

**STROSSER ARCHITECTURE
& CONSERVATION, INC.**



**PRESERVATION PLAN
CLINTON COUNTY COURTHOUSE**



FEBRUARY 2018

319 MILL STREET
DANVILLE, PA 17821

PO BOX 88
LEWISBURG, PA 17837

www.strosserarchitecture.com

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Project Number
17745

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CLINTON COUNTY COURTHOUSE

232 EAST MAIN STREET ISSUE DATE: 02.05.2018
LOCK HAVEN, PA 17745

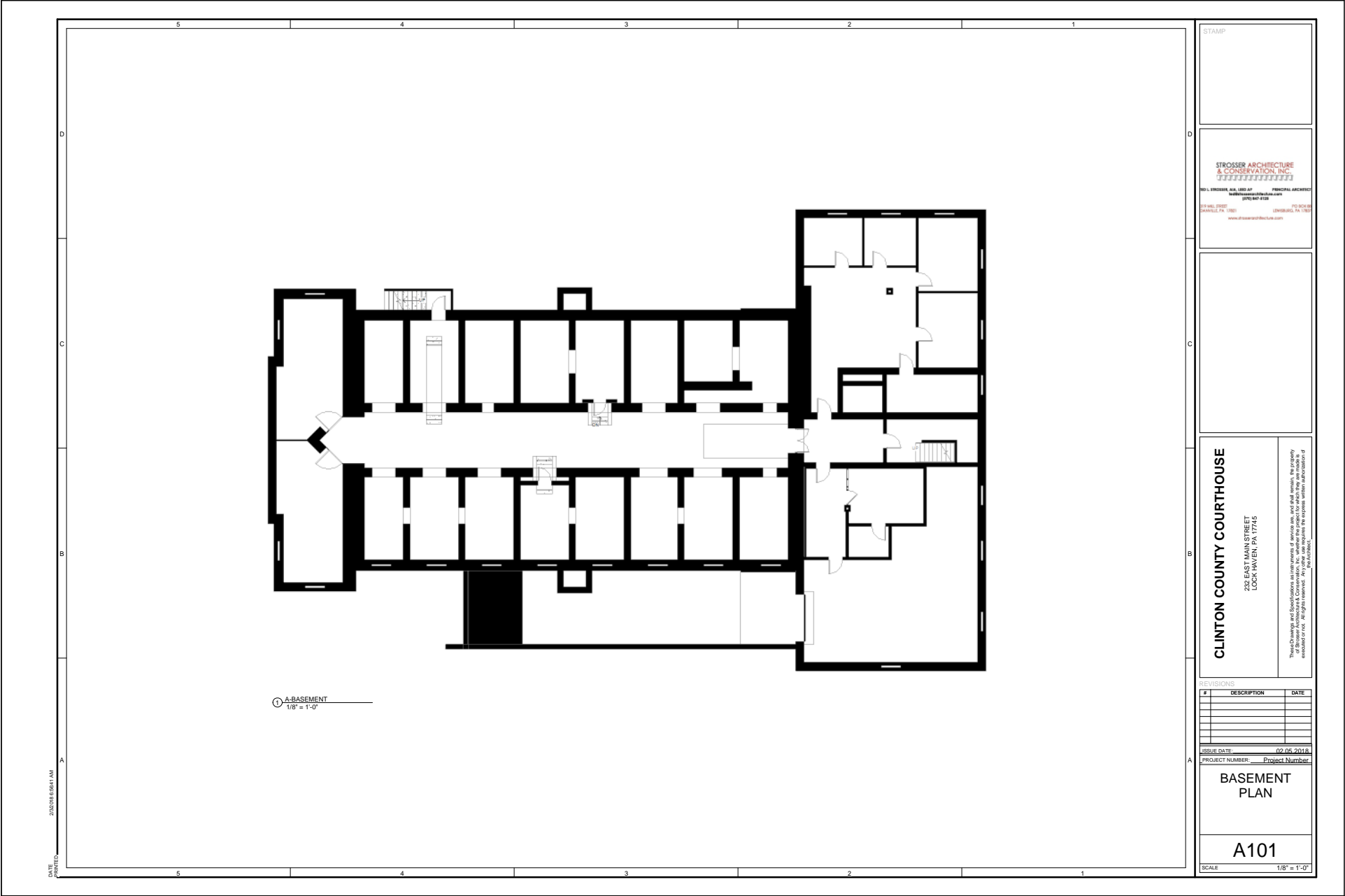
PROJECT TEAM

<p>ARCHITECT:</p> <p>These Drawings and Specifications are instruments of service and, unless noted, the property of Strosser Architecture & Conservation, Inc. All rights reserved. Any other use requires the express written authorization of the architect.