

Coolidge Administration Building

Exterior

The Coolidge Administration Building is located at 12 Bancroft Street and was constructed in 1906, with a second floor added in 1909. The building originally housed the Bancroft Street School, later renamed the Calvin Coolidge School (figure 5.01).



Figure 5.01 – Coolidge Administration Building

The building contains approximately 12,000 square feet on three floor levels: two floors above grade and one floor partially below grade. The first floor is currently being used by the Maynard School Department and the second floor is currently being used by the Maynard Adult Learning Center. The basement floor consists of storage, utility rooms, and a space being used by the local food pantry.

The building is constructed of approximately 12-inch thick solid brick exterior walls with cast stone sills/headers supported by stone foundation walls (figure 5.02)

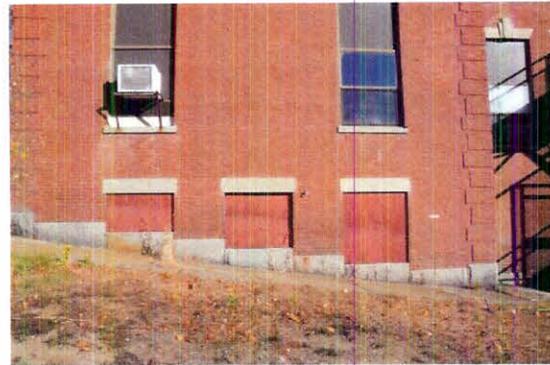


Figure 5.02 – Typical Exterior Wall

The interior floor and roof framing and their supporting columns are concealed and could not be observed.

There are several different types of exterior doors and frames. The main entrance door consists of an aluminum and glass storefront assembly system, which appears to approximately 25-years old (figure 5.03). The basement doors consist of painted insulated metal doors within painted metal frames. The second floor exterior doors and frames at the fire escape are painted wood doors and frames.



Figure 5.03 – Main Entrance Door

The exterior windows are aluminum double-hung windows with insulated glass and insulated opaque metal transom panels. The windows have cast stone sills and heads with decorative keystones. The windows appear to be approximately 25-years old (figure 5.04).

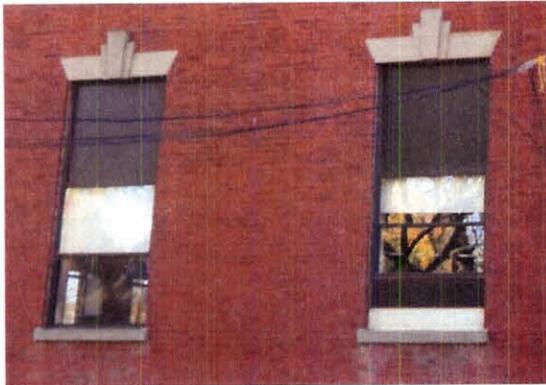


Figure 5.04 – Aluminum Windows

The building has a slate shingle roof with a perimeter snow fence (figure 5.05). The roof appears to be original to the building.

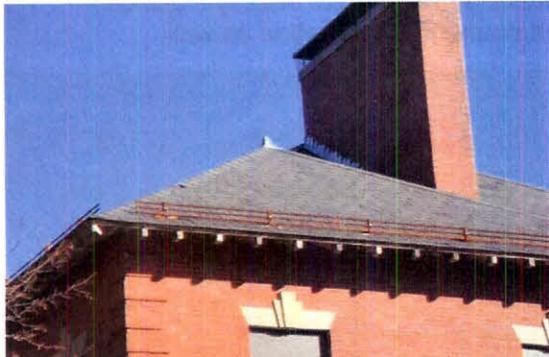


Figure 5.05 – Slate Shingle Roof

The main entrance has a raised wood framed platform accessed by a wood framed stair with painted wood guardrails and painted wood balusters with a painted wood handrail assembly. The stairs and platform have pressure treated wood treads with painted wood risers. The platform is also accessed by a wood ramp of similar construction (figure 5.06). Access to the basement level was directly from grade.



Figure 5.06 – Front Entrance Accessible Ramp

The second floor is provided with exterior egress via two painted steel framed fire escape stairs, one located on either side of the building (figure 5.07). Both fire escape stairs lead directly to grade.



