
- Plumbing Venting: Venting could not be verified.
- Sump Pump: There is a sump pump in the partial Basement that discharges to grade through a PVC pipe that runs along the west side of the building toward the south.

Heat Generating Equipment:

- Type: Gas. There is one Adams Manufacturing 350,000 Btu/hr. gas-fired forced air furnace with an efficiency rating of 80% (model no. AACOV 350) in the basement that serves the entire building. Combustion air is provided by a Fields Control Fan-in-a Can (model no. CAS-4) ducted to a sidewall vent on the west side of the building.



Furnace in Partial Basement

- Distribution System: Supply ductwork runs through a crawlspace to feed supply registers in the floor of the First Floor level. Return air comes through return air grills low on the south wall of the assembly space. The ductwork runs directly down to the furnace on the west side. On the east side, the ductwork runs up through the Sacristy and across the ceiling of the Narthex, where it drops back down to the Basement. There is no distribution to the Balcony Level.
- Age: According to the serial number, this furnace was manufactured in December of 2014 and probably installed in early 2015. While it is impossible to predict with certainty when these units will fail, the average life for a furnace of this type is 15-20 years so there is plenty of useful life left in this unit.
- Past Upgrades: None reported.
- Furnace Controls: There is one thermostat located in the assembly space.
- Apparent Level of Maintenance: The system appears to be well maintained.
- Maintenance contract in place: The system is maintained annually by LePrevost Plumbing, Heating & Cooling.
- Operating/Shutdown: The heating equipment was not in operation during our inspection. Based on the questionnaire submitted by the Owner, our opinion is that the heating system is in working condition.
- Last service update: Reportedly Fall of 2019.

Air Conditioning and Ventilation

- **Equipment Type:** There is no air conditioning or mechanical ventilation system in this building. As none of the 35 windows are operable, natural ventilation is provided by the doors. There are three paddle fans at the highest ceiling level of the assembly space to recirculate air within the space and to push warm air down in the winter. These fans were installed in memory of a member of the church.

Electrical

- **Service and Metering:** According to the drawings prepared for the installation of the telephone equipment by AT&T in 2003, there was supposed to be one 400A panel with (2) 200A meters – one for the church and one for AT&T. The main panel has two disconnect breakers – a 100A and a 150A – and there was only one meter. (Apparently, AT&T pays for the electricity for the entire building.) While detailed load calculations were not performed, no problems are suspected with the service capacity. This service should be adequate for the present usage.
- **Distribution Panels:** There is one panel with 16 circuit breakers located in the Sacristy that serves the church's electrical equipment. The rating of the main disconnect switch on this panel was 100A. Most circuits are labeled on the panel directory. It was installed in 1989. There is a second distribution panel at the Clock Tower level for the use of (and owned by) AT&T. This panel only has 4 breakers that serve the equipment and the lighting & smoke detectors on that level. This panel was installed in 2003.
- **Transformers:** None in the building.
- **Meters:** The electric meter is located on the south wall of the Sacristy.
- **Emergency Generators:** No emergency generators were observed at the time of inspection.
- **Interior Lighting:** Consists of a combination of recessed and decorative fixtures throughout most of the First Floor as well as a few spotlights. Lamps seem to include incandescent for most fixtures. Lighting levels are extremely low at night, ranging from a low of 0.1 foot-candles in the Balcony to a high of 10 foot-candles at the pulpit. Lighting levels in the seating areas on the First Floor averaged around 2.5 foot-candles. (For comparison, the lighting level on the exterior ramp was between 4 and 6 foot-candles.) While the Illuminating Engineering Society (IES) recommends a minimum average of 20-25 foot-candles to ensure adequate illumination and safety for occupants, we typically strive for 30-35 with older populations, with levels 2 to 3 times higher for the focal points, such as the pulpit. With such low light levels, the main assembly space would have limited use after dusk. We recommend considering an upgrade to the lighting system in this space. The Narthex has two brass chandeliers that provide an illumination of approximately 10 foot-candles.

