

Prince George's County Planning Department  
of the  
Maryland-National Capital Park and Planning Commission

**Old Marlboro High School  
Historic Building Assessment and Treatment Plan**

**May 8, 2015**

**BELL Architects, PC**  
1228 9<sup>TH</sup> Street NW  
Washington DC 20001

**AB Consulting, Inc.**  
9450 Annapolis Road  
Lanham , MD 20706

**Silman**  
1053 31<sup>st</sup> Street NW  
Washington, DC 20007

**Tidewater, Inc.**  
6625 Selnick Drive, Suite A  
Elkridge, MD 21075

## **Table of Contents**

### **INTRODUCTION**

- A. Scope and Purpose
- B. Executive Summary

### **Part I. HISTORY AND DESCRIPTION**

#### **Chapter 1. HISTORY OF DESIGN AND CONSTRUCTION**

- A. Primary School, c.1896
- B. High School, c.1921
- C. High School Expansion, c.1934
- D. Later Construction and Adaptation, 1948 to Present

#### **Chapter 2. PRELIMINARY SIGNIFICANCE EVALUATION**

- A. National Register Eligibility Assessment
- B. Definition of Period of Significance
- C. Boundary Determination
- D. List of Contributing/Noncontributing Features

#### **Chapter 3. DESCRIPTION OF BUILDING**

- A. Building Exterior and Site
- B. Accessibility
- C. Building Interiors
- D. Structural
- E. Other Systems

### **Part II. TREATMENT PLAN FOR THE BUILDING**

#### **Chapter 4. TREATMENT ZONES**

- A. Restoration Areas
- B. Rehabilitation Areas
- C. Renovation Areas
- D. List of Treatment Zones

#### **Chapter 5. INVENTORY OF SIGNIFICANT MATERIALS AND DETAILS**

- A. Site and Infrastructure
- B. Building Exterior
- C. Building Interior

#### **Chapter 6. CONDITIONS ANALYSIS**

- A. Site
- B. Buildings and Infrastructure
- C. Exterior Materials
- D. Interior Materials
- E. Codes (life safety, accessibility, energy and environment)

#### **Chapter 7. RECOMMENDED TREATMENT PLAN**

- A. Site
- B. Building
  - 1. Restoration Zones
  - 2. Rehabilitation Zones
  - 3. Renovation Zones
- C. Prioritized Treatments (Phasing Plan)
  - 1. Urgent (stabilization and weatherization)
  - 2. Mid-term (repair, rehabilitation and upgrades)
  - 3. Long-term (modernization, adaptive reuse, expansion)

## **APPENDICES**

A. Figures, images, diagrams, maps and drawings

B. Site Survey

1. Boundary and Topographical Survey
2. Geotechnical Investigation
3. Structural Assessment

C. Material Test Data

1. Hazardous Materials Testing

D. Guidelines and supporting documentation

1. Structural stabilization and movement monitoring
2. Mothballing Historic Buildings
3. The Repair and Thermal Upgrade of Historic Steel Windows
4. The Preservation and Repair of Historic Stucco
5. New Exterior Additions to Historic Buildings: Preservation Concerns
6. MHT – Maryland Inventory of Historic Properties Form
7. Zoning Map
8. Community Planning -- Zoning Review

# M-NCPPC

## Old Marlboro High School

### Historic Building Conditions Assessment and Treatment Plan

---

#### INTRODUCTION

##### A. Scope and Purpose

Constructed on the site of Dr. William and Sarah Beanes' residence and designed by architect Thomas H. Marsden in the Mission style, the Old Marlboro High School was completed in 1921. The 1921 building still exists behind a 1934 Neoclassical auditorium and classrooms added to the front by Hollyday and Stahl. The Old Marlboro High School operated until 1948, when classes were moved to the Frederick Sasser High School to address overcrowding. The building continued to house primary school classes and the school board administration offices until 1974. The building has been vacant for approximately 10 years. No specific uses for the building are proposed at this time. The goal for the requested assessment is to develop baseline structural information on the building, documenting as-built conditions, and evaluating the present building conditions, including the possible presence of hazardous materials.

M-NCPPC's ultimate goal is to provide a comprehensive, long term, actionable Condition Assessment to be used by M-NCPPC, the Prince George's County Government, and the Town of Upper Marlboro as an essential guiding document for potential rehabilitation, restoration, and maintenance of the Old Marlboro High School. There are current conditions with the structure that require immediate attention, as well as longer term concerns that must be addressed. These issues should be identified, prioritized, and sequentially phased with respect to critical and/or similar areas of work. The final report and related documentation must contain the appropriate level of detail and information to act as valuable support documentation for the property owner to fully understand the existing conditions and for use by the property owner when seeking qualified bidders for rehabilitation work. All work proposed or specified should comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* to provide eligibility for state and federal historic tax credits.

##### B. Executive Summary

In general, the property is in distress due to the fact that it has been vacant for over ten years without detailed on-site monitoring and on-going maintenance. The primary cause for deterioration is water infiltration through the roofs causing accelerated structural deterioration at wood framing, introduction of moisture and mold as well as damage to finishes. Secondly, windows and isolated wall locations have allowed water into the building and introduced masonry deterioration and corrosion at lintels and metal windows. Although recently secured, the building remains vulnerable to vandalism and fire. The following recommendations are based on the prioritized treatments:

1. Urgent (stabilization and weatherization)
  - Repair leaks in roofs, membranes, flashing, at roof penetrations, roof drains, gutters, scuppers and downspouts;
  - Provide ventilation at existing openings for moisture and excess temperature;
  - Remove deteriorated exterior roof access stair;
  - Ensure building enclosure remains secure and monitor property for unauthorized access.
2. Mid-term (repair, rehabilitation and upgrades)
  - Remove severely deteriorated floor framing, stairs, partitions, etc. from collapsed areas, at first floor and gym mezzanine;
  - Abate all hazardous materials, as recommended by Tidewater, Inc. report;
  - Conduct a market study of economically viable public and private uses.
3. Long-term (modernization, adaptive reuse, expansion)
  - Based on a market study, upgrade utilities for expected uses;
  - Reinforce roof structures as recommended by structural engineering report;
  - Repair masonry as recommended by structural engineering report;
  - Modernize building systems for new use(s);
  - Provide code upgrades for life safety and accessibility.

# M-NCPPC

## Old Marlboro High School

### Historic Building Conditions Assessment and Treatment Plan

The proposed long-term treatment is based on limited information about market demands and is based on viable adaptive reuse strategies appropriate for the building size, configuration and historic resources. Treatment zones are diagrammed in chapter four. In general, the original 1921 school retains more of its historic interior fabric. Each of these options would retain and rehabilitate the majority of exterior building and significant interior spaces. Review of the proposed options by Prince George's County Planning Department, Community Planning Division and Zoning Section, Development Review Division was done to verify potential viability within the planning and zoning approval process. In chapter seven, there is a more detailed description of these three approaches summarized here:

**Option One: School:** Modernize the existing building as a school. Modernization would necessitate new egress stairs and an elevator. Ramps from different first floor levels would reduce the need for stairs and lifts. HVAC could be provided with centralized, roof mounted equipment. The areas on each side of the 1921 central wing would be converted into outdoor recreation spaces. Skylights could be provided in the central corridor to increase natural light and allow the original front of the 1921 building to be visible from inside.