Figure 5.07 – Fire Escape Stair Assembly

The site has an asphalt parking lot with asphalt walkways leading to the street. At the rear of the building, the grade slopes down to the playfields at the rear of the site (figure 5.08).



Figure 5.08 – Parking Lot and Walkway

The landscape is mostly grass and there is a small playground and basketball court located at the rear of the building.

The site and parking lots do not appear to have dedicated lighting. There are street lights located at the front of the building, which appear to be adequate, however the light level at the building front entrance could not be confirmed. There are no lights at the basement or second floor entrances.

There is a perimeter chain-link fence located at the rear and on the two sides of the property. There is a wood post and rail fence located at the front of the building. The site and parking area appear to have sufficient drainage and there were no visible signs of areas that may have standing water.

Observations:

The accessible ramp appears to have several code compliance issues: the handrails do not have extensions at either end; the handrails do not conform to the profiles and minimum clearances (figure 5.09); the tread condition at the bottom of the ramp does not conform to the change in level requirements; and there is no level platform at the bottom of the ramp (figure 5.10). The maximum slope of the ramp was not confirmed. Further investigation may be required.



Figure 5.09 – Top of Accessible Ramp



Figure 5.10 – Bottom of Accessible Ramp

The exterior brick walls appear to be in fair condition. The mortar appears to be aging and weathered. There are several areas where the mortar appears deteriorated, loose, and/or cracked (figure 5.11). The brick at the corners display significant amount of deterioration as well.



Figure 5.11 – Brick Mortar Joints

There are several areas where the mortar joints appear cracked (figure 5.11a).

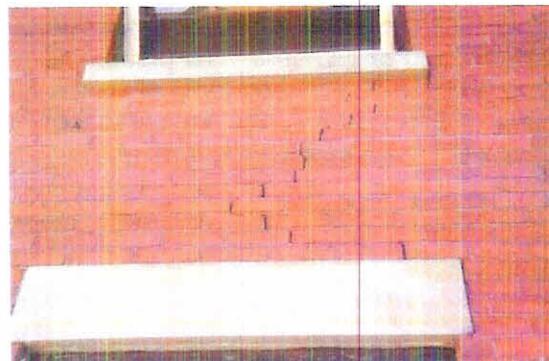


Figure 5.11a – Cracks in Brick Mortar Joints

There are also areas in the exterior brick that display efflorescence (white chalky

patches), which indicates water penetration through the exterior wall (figure 5.12). Further investigation may be required to confirm where/how the water is penetrating the wall.



Figure 5.12 – Efflorescence in the Brick

There appears to be remnants of a previous canopy construction at the rear of the building. At the brick wall there are visible pieces of metal flashing inserted into the mortar joints where this canopy once was located. There are also several holes in the brick, which appear to form abandoned beam pockets. The mortar joints at the flashing have deteriorated and the beam pockets have not been filled. This may allow water to penetrate into the masonry wall. Further investigation may be required (figure 5.13).

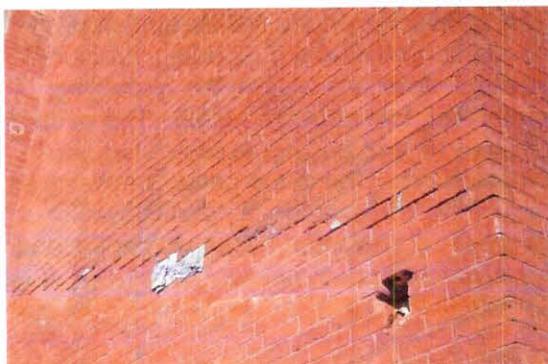


Figure 5.13 – Flashing and Beam Pockets in Brick

The mortar joints in the stone archway around the main entrance door have deteriorated and sections of mortar are missing (figure 5.14).

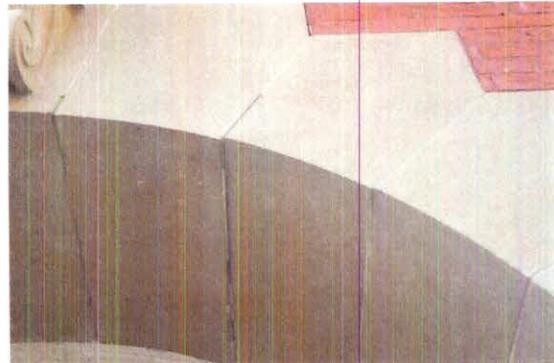


Figure 5.14 – Main Entrance Archway Stone

The pediment assembly over the main entrance doors displays visible signs of deterioration and corrosion on the right side (figure 5.15).