- **Exterior Lighting:** There is building-mounted exterior lighting at all the doorways except the Basement door. There are also two additional building-mounted floodlights on the west side of the building illuminating the drive and parking area on that side of the building. Finally, there is a ground-mounted HID floodlight located some distance off the southeast corner of the building that is intended to light the south façade at night. While it does illuminate the façade, it does not provide sufficient illumination for a building with such a landmark status. We recommend upgrading the exterior lighting of the south façade with two new LED fixtures with higher output.
- **Type of Wire:** Copper. It appears that the electrical service entrance was upgraded in 2003. No major deficiencies were noted. All switches tested operated satisfactorily. The general condition is considered to be satisfactory.
- **Emergency Power:** No emergency power was observed at the time of inspection.
- **Lightning Protection:** This system was upgraded in 2010 and last repaired and inspected in 2015. The system incorporates portions of the original Benjamin Franklin design. This system is due for reinspection.



Original Ben Franklin Design Lightning Protection System

- **Special Equipment:** As noted earlier, the bell tower continues to house cell phone antennas and associated equipment. Much of the equipment is arranged around the Seth Thomas clockworks that reside in the center of the Clock Tower level. These clockworks are connected to clock faces on the south and east faces of the clock tower as well as to the Meneely bell in the belfry. This clock requires manual winding and is currently not operating. The south clock face is also missing its minute hand. We recommend repairing the clock to full functionality and exploring the option of modifying the clockworks so that it does not require manual winding.

Recommendations	Costs	Time Frame
Have lightning protection system inspected	<\$3,000	Immediate
Upgrade exterior lighting for front façade	\$5,000	Short-term
Repair & automate the clockworks	\$15-20,000 ¹	Short-term
Upgrade interior lighting for use after sunset	\$40,000	Unpredictable

3.7. Life Safety/ Fire Protection

Sprinklers and Standpipes: No sprinklers or standpipes were observed at the time of inspection.

Fire Hydrants: The nearest municipal fire hydrant is located near the northeast corner of the property.

Fire Alarm System: The existing system consists of a main panel in the Sacristy (Bosch model no. FDP-7024). The building is equipped with a single pull box and strobe located between two of the exit doors from the Narthex,

¹ The majority of this cost is for the automation of the clock, based on discussions with About Time Restorations, LLC.



Fire Alarm Panel

Smoke & Heat Detectors: Smoke detectors were observed throughout the building at the time of inspection. Heat detectors were also observed in the attic, the clock tower and the Basement.

Fire Extinguishers: Fire extinguishers were observed at the time of inspection and had just been maintained on the day of the inspection.

Emergency Lighting: Emergency lighting is provided only where there are exit signs. This most likely does not meet current codes and can continue as is as long as the Fire Chief approves it. However, if the building is to be used after sunset on a regular basis, additional emergency lighting should be provided.

Exit Signage: There are two illuminated exit signs on the south wall of the assembly space and two more in the Narthex, directing occupants to the east and west exit doors, which are also equipped with panic devices and closers. There is a third illuminated exit sign over the door to the handicapped ramp on the north side of the building. This door is also equipped with a panic device and closer.

3.8. Interior Elements

First Floor Finishes:

- **Floor Coverings:** The majority of the floor is covered with wall-to-wall carpeting. This carpeting has been faded by the sunlight reflecting off the white

pew ends and frontals. All the carpet should be replaced or the flooring beneath it exposed and refinished. The Sacristy and Toilet Room both have vinyl composition tile flooring, which is cracked in the Sacristy and should be replaced.

- Ceiling Finishes: Plaster in the assembly space and wood beadboard elsewhere. The ceilings under the balcony are generally in very good condition, with minimal cracking. The high ceiling over the central area is discussed under the Balcony Level.
- Wall Finishes: Plaster with wood panel wainscoting throughout, except the portion of the south wall between the doors. There is cracking on most areas of the exterior walls; however, very little of it has resulted in loss of plaster or is abnormal for a building of this age.



Typical First Floor Finishes

Balcony Level Finishes:

- Floor Coverings: There are no floor finishes on this level – just exposed wide boards or plywood, some of which has been painted.
- Ceiling Finishes: Both the flat ceilings over the balcony and the tray ceiling over the center of the assembly space are plaster on wood lath. The condition of the flat ceiling is much better than the condition of the tray ceiling. While both have cracks, the flat ceilings continue to maintain their flatness while the tray ceiling has many visible surface irregularities. While this inspection did not include inspection of the plaster keys in the wood lath, it might make sense to

examine at least the tray ceiling to determine if the plaster is starting to lose its integrity and is in danger of failure. The cracking in this ceiling is significant.

