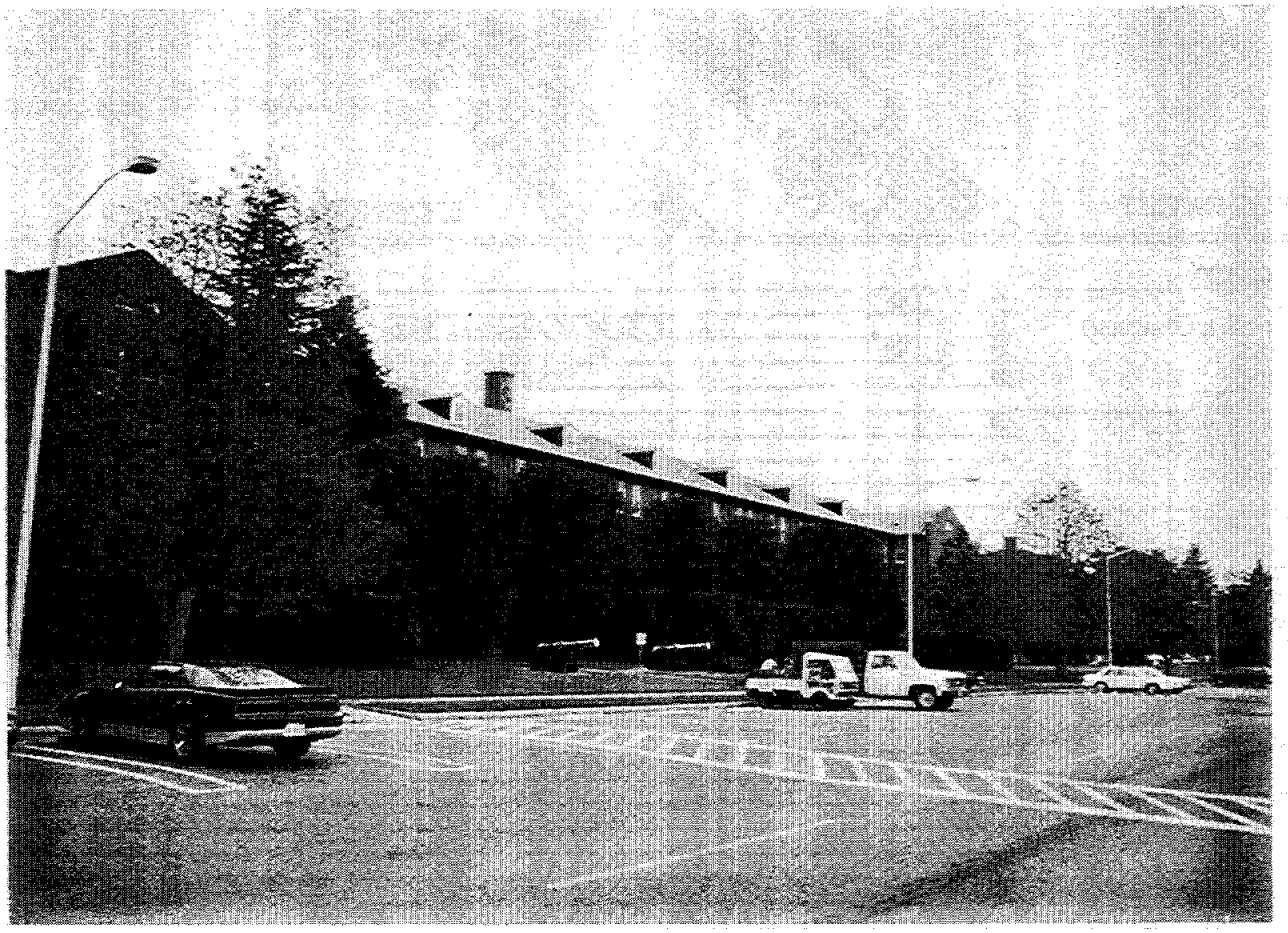
BUILDING 2025

Building 2025 (formerly 600) was constructed in 1939 as a barracks and currently serves as headquarters for I Corps. The three story building is based on standardized Office of Quartermaster General plans and has a hipped roof central unit with gabled dormers flanked by two pavilion wings with parapeted gable ends that include fan windows. Although based on and related to the earlier Colonial Revival style seen on post, the building includes an atypical arched and collonaded brick rear porchway and simplified interior details more related to the Moderne style. The concrete post-and-slab structural system supports an infill hollow tile and brick wall system and a framed tile covered roof. The building design details are similar to Buildings 2026 and 2027, including decorative-stone main-entry door surrounds.

Building character is established by its overall symmetry, the rhythm of the 6/6 sash windows, the decorative stonework, and the monumental rear porches. Minor but important details include fan windows, decorative wrought-iron railings, and ornamental cast-iron downspout boots and copper gutter system.

This building is the least-modified of this type-variant and should serve as a pattern for rehabilitation of similar-style units. It retains the original wood-paneled doors and internal details as well as smaller ornamental details such as entryway lights. The air conditioning ducting installed in the rear porchway is the most visually intrusive alteration.