</p>	<p>ARCHITECTURE SUSANNE GILSON HISTORIC PRESERVATION PLANNING</p> <p>STROSSER ARCHITECTURE & CONSERVATION</p> <p>PO BOX 88 LEWISBURG, PA 17837</p> <p>319 MILL STREET DANVILLE, PA 17821 PHONE: (717) 275-1177</p>	<p>STAMP</p> 				
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DATE PLOTTED: 2/26/2014 8:58:41 AM

1 A-BASEMENT
1/8" = 1'-0"

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CLINTON COUNTY COURTHOUSE

232 EAST MAIN STREET
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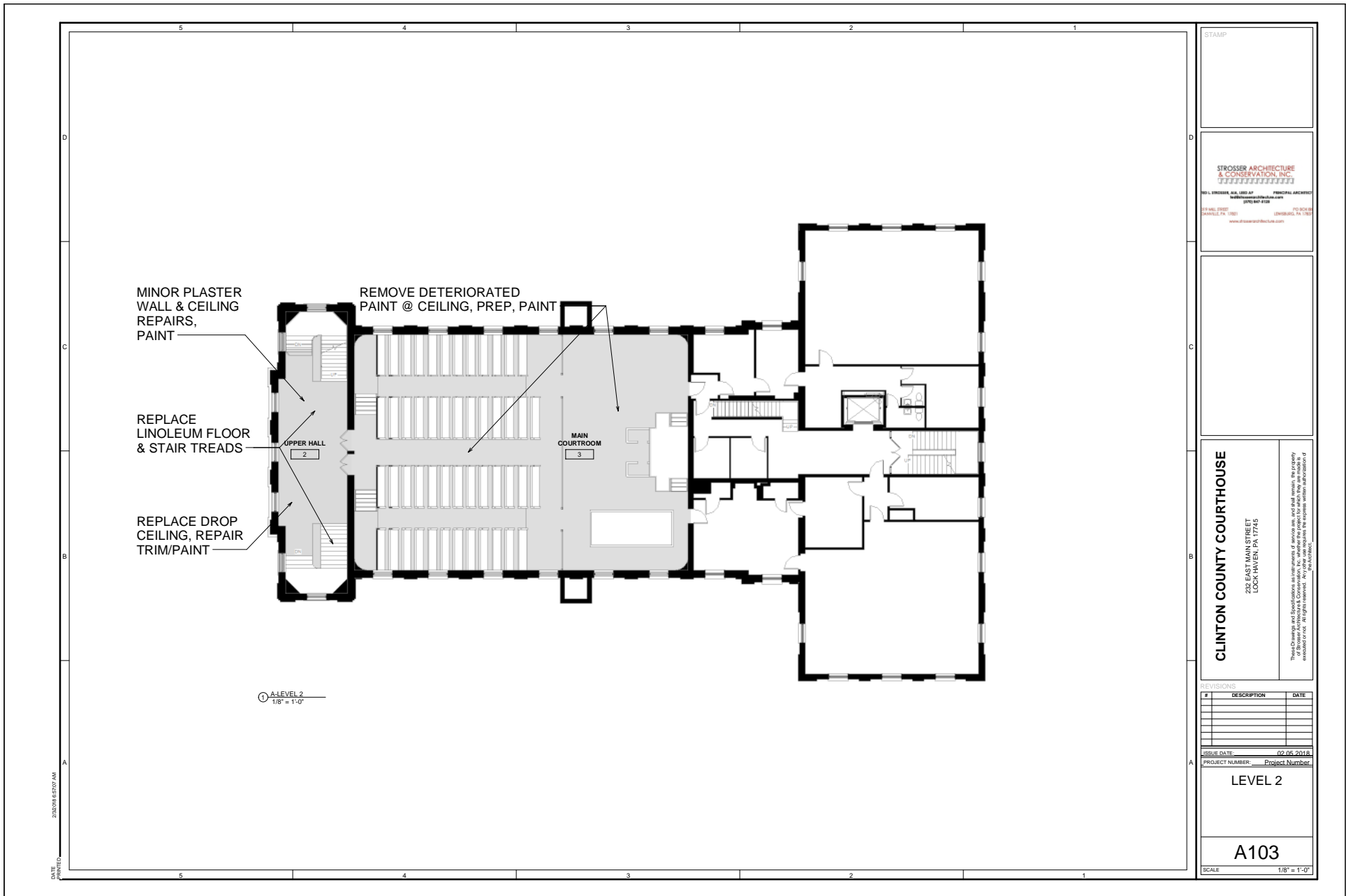
REVISIONS

