
INTRODUCTION & SUMMARY

The Laurel Train Station was formally surveyed on January 14, 2004. At that time the condition of the roof, the exterior envelope, and the interior of the small Basement and old Freight Room was inspected. No serious problems that could pose a risk to the public safety were noted. However, the exterior building envelope and selected structural components in the Basement are in need of attention. The overall condition of the building is declining and the building is in need of significant maintenance and repair.

Following the assembly of our field inspection reports, a list of improvements was developed. This list includes a number of options for the repair of the roof since the roof is composed of original slate, which can be very expensive to replace. These options reflect significant variance in the choice of roof materials, the resultant visual appearance and life span of the resulting roof system. It is understood that the project construction budget is \$300,000 and that the bulk of those funds are to be focused on exterior improvements.

From photographs taken of the station in its early years it appears that three elements were removed many years ago. First, the building included a brick platform and roof canopy that extended ten's of feet beyond the station roof in both directions along the adjacent tracks. Secondly, the original roof system included a pole gutter system. This pole gutter system was removed and replaced with a simple box gutter, perhaps coincidental with the removal of the extended platform canopy. The original pole gutter areas of the roof were probably closed over and the roofing slate repaired using slate salvaged from the demolished sections of the platform canopy.

Third, and perhaps more recently in the past thirty years, the original Freight Room doors were removed, the masonry openings in-filled, and the interior floor elevation raised to match the elevation of the rest of the station floor. Other than the exterior alterations mentioned, the building is a reasonably good reflection of its original exterior appearance.

Our approach to the development of the repair concepts was to avoid a restoration solution, since this might include the unnecessary replacement of the platform canopies. However, one roof improvement option includes replacement of the pole gutter system around the perimeter of the existing roof.

In conclusion, a "basic" set of improvements has been developed and costs assembled. In addition, we have prepared two additional options: Options-1 and -2. Option-1 includes replacement of the slate roof materials with asphalt shingles. Option-2 includes all new slate and pole gutter system. The Basic and Option --1 solutions fall within the funds available for this project. The costs for Option-2 are considerably beyond the \$300,000 allocation for this project.

• Basic Improvement Plan	\$222,070
• Option-1 Improvement Plan	\$284,618
• Option-2 Improvement Plan	\$436,087

The details of the proposed improvements and their costs are contained in the section "Improvement Options."