FY27 CIP SUBMISSION

REVISED	Historic Building Preservation	Date:	10/6/2025

Describe revision, if applicable	Adjusted Year	Year of First Submittal:	2025
Project Overview:	The courtcircle buildings are currently undergoing a conditions assessment. $250,000 is funded in FY26 from Tourism Committed Fund Balance to perform this assessment and begin renovation/preservation work. An additional $250,000 from Tourism Committed Fund Balance is requested to continue the work based on priorities from the conditions assessment. Future preservation projects will be defined by the conditions assessment.		

Requesting Department	Tourism	**Est. Useful Life**	+30 Years
Location (address)	Court Circle Buildings	**Start Year**	2027
Magisterial District	Ware	**Est. Completion Year**	2031
Annual Recurring Cost	+$1,001 to +$10,000	**Category**	Replacement/Maintenance Plan
Number of Residents Served	ALL	**Primary Board Priority**	Natural and Recreational Resources

Expenditure Description	Total Project Request	5-Year CIP					
		Budget Year	Planning Years				Beyond 5 Years
		FY2027	FY2028	FY2029	FY2030	FY2031	FYI only
Land Acquisition	$ -						
A&E	-						
Construction	-						
Equipment	-						
Other	250,000	250,000					
Total Proposed Capital Costs	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -	$ -

Source of Funding	Total Funding	FY 2027	FY2028	FY2029	FY2030	FY2031	Beyond 5 Years
Grant	$ -						
Donations	-						
Fund Balance-Committed	250,000	250,000					
County Funds	-						
Total Capital Funding	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -	$ -

Describe Funding Sources (If Not County Funds)	Tourism Committed Fund Balance can support additional preservation and renovation work. Until the conditions assessment is complete, the exact amount of funds needed is unknown. Additional funds will be needed from other sources - the Tourism Committed Fund Balance cannot support this project in its entirety.
Describe Annual Recurring Costs	Costs associated with buildings being open to the public (utilities) and general maintenance aside from major capital improvements determined through conditions assessment.

REVISED	Historic Building Preservation	Date: 10/6/2025

Project Element	Total Project Request	5-Year CIP					
		Budget Year	Planning Years				Beyond 5 Years
		FY2027	FY2028	FY2029	FY2030	FY2031	FYI only
Preservation & Renovation Work	$ 250,000	250,000					
	-						
	-						
	-						
Total Proposed Capital Costs	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -	$ -

Describe project elements (if necessary)	Preservation work is expected to be a multi-year project and will depend upon funding availability. The conditions assessment is expected to provide staff with a roadmap to perform renovation and preservation work on the buildings.

Space below is available for any additional details not provided above:

Project Alternative:

Once the needs assessment is completed a plan can be constructed to fund all or parts of the historical building rehabilitation.

CONDITION ASSESSMENT REPORT

GLOUCESTER COURT CIRCLE PROPERTIES & MUSEUM OF HISTORY

GLOUCESTER COUNTY, VIRGINIA

95% DRAFT SUBMISSION

JOHN MILNER ASSOCIATES
Preservation • a division of MTFA

TABLE OF CONTENTS

INTRODUCTION

On September 14, 2023, Gloucester County commissioned John Milner Associates Preservation (JMAP), a division of MTFA Architecture, PLLC, to prepare of a Condition Assessment Report of the Gloucester Court Circle Properties and the Museum of History (Botetourt building). JMAP was directed to perform a condition assessment, develop treatment recommendations, prepare a cost estimate, and compile a corresponding report. The condition assessment was to include examinations of the architecture, structure, and all building systems. To inform the findings in the report, JMAP coordinated with Gloucester County representatives and building maintenance staff and reviewed all available documentation. The following Condition Assessment Report consists of these combined products.

Property Information

Gloucester's Historic Court Circle is located at 6504 Main Street, Gloucester, VA 23061. The circle, which includes six historic structures and one cultural landscape, and the Botetourt building and its surrounding landscape, are all owned by Gloucester County. Of these buildings, the Annex is used as a visitor's center and the Courthouse is used for municipal functions. Other buildings in the court circle were for storage purposes only at the time of this report. The Botetourt building, just outside of the circle, functions as a museum.

Historic Designation

The Court Circle is included as a contributing resource of the Gloucester County Court House Square Historic District. The district was designated by the Virginia Department of Historic Resources (#036-0021) on 20 February 1973 and by the National Register of Historic Places (#73002016) on 3 October 1973. The district has nineteen contributing resources, including the Courthouse, Debtor's Prison, the Clayton Building, the Old Jail, the Roane Building, and the Confederate Monument, which comprise the Court Circle. The circle green is also included in the listing for its archaeological importance. The Botetourt Building, outside of the circle to the east, is also a contributing resource in the district.

Existing Documentation

Gloucester County provided access to the county archives during the preparation of this report. In addition, MTFA accessed archival information at the following repositories: Library of Congress, Library of Virginia, and National Archives.

PROJECT TEAM

Gloucester County:

Carol Steele
County Administrator

Katey Legg
Project Manager

Matt Barber
Recreation and Tourism Manager

Robert Kelly
Museums Coordinator

Wes McIntyre
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Project Participants:

John Milner Associates Preservation, a division of MTFA Architecture, PLLC

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International Consultants, Inc.

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EXECUTIVE SUMMARY

OVERVIEW

Significant investment is necessary to ensure that the iconic Gloucester Court Circle and Museum of History last for many generations to come.

The historic courthouse building and its surrounding clerk's offices and jails occupy a central place in the history of Gloucester County and their architectural excellence is recognized at the state and national levels. A harmony of material and scale, unparalleled in the state of Virginia, Court Circle presents a collection of buildings that span across three centuries of American architecture. Situated to the immediate northeast of the circle, the Botetourt Building is considered among the finest Colonial-era taverns. Without critical repairs, these historic buildings will suffer progressive deterioration and lasting damage, leading to increased repair costs. A number of repairs are required to restore and maintain the integrity of these architectural landmarks. Further, substantive repairs are needed if future use of the buildings and site are to be expanded.

GOALS

The historic preservation goals for these buildings are the efficient and effective preservation of the historic fabric and the continued and increased use of these important buildings and sites.

These central goals serve as an overarching strategy for the preservation, which includes a number of detailed and targeted treatment approaches. The goals were developed through an assessment of the existing buildings and a thorough review with key contributors from the Gloucester County government. The adoption of a preservation approach recognizes that the various changes to the building over time are part of its physical record and emphasizes the treatment needed to maintain and repair the historic features. Although further study is needed to develop future uses and determine the level of public use for the smaller Court Circle buildings, the Colonial Courthouse and Botetourt Building will continue their important public uses as assembly and museum buildings, respectively.

It is also necessary to preserve the features which serve as the historic context for the Court Circle including its surrounding site, the other features of Court Circle, such as plantings, walls, and markers. These items are historic resources as well. Prior to any future work on the buildings and their environs, the county and historical society continue to carefully consider the impact on their historic integrity.

TIMELINE

Restoration and repair work must be executed with urgency in the near- and medium-terms to protect these historic buildings.

The restoration and preservation repairs and improvements are presented with priorities to help organize the urgency of the work. The report provides descriptions of limited additional investigations and numerous recommended treatments. All efforts should be consolidated to the extent possible permitted by available funding and performed in brisk order to create a more efficient and effective resolution of the deficient conditions. Although there are many buildings included within the report, their similarity in construction materials and scale helps to narrow the band of issues.

The initial phase includes items which represent active threats to the building and additional detailed investigations required for designing the upcoming restoration and rehabilitation projects. The second phase focuses on exterior repairs. The third phase includes interior work and any remaining minor exterior repairs and cleaning.

KEY FINDINGS

The report finds a number of deficient conditions in buildings' components critical to the integrity of the envelope and structure as well as elements which are essential to the original design intent.

Below are the key items which will have a significant impact on the preservation the building. The associated treatments are expected to incur the balance of both the effort and cost during a preservation construction project:

- *Finalize List*

FUNDING

REVIEW WITH COUNTY

HISTORICAL CONTEXT

Introduction

Gloucester County Court Square Historic District is a national historic district consisting of a group of period structures located on a parcel of land surrounded by Main Street as well as buildings bordering the square. This section of the report provides a historical narrative of the Gloucester Court Circle Properties and Museum of History.

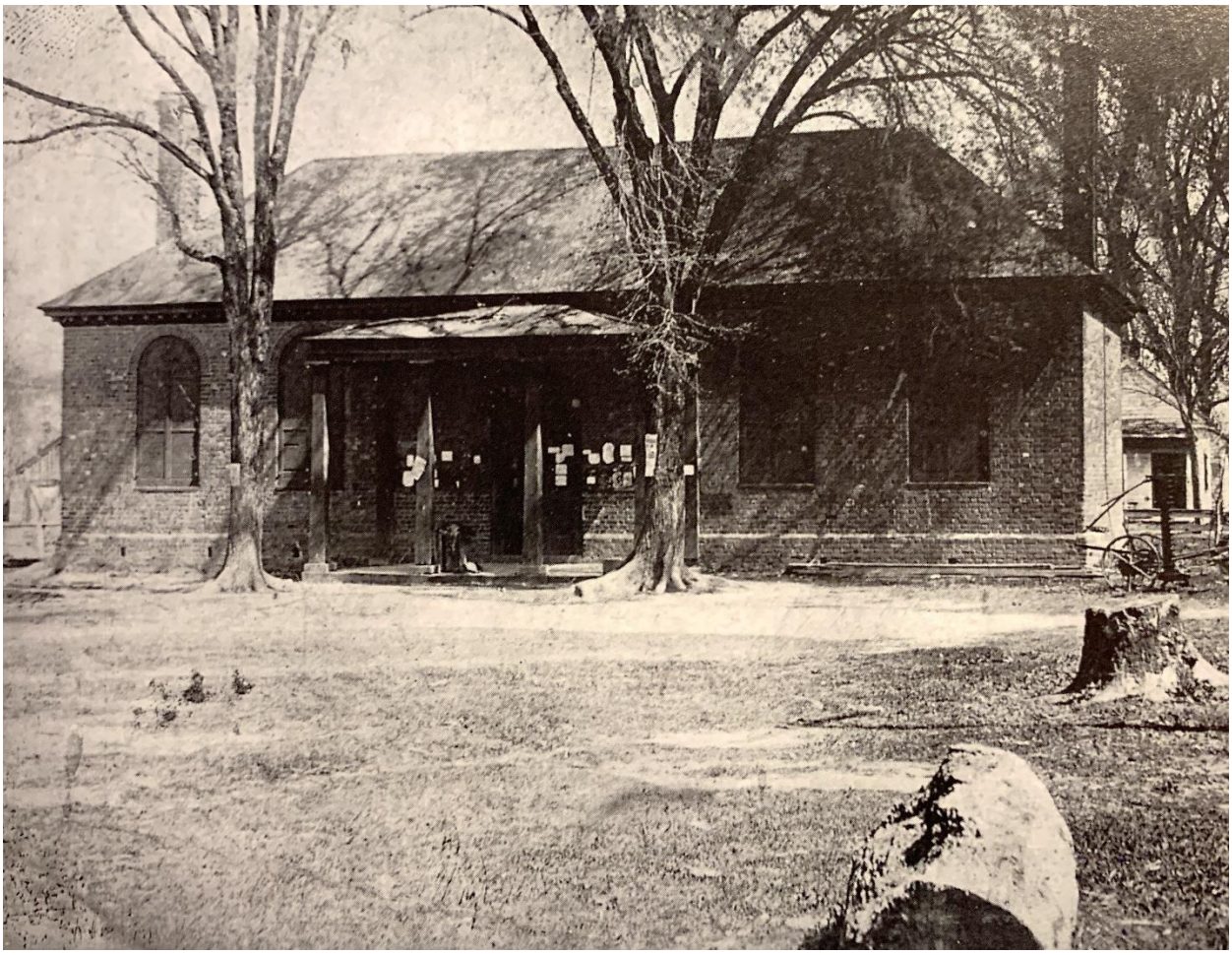
With two of the oldest structures surviving from the eighteenth century, Gloucester's historic Court Circle is the oldest living village in Virginia. The Court Circle includes a circular walled green with six buildings that include the Colonial Courthouse, Clayton Building, Debtors Prison, Old Jail, Roane Building, and Annex. In addition, the Court Circle is considered a cultural landscape replete with features including a Confederate Monument, the Gardner Monument, and a perimeter brick wall. Across Main Street from the Court Circle is the Botetourt Building and its surrounding cultural landscape.

Colonial Courthouse

Constructed in 1766, the colonial structure is the focal point of Gloucester County Court House Square. The courthouse is a one-story brick building in a Flemish bond pattern with a hipped slate shingle roof and a water table. Two symmetrical wings flank a central Greek Revival portico that shelters the main entrance. The T-shaped plan has interior brick chimney stacks at either end and an exterior brick chimney on the rear that is a later addition. Windows are six-over six wood sash with a sunburst fanlight between the architrave and the cornice.

There is documentation of a previous courthouse in 1676 and documentation that there was a need for a new building prior to 1679 as Edmund Gwyn deeded "six acres of land to the County for the building of a court house, prison and other necessary buildings and conveniences" circa 1679. Gloucester's courthouse is a sophisticated colonial courthouse and is one of the oldest courthouses still in use in the country. The 1956 Annex addition served its original purpose through 1982 when it transitioned to use by county government and the community.

A 1907 renovation relocated the magistrate bench to the southeast end of the building, and construction of a new portico with large columns in a Greek Revival style. Windows on the south end of the building were added. The old magistrates' area was divided into two small jury rooms and an exterior chimney added on the exterior. 1930s documented termite damage resulted in original wood flooring and wainscotting being removed. The 1956 Annex consists of two symmetrical wings on either side of the main entrance. The wings are two bays each with six-over-six sash windows and a sunburst fanlight.



Historic view of Colonial Courthouse showing the original front porch, from Virgina Department of Historic Resources

It appears that the walls, roof framing, and possibly the modillioned cornice are original.
A 1976 letter to the Gloucester County Historic Bicentennial Commission, indicates that many alterations in later years have changed a number of details but that it is entirely possible to restore in the future. The letter also states that the exterior was sandblasted.

Historic view from southeast of Colonial Courthouse, from Library of Congress Prints and Photographs Division Washington, D.C./http://hdl.loc.gov/loc.pnp/hhh.va0464/photos.161833

South elevation of the Colonial Courthouse in present-day

Botetourt Building

Construction dates of the Botetourt Building vary in literature from circa 1770 to 1774. The building is known to be constructed by 1774 due to an advertisement in the Virginia Gazette on February 10, 1774 that described the building as a "Tavern at the Gloucester Courthouse." The two-story Flemish bond brick building, is rectangular in form with a wood porch constructed on the foundation of the original porch. The six-bay asymmetrical building sits on a brick foundation and supports a side gabled roof. There are two chimneys and six-over six windows on the upper floors and nine-over-six windows on the first floor.

It is assumed the two easternmost doors were main entrances as they contain transom lights, whereas the two western doors do not. All four exterior doors lead into meeting rooms. Doors and windows in the eastern room are trimmed with double architraves. Other doors have single architraves and windows have molded trim. Although partitions have changed, the second door from the west most likely opened into a passageway and the western door into the meeting room heated by the fireplace.

On the western end of the second floor, four rooms were clustered around a central fireplace. Most likely, three of the rooms were bedrooms and one was potentially for taking cards or refreshments. The eastern end of this floor contained a large room with the most elaborate finishes. It appears that wood on the chimney is modern, the beaded base, beaded peg strip, operable internal window shutters, and a part of the cornice are extant.

The building is said to be named after named for Lord Botetourt, Norborne Berkeley, Baron of Botetourt, who was sent from England to be Governor of Virginia. Originally constructed as a tavern called John New's Ordinary, insurance documents list the building as "Hotel Botetourt" between 1802 and 1815 (County, 1802-1805-1815). Later Known as "Botetourt Hotel" the buildings was also used as a community center and now serves as the Gloucester Museum of History.

Several renovations and rehabilitations have taken place over the building's history. The roof has been replaced at least twice. Dendrochronology results assume the 1801 roof was replaced due to storm damage or fire. The first time the roof was replaced with cypress shingle and late with slate. Constructed as a tavern by John Fox, ownership continued through the Tabb and Hughes families before being auctioned to the Cox siblings: Emily and Ada. The siblings ran the building as the Botetourt Hotel and added to the structure in 1915. After the County purchased the Botetourt Hotel in 1965, they restored it to its eighteenth-century appearance. In 1970 the building was renamed "Botetourt Building" and used for administration and meetings for several years. In 1999, the building underwent renovations for museum use.

View of Botetourt Building, then known as Hotel Botetourt, from a postcard marked 1910. Courtesy of Gordon Townsend.

Current-day view from south of Botetourt Building

Clayton Building

Used as a clerk's office from 1824 through 1890, the Clayton Building is the oldest clerk's office in Gloucester. Later uses include the treasurer's office starting in 1890 and the voter registrar from 1980s to circa 2001. In 2002, the Clayton Building was converted into a visitors' center.

The one-story rectangular building is clad in a seven-course American bond pattern covered in a parge or stucco coating. The building is named for John Clayton who served as the Clerk of the Court of Gloucester from 1720-1773 but is most well-known for his contributions as a botanist.

The Clayton Building was reconstructed after the original (circa 1690) burned in 1820, destroying most of Gloucester's records. Archeological work completed in the late 1970s determined that the foundations included structural elements of earlier mason work. The testing also determined it was built on the original footings and of similar size to the original building. Historical documents indicate that original wooden floors were replaced with stone and brick when the structure was rebuilt in 1824. There is a potential that the stone was repurposed from Petsworth Church after it burned.

Previous modifications listed in a 1976 letter to the Gloucester County Historic Bicentennial Commission include a number of alterations at window and door openings, new steps, a new chimney at west end, and new finishes and trim. When the building was converted into a visitor's center, rehabilitation efforts included removing asbestos ceiling tile, a new roof made of recycled tires, installation of a geothermal HVAC system, new wiring, repointing the brick fireplace, and installation of brick flooring in the front room. Stone was uncovered in the front room but a lack of funds did not allow for repair so brick was installed to match the material in the second room. To protect the stone, a layer of fabric was placed over the stone followed by a thick layer of sand before installation of the brick (Attachment C Building Structure Reports). In 2021, the front room brick was removed to examine the stone beneath. Due to noticeable moisture damage, all the bricks installed in the front room were removed. Toilet and plumbing fixtures were removed at this time and roots from the adjacent Live Oak tree were cut back from the building's foundation.

1920 Court Day Photo showing the Clayton Building on the left side of the image, provided by Gloucester County

View of north elevation of current-day Clayton Building

Debtors' Prison

Constructed in 1824, the Debtors' Prison is one of three such structures remaining in Virginia. The Debtors' Prison is a well-proportioned Federal-style structure. The one-room building's floor plan is almost square with a tin gabled roof. Although small, the prison was constructed for maximum security. The brick is a hard dark-colored brick that is smaller in size than typical brick placed in a Flemish bond pattern on the front and five-course American-bond pattern on the other sides. Limited archeological research revealed there may have been artifacts that reflect a previous use of the site but brickwork at the building below grade is apparently of the same period as the upper floor.

In 1849, imprisonment for debt was discontinued in Virginia. The Building Structure Report prepared by the county shares claims that during the American Civil War, the one-story building was used as an arsenal and for repairs of weapons, but no records have been found to date. During the 1970s, the building served as the Historical Committee offices. Throughout the years, the Debtors' Prison has been used by an attorney and a number of County offices including Gloucester County's Commissioner of the Revenue's Office.

Modifications between 2004-2007 include the removal of modern interior walls and ceiling along with electrical and wiring components, and brick repointing in the fireplace. The Building Structure Reports states that evidence of a previous urinal was discovered when the walls were removed. Most recently, the windows were repaired and trim painted between 2019-2021.

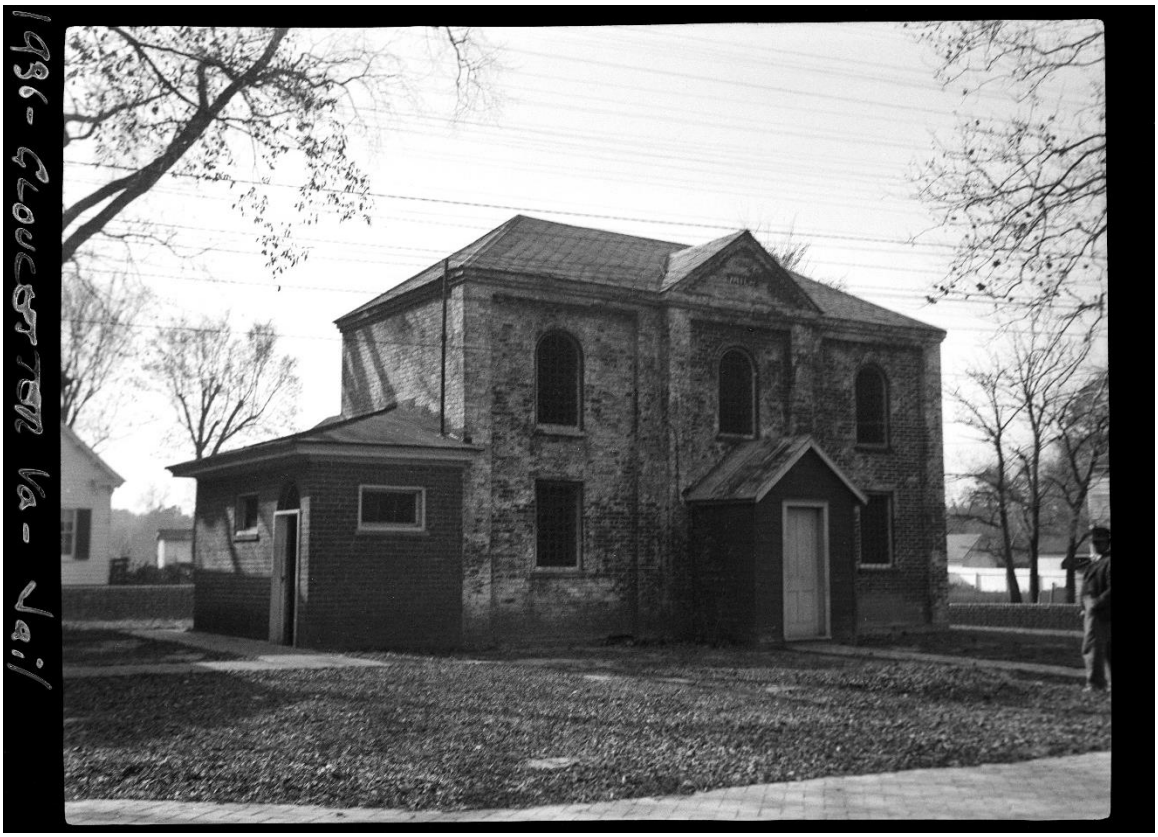
1936 photograph of Debtors' Prison from southeast, provided by Gloucester County

Current-day view from south of Debtors' Prison

Old Jail

The Old Jail of 1873 replaced the original prison burned by Federal troops in the Civil War. The two-story brick building is finished with a slate roof over timber. The original portion of the building consists of a central stair hall flanked by a room on each side on each floor. For security, the two rooms, one below and one above on the east side, were constructed as a cage with iron grating worked into the walls, under the floor of the first story, and ceiling of the second story. The walls are eighteen-inch-thick masonry. Six-inch-thick North Carolina Pine were spike together to create the upstairs floor (Attachment C Building Structure Reports). Each of the four rooms were built with double doors. The interior doors had windows to pass meals through while the outer doors were to be covered in sheet iron. A brick floor at the firs floor passage led to an iron stairway. Small wings added in the early twentieth century have a lighter appearance. Later, the Old Jail was used as a sheriff's office into the 1980s and other County and government workers used portions of the jail for office and storage needs until 2004.

Historical records indicate the walls were whitewashed in 1902 and 1919 and can been scene in photographs from the early twentieth century. It is not known if the building was whitewashed as a part of its original construction. Documentation suggests that a 1952 renovation to convert the building for office space included replacing the iron windows with wood windows, replacing steel doors with wood and glass doors, replacing the heating system, adding plaster and paint to the walls, installation of a toilet to replace a furnace, installing floor covering, wiring the building, and repainting the roof. Renovations to upgrade the building for office space took place in 1952 and included the following items: replacing windows; adding a toilet under the stair; removing steel bars, doors and gratings; adding sheetrock to ceilings; and installing radiators. While being used as a sheriff's office, an arsonist in 1974 caused damage to the dispatcher's office. A bathroom renovation, circa 2002, modernized the wings and made them accessible. In 2021, a renovation that included removing interior walls, flooring, and a chimney to the roof was completed.



1936 photograph of the Old Jail from the northeast, provided by Gloucester County

Current-day view of north elevation of Old Jail.

Roane Building

Constructed in 1896 as a clerk's office (the Old Clerk's Office), the building served as an attorney's office, the Gloucester History Museum from 1990-2000, and housed the Gloucester Visitors Center until 2020. Many records were lost when the nearby Clayton Building burned in 1820 and again when records were sent to Richmond in 1865 for safekeeping. To prevent this from happening again, the Old Clerk's Office was designed by B. F. Smith Fireproof Company with fireproof walls, iron gratings, and substantial iron doors. Smith served both as architect and builder for numerous local public buildings across Virginia in the late-nineteenth and early-twentieth centuries. The double-walled construction includes grates to circulate the air. The building was named the Roane Building in April 1976 after Mr. Basil Bernard Roane, who served Gloucester County for more than 59 years as deputy clerk and clerk.

A rehabilitation effort took place from 2005-2008 that included removal of a wall, plaster repair, painting, installation of flooring tile and carpet, geothermal heat, removal of drop ceiling, replacing steps, brick repointing and replacement, porch ceiling replacement, and installation of alarms and smoke detectors. A new roof and gutters were installed in 2013. When the building was used as a visitor's center, the wall grates were covered causing moisture issues. The covers have since been removed.

Current-day view from the northeast of Roane Building

Annex

Constructed for the Clerk of the Court's office in 1957, the Annex has been repurposed for several County offices including Animal Control, Information Technology and Emergency Management. The Annex, a Flemish-bond brick structure, is the most recent building constructed on the square. The slate gabled roof contains three gable-roofed dormers on the main elevation. Between 2017-2020 the Annex was renovated to serve as the County's Visitor's Center. Renovations included replacement of heating and cooling systems, painting of the walls, replacing glass panels with etched glass, reconfiguration of interior walls in the back room, combining two bathrooms into an accessible restroom, changing lighting, updating network lines, and installing Werowocomoco Exhibit. A brick paved ramp at the main entrance provides accessible egress.

View from southwest of Annex

Confederate Monument

In 1884, General William B. Taliaferro, former Secretary of War under Jefferson Davis for the Confederate States of America and the President of Gloucester Monument Association, presented a petition to erect a monument in memory of the Confederate soldiers who died in the Civil War on the public grounds of the courthouse. This petition was granted and the completed monument was unveiled during a ceremony held on the court circle grounds on September 18, 1889. The obelisk shaped monument, made of rusticated and dressed ashlar stone, is situated at the center of the court circle green. The monument inscribes the names of 134 men from Gloucester, including 8 officers, who lost their lives fighting for the Confederate Army in the Civil War. An historic image from 1920 depicts the central monument surrounded by a small bed of plants. Beyond the plantings, a decorative metal fence established a perimeter between the monument and walkways surrounding it. Today, the unfinished base of the monument is exposed above grade, the result of elevation changes on the court circle grounds, while a brick walkway, that divides the court circle and connects each of the buildings, encircles the base of the monument on all of its four sides.

Current-day view from east

1920 photograph of monument

TREATMENT OVERVIEW

INTRODUCTION

This section provides an overview of treatment, the historic preservation goals for the buildings. An inventory of the existing issues and recommended repairs are included with each building. There are key standards, regulations, and stated county goals, that must be used to guide the careful management of these historic properties. These short introductions of those important topics should serve as a starting point for any alterations to the building and site.

APPROACH TO TREATMENT RECOMMENDATIONS

The Secretary of Interior's Standards for Treatment of Historic Properties guides historic preservation professionals in their development of treatment recommendations for historic properties. The recommendations included in the report are intended to pursue the lightest impact alteration necessary while protecting the historic fabric of the buildings. All alterations performed on the building should be pursued within this spirit. In addition, all work must comply with the Virginia Construction Code, Virginia Existing Construction Code, and all other applicable regulations.

The proposed recommendations will require additional coordination with preservation professionals, trades, and contractors to confirm a restoration or rehabilitation approach prior to execution. It is important that qualified individuals oversee and perform the design and construction work on these historic properties to minimize the potential for unforeseen or irreversible damage to the historic character and integrity. For more information and guidance on the regulations and guidelines affecting the work and additional insight onto how the work should be executed, refer to the Requirements of Work section later in this report.

MANAGEMENT OF THE HISTORIC BUILDING AND SITE

The Court Circle buildings and its surrounding context comprise a series of valuable resources and it will require a determined level of care and attention to preserve the historic integrity of this important architectural complex.

Prior to alterations on the buildings or the site:

- The county should coordinate alterations with all necessary regulatory agencies, including Virginia Department of Historic Resources, during planning and design stages.
- All changes to this historic building and site should be undertaken with great care so as not to diminish the integrity of the numerous historic resources at Court Circle.

- It is strongly recommended to engage historic preservation professionals, including architects and conservators, to design and oversee these alterations to facilitate the process and provide the necessary expertise.
- It is also very important to hire skilled and experienced tradespeople and contractors in the execution of the work.

HISTORIC PRESERVATION OBJECTIVES

Due to the complexity of connected issues on a historic building, the preservation goals for any work on the historic resources should be outlined prior to the commencement of work and adhered to, or updated, as items are successfully completed or new challenges arise.

- **Collaboration of the stakeholders of this historic building is essential.**

  Protection of this iconic building will require a concerted and coordinated effort by the county leadership, the county public works department, and other local partners. These efforts will involve coordinated strategic planning, funding of design and construction projects, and the ongoing maintenance and monitoring of the existing fabric. Careful and sensitive maintenance is central to this effort. Before acting on any findings, it is important for the stakeholders to work together to determine an approach that both protects the building and solves the corresponding deficiency.

- **In general, the work should pursue a preservation approach.**

  The National Park Service defines four approaches to treatment of historic properties and has standards and guidelines for each approach. The four approaches are: preservation, rehabilitation, restoration, and reconstruction. Preservation is defined as "the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time." This approach acknowledges the array of changes over time and does not seek to restore the building to a specific period of time. Any alterations to the building must respect not only the materials themselves, but the original design intent of the building. The recommendations of this report have been developed to comply with this approach. There may be instances where the county seeks to pursue restoration of the more prominent structures – the Colonial Courthouse or Botetourt Building – and other buildings may be more applicable to rehabilitation if future use requires alterations for a new or heavier use by the public.

- **Future study is needed to develop a master plan to more fully engage Court Circle.**

  The Colonial Courthouse is intended to continue its active public and historic uses just as the Botetourt Building will also continue to be a local history museum. The Annex is also expected to continue to serve as a visitor center and office. The remaining buildings, and

Court Circle more generally, require a further study and planning to develop a long-term masterplan that will more fully interpret and utilize the interesting collection of historic buildings. The treatment recommendations are therefore limited by the current ambiguity in long-term planning and they should be updated once the future uses and their design impacts are known.

- **Work shall be executed efficiently and economically.**

  It is recommended that the recommended treatments be undertaken in consolidated projects which allow for holistic treatment rather than piecemeal work. This will allow for the resolution of any unforeseen conditions which arise and the coordination of various treatments across the building. Larger construction projects are more cost efficient and also limit the disturbance to the functioning of the building to smaller windows of time. Given the common scale and building materials, there may be opportunities to utilize individual trades across multiple buildings.

REQUIREMENTS FOR TREATMENT AND WORK

Introduction

This project is subject to numerous laws and regulations which guide and control the use and treatment of the historic building. These requirements serve to protect the cultural resource while addressing issues of human safety, fire protection, energy conservation, abatement of hazardous materials, and accessibility.

The following entries outline those laws and regulations which have the most significant impacts on the consideration of treatment and work for the Gloucester Court Circle structures and Botetourt building. In addition, these guidelines and documents offer additional insight into treatment methods and approaches which are referenced in this report but not outlined in detail. Detailed treatment directions must be developed as a part of a design project in which the scope of work and extent of intervention has been confirmed.

Legislation and Regulatory Guidelines

The below codes and standards have been adopted by the state of Virginia at the time of the report, comprising, with amendments, the Virginia Uniform Statewide Building Code. The applicable codes, legislation, and regulatory guidelines, should be confirmed at the time of any proposed work, as codes and regulations change and are periodically adopted.

Americans with Disabilities Act Accessibility Guidelines (2010 ADA Standards)
This law serves as the accessibility standard for this property. The standards provide guidance on accessibility requirements for existing buildings and alterations within existing buildings.

International Building Code (2021) and International Existing Building Code (2021)
The 2021 versions of these codes are the applicable building codes for this project. As this an existing building, which is also a contributing resource for a National Register-listed site, the IEBC serves as the primary code with application of the IBC where referenced and as necessary.

International Mechanical Code (2021 IMC)
The 2021 version of the IMC is applicable to this project. It establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions. The IMC was developed with broad-based principles that make possible the use of new materials, methods and design.

International Plumbing Code (2021 IPC)
The 2021 version of the IPC is applicable to this project. It provides minimum regulations for plumbing facilities and allows for the acceptance of new and innovative products, materials, and systems.

National Fire Protection Association 70 (2020 NFPA 70)
NFPA 70 is a standard of the National Fire Protection Association (NFPA). This document covers electrical safety requirements. Also known as the National Electrical Code (NEC), this document is the benchmark for safe electrical design, installation, and inspection.

International Fire Code (2021 IFC)
The IFC is a model code that regulates minimum fire safety requirements for new and existing buildings. This document addresses fire prevention, fire protection, life safety, and safe storage and use of hazardous materials.

National Historic Preservation Act (NHPA)
This law and subsequent regulations mandate that public agencies receiving federal funding protect historic cultural resources. A major component to its administration is the Section 106 process, which requires federal agencies to review and determine the impact of any alterations to the resources. If an alteration is deemed to cause an adverse effect, the process will require the agency to provide some form of mitigation for the impact to the historic resource. Depending on the source of funding, this process may or may not apply in a future project.

The Secretary of Interior's Standards for Treatment of Historic Properties
These guidelines outline criteria for alterations to historic fabric. These standards establish hierarchies of treatment which seek the lowest level of intervention necessary to achieve a project's goals. Preservation of historic materials is a priority of the guidelines and all modern alterations should be reversible and minimize damage to the historic fabric.

Technical Guidelines

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
The National Park Service (NPS) provides a number of guides, referred to as Preservation Briefs, designed to guide practitioners and craftsman in their work on the historic built environment. Preservation Brief 2 focuses on the importance of maintaining masonry and preventing deterioration through the repointing of mortar joints. Proper repointing of historic masonry, including using appropriate materials and methods, is critical to maintaining the aesthetic appearance of the building, and in preventing physical damage to the masonry units.

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
This brief describes various abrasive cleaning methods, how they can be physically and aesthetically destructive to historic materials, and why they are generally not acceptable. This brief outlines some alternative cleaning methods and emphasizes that historic buildings should only be cleaned using the gentlest means possible.

Preservation Brief 9: The Repair of Historic Wooden Windows
NPS Preservation Brief 9 details the process of window treatment from evaluation of architectural significance to routine maintenance, stabilization, and replacement. The windows on many historic buildings are an important aspect of the architectural character of those buildings. The brief recommends the retention and repair of original windows wherever possible.

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
This brief identifies and describes common types of paint surface conditions and failures. It also recommends appropriate treatments for preparing exterior wood surfaces for repainting to ensure optimal adhesion and durability of the new paint. The recommendations outlined in this brief are cautious on paint removal because there is no completely safe and effective method of removing old paint from exterior woodwork. Removal of paint from woodwork will inevitably result in some loss to the wood and should be undertaken with great care.

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
Steel windows are often not deemed worthy of restoration when preserving or rehabilitating a building. However, repair and retrofit are often more economical. Restoring windows is especially important in cases where the historic windows are a character defining feature. This brief gives criteria for evaluating deterioration and for determining the appropriate treatment. In cases where deterioration is so severe that repair is infeasible, this brief offers guidance in evaluating appropriate replacement windows.

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements
Brief 18 discusses the importance of floor plans, arrangement of spaces, finishes, and other features that may be individually or collectively important in defining the historic character of the building and the purpose for which it was constructed. The identification, retention, protection, and repair of historic interiors should be given prime consideration in every preservation project. Caution should be exercised in developing plans that would radically change character-defining spaces or that would obscure, damage or destroy interior features or finishes.

Preservation Brief 21: Repairing Historic Flat Plaster Walls and Ceilings
Brief 21 emphasizes the contribution of plaster walls and ceilings to the historic character of the interior. They should be left in place and repaired if at all possible. The approaches described stress repairs using wet plaster, and traditional materials and techniques that will best assist the preservation of historic plaster walls and ceilings—and their appearance.

Preservation Brief 22: The Preservation and Repair of Historic Stucco
Historic stucco is a character-defining feature and should be considered an important historic building material in its own right. While many eighteenth and nineteenth century buildings were stuccoed at the time of construction, others were stuccoed later for reasons of fashion or practicality. Brief 22 provides guidance for repairing historic stucco, including mixes and material specifications.

Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs
Brief 29 specifically addresses historic slate roofs, detailing the critical aspects of repair and replacement for deteriorated and damaged slate. Slate roofs are a critical design feature of many historic buildings that cannot be duplicated using substitute materials. Slate roofs can, and should be, maintained and repaired to effectively extend their serviceable lives. When replacement is necessary, details contributing to the appearance of the roof should be retained. High quality slate is still available from reputable quarries and, while a significant investment, can be a cost-effective solution over the long term.

Preservation Brief 32: Making Historic Properties Accessible
With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right. This Preservation Brief introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. It provides guidance on making historic properties accessible while preserving their historic character. Accessibility at historic properties can be achieved with careful planning, consultation, and sensitive design.

Preservation Brief 39: Holding the Line, Controlling Unwanted Moisture in Historic Buildings
Unwanted moisture is the most prevalent cause of deterioration in older and historic buildings. The majority of moisture problems can be mitigated with maintenance, repair, control of ground and roof moisture, and improved ventilation. The brief describes that understanding how the building handles moisture, can lead to a treatment that solves the problem without damaging the historic resource, and outlines several strategies to consider when dealing with moisture in historic buildings.

COLONIAL COURTHOUSE

OVERVIEW

The Gloucester County Court Circle consists of an elliptical site that splits Main Street in the heart of the town of Gloucester, Virginia. Directly adjacent to the circle is the historic tavern now known as the Botetourt Building. This collection of buildings harmoniously presents a common scale across a continuum of architectural periods in a manner unseen in any other courthouse in the Commonwealth of Virginia. Further, its urban arrangement, as a series of internally facing buildings surrounded by a perimeter wall bounding a traffic circle, is also wholly singular statewide. The Gloucester County Courthouse is the featured building within this collection.

Gloucester Court Circle.

South elevation of Colonial Courthouse.

ARCHITECTURAL

The Colonial Courthouse is the most prominent building inside Court Circle. Although the oldest remaining building of those included in the study, the building has undergone extensive alterations throughout its existence. Situated on the northeast corner of the circle, the one-story T-plan building is ornamented by the tetrastyle Ionic pedimented portico added to its south elevation.

EXTERIOR

WALLS

The exterior walls are loadbearing brick masonry walls laid in Flemish bond. Windows with rubbed brick arches and concrete sills punctuate the exterior walls while a beveled water table lines the base of the wall as it transitions into the foundation. Along the base of the wall modern infill locations indicate that crawlspace vents were once employed to vent an interior wood floor

Brick masonry detail.

North wall sandblasting damage.

structure. A bed of clamshells bordered by brick pavers on the south and east walls mark the transition to grade. Per county staff, there is not currently a French drain along the base of the foundation.

The masonry walls display a weathered appearance connected to the sandblasting of the exterior masonry which occurred as a part of the 1959 renovation project. The bricks, presumably made locally, range in color from red-orange to dark red and measure approximately 8 3/4″ wide and 2 7/8″ tall. A number of the headers retain some portion of their glazed face despite the sandblasting, but the overall effect has been lost. The mortar joints range from off-white to gray and exhibit at least four different campaigns of pointing. The apparently oldest joints exhibit staining from a red paint that was previously been applied to the masonry. The mortar is typically finished with a grapevine joint. In many cases the mortar extends onto the face of the brick. The undersides of the concrete window sills are lined with a modern brick header course. Scarring is visible at the front entrance where the former hipped roof porch attached to the masonry.

South wall windows.