#	DESCRIPTION	DATE

ISSUE DATE: 02.06.2014
 PROJECT NUMBER: Project Number

BASEMENT PLAN

A101
 SCALE 1/8" = 1'-0"



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232 EAST MAIN STREET
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REVISIONS

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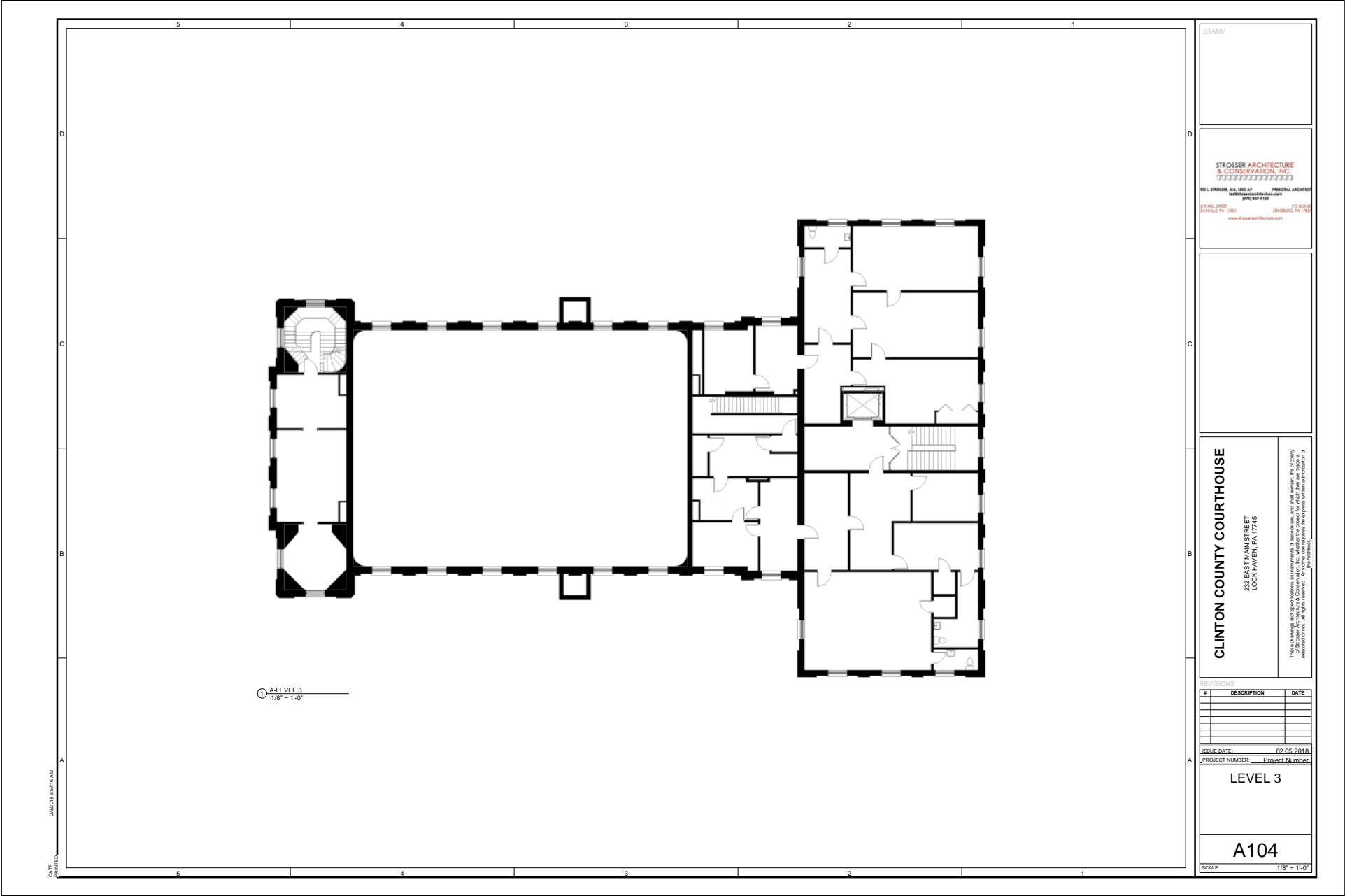
ISSUE DATE: 02.06.2012
 PROJECT NUMBER: Project Number