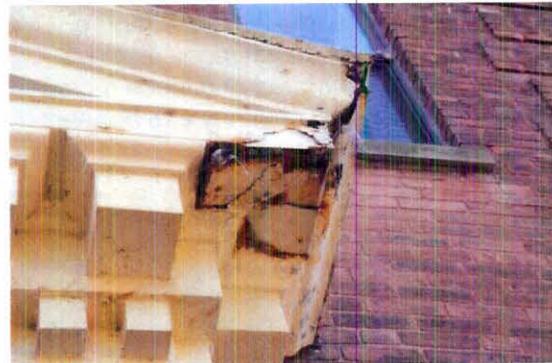


Figure 5.15 – Main Entrance Pediment Assembly

There is a pipe protruding out of the brick wall near the rear of the building and the opening was not sealed which may allow water to penetrate into the masonry wall. Further investigation may be required (figure 5.16). Several of the basement windows have been removed and the openings covered with plywood. The plywood displays numerous areas of rotting and bowing out. The paint is weathered and there are visible signs of sealant failure around the openings.



Figure 5.16 – Pipe Penetrating the Brick Wall

The slate roof shingles appear to be in fair condition. Based on observations on the interior of the building; there appears to be several previous or current leaks in the roof assembly. The snow fence appears rusty and detached in some locations (figure 5.17). The brick at the chimney displays evidence of deteriorated and loose mortar joints and the metal chimney cap appears worn and damaged.



Figure 5.17 – Slate Shingle Roof

The brick at the decorative gable parapet wall at the roof line near the main entrance displays signs of deteriorated and loose mortar joints (figure 5.18).

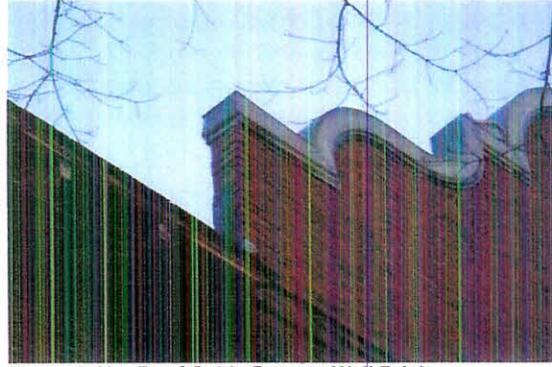


Figure 5.18 – Roof Gable Parapet Wall Brick

The underside of the roof overhang is painted wood, and the paint finish appears weathered and sections are peeling. Further investigation may be required to determine if there are any rotted and/or loose sections of wood, molding, or trim (figure 5.19).

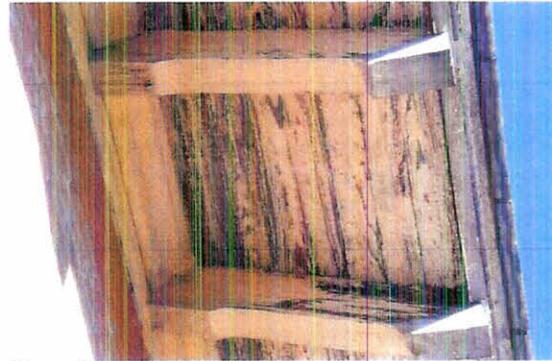


Figure 5.19 – Roof Overhang

The paint finish on the fire escape stair, handrails, gates, and supporting structure is severely deteriorated, and the underlying metal structure appears rusted. The paint is chipped off and peeling at several areas (figure 2.20). One of the gates is missing at one of the fire escapes, a condition which might allow unwanted access to the second floor from the grade below.



Figure 5.20 – Fire Escape Stair

Several of the cast stone window sills and heads display signs of deterioration and are currently spalling. Several of the mortar joints are cracked and/or missing mortar (figure 5.21).



Figure 5.21 – Windows Sills

Some of the exterior windows are difficult to open and the gaskets and seals in the insulating glass sash have failed at several of the windows causing clouding of the glass (figure 5.22).