The front of the building would have entry, administrative wing, medical clinic, and multi-purpose space with gym, auditorium and food service. Bathrooms would be completely reconfigured to meet program and ADA requirements. The west wing would have four classrooms, the east wing would have three classrooms and the original 1921 wing would have eight classrooms with support spaces in the basement.

**Option Two: Mixed Use:** Modernize the existing building for mixed uses for public or commercial office, limited retail and/or food service and housing. The original classrooms of the 1921 building as well as the east and west wings could be converted into studio apartments. Modernization would necessitate new egress stairs and an elevator. HVAC could be provide with centralized, roof mounted equipment for the office and retail spaces and individual split systems with roof mounted units could serve the residential portions.

This option would provide for eight small studio apartments on the first and second floors of the 1921 wing with two additional apartments and support spaces in the basement. An additional seven apartments each with a loft split between the east and west wings, for a total of seventeen residential units. The gymnasium and other first floor spaces on the front of the building would be approximately 8,000 sf, devoted to the commercial uses.

**Option Three: Mixed-Use Expanded:** Modernize the existing central building for assembly/restaurant, office and expand upwards the east and west wings modified for residential uses with parking below. The two wings would be walk-up apartments with each having a separate entrance. The surface parking area behind the building would be landscaped and allow for service deliveries between the three wings. The new roofs of the east and west wings would be configured for roof terraces, to take advantage of views and provide outdoor space for the residents. Elevators would be provided for the east and west wings only (not for the center 1921 wing).

This option would provide for eight small studio apartments on the first and second floors of the 1921 wing with two additional apartments and support spaces in the basement. The west wing would have twelve units and the east wing would have nine units for a total of thirty-one apartments. The gymnasium and other first floor spaces on the front of the building would be approximately 8,200 sf, devoted to the commercial uses.

The majority of Parcel 25 is designated Institutional in the Plan Prince George's 2035. A small strip of Parcel 25 adjacent to Parcel 157 and all of Parcel 158 is designated Residential Medium in the Plan Prince George's 2035.

- Institutional is defined in Plan Prince George's 2035 as "Uses such as military installations, hospitals, sewage treatment plants, and schools."
- Residential Medium is defined in Plan Prince George's 2035 as "Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)."

The property (Parcel 25) is largely located in the C-S-C Commercial Shopping Center Zone, with a small strip to the west is zoned R-55, however the building in question is located entirely in the C-S-C zone. Tables of Uses for these zones can be found in the Zoning Code under 27-461 and 27-441. Adaptive reuse of surplus school buildings and historic sites, when not otherwise allowed, would require a special exception. There are no specific criteria for this special exception, thus anything within reason is possible, including multi-family uses and various mixes of uses. Other uses, not specifically described in these options, may be considered within the context of the historic resources.

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

***Part I. HISTORY AND DESCRIPTION***

**Chapter 1. HISTORY OF DESIGN AND CONSTRUCTION**

**A. Primary School, c.1896**

Was built on the site where the home of Doctor William and Sarah Beane existed. Upon Doctor Beane's death his will stipulated donation of the property to The Upper Marlboro Academy. The Old Marlboro Primary school was opened October 30, 1896 as a public school for girls, replacing an earlier school on the site. The one story Craftsman style structure has seen multiple additions and alterations over time, substantially altering its original form. After the construction of the adjacent high school this building was altered to serve as the residence for the high school principal and his family.

**B. High School, c.1921**

To the west of the Primary School a two story ten bay structure was built to serve as the high school. The Mission Style building was designed by Thomas H. Marsden, completed in 1921. It is constructed of terra cotta blocks coated with stucco.

**C. High School Expansion, c.1934**

In 1934 a Neoclassic addition by Hollyday and Stahl was constructed to the school. The U shaped addition covered over the front of the original High School. The expansion to the school included both an auditorium and additional classroom spaces.

**D. Later Construction and Adaptation, 1948 to Present**

In 1948 high school classes were moved out of the school due to overcrowding, primary school classes and school board offices remained in the building until 1974. Plans from 1987 and 1989 indicate alterations to occur in order to use this space as a court house. The building has been vacant for approximately 10 years.



M-NCPPC  
Old Marlboro High School  
Historic Building Conditions Assessment and Treatment Plan

---



Upp

AT UPPER MARLBORO HIGH SCHOOL  
WITH ELEMENTARY SCHOOL KIDS

OCT. 1924

GUY BENNETT DULEY STANDING IN REAR, WAVY HAIR, FULLEST HEAD OF HAIR

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

**Chapter 2. PRELIMINARY SIGNIFICANCE EVALULATION**

**A. National Register Eligibility Assessment**

Evaluating this property using Criteria C, which states "That embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction," the property is eligible for the National Register of Historic Places.

This property should also be evaluated for contributing to the Upper Marlboro Residential Historic District, which is listed on the National Register of Historic Places.

**B. Definition of Period of Significance**

From the original construction through 1948, the period the building was used as a High School.

**C. Boundary Determination**

The entire 6.627 acres.

**D. List of Contributing/Noncontributing Site Features**

<b>Feature</b>	<b>Contributing</b>	<b>Non Contributing</b>
<i>Site</i>		
Macadam Vehicular Road – West side of school		x
Macadam parking – North side of school		x
Parking Signs – North edge of macadam parking		x
Parking Guardrail – North edge of macadam parking		x
<i>Trees</i>		
18 " Pine Tree – Southeast of school		x
18" Twin Cedar – South of school		x
Lawn Areas (Grass) – Wedge shape Southside of school	x	
Concrete Steps – SE of entry doors	x	
Concrete Walkway – SE of entry doors	x	
Concrete Retaining Wall – SW corner of school	x	
Brick Walkway (2.5 " x 2.5" ) – East of school		x
Wooden Wheel Chair Ramp – SW corner of school		x
Concrete Curb with Gutter – Along adjoining streets		x
Flag Poles – near SE corner of school	x	
Boulder with Sign – SE of school	x	

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

<b>Feature</b>	<b>Contributing</b>	<b>Non Contributing</b>
<i>Site - Continue</i>		
8' Chain Link Fence – Along ramp at east side of west wing		x
12' Chain Link Fence with razor wire – Enclosing court between 1921 building and west wing		x
4' high Chain Link fence – NW corner		x
<i>1921 School House - Exterior</i>		
Stucco – exterior walls	x	
Mission style parapet – south side	x	
5 light metal windows – openings at first and second floor openings	x	
Brick – Window sills and lintels	x	
Bituminous roofing		x
<i>1921 School House - Interior</i>		
Beadboard Wainscot – Hidden in bathroom chases	x	
Tin Ceiling – Second floor	x	
Acoustical Ceiling Tile – throughout the spaces		x
Wood Baseboard – rooms in SW corner of first floor	x	
Plaster – walls throughout	x	
Carpet – Throughout		x
Vinyl Tile – basement spaces		x
<i>1934 Addition- Exterior</i>		
Brick – Exterior walls	x	
Pre-cast concrete - sills, keystones, door surrounds, beltcourse, frieze panel	x	
Metal windows	x	
Metal fire escape – North side of east wing		x
<i>1934 Addition- Interior</i>		
Acoustical Ceiling Tile – throughout the spaces		x
Gypsum Board – walls through out		x
Carpet – Throughout		x
Vinyl Tile – Corridor and restrooms		x

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

Chapter 3. DESCRIPTION OF BUILDING

A. Building Exterior and Site:

The boundary survey of the property confirmed the lot size as 6.627 Acres, it is bound by Elm Street to the south, Governor Oden Bowie Drive to the south east, and Schoolhouse Pond to the North. The front of the building faces the intersection of Elm Street and Governor Oden Bowie Drive. The slope along the front (south) has a change in elevation 9.9 feet, while at the rear (north) the grade changes by 33.9 feet as it steeply slopes to Schoolhouse Pond.