LEVEL 2

A103

SCALE 1/8" = 1'-0"

DATE PLOTTED: 2/6/2012 8:57:07 AM



① LEVEL 3
1/8" = 1'-0"

DATE PLOTTED: 2/26/2014 8:57:19 AM

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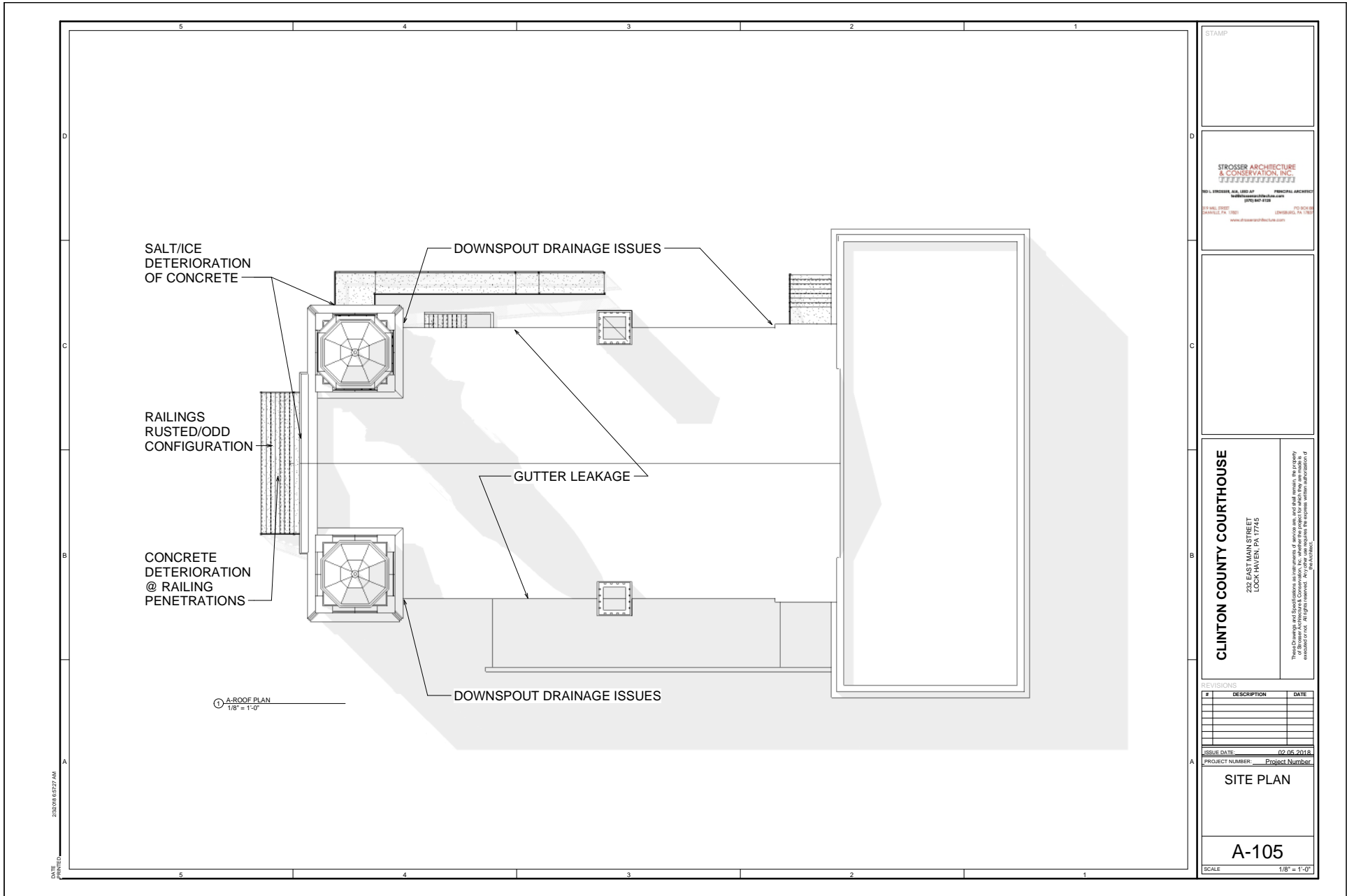
#	DESCRIPTION	DATE