Figure 5.22 –Exterior Windows

Interior

The superstructure of the building was not visible. The building columns are concealed by wood trim or are located within the partitions. The floor framing was also concealed by the finish ceiling assemblies. Further investigation may be required to confirm superstructure components and condition.

The basement floor is a painted concrete slab on grade. The first floor consists of clear finished hardwood flooring assemblies throughout, some of which have been refinished (figure 5.23).



Figure 5.23 – Wood Flooring

The second floor also has clear finished hardwood flooring, and appears to have an older finish. There are a few areas that display water damage, possibly due to roof leaks above.

The toilet rooms had 12"x12" vinyl composite tile (VCT) floors (figure 5.24).



Figure 5.24 – VCT Tile

The interior walls consist of primarily painted plaster and gypsum wall board partitions.

There are several types of ceilings systems throughout the building. The majority of the rooms have plaster ceilings. The basement has plaster ceilings throughout that were in overall good condition (figure 5.25).



Figure 5.25 – Painted Plaster Ceiling

There are several rooms, mainly within the first floor offices and meeting areas that have 2'x4' acoustic ceiling tiles with a suspended metal grid system (figure 5.26).



Figure 5.26 – 2x4 Acoustic Ceilings

The main lobby and corridor on the first floor have 1'x1' acoustic ceiling tiles within a concealed grid system (figure 5.37).



Figure 5.27 – 1x1 Acoustic Ceiling

There are several types of interior doors throughout the building. The basement has painted wood panel doors within painted metal frames, and older painted metal fire doors within painted metal frames (figure 5.28).



Figure 5.28 – Basement Metal Doors

The first floor offices and meeting rooms have clear finished wood flush doors and panel doors within clear finished wood frames (figure 5.29).



Figure 5.29 – First Floor Office Doors

The first floor lobby has clear finished wood and glass panel doors within a wood transom/sidelight assembly (figure 5.30).



Figure 5.30 – First Floor Lobby Doors

The second floor doors are mostly painted wood panel doors with wire glass vision panels within painted wood frames (figure 5.31).



Figure 5.31 – Second Floor Doors

The building has three interior stairs; two adjacent straight runs stairs located near the front entrance that merge at a common landing at the second floor; and a multi-landing stair located at the rear of the building. The wood stair treads are covered with vinyl and metal tread finishes.

There is a small section of built-in casework located at the second floor with plastic laminate cabinets and countertop with wood accent strips. The casework also has a double bowl stainless steel sink.

Observations:

The basement floor has some areas where the slab appears to be stained and rusted; most likely as a result of maintenance of adjacent equipment. The slab has a few areas with isolated cracking, but overall it appears to be in good condition.

The wood flooring on the first floor has some areas where the wood floors appear

to have been recently refinished and in good condition (figure 5.32). There are other areas that appear to have an older finish and in fair condition. There are some areas that display some minor buckling of the hardwood; but overall the wood floors appear to be in sound condition.



Figure 5.32 – First Floor Wood Flooring

The second floor wood flooring appears to have an older finish. There are a few areas that display water damage; possibly resulting from previous or current roof leaks above (figure 5.33).



Figure 5.33 – Second Floor Wood Flooring

The stair treads are in poor condition. The vinyl treads and the metal plates are old and their surfaces are worn (figure 5.34).



Figure 5.34 – Stair Treads

The interior walls display several areas where the paint finish on the walls is peeling (figure 5.35).



Figure 5.35 – Peeling Paint

There are other plaster walls where the paint finish has chipped of and sections of paint are missing (figure 5.36).

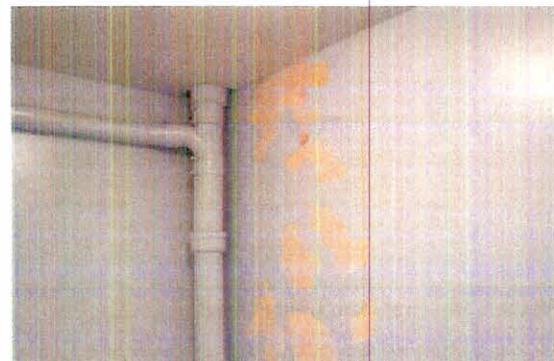


Figure 5.36 – Chipped Paint

The basement has plaster ceilings throughout that were in overall good condition. There are a few areas with some minor cracks and areas where the paint appears worn.

