

West Elevation

❖ *Description*

The west elevation of Lumberton Old Town Hall is oriented toward Main Street. This primary façade is three-bays and two-and-a-half stories, clad with white aluminum siding over clapboard. Fenestration is irregular and asymmetrical (4-1). A two-and-a-half story, octagonal stair tower is attached to the south corner of the facade (4-10). The building is situated on an uncoursed, dressed brownstone foundation (4-12). The landscape slopes from north to south, thus more of the foundation is exposed at the south end of the elevation. Two-light hopper windows punctuate the foundation at either side of the central entrance. The granite "1896" date stone is situated at the north corner of the façade (4-9). The elevation is capped by a narrow fascia, solid soffit and plain box cornice wrapped in aluminum trim (4-13).

There are three types of windows on the three-bay west facade. The first floor windows are irregular and asymmetrical. The window at the north end of the first floor is a proportional two-over-two wood sash. The window at the south end of the first floor elevation is a narrow two-over-two wood sash (4-11). This window is identical to the three first floor windows in the stair tower. The three second floor windows are symmetrical, three-over-two wood sash windows that match the width of the southern first floor window. The upper sash features three arched-head panes. The five windows in the stair tower are narrow two-over-two wood sash with pointed-arch glass in the upper sash (4-1).

All windows feature heavy wood surrounds encased in painted aluminum cladding. The muntins are wide and the narrow wood sills, clad with aluminum, project slightly (4-11).

The central bay of the first floor features historical paired, raised six-panel doors, capped by a semi-circular, six-light fanlight (4-8). The door and window are trimmed with heavy plain molding. A heavy wood transom bar separates the door and fanlight.

❖ *Significant Features*

- ◆ Entry doors.
- ◆ Clapboard (beneath aluminum siding).
- ◆ Stone foundation.
- ◆ Original wood trim, including window trim beneath aluminum.
- ◆ Windows, all of which are original.

❖ *Problem Conditions*

- ◆ The foundation exhibits some missing and loose mortar, some inappropriate repointing, and some spalling stone.
- ◆ The exterior doors exhibit some deterioration. The threshold is extremely worn as well.
- ◆ The windows exhibit some deterioration and paint loss. This is typical of all elevations.

the west wall. The dumbwaiter at the southeast corner of the room features a small two-recessed panel door with a beaded-board transom in the south wall (4-66). The vertical chase at the northwestern corner features a single-raised panel door at the west wall providing access to what may have been a trash chute (4-62). All doors feature broad plain trim surrounds.

❖ *Significant Features*

- ◆ Plaster on all walls.
- ◆ Wood trim on doors, windows, and baseboards (4-68).
- ◆ Decorative grilles on heating vents on north and south walls (4-67).
- ◆ Dumbwaiter doors and shafts on east wall (4-62, 4-66).
- ◆ Original tongue-and-groove wood floors.
- ◆ Original windows (4-60).

❖ *Problem Conditions*

- ◆ There is damaged and cracked plaster throughout the room, (4-59, 4-62, 4-63, 4-64, 4-65, 4-66).
- ◆ The paint on most surfaces in the room is deteriorating (4-68).
- ◆ At several locations throughout the room, plywood panels have been applied over damaged sections of plaster (4-56, 4-57, 4-58).
- ◆ There is water staining at the east end of the floor.
- ◆ There is water damage to the ceiling tiles and wall directly above the north window in the east wall (4-65).
- ◆ The bottom sash of all windows are deteriorating (4-61).

BASEMENT

Prior to being refinished for office use, the basement housed a caretaker's apartment.

Room 001 Portico

❖ *Description*

The small portico is at the western end of the south elevation (4-69). The six-foot by six-foot room features a 7'-9" ceiling. The east, west, and south walls are clad with drywall, while the north wall is the whitewashed stone of the exterior foundation. Built-in benches line the east and west walls. The portico features a tile floor.

CONDITIONS ASSESSMENT

SITE

Note: For photographs of existing appearance and conditions, refer to Chapter 4: Photographic Documentation.

❖ *Description*

The Lumberton Old Town Hall property consists of a lot that roughly conforms to the footprint of the building, the adjacent parcel to the north of the building with a monument, and an additional parcel to the south on which the parking lot is located. The land to the north of the building is roughly flat but slopes down across the width of the building to the south side, where it again flattens out. There is also a significant slope down from west to east along the north side of the building alongside the additions. On the south side, there is a west-to-east slope downward from the road to the parking lot.

A mature tree is located between the building and driveway at the southwest corner. A concrete walkway connects the parking lot and the front steps, running directly alongside the building. Toward the east end on the south side, the asphalt paving of the parking lot continues up against the building at the location of a former garage in the basement and up to the west of the two existing garages. The east of the two garages is located at a slightly lower elevation. The parking lot ends in a short concrete wall to the east of the first garage, dividing it from the lower, second garage (4-21).

❖ *Conditions*

- ◆ The walkway from the parking lot to the front entrance is uneven in spots, making it unsuitable for wheelchairs which must pass by it to reach the handicapped access on the far side.
- ◆ The asphalt paving up against the building is no longer necessary, is aesthetically unattractive, and prevents pecculation of rainwater.
- ◆ The parking lot configuration does not appear to be optimal for accommodating large groups of people.
- ◆ The grade around the building does not slope away on all sides to encourage drainage. This condition may contribute to the dampness of the basement.
- ◆ The tree near the southwest corner contributes to clogged gutters and moisture held against the building. Pruning of the branches nearest the building would be beneficial.