



## BUILDING 4076

Building 4076 (formerly buildings W-3 & W-4) was originally constructed as two separate buildings. W-3 was completed in 1934 and W-4 was completed in 1938. The space between the two original buildings was subsequently filled in with a wood-framed structure. In late 1951 this wood-framed in-fill section was removed and replaced with a 3-bay masonry on concrete foundation in-fill matching the design and construction of the original two structures. The three structures are now considered one building.

Foundations and floor slabs are concrete. O.Q.M.G. log books indicate the walls of the two original sections to be concrete with masonry facing. The walls of the in-fill addition are 8" masonry tile. The roof of all sections is corrugated metal supported by steel trusses. Alterations beyond the in-fill addition are basically limited to filling in some of the freight doors either solid or with man doors.



1987 PHOTO

**BUILDING 4076**

# CONDITION SURVEY DATA SHEET

BUILDING 4076

EXTERIOR ELEMENT	EXISTING		ORIGINAL FABRIC		ALTERED FABRIC		TYPE	NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM	REMARKS
	●	○	●	○	●	○			
<b>LANDSCAPING</b>									
SIGNAGE	●		●						
DRAINAGE & GRADING									
LIGHTING	●		●						
PLANTING									
<b>FOUNDATIONS</b>									
CONCRETE WALL	●	●					▲ 3,5		STRESS CRACKS AT CORNERS
CONCRETE PIERS	●	●							
SKIRTING									
<b>WALLS</b>									
WOOD SIDING	●		●				▲ 2		
CONCRETE									
STUCCO									
CONCRETE/STONE FACE									
MASONRY	●	●					▲ *		*1,6,7,9 CLAY TILE
PAINT									
WOOD TRIM									
STEEL COLUMNS									
METAL TRIM									
ASBESTOS SIDING									
<b>ROOFS</b>									
<b>COMPOSITION</b>									
BUILT-UP									
METAL	●						▲		CORRUGATED "GALBESTOS" CLEAN & RECOAT SOON
TILE									
FLASHING	●								
<b>ROOF ACCESSORIES</b>									
BELL TOWER									
CLERESTORY	●	●					▲		GENERAL RESTORATIVE MAINTENANCE
ATTIC VENTS									
GUTTERS	●		●						
SCUPPER BOXES									
DOWNSPOUTS	●		●				▲ 4		
MISC. PENETRATIONS	●								
<b>DOORS</b>									
WOOD PANEL	●	●					▲		SCRAPE SAND REPAINT
FLUSH WOOD	●		●				▲		FACE VENEERS PEELING OFF
FLUSH METAL									
GLASS LIGHTS	●		●						
HARDWARE	●		●						
TRANSOM									
WOOD OVERHEAD									
METAL OVERHEAD									
<b>WINDOWS</b>									
WOOD DOUBLEHUNG									
WOOD CASEMENT									
GLASS BLOCK									
VINYL									
WOOD VENT/HOPPER									
WOOD DECORATIVE									
WOOD FIXED									
METAL CASEMENT									
METAL AWNING/HOPPER	●	●			36-37-58		▲ 3,7		
METAL DECORATIVE									
SCREENS/BARS									
<b>PORCHES</b>									
<b>ROOFED</b>									
ENCLOSED									
CONCRETE STEPS	●		●						
WOOD STEPS									
GRANITE STEPS									
BRICK PORCH & STEPS									
METAL RAILING	●		●				▲		REPAINT
WOOD RAILING									
COLUMNS									
ROOF BALUSTRADE									
<b>FIRE ESCAPES</b>									
METAL									
<b>CHIMNEYS</b>									
MASONRY	●	●					▲		CLEAN AND REPAINT
METAL	●	●					▲		MOSTLY RUST.

## CONDITION SURVEY

1. Repointing needed, particularly at pilasters, south, north, west sides. A previous repoint job on south side has all but completely covered the face of the red clay units with a coating of mortar. Appears to have just "painted over" the old mortar with new.
2. Infill freight doors (T 1-11 or plywood) inappropriate design choice. Out of character.
3. Windows: Some chipped paint is leading to sash rusting. Numerous broken panes of glass.
4. Downspout on west end addition is coming apart.
5. Some cast iron foundation vent grilles are missing.
6. South side: Pilaster corners are broken off, probably from trucks.
7. Mortar at window heads on east side deteriorated.
8. Foundation at northeast corner: spalled concrete is exposing rebar.
9. North side at juncture of two buildings: Vertical stress crack, full height.

