

PLEASE NOTE THAT NO HISTORIC PHOTOS
OF THIS BUILDING EXIST

BUILDING 2021

Building 2021 (formerly 402) was built in 1927 as barracks for a combat engineer regiment and currently serves as a barracks. The three-story building with four rear wings 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 three rear wing courtyards. The building is identical to Building 2020 and is a stretched version of Buildings 2007 and 2008.

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 cast iron pipe 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. Most exterior doors were replaced with flush fire-rated units and most window transoms were replaced during the remodel; both of these changes detract from the historic architectural character.

SEE BUILDING 2020

FOR SIMILAR MODEL TYPE

BUILDING 2021

BUILDING 2021

CONDITION SURVEY

1. Grade has been raised around foundation. Water ponds and drains towards foundation from downspouts emptying on grade.
2. Downspout standpipe at north end plugged; adjacent standpipe replaced with PVC.
3. Tree/shrub plantings adjacent to building are seriously overgrown and should be replaced after developing a comprehensive landscaping plan.
4. New fir trees at north end are planted too close to building to allow full growth.
5. Ivy growing on east wall is potentially damaging mortar.
6. Vegetation is evident on chimneys and gable ends indicating moisture problem.
7. Walls are stained from water runoff from parapet and chimney caps. Needs mortar inspection and cleaning.
8. Second floor watertable is spalling at rear of unit D.
9. Stone ornament balls have been removed from front entryway of unit C.
10. Some windows are broken or absent in dormers and allow attic access for birds.
11. Dormer trim work weathered and needs painting; inspect copper sheathing and flashing.
12. Most doors have been replaced with flush fire-rated doors. At least main entryway doors should be returned to a panel variant to maintain architectural character.
13. One of few remaining historic double doors at rear porch of unit A has glazing missing and blocked, one leaf replaced with flush door, and splitting from poor installation of security hasp.
14. Most window sash is weathered and needs painting; approximately 50% need immediate attention.
15. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation.
16. Exterior window transoms were blocked during 1974 remodel, which affects 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. Fan windows in gable ends appear to have been replaced with a simplified version. Renew to original design when possible.
19. Topping on front stairs for units B and C is separating from substrate.
20. Paint is peeling off of rear concrete porch with some concrete spalling and cracking.

MAINTENANCE AND REPAIR SCHEDULE

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

BUILDING 2021

EXTERIOR ELEMENT

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
LANDSCAPING							
SIGNAGE	2.5						
DRAINAGE & GRADING	B 2.2			•		•	1,2 CLEAN ROOTS; MONITOR GRADE
LIGHTING							
PLANTING	B 2.1		•			•	3-5 PRUNE/FERTILIZE
FOUNDATIONS							
CONCRETE WALL				•		•	MONITOR CRACKS; REPAIR
CONCRETE PIERS							
SKIRTING							
WALLS							
WOOD SIDING							
CONCRETE							
STUCCO					•	•	CHECK SOUNDNESS; PATCH/PAINT
CONCRETE/STONE FACE							
MASONRY	B 4.2			•		•	6,9 CHECK MORTAR; CLEAN/REPOINT
PAINT	B 4.5			•		•	11,14 INSPECT; REPAINT AS NEEDED
WOOD TRIM				•		•	INSPECT; REPAINT AS NEEDED
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
ROOFS							
COMPOSITION							
BUILT-UP							
METAL							
TILE	A			•		•	10 CLEAN/INSPECT
FLASHING	B 5.1		•			•	11 INSPECT
ROOF ACCESSORIES							
BELL TOWER							
CLERESTORY							
ATTIC VENTS							EVALUATE VENTILATION
GUTTERS			•	•		•	CLEAN SPRING/FALL
SCUPPER BOXES							
DOWNSPOUTS			•	•		•	CLEAN SPRING/FALL
MISC. PENETRATIONS							
DOORS							
WOOD PANEL	C 6.1				•	•	13 REFINISH
FLUSH WOOD	C 6.7						12 REPLACE
FLUSH METAL							
GLASS LIGHTS				•			CHECK/REPAIR
HARDWARE					•	•	OIL/ADJUST
TRANSOM				•		•	CHECK/REPAIR
WOOD OVERHEAD							
METAL OVERHEAD							
WINDOWS							
WOOD DOUBLEHUNG	C 7.1			•		•	15,16 CHECK OPERATION/CONDITION
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER	7.1	7.5		•		•	CHECK; REPAIR/REPAINT
WOOD DECORATIVE				•		•	18 CHECK CONDITION
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER							
METAL DECORATIVE							
SCREENS/BARS	C						17 REPLACE SCREENS
PORCHES							
ROOFED	B			•	•	•	20 CLEAN/INSPECT ROOF; PATCH/REPAINT
ENCLOSED							
CONCRETE STEPS	B 8.4		•			•	19 FIX SPALLS/RUST
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING			•			•	SCRAPE RUST; REPAINT AS NEEDED
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							
FIRE ESCAPES							
METAL			•			•	SCRAPE RUST; REPAINT AS NEEDED
CHIMNEYS							
MASONRY					•		CHECK MORTAR; CLEAN/REPOINT
METAL							

MAINTENANCE AND REPAIR NOTES

1. **GRADE DRAINAGE**
 - a. Lower planting beds.
 - b. Regrade to slope away from foundation.
2. **PLUGGED DOWNSPOUT SEWER**
 - a. Clean sewer lines.
 - b. Replace PVC boot with cast iron pipe unit.
3. **LANDSCAPING**
 - a. Develop comprehensive historic landscape plan.
 - b. Remove overgrown shrubbery and replace.
 - c. Gradually prune other shrubs to smaller forms.
4. **FIR TREES TOO CLOSE TO BUILDING**
 - a. Remove or relocate trees following comprehensive plan.
5. **IVY**
 - a. Remove ivy from building and kill root system.
 - b. Evaluate mortar condition and repoint if necessary.
6. **CHIMNEY/GABLE VEGETATION**
 - 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".
7. **STAINED WALLS**
 - a. Clean walls; refer to article on "Brick Masonry Walls".
 - b. Inspect mortar for soundness and repoint if necessary.
8. **STONE WATERTABLE SPALLS**
 - a. Monitor deterioration.
 - b. Retain services of experienced stone masonry repair contractor.
9. **ENTRYWAY ORNAMENTS**
 - a. Replicate ornamental balls and restore.
10. **BROKEN DORMER WINDOWS**
 - 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".
11. **WEATHERED DORMER TRIM**
 - a. Scrape, sand, and fill.
 - b. Refer to article on "Paint".
 - c. Inspect dormer sheathing for weather soundness.
 - d. Replace deteriorated flashing; refer to "Flashing" article.

12. 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 69.

13. BROKEN DOUBLE DOOR

- a. Repair broken and blocked lights.
- b. Fabricate second door to form matched pair.
- c. Install standardized security locks, not hasps.

14. WEATHERED SASH PAINT

- a. Scrape, fill, and sand.
- b. Replace window putty where loose or missing.
- c. Refer to articles on "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. MODIFIED FAN WINDOWS

- a. Replace with unit to match type 64.

19. STAIR TOPPING

- a. Remove loose topping.
- b. Apply concrete bonding agent and pour new topping.

20. PEELING PAINT/CRACKING ON PORCH

- a. Identify source of water infiltration.
- b. Eliminate moisture source and patch cracks.
- c. Scrape or brush-off loose material and wash thoroughly.
- d. Prime with latex primer-sealer, and repaint.