ISSUE DATE: 02/06/2014
 PROJECT NUMBER: _____ Project Number

LEVEL 3

A104

SCALE 1/8" = 1'-0"





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232 EAST MAIN STREET
 LOCKPORT, PA 17043

ISSUE DATE: 02/06/2014
 PROJECT NUMBER: _____ Project Number

ELEVATIONS

A-201

SCALE: 1/8" = 1'-0"

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#	DESCRIPTION	DATE

ISSUE DATE: 02.06.2014
 PROJECT NUMBER: Project Number

ELEVATIONS

A-202
 SCALE 1/8" = 1'-0"

DATE PLOTTED: 2/26/2014 8:57:59 AM

B. Conditions Assessment

EXTERIOR

- 1 SITE
- 2 FOUNDATION
- 3 ENVELOPE

INTERIOR

- 4 MAIN ENTRY
- 5 MAIN STAIRS
- 6 UPPER HALL
- 7 MAIN COURTROOM

EXTERIOR

1 SITE

A GRADE

Downspouts on West side of building spill onto asphalt. Evidence of water laying along foundation wall and likely making its way into wall.

Downspouts of East side of building spill into grass area. This area is relatively level and again likely puts water pressure on foundation walls.

Concrete steps & walks adjacent to building foundation. Evidence of use of salt/ice melt is deteriorating foundation walls at all of these locations.

B WALKS

Concrete walks around building are mostly recent and are in good condition.

C STEPS/RAMP

Front steps have minor deterioration at railing penetrations, both the current railings and historic railing locations.

East side steps and ramp are in good condition.

D RAILINGS

Front step railings are rusting and are configured oddly based upon current door usage. Yellow chains are present to help direct pedestrian flow.

2 FOUNDATION

A MASONRY WALLS - STONE

Historic cut stone (Farrandsville Stone) foundation walls exposed above grade have been painted, starting in the 1950s. Modern paints (likely latex) are trapping moisture within the stone and leading to deterioration of both the stone and mortar joints. The stone does not hold the painted coating very well, leading to premature peeling/flaking. This is already happening to the recent painted areas. There is also some spalling of the surface of the stone. This is extreme at all stair locations where salt/ice melt is used and moisture is held against the stone.



3 ENVELOPE

A MASONRY WALLS - BRICK

Historic hard red brick has been painted, starting in the 1950s. Original specifications called for 'the best Philadelphia press brick' on the front and 'the best Lock Haven press brick' on the sides and rear. Overall seems to be in good condition with some localized areas of deterioration. These areas are noted on the elevations and correspond to gutter & downspout issues. The painted coating is likely a modern latex on the most outer layers which is holding moisture within the walls, accelerating the deterioration. Overall, the mortar joints are tight and generally intact.



B ROOFING

The main roof is currently a brown/tan fiberglass shingle, approximately ___ years old. It was originally a Lehigh slate roof. There is some evidence that the granular shingles are deteriorating and these asphalt particles are clogging the gutters in some locations.

The metal on the towers was recently addressed and seems to be in good condition.

The rubber roof on the 1936 annex was not investigated.

C GUTTERS/DOWNSPOUTS

The gutters appear to be copper, 4" half-round leading to 4" copper downspouts. The configuration is indicated on the elevations. There are two per side, draining the main roof. This seems to potentially be a lot of water for such a small gutter/downspout system. There are two specific gutter concerns; a low spot on the East side which allows water to sheet down the wall. Similarly, an open joint in the gutter on the West side is allowing sheet flow and subsequent deterioration.



D WINDOWS

The original wood double-hung windows seem to be in good condition. They are currently protected with field built fixed aluminum storm panels. Some ventilation panels have been installed in a few locations. The areas of gutter overflow noted above have allowed water behind the storm panels in these locations. The existing storm panels are trapping this moisture leading to condensation and likely wood decay.

E DOORS - EXTERIOR

All original wood doors and transoms have been replaced with aluminum entry doors. The wood transom above the East side door at the top of the ramp does remain in place.

INTERIOR

4 MAIN ENTRY

A WALLS

Lots of clutter due to security and signage needed to meet modern needs. Wiremold for much of the system wiring. Plaster itself is in good condition. Inside corners adjacent to front doors infilled at some point.

B CEILINGS

Plaster is in fair condition. Some wiremold. Curtain track at each stair from former curtain usage.

