

**ENGEL LUKAS HALL**  
fka Old St. Luke's Hospital  
330 Carolina Drive, Tryon, NC

SELLERS LIST OF REPAIRS, REPLACEMENTS, IMPROVEMENTS  
[Current as of 6-10-2024]

**Legal**

1. Full Survey performed and area staked. No survey ever done previously.
2. Rezoning from R-2 to GB Limited Conditional Use to allow business and living space, attended and presented at all multiple Planning Board and Commissioner Zoning Meetings, paid all Legal and Rezoning fees.
3. All taxes paid and up to date.
4. After consulting with John Hovendon, Esq., installed low fence and white roses along top of 20 foot high retaining wall, planted white roses along the low fence and installed FALL HAZARD signs to warn young children who might trespass onto the property. Though no legal responsibility, felt better to err and add some protection there. Neighbor [we love him; easy to be with] has since installed a second, higher fence on his side of the property for added protection for children.
5. Paid for a second [Polk County had performed a Phase I Study 10 years before] Full Stage 1 and Select Stage 2 Environmental Assessment Report to confirm no existing environmental hazards. The Consultant focused on the exterior and underground storage tanks, found no existing environmental conditions and explained to us how to either remove the underground storage tanks [USTs] **or** empty them of fuel and fill them with sand or sludge. The Consultant did not assess asbestos inside the building, but presumed by building age that there would be asbestos and lead paint. The likelihood of asbestos and lead paint are also consistent with and referenced in the County's Original Stage 1 only Environmental Assessment Report and consistent with **any building built before 1978** when lead paints were discontinued and asbestos in **any building built before 1989** when the EPA officially banned asbestos. We did locate asbestos insulation around old pipes in one area and that will need removal **or** be encapsulated securely [the latter recommended by experts rather than removal].
6. In addition to draining the small volume of fluid that remained in USTs, pumping out and then disposing of the fluid off site [nowhere on ELK property in other words] in accordance with application regulations, and filling them with sand, per the Environmental Consultant recommendations, asbestos shingles were on two "hips" on two wings of the old stone sections. Those asbestos shingles were safely removed and disposed off site in accordance with applicable regulations and replaced with Ludowici French tile terracotta shingles.
7. Staked out the back property to divide the land into Engel Lukas Building with appx 2.34 acres and remaining 3 plus acres plus a cottage in back and a back forest. The lines can be seen with stakes and orange flags.

8. Legal expenses paid for separate tax parcels to be combined into single property in county tax records
9. Legal expenses paid for reclassified zoning to General Business [GB] to allow machine and wood shop operation and residence on property
10. Legal expense to obtain Federal Certified Wildlife Habitat designation with National Wildlife Federation, which does not restrict the land but conveys to the public that the owners value a higher quality of life.
11. Signage installed for Certified Wildlife Habitat.

## **Roof Work on the Old Structure**

1. On the Old Stone Structure: All replaced clay tiles include pure sheets of copper in all the valleys and clay tiles are installed with copper nails. This ensures a 100 year roof if not longer. Metals should never be mixed with clay tile roofs. Thus, used copper flashing and copper nails. Approximately 40 percent of terracotta tile roof on the old structure has been repaired and/or replaced [as of 10-1-22]. Just to give context of the magnitude of the work and value added, Asheville bid \$100,000 just to replace one hip [10 percent of that clay tile roof].
2. On the Old Stone Structure: Replaced all rotted and damaged decking with milled solid pine 3" x 8' tongue and groove roof decking consistent with the original roof on all parts of the Old Structure. Approximately 20 percent of rotted decking repaired/replaced.
3. On the Old Stone Structure: All the front dormers on the clay tile roof were rebuilt. All of them had sides replaced and were reroofed with clay tile shingles.
4. On the Old Stone Structure: There was no door on the back of the Stone Structure, which the prior owner had simply opened up. Plywood shed doors were built and installed at shop area on back of building that was an open area that the previous owner created when he tore out part of the old stone wall.
5. On the Old Stone Structure: New roof crickets were built and installed around two chimneys that were leaking and to re-direct the water away from those chimneys.
6. On the Old Stone Structure: Unused plumbing vents were removed
7. On the Old Stone Structure: TWO 2 rotted architecturally important large half-round attic vents were removed, rebuilt and refinished, painted with copper and re-installed to keep the architectural integrity of the structure.
8. On the Old Stone Structure: Replaced all roof valleys, step, and counter flashings on the main stone building with 16 oz pure copper
9. On the Old Stone Structure: All Missing deck supports were installed on north western slope of main building roof and northern hip
10. On the Old Stone Structure: All the rotted soffit was recut and replaced with pressure treated wood and then painted.
11. On the Old Stone Structure: All rotted fascia was recut and replaced with pressure treated wood and painted.
12. On the Old Stone Structure: Any broken clay tiles were replaced with unbroken solid clay tiles.

