



BUILDING 2008

Building 2008 (formerly 202) was built in 1929 as barracks for a combat engineer regiment and currently serves as a barracks and headquarters. The three-story building is based on standardized Office of Quartermaster General plans in a Colonial Revival style with stone-capped parapeted gable-ends and three rear wings. Three parapeted pavilions with pedimented stone door surrounds emphasize the main entrances. The concrete post-and-slab structural system supports infill brick exterior walls and a wood-framed tile roof with gabled dormers. The central unit is stuccoed on the upper two floors of the facade. Simple concrete pier porches extend along the rear and flank the two rear wing courtyards. The building is identical to Building 2007 and is a shortened version of Buildings 2020 and 2021.

The character of the building is established by its overall symmetry, the rhythmic consistency of the 6/6-light windows with transoms, the prominent front entries including oval windows, and the tile roof. Minor but important details include the ornamental cast iron downspout boots, wrought-iron and pipe railings, and entryway fan windows.

The interior was completely remodeled in 1974 with new partition walls, drop ceilings, and doors. Only entry foyers and stairs remain as simple reminders of the original architecture. The exterior doors were replaced with flush fire-rated units and most window transoms were blocked during the remodel; both of these changes detract from the historic architectural character. Bright yellow paint on stairs also affect the historic appearance.

SEE BUILDING 2007

FOR SIMILAR MODEL TYPE

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CONDITION SURVEY

1. Grade has changed through the years; some drainage towards foundation. Monitor buildup conditions around basement windows.
2. No splash blocks or drywell provided under downspout boots; plugged boot.
3. Landscaping is overgrown; trees, in particular, are too close to building for size.
4. Dumpsters are not isolated, screened, or on pads.
5. Vegetation on parapet caps and parapets; walls stained.
6. Louver vents installed in dormers.
7. Dormer copper sheathing and flashing needs inspection.
8. Evaluate attic ventilation.
9. White replacement gutters and downspouts at rear visually intrusive.
10. Most original wood panel doors have been replaced.
11. Most window transoms blocked.
12. Metal foundation windows have minor rusting.
13. Porch steps painted yellow.
14. Concrete spalling on rear porches.
15. Security lighting mounted on building.

MAINTENANCE AND REPAIR SCHEDULE

BUILDING 2008

- A. IMMEDIATE
- B. 6 MOS. - 1 YR.
- C. AS FUNDING PERMITS
- * 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

EXTERIOR ELEMENT

	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
LANDSCAPING							
SIGNAGE	B 2.5						
DRAINAGE & GRADING	B 2.2			●		● 1,2	MONITOR BUILDUP; ADD DRAIN SYSTEM
LIGHTING	C					15	
PLANTING	B 2.1		●			● 3	PRUNE/FERTILIZE
FOUNDATIONS							
CONCRETE WALL				●		●	MONITOR CRACKS
CONCRETE PIERS							
SKIRTING							
WALLS							
WOOD SIDING							
CONCRETE							
STUCCO					●		CHECK SOUNDNESS; PATCH/PAINT
CONCRETE/STONE FACE							
MASONRY	C 4.2	4.10			●	● 5	CHECK MORTAR; CLEAN/REPOINT
PAINT				●		●	INSPECT; REPAINT AS NEEDED
WOOD TRIM				●		●	INSPECT; REPAINT AS NEEDED
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
ROOFS							
COMPOSITION							
BUILT-UP							
METAL							
TILE				●		●	CLEAN/INSPECT
FLASHING	C 5.4		●			● 7	INSPECT
ROOF ACCESSORIES							
BELL TOWER							
CLERESTORY							
ATTIC VENTS	C 5.5	5.10				● 6,8	EVALUATE VENTILATION
GUTTERS	C 5.6	5.11	●	●		● 9	CLEAN SPRING/FALL
SCUPPER BOXES							
DOWNSPOUTS			●	●		●	CLEAN SPRING/FALL
MISC. PENETRATIONS							
DOORS							
WOOD PANEL							
FLUSH WOOD	C	6.7				● 10	REPLACE
FLUSH METAL							
GLASS LIGHTS							
HARDWARE					●	●	OIL/ADJUST
TRANSOM				●		●	CHECK/REPAIR
WOOD OVERHEAD							
METAL OVERHEAD							
WINDOWS							
WOOD DOUBLEHUNG	C 7.1		●			● 11	CHECK OPERATION
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE					●	●	CHECK CONDITION
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER	B 7.2			●		● 12	SCRAPE/PAINT AS NEEDED
METAL DECORATIVE							
SCREENS/BARS							
PORCHES							
ROOFED	B			●	●	● 14	INSPECT/CLEAN ROOF; PATCH/REPAINT
ENCLOSED							
CONCRETE STEPS	C 8.4		●			● 13	FIX SPALLS/RUST
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING			●			●	SCRAPE RUST/PAINT AS NEEDED
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							
FIRE ESCAPES							
METAL			●			●	SCRAPE RUST/PAINT AS NEEDED
CHIMNEYS							
MASONRY					●		CHECK MORTAR; CLEAN/REPOINT
METAL							