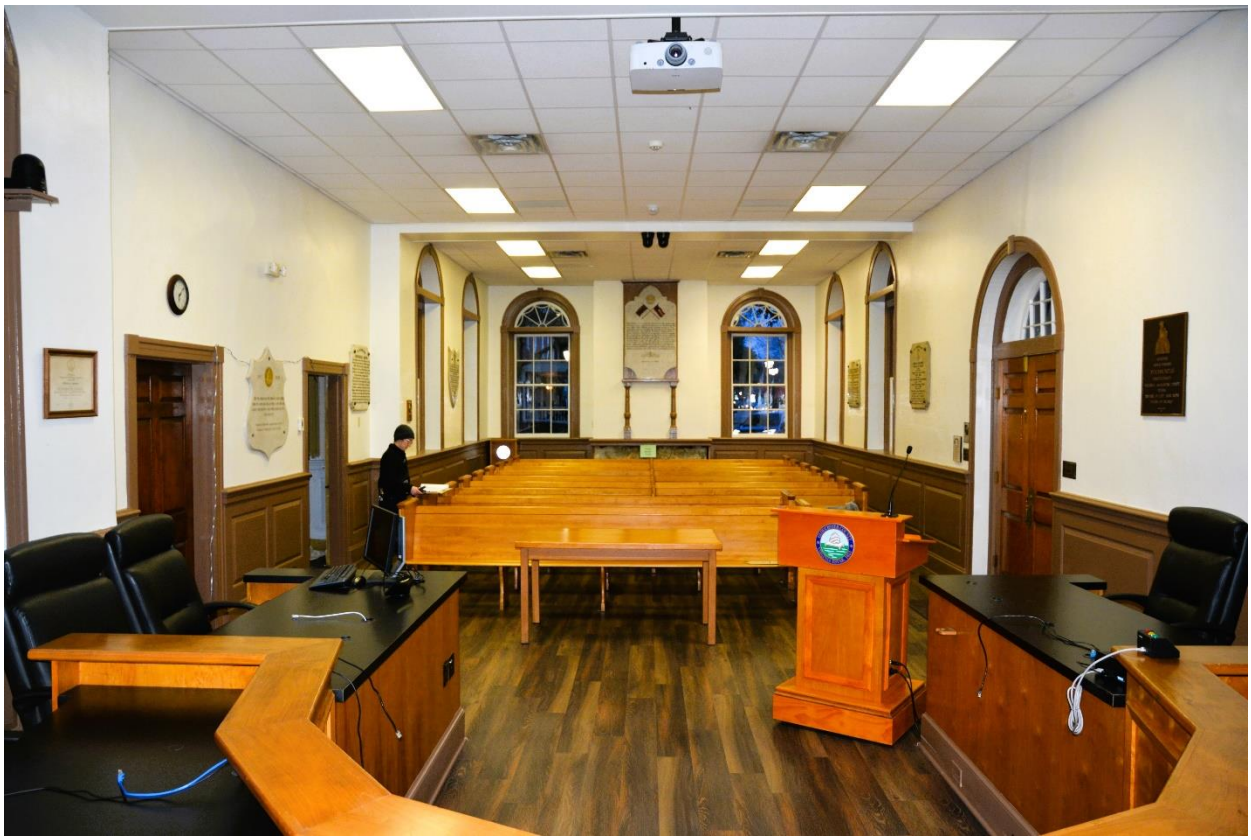
The wood windows have rubbed brick masonry arches and modern concrete sills. The longer wall on the south elevation has four windows while each of the smaller walls has two windows. All double-hung windows have six-over-six sashes with a Georgian-style fanlight transom; the attic window matches these transoms. At their zenith, the brick window arches meet the wood modillioned cornice. Shutter hardware remains present at the wood window jambs, but all shutters have been removed, likely during the 1956 renovation. At present, none of the windows operate. A pair of doors, the building's only exterior doors, is centered on the south elevation and it is capped by a brick masonry arch over a transom with square lights. The in-swinging wood doors have three uneven panels and each jamb displays scarring from since-removed hinges, presumably for screen doors. A metal threshold transitions from the stone exterior threshold to the interior concrete slab.

The front portico was constructed ca. 1900 to replace an earlier wood-framed hipped roof porch. Four wood Ionic columns on square stone plinths support the portico roof. The entablature of the portico employs a too-short architrave which fails to conform the pattern book proportions. Paired with the change in the building's visual emphasis, this detail has led past observers to criticize the portico as an ill-fitting alteration.

ROOF

The building is topped by a slate shingle hipped roof with copper flashing. The shingles are roughly square in overall format with a small rectangle sky-facing and they are a blue-gray in color resembling Buckingham slate. The walls meet the roof with a modillioned wood cornice, painted white. The bottom of the cornice trim is set to meet the top of the masonry window arches. Three mechanical penetrations are located on the rear leg of the building.

Cornice at portico.



Court Room.

INTERIOR

Over time, the interior of the Colonial Courthouse has been completely renovated with multiple changes to the arrangement of spaces and alterations to all finishes. The original parti, or layout, would have situated the judges' area directly opposite the front doors. In subsequent years, the longer east-west leg of the building was employed for the Court Room with the north leg dedicated to back-of-house and private areas. The majority of the finishes on the interior are twentieth century dating to the two major renovations and more recent repairs.

FLOOR

The floor of the Colonial Courthouse consists of a concrete slab-on-grade that replaced the historic wood floor finish and structure. Reoccurring termite damage in the building's crawlspace led to the change in design as a part of the mid-twentieth century renovation project. In the Court Room, the building has LVT (luxury vinyl tile) that was recently installed seeking to mimic the appearance of dark wood. The LVT is used throughout the entire space with the exception of a blue-gray linear carpet tile laid on the raised bar area. A clear-finished wood nosing lines the single riser to the bar area and a painted wood base bounds both the main walls and the raised bar area. The wall base is painted a taupe color that is also used on the wainscoting of the walls.

Fireplace and wainscoting in Court Room.

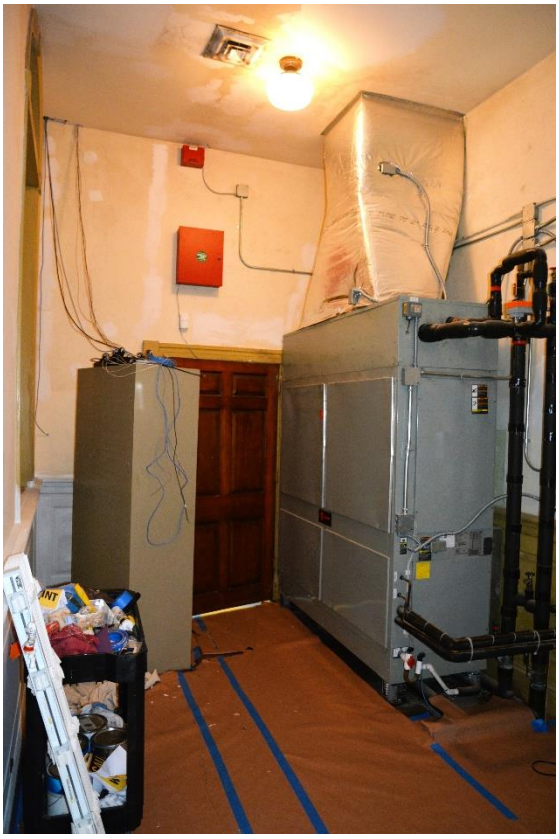
WALLS

The walls of the Colonial Courthouse consist of plaster exterior walls with wood-framed interior partitions used to delineate the two back-of-house rear rooms. The framed partitions for these two rear spaces are set towards the rear of the building, stepping back from the face of the adjacent plastered masonry walls, but otherwise, the Court Room is a rectangle in plan. The two smaller rear rooms are essentially equal in dimension and shape, taking the form of long rectangular forms. All spaces have paneled and painted wood wainscoting on all walls, interrupted only by the door openings and two fireplaces. The paneling design consists of a series of evenly spaced and sized raised rectangular panels with simple molded edges. The multi-piece cornice of the wainscoting consists of, from the bottom, a molded board which meets a cavetto profile set below a half-round extended cap. As it returns to the wall, a short and flat wood trim piece with an eased edge lines the joint. The wainscoting unifies with the stool at each window and extends into the opening without further articulation. The raised panels are replaced with mechanical system screens below the window on each end of the long wall of the Court Room so as to minimize the visual disturbance of the modern systems, which are routed through and under the concrete floor slab to these locations. Above the wainscoting is a band of painted gypsum wallboard, approximately 24" in height, before the finish returns to the original material, plaster. The change in wall materials is generally not visible, but through the use of sounding and evident instances of deterioration at the joint between materials, the change can be detected. The change was implemented coincident with the installation of the current wainscoting in the twentieth century. All walls are painted an off-white, or cream, color in all spaces with limited exceptions. The fireplaces are located at the east and west ends of the Court Room. The fireplaces are ornamented with segmented masonry arches, a painted wood mantel on east side, and a pedimented wood surround with since-removed pilasters at the west side, which is also painted. Both fireplaces have been infilled with masonry, potentially stemming from a period in which coal stoves were used. The county removed the paneling which obscured the infilled fireplaces

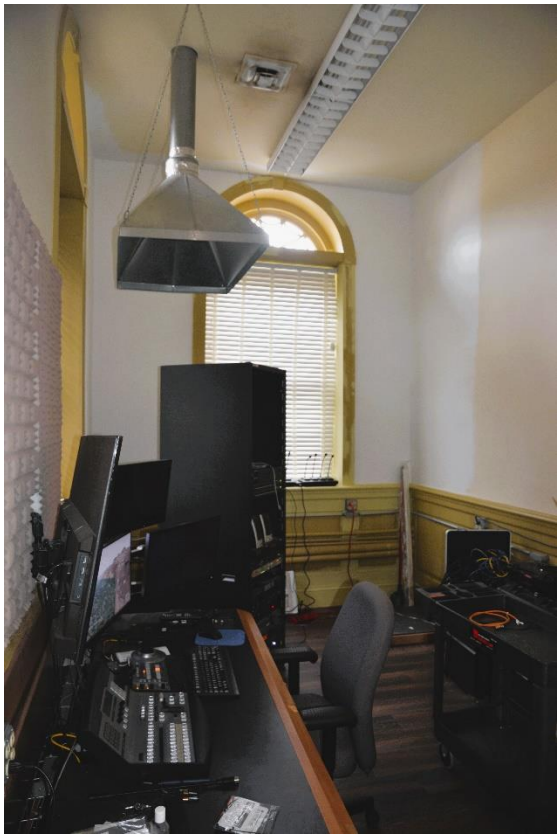
to reveal a dark gray waterproofing coating on the face of the interior wall.

In addition to the Court Room, there are the two aforementioned back-of-house rooms at the rear of the Courthouse. The east room serves as a utility space with a large HVAC unit along with other equipment and limited storage. Meanwhile, the west room serves as an AV control room for the public meetings which occur in the Court Room. The two rooms are finished as noted above and per the following elaboration. In the AV control room, the walls have waffle-type sound insulation mounted to the wall in several locations. There is also a large mechanical plenum box with a painted wood surround from which an HVAC duct extends vertically into the attic. Meanwhile in the mechanical room, the wainscoting and several spots on the walls are painted with primer only where recent repair work has been completed. In contrast to the Court Room, the window trims of the rear rooms are painted a yellow color on all sides, reflecting a more traditional approach.

There are three interior doors in the building. Stained wood doors with six panels are used for each of the two rear rooms. Meanwhile a painted fire-rated metal door with a square vision panel connects to the Annex that was added onto the west side of the Courthouse. With the known changes to the interior, it is not presumed that any of the doors are original to the building, although further study may provide insight as to the date of the interior wood doors.



Utility Room.



AV Room.

Raised bar area with wall plaques in background.

The windows are described in detail in the Exterior section for this building. On their interior side, the windows have painted wood wall trim with fluting that meets a spring block at the start of the arched head and then fluted trim continues to a keystone at the head of window. At the transition from double-hung wood sashes to the semi-circular transom head, a deep ledge extends the full depth of the window, an atypical condition that may be a later alteration. The paint color scheme used on the interior side of the windows has the taupe on the wall trim which then changes to white for the jamb trim board and then back to taupe where it meets the window frame. The white used in the jamb returns is distinct and does not match the off-white used on the walls. This paint scheme does not match a traditional approach to trim and wall colors and presents a rather awkward appearance.

FURNISHINGS

The Court Room space is furnished with nine long wooden benches to hold an audience, and these benches face a modern raised bar area which serves as the point of focus for the room. A faceted paneled wood knee wall of clear-finished wood boards supports a continuous plastic laminate work surface which is black in color. The paneling is simple in design and the knee walls lack any additional ornamentation. In addition to these items, there are eleven wall-mounted plaques executed in either stone or bronze in the Court Room situated between each window or door opening and above the east side fireplace. Several of the stone tablets should be considered historic in their own right, in particular those which date to the early twentieth century.

CEILING

The ceiling of the Court Room is a modern suspended system with 2′ x 2′ acoustical tiles and recessed fluorescent lighting fixtures. The bottom of the ceiling is situated just above the keystone at the head of the arched windows. Two large gypsum wallboard bulkheads span from the south

wall to the north wall aligned with the sides of the portico and rear wing. Plates connected to tie rods are visible at the exterior in alignment with these locations and may be routed through the bulkheads. The rear back-of-house spaces maintain their historic taller painted plaster ceilings, and surface-mounted lighting fixtures are located in these spaces, including a globe-type fixture as well as antiquated fluorescent fixtures. AV equipment, including cameras and speakers, are located on the ceiling and upper walls in several locations of the Court Room. There is no ceiling trim.

ATTIC

The least impacted area of the interior of the building is the attic. It is accessed through a painted plywood ceiling access panel in the rear east room. Earlier roof framing does remain in situ with the current structure overbuilt above, reflecting significant changes in this area as well. This shorter framing has sheathing and trusses which lack the rear extension suggesting a linear plan originally, as opposed to the current T-shape. Wood ceiling joists span between masonry walls below the wood roof trusses above covered by wood sheathing. Cellulose insulation is laid on the floor of the attic and mechanical ductwork runs throughout the space.

Attic.

STRUCTURAL

Attic structure.

The Colonial Courthouse is a single-story T-shaped building with an attic level that is accessible via a hatch in the ceiling of the northeast back-of-house room. Loadbearing brick masonry walls support the roof structure. The roof is wood-framed with stick-built trusses which span from exterior wall to exterior wall. The rafters have collar ties at the mid-height of each rafter.

An encapsulated inactive wood-framed roof structure is extant beneath the current roof structure. The attic level is framed with 12-inch-deep wood joists spaced at 24-inches on center. The first-floor level consists of a grade-supported concrete slab which was installed during the mid-twentieth century alterations of the building. The front portico was added to the building in the early twentieth century and is supported by wood columns set on concrete plinths at the south front of the building.

Encapsulated structure.

MECHANICAL

The HVAC system that provides conditioning for the Colonial Courthouse is a split, direct-expansion system with an interior air handling unit and exterior air-cooled condensing units. The air handling unit has a hot water heating coil that is connected to the hot water distribution from the Annex (refer to the Annex section). The air handling unit located in the north rear room has dual refrigerant circuits connected to exterior air-cooled condensing units for capacity staging control. The conditioned supply air is distributed throughout the building via a convential low-pressure ductwork system located in the attic above which connects to ceiling diffusers. The building return routes into low wall registers that connect to underslab distribution which routes back to the air handling unit. There is a suspended heat removal hood installed in the Audio/Visual equipment room to help dissipate heat from the equipment rack.

The Courthouse has conditioned ventilation air distribution via the HVAC system. The air handling unit has ductwork connected to a roof intake cap that allows outdoor air to mix into the return distribution, providing ventilation to the building.

Air handling unit

Condensing unit

Heat removal hood

ELECTRICAL

The Courthouse has a 120/240V, 1Ø, 3 Wire electrical feed from the electrical service located at the rear of the Annex. There is an electrical distribution panel in the storage closet with the HVAC systems for power to mechanical equipment and receptacles. From the electrical distribution panel, located in the Annex utility closet, there are circuits that feed into the Courthouse for lighting. Appropriate arc flash labeling is provided at the electrical distribution panels. The wiring distribution is primarily power conductors within conduit (EMT) or metal clad-armored cable (MC). A limited amount of Romex wiring appears to have been installed for minor power distribution adjustments.

Downlights are provided in most rooms, with the exception of the courtroom, which also has lensed 2x4 lay-in fixtures, and the AV and storage areas, which have surface-mounted linear fixtures. The fixtures are all fitted with compact flourescent bulbs. All lights are controlled by manual wall switches. Emergency lighting is provided by surface-mounted wall packs with an intergal battery. There are no exit signs in the Courthouse. This may have been allowed by previous codes due to the limited number of entrances in/out of the space.

PLUMBING

The building does not have any plumbing systems or fixtures. The connected Annex provides access to restrooms.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital, central fire alarm system. The building has ceiling smoke detectors.

SECURITY SYSTEM

The building has a security system with instrution detection devices at doors and windows and motion sensors located in all rooms.

COLONIAL COURTHOUSE

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- Foundation: The crawlspace and foundation vents have been infilled. The wood floor was replaced with a concrete floor. The foundation ventilation system has been removed which could allow for moisture transfer above the water table. The hydrostatic pressure from the concrete floor could also be contributing to moisture rise from capillary action through the porous bricks. There are foundation splashback stains and active biological growth at the water table, both signs of moisture infiltration.
- Exterior Walls: The exterior walls have been sandblasted which has eliminated the bricks' fire skin. The fire skin forms in the kiln and the heating process closes the pores of the clay material for better protection against weather. Without the fireskin, the bricks are incredibly absorbent and could allow moisture transfer through the building envelope.
- Interior Walls: There is evidence of moisture damage on the interior drywall. This moisture could be related to rising damp or the porous building envelope. In areas of probes at the chimney breasts, the brick appears to have been coated with an acrylic-impregnated cementitious, like a basement waterproofing product, that traps moisture behind the coating. The brick and mortar behind the coating show signs of disintegration.
- Sills: The original sills have been replaced with concrete and they are cracking. There is no flashing under the sills to prevent water infiltration in to the wall system.
- Gutter: Abandoned gutter hangers suggest that a gutter was once installed at the cornice of this building but they have since been removed. Gutters were likely not original to the building. A clam-shell bed has been installed around the perimeter of the building to act as a natural drain and filter to disperse rainwater runoff. The clam drain bed does not have any provisions for moving the water away from the building and may be undersized.
- Other: The irrigation lines are too close the building and could be a source of building moisture.

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural distress and deterioration where noted based upon the visually accessible portions of the existing building structure. In general, the principal issues with the building result from the impacts of settlement and moisture infiltration with the brick masonry walls.

- The brick at the base of the chimney is in a very poor condition and crumbles when contacted.
- Several vertical cracks were observed adjacent to the arched windows are various locations around the exterior perimeter of the building.
- Rot was observed at the base of one of the entry porch columns.
- The northern wing of the building displays various deterioration, including a course of spalled brick and several very crudely repaired brick pockets.
- There are open mortar joints are evident at several locations at the rear of the building. Repointing work is needed throughout the exterior perimeter of the building.
- Some repointing work is needed where an abandoned window shutter anchor is embedded within the brick.
- There are multiple locations where cracks were observed in concrete window sills.

MEP ASSESSMENT SUMMARY

- The HVAC system is in functional condition and has been maintained since its installation. The air handling unit was originally installed in 2002 but was updated during replacement of the exterior condensing units in 2022. There are no operational concerns for the HVAC system. The underslab ductwork could not be assessed due to the nature of the installation. Depending on ongoing maintenance procedures for this component, further investigation may be warranted.

- The current HVAC system digital controls have the capability to adjust the system cooling capacity, air volume, and the ability to utilize the hot water heating as reheat to allow for dehumidification control sequencing to be coordinated with any proposed exterior wall adjustments to address moisture within the envelope. Refer to Architectural for further discussion.

- There are no immediate concerns for the electrical distribution for the building. During any planned renovation or modernization project, existing light fixtures should be replaced or relamped with LED fixtures and provided with code required lighting levels and controls.

- So as to protect the historic structure, an automatic sprinkler system for fire suppression should be considered for any building renovation.

- Consideration should be giving to provide monitoring of fire alarm initiation and monitoring devices within the building that could be monitored by a networked central fire alarm control system located within the Annex building.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of a building renovation project.

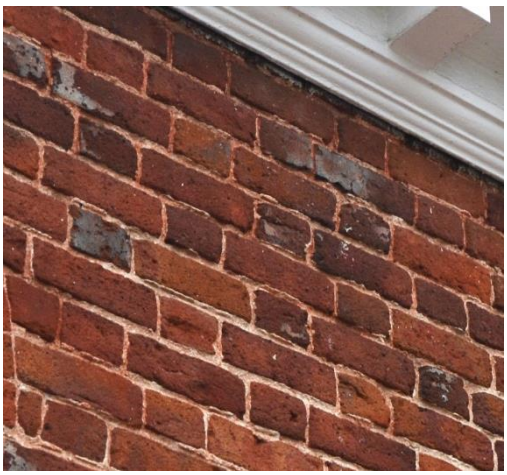
TREATMENT RECOMMENDATIONS

ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. G.1		There is no current analysis of the existing building for the presence of hazardous materials, such as lead-based paint and asbestos-containing material. Perform hazardous material survey to determine if lead-based paint, asbestos-containing materials, or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. MB.1		Open mortar joints and mortar deterioration occur on all elevations. Due to the number of cracked bricks and open joints paired with the moisture infiltration issues, 100% exterior repoint should be considered. Repoint open brick masonry joints with appropriate mortar mixture using techniques to match original mortar joints.	100% exterior

C. MB.2		Stairstep cracks occur in the mortar joints extending from the heads of many windows and door openings. Repoint localized areas, refer to MB.1 for repair and quantity.	See MB.1
C MB.3		Brick masonry units are cracked in several locations. This issue occurs with greatest frequency near openings and wall corners. Remove cracked brick unit. Provide matching brick unit and install in concert with wall repointing.	225 brick units
C. MB.4		Existing brick unit is displaced from masonry assembly. Remove and reset displaced brick unit.	4 brick units
C. MB.5		Biological growth is occurring at localized areas of the exterior masonry, typically along the base of the building, and causing staining on the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible. At northwest inside corner, regrade surface to inhibit moisture from collecting at face of building.	400 SF of cleaning; 50 SF of regrading

C. MB.6		Surface of brick masonry displays extensive damage due to sandblasting. The process removed earlier coats of paint, but also destroyed the hard outer face of the brick. Perform petrographic analysis of 5 bricks to determine composition of brick to confirm desirability of applying penetrant coating, such as Siloxane, to mitigate water infiltration. If deemed appropriate per test findings, select and apply coating.	Testing, application of coating to 100% of exterior
C MB.7		Instances of graffiti are present on the brick masonry. Remove paint staining from surface of masonry walls. Perform tests on masonry and pursue the gentlest effective method.	50 SF
C. MB.8		Overpaint is present on masonry surfaces directly adjacent to painted surfaces. Remove overpaint on brick surfaces using the gentlest effective method.	Small spot locations across upper facade and below windows
C. MB.9		Abandoned metal brackets are mounted into brick walls and there is staining at location of former chimney. Remove metal brackets and replace any adjacent past repairs which do not match historic masonry.	6 locations / 10 SF masonry / 100 SF of cleaning

C. MB.10		Fasteners are installed into the face of brick for various purposes. Remove all metal fasteners. Dispose of abandoned elements and remount all active items with appropriate fasteners into the mortar joint. Patch brick with color-matched grout of appropriate mix.	15 locations
C. MB.11		Sealant joint at intersection of Courthouse with Annex is aged and requires replacement. Remove existing sealant. Prepare surface for installation of new sealant and backer rod.	40 LF

STUCCO/PLASTER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. ST.1		Existing textured stucco tympanum displays cracking and surface deterioration. Perform survey of pediment either via manlift or ladder. Tap all stucco to confirm areas of delamination. Remove delaminated areas and patch stucco to match utilizing mix design from petrographic analysis of existing stucco. Minimize extent of repairs to maintain intact historic stucco.	Assume 15 SF

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. WD.1		Existing wood cornice board is damaged or has an inappropriate repair. Strip finish from damaged portion of cornice board. Remove rotted or altered portions of wood and provide wood dutchman or epoxy repairs.	8 LF
C. WD.2		Gap has opened between wood cornice and brick wall. Inspect gap, remove debris behind cornice. Insert painted wood shim to narrow gap.	2 locations
C. WD.3		Existing wood cornice, pediment, and trim display minor degrees of paint failure. Perform paint analysis of cornice at walls and at portico to confirm the treatment approach. Repair minor surface damage. Remove any rotted elements and provide wood dutchman. Do not strip surface until treatment is confirmed. Prepare existing surface for new paint finish per color recommendation in paint analysis report. Repaint.	275 LF of repainting / 25 LF of repairs

C. WD.4		Existing wood column exhibits rot at base of shaft and base. Remove wood base and provide painted aluminum base. Provide wood repairs and/or dutchman as required to address deterioration. Consider replacement of concrete plinth with stone plinth shown in historic photographs. Keep columns in place during repairs if possible.	4 columns bases / 4 SF total of repairs

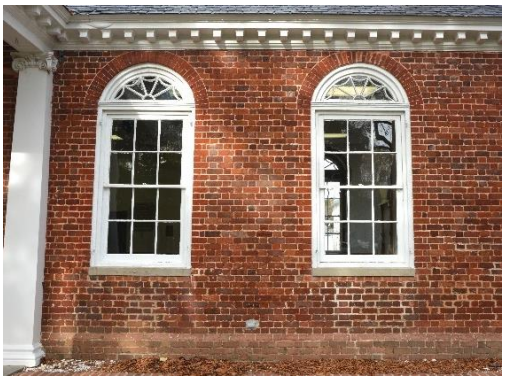
METAL

CODE	PHOTOGRAPH	CONDITION / REPAIR	QUANTITY
C. MT.1		Galvanized metal plate with bolt is mounted into the brick wall at the intersection of the portico. Review plate in further detail to confirm attachment with structural members. If possible, remove and replace plate with durable option of complementary design.	3 locations
C. MT.2		Sheet metal flashing at pediment cornice display signs of soiling. During assessment of pediment stucco, review existing painted sheet metal flashing to confirm integrity. Clean soiling.	30 LF

C. MT.3		Existing metal shutter dogs display paint failure and corrosion. Confirm intent to restore shutters. If new shutters replicating historic shutters are provided, then restore existing shutter dogs and provide matching dogs where missing. If shutters are not intended to be provided in the future, remove shutter dogs and patch brick with color-matched grout of appropriate mix.	15 new shutter dogs, restore 17 existing shutter dogs

WINDOWS

CODE	PHOTOGRAPH	CONDITION / REPAIR	QUANTITY
C. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Repair gouging at meeting rail at interior locks. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sashes. Remove and replace locks. Paint all sides of frame, sill, and sash. Reinstall sash. Provide perimeter sealant.	16 double-hung windows with transom windows

C. W.2		Historic wood shutters are no longer extant. Consider providing new wood shutters to match the historic arrangement. Repair shutter hardware and secure any loose shutter dogs. Paint all sides of shutters and hardware. Install shutters.	16 locations
C. W.3		Existing cast stone sills display cracking in many locations. Sills appear to date to ca.1907 remodeling. Remove existing sills. Inspect and prepare substrate. Provide new precast concrete sills to match existing sills.	16 locations
C. W.4		Existing glass pane is broken. Remove cracked glass pane. Provide glass pane in existing window.	10 locations
C. W.5		Cast stone sill at north window does not project beyond face of masonry wall. Remove cast stone during window restoration effort. Determine ability to reset sill with sufficient projection. Replace in-kind as required.	1 location

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. D.1		Existing exterior doors do not comply with current building code requirements for an Assembly use with more than 50 occupants in swing direction, size, and arrangement. Complete code analysis for egress through existing doors and review with county building official to confirm existing arrangement is acceptable. Existing building code provides exceptions that may be applicable to current arrangement.	N/A
C. D.2		Existing doors and frame display minor surface damage, scarring at former screen door locations, and perimeter sealant deterioration. Historic photographs suggest that the existing doors are a modern replacement with a different panel patterning. In concert with scheduled painting efforts and/or major repairs at building, refinish doors, including scrape and sand, fill/repair surface defects, and repaint.	1 pair of doors
C. D.3		Existing metal threshold is not a sympathetic material for the front entrance. Consider providing a wood threshold at front doors in concert with interior floor work.	1 location

C. D.4		Existing doors do not have a closer to keep doors in closed position. Consider impact to accessibility from interior to determine desirability of installing closer. Provide closer or spring hinges if desired.	1 location

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. R.1		The slate roof has displaced, broken, and missing shingles. Remove broken slate shingles. Inspect decking substrate to determine integrity. Repair decking. Provide in-kind slate shingle replacement, matching color, texture, and size.	30 shingles
C. R.2		Existing roof flashings display staining from corrosion. Review flashing using lift or via roof. Replace as required. Clean ferrous stains from surfaces. Review cleaning methods. Complete tests to determine impact on adjacent fabric, including downstream surfaces, before full cleaning. Use gentlest effective method.	2 locations / 30 SF of cleaning
C. R.3		Roof surface is soiled with debris. Remove debris from roof via lift. Gently clean to avoid damage to slate. Control runoff and gently clean any debris on cornice and walls.	50% of roof area

C. R.4		Concrete chimney caps could not be assessed from grade. Use man lift to review chimney caps and chimney masonry in detail. Determine any deficiencies and develop treatment recommendations.	2 locations

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. O.1		Sprinklers are located immediately adjacent to the base of the building, increasing the potential for moisture to affect the masonry walls. Monitor operation of sprinklers to determine extent of water on and adjacent to the building. Relocate or rearrange sprinkler if water is saturating ground or face of building.	All locations at perimeter of building
C. O.2		Wiring is mounted on the exterior face of the building and through a rear window. Determine if wiring is in active service. Reroute surface wiring and remove mounting accessories. Repair surface as necessary. Provide concealed interior wiring.	1 instance

C. O.3		Location of earlier porch roof structure is ghosted on the face of the building. Document and measure entire Courthouse prior to implementation of any exterior repairs. Prepare measured drawings for as-built Courthouse, original porch design, and earlier roof structure for potential future use in interpretation and restoration.	Measured drawings
C. O.4		Capped conduits are extant at the cornice in the northeast corner. Determine if active. Remove or recess conduit.	2 locations
C. O.5		There are instances of insect infestation at the cornice of the building. As a part of full exterior cleaning, remove insect nests.	1 location
C. O.6	N/A	The building lacks waterproofing and a French drain to mitigate hydrostatic pressure driving moisture into brick masonry foundation walls. Provide below-grade waterproofing and a French drain along foundation wall to reduce moisture infiltration below-grade	100% perimeter

INTERIOR

GENERAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. GI.1		Existing rooms at rear are used for A/V production and to hold HVAC equipment. Prior to any building renovation, review program to determine if current use meets long-term goals.	N/A
C. GI.2		Historic paint interior schemes are not documented. Perform paint analysis on historic interior wood and plaster surfaces to confirm the historic color scheme. It is expected that much of the extant historic finishes date to 1907 renovation.	All historic interior surfaces

FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. F.1		Floor finish in courtroom is a glue-down luxury vinyl tile (LVT) installed in 2022. Develop long-term plan to restore historic interior finishes, including wood flooring installed on sleepers with appropriate protection against termites.	1350 SF

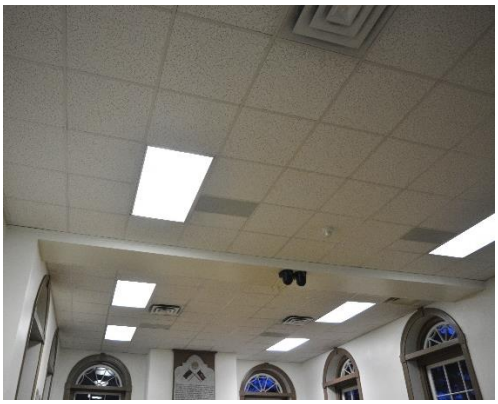
C. F.2		Raised courtroom platform has carpet tile floor finish on a wood-framed structure. Develop long-term plan to restore historic interior finishes, including raised wood flooring at bar area. Replace carpet tile on schedule or as required.	325 SF
C. F.3		Wood nailers at base of wood wainscoting at chimneys display rot. Remove wood wainscoting. Remove and replace rotted wood furring and nailers.	2 locations @ 15 LF total
C. F.4		Attic lacks a walking surface to permit maintenance access across length. Install 4′-0″ wide by ¾″ thick plywood decking on existing ceiling joists to create maintenance access path to full length of attic.	100 LF

WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. WA.1		The waterproofing applied during the 1956 renovation to the base of the perimeter walls and fireplaces is deteriorating the brick masonry by trapping the moisture that entered the assembly via exterior or ground. Perform testing on waterproofing to confirm material. Prepare sample areas utilizing options for removal of coating. Determine treatment approach.	TBD
C. WA.2		Plaster wall finish on existing perimeter walls exhibits elevated moisture readings above wainscoting and deterioration where repaired as a part of the 1956 renovation. Selectively remove 2′-0″ x 5′-0″ area at two locations of deteriorated wall finish. Assess condition of plaster and masonry substrate. Confirm presence of waterproofing coating. If present, implement removal plans noted elsewhere. Remove and replace deteriorated plaster finish.	115 SF
C. WA.3		Existing plaster wall finish has cracks in various locations. Rout out cracks. Patch plaster with appropriate design. Paint 100% of affected wall.	40 LF of crack repair

C. WA.4		Biological growth is occurring on face of wall in rear room. Remove biological growth with biocide. Protect existing finishes.	80 SF
C. WA.5		Paint finish is deteriorated or damaged in various areas. Prepare surface and repaint interior. Coordinate timing with current painting schedule and interior repair work.	100%
C. WA.6		Utility line extends from face of west wall. Confirm if line is active. Either reroute service or remove. Repair wall surface and repaint.	1 location
C. WA.7		Wood wall paneling has been removed from the fireplaces to reveal deterioration. In concert with repairs to brick masonry, inspect removed paneling, remove biological growth, and perform any need repairs. Reinstall wood paneling at chimneys.	2 locations
C. WA.8		Metal grilles for HVAC system are set into wainscoting. Although in good condition, consider providing new grilles with updated design as a part of larger interior renovation of Courthouse.	4 locations

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. CL.1		The courtroom ceiling is a modern suspended acoustical tile system with wallboard clad bulkheads at locations of tie rods. Develop long-term plan to restore historic interior finishes, including a wallboard ceiling finish with cornice and paneling trim and ornamental brackets.	1,200 SF
C. CL.2		Plaster ceiling exhibits finish deterioration and cracking. Tap plaster to confirm lamination. Replace all delaminated plaster. Clean staining from surface of ceiling. Paint 100% of ceiling. Coordinate repairs with larger interior renovation and current paint schedule.	30 SF plaster replacement / 350 SF painting
C. CL.3		There is debris throughout attic. In addition, the blown-in insulation is soiled and deteriorated in localized areas. Remove debris. Salvage any artifacts for further examination. Remove cellulose and provide batt insulation between joists.	1500 SF

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. OI.1		Existing raised dais dates to 1956 renovation. Develop long-term plan to restore historic interior design, including original magistrates' area. Consider reorienting courtroom to 1907 arrangement. develop floor plans for original and 1907 designs to facilitate interpretation. As a part of this restoration, consider installing stoves and pipes.	N/A
C. OI.2		A/V equipment is mounted on conspicuous shelving. As a part of a larger renovation effort, review potential for providing low-profile mounting near ceiling.	2 locations
C. OI.3		Earlier roof structure is extant in the attic. Document and measure entire Courthouse prior to implementation of any exterior repairs. Prepare measured drawings for as-built Courthouse, original porch design, and earlier roof structure for potential future use in interpretation and restoration.	N/A

STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. S.1		Rot was evident at the base of the front left wood column at the entry portico. It is presumed that the cause of the water penetration into the column is the lack of separation between the column base and the concrete plinth, but this area should be investigated further to confirm the preferred treatment.	TBD
C. S.2		There is a vertical present at the top of the brick entry arch. The crack is presently being monitored with a crack gauge. No additional movement is evident since the gauge was installed.	None at present but this should continue to be monitored.
C. S.3		The precast concrete sills at the base of the windows have cracked at multiple locations. The sills will need to be removed and replaced. There are (16) sills in total and each has some level of deterioration. Refer to Architectural for additional discussion on this matter.	Remove and replace 16 sills. Ref Architectural for material for future sills.
C. S.4		A vertical crack extends through the arch into the brick wall above. To keep water from penetrating into the wall, the crack should be repointed and filled with a lime-based mortar. This occurs at approx. (4) arch locations.	10 LF of repointing

C. S.5		Spalled brick at 5th course from the top of the wall on north elevation. Brick needs to be cut out and replaced with a brick of the same vintage.	1 location
C. S.6		Abandoned brick pockets are extant at the north wall. Cut out damaged areas of brick masonry. Install matching brick with appropriate mortar.	5 SF of brick repair/replacement
C. S.7		The interior brick at the two chimney locations is in a very poor condition and crumbles easily when contracted. Brick dust is evident at the bottom of the chimney in several locations. Further study to confirm the cause of the deterioration is required. Refer to Architectural for additional information.	TBD
C. S.8		Spalled and cracked brick at present at the embedded anchor location. Cut out one brick unit and replace in-kind. Repoint cracks with a lime-based mortar.	1 brick replacement and 1 LF of crack repair.

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
C. M.1		The condition of the underslab ductwork could not be assessed. Depending on level of active maintenance, perform inspection of interior of ductwork with camera. Determine level of repairs required.	Assessment
C. P.1	N/A	The existing Courthouse lacks plumbing facilities and relies upon the Annex to provide these services. Review arrangement with long-term renovation plans to confirm current arrangement complies with goals and requirements.	N/A
C. E.1		Existing lighting fixtures and lamps are outdated or insufficient. During any planned renovation or modernization project, existing light fixtures should be replaced or relamped with LED fixtures and provided with code required lighting levels and controls.	100%

C. FP.1	N/A	Building does not currently have a fire protection system or a central fire alarm system to protect the historic building. As a part of future restoration, consider installing a fire protection system in concert with alterations to ceiling finish. Provide a central fire alarm as a part of any future renovation.	100%

BOTETOURT BUILDING

PHYSICAL DESCRIPTION

South elevation of Botetourt Building.

ARCHITECTURAL

The Botetourt Building is considered among the finest examples of a Colonial courthouse tavern. Situated across the Main Street Circle to the northeast of the Colonial Courthouse, the Botetourt Building begins the transition from the official public business within the circle to the commercial downtown to the east down Main Street. Initially constructed around 1770, there have been many periods of alteration in the intervening centuries to reach its restored form. The long six-bay two-story front elevation presents a refined side gable form with a one-story porch raised above grade. Reconstructed in 1966, the porch would have served as a shared space for guests in its original social and lodging use. At the rear, a paved area steps down to create a sunken lawn which provides the only access to the basement and also connects to an addition with modern restrooms and equipment, all of which date to the 1960s renovation. The basement appears to have been accessed only via the exterior, likely a since removed stair at the rear. Brick retaining walls with tall hedges bound the sunken lawn in the rear. On its interior, a significant amount of historic fabric remains. The east room on the second floor presents to the historic finishes the greatest degree. The rest of the building is generally covered with modern interior finishes.

Detail of south elevation

EXTERIOR

WALLS

The exterior walls are loadbearing brick masonry walls laid in Flemish bond. A brick water table along the base of all elevations steps the wall out an additional wythe and it is capped with a chamfered brick course. Windows with rubbed brick arches and molded wood frames are set into the brick walls. Large chimneys extend above the roof and are finished with corbelled brick courses. The brick masonry exhibits areas of repairs at the front elevation window arches and on the rear elevation, where various additions were removed during the mid-twentieth century restoration. The mortar color ranges from a light buff to a warm gray with the former likely being representative of the historic color and the latter dating to modern alterations with inappropriate Portland cement-based mortar. Grapevine joints are used in modern repointing and appear to be extant in earlier campaigns as well. In addition, it appears that the perimeter of all bricks was struck thereby creating a subtle additional shadow line.

The south side, or front, of the Botetourt Building presents a long elevation comprised of six bays with four doors on the first floor and two windows, the latter are placed in the first and fourth openings from the east end. These openings are sheltered by a one-story shed roof front porch with brick paving laid in a basketweave pattern and a plain brick knee wall with a single corbelled top course that meets a planting bed at grade. This piazza would have served to provide a shared space for lodgers and visitors to the tavern. Seven painted wood Tuscan columns with vented

View from southwest

plinths support a painted molded wood architrave. The columns are aligned with the six bays of the building. A wood handrail with square balusters and steel spanning members lines the porch. A brick stair with three risers is located on the third bay from the east and accessed by a curving brick walk from Main Street. At the stair, the painted metal handrail is distinct from the other areas. At the base of the stair, the handrail spirals in plan and meets the ground on a small post. The porch is finished with a beadboard ceiling, oriented east-to-west, with a simple beaded trim board lining all edges. Beyond the porch, the upper wall meets a modillioned wood cornice lined with molded trimboards and copper half-round gutters. Rectangular downspouts are located at each end of the elevation.