- Wall Finishes: Plaster on wood lath with horizontal wood board wainscoting. There is cracking on most areas of the exterior walls; however, very little of it has resulted in loss of plaster or is abnormal for a building of this age. The most significant area of plaster cracking is in the east stairwell which appears to be used as a service stair/storage room and therefore has not been as well maintained as the rest of the building.



General Balcony Level Finishes



Tray ceiling

- Interior Doors: The interior doors are wood panel doors in good condition.

Recommendations	Costs	Time Frame
Inspect plaster keys of highest ceilings	<\$3,000	Immediate
Replace carpeting throughout the First Floor	\$15,000	Short-term
Replace VCT flooring in Sacristy	<\$3,000	Short-term

3.9. Accessibility

While there is an accessible route (though not completely code-compliant) to the main function space of the building and there is space near that entry for wheelchairs to park, there are no other accessible components in this building. Ideally, in addition to an accessible route, the building design would provide:

- An accessible route to the assembly space that provides an equivalent experience to that of people without mobility impairments.
- An accessible route between the assembly space and the Narthex. (There is currently a 2" change in elevation at the doorways between the assembly space and the Narthex; the maximum change in elevation without use of a ramp is 1/4".
- An accessible route to the pulpit platform, which is currently elevated 40".
- An accessible toilet room. (There is inadequate turning space in and on the path to the existing toilet room.)
- Wheelchair spaces as an integral part of the seating plan, rather than in only one or two locations.
- Access to the balcony for the organist and choir members, if used as a choir loft or for assembly seating.
- An assistive listening system, but only if an audio-amplification system were installed.

While none of these improvements are required, they would make the building more inviting to those with mobility impairments. If certain types of alterations were done that cost between \$100,000 and 30% of the full and fair cash value of the building, an accessible toilet room would have to be provided, unless a variance were sought and granted by the Architectural Access Board. (Buildings listed on the Register of Historic Places are eligible for such variances.)

SECTION 4: DOCUMENT REVIEW AND INTERVIEWS

4.1. Owner Interviews

On Sept. 20, 2020, John Powell, representing Church on the Hill, responded to a questionnaire prepared by the Foresight Architects. A copy of this response is included in exhibits.

4.2. Drawings

Measured floor plans of the building are included as an attachment to this report.