13. On the Old Stone Structure: Asbestos shingles on the two old roof wings were safely removed and disposed of off site in accordance with applicable regulations. They were replaced with thick Ludowici French clay tile shingles shipped down from Minnesota taken off an old hospital up there.
14. On the Old Stone Structure: All clay tiles installed with copper nails [copper valleys and nails ensure the roof lasts at least another 100 years]
15. On the Old Stone Structure: All the historic fishtail curved rafter tails that were rotted at each wing were recut with pressure treated wood, painted to match the color of the original building, and reinstalled.
16. On the Old Stone Structure: The back entrance door with curved wood supports and clay tile overhang was rebuilt entirely to match the original back entrance that had fully rotted. The curved supports were recut by hand with pressure treated wood, rebuilt, and clay tiles and copper end tiles were installed with copper nails. The hand cut wood trim was repainted to match the color of the original building, and reinstalled.
17. **Replaced Entire Roof at the entrance with a Porch on North Wing** [the IGA side wing near the micro-orchard] the porch area was replaced with new decking, new underlayment, that porch is now architectural asphalt shingles roof; roof was torn off and replaced with new decking, underlayment and asphalt shingles
18. **Replaced Entire Roof On the Structure Connecting the Old Stone Structure to the Carolina Drive Wing:** The South glass entrance [pool room] roof was heavily leaking and had cheap, rotted asphalt roof tiles. The asphalt roof tiles were removed. The rotted roof was removed. The roof was entirely re-built, re-framed to increase pitch so the old, lighter-weight asphalt shingles could be replaced with the heavier terracotta clay tile roof shingles and were replaced;
19. South glass entrance roof asphalt shingles were removed and safely disposed off site.
20. South glass entrance terracotta tile shingles matching the roof were purchased and installed with pure copper nails, again to be a 100-year roof.
21. South glass entrance - Small valleys made of pure copper were added to divert water away from sides of main building and South wing
22. South glass entrance - Unsightly gutters removed and replaced with a simple copper water bar above doorway
23. Sun room roof [second floor with all the windows] was torn off and replaced with new decking, new underlayment, and new architectural asphalt shingles to match the clay tile [used asphalt because sun room roof does not have a steep enough pitch to handle the weight of terracotta tiles]
24. **Replaced Roof and rotted portions of structure on upper entrance with a Porch on Carolina Dr. Wing** [facing Carolina Drive the porch area was replaced with new decking, new underlayment, that porch is now architectural asphalt shingles roof; roof was torn off and replaced with new decking, underlayment and asphalt shingles

### **Stone walls built and stone work restored**

1. Rebuilt 90 feet of the west parking lot ten-foot high natural stone retaining wall. To give context of the magnitude of the project, it took Ben Hudson and a crew of 8 men and a woman 3 months to rebuild that section with rapple and mortar 3 feet thick and the stone face. Below the soil level, that stone retaining wall is actually 3-4 feet thick of stone and mortar.
2. Reinforced the rest of the stone wall with new mortar on the rest of historic stone retaining wall.
3. Re-graded upper section of property so that water coming down hitting and weakening the retaining wall was diverted across the property instead of immediately down to the wall.
4. The rotted railroad ties lining the mailbox area on Carolina drive and built a new natural stacked stone wall facing Carolina Drive that someone had hit and destroyed.
5. Had another new natural stacked stone garden wall facing Carolina Drive
6. Not monetarily important but historically important -- I Located near the road an old stone that had engraved on it a tribute to a Old St. Luke's hospital worker. Bobbi had told me about this worker and they built a white hydrangea garden in tribute to her with that stone. I planted two white hydrangea trees and placed her stone in the middle of that garden on Carolina drive to honor her again.

