RICHARDSON OLMSTED CAMPUS BUILDING CONDITIONS ASSESSMENT

BUFFALO, NY

PREPARED FOR: RICHARDSON CENTER CORPORATION

PREPARED BY: kta preservation specialists

JANUARY 2023

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EXECUTIVE SUMMARY

In September 2019 CJS Architects produced Richardson Olmsted Campus Building Conditions Assessment ("CJS Report"), which provides extensive documentation of the existing conditions of Buildings 38, 39, 40, and 41, and makes recommendations for repair of the roof framing, masonry walls, floor and ceiling framing, and overview of the interior finishes. The CJS Report also includes a cost estimate by ARC Building Partners and structural report by Simpson Gumpertz Heger (SGH). The CJS Report provided an update to the 2008 Historic Structures Report ("HSR"). Buildings 9 and 43 were not included in the CJS Report.

Buildings 38, 39, 40, and 41 served female patients and are located on the west wing of the historic Kirkbride plan. Building 9, located on the east wing, was historically a ward for male patients. Building 43 functioned as the Female Kitchen. This report utilizes the information in the CJS Report for Buildings 38, 39, and 40, and provides existing conditions documentation for Buildings 9 and 43. Building 42 received a Save America's Treasure Grant in 2020 to repair the severely deteriorated roof to prevent further deterioration of interior fabric.

As outlined in detail in the CJS Report, the Richardson Center Corporation ("RCC") has undertaken numerous stabilization projects since the 2008 HSR. These projects have included masonry stabilization to repair, and/or protect elements which had collapsed; insertion of steel armatures for shoring inside connectors; sistering or replacement of deteriorated attic framing; roof stabilization with some tear-offs and localized repairs, disconnecting internal downspouts and attaching new downspouts to the Yankee gutters on the exterior of some of the buildings. In 2013 the restored South Lawn was opened and in May 2017 rehabilitation of the original administration building (Building 45), and one former patient ward to each side (Buildings 44 and 10) as a hotel and conference center was completed.

The intent of this document is to identify and outline areas of work that are needed immediately to prevent further deterioration due to water infiltration at the roof and internal gutters. This is especially important given that the RCC has entered into a lease agreement with a developer who plans to rehabilitate Buildings 38, 39, 40, and 42 over the next 7-years. In order to allow the interior of the buildings to be viable for rehabilitation and redevelopment permanent repairs need to be made now to make the buildings weather tight. These repairs include the replacement of deteriorated roofs and attic framing members, and the installation of opening protection at windows and doors.

BUILDING 42

2016 >>>> 2020 >>>> 2022

BUILDING 9

MALE WARD B (BUILDING 9)

GENERAL DESCRIPTION

Male Ward D is a Medina sandstone building with a basement, two floors, and an attic. The building is constructed with masonry load-bearing walls, stone faced with multi-wythe masonry back-up, and timber framed roof. The Medina sandstone is rock faced and laid in a random ashlar pattern. The trim stones at the window arches, belt courses, sills, and mullions have a honed surface. The red Medina sandstone is contrasted with yellow sandstone to create decorative patterns at the corner and gable peaks, and in the spandrel panel over a set of tripartite windows. The exterior of the building is in fair to good condition, while the interior has deteriorated in locations (plaster, brick masonry, wood framing, floors of past and continued water infiltration). The roof is failing in a number of locations and deterioration is noted at the wood capped gable ends. A three-story metal and concrete porch is located to the west on the south elevation. A second porch, to the east was infilled on the first floor to create a “barber shop.”

South Elevation of Male Ward B (Building 9)

North Elevation of Male Ward B (Building 9)

Detail of Stabilization on North Elevation

Detail of Deterioration of Mortar Joints

EXTERIOR EXISTING CONDITIONS

Stone

The stone is generally in good condition, with some minor spalling. The north and west elevations show more extensive spalling, as expected given these are areas of greater water infiltration. Spalling is also noted in some locations where the pin fasteners from the iron bars at the window openings have rusted and large pieces of stone have spalled. No significant algae growth was observed on the building. Some atmospheric soiling is observed on all elevations.

The mortar joints are generally sound. Deterioration is noted in locations where ongoing water infiltration and saturation is occurring. Buff colored and red mortar were evident, indicative of several repointing campaigns.

Step cracking is observed on the south and east elevations, primarily between the windows.

Porches

The porches on the east and west sides of the south elevation are in poor condition. The concrete is spalling, and the steel is rusting. The roof of the porches have deteriorated, and water is infiltrating the building at the flashing.

Roof

The roof is covered in asphalt 3 tab shingles. The roof is deteriorated with open holes and missing shingles at east, west, and center wings. The main portion of the roof was installed after 2002. The gutters are built into the stone parapet wall. The gable rake is covered with asphalt shingles. The gable rake has a wood trim on the face.

Windows/Doors

All of the basement windows have been covered with plywood. The remainder of the windows are covered with plastic sheet material, and in some locations plywood.

Porches on the West Side of the South Elevation

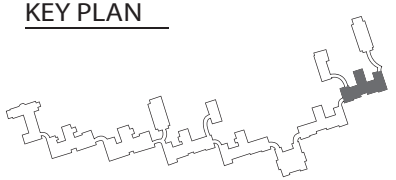
Roof Damage on West Elevation

View Showing Location where Windows have been Covered for Protection

KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- VEGETATION
- STAINING

KEY PLAN



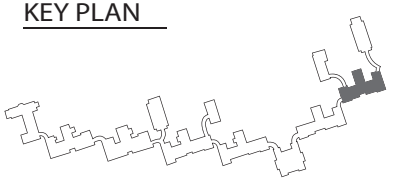
0' 5' 20'

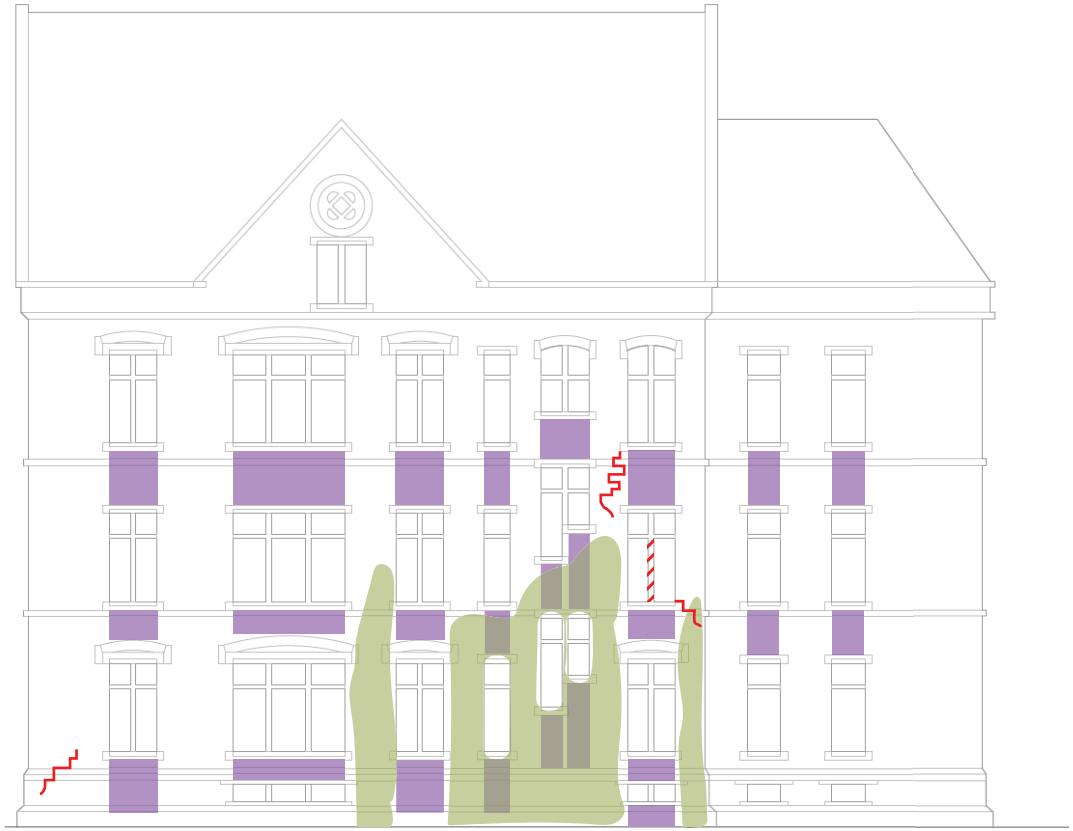
BUILDING 9 (MALE WARD B)
NORTH ELEVATION PLAN

KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- VEGETATION
- STAINING

KEY PLAN





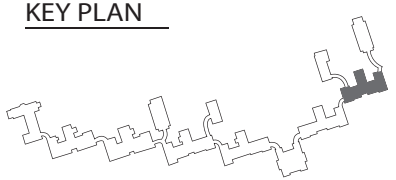
0' 5' 20'

BUILDING 9 (MALE WARD B)
EAST ELEVATION PLAN

KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- VEGETATION
- STAINING

KEY PLAN



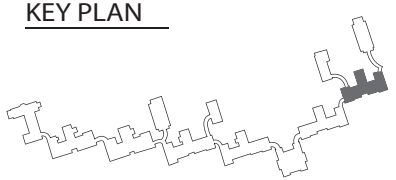
0' 5' 20'

BUILDING 9 (MALE WARD B)
SOUTH ELEVATION PLAN

KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- VEGETATION
- STAINING

KEY PLAN



0' 5' 20'

BUILDING 9 (MALE WARD B)
WEST ELEVATION PLAN

INTERIOR EXISTING CONDITIONS

The interior of the building features hardwood floors covered with linoleum, and wood doors, window sash, and casing. The building is in fair to poor condition. The majority of the deterioration can be attributed to water infiltration from previous or current roof leaks and broken internal downspouts. This deterioration includes deteriorated and failed plaster ceilings and walls, exposed brick masonry, and deteriorated or failed floor structure. The high moisture levels and lack of ventilation have resulted in peeling paint, cracks in the plaster, and deterioration of the finish plaster coat.

While there is significant deterioration in the plaster due to water infiltration and the high levels of moisture in the unconditioned building, ornamental plaster modillions and decorative plaster brackets with saw-tooth motif remain extant in the central hall. Crown mold remains in a number of locations on all floors, which would allow for future repair and replication during restoration.

Deteriorated Plaster on Third Floor Wall

Deteriorated Plaster on Third Floor Wall

Water Infiltration Inside Attic

STRUCTURAL DESCRIPTION

Building 9 is a three-story, Medina sandstone faced masonry building with full basement. The floor framing consists of 3x12 wood joists spaced at 16 in. on center, while the ceiling framing consists of 2x12 wood joists spaced at approximately 16 in. on center. The roof framing consists of “scissor” type wood trusses.

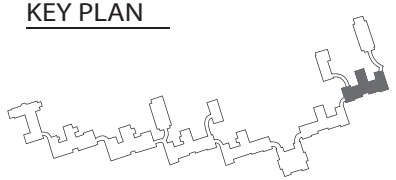
In general the structure of the building is in fair condition. The exterior and interior bearing walls appear to be in good condition. The floor structure and ceiling structure have failed in locations where there is significant water infiltration due to holes in the roof and failing internal downspouts. The roof framing in the main block was repaired in early 2000s as noted in the 2008 HSR. Several holes were observed in the roof decking at the east, west, and central wings. Water continues to infiltrate the building at these locations. Infiltration was observed in the east, west, and central wings. Water damage was observed on the attic floors, and where the purlins bear in pockets, and at sheathing abutting gable end walls.

Deteriorated Ceiling Plaster on Third Floor

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51- 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 81- 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN



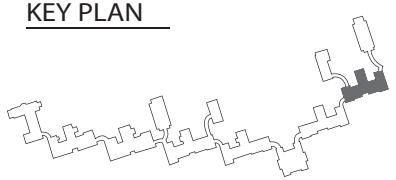
0' 5' 20'

BUILDING 9 (MALE WARD B)
FIRST FLOOR PLAN

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51- 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 81- 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN



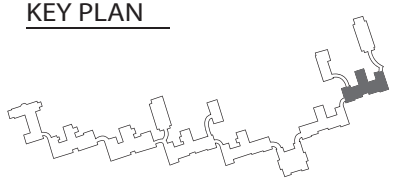
0' 5' 20'

BUILDING 9 (MALE WARD B)
SECOND FLOOR PLAN

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51- 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 81- 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN



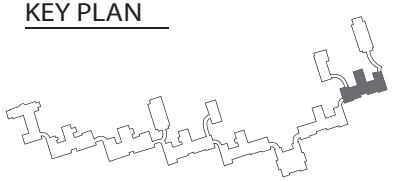
0' 5' 20'

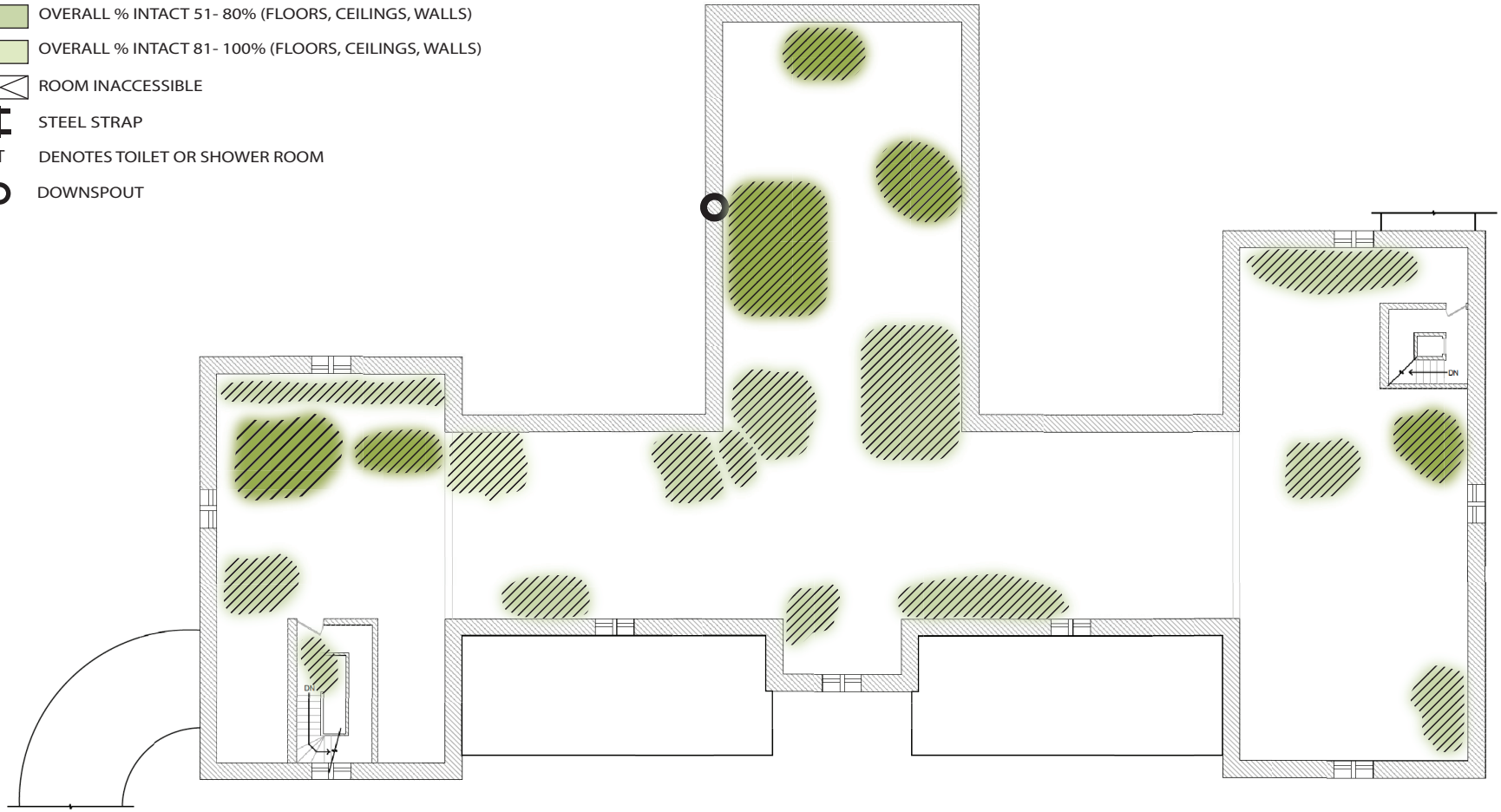
BUILDING 9 (MALE WARD B)
THIRD FLOOR PLAN

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- CEILING, PLASTER, LATH, OR TIN
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51- 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 81- 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





0' 5' 20'

BUILDING 9 (MALE WARD B)
ATTIC FLOOR PLAN

KEY

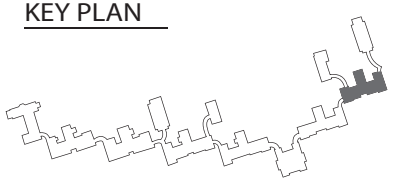
R1 - MINOR CHECKING/CRACKING/WATER STAINING

R2 - ROOF FRAMING/SHEATHING REQUIRES LOCAL REPAIRS

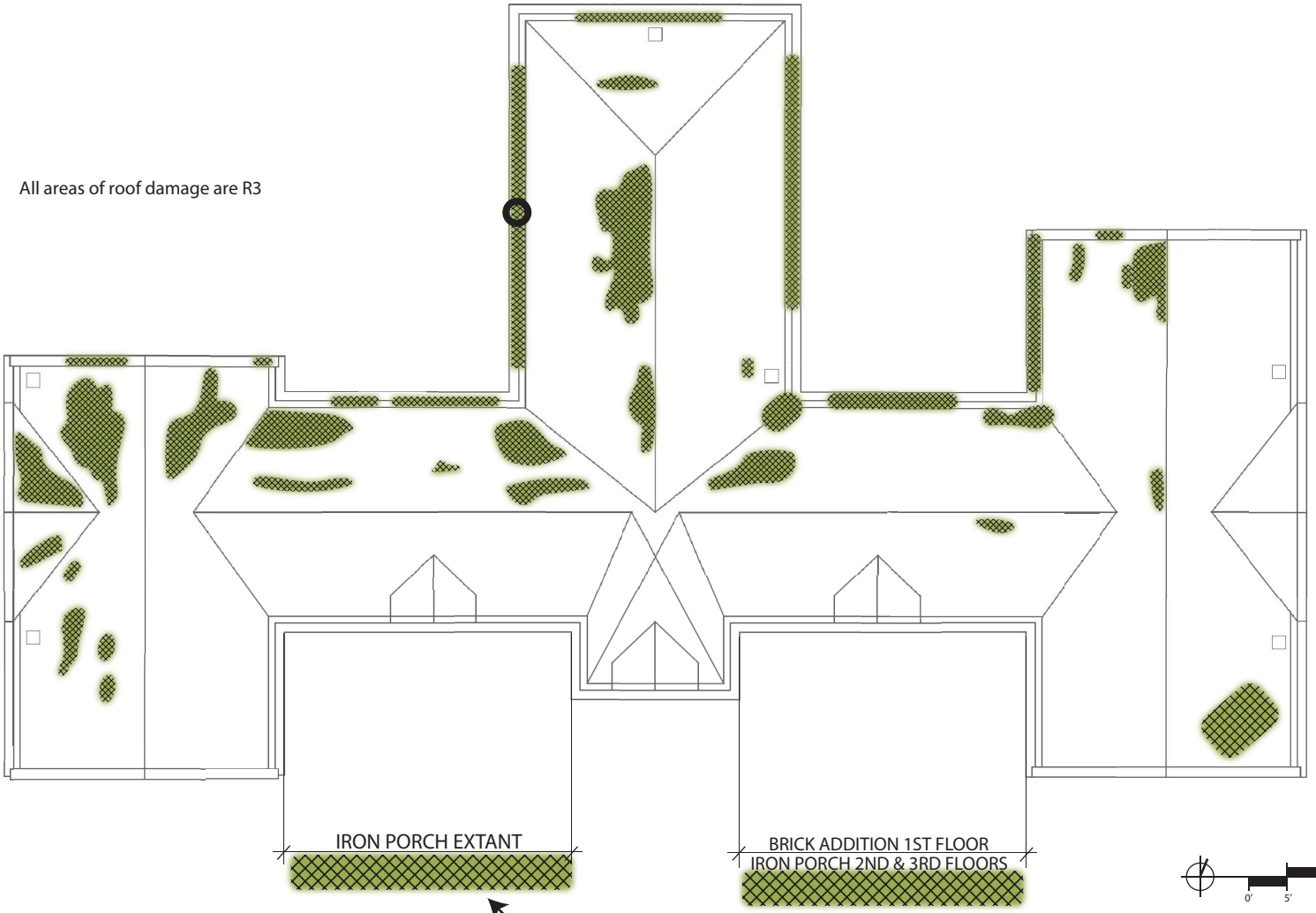
R3 - ROOF FRAMING/SHEATHING REQUIRES REPLACEMENT