Measurements of the site features are found in the table below.

Feature	Lot Coverage (sqft)	Total Square Feet
Lot		288,704
Pavement/Parking	18,845	
Concrete Walk	4,040	
1 storey wood building	1,413	
1921 School Building (2 storey with basement)	4,346	13,036
1934 School Addition (one storey on multiple levels with partial basement and mezzanine)	17,870	18,480

The Old Marlboro High School at 14524 Elm Street in downtown Upper Marlboro, Maryland is located to the west of the Old Marlboro Primary School and to the south of the Schoolhouse pond. To the southwest corner of the site there is a curb cut allowing access to the parking lot to the north of the site. The building is rotated approximately 30 degrees to the northwest

The main form of the Old Marlboro High School is a two-story structure located on the northwest (rear) elevation of the present building. It is covered by a flat roof, with a single sloped toward the northwest with a gravel ballasted bituminous roof. The other three sides have a parapet. The walls are constructed of terracotta blocks parged with stucco. The front (south) of the building is mission in style with a stepped parapet. At the center of the parapet is a panel with the name and date of the building, which is currently hidden from view by the building mass of the 1934 addition (see figure 1). The side elevations are ten bays wide. A single-leaf metal door is down a flight of stair and a double door down a ramp, both provide access to the basement on the east side. Three fixed one-light windows are located on the basement level. The five-light metal windows at both floors have exposed brick sills and headers. On the west elevation are three windows and a metal door for a chute at the basement level. Like the east side the west elevation has five-light metal windows at both floors (1<sup>st</sup> and 2<sup>nd</sup>) have exposed brick sills and headers. The rear elevation has three windows at the basement level, and a single leaf door metal door that is at the bottom of a flight of stairs. A concrete staircase is centered on the elevation, leading to a double-leaf metal doorway, providing access to the first floor. On either side of the door are two five-light metal windows. At the second floor a pair of five-light windows is located directly centered with the first floor entryway, on each side is one five-light window.

In 1934 the U-shaped Neo-classical style addition was added to the main school, centered on the original 1921 building. The central form is two-story, seven-bay with a rectangular plan. A flat roof with concrete parapet caps this part of the structure. The walls are constructed of concrete block faced in a five-course Flemish-bond brick, set on a poured concrete foundation. The façade (southeast facing) is ornamented with a concrete and denticulated brick stringcourse located above the second story windows (see figure 2). A recessed concrete panel is located above the stringcourse. The fenestration consists of five arched windows flanked by projected brick veneer pilasters with concrete capstones. The two-story high metal windows have nine-light round-arched transoms. The windows openings have brick voussoirs, concrete keystones, and concrete sills. Below the windows is a soldier-course and header-course brick pattern. The outer bays of the façade consist of a single-leaf entryway with architectural concrete surrounds, featuring

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

an entablature and ogee-molded cornice. Centered above the surrounds at the second floor level is an eight-light octagonal window with a rowlock surround.

To the sides of the central form and recessed from the façade are two L-shaped plan wings that are nearly mirror images. The wings are covered by a flat roof that connects between them behind the gymnasium. The wings are constructed of CMU block faced in five-course Flemish-bond brick, extend above the roof to create a parapet. A concrete and brick stringcourse located above the windows wrap around the façade and side elevation (see figure 3). The three bay façade features an inset the one on the east side is bricked in, while the west contains a single-leaf metal door. A three-course rowlock rounded-arch lintel frames the recess, center above is a fixed light window with a concrete sill and soldier-course lintel. To the east is a 24 pane window, and the one to west being 18. To the side of the recess starts a soldier-course beltcourse that wraps around the remainder of the addition. Also to the side of the recess are two multi-light windows on the east wing, while the west has a single window. Around the corner of this volume is a group of five windows with a continuous soldier-course lintel and concrete sill. Set back is the last part of the façade has a recessed opening with a three-course rowlock rounded arch. The recess contains a double-leaf metal door, above is a six-light transom with soldier-course lintel. Seven multi-light metal windows with concrete sills face east of this block, at the west there are 10 windows. At the rear (north) elevation of the both wings are three windows. The west facing elevation of the east wing has four windows and a smaller window. Below is a window and door at the basement level, served by a concrete stair. The east facing wall of the west wing was 6 windows of two different sizes. A ramp serves a door at the center this façade, and a stair serves the basement where there is a door and louver. The north facing connector between the two wings and old school have three windows and a door, both east and west of the old school. One of the windows on the west side is bricked in. On the east part is a metal fire escape between grade and the roof.

**B. Accessibility**

Accessing the building from the street in front requires climbing up a series of site steps. Near the southwest corner of the site a wooden ramp was constructed to provide access, which is currently deteriorated and unsuitable for providing access to the building. Entrances to the building are elevated above grade, and are reached by steps. At the rear of the building there are steps providing access to the first floor and basement levels from grade. There are also two non-compliant ramps, one providing access to the west wing the other to the basement mechanical space in the 1921 school building.

Once inside the building there are a series of level changes encountered while accessing the entire building. Using the existing wooden ramp to entering the building, takes you to the original gymnasium of the 1934 addition. To access the main east west corridor requires climbing half a flight of stairs. The majority of the 1934 addition is accessible from this level. The exceptions are the previously mentioned gymnasium, a mezzanine at the west end of the gymnasium, and the restrooms. All of these spaces are half flight stairs above this level. Below the restrooms at opposite ends of the main corridor are basement spaces that are a flight of stairs down.

In order to reach the 1921 school from the addition requires climbing half flight of stairs from the main corridor. With the original school having three levels a flight of stair needs to be climbed to reach the upper level, or down to reach the basement.

**C. Building Interiors:**

The first two floors of the 1921 Old High School have a central corridor that runs in a north to south direction with a wider section in the center of the building. At the south end is a single flight of stairs that connect to the addition. At the opposite is a stair that connects all three floors. At the four corners of the building are the original classrooms at the two floors, which have been subdivided into smaller spaced. To the east and west of the wide section of the corridor are restrooms on the two floors. At the stair landing leading down toward the basement is a pair of double doors that exit to the outside. The basement has a central corridor that runs north to south with rooms of varying sizes to the east and west. One room to the west is a restroom. At the northeast corner is the mechanical room. Near the southeast corner of the building is a stair with a single leaf door at the top that exits to the outside.

Where the 1934 addition connects to the south side of the old school is a corridor that runs east to west. Along the south of the corridor is a two story volume that served at the gymnasium. A stair at the east and west end of the space provide access to this space which is currently divided into a series of smaller rooms. To the west of this room is a mezzanine that is accessed off the corridor. On the north side of the corridor are a few small rooms, one is a restroom. Near the ends of the corridor to the south is a large room and to the north, up five steps are restrooms. At each end of the corridor on the south side are double doors that exit to

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

the outside. To the north is a corridor that serves the east and west wings of the addition. At the west wing there are various size rooms of to the sides (east and west). At the east wing the corridor is shorter with rooms all around. On the west side of this corridor is a stair to the basement below the east wing. The basement at this location is roughly the same size as the restroom above. At the southwest corner of the basement space is a small room that was used a telcom closet.