C FLOORING

Marble floor is in good condition. Walk-off mats at each door cover much of the floor.

D DOORS - INTERIOR

Inner set is propped open to access the Main Hall. Newer door into Women's Restroom is a nice match.

E TRIM ELEMENTS

Marble base and wood crown are extent of 'trim'. Wood crown and any casing at windows/doors are painted a very low contrasting color. They tend to recede as a result. There is a plain chairrail at a very high level which is painted same as the walls.

F FIXTURES

Three decorative ceiling lights seem appropriate from a light level and design standpoint. Fed by wiremold, so obviously not 'original'. All other 'fixtures' are more modern exit, fire alarm, and security type fixtures.

5 MAIN STAIRS

A WALLS

Plain chairrail continues up stairs. Plaster is in good condition.

B CEILINGS

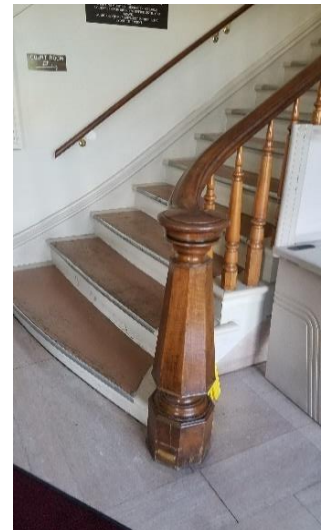
Plaster is in fair condition. Some wiremold. Curtain track at each stair from former curtain usage.

C TREADS

Wood painted with a linoleum sheet protector with an aluminum nosing. The linoleum is quite worn but otherwise is an appropriate treatment to protect the wood treads. Likely the riser would have been painted and the treads protected with a clear coating.

D TRIM ELEMENTS

Railings seem original and in good condition. A newer handrail along the walls basically matches wood stain on original railings. Painted wood base at landings and outside walls.



6 UPPER HALL

A WALLS

Modest clutter due to security and signage needed to meet modern needs. Wiremold for much of the system wiring. Plaster itself is in good condition.

B CEILINGS

Ceiling is dropped 4" in most of upper hall. 2'x4' lay-in ceiling which eliminates original wood crown and crowds window/door casing.

C FLOORING

Linoleum sheet with a small boarder, all brown. Well maintained but towards end of its lifespan. Again, like the stairs, the original wood finish would have likely been a clear coat.

D DOORS - INTERIOR

Transom into Main Courtroom is painted over, likely for security reasons. Modern steel doors with heavy, bright brass hardware, again, likely for security reasons.

E TRIM ELEMENTS

Wood base and wood crown at stairs themselves, obscured by dropped ceiling elsewhere. There is a plain chairrail at a very high level which is painted same as the walls.

F FIXTURES

One decorative ceiling lights seem appropriate from a design standpoint. Additional modern fixture at top of stairs to add more light is basic flurescent strip light.



7 MAIN COURTROOM

A WALLS

Plaster itself is in good condition. Wiremold for much of the system wiring. Wood wainscot around perimeter in good condition.

B CEILINGS

Tin ceiling is in good condition. Paint is peeling at multiple locations, which is a recurring problem. The many coats of paint on this surface have reached a point where they cannot hold paint well. The flaking is a serious problem and requires constant cleaning of the floor, furnishings, etc.

C FLOORING

Painted wood floor under seating areas is in good condition. Low pile roll carpet in aisles of seating area with a high pile roll carpet within front areas. Carpet helps with acoustics within space, although original wood flooring would be more appropriate.

D DOORS - INTERIOR

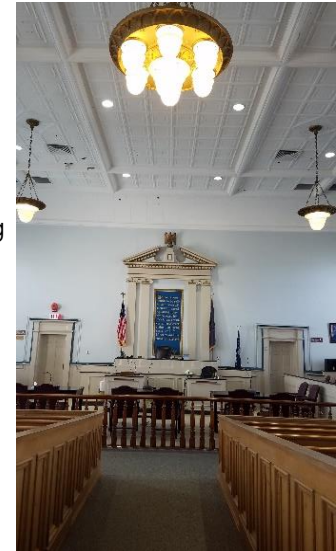
Entry doors noted in Upper Hall, replaced for egress and security reasons.

E TRIM ELEMENTS

Most wood trim and casing seems original and in good condition. The built-in seating are 'pew' style and in good condition. Most wood work seems to be in good condition.