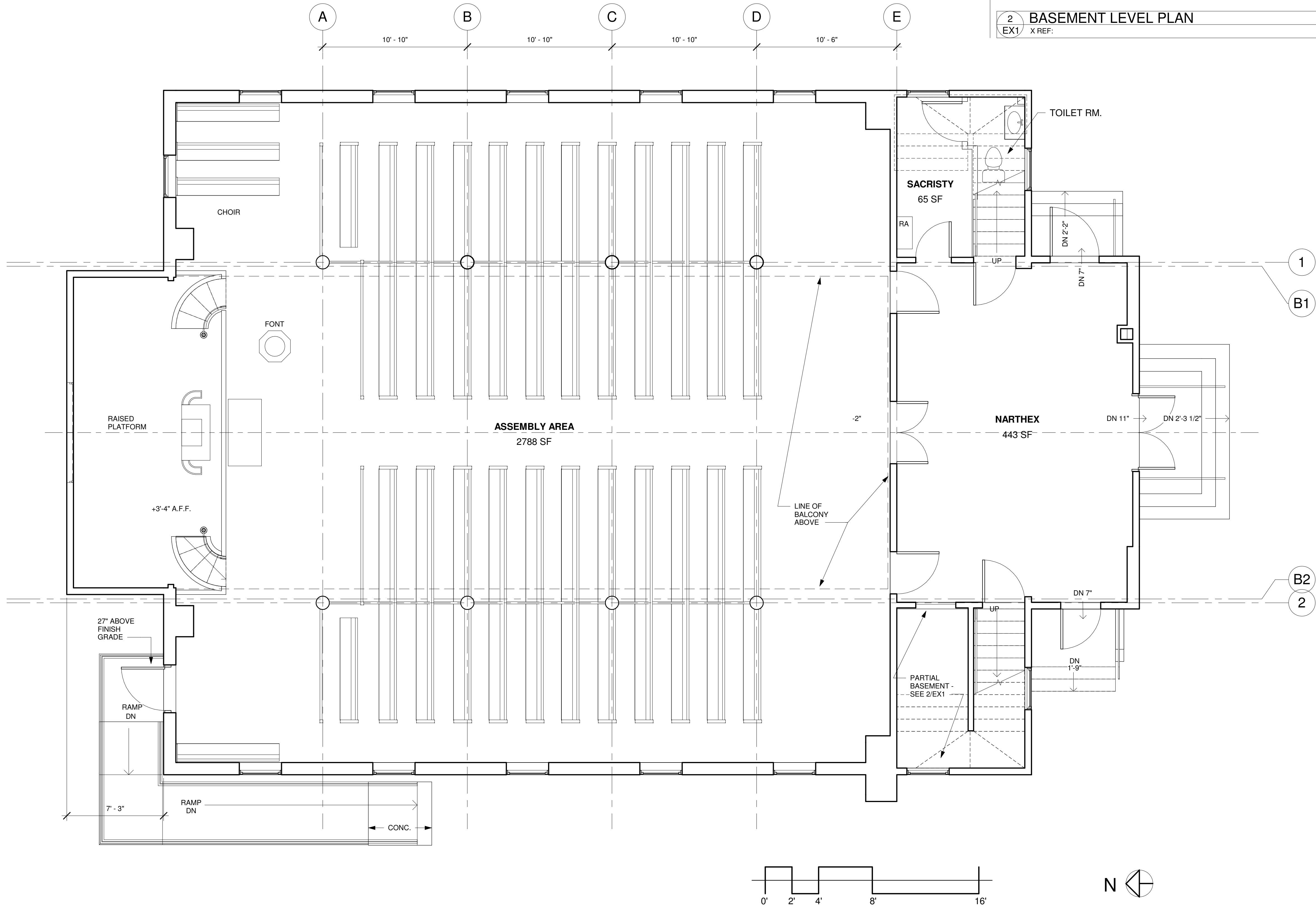
SECTION 5: QUALIFICATIONS

5.1. **Field Observer/Report Author: James Hundt, RA**

James Hundt, RA, is the founding principal of Foresight Architects. Mr. Hundt graduated from the McGill University School of Architecture in Montreal in 1980 and has 40 years of experience. He started his career working in Danvers, MA, where he was hired to work on the design of an addition and renovations to the Salem Public Library – an 1855 historic structure that had been converted into a public library. He subsequently moved to the Capital District, where he worked for C.T. Male Associates, P.C. for nine years. In 1993, he started his own firm, working primarily with religious institutions. In the course of the past 40 years, he has worked on dozens of historic churches. He is licensed to practice architecture in MA, NY and NJ and holds a certificate from the National Council of Architectural Registration Boards.

