

CONDITION SURVEY DATA SHEET

BUILDING 2064

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE

NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

LANDSCAPING

- SIGNAGE
- DRAINAGE & GRADING
- LIGHTING
- PLANTING

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SOME PONDING
INTRUSIVE WALL MOUNTED AREA LIGHT FIXTURES

FOUNDATIONS

- CONCRETE WALL
- CONCRETE PIERS
- SKIRTING

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WALLS

- WOOD SIDING
- CONCRETE STUCCO
- CONCRETE/STONE FACE MASONRY
- PAINT
- WOOD TRIM
- STEEL COLUMNS
- METAL TRIM
- ASBESTOS SIDING

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CMU INELL DOES NOT MATCH ORIG. ADJACENT

OCCASIONAL DAMAGE FROM VEHICLES AT EAST END
LOOSE, CHIPPED SOME RUSTING

SOME RUST

ROOFS

- COMPOSITION BUILT-UP
- METAL TILE
- FLASHING

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SOME MOSS

ROOF ACCESSORIES

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

DOORS

- WOOD PANEL
- FLUSH WOOD
- FLUSH METAL
- GLASS LIGHTS
- HARDWARE
- TRANSOM
- WOOD OVERHEAD
- METAL OVERHEAD

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OUT OF CHARACTER / INTRUSIVE & NON HISTORIC

WINDOWS

- WOOD DOUBLEHUNG
- WOOD CASEMENT
- GLASS BLOCK
- VINYL
- WOOD VENT/HOPPER
- WOOD DECORATIVE
- WOOD FIXED
- METAL CASEMENT
- METAL AWNING/HOPPER
- METAL DECORATIVE
- SCREENS/BARS

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MOSS ON SILL

RUST SOME MISMATCHED & PAINTED GLAZING

PORCHES

- ROOFED
- ENCLOSED
- CONCRETE STEPS
- WOOD STEPS
- GRANITE STEPS
- BRICK PORCH & STEPS
- METAL RAILING
- WOOD RAILING
- COLUMNS
- ROOF BALUSTRADE

FIRE ESCAPES

- METAL

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CHIMNEYS

- MASONRY
- METAL

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BUILDING 2064

CONDITION SURVEY

MASONRY SHOP BUILDING

1. Moss is evident on masonry sills
2. Roof ventilators are rusty.
3. Masonry is intrusively painted and soiled in various locations.
4. Highly visible replacement glass doesn't match original. Some is patterned, some is painted.
5. Metal sashes are rusting.
6. Masonry has been damaged by vehicles, several corners, almost all shop buildings, particularly at the adjacent, east end vehicle wash slabs..
7. Flush wood doors are out of character and several are delaminated.
8. Surface mounted area lighting is not appropriate to historic character of building.
9. Several eaves and doorways have been struck by large vehicles.
10. Building 2062: Cracks on north face and at southwest corner have been crudely grouted.
11. Buildings 2060 and 2065: Replacement masonry does not match original hollow brick masonry.
12. Varieties of visually intrusive, infill materials have been used on the majority of buildings including standard bricks, concrete masonry units and plywood.

MAINTENANCE AND REPAIR NOTES

MASONRY SHOP BUILDING

1. **MOSS ON SILLS**
 - a. Remove with natural bristle brush and bleach solution.
 - b. Rinse and dry.
2. **RUSTING VENTILATORS**
 - a. Sand to remove all rust.
 - b. Prime and paint.
3. **MASONRY**
 - a. As budget permits, remove paint and clean.
 - b. Pressure wash, repoint as required.
4. **GLAZING**
 - a. Replace mismatched glass panes to be consistent within each window.
5. **STEEL SASH**
 - a. Remove all rust with wire brush, sanding and steel wool.
 - b. Protect glass.
 - c. Prime immediately.
 - d. Replace loose, missing or cracked glazing putty.
 - e. Paint with oil based semi-gloss exterior paint.
 - f. Oil hardware.
6. **DAMAGE TO MASONRY**
 - a. Remove all rust from steel, if exposed.
 - b. Prime with rust inhibiting primer.
 - c. Rebuild damaged corner with matching units, coursing and mortar color.
 - d. Place bollards 1' - 0" away from building corners.
7. **DOORS**
 - a. Replace flush doors with doors matching original.
 - b. See Door Types 53 and 54.
8. **LIGHTING**
 - a. Consider more appropriate lighting. See fixtures on 2051.
9. **DAMAGE TO EAVES AND DOORWAYS**
 - a. Straighten bent steel items.
 - b. Replace damaged wood frames and trims.
 - c. Prime and paint.
 - d. Consider steel corner guards at doorways.
10. **GROUTED CRACKS**
 - a. Remove inappropriate mortar.
 - b. Replace with mortar matching existing joint and color.
11. **REPLACEMENT MASONRY UNITS**
 - a. As budget permits remove mismatched repairs and replace with matching hollow masonry units.
12. **INFILL**
 - a. As budget permits, remove mismatched materials and replace with matching hollow masonry units.