1987 PHOTO

BUILDING 2025

CONDITION SURVEY DATA SHEET

BUILDING 2025

EXTERIOR ELEMENT	EXISTING	ORIGINAL FABRIC	ALTERED FABRIC	TYPE	NEEDS ATTENTION	SEE SURVEY NOTE	SPECIAL ITEM	REMARKS
LANDSCAPING								
SIGNAGE	●		●					
DRAINAGE & GRADING	●	●			▲	2,3	●	BROKEN BOOTS
LIGHTING	●	●	●				●	ORIGINAL ENTRY LIGHTS
PLANTING	●	●			▲	1		OVERGROWN - TOO CLOSE TO BUILDING
FOUNDATIONS								
CONCRETE WALL	●	●						MAINTAIN DETAILING
CONCRETE PIERS								
SKIRTING								
WALLS								
WOOD SIDING								
CONCRETE								
STUCCO								
CONCRETE/STONE FACE								
MASONRY	●	●			▲	5,6		MORTAR DETERIORATION; EXPANSION JOINTS
PAINT	●		●		▲	7		WINDOWS WEATHERED
WOOD TRIM	●	●						
STEEL COLUMNS								
METAL TRIM								
ASBESTOS SIDING								
ROOFS								
COMPOSITION								
BUILT-UP								
METAL								
TILE	●	●						
FLASHING	●	●			▲	10		CHECK ROOF FLASHING
ROOF ACCESSORIES								
BELL TOWER								
CLERESTORY								
ATTIC VENTS					▲	11		NO VENTILATION EVIDENT
GUTTERS	●		●					IN-CHARACTER
SCUPPER BOXES								
DOWNSPOUTS	●		●					IN-CHARACTER
MISC. PENETRATIONS								
DOORS								
WOOD PANEL	●	●		35,36,37,63				
FLUSH WOOD								
FLUSH METAL								
GLASS LIGHTS	●	●						
HARDWARE	●	●						
TRANSOM	●	●						
WOOD OVERHEAD								
METAL OVERHEAD								
WINDOWS								
WOOD DOUBLEHUNG	●	●		1,63	▲	7-9		POOR PUTTY; SOME PAINTED-OUT
WOOD CASEMENT								
GLASS BLOCK								
VINYL								
WOOD VENT/HOPPER								
WOOD DECORATIVE	●	●		67				
WOOD FIXED								
METAL CASEMENT								
METAL AWNING/HOPPER	●	●		73	▲	4	●	CMU BLOCKING POOR
METAL DECORATIVE								
SCREENS/BARS	●	●					●	ON BASEMENT WINDOWS
PORCHES								
ROOFED	●	●			▲	13,14		SPALLING/EXPOSED REBAR; A-C INTRUSIVE
ENCLOSED								
CONCRETE STEPS	●	●			▲	12		IMPACT SPALLING
WOOD STEPS								
GRANITE STEPS	●	●						
BRICK PORCH & STEPS								
METAL RAILING	●	●						
WOOD RAILING								
COLUMNS								
ROOF BALUSTRADE								
FIRE ESCAPES								
METAL								
CHIMNEYS								
MASONRY	●	●						
METAL								

CONDITION SURVEY

1. Tree/shrub plantings adjacent to building are seriously overgrown and should be replaced after developing a comprehensive landscaping plan. Remove existing stumps where trees have already been cut.

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. Slope planting beds away from foundation.

3. Downspout boots are broken on the west end.

4. Some basement windows have been filled with CMU units and a grout skim coat. Evidence of moisture problems and foundation cracking around infilled units; tar patching of cracks is not adequate.

5. Evidence of moisture and mortar deterioration in all upper portions of parapets. Needs additional analysis and repointing. Minor efflorescence on walls should also be inspected for soundness.

6. Wall expansion joints separating building subunits have hardened and cracked. Apparent leak at foundation level poorly patched with mortar grout.

7. Most window sash is weathered and needs scraping and repainting. Worst condition occurs on south side.

8. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation.

9. Some window panes have been painted-out on rear. Window screening should occur behind existing fabric or translucent panes installed.

10. Copper sheathing and flashing on roof dormers need inspection.

11. No evidence of attic ventilation system; requires additional inspection and analysis for venting requirements.

12. Impact spalling on central rear stairs. Rear of building should be protected from vehicle damage by parking blocks.

13. Concrete cracking and spalling, and deterioration of reinforcing bars evident on 2nd floor porch slab particularly near the east stairwell.

14. Air conditioning unit installation in rear is visually intrusive and has affected the historic fabric. Major ducting is visible in porchway and a least should be screened or surfaces darkened. Windows have been removed and blocked with plywood to admit ducting. Plumbing and electrical conduit surface mounted on exterior wall is not in keeping with preservation guidelines.

15. Antennas and loudspeakers should not be mounted on roof; if absolutely necessary for military communications systems, antennas may be consistently located towards rear of building. Remove abandoned antennas and mounting boards from dormers.