The first-floor openings on the south elevation exhibit signs of hierarchy in their execution. The two doors on the west end are shorter than the other first-floor openings. They also lack the transom panel found at the two eastern doors, suggesting they were used in less formal spaces. These two doors have molded frames and paneled doors, which are painted white and red, respectively. Both doors have jack arches set below the beaded ceiling trim. The more formal public spaces on the eastern end, the main entrance hall and the principal drinking room, would have been accessed by the two larger doors with transom panels. Today, these openings have

View from northwest

molded frames and paneled doors and transoms, all painted white excepting the doors which are painted red. All exterior wood doors were replaced during the 1960s renovation. The main entrance door into the present-day museum is also equipped with an out-swinging storm door. The windows into these principal spaces are painted double-hung wood windows with nine-over-six sashes. These openings are set directly under the beaded trim of the porch ceiling and have stepped molded frames that meet a rounded wood sill and small molded apron. All window components are painted white. The upper wall on the south elevation is comprised of six windows spanned by jack arches. These windows are shorter than the first-floor openings and have a six-over-six fenestration pattern. All other trimming and finishing matches that of the first floor.

The east and west side elevations are mirrors of one another. Both elevations have two bays with openings in each of the three floors, including the partially above-grade basement. The east elevation exhibits evidence of past alterations where a side ell extended to the east and north. It appears that various portions of the wall were previously removed, and since infilled, to accommodate internal communication between the original building and the since-removed side ell addition. The brick masonry gable end walls on both east and west elevations have a molded rakeboard which meets a sawn cornice end board. The leading portion of this board does not align with the box cornice which it abuts and nor the profile of the modillions beyond. Unique to the east elevation, a chimney is set nearly at the face of the main wall. The chimney has a chamfered cap that angles out over three courses. The chimney straddles the ridge of the roof and

has stepped flashing set into the face of the masonry on this elevation. The aforementioned rakeboard also passes in front of the chimney. The sides of the front porch are set backs slightly from the adjacent water table base of the main elevation. The porch cornice wraps onto these side elevations, which increase in height to following the single slope of the porch roof. The windows in the upper two stories match those described earlier, but are equipped with wood storm windows fastened through their face onto the frames behind on this elevation. The frame of the storm windows generally aligns with the rail and stiles of the window sashes, but the storm windows are set proud of the frame; an unfortunate arrangement. The basement openings vary in type. On the east side, a modern single-pane fixed wood window is located in the southern bay while the northern bay has a six-over-six double-hung wood window with the exterior storm window described earlier. On the west side, small fixed three-light wood windows with an exterior wood grille are set in both the southern and northern bays. The basement windows on both elevations have jack arches spanning their openings.

The north, or rear, elevation is comprised of six bays, similar to the south elevation, but all three levels have openings on this side of the building. This elevation displays areas of repair where previous openings were infilled or the original openings restored. Matching the other elevations, the brick walls are laid in Flemish bond and a water table steps the wall forward along its base. Similar to the other elevations, the first-floor windows are nine-over-six double-hung wood windows and the second-floor windows are six-over-six of otherwise matching construction. Carl Lounsbury argues that the second window from the west would have likely been a door used to travel on an exterior stair to the basement.[1] The previous existence of a larger opening is legible, however, it is wider than the jack arch above, suggesting the larger width dates to an enlarged opening that was likely an interior passage for the removed western rear ell addition. The partially below-grade basement has one six-paneled wood door which is roughly centered on the elevation and five small windows with their sills set nearly at grade. None of the windows are aligned with the first- and second-floor windows above, reflecting that there is a lack of internal communication between the upper two floors and the basement and instead favoring the interior arrangement to determine the window locations. All basement windows on this elevation are six-over-six double-hung wood windows with exterior storm windows, similar to those on the second floor. Although these windows have jack arches, deterioration at the spring point for one arch reveal that a modern steel lintel set back from the facade provides the structural support for these openings. This arrangement indicates significant masonry reworking previously occurred at the basement level at a minimum, likely during the 1960s renovation. The cornice on this rear elevation matches that on the front excepting the removal of the modillions from this secondary elevation. Gutters line the roof edge while four downspouts located at the corners and between the second and third bays from each side. Both downspouts set in the middle of the elevation

[1] Lounsbury, Carl. 2005. *The Courthouses of Early Virginia : An Architectural History*. Charlottesville: University of Virginia Press, 294.

View of rear addition and plaza on north side of Botetourt Building

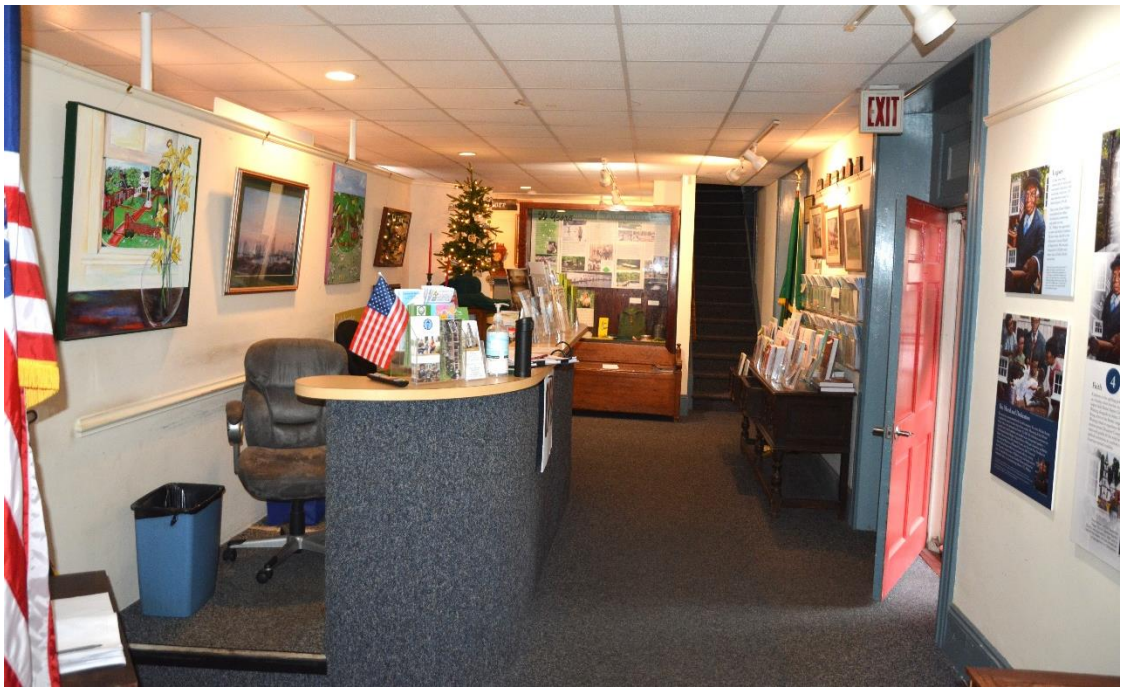
travel vertically until meeting the water table where they turn nearly horizontal to meet at a collector box shared with the downspout set near the corner. These long horizontal runs give the downspouts a significant presence on the elevation. The door to the basement is accessed by two risers from the rear sunken plaza that is paved with brick, bound by brick masonry retaining walls, and itself accessed by a series of brick-paved stairs. The basement door is a paneled single wood door set in a simple beaded wood frame with a jack arch overhead. The roof of the covered breezeway for the rear addition meets the historic building above the door.

ROOF

The roof of the Botetourt Building has a side gable form that is finished with slate shingles. The pitched roof presents a uniform appearance on its front and rear with no large areas of obvious replacement in the blue-gray shingles. The county's historical files indicate that the slate shingles were replaced during the late 1960s restoration project. The north side of the roof has five low-profile vents which penetrate the rear side of the roof. Two chimneys extend through the roof – one at the east end of the building and the other aligned with the second bay from the east. Unlike the walls below, these chimneys are laid in stretcher bond. Three chamfered courses punctuate the chimneys at their tops. It is not known if the chimneys are capped. The roof uses copper flashing and has copper half-round gutters at the north and south elevation cornices. The pitched front porch roof has a standing seam metal roof that replaced an asphalt shingle roof in 1992.

REAR ADDITION

The rear addition, also referred to as the mechanical and restroom addition elsewhere in this report, dates to the full building renovation that was undertaken beginning in the 1960s. It connects to the rear of the historic building above the door via a covered breezeway. The shallow gable roof of the breezeway is supported by Tuscan columns centered between the buildings and visually on pilasters at the face of both the historic building and the addition. The breezeway roof connects to the rear addition, meeting its cornice cleanly. The addition has a simple side gable form, matching in orientation to the Botetourt Building's main roof. The addition is accessed by the brick paved plaza on its front, or south elevation and the sunken lawn abuts the addition's brick foundation wall on the other three sides. The walls are clad with beaded weatherboard with beaded cornerboards. The south elevation consists of an exterior vestibule opening with metal security gate set at a short stair which leads to both the restrooms and the mechanical closet. The east and west elevations are blank gable end walls with a rectangular attic vent near the peak of the roof and a downspout at the front corner. The rear elevation has a single paneled wood door set to the west side of the wall. A large mechanical unit is set in front of the rear wall. The rear elevation of the wall does not have a gutter along its cornice. The roof is finished with slate shingles to match the historic building. A brick chimney, executed similar to those on the historic building, pushes above the roof and it is set slightly off-center to the west end of the addition.



View of first-floor museum entry area

INTERIOR

The interior of the Botetourt Building has been altered over the years to serve its previous uses as a tavern and hotel. The building today primarily reflects the late 1960s restoration with changes to serve its present use as a museum. Historically, the east room on the first floor was an important public space that was likely the principal drinking room with a center passage and the west end comprised of smaller, more private spaces. Earlier plans indicate a center entry with framed partitions into the principal public space to the east and another chamber to the west. These walls have since been removed. The chimney on the west side of the building once served both adjacent spaces, but the fireplace has since been covered by modern walls. The east room on the second floor was likely the ballroom with private spaces, likely lodging rooms, situated around the large chimney on the west side.

The current iteration of the Botetourt Building substitutes modern museum exhibit areas for the social halls and the historic chambers for offices and storage. However, in many ways the overall parti continues much of the original layout. The main central entrance on the south side of the first floor provides access to the museum, now an open room which combined all three eastern rooms. The eastern door also connects into the museum, while the door to the west is used by staff to reach a back-of-house hallway for the offices and restrooms situated in the west end of the first floor. Stairs are located in each end, one for public use and one for private. The upstairs is similar with a large open museum area on the east end connected by a hall to small museum storage rooms. The upstairs exhibit area – the former ballroom – retains a higher degree of interior fabric than the rest of the building.

View of east room on second floor

FLOOR

The floors in the Botetourt Building range from likely original, or early historic replacement, to modern replacement. The first floor is typically finished with carpet, including in the museum, the offices, and stairs, the latter of which also have rubber nosings. The carpet was lifted at the easternmost entrance door to reveal historic tongue-and-groove wood floors underneath. The narrow boards that were visible may be a replacement that could now be considered historic.

View of first-floor office area

Mantelpiece at first-floor east fireplace.

Further examination would be necessary to confirm its date and extent of the wood flooring. The restrooms on the west end of the first floor have a patterned off-white ceramic tile that meets the cove base for the tile wainscot on the walls. Also, a marble threshold is used to transition from the hall carpet to the restroom tiling.

The second floor has historic wood plank flooring in the large eastern room, the ballroom. The floorboards are 5″ to 8 ¼″ wide and face nailed at roughly 17 ¼″ to 21″ on center. The boards have gaps up to ¼″ in width with a small localized area with wider spacing up to 3/8″. The remaining spaces on the second floor have the same brown carpet used downstairs.

The basement floor finish matches its historic utilitarian use. Unfinished square brick pavers measuring 8″ x 8″ cover all three rooms in the basement.

WALLS

The exterior walls and historic walls have plaster finish, matching their original design, and they are coated with white paint throughout the building. Modern wallboard finishes are common beginning with the restoration project in the 1960s.

All windows, doors, and trim are painted a mid-tone cool blue-gray, likely a color relatively close to the earliest paint finish per the 2016 paint analysis completed by conservator Kirstin Moffitt. The windows and doors have molded wall trim at all locations. All doors are wood, have knobs, and are paneled wood doors with a two-tone blue paint scheme. Hardware is typically a brass

Second-floor storage area

finish. The windows have angled paneled wood returns which create a wider opening on the interior side. The stool steps down with a vertical apron to a horizontal shelf, many of which also serve as a radiator enclosure beneath the window. At the locations with radiators, the wood enclosures step into the space and have painted metal grilles.

At the first-floor main entrance, a plastic laminate reception counter with carpeted front face is located in front of a partial height drywall partition with a wood chair rail. The back side of the desk has a raised floor with work counter and various shelves. The floor is raised a single-riser height. The east room on the first floor has a fireplace and chimney which steps into the room. The brick hearth and the brick face of the fireplace are painted black and white, respectively. The wood mantlepiece is modern with plain pilasters supporting a simple entablature with projecting molded shelf. It is painted a two-tone scheme – blue with blue-gray. The first-floor base trims range in size and type. The museum area has an 8 ¾" tall painted molded wood base. The hall and office area on the west end of the first floor have a 5" tall painted beaded wood base.

Upon reaching the second floor via the east stair, a visitor is met with the painted rectangular wood balusters with stained turned posts and molded guardrails bounding the floor opening and typical plaster walls and wood trim. The east room of the second floor has a fireplace. The basketweave brick hearth is unpainted while the face of the opening has painted plaster applied to the opening of the fireplace. The walls above and to the sides of the fireplace are fully covered with painted wood paneling. A 7" tall beaded wood wall base finishes the transition between the wall and floor in the second-floor museum area. The second-floor offices and hallway match that 5 ½" painted beaded wood base used on the first floor and also have a beaded chair rail and

Fireplace in center room of basement

crown molding. The second-floor museum area also has a molded chair rail and beaded rail with wood pegs used for hanging various objects. The rail is aligned to the top of the windows.

The basement consists of three rooms separated by two thick brick masonry walls. The large central room has the building's largest fireplace on its west side and an interior loadbearing masonry wall on its east side. Once used for the tavern's kitchen, the fireplace has a very large and tall opening with exposed brick walls and a heavy timber lintel that, with some areas of localized repairs, remain intact. All walls are laid in an English bond, a pattern which consists of alternating courses of stretchers and headers. The perimeter walls in the center room have wainscoting consisting of wallboard with wood trim applied to the otherwise exposed brick walls. A painted wood trim board with hooks is installed above the wainscoting on the south brick masonry wall. The central room holds a number of cooking implements displayed for exhibition purposes. The western room is a modern kitchen. Wood base and wall cabinets with stained finish are installed across the kitchen's west wall. The other walls are exposed English bond brick with no wall base. The east room has fully finished plaster walls with wood chair rail with base and crown molding. A fireplace steps in from the east wall of the east room. It is clad in painted wood paneling and has an exposed brick hearth and firebox. Both the east and central rooms have a 5 ½" tall painted beaded wood base, while the kitchen lacks a wall base.

CEILING

The first-floor exhibit area has a suspended acoustical ceiling with 2'x4' tiles. Above this finish the second-floor wood framing is visible. Based on a limited review, it appears that a significant amount of the historic wood framing is intact. Previous structural interventions were noted

View of attic

during the review, including steel beams and various sistering of wood joists. The ghosting of lines on the face of the wood framing indicates an earlier plaster-on-wood lath ceiling finish that has since been removed. The current suspended ceiling is several inches below the level of the historic finish. Additional investigation is needed to confirm if any original crown molding remains above the suspended ceiling.

The second-floor exhibit area has a drywall ceiling that is painted white throughout. It is presumed that the drywall ceiling is installed over or replaced an earlier plaster ceiling. A cyma recta crown meets a beaded fascia board across the room. The back of house hall and storage areas appear to have a plaster ceiling that is painted white.

The basement has a modern painted drywall ceiling with painted wood crown molding, all white in color. The molding is comprised of a common ogee and cove molding combination. Recessed lights are set in the ceiling throughout the space.

ATTIC

The attic is an unfinished space accessed via a ladder through a removeable hatch above the west back-of-house stair. The east end stair previously reached the attic from the second floor as evidenced by the finished interior walls and ceiling on hewn framing members that remain extant in the east end of the attic. This route provided much greater access to the basement, but was removed and finished over in a previous renovation.

The most prominent feature in the attic is the internal brick chimney on the west side of the space. The interior chimney construction is much larger than the chimney seen from the exterior. At the

Detail view of chimney in attic

attic floor, the chimney rotates and narrows into the orientation and size of the upper chimney. The smaller upper portion spans across the larger base, which is rotated forty-five degrees. The masonry employs corbelling in the corners to mediate between the two parts. The upper chimney then steps in a wythe above this base and again further up the wall. Centered on the east wall of the attic is the other chimney. This chimney is built into the exterior wall from which it steps in three wythes. All of the masonry for the chimneys is laid in English bond, while the gable ends of the attic are Flemish bond.

The attic floor and ceiling have no finishes. A series of disconnected boards are laid on the joists to provide very limited maintenance access. Fiberglass insulation batts are located in each joist pocket. Overhead in the attic is the exposed wood roof framing. The roof rafters meet at the ridge without a ridge beam. A wood collar tie provides additional reinforcing. The wood roof sheathing boards are visible and consist of 1X boards laid as skip sheathing, a common approach for a slate roof.

REAR ADDITION

The interior of the single-story rear addition is utilitarian. Quarry tile serves as the floor finish for the recessed entry area. This flooring abuts patterned white ceramic tile at the restrooms. The walls of the bathrooms have square ceramic tile wainscot with rounded bullnose tile paired with cream-painted wallboard above. The mechanical room has unfinished concrete masonry unit walls, concrete slab-on-grade floors, and wallboard ceiling. Mechanical and electrical equipment are accompanied by a utility sink and metal shelving. All doors are painted six-panel wood. The rear addition has no windows.

Rear addition mechanical room

STRUCTURAL

The Botetourt Building is a rectangular building with three floor levels, the lowest being a partially above grade basement level. Loadbearing brick masonry walls comprise the exterior assemblies. Otherwise, the building is wood framed with the joists spanning from front-to-back bearing on the south and north exterior brick walls. An open air porch structure is set upon a wood columns on a brick foundation at the first floor of the building. The roof is framed with a stick-built tied-rafter system in which the ends of the rafters at the ridge are butted together with a mortise-and-tenon joint with a wood pin connection between the members. A collar tie connects to each rafter with half-lap connection at the mid-height down from the ridge line. Cut nails are used to spike the collar tie into the side of the rafter. The rafters bear on top of a continous wood nailer via a birdsmouth notch to prevent the horizontal thrust of the rafters. The nailer is spiked into the top of each of the attic joists below.

Only the roof and attic framing is visually accessible. All floor framing is hidden by existing architectural finishes. The second floor structure can be observed with the removal of ceiling tiles. For the purposes of this assessment, only spot locations were reviewed and a full assessment should be performed in concert with any repair work.

Roof structure in attic.

Second floor structure.

The Botetourt Building was extensively renovated to remove the rear wings which were added during the period in which it operated as a hotel. The full extent of the reconstruction required at the rear wall is not documented clearly in the county's records, but it appears that much of the rear north wall and the east side wall was reconstructed where previously altered. This included the installation of loose lintels at a number of window heads.

There is a semi-detached single-story wing at the rear of the building which contains a mechanical room and restrooms. This portion of the structure is comprised of concrete block walls supporting the roof structure and it is non-original to the building.

MECHANICAL

The HVAC system that provides conditioning for the Botetourt Building is a hydronic system with dual-temperature distribution piping that connects to a floor console and above-ceiling fan coil units throughout the building. The dual-temperature distribution alternates between hot and chilled water based on seasonal building controls that adjust the building systems for heating and cooling respectively. Even though the individual fan coils have their own thermal controls, all units are simulatenously in heating or cooling mode depending on the setting of the central system for the dual-temperature distribution. A gas-fired, propane, hot water boiler, located in the semi-detached rear building utility room, provides hot water during heating mode operation. An air-cooled, direct-expansion chiller, located at the exterior of the semi-detached rear building, provides chilled water during cooling mode operation. An inline circulator pump distributes the hot or chilled water via the dual-temperature distribution, depending on the heating or cooling mode operation. There are also various electric heater types provided in the restroom and utility areas of the building that assist in thermal control and freeze protection.

The building does not appear to have any means of central ventilation air distribution via the HVAC system. Natural ventilation through operable windows is the assumed means for meeting outside air requirements. The restrooms have ceiling exhaust fans.

Fan coil unit

Gas-fired Propane Heat Boiler

Air-cooled, direct-expansion chiller

ELECTRICAL

The Botetourt Building has a 120/208V, 3Ø, 4 Wire 320 Amp electrical service that terminates from Dominion Energy at the meter and socket base located within the rear building utility room. The meter and socket base feeds to adjacent electrical panels that are equipped with main circuit breakers that serve as two disconnects for the building electrical service. The distribution panels in the rear building utility room distribute power to mechanical/plumbing equipment, receptacles, and lighting. The panels also provide a sub-feed to a small electrical panel located in the basement of the Museum and a small load center located in the first-floor museum display area. Appropriate arc flash labeling is provided at the electrical distribution panels. The wiring distribution is a mixture of conductors within conduit (EMT), metal-clad armored cable (MC), and Romex wiring.

The lighting in the museum areas consists of a mixture of downlights, light commercial track lighting, and wall sconces. The downlights and wall sconces have a mixture of incandescent and compact fluorescent bulbs. The majority of the track lighting appears to have incandescent PAR bulbs. In the adminstrative areas, surface-mounted, wrap-around, lensed linear fixtures with compact fluorescent bulbs are present. All lighting is controlled by manual wall switches. There does not appear to be emergency lighting in the building. No standalone emergency fixtures were located and none of the standard light fixtures appear to have emergency ballasts. The exit signs appear to have originally been backlit, but the internal light was not active/energized during the assessment.

120/208V, 3Ø, 4 Wire 320 Amp electrical service in rear building utility room

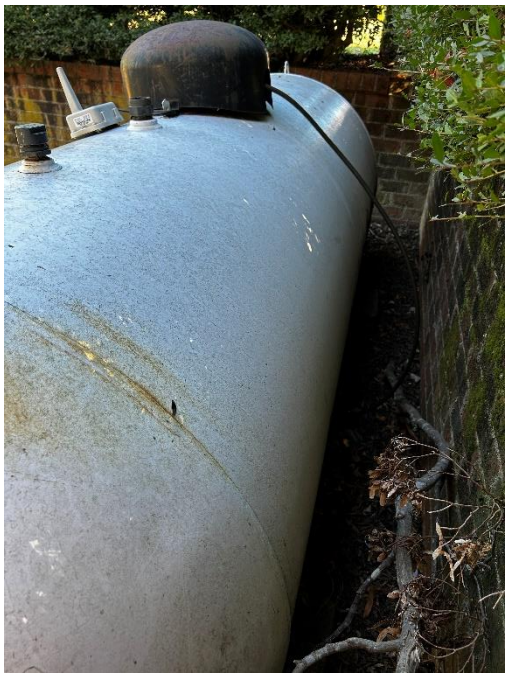
PLUMBING

Domestic water is distributed via copper piping to the building plumbing fixtures. Only the exposed domestic water piping and insulation within the rear utility areas could be observed. The domestic hot water for the rear building restrooms is generated at an electric tank water heater located in the main utility room. An instantaneous, electric, wall tank heater is installed in the single-user restroom located on first floor. Based on the proximity of the domestic water heaters to the fixtures served, the system does not have a hot water recirculation system.

All building sanitary and vent piping systems serving the plumbing fixtures are gravity fed to the building exterior. It appears a sump pump is located in the exterior rear yard. A small foundation drain sump pump is located in the basement kitchenette area.

An above-grade propane tank is located in the exterior rear yard and services as the fuel source for the gas-fired, hot water boiler.

Electric tank water heater located in the main utility room



Above grade propane tank

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital, central fire alarm system. The building is provided with local ceiling smoke detectors.

SECURITY SYSTEM

The building has a security system with instrution detection devices at doors and windows and motion sensors located throughout the building spaces.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- *List to be finalized*

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural distress and/or deterioration were observed based upon the visually accessible portions of the existing building structure. The most significant concerns appear to be tied to deterioration of the brick masonry and issues with past repairs.

- Multiple brick spalls and cracks are evident at the exterior rear wall and gable wall at the left rear corner of the building. It appears that the galvanized steel brick lintels were retrofitted above these window openings and have corroded causing damaged the adjacent brick due the volumeteric expansion of the steel.

- There are several vertical cracks at the front portion of the east wall that have reopened after previously being repointed. There are brick spalls and diagonal brick cracks at the top of the second floor windows in this same area of the façade. Spalled brick is also evident at the first floor rear corner window.

- There are open mortar joists in the front façade between the first and second floor windows and below the ceiling of the porch.

- A vertical brick crack occurs in the rear wall at the bottom of a second floor window opening at the right side of the wall.

- The base of multiple front porch posts and the newel railing connection at the stair.

MEP ASSESSMENT SUMMARY

- The HVAC system is in functional condition and has been maintained, but due to the age of system distribution, equipment, and various components, future replacement and modernization should be planned. Water stains observed on the ceiling tiles of the first floor appear to be from degradation of the original system insulation details, leading to condensation. Replacement of the dual-temperature piping distribution, with separate hot water and chilled water distribution, would improve the HVAC system's ability to provide thermal comfort while maintaining humidty control and conditions for exhibit areas. Consideration should be given to provide the building with a mechanical ventilation system for any planned mechanical system modernization or building renovation. The central mechanical ventilation system will allow greater flexibility to meet current building code requirements and can assist in maintaining postive building pressurization and thermal conditions.

- An obsolete Federal Pacific electrical panel is being utilized within the distribution system and must be replaced as the manufacturer is defunct and replacement breakers that are UL listed are difficult to source. Consideration should be given to remove any Romex wiring and replace it with EMT or MC wiring for any planned system modernization or building renovation. Conductors within conduit (EMT) or metal clad armored cable (MC) are the industry standards for the building type and use and are better at ensuring that wiring is not accidentally damaged by other building activities.

- The existing lighting fixtures should be replaced or relamped with LED fixtures and be provided with code required lighting controls. Emergency lighting and new exit signs with functional illumination must be provided.

- The domestic water and sanitary distribution piping, insulation, and plumbing fixtures should be replaced during any planned building modernization or building renovation. New plumbing fixtures would incorporate appropriate water saving technologies. Based on visual inspection, the functionality of the small foundation drain sump pump, located in the basement of the main building, should be confirmed and considered for replacement if not.

- An automatic sprinkler system for fire suppression should be considered for any building modernization or building renovation so as to protect the historic structure. Coordinate system selection with exhibitry and collections.

- An addressible, digital, central fire alarm system should be considered for any building renovation.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of a building renovation project.

TREATMENT RECOMMENDATIONS

ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. G.1	N/A	There is no current analysis of the existing building for the presence of hazardous materials, such as lead-based paint and asbestos-containing material. Perform hazardous material survey to determine if lead-based paint, asbestos-containing materials, or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)
BB. G.2		The Botetourt Building does not have an accessible entrance to either the main south entrance into the museum or the rear basement entrance. As a part of a long-term plan, develop accessibility goals for museum. Determine if elevator is desired to make second floor and basement accessible. Provide removable wood framed accessible ramp at east end of south porch.	1 accessible ramp approx. 30′-0″ in length and 5′-0″ in width

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. MB.1		Open mortar joints and mortar deterioration occur on all elevations. Due to the number of cracked bricks and open joints paired with the moisture infiltration issues, 100% repoint should be considered. Repoint open brick masonry joints with appropriate mortar mixture using techniques to match original mortar joints.	100% exterior
BB. MB.2		Stairstep cracks occur in the mortar joints extending from the heads of many windows and door openings. Repoint localized areas identified on drawings, refer to MB.1 for repair and quantity.	See MB.1
BB. MB.3		Brick masonry units are cracked in numerous locations. This issue occurs with greatest frequency at the window lintel bearing points and near the south doors. Remove cracked brick unit. Provide matching brick unit and install in concert with wall repointing. Use salvaged bricks where possible.	375 brick units
BB. MB.4		Existing brick unit appears to be displaced from masonry assembly. Remove and reset displaced brick unit.	1 brick unit

BB. MB.5		Biological growth is occurring at localized areas of the exterior masonry, typically along the base and north side of the building, and causing staining on the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	400 SF
BB. MB.6		Thin brick units are installed at the basement window head corners, many of which have displaced and failed due to corrosion at loose steel lintels. Masonry wall gradually steps out along height of windows to accommodate design. Investigate brick masonry further to confirm assembly using selective removals. Dismantle brick headers and remove corroded steel lintels. Determine ability to reconstruct masonry jack arch at all locations. Provide new painted galvanized lintel and install masonry header course.	10 windows
BB. MB.7		Walking surface of brick porch and rear basement path exhibits mortar deterioration. Regrout open brick masonry joints with appropriate mortar mixture using techniques to match original mortar joints.	350 SF
BB. MB.8		Overpaint is present on masonry surfaces directly adjacent to painted surfaces. Remove overpaint on brick surfaces using the gentlest effective method.	100%

BB. MB.9		Fasteners are installed into the brick walls for various purposes. Remove all metal fasteners. Dispose of abandoned elements and remount all active items with appropriate fasteners into the mortar joint. Patch brick with color-matched grout of appropriate mix.	40 locations

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. WD.1		Existing wood elements were painted in 2017. In general, correctly applied high-quality paint applications are rated to have a 10-year lifespan. Areas of paint deterioration were observed. Given current age and state of painted finish, prepare and repaint 100% of wood finishes. Repair/replace deteriorated wood elements. Develop maintenance schedule for painted finishes.	325 LF of cornice and rake board / 1000 SF of siding painting / 40 LF of repairs
BB. WD.2		Existing wood porch railing displays rot and finish deterioration. Remove bottom rail and rotted balusters at all sections of railing. Repair minor surface damage. Remove any rotted elements and provide wood dutchman. Prepare and repaint surfaces.	75 LF of railing / 40 balusters

BB. WD.3		Existing wood column exhibits rot at base of shaft and base. Provide wood repairs and/or dutchman as required to address deterioration. Consider replacement of concrete plinth with stone plinth shown in historic photographs. If possible, columns are to remain in place. Prepare and paint metal base.	5 columns / 3 SF total of repairs
BB. WD.4		Wood siding at semi-detached rear addition displays rot and deterioration. Remove deteriorated wood siding boards back to joint. Provide wood repairs and/or dutchman as required to address deterioration. Salvage to the extent possible while installing boards no shorter than 4'-0" in length. Paint surface.	40 SF
BB. WD.5		Existing wood columns at rear exhibit rot at base of shaft and base. Remove wood base and provide painted aluminum base. Provide wood repairs and/or dutchman as required to address deterioration. Consider replacement of concrete plinth with stone plinth shown in historic photographs. Keep columns in place during repairs if possible.	4 columns

METAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. MT.1		Metal railing posts set into brick porch exhibit major corrosion. Remove support post. Provide new painted post. Set post into non-shrink grout bed. Complete repairs in concert with wood railing repairs.	100%
BB. MT.2		Metal handrails at front and rear stairs exhibit corrosion and does not match design of porch railing. Depending on scope of repairs, consider a range of treatments – from finish repair to replacement. Remove paint and any corrosion. Prepare and finish existing railing. Patch and repair brick surface.	40 LF
BB. MT.3		Existing rain diverter is displaying evidence of corrosion. Remove metal diverter and replace with copper diverter to avoid galvanic reaction with extant roof flashing.	5 LF

WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes and exterior storm windows. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sash. Paint all sides of frame, sill, and sash. Reinstall sash and provide new storm window where desired. Provide perimeter sealant.	36 double-hung windows
BB. W.2		Several windows have a mismatched wood sill, indicating a modern alteration. Remove existing sill. Provide painted wood molded sill to replicate historic profile.	16 locations
BB. W.3		Some existing windows, typically the east and north sides, have wooden exterior storms. Other windows do not have storm windows. Determine collections storage goals for building. Provide low profile metal exterior storm windows finished to match adjacent existing frames.	36 locations

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. D.1		Existing wood doors display finish and substrate deterioration at various elements. Restore wood doors. Remove wood doors. Replace door hardware to improve operability and meet accessibility requirements. Remove deteriorated paint from door and frame. Remove rotted wood and broken panels. Provide epoxy patch for all surface repairs for rotted elements. Scrape and sand surface to prepare for new finish and paint all sides of door and frame. Reinstall door.	4 doors / Assume minor surface damage and replacement of 2 panels
BB. D.2		Existing exterior doors do not have a closer to keep doors in closed position. Consider impact to accessibility from interior to determine desirability of installing closer. Provide closer or spring hinges if desired.	4 doors
BB. D.3		The thresholds at the exterior doors are not accessible. In concert with addition of ramp on east end of porch, modify one door opening and door to meet accessibility requirements of no greater than ¾" in elevation change.	1 location

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. R.1		The slate roof has displaced, broken, and missing shingles. Remove broken slate shingles. Inspect decking substrate to determine integrity. Repair decking. Provide in-kind slate shingle replacement, matching color, texture, and size.	15 shingles
BB. R.2		Roof leak may be causing interior plaster deterioration at northeast corner of building. Perform lift survey of roof and upper walls and windows. Determine source of infiltration and assess various conditions.	1 day lift survey
BB. R.3		Roof surfaces are soiled with debris. Remove debris from roof via lift. Gently clean to avoid damage to slate. Gently clean any debris run off on cornice and walls.	20% of roof
BB. R.4		Presence of chimney caps could not be confirmed from grade. Use man lift to review chimney caps in detail. Determine any deficiencies and develop treatment recommendations.	3 locations

BB. R.5		Gutters are serviced by four downspouts on north elevation. Downspouts have an extended horizontal routing to meet the distribution point at grade. One of the downspouts has deflected and allows water to collect. Replace gutter system on north side of building, including removing existing system and providing larger gutter with two downspouts in existing stormwater system at grade. Provide new gutters and downspouts on north wall.	100% on north side
BB. R.6		Downspouts at rear distribute water onto grade. Consider installing storm piping to remove water away from building rather than distributing at grade.	5 locations

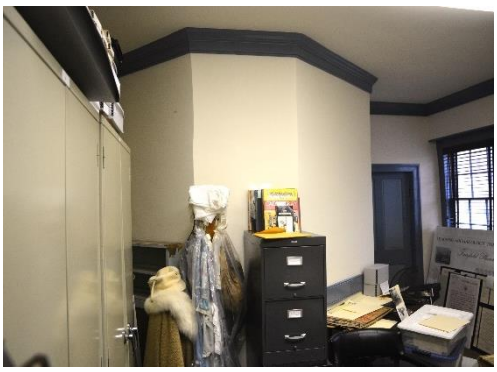
OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. O.1		Shrubs are located immediately adjacent to the base of the building, increasing the potential to hold moisture directly against the masonry walls and propagating staining. As a part of long-term maintenance plan, consider removing shrubs and replacing with smaller plantings to reduce moisture at base of wall.	South and east sides

BB. O.2		Various types of wiring are mounted to the exterior face of the building. Determine if wiring is in active service. Reroute surface wiring and remove mounting accessories. Repair surface as necessary. Provide concealed interior wiring.	1 instance
BB. O.3		There are instances of insect infestation at the building. As a part of full exterior cleaning, remove insect nests.	1 location

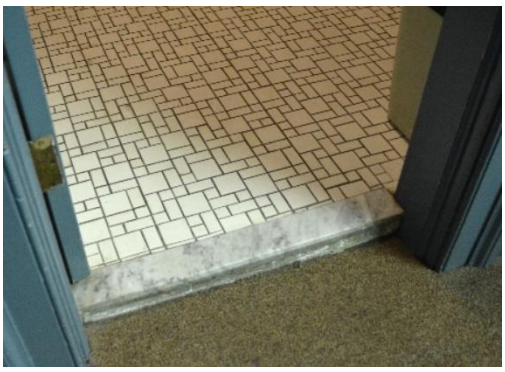
INTERIOR

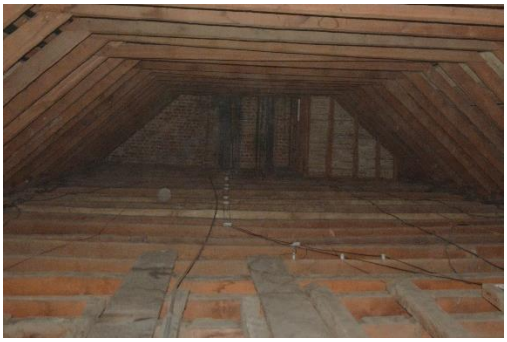
GENERAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. GI.1		First- and second-floor office areas are overcrowded with general and collections storage. Develop long-term plan for museum. Complete as-built measured drawings. Pursue full-building renovation, including updated office suite on first and second floors.	N/A
BB. GI.2		The historic fireplace on the second floor the west end of the building has been obscured by modern changes. Consider expanding interpretive exhibit area to allow access to restored fireplace as a part of a full-building renovation.	N/A

BB. GI.3		First floor of museum does not present a historic appearance to visitors upon arrival to the building. Develop long-term plan for museum. Consider full interior renovation of building, including restoration of first floor finishes, including wood floor and plaster walls. Develop interpretive masterplan and/or exhibit design.	600 SF

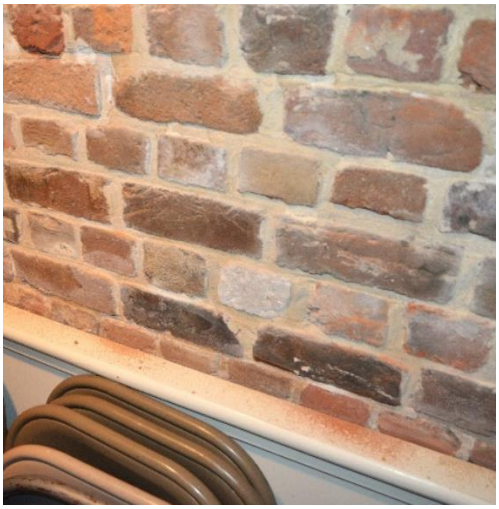
FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. F.1		Existing carpet floor finish installed over wood flooring is aged with minor areas of damage and does not suit the interior of the historic building. In concert with long-term plans for museum, remove carpet floor finish. Restore wood flooring. Patch and repair where required.	270 LF
BB. F.2		Existing first-floor bathrooms are not accessible due to step at the threshold and floor finishes have aged. As a part of larger interior renovation effort, redesign area to provide larger restrooms available to visitors with updated finishes.	2 instances

BB. F.3		Wood flooring has localized surface damage and gaps between floorboards. Repair and sand area of floor damage. Prepare surface for new flooring finish. Fill gaps measuring ¼″ or more with wood matching in species and graining. Provide new clear high-traffic coating on restored wood floor. Provide foot pads on all furniture and equipment.	600 SF of refinishing / 10 LF of repairs
BB. F.4		The brick hearths in the jury rooms have several broken bricks. Remove broken bricks. Prepare substrate and reset salvageable units. Replace heavily damaged units with salvaged bricks. Consider removal of the infill panels in each room to restore fireplace.	10 units / 2 infill panels
BB. F.5		Attic lacks a walking surface to permit maintenance access across length. Install 4′-0″ wide by ¾″ thick plywood decking on existing ceiling joists to create maintenance access path to full length of attic.	300 SF

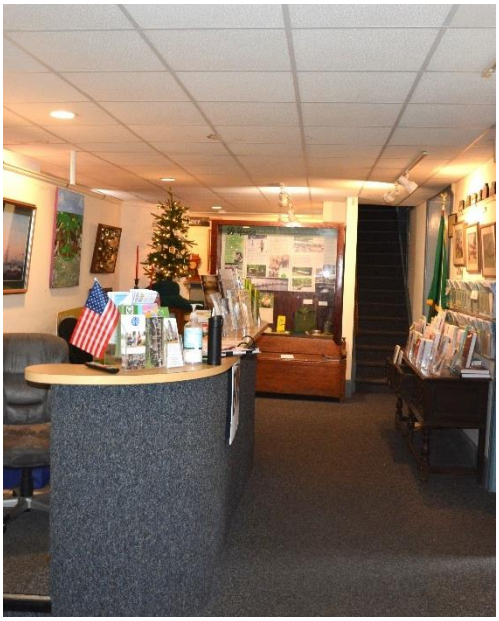
WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. WA.1		Painted finish and plaster substrate display deterioration and localized areas of poor execution. Perform test cut into wall surface to confirm assembly and condition. Complete interior paint analysis if desired. Remove deteriorated plaster surfaces. Prepare surface and repaint 100% of wall surfaces and wood trim per findings of analysis.	175 SF plaster repairs / 100% painting
BB. WA.2		Wood wall base has localized areas of deterioration. Remove paint from surface of wood trim. Repair areas of wood deterioration. Prepare and paint surface.	4 LF
BB. WA.3		There are cracked bricks at fireplace and paint has been applied to first-floor fireplace. Remove and replace broken bricks with salvaged bricks from attic. Remove paint from face of brick fireplace. Repoint fireplace and hearth as required.	3 bricks / 50 SF of repointing / 25 SF of paint removal
BB. WA.4		First-floor mantlepiece is poorly detailed and does not properly reflect historical style. Remove and replace mantlepiece with design per historical precedents in the region.	1 location