DOWNSPOUT

KEY PLAN



All areas of roof damage are R3



BUILDING 9 (MALE WARD B)
ROOF PLAN

KEY

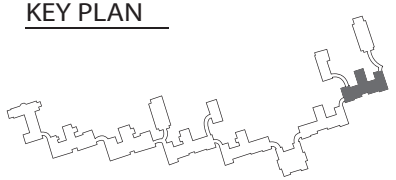
CEILING - PLASTER, LATH, OR TIN DAMAGE

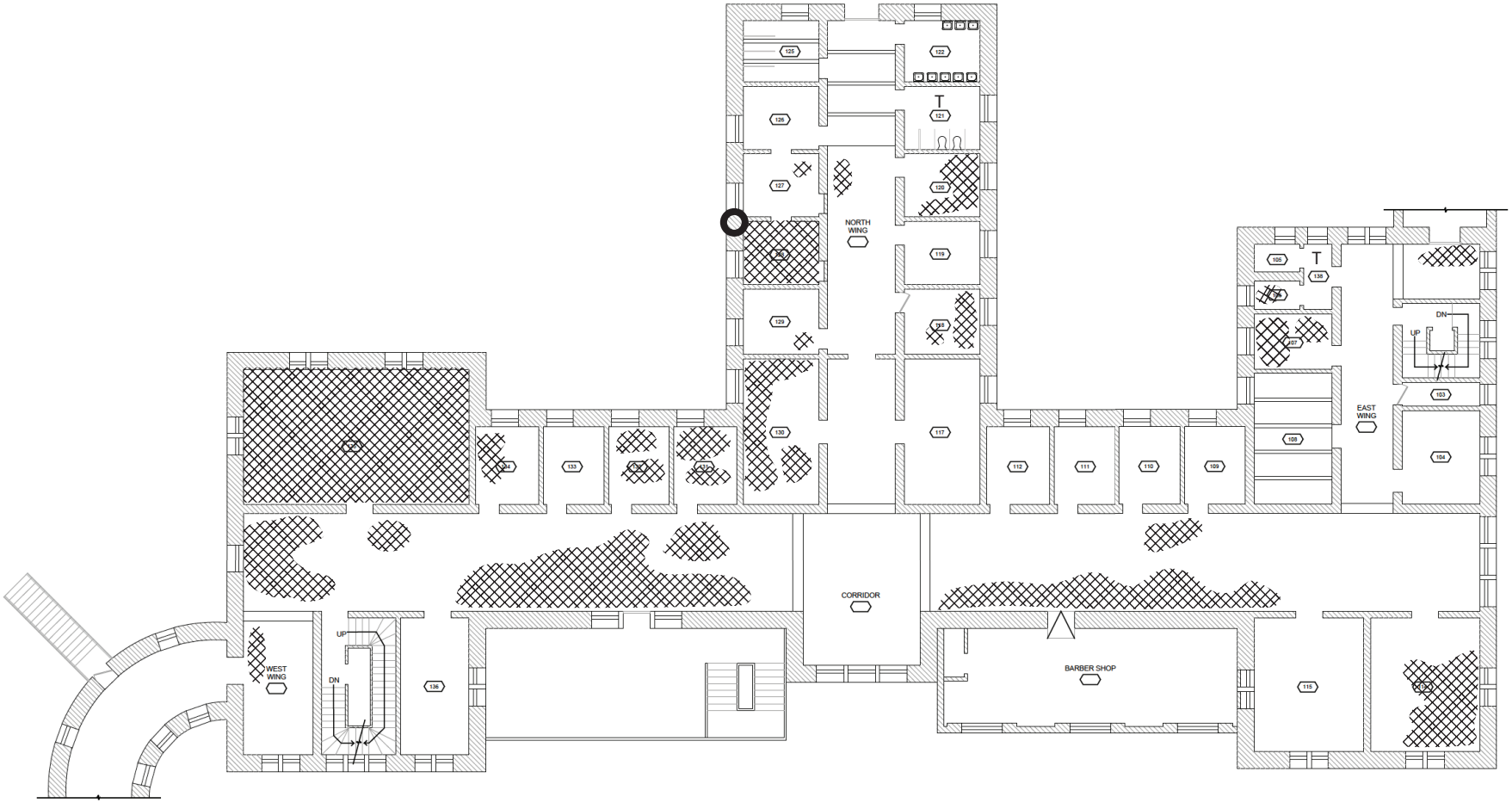
MASONRY COLLAPSE / MISSING MASONRY

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN





BUILDING 9 (MALE WARD B)
FIRST FLOOR REFLECTED CEILING PLAN

KEY

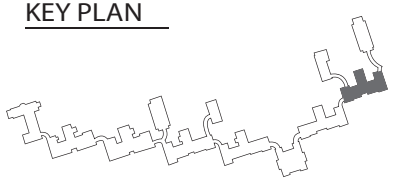
CEILING - PLASTER, LATH, OR TIN DAMAGE

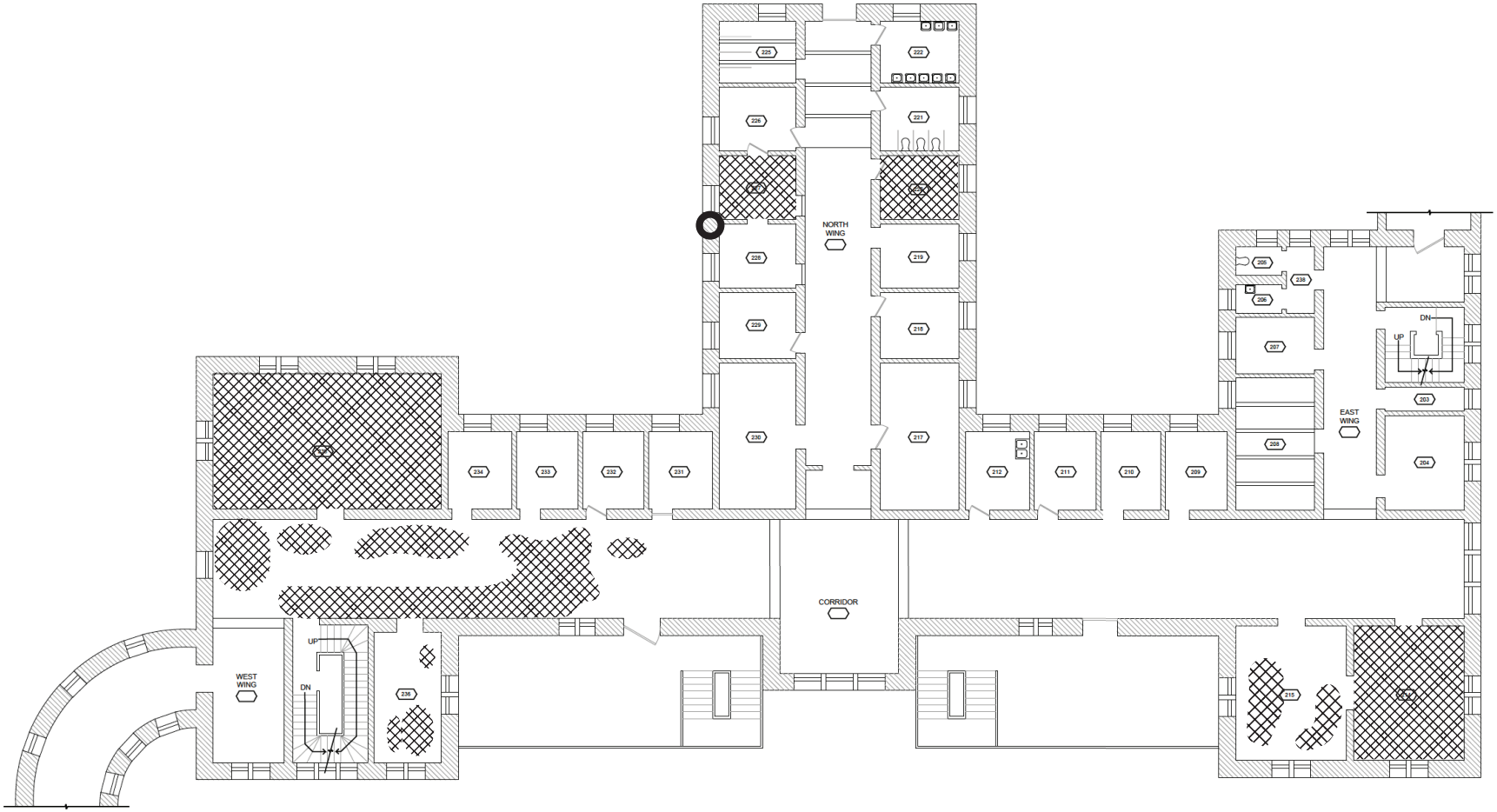
MASONRY COLLAPSE / MISSING MASONRY

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN





0' 5' 20'

BUILDING 9 (MALE WARD B)
SECOND FLOOR REFLECTED CEILING PLAN

KEY

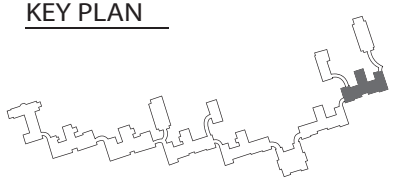
CEILING - PLASTER, LATH, OR TIN DAMAGE

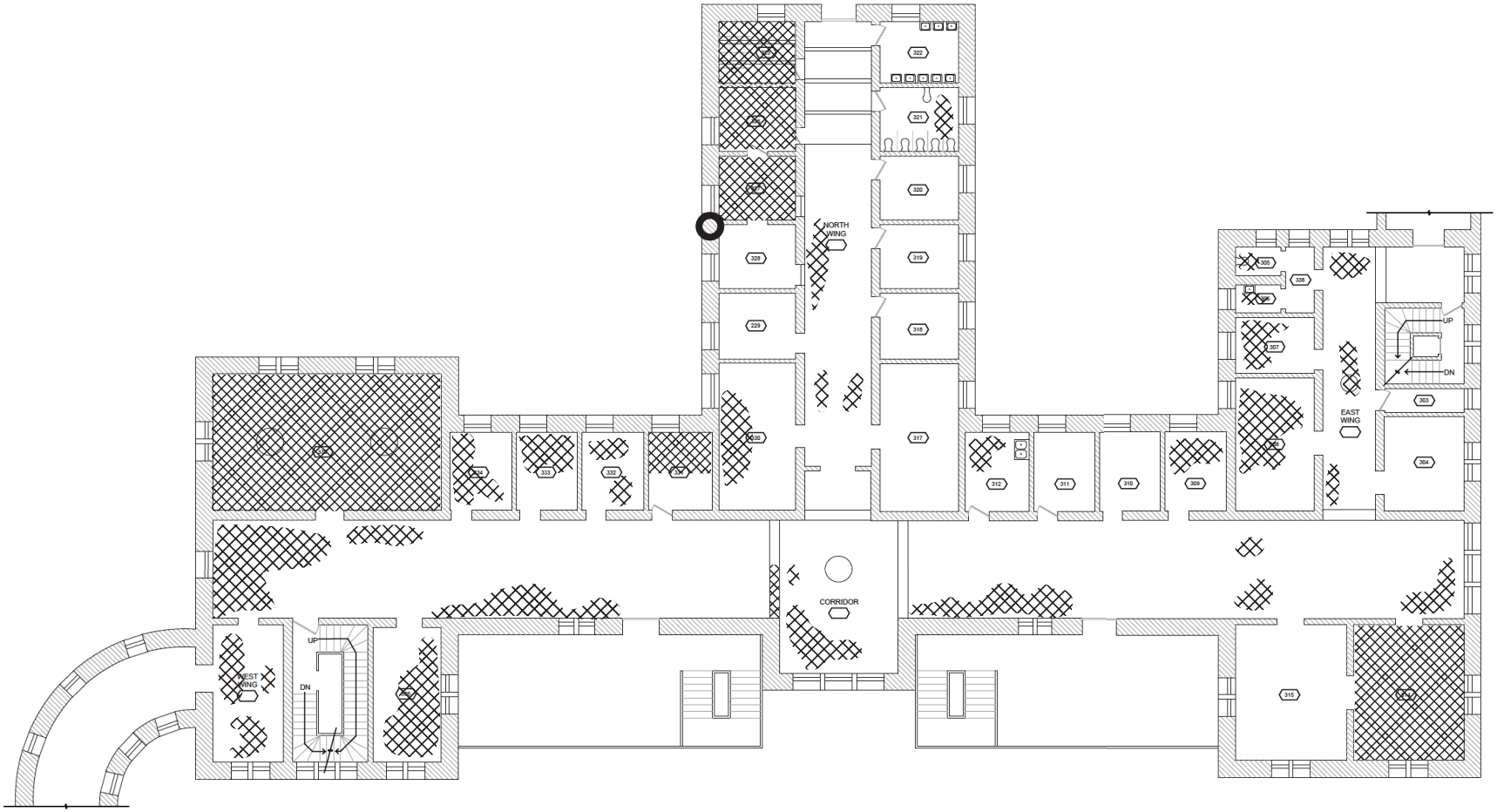
MASONRY COLLAPSE / MISSING MASONRY

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN





0' 5' 20'

BUILDING 9 (MALE WARD B)
THIRD FLOOR REFLECTED CEILING PLAN

FEMALE KITCHEN (BUILDING 43)

GENERAL DESCRIPTION

The Female Kitchen is a two-story brick masonry building with attic below a hipped roof. There are four brick dormers on the east and west elevations, with decorative brick delineating the window head and gable. Decorative, corbelled brick forms the cornice below a copper gutter. The original slate remains extant.

The building is severely deteriorated, with failures noted at the roof, which is on the verge of collapse, and at the masonry walls. The interior of the building was not accessible due to the building's structural instability.

West Elevation of Female Kitchen (Building 43)

EXTERIOR EXISTING CONDITIONS

Masonry

The brick masonry is in poor condition due to the continual water saturation through holes in the roof and failing gutters and missing downspouts. The brick is displaced in a number of locations, step cracking at brick joints, and areas where the wall is bulging were observed. There has been no maintenance or stabilization work at Building 43. Extensive spalling is noted and the majority of the mortar joints are deteriorated. Efflorescence is visible in areas of continued water infiltration.

Roof

The original slate roof and, copper gutter and flashing are failing. The slate is missing in a number of areas and holes are observed in numerous locations at the roof. The roof is sagging and failing due to compromised structural members. The dormers are in danger of imminent collapse. There are holes, cracks, and missing sections at the copper gutters. The downspouts are missing resulting in water falling directly on the masonry surface.

Windows

There are some original wood windows visible; however many of the openings have been covered with plywood. The windows that are visible are in deteriorated condition.

East Elevation Dormer Failing Masonry Detail

North Elevation Roof Damage and Deteriorated and Failing Masonry

West Elevation Roof Damage and Deteriorated and Failing Masonry

INTERIOR EXISTING CONDITIONS

Due to the structural deterioration of the building the interior was not accessible.

STRUCTURAL DESCRIPTION

The structure of Building 43 is severely compromised. The roof and attic framing members are deteriorated and failing. Although not accessible, given the condition of the roof and continuous water infiltration it can be assumed that interior framing and structural members are also failing. Without immediate stabilization, including shoring/ bracing to support the masonry walls and roof it is probable that the building will fail and collapse.

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East Elevation Roof Damage and Deteriorated and Failing Masonry. Note Extant Four-Light Wood Sash.

East Elevation Roof Damage and Deteriorated and Failing Masonry. Note Extant Four-Light Wood Sash.

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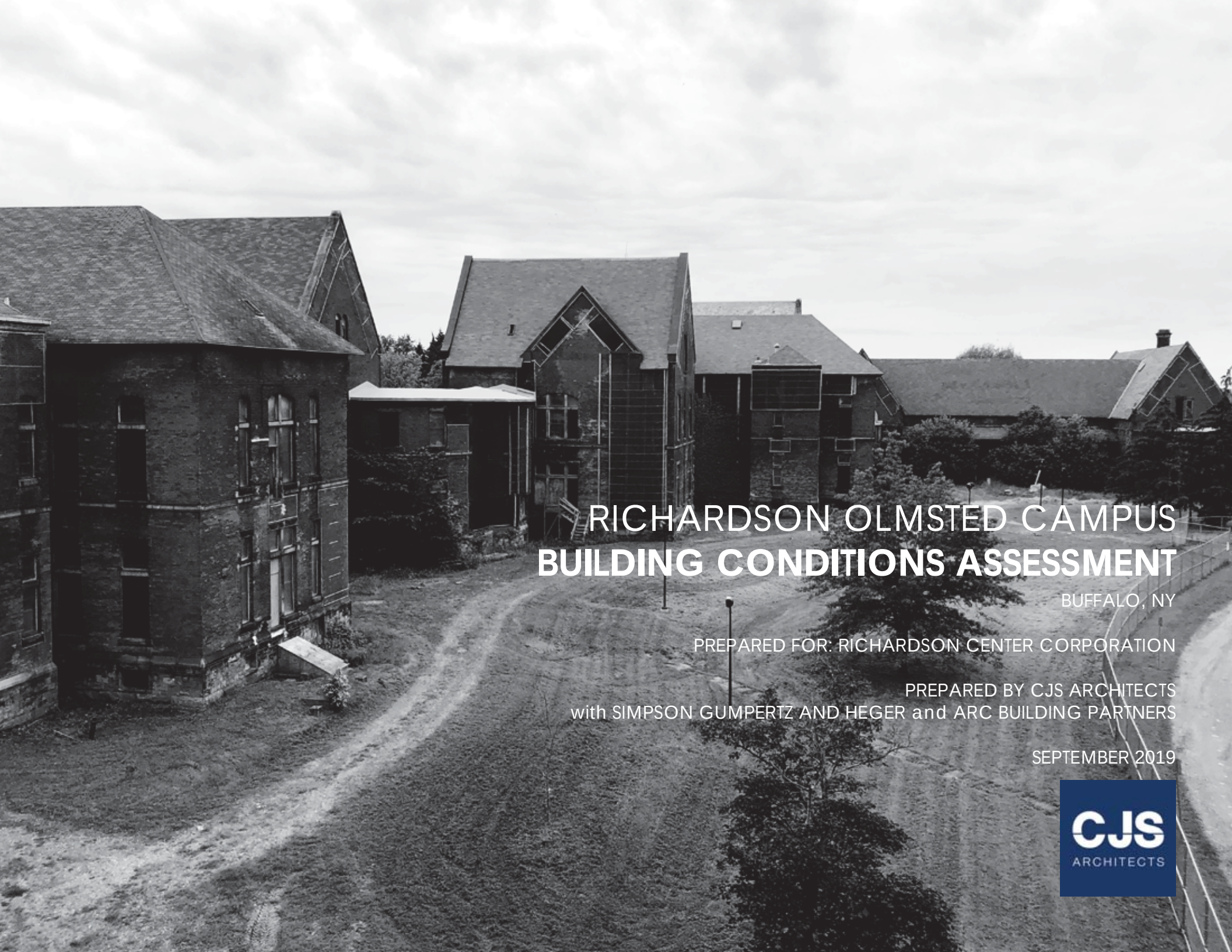


RICHARDSON OLMSTED CAMPUS
BUILDING CONDITIONS ASSESSMENT

BUFFALO, NY

PREPARED FOR: RICHARDSON CENTER CORPORATION

PREPARED BY CJS ARCHITECTS
with SIMPSON GUMPERTZ AND HEGER and ARC BUILDING PARTNERS

SEPTEMBER 2019

CJS ARCHITECTS

FEMALE WARD H (BUILDING 40)

General Description

Female Ward H is a brick building with a basement, two floors, and an attic. It has a stone foundation with elements made of Medina sandstone including gable cap stones, belt courses, and window sills and mullions. The exterior and interior of the building are in fair condition; however there are signs of past and continued water infiltration into the building. Two metal and concrete porches are extant on the South Elevation of the building; they are in good condition (see pages 22 – 31 for condition assessment drawing).

Fig. 3-8: South Elevation (CJSA 2019)

Exterior Existing Conditions

Stone

The Medina sandstone elements on the building are in fair condition. They exhibit minor spalling, staining, mortar loss, and some algae growth at the foundation walls. Some repairs and repointing are visible since the 2008 HSR.

Brick

The brick is in fair condition overall, with stabilization methods visible since the HSR.

The areas showing mortar loss and masonry damage in the 2008 HSR have been repointed and/or stabilized with masonry netting. The masonry netting, a stabilization method that was also used on Wards I and J, is fastened to the building with thru-wall straps and fasteners directly into mortar joints, and simply holds the brick in place.

Typically the brick behind the netting was not repointed before the metal netting was installed. The metal netting is present on all elevations of Ward H, on all of the upper gable walls just below the cap stones, and in various patches around the rest of the building. Areas that were repointed are visible to the eye because the mortar is a different color than the rest of the mortar on the building. New cracks through the brick and new areas of mortar loss since 2008 are visible.

Roof

Fig. 3-9: North Elevation (CJSA 2019)

The roof is asphalt and projects over the walls with exposed rafter tails. Yankee gutters were not reinstalled and therefore water is shed directly onto the ground below. In some areas, the water is eroding the ground and exposing the stone foundation. Specific roof conditions were not reviewed as part of this report and are only noted in relation to other areas in the scope of work. For a full roof analysis, please see the contractor's report.

Windows

All of the basement windows have been covered with plywood. Most of the first, second, and attic floor windows have been protected with plastic attached to the exterior of the windows. The windows not covered with plastic have been replaced with louvers to ventilate the interior of the building, including some of the basement windows. Overall, fifteen percent of the windows on all floors of Ward H have been replaced with louvers. Most of the windows still have their iron bars under the plastic protection.

Fig. 3-10: East Elevation of Central Bay on North Elevation (CJSA 2019)

Fig. 3-11: Room 129, First Floor. Typical interior finish conditions in hallway (CJSA 2019)

Fig. 3-12: Room 28, First Floor. Typical interior damage from broken downspout (CJSA 2019)

Interior Existing Conditions

The interior of the building is in fair condition, with its finishes showing expected deterioration given the lack of building conditioning over the past decades. The building has hardwood floors covered with linoleum and wooden doors, moldings, and window casings. There is a thick wood baseboard at the walls and, in the corridors and dayrooms, there is a wood chair rail throughout the corridors and dayroom. The ceiling is typically tin, with plaster in the toilet rooms. Most of the ceiling is in various stages of suffering paint loss and rusting. A pair of functioning pocket doors is extant on the first floor between Rooms 29 and 30 on all floors. Several rooms on the second floor are being used to store chairs and other furniture.

The majority of visible interior finish damage is limited to the paint or the finish plaster coat. The significant damage occurs around broken internal downspouts and areas of previous water infiltration.

Fig. 3-13: Detail of downspout damage (CJSA 2019)

Fig. 3-14: Room 30, second floor, with fireplace (CJSA 2019)

Fig. 3-15: Fireplace detail (CJSA 2019)

Fig. 3-16: Room 25, second floor, showing furniture storage (CJSA 2019)

However, the internal downspouts have since been disconnected and are no longer the primary cause of interior finish damage.

Plaster on the walls will continue to deteriorate if the edges are exposed and external masonry is not repaired. Surface damage, including peeling paint and cracked plaster, is due to high levels of moisture in the unconditioned building.

Structural Description

Building 40 is a two-story brick masonry

Fig. 3-17: Dayroom, Room 29, second floor. Paint finishes are primary concern (CJSA 2019).

building with full basement and attic. The floor framing at each level consists of 3x12 wood joists spaced at approximately 16 in. on center. The roof framing consists of timber trusses supporting 6x8 wood purlins and roughly 2x6 rafters spaced at 16 in. on center.

In general, the structure of this building is in fair condition. The interior and exterior bearing wall elements are in fair condition. There are many areas of floor framing that require repair. The roof framing is in fair condition. Prior to the 2008 HSR, contractors performed minor repairs of the

Fig. 3-18: Terra cotta ceiling exposed, second floor (CJSA 2019)

Fig. 3-19: Attic (CJSA 2019)

Fig. 3-20: Gable wall damage and stabilization in attic (CJSA 2019)

roof framing, including reinforcement of the purlin connections to the brick gable walls. However, we observed evidence of ongoing water infiltration and several valley members with water damage and potential reduction in bearing at the bottom of the valleys.

Summary of Changes since HSR

Following the 2008 HSR, efforts were undertaken to repair and stabilize the exterior masonry walls in place. Some joints were repointed and metal netting was attached to hold failing masonry in place. Since then, new cracks through the masonry and areas of missing mortar have developed adjacent to areas of previous repairs. New window protection was also installed, while some windows were replaced with louvres in order to ventilate the interior of the building. The plywood on the outside of the first floor windows that were observed in 2008 has since been switched to plastic. Disconnecting the internal downspouts has slowed interior finish damage around them; further damage will likely be caused by exposed edges of plaster that will continue to fray and erode. Overall, the building is in fair condition.