**D. Structural**

The original part of the school from 1921 is composed of a load bearing exterior walls of terracotta blocks (see figure 4) with stucco coating. Interior load bearing walls consist of wood framed partitions supporting wood floor framing. The basement has a slab on grade and assumed to have concrete strip footings. Internal stair to the north is constructed of metal pans with concrete topping. While the stair at the south end is constructed from wood. In the basement two of the rooms have supplement shoring posts, which are assumed to be supported by the slab on grade. They are composed of a lally column wrapped in wood. The thought is that they were installed during the last renovation to support added walls above.

The 1934 addition is constructed with a composite concrete masonry unit (CMU) faced with brick. The assumption is that the masonry walls are unreinforced with concrete strip footings. Along the east and west wings wood joists and beams are used for the flooring system. It is elevated from grade on brick piers, with what is assumed to be concrete spread footings. The ceiling and roof structures are also composed of a wood joist system which bears on the interior and exterior load bearing walls. The central section of the 1934 addition is a two story volume with a concrete floor slab on grade. At the west side of this space is a mezzanine level built with a wood structure. The roof and ceiling systems are composed of several structural elements, first is three steel trusses spanning north to south. The wood joists making up the ceiling span between and rest on the steel trusses. On top of the trusses are steel channels which support the wood joists of the roof.

The live load capacity of the structure if restored varies from 50 to 100 pounds per square foot, see report from Silman in the appendix for actual locations of capacity.

**E. Other Systems**

Overhead lines provide telephone and cable service by Verizon and Comcast. The electrical lines are also overhead by Pepco. A generator and above ground tank are located in fenced in area between the west wing and 1921 school. For underground utilities, water and sewer is provided by WSSC, and gas by Washington Gas.

A fire suppression system is located in the building, with the incoming service entering the building at the south-west corner of the ca. 1934 west wing. Both wings of the addition have exposed piping and sprinkler heads that run below the ceiling. In the gymnasium space the piping are concealed above the ceiling and the heads are exposed at the ceiling level, this is also the case for the 1921 school.

For the plumbing system at the addition there are two main restrooms at each end of the main east to west corridor. The restrooms are missing their lavatories, and several of the toilets are broken and un-repairable. There is also a single occupant handicap accessible restroom off the corridor that is missing a sink. In the 1921 school there are restrooms on each of the floors. In the basement level there is room that contained both toilets and shower stalls, the toilets are missing. At the first floor there are two single occupant toilet rooms with missing sinks. At the second floor there are four restrooms, one is missing the toilet and all are missing their sinks.

For the mechanical system at the addition there are four rooftop units that feed the building. At the west wing of the addition the roof top units are at the corners of the north end of the roof, supported on dunnage spanning the parapet walls. While the east wing has the other two units that serve the mechanical needs of the addition, one is curb mounted while the other is supported on legs. Throughout the addition there are different system components. The majority of the spaces are served by a force air system with ducts above the ceiling and diffusers in the ceiling grid. There are a few cast iron radiators and through wall units found in some of the spaces. In the basement of the 1921 school at the northeast corner are two boilers. The majority of the rooms of the 1921 school have remnants of wall hung units that were mounted near the ceiling. A few of the rooms have through wall console units, and at a few locations are cast iron radiators.

Overall the building has obsolete and unusable systems for mechanical, electrical and plumbing. No mechanical, electrical, or plumbing engineer review or evaluated these systems.

M-NCPPC  
Old Marlboro High School  
Historic Building Conditions Assessment and Treatment Plan

---

**Part II. TREATMENT PLAN FOR THE BUILDING**

Chapter 4. TREATMENT ZONES

A. Restoration Areas

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. This level places a high premium on the retention of all historic fabric through conservation, maintenance and repair.

B. Rehabilitation Areas

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. It emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the area is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

C. Renovation Areas

Renovation is defined as making changes and repairs to a building so it can be returned to a usable condition. This level applies to areas that were tertiary spaces that have no fabric that contributes to the historic character.

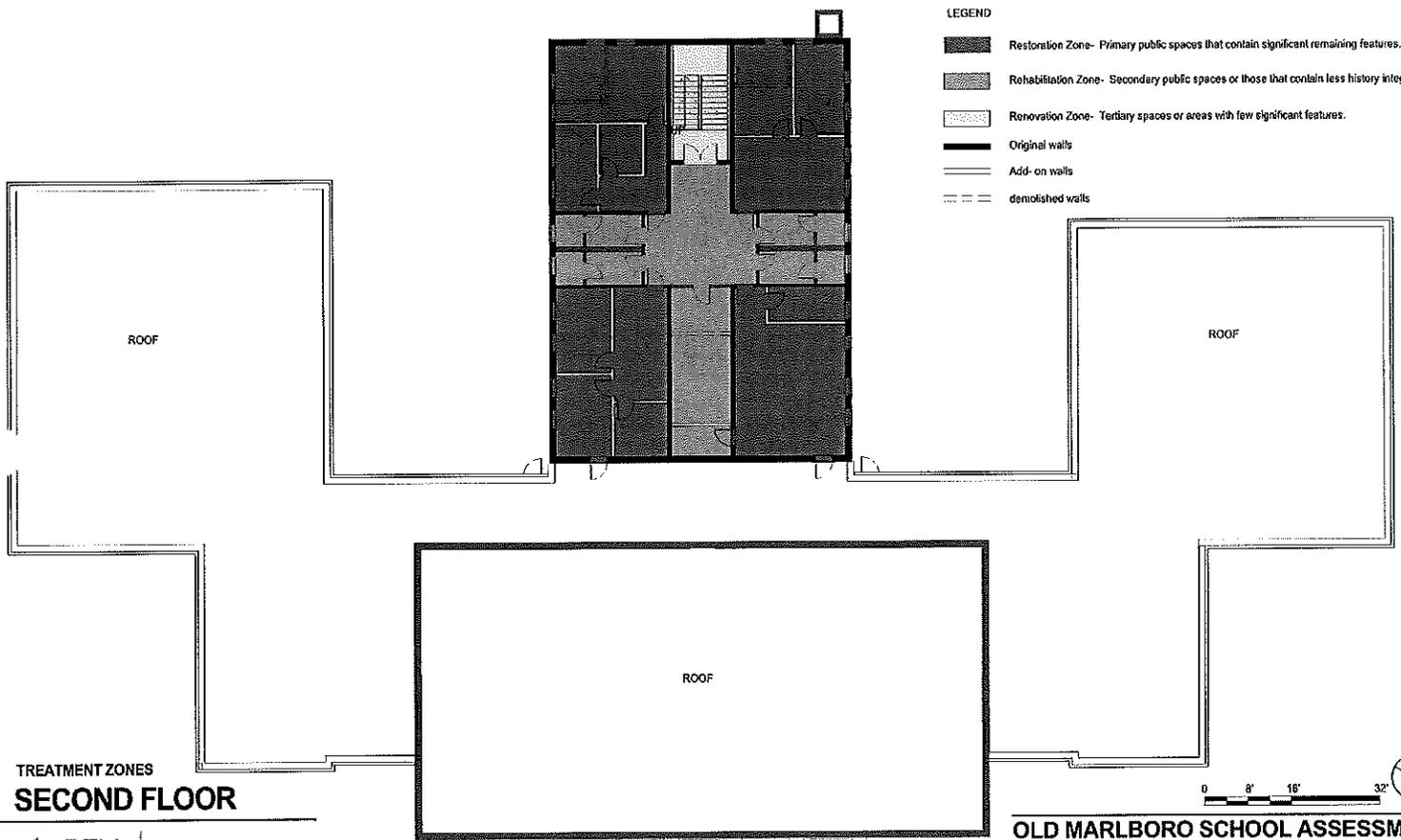
D. List of Treatment Zones

The four original classroom spaces on the second floor of the Old High School Retain a high level of fabric, even though the spaces have been split over time they can be return to their original configuration. Therefore they are classified as Restoration areas. These are the only rooms that need to receive a high level of care.