F FIXTURES

Five decorative ceiling lights seem appropriate from a light level and design standpoint. Addition recessed downlights have been added to help increase lighting levels. The decorative fixtures need to be assessed in detail for safety and detailed condition. Some of the globes are have been replaced and are 'off' color.



C. Treatment Proposals

EXTERIOR

- 1 SITE
- 2 FOUNDATION
- 3 ENVELOPE

INTERIOR

- 4 MAIN ENTRY
- 5 MAIN STAIRS
- 6 UPPER HALL
- 7 MAIN COURTROOM

EXTERIOR

1 SITE

A GRADE

1	Pipe all downspouts to curb, use aluminum drain channels similar to properties just west of Courthouse on East Water Street. 4 total for downspouts.	\$ 8,000.00
---	--	-------------

B WALKS

	No work	
--	---------	--

C STEPS/RAMP

	No work	
--	---------	--

D RAILINGS

3	Replace railings at Main Entry steps, will require some concrete work at steps as well	\$ 15,000.00
---	--	--------------

2 FOUNDATION

A MASONRY WALLS - STONE

1	Remove spalling stone at deteriorated areas and consolidate remaining stone. Test areas Must be complete to determine the appropriate product (examples being Edison Coatings, Prosoco H100 or Protectosil). Patch with appropriate stone patching system (Edison Coatings). Prepare and re-paint areas with appropriate coating.	\$ 25,000.00
3	If paint can be removed, remove paint at all stone areas, repair and re-point as necessary	\$ 45,000.00

3 ENVELOPE

A MASONRY WALLS - BRICK

1	Once gutters are repaired, remove loose paint, prepare and re-paint areas of damage. Use test areas to determine if paint can be removed without further damage to brick	\$ 25,000.00
3	If paint can be removed, remove paint at all brick areas, repair and re-point as necessary	\$ 150,000.00

B ROOFING

2	The roof is a basic asphalt shingle on the main upper gable. It seems to be near the end of its useful life. It is suspected that the granules are working loose of the shingles and that is what is clogging the undersized gutters. A roof replacement with a high quality shingle should be planned.	\$ 17,500.00
---	---	--------------

C GUTTERS/DOWNSPOUTS

1	Repair open joints and low spot as indicated in assessment	\$ 8,000.00
2	Replace with larger gutters	\$ 20,000.00

D WINDOWS

1	Minor repairs to areas of moisture infiltration	\$ 5,000.00
3	Replace storm panels with newer, insulated storm windows	\$ 97,500.00

E DOORS - EXTERIOR

	No work	
--	---------	--

INTERIOR

4 MAIN ENTRY

A WALLS

2	General Plaster Patch/Repair with some modest carpentry, Paint	\$	5,000.00
---	--	----	----------

B CEILINGS

2	General Plaster Patch/Repair with some modest carpentry, Paint	\$	5,000.00
---	--	----	----------

C FLOORING

	No work		
--	---------	--	--

D DOORS - INTERIOR

	No work		
--	---------	--	--

E TRIM ELEMENTS

	No work		
--	---------	--	--

F FIXTURES

2	Could have some modest upgrades for aesthetics	\$	3,500.00
---	--	----	----------

5 MAIN STAIRS

A WALLS

2	General Plaster Patch/Repair with some modest carpentry, Paint	\$	5,000.00
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B CEILINGS

2	General Plaster Patch/Repair with some modest carpentry, Paint	\$	5,000.00
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C TREADS

2	Remove linoleum, restore wood treads and paint/coat all surfaces.	\$	15,000.00
---	---	----	-----------

D TRIM ELEMENTS

	No work		
--	---------	--	--

6 UPPER HALL

A	WALLS		
	2	General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
B	CEILINGS		
	2	Replace drop ceiling with new plaster @ original location, research rationale for existing.	\$ 17,500.00
C	FLOORING		
	2	Remove linoleum, restore wood flooring, re-coat.	\$ 12,500.00
D	DOORS - INTERIOR		
		No work	
E	TRIM ELEMENTS		
	2	Restore crown, paint	\$ 5,000.00
F	FIXTURES		
	2	Replace modern fixtures, re-wire to conceal wiring.	\$ 4,000.00

7 MAIN COURTROOM

A	WALLS		
	3	Ideally re-wire to eliminate wire-mould, conceal modern equipment to greatest extent practical	\$ 5,000.00
B	CEILINGS		
	1	Strip ceiling of all coatings down to sound metal. Confirm moisture/cause of peeling. Re-paint with specially formulated coating for metal surface.	\$ 20,000.00
C	FLOORING		
		No work	
D	DOORS - INTERIOR		
		No work	
E	TRIM ELEMENTS		
		No work	
F	FIXTURES		
		Research, assess and Refurbish/Replicate Historic Light Fixtures	\$ 15,000.00