The boiler room ceiling displays an area that appears to be damaged from the steam relief valve below (figure 5.37).



Figure 5.37 – Boiler Room Ceiling

The plaster ceilings on the first floor appear to be in overall good condition. There are a few areas with some minor cracking and areas where the paint appears worn.

The plaster ceilings on the second floor display several areas that appear to be damaged from roof leaks above. There are also a few areas where the ceilings are water stained, plaster was missing and/or deteriorated. Sections of the paint are peeling off (figure 5.38).



Figure 5.38 – Plaster Ceiling Damage

There is one area located in the second floor corridor where a large section of the plaster was missing (figure 5.39). This area appears to have been previously repaired, but the existing condition appears to be deteriorating further. Additional investigation may be required at this location.



Figure 5.39 – Plaster Ceiling Damage

There are several rooms, mainly within the first floor offices and meeting areas that have 2'x4' acoustic ceiling tiles with a suspended metal grid system. Overall the 2'x4' ceilings are in good condition with no visible evidence of water damage (figure 5.40).



Figure 5.40 – 2x4 Acoustic Ceilings

The main lobby and corridor on the first floor have 12" x 12" acoustic ceiling tiles within a concealed grid system. Overall these ceilings appear to be in good condition with no visible evidence of water damage (figure 5.41).

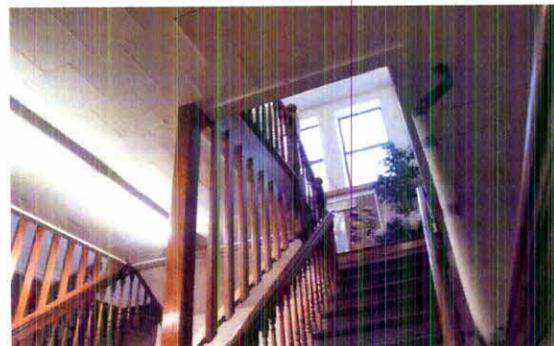


Figure 5.41 – 1x1 Acoustic Ceiling

The ceiling in the first floor electrical closet adjacent to the main entrance displays signs of water damage and there are several ceiling tiles that are missing. The original wood lath and plaster is also damaged at this location (figure 5.42).



Figure 5.42 – Electrical Closet Ceiling

Further investigation may be required to determine the cause of the water damage and if there is any significant damage to the roof and/or building structure.

The basement wood doors and frame surfaces are worn and the paint is deteriorated. The door hardware is old but appears to be functioning properly (figure 5.43).



Figure 5.43 – Basement Wood Doors

The basement painted metal fire doors also appear worn. The door hardware is old but appears to be functioning properly (figure 5.44).



Figure 5.44 – Basement Metal Doors

The first floor flush wood doors and frames are in good condition. The door hardware is old but appears to be functioning properly (figure 5.45).



Figure 5.45 – First Floor Office Doors

The clear finished wood panel doors and frames in the first floor lobby are in good condition. The door hardware is old but appears to be functioning properly (figure 5.46).



Figure 5.46 – First Floor Lobby Doors

The second floor wood panel doors and frames are worn and the paint finish is old. The door hardware is old but appears to be functioning properly (figure 5.47).



Figure 5.47 – Second Floor Doors

The majority of the door hardware does not appear to be ADA compliant. Further investigation may be required to determine which doors do not comply.

The interior stairs do not appear to conform to current building code and/or ADA requirements. The guardrail and handrail heights appear lower than current code requirements, and the handrails do not extend beyond the top and bottom nosing (figure 5.48). The tread nosing appears to exceed the current code allowed maximum projections.



Figure 5.48 – Interior Stairs at Main Entrance Lobby

Further investigation may be required to determine which code requirements are applicable to this stair (figure 5.48a).



Figure 5.48a – Multi-level stair at Rear

The small section of built-in casework located at the second floor is in overall good condition; however the countertop height and cabinet hardware do not appear to be ADA compliant (figure 5.49).



Figure 5.49 – Second Floor Casework

Building Systems

The electrical service is provided by overhead wires adjacent to the main building entrance. The main electrical panel indicates 200A/240V/single phase power (figure 5.50). The electrical panels appear to be over 30 years old.