SECTION 6: EXHIBITS

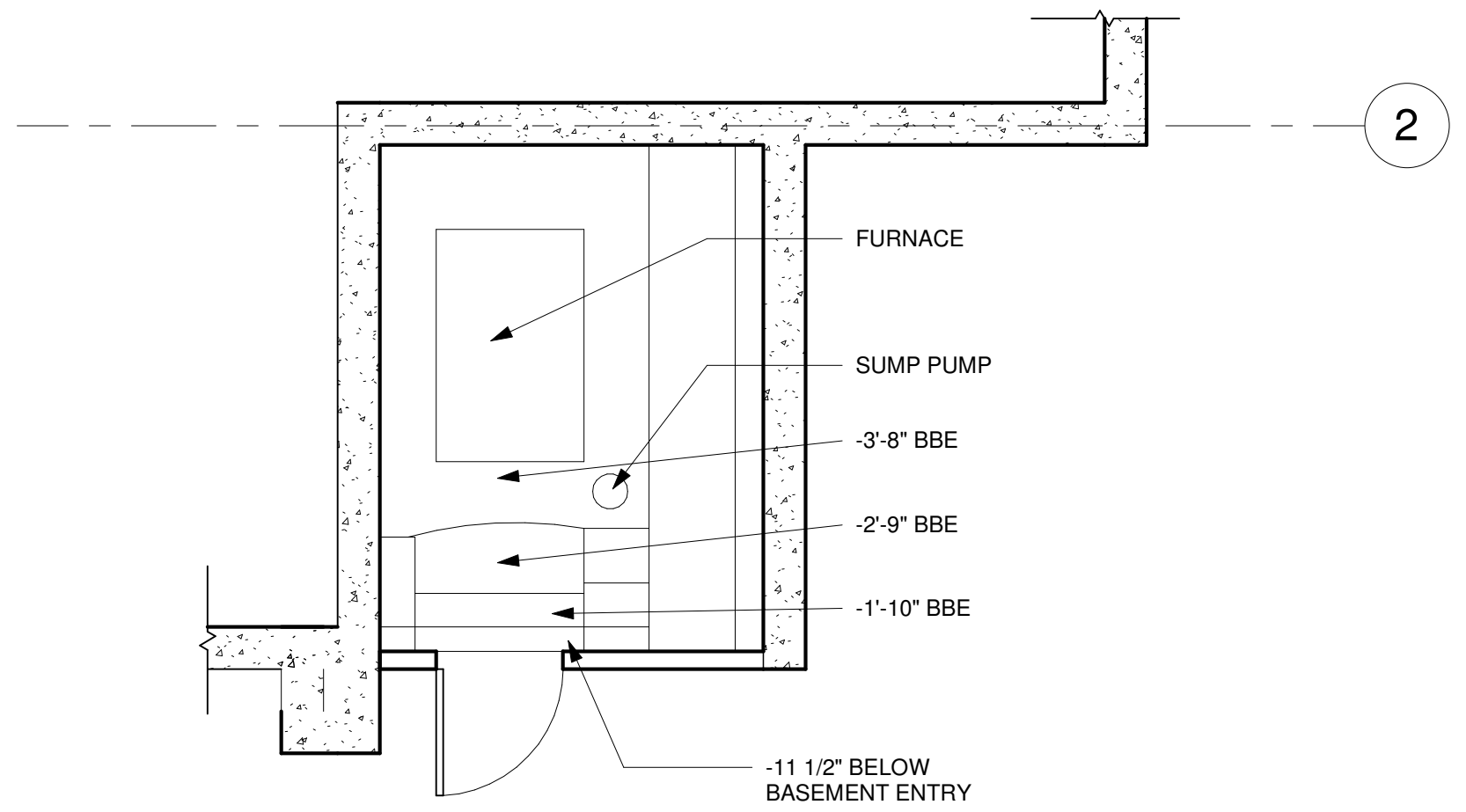
- 6.1.** Basement and First Floor Plans
- 6.2.** Balcony Plan
- 6.3.** Presurvey Questionnaire and Disclosure Schedule
- 6.4.** Report by Harrison Design Associates, dated October 6, 2011



2
EX1

BASEMENT LEVEL PLAN
X REF:

1/4" = 1'-0"