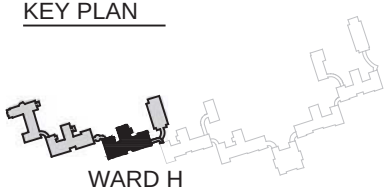
KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN



BUILDING 40 (FEMALE WARD H)
FIRST FLOOR PLAN

KEY

CEILING - PLASTER, LATH, OR TIN DAMAGE

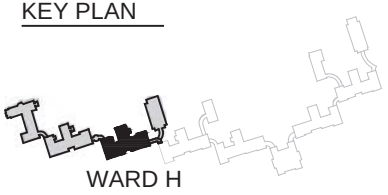
NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

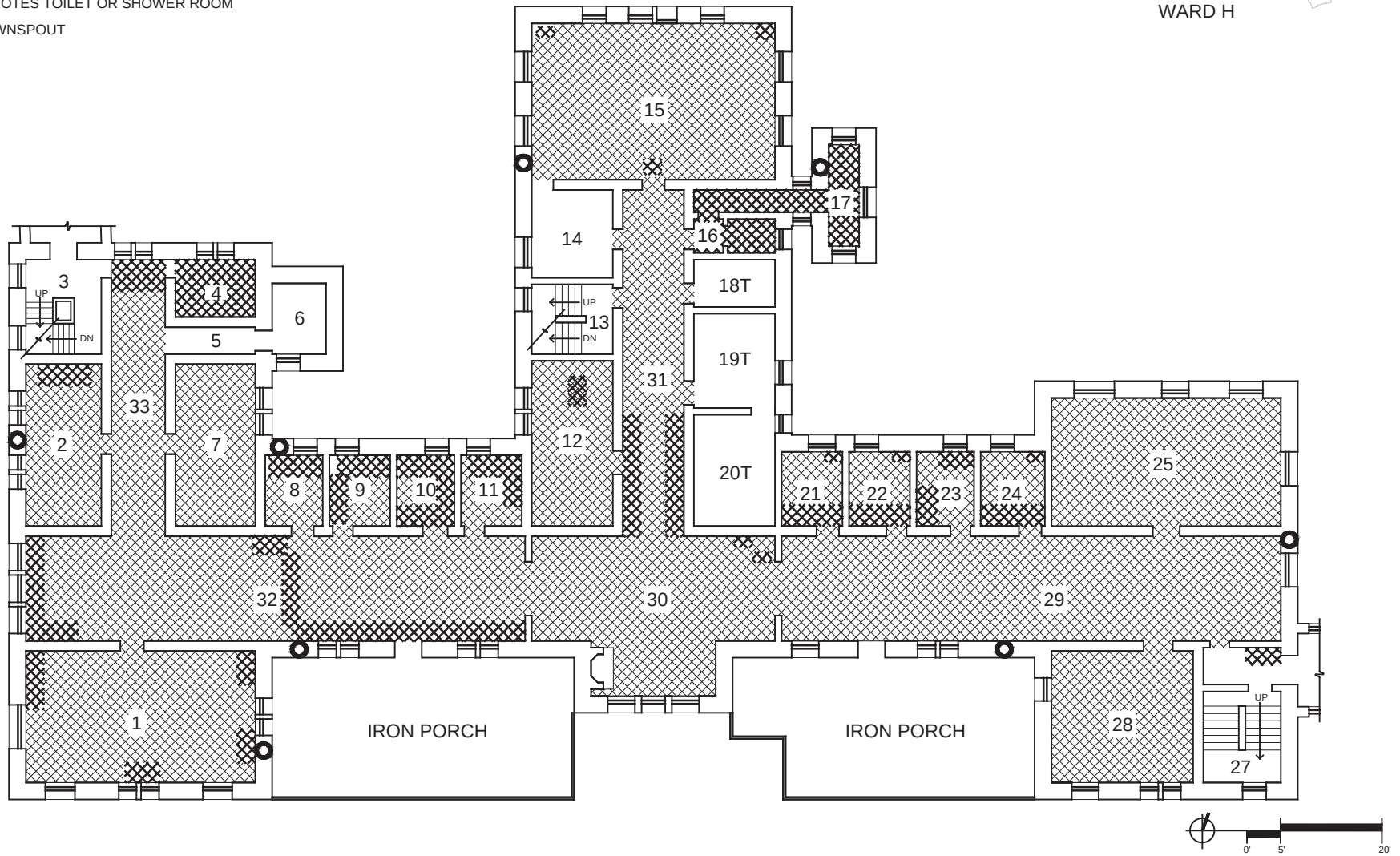
ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

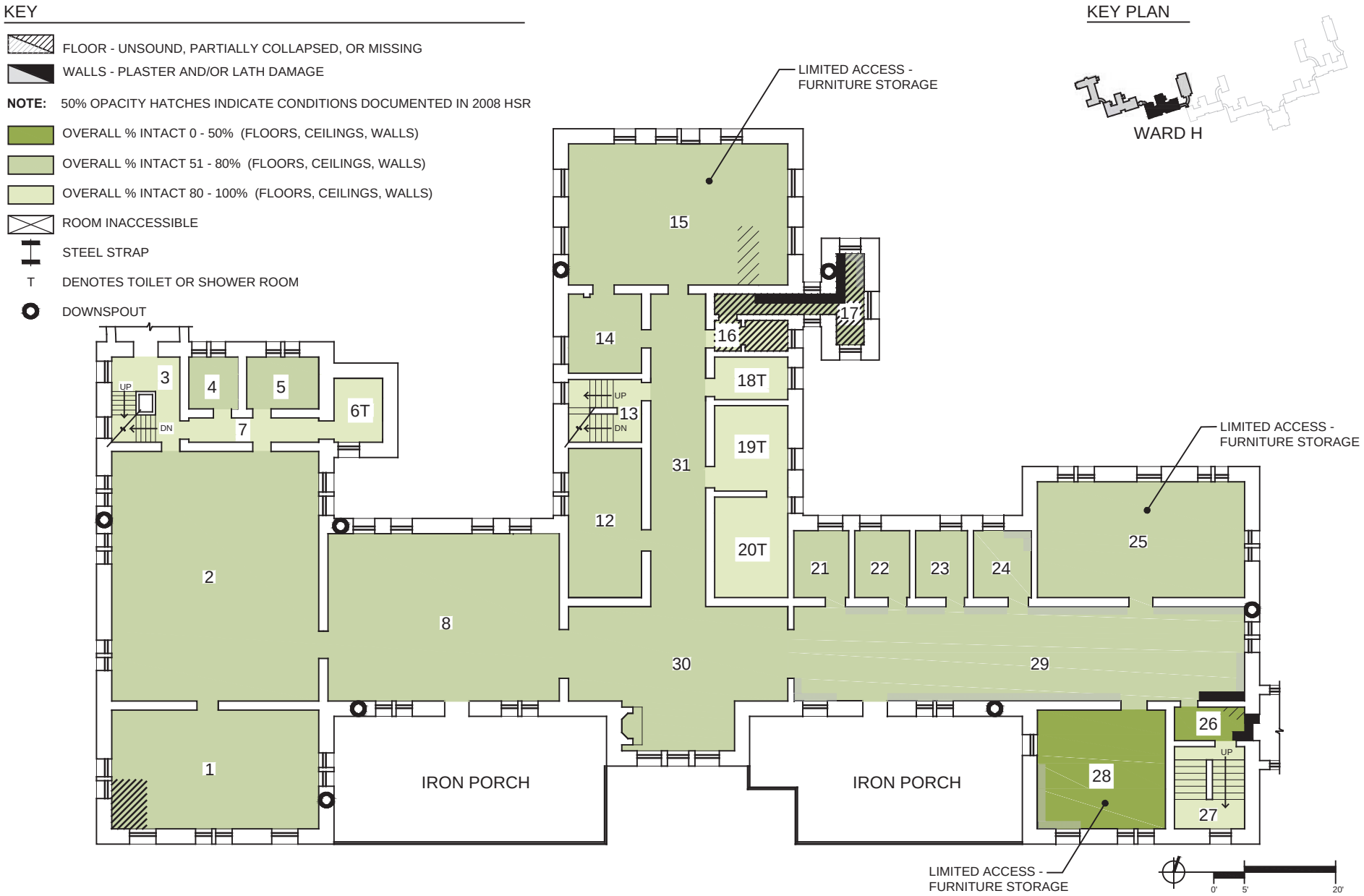
DOWNSPOUT

KEY PLAN





BUILDING 40 (FEMALE WARD H)
FIRST FLOOR REFLECTED CEILING PLAN



BUILDING 40 (FEMALE WARD H)
SECOND FLOOR PLAN

KEY

CEILING - PLASTER, LATH, OR TIN DAMAGE

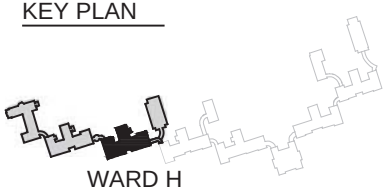
NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

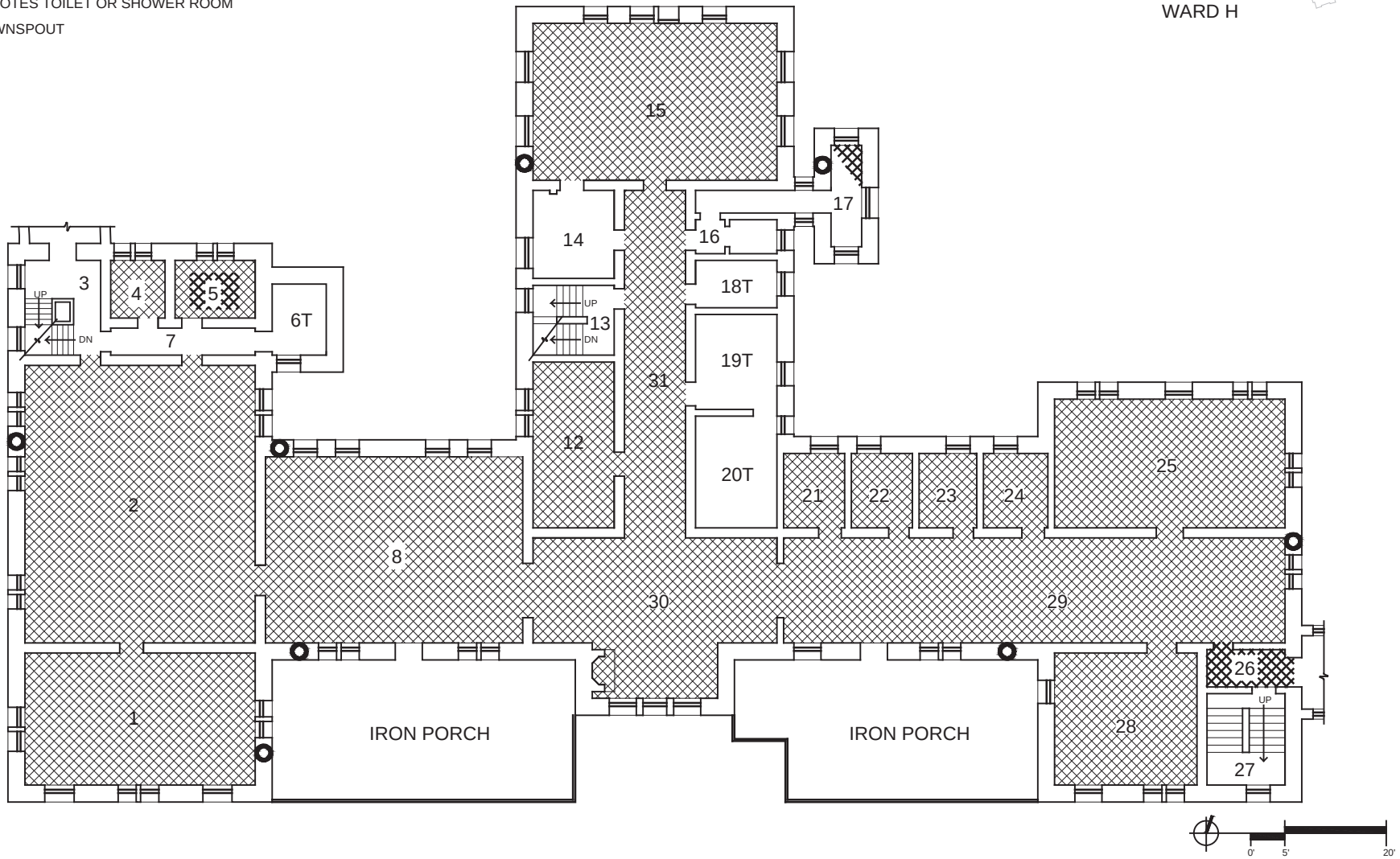
ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN





BUILDING 40 (FEMALE WARD H)
SECOND FLOOR REFLECTED CEILING PLAN

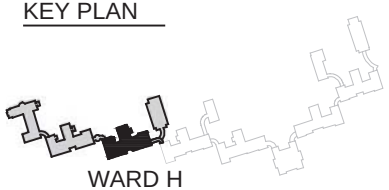
KEY

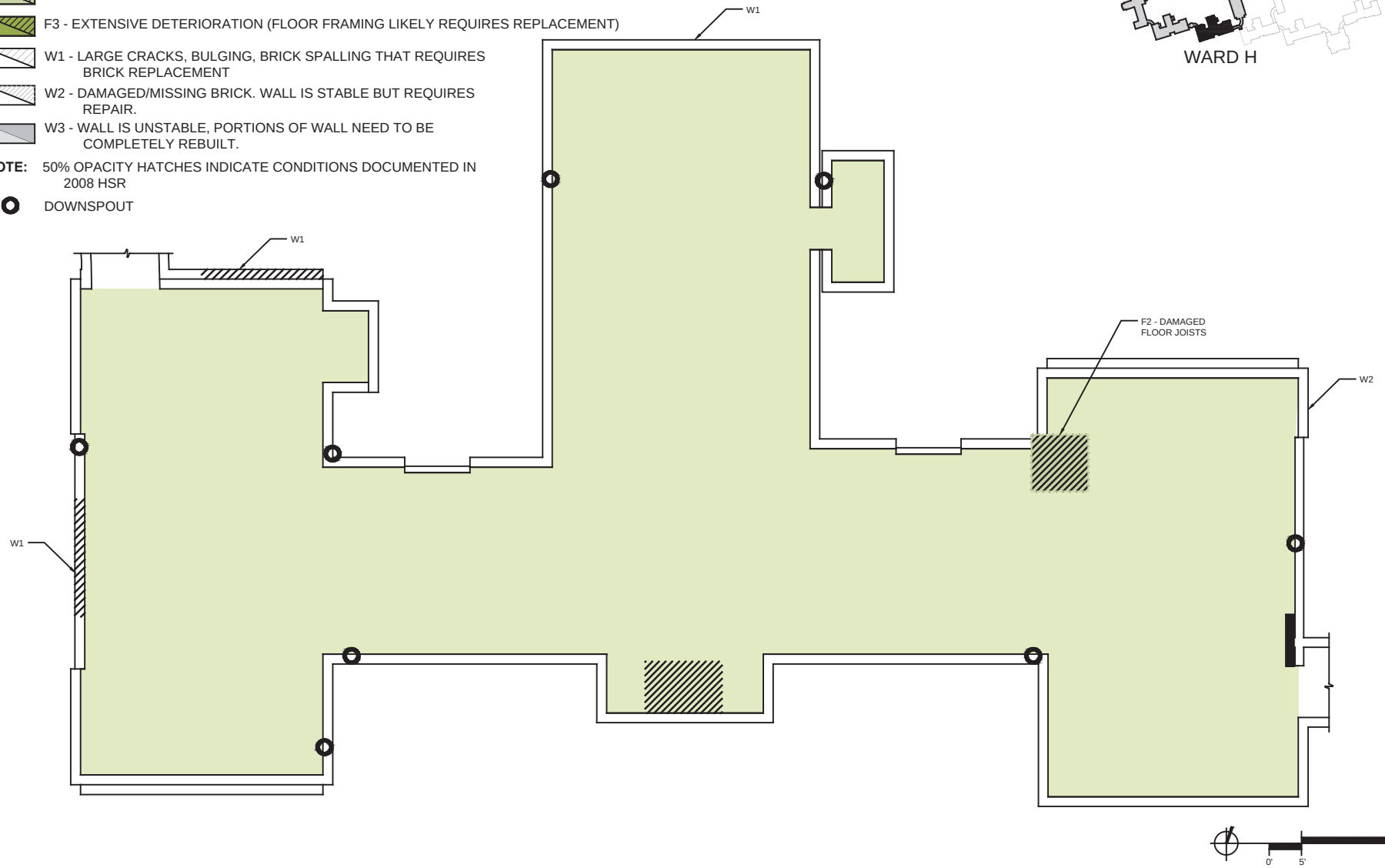
- F1 - MINOR DAMAGES
- F2 - MEDIUM LEVEL OF DAMAGES (JOISTS MAY NEED TO BE REPLACED/SISTERED)
- F3 - EXTENSIVE DETERIORATION (FLOOR FRAMING LIKELY REQUIRES REPLACEMENT)
- W1 - LARGE CRACKS, BULGING, BRICK SPALLING THAT REQUIRES BRICK REPLACEMENT
- W2 - DAMAGED/MISSING BRICK. WALL IS STABLE BUT REQUIRES REPAIR.
- W3 - WALL IS UNSTABLE, PORTIONS OF WALL NEED TO BE COMPLETELY REBUILT.

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

DOWNSPOUT

KEY PLAN





BUILDING 40 (FEMALE WARD H)
ATTIC FLOOR PLAN

KEY

R1 - MINOR CHECKING/CRACKING/WATER STAINING

R2 - ROOF FRAMING/SHEATHING REQUIRES LOCAL REPAIRS

R3 - ROOF FRAMING/SHEATHING REQUIRES REPLACEMENT

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

DOWNSPOUT

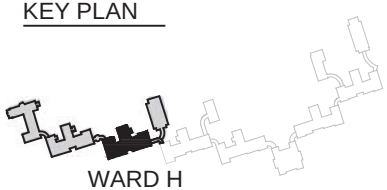
ROOF HATCH

GUTTER

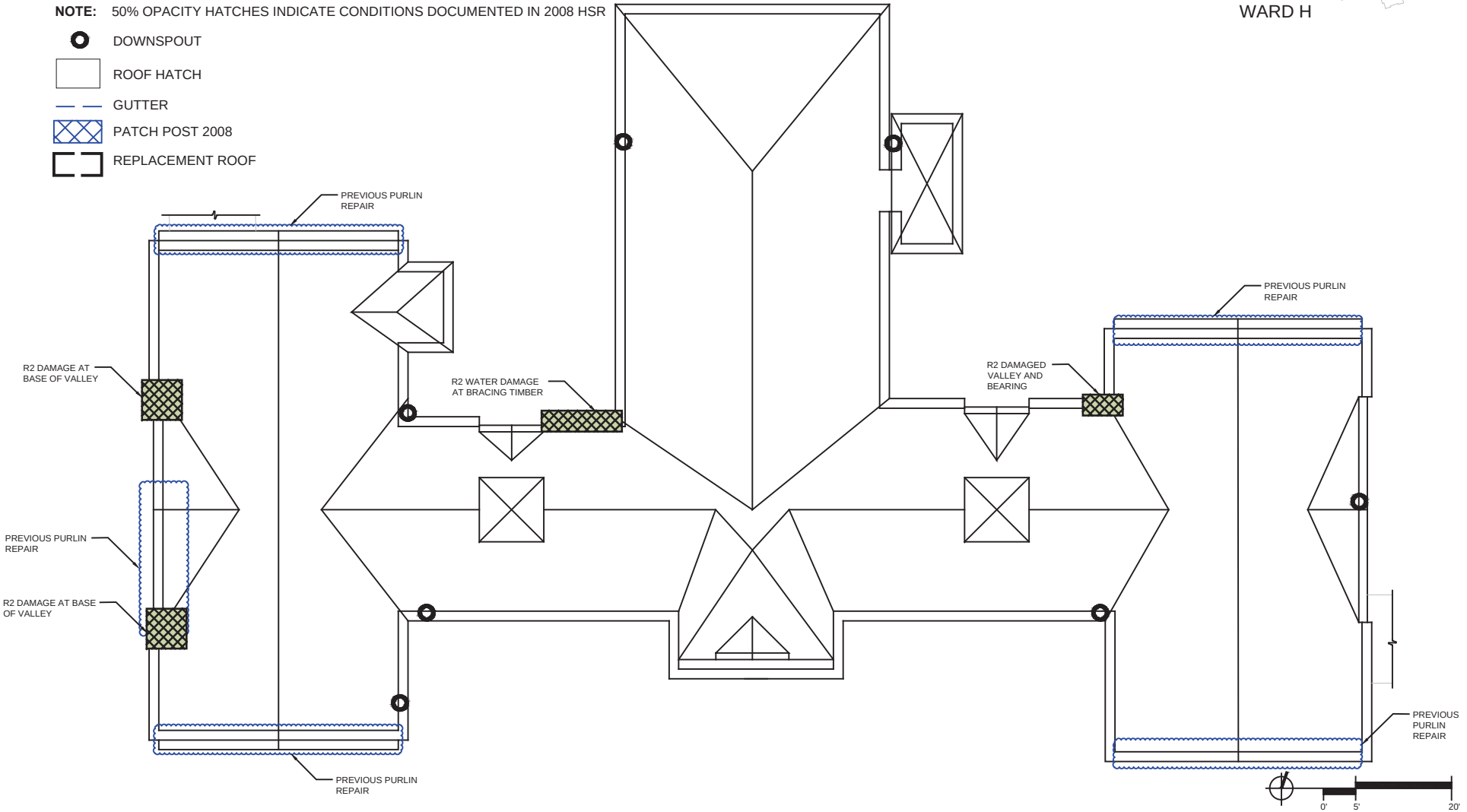
PATCH POST 2008

REPLACEMENT ROOF

KEY PLAN



WARD H



NOTE: CONDITION OF SHINGLES AND GUTTERS NOT SURVEYED AS PART OF THIS PROJECT. REFER TO CONTRACTOR'S REPORT.
LAYOUT AND TRUSS CONFIGURATION IS SIMILAR TO FEMALE WARD I.
ENTIRE SLATE ROOF WAS REPLACED WITH ASPHALT PRE-2019.

BUILDING 40 (FEMALE WARD H)
ROOF PLAN

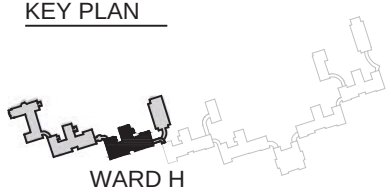
KEY

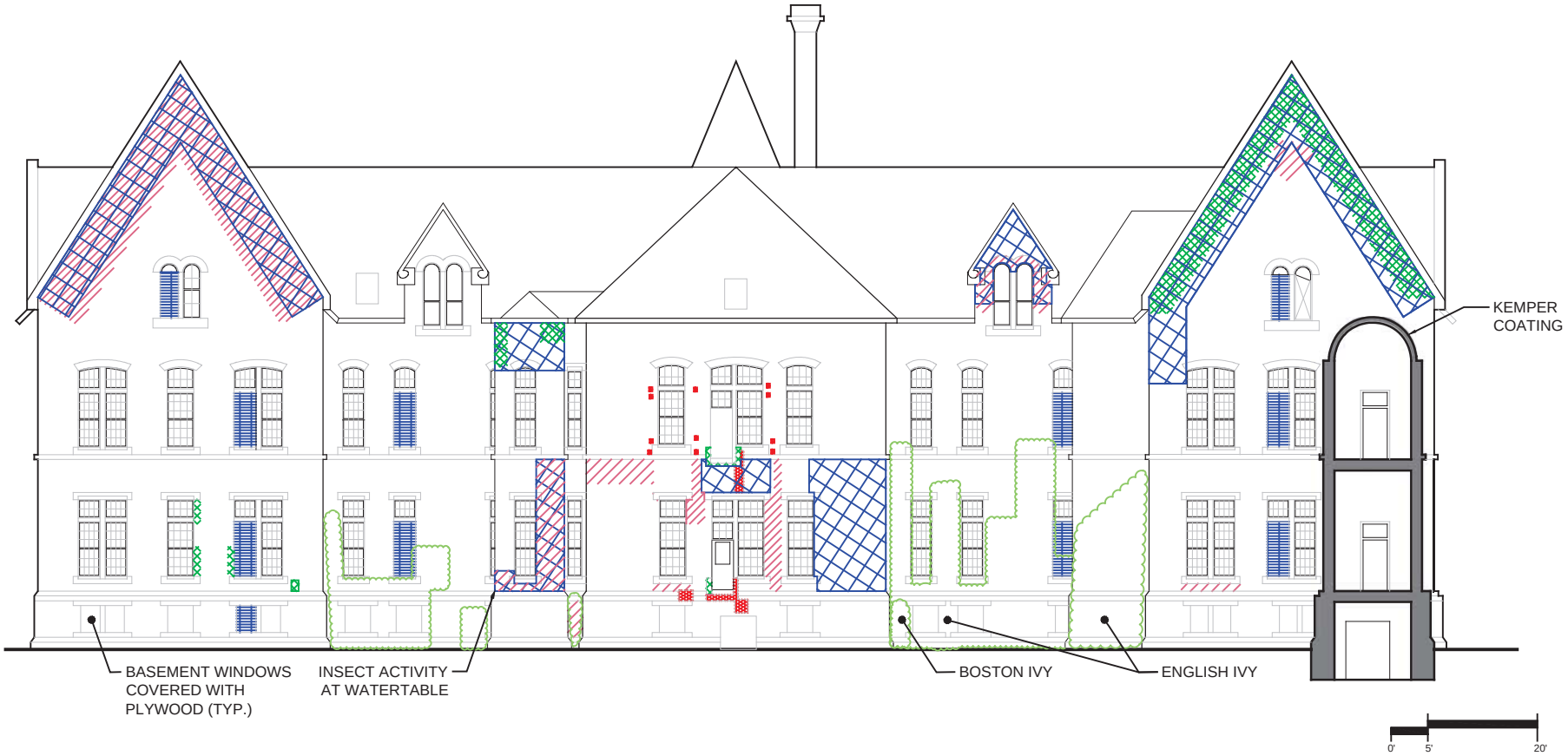
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

20%	SPALLING
70%	STAINING
60%	MORTAR EROSION
1%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 40 (FEMALE WARD H)
NORTH ELEVATION

