

NO HISTORIC PHOTO OF BUILDING 2013 EXISTS

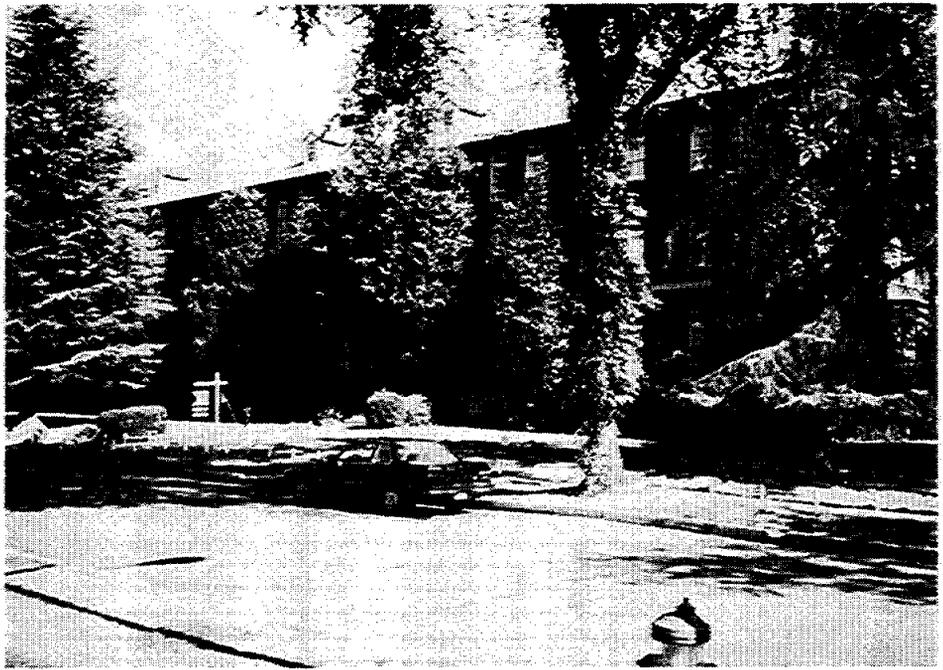
SEE BUILDING 2015 FOR HISTORIC MODEL TYPE

## BUILDING 2013

Building 2013 (formerly 301) 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 2012.

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

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# CONDITION SURVEY DATA SHEET

BUILDING 2013

EXTERIOR ELEMENT	EXISTING ORIGINAL FABRIC ALTERED FABRIC TYPE			NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM	REMARKS
<b>LANDSCAPING</b>					
SIGNAGE	●				
DRAINAGE & GRADING	●	●		▲ 1	CHECK SEWER FUNCTION
LIGHTING					
PLANTING	●	●	●	▲ 2,3	OVERGROWN - TOO CLOSE TO BLDG
<b>FOUNDATIONS</b>					
CONCRETE WALL	●	●		▲ 8	VEHICLE DAMAGE
CONCRETE PIERS					
SKIRTING					
<b>WALLS</b>					
WOOD SIDING					
CONCRETE					
STUCCO					
CONCRETE/STONE FACE					
MASONRY	●	●		▲ 10,18	VEGETATION/STAINING
PAINT	●		●	▲ 14	WINDOWS WEATHERED
WOOD TRIM	●	●			
STEEL COLUMNS					
METAL TRIM					
ASBESTOS SIDING					
<b>ROOFS</b>					
COMPOSITION					
BUILT-UP					
METAL					
TILE	●	●			
FLASHING	●	●			
<b>ROOF ACCESSORIES</b>					
BELL TOWER					
CLERESTORY					
ATTIC VENTS	●	●			LOUVERS IN DORMERS
GUTTERS	●	●		▲ 6	ADEQUATE
SCUPPER BOXES					
DOWNSPOUTS	●	●		▲ 4,5	LOOSE ANCHORS
MISC. PENETRATIONS					
<b>DOORS</b>					
WOOD PANEL	●	●	35, 36	▲ 12	MAIN ENTRY AND BASEMENT ONLY
FLUSH WOOD	●	●		▲ 13	ORIGINALS REMOVED (TYPES 35, 36, 37)
FLUSH METAL					
GLASS LIGHTS	●	●			ON MAIN ENTRIES
HARDWARE	●	●			
TRANSOM	●	●			
WOOD OVERHEAD					
METAL OVERHEAD					
<b>WINDOWS</b>					
WOOD DOUBLEHUNG	●	●	57, 62, 63	▲ 15, 16	TRANSOMS BLOCKED/ POOR PUTTY
WOOD CASEMENT					
GLASS BLOCK					
VINYL					
WOOD VENT/HOPPER					
WOOD DECORATIVE	●	●	64		
WOOD FIXED					
METAL CASEMENT	●	●	17	▲ 9	6 LIGHTS PER LEAF; WROUGHT IRON BARS
METAL AWNING/HOPPER					
METAL DECORATIVE					
SCREENS/BARS	●	●		▲ 17	ALUMINUM SCREENS INTRUSIVE
<b>PORCHES</b>					
ROOFED	●	●			
ENCLOSED					
CONCRETE STEPS	●	●		▲ 11	SPALLING IN FRONT
WOOD STEPS					
GRANITE STEPS					
BRICK PORCH & STEPS					
METAL RAILING	●	●			WROUGHT IRON / PIPE
WOOD RAILING					
COLUMNS					
ROOF BALUSTRADE					
<b>FIRE ESCAPES</b>					
METAL	●	●			INTRUSIVE
<b>CHIMNEYS</b>					
MASONRY	●	●			
METAL					