BB. WA.5		Chase at north wall has a removable panel to allow access to utilities. As a part of a larger renovation, determine need for chase. If needed, remove finishes and provide access panel.	1 location
BB. WA.6		Brick dust and efflorescence is present at several locations on the exposed north wall of the basement. Excavate at base of exterior wall at basement to confirm presence of exterior waterproofing. If not present, install liquid-applied waterproofing below grade and consider installing dampproof course in masonry wall. Dry brush efflorescence from face of wall.	75 LF water proofing / 50 SF cleaning
BB. WA.7		Base of wood jamb at basement door displays deterioration. Remove rotted wood and provide dutchman. Repair surface deterioration. Prepare surface and paint.	2 SF
BB. WA.8		Gypsum wallboard is cracked. Rout out crack for full length. Patch wall surface. Prepare and paint 100% of wall.	5 LF

BB. WA.9		Attic masonry end wall is stained with coating associated with roof installation. Remove coating from face of brick masonry. Use gentlest means possible.	50 SF

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. CL.1		Ceiling finish throughout first floor is suspended acoustical ceiling tile (ACT). The modern finish allows for easy above-ceiling access and improved acoustical conditions, but does not present a historic appearance. Remove ACT system in its entirety in concert with above ceiling equipment repairs and larger renovation effort. Document all conditions. Provide suspended drywall ceiling with access panels and painted wood crown molding.	825 SF / 225 LF
BB. CL.2		Existing acoustical ceiling tiles are stained due to HVAC leaks. Replace stained ceiling tiles ahead of long-term interior renovation.	75 SF

BB. CL.3		Suspended bulkhead is provided at north side of first floor to accommodate mechanical systems. Current routing passes below head of adjacent windows. As a part of full building renovation, determine ability to reduce size or eliminate bulkhead entirely.	See CL.1 for quantity
BB. CL.4		Localized areas of gypsum wallboard ceiling displays cracking. Rout out crack along length. Patch wall surface. Prepare and paint.	10 LF
BB. CL.5		Non-functioning fireplace flue is open to above. Extensive brick dust is present. Inspect flue with camera to determine source of brick dust. Provide operable flue door to seal opening.	3 instances
BB. CL.6		Existing fiberglass attic insulation located in the joist bays above the upper floor ceiling appears to be soiled and deteriorated due to the presence of moisture infiltration. Remove and replace 100% of fiberglass insulation.	1500 SF

OTHER

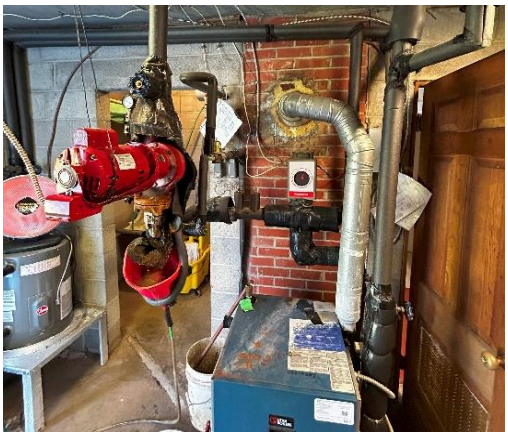
CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. OI.1		Reception desk is aged and displays areas of damage. In concert with interior renovation, provide new built-in reception desk for museum.	8 LF desk
BB. OI.2		The east stair handrail does not meet code due to low mounting height and lack of connection to the upper landing. Remove and replace existing basement stair handrail. Provide new handrail or extend existing handrail.	20 LF
BB. OI.3		Windows have faux wood blinds that are aged and operate poorly. Remove and replace blinds in-kind.	36 locations

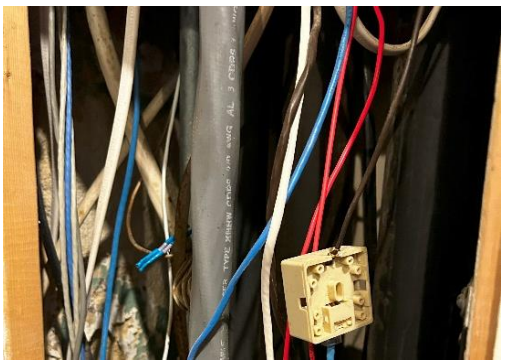
STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. S.1		Vertical brick cracks appear to be related to seasonal thermal expansion of the brick façade. Remove and replace cracked bricks. Repoint open joints with appropriate mortar.	20 LF of crack repair at approximately (4) different window locations.
BB. S.2		Spalled brick at corner of windows with corroded steel angle lintel. Cut out spalled brick and replaced and with (2) existing steel angle lintels being removed and replaced with hot-dip galvanized steel brick lintels.	10 LF galvanized steel angle lintels; 2 SF of brick repair; 2 locations
BB. S.3		Open mortar joints are present below the second-floor window on south elevation. Repoint open joints with an appropriate mortar.	5 LF of mortar repointing
BB. S.4		Porch railing has corroded metal elements and rotted wood components. Disassemble post and railing. Cut out rotted wood post and ends of bottom railings. Splice in new wood post base and rails with a half-lap connection back to sound lumber.	One post location at the right side of front porch

BB. S.5		Rotted post base and bottom railing connection at front of porch. Since rot appears to be localized at the surface of the wood, rotted wood shall be cut out and repaired with a wood epoxy.	1 post location at front entry porch
BB. S.6		Severely spalled brick at corners of window opening at rear left corner of building. Cut out spalled brick and replace. Remove and replace existing steel angle lintels at window head with hot-dip galvanized steel brick lintels.	25 LF galvanized steel angle lintels; 10 SF of brick repair; 5 locations

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BB. M.1		The existing gas-fired hot water boiler was replaced in 2000 and the hot water recirculation pump appears to have been replaced recently. Distribution piping and controls are from the 1990s renovations. Consider modernization and/or replacement of HVAC dual-temperature system distribution.	1
BB. M.2		The existing air-cooled chiller is operational and was installed in 2008. Distribution piping and controls are from the 1990s renovations. The ASHRAE life expectancy for exterior air-cooled equipment is 15-20 years. Consider modernization and/or replacement of HVAC dual-temperature system distribution.	1
BB. M.3		Existing floor console fan coil with dual-temperature coil is aged. Consider modernization and/or replacement of HVAC dual-temperature system distribution.	15 locations
BB. M.4	N/A	Building does not currently have an active means of introducing fresh air. Consider installing a central mechanical ventilation system for any building modernization project.	N/A

BB. E.1		Federal Pacific electrical distribution panel BTB-PNL-R is an obsolete model from a defunct manufacturer. Remove and replace panel.	1
BB. E.2		Insulated ROMEX wiring located within the utility chase at the rear of the first-floor Museum Exhibition area. Replacement of ROMEX with metal clad armored cable (MC) or power wiring conductors in conduit (EMT) should be considered.	TBD
BB. E.3		Existing track lighting system with incandescent PAR bulbs. Consider replacement with LED fixtures.	TBD
BB. E.4		Backlit exit sign not illuminated. Replace all exit signs and provide emergency lighting for the building.	100%
BB. P.1	N/A	The domestic water and sanitary distribution piping, insulation, and plumbing fixtures throughout building are outdated and require replacement. Provide new plumbing system to basement kitchenette, first-floor restrooms, and rear addition.	100%

BB. FP.1	N/A	Building does not currently have a fire protection system or a central fire alarm system to protect the historic building. As a part of future restoration, consider installing a fire protection system in concert with alterations to ceiling finish. Provide a central fire alarm as a part of any future renovation.	100%

CLAYTON BUILDING

PHYSICAL DESCRIPTION

View from north of Clayton Building.

ARCHITECTURAL

The former clerk's office known as the Clayton Building is a one-story side gable building constructed in brick masonry with unpainted stucco applied across much of the exterior. Two chimneys reach above the roof peak. The small building has two principal rooms on the interior.

EXTERIOR

WALLS

The brick walls on the front elevation are laid in Flemish bond. Scored stucco to mimic stone masonry remains across the majority of the exterior brick. The principal elevation is the north side of the building. Centered on the elevation is the paneled six-light door. It is flanked on the east by a double-hung 6/9 wood window with a stone sill and a steel lintel and on the west by a paneled six-light door with a transom and steel lintel. A modern wood storm window is installed on the exterior of the wood window. The stucco finish stops at the jamb opening revealing the brick substrate. The cornice consists of two corbelled courses capped by a sawtooth course. A parged brick masonry stair with side walls is stretches across the elevation to serve both doors.

A bed of clam shells with brick edging lines the base of the wall.

The west wall has a plain stuccoed gable end wall with a thin brick chimney with a corbelled base and top. The chimney is believed to date to the mid-twentieth century. The top of the west wall extends above the roof line to create a parapet wall finished with a corbelled running course below a header course. Similar to the front elevation, there are areas of missing stucco, primarily along the base of the building, where the brick wall can be seen along with scoring on the stucco to resemble stone. The added brick chimney is not finished with stucco and it abuts the stuccoed vertical wall surface and then extends onto the parapet at the top of the wall. However, it does not appear to be tied into the original masonry wall. The chimney is three courses wide by two courses deep and served a heating system in the building. Two small pipes enter the wall near the front elevation and an exhaust pipe extends from the rear side of the upper wall. A brick course serves as a small gutter along the base of the wall.

The south elevation is comprised of three nearly equally spaced bays each with a 6/9 double hung wood window. The eastern window has a brick jack arch and a visible steel lintel. It is presumed that the other two windows have a recessed steel lintel. The masonry wall has been altered around the west and central windows where a full height section of the wall was replaced, likely infilling a previous door opening at the center opening and possibly the west opening as well. The original portions of the masonry display signs of partial removal of several

View from south of Clayton Building.

generations of paint, potentially similar to the courthouse via sandblasting. It is not known why this wall has a distinct finish from the other elevations. A bed of clam shells with brick edging lines the base of the wall.

Similar to the west side of the building, the east elevation is a plain stuccoed gable end wall. On this elevation, the chimney is integral to the exterior wall and it is stuccoed as well. The chimney is capped with a precast cap. Small sections of the stucco along the base at the front corner and along a central vertical seam have spalled and reveal the brick wall. A brick course serves as a small gutter along the base of the wall.

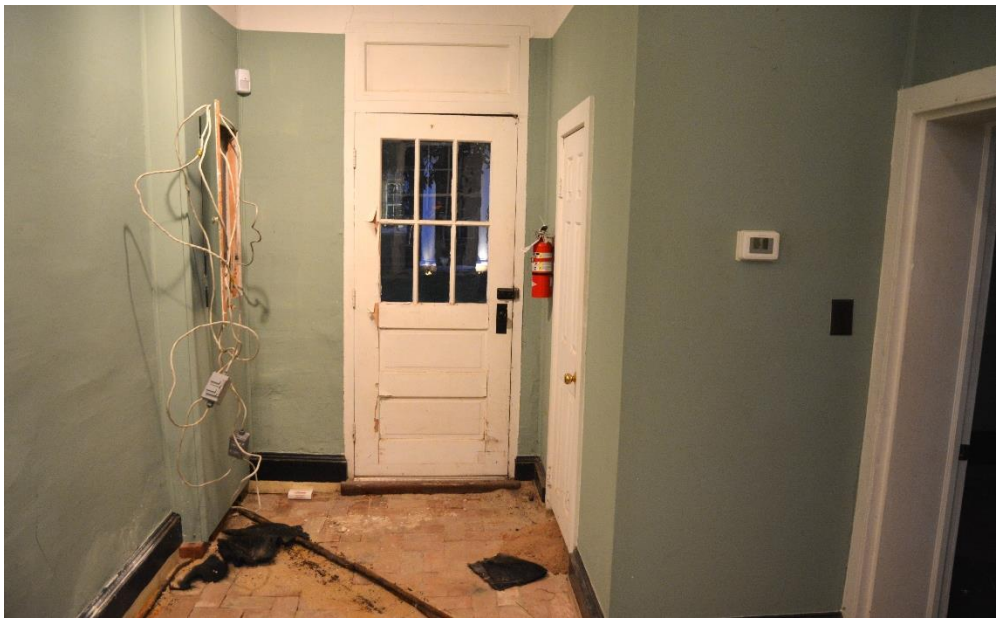
ROOF

The Clayton Building has a gabled roof finished with synthetic slate shingles. Parapet walls abut the sloped roof and copper flashing extends up to meet the underside of the corbelled cap. The top courses are exposed brick and the wall does not have a coping. The ridge is finished with synthetic shingles. The chimneys are topped with a precast arched cap which matches the others around Court Circle.

INTERIOR

The Clayton Building consists of two principal rooms with a small abandoned toilet room. It appears that the larger east room would have been the only room accessed from the exterior in the original layout and the room's finishing suggests a more formal space, while the smaller west room may have served as back-of-house space, a suggestion reinforced by insertion of a modern rest room and a wood-framed electrical panel enclosure. The attic presents a unique fireproof arrangement via a masonry floor.

East Room.



West Room.

FLOOR

Large limestone pavers, light gray in color, finished the floor in the east room. These pavers extend into the fireplace. Meanwhile, the west half of the building has ungrouted brick paving. The two floor finishes align in elevation where they transition at the door opening. Corroded metal conduit is laid across the floor, and when paired with the paint lines on the wood wall base, display evidence of the since-removed plywood finish that was previously installed over sleepers. There are holes in the floor at multiple locations in the west room and its closet, likely reflecting recent investigations within these spaces.

WALLS

The walls of the Clayton Building generally consist of plaster or gypsum wallboard interior and exterior masonry walls, which are painted white in the larger east room and the small closet and painted green in the smaller west room. The more recently rehabilitated east room typically has painted drywall finish, while the more intact west room consists of plaster finish. A tall wood base with a two-tone painted scheme – black paint over beige – lines all walls, with the exception of a wood-framed painted plywood enclosure on the surface of the west exterior wall that was constructed to hide the modern electrical panel. The painting of the base reflects the addition and removal of the raised flooring discussed above. An air exchange grille is installed near the base of the masonry wall which divides the two principal rooms. The grille is metal with square apertures and it is painted white in the west room and black in the east room. The west wall of the west room displays a circular patched area of plaster which suggests the earlier presence of a flue for a heating stove that could have been located in the room and routed through the added exterior chimney.

The larger east room has a molded chair rail that aligns with and extends into the window stools, and the room also has a crown molding consisting of a cyma recta above a cavetto which itself is above a beaded trim board that meets the wall. On the east wall of the east room there is an internal fireplace that steps into the room and it is finished with exposed brick masonry adjacent to the hearth and a simple mantel surround beyond which the wall returns to painted drywall. The small west room has a picture rail installed on three walls used to display exhibit panels, several of which are still in situ. The wall is painted white above the picture rail.

At the window openings, the east room has small painted wood corner boards which line in the interior wall opening which have been altered over time. The returns of the east room windows are painted plywood which meet the wood stops of the double-hung windows and the drywall wall finish. In general, these openings in the east room reflect modern conditions. Meanwhile, the window opening in the west room maintains its plaster face and returns back to the wood window frame. In addition, this single window in the west room has a projecting stool which is finished with a half-round profile, and there is no apron below the stool. The windows do not currently operate.

The building has two interior doors, one at the opening between the two rooms and one at the added bathroom. Both are modern six-panel doors which are painted white and were designed to fit the raised floor which has since been removed, creating a large gap under both doors in their current installation. Both doors also have painted wood board trim which are plain in their profile. The interior wall has scarring at the door jamb on the west side of the opening, indicating that a door was previously located on this side of the opening. Based on the arrangement of the door stops, it appears that this interior door changed sides, possibly reflecting the rather small size and museum use of the west room in comparison to the east room.

CEILING

The ceilings in the Clayton Building consist of plaster in the west room and gypsum wall board, likely installed over the historic plaster, in the east room. The ceilings are painted white. Various surface-mounted fixtures are installed in the ceilings, including smoke detector, track lighting, and HVAC grilles. All ceiling-mounted equipment appear to be modern. At present, the east room lacks a working ceiling lighting fixture.

ATTIC

The attic of the Clayton Building is accessed via a ceiling access panel located in the smaller west room. The attic has a two-course thick brick floor set on wood boards over wood joists. This design reflects the building's original use as a clerk's office and the design goal to mitigate the risk of a fire from damaging the county's records which would have been stored in the building. Mechanical ductwork is routed on the floor of attic with one duct penetrating the west brick masonry wall adjacent to the chimney. Exposed brick masonry comprises the gable end

walls including the internal chimney at the east wall. Wood roof rafters are exposed overhead with the wood board roof sheathing visible between the boards.

Attic.

STRUCTURAL

The Clayton Building is a small one-story rectangular building will an attic level at the eave line. It is framed with wood attic joists and rafters. The rafters are aligned and butted together at the ridge line with a mortise, tenon and pin joint connection. There are wood sheathing boards on top of the attic joists with two courses of brick on top of the sheathing.

The floor of the building consists of modern brick dry laid over stone pavers set on stone dust. The exterior walls are brick with cementitious type parging on three elevations.

A brick chimney abuts the west elevation of the building. A tapered foundation supports the roughly square masonry chimney. There is no apparent structural connection between this addition and the original building.

Attic structure.

West elevation.

MECHANICAL

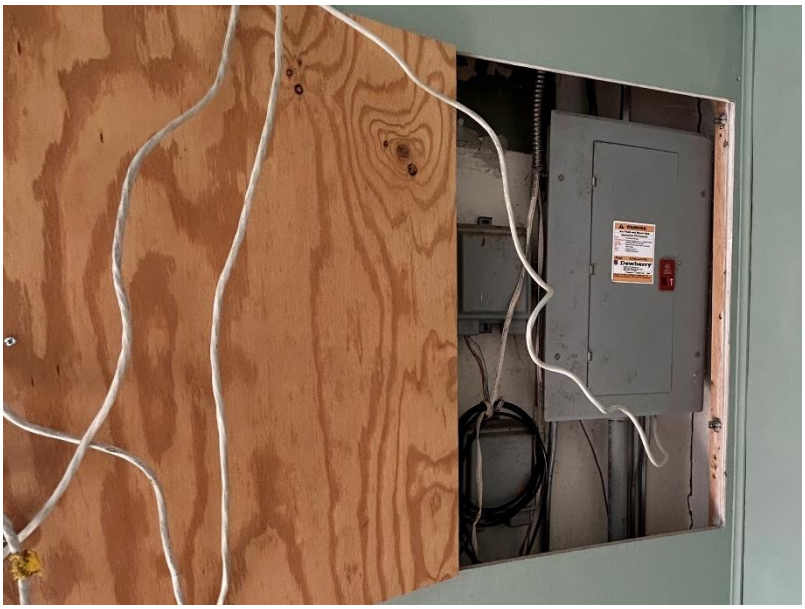
The Clayton Building HVAC systems consist of a water-source heat pump connected to an exterior geo-exchange well. The water-source heat pump provides conditioned air via ductwork distribution within the attic areas to ceiling registers in the various rooms. The building does not provide any central ventilation air distributon via the HVAC system. Natural ventilation through the operable windows is the assumed means of achieving outside air requirements.

Heat pump connected to a geo-exchange well

ELECTRICAL

A 120/240V, 1Ø, 3 Wire 100 Amp electrical distribution appears to connect to the electrical service distribution located at the Old Jail. Appropriate arc flash labeling is present at the electrical distribution panels. The wiring distribution primarily constists of power conductors within conduit (EMT) and metal-clad armored cables (MC). The floor level EMT electrical raceways show signs of water damage due to moisture within the since-removed floor assembly. There are a few instances of insulated Romex wiring for minor power distribution related to HVAC modifications in the building.

The entrance room does not currently have any permanent light fixtures. The rear room has light commercial track lighting with what appears to be incadesent PAR bulbs. The lights are controlled by manual wall light switches. There are no emergency light fixtures or illuminated exit signs in the building.



Electrical distribution

PLUMBING

The domestic water fixtures/systems located in the west room closet have been removed from the building.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital, central fire alarm system. The building has ceiling smoke detectors.

SECURITY SYSTEM

The building has a security system with instrution detection devices at doors and windows and motion sensors located in each room.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- Foundation: There is no visible foundation ventilation, water table projection, or slate damp course. There are splashback stains and active biological growth at the base of the building.
- Exterior Wall: The building has been coated with a cement parging on three sides of the building. The rear of the building appears to be coated with a red-tinted acrylic cementitious coating. There are visible moisture evaporation tidelines and failed coatings indicative of active rising damp around the building. Bricks behind the coatings are disintegrating suggesting that moisture has been trapped in the building for a long time.
- Interior Wall: There are failed coatings (potentially limewash?), failed mortar joints, and damaged bricks at the base of the walls that have not been recently repaired. These conditions are indicative of rising damp.
- Sills and Lintels: The original sills have been replaced with concrete and they are cracking. There is no flashing under the sills to prevent water infiltration in to the wall system. The lintels are steel and show signs of corrosion under the failed parging. Both scenarios provide avenues for water infiltration at the openings.
- Gutter: The steep slope of the roof is intended to shed water quickly but there are no gutters or rain leaders to direct the water away from the foundation. A clam-shell bed has been partially installed around the perimeter of the building to act as a natural drain and filter to disperse rainwater runoff. The clam drain bed does not have any provisions for moving the water away from the building and may be undersized.

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural distress and/or deterioration were observed based upon the visually accessible portions of the existing building structure. Exterior issues with the brick masonry present the most significant structural issues, including cracks around openings and displaced units. There a multiple locations are the rear wall of the building where previous brick cracks have been repaired. None of these have reopened at present. In addition, there are number of non-structural cracks in the parging are evident at multiple locations.

- There are several large cracks in brick above the corners of the window and door openings. It appears that several these cracks have been repaired previously and have reopened.

- The is water damage evident brick rowlock course present at the very top of the front wall at the roof eave. Weeds are growing at the top of the wall.

- Loose bricks were observed at top of the brick parapet wall at the front right side of the building.

- Cracks are evident at the top of the concrete entry stair treads.

- The steel angle lintel above the fireplace is undersized and is excessively deflecting.

- The brick pavers at the interior of the building have settled and are uneven.

MEP ASSESSMENT SUMMARY

- The HVAC system is in good working order. The water-source heat pump system provided cooling to the building during the site survey.

- There are no concerns for the electrical panels and breakers. For the electrical distribution, the EMT electrical raceways at the floor level should be replaced. For any planned system modernization or building renovation, replacement of Romex wiring with EMT or MC wiring should be considered. Conductors within conduit (EMT) or metal clad armored cable (MC) are industry standards for the building type and use and provide additional protection to prevent accidental damage by other building activities so as to protect the historic building.

- The existing light fixtures should be replaced or relamped with LED bulbs for increased efficiency. The west room does not currently have a lighting fixture and should be provided with one. As a part of future renovation, provide code-required lighting levels and controls.

- There are no immediate concerns for the building plumbing systems as the fixtures have been removed. The domestic water and sanitary distribution piping, insulation, and plumbing fixtures should only be considered for replacement if there is a planned building modernization or building renovation. New plumbing fixtures should incorporate water saving technologies.

- Consideration should be giving to provide monitoring of fire alarm initiation and monitoring devices within the building that could be monitored by a networked central fire alarm control system located within the Annex building.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of a renovation.

TREATMENT RECOMMENDATIONS

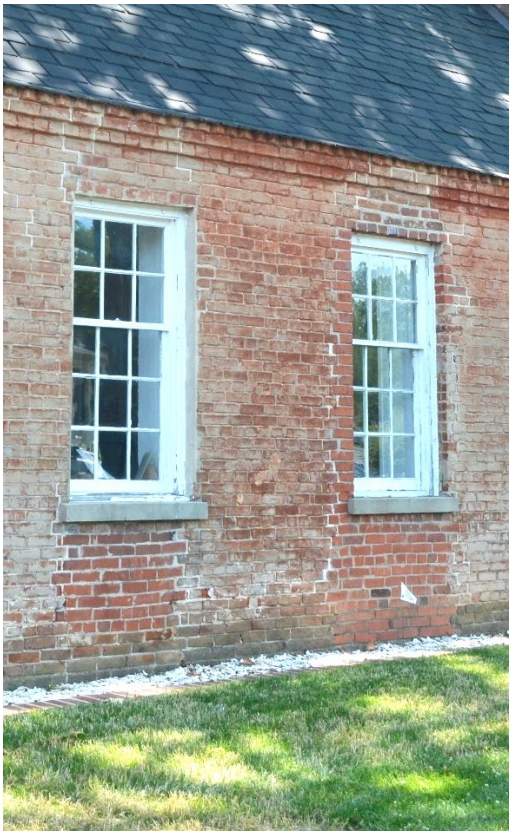
ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. G.1		There is no current analysis of the existing building for the presence of hazardous materials, such as lead-based paint and asbestos-containing material. No such analysis was performed as a part of this project. Perform hazardous material survey to determine if lead-based paint, asbestos-containing materials, or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. MB.1		Where exposed, open mortar joints and mortar deterioration occur on all elevations. Due to the number of cracked bricks and open joints paired with the moisture infiltration issues, 100% repoint should be considered. Repoint open brick masonry joints with appropriate mortar mixture using techniques to match original mortar joints.	100% of exposed brick masonry
CB. MB.2		Stairstep cracks occur in the mortar joints extending from the heads of many windows and door openings. Repoint localized areas identified on drawings, refer to MB.1 for repair and quantity.	See MB.1
CB. MB.3		Brick masonry units are cracked in several locations. Remove cracked brick unit. Provide matching brick unit salvaged from attic and install in concert with wall repointing.	125 brick units
CB. MB.4		Existing brick unit appears to be displaced from masonry assembly. Remove and reset displaced brick unit.	2 locations

CB. MB.5		Biological growth is occurring and causing staining across much of the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	400 SF
CB. MB.6		Ca. 1900 brick chimney abuts historic west wall of building. No services are currently routed into chimney. Determine long-term restoration plans for building. Consider removing chimney in concert with other restoration efforts to return exterior to historic appearance.	N/A
CB. MB.7		Mismatched brick masonry is extant at two rear windows, suggesting potential former door location or deterioration at sill. These openings also have a nonstructural header course supported on a steel lintel. These repairs were made after the faded exterior treatment was applied, suggesting an early-to-mid-twentieth century alteration. Complete additional research and limited removals to confirm historic arrangement. Consider replacing mismatched masonry in concert with removing faded finish from adjacent walls. Provide jack arch if documentation confirms original design.	25 SF of masonry replacement

CB. MB.8		Rear elevation appears to be covered with remnants of a previous painted finish. Perform testing to confirm composition of existing finish. Remove finish from brick surfaces using the gentlest effective method.	250 SF

CONCRETE

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. C.1		Existing concrete and brick masonry stair and concrete thresholds are designed to align with since-removed raised interior floor level. Determine goal to refinish interior flooring. If current level is to serve as finished floor elevation, remove and replace concrete and masonry stair. If west stair is returned to window, provide stair at central door only. Remove wing walls and provide handrails.	10 LF stair width and 2 thresholds

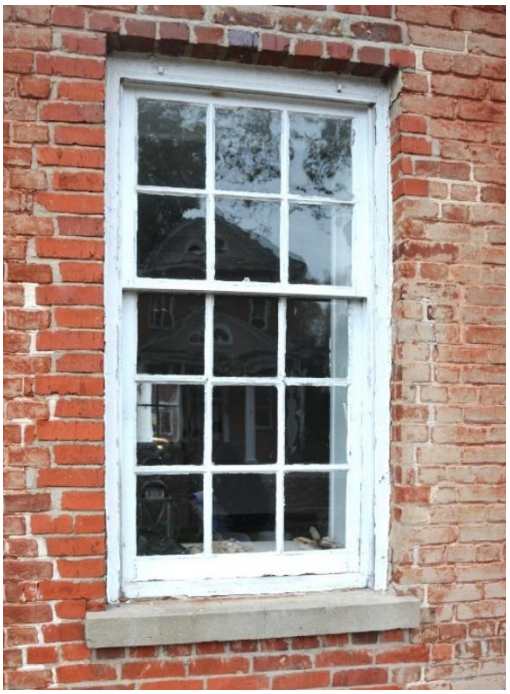
STUCCO/PLASTER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. ST.1		Existing stucco on east, north, and west sides was installed ca.1900, and it is not original to the building. The stucco displays delamination, cracking, and other types of deterioration. Perform petrographic analysis of stucco to determine composition of stucco. Consider removal of stucco to restore original exterior appearance. If stucco is Portland cement-based, regularly inspect and remove delaminated areas of stucco to minimize damage to brick substrate while revealing historic brick finish.	Testing, TBD on treatment
CB. ST.2		Entry stair has areas of missing stucco on west side of risers. Develop long-term plan to restore exterior appearance, including removal of stucco finish and restoration of west door to a window. If pursued, remove west side of stair. If change is not made, prepare substrate and provide new stucco finish on risers.	20 SF

METAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. MT.1		Galvanized steel lintels at all openings display corrosion. Confirm integrity of steel. Remove corrosion from surface of metal element. Repair surface deterioration. Paint.	4 locations
CB. MT.2		Metal handrail exhibits deformation and has an ad hoc appearance. As a part of repairs to stair, remove handrail and provide replacement of complimentary design on both sides of stair.	1 location (approx. 20 SF footprint)
CB. MT.3		Steel lintel at rear window projects from face of masonry wall. In concert with masonry and window repairs, determine ability to reset existing lintel to sit behind face of masonry. Replace lintel if additional deterioration is found.	1 location

WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sash. Paint all sides of frame, sill, and sash. Reinstall sash. Provide perimeter sealant.	4 double-hung windows
CB. W.2		Wood shutters which were once located at the building are no longer extant. Consider providing new wood shutters to match the historic arrangement in coordination with exterior restoration. Repair shutter hardware and secure any loose shutter dogs. Paint all sides of shutters and hardware. Install shutters.	5 locations
CB. W.3		Existing sills display various deterioration, including cracking at stone sills and corrosion at metal flashing. Remove damaged sills. Inspect and prepare substrate. Provide new precast concrete sills to match existing sills.	3 locations

CB. W.4		Abandoned elements from since-removed window screens are present at all windows. Remove storm window components and repair any damage at window frame.	Spot repairs at 4 windows
CB. W.5		North elevation window has exterior storm window which exhibits deterioration. In coordination with window restoration effort, remove extant storm window. Establish intended use for building and corresponding conditioning goals to determine if new storm windows are desired.	N/A

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. D.1		Existing replacement wood doors display finish and substrate deterioration at various elements. Base of door aligns with since-removed raised floor. Remove and replace wood doors. Remove deteriorated paint from door and frame. Remove rotted wood. Provide epoxy patch for all surface repairs and wood dutchman for rotted elements. Lengthen door jambs to align with interior finish. Install new doors and wood threshold that align with interior floor level. Prepare and paint all surfaces.	2 doors and hardware / 1 transom / assume 10 LF total of rotted wood repairs / 2 wood thresholds

CB. D.2		Western door on north elevation dates to ca. 1900 and replaced a window that likely matched the eastern opening. Determine long-term restoration plans for building. Review need for two doors on north elevation. Consider restoring double-hung wood window in concert with other restoration efforts to return exterior to historic appearance.	1 location

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. R.1		Roof has synthetic rubber shingles which replaced an earlier slate roof in 2002. Replace synthetic shingles when material reaches its scheduled end of lifespan (~40 years). Provide slate shingle roof.	400 SF
CB. R.2		Top of parapet walls consists of exposed brick masonry and lacks metal coping to prevent moisture infiltration into wall. Review parapet walls. Repoint and repair as required. Provide metal coping on top course finished to minimize visual appearance.	60 LF
CB. R.3		Concrete chimney caps could not be assessed from grade. Use man lift to review chimney caps in detail. Determine any deficiencies and develop treatment recommendations.	2 locations

CB. R.4		Roof decking at gable end walls displays deterioration and rot. Remove deteriorated and rotted wood to the extent possible while minimizing disturbance to the roof. Monitor for moisture infiltration. Repair all deteriorated decking as a part of future reroofing.	20 SF

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. O.1		Metal piping extends from face of west exterior wall. Determine if piping is in active service. Reroute and remove existing piping. Repair surface as necessary.	2 locations
CB. O.2		Exhaust pipe extends from face of west exterior wall. Determine if piping is in active service. Redesign to minimize visual appearance. Repair surface as necessary.	1 location

INTERIOR

GENERAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. GI.1		The interior of the building has of debris and soiling throughout. Clean all interior spaces to remove debris and soiling.	350 SF
CB. GI.2		Building is currently closed to the public and it is not actively used by county. Prior to any building renovation, review program to determine use which meets long-term goals.	N/A

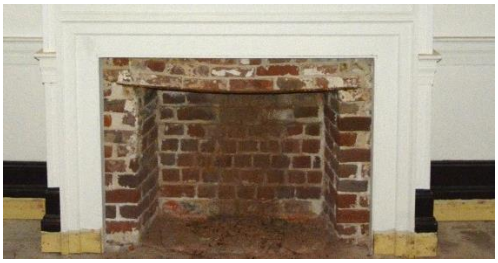
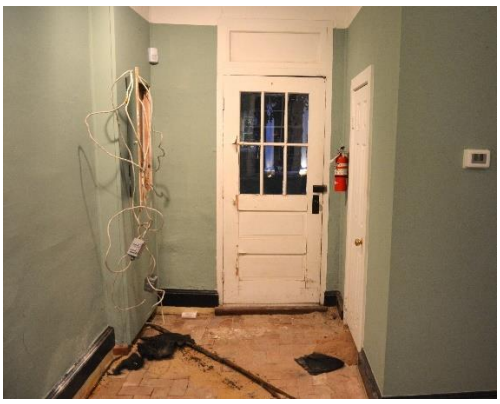
FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. F.1		Existing stone floor displays deterioration at mortar joints and surface of stone. Selectively remove deteriorated stones to complete full inspection of paver and substrate. Determine is material can be salvaged or requires replacement. For replacement, provide matching English limestone with Type O lime cement mortar joints tooled with scored rule joints.	250 SF stone finish / 15 SF stone replacement

CB. F.2		The two main rooms have different types of pavers – stone and brick – installed at the same elevation, suggesting a design distinction or difference in period of execution. Complete selective removals of brick in concert with stone repairs to confirm substrate dates to same period and complete any additional research to determine if materials were installed at the same time.	TBD
CB. F.3		Metal conduit, some of which is heavily corroded, is installed on the masonry flooring. Determine if services are active. Reroute and remove existing piping. Repair surface as necessary.	West and east rooms
CB. F.4		Brick floor in west room has several holes. In concert with larger restoration goals, remove adjacent brick pavers to facilitate repairs to substate. Reinstall brick pavers with fine dryswept sand joints to create level floor finish.	4 locations at 2 SF each
CB. F.5		Defunct restroom has multiple floor levels and extant capped plumbing lines. Consider future use for this restroom. It is recommended that room remain as a storage or utility closet in lieu of full removal. Remove plumbing line and repair floor to create level surface.	15 SF

WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. WA.1		Painted finish and plaster substrate display deterioration and localized areas of poor execution. Perform test cut into wall surface to confirm assembly and condition. Complete interior paint analysis if desired. Remove deteriorated plaster surfaces. Prepare surface and repaint 100% of wall surfaces and wood trim per findings of analysis.	Paint 100% of interior / 125 SF of plaster repair / Paint analysis
CB. WA.2		Existing east room walls have a layer of painted wallboard, and various joints are visible in wall surface Following maintenance schedule, perform test cut into wall surface to confirm assembly. Determine if desirable to remove drywall surface or to remain. Repair visible joints. Paint 100% of walls.	Paint 100% of east room / 5 SF of repairs at test cuts
CB. WA.3		Brick masonry gable end walls in the attic display mortar erosion and numerous open joints. Spot repoint open joints in masonry with appropriate mortar.	50 SF

CB. WA.4		There are spalled and displaced brick units at base of east room fireplace. Remove damaged masonry. Replace with salvaged matching units from attic.	4 locations
CB. WA.5		Modern plywood returns at window jambs display splitting and finish deterioration. Strip paint and determine extent of damage. Repair deteriorated panels. Paint.	8 SF
CB. WA.6		The lintel at the fireplace has deflected. Refer to structural for scope of work at lintel. Salvage affected masonry and rebuild with new lintel.	1 location with 10 SF of brick repairs
CB. WA.7		A furred wall enclosure used to house utilities is located in the west room adjacent to the door. If room is intended to be used by public, consider relocating electrical panel into wall of former restroom and removing furred wall assembly in its entirety. Patch and repair plaster wall surface.	1 location
CB. WA.8		Wood wall base is installed and painted per the since-removed raised floor elevation. Remove and salvage layered base trim in east room. Base trim in west room to remain in place. Strip paint and repair wood surface. Provide trim where missing. Paint.	Refinish 100% of base trim / 5 LF of repairs

CB. WA.9		Brick dust is present on the floor of the restroom where the plaster wall finish has failed, typically indicates the long-term presence of moisture within the wall assembly, which can cause the bricks to become soft and lose strength. Additional removals and testing is warranted to better assess the state of the masonry walls prior to action. Remove areas of wall plaster to confirm whether the condition is connected with rising damp. Perform testing at areas where finish is damaged.	Removal of 2'x2' area of plaster at a minimum of three locations.

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. CL.1		Plaster ceiling in west room has areas of surface and finish deterioration. Tap plaster to confirm lamination to substrate. Remove delaminated areas of plaster. Remove damaged areas of paint finish. Repair plaster surface and paint.	175 SF paint / 40 SF of repair
CB. CL.2		Drywall ceiling in east room has visible joints in several locations. In concert with larger renovation effort, repair visible joints in ceiling. Paint.	300 SF

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CB. OI.1		Existing transfer grille is located on the south end of the masonry interior wall. Remove paint and refinish grille on both sides of wall. Determine if sound or conditioning goals would be supported by inserting removeable closure panel behind grille on one side.	1 location
CB. OI.2		The east room lacks an active ceiling-mounted lighting fixture. Determine long-term goals for use of room and provide appropriate lighting fixture.	1 location
CB. OI.3		The existing interior doors no longer meet the floor level due to the removed raised floor. Upon determination of an approach to the finished flooring for the Clayton Building, remove and replace modern doors with new doors.	2 doors

STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
S.1		The steel lintel at the interior fireplace is undersized and has deflected to a significant degree. Removed and replace existing lintel. Provide galvanized steel lintels painted to match existing.	(2) galvanized steel angle lintels x 5 LF each.
S.2		A large vertical crack has occurred at the corner of the window and door openings at the front façade. It appears that this has been caused by corrosion and subsequent deflection of the steel lintel above the opening. Remove and replace existing lintel with a hot-dip galvanized steel lintel or possibly a precast CMU lintel. Repair crack with a helical stich rod.	(2) lintels x 10LF total. (3) helical stick rods and 10SF of masonry reconstruction at each wall location.
S.3		Water penetration and vegetation are present at the top rowlock course. Inspect roof for a leak, remove vegetation. Remove loose bricks and reset in place with appropriate mortar.	10LF of brick rowlock repairs.
S.4		Loose bricks were observed at the top of the brick parapet wall. Remove and reset cap bricks with appropriate mortar.	5 LF of brick repair

S.5		Concrete stairs are cracked. Seal joint with a penetrating concrete sealer and injection grout.	5 LF
S.6		Existing brick pavers are uneven or missing at multiple locations. Determine interior floor finish per Architectural. Remove and reset displaced pavers to provide a level floor.	20 SF

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
E.1		The electrical EMT raceway at the floor level appears to have been damaged Replace and reroute conduit as a part of any floor repairs.	100%
E.2	N/A	The west room does not currently have a lighting fixture. Provide ceiling-mounted lighting fixture in west room.	1 location
FA.1	N/A	Building does not currently have a central fire alarm system to protect the historic building. As a part of future restoration, provide a central fire alarm as a part of any future renovation.	100%

DEBTORS' PRISON

PHYSICAL DESCRIPTION

View of Debtors' Prison from south

ARCHITECTURAL

The 1824 Debtors' Prison is the smallest building inside Court Circle. The building has undergone various minor alterations and appears to retain its simple original design. The Debtors' Prison is comprised of few materials. Brick masonry walls and chimney support a wood roof structure finished with painted sheet metal roofing and a roughly finished wood interior. Situated on the northwest corner of the circle, the unornamented one-room building is topped with a gable roof and chimney. The mere existence of this building is somewhat surprising given the change in the Virginia code in 1819, which allowed debtors to forego prison time for forfeiting their possessions. Thirty years later, the practice of jailing debtors regardless of said forfeiture was ceased. It is believed that this is one of last Debtors' Prisons constructed in the state.

EXTERIOR

WALLS

The brick walls on the front elevation are laid in Flemish bond while the sides and rear are laid in five-course American bond. The masonry in general represents a lower quality masonry than

View of Debtors' Prison from north

seen in the other buildings of the period on Court Circle. The mortar joints consist of an off-white mortar that is stained red from previous eras of paint across the majority of the walls, with more recent repointing locations comprising the remaining.