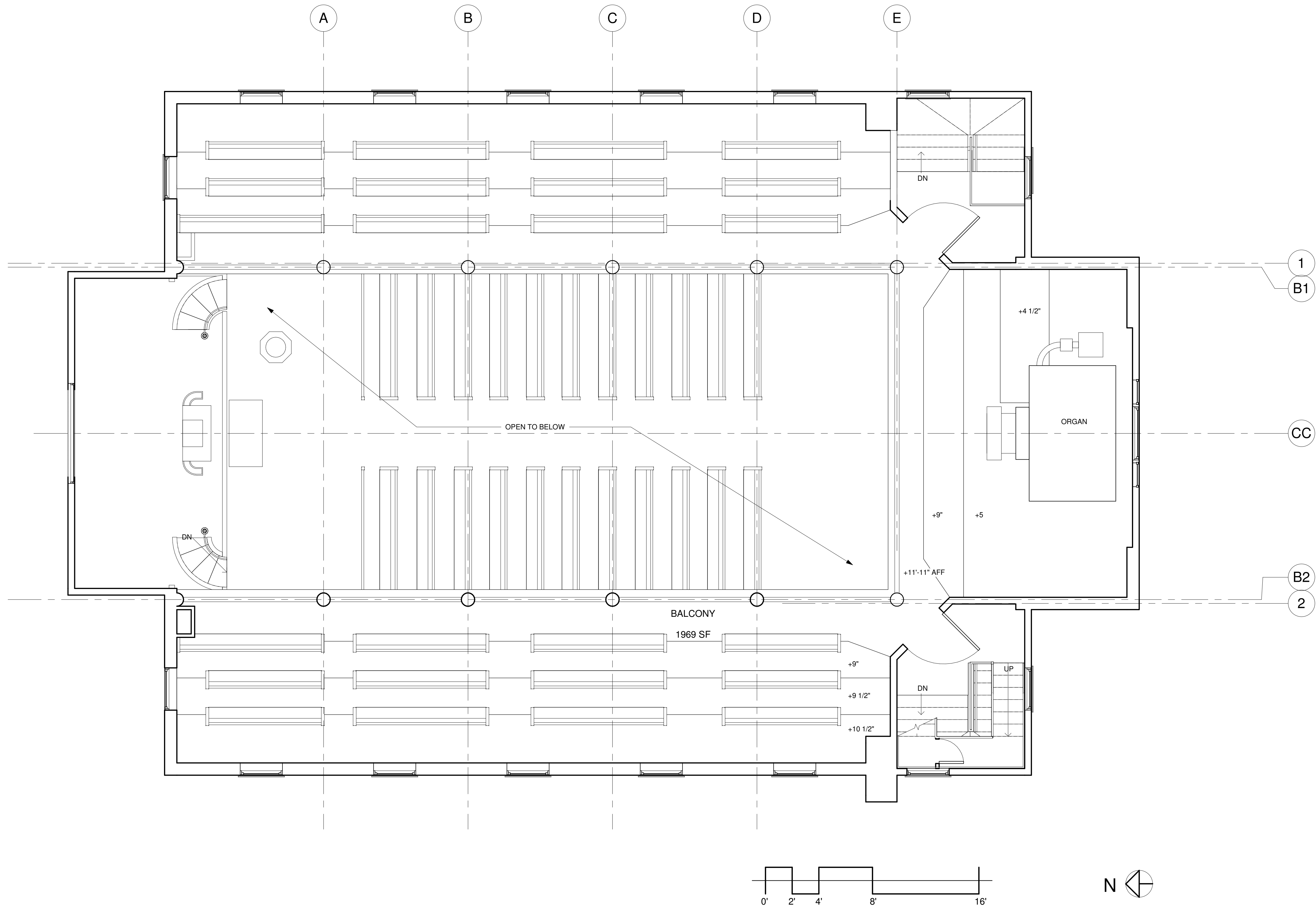
TITLE: MEETINGHOUSE - EXISTING MAIN LEVEL AND BASEMENT FLOOR PLANS

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IS A VIOLATION OF THE NY STATE EDUCATION LAW

EXISTING CONDITIONS FOR
CHURCH ON THE HILL
169 MAIN ST. LENOX, MA

foresight
architects
434 STATE ST., FLOOR 2, SCHENECTADY NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

REV. NO.	DESC.	DATE
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TITLE: MEETING HOUSE - EXISTING BALCONY LEVEL

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EXISTING CONDITIONS FOR
CHURCH ON THE HILL
169 MAIN ST. LENOX, MA

PROJECT CODE: CODE DATE OF ISSUE: 10/20/20

foresight
architects

434 STATE ST., FLOOR 2, SCHENECTADY NY 12305
PHONE: (518) 372-3655 FAX: (518) 372-3656

DESIGNED BY: - DRAWN BY: MGE © 2020

REV. NO.	DESC.	DATE
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EX2

OF

Presurvey Questionnaire and Disclosure Schedule

1. To the best of your knowledge, does the building have any of the following problems, and, if so, where are they located?

- | | | |
|---|---|--|
| a) Roof or sidewall leakage? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b) Structural problems? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) Cellar/basement water/ moisture infiltration? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| d) Heating capacity or distribution deficiencies? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| e) Air conditioning capacity or distribution deficiencies? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <i>Windows at Meeting House</i> | | |
| f) Inadequate domestic water pressure or drainage problems? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| g) Elevator service problems? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| h) Inadequate electrical capacity or distribution? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| i) Presence of any friable asbestos? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

2. Are maintenance and/ or complaint logs kept for any of the following systems?

- | | | |
|---|---|--|
| a) Plumbing | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b) Heating | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <i>Log Kept by people cleaning heating system</i> | | |
| c) Air Conditioning | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| d) Elevators | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

3. Is the boiler water treated? If so, by whom?

N/A ☐ Yes ☐ No ☒

4. Is the cooling tower water treated? If so, by whom?

N/A ☐ Yes ☐ No ☒

5. When were the chillers' last eddy current tested? Who performed the test?

John L. Power

Name

Title

Presurvey Questionnaire and Disclosure Schedule

6. When was the fire alarm system last tested?

Fire alarm system on a schedule and tested yearly - Aug + Sept.