### **Cleaning [all removed and disposed of off site as appropriate destination consistent with applicable regulations]**

1. Underground storage tank work – *See also* details under Legal Work. All, as of May 2022, USTs have been drained of the residual fuel [not much remained] and filled with sand per recommendations of Environmental Consultant in Greenville SC.
2. Underground storage tank work – Located, drained and filled underground storage tank on west side of children's library building in early 2022.
3. Underground storage tank work – Verified by the Environmental Consultant and then by us that the UST on west side of north wing was removed already.
4. Underground storage tank work – We have photo documentation of the emptied out and then filled-with-sand tanks.
5. Cleaned interior of building that was filled with discarded unusable wood with nails and old plywood. Cleaned interior of building that was filled with old furniture, discarded printers and other electronics, and trash. Since purchase, have removed more than 10 dumpster loads of trash and debris from the building interior.
6. Removed 4 more dumpster loads of debris and abandoned items that had been left in the front parking lot
7. The wings on the IGA side were carefully scraped of lead paint and vacuumed.
8. Continued interior cleanup of building and removal of more trash and debris [3

- additional dumpster loads]
9. Removed interior floor decking and linoleum flooring in main stone building [4 additional dumpster loads]

### **Trim work**

1. Removed and replaced rotted and insect-damaged fascia with pressure treated and painted 1x8
2. Removed and replaced rotted fascia on covered entrance at west side of north wing with pressure treated fascia
3. Removed and replaced rotten or damaged rafter tails with treated 6x6 with historic profile restored
4. Removed and replaced West Side awning, which was completely rebuilt using pressure treated 6x6 stock and rake tiles fabricated from 16 oz copper

### **Windows with New Glass, Painting, and Finishing work**

1. Windows on South side of main Old Stone upper building restored, including: replaced all broken panes, replacement of sash cords, glazing of broken panes, replacing damaged framing, and painting.
2. Broken glass doors on upper porch facing Carolina drive [which would not have met national code] were replaced with tempered glass and reglazed.
3. Brass door bolts added to main doors.
4. Doors and broken windows on South Wing all replaced, reglazed, repainted
5. Doors and broken windows on North Wing all replaced, reglazed, repainted.
6. All broken windows on the front of the North Wing IGA side were replaced with new glass [about 70 percent of the windows] and reputtied.
7. Railings on North and South Wings and main Stone buildings were repaired and repainted
8. All other broken glass windows were replaced and reglazed.
9. All other windows were repainted.
10. All other doors were repainted
11. Painted all of the fascias, all of which were replaced
12. Three architecturally important curved metal attic vents restored [1 too far gone and rebuilt from scratch] and repainted with enamel after restoration with two coats of Rustoleum enamel
13. Pressure treated 6x6 gate posts painted with two coats of black enamel
14. All cracks in any exterior walls were sealed to prevent water from entering.
15. All cracks in stone “planter” in front by parking lot were sealed to prevent water from entering.

### **Boiler room [lower room]**

1. All broken glass windows in boiler room area [backside, below stone wing level] were replaced with glass windows and built window casings and painted them.

### **South Side Carolina Drive Painting**

1. Painted brick walls on South side facing Carolina drive [courtyard area] with the same dark gray color and white windows we started at the South glass door entrance. That dark gray color scheme was done after consulting architects about old stone buildings with newer wings and researching what architects did in Europe.
2. Painted windows on South side of Carolina drive with pure white paint to match the stone building windows.