\$ 538,500.00

PRIORITY 1	\$	106,000.00
PRIORITY 2	\$	120,000.00
PRIORITY 3	\$	312,500.00

E. Summary Planning Report

PROJECT NARRATIVES

PRIORITY 1 PROJECT - EXTERIOR

<i>Site - Pipe all downspouts to curb, use aluminum drain channels similar to properties just west of Courthouse on East Water Street. 4 total for downspouts.</i>	\$ 8,000.00
Masonry Walls – Stone - Remove spalling stone at deteriorated areas and consolidate remaining stone. Test areas Must be complete to determine the appropriate product (examples being Edison Coatings, Prosoco H100 or Protectosil). Patch with appropriate stone patching system (Edison Coatings). Prepare and re-paint areas with appropriate coating.	\$ 25,000.00
Masonry Walls – Brick - Once gutters are repaired, remove loose paint, prepare and re-paint areas of damage. Use test areas to determine if paint can be removed without further damage to brick	\$ 25,000.00
<i>Gutters - Repair open joints and low spot as indicated in assessment</i>	\$ 8,000.00
Windows - Minor repairs to areas of moisture infiltration	\$ 5,000.00
	\$ 71,000.00
<i>Minus 2 items County has already contracted to complete this spring</i>	\$ 55,000.00

PRIORITY 1 PROJECT - INTERIOR

Main Entry - General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
Main Entry - General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
Main Entry - Could have some modest upgrades for aesthetics	\$ 3,500.00
Main Stairs - General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
Main Stairs - General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
Main Stairs - Remove linoleum, restore wood treads and paint/coat all surfaces.	\$ 15,000.00
Upper Hall - General Plaster Patch/Repair with some modest carpentry, Paint	\$ 5,000.00
Upper Hall - Replace drop ceiling with new plaster @ original location, research rationale for existing.	\$ 17,500.00
Upper Hall - Remove linoleum, restore wood flooring, re-coat.	\$ 12,500.00
Upper Hall - Restore crown, paint	\$ 5,000.00
Upper Hall - Replace modern fixtures, re-wire to conceal wiring.	\$ 4,000.00
Main Courtroom - Strip ceiling of all coatings down to sound metal. Confirm moisture/cause of peeling. Re-paint with specially formulated coating for metal surface.	\$ 20,000.00
Main Courtroom – Refurbish/Replicate Historic Lighting Fixtures	\$ 15,000.00
	\$117,500.00
TOTAL BASE ESTIMATE FOR PRIORITY 1 PROJECT	\$172,500.00

319 MILL STREET
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The above Scope of Work items constitute the immediate needs of the building from a preservation perspective. These are a combination of exterior and interior items and would make a reasonable 'design/bid/build' project for qualified General Contractors. We would recommend budgeting an additional 25% for General Conditions (Oversight, Mobilization, Access, Close-out, and Misc. items).

	x25% =	\$43,125.00
Architectural Fees to create the Plans/Specifications, Bid, and Construction Administration	x10% =	\$21,500.00
TOTAL PROJECT BUDGET		\$237,125.00

Within this project scope, we would create and complete 'test panels' to determine if it is feasible to remove the painted coatings on the entire masonry surfaces of the Courthouse.

PRIORITY 2 PROJECT – EXTERIOR

Replace railings at Main Entry steps, will require some concrete work at steps as well	\$ 15,000.00
<i>If paint can be removed, remove paint at all stone areas, repair and re-point as necessary</i>	\$ 45,000.00
<i>If paint can be removed, remove paint at all brick areas, repair and re-point as necessary</i>	\$ 150,000.00
The roof is a basic asphalt shingle on the main upper gable. It seems to be near the end of its useful life. It is suspected that the granules are working loose of the shingles and that is what is clogging the undersized gutters. A roof replacement with a high quality shingle should be planned.	\$ 17,500.00
Replace storm panels with newer, insulated storm windows	\$ 97,500.00
	\$ 325,000.00

F. Appendix

Preservation Brief 6 – Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 9 – The Repair of Historic Wooden Windows

Preservation Brief 47 – Maintaining the Exterior of Small & Medium Size Historic Buildings

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