7. Has any exterior restoration or repair work been performed during the last five years? If so, what was the scope of this work and who performed the work?

Steps on cemetery side of Meeting House replaced 2019-20 and marble Steps of Meeting House repaired 2019

8. Does the building have any structural, mechanical or electrical deficiencies/problems that you are aware of that would be of interest or concern to a possible purchaser or mortgagee?

To my knowledge up to code

9. Are you in receipt of or have you solicited any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed a cost of \$3,000 or an aggregate cost of \$10,000?

Repairing windows at Meeting House

10. To the best of your knowledge, has the building, or any portion thereof, been surveyed to opine on its physical condition? If so, who conducted this survey and when was it performed?

11. Are any drawings and/or specifications available from the construction of the building?

Yes ☐

No ☐

John L Powell
Signature

9/10/2020
Date

John L Powell
Name

Title



October 6, 2011

Walton Wilson
C/O Church on the Hill
55 Main Street
Lenox, MA 01240

Dear Mr. Wilson,

What follows is a report for the Church on the Hill to update a report dated December 1997:

The allowable capacity of the Church on the Hill main church, based on a visual inspection of the main floor carriage, and based on the regulations in the Mass. state code book, sixth edition:

The joists are actual 3" x 7" at 1'-10" on center, and they are carried on oak beams measuring 9" x 10.5" which are on 10'-11" centers. The beams rest on 18" x 18" piers that are 12'-11" on center. The entire structure appears to be in excellent condition. There are 11 sets of pews each 19 feet long, and there are an additional 4 pews each 8 feet long. The main exit out of the nave is over 72" wide and there is a second, remote exit at the side of the altar which is 36" wide. The main exit from the nave has an exit sign, however, the exit beside the altar does not have an exit sign nor exterior emergency lighting. There is sufficient emergency lighting installed for the interior of the nave. The two exits from the front foyer have exit signs and exterior emergency lighting and there is sufficient emergency lighting for the exit foyer. The above observations made in 1997 and again 2007 have been revisited, updated, and confirmed by this office in October of 2011, and are accurate as indicated above.

According to my calculations, the structure is sufficient to support the design live load of 60 pounds/s.f., (table 1607.1 of the IBC). According to section 1004.7 of the IBC, occupant load is determined by assuming one person/18" of bench space, which translates to 300 people. Assuming some number of people standing in a choir, at the altar and as ushers, I think a reasonable limit of capacity would be 350 people. The above observations made in 1997 and again 2007 have been revisited, updated, and confirmed by this office in October of 2011, and are accurate as indicated above.

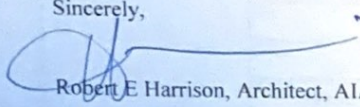
According to table 1021.1 of the IBC, for occupancy loads under 500, there is a minimum requirement of two remote exits. There are two remote exits. According to section 1005.1 of the IBC, the total width of all exits must equal a minimum of 0.2" per occupant, which translates to a total of 70" of required exit openings. The combined emergency exit openings are well in excess of that. The above observations made in 1997 and again 2007 have been revisited, updated, and confirmed by this office in October of 2011, and are accurate as indicated above.

According to section 1005.1 of the IBC, the main exit must be able to accommodate a minimum of 1/2 the entire capacity, or 175 people. This would translate to a minimum door opening of 35". Since the main exit is 72" it is acceptable. The above observations made in 1997 and again 2007 have been revisited, updated, and confirmed by this office in October of 2011, and are accurate as indicated above.

Finally, our office recommended in November of 2007 that an illuminated exit sign and emergency exterior lighting be placed at the exit beside the altar. The recommended illuminated exit sign and emergency exterior lighting has been placed at the exit beside the altar.

Please keep in mind that this report will need to be repeated in another 5 years.

Sincerely,


Robert E. Harrison, Architect, AIA

