

# CONDITION SURVEY DATA SHEET

BUILDING 2065

EXTERIOR ELEMENT	EXISTING ORIGINAL FABRIC ALTERED FABRIC TYPE			NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM		REMARKS
<b>LANDSCAPING</b>						
SIGNAGE	●					
DRAINAGE & GRADING	●			▲		SOME PONDING
LIGHTING	●			▲	8	NON APPROPRIATE MODERN WALL MOUNT FIXTURES
PLANTING						
<b>FOUNDATIONS</b>						
CONCRETE WALL	●					
CONCRETE PIERS						
SKIRTING						
<b>WALLS</b>					12	CMD NEILL IS NOT COMPATIBLE W/ ADJACENT
WOOD SIDING						
CONCRETE						
STUCCO						
CONCRETE/STONE FACE						
MASONRY	●	●		▲	3,6	OCCASIONAL DAMAGE FROM VEHICLES
PAINT	●	●	●	▲		LOOSE, CHIPPED SOME RUSTING/SPALLING EFFLORES
WOOD TRIM						
STEEL COLUMNS						
METAL TRIM	●			▲	9	SOME RUST
ASBESTOS SIDING						
<b>ROOFS</b>						
COMPOSITION						
BUILT-UP						
METAL						
TILE	●	●		▲		SOME MOSS/BROKEN TILES
FLASHING	●					
<b>ROOF ACCESSORIES</b>						
BELL TOWER						
CLERESTORY						
ATTIC VENTS	●			▲	2	SOME RUST ON VENTS
GUTTERS						
SCUPPER BOXES						
DOWNSPOUTS						
MISC. PENETRATIONS						
<b>DOORS</b>						
WOOD PANEL	●		54	▲		NEED PAINT - REPAIR
FLUSH WOOD	●	●		▲	7	OUT OF CHARACTER AND INTRUSIVE
FLUSH METAL						
GLASS LIGHTS	●		53	▲		NEED PAINT
HARDWARE	●					
TRANSOM						
WOOD OVERHEAD						
METAL OVERHEAD	●		62	▲		UNINSULATED REPLACEMENT FOR ORIGINALS MOSS ON SILLS
<b>WINDOWS</b>						
WOOD DOUBLEHUNG						
WOOD CASEMENT						
GLASS BLOCK						
VINYL						
WOOD VENT/HOPPER						
WOOD DECORATIVE						
WOOD FIXED	●					
METAL CASEMENT						
METAL AWNING/HOPPER	●	●	39, 40	▲	4,5	RUST, SOME MISMATCHED & PAINTED GLAZING
METAL DECORATIVE						
SCREENS/BARS						
<b>PORCHES</b>						
ROOFED						
ENCLOSED						
CONCRETE STEPS						
WOOD STEPS						
GRANITE STEPS						
BRICK PORCH & STEPS						
METAL RAILING						
WOOD RAILING						
COLUMNS						
ROOF BALUSTRADE						
<b>FIRE ESCAPES</b>						
METAL						
<b>CHIMNEYS</b>						
MASONRY	●					
METAL						

# BUILDING 2065

## 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.