



BUILDING 2027

Building 2027 (formerly 602) was built in 1939 as a barracks and now serves as headquarters for the 9th Infantry Division. The three story building is based on standardized Office of Quartermaster General plans with intersecting hipped tile roofs and four rear wings. Although based on and related to the earlier Colonial Revival style seen on post, the building includes an atypical arched and colonnaded brick rear porchway and simplified interior details more related to the Moderne style. Four main entries include decorative stone door surround, with the central two located on protruding gabled pavilions with fan windows. The concrete post-and-slab structural system supports an infill hollow tile and brick wall system.

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.

The building has not been severely modified with the exception of unsightly cable runs on the interior and air conditioning ducting on the exterior.

SEE BUILDING 2026

FOR SIMILAR MODEL TYPE

BUILDING 2027

CONDITION SURVEY DATA SHEET

BUILDING 2027

EXISTING
 ORIGINAL FABRIC
 ALTERED FABRIC
 TYPE
 NEEDS ATTENTION
 SEE SURVEY NOTE
 SPECIAL ITEM

EXTERIOR ELEMENT

REMARKS

LANDSCAPING

SIGNAGE	●	●		▲ 1	REMOVE SIGN COVERING FAN WINDOW
DRAINAGE & GRADING	●	●		▲ 35 ●	DOWNSPOUT BOOT RUST
LIGHTING	●	●		▲ 37	FEW FIXTURES REMAIN; SECURITY LIGHTS INTRUSIVE
PLANTING	●	●		▲ 2	GENERALLY GOOD; SOME OVERGROW TREES

FOUNDATIONS

CONCRETE WALL	●	●		▲ 6	CRACKS NEAR BOILER ROOM
CONCRETE PIERS					
SKIRTING					

WALLS

WOOD SIDING					
CONCRETE					
STUCCO					
CONCRETE/STONE FACE					
MASONRY	●	●		▲ 7-10	LOOSE MORTAR; CLEAN-OFF MOSS; EXP. JOINTS SHOT
PAINT	●	●		▲ 17	WINDOW PAINT WEATHERED
WOOD TRIM	●	●			
STEEL COLUMNS					
METAL TRIM					
ASBESTOS SIDING					

ROOFS

COMPOSITION					
BUILT-UP					
METAL					
TILE	●	●			
FLASHING	●	●		▲ 11	INSPECT FLASHING

ROOF ACCESSORIES

BELL TOWER					
CLERESTORY					
ATTIC VENTS					
GUTTERS	●	●			IN-CHARACTER
SCUPPER BOXES					
DOWNSPOUTS	●	●			IN-CHARACTER
MISC. PENETRATIONS					

DOORS

WOOD PANEL	●	●	35, 36, 38, 68	▲ 12, 13	BOILER TRANSOM OPEN; FLY DOOR LIGHTS
FLUSH WOOD	●	●			REPLACE W/ HISTORIC TYPES
FLUSH METAL					
GLASS LIGHTS	●	●			
HARDWARE	●	●			MIXTURE OF OLD AND NEW
TRANSOM	●	●			
WOOD OVERHEAD					
METAL OVERHEAD					

WINDOWS

WOOD DOUBLEHUNG	●	●	1, 63	▲ 17-19	NEED PAINT; REPUTY
WOOD CASEMENT					
GLASS BLOCK					
VINYL					
WOOD VENT/HOPPER					
WOOD DECORATIVE	●	●	67		
WOOD FIXED					
METAL CASEMENT					
METAL AWNING/HOPPER	●	●	73	▲ 14, 15 ●	BROKEN PANES/RUST
METAL DECORATIVE					
SCREENS/BARS	●	●		▲ 16 ●	BARS ON FOUND.; ALUMINUM SCREENS INTRUSIVE

PORCHES

ROOFED	●	●		▲ 21, 24	SPALLS/REBAR RUST; A/C UNIT INTRUSIVE
ENCLOSED					
CONCRETE STEPS	●	●		▲ 22	METAL RAMP NOT IN CHARACTER
WOOD STEPS					
GRANITE STEPS	●	●			
BRICK PORCH & STEPS					
METAL RAILING	●	●		▲ 20	LOOSE ANCHOR BOLTS IN PORCHES
WOOD RAILING					
COLUMNS					
ROOF BALUSTRADE					

FIRE ESCAPES

METAL					
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CHIMNEYS

MASONRY	●	●		▲ 23	CRACKED CAP
METAL					

BUILDING 2027

CONDITION SURVEY

1. Plywood sign for Community Service group blocks fan window in main entry to 2027 C; transom is intact behind sign. Signage should be freestanding away from building.
2. Tree/shrub plantings adjacent to building are seriously overgrown and should be replaced after developing a comprehensive landscaping plan. One cedar tree in front of entry to 2027A appears to be dying.
3. Parking curb blocks should be installed at rear of building to protect downspouts and building fabric from mechanical damage. A recently installed downspout on the south wall of wing D has already been damaged.
4. Garbage dumpsters should have pads and screens to separate them from building and ensure protection of building fabric from mechanical damage.
5. The tops of gutter boots are rusting and need maintenance attention.
6. Cracks occur in the foundation above the boiler room entry door between rear wings B and C. Needs further examination by a structural engineer.
7. Evidence of moisture damage and open mortar joints in parapets over units B and C entryways. Needs additional mortar inspection, cleaning, and repointing.
8. Mortar appears to be soft and weathering on the north and south ends; some moss growth on north end. Needs additional mortar inspection, cleaning, and repointing.
9. Stone entryways have moss/lichen buildup and staining; inspect mortar and clean.
10. Wall expansion joints separating building subunits have hardened and cracked. Joint between units B and C on front separated to the point that birds are using voids for nesting or access to attic.
11. Copper sheathing and flashing on roof dormers need inspection. Trimwork needs scraping and repainting particularly on the east side.
12. Boiler room door transom window has been removed and left open to the elements. Replace with element sympathetic to historic design.
13. Rear basement door to unit D has had simplified repair to window portion that includes removal of mullions; rehabilitate door windows following original design.
14. Some metal hopper windows in foundation are rusting. Needs additional investigation of operability and condition, and protective maintenance.
15. Broken panes in foundation hopper windows and replacement of glass with plywood; repair with glazing throughout. Some frames have been removed for vent installation; return to original configuration at least on front side of building near entryways.
16. Aluminum screens are structurally inadequate and poorly installed. Plain aluminum also not sensitive to historic character of building.