The classrooms on the first floor of the Old High School have less remaining historic fabric. Similar to the second floor the rooms have been altered. There is enough evidence in these spaces to be returned them to their original configuration. A similar amount of fabric is found in both the restroom and circulation spaces on both the first and second floors of the Old High School. All of these spaces are classified as rehabilitation zones.

The remainder of the spaces has little or no contributing fabric. The spaces in the 1934 addition have gone through several alterations and suffer from severe deterioration, so these spaces fall into the renovation zone.

See adjoining pages for floor plans diagramming the treatment zones.



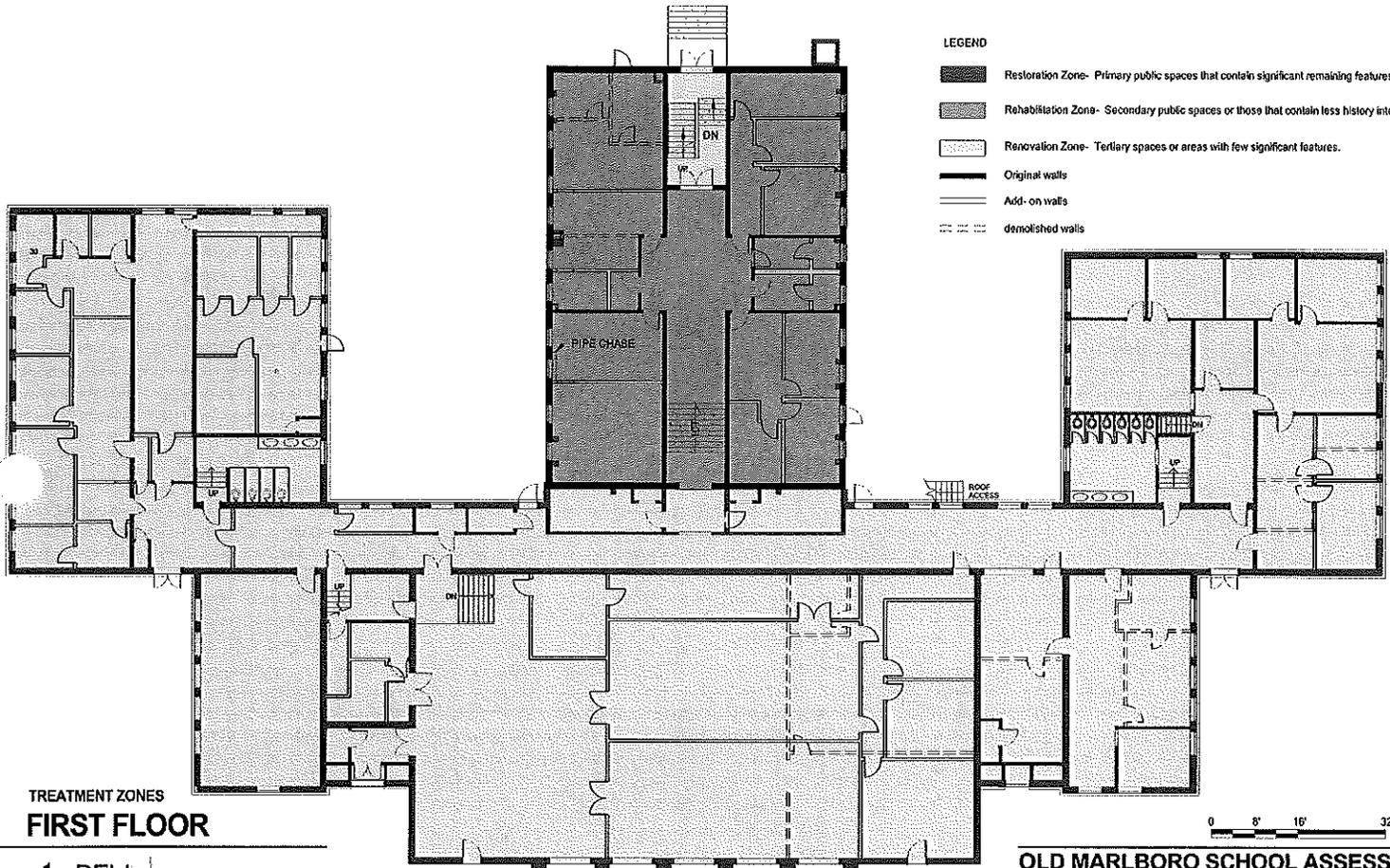
**LEGEND**

- Restoration Zone- Primary public spaces that contain significant remaining features.
- Rehabilitation Zone- Secondary public spaces or those that contain less history integrity.
- Renovation Zone- Tertiary spaces or areas with few significant features.
- Original walls
- Add-on walls
- demolished walls

TREATMENT ZONES  
**SECOND FLOOR**



**OLD MARLBORO SCHOOL ASSESSMENT**  
14524 ELM STREET, UPPER MARLBORO, MD, 20772  
MAY 08, 2015



- LEGEND**
- Restoration Zone- Primary public spaces that contain significant remaining features.
  - Rehabilitation Zone- Secondary public spaces or those that contain less history integrity.
  - Renovation Zone- Tertiary spaces or areas with few significant features.
  - Original walls
  - Add-on walls
  - demolished walls

TREATMENT ZONES  
**FIRST FLOOR**



**OLD MARLBORO SCHOOL ASSESSMENT**  
 14524 ELM STREET, UPPER MARLBORO, MD, 20772  
 MAY 08, 2015



TREATMENT ZONES  
**BASEMENT**



**OLD MARLBORO SCHOOL ASSESSMENT**  
 14524 ELM STREET, UPPER MARLBORO, MD, 20772  
 MAY 08, 2015 13

© BELL Architects, PC 2015

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

**Chapter 5. INVENTORY OF SIGNIFICANT MATERIALS AND DETAILS**

**A. Site**

One element that is significant to the site is how the building is situated on the site, set back from the intersection with an open lawn area in front of the building. The other element is the cemetery of Doctor William and Sarah Beanes, east of the school.

**B. Building Exterior**

Symmetry and form of the neoclassical 1934 building addition, with the level of detail and visual importance stepping down as the building steps back from the primary façade (South). Along with the materials used, brick, pre-cast concrete, and metal windows, are the elements that contribute to the significance of the building.

Similarly the shape of the 1921 building with its rectangular shape of 6 bays wide by 10 bays deep is significant to this part of the building. Other elements contributing to the building is the Mission-style stepped parapet and panel containing the school name and construction date (see figure 1). For materials there is the stucco finish, brick sills and lintels, and 5 light metal windows that contribute to the building (see figure 5).

**C. Building Interior**

The 1934 additional was been altered over time to the point that today it has little to no historic fabric remaining intact. Therefore the interior of this section of the building has no elements that contribute to the historic significance of the building.