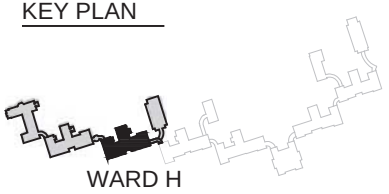
KEY

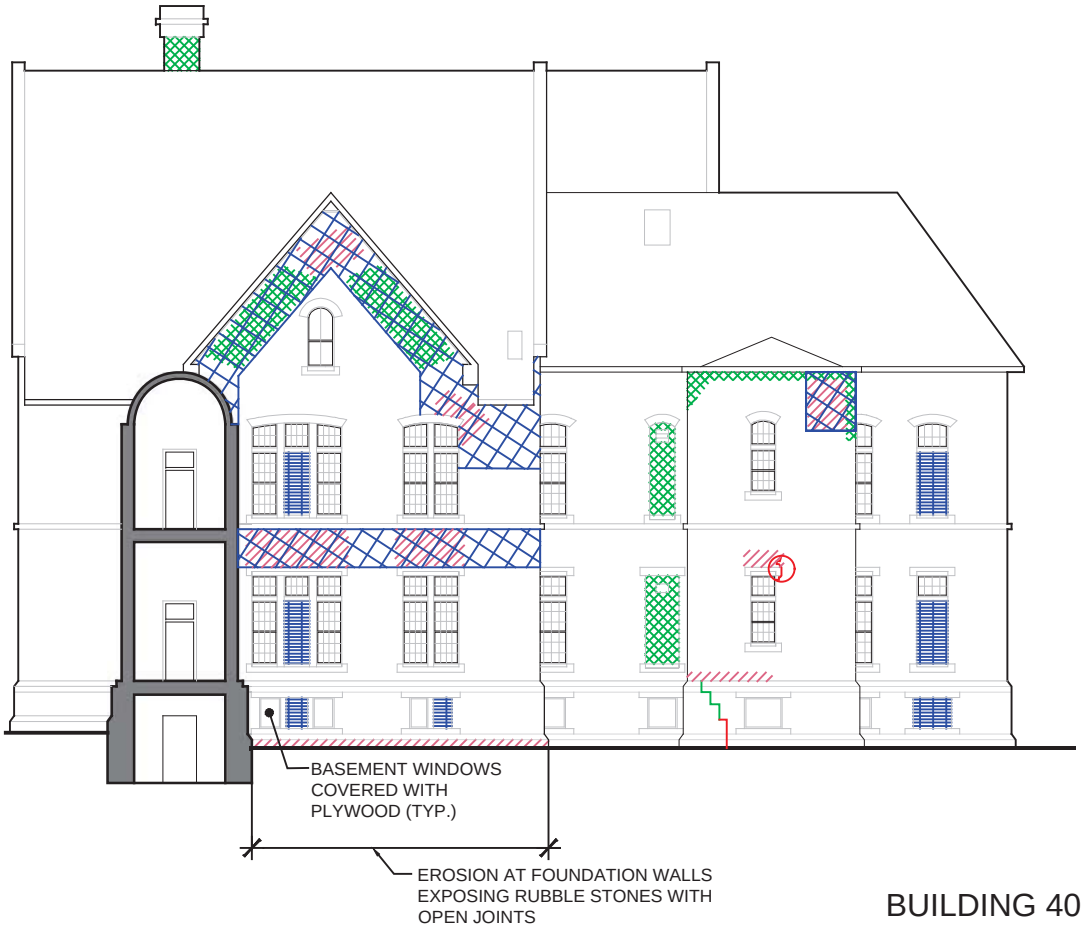
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

15%	SPALLING
50%	STAINING
10%	MORTAR EROSION
0%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 40 (FEMALE WARD H)
EAST ELEVATION

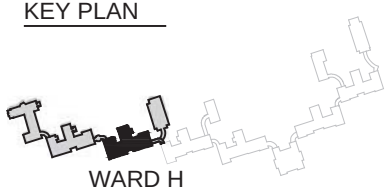
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

25%	SPALLING
50%	STAINING
55%	MORTAR EROSION
12%	MISSING WINDOW PROTECTION

KEY PLAN



BUILDING 40 (FEMALE WARD H)
SOUTH ELEVATION

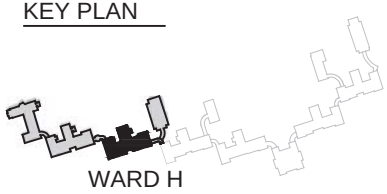
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

13%	SPALLING
80%	STAINING
60%	MORTAR EROSION
0%	MISSING WINDOW PROTECTION

KEY PLAN



BUILDING 40 (FEMALE WARD H)
WEST ELEVATION

FEMALE WARD I (BUILDING 39)

General Description

Female Ward I (Building 39) is similar in appearance to Ward H; it is a masonry building with a full basement, two floors, and a full attic. It also has Medina sandstone belt courses, window sills and mullions, and gable cap stones. Two iron porches survive on its south elevation. However its main difference from Ward H, and the rest of the Campus, is that it retains most of its historic features, including its slate roof, copper flashings, two cupolas for ventilating the attic, and copper finials capping the two cupolas and center pyramidal roof peak. The building's overall condition ranges from poor to fair due to ongoing continual water infiltration (see pages 38 to 47).

Fig. 3-21: South Elevation (CJSA 2019)

Exterior Existing Conditions

Stone

In general, the Medina sandstone elements are in good condition. There is some minor spalling of the surface of the stone, soiling,

Fig. 3-22: East Elevation with stabilization and masonry spalling (CJSA 2019)

Fig. 3-23: West Elevation corner with stabilization and ivy growth (CJSA 2019)

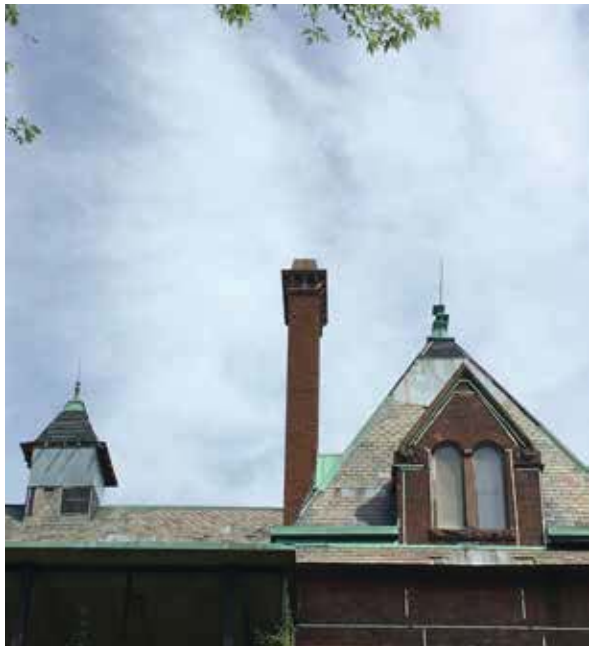


Fig. 3-24: Slate roof with metal patches (CJSA 2019)

missing mortar, and some algae growth.

Some areas were unable to be surveyed because of the quantity of Boston and English ivy obscuring the stone from view.

Brick

As previously mentioned, ivy obscured some areas from survey, but generally the brick is in fair condition. Areas previously noted as collapsed, including two very unstable areas on the north elevation, in the 2008 HSR have been stabilized with metal netting affixed to the exterior by thru-wall straps, or with membrane supported by wood framing and covered with metal netting. The brick behind the metal netting was not repointed before the netting was installed. The installation of the membrane obscures some areas on the exterior of the building from survey. It is assumed that exterior wythes have been removed or remain in a collapsed state. There are some new areas of masonry damage, especially on the west and north elevations. Previously noted step cracks on the south and west ends were observed; these open cracks do not appear to have been repointed.

Roof

The original slate roof and some character defining features still survive on the building. In 2008, the roof was observed to be failing in many locations. While large areas of the roof have been patched with metal sheets, the

Fig. 3-25: West Elevation, note missing portion of modern downspout (CJSA 2019)

Fig. 3-26: Central bay of North Elevation with replacement roof(CJSA 2019)

Fig. 3-27: Stabilization in room 30, first floor (CJSA 2019)

same areas of concern were still noted in at the time of the survey, and some areas have gotten worse, especially towards the southeastern corner of the building.

The central portion of the roof facing the south was replaced with asphalt after 2008 and is in good condition.

The Yankee gutters were not reinstalled where the slate roof was replaced with asphalt and therefore water is shed over the edge and down onto the ground, eroding the ground and exposing the foundation stone. On the north and west elevations, new external downspouts were attached to the Yankee gutters and drain out onto the ground below. However, one downspout on the west elevation is missing its middle portion and hangs in place, shedding water onto the brick wall below. On the south elevation, Yankee gutters are still present on the slate roof.

Windows

The basement windows have all been covered with plywood, except for a few that were replaced with louvres. The first and second floor windows are protected with plastic attached to the exterior of the building, though fifteen percent of the building's overall windows are missing protection. Few of the attic windows are protected. Like the basement, some of the windows on the upper floors have been replaced with louvres to ventilate the interior. Most of the windows still have their iron bars

Fig. 3-28: Floor collapse in Room 7, first floor (CJSA 2019)

Fig. 3-29: Floor and ceiling damage, second floor hallway looking west (CJSA 2019)

Fig. 3-30: Floor and wall damage and steel stabilization in attic (SGH 2019)

under the plastic protection.

Interior Existing Conditions

The interior of the building is in poor condition. The building has hardwood floors covered with linoleum, wooden doors, moldings, and window casings. The ceiling is typically tin, with plaster in the toilet rooms. There is a thick wood baseboard at the walls and a wood chair rail throughout the corridors and dayrooms. Ward I has less interior details than the stone buildings on the Campus with simple baseboards, moldings, and fireplace details. Several rooms, including the dayroom are currently used as furniture storage.

Like Ward H, most of the deterioration is concentrated around failed internal downspouts. Areas with failed internal downspouts have the most damage with exposed brick, completely failed tin ceilings, and, in some spots, failure in the floor structure around it. Other areas of floor failure are below areas of roof failure. The tin ceiling is in poor condition with some areas completely missing the tin ceiling above. The plaster walls and ceiling is exhibiting paint or finish coat damage. Several rooms were inaccessible because of collapsed floors.

Structural Description

Building 39 is a two-story brick masonry building with a full basement and attic.

The floor framing at each level consists of 3x12 wood joists spaced at approximately 16 in. on center. The roof framing consists of timber trusses supporting 6x8 wood purlins and roughly 2x6 rafters spaced at 16 in. on center.

In general, the structure of this building is in poor condition. The interior and exterior bearing walls are in poor condition. There are many areas of floor framing that will require replacement. The roof framing is in fair condition. Previous structural stabilization efforts included temporary supports for the roof framing, but there are still several holes in the roof sheathing that allow water into the attic. Several posts that temporarily shore the roof framing extend from the roof to the basement. The configuration of the shoring posts is such that they do not provide supplemental support for the deteriorated floor framing in these areas.

Fig. 3-31: Collapsed portion of first floor (SGH 2019)

Fig. 3-32: Previous floor stabilization (SGH 2019)

Summary of Changes since HSR

Since 2008, similar exterior stabilization attempts to Ward H were undertaken. These strategies include repointing, installing metal netting and membrane, removal of failing brick masonry, and installing new window protection. Metal netting and membrane has been installed on all gables on all elevations, with other patches around the building. However, new cracks through the masonry, areas of eroded mortar, and new areas of masonry deterioration have developed. The plywood on the outside of the first floor windows that were observed in 2008 has since been switched to plastic and louvres. The new asphalt on the central bay of the roof on the north side and the east end of the east elevation should slow water infiltration into the building. New steel supports have been installed to hold up roof trusses and framing, however areas of water infiltration persist in these areas.

The interior areas that were noted with the most concern in the HSR, including the west and east ends of the first and second floor, exhibit the most structural failure and areas of failure have expanded. Most of the patient rooms on the north side of the dayroom have collapsed or partially-collapsed floors. The dayroom from the west to east ends has suspect framing and floor sheathing throughout its entire length. The areas of floor collapse appear to have happened after 2008.

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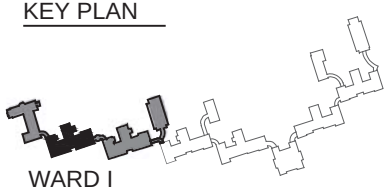
KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN



0' 5' 20'

BUILDING 39 (FEMALE WARD I)
FIRST FLOOR PLAN

KEY

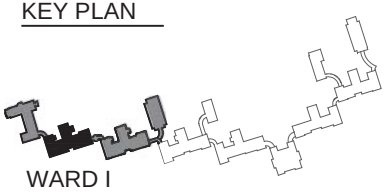
CEILING - PLASTER, LATH, OR TIN DAMAGE

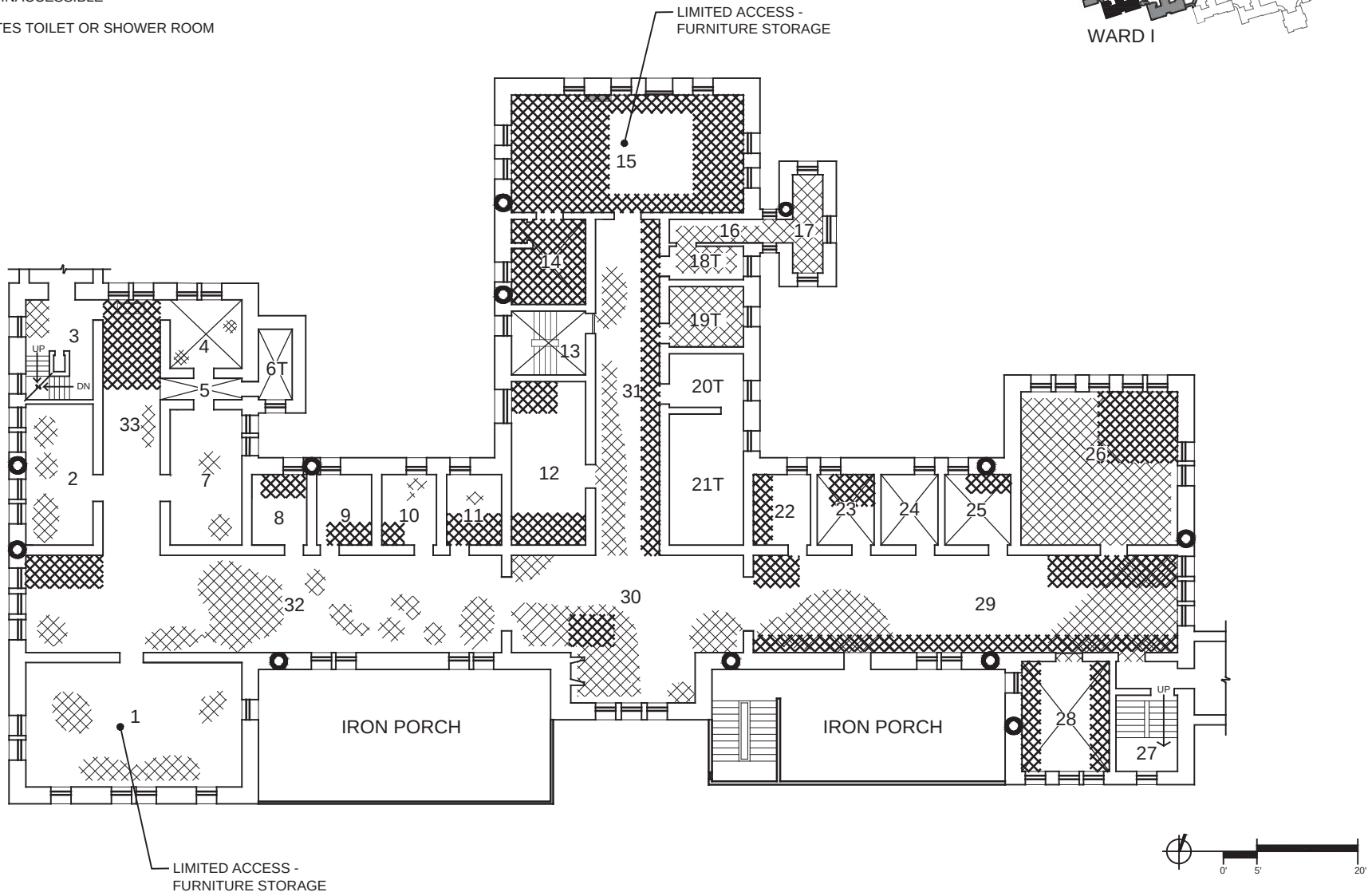
NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

KEY PLAN





BUILDING 39 (FEMALE WARD I)
FIRST FLOOR REFLECTED CEILING PLAN

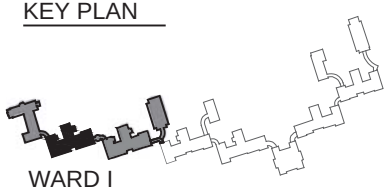
KEY

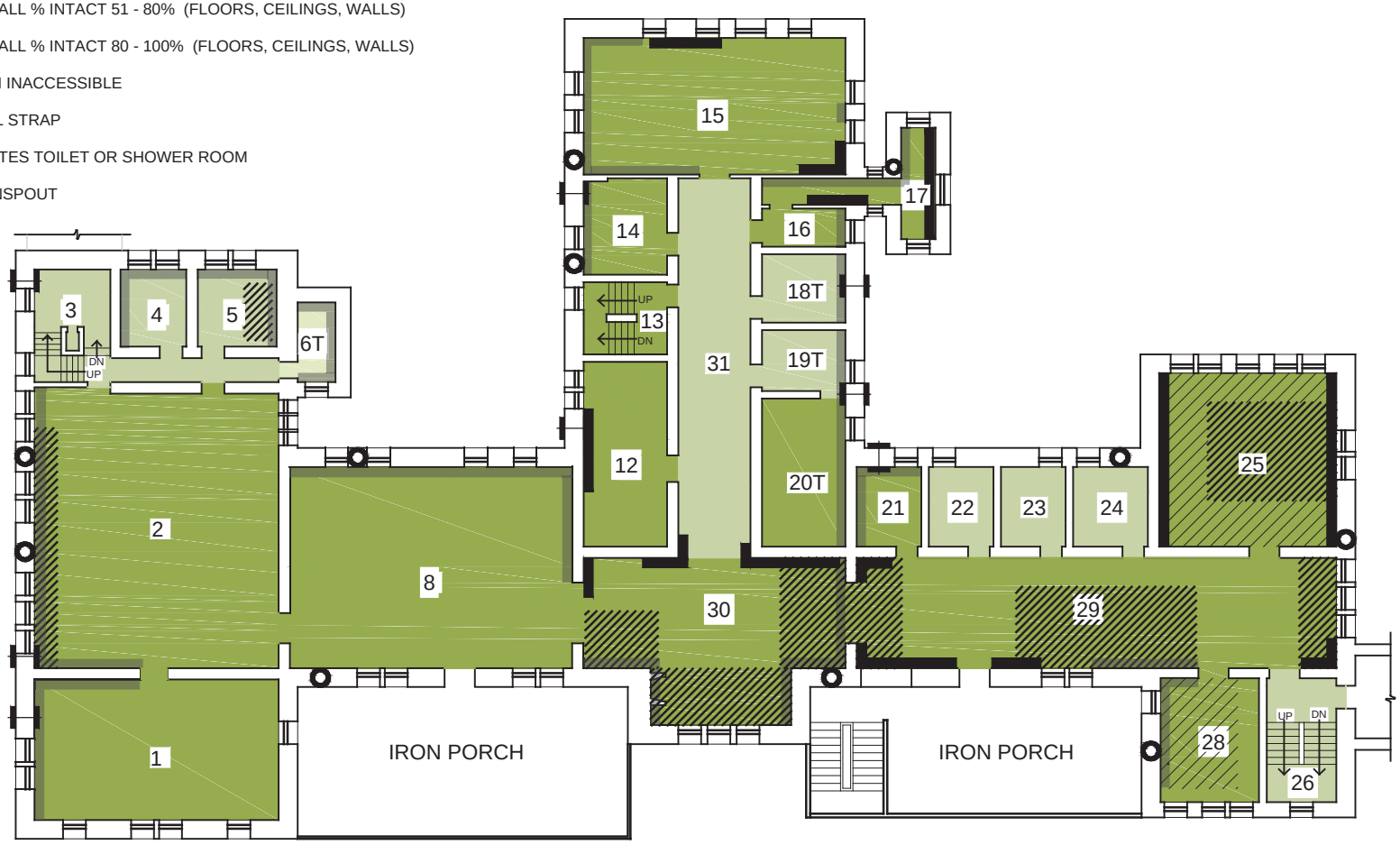
- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





BUILDING 39 (FEMALE WARD I)
SECOND FLOOR PLAN

KEY

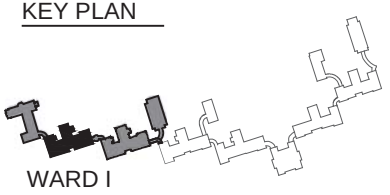
CEILING - PLASTER, LATH, OR TIN DAMAGE

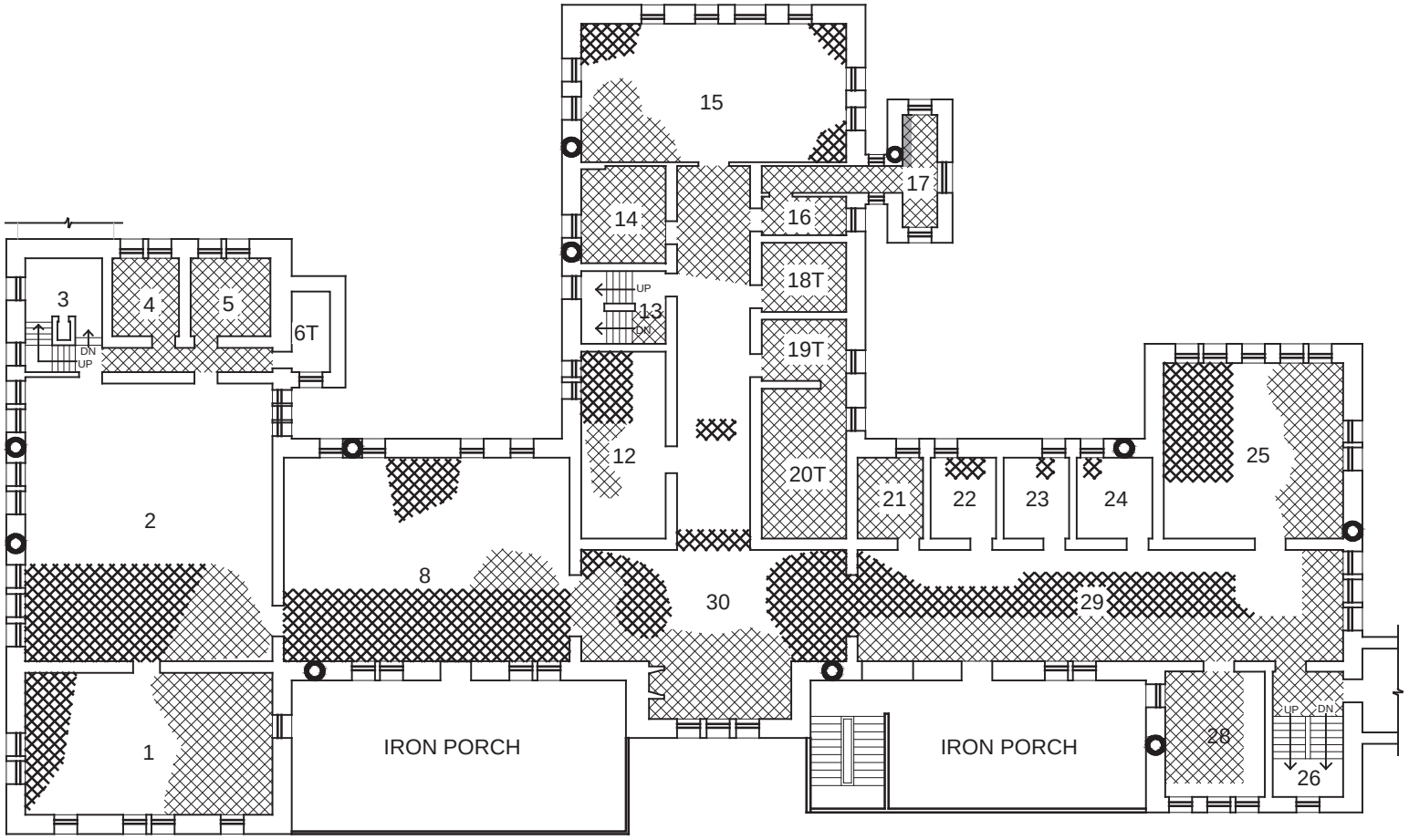
NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

