



Lynda Thomas <lynda@chestertown.com>

Chestertown Armory Remediation Report

2 messages

Thomas Kocubinski <tom@archtk.com>

Wed, Dec 27, 2023 at 3:47 PM

To: Town Manager <townmanager@chestertown.com>

Cc: Victoria Smith <victoriawsmith@gmail.com>, Lynda Thomas <lynda@chestertown.com>, "chestertownmayor@gmail.com" <chestertownmayor@gmail.com>, Kees de Mooy <kees@chestertown.com>

Good afternoon, Larry,

I hope you had an enjoyable Christmas holiday and my very best wishes for a healthy and productive New Year!

In follow up to our recent communications regarding the armory, when do you anticipate releasing the report with findings and corrective measures? This is required due to the prolonged neglect by Washington College and failure of the town to apply the corrective actions per the Historic Zoning Ordinance and Historic District Guidelines. Due to the armory being listed on the National Register, I further request an explanation as to how this happened, what corrective actions will be taken to prevent future infractions and how this specific matter will be dealt with administratively. In my view, this is an inexcusable and a very serious infraction which has not only threatened the building but also the integrity of the Historic District due to being unaddressed for numerous years.

In addition to stabilizing the exterior building envelope, I would like to be informed of the interior status of the building, particularly the availability of electrical service, operation of the sump pumps and operation of the HVAC equipment. The absence of operating these essential building systems has created conditions leading to the degradation of interior finishes and growth of mold. I can attest to these conditions per my building visit a year ago. Additionally, I ask if the College intends to install flood mitigation devices at building openings below the FEMA AE6 BFE and due to high tides, ponding of runoff and accumulation of snow against the vulnerable openings. The lack of protection allows water intrusion and exacerbates the moisture problems within the building which even the College acknowledges. In my opinion, clearing the building perimeter of debris and stored materials will promote air flow and reduce exterior finish deterioration and the growth of mold. An item of further concern is the extent of spalling to the exterior paint and plaster protective finishes due to freeze and thaw cycles at areas where damage has already occurred. The northerly exterior surface of the foundation wall below the drill hall has suffered serious deterioration per my photos and will only further worsen if left uncorrected. I view this condition to be high-risk to the building fabric. Additionally, the hole in the roof promotes deterioration of roof construction and is allowing water intrusion if not already corrected.

Based on my experience, ample time has been afforded for the proper assessment of the building conditions and formation of a remediation and protective action plan, and for possibly some repairs. A timeline for implementation and a priority listing for corrections is typically included and would be appreciated. I wait for your response.

Respectfully submitted,

Thomas Kocubinski

Town Manager <townmanager@chestertown.com>

Wed, Dec 27, 2023 at 4:22 PM

To: Thomas Kocubinski <tom@archtk.com>

Cc: Victoria Smith <victoriawsmith@gmail.com>, Lynda Thomas <lynda@chestertown.com>, "chestertownmayor@gmail.com" <chestertownmayor@gmail.com>, Kees de Mooy <kees@chestertown.com>

Good afternoon Tom,

Thank you for your kind words and I hope you had a good and relaxing holiday. Sure, I can provide HDC with an update of my visit with at least the pictures of structural issues. The College seems to have taken responsibility and fixed all but one or two of those windows. As I mentioned earlier I didn't get inside to check about HVAC and dehumidification. I will email Stan Yeakel about that. I agree the College should be addressing FEMA issues because I have no competence in that area. Earlier in the fall I was able to confirm that the Middle Department inspector the town generally uses can do an inspection, and a complete one, on the roof and HVAC system operations. That's a scheduling issue but I can't imagine that would be more than thirty days. That's all the update I've got. By the way the College representative emailed Kees earlier today that they have nothing to submit and will not be on the January 3rd agenda. 206 S. Cannon said all their materials will be in by close of business today and ready for Wednesday's meeting. Hope this helps.

Regards,

Larry

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