## CONDITION SURVEY

1. 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.
2. Landscaping is overgrown; in particular, trees are too close to building for size.
3. New hemlocks at NE corner are planted too close to building to allow for full growth.
4. Anchor ties broken on a number of rear porch downspouts.
5. Cast-iron downspout boot replaced with PVC on S. wing.
6. White-colored downspouts and gutters on rear porch visually intrusive.
7. Vehicle damage to concrete porch pier on S. wing; exposed and corroding rebar.
8. Vehicle damage to concrete foundation at window near SE corner.
9. Metal sash basement windows are in reasonable condition but need scraping and repainting.
10. Moss and vegetation growing on foundation, wall, and watertable behind trees on N end; moisture problem due to plantings. Clean, check mortar, and repoint if necessary.
11. Limited concrete spalling on front entry porch stairs.
12. Boiler room doors badly weathered; need rebuilding and repainting.
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. Front entry doors are original and should be retained.
14. Most window sash is weathered and needs painting; severe peeling condition on east and north sides.
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, affecting the historic integrity of the building.
17. Aluminum screens are structurally inadequate and poorly installed. Plain aluminum also not sensitive to historic character of building.
18. Moss/lichen vegetation growth on second floor water table; needs cleaning and evaluation of possible water infiltration.



## MAINTENANCE AND REPAIR NOTES

1. **DRAINAGE**
  - a. Lower planting beds.
  - b. Regrade to slope away from foundation.
2. **LANDSCAPING**
  - a. Develop comprehensive historic landscape plan.
  - b. Remove overgrown shrubbery and replace.
  - c. Gradually prune other shrubs to smaller forms.
3. **HEMLOCKS TOO CLOSE TO BUILDING**
  - a. Remove or relocate trees following comprehensive plan.
4. **BROKEN DOWNSPOUT TIES**
  - a. Reanchor ties in masonry.
  - b. Refer to article on "Gutters and Downspouts".
5. **PVC DOWNSPOUT BOOT**
  - a. Replace with cast iron piping.
6. **WHITE DOWNSPOUTS AND GUTTERS**
  - a. Paint downspouts dark brown color with enamel paint.
7. **CHIPPED AND CORRODING CONCRETE PIER**
  - a. Retain structural engineer to inspect.
  - b. Remove and clean damaged material.
  - c. Patch to match adjacent surface.
  - d. Refer to article on "Concrete Stairs and Porches".
8. **CHIPPED FOUNDATION**
  - a. Retain structural engineer to inspect.
  - b. Remove and clean damaged material.
  - c. Patch to match adjacent surface.
  - d. Refer to article on "Concrete Foundations".
9. **FOUNDATION WINDOW PAINT**
  - a. Strip paint.
  - b. Wirebrush rust spots.
  - c. Repaint with rust-inhibiting enamel.
10. **MOSS AND VEGETATION GROWTH**
  - 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".

11. CONCRETE STAIR SPALLING

- a. Clean concrete and metal.
- b. Reanchor railing as needed and patch concrete.
- c. Refer to articles on "Concrete" and "Wrought Iron Railings".

12. BOILER ROOM DOOR DETERIORATION

- a. Remove doors to shop and rebuild.
- b. Prime, paint, and reinstall.
- c. Refer to article on "Doors".

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. ALUMINUM SCREENS

- a. Replace with wood frame screens or better metal units matching trim color.

18. 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.