MAINTENANCE AND REPAIR NOTES

1. **DRAINAGE**
 - a. Lower planting beds.
 - b. Regrade to slope away from foundation.
2. **DOWNSPOUT SEWER**
 - a. Provide extended concrete splash blocks to channel water from foundation.
3. **LANDSCAPING**
 - a. Develop comprehensive historic landscape plan.
 - b. Remove overgrown shrubbery and replace.
 - c. Gradually prune other shrubs to smaller forms.
4. **DUMPSTERS**
 - a. Relocate away from building structure.
 - b. Provide pad and screen or enclosure.
5. **LICHEN AND MOSS BUILDUP ON PARAPET CAPS AND WALLS**
 - a. Apply herbicide.
 - b. Clean residues with water and non-ferrous bristle brushes.
 - c. Inspect mortar joints; repoint if necessary.
 - d. Clean brick masonry, referring to article on "Brick Masonry Walls".
6. **VENTS IN DORMER SASH**
 - a. Relocate vents to less visible area if possible.
 - b. If use of sash necessary, run all vents to rear dormers.
 - c. Provide consistent installation in lower sash unit.
7. **DORMER SHEATHING**
 - a. Inspect for weather soundness.
 - b. Replace deteriorated flashing; refer to "Flashing" article.
8. **ATTIC VENTILATION**
 - a. Inspect attic space to evaluate ventilation system.
 - b. Install additional vents providing cross-flow system.
 - c. New ventilation should not be easily visible.
9. **WHITE DOWNSPOUTS AND GUTTERS**
 - a. Paint downspouts dark brown color with enamel paint.
10. **DOOR REPLACEMENTS**
 - a. Replace as budget and time permit with panel-type units similar to original.
 - b. At minimum, front entry doors should be replaced with historic type 64.
11. **BLOCKED WINDOW TRANSOMS**
 - a. Replace blocked transoms with units matching historic design details.
 - b. Replacement units may be fixed if necessary.
 - c. Provide reveal in drop ceiling or back blocking for transoms.

12. RUSTING FOUNDATION WINDOWS

- a. Scrape, wire brush, and strip windows; use naval jelly on deep pits.
- b. Rinse thoroughly, prime and paint with rust inhibiting enamel.
- c. Install new glass panes in broken/missing areas.

13. YELLOW PAINT ON STAIRS

- a. Strip paint from stairs or repaint using gray color.

14. CONCRETE SPALLING ON PORCH PIERS

- a. Chip out bad concrete and sandblast affected area.
- b. Test concrete composition.
- c. Patch with matching grout keyed into existing material.
- d. Refer to article on "Concrete Stairs and Porches".

15. SURFACE-MOUNT LIGHTING

- a. Relocate security lighting to freestanding poles.
- b. Patch holes in brick.