While the 1921 part of the building still retains both space configuration and materials that contribute to the significance of the building. Both the first and second floor have central corridor running north to south, with classrooms at the four corners of the building. This is illustrated in the plans showing the treatment zones. For contributing elements there are bead board wainscot remnants that are hidden in plumbing chases (see figures 6, 7, 8), and at the second floor tin ceilings can be found throughout the spaces (see figures 9 and 10). Some of the space retain the original baseboard (see figure 11) which also contributes.

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

**Chapter 6. CONDITIONS ANALYSIS**

**A. Site**

The concrete walks and stairs that provide pedestrian access to the various doors have a few locations where it is minor cracking or alignment issues. The concrete retaining wall and ramp on the east of the Old High School building that leads to basement is cracking and spalling. This is typical at locations where the posts of the steel guardrail pocketed into the concrete. No issues were observed with the concrete retaining walls at the southwest corner of the 1934 addition. Adjacent to this area is a wooden ramp, nails are pulling out and the wooden members have warped and twisted, causing it to be usable at best and dangerous at worst (see figure 12). A stone path along the east side of the building has issue with alignment and loose stones causing for uneven walking surface. For the driving surface there is asphalt pavement for both a drive and parking areas. There is some minor cracking and some collapsing along the edge facing the pond. Recommend that geotechnical testing be performed to provide recommendations for soil stabilization of the slope to the pond.

Two test borings 60 feet deep were performed by AB Consultants on the west side of the site. To evaluate the site to understand the soil conditions that would need to be considered if an addition is proposed for the site. What they discovered is that the various stratum vary between sands and clays of different densities. Ground water was encountered at a depth of 20 feet. At a depth of 35 to 40 feet an area of loose material was encountered. The soils encountered in Stratum 1 are suitable for use as on-site fill material. Any site grading requiring removal of soils, should include temporary storage, potentially at an approved off-site location, for reuse on site. Complete results of the testing can be found in Appendix B.

**B. Building Infrastructure**

Utilities coming in to the building have been cut or capped, and will likely need to be replaced or upgraded. The mechanical, plumbing, electrical, and telecommunications systems throughout the building have suffered deterioration from lack of use/maintenance, and need to be completely replaced and upgraded (see figure 13). Any proposed use for the building would require evaluation of the incoming utility type and capacity.

**C. Exterior Materials**

Overall the building exterior is intact but requires some action to prevent further deterioration. With the building being composed of two distinct construction campaigns with different designs and finishes, the conditions are grouped by either the 1921 original school or the 1934 addition.

The roof of the 1921 section of the building was observed to have ponding water along the north edge, which relates to water damaged materials observed in the interior spaces below. The metal coping of the parapet has some peeling paint and surface rusting. The stucco finish covering the building has condition concerns. Starting at the top section of the chimney that is above the roof, where there is some cracking and spalling of the stucco. Other areas of minor cracking in the stucco occur around the windows, including vertical cracks starting at the corners and horizontal cracks between the window heads at the second floor on the east side. A horizontal crack in the stucco between the chimney and stair on the north side of the building is slightly worse than the more typical cracks. The most pronounced worst crack was observed at the northwest corner of the building. It is a vertical crack in the stucco from the foundation to the roof. At the base of the crack is an 8 inch by 6 inch hole in the terra cotta block (see figure 14). Overall the stucco has isolated areas of where the paint finish is either worn away or peeling. On the north side a missing downspout has contributed to staining and cracking of the stucco in the area. At the south side of the building there is graffiti on the stucco, along the area reachable for the adjoining roof of the 1934 addition. There are conduits attached to the walls, many of the attachment locations have streaks of rust running down the face of the stucco. Currently the windows are covered with plywood to protect them from further damage and intrusion. Areas that are exposed have some surface rusting and from the inspection for the interior, some of the glass is missing and broken

At the 1934 addition starting with the higher roof at the gymnasium, there is excessive deflection at the south side, which is likely caused by deterioration of the roof joists and sheathing from water infiltration. The metal coping of the parapet at both the upper and lower roofs has some peeling paint and surface rusting. The single skylight on the lower roof east of the gymnasium has most of its glass broken out (see figure 15). At the lower roof that covers the majority of the addition the membrane was observed to be failing

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

adjacent to existing scuppers and roof drains (see figure 16). The scuppers and downspouts around the building were damaged or missing, leading to these locations having organic staining, vegetative growth, and deteriorated mortar joints of the wall below (see figures 17 and 18). About half of the east elevation of the east wing has organic growth, caused by a combination of water soaking into the masonry from roof leaks and tree cover decreasing the ability of the wall to dry out. Several locations along the masonry walls were observed to have missing bricks or improper repairs. The improper repairs consist of pieces of non-matching bricks and un-struck mortar (see figure 19). Several locations of the masonry walls have efflorescence, typically just below the belt course. Majority of the mortar is deteriorating or missing from the joints of the precast concrete belt course. The west elevation has a couple of small area of step cracking below the windows. Windows of the wings (east and west), are covered with plywood. Areas that can be seen of the windows have deteriorated paint, glazing, and sealant, leading to some corrosion. The steel lintel found at each opening, typically has some corrosion. Some of the windows have panes of broken glass. At the northeast side of the addition is a fire escape suffering from deterioration (see figure 20). This includes missing or damaged steel treads, supporting elements have extensive corrosion, and the wooden roof structure has partially failed. Near the base of the escape vines have taken root wrapping the building and fire escape with vines. Graffiti is found on the walls along the fire escape and the walls adjacent to the roof (see figure 21).

The gymnasium area of the school has additional ornamentation with its conditions issues different than the remainder of the 1934 addition. The precast concrete keystones of the window arches have some cracking of the adjoining mortar joints, which is also the case at the pilaster caps. Most of the pre-cast concrete elements have considerable amount of peeling paint, and potential deterioration of the surface (see figure 22). This includes the frieze panel, belt course, pilaster caps, window keystones, window sills, and architrave at the doors. The concrete window sills along the south side are cracked and spalling. At several of the sills the steel reinforcement is exposed and deteriorating (see figure 23). Wood oculus windows above the doors seem to be in good condition other than having some peeling paint. Along the south wall of the gymnasium the concrete foundation has several vertical cracks. A significant structural concern of the masonry walls is a stair-step crack in the exterior brick wall, at some locations the crack is ¼ inch wide along, this is at the west wall of the gymnasium. Above this crack is an area of efflorescence, and below an area of biological growth.

Materials on the exterior of the building were sampled and tested for containing asbestos, per the state of Maryland regulations any material containing at least 1% asbestos is considered to be an asbestos-contained material. At the windows both the caulking and glazing compound were found to contain asbestos. Components of the roof contain asbestos, this includes flashing at both the perimeter and around components, along with the tar sealant that is found at both the parapet and perimeter of the roof. Addition details of the testing and results can be found in the report form Tidewater Inc., found in Appendix C.

On site testing was performed on painted features on the exterior of the building. Readings are recorded in milligrams per square centimeter, with a level of 0.7 being the threshold to be considered a lead based paint by the State of Maryland. Items found to contain lead based paint, painted black are the fire escape and handrail, painted green is door casing.

#### D. Interior Materials

Overall the interior finishes are in poor condition, from infiltration of water. This has lead to deterioration of both the finish and substrate, and allowing for organic growth in the form of moss and mold form on surfaces.