On the south, or front, elevation, an ad hoc brick arch spans the building's sole door. The beaded plank wood door is painted black and set into an oversized wood frame, which is painted white. The door is not original and the antique hardware is also twentieth century. It is presumed a more substantial wood plank door, such as the one seen at the contemporaneous Northampton County prison, would have been provided originally. The brick stair has been altered over time and now consists of a single concrete tread set on two brick courses which access a thick concrete sill. A bed of clam shells with brick edging flanks both sides of the stair along the base of the wall. A jack arch spans the adjacent 6/6 double-hung wood window with iron bars fixed into the concrete sill and the wood jamb and head frames, which are oversized similar to the door frame.

The east elevation is a blank masonry gable end wall with the internal end wall chimney extending some fifteen courses above the ridge line of the roof. The chimney is finished with two corbelled courses and a semi-circular arched concrete chimney cover. The painted sheet metal roofing laps over the edge of the shallow gable roof projection and flat wood rake boards line the intersection of the wall and roof. A single brick course serves as a small gutter along the base of the building. Electrical conduit set towards the front of the building is mounted on the face of the east wall.

The north elevation has a single 6/6 double-hung wood window with concrete sill set to the east end of the building with metal bars set into the opening, matching the window on the front elevation. Two crawlspace vents have modern wood-framed screens set into the opening. A bed of clam shells lines the base of the wall, and electrical conduit is mounted to the face of the brick wall near one of the crawlspace vents. The wall is laid in American bond.

The west elevation is a gable end wall with one 6/6 double-hung wood window with concrete sill is centered on the face of the building. Similar to the other elevations, a narrow bed of clamshells lines the base of the wall. Matching the east elevation, a painted wood rake board lines the top of the wall and its top edge is wrapped by the sheet metal roofing. Similar to the other side and rear elevations, the brick masonry is laid in American bond.

ROOF

The roof is a standing seam metal roof that has been painted silver. With one exception on the rear of the building, the metal roofing has no evident seams along the width of the panels spanning between the standing seams, suggesting the use of rolls sheet metal rather than smaller sheets that were more typical for metal roofing at the time of the building's construction. It is not known if this is the original roof, but the images dating to the early 20th century show the same system in place. It would be atypical for metal roofs to last two centuries.

On the front and rear sides of the building, the roof edge is lined with a wood box cornice which chamfers where it meets the wall and also where it meets the roof edge. The side walls employ a rake board which is lapped on its top edge by the sheet metal roofing.

INTERIOR

The interior of the Debtors' Prison consists of one room with a fireplace at its east wall. Reflecting a common distinction with prisons for criminals, the Debtors' Prison was heated and provided with windows for light and air. Evidence of past alterations can be seen throughout the space, but these changes appear to have primarily consisted of alterations installed on top of earlier finishes.

FLOOR

The floor consists of a tongue-and-groove wood floorboards 1 ¼" in thickness and varying in width between 7"-8". It was around the period of the Debtors' Prison's construction that mill-sawn floorboards became available in the region. The floorboards are face nailed with machine cut nails. The use of tongue-and-groove floorboards is atypical suggesting the flooring could date to the original period of the building. There are gaps in the flooring in several locations there it meets the wall, ranging in width between less than 1" to over 2". The since-removed furred

Interior of Debtors' Prison.

wall finish appears to have fully covered these gaps. Such openings would not have been desirable in the building original use as a prison. The southeast corner of the room exhibits an opening and the floor structure can be seen. At the east end of the building, the wood floor joists were spaced closely, approximately 9" on center, apparently to support the masonry hearth and chimney. Circular holes were made for routing utilities, potentially a radiator pipe or electrical conduit, in the floor below the north and south windows.

WALLS

The interior side of the masonry walls of the Debtors' Prison are clad with 1 ¼" thick wood planks fastened to square wood framing members measuring approximately 4 ¼" by 4 ¼". These furred framing members abutted the interior face of the masonry wall. The use of interior plank walls to further augment the security of the building was common practice for prisons both in the Colonial and early Federal periods. The planks are finished with a whitewash. The interior plank walls of the Debtors' Prison matches those seen at the aforementioned Northampton County prison in Eastville. It is presumed that the wall planks are original to the building. Traces of gypsum wallboard installed over the wood walls remain at openings with modern wood trim installed over the wall board.

Windows are located on the north, south, and west walls. The windows are replacement wood sash windows which appears to have been set into the existing opening. The perimeter of the

opening does not display the deteriorated paint seen on the walls, indicating the previous existence of an interior window trim. Carl Lounsbury notes that the hole in the plank wall in the northeast corner is believed to be a waste opening for prisoners.[1]

CEILING

The ceiling of the Debtors' Prison consists of wood planks of varying widths finished with a white wash. The ceiling finish is similar to the walls of the building, albeit with narrower boards used on the ceiling. The approximately 1" thick ceiling boards are fastened to 4 ¼" wide by 8 ¼" tall rough-hewn wood joists which are spaced at 9" on center with visible nails. The spacing of the joists creates a heavy assembly that was vastly overbuilt for any limited loading used in the attic above, and it was apparently designed to limit the possibility of escape from any prisoners. The finish boards and the joists are all rough in nature, recognizing the lack of refined finishes common in an early Virginian jail. An attic access opening is located more-or-less centered on the west side of the ceiling. The opening required the cutting of one ceiling joist and multiple ceiling planks. There are several locations where pilot holes were drilled through the ceiling boards so as to located a structural member above for a past alteration.

ATTIC

The attic of the Debtors' Prison is an unfinished space. The floor consists of the tightly spaced wood joists with aged batt insulation placed between the joists. Rough-hewn roof rafters meet one another at the peak of the roof, and there is no ridge beam connecting the framing. A rafter at each end of the attic appears be to reinforced by an angled board supported on the joists below, although it is not expected that these kickers provide significant support. The end walls

View of attic

[1] Lounsbury, Carl. 2005. *The Courthouses of Early Virginia : An Architectural History*. Charlottesville: University of Virginia Press, 245.

are exposed brick masonry with the east end stepping in for the internal chimney. Overhead, the wood board sheathing is visible between the rafters.

STRUCTURAL

The Debtors' Prison is a single-story building with a non-accessible attic level. The exterior walls are constructed of brick masonry supporting a wood framed interior and roof structure. The exterior walls are of uniform thickness of three wythes of brick laid in Flemish bond on the front elevation and American bond on all other elevations. Meanwhile, stick framed rafters are butted together at the ends and are connected with mortise tenon and wood pit joint. The wood attic joists span the clear width between the exterior brick walls. There is a continuous wood sill plate that bears on top of the attic joists to support the ends of each of the rafters.

At the first-floor level, wood joists span between the existing masonry walls above a very shallow crawl space of about 6-inches. A recessed brick shelf half the width of the total wall assembly supports the floor joists on a wood sill plate. Wood studs are used to fur out the interior of the building and bear on top of the wood floor joists. The top of the wall studs is fastened to the underside of perimeter attic joists with a mortise and tenon joint. A 1 ¼"-inch-thick tongue and groove wood decking spans between the floor joists. The floor joists are narrowly spaced, matching the spacing at the attic floor, on the east end to support the masonry hearth.

Attic structure.

Floor structure at wall.

MECHANICAL

There is no HVAC system that provides conditioning for the Debtors' Prison. There is evidence that heating radiators may have been used previously based upon holes found in the floor boards and capped piping found near the floor joist. It is assumed the heating radiators which were previously installed would have connected to the Annex central heating systems.

Possible radiator piping hole at floor

ELECTRICAL

The Debtors' Prison has a 120/240V, 1Ø, 3 Wire 70 Amp load center that connects to the electrical service distribution at the Annex. At the time of the site survery, the electrical system was not active and there appeared to be incomplete electrical work. The wiring distribution primarily consists of power conductors within conduit (EMT).

The building does not have any interior general lighting or emergency lighting. There are no exit signs provided due to the size and nature of the building. The exterior architectural building lighting systems are connected to the distribution at the Annex building.

Electrical service distribution

PLUMBING

The building does not have any active plumbing systems.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital central fire alarm system. The building is provided with a ceiling smoke detector.

SECURITY SYSTEM

The building does not appear to have any active security devices.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- *List to be finalized*

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural distress and deterioration where noted based upon the visually accessible portions of the existing building structure. In general, the principal issues with the building result from the impacts of settlement and moisture infiltration with the brick masonry walls. Most concerning is the displacement of the exterior walls at the rear corner of the building. If movement is active or increases in the future, it offers the potential to severely threaten the stability of the Debtors' Prison.

- A vertical separated brick crack occurs at the rear left corner of the building. The wall corner is no longer vertical. This appears to be related to foundation settlement.

- Sagging was observed in the flat brick arch above the window in the rear wall. No bearing of the arch is present at this location and the mortar joint at the left side of the opening is excessively wide.

- A poorly constructed and poorly repaired flat brick arch is present above the front entry door.

- Numerous locations were observed where there are open mortar joints and cracked brick throughout the exterior perimeter of the building. Many of these cracks have been previously repaired and have now reopened.

- There are open mortar joints at the chimney. A vertical brick crack has occurred in the chimney was observed that had been repaired but has since reopened. The wall corner is out of plumb approximately ¼-inch over 3-feet.

- There are cracks in the concrete sill and steps at the entrance to the building.

- Several severely rotted floor joists were observed adjacent to the existing wall at numberous locations. Several of the original joists have been replaced by more modern joists at the front left side of the building.

- A rotted floor joist was observed at the edge of the brick fireplace hearth. It appears that water has penertrated down through the chimeny and seeped into the slope via the sloped brick hearth.

- Severe termite damage was observed at the left rear interior wall panel of the building.

MEP ASSESSMENT SUMMARY

- Depending on intended future use, an electric heater could be considered to provide comfort heating during the winter months.

- Depending on intended future use, the existing electrical load center and exposed EMT conduit could be relocated to the rear exterior (similar to the Annex) and provided with an enclosure to reduce the intrusion of modern services into the building. In addition, installation of new lighting fixtures in the space should be considered to provide increased visibility on the interior.

- Consideration should be giving to provide monitoring of fire alarm initiation and monitoring devices within the building that could be monitored by a networked central fire alarm control system located within the Annex building.

- An intrusion security system should be considered for any building modernization to protect against vandals and align the building with others.

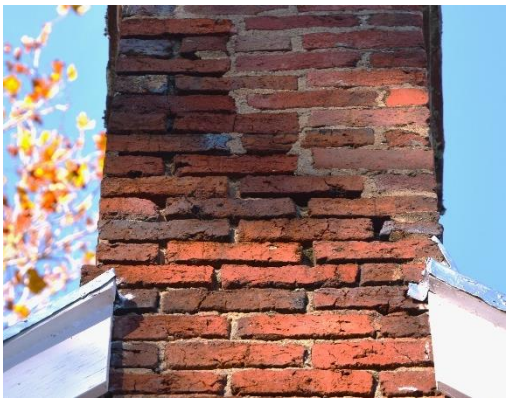
TREATMENT RECOMMENDATIONS

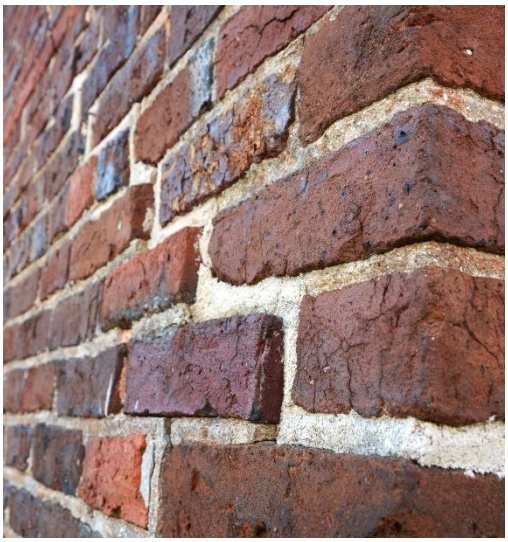
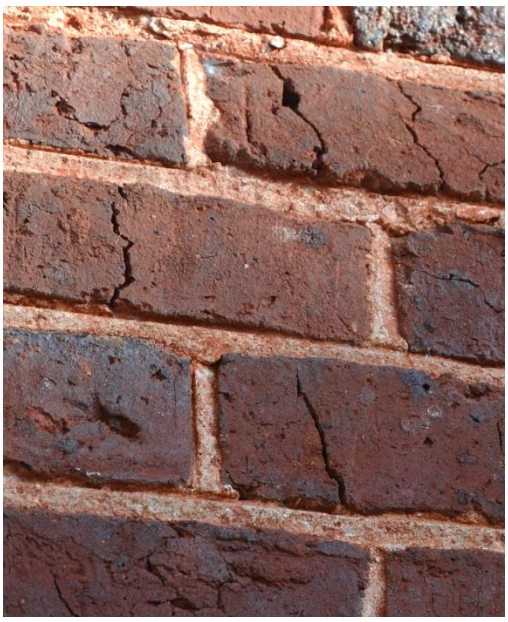
ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. G.1		No hazardous materials testing appears to have been completed, such as for lead-based paint. No such analysis was performed as a part of this project. Perform hazardous material survey to determine if lead-based paint or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. MB.1		Open mortar joints and mortar deterioration occur on all elevations. 100% repoint should be pursued in concert with other repairs. Repoint open brick masonry joints with appropriate mortar mixture. using techniques to match original mortar joints.	100% of joints

DP. MB.2		Displacement is active at the northwest corner of the building. The wall has failed and will exacerbate over time if not repaired. Refer to Structural for additional information, including investigation at foundation. For worst-case planning purposes, assume partial dismantling, salvaging, and reconstruction of northwest corner and underpinning of corner.	200 SF of reconstruction, 10 LF of concrete underpinning
DP. MB.3		Brick masonry units are cracked in several locations. The majority of the cracking likely stems from their firing during the production of the bricks. Remove bricks which have through cracks. Provide replacement brick units that match existing units in concert with repointing. Perform RILEM testing on several bricks with firing cracks as well as several repointed mortar joints to confirm extent of issue.	Replace 50 brick units / RILEM testing on 10 locations
DP. MB.4		Fasteners are installed into the face of brick for various purposes. Remove all fasteners. Patch brick with color-matched grout of appropriate mix and repoint mortar joint with compatible mixture.	25 locations

DP. MB.5		Biological growth is occurring at localized areas of the exterior masonry, typically along the base of the building, and causing staining on the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	100 SF
DP. MB.6		The brick displays evidence of a red wash over the masonry walls. Historic photographs show this coating intact. This layer may have helped to mitigate water infiltration. In concert with masonry repairs, prepare surface and provide red wash of linseed oil tinted to match extant remnants.	900 SF
DP. MB.7		Brick arches at front windows exhibit failure and poor repairs. Provide intact and fully supported arch. Refer to Structural.	2 locations
DP. MB.8		Brick chimney leans to the west and exhibits a significant number of open joints. Perform assessment via lift of chimney. Assume dismantling, salvaging, and reconstruction of chimney for planning purposes.	5 LF in height

CONCRETE

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. C.1		Existing concrete and brick masonry step and concrete door threshold display cracking and the former does not match the arrangement shown in historic photographs, in which corbelled wing walls were present. Replace single riser with new brick step and wing walls with a corbelled course. Provide compatible and color-matched cementitious grout injection at threshold. Provide handrail on single side for improved access.	5 LF stair width and 1 door threshold

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. WD.1		Existing wood cornice and eaves display paint deterioration and localized rot. Strip existing paint. Prepare surface and repaint 100% of wood finishes. Repair/replace deteriorated wood elements.	5 LF of repairs / 80 LF of painting

WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sash. Paint all sides of frame, sill, and sash. Reinstall sash. Provide perimeter sealant.	3 double-hung windows
DP. W.2		Wood shutters which were once located at the building are no longer extant. It is not known if west window was equipped with a shutter. Consider providing new wood shutters and hardware to match the historic arrangement in coordination with exterior restoration. Paint all sides of shutters and hardware. Install shutters.	2 locations
DP. W.3		Modern concrete sill at rear window displays cracking. Stabilize portions of cracked sill. Provide color-matched injection grout of compatible mixture.	1 LF

DP. W.4		Painted metal bars at the front and rear windows display minor areas of corrosion and paint deterioration. Strip paint from bars. Assess and remove corroded areas. Provide patch as required. Paint 100%.	2 instances

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. D.1		Existing modern front door displays minor deterioration along base and has areas of minor surface damage. Remove fasteners. Strip paint. Repair damaged areas. Improve operability of hardware. Prepare surface and paint.	1 door

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. R.1		The standing seam metal roof has a deteriorated painted surface with soiling at its eave. Remove deteriorated paint and soiling. Assess substrate. Remove corrosion from metal. Prepare and paint surface of roof to match existing.	25 SF of surface repairs / 325 SF of painting

DP. R.2		Chimney has active water infiltration and open mortar joints at intersection with roofline. Assess integrity of painted flashing. Repair or replace as required. Remove and reset flashing in repaired mortar joint. Provide sealant. Perform work in concert with masonry repairs.	1 location

INTERIOR

FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. F.1		Tongue-and-groove wood flooring has uneven finish and does not meet face of wall along perimeter. Flooring may date to post-jail use. Provide low profile perimeter wood base and small tongue-and-groove wood floor boards to fill gaps. Remove applied finish on surface of wood and apply linseed oil finish to protect flooring.	75 LF of base / 30 location of floor infill / 250 SF of floor finishing
DP. F.2		Wood floor joists exhibit deterioration and rot in several locations. Remove areas of wood flooring where areas of rot are suspected at joists. Repair rotted areas. Refer to Structural.	50 SF of floor removal and reinstallation

DP. F.3		Dry-laid brick hearth has uneven substrate and soiled surface. Remove loose bricks in hearth. Assess substrate. Provide compacted sand fill to level base for brick hearth. Reinstall salvaged brick units.	5 SF
DP. F.4		Existing attic floor lacks access walkway. Provide wood boards fastened to ceiling to provide ease of maintenance access inside attic.	16 LF

WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. WA.1		Painted finish is missing from wood plank wall surfaces where previously covered by modern trim and it is also deteriorated throughout the space. Scrape loose finish from surface of wood planks. Repair damaged areas and modern alterations. Apply whitewash on surface of wood planks to achieve a more consistent finish on all planks.	600 SF of prep and painting / 10 SF of repairs
DP. WA.2		Circular flue opening in brick chimney dates to building's use as an office. As the county stated its goal to use the building's original use as a Debtors Prison for future interpretation, provide masonry infill at flue opening to match adjacent existing.	2 SF

DP. WA.3		Remnants of applied modern drywall finish are extant in several locations. Remove drywall and surface applied trims. Install new painted flat board wood trim to cover joints.	1 door and 3 windows
DP. WA.4		Brick masonry gable end walls exhibit mortar deterioration and open joints in attic. Repoint 100% of interior joints to stabilize end walls.	125 SF
DP. WA.5		Painted plaster finish on brick chimney is partially intact. It is unknown when chimney was first plastered. Sound existing plaster to confirm stability. Patch and repair damaged areas in concert with masonry work. Paint with breathable paint.	60 SF of painting / 40 SF of repairs

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. CL.1		Painted finish on ceiling is deteriorated throughout the space. Scrape loose finish from surface of wood planks. Repair damaged areas and modern alterations. Apply whitewash on surface of wood planks to achieve a consistent surface on all planks.	250 SF of painting / 3 SF of repairs

DP. CL.2		Wood joists were cut and not provided with structural support at ceiling opening. In addition, opening lacks a removable panel. Provide paired 2x4 header to support cut joists. Provide removable hatch to match existing ceiling planks.	2 headers / 1'x3' access panel
DP. CL.3		Batt insulation in attic floor is deteriorated and displaced in various locations. Remove 100% of existing insulation. Provide new rockwool batt insulation between attic joists.	250 SF
DP. CL.4		Localized areas of wood roof sheathing exhibits deterioration. Remove areas of deterioration rot and provide wood patch.	15 SF

OTHER

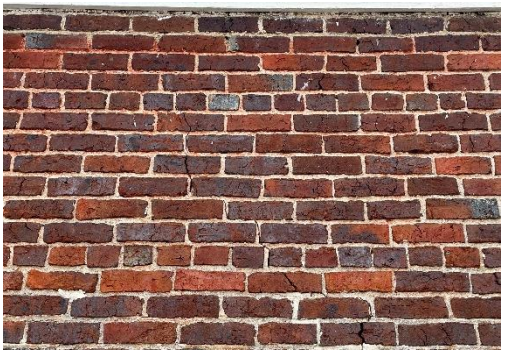
CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. OI.1		Lintel at fireplace opening exhibits corrosion and adjacent chimney masonry has open mortar joints and a failed arch. Remove paint and corrosion. Dismantle and rebuild brick arch. Repoint 100% of chimney mortar joints. Protect existing plaster. Paint lintel.	3 LF of lintel / 10 SF of reconstruction / 60 SF of repointing

DP. OI.2		Insect infestation is present in the attic. The infestation appears to consist of winged carpenter ants. Hire exterminator to confirm insect type and remove infestation. Seal any openings in concert with roofing and masonry repairs.	East wall

STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. S.1		Floor joist at front entry wall is rotted and termite damaged. Additional joist sistering is likely needed. Remove and replace floor sheathing boards as needed. Provide waterproofing to prevent additional future damage.	Provide (4) additional joists.
DP. S.2		Wall sheathing board displays termite damage. Inspect building routinely for termites and carpenter ants. Remove and replace damaged board.	5 LF
DP. S.3		Wood floor joist at front edge of fireplace hearth is rotted. Provide new full-length joist to supplement rotted joist.	1 location
DP. S.4		Concrete and brick sill and stair at entry are cracked. The sill and stair non-original and should be removed. Provide new sill and stair that are appropriate in design and materials.	1 sill and stair

DP. S.5		Flat brick arch at south elevation window does not appear to have adequate bearing at its left edge. Provide additional header brick. Tooth new brick into the wall to form an appropriate arch.	Add (1) new header brick
DP. S.6		The left rear corner of the wall is out of plumb in other directions. Additional study is needed to confirm if any remedial foundation work is needed. Extent of brick repairs to be determined.	TBD
DP. S.7		A large stepped diagonal crack has been repaired and has subsequently reopened at the rear left corner. This condition is possibly related to foundation settlement. Additional study is needed. Extent of brick repairs to be determined.	TBD
DP. S.8		The flat arch at the rear of the building appears to have inadequate bending at its ends and has sagged. Rebuild the arch in-kind with an additional header course at each end.	4 LF

DP. S.9		Open mortar joints at top of chimney are appearing to allow surface water to penetrate down to the hearth below.	10SF of brick repointing
DP. S.10		Brick cracks and open mortar joints are prevalent at each façade of the building. A general repointing using a lime-based repair mortar is needed. Additional repointing is needed at the entire fireplace above the opening.	110SF

CONSIDERATIONS FOR FUTURE INVESTIGATIONS

An additional soil investigation study is needed in order to determine the possible cause of the soil settlement that was observed at the left rear corner of the building. It is possible that some regrading of the soil at this corner of the building may be necessary to ensure that surface water is directed away from the base of the building.

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
DP. M.1	N/A	The building lacks the ability to provide comfort heat in winter months. Install electric heater to provide comfort heating during periods when building is open to public in winter months.	1 location
DP. P.1	N/A	The existing Courthouse lacks plumbing facilities and relies upon the Annex to provide these services. Review arrangement with long-term renovation plans to confirm current arrangement complies with goals and requirements.	N/A
DP. FA.1	N/A	The building lacks a centrally connected fire alarm system. An addressible, digital, central fire alarm system should be considered for any building renovation.	Full building
DP. SS.1	N/A	There is no active security system at the building. An intrusion security system should be considered for any building modernization to protect against vandals and align the building with others.	2 locations

OLD JAIL

PHYSICAL DESCRIPTION

Front (north) elevation of Old Jail.

ARCHITECTURAL

The 1873 Old Jail building is situated at the southwest end of Court Circle. It is executed in a rugged manner with Classical Revival details in its front elevation masonry, but the design is relatively plain on other elevations. The Old Jail has a gabled central bay marked with pilasters and which steps forward from the side bays. The original two-story hipped roof portion of the building is now flanked by hipped roof side additions which are used for public restrooms accessed from the exterior. This portion of the building was whitewashed for many decades after completion and it appears the finish was removed in the 1950s renovation. An east side addition was present at the building before 1920, while the west side addition likely was constructed in the 1950s. The rear addition has a gabled roof and holds a boiler room and storage room. It has dedicated entrances to each room. The historical record suggests the rear addition was constructed around 1960. None of the extant additions were painted historically. The three additions do not communicate internally with the Old Jail building. The interior consists of a central stair hall with one room on each side. The jail cells were planned to be stacked on one side of the building, so as to create a secure perimeter at this portion of the building. Finishes throughout all interior spaces are utilitarian.

View of north and east sides of building

EXTERIOR

WALLS

All exterior walls of the Old Jail are constructed of brick masonry. The building utilizes a range of brick types and bond patterns across the various periods and elevations. The front and side elevations employ face brick laid in stretcher bond. The brick on these walls is consistent in size, measuring 8 ¾" wide by 2 ¾" tall, and in its dark orange-red appearance. The rear wall is constructed of a utilitarian brick laid in an American bond which varies between five and nine courses for the spacing of the stretcher and header bricks. This brick has a varied shape and size and varies in color between orange-red and dark burgundy. Meanwhile the two side additions use a light orange-red brick laid in a seven-course American bond. Lastly, the rear addition has red-orange brick laid in an American bond of varying spacing. The masonry in general represents a lower-grade quality masonry than seen in the other buildings on Court Circle. The quality of the brick has become more pronounced with the removal of historic paint finish on the exterior of the main portion of the building. Akin to the Colonial Courthouse, sandblasting may have been used, but these walls do not reflect the same level of damage, so that cannot be confirmed. Similar to the brick, the mortar joints reflect a range of eras in their execution and vary in color from a buff color to a cool gray.

The front, or north, elevation is symmetrical in its arrangement with a three-bay design for the main block of the historic portion of the building flanked by two matching side additions. The central bay steps forward from the adjacent bays and brick pilasters serve to delineate the sides of all bays. Along the base of the wall, the wall steps out one wythe to align with the face of the pilasters. The front door is a modern solid core wood door with twist turn knob and it is painted

dark, almost black, green. Mounted on the wall above the door is a modern lighting fixture and a sheet metal star decoration. These items are set into an infill panel of brick above the door that may have replaced either a taller door or transom. Above the door, an angled cut into the face of the masonry can be seen following the path of roof flashing for a since-removed front addition roof was set into the face of the wall. This front entry addition was removed after 1936, and presumably as a part of the 1950s renovation. A rectangular plastered panel is set into the gable of the central bay. The panel was once painted with "JAIL." The cornice is elaborated with brick headers acting as modillions for a series of corbelled courses which meet the edge of the slate roofing. Meanwhile, the side additions are simple brick masonry walls covered with a projecting molded wood cornice. A brick walk runs east-to-west in front of the building with a bed of clam shells in between.

Save the front door, there is a double-hung wood window centered in each bay on the front elevation at each floor of the historic portion of the building. All windows are six-over-six double-hung wood windows, and all are mid-twentieth century replacement windows for the original iron casement windows. Further, all of the wood sashes are set in molded wood frames, all painted white, toward the interior side of the thick masonry walls, creating a deep sill condition. The second-floor windows are set inside an arched masonry opening. The wood trim on the underside of the arch is faceted through the use of many small pieces to create a curve, while the brick uses standard headers and a cut header brick to form an ad hoc keystone. The arch is only a single wythe deep and the backing wythes are laid in a square opening set well above the arch and likely supported on a steel lintel. All windows across the elevation have cast stone sills, which appear to date to the original construction. Iron bars were used on their exterior and the two cell rooms on the east side of the building had interior iron grilles as well. Remnants of the exterior bars can be found at the sill of each window in the historic portion of the building. This detail suggests that the cast stone sills may be original and that only the wood components of the

View of rear of Old Jail showing all three roofing types

opening were replaced. A three-light wood awning window, painted white, is centered on the upper wall of the side addition. These side addition window openings are finished with a jack arch.

The east and west sides of the building are identical and they are comprised of a one-story addition set in front of the two-story historic building beyond. A faux-paneled hollow metal door, painted green, is set near the front side of the building to provide access into the respective restrooms, women on east elevation and men on west. Toward the south end of these walls, an infill panel of brick with gray mortar enclosed an earlier second exterior door. The upper wall of the historic building is stretcher bond brick masonry with a simple corbelled cornice that meets the slate roof. A brick-lined bed of clam shells meets the brick wall at grade.

The rear, or south, elevation consists of the central historic two-story portion of the building flanked by the one-story side additions and with the one-story rear addition centered on the larger building. The two-story portion has first- and second-story windows in the side bays and a blank central bay, responding to interior stair hall. Ghosting from a since-partially removed chimney can be seen on this central bay. Constructed in 1962, the chimney abutted the rear wall and extended up through the roof of the rear addition to service the boiler. The chimney remains in situ below the roofline of the interior of the rear addition. The windows match those described for the front elevation with some limited differences. The ground floor windows have air conditioning units set into the opening. The masonry above the openings on the rear is comprised of either flat header courses or rowlock infills set on steel lintels. Corbelled courses used on the side elevations line the roof on the south elevation as well. Utilities are mounted on the first-floor level of the western of this portion of the building. The side additions have a single three-light awning wood window centered on the upper wall, matching the front elevation. The rear addition has two tongue-and-groove wood doors, painted dark green, to serve the separated rooms on its interior. A brick-lined bed of clam shells meets the two-story portion and side additions at grade. The side walls of the rear addition are plain with no embellishment or openings. A concrete gutter is located at grade along the face of the rear addition.

ROOF

The historic portion of the building is capped with a hipped roof finished with slate shingles. The shallow slope of the roof gives the roof a minimal presence in Court Circle. The side additions have a shallow hipped standing seam metal roof that is painted silver. Stepped flashing follows the hipped roof and it is set into the mortar joints of the upper side walls. The rear addition has a gabled roof covered with asphalt shingles and exposed rafter ends. A pre-finished metal flashing follows the roofline and is fastened and sealed to the wall.

Wood floor in second-floor west room

INTERIOR

The interior of the Old Jail consists of a central stair hall flanked by one room on each side. The original contract indicates that the one cell room was provided on each floor and that these were stacked so as to facilitate the creation of a secure perimeter. Based on the iron bars in the ceiling of the eastern second floor room, it is presumed that the eastern rooms were the holding cells and that the western rooms served for offices and storage. The coarse interior has both historic and modern utilitarian finishes throughout with the nineteenth-century carceral remnants comprising the points of interest.

FLOOR

The ground floor has an unfinished concrete slab-on-grade with ghosting of the previously abated asbestos floor tile. No wall base is provided. A radiator is mounted on the floor in all ground floor rooms.

The stair hall has a wood-framed stair with tongue-and-groove painted wood landings and painted wood treads and risers with a square balustrade. The walking surfaces and handrails are painted burgundy and the balusters are painted white. An understair closet is accessed by a roughly finished wood stair with two risers. A sanitary stack pipe is routed vertically through the southwest corner of the stair hall and the southwest corner of the west rooms.

West room on first floor, facing north

Tongue-and-groove wood flooring matching that used at the landing covers the entirety of the second floor. Given the modern framing of the stair, it appears that the painted wood flooring throughout the second floor dates to the 1950s renovation. At the upper landing the stair balustrade changes into a paired operable panel whose original purpose is unclear. Radiators are located in the north wall in the west and east rooms of the upper floor.

WALLS

Nearly all interior walls are comprised of brick finished with paint. Wood furring fastened to the walls remains in place in the stair hall and the west room on the ground floor and in the stair hall on the second floor. The furring presumably dates to the 1950s renovation and served to allow for mounting the since-removed lauan paneling, of which remnants can be seen. In the first-floor east room, the furring has been removed but remnants of fasteners remain in the wall. The east and west rooms on the second floor do not exhibit signs of furring at the wall. Generally, the interior is painted white, although remnants of a pistachio green paint can be seen in the stair hall.

All windows have wood trim set on the face of painted brick walls. The interior face of the window sashes is roughly aligned with the interior face of the walls. All stools match with the exception of the second-floor stair hall, which has a deeper stool with rounded corners. The interior has only few doors. The first-floor understair closet and the east and west rooms upstairs all have a painted five-panel wood door set in a painted frame in an unfinished wood framed wall. The stair hall has cased openings into both the west and east rooms of the ground floor. The door trims were removed making the masonry opening visible. It does not appear that the masonry has a lintel, masonry or steel, spanning the openings.

Iron bar lattice in ceiling in second-floor west room

The original specifications indicated that an iron cage was to be formed by the walls and ceilings for the stacked east rooms, including integrating iron bars into the walls as well as the ceilings. As noted below, this feature was only confirmed at the ceiling of the east room on the second floor. Further investigation would be necessary to confirm its location in the walls, or if the bars were mounted onto the face of the masonry.

There are also various miscellaneous items of note on the interior. The west wall of the west room on the first floor has a plugged pipe located near the base of the wall. This may be connected to a previously removed element. Conduit is exposed throughout the space and was previously routed under the furred wall finish. The understair closet on the first floor has piping from its past use as a restroom.

CEILINGS

The ceilings of the Old Jail offer the most intrigue on its interior. The east room and west rooms on the ground floor have a painted wood beadboard ceiling. The first-floor central hall does not have a ceiling and the modern framing can be seen from below. The second-floor ceiling has 3" thick oak timbers laid directly against one another. The original specifications indicate that mortared brick courses were to be laid on top of the timbers, all intended to protect the remainder of the building from a potential fire at the unprotected wood roof structure. As the attic was not accessed during the assessment, this feature could only be confirmed from below through gaps in the ceiling finishes, the full extent and arrangement is not known. Wood furring remains on the ceiling surface of the timbers in all upper floor rooms. Perhaps the most interesting feature in

Interior of Rear Addition Boiler Room

the building is lattice of 1 ½" wide by ½" thick painted iron bars riveted together with 6" square openings, all set below the timbers in the east room of the upper floor. This iron ceiling was a part of the secure perimeter that sought to protect against prisoner escape.

REAR ADDITION

The rear addition interior consists of two rooms separated by a framed partition to create distinct storage and boiler room areas. The eastern boiler room has a concrete floor, unfinished brick walls, and the unfinished wood framed wall. In addition, a defunct floor-standing boiler is connected into the brick side wall of the partially removed brick chimney, which remains just below the exposed wood roof structure. There is no ceiling in the space. The storage room is comprised of the same finishes and has some built-in wood shelving and wall-mounted utilities. A short brick construction meets the rear wall, it is not known what purpose this element serves.

SIDE ADDITIONS

The east and west additions hold the womens and mens restrooms, respectively. The interiors are consistent between the two spaces and will be discussed interchangeably in the description that follows. An unfinished concrete slab-on-grade serves as the flooring. A floor drain is located near the toilets in each space. Rubber base lines the walls. Perimeter walls typically appear to have painted wallboard, presumably over furring, while the interior partial height walls, appear to be finished with plaster, possibly merely a skimcoat. The ceiling is comprised of a suspended 2x2 acoustical ceiling tile. Each restroom has three fixtures, with two of those being urinals in the

mens restroom. A plastic laminate counter supports the sinks and a soap dispenser and electric hand dryer are mounted on the adjacent walls in both bathrooms.

Interior of Side Additions, Mens (left), Womens (right)

STRUCTURAL

Second floor ceiling structure.

The original portion of the Old Jail building is two stories with wood-framed floor joists and rafters. The rafters and joists span the width of the building between the exterior brick walls. On the interior, the brick walls are fully exposed and the first floor consists of a concrete slab-on-grade. Meanwhile, the second floor and ceiling joists are fully concealed by existing architectural finishes. At the second-floor ceiling level on the interior there is a very unique system of metal flat bars set in two rows that enclose the top of the ceiling and clear span to the exterior walls. Each bar is bolted together at its intersection point. Solid wood planks over frame the metal bars.

There are three single-story modern additions flanking the sides and rear of the historic building. The side additions consist of restrooms with concrete slab-on-grade floors, while the rear addition holds equipment and other miscellaneous storage and it has a concrete slab and dirt floor.

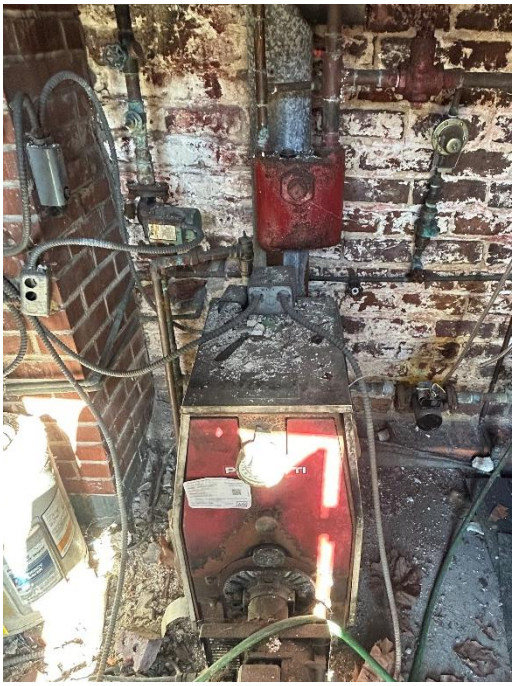
MECHANICAL

The public restrooms added onto the original building have HVAC systems that operate independently from the Old Jail itself. The restooms have ceiling exhaust fans ducted to an exhaust termination on the roof above and electric baseboard heaters **(Figure 1)** for heat and freeze protection.

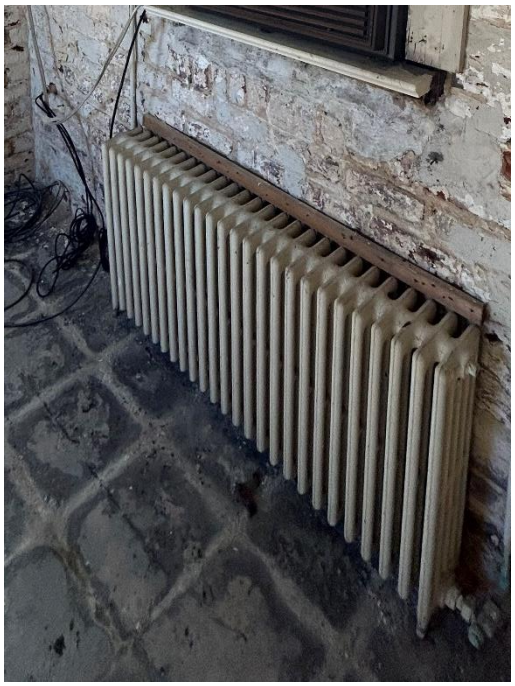
Electric baseboard heaters in restrooms

The Old Jail has an oil-fired heating boiler system that did not appear active at the time of the site survey. The boiler is connected to a single supply/return piping distribution to circulate hot water to floor pedestal radiators located in each room. The two rooms located on the first floor have window-packaged terminal air conditiong units.

The building does not have any mechanical ventilation air distribution via the HVAC systems. Natural ventilation through operable windows is the assumed means for providing outside air. The restrooms have ceiling exhaust fans.



Inactive boiler system.



Floor pedestal radiator.

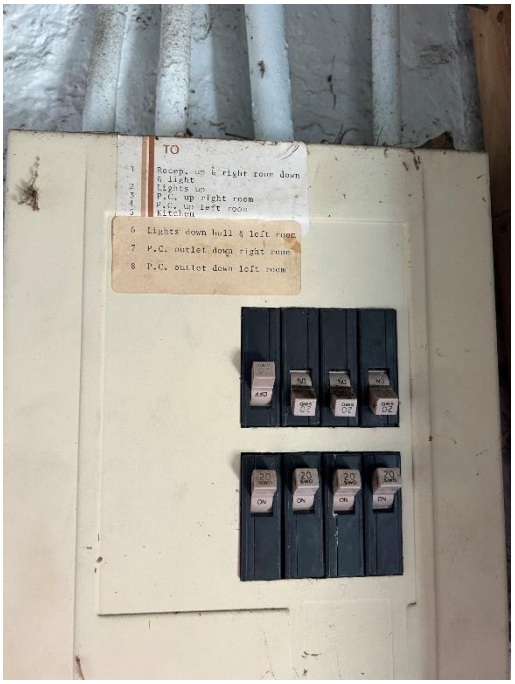
Window terminal units (packaged units)

ELECTRICAL

At the rear of the buildng, there is a 120/240V, 1Ø, 3 Wire 200 Amp electrical service that terminates from Dominion Energy at the meter and socket base. The meter and socket base feeds to an adjacent electrical distribution panel that appears to provide service disconnection and distribute power to the Old Jail, Roane Building, and Clayton Building. The electrical distribution provides a sub-feed to a small electrical load center located on the second-floor stair landing of the Old Jail. Appropriate arc flash labeling is provided at the electrical distribution panels. Wiring distribution primarily consists of power conductors within conduit (EMT) and metal-clad armored cable (MC).