MAINTENANCE AND REPAIR SCHEDULE

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

BUILDING 2025

EXTERIOR ELEMENT	NEEDS REPAIR	SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE *	ROUTINE MAINTENANCE +	ROUTINE MAINTENANCE o	IN HOUSE	SEE NOTE	REMARKS
LANDSCAPING									
SIGNAGE		2.5							
DRAINAGE & GRADING	B	2.2			●		●	2,3	CLEAN SEWER; MONITOR GRADE
LIGHTING									
PLANTING	B	2.1		●			●	1	PRUNE/FERTILIZE
FOUNDATIONS									
CONCRETE WALL					●		●		MONITOR CRACKS; REPAIR
CONCRETE PIERS									
SKIRTING									
WALLS									
WOOD SIDING									
CONCRETE									
STUCCO									
CONCRETE/STONE FACE									
MASONRY	B	4.2				●		5,6	CHECK MORTAR; CLEAN/REPOINT
PAINT	B	4.5			●		●	7	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	B	5.4		●			●	10	INSPECT
ROOF ACCESSORIES									
BELL TOWER									
CLERESTORY									
ATTIC VENTS	C	5.5	5.10					11	EVALUATE VENTILATION
GUTTERS				● ●			●		CLEAN SPRING/FALL
SCUPPER BOXES									
DOWNSPOUTS				● ●			●		CLEAN SPRING/FALL
MISC. PENETRATIONS									
DOORS									
WOOD PANEL						●	●		REFINISH
FLUSH WOOD									
FLUSH METAL									
GLASS LIGHTS					●		●		CHECK/REPAIR
HARDWARE						●	●		OIL/ADJUST
TRANSOM					●		●		CHECK/REPAIR
WOOD OVERHEAD									
METAL OVERHEAD									
WINDOWS									
WOOD DOUBLEHUNG	B	7.1	7.5	●			●	7-9	CHECK OPERATION/CONDITION
WOOD CASEMENT									
GLASS BLOCK									
VINYL									
WOOD VENT/HOPPER									
WOOD DECORATIVE	B	7.1			●		●	4	CHECK CONDITION
WOOD FIXED									
METAL CASEMENT									
METAL AWNING/HOPPER				●			●		SCRAPE RUST/REPAINT AS NEEDED
METAL DECORATIVE									
SCREENS/BARS				●			●		SCRAPE RUST/REPAINT AS NEEDED
PORCHES									
ROOFED	B/C					●		13,14	INSPECT MORTAR & CONCRETE
ENCLOSED									
CONCRETE STEPS				●			●	12	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									
CHIMNEYS									
MASONRY						●			CHECK MORTAR; CLEAN/REPOINT
METAL									

MAINTENANCE AND REPAIR NOTES

1. LANDSCAPING
   a. Develop comprehensive historic landscape plan
   b. Remove overgrown shrubbery and replace.
   c. Gradually prune other shrubs to smaller forms.

2. GRADE DRAINAGE
   a. Lower planting beds.
   b. Regrade to slope away from foundation.
   c. Monitor ground elevation and keep below basement window level.

3. BROKEN DOWNSPOUT BOOTS
   a. Cast new downspout boot; specialty item requires outside casting.
   b. Install using new bolts in anchor holes.

4. CMU FILLED WINDOWS AND CRACKING
   a. Remove CMU blocking and asphaltic patches.
   b. Install replicated metal foundation hopper window (special fabrication item).
   c. Provide blocking or security from interior if still necessary.
   d. Repair cracks with cementitious patching compound.

5. PARAPET/WALL MORTAR DETERIORATION
   a. Inspect for open joints and soft mortar.
   b. Repoint as needed; match original tooling.
   c. Refer to article on "Brick Masonry Walls".

6. EXPANSION JOINTS
   a. Retain historic architect/structural engineer to design joint replacement.
   b. Replace deteriorated joint material with urethane sealant if less than 3/4" wide.
   c. Remove poor grout patch and repair.
   d. Refer to article on "Concrete Foundations"

7. WEATHERED SASH PAINT
   a. Scrape, fill, and sand.
   b. Replace window putty where loose or missing.
   c. Refer to articles on "Windows" and "Paint".

8. 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".

9. PAINTED-OUT WINDOWS
   a. Strip paint from window panes.
   b. Provide screening on interior if still necessary.

10. **DORMER SHEATHING**
    a. Inspect for weather soundness.
    b. Replace deteriorated flashing; refer to "Flashing" article.

11. **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.

12. **STAIRWAY IMPACT DAMAGE**
    a. Evaluate structural integrity.
    b. Patch concrete spall; refer to article on "Concrete Stairs and Porches".
    c. Provide pinned concrete parking bumpers at least 3 feet from building.

13. **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".

14. **AIR CONDITIONING DUCTING AND UNIT**
    a. Construct brick screen wall for ground unit.
    b. Provide screening behind porch arch in front of ducting.

15. **ANTENNAS/LOUDSPEAKERS 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.
    d. Relocate loudspeakers to pole-mount support.