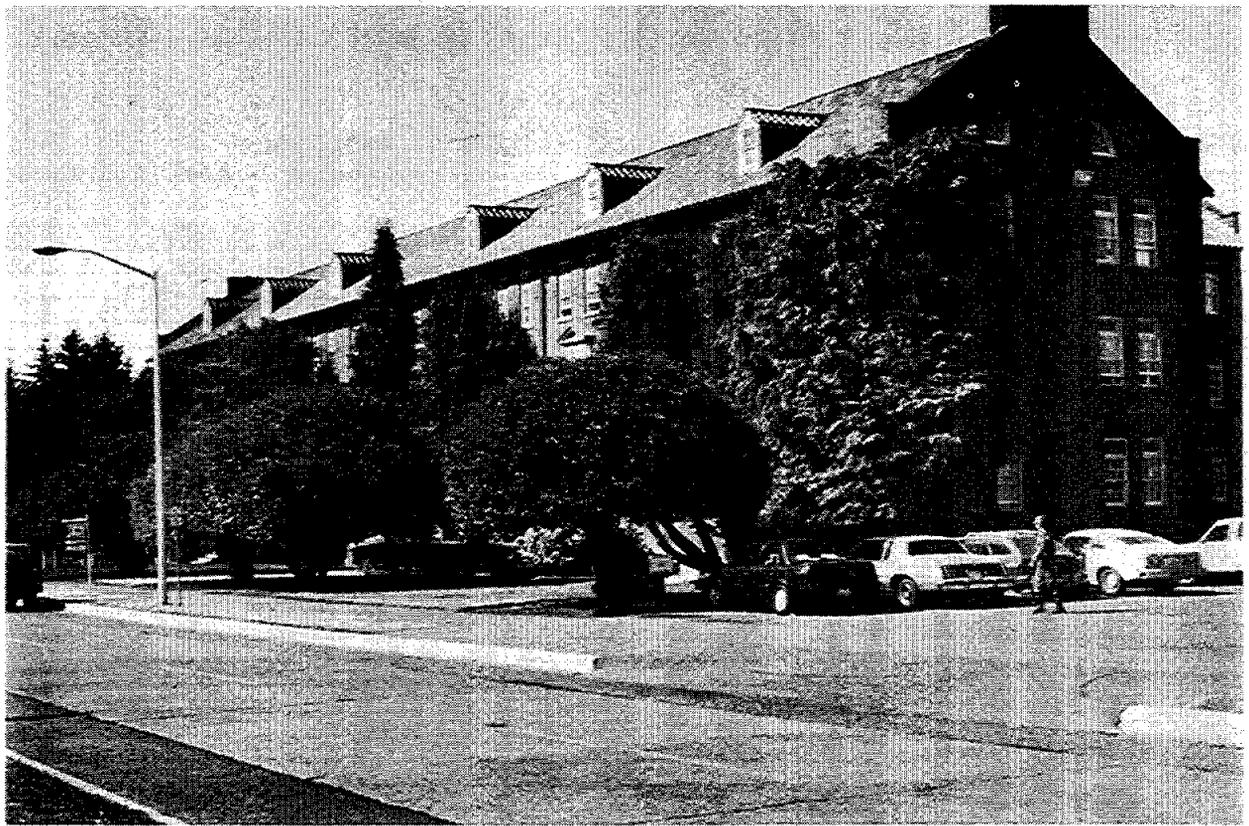


BUILDING 2012

Building 2012 (formerly 300) was built in 1934 as a double company barracks and continues to serve as barracks and offices. The three-story building is based on standardized Office of Quartermaster General plans in a Colonial Revival style with stone-capped parapeted gable ends including internal chimneys. Each parapet has two distinctive quarter-round fan windows. Two wings with simple concrete-pier porches wrapping an interior courtyard extend from the rear. The concrete post-and-slab structural system is sheathed with infill hollow-tile and brick facing exterior walls; the frame roof is covered with tile and includes gabled dormers. Pedimented stone door surrounds emphasize the front entries. The building is identical to Building 2013.