Starting with the conditions at the first floor of the 1921 building. The finishes and conditions throughout the spaces are fairly consistent. The carpet is worn, has water stains and is covered with dirt and debris. The walls of plaster and gypsum have holes in them and areas of mold. Drop ceiling are used throughout, they are typically damaged and falling (see figure 24). Above them is plaster with holes and cracks, and some areas where it is separating from the framing. In the classroom spaces most of the plaster ceiling is missing. In the bathroom areas hidden in chases are remnants of beadboard, which has been cut and pulled apart. The painted finishing on it is crazed, burned and peeling (see figure 7).

On the stairs serving these spaces the one to the south is in good serviceable condition. The one on the north side of the building has peeling paint and rusting of the metal elements. The corrosion was most prominent at the underside of landing to the exterior. In the area of this stair is a large amount of waste and trash (see figure 25).

At the second floor the finishes and conditions are slightly different than the first floor. Carpet throughout the spaces is worn, has water stains and is covered with dirt and debris. Moisture damage of the wood subfloor was seen adjacent to bathroom piping (see

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

figure 26). The walls of plaster and gypsum have areas of peeling paint, deterioration, holes, and mold. The moisture damage and staining is most concentrated along the north wall. Above the drop ceiling is a tin ceiling, it has peeling paint and areas with missing and damaged pieces (see figure 27). There are locations where it is pulling off from substrate.

The corridor at basement level of the 1921 building is vinyl tile, as do the majority of the adjacent rooms. The tiles are delaminating from the substrate, as well as broken and missing. A couple of the rooms have carpet, which are dirt and debris covered (see figure 28). The walls are typically gypsum board with considerable amount of mold, holes, and peeling paint. The walls along the exterior have a severe amount of damage, caused by water. One of the rooms has wood paneling installed over the gypsum board. The drop ceilings through this level are falling with bent and rusted tracks, the tiles are damaged or missing. Above is gypsum board that has holes and some water damage.

Moving to the 1934 addition starting with the east west corridor, with debris covered vinyl tile floors, gypsum walls with peeling paint and drop ceiling with missing and broken tiles. The former gymnasium area is saturated with water, with extensive damage to the finishes. The carpet in this area has become a carpet of moss. The gypsum walls in the areas have holes and peeling paint, and heavily covered in mold (see figure 29). The drop ceiling has largely disintegrated from water infiltration, exposing the underside of the roof structure above. Water damage has caused extensive damage of the finishes along the west wall of the gymnasium (see figure 30). A larger area of this wall the finish has disintegrated and the exposed CMU substrate is heavily soiled with mold. The adjacent mezzanine has also sustained severe deterioration from water infiltration, making this area unsafe investigate. A wood beam that supports the floor structure and stair has partially collapse and the stair serving the mezzanine has collapsed. The level of deterioration observed in this area suggests that it in danger of complete collapse. The last room south of the west end of the corridor, has carpeted floor that is debris covered and water stained, with the substrate below being spongy. The plaster/gypsum walls in this space have some cracking, the paint is peeling and the walls are covered in graffiti. The restroom on the opposite side of the corridor has vinyl tiles on the floor has some dirt and debris, tile wainscot graffiti with plaster above that has peeling paint. The gypsum board ceiling is mostly in intact, with some cracking and delamination from the substrate. Moving to the west wing the floors are typically carpet with dirt and debris covering them. The walls are gypsum board with some holes and mold. The drop ceiling tiles typical throughout the spaces are missing, broken, and water stained. The finishes in the northwest and southwest corners are completed deteriorated exposing the CMU substrate (see figure 31). Switching to the other end of the building, to the east end of the corridor. The restroom has vinyl tile that is delaminating for the substrate. The tile wainscot on the walls has no issues, but the plaster above has cracking and peeling of the painted finish. The drop ceiling tiles have tiles that are missing, broken, and water damaged. The rooms across the corridor to the south the carpet floors have water stains with damaged subfloor below. The plaster walls have peeling paint, and the drop ceiling has missing, broken, and water stained tiles. The east wing has carpet stained and covered with debris. The floor at the north end of the wing has failed and collapsed, including the beams and joists below (see figure Room 32). The finishes have deteriorated at the corners of the building exposing the CMU substrate, which has mold growth, this condition occurs in the northeast, southeast, and northwest corners. The ceiling grid in these spaces has areas where it is twisted and damaged, the tiles are damaged, missing, and stained.

The interior of the building was inspected/ tested for hazardous materials. State of Maryland regulations defines an asbestos-containing material as having greater than 1% asbestos. The following were determined to meet this threshold. Vinyl composite tiles, 9" inch square and associated mastic are found throughout the building. While the 12' square tiles are not they quite often conceal the 9" tiles. Throughout the building the joint compound used with the drywall are asbestos containing materials. Pipes throughout the buildings are wrapped in asbestos-contained materials including insulation with compressed paper and mudded, both from 2 inch to 8 inches in diameter. Ducts in the boiler room in the basement of the earlier building have duct insulation that is mudded, contains asbestos. Black mastic dots on the walls in the original gymnasium area of the 1934 building.

A few items were not tested due to be inaccessible or highly likely to contain asbestos. Items assumed to contain asbestos-containing material, are the metal fire doors found throughout the entire building. In addition acoustical ceiling tiles adhered to the surface with a black dot, are assumed to be asbestos containing materials, including both the tile and the mastic.

On site testing was performed on painted features on the interior of the building. Readings are recorded in milligrams per square centimeter, with a level of 0.7 being the threshold to be considered a lead based paint by the State of Maryland. Many items were found to contain lead based paint. Items painted white containing lead based paint include window sashes, radiators, baseboard, and stair riser. Radiator in one of the rooms is painted tan with lead-based paint as are some of the windows. The walls of the Boy's restroom are painted with a lead-based tan paint. The girl's restroom has a green paint that is lead based. The toilets and mop sink contain a lead based finish. The door in boiler room is painted with a gray color lead-based paint.

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

The building was also visually inspected for universal wastes and other potentially regulated wastes, per 40 CFR 261. These materials need to be separated from other wastes and be disposed of according to applicable regulations. Several types of items were identified within the building including different types of light bulbs (fluorescent light tubes, compact fluorescent lights, high intensity mercury-containing bulbs, and halogen bulbs). Suspect mercury-containing materials are thermometers, emergency exit signs, and emergency lights. In addition security/surveillance cameras, miscellaneous electronic equipment (computers, monitors, and typewriters), and fire extinguishers were identified in the building that require proper disposal. The ballasts in the fluorescent light fixtures are assumed to contain polychlorinated bi-phenyl-containing (PCB), but were not visually inspected. If determined to not be PCB-containing they can be disposed of in general waste.

**E. Codes (life safety, accessibility, energy and environment)**

Building a 1 to 2 story light structure on the site in the silty clay found 3 feet below the existing surface, the footings should be based on a maximum 1,500 psf bearing pressure with a minimum footer dimension of 24 inches. If a structure of 3 or more stories is to be built a shallow footing will likely not be feasible. An alternative deep foundation system such as auger cast piles or driven piles would need to be considered. The piles are recommended to be spaced at a minimum of three times the piles diameter and to not exceed 1/8 inch per foot off of vertical. Installation of a surface parking lot is not expected to require major grading. Based on it being use by light automobiles and service vehicles, undercutting of the weaker subgrade soils and backfilling with selected fill or subgrade soil is expected.

Storm water management regulations require that for any site devolvement projects, that storm water for proposed work area, as well as 50% of the existing impervious surface on the site, needs to be treated. Possibly options that could be considered and evaluated for this site would included, a green roof, impervious pavement, and underground retention.