KEY PLAN





BUILDING 39 (FEMALE WARD I)
SECOND FLOOR REFLECTED CEILING PLAN

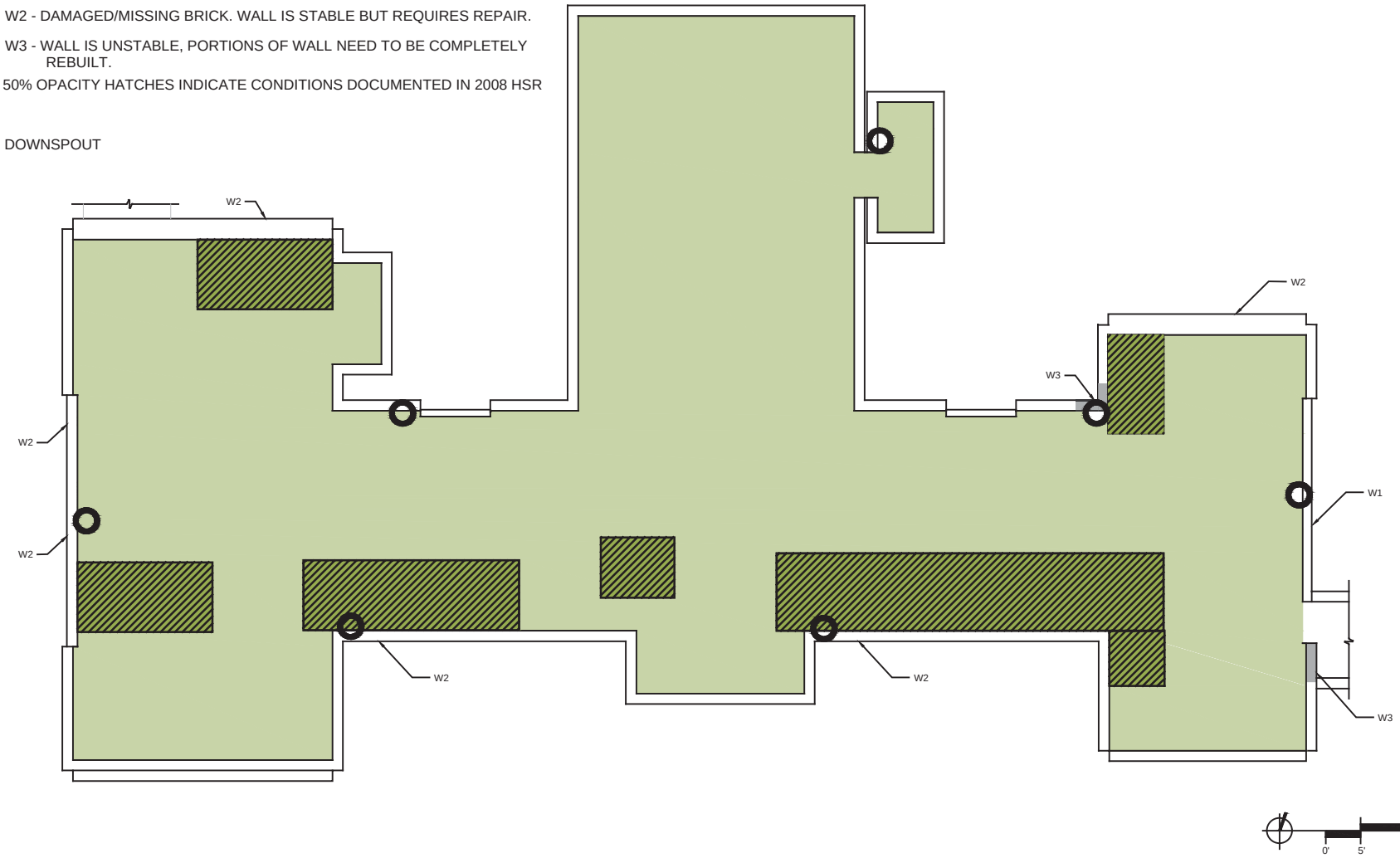
KEY

- F1 - MINOR DAMAGES
- F2 - MEDIUM LEVEL OF DAMAGES (JOISTS MAY NEED TO BE REPLACED/SISTERED)
- F3 - EXTENSIVE DETERIORATION (FLOOR FRAMING LIKELY REQUIRES REPLACEMENT)
- W1 - LARGE CRACKS, BULGING, BRICK SPALLING THAT REQUIRES BRICK REPLACEMENT
- W2 - DAMAGED/MISSING BRICK. WALL IS STABLE BUT REQUIRES REPAIR.
- W3 - WALL IS UNSTABLE, PORTIONS OF WALL NEED TO BE COMPLETELY REBUILT.

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

DOWNSPOUT

KEY PLAN



BUILDING 39 (FEMALE WARD I)
ATTIC FLOOR PLAN

KEY

R1 - MINOR CHECKING/CRACKING/WATER STAINING

R2 - ROOF FRAMING/SHEATHING REQUIRES LOCAL REPAIRS

R3 - ROOF FRAMING/SHEATHING REQUIRES REPLACEMENT

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

DOWNSPOUT

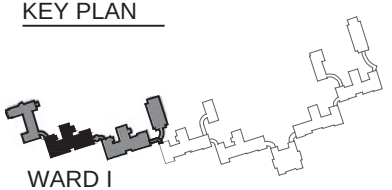
ROOF HATCH

GUTTER

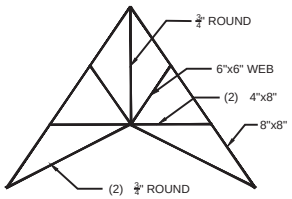
PATCH POST 2008

REPLACEMENT ROOF

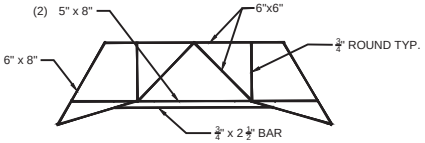
KEY PLAN



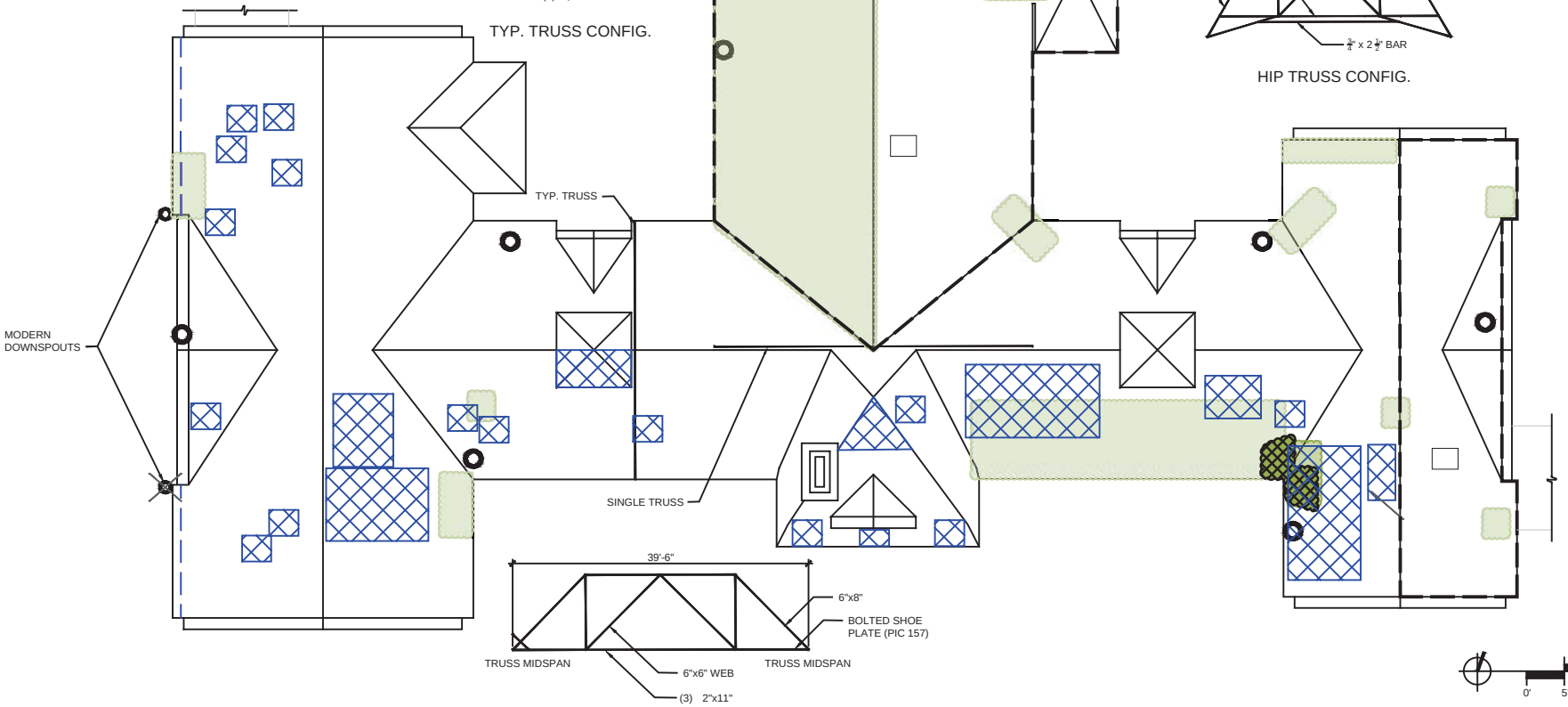
WARD I



TYP. TRUSS CONFIG.



HIP TRUSS CONFIG.



SINGLE TRUSS CONFIG.

BUILDING 39 (FEMALE WARD I)
ROOF PLAN

NOTE: CONDITION OF SHINGLES AND GUTTERS NOT SURVEYED AS PART OF THIS PROJECT. REFER TO CONTRACTOR'S REPORT.

KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

20%	SPALLING
50%	STAINING
35%	MORTAR EROSION
5%	MISSING WINDOW PROTECTION

KEY PLAN

BUILDING 39 (FEMALE WARD I)
NORTH ELEVATION

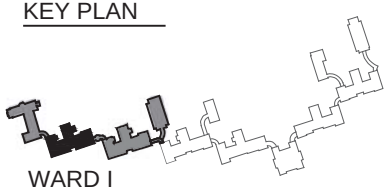
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

45%	SPALLING
55%	STAINING
100%	MORTAR EROSION
0%	MISSING WINDOW PROTECTION

KEY PLAN



0' 5' 20'

BUILDING 39 (FEMALE WARD I)
EAST ELEVATION

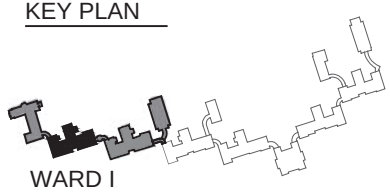
KEY

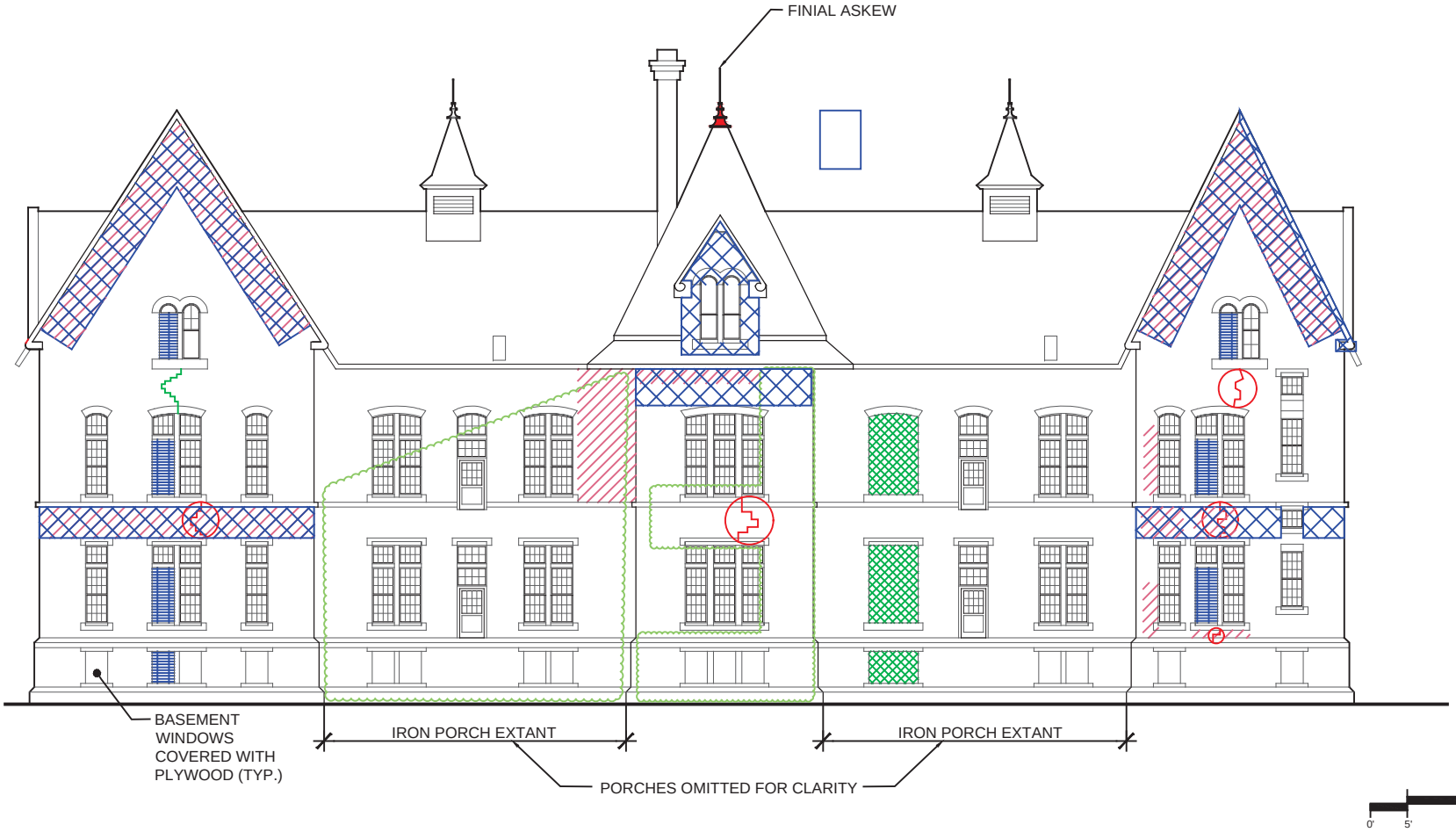
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

10%	SPALLING
20%	STAINING
30%	MORTAR EROSION
25%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 39 (FEMALE WARD I)
SOUTH ELEVATION

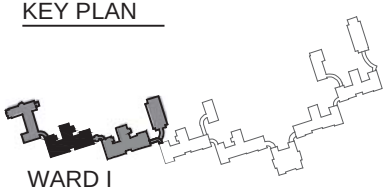
KEY

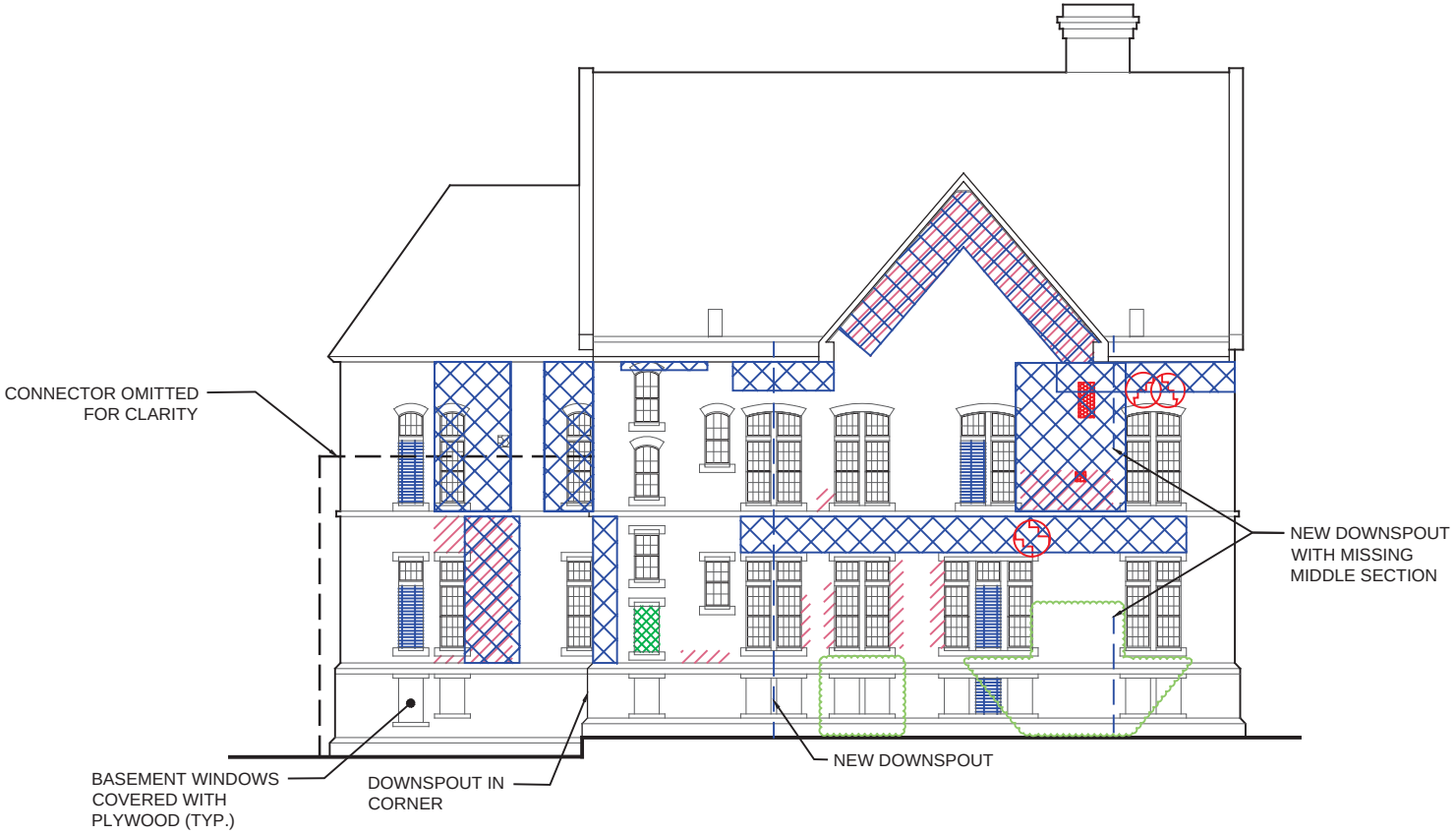
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

10%	SPALLING
15%	STAINING
55%	MORTAR EROSION
0%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 39 (FEMALE WARD I)
WEST ELEVATION

FEMALE WARD J (BUILDING 38)

General Description

Female Ward J is smaller than Wards H and I being only one occupied story tall, yet has the same building materials and some of the same character defining features. Ward J has one floor with a full basement and full attic. It is a load bearing brick masonry building with a stone foundation and Medina sandstone window sills, lintels, and mullions, gable cap stones, and belt courses. Ward J has an enclosed wood porch with brick piers on its west elevation, and an iron porch on its east elevation. The iron porch and the east elevation are almost entirely obscured by vegetation. The building is in fair condition with some areas in poor condition.

Fig. 3-33: Northwest corner and failing wooden porch (SGH 2019)

Exterior Existing Conditions

Stone

In general, the Medina sandstone elements are in good condition. The surface of the stone contains minor spalling, soiling, and some algae growth. Some areas of the belt courses

Fig. 3-34: Northeast corner with metal netting stabilization (CJSA 2019)

Fig. 3-35: Exposed foundation stones and brick on west elevation (CJSA 2019)

Fig. 3-36: Area of bowing wall, south side of west wing (CJSA 2019)

are missing mortar and exhibit open joints, especially on the west and south elevations. Over the majority of the west elevation and the north elevation of the southern wing, the ground has eroded and is exposing rubble foundation stone and brick coursing of the building. Some of these bricks are severely eroded and all exposed areas are missing pointing and bedding mortar.

Brick

The brick on the building is in poor to fair condition, depending on the elevation. There is a large area of brick on the north elevation that was rebuilt prior to 2008 and is in good condition. Metal netting and membranes have been installed locally on all sides of the building as part of the previous masonry stabilization.

The "bump-out" on the east elevation is in the worst condition of all the masonry on the building. An area of the brick on top of the north wall was rebuilt prior to 2008. After 2008, membrane and metal netting were installed to stabilize the area. However, the south side of the bump-out is exhibiting severe masonry damage on the interior with a large portion of the brick missing in the southeast corner of Room 33. Steel scaffolding appears to have stabilized the roof, but the integrity of the wall is compromised from missing a large portion of bricks. The south facing elevation of the north wing continues to bow outward despite pre-2008 steel strapping installed.

The piers supporting the wood porch are also an area of concern.

Fig. 3-37: Porch corner (CJSA 2019)

Fig. 3-38: South elevation showing replacement asphalt roof (CJSA 2019)

Fig. 3-39: Main hallway looking west (CJSA 2019)

A large amount of the brick has spalled faces and is missing mortar. The porch itself is in poor condition, with most of its wood elements rotted.

Some of the piers have membrane protection, and the area under the porch has been protected with plywood, however the plywood is not conducive to ventilating the structure below and evaporating harmful moisture. Overall, the wood framing and enclosure should be rebuilt.

Roof

Ward J has an asphalt roof over the main portion of the building, its dormers, and the iron porch. The roof projects over the walls with exposed rafter tails. The bump-outs on the east and north elevation, and the wooden porch on the west elevation have flat seam copper roofs. There is a large asphalt patch on the southwest corner of the building that is different in color and pattern than the main roof. There are no gutters or downspouts on the building; this results in water shedding to the ground and walls below, causing additional damage.

Windows

All of the basement windows have been covered with plywood, except a few windows overall that were replaced with louvres for ventilation. The windows on the attic and first floor that were not replaced with louvres are covered with plastic panels attached to the exterior, although fifteen percent of the windows are missing protection. In particular,

Fig. 3-40: Room 29, first floor (CJSA 2019)

Fig. 3-41: Room 24 with collapsed floor (CJSA 2019)

Fig. 3-42: Room 33, masonry damage and stabilization (CJSA 2019)

two windows on the first floor and four windows in the attic are completely lacking protection, and most of the unprotected attic windows also have broken glass panes.

Interior Existing Conditions

The interior of Ward J is in fair condition. The details are simpler than the stone buildings and match those in the two previously discussed buildings. The ceilings are tin or plaster, the walls are painted plaster, and the floors are wood covered with linoleum. The central fireplace is larger and more monumental, but exhibits similar details as other buildings.

As is similar to Wards H and I, the areas with the most damage are located adjacent to broken internal downspouts, and there is surface damage throughout due to lack of conditioned air in the building. The areas of most concern at the northeast and southwest corners of the building; the previously discussed wooden porch and bump out on the north elevation are located in these areas. Two rooms at the end of the hall closest to the wooden porch have collapsed floors, the same rooms noted in the 2008 HSR.

Structural Description

Building 38 is a one-story brick masonry building with a full basement and full attic. The floor and attic-level framing consists of 3x12 wood joists spaced at approximately 16 in. on center. The ceiling framing throughout the building consists of 2x12 wood joists spaced at approximately 16 in. on center.