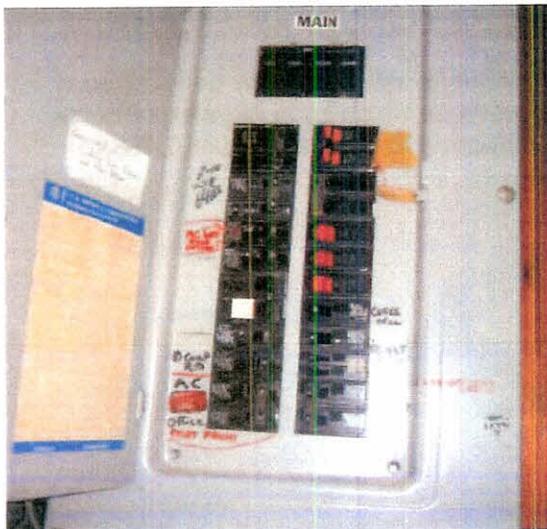


Figure 5.50 – Main Electrical Panel

There are three sub-panels; one on each floor. The panels and wiring appear to be old and there is some wiring that was exposed and visible. There are several electrical disconnect switches located throughout the building related to the associated equipment (figure 5.51). Further investigation may be required to confirm if electrical distribution is adequate to meet the building needs, and to evaluate the code compliance of the electrical system.



Figure 5.51 – Boiler Room Electrical Devices

The building has two different types of light fixtures. The basement and second floors have surface mounted 4-foot dual lamp strip fluorescent lights, which appear to be relatively new and are functioning (figure 5.52).



Figure 5.52 – Strip Fluorescent Lights

The first floor has 2'x4' recessed fluorescent light fixtures with prismatic lenses. These lights appear relatively new, in good condition and functioning. There are also several incandescent light fixtures located throughout the building (figure 5.53).

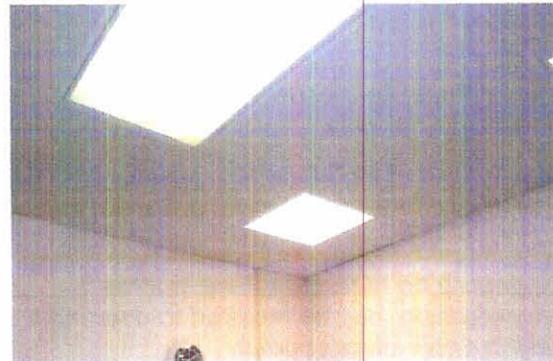


Figure 5.53 – 2x4 Fluorescent Lights

The building heating system is comprised of wall mounted unit heaters, fin tube radiators, and cast iron radiators connected to a gas fired hot water and steam boiler (figure 5.54).



Figure 5.54 – Cast Iron Radiator

The boiler is approximately 10 years old, in good condition, and appears to be functioning. The capacity of the boiler could not be confirmed (figure 5.55). There are some minor rust spots on the piping and surface of the boiler. There are also some rust stains around the perimeter of the boiler pad; most likely from the general maintenance related to the piping system.



Figure 5.55 – Main Boiler

The fin tube radiators located throughout the building have painted steel covers. Some of the covers have broken louvers and some scratches and dents (figure 5.56).



Figure 5.56 – Fin Tube Radiation

The building does not appear to have a fire suppression system.

The building fire alarm system consists of control panels, exit signs, emergency lights, pull stations, and horn/strobe devices. Some of the system components appear old and may not be up to current code. Further investigation may be required to confirm if fire alarm system is adequate and code compliant.

The building has three toilet rooms; one unisex toilet room on the first floor consisting of a toilet, sink, grab bars and accessories (figure 5.57); and two smaller toilet rooms on the second floor, one for men and one for women. The fixtures for the first floor appeared to be relatively new. The fixtures on the second floor appear old and likely not water-conserving fixtures, but appear to be functioning properly. The toilet rooms do not appear to be fully ADA compliant.



Figure 5.57 – First Floor Toilet Room

The building hot water is provided by a 40 gallon electric water heater located in the boiler room. The water heater appears to be relatively new and functioning properly (figure 5.58).



Figure 5.58 – Hot Water Heater

There are a few utility sinks located in the basement that appear to be old and are not currently functioning (figure 5.59).



Figure 5.59 – Utility Sink

The building does not have an elevator or lift providing access to any of the three floors.

End of section