Lighting in the public restrooms consists of lay-in 2'x4' lensed light fixtures controlled by manual wall switches. On the first floor of the jail, fixtures controlled by pull strings lack light bulbs. Surface-mounted light fixtures on the second-floor are damaged and need replaced. The building does not have any emergency lighting systems or illuminated exit signs. There is an exterior power transformer for the exterior in-grade architectural lighting for the Old Jail, Roane Building, and Clayton Building.

Electrical service



Electrical load center

PLUMBING

The domestic water is distributed via copper piping to the public restroom plumbing fixtures. Only the exposed domestic water piping and insulation within the utility areas could be observed. The domestic hot water for the restrooms is generated by an electric tank water heater located in the rear utility room. Based on the proximety of the domestic water heaters to the fixtures served, the system is not provided with a hot water recirculation system. All building sanitary and vent piping systems serving the plumbing fixtures are gravity to the building exterior. Inside the jail, plumbing is capped where previous fixtures have been removed.

Electric tank water heater

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital central fire alarm system. The building is provided with ceiling smoke detectors.

SECURITY SYSTEM

The building is provided with a security system with instrution detection devices at doors and windows and motion sensors located throughout the building.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- Foundation: There is no visible foundation ventilation, water table projection, or slate damp course. There are splashback stains and active biological growth at the base of the building.
- Exterior Wall: There are open joints at the foundation and below window openings. On the rear, there is a wide crack in the brick masonry at the second story. There are remnants of a failed coating on the exterior but it is unclear if it was intended as a waterproofing coating.
- Interior Wall: There are failed coatings, failed mortar joints, and damaged bricks over two-thirds of the walls on first floor. These conditions are indicative of rising damp.
- Gutter: There are no gutters or rain leaders to direct the water away from the foundation. A clam-shell bed has been partially installed around the perimeter of the building to act as a natural drain and filter to disperse rainwater runoff. The clam drain bed does not have any provisions for moving the water away from the building and may be undersized.
- Other: There are window A/C units on the first floor that may be controlling for comfort not for humidity. When active, these units could be pulling moisture from the walls and exacerbating the rising damp condition.

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural deterioration or distress were identified based upon the visually accessible portions of the existing structure. The principal issues are tied to deterioration of the brick masonry, which displays extensive cracking and open joints.

- There are vertical cracks evident in the rear wall of the building where the rear chimney was removed in order to accommodate the rear single-story addition.

- Vertical cracks occur at the ends of the flat arch at the sides of the entry door. Very little bearing length is present at the ends of the arch. The brick above the arch is not toothed into the adjacent brick at the sides of the opening.

- A spalled brick and open vertical mortar joint were observed at the left rear corner of the building.

- Spalled brick and several open vertical mortar joints along with some brick cracks were observed in the right rear wall of the building.

- Several open exterior mortar joints were observed below the two-front window sills.

- A hole was observed at the bottom of the brick wall at the interior stair landing.

- At the interior of the east office, rotted ceiling boards are evident and there is brick dust present at the base of the left most exterior wall.

- There are a series of vertical brick cracks above the front most pair of interior door openings with brick voids above the openings. Flat wood lintels are used to support the brick above the openings.

- There is a significant amount of slope on the second floor from the center of the building toward the right most exterior wall.

  There is a vertical interior brick crack at the second-floor window at the front right most window opening.

MEP ASSESSMENT SUMMARY

- The HVAC systems appear to not be operational. For any renovation project, the hot water boiler should be replaced and a new central HVAC system should be considered.

- There are no concerns for the electrical distribution panels and breakers. The electrical distribution within the Old Jail will need to be removed/reinstalled to perform repairs related to fire damage and ad hoc repairs.

- The existing light fixtures should be replaced or relamped with LED bulbs and provided with code-required lighting levels and controls.

- There are no immediate concerns for the building plumbing systems. The domestic water and sanitary distribution piping, insulation, and plumbing fixtures should only be considered for replacement if there is a planned building modernization or building renovation. New plumbing fixtures would incorporate appropriate water saving technologies.

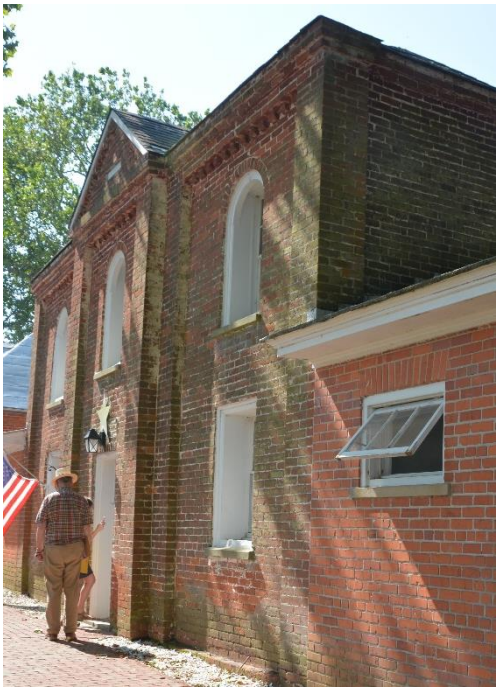
- Consideration should be giving to provide monitoring of fire alarm initiation and monitoring devices within the building that could be monitored by a networked central fire alarm control system located within the Annex building.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of a renovation project.

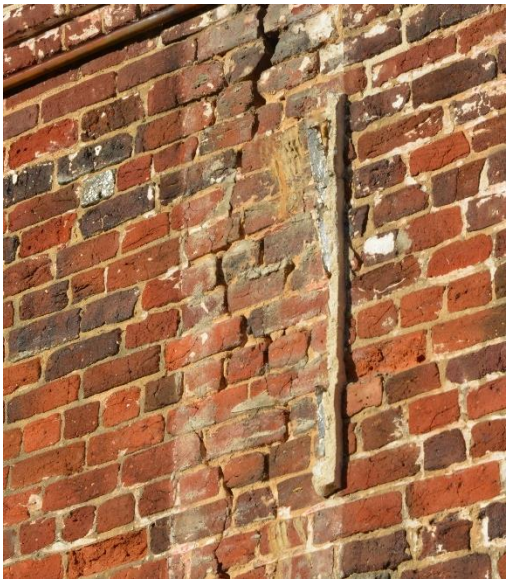
TREATMENT RECOMMENDATIONS

ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. G.1		Asbestos-containing materials in the floor were removed in 2021. No other hazardous materials testing appears to have been completed, such as for lead-based paint. No such analysis was performed as a part of this project. Perform hazardous material survey to determine if lead-based paint or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. MB.1		Open mortar joints and mortar deterioration occur on all elevations, primarily along the base of the walls and extending from the upper corners of openings. Due to the number of cracked bricks and open joints, 100% repoint should be pursued in concert with other repairs. Repoint open brick masonry joints with appropriate mortar mixture. using techniques to match original mortar joints.	2,000 SF
OJ. MB.2		A vertical crack of significant size has developed on the rear elevation at the location of the removed chimney. This location will allow significant water infiltration. Determine potential for completing work in concert with other identified masonry repairs. If other masonry work will happen in the mid- or long-term, provide temporary and reversible masonry repair to cover or fill existing location. Refer to structural.	12 LF
OJ. MB.3		Brick masonry units are cracked or spalled in several locations. This issue occurs with greatest frequency along the base of the walls. Remove cracked or spalled brick unit. Provide matching brick unit and install in concert with wall repointing.	175 brick units

OJ. MB.4		Fasteners are installed into the face of brick for various purposes. Remove all fasteners. Dispose of abandoned elements and remount all active items with appropriate fasteners into the mortar joint. Patch brick with color-matched grout of appropriate mix.	25 locations
OJ. MB.5		Biological growth is occurring at localized areas of the exterior masonry, typically along the base of the building, and causing staining on the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	200 SF
OJ. MB.6		Sign holder is mounted to face of brick pilaster adjacent to entrance. Remove sign and patch and repair brick masonry wall surface with color-matched grout.	1 location
OJ. MB.7		Remnants of paint are present on historic masonry surfaces. Existing exposed brick appearance likely dates to 1950s. Review impact of restoration of the original whitewashed appearance for the two-story portion utilizing breathable paint coatings. If existing brick appearance is to be maintained, remove paint remnants from brick surfaces using the gentlest effective method.	All elevations of historic building

OJ. MB.8		Rear addition wall masonry has displaced at the line of the door head. Shore roof and dismantle upper wall. Perform any remedial repairs. Reconstruct upper wall with salvaged brick.	40 SF of reconstruction

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. WD.1		Existing wood cornice and eaves display paint deterioration and localized rot. Strip existing paint. Prepare surface and repaint 100% of wood finishes. Repair/replace deteriorated wood elements.	20 LF of repairs / 120 LF of painting

WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove remnants of iron bars if they will not be restored. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sashes. Remove and replace locks. Paint all sides of frame, sill, and sash. Reinstall sash. Provide perimeter sealant.	9 double-hung windows & 4 awning windows
OJ. W.2		Cast stone sills display cracking and deterioration. In concert with window restoration, consider replacement of existing sills, including upper painted sills and embedded iron bars. If desire is to repair sills, provide injection grout to match color at all cracks. Replace with color-matched precast concrete where required.	Crack repair at 8 locations

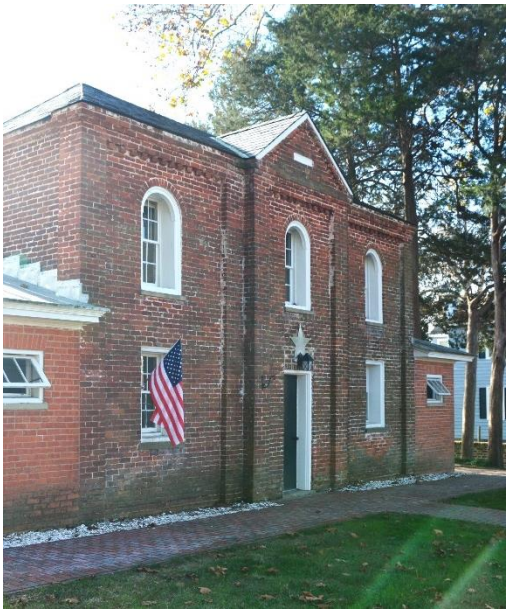
DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. D.1		Existing modern front door display minor deterioration along base. In addition, the door swings into the small entry foyer creating challenges in moving around the building. Consider restoring jail door to recall original design. As a part of replacement effort, consider reversing swing of door to allow for improved movement and to swing in the direction of egress. If existing door is to remain, repair wood door.	1 door
OJ. D.2		Rear addition wood doors display finish deterioration. Restore wood doors. Remove door. Strip paint. Remove deteriorated and rotted areas from doors and frames. Remove hardware, perimeter sealant, and ad hoc grille. Provide patch for all surface repairs and dutchman for rotted sections. Paint all sides of frame and door. Reinstall door. Provide new hardware, perimeter sealant, and louver.	2 doors
OJ. D.3		Exterior doors into side additions display minor surface corrosion, soiling, and paint deterioration. Remove corrosion. Prepare and paint 100% of door and frame to match existing colors.	2 doors

OJ. D.4		Existing thumbturn deadbolt lock allows for operation by members of the public. Consider replacing deadbolt lock with two-sided key-operated deadbolt lock to prevent improper use.	2 locations

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. R.1		The metal roof on the side additions displays surface corrosion where paint coating has begun to fail. Assess metal roof to determine full extent of corrosion. If repairable, remove corrosion from face of shingles. Prepare and paint surface of roof to match original design. Remove and replace sealant at face of wall. Replace roof in-kind if not repairable.	30 SF of corrosion removal / 250 SF of painting
OJ. R.2		The slate roof could not be fully assessed during the site visit. Limited instances of minor displacement are visible. Perform lift survey of historic roof. Remove broken slate tiles, and patch as needed.	1 day lift survey / 20 shingles

OJ. R.3		Asphalt roofing on rear addition shows age. Sealant at roof flashing is aged and appears to be failing in several locations. Confirm date of installation and plan for replacement within manufacturer's recommendation. Replace flashing and sealant in concert with roofing replacement.	100 SF of roofing / 20 LF of flashing
OJ. R.4		Existing roof does not have method to control storm runoff. As a part of a larger renovation, consider installing gutters, downspouts, and below-grade storm sewer leaders that connect to the public system. The original building did not have gutters and their installation would impact the visual appearance of the building, however controlling stormwater may also help mitigate ongoing maintenance items.	N/A

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. O.1		Non-historic star was installed during building's use as a sheriff's office. Remove star and associated mounting hardware. Patch masonry wall as required.	1 location

OJ. O.2		The building entrance does not comply with accessibility standards due to height of level change. Determine the long-term goal for public access to building and impact for providing accessible route to front porch. Accessibility is not likely to be required, but may be desired depending on future use.	N/A
OJ. O.3		Historic building sign has been painted over and no longer indicates original building name. Consider restoring building sign to match that shown in historic photographs.	1 location, approx. 30″ w x 6″ t
OJ. O.4		Mechanical units and utilities are visible at rear of building from perimeter of Court Circle. Consider vegetative or fencing screening options if exterior units and connections are expected to remain in their current location.	1 location
OJ. O.5		Electrical conduit is routed on the face of the building. As a part of larger renovation, consider rerouting all services into building and then to desired location to avoid visible conduit.	4 instances

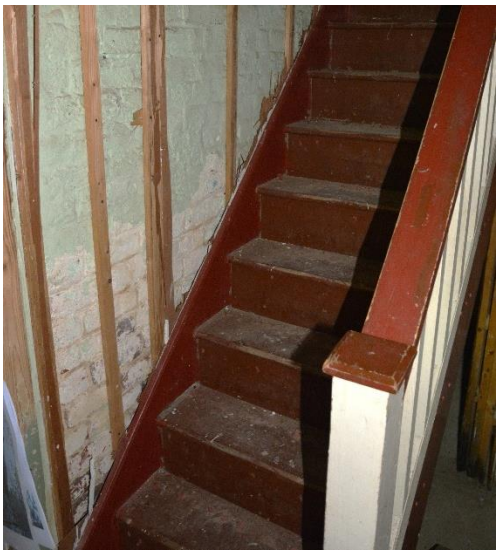
INTERIOR

GENERAL

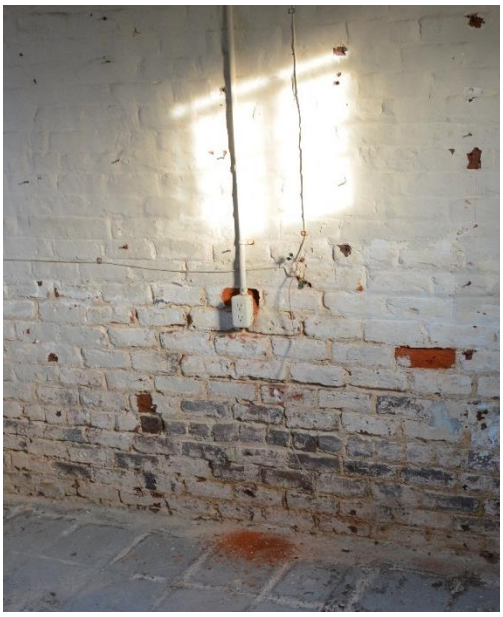
CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. GI.1		Existing finishes at floors, walls, doors and ceilings are incomplete and/or utilitarian. Review long-term programming goal and use for the building. Determine if building is intended to be opened to public and the appropriate level of finish.	N/A
OJ. GI.2		Interior is generally soiled and various defunct systems remain the building. Fully clean interior and remove all inactive systems and defunct elements.	100% of interior

FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. F.1		First floor concrete slabs-on-grade in both east and west rooms have settled. In addition, cracking of the slabs is evident. Current slope is not conducive to active use. Monitor floor slabs to determine if settlement is active. If building is intended for public access or settlement is active, consider performing test pit at southwest corner of one of the first-floor rooms to determine substrate conditions. Remove and replace concrete slab-on-grade.	1 test pit / 300 SF

OJ. F.2		Painted tongue-and-groove wood flooring has areas of overpaint from previous application on adjacent wall. In concert with long-term goals for building, prepare surface of flooring and repaint 100% of flooring at stair and second floor.	400 SF
OJ. F.3		Existing stair treads are 8 ½" deep and do not comply with current building codes. The stair is tightly bound on sides, but could be extended at the upper landing, which would in turn make the understair room non-occupiable. In concert with the long-term goals for the building, review existing stair with code official and determine extent of changes to make stair to upper level code compliant.	N/A
OJ. F.4		Concrete floor is unfinished and presents an unattractive appearance. Consider applying durable, waterproof coating on concrete floor, such as epoxy resin flooring. Provide new rubber base in concert with refinishing.	250 SF

WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. WA.1		Painted finish and plaster substrate display deterioration and across base of all ground floor walls. This issue stems from routine paint failure paired with rising damp in masonry walls. Strip paint from face of all interior masonry. Perform masonry repairs noted elsewhere. Monitor moisture content. Allow wall to dry prior to application of finishes. Prepare surface and paint 100% of wall surfaces with breathable paint.	2700 SF painting
OJ. WA.2		The brick walls have spalled units in various locations, typically on the ground floor. Remove damaged brick units. Provide matching unit and repoint areas. Consider salvaging masonry from attic.	40 units
OJ. WA.3		Fasteners embedded into the face of brick were used to install wood furring for since-removed finishes. Remove all fasteners. Patch brick with grout of appropriate mix or repoint wall in concert with other repairs.	300 instances

OJ. WA.4		Ground floor walls exhibit mortar deterioration as a result of rising damp. In concert with other repairs, repoint 100% of masonry joints in lower ground floor walls with appropriate mortar mixture.	250 SF
OJ. WA.5		Wood furring remains in several locations on interior of building. In concert with long-term goals for the building, remove all wood furring to full expose original brick walls. Perform masonry repairs at removed fastener locations.	3 rooms
OJ. WA.6		The existing wood wall trim for the first-floor windows is inconsistent and reflects the removal of the wall finishes in much of the building. In concert with long term plans, provide new wall trim on the face of the brick wall.	4 windows
OJ. WA.7		Wing walls in restrooms appear to have several layers of coatings and present an uneven and unattractive appearance. Remove existing plaster finish. Provide new painted wallboard.	100 SF

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. CL.1		Painted finish on wood beadboard ceiling is deteriorated with localized damage to substrate in various locations. Prepare surface and provide repairs for various damaged areas. Paint wood ceilings 100%.	325 SF
OJ. CL.2		First-floor stair hall and closet do not currently have a ceiling finish and the modern framing is visible overhead. If building is intended to be accessed by the public or serve an official county function, provide painted wallboard on existing framing.	80 SF
OJ. CL.3		An opening in the ceiling at the intermediate landing along the south wall of the building exhibits deterioration of ceiling timbers. The full extent of damage could not be confirmed during the limited assessment. Complete attic survey to assess roof structure and ceiling timbers. Remove deteriorated areas of timbers and provide replacement or sistered members. Provide removable hatch to facilitate future attic access and fill remaining opening with 3″ thick oak timbers to match existing.	20 SF ceiling repairs / 50 LF of roof member repairs

OJ. CL.4		Minor surface corrosion is present on the iron bars at the second-floor east room ceiling. Maintain iron bars. Remove surface corrosion and paint remnants from bars. Prepare and paint 100% of iron bars. If building is intended to be accessed by the public, provide interpretive panel on iron bars.	150 SF / 1 interpretive panel
OJ. CL.5		Existing suspended acoustical ceiling exhibits sagging and areas of damage and staining. Replace 100% of acoustical ceiling tile. Paint existing-to-remain track.	250 SF

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. OI.1		Plastic laminate counters and perimeter caulking are aged and have areas of deterioration. Remove and replace existing sink counter in both mens and womens restrooms	2 locations 9 LF
OJ. OI.2		Restrooms lack mirror and accessories are dated. Provide mirror and new accessories, including soap dispenser and hand dryer.	2 locations
OJ. OI.3		The side grab bar in both restrooms is mounted to close to wet wall and does not comply with accessibility requirements. Remove side wall grab bar and remount 12" from face of wet wall.	2 locations

OJ. OI.4		Stair railing has an operable panel that allows for a baluster free opening. This location does not meet code and appears to offer only marginal value. Remove operable panel. Provide painted balusters to match adjacent existing.	3 LF

STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. S.1		Surface water appears to be wicking up into the wall and is damaged mortar joints. Repointing brick masonry with appropriate mortar. Refer to Architectural for further work.	100 SF
OJ. S.2		The flat brick arch at the front door is poorly supported and the masonry above is not properly toothed into the adjacent brick. A properly constructed flat arch should be cut into the brick above the door opening.	5 SF of brick reconstruction
OJ. S.3		Cracked and spalled brick is present at the side and above the window opening. Spalled bricks need to be cut out and replaced. Repointing with a lime-based mortar is needed.	(2) brick replacement and 10 LF of repointing
OJ. S.4		A large vertical crack is evident with some loose bricks at the top of the wall. Provide a helical stitch rod repair. Remove and reset brick units.	10 helical stitch rods and 5 LF of brick to removed and reset.
OJ. S.5		At the right rear wall there is one spalled brick and several vertical brick cracks. Remove and replace spalled brick. Repoint all brick cracks with appropriate mortar.	(1) brick replacement and 10 LF of repointing

OJ. S.6		There is a hole at the base of the brick masonry wall at the interior stair landing. Fill opening in masonry wall solid with historic brick.	2 SF of brick restoration work
OJ. S.7		Water damaged and rotted ceiling boards indicate previous water penetration into the interior of the building. Further study is needed to confirm is the source of the water has been properly mitigated.	TBD
OJ. S.8		Gaps are present at the top of the interior wood lintels present at the two doorways. Reconstruct displaced masonry is needed.	10 SF of brick reconstruction
OJ. S.9		There is a significant amount of slope on the second floor and evidence of cracking in the floor finishes. Remove area of first-floor ceiling finish to expose the existing second floor construction for analysis. Determine extent of repairs required.	5 SF of ceiling removal
OJ. S.10		There is a vertical crack at the corner of an interior wall opening. Repoint open joint with appropriate mortar.	1 LF

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
OJ. M.1		The existing hot water boiler appears to be past its ASHRAE life expectancy and not in an operational condition. Replace non-functional HVAC equipment.	1
OJ. E.1		Existing lighting fixtures and lamps are outdated or insufficient. Existing light fixtures should be replaced or relamped with LED fixtures to provide code-required lighting levels and controls.	100%
OJ. E.2		Electrical distribution is deteriorated and surface-mounted in numerous locations. As a part of a future renovation, replace 100% of existing electrical distribution system. Install in concealed location where possible.	100%
OJ. P.1	N/A	Existing plumbing fixtures throughout are aged. During any planned renovation or modernization project, renovate bathroom additions and replace fixtures. Refer to architectural.	3 water closets, 1 urinal, and 4 lavatories total

OJ. FP.1	N/A	Building does not currently have a central fire alarm system to protect the historic building. As a part of future restoration, provide a central fire alarm as a part of any future renovation.	100%

ROANE BUILDING

PHYSICAL DESCRIPTION

North elevation of Roane Building.

ARCHITECTURAL

The former clerk's office known as the Roane Building is a one-story Queen Anne-style T-plan building with a hipped roof and a front porch with paired columns. The building is executed with loadbearing brick masonry walls supporting a vaulted steel and concrete ceiling, this unique assembly was selected to protect the wood roof structure. The floor is a concrete slab-on-grade raised three risers above the adjacent exterior grade. The interior is comprised of three principal rooms with a small restroom east end of the south leg of the T-plan.

EXTERIOR

WALLS

The exterior walls of the Roane Building are seven course American bond of red-orange brick units. A shallow corbelled cornice at the top of the walls and the door and window openings, marks the sole decorative masonry treatment. The exterior walls are comprised of a two-wythe exterior wall and a two-wythe interior wall with a vented air gap separating these layers. Circular

South elevation of Roane Building.

metal pipe vents are set into the masonry and are visible at the upper wall. These vents are associated with, and presumably connected to, the vents located at the base of the interior wall. It does not appear that a dampproof course was provided in the masonry walls, nor is it known the precise locations and extent of the internal ventilation for the walls.

A wood-framed porch extends from the north wall and stands on stone paving laid over short brick foundation walls. The porch is accessed on its north side via a brick paved walk leading to a wide stair with three risers. A square brick pier with stone cap is located at each side of the stair. Paired square wood columns with capitals, astragals, and a base support the front corners of the porch roof. Single pilasters matching the columns are located at the face of brick exterior wall. Decorative sawn brackets are used to embellish the support points of the porch roof. A simple wood railing with square balusters is situated from the outer columns to the pilasters while modern black metal railings with square balusters flank the stair. The ceiling of the porch consists of wood beadboard with a single surface-mounted lighting fixture.

The base of the side and rear walls is lined with clam shell-filled beds lined with brick. The downspouts serving the gutters above transmit stormwater into the beds immediately adjacent to the building.

The windows are rare examples of double-hung steel windows. Although they came to market earlier, steel double-hung windows were replaced nearly entirely by other types, most typically casement, hopper, or awning, which avoided the friction created by the movement of the sashes. The windows are glazed from the interior side of the sash. Steel frames wrap the masonry

Detail view of steel window

opening onto the face of the wall. Steel shutters constructed of steel sheet metal welded to bar frames are located on all windows.

The front, or north, elevation includes the porch, described earlier, and two narrow portions of brick walls on the wider south leg of the building. These walls have one window set towards and a downspout situated at the inside corner. The western side of the north elevation also has an electrical service connection that extends from grade and enters the building near the floor level. Excluding the north elevation with its porch, the side and rear elevations are generally similar with only minor distinctions in their arrangement.

The east elevation has a single window and a wall vent located directly above it on its narrower northern portion and a blank brick wall in the wider southern portion of the wall. A downspout is situated on the north end of the east elevation and another at the side corner of the front porch. Meanwhile, the south elevation has two windows, set off-centered for each room, four vents at the upper wall set to the sides of the windows below, and a hipped roof dormer. Downspouts are located at each end of the elevation and an electrical utility connection extends from grade roughly to the interior floor level where it enters the building. The west elevation is a mirror of the east elevation described above.

ROOF

The roof consists of flat seam galvanized steel roof over a hipped wood roof structure with sawn exposed eaves. The large metal roof panels are arranged in a running pattern. The ridge is finished with raised seam flashing and decorative finials at ends and intersections of the main

Detail view of dormer and roof

hipped roof and the two dormers. The dormers with brick masonry walls, hipped wood roofs, and two small out-swinging four-pane casement windows are used on the north and south facing hipped roofs. A brick chimney with a corbelled cornice and precast concrete vented cap, matching those elsewhere on Court Circle, is located near the wall in the center of the building. Unpainted galvanized metal gutters line the main roof and the porch roof with matching downspouts distributing to grade.

INTERIOR

The Roane Building has a simple T-plan comprised of three principal rooms. A small modern wood framed bathroom is set inside the north side of the west leg. The finishes have been altered in various renovations, including various repainting efforts and the replacement of the tile flooring.

FLOOR

The flooring finishes in the building consist of viny composition tile (VCT) and broadloom carpet. The tile replaced an earlier asbestos-containing flooring and it has white and black perimeter bands bounding a field of black-and-white checkerboard. A blue-gray broadloom carpet is used in the front room. The floor finishes transition from the front room and the rear rooms with a threshold which matches the thickness of the walls and appears to be historic. A molded wood base, painted black, lines all walls.

View of tile flooring in southeast room

WALLS

The walls are finished with painted plaster on the brick masonry walls. A painted wood picture rail situated at the head of the windows lines most of the walls. The bathroom walls are modern framed walls with painted wall board.

CEILING

The ceiling throughout the building consists of corrugated steel vaults supported on steel beams. All ceilings are painted an off-white that matches the walls. Vents are located in the ceiling in all rooms and electrical conduit is surface-mounted.

ATTIC

The attic of the Roane Building is an unfinished space. A concrete floor laid on the corrugated vaults serves as a fireproof finish to limit the potential hazards from the combustible wood roof structure above. There is a small gap of approximately ¾" in the concrete floor as a result of an assumed expansion joint in the steel ceiling structure below. The joint follows the north face of the wall separating the front room from the two rear rooms of the building. A crack was found following a similar location on the west side of the wall separating the two rear rooms. The two dormer windows abut a single wythe brick wall on their sides. Overhead, batt insulation is located in each joist bay with netting throughout.

View of ceiling in front room

View of attic

STRUCTURAL

The Roane Building is a single-story building with an attic level which is inaccessible from the interior – refer to Architectural for further description. The first-floor structure consists of a concrete slab-on-grade. The ceiling/attic level has a unique structure system consisting of a concrete slab on steel beams with arched ribbed vaults inlaid between the beams and supported on the bottom flange of each beam. The structural system recalls similar barrel-vaulted structural systems of the period which were more typically executed with terracotta tiles to span between the beams.

Barrel vaults

Another unique feature is the cavity wall design of the loadbearing brick masonry exterior walls. The assembly is comprised of two wythes on each side of a 2" deep cavity. The extent to which this assembly occurs across the entire area of the exterior walls cannot be fully verified. As such, it not known how, or if, the exterior and interior wythes are connected by the masonry. It is assumed that the concrete slab in the attic is supported by both portions of wall, so it may be the attic slab which is serving to bind these walls together.

MECHANICAL

The Roane Building HVAC systems consists of a water-source heat pump connected to an exterior geo-exchange well. The water soure heat pump provides conditioned air via ductwork distribution within the attic areas to ceiling registers in the various rooms. From the serial number, the unit appears to have been manufactured in 2008.

Water-source heat pump

The building does not provide any central ventilation air distribution via the HVAC systems. Natural ventilation through operable windows is the assumed means for providing outside air. The restrooms have ceiling exhaust fans. The exterior walls have what appears to be exterior port openings near the top of exterior side of the brick walls with low wall registers within the building to provide ventilation to the exterior wall cavity. The restroom does not have any mechanical exhaust air system. It is assumed that the original intention was to utilize the operable window for ventilation.

Wall cavity registers

ELECTRICAL

A 120/240V, 1Ø, 3 Wire 100 Amp electrical distribution appears to connect to the electrical service distribution of the Old Jail. Appropriate arc flash labeling is provided at the electrical distribution panels. The wiring primarily consists of power conductors within conduit (EMT) and metal-clad armored cable (MC). There are a few instances of insulated Romex wiring for minor power distribution related to HVAC modifications at the building.

The main rooms of the building have decorative pendant lights that appear to have been relamped with compact flourescent bulbs. The lights are controlled by manual wall switches. There are no emergency light fixtures or illuminated exit signs in the building.

PLUMBING

The domestic water is distributed via copper piping to the public restroom plumbing fixtures. The domestic hot and cold water for the restroom appears to be connected to the distribution from the adjacent Old Jail building. All building sanitary and vent piping systems serving the plumbing fixtures flow via gravity to the building exterior.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital, central fire alarm system. The building has ceiling-mounted smoke detectors.

SECURITY SYSTEM

The building has a security system with intrusion detection devices at doors and windows and motion sensors located throughout the building.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- Foundation: There is no visible foundation ventilation, water table projection, or slate damp course. There are splashback stains and active biological growth at the base of the building.
- Exterior Wall: There are open joints, cracked bricks, and brick erosion at the foundation evaporation line on all sides of the building. These are signs of active rising damp.
- Interior Wall: There are tide lines of moisture evaporation that correspond with plaster failure at the base of the wall. The evaporation tide line is at a higher elevation than the exterior. The damage is present even on walls with exterior vents.
- Window Openings: The steel window frames show varying level of corrosion and there is typically damage below openings.
- Gutter: A gutter system with rain leaders has been added to the overhanging eaves of the roof. The rain leaders direct water into a clam shell drainage bed but there is no provision to direct the water away from the foundation.
- Other: The air conditioning system is constantly running to regulate for comfort not for humidity. If unbalanced, this system could be drawing moisture from the walls, and subsequently exacerbating rising damp, constantly which could also be contributing to the plaster failure inside the building.

STRUCTURAL ASSESSMENT SUMMARY

The following areas of structural distress and deterioration where noted based upon the visually accessible portions of the existing building structure. In general, the principal issues with the building result from the impacts of settlement and moisture infiltration with the brick masonry walls.

- There are a series of what appear to be settlement related cracking at the front entry porch. Brick cracking, a vertical separation crack, a crack in a stone sill, and a settlement depression on the top of the porch slab were all observed.

- Open mortar joints are present at the around the perimeter of the building at each face of the brick walls as well as at the chimney.

- Spalled brick was observed at the left side of Room 1 and the front face of Room 3.

- A stepped diagonal exterior brick crack was observed at the corner of the front window at Room 3.

- The interior walls at their base, show significant signs of water damage. This appears to have been caused by water wicking up into wall damaging the finishes.

- Corrosion is present at varying degrees where the metal window sill and jamb closures occur at each of the exterior windows locations.

MEP ASSESSMENT SUMMARY

- The HVAC systems are in good working order with the water-source heat pump system providing cooling to the building during the site survey. However, there is concern that the cooling operation of the HVAC system may be contributing to some of the observed deterioration of the exterior walls. While the system is removing moisture/humidity from the interior spaces of the building when operating, it may be pulling/driving moisture through the vented wall cavities and the exterior envelope. In addition, the cavities within the exterior wall appear to be creating an area within the envelope that shelters moisture.

- There are no concerns for the electrical panels and breakers. For any planned system modernization or building renovation, replacement of Romex wiring with conductors within conduit (EMT) or MC wiring should be considered to improve the distribution system. EMT or metal-clad armored cable (MC) are industry standards for the building type and use and provide additional protection to prevent accidental damage by other building activities.

- The existing light fixtures should be replaced or relamped with LED fixtures and provided with code-required lighting controls as part of any building renovation project.

- There are no immediate concerns for the building plumbing systems. The domestic water and sanitary distribution piping, insulation, and plumbing fixtures should only be considered for replacement if there is a planned building modernization or building renovation. New plumbing fixtures would incorporate appropriate water saving technologies.

- Consideration should be giving to provide monitoring of fire alarm initiation and monitoring devices within the building that could be monitored by a networked central fire alarm control system located within the Annex building.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of a building renovation project.

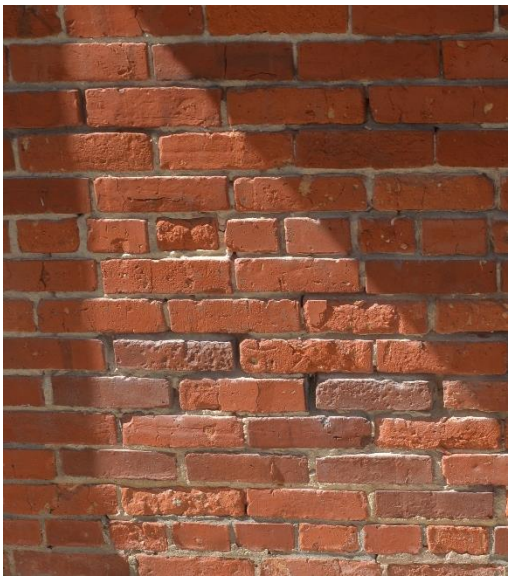
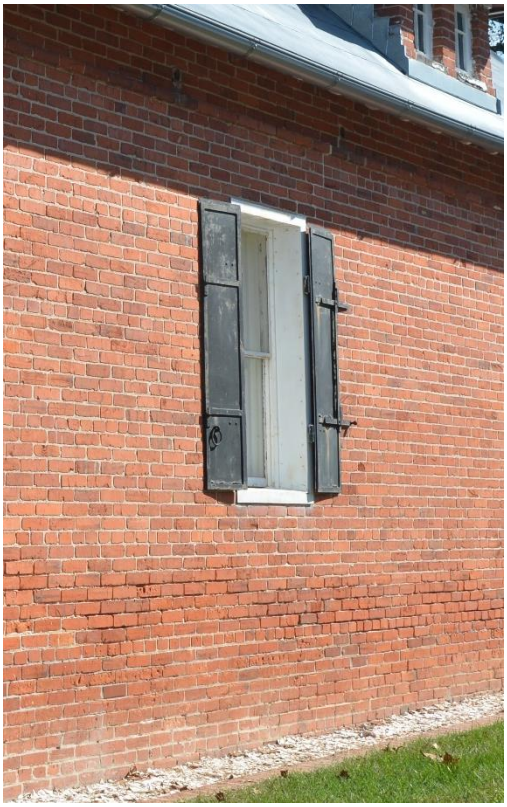
TREATMENT RECOMMENDATIONS

ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. G.1		An analysis indicated the presence of asbestos-containing materials in the floor and these were removed in 2008. No other hazardous materials testing appears to have been completed, such as for lead-based paint. No such analysis was performed as a part of this project. Perform hazardous material survey to determine if lead-based paint or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. MB.1		Open mortar joints and mortar deterioration occur on all elevations, primarily along the base of the walls and extending from the upper corners of openings. Due to the number of spalled bricks and open joints paired with the moisture infiltration issues, 100% repoint should be considered. Repoint open brick masonry joints with appropriate mortar mixture. using techniques to match original mortar joints.	1,600 SF
RB. MB.2		The multi-wythe exterior walls have an internal air gap. The exterior wythe exhibits spalling and mortar loss at the evaporation line as a result of moisture driven vertically through the masonry. The inability of the walls to dry sufficiently has led to deterioration of the masonry. Perform additional analyses on the exterior walls to confirm extent of internal vents and micro-climate within the wall. Use borescope to perform visual analysis. Consider providing mechanical ventilation within cavity to support evaporation of moisture and insert dampproof course within masonry wall.	Fees

RB. MB.3		Brick masonry units are spalled in several locations. This issue occurs with greatest frequency along the base of the walls. Remove spalled brick unit. Provide matching brick unit and install in concert with wall repointing.	50 brick units
RB. MB.4		Existing chimney exhibits open joints and spalled units. Concrete chimney cap exhibits cracking. Perform repairs to chimney, including repointing 100% and replacing spalled brick units. Assess chimney cap, flashings, and sealants during repairs; repair/replace as required.	30 SF of repointing / 5 brick units replaced / 15 LF of flashing replacement / 5 SF of concrete patch
RB. MB.5		Biological growth is occurring at localized areas of the exterior masonry, typically along the base of the building, and causing staining on the exterior facade. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	400 SF
RB. MB.6		Brick units in the attic are displaying evidence of spalling and disaggregation due to moisture infiltration at the chimney above. In concert with chimney repairs, remove spalled bricks. Repoint 100% of chimney in attic and provide new matching units for removed bricks. Determine potential for increased ventilation in attic.	50 SF of repointing / 10 bricks replaced

RB. MB.7		Overpaint is present on masonry surfaces directly adjacent to painted surfaces. Remove overpaint on brick surfaces using the gentlest effective method.	20 SF

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. WD.1		Existing wood eaves display paint deterioration and localized rot. Strip existing paint. Prepare surface and repaint 100% of wood finishes. Repair/replace deteriorated wood elements.	150 LF of cornice / 40 LF of repairs

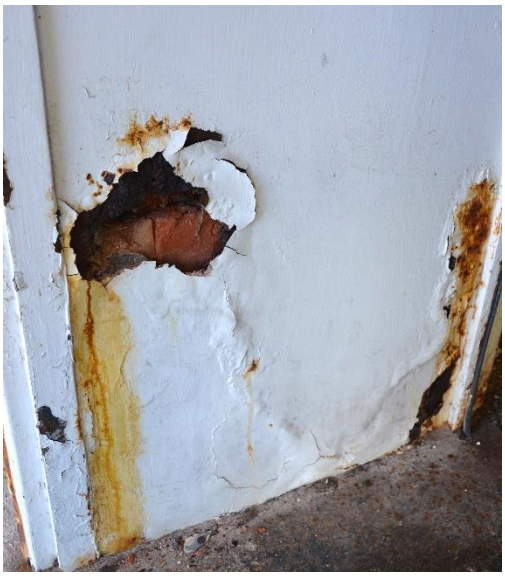
WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. W.1		Existing steel windows and shutters display widespread finish and substrate deterioration at various components. Restore 100% of steel windows. Remove window sashes and shutters. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove corroded areas from sash and frames. Remove perimeter sealant. Provide patch for all surface repairs and dutchman for heavily corroded sections. Reglaze sash. Paint all sides of frame, sill, sash, and shutter. Reinstall sashes and shutters. Provide perimeter sealant.	8 double-hung windows @ 25 SF each / 10 casement windows @ 15 SF each / 4 transoms @ 10 SF each

RB. W.2		Existing wood windows display minor finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sash. Paint all sides of frame, sill, and sash. Reinstall sash and provide new storm window where desired. Provide perimeter sealant.	4 casement windows

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. D.1		Historic wood door displays finish deterioration and limited damage to the substrate. Restore wood door. Remove wood door. Replace door hardware to improve operability and meet accessibility requirements. Remove deteriorated paint from door and frame. Remove glass and store for reinstallation. Provide epoxy patch for all surface repairs for rotted elements. Scrape and sand surface to prepare for new finish. Reglaze door lights and paint all sides of door and frame. Reinstall door.	1 door

RB. D.2		Existing steel frame and shutter display widespread finish and substrate deterioration at various components. Restore 100% of steel door elements. Remove shutter. Strip paint. Remove corroded areas from sash and frames. Remove perimeter sealant. Provide patch for all surface repairs and dutchman for heavily corroded sections. Paint all sides of frame, sill, sash, and shutter. Reinstall shutter. Provide perimeter sealant.	1 location

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. R.1		The metal roof, which dates to 2013, displays surface corrosion where protective coating has begun to fail. The original roof was painted tin. Remove corrosion from face of shingles. Prepare and paint surface of roof to match original design.	100 SF of corrosion removal / 1200 SF of painting
RB. R.2		Historic sheet metal finials exhibit surface and finish deterioration. Perform lift survey of historic finials. Confirm extent of deterioration and development treatment approach.	1 day lift survey / 5 SF of corrosion removal

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. O.1		Stormwater is transmitted to grade at the base of the building. Given the active water infiltration into the walls and the soil composition, it would be preferable to distribute this moisture away from the building. In concert with recommended analysis of the exterior walls, consider providing storm leaders and below grade piping to transmit water to public storm sewer.	All locations
RB. O.2		The building entrance does not comply with accessibility standards. Determine the long-term goal for public access to building and impact for providing accessible route to front porch. Accessibility is not likely to be required, but may be desired depending on future use.	N/A

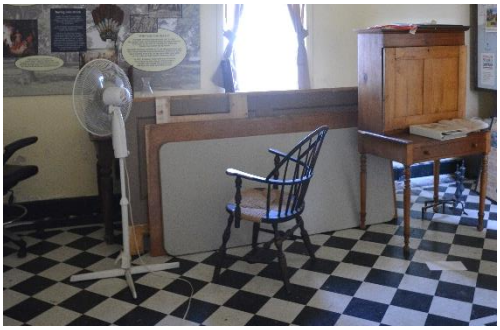
INTERIOR

GENERAL

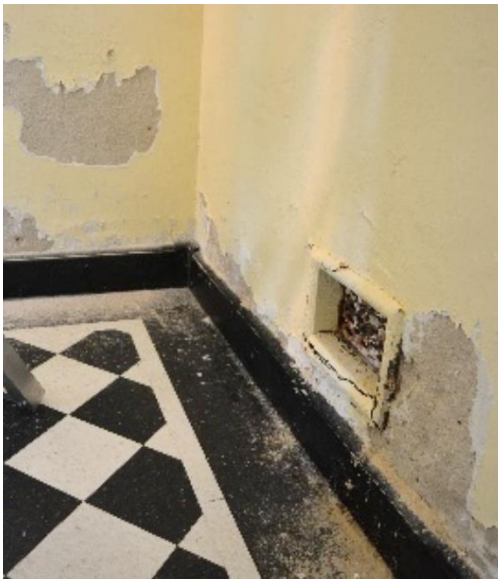
CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. GI.1	N/A	Restroom is defunct and requires full renovation. Remove existing fixtures and provide sink, base cabinet, and water closet.	1 restroom
RB. GI.2	N/A	Roane Building does not currently have an active use. In concert with long-term masterplan of Court Circle, determine future use. Develop preliminary design for building with architect appropriate for future use.	N/A

FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. F.1		Existing carpet floor finish installed over concrete floor is aged with minor areas of damage and does not suit the interior of the historic building. In concert with long-term plans for building, remove carpet floor finish. Patch and repair substrate where required. Provide new carpeting.	350 SF
RB. F.2		Existing VCT flooring is in good condition, but requires routine maintenance. Clean, prepare, and coat tile flooring.	700 SF

RB. F.3		Southeast room has history of settlement and corresponding repairs. Monitor room over time to determine if settlement of floor is active. Perform investigative test cuts of foundation is settlement persists.	N/A

WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. WA.1		Painted finish and plaster substrate display deterioration and across base of all walls. This issue stems from rising damp in masonry walls. In concert with investigations of walls noted elsewhere, perform test cut into wall surface to confirm assembly and condition. Complete interior paint analysis if desired. Remove deteriorated plaster surfaces. Prepare surface and repaint 100% of wall surfaces per findings of analysis.	300 SF plaster repairs / 100% painting
RB WA.2		Steel vents are corroded and display paint deterioration. Remove paint from surface of steel vent. Repair areas of corrosion. Prepare and paint surface.	8 locations
RB. WA.3		The brick dormer side walls in the attic have displaced masonry and require repointing. Reinstall displaced masonry and repoint 100%.	50 SF of repointing

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. CL.1		Insulation is mounted within the roof joist pocket in the attic. This arrangement is typically not recommended due to the potential for developing condensation on the surface of the wood members. Monitor wood structure and insulation for areas of moisture. If issue is found, remove insulation and provide new insulation on attic floor.	N/A

STRUCTURAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. S.1		Extensive water damage at base of interior partition walls. Refer to Architectural for additional information. Additional investigation is needed to determine the cause of the water infiltration.	TBD
RB. S.2		Potential settlement related cracking is evident at the front entry porch brick and stone masonry. The open cracks should be repointed to prevent future water penetration into the joints.	10 LF of repointing
RB. S.3		Open mortar joints were observed at exterior wall at the front entry porch. Full depth repointing is needed at several locations.	5 SF
RB. S.4		The metal sills are no longer in a serviceable condition due to extensive corrosion. Removed and replace sills in concert with recommendations per Architectural.	Ref. Arch.