### **IGA Wing Roof Repairs**

1. Repaired back flat roof on IGA side and decking to stop leaks [North wing closest to IGA]

### **South [Carolina Drive] Wing Roof Repairs**

1. Repaired front flat roof and any rotted decking to stop leaks [South wing]

### **French Drainage Work around entire structure and existing drains cleaned**

1. Hauled in soil fill [multiple dump truck loads] and graded to correct draining to align drains and improve water movement away from the stone building
2. Hauled in soil fill [multiple dump truck loads] and graded to correct draining to align drains and improve water movement away from the North Wing [IGA side] building.
3. Installed below grade waterproofing -- EPDM sheets around stone building - to correct drainage around building and keep water away from building structure
4. Installed below grade waterproofing -- EPDM sheets around North Wing building - to correct drainage around building and keep water away from building structure
5. Hauled in and installed stone atop EPDM sheeting around stone building for drainage and aesthetics
6. Hauled in and installed stone atop EPDM sheeting around North Wing building for drainage and aesthetics
7. Installed more drains around the North Wing [IGA side] to improve drainage and guide water away from building structure.
8. All existing drains were located and cleaned to improve existing draining.

### **Front and Front Turret Area work**

1. Front turret area -- replaced rotted Fascia and Exterior Trim with pressure treated wood
2. Painted all wood in front, including Soffit.
3. Hand cut new molding to match original molding in front that had rotted.
4. Painted all trim on front area
5. Tryon Toymaker hand carvings on Front were restored and then painted
6. Detailed painting work along front for lettering and architectural details

7. Front turret area – painted the formerly white panels with dark gray color scheme to match dark gray on dormers and on brick by courtyard.
8. Front turret area – replaced rotted plywood covering old opening with new plywood and painted dark gray color scheme until stairs are either built from stone or tasteful industrial metal stairs are added.
9. Patio in front Turret area [where old entrance was] had broken concrete; all broken concrete was removed and new concrete was poured to stop any leaks on patio by turret area
10. Old electrical conduit running along front of stone building removed.
11. New light fixtures with old Gothic look were added to front turret area

### **Water Collection Work [Water is expensive in Polk County]**

1. As part of water draining and as part of water collection, installed gutter and water collection tanks in back of Stone building to capture rain water - 900 gallons of water capture storage [which has a pump system on the UTV to pull the rain water into the tank on the UTV for irrigation]
2. Installed water collection tank in front and rain chain to divert water into tank in front for irrigation for garden
3. More kudzu eradication in back forest area, and as of October 2022, less than appx. 25 percent of the back area has kudzu regrowing.

### **Land Reclamation**

1. Cut, sprayed, and killed thick web of kudzu that was thriving on the logged portion of the property and growing across parking lot into the building [approximately 5 acres of kudzu eradicated. Valued at \$5,000-\$10,000/per acre per spraying x 3 times per year]
2. Opened 1/4 mile of UTV trail/access road for grounds maintenance, kudzu control, watering etc.
3. Hired grader to create drainage channel to move surface runoff away from west retaining wall.
4. Hired grader to install a small road for a UTB to be able to access and destroy the kudzu in the back section.
5. Had top soil installed on the upper parking lot and gardens there.
6. Installed copper painted water tanks for wildlife water access.

### **Landscape work**

1. Installed three attractive metal gates and one farm gate at property entrances
2. Installed Engel Lukas signage on all gates [Engel Lukas is Norwegian for St. Luke's, changed to avoid public confusion]
3. Planted more than 5000 shrubs and trees to bring back forests.
4. Planted more than 500 bulbs and rose plants.
5. Installed Engel Lukas Garden Signage
6. Built a raised bed garden over part of the parking lot for wildflowers
7. Set up deer food plots of healthy vegetation

8. Sewed more than 5 million wildflower seeds all across the property
9. Patched back driveways.
10. Planted juniper, willow, and poplar trees along driveways, and on slopes facing Carolina Drive
11. Planted rare hybrid chestnuts
12. Planted rare native hazelnut trees
13. Planted native Persimmon trees
14. Planted native Paw Paw trees
15. Planted rare Russian pomegranate trees.
16. Planted apple, peach and pear trees in micro orchard at north side, which the deer love.
17. Planted hillside of various French fig varieties
18. Planted flower beds near three entrances
19. Planted food plots in two locations on property to provide nutritious forage for deer
20. Installed thriving strawberry patch that wildlife and people alike keep poaching before I can get to them; was replaced by an azalea garden and remulched.
21. Installed a another garden at the front entrance
22. Weed cloth and mulching extensively around the property.

