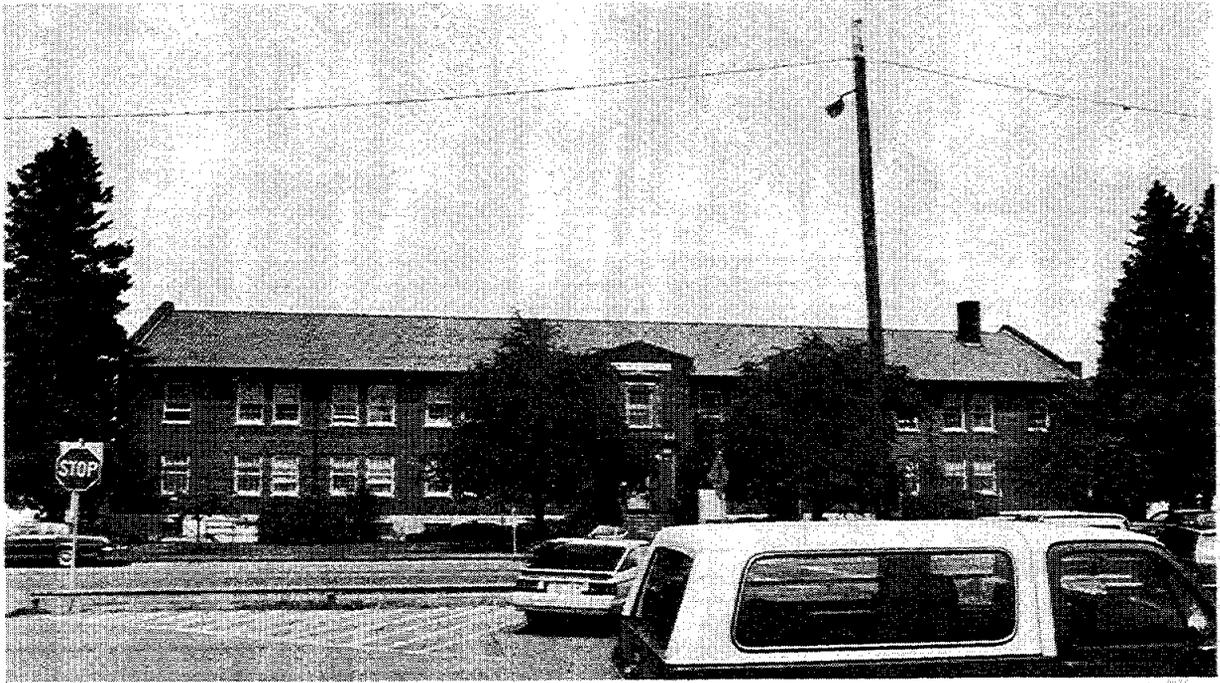


NINE BAYS SHOWN - ACTUALLY BUILT WITH ELEVEN BAYS

## BUILDING 4174

Built in 1934, building 4174 (formerly 16) began as the Quartermaster Warehouse. At some point during construction the use was changed to be Quartermaster Offices. It now is used for the Finance and Accounting offices. The structural system consists of a reinforced concrete frame and structural concrete floor slabs, with brick infill and facing for the exterior walls. Steel trusses support the spanish tile roof. Foundation is reinforced concrete. Decorative cut stone work surrounds the major entry portals and the gable end parapets have stone copings.

The only significant alteration is a very intrusive covered walkway added to the northeast end entry which bisects and obscures much of the stone work around the entry.



1987 PHOTO

**BUILDING 4174**



## CONDITION SURVEY

1. Mortar deteriorated up near parapet. Moss and dirt on walls. Stone copings need new joint mortar.
2. East end entry: Original doors have been replaced and the transom removed. The porch and walkway roof addition is very awkward and covers/obscures the stone trimwork and pediment around entry.
3. Walls: Mortar deterioration beneath fire escape supports. Very poor brick infill patch on south side - wrong brick type and sloppy joint work. Face deterioration and heavy soiling on stone work around main entry (spalling, wear, graffiti).
4. Windows: Moss growth on stone sills. Severe paint deterioration on wood windows. Putty completely gone some places. Aluminum replacement window on west end is out of character.
5. Sign support poles would be more compatible if painted black.
6. Birds are nesting where closure boards between rafter tails have fallen out on north side.
7. Copper fascia around west service door canopy is damaged.
8. Metal fire escapes: much rusting and paint peeling, particularly on treads and rail.