RB. S.5		Open mortar joints are present at multiple locations around the perimeter of the building. Complete extensive repointing using appropriate mortar.	Ref. Arch.
RB. S.6		Open mortar joints at top of chimney requiring repointing. Complete repointing using appropriate mortar.	Ref. Arch.
RB. S.7		Spalled brick was observed at two different locations in the façade. Cut brick units out from wall. Remove and replace with salvaged brick units.	2 brick units
RB. S.8		A stepped diagonal brick crack occurs at the corner of a window opening. Provide stitch rod repair above the opening to stabilize masonry.	Insert (3) stitch rods spaced at 8-inches on center.

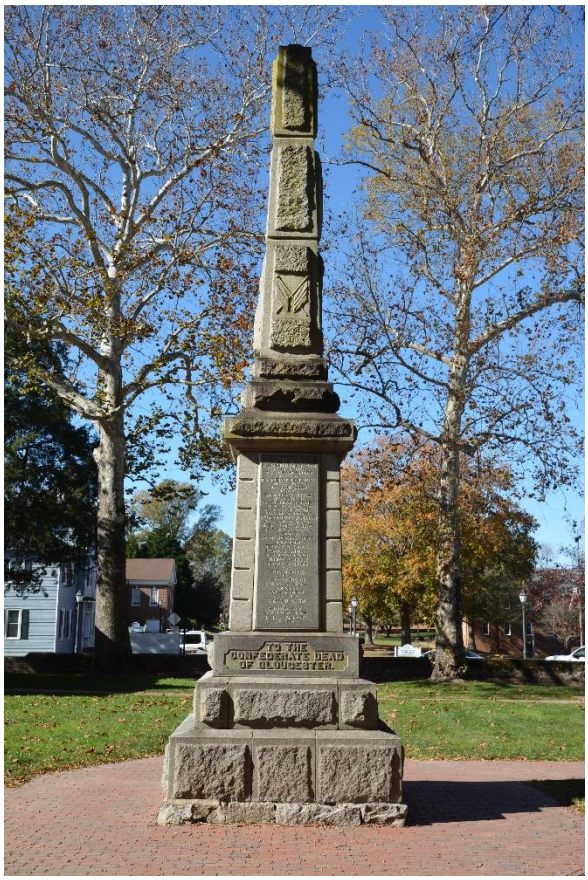
MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
RB. M.1		The air register openings into the perimeter wall cavity show signs of water/humidity damage. Determine long-term strategy for utilizing original vented wall arrangement. Repair/replace grilles in concert with larger strategy.	6 locations
RB. M.2	N/A	Existing vented cavities are believed to be propagating moisture within the exterior assembly. Determine long-term use goals for building. Develop strategy that reduces moisture in short- and long-terms. Refer to Architectural for additional work. Consider sealing exterior vent and providing conditioned air into existing cavity.	6 locations
RB. E.1	N/A	Localized areas of the electrical distribution system does not meet current standards for building type. As a part of a future renovation, replace 100% of Romex wiring in distribution system.	100%

RB. P.1	N/A	Existing plumbing fixtures throughout are aged and appear to be non-functioning. Remove plumbing fixtures and cap plumbing lines. As a part of a future renovation, determine goals for restroom. Consider converting bathroom to closet if not needed.	1 water closet, 1 lavatory
RB. FA.1	N/A	Building does not currently have a central fire alarm system to protect the historic building. As a part of future restoration, provide a central fire alarm as a part of any future renovation.	100%

CONFEDERATE MONUMENT

PHYSICAL DESCRIPTION



East elevation of Confederate Monument.

ARCHITECTURAL

Built in 1889, the Confederate Monument is situated in the center of Court Circle. The unique arrangement of Gloucester's county seat notwithstanding, Confederate monuments across Virginia were built in the late nineteenth and early twentieth century to honor those who lost their lives in battle. They were most often located in the principal lawn at the courthouse, giving them significant prominence in their siting and unique sculptural component. Monuments from other wars often followed later in the twentieth century. It must be noted that all of the Confederate monuments sought, explicitly or not, to perpetuate the Lost Cause narrative that served to assuage a defeated Southern identity. The Gloucester County Confederate Monument is free from the celebratory or discriminatory phrases seen on other iterations across the South. This monument has a simple inscription of "TO THE CONFEDERATE DEAD OF

GLOUCESTER" paired with a listing of the names of men who were killed in the Civil War organized by their rank.

The form is an obelisk set on a plinth, both in rusticated and dressed ashlar stone. A small portion of the foundation is exposed at the base of the monument due to changes in the surrounding grade level. Historically, a raised planting bed and iron fence surrounded the monument. Three corbelled base courses, the top course of which includes the honorific to "the Confederate dead," meet the six-course plinth which include the inscribed name panels. On top of this layer are three courses supporting the obelisk, which is comprised of three large stones. The center of the face of the stones are rusticated and the edges are dressed. The aforementioned inscription is located on the east and west sides of the monument. Carved panels with names are located on the central panel of the plinth on all sides. The monument is surrounded by a brick wall that meets the face of the foundation.

CONDITION ASSESSMENT

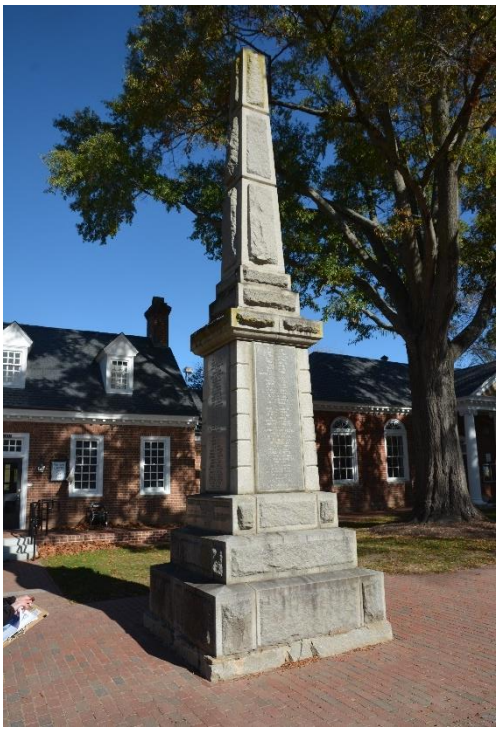
ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- *To be finalized*

TREATMENT RECOMMENDATIONS

ARCHITECTURAL

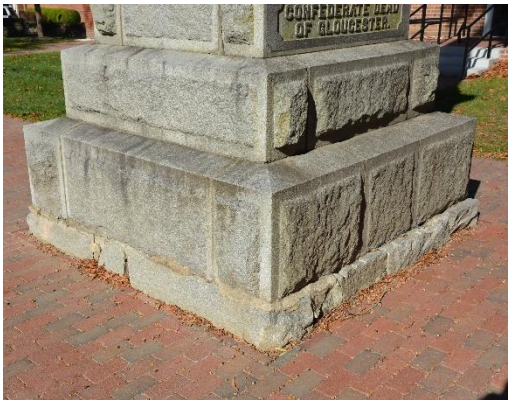
CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CM. G.1		Many localities across Virginia have reinterpreted or removed Confederate monuments so as to acknowledge those local citizens for whom the Confederacy's legacy of slavery is objectionable. Gloucester's monument avoids explicit celebratory or discriminatory language. Consider establishing a local citizens' communities to determine the long-term goals for the monument and its place in Court Circle. Recommend the minimum provision of an interpretive sign installed adjacent to the monument to contextualize its history.	1 interpretive sign (3'x2')

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CM. MS.1		Open mortar joints and mortar deterioration occur on all elevations. 100% repoint should be pursued in concert with other repairs. Repoint open brick masonry joints with appropriate mortar mixture. using techniques to match original mortar joints.	100% of joints

CM. MS.2		Biological growth (lichens) and staining are occurring on all elevations. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	100%
CM. MS.3		The exposed masonry foundation has cracked stones. Remove loose stones and assess to determine extent of structural impact. Provide pin at stone to stabilize foundation for long-term.	4 locations

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CM. O.1		After alterations to the surrounding Court Circle walks, the top of the undressed stone masonry foundation is exposed. Develop design for new complementary stone base to obscure foundation stone and minimize impact to structure of monument.	25 LF of granite curb

ANNEX

PHYSICAL DESCRIPTION

South elevation of Annex.

ARCHITECTURAL

The 1957 one-and-a-half-story Annex building extends to the west via a hyphen from the side wall of the Colonial Courthouse. The hyphen has an open-air arcade which is accessed from the interior of each building. Finished with brick masonry veneer, the concrete masonry unit (CMU) backing walls support a steel frame roof which is finished with slate shingles. The Annex has a concrete slab-on-grade ground floor with composite steel and concrete structure at the second floor. Windows flank the central door and three dormers and two chimneys extend from the roof. The interior is spartan with painted concrete block and glazed block walls, painted plaster and wallboard walls and ceilings, and terrazzo floor with areas of carpeting. The original materials were designed to be "fireproof" as needed for the building's original use as a Clerk's Office. The applied Georgian revival architectural styling helps the functional design by Carl Lindner of Richmond to both complement and mimic the Courthouse without sacrificing a mid-twentieth century sense of economy and durability in its construction.

EXTERIOR

WALLS

The brick veneer exterior walls on the front elevation are laid in Flemish bond with a water table along the base of all walls, matching the Colonial Courthouse. The water table is capped with a chamfered brick course. Molded jack arches span all window and door openings. The brick itself seeks to mimic the colonial brickwork with red stretchers alternating with darker headers. The brick used in the arches are lighter in color so as to recall rubbed brick, as seen on the adjacent Colonial Courthouse. Narrow queen's closers are used at each corner, furthering the attempt at fidelity. The mortar is tan in color and employs grapevine joints.

On the south elevation, the front entrance has a painted paneled wood door with a glass light. The door is topped by a ten-light transom window and flanked by two nine-over-nine double-hung wood windows, painted white. The windows are capped with jack arches and they have molded wood frames with a projecting wood sill. A gabled dormer with a six-over-six double-hung window is centered over the door and it is flanked on each side by matching dormers situated between the first-floor windows. A one-story hyphen connects on the east side of two-story portion. The hyphen has an open-air arcade with metal security grille set into an arched opening. Both roofs are finished with slate shingles. A painted modillioned wood cornice lines the top of the wall where it meets the side gable roof. Lights flank both sides of the door and a Visitors Center and Gift Shop sign is located on the righthand side. A stone stair and an accessible brick path at the front entrance are lined by painted pipe railings while the associated brick retaining wall has a brick gutter. A narrow shell bed lines the base of the building.

The east elevation abuts the historic courthouse building and consists solely of the face of the side gable where it steps above the roof of the hyphen connector. The side gable has a small six-light out-swinging wood casement window and an interior end wall chimney which is flanked by two small triangular attic vents and topped by several corbelled courses and an arched concrete cap. A network device extends from the face of the wall and above the roofline at this location.

The west elevation is symmetrical with two first floor double-hung wood windows with jack arches at the first floor and two six-light out-swinging wood casement windows at the upper floor. An interior end wall chimney extends above the roof and it is flanked by triangular painted wood louvered vents. The molded wood rake board follows the pitch of the slate roof to where it stops and meets the sides of the chimney. The west chimney matches its twin on the east wall with corbelled courses and concrete cap. The base of the wall has a water table with a chamfered top course, and it is met by brick edging at grade. A plumbing cleanout is located at grade near the center of the wall and an electrical box is mounted on the wall near the north corner.

On the north elevation a rear wing extends from the central bays of the building, creating a T-plan that matches the adjacent courthouse. Features from the other elevations – brick water table, jack arches, modillioned wood cornice, and slate roof – all continue on the north elevation. A single four-over-six wood double-hung window is located in the narrow portion of the building flanking each side of the rear wing. The east, west, and north elevations of the rear wing each have two matching six-over-six double-hung steel windows with an out-swinging hopper sash at the base of the window. Unlike the rest of the building, these windows are finished with a projecting rowlock brick sill instead of a wood sill. A gabled dormer with a four-over-six double-hung window is also centered on each of rear wing elevations. The hyphen connection to the courthouse is expressed on this elevation as well. The elevation has a pair of wood four-over-six windows with jack arches with a plain box cornice. Mechanical units and utility connections are located at the northeast inside corner on the rear of the building. Grass at grade meets the base of the building.

ROOF

The Annex Building has a side gable roof with a hipped roof extension to the rear. All portions of the roof have slate shingles and copper flashing. An interior end wall brick chimney finished with corbelled courses and an arched concrete cap extends above the roof on the east and west ends of the main south leg of the Annex. Gabled wood framed dormers extend above the roof in three locations on the south elevation and three locations on the north rear wing. On the east end of the main block, a utility connection extends out of the side wall and above the roof. On the rear of the building, several low-profile vents punch through the roof.

East Room.

INTERIOR

The Annex Building consists of two floors with the ground floor serving public use as a Visitors Center and back of house space and the second floor holding county offices. The two principal rooms on the ground floor include an exhibit area with partitions in the south portion of the building and a gift shop in the rear wing. A restroom renovation completed in 2019 combined two toilet rooms into one accessible restroom adjacent to those two principal rooms. An interior metal and concrete stair in the northeast corner of the first floor has three risers leading to a door that opens onto the stair to the second floor. The upper level has two small anterooms and three office areas. In the one-story hyphen on the east side of the Annex building, an outdoor arcade of the first-floor hyphen connects to a back-of-house lounge and a mechanical room.

FLOOR

The first floor of the Annex is finished primarily with a terrazzo with a field mix of pink, red, whites, and gray lined with a band with a pink, red, gray, and black. Brass divider strips are used throughout. The recently renovated first-floor restroom has a black ceramic tile and base with a stone threshold at the door. The arcade in the hyphen has a brick floor laid in a running bond pattern in an east-west orientation. A black tile, possibly asbestos in composition, is used in the lounge while square mosaic ceramic tile is used in the adjacent restroom. Exposed concrete is used in the hyphen mechanical room. The stair to the second floor has concrete treads and painted metal nosings and risers. The second floor is covered with a blue carpet, presumably installed over the original asbestos floor tile. Floor-standing radiators are typical throughout the second floor and hyphen.

WALLS

The first-floor interior walls have a Spectra-Glaze concrete tile wainscot laid in a stacked bond over the concrete block backing wall. The tile meets the terrazzo floor with a cove base. Above the Spectra-Glaze tile, the painted concrete block backing wall is visible and was originally coated with Vitro-Glaze, a durable enamel coating with a speckled appearance. Both the wainscoting and upper wall were painted in the 2019 renovation. The latter transitions from an off-white to black paint color above the window head; the same color is used on the ceiling. In the Visitors Center gift shop, painted wallboard finish is furred from the face of the CMU block across much of the space, while a stained birch plywood cladding finishes the storage closet in the northeast corner and dates to a recent renovation. Also in the gift shop, a mini-split indoor mechanical unit dating to the recent renovation is mounted on the south wall above the door. Painted plaster wall finish with a painted wood base and chair rail are used in the lounge in the hyphen. The adjacent restroom employs a ceramic tile wainscot below a painted plaster wall. Unpainted cement plaster is used on the mechanical room walls.

At the second floor, the perimeter walls consist of painted CMU and framed interior partitions executed in painted wallboard. The CMU perimeter walls meet the sloping plaster ceiling which follows the roof above. The partitions in the south area of the second floor were installed to separate the original Record Storage room into a series of office spaces. Painted wood base is used on all walls.

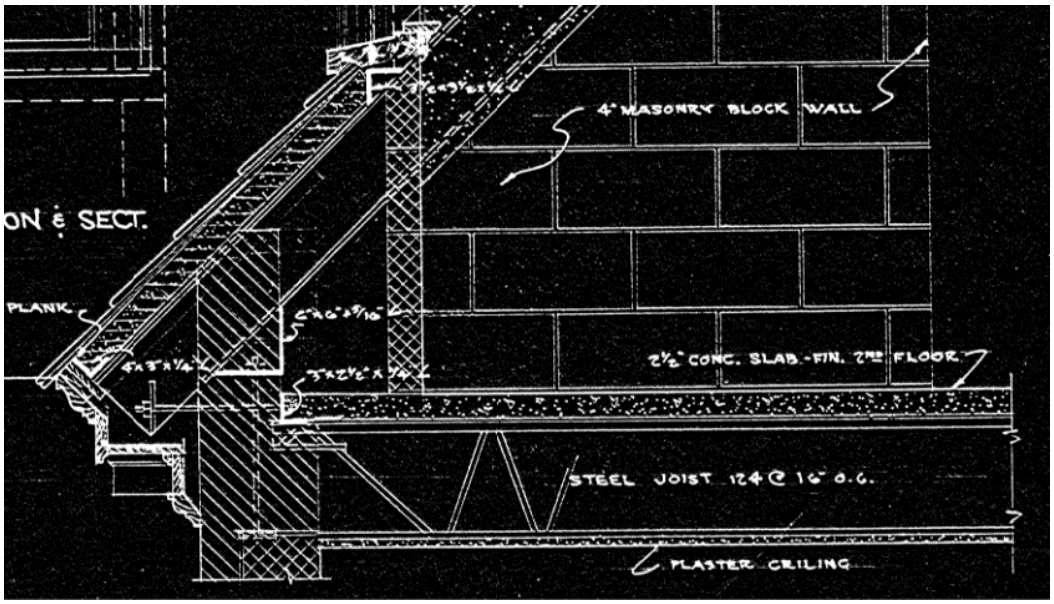
Interior doors are typically wood, but vary widely in finish and arrangement. Save the painted full-light door into the gift shop, all first-floor doors are stained a warm cherry color. The door to the hyphen arcade is a paneled door with a pair of vertical glass lights. Meanwhile, the doors to the stair and new restroom are both slab doors. The doors in hyphen lounge and into the courthouse are paneled wood doors, stained on their interior face and painted black in color on their exterior face. The second-floor doors are set in wood frames, have a half-glass light, and are painted an off-white color.

CEILING

The first-floor Visitor Center ceilings, excluding the restroom, have adhered acoustical tile, presumably installed over the original plaster and lath, that was painted black in the recent renovation. The recently completed restroom has a suspended acoustical ceiling tile system. Lighting is installed in a surface-mounted arrangement throughout the building: track lighting in the Visitors Center spaces, a suspended decorative pendant in the hyphen, and surface-mounted fluorescent fixtures in the hyphen and second floor offices. One exception to the lighting arrangement is the accessible restroom which has recessed can fixtures installed in the suspended ceiling. Various mechanical louvers are provided in the second-floor ceiling where systems are routed above the ceiling. An attic hatch with wood trim is located in the rear wing ceiling.

STRUCTURAL

The Annex building is a modern building that was designed in 1955 according to the original construction documents. The exterior walls are constructed of brick veneer over 8″ concrete block. The building is two stories with the first floor level consisting of a grade supported concrete slab the second floor being composed with a 2 ½″ thick topping concrete slab on open web steel joists spaced at 2-feet on center. The roof is framed with steel beams along the ridge and valley lines that support open web steel joists and a metal roof deck.



The interior and exterior of the Annex building were observed for signs of structural distress or deterioration. Very little of the existing building structure was visually accessible since all of the interior surfaces of the building are covered by architectural finishes.

MECHANICAL

The HVAC system that provides conditioning for the Annex is a mixture of a split-system, direct-expansion systems, and a hydronic heating system. Hot water piping is connected to radiators and equipment heating coils throughout the building. A gas-fired, propane, hot water boiler, located in the utility room, provides hot water during heating mode operation. Multiple inline circulator pumps distribute hot water to the various pieces of equipment in the building. The pumps serve zones in the Courthouse and on the first and second floor of the Annex. A combination of ducted and ductless, wall-mounted, direct-expansion, split-systems provide conditioning throughout the building. The first-floor visitor and gift shop areas have wall-mouted ductess units. The second floor has an air handling unit with ductwork distribution to ceiling air devices in the various rooms served. Air-cooled, direct-expansion, condensing units are located at the rear of the building. Various electric heater types are present in restroom and utility areas of the building, assisting with thermal control and freeze protection.

The Annex does not appear to have any means of central ventilation air distribution via the HVAC system. Natural ventilation through operable windows is the assumed means for meeting outside are requirements. The restrooms have ceiling exhaust fans.

Hot water boiler

Condensing units at exterior

ELECTRICAL

The Annex has a 120/240V, 1Ø, 3 Wire 320 Amp electrical service that terminates from Dominion Energy at the meter and socket base located at of the rear building. The meter and socket base feeds to an adjacent exposed wire trough with multiple electrical disconnect switches. This serves as the primary means for service disconnection. The wire trough feeders provide electrical connections to distribution panels and mechanical equipment serving the Annex and Courthouse. A distribution panel is located at the building exterior near the main electric service distribution. This panel provides power to the first floor of the Annex for lighting, receptacles, mechanical equipment, and to the exterior architectural ground lighting. Another distribution panel, located in the utility room, distributes power to mechanical/plumbing equipment, receptacles, and lighting. The electrical distribution provides a sub-feed to a small electrical load center located in the Debtors' Prison. Appropriate arc flash labeling is provided at the electrical distribution panels. The wiring primarily constists of power conductors within conduit (EMT) and metal-clad armored cable (MC). There are a few instances of insulated Romex wiring for minor power distribution modifications to the building.

On the first floor, the building lighting consists of light commercial track lighting with a mixture of incadesent PAR and HID PAR bulbs. On the second floor there are surface-mounted linear fixtures with compact flourescent bulbs. All light fixtures are controlled by manual wall switches. Emergency lighting is provided by surface-mounted wall packs with an integral battery. There are no exit signs in the Annex.

Electrical service panels

Distribution panel in utility room

PLUMBING

The domestic water is distributed via copper piping to the building plumbing fixtures. Only the exposed domestic water piping and insulation within the utility areas could be observed. The domestic hot water for the restrooms is generated at an electric tank water heater located in the utility room. Based on the proximity of the domestic water heaters to the fixtures served, the system does not have a hot water recirculation system. All building sanitary and vent piping systems serving the plumbing fixtures are gravity to the building exterior.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system for fire suppression.

FIRE ALARM SYSTEM

The building is not equipped with an addressible, digital, central fire alarm system. The building has local ceiling smoke detectors.

SECURITY SYSTEM

The building has a security system with instrution detection devices at doors and windows and motion sensors located throughout the building spaces.

CONDITION ASSESSMENT

ARCHITECTURAL ASSESSMENT SUMMARY

The following areas of deterioration, non-compliance, or other were noted based upon the visually accessible portions of the existing building.

- *To be finalized*

STRUCTURAL ASSESSMENT SUMMARY

ANNEX

No signs of any structural distress or deterioration were evident at the time of the survey. The existing building appears to in excellent condition. No maintenance issues were observed.

MEP ASSESSMENT SUMMARY

- The HVAC split-systems are in functional condition and have been maintained. There is no immediate need to replace the ductless split-systems or air handling unit serving the second floor of the Annex. The hot water boiler has been replaced within the last ten years and appears to function properly to support the heating zones in the Annex and the Courthouse. For any planned mechanical system modernization or building renovation, a mechanical ventilation system should be considered. A central mechanical ventilation system to bring fresh air into the building will allow greater flexibility to meet current building code requirements and can assist in maintaining postive building pressurization and thermal conditions.

- The exterior electrical distribution equipment rating, labels, and identification are painted over. Appropriate labels should be provided to designate the various electrical service disonnects and corresponding equipment and distribution panels within the building.

- There are no concerns for the electrical panels and breakers. For any planned system modernization or building renovation, the electrical distribution should be upgraded with replacement of Romex wiring with EMT of MC wiring should be considered. Conductors within conduit (EMT) or metal clad armored cable (MC) are industry standards for the building type and use and provide additional protection to prevent accidental damage by other building activities.

- The existing lighting fixtures should be replaced or relamped with LED fixtures for increased efficiency and provided with code required lighting controls. Illuminated exit signs should be installed.

- There are no immediate concerns for the building plumbing systems. The domestic water and sanitary distribution piping, insulation, and plumbing fixtures should only be considered for replacement if there is planned building modernization or a building renovation. New plumbing fixtures would incorporate water saving technologies.

- An automatic sprinkler system for fire suppression should be considered for any building renovation.

- An addressible, digital, central fire alarm system should be considered for any building modernization or building renovation.

- There are no observed issues with the existing building security systems. Adjustment and/or replacement may be desirable as part of building renovation project.

TREATMENT RECOMMENDATIONS

ARCHITECTURAL

EXTERIOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. G.1		There is no current analysis of the existing building for the presence of hazardous materials. No such analysis was performed as a part of this project. The original construction documents indicate the use of asbestos floor tile on the interior. Perform hazardous material survey to determine if lead-based paint, asbestos-containing materials, or other hazardous materials are present at the building. Survey should be completed before repairs are undertaken to allow for abatement of any hazardous materials in concert with associated work.	Full building (interior and exterior)

MASONRY

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. MB.1		Deteriorated paint from an adjacent painted surface has stained the masonry walls. Remove paint staining from surface of masonry walls. Perform tests on masonry and pursue the gentlest effective method.	40 SF

A. MB.2		Brick chimneys display extensive water staining. Detailed assessment was not possible during fieldwork. Clean staining from face of chimneys and assess existing mortar joints. Use gentlest means possible. Repoint as required.	2 locations, assume 75 SF of cleaning and 40 SF of repointing
A. MB.3		Biological growth is occurring and causing staining along the base of all elevations. Remove biological growth and staining with architectural anti-microbial biocide. Use gentlest means possible.	400 SF
A. MB.4		Abandoned holes are present in the surface of the brick masonry walls. Repoint mortar joints with compatible mortar and patch brick with matching unit or color-matched grout.	4 locations

WOOD

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. WD.1		The wood rakeboards at the side gables have exposed end grain where cut at the chimney. This arrangement is susceptible to rot. Monitor condition of wood. Prepare and repaint 100% of wood finishes on schedule with recent efforts. Repair/replace deteriorated wood elements.	200 LF of cornice and rake board / 20 LF of repairs

METAL

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. MT.1		Painted steel frame panel at the two arched openings at south elevation of hyphen display surface corrosion. Confirm integrity of steel. Remove corrosion from surface of metal element. Repair surface deterioration. Paint.	2 locations

WINDOWS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. W.1		Existing wood windows display finish and substrate deterioration at various components. Restore 100% of wood windows. Remove window sashes. Remove glazing putty and glass. Label and store glass for future reinstallation. Strip paint. Remove rotted wood from sash and frames. Remove metal flashing and perimeter sealant. Provide epoxy patch for all surface repairs and wood dutchman for rotted sections. Reglaze sash. Paint all sides of frame, sill, and sash. Reinstall sash. Provide perimeter sealant.	21 double-hung windows
A. W.2		Steel windows display minor finish deterioration and utilize textured wire glass. Prepare and paint 100% of steel windows. Consider reglazing with clear glass.	100% prepare and paint 6 steel windows

A. W.3		Miniblinds at second floor windows are generally in poor condition. Remove miniblinds. Provide manual roller shades at all double-hung windows.	21 windows

DOORS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. D.1		Front door exhibits minor paint deterioration. Prepare and paint door.	1 door

ROOF

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. R.1		Existing slate roof shingles exhibit staining, likely biological growth, on the north elevation. Clean stains from slate shingles. Review cleaning methods. Complete tests to determine impact on adjacent fabric, including downstream surfaces, before full cleaning. Use gentlest effective method.	800 SF
A. R.2		Concrete chimney caps could not be assessed from grade. Use man lift to review chimney caps in detail. Determine any deficiencies and develop treatment recommendations.	2 locations

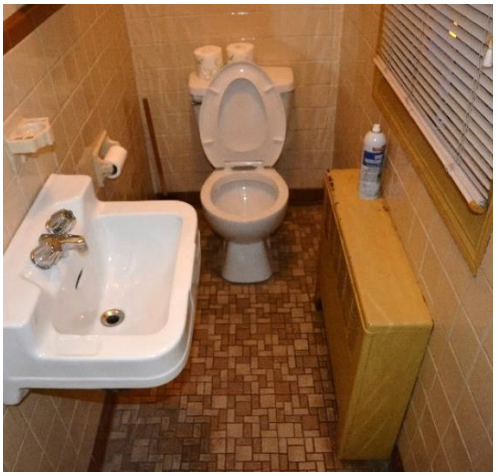
A. R.3		The ceiling of the west room on the second floor exhibits damage due to water infiltration, suggesting a roof leak at the west chimney. Inspect roof and flashings at west chimney. Determine source of leak and repair.	1 location, assume flashing replacement at chimney

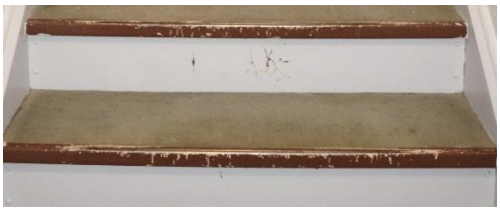
OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. O.1		Mechanical units and utilities are visible at rear of building from perimeter of Court Circle. Consider vegetative or fencing screening options if exterior units and connections are expected to remain in their current location.	2 locations
A. O.2		Cisco networking box is visible above roofline where it extends from the east side gable. Consider relocating device to less auspicious location if quality of service can be maintained.	1 location

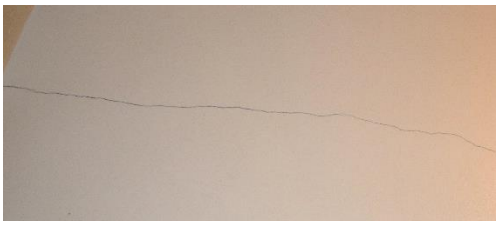
INTERIOR

FLOOR

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. F.1		Temporary metal ramp has been installed between the Courthouse side door and the hyphen of Annex building. The ramp obstructs an adjacent door. Consider long-term plan for hyphen area of Annex. There are several accessibility issues in the hyphen, including the bathroom. A renovation which rearranges this area would offer a permanent accessible route and improve the adjacent spaces.	100 SF renovation of restroom, storage area, and accessible ramp
A. F.2		The tile flooring in the hyphen lounge area is heavily worn. Determine potential for renovation of hyphen as referenced above. If not likely to happen within short term, test flooring to confirm presence of asbestos. Abate if necessary. Provide new resilient tile flooring.	85 SF
A. F.3		Existing hyphen restroom serving courthouse is not accessible. The ceramic tile flooring and wainscot finishes in the hyphen restroom area are aged. Determine potential for renovation of hyphen as referenced above. If renovation is not likely to happen within short term, clean ceramic tile to remove staining.	75 SF

A. F.4		Existing terrazzo floor has settled approximately ½" at southwest corner of first floor. Monitor location to determine if settlement is active. If settlement is active, perform removals at flooring to allow for assessment of substrate.	N/A
A. F.5		Existing metal stair nosing exhibits paint deterioration. Prepare surface and paint all metal surfaces of stair.	17 risers

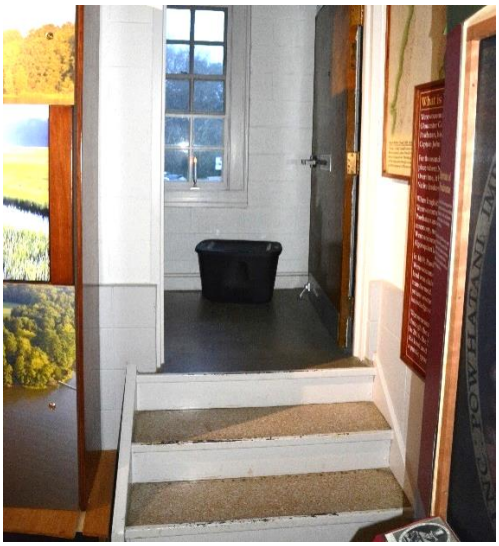
WALLS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. WA.1		Painted finish displays deterioration in localized areas. Scrape and remove failed finish. Assess substrate and perform any required repairs. Prepare and paint element in its entirety.	10 LF of wood trim repairs / 250 SF of repainting
A. WA.2		Existing wallboard surfaces have various joints and cracking at walls. Rout joints and patch. Prepare surface and paint.	50 LF of wallboard repair / 200 SF of painting
A. WA.3		Wiring is mounted through and on the surface of the window trim. Consider alternate in-wall routing as a part of a future project.	1 location

CEILING

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. CL.1		Stucco ceiling in hyphen arcade has cracking and finish deterioration. Rout out cracks in stucco. Patch stucco with compatible mixture. Prepare surface and paint.	80 SF
A. CL.2		Second floor ceiling in west room displays water damage. In concert with any necessary roofing repair, remove damaged wallboard and provide new wallboard. Paint.	15 SF

OTHER

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. OI.1		The door which leads onto the stair to the second floor does not have a code-compliant landing at the short run which connects to the first-floor level. Review current arrangement with county building official to determine urgency for alteration. In any substantial future renovation, remove three-riser concrete and steel stair and provide compliant landing and stair at existing door opening.	1 location
A. OI.2		Mud dauber wasp nests are present on the south side of the hyphen arcade. Remove infestation and clean face of masonry with gentlest means possible.	1 location

MEP

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
A. M.1		Dismantled existing hot water radiator located on the 2nd floor of the Annex. Remove/replace non-functional HVAC equipment.	3
A. M.2		Ductless split-system units provide conditioning of the 1st floor of the Annex but do not have any ventilation air capabilities. Consider installing a central mechanical ventilation system for any building modernization project.	N/A
A. E.1		Electrical service distribution labels and identifications have been painted over. Only the number of individual service disconnects can be identified. Provide appropriate labels to identify disconnect capacities and equipment/panels served.	All equipment

A. E.2		A small number of electrical circuits from the distribution panel OCH-BASE-PNL in the utility room use insulated ROMEX wiring. Replacement of ROMEX with metal clad armored cable (MC) or power wiring conductors in conduit (EMT) should be considered for increased protection of the building.	TBD
A. E.3		Existing track lighting systems on 1st floor with incandescent PAR bulbs. Consider replacement with LED fixtures for increased efficiency.	15 instances
A. E.4	N/A	Building currently lacks exit signage for egress. Provide exit signage where required.	4 instances
A. FP.1	N/A	Building does not currently have a fire protection system or a central fire alarm system to protect the historic building. As a part of future restoration, consider installing a fire protection system in concert with alterations to ceiling finish. Provide a central fire alarm as a part of any future renovation.	100%

COURT CIRCLE LANDSCAPE

PHYSICAL DESCRIPTION

View of Court Circle from east side

OVERVIEW

Gloucester Court Circle is located within historic downtown Gloucester, Virginia. As indicated by its name, the Gloucester Court Circle cultural landscape is a nearly circular, or oval, green space contained by a perimeter brick wall and Main Street. The interior of the space is pedestrian only, and characterized by a central brick walkway extending between openings in the perimeter wall marked by brick piers that centers on a tall granite monument (**Figure 1**). The current brick walks replaced earlier concrete paving that served this role. Accessible crosswalks lead to the openings in the wall. Near the entrance into the green space are directional and informational signs, lampposts, and bollards.

The perimeter wall, built in the 1930s, has openings both at the northwest and southeast ends that connect to a central walk that leads through the green space, as well as openings on the north and south ends with additional brick walks that connect with the central brick walkway. Once inside the perimeter wall, the central walk passes six buildings, aligned to the north and south. Each is approached via a brick walk that leads to the principal entrance. Plaques set within the walks identify the buildings by name and their date of construction. The six buildings that edge the central walk include the 1766 Colonial Courthouse; attached 1956 Courthouse Annex (former Clerk's Office) that serves as the Gloucester Visitors Center; and c. 1820 Debtors Prison to the north; and the 1873 Historic Jail; 1896 Roane Building (former Clerk's Office); and 1824 Clayton

Building (former Clerk's Office) to the south. The walk leading to the north opening in the wall extends between the Debtor's Prison and the Courthouse Annex, while the walk leading to the south opening extends between the Roane Building and Clayton Building.