### **Mailbox Stand**

1. Removed and safely disposed of ugly fence over the windows behind the Mailboxes
2. Installed Mailbox and repainted the Mailbox stand

### **More work in 2023 forward**

1. More kudzu eradication in front area around building and forests around Carolina drive, and as of October 2023, less than appx. 2 percent of that area has kudzu regrowing at all.
2. More conifers planted and more conifer seeds sewn in back forest area
3. More black willows planted.
4. Upper porch in the courtyard was repainted and broken windows there were replaced and reputtied
5. New hardware added on porch double doors
6. More broken windows in courtyard and South Wing area were replaced [appx 12 more broken windows in that area]
7. Metal window frames were built by local blacksmith to replace the broken metal frames, themselves, for glass windows.
8. Courtyard lower windows were repainted white.
9. More garden signage added at front, first garden and as second, near Courtyard garden: Engel Lukas Gardens. Dedicated to the Artisans of Tryon NC
10. Planters for Conifer trees at courtyard were repainted for protection.
11. Kitchen divider at courtyard area was painted for protection of the structure.
12. North wing and front of building railings were painted for protection.
13. Solar lights installed around entire property to create a charmed lighting effect at

night.

14. More landscaping plantings on property - particularly gardens at front entrance and at courtyard entrance have additional plantings and mulching.
15. More weed cloth and pine straw installed to lower maintenance around property
16. More seeding of wildflowers that promote Monarch Butterfly, Hummingbird, and Bees species.
17. Rare hybrid chestnuts seeds disseminated.
18. Sewed more than 5 million additional wildflower seeds to promote pollinating insects and hummingbirds
19. More lavender, rosemary and other landscaping bulbs planted to expand the gardens.
20. Soil stabilizing vinca planted on steep slopes along Carolina drive.
21. More walking trails [deer trail width] cut into the forest to allow better kudzu eradication management and, candidly, to enjoy the wildlife to be seen around the property. Wild blueberries have been discovered in the back forest.

### **Back Cottage started in 2023 and continues – Bjørn [Norwegian for Bear] Cottage**

1. Back cottage – fja the old Childrens' Library was filled with trash and rot. Total of 4 loads of dumpster debris were taken out of the back cottage and removed and disposed off site.
2. Back cottage rotted interior walls and rotted ceiling were removed comprising 2 dumpster loads removed and disposed off site.
3. Debris all around back cottage was removed and placed in dumpster removed and disposed off site.
4. Demolished roof on back cottage - 3 dumpster loads removed removed and disposed off site.
5. Rebuilt roof on the Cottage [the old Library Center] in back to a steeper pitch to be able to install new decking to hold a terracotta tile roof with copper nails and copper flashing around the chimney. Old pitch was 4 in 12 and changed to 8 in 12. Old rafters were rotted, 2 x 6 rafters. Upgraded to 2 x 8 rafters. Old decking was 1/2 decking. Upgraded to 3/4 plywood decking.
6. Matched the cottage roof with the Stone building roof in pitch and terracotta tiles. Located and purchased flat Terracotta Tile Shingles that matched the Old Stone Structure.
7. Installed flat Terracotta Tile Shingles
8. Flashed chimney with copper flashing
9. Installed Bear Weather Vane
10. Built chimney brick section by additional at the top by appx 8 feet [even with the lower pitch roof the chimney would not have met national code] to accommodate the greater, higher pitch roof.
11. Installed Stone Veneer on chimney – appx 22 feet [above roof and below roof]
12. Installed and masonry Doorway Lintel [previously had wood above doorway, that would not have met any national code].
13. Built rustic Hemlock siding [thus more rot resistant] Board and Batten walls for

Gable ends.

14. Installed Glass windows and casements for Gable ends.
15. Reglazed and painted windows on for Gable ends [in process].
16. Double doors modified from historic doors with brass hardware [in process].
17. Stucco exterior walls, 2 coats of stucco [in process].
18. Apply sealant to stucco [in process].
19. Paint exterior walls [in process].
20. Paint all wood fascia [in process]