# MAINTENANCE AND REPAIR SCHEDULE

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

BUILDING 4016

**EXTERIOR ELEMENT**

	NEEDS REPAIR	SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE	SEE NOTE	
				*	+	o			

<b>LANDSCAPING</b>									
SIGNAGE	25								o
DRAINAGE & GRADING									
LIGHTING									
PLANTING									
<b>FOUNDATIONS</b>									
CONCRETE WALL	B 3.1								* *5.8.9
CONCRETE PIERS									
SKIRTING									
<b>WALLS</b>									
WOOD SIDING	C 4.1								o
CONCRETE									o
STUCCO									
CONCRETE/STONE FACE									
MASONRY	B 4.2	4.10							* *1.6, 7.9
PAINT									
WOOD TRIM									
STEEL COLUMNS									
METAL TRIM									
ASBESTOS SIDING									
<b>ROOFS</b>									
COMPOSITION									
BUILT-UP									
METAL	B								o
TILE									
FLASHING									
<b>ROOF ACCESSORIES</b>									
BELL TOWER									
CLERESTORY	B								o
ATTIC VENTS									
GUTTERS									
SCUPPER BOXES									
DOWNSPOUTS	B 5.6								o
MISC. PENETRATIONS									o
<b>DOORS</b>									
WOOD PANEL	A 6.1								o
FLUSH WOOD	A	6.7							o
FLUSH METAL									o
GLASS LIGHTS									
HARDWARE									o
TRANSOM									
WOOD OVERHEAD									
METAL OVERHEAD									
<b>WINDOWS</b>									
WOOD DOUBLEHUNG									
WOOD CASEMENT									
GLASS BLOCK									
VINYL									
WOOD VENT/HOPPER									
WOOD DECORATIVE									
WOOD FIXED									
METAL CASEMENT									
METAL AWNING/HOPPER	B 7.2								o
METAL DECORATIVE									
SCREENS/BARS									
<b>PORCHES</b>									
ROOFED									
ENCLOSED									
CONCRETE STEPS									o
WOOD STEPS									
GRANITE STEPS									
BRICK PORCH & STEPS									
METAL RAILING	B 8.3								o
WOOD RAILING									o
COLUMNS									
ROOF BALUSTRADE									
<b>FIRE ESCAPES</b>									
METAL									
<b>CHIMNEYS</b>									
MASONRY	A 5.7								o
METAL	C								

CLEAN & REPOINT

## MAINTENANCE AND REPAIR NOTES

### 1. REPOINTING

- a. Refer to article on "Brick Masonry Walls".
- b. Remove all deteriorated mortar and excess mortar on face of clay units.
- c. Clean joints thoroughly and repoint with new mortar tinted to match existing.
- d. Tool joints to match existing.

### 2. INFILLED FREIGHT DOORS

- a. Better solution may have been to design infill panels that replicated original door design.

### 3. WINDOWS

- a. Refer to article on "Steel Windows".
- b. Remove all loose paint and rust by sanding, lightly grinding or sandblasting.
- c. Replace broken panes.
- d. Prime and repaint.

### 4. DOWNSPOUT

- a. Reattach lower end of downspout with copper pop-rivets.
- b. Solder joint.

### 5. CRAWLSPACE VENTS

- a. Replace with grilles matching existing at other locations. Missing grilles may have just dropped into the crawl space.

### 6. PILASTER CORNERS

- a. Replace damaged clay units with new or salvaged units matching original in size, color and texture.
- b. Provide steel angle corner protection at locations next to active loading docks.

### 7. WINDOW HEADS

- a. Refer to article on "Brick Masonry Walls" and repoint accordingly.

### 8. SPALLED CONCRETE

- a. Refer to article on "Concrete".
- b. Chip out concrete all around rebar. Undercut edges.
- c. Clean all rust off steel.
- d. Treat with bonding agent.
- e. Patch with new concrete.

### 9. STRESS CRACKS

- a. Consult a preservation structural engineer for analysis and repair procedure.