



BUILDING 2049

Building 2049 (formerly 310) is a masonry shop building constructed in 1934 as a stable. It is a shorter version of 2045, with a hay loft and saddle room at the east side. Many of the original doors remain but need immediate paint protection.



1987 PHOTO

BUILDING 2049

CONDITION SURVEY DATA SHEET

BUILDING 2049

EXTERIOR ELEMENT	EXISTING	ORIGINAL FABRIC	ALTERED FABRIC	TYPE	NEEDS ATTENTION SEE SURVEY NOTE	SPECIAL ITEM	REMARKS
LANDSCAPING							
SIGNAGE	●	●			▲		
DRAINAGE & GRADING							
LIGHTING	●						OUT OF CHARACTER
PLANTING	●	●					
FOUNDATIONS							
CONCRETE WALL	●	●					
CONCRETE PIERS							
SKIRTING							
WALLS							
WOOD SIDING	●	●			▲		T HI NOT IN CHARACTER
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	●	●			▲ 3,8		CORNER DAMAGE
PAINT	●	●	●		▲		POOR
WOOD TRIM	●	●	●		▲ 2,5		LOOSE PAINT
STEEL COLUMNS	●	●					
METAL TRIM	●	●					
ASBESTOS SIDING							
ROOFS							
COMPOSITION							
BUILT-UP							
METAL							
TILE	●	●					
FLASHING	●	●	●				
ROOF ACCESSORIES							
BELL TOWER							
CLERESTORY							
ATTIC VENTS	●	●					
GUTTERS	●	●					
SCUPPER BOXES							
DOWNSPOUTS	●	●					
MISC. PENETRATIONS							
DOORS							
WOOD PANEL	●	●		54.60	▲ 1		WEATHERED / BARE
FLUSH WOOD	●	●					
FLUSH METAL							
GLASS LIGHTS	●	●			▲		WEATHERED
HARDWARE	●	●	●				
TRANSOM							
WOOD OVERHEAD	●				▲ 7		JAMBS RUSTING / WEATHERED
METAL OVERHEAD	●			62	▲ 7		JAMBS RUSTING
					▲ 9		ALUMINUM NOT IN CHARACTER
WINDOWS							
WOOD DOUBLEHUNG							
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER	●	●		37	▲		SOME RUST
METAL DECORATIVE							
SCREENS/BARS							
PORCHES							
ROOFED							
ENCLOSED							
CONCRETE STEPS							
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING							
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							
FIRE ESCAPES							
METAL							
CHIMNEYS							
MASONRY							
METAL							

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CONDITION SURVEY

SHOP

1. Original doors are weathered, paint is loose, paint coat is very thin and fasteners are rusting.
2. Paint is loose at wood gable end trim.
3. Masonry at corner has been damaged.
4. Birds are entering at broken brick at gable end.
5. Protruding timber at east side is rotting.
6. Rusty abandoned conduit is staining building.
7. Metal door jambs are rusting.
8. Some mortar is missing at west end.
9. T 1-11 panels and aluminum windows are not in character with building.

MAINTENANCE AND REPAIR NOTES

SHOP BUILDING

1. **WEATHERED DOORS**
 - a. Scrape and sand to remove loose paint. Sand smooth.
 - b. Caulk all cracks. Remove rusting infill panel.
 - c. Prime and paint.

2. **LOOSE PAINT**
 - a. Scrape and sand to remove loose paint.
 - b. Prime and paint.

3. **DAMAGED MASONRY**
 - a. Replace damaged brick with brick to match existing.
 - b. Use matching mortar color.

4. **BIRDS**
 - a. Replaced broken brick with whole unit.
 - b. Use matching mortar color.
 - c. Clean bird droppings from building face.

5. **ROTTING TIMBER**
 - a. Remove all paint.
 - b. Fill voids with epoxy based filler.
 - c. Sand end and sides smooth.
 - d. Prime and paint.

6. **RUSTING CONDUIT**
 - a. Remove abandoned conduit from face of building.
 - b. Clean rust stains from masonry.
 - c. Fill holes with tinted mortar.

7. **RUSTING DOOR JAMBS**
 - a. Remove all rust.
 - b. Prime immediately with rust inhibitive primer.
 - c. Paint.

8. **MISSING MORTAR**
 - a. Remove all soft mortar.
 - b. Repoint with mortar to match existing color.

9. **T 1-11 PANELS**
 - a. As budget permits, replace with horizontal siding characteristics of the period.
 - b. Since plywood siding may not last as long as horizontal siding, it's eventual replacement must be budgeted for.