17. Most window sash is weathered and needs scraping and repainting; approximately 50% need immediate attention. Worst condition occurs on south side.
18. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation.
19. A few stone window sills have been painted green; paint should be stripped and the masonry returned to original condition to match the majority of sills.
20. Rear porch railing fastening bolts are missing in some units; identify location of all missing or deteriorating bolts and correct condition for safety reasons.
21. Limited spalling and rusting rebar in porch and porch foundation area needs cleaning and patching.
22. 1960s design ramp and canopy on rear is not in keeping with the historic character of the building and does not meet historic preservation guidelines.
23. Crack evident in boiler chimney cap.
24. 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. Plumbing and electrical conduit surface mounted on exterior wall is not in keeping with preservation guidelines.
25. Remove extraneous exterior communications lines.
26. Antennas should not be mounted on roof; if absolutely necessary for military communication, they should be consistently located towards rear of building. Remove abandoned antennas and mounting boards from dormers.
27. Security lighting should be freestanding and not mounted on building surfaces.

NOTES

MAINTENANCE AND REPAIR NOTES

1. **SIGNAGE**
 - a. Remove plywood sign and rehabilitate fan window.
 - b. Provide freestanding sign following an historic district signage plan.
2. **LANDSCAPING**
 - a. Develop comprehensive historic landscape plan.
 - b. Remove overgrown and dying shrubbery and replace.
 - c. Gradually prune other shrubs to smaller forms.
3. **PARKING AREAS**
 - a. Provide pinned concrete parking bumpers at least 3 feet from building.
 - b. Solder new downspout segment into damaged line.
4. **DUMPSTERS**
 - a. Relocate away from building structure.
 - b. Provide pad and screen or enclosure.
5. **DOWNSPOUT BOOT RUST**
 - a. Scrape and wire brush unit; use naval jelly on severe pockets.
 - b. Rinse thoroughly; prime and repaint with rust-retarding enamel.
6. **FOUNDATION CRACKS**
 - a. Retain services of historic architect/structural engineer.
 - b. Evaluate structural integrity.
 - c. Repair and patch cracked area.
 - d. Refer to article on "Concrete Foundations".
7. **PARAPET MORTAR**
 - a. Inspect for open joints and soft mortar.
 - b. Repoint as needed; match original tooling.
 - c. Refer to article on "Brick Masonry Walls".
8. **WALL MORTAR**
 - a. Kill vegetation with herbicide and wash clean with water.
 - b. Inspect for open joints and soft mortar.
 - c. Repoint as needed; match original tooling.
 - d. Refer to article on "Brick Masonry Walls".
9. **LICHEN AND MOSS BUILDUP ON DOOR SURROUNDS**
 - a. Apply herbicide.
 - b. Clean residues with water and non-ferrous bristle brushes.
 - c. Inspect mortar condition and repair if necessary.
10. **EXPANSION JOINTS**
 - a. Retain historic architect/structural engineer to design joint replacement.
 - b. Replace deteriorated joint material.

11. **WEATHERED DORMER TRIM**
 - a. Scrape, sand, and fill.
 - b. Refer to article on "Paint".
 - c. Inspect dormer sheathing for weather soundness.
 - b. Replace deteriorated flashing; refer to "Flashing" article.
12. **OPEN BOILER ROOM TRANSOM**
 - a. Fabricate replacement unit; unit may be louvers.
 - b. Install making sure that unit is weathertight.
13. **BASEMENT DOOR**
 - a. Remove to shop and disassemble broken area.
 - b. Mill new mullion to match original and reassemble.
 - c. Install new glazing and putty.
 - d. Refer to articles on "Doors" and "Wood Windows".
14. **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.
15. **MISSING FOUNDATION WINDOW PANES**
 - a. Clean and prepare metal sash in broken or infilled areas.
 - b. Reroute vents.
 - c. Install new glazing; refer to article on "Metal Windows".
16. **ALUMINUM SCREENS**
 - a. Replace with wood frame screens or better metal units matching trim color.
17. **WEATHERED SASH PAINT**
 - a. Scrape, fill, and sand.
 - b. Replace window putty where loose or missing.
 - c. Refer to articles on "Windows" and "Paint".
18. **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".
19. **PAINTED STONE SILLS**
 - a. Strip paint following notes for stripping under "Brick Masonry Walls".
 - b. Use only non-ferrous bristle brushes to scrub residues.
20. **MISSING PORCH RAILING BOLTS**
 - a. Inspect condition of all bolts.
 - b. Install new bolts where loose or missing.

21. **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".

22. **INTRUSIVE RAMP**
 - a. Remove entirely or replace with system in keeping with historic fabric.

23. **CRACKED CHIMNEY CAP**
 - a. Patch crack with grout or epoxy.
 - b. Refer to article on "Chimneys".

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

25. **EXTRANEIOUS COMMUNICATIONS LINES**
 - a. Remove from building surface.

26. **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.

27. **SURFACE-MOUNT LIGHTING**
 - a. Relocate security lighting to freestanding poles.
 - b. Patch holes in brick.