The buildings construction type is classified as 3b, which has exterior walls that are of non-combustible materials, with a 2 hour rating and interior walls of any allowed building material. This construction type allows for a structure of up to 55 feet in height. Dependant on the type of use a two to 4 story building is allowed between 8,500 and 16,000 square feet with automatic sprinklers installed those areas can be increased by 200% for a building with more than one story above grade and 300% for buildings with a single store above grade.

The local area is included in climate zone 4, which dictates the insulation requirements for the building components. Code requires an insulation value if R-38 Roof in cavity. If it is installed continuously above the structure the value is R25. The walls need a rating of R-20, while framed floors R-30. For slabs on grade, if the slab is heated R15 is to be achieved, if unheated R-10. If the property is certified as being eligible individually or as contributing to a historic district provides for it to be exempt from these requirements. This exemption would not apply to an addition to the property.

Below are the current codes used by the Prince George's County Government

**Building Codes:**

- 2012 NFPA 101 Life Safety Code and Subtitle 11 Prince George's County Fire Safety Code
- 2012 International Building Code and Subtitle 4 Prince George's County Building Code
- 2012 International Existing Building Code (IEBC)

**Sprinkler System:**

- 2010 NFPA 13 Installation of Sprinkler Systems
- 2010 NFPA 13D Installation of Sprinkler Systems in One and Two Family Dwellings
- 2010 NFPA 13R Installation of Sprinkler Systems in Residential Occupancies up to 4 stories in height

**Fire Alarm:**

- 2010 NFPA 72 National Fire Alarm and Signaling Code

**Electrical Code:**

- 2002 NFPA 70 National Electrical Code and Subtitle 2, Group 14B and Subtitle 9 Prince George's County Electrical Code

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

**Structural Building Code:**

2012 International Residential Code

2012 International Building Code and Subtitle 4 Prince George's County Building Code

**Accessibility Code:**

Prince George's County Subtitle 4, Sec. 4-180 Chapter 11 – Accessibility.

COMAR 05.02.02 Maryland Accessibility Code

2010 ADA Standards

**Mechanical/Energy:**

2012 International Mechanical Code

2012 International Energy Conservation Code

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

**Chapter 7. RECOMMENDED TREATMENT PLAN**

With this property certified as a historic structure, there is the possibility that the rehabilitation of this property will qualify for a tax credit. A three part application needs to be submitted, reviewed and approved by the State Historic Preservation Officer and the National Park Service, allowing for qualified expenses to receive a 20% credit. In order to qualify the property needs to be an income producing use and approved work is to remain in place for at least 5 years. To qualify all work is to follow the Secretary of Interior Standards for Rehabilitation, the treatment zones identified in Chapter 4, and the recommendations below will help guide those activities.

**A. Interior**

**1. Restoration Zones**

The materials identified as contributing are to remain and should be repaired, to return them to the period of significance. If the material is damaged, it shall be retained and repaired. Where an element is missing it should be recreated based on documentary and physical evidence available, not based on conjecture. If new finishes or materials have concealed contributing materials, they should be removed. Locations where the historic configuration has been modified by additional walls shall be removed, returning the space to its historic spatial configuration. The plans showing the treatment zones indicate walls that are non-contributing in a lighter color.

**2. Rehabilitation Zones**

Treatment in this zone is similar to the Restoration Zone identified above. Spaces in this zone typically have less distinct elements, providing a little more flexibility when working with the finishes in this zone.

**3. Renovation Zones**

In areas in this zone there is freedom to make changes to accommodate restrooms, mechanical, etc. These changes should be in a manner in which it does not impact the appearance of the exterior or adjacent spaces of a higher treatment zone.

**B. Prioritized Treatments (Phasing Plans)**

**1. Urgent (stabilization and weatherization)**

These are steps to be taken immediately to mothball the building, protecting the building from environmental deterioration and damage from vandalism. Refer to the Preservation Brief "Mothballing Historic Buildings" found in the appendix, for additional details on mothballing.

- Repair leaks in roofs, membranes, flashing, at roof penetrations, roof drains, gutters, scuppers and downspouts;
- Provide ventilation at existing openings for moisture and excess temperature;
- Remove deteriorated exterior roof access stair;
- Ensure building enclosure remains secure and monitor property for unauthorized access.

**2. Mid-Term (repair, rehabilitation and upgrades)**

These are steps to be taken to prepare the building for development. These steps will increase the interests of the building and to reduce their risks when acquire/developing the building.

- Remove severely deteriorated floor framing, stairs, partitions, etc. from collapsed areas, at first floor and gym mezzanine;
- Abate all hazardous materials, as recommended by Tidewater, Inc. report;
- Conduct a market study of economically viable public and private uses.

**M-NCPPC**  
**Old Marlboro High School**  
**Historic Building Conditions Assessment and Treatment Plan**

---

3. Long-Term (modernization, adaptive reuse, expansion)

- Based on a market study, upgrade utilities for expected uses;
- Reinforce roof structures as recommended by structural engineering report;
- Repair masonry as recommended by structural engineering report;
- Modernize building systems for new use(s);
- Provide code upgrades for life safety and accessibility.

**Option One: School:** Modernize the existing building as a school. Modernization would necessitate new egress stairs and an elevator. Ramps from different first floor levels would reduce the need for stairs and lifts. HVAC could be provided with centralized, roof mounted equipment. The areas on each side of the 1921 central wing would be converted into outdoor recreation spaces. Skylights could be provided in the central corridor to increase natural light and allow the original front of the 1921 building to be visible from inside.

The front of the building would have entry, administrative wing, medical clinic, and multi-purpose space with gym, auditorium and food service. Bathrooms would be completely reconfigured to meet program and ADA requirements. The west wing would have four classrooms, the east wing would have three classrooms and the original 1921 wing would have eight classrooms with support spaces in the basement.

**Option Two: Mixed Use:** Modernize the existing building for mixed uses for public or commercial office, limited retail and/or food service and housing. The original classrooms of the 1921 building as well as the east and west wings could be converted into studio apartments. Modernization would necessitate new egress stairs and an elevator. HVAC could be provided with centralized, roof mounted equipment for the office and retail spaces and individual split systems with roof mounted units could serve the residential portions.

This option would provide for eight small studio apartments on the first and second floors of the 1921 wing with two additional apartments and support spaces in the basement. An additional seven apartments each with a loft split between the east and west wings, for a total of seventeen residential units. The gymnasium and other first floor spaces on the front of the building would be approximately 8,000 sf, devoted to the commercial uses.

**Option Three: Mixed-Use Expanded:** Modernize the existing central building for assembly/restaurant, office and expand upwards the east and west wings modified for residential uses with parking below. The two wings would be walk-up apartments with each having a separate entrance. The surface parking area behind the building would be landscaped and allow for service deliveries between the three wings. The new roofs of the east and west wings would be configured for roof terraces, to take advantage of views and provide outdoor space for the residents. Elevators would be provided for the east and west wings only (not for the center 1921 wing).

This option would provide for eight small studio apartments on the first and second floors of the 1921 wing with two additional apartments and support spaces in the basement. The west wing would have twelve units and the east wing would have nine units for a total of thirty-one apartments. The gymnasium and other first floor spaces on the front of the building would be approximately 8,200 sf, devoted to the commercial uses.

Diagrammatic plans of the three options are included in Appendix A.