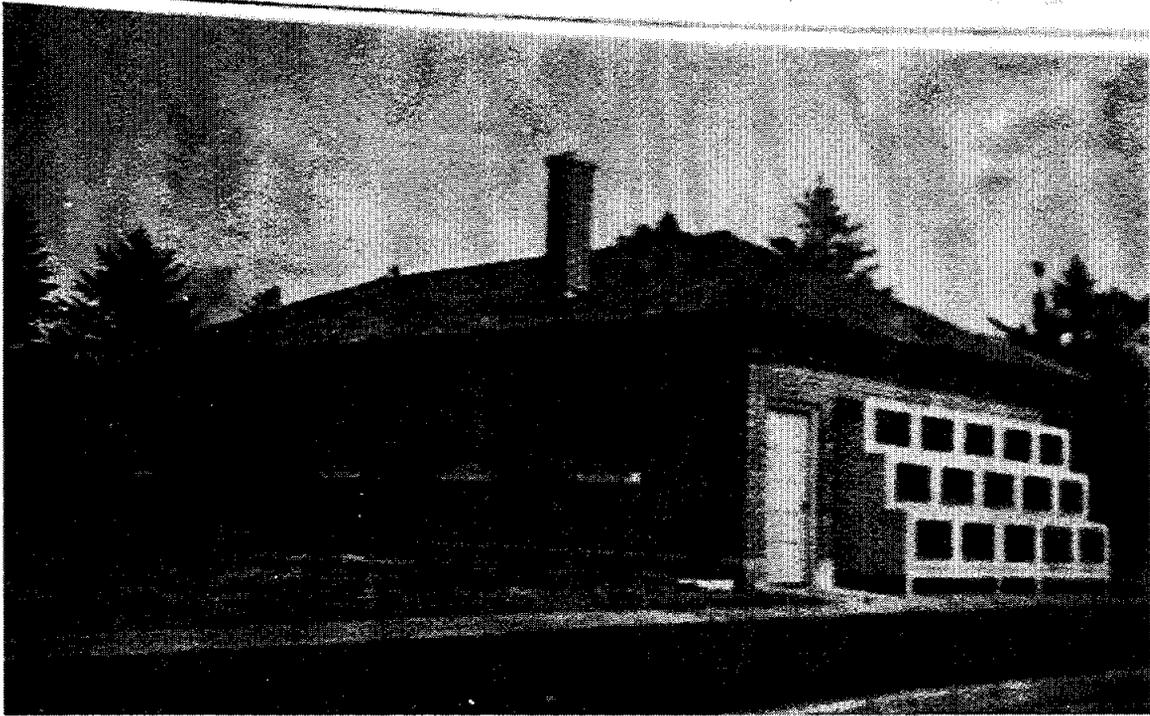


Post Plan No.

O. Q. M. G.: Plan No. 14

Building No. 4294



BUILDING 4294

Building 4294 was constructed in 1932 as a veterinary office. Its current use is unknown; all openings have been boarded up.

This is a small building, with evidence of previous carrier pigeon cages on the south side. These cage openings are failing due to removal of their frames. The replacement roofing is also in poor condition probably due to vandalism.



1987 PHOTO

BUILDING 4294

CONDITION SURVEY DATA SHEET

BUILDING 4294

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE

NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

EXTERIOR ELEMENT	EXISTING	ORIGINAL FABRIC	ALTERED FABRIC	TYPE	NEEDS ATTENTION	SEE SURVEY NOTE	SPECIAL ITEM	REMARKS
LANDSCAPING								
SIGNAGE								
DRAINAGE & GRADING								
LIGHTING								
PLANTING					▲			
FOUNDATIONS								
CONCRETE WALL	●	●	●		▲	1		UNDERCUT
CONCRETE PIERS								
SKIRTING								
WALLS								
WOOD SIDING								
CONCRETE								
STUCCO								
CONCRETE/STONE FACE								
MASONRY	●	●	●		▲	8.9		WEAKENING AT PIGEON OPENINGS
PAINT	●	●	●		▲			
WOOD TRIM	●	●	●		▲			
STEEL COLUMNS								
METAL TRIM								
ASBESTOS SIDING								
ROOFS								
COMPOSITION								
BUILT-UP								
METAL								
TILE	●	●			▲	7.4		POOR CONDITION / WATER DAMAGE AT EAVES
FLASHING								
ROOF ACCESSORIES								
BELL TOWER								
CLERESTORY								
ATTIC VENTS								
GUTTERS	●	●						
SCUPPER BOXES								
DOWNSPOUTS	●	●			▲	11.2		
MISC PENETRATIONS								
DOORS								
WOOD PANEL	●	●			▲	6		WEATHERED
FLUSH WOOD								
FLUSH METAL								
GLASS LIGHTS								
HARDWARE								
TRANSOM								
WOOD OVERHEAD		●				10		
METAL OVERHEAD								
WINDOWS								
WOOD DOUBLEHUNG		●			▲	23		SPALLED SILL / BOARDED UP
WOOD CASEMENT								
GLASS BLOCK								
VINYL								
WOOD VENT/HOPPER								
WOOD DECORATIVE								
WOOD FIXED								
METAL CASEMENT								
METAL AWNING/HOPPER								
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								
CHIMNEYS								
MASONRY	●	●			▲	5		SOILED, SOME MORTAR MISSING
METAL								