# MAINTENANCE AND REPAIR SCHEDULE

**BUILDING 4174**

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

**EXTERIOR ELEMENT**

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

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE	IN HOUSE SEE NOTE	REMARKS	
	*	+	o			
<b>LANDSCAPING</b>						
SIGNAGE	C 2.5		•	•	5	
DRAINAGE & GRADING						
LIGHTING						
PLANTING		•				
<b>FOUNDATIONS</b>						
CONCRETE WALL						
CONCRETE PIERS						
SKIRTING						
<b>WALLS</b>						
WOOD SIDING						
CONCRETE						
STUCCO						
CONCRETE/STONE FACE	C		•	3	CLEAN	
MASONRY	A 4.2		•	1,3	CLEAN & REPOINT	
PAINT						
WOOD TRIM						
STEEL COLUMNS						
METAL TRIM						
ASBESTOS SIDING						
<b>ROOFS</b>						
COMPOSITION						
BUILT-UP						
METAL						
TILE	A 4.1	•		•	6	REPAIR EAVES
FLASHING		•				
<b>ROOF ACCESSORIES</b>						
BELL TOWER						
CLERESTORY						
ATTIC VENTS						
GUTTERS		•	•			
SCUPPER BOXES						
DOWNSPOUTS		•				
MISC. PENETRATIONS				•		
<b>DOORS</b>						
WOOD PANEL	B 6.1 6.3		•	•	2	STRIP, PATCH, REFINISH
FLUSH WOOD			•			
FLUSH METAL				•		
GLASS LIGHTS	C 6.1 6.3		•	•	2	STRIP, REFINISH SASH & MUNTINS
HARDWARE						
TRANSOM	C		•		2	REPLACE TO MATCH ORIGINAL
WOOD OVERHEAD						
METAL OVERHEAD						
<b>WINDOWS</b>						
WOOD DOUBLEHUNG	A 7.1 7.5		•	•	4	RECONDITION. CLEAN MOSS OFF SILLS
WOOD CASEMENT						
GLASS BLOCK						
VINYL						
WOOD VENT/HOPPER						
WOOD DECORATIVE						
WOOD FIXED						
METAL CASEMENT						
METAL AWNING/HOPPER	B 7.2		•	•	4	CLEAN. REPLACE ALUM. UNITS
METAL DECORATIVE						
SCREENS/BARS	C			•	2	REPLACE OR PAINT OUT
<b>PORCHES</b>						
ROOFED	C		•		2,7	
ENCLOSED						
CONCRETE STEPS	B 8.4		•	•	2	CLEAN OFF MOSS
WOOD STEPS		•				
GRANITE STEPS						
BRICK PORCH & STEPS						
METAL RAILING	B 8.3			•	2	CLEAN OFF RUST, REFINISH
WOOD RAILING						
COLUMNS						
ROOF BALUSTRADE						
<b>FIRE ESCAPES</b>						
METAL	B 8.5		•		3,8	REMOVE RUST, REPAIR, PAINT
<b>CHIMNEYS</b>						
MASONRY	B 5.7		•		2	CLEAN & REPOINT
METAL						

## MAINTENANCE AND REPAIR NOTES

### 1. CLEAN AND REPOINT MASONRY

- a. Refer to article on "Brick Masonry Walls".
- b. Clean masonry of all moss and dirt accumulation.
- c. Repoint where mortar is deteriorated in area of parapets.
- d. Repoint mortar joints of stone copings with new mortar tinted to match existing.

### 2. EAST END ENTRY

- a. Remove canopy over walkway and steps.
- b. Restore door and transom to original configuration.
- c. If a roof over the entry is necessary one could be designed that is much more suitable to the building.

### 3. WALLS & DECORATIVE STONE

- a. Obtain services of experience masonry/stone restoration firm to clean decorative stone work around entry.
- b. Thoroughly clean out bad mortar and repoint below fire escapes. New mortar should be tinted to match existing adjacent.

### 4. WINDOWS

- a. Clean moss off stone sills with stiff natural bristle brush.
- b. Refer to "Wood Window" article for procedures to recondition wood windows.
- c. Replace aluminum window with appropriate style steel sash window.

### 5. SIGN SUPPORTS

- a. Paint black.

### 6. EAVE CLOSURE BOARDS

- a. Replace boards.

### 7. COPPER FASCIA

- a. Straighten bent areas.
- b. Patch small torn area.
- c. Resolder joints.

### 8. FIRE ESCAPES

- a. Remove all rust by sanding, lightly grinding, or sandblasting.
- b. Replace severely rusted elements.
- c. Wire brush all loose paint.
- d. Prime and paint.