At the center of the oval space is a Confederate Monument, dedicated in 1889 to honor Gloucester men who lost their lives during the Civil War, that serves as a focal point of the walk. A hexagonal plaza is at the base of the monument. A second monument edges the central walk in close proximity to the Courthouse. This monument, erected in 2005 by Gloucester County, recognizes Private James Daniel Gardner, a member of the United States Colored Troops and Gloucester native who received a Medal of Honor for bravery during the 1864 Civil War Battle of Chapins Farm.

Much of the central oval is maintained in turf grass, although there are several deciduous and evergreen trees, and a single small flowering tree. Species include sycamore (*Platanus occidentalis*), eastern red cedar (*Juniperus virginiana*), live oak (*Quercus virginiana*), tulip poplar (*Liriodendron tulipifera*), eastern redbud (*Cercis canadensis*), and flowering dogwood (*Cornus florida*).

Benches edge the central walk. There are also lampposts that illuminate walks at the entry into the circle, concrete planters that provide color and texture during the growing season, and an interpretive sign located within the green. At the entrances into the circle from the northwest and southeast are crosswalks with curb cuts, directional signs to guide visitors to the visitors center and gift shop, flagpoles that fly American and Gloucester County flags. Bollards protect the wall at the southeastern end from damage by vehicles.

Individual Features

South Elevation of Colonial Courthouse

Environs of the Colonial Courthouse. The Colonial Courthouse is located to the north of the central walk near the southeast end of the circle. The building is connected to the Annex both physically and by a brick walk that extends a ramp in front of the Annex. A large willow oak edges the central walk between the Colonial Courthouse and the Annex. The brick walk continues beneath the portico on the front of the building and intersects the main walk leading to the portico from the central brick walk. A plaque is inset in the walk identifying the building by name and date of construction. Turf surrounds the building. There are also a tulip poplar (*Lirodendron tulipifera*) and eastern red cedar tree located along the southeastern side of the building. The monument honoring James Daniel Gardner is located along the central walk in front of the Colonial Courthouse. A brick-lined bed of clam shells is located along base of the south, east, and north walls.

Annex south elevation (t), entrance ramp (l), and northeast corner (r)

Environs of the Courthouse Annex. The Courthouse Annex, which currently serves as a visitors center and gift shop, is on the north side of the circle to the west of the Debtors' Prison. A ramped brick walk edged by a cheekwall and tubular metal handrails leads from the landing outside the Debtors' Prison to the entrance into the Annex. A flight of granite stairs lead to the ramped walk from the central walk, also edged by black tubular metal handrails. The southern façade is edged by a brick curb filled with crushed oyster shell. Brick banding edges the northwest and northern facades that does not contain strips with clam shell. The rear of the building has turf at grade. There is a mechanical unit with piping back to the building located adjacent to the building on the north side. A brick walkway that extends to an opening in the perimeter wall on the north side passes the northwest façade of the building. Evidence of a small tree having been removed is in the turf panel outside the building. Behind the building is a mature eastern redbud tree.

Debtors' Prison south elevation (t), west elevation (l), and north elevation (r)

Environs of the Debtors' Prison. The Debtors' Prison is located in the northwest area of Gloucester Court Circle. It is approached via a brick walk, inset with a plaque identifying the building by name and date of construction. The walk ends at a wide brick landing in front of the building. The entrance into the building, at the western end of the south façade, is accessed via a brick and concrete riser that steps up to the threshold at the door. A brick curb extends to the south of the building, ending at the brick entrance stair. A matching brick strip continues along the north and west sides of the building, closely abutting the structure. The east façade is also edged by a brick curb or strip without the clam shell-filled space. Passing between the Debtors' Prison and the Courthouse Annex is a brick walk that extends through an opening in the perimeter brick walk. Brick stairs carry the walk to the street level. A lamppost edges the walk inside the wall. Between the wall and the concrete curb and gutter along the street is a brick landing connected to a crosswalk with special paving composed of brick laid in a basketweave pattern edged by concrete bands.

North elevation of Old Jail

Environs of the Old Jail. The Old Jail is located to the south of the central walk at the northwest end of the circle. The central front door is approached on axis by a brick walk, inset with a plaque denoting the name of the building and its date of construction. The walk is edged to either side by turf grass. The north façade of the building is edged by a grove of five eastern red cedar trees. In front of the building is a brick-edged bed filled with crushed clam shells. A similar element is located along the remaining sides of the building, excepting where they abut the sides of the rear addition. A walk extends in front of the building to either end to provide access to the restroom additions on the east and west sides of the building. This walk also continues in front of the Roane Building and Clayton Building.

North elevation of Roane Building

Environs of the Roane Building. The Roane Building is centrally located on the south side of the circle. The central front door is approached on axis by a brick walk, inset with a plaque denoting the name of the building and its date of construction. The walk leads to a wide stair and landing in front of the building and its porch. The stair has three risers. The walk is edged to either side by turf grass. The west, south, and east sides of the building are edged by a bed filled with crushed clam shells with a brick curb. A walk extends in front of the building to either end. The walk leading to the building entrance intersects a separate walk that connects the building with the Old Jail and the Clayton Building. Downspouts deliver the collected rain water into the clam shell beds.

Northeast elevation of Clayton Building

Environs of the Clayton Building. The Clayton Building is located to the south of the central walk and approached via a brick walk on axis with the door placed at the center of the principal north elevation. A wide stair composed of three risers provides access to the two entrance doors of the building. A plaque is inset in the walk that identifies the building by name and date of construction. The entrance walk that connects to the brick walk from the Roane Building to the east. The brick walk that leads to the southern opening in the perimeter wall also extends past the west side of the building. A live oak tree is located to the northeast corner of the building. Otherwise, the building is edged by turf. A sycamore tree is on the east side of the building near the interior side of the perimeter wall. A bed filled with crushed clam shells and brick edging lines the front and rear elevations of the building. The brick curbing connects around the sides of the building but without the bed of clam shells. A tulip poplar tree is located to the southeast of the Clayton Building inside the perimeter wall.

Views of perimeter wall

Perimeter wall. As noted, the brick perimeter wall was built around Gloucester Court Circle in the 1930s. The wall measures approximately 3 feet in height and 10 inches in width at top and 1 foot in width at the base. The top of the wall has a rounded cap course, while the base is flared. Piers mark breaks in the wall at the west and east ends of the circle. There are also openings in the wall, with walks leading through them, along the northern and southern sides of the wall. These openings are edged by cheekwalls that turn to meet the walks leading to and through the wall.

At the piers, the wall rises to a height of 4 feet 4 inches as it dies into the piers. The piers measure 6′-2″ in height and are 1′-6-1/2″ by 1′-8-1/2″ at the base and top, and taper to 1′-3″ by 1′-5-1/2″ in the center.

Multiple condition issues were observed in November 2023 in association with the wall. These include cracking and obvious mortar repairs, and biological growth. A section of the wall had been damaged just before the field visit by a vehicle hitting the structure. Damage from vehicular traffic is a regular occurrence.

Brick walk at perimeter wall

Walks leading to perimeter wall. The perimeter wall surrounding Gloucester Court Circle is approached via walks that extend from Main Street. These walks, which occur at the four openings, are of a different brick material than the central brick walk through the circle and the walks that lead to each of the building entrances. The walks lead through curb cuts in the wide concrete curb and gutter system along Main Street. The concrete curbs measure 1′-4-1/2″ in width and are 5″ tall, while the gutters are 1'-6″ inches in width. The approach walks are executed with a dark red brick laid in a herringbone pattern on a mortar setting bed with sailor course edging. The bricks are tightly set with sand-swept joints.

Bench at walk (l); view of center of Court Circle (r)

Central walk and plaza at the Confederate Monument. The central brick walkway begins at the edge of the perimeter wall base. The central brick walk measures 6'-1" inch in width, and is laid in a running bond pattern with a sailor course edge. The brick walks are laid in a mortar setting bed with sand-swept joints. The walk widens to form a hexagonal landing around the Confederate Monument. Based on documentation provided by Gloucester County, this walk and plaza were installed in the last few years.

Central walk near Debtors' Prison and Annex

Walks leading to building entrances. Each of the six buildings that form two rows within Gloucester Court Circle is approached via a brick walk from the central brick walk. These walks lead to the principal facades of the individual buildings. The bricks are laid in a running bond pattern and edged by either a sailor course. As noted, each is inset with an etched granite plaque identifying the building by name and its date of construction. These walks measure 5 feet in width. Similar to the central walk, these walks appear to have been installed in recent years.

Walk on north side of Court Circle

Walks leading to Main Street to the north and south. The brick walks leading to openings in the wall to the north and south are laid in a running bond pattern set on a mortar bed with mortar joints. The walks, which measure 5 feet in width, are edged by sailor courses on both sides. As noted on the other interior walks, these walks were installed in recent years.

West elevation of Confederate Monument

Confederate Monument. The Confederate Monument is located within the central brick walk, surrounded by a hexagonal landing. The monument is also located on axis with the entry into the Roane Building. Erected in 1889 in honor of the Gloucester men who lost their lives during the Civil War, the granite monument has a stepped rusticated base that supports a central shaft. The base of the monument measures 7′-1″ inches square, with the plaza extending 5′-9″ to either side. The monument rises to a height of approximately 25 feet.

It is inscribed with 134 names and the following:

Erected by their
Surviving comrades and friends.
Plant the fair column o'er the vacant grave,
A soldier's honors let a soldier have.
1889

View of James Daniel Gardner Monument

James Daniel Gardner Monument. A monument honoring Private James Daniel Gardner is located along the central walk near the south end of the Colonial Courthouse. The monument is set at the edge of a brick pad. The monument, erected in 2005, is a rusticated granite memorial composed of three tiers which diminish in length and width from bottom to top. The monument measures 2′-3″ by 2′-9-1/2″ at the base. Each tier is 1′-1″ in height. The second tier measures 2′-1″ by 2′-5″ inches, while the top tier measures 1′-7-1/2″ by 2′-1″. The monument sits adjacent to a brick pad that measures 2′-10″ by 5′-4″.

The inscription on the monument is as follows:

Civil War Congressional
Medal of Honor Recipient
Pvt. James Daniel Gardner
36th U.S. Colored Troops
Sept. 16, 1839-Sept. 29, 1905
Served during the Civil War as a private in
Company 1, 36th United States Colored Troops.
He was awarded the Medal of Honor for his
Bravery at the Battle of Chapins Farm,
Virginia on Septmber 29, 1864.

Views of trees around Court Circle

Trees. Tall shade trees are located at the northwest and southeast ends of the green. Located to either side of the central walk at the northwest end are two sycamore trees. Located beneath the sycamore to the north is a flowering dogwood in proximity to the Debtors' Prison. Located to the northwest of the Old Jail is a clump of five eastern red cedar trees. Between the Annex and the Colonial Courthouse is a large willow oak. Near the southeast end of the circle are additional sycamore, tulip poplar, and eastern red cedar trees.

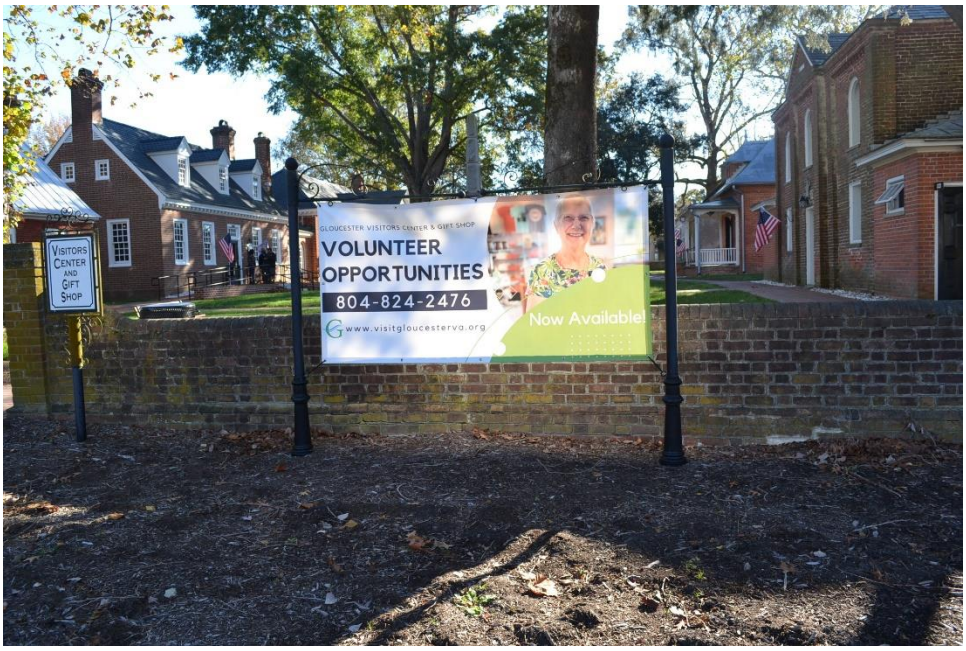
Planting bed at east end of Court Circle

Planting beds. Mulched planting beds are inside the piers of the perimeter wall at both the northwest and southeast ends of the central walk. Some perennials are in the mulched beds at the southeast end, including shasta daisies and cheddar pinks. There are no plants in the beds at the northwest end. The concrete planters may be planted with flowers in the summer. There are hosta planted beneath the live oak outside the Clayton Building, and liriope beneath the grove of eastern red cedar trees near the Old Jail.

Turf. The majority of the Gloucester Court Circle cultural landscape is maintained in turf grass. The grass is thin where it is shaded by large trees. Behind the perimeter wall there are also bare patches which may result from ponding of stormwater.

Flagpoles at east end of Court Circle

Flagpoles. Outside the perimeter wall at the southeast end of the circle is a pair of flagpoles. These metal poles are topped with ball finials. One flies the United States flag and the other the Gloucester County flag. Historic photographs indicate that flag poles have stood at this general location for many decades, albeit it is assumed that the extant poles are modern replacements.



Sign on west end of Court Circle

Signs. Signs are located outside the perimeter brick wall at the northwest and southeast entrances. Both entrances feature a sign noting "Visitors Center and Gift Shop," and printed

fabric banners providing information about upcoming events and opportunities. The Visitors Center sign is set atop a metal pole and within an ornate metal frame with scrollwork. The banners are supported by ball-capped metal poles similar to the lampposts connected by metal brackets with ornate scrollwork.

Interpretive wayside near Courthouse

Interpretive wayside. An interpretive wayside is located at the end of the walk that extends through the perimeter wall south of the circle. It faces the Colonial Courthouse. The title of the wayside is "Gloucester in the Civil War." The wayside is set in a metal frame that measures 3′-5″ with two legs anchored in the concrete slab beneath the brick landing. The sign panel measures 2′-0 ½″ by 3′-0″. The sign panel is canted, measuring 3′-9″ at the back and 2′-8″ at the front.

Bench at brick pad near west end of Court Circle

Benches. Benches are located along the central walk. The benches are set on brick paving that extend to the north side of the central walk near each end, and are mounted in the concrete slab. The benches have wood slat seats and backs and ornamental cast iron arm rests and legs. They measure 5 feet in length, with a seat height of 1′-4-1/2″ and backs rising to a height of 2′-5″. The benches are set on brick pads that measure 2′-10″ in depth and are 6′-0″ long.

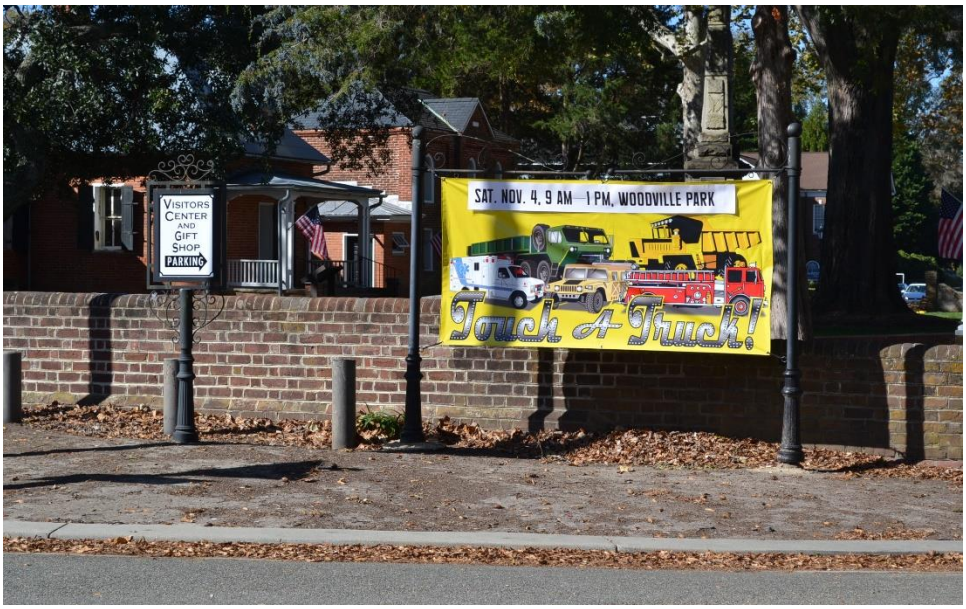
Trash receptacle near east end of Court Circle

Trash receptacles. Two trash receptacles are located near the entrances into the circle at the northwest and southeast ends. The trash receptacles are black metal mesh, set on a metal pole mounted on a raised concrete base, with a removable lid that has an opening in the center for use. The trash receptacles are set within mulched planting beds that extend betweeen the brick walk and the perimeter brick wall. Both trash receptacles are to the south of the central walk. The trash receptacles measure 2 feet in diameter and 3 feet in height.

Lampposts at perimeter of Court Circle

Lampposts. Lampposts are located along the margins of the walks that approach Gloucester Court Circle outside the perimeter brick wall. The lampposts are Colonial Revival in style. They are pedestrian-scale flared and fluted cast aluminum poles, painted black, and topped with a lantern-shaped luminaire with a black cap.

Planters. Cast concrete planters are set to either side of the benches as well as the landings in front of some buildings, including the Colonial Courthouse. The planters are prefabricated concrete features that are planted with flowers during the growing season. The planters measure 1′-0″ in diameter and are 1'-8″ in height.



Bollards at west end of Court Circle

Bollards. Metal poles filled with concrete serve as bollards near the northwest and southeast entrances into the circle used to protect the wall from damage by vehicles. There are only two bollards at the northwest entrance, while there are several at the southeast entrance. The bollards measure 2'-4-1/2" in height and are 4-1/2" in diameter.

Plaques at walk (l); tree label (r)

Plaques. Inset flush into the brick walks leading from the central walk to each of the bujilding entrances are carved granite plaques that identify each of the buildings by name and date of constuction. The plaques measure 1 by 4 feet in size.

There are also etched granite plaque that identify the common and Latin names of the eastern red cedar tree near the Colonial Courthouse and the tulip poplar at the southeastern end of the circle.

CONDITION ASSESSMENT

Summary of Status of Historic Resources

Gloucester Court Circle and the cultural landscape of the Colonial Courthouse is generally in good condition and well maintained. All six of the buildings and the Confederate Monument are at least 50 years of age and constitute historic resources. The perimeter wall is also more than 50 years of age and constitutes a historic resource. While the dates of origin of plant material is not currently known, many of the trees and the use of turf throughout the circle may also constitute historic materials.

The other landscape features present within Gloucester Court Circle—the brick walk system, Gardner Monument, signs, flagpoles, benches, trash receptacles, bollards, and concrete planters—all appear to be contemporary additions that do not constitute historic resources. All of these contemporary features are carefully sited and designed to be compatible with the historic resources of the cultural landscape. While they themselves do not require specific preservation treatments, maintaining these features in good condition until they have reached the end of their useful life is important, as is continuing to present a well-cared-for character and appearance.

Condition Issues

Perimeter Brick Wall

The primary condition issues of concern noted during field investigations conducted in November 2023 pertain to the perimeter brick wall. Numerous issues of concern were noted during the site visit, including cracking, loss of mortar, evidence of incompatible past repair and repointing, and bioloigical growth. Just prior to the site visit, the wall was also extensively damaged by the impact of a vehicle, resulting in a large break in the masonry. In conversation with County representatives, it was learned that this is not an unusual occurrence. The condition of the wall is such that a full repair and repointing may be the best solution to address all of the problems comprehensively rather than addressing individual issues one at a time.

In response to the ongoing threat to the wall posed by vehicles, a protective barrier system may need to be employed between Main Street and the wall. This might take the form of unobtrusive bollards designed to have a limited visual impact on the historic scene. Such bollards could be located at the most vulnerable corners (southeast, southwest, northeast, and northwest of circle) only if the ends and north and south straight runs have been been damaged with the same frequency. Currently, it appears the space between the road and the wall is maintained using mulch. It may be possible to use plantings like daylilies in this space to render the wall more visible to passing vehicles and to limit the visual impact of the bollards. Additional traffic calming efforts, such as speed bumps or flashing lights to alert drivers to reduce speed, may further help to mitigate potential damage in the future.

Other Considerations for Management

Accessibility

All of the walks were updated in the 2020s. Aside from not providing access to some of the building entrances that will not be made available to the public, the central walk, and the walks leading to individual buildings as updated appear to meet Architectural Barriers Act Accessibility Standards (ABAAS) and afford visitors access to all of the key features of the cultural landscape. The walk leading to the north entrance through the perimeter wall, however, is not accessible given the presence of stairs at the junction with the wall. Because visitors can reach Main Street via the south, east, and west entrances, the single non-accessible route is considered secondary, and thus acceptable.

Trees and Shade

The large trees that grace the circle are important to providing shade for visitors and softening the landscape. The shade cast by the trees, however, does limit the rigorous growth of the turf and may lead to biological growth on individual buildings. The trees should be evaluated annually by an arborist to ensure their health and avoid any hazardous conditions. This effort could be combined with modest thinning of the canopy on a periodic basis to increase light and air within the circle.

Soil Compaction

Visitor access to the area outside the perimeter wall near the southeast entrance has led to compaction of the soil and a less attractive appearance. Planting this area with low growing perennials such as daylilies may offer a visual improvement for this area.

Drainage

Behind the wall is a zone that appears to hold water following a storm as turf is not growing in these areas. The wall features a few openings at the base that were likely intended for stormwater to move out of the circle. The openings should be checked to ensure that they are functioning properly.

TREATMENT RECOMMENDATIONS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
CC. L.1		A vehicle ran into the wall, damaging a section. This has occurred in the past. The wall needs to be rebuilt in this section with materials and workmanship that matches the historic wall.	Section shown and any other places where not completed properly in the past.
CC. L.2		Brick perimeter wall exhibits cracking and evidence of past repairs that are not compatible with the materials of the original wall. The wall should be repointed as part of a larger rehabilitation effort.	Entire wall
CC. L.3		Example of previous repair that may not match the original wall. The entire wall should be repaired to address various conditions using historic materials and workmanship.	Entire wall
CC. L.4		Biological growth is a problem in association with the wall. Careful cleaning of the wall should be conducted in the short term before the entire wall can be repaired.	Cleaning the wall where biological growth is present

CC. L.5		Ponding of stormwater appears to be occurring along the inside edge of the perimeter wall. Careful cleaning of the drainage systems built into the base of the wall might improve the situation. Regrading to direct stormwater away from the wall might be necessary if positive drainage cannot be effected otherwise.	Sections of the wall interior along its entire length exhibit evidence of ponding

BOTETOURT BUILDING LANDSCAPE

PHYSICAL DESCRIPTION

View of Botetourt Building from southwest

The Botetourt Building is located within historic downtown Gloucester, Virginia. The building, originally built as a tavern (John's New Ordinary) circa 1770, presently serves as the Gloucester Museum of History. After long serving as a hotel, it was adapted for use as Gloucester County offices and as a cultural center in 1968. The building faces Main Street to the east of Gloucester Court Circle. Carriage Court, a dead-end street extends to the east of the building and the associated open green to its north, while John Lemon Lane edges the property to the west. John Lemon Lane provides access to a small visitor parking area northwest of the building. Trees flank the building to either side. A sidewalk edges the property along Carriage Court. A brick walk leads from the sidewalk along Main Street around the side of the Botetourt Building, providing a connection to the visitor parking area as well as a sunken garden space behind the Botetourt Building that surrounds a mechanical and restroom structure. Plantings associated with the building include a row of boxwood shrubs along the front of the porch, that screen a brick-lined gutter, another row of boxwood along the west side of the building, and evergreen hedges that surround the visitor parking area, the sunken garden, and portions of the east of the Botetourt Building. A bench is set beneath the tree to the east of the building, while directional and street signs are located at the intersections of Carriage Court and John Lemon Lane with Main Street.

View to west of rear sunken entrance to basement and restroom and mechancial building

The sunken garden behind the Botetourt Building is accessed via flights of brick stairs that extend from the sidewalk along Carriage Court and the brick walk west of the Botetourt Building. The brick stairs lead to landings, and a second flight of stairs that access a covered walk extending between the rear of the Botetourt Building and the entrance into the mechanical and restroom building. The landings provide access to the garden space that surrounds the mechanical and restroom building. The garden space is characterized by mown turf. There are also three small trees set within the space, which is contained by a brick retaining wall, topped by evergreen hedge plantings. A picnic table, HVAC utility system structure, and propane tank are also located within the sunken garden.

The visitor parking area is an informal, gravel surfaced space screened by hedge plantings. Set along the inside of the hedge plantings is a sign, which is partially obscured by foliage, that notes the parking as available for visitors. To the north of the sunken garden is a wide expanse of relatively level ground, characterized by mown turf. The space is edged by the Gloucester County Utilities Department building and associated walks, ramps, stairs, and plantings to the north, Carriage Court and associated sidewalk to the east, the sunken garden to the south, and private property to the west. A privacy fence marks the boundary of the private parcel, portions of which are missing or in disrepair. Along the eastern side of the fence is a row of crape myrtle trees, beneath which are set seven picnic tables, a pair of clipped evergreen shrubs, a sign, and a fire hydrant. A sign encourages visitors to clean up after walking their pet. Two metal posts are also present on the eastern side of the property that mark the presence of an underground gas line.

Individual Features

South elevation of Botetourt Building

Environs of the Botetourt Building. The Botetourt Building is located on the north side of Main Street to the east of Gloucester Court Circle at the intersection with Carriage Court. The building is connected to the sidewalk along Main Street by a brick walk. The walk leads to a landing in front of the Botetourt Building and a flight of brick stairs that provide access to the porch that extends along the full length of the building. A large willow oak tree (*Quercus phellos*) edges the building to the west, while a live oak tree (*Quercus virginiana*) is to its east. A row of boxwoods (*Buxus* sp.) follows the line of the porch to either side of the brick landing. An additional row of boxwoods edges the building along its western façade. A bench is under the live oak tree for the enjoyment of visitors. As noted, a brick walk leads around the west side of the building from the Main Street sidewalk, providing a connection to the visitor parking area as well as the sunken garden behind the Botetourt Building. A trash receptacle is set adjacent to the walk. Gutters along the roof of the building are connected to downspouts that empty onto splash blocks to either side of the building near the brick walk and the sidewalk. The porch roof drains to a brick lined gutter behind the row of boxwoods. A street sign, directional parking sign, and directional sign to the Public Utilities Department building are on the property near the intersection of Carriage Court and Main Street; located near the signs is a metal pole marking an underground gas line. An exposed aggregate sidewalk edged by a concrete curb edges the property along Carriage Court.

View of west side of mechanical and restroom building

Environs of the mechanical and restroom building. The mechanical and restroom building is located directly behind and north of the Botetourt Building and set slightly above its basement level. It is connected to the Botetourt Building by a brick walkway covered by a roof supported by columns**.** A garden surrounds the building on three sides. The brick connecting walk, as well as brick stairs and landings that extend east and west, is located just to north of the building. The sunken garden features turf lawn inset with a flowering dogwood (*Cornus florida*), Japanese maple (*Acer palmatum*), and arborvitae (*Thuja occidentalis*) tree. The space is contained by a brick retaining wall topped by evergreen shrubs clipped into the form of a hedge.

North elevation of restroom and mechanical building

View of front walk

Front walk

The brick walk that leads to the front porch of the Botetourt Building is composed of two distinct sections. The section that extends from the sidewalk along Main Street is dark red brick set in a herringbone pattern and edged with a soldier course. Within the front lawn of the property, possibly at the margin of the Main Street right of way, the walk transitions into an orange brick in a basketweave pattern without an edge course which also measures 4 feet 6 inches in width. Both walk sections have sand-swept joints. As it approaches the porch, the walk turns to the west and forms a landing at the base of the porch. A flight of brick stairs with three risers provides access to the porch; there is no ramp or other accessible means to reach the porch and the front entrance into the building.

Side walk in west yard

Side walk

A brick walk leads from the sidewalk along Main Street around the west side of the Botetourt Building. Like the front walk, the walk along the side is initially constructed of a dark red brick as it extends from the Main Street sidewalk, likely through the right of way, is laid in a running bond pattern edged by a soldier course. The walk measures 4 feet in width and has sand-swept joints. Stormwater flow from the roof gutter downspout may be causing some scouring of the lawn adjacent to the walk.

View of parking area

Parking area

A small parking area is available to visitors northwest of the Botetourt Building on Carriage Court. The parking area is accessed from John Lemon Lane. The road and parking are gravel surfaced. The parking area accommodates up to three cars, although it is not striped. A hedge of glossy privet (*Ligustrum lucidum*) edges the parking spaces and helps to screen cars from view from Main Street. A small sign edges the parking spaces that notes "Visitor Center Parking."

Views of sunken plaza

Brick walk, stairs, and sunken plaza

Linking the brick walk to the west and the Carriage Court sidewalk to the east is a brick walk and stair that extends between the Botetourt Building and the mechanical and restroom building. The brick walk and stair lead to a brick plaza edged by brick retaining walls. The plaza encompasses a covered walkway linking the rear façade of the Botetourt Building to the entrance into the mechanical and restroom building. The roof that covers the walk is supported by

wooden columns set into the plaza space. The walks to the east and west are composed of brick landings and two flights of brick stairs, each with four risers. At the middle landing, visitors can turn to the north and follow another brick walk associated with a two-riser stair that leads into the walled sunken garden. The retaining wall that frames the plaza and stairs to the south edges a mulched planting bed area that does not contain any plants. A large clipped boxwood edges the walk to the north. The brick walk is edged by cheekwalls that connect to the retaining wall system. Condition issues observed in association with the brick walk, stairs, and sunken plaza include biological growth due to the very shady condition of the space and lack of air circulation.

View of sunken garden retaining wall

Sunken garden retaining wall

The sunken garden behind the Botetourt Building is framed by a brick masonry retaining wall, roughly three feet in height, that forms a U-shape and connects to the brick walk, stairs, and sunken plaza wall system. The wall steps down with the grade in several locations. The top of the wall has a rowlock brick course. Condition issues observed in association with the brick wall include bioligical growth in sections where the wall is shaded by the hedge or trees planted in the sunken garden.

Plantings along front porch

Boxwood plantings along the porch

There are ten boxwoods planted along the front porch of the Botetourt Building. Two are dead or dying, while others exhibit evidence of dieback and yellowing due to an unknown condition that might be associated with a pest infestation, disease, or insufficent water. The bed in which the boxwoods are planted is maintained with mulch.

Boxwood plantings on west elevation

Boxwood plantings along the western façade of the Botetourt Building

Five additional boxwoods edge the western façade of the Botetout Building (**Figure 36),** while three more continue the line of the building as it extends along the edge of the brick stair and landing system. These plants are more healthy in appearance and do not exhibit any dieback or discoloration.

View of Willow oak tree to west of building

Willow oak tree

A large willow oak tree stands approximately 15 feet from the Botetourt Building near its western side. The brick walk that extends around the building closely edges the tree. The lower branches of the tree have been limbed up to allow passage along the walkway. The willow oak tree appears relatively healthy. Willow oaks can have water seeking and invasive root systems; the foundation and basement of the building should be monitored to ensure that roots from the tree do not cause structural problems.

View of live oak tree to south of building

Live oak tree

A large live oak tree stands approximately 8 feet from the Botetourt Building porch near the corner of the principal façade. The tree provides shade for a bench set in front of the porch. It is located in close proximity to the brick gutter that conveys stormwater flowing from the porch roof, as well as the sidewalk along Carriage Court. The tree appears to be in healthy condition. The shade cast by the tree has led to the loss of turf underneath. Mulch may be needed to protect the soil from erosion.

View of flowering dogwood tree

Flowering dogwood tree

A small flowering dogwood tree is set in the northwest corner of the sunken garden space, in close proximity to the perimeter brick retaining wall. The tree appears to be leaning slightly away from the wall and toward the open space of the garden. The tree appears to be in relatively good health, although observation occurred during fall when it is difficult to tell whether there are any dieback issues.

Japanese maple at rear of building

Japanese maple
A medium-aged Japanese maple is located to the northeast of the mechanical and restroom building in the turf lawn of the sunken garden. The tree has wide-spreading branches that begin low on the trunk, making it difficult to walk beneath the tree. The tree appears to be in relatively good health, although observation occurred during fall when it is difficult to tell whether there are any dieback issues.

Arborvitae tree
Closely edging the northeast corner of the mechanical and restroom building is a medium-aged arborvitae tree. The tree is a narrow upright evergreen. The side of the tree that faces the Japanese maple appears to have lost many of its branches and needles, likely due to shade and close growing conditions.


View of American holly tree

American holly tree
There is an American holly tree (*Ilex opaca*) located along John Lemon Lane west of the Botetourt Building. The tree is medium-sized. It is edged by a grassy area and hedges along John Lemon Lane. The tree appears to be in relatively good health.

Hedge screeing at parking area

Hedge screening the parking area

A hedge of glossy privet shrubs edges the parking area northwest of the Botetourt Building. The hedge is maintained at a height of approximately 4 feet. A section along the northern edge is missing foliage where additional shrubs appear to have been recently removed. The foliage is anticipated to grow back in this area. Sections of the hedge are thin and becoming leggy. A more extensive pruning may be required to rejuvenate these sections.

Hedges from west side of sunken garden (l) and northwest corner (r)

Hedge around sunken garden

Hedges edge the sunken garden on three sides. The species used to form the hedge vary. At the southwestern end, the hedge is composed of boxwood. The hedge planting then transitions to glossy privet for a large section of the western side of the garden. As the garden wall turns to form the northern edge of the sunken garden, the plants used to form the hedge are yaupon holly (*Ilex vomitoria*). The hedge continues along the eastern side past the entrance walk and stairs. For

a short section the hedge is composed of holly osmanthus (*Osmanthus heterophyllus*) before returning to yaupon holly. The shrubs are maintained through pruning. They generally appear to be in good condition.

Hedges set close to eastern elevation

Hedges along eastern façade of the Botetourt Building

Additional shrubs continue along a portion of the northeastern side of the Botetourt Building. These yaupon holly shrubs are maintained through pruning. They generally appear to be in good condition, although there are some sections with foliage loss on the south side of the shrub. The building in this location is evidencing biological growth. Refer to Architectural for additional information regarding impacts of planting in close proximity to the building.

View to south of open lawn at rear of Botetourt Building

Open lawn
Behind the sunken garden is an expanse of turf lawn. The lawn appears to be in good condition.

Boxwood shrubs
At the western edge of the lawn are two globe-shaped boxwoods maintained through pruning. The shrubs appear to be in good condition. A sign is set between the two shrubs requesting that visitors pick up after their pets.

View to north of crape myrtle trees

Crape myrtle trees

A row of three crape myrtle trees follow the two globe-shaped boxwood shrubs along the western edge of the turf lawn. There are picnic tables with benches set beneath the trees to take advantage of the shade. There is also a fire hydrant beneath the trees. The trees appear to be in good condition.

Street signs at Main Street

Signs at Carriage Court

Street signs mark the intersection of Main Street and Carriage Court. The street signs are custom designed, with a rounded top. The signs have a black border, white background, and black text. The Main Street sign features a tree symbol. The street signs are mounted to a 6x6 white painted wood post. Also attached to the post is a parking sign that directs visitors to Carriage Court.

Also located at the intersection is a sign directing visitors to the Public Utilities Department. The sign hangs from a redwood painted 4x4 wood post with a wooden 1x1 board that extends outward from the post with hooks that hold the sign. An angled metal strap extends from the top of the post to support the end of the wood board.

View of signs for Lemon Lane

Signs at Lemon Lane

Street signs mark the entrance onto John Lemon Lane from Main Street. The signs are similar in design to those at the intersection of Main Street and Carriage Court. Attached to the base of the post is a sign noting "Visitors Center and Gift Shop Parking." The signs are in good condition.

Visitors Center parking sign hidden behind foliage

Sign at parking

A metal sign mounted to a wooden 4x4 post edges the parking area northwest of the Botetourt Bulding. The sign is green with white lettering and reads "Visitor Center Parking." The sign is partially obscured by the foliage of the adjacent privet hedge. The bench is in good condition.

Wood bench at southeast corner of building

Bench

A wooden bench is located in front of the Botetourt Building porch beneath the live oak tree. The bench is fabricated from wooden slats set on an ornate metal frame. The bench has a back and arm rests. The metal legs are anchored to concrete slabs on the ground. The bench is in good condition.

Pole identifying gas line routing

Buried gas line markers

Two metal poles, painted orange along the top and white below, mark the presence of an underground gas line. One is located near the sign directing visitors to the Public Utilities Department at the corner of Main Street and Carriage Court, while the second is located outside the northeast corner of the sunken garden. The markers are in good condition.

CONDITION ASSESSMENT

1936 photograph of Botetourt Building (l); 1973 view of sunken garden (r)

SUMMARY OF STATUS OF HISTORIC RESOURCES

The Botetourt Building and associated cultural landscape is generally in good condition and well maintained. The building itself is a historic resource that has evolved over time to accommodate various uses, including as a hotel and today as a museum. Historic photographs illustrate some of the changes that have occurred, such as the loss of a second story porch. The mechanical and restroom building as well as the brick walks, stairs, retaining walls, and landings, and the sunken garden edged by a perimeter brick wall appear in photographs of the property from 1973, indicating that they have been present for at least 50 years as well. The evergreen shrubs that surround the sunken garden appear as relatively new plantings in 1973, suggesting that the hedge as presently configured has evolved over time to its present tall and dense condition. Although the dates of origin of other plantings on the property are not known, it is likely that the willow oak and live oak may also constitute historic materials.

The other landscape features present within the property—the brick walks, signs, boxwood and parking area hedge plantings, bench, trash receptacle, and parking area—all appear to be contemporary additions that do not constitute historic resources. All of these contemporary features are carefully sited and designed to be compatible with the historic resources of the cultural landscape. While they themselves do not require specific preservation treatments, maintaining these features in good condition until they have reached the end of their useful life is important, as is continuing to present a well cared for character and appearance.

CONDITION ISSUES

- **Side brick walk**
  The side brick walk that leads around the west side of the Botetourt Building is being impacted by tree roots causing heaving and displacement of the brick. The uneven

surface of the walk may be a tripping hazard.

- **Stormwater**
  The downspouts from the roof gutter empty onto the ground along the eastern and western sides of the building. Splash blocks help to disperse some of the energy of the flow of stormwater, but there is also evidence of soil erosion below the downspouts that could be further corrected. A brick gutter carries stormwater that flows off the front porch roof. The gutter needs regular cleaning of debris and when bricks are out of alignment they need to be reset.

- **Trees**
  The trees are generally in good condition. The willow oak located near the western façade of the Botetourt Building may pose a threat where roots invade the building foundation.

- **Shrubs**
  Some of the shrubs may need replacement, such as boxwoods missing from the row in front of the porch, while others may need rejuvenative pruning where they have become leggy or have lost foliage. The hedges along the top of the sunken garden retaining wall are dense and may be limiting air circulation and light from reaching some of the walls, which are being impacted by biological growth. The shrubs currently growing along the northeast side of the building could be removed or replaced with a lower-growing shrub to prevent further biological growth.

- **Brick retaining walls**
  The brick retaining walls behind the Botetourt Building, including the stairs and associated landings as well as the wall that contains the sunken garden, exhibit evidence of biological growth due to shade and lack of air circulation.

- **Accessibility**
  The Botetourt Building is not currently accessible due to a flight of stairs leading to the entrance at the front porch as well as the rear entrance and restrooms. An entrance that meets Architectural Barriers Act Accessibility Standards (ABAAS) and affords visitors access to the museum is needed.

- **Trees and Shade**
  The trees around the Botetourt Building are important for providing shade for visitors and softening the landscape. The shade cast by the trees, however, does limit the growth of turf. Where turf cannot be grown, the soil may need to be protected from erosion using mulch or a ground cover. The trees should be evaluated annually by an arborist to ensure their health and avoid any hazardous conditions. This could be combined with modest thinning of tree canopies if needed to increase light and air.

TREATMENT RECOMMENDATIONS

CODE	PHOTOGRAPH	CONDITION/REPAIR	QUANTITY
BL. L.8		Shrubs display thinning in various areas. Perform rejuvenative pruning.	Hedge along parking area, approximately 6 shrubs
BL. L.9		The boxwoods in front of the porch need to be evaluated Replace all shrubs which are dead, dying, or in critical condition.	Up to 10 shrubs.
BL. L.10		Biological growth is occurring at the walls and walks in the sunken terrace area. Refer to Architectural for short-term cleaning solutions; reducing shade and increasing air circulation should be a longer term goal.	Refer to Architectural