CONDITION SURVEY

VETERINARY

1. Footing has been undercut at west side. Has cracked from stress.
2. Window sill is spalled, north side.
3. Windows are boarded up.
4. Water damage is evident at eaves.
5. Chimney is soiled; some mortar is missing.
6. Original door is weathered due to ineffective paint coverage. Surface padlock defaces trim.
7. Roofing tile has been severely vandalized.
8. Masonry is loose at south wall due to removal of opening frames.
9. Projecting threaded rods are causing rust stains.
10. Original doors are missing.
11. Downspout needs splash block at southeast corner.
12. Downspout is missing at northeast corner.

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 4294

EXTERIOR ELEMENT

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
LANDSCAPING							
SIGNAGE	2.5						
DRAINAGE & GRADING							
LIGHTING							
PLANTING	2.1	•					LANDSCAPE
FOUNDATIONS							
CONCRETE WALL	B 3.1					1	
CONCRETE PIERS							
SKIRTING							
WALLS							
WOOD SIDING							
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	B 4.2				•	8.9	
PAINT	4.5				•		PAINT WEATHERED WOOD
WOOD TRIM			•				
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
ROOFS							
COMPOSITION							
BUILT-UP							
METAL							
TILE	A				•	4.7	REPLACE ROOF
FLASHING							
ROOF ACCESSORIES							
BELL TOWER							
CLERESTORY							
ATTIC VENTS							
GUTTERS	5.6	•	•				
SCUPPER BOXES							
DOWNSPOUTS	B		•			11.12	PROVIDE SPLASHBLOCK
MISC. PENETRATIONS							
DOORS							
WOOD PANEL	A 6.1			•		6	PAINT
FLUSH WOOD							
FLUSH METAL							
GLASS LIGHTS							
HARDWARE				•			
TRANSOM							
WOOD OVERHEAD	C					10	
METAL OVERHEAD							
WINDOWS							
WOOD DOUBLEHUNG	B 7.1					6	3
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER							
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							
CHIMNEYS							
MASONRY	C 5.7				•		5
METAL							

MAINTENANCE AND REPAIR NOTES

VETERINARY

1. **UNDERCUT FOOTING**
 - a. Retain services of structural engineer to design footing underpinning.
 - b. Contract construction.
 - c. Verify compliance with engineer's drawings.
2. **SPALLING SILL**
 - a. Remove loose material and remove rust from rebar if evident.
 - b. Prime or wet surface as recommended.
 - c. Fill voids with patching compound, screeding to match original form.
3. **BOARDED UP WINDOWS**
 - a. Replace sashes and glazing to match original.
 - b. If vandalism is a problem consider the use of window grilles or tempered glass.
4. **WATER DAMAGE AT EAVES**
 - a. Determine and correct cause of water damage.
 - b. Remove portions of members which are decayed and patch with new wood.
 - c. Remove soft material from members which are slightly deteriorated, and fill voids.
 - d. Sand, prime and paint.
5. **CHIMNEY**
 - a. Remove soil.
 - b. Repoint mortar to match existing.
 - c. Rebuild entire chimney if mortar is soft or sandy.
6. **WEATHERED DOOR**
 - a. Sand to remove flaking paint.
 - b. Caulk cracks and horizontal panel joints.
 - c. Remove hardware and patch damage.
 - d. Prime door with oil base primer and paint with semi-gloss exterior paint.
 - e. Install appropriate hardware and deadbolt if desired.
7. **ROOFING**
 - a. Replace existing roofing with fired clay tile.
8. **LOOSE MASONRY**
 - a. Rebuild opening frames, rigid and level.
 - b. Install in openings.
 - c. Remortar loosened bricks with mortar matching existing color.
 - d. Fill openings as originally designed, or design new infill panel.
9. **RUSTING RODS**
 - a. Remove if no longer needed.
 - b. Remove rust stains.
 - c. Fill openings in masonry.
10. **DOORS**
 - a. Replace with doors to match original.
11. **DOWNSPOUT AT SOUTHEAST**
 - a. Provide splash block.
12. **DOWNSPOUT AT NORTHEAST**
 - a. Fabricate of same profile as original.
 - b. Reinstall to gutter.