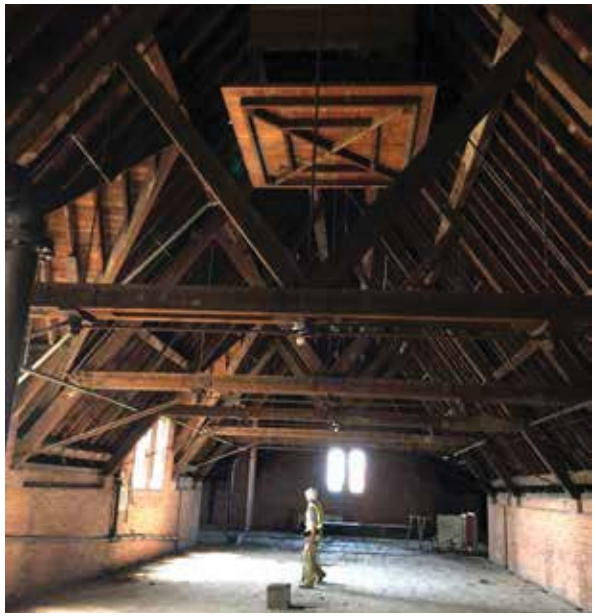


Fig. 3-43: Attic of Ward J (SGH 2019)

Fig. 3-44: Damaged roof structure (SGH 2019)

The roof framing consists of timber trusses supporting 6x8 wood purlins and roughly 2x6 rafters spaced at 16 in. on center.

In general, the structure of this building is in poor condition. Previous structural stabilization efforts stabilized some portions of the exterior bearing walls following the 2008 HSR. The stabilization work also provided minor repairs to the roof framing and installed structural shoring at some areas where the roof framing was unstable. Nonetheless, the building continued to deteriorate over the past decade. There are several areas of floor framing that are severely deteriorated and will require replacement. At the roof level, we observed water damage at the ends of purlins where purlins bear in pockets in the gable end walls and at sheathing abutting gable end walls. We observed several holes through the roof sheathing, and that several valley members exhibit water damage and potential reduction in bearing at their bases.

Summary of Changes since HSR

Ward J is in fair to poor condition. The wooden porch on the west end of the north elevation and the interior and exterior of Room 33, the bump-out on the east elevation, are the areas of highest concern of the building. The structure of Room 33 is in very poor condition and its finishes are almost completely gone, however the roof appears to have been stabilized with steel bracing. Since 2008, metal netting and membranes were installed on the exterior to retain the brick in place and steel bracing was constructed on the interior. Plywood on the first floor was removed and plastic panels were installed to protect the first floor windows and most of the attic widows. Windows that lack protection on the first floor and attic level are almost always missing panes of glass. The roof has been selectively patched. Overall, the building is in fair condition with specific areas of concern.

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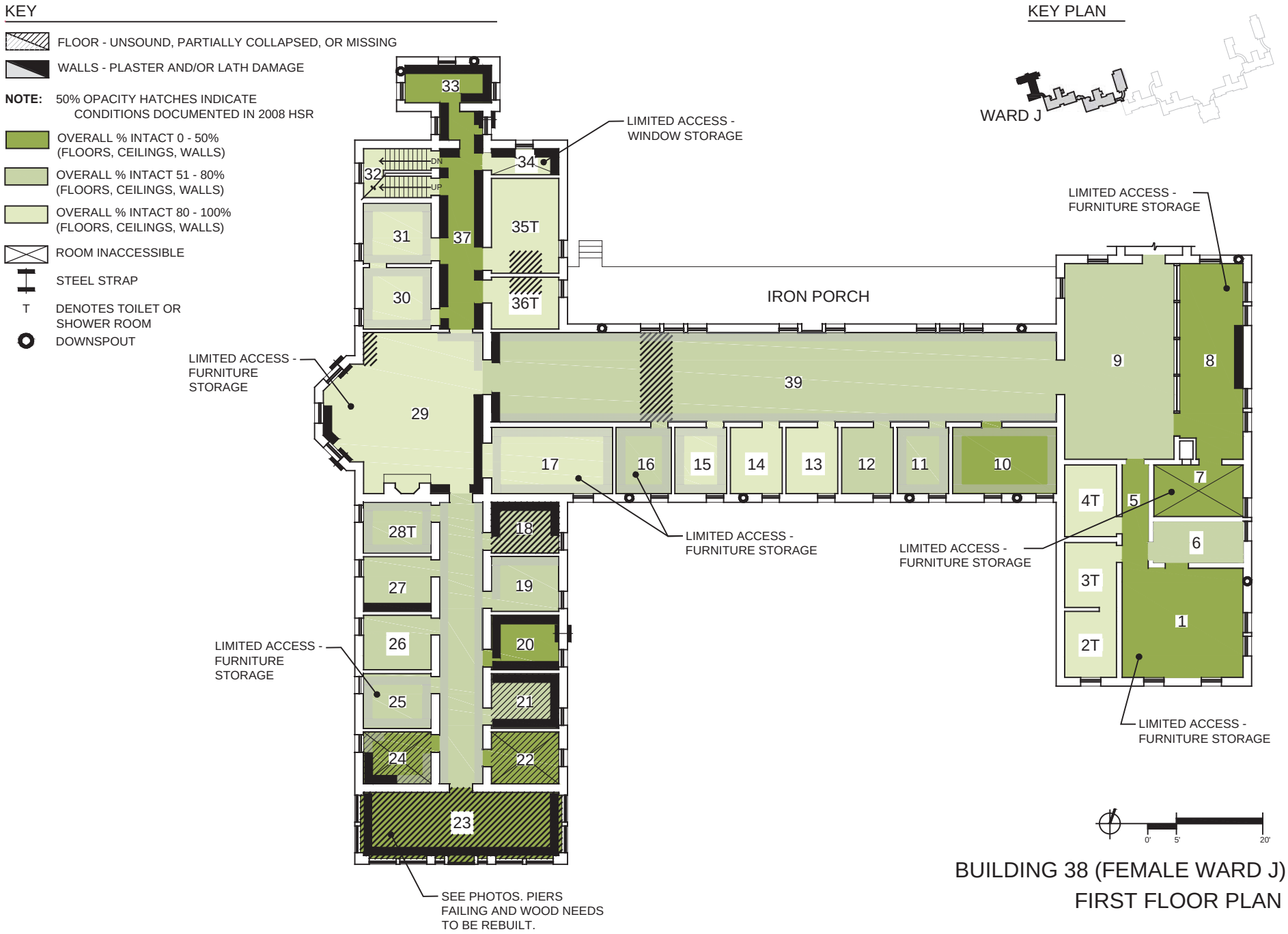


BUILDING 38 (FEMALE WARD J)
FIRST FLOOR PLAN

KEY

CEILING - PLASTER, LATH, OR TIN DAMAGE

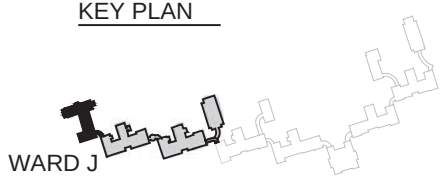
NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN



BUILDING 38 (FEMALE WARD J)
FIRST FLOOR REFLECTED CEILING PLAN

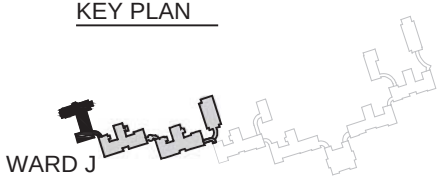
KEY

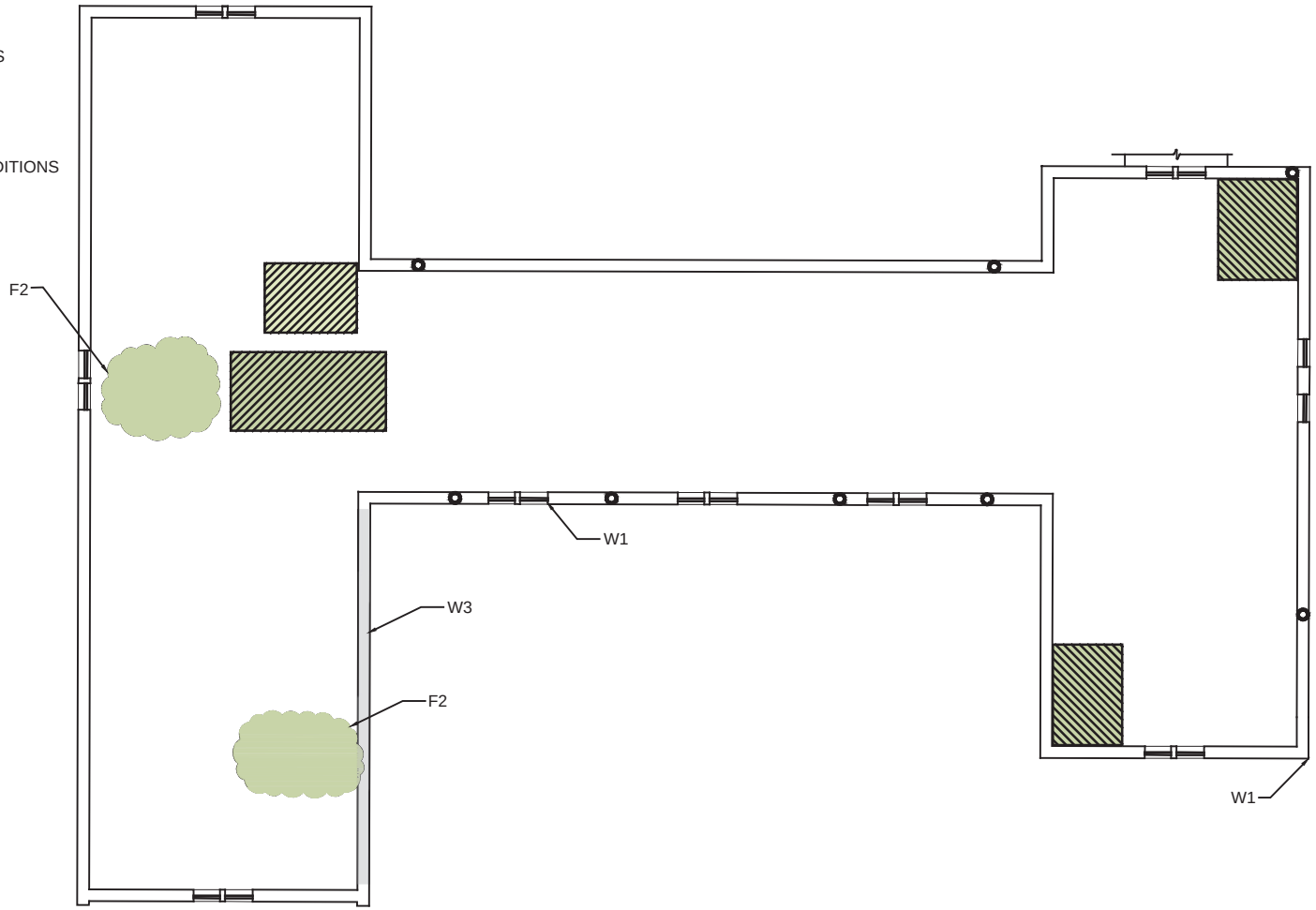
- F1 - MINOR DAMAGES
- F2 - MEDIUM LEVEL OF DAMAGES (JOISTS MAY NEED TO BE REPLACED/SISTERED)
- F3 - EXTENSIVE DETERIORATION (FLOOR FRAMING LIKELY REQUIRES REPLACEMENT)
- W1 - LARGE CRACKS, BULGING, BRICK SPALLING THAT REQUIRES BRICK REPLACEMENT
- W2 - DAMAGED/MISSING BRICK. WALL IS STABLE BUT REQUIRES REPAIR.
- W3 - WALL IS UNSTABLE, PORTIONS OF WALL NEED TO BE COMPLETELY REBUILT.

NOTE: 50% OPACITY HATCHES INDICATE CONDITIONS DOCUMENTED IN 2008 HSR

DOWNSPOUT

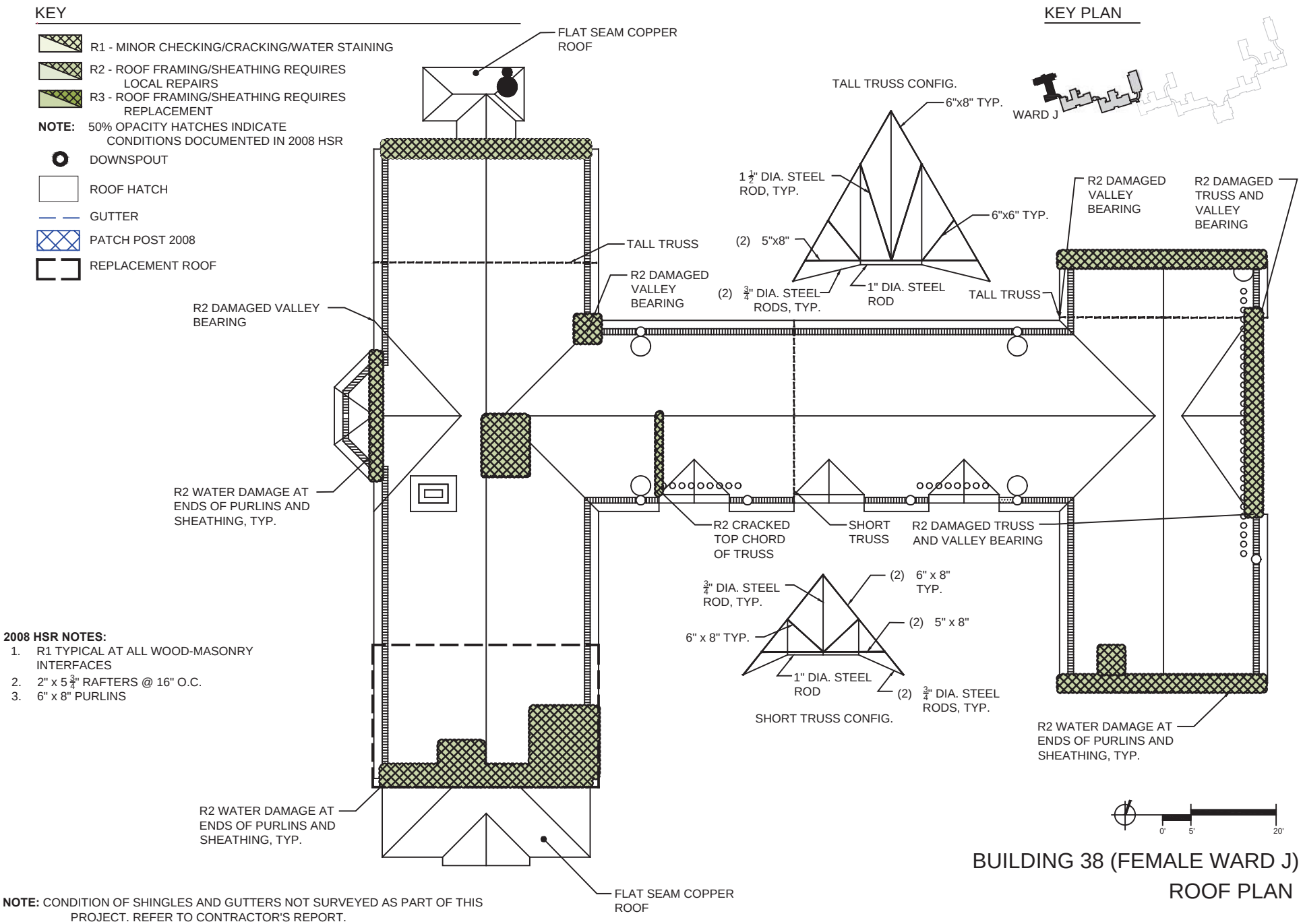
KEY PLAN





0' 5' 20'

BUILDING 38 (FEMALE WARD J)
ATTIC FLOOR PLAN



2008 HSR NOTES:

1. R1 TYPICAL AT ALL WOOD-MASONRY INTERFACES
2. 2" x 5 3/4" RAFTERS @ 16" O.C.
3. 6" x 8" PURLINS

NOTE: CONDITION OF SHINGLES AND GUTTERS NOT SURVEYED AS PART OF THIS PROJECT. REFER TO CONTRACTOR'S REPORT.

BUILDING 38 (FEMALE WARD J) ROOF PLAN

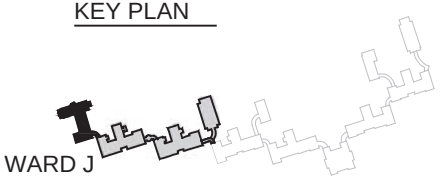
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

30%	SPALLING
85%	STAINING
45%	MORTAR EROSION
12%	MISSING WINDOW PROTECTION

KEY PLAN



0' 5' 20'

BUILDING 38 (FEMALE WARD J)
NORTH ELEVATION

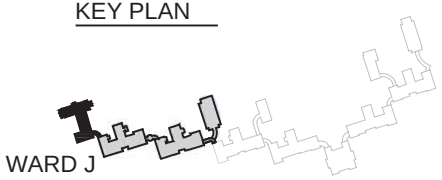
KEY

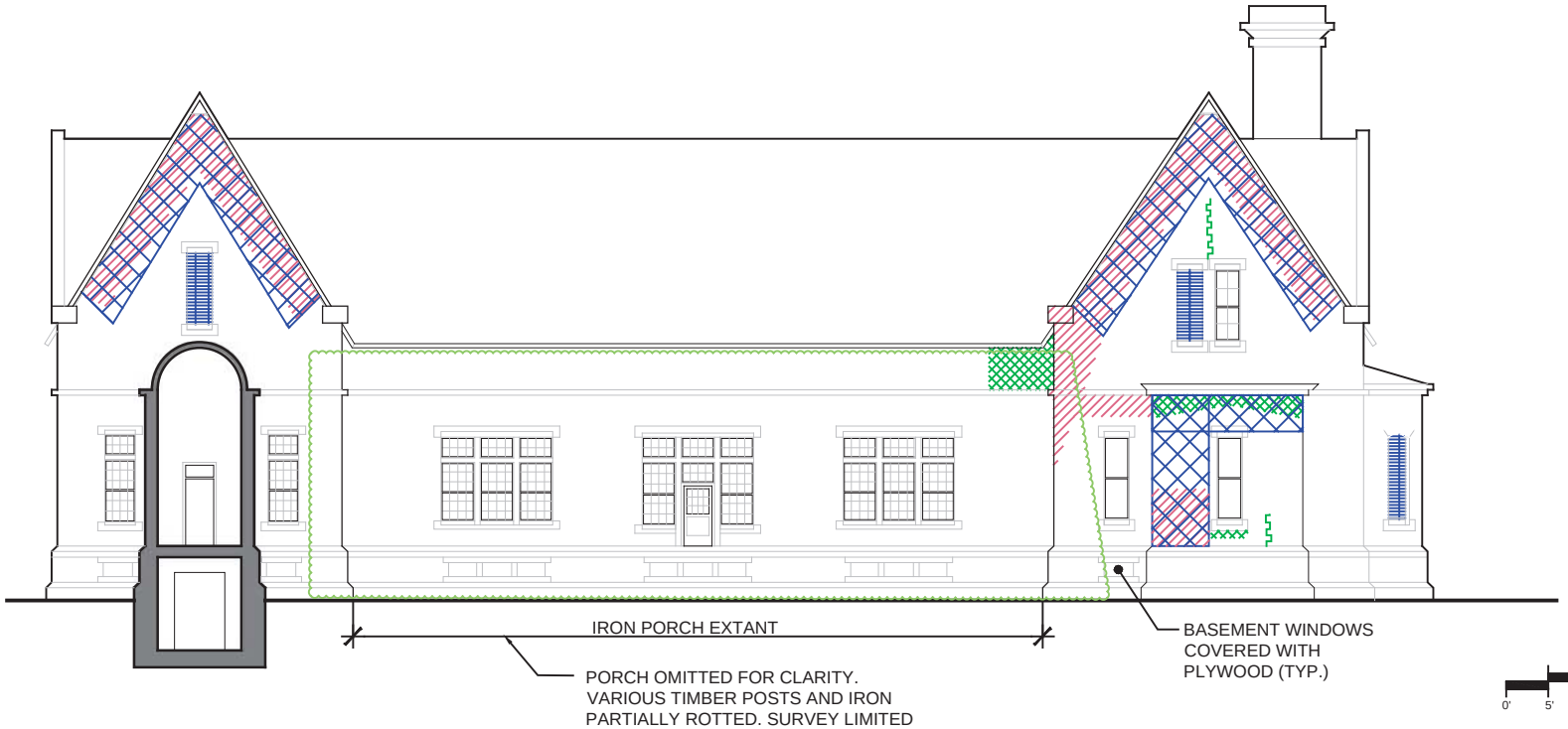
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

15%	SPALLING
30%	STAINING
30%	MORTAR EROSION
0%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 38 (FEMALE WARD J)
EAST ELEVATION

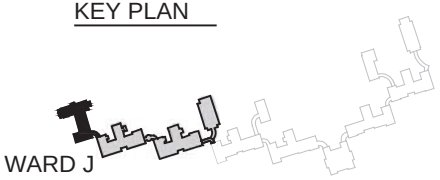
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

10%	SPALLING
50%	STAINING
60%	MORTAR EROSION
12%	MISSING WINDOW PROTECTION

KEY PLAN



BUILDING 38 (FEMALE WARD J)
SOUTH ELEVATION

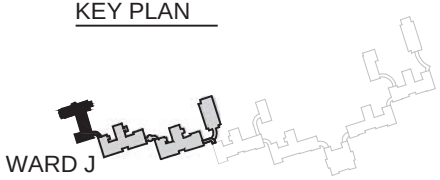
KEY

- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

10%	SPALLING
60%	STAINING
50%	MORTAR EROSION
7%	MISSING WINDOW PROTECTION

KEY PLAN



BUILDING 38 (FEMALE WARD J)
WEST ELEVATION

FEMALE WARD DINING HALL (BUILDING 41)

General Description

The Female Dining Hall is a later addition and not part of the original Kirkbride Plan of the Campus. It is vastly different from the wards because of its newer construction methods, function, and plan, and it is mirrored on the other side of the Campus by a Male Dining Hall. It is a four-story load bearing brick masonry building with steel framing at the interior. The four stories include an occupied ground floor that aligns with the former ward's basements. Medina sandstone accents are limited and include a stone cornice, quoins, window sills, and stone belt course under the third floor windows. The concrete foundation is exposed up to the sills of the ground floor windows. On the north elevation, there are twin shed roofs covered with standing seam copper that cantilever out from the brick walls covering ground floor entries. The main body of the roof of the building is flat and covered with membrane. On the southwest corner of the building is a small metal and concrete porch extending to the top three stories.

Fig. 3-45: East elevation of Female Dining Hall (CJSA 2019)

Fig. 3-46: Northeast corner of FDH with standing seam copper shed roof (CJSA 2019)

Fig. 3-47: Water infiltration on west elevation (CJSA 2019)

Fig. 3-48: West elevation, water infiltration and crack in concrete (CJSA 2019)

Exterior Existing Conditions

Stone

The remaining stone on the building is in good condition. A portion of the sandstone cornice on the east elevation was removed for an emergency stabilization project. The cornice and parapet wall was rebuilt in new common, running bond, red brick. There is typical soiling and some surface spalling. Many vertical joints are open and in need of repointing.

Brick

The brick is in fair to poor condition depending on the bay of the building. The portion of new brick parapet that was rebuilt on the east elevation is in good condition. There is a large amount of efflorescence on all sides of the building, indicating the movement of water through the wall assembly. Large amounts of the brick are also exhibiting spalling and mortar erosion, likely caused by significant water intake at the walls.

Roof

The standing seam copper roofs on the two shed roofs are in fair to good condition. The main roof of the building is in poor condition. At the time of the survey, pools of water were observed on the southwest corner and the northwest corner. The south side of the west elevation had water actively dripping through and down the wall.

