

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 SCHEDULE

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

BUILDING 2070

EXTERIOR ELEMENT

LANDSCAPING

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
SIGNAGE	2.5					▲	DEVELOP SIGNAGE PLAN/GRAPHICS PLAN
DRAINAGE & GRADING	2.2			●		▲	REGRADE SURFACE
LIGHTING				●			
PLANTING	C 2.1		●				8 REMOVE WEST SIDE TREES CLOSE TO WALL

FOUNDATIONS

CONCRETE WALL					●	▲	CLEAN
CONCRETE PIERS							
SKIRTING							

WALLS

WOOD SIDING							
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	B 4.2			●		▲	5.6 CLEAN, REPAIR DAMAGE/REMOVE CONDUIT
PAINT	C					▲	REMOVE RUST, REPAINT
WOOD TRIM							
STEEL COLUMNS							
METAL TRIM	4.5					▲	9 REPAIR - TAKE PREVENTIVE MEASURES
ASBESTOS SIDING							

ROOFS

COMPOSITION							
BUILT-UP							
METAL							
TILE	C						REMOVE ANY MOSS - REPAIR BREAKAGE
FLASHING					●		CHECK FOR LEAKS BELOW DAMAGE

ROOF ACCESSORIES

BELL TOWER							
CLERESTORY							
ATTIC VENTS	C 4.5				●	▲	2 REMOVE RUST - PAINT
GUTTERS			●				
SCUPPER BOXES							
DOWNSPOUTS				●			
MISC. PENETRATIONS							

DOORS

WOOD PANEL							
FLUSH WOOD	C 6.7			●		▲	7 REPLACE
FLUSH METAL				●			
GLASS LIGHTS				●			
HARDWARE							
TRANSOM							
WOOD OVERHEAD							
METAL OVERHEAD							

WINDOWS

WOOD DOUBLEHUNG	B 7.3					▲	1 REMOVE MOSS FROM SILLS
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER	B 7.2				●	▲	4.5 REPLACE MISMATCHED GLASS/PAINT
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							
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CHIMNEYS

MASONRY							
METAL				●			

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.