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 door surrounds, and the tile roof. Minor but important details include the simple cast iron downspout boots, wrought-iron and pipe railings, and entryway and parapet 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. Most exterior doors except in the basement area have been replaced with flush fire-rated units and window transoms were blocked; both of these changes detract from the historic architectural character. Bright yellow paint on stairways also present a visual contradiction.



1987 PHOTO

BUILDING 2012

CONDITION SURVEY DATA SHEET

BUILDING 2012

EXTERIOR ELEMENT

**EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE**

**NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM**

REMARKS

LANDSCAPING

SIGNAGE	●			▲		IMPROMPTU SIGNS IN REAR; REPLACE
DRAINAGE & GRADING	●	●		▲	1,2	GRADE GENERALLY GOOD; CLEAN SEWERS
LIGHTING	●			▲	22	SECURITY LIGHTS INTRUSIVE
PLANTING	●	●	●	▲	3,4	OVERGROW; TOO CLOSE TO BLDG

FOUNDATIONS

CONCRETE WALL	●	●		▲	11	EXPOSED REBAR
CONCRETE PIERS						
SKIRTING						

WALLS

WOOD SIDING						
CONCRETE						
STUCCO						
CONCRETE/STONE FACE						
MASONRY	●	●		▲	20,21	VEGETATION / STAINING
PAINT	●	●	●	▲	14	WEATHERED SASH
WOOD TRIM	●	●				
STEEL COLUMNS						
METAL TRIM						
ASBESTOS SIDING						

ROOFS

COMPOSITION						
BUILT-UP						
METAL						
TILE	●	●				
FLASHING	●	●				

ROOF ACCESSORIES

BELL TOWER						
CLERESTORY						
ATTIC VENTS	●	●		▲	19	
GUTTERS	●	●				
SCUPPER BOXES						
DOWNSPOUTS	●	●		▲	5,6	
MISC. PENETRATIONS						

DOORS

WOOD PANEL	●	●	35			BASEMENT - T35 W/O TRANSOM
FLUSH WOOD	●	●		▲	13	ORIGINALLY TYPES 35, 36, 38, 104
FLUSH METAL						
GLASS LIGHTS	●	●				
HARDWARE						
TRANSOM	●	●				
WOOD OVERHEAD						
METAL OVERHEAD						

WINDOWS

WOOD DOUBLEHUNG	●	●	57,62,63	▲	15,16	POOR REGLAZING
WOOD CASEMENT						
GLASS BLOCK						
VINYL						
WOOD VENT/HOPPER						
WOOD DECORATIVE	●	●	65	▲	17	
WOOD FIXED						
METAL CASEMENT	●	●	17	▲	7,8	6 LIGHTS PER LEAF; WROUGHT IRON BARS
METAL AWNING/HOPPER						
METAL DECORATIVE						
SCREENS/BARS	●	●		▲	10	ALUMINUM SCREENS INTRUSIVE; BASEMENT BARS

PORCHES

ROOFED	●	●		▲	12	SPALLS/EXPOSED REBAR
ENCLOSED						
CONCRETE STEPS	●	●		▲	9,10	STALLING
WOOD STEPS						
GRANITE STEPS						
BRICK PORCH & STEPS						
METAL RAILING	●	●				
WOOD RAILING						
COLUMNS						
ROOF BALUSTRADE						

FIRE ESCAPES

METAL	●	●				INTRUSIVE
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CHIMNEYS

MASONRY	●	●				
METAL						

CONDITION SURVEY

1. Building has original downspout sewer but system is partially blocked.
2. Grade has raised through the years; some drainage towards foundation, but general condition is adequate. Monitor buildup conditions around basement windows; dirt should not crest over sills.
3. Landscaping is overgrown; in particular, trees are too close to building for size and some appear unhealthy.
4. New fir trees in rear are not in keeping with any systematic landscaping planning.
5. Downspout ties have pulled out in SE corner; downspout is collapsing.
6. White-colored downspouts and gutters on rear porch visually intrusive.
7. Broken metal sash basement window in NE corner wing has been repaired inadequately with putty.
8. Metal sash basement windows are in reasonable condition but need scraping and repainting.
9. West front entry stairway has concrete spalling from railing corrosion.
10. Yellow painted porch steps are not in keeping with historic district architecture.
11. Concrete spalled exposing rebar over boiler room door.
12. Concrete spalled exposing rebar on east side rear porch column.
13. Most exterior doors have been replaced by fire rated modern units that are out of character with the historic nature of the structure; most transom windows remain intact.
14. Most window sash is weathered and needs painting; severe peeling condition on east side.
15. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation. Muntins are missing on one window, N side of E wing 3rd floor.
16. Exterior window transoms were blocked during 1974 remodel, which affects the historic integrity of the building.
17. Gable fan window on E wing has been removed for vent installation.
18. Aluminum screens are structurally inadequate and poorly installed. Plain aluminum also not sensitive to historic character of building.
19. Some attic dormer sash removed to install vents; although not preferable, general installation is not severely intrusive particularly when installed in lower sash unit.
20. Lichen or moss buildup on second floor water table.
21. Lichen/moss buildup on gable caps staining brick wall surface. Mortar condition questionable.
22. Surface-mount security lighting should be installed on freestanding poles.
23. Antennas mounted on building face.

MAINTENANCE AND REPAIR NOTES

1. **DOWNSPOUT SEWER**
 - a. Unclog sewer.
2. **DRAINAGE**
 - a. Lower planting beds.
 - b. Regrade to slope away 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. **NEW FIR TREES**
 - a. Remove or relocate trees according to comprehensive plan.
5. **DOWNSPOUTS AND TIES**
 - a. Rebuild downspout.
 - b. Reanchor original ties using new bolts.
6. **WHITE DOWNSPOUTS AND GUTTERS**
 - a. Paint downspouts dark brown color with enamel paint.
7. **DAMAGED BASEMENT WINDOW**
 - a. Remove casement element and glazing.
 - b. Fabricate new muntin to match original and weld in place.
 - c. Prime, repaint, and reglaze.
8. **METAL BASEMENT WINDOWS**
 - a. Strip paint.
 - b. Wirebrush rust spots.
 - c. Repaint with rust-inhibiting enamel.
9. **SPALLING CONCRETE ON STEPS**
 - a. Clean concrete and metal.
 - b. Reanchor railing as needed and patch concrete.
 - c. Refer to articles on "Concrete" and "Wrought Iron Railings".
10. **YELLOW PAINT ON STAIRS**
 - a. Strip paint from stairs or repaint using gray color.
11. **CONCRETE SPALLING ON FOUNDATION**
 - 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 Foundations".
12. **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".

13. **DOOR REPLACEMENTS**
 - a. Replace as budget and time permit with panel-type units similar to original.
14. **WINDOW SASH PAINT**
 - a. Scrape, fill, and sand.
 - b. Replace window putty where loose or missing.
 - c. Refer to articles on "Wood Windows" and "Paint".
15. **POOR WINDOW PUTTY JOBS**
 - a. Chip out bad putty and scrape surface clean.
 - b. Check for adequate glazing points.
 - c. Brush wood with linseed oil.
 - d. Refer to article on "Wood Windows".
16. **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.
17. **FAN WINDOW VENT**
 - a. Relocate vent to less visible area.
 - b. Replicate original fan window and install.
18. **ALUMINUM SCREENS**
 - a. Replace with wood frame screens or better metal units matching trim color.
19. **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.
20. **LICHEN AND MOSS BUILDUP ON WATERTABLE**
 - a. Apply herbicide.
 - b. Clean residues with water and non-ferrous bristle brushes.
 - c. Inspect mortar condition and repair if necessary.
21. **LICHEN AND MOSS BUILDUP ON PARAPET CAPS**
 - 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".
22. **SURFACE-MOUNT LIGHTING**
 - a. Relocate security lighting to freestanding poles.
 - b. Patch holes in brick.
23. **ANTENNAS ON BUILDING**
 - a. Relocate antennas to attic or freestanding area.
 - b. Small military communications antennas may be mounted to rear of building.
 - c. Remove all TV antennas and mounting brackets.