Windows

Most of the windows of the building have been covered with plywood or plastic panels.

Thirty-five percent of the windows are missing protection; most of the windows missing protection are also missing panes of glass. The ground floor windows have integrated sills in the poured-in-place concrete walls.

Most of the ground floor windows also have cracks located under them approximately where their sills would be, this could indicate that the integrated metal sills are rusting and cracking the concrete. All of the ground floor window sills require further inspection. The concrete on the porch on the southwest corner of the building is also cracked and the structure is exposed.

Fig. 3-49: Ground floor, looking north to connector (SGH 2019)

Fig. 3-50: Third floor ceiling and wall damage, looking west (CJSA 2019)

Interior Existing Conditions

The interior of the Female Dining Hall is a mostly open floor plan, with steel columns and beams encased in plaster. There is typically a toilet room on the southeast corner of the building. The southwest corner contains a stair that was inaccessible at the time of survey. At the north end of the building, two vertical shafts are located across from each other for a freight elevator and a stair tower, with a large prep room beyond. All four floors share the same floorplan.

The interior finishes are characterized by plaster ceilings, painted plaster walls, and a mix of quarry tile and concrete floors. The ground floor, the main food prep space, has a quarry tile floor. All floors have a glazed brick wainscot that extends approximately halfway up the walls in prep spaces. The wainscot is in good condition, with most of the wall damage above it to the plaster. Due to a lack of conditioned air, there is an expected amount of surface damage including peeling paint and cracked plaster on interior walls. Water infiltration has accelerated interior finish damage on exterior walls.

Plaster encases the steel columns and steel beams. In areas of poor condition and concern, the plaster has entirely failed to reveal the steel and the brick it bears on. The areas of highest concern are the east side of the first and third floors and the west side of the third floor. These areas typically have large amounts of ceiling and wall plaster damage radiating inward from the wall. In some cases, the plaster is completely gone from both the walls and ceiling and the lath is rusted, detached, and hanging down from bar joists above.

Fig. 3-51: Ceiling damage in Room 6, northwest corner of the third floor (CJSA 2019)

Fig. 3-52: Plaster and ceiling damage on third floor, note exposed structure (CJSA 2019)

It is unknown if the same areas of concern are present on the second floor because the floor is inaccessible. The door from the connector to the second floor as well as the door from the staircase to the second floor is locked. Similar conditions to those described previously can be expected on the second floor.

Structural Description

Building 41 is a four-story transitional masonry building. The exterior walls are brick bearing walls. The interior framing is steel columns supporting steel beams and open web steel joists. The ground level construction is slab-on-grade. The upper floors are concrete slabs cast on metal lath.

We were unable to access the second floor, but from our review of the rest of the building, the structure of this building is generally in good condition. We observed damaged portions of the exterior masonry wall below bearing pockets, which undermine the bearing of the steel beams. We observed that sections of the east parapet are no longer in place; and the wall below is leaning away from the building. We also observed standing water at the southwest portion of the roof indicating water actively leaking into the building. It appears that there may be some areas of floor framing that require reinforcing. However, the portions of the structure that are visible through severely damaged finishes appear to be in good condition.

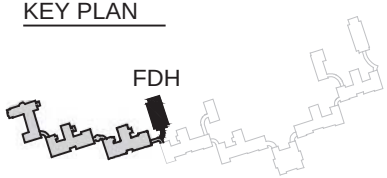
Summary of Changes since HSR

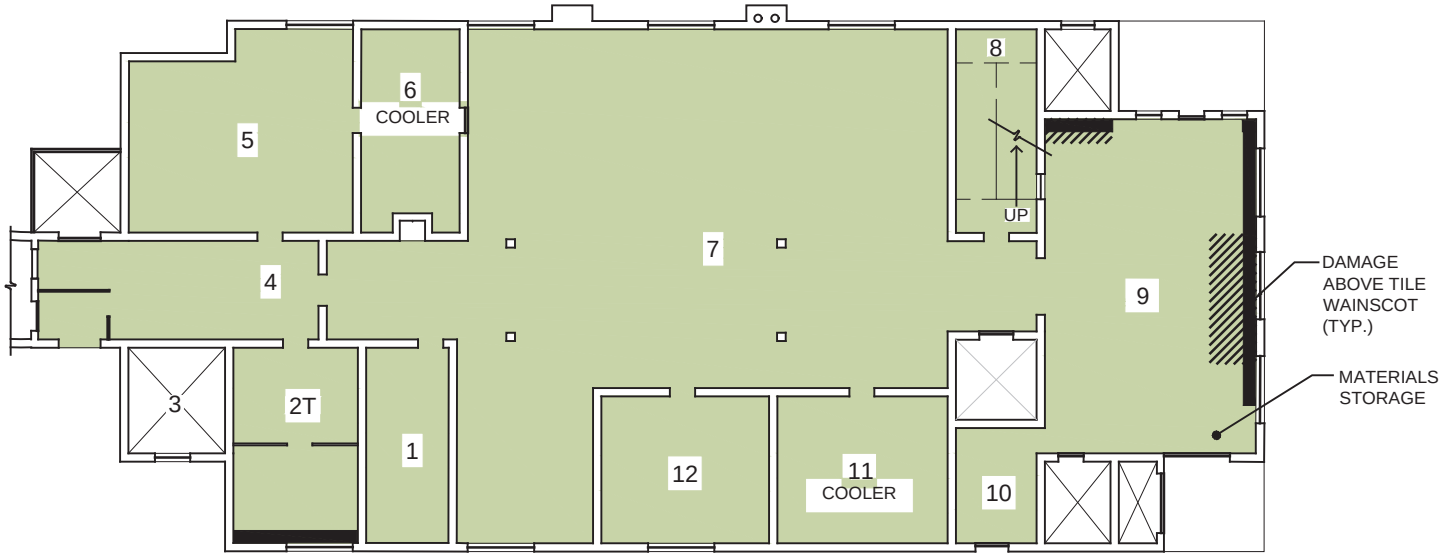
In the 2008 HSR, only the exterior of the Female Dining Hall was surveyed and therefore we do not know how the damage on the interior has changed since then. Efflorescence is noted in the HSR in the same areas that were observed in this survey, but they have gotten worse and more widespread. The windows appear to have the same red-painted plywood that they did in 2008, and the windows that are exposed in the HSR are still exposed in 2019. The cracks below the ground floor windows in the concrete were also noted in the HSR, and now are more widespread. The building is general in fair condition, with ongoing damage of the interior finishes due to water infiltration. Emergency repairs were made to a section of cornice, however the roof has not been addressed and continues to let water in.

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





0' 5' 20'

NOTE: BRICK WAINSCOT IN GOOD CONDITION.
TILE FLOOR GOOD CONDITION.

BUILDING 41 (FEMALE DINING HALL)
GROUND FLOOR PLAN

KEY

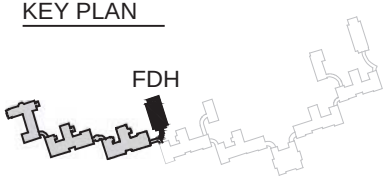
CEILING - PLASTER, LATH, OR TIN DAMAGE

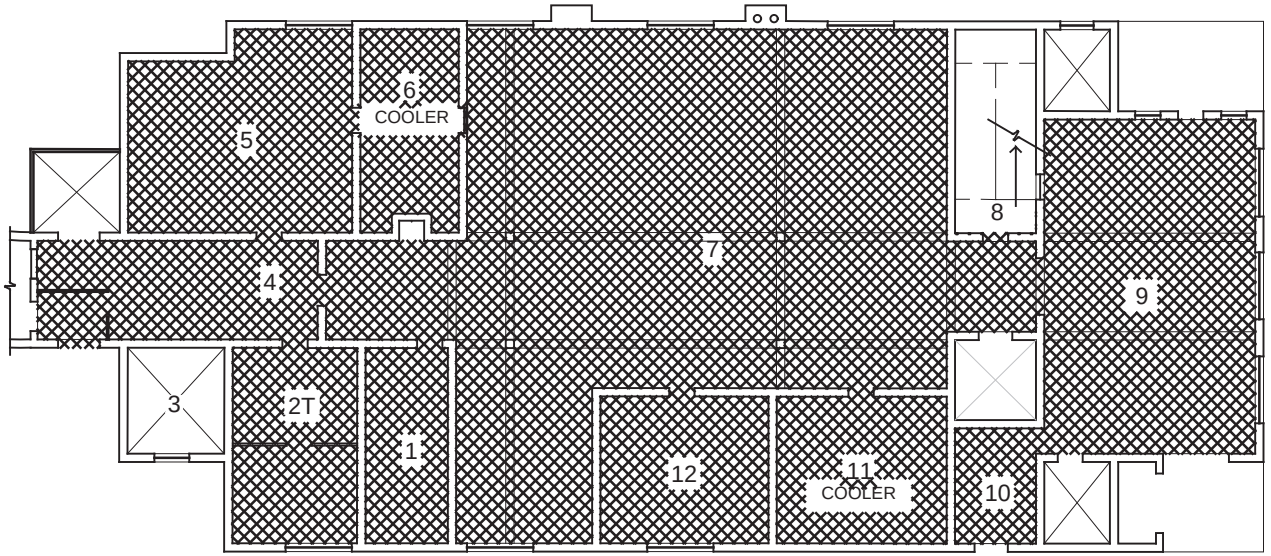
ROOM INACCESSIBLE

T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN



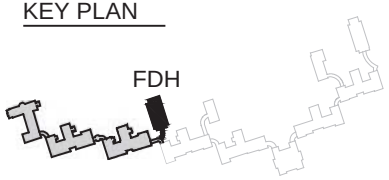


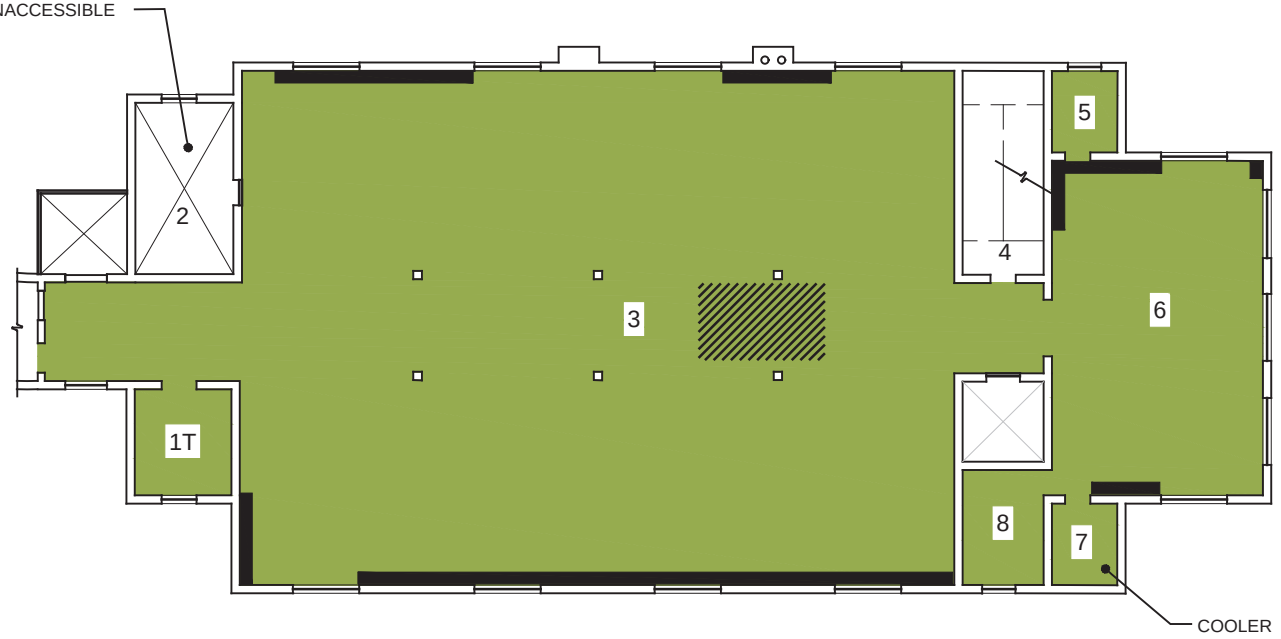
BUILDING 41 (FEMALE DINING HALL)
GROUND FLOOR REFLECTED CEILING PLAN

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





0' 5' 20'

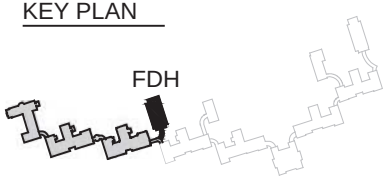
NOTE: BRICK WAINSCOT IN GOOD CONDITION.
TILE FLOOR GOOD CONDITION.

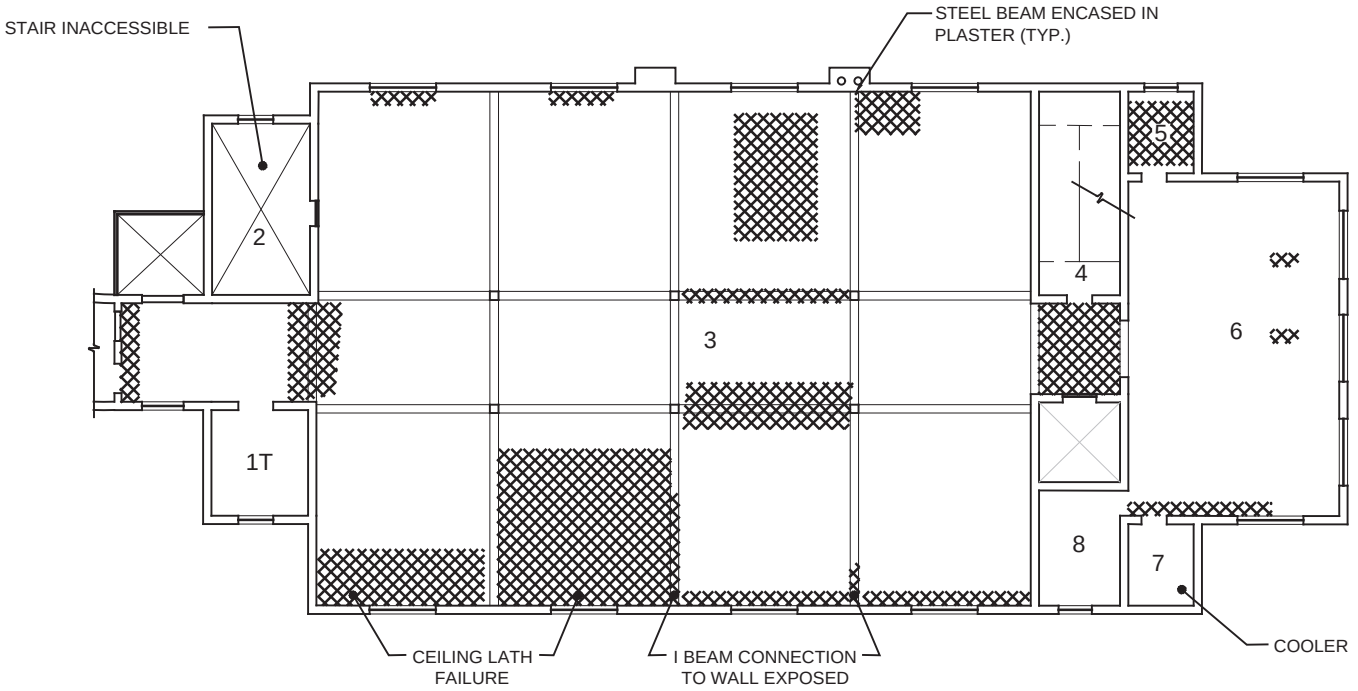
BUILDING 41 (FEMALE DINING HALL)
FIRST FLOOR PLAN

KEY

- CEILING - PLASTER, LATH, OR TIN DAMAGE
- ROOM INACCESSIBLE
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





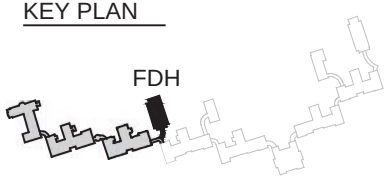
0' 5' 20'

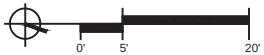
BUILDING 41 (FEMALE DINING HALL)
FIRST FLOOR REFLECTED CEILING PLAN

KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





NOTE: THIS FLOOR WAS INACCESSIBLE AT THE TIME OF THE SURVEY. OBSERVATIONS WERE EXTRAPOLATED FROM THE EXTERIOR CONDITIONS OF THE BUILDING. A WINDOW AT THE CONNECTOR PROVIDED MINIMAL VIEWS INSIDE.

BUILDING 41 (FEMALE DINING HALL)
SECOND FLOOR PLAN

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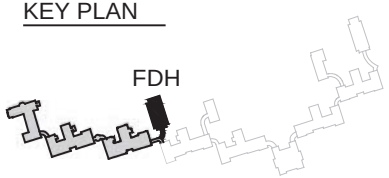
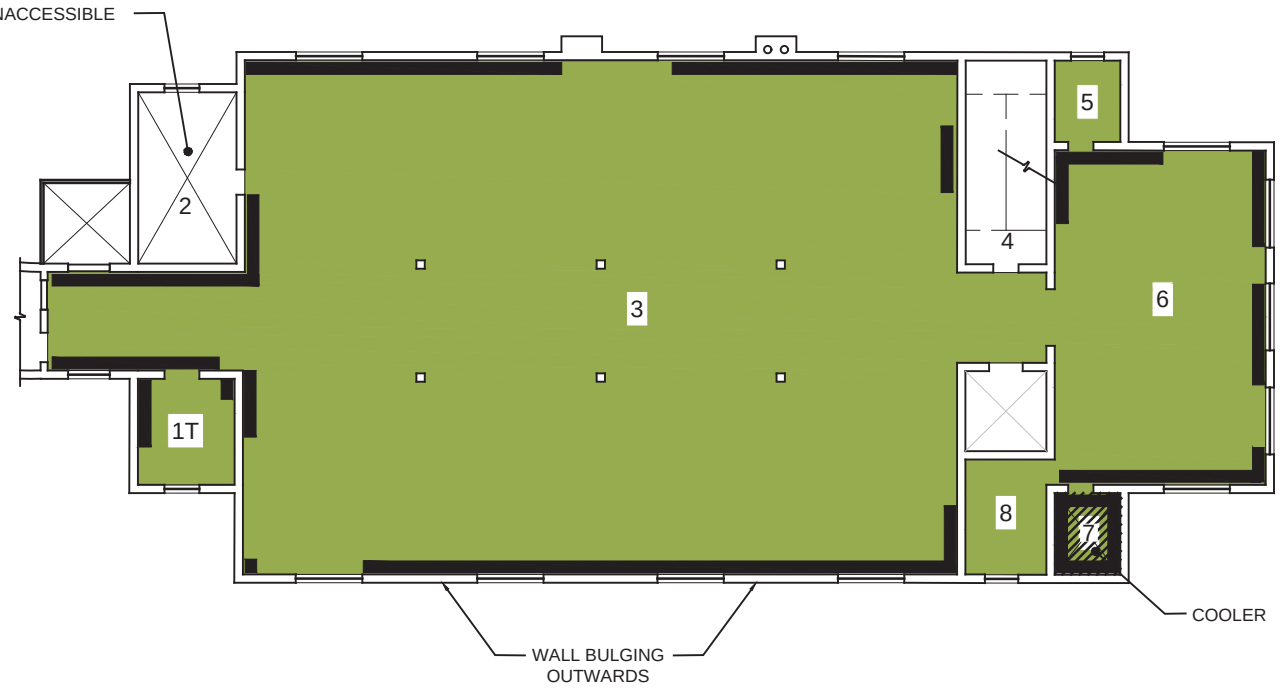
KEY

- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT

KEY PLAN





BUILDING 41 (FEMALE DINING HALL)
THIRD FLOOR PLAN

KEY

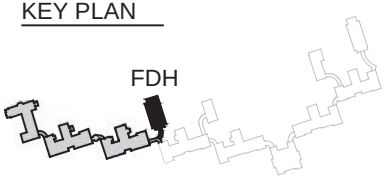
CEILING - PLASTER, LATH, OR TIN DAMAGE

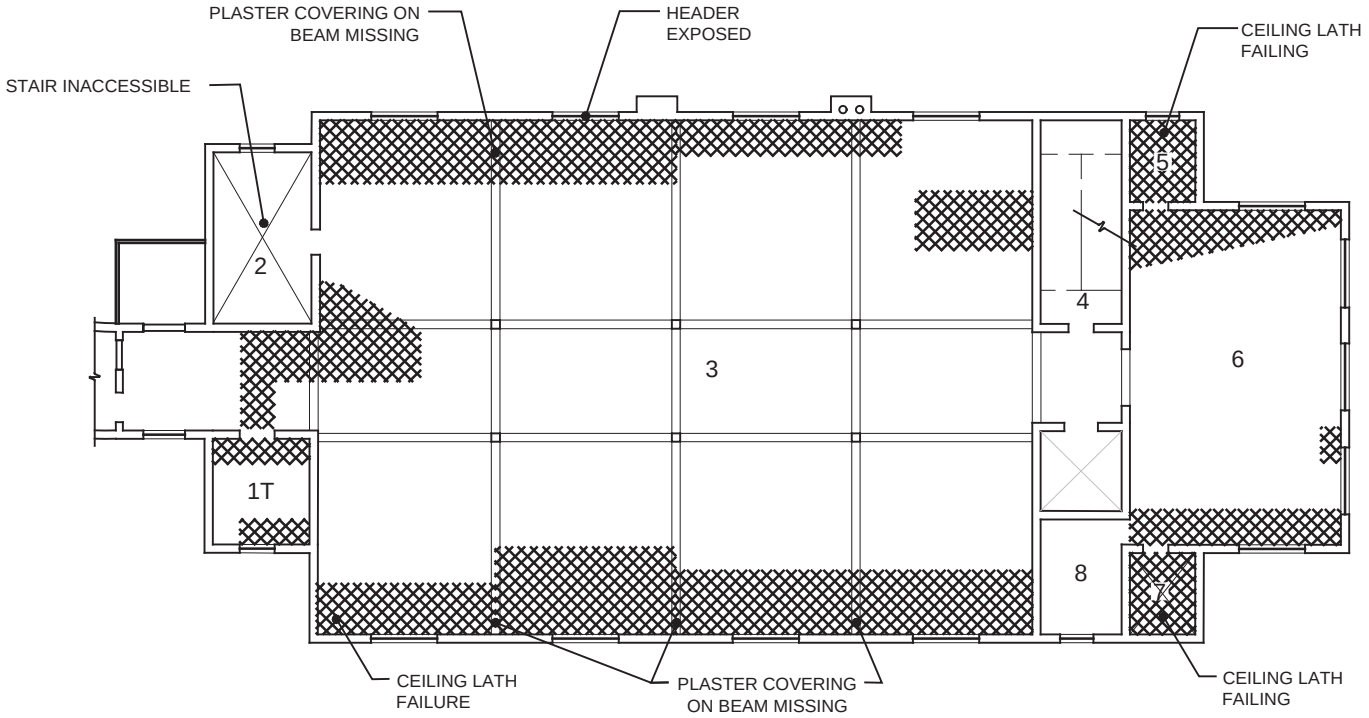
ROOM INACCESSIBLE

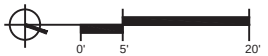
T DENOTES TOILET OR SHOWER ROOM

DOWNSPOUT

KEY PLAN





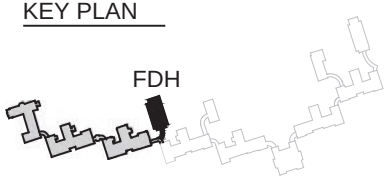


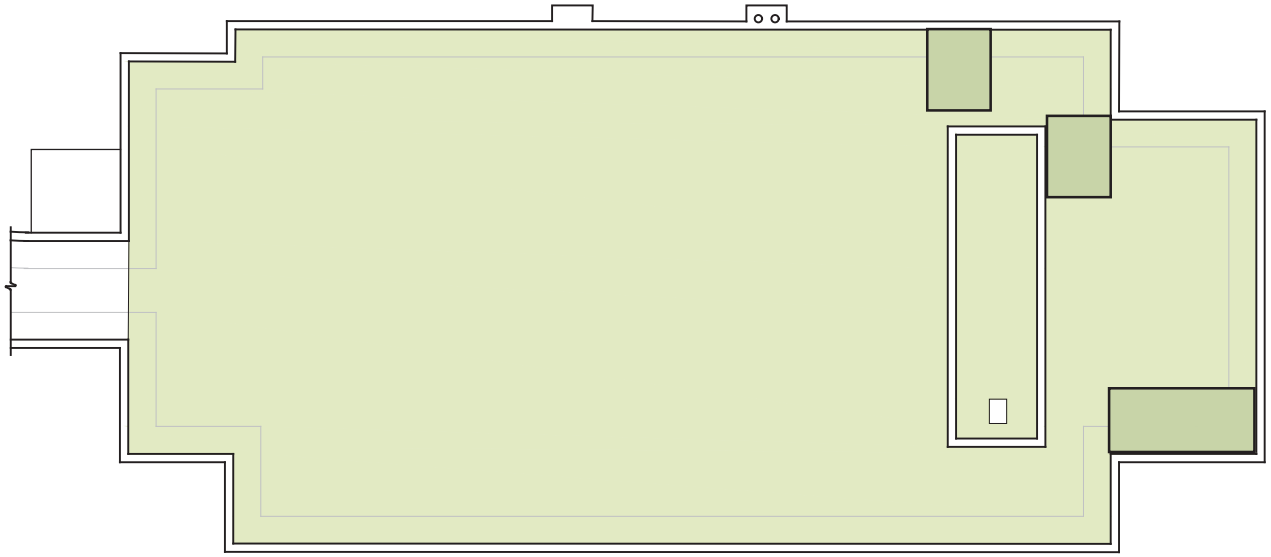
BUILDING 41 (FEMALE DINING HALL)
THIRD FLOOR REFLECTED CEILING PLAN

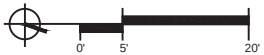
KEY

- R1 - MINOR CHECKING/CRACKING/WATER STAINING
- R2 - ROOF FRAMING/SHEATHING REQUIRES LOCAL REPAIRS
- R3 - ROOF FRAMING/SHEATHING REQUIRES REPLACEMENT
- DOWNSPOUT
- ROOF HATCH
- GUTTER
- PATCH
- REPLACEMENT ROOF

KEY PLAN







BUILDING 41 (FEMALE DINING HALL)
ROOF PLAN

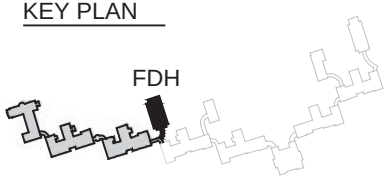
KEY

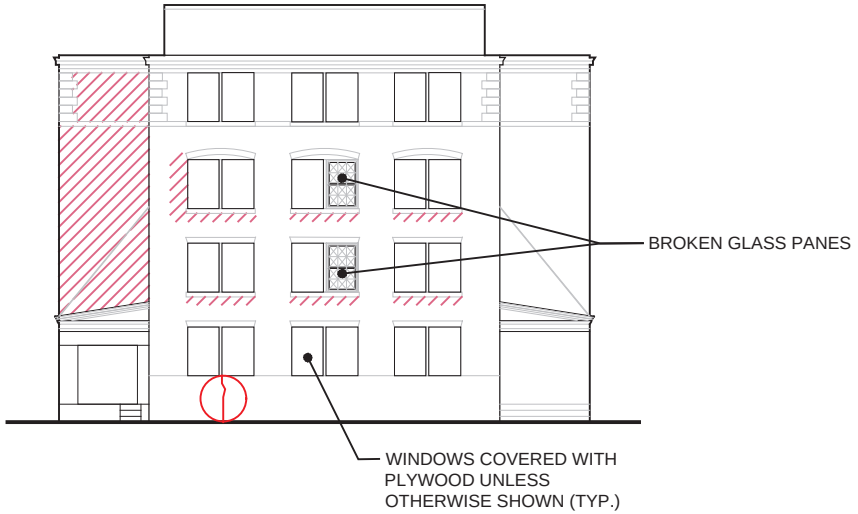
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

15%	SPALLING
35%	STAINING
10%	MORTAR EROSION
11%	MISSING WINDOW PROTECTION

KEY PLAN





0' 5' 20'

BUILDING 41 (FEMALE DINING HALL)
NORTH ELEVATION

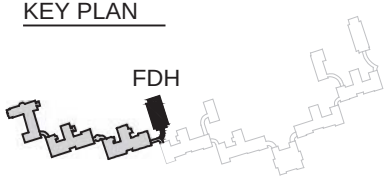
KEY

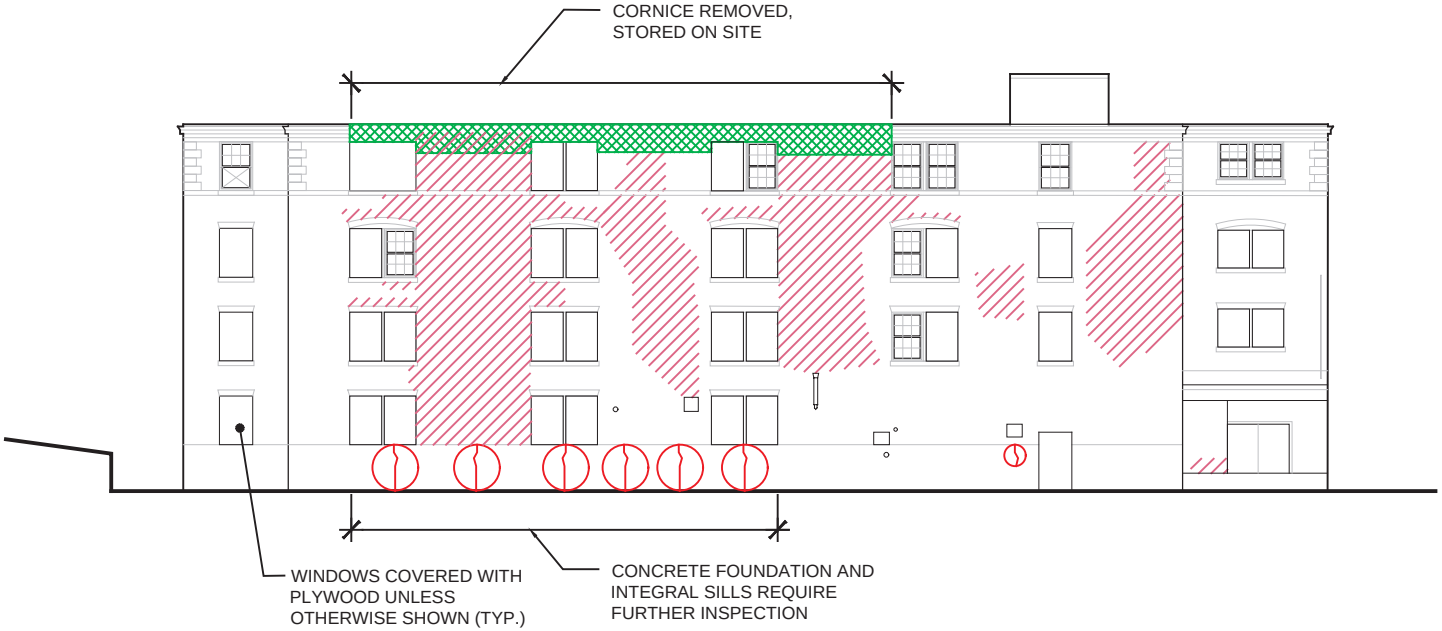
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED

PERCENTAGES

15%	SPALLING
50%	STAINING
40%	MORTAR EROSION
20%	MISSING WINDOW PROTECTION

KEY PLAN





0' 5' 20'

BUILDING 41 (FEMALE DINING HALL)
EAST ELEVATION

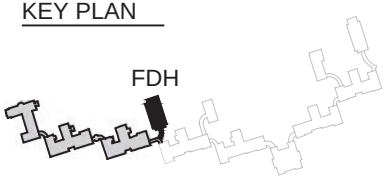
KEY

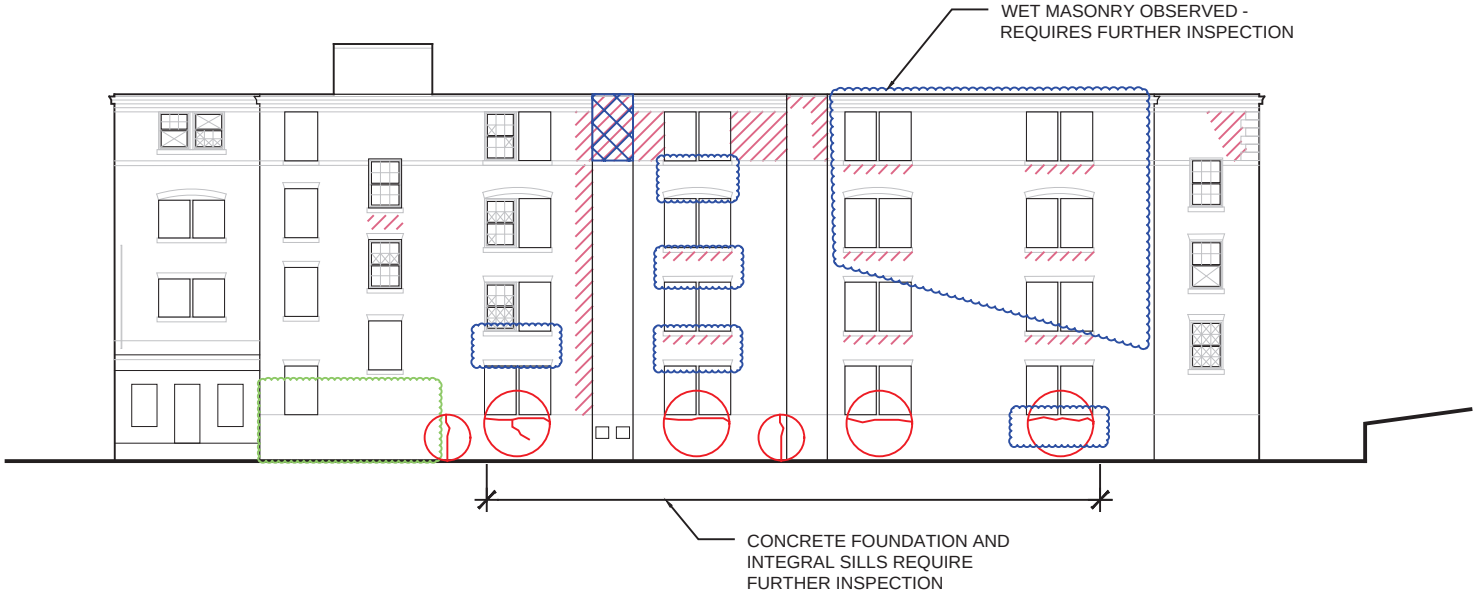
- CRACKS
- MASONRY COLLAPSE / MISSING MASONRY
- OPEN JOINTS / MASONRY DAMAGE
- STABILIZATION WORK
- LOUVRES
- VEGETATION
- REBUILT / REPOINTED
- WET AREAS

PERCENTAGES

20%	SPALLING
25%	STAINING
40%	MORTAR EROSION
25%	MISSING WINDOW PROTECTION

KEY PLAN





BUILDING 41 (FEMALE DINING HALL)
WEST ELEVATION

CONNECTOR FOR BUILDINGS G - H - FDH (42 - 40 - 41)

General

The Connector from Wards H to G is similar to the one connecting Wards H and I. It is a curved load bearing brick structure with two floors, a full basement, and a barrel vault roof. It has mirrored two-story semi-circular bay with three windows on its north and south elevations. The vaulted roof is wood framed and passable to connect the attics of the two buildings. Like the main brick buildings, it features Medina sandstone belt courses, window sills and lintels, and foundation. It is in poor condition.

The Connector to the Female Dining Hall (FDH) branches off the connector and is different in appearance due to its later construction date. It has three floors and a full basement with a parapet and flat roof. It is load bearing brick masonry construction but lacks any Medina sandstone elements. It is in fair to poor condition.

Note: Close exterior surveying of the connector was limited due to falcon interference.

Fig. 3-53: Connector from G to H, North Elevation (CJSA 2019).

Fig. 3-54: Connector from G to H, South Elevation (CJSA 2019).

Building G (42) is not in this survey's scope and is only mentioned for reference.

Masonry

The brick is in fair condition with areas of spalling and soiling. Several defaced bricks are present on the northwest corner between the connector and Ward H (40). The effort to stabilize the buildings also stabilized the connectors with metal netting and membrane attached to the exterior walls. This was limited to the intersection of the roof and walls. A portion of the brick on west side of the first and second floors of the connector was replaced with CMU and membrane on the exterior. Ivy is partially covering the membrane on the south side of the connector. The parapet on the connector to the FDH has several courses of spalled bricks at the top of the walls of the

Fig. 3-55: Connector to FDH, West Elevation (CJSA 2019).

Fig. 3-56: East elevation of the Connector to the FDH (CJSA 2019).

Fig. 3-57: Corner masonry loss (CJSA 2019).

west and east elevations. Some areas of the masonry were unable to be surveyed because of ivy growth.

Windows

Most of the basement windows of both connector wings were obscured by ivy, but a few were observed to have been replaced with louvres. The rest of the windows on all floors not replaced with louvres have been protected with plastic panels on the exterior. The third floor windows in the barrel vault roof have been covered with plywood and fluid applied membrane roofing. On the east elevation of the connector to the FDH, there is a door that leads to the ground floor of the connector and the building.

Interior Existing Conditions

The interior of the connector is characterized by plaster walls and ceiling and a mosaic tile floor. Most of the plaster ceilings are damaged on the first and second floors, exposing structure above. The third floor's plaster walls and plaster on the roof framing of the barrel vault are almost completely intact. Where the plaster is damaged on the ceilings, it reveals the different structures of the two connectors. The connector from Wards H (40) to G (42)

Fig. 3-58: Entrance to FDH, First Floor (CJSA 2019).

Fig. 3-59: Entrance to G, Second Floor (CJSA 2019).

matches the rest of the connectors on the Campus; its floor structure is steel and brick arches. In contrast, the connector to the FDH uses open web steel joists and concrete as its floor structure. The floor in all three levels of the connector to the FDH is sloped to connect the different floor levels from the connector to the building, though the slope is not up to modern-day ADA (Americans with Disabilities Act) standards.

The connector allows passage to most of the floors of every building. On the second floor, the wood door to Ward G has been pinned in place, but there is a large hole in the middle of the door. On the third floor, there is a metal door to the attic of Ward G that is pinned in place, making it completely inaccessible. The second floor of the Female Dinning Hall is also inaccessible from the connector because the door is pinned in place. There is a small window in the door that allowed limited observation into the floor. There is steel scaffolding throughout the first and second floor.

Structural Description

The connector is a two-story building with a full basement. It has a wood-framed roof and brick arched floors spanning between steel beams. The connector is in poor condition. Following the 2008 HSR, structural stabilization efforts stabilized walls and included substantial temporary structural supports of the roof that continue down to the basement.

Changes Since 2008

The stabilization campaign that was undertaken after the 2008 HSR included work done on the connectors. However, the connector to the Female Dining Hall was not included in the HSR and therefore the only areas of change discussed apply to the connector from Ward G to H.

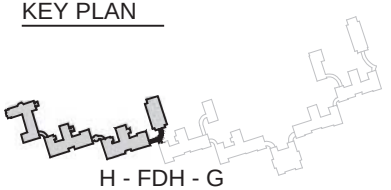
A large portion of missing and collapsed brick on the second floor bay window on the south elevation, as well as the top of the brick wall on the north elevation, was stabilized with the CMU and membrane assembly. The membrane also covers the roofs of both the bay windows on the north and south elevations.

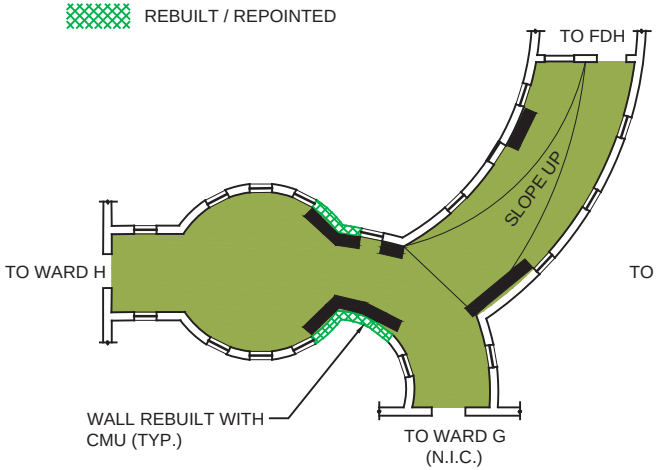
The windows of the third floor of the connector were also covered with plywood. Prior to this survey, the vaulted connector roof was re-roofed and the new roofing material covers the windows as well as the entirety of the vaulted roof.

KEY

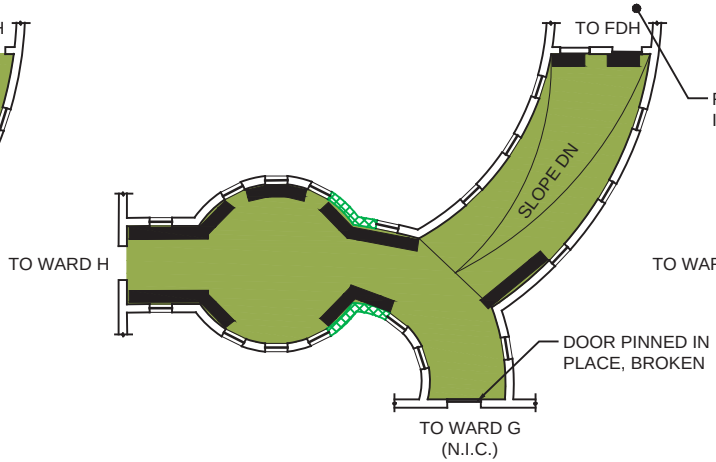
- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT
- REBUILT / REPOINTED

KEY PLAN

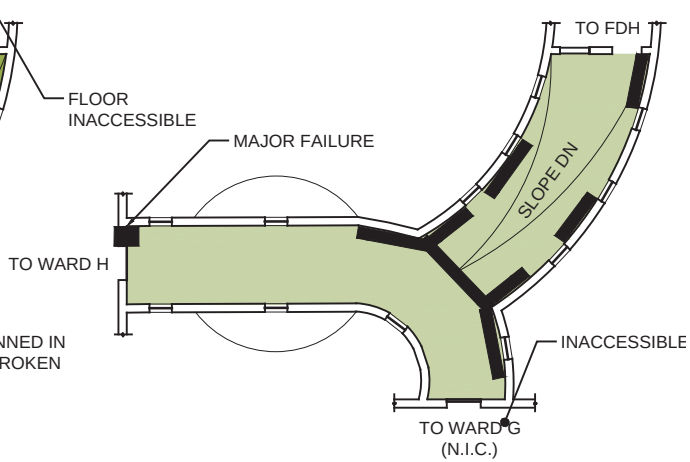




FIRST FLOOR PLAN



SECOND FLOOR PLAN



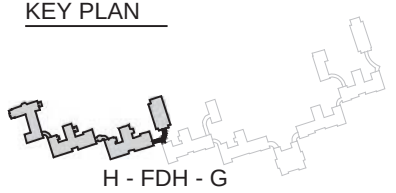
THIRD FLOOR PLAN

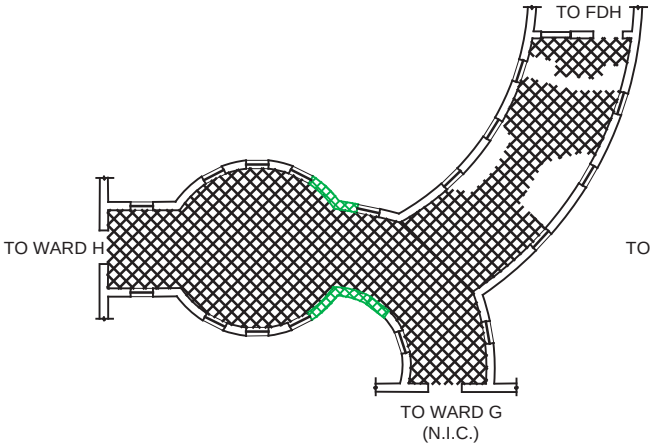
WARDS G,H, AND FDH CONNECTOR FLOOR PLANS

KEY

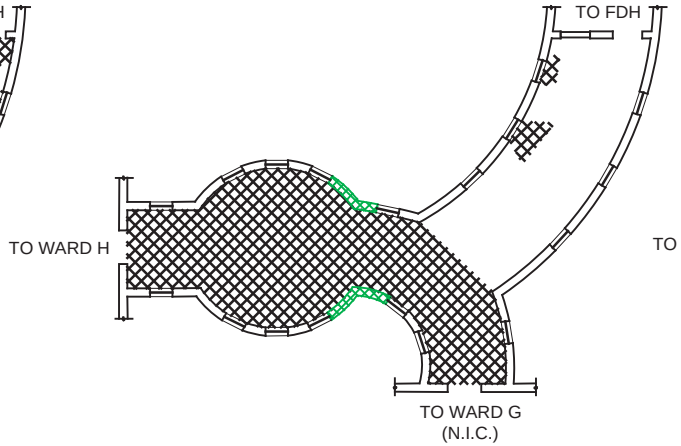
- CEILING - PLASTER, LATH, OR TIN DAMAGE
- ROOM INACCESSIBLE
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT
- REBUILT / REPOINTED

KEY PLAN





FIRST FLOOR RCP



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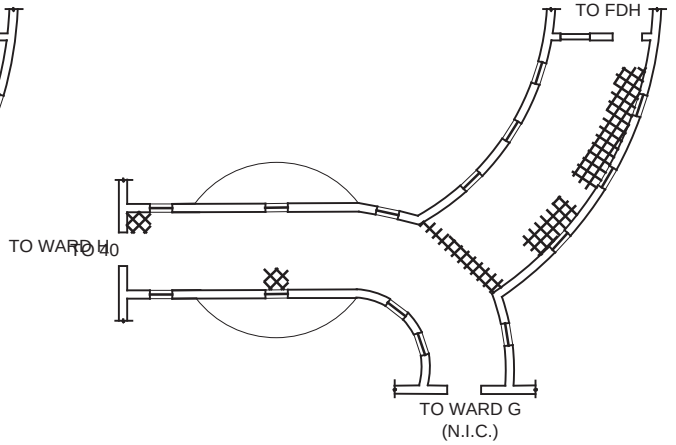
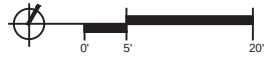


THIRD FLOOR RCP



WARDS G,H, AND FDH CONNECTOR
REFLECTED CEILING PLANS

CONNECTOR FOR BUILDINGS H - I (40 - 39)

General

The Connector from Wards H to I is a curved brick structure with two floors, a full basement, and a flat roof. Like the main brick buildings, it features Medina sandstone belt courses and window sills and lintels, and a stone foundation. It has mirrored two-story semi-circular bays with three windows on its north and south elevations. It is in poor condition.

Fig. 3-60: Connector from Buildings H - I, North Elevation (CJSA 2019).

Fig. 3-61: Connector from Buildings H - I, South Elevation (CJSA 2019).

Exterior Existing Conditions

Masonry

The brick is in fair condition with areas of spalling and soiling. Some of it was obscured from surveying by vegetation growth. Large areas of the brick adjacent to the semi-circular bay window have been rebuilt with concrete masonry units (CMUs); the CMU assembly is covered with wood framed membrane on the exterior. Similar to other areas, exact assembly was not verified at the time of the survey. It is unlikely that there is finish brick at the exterior under the membrane.

Windows

The basement windows have been protected with plywood and the first and second floor windows protected with plastic panels. Two windows on each of the three levels have been replaced with louvres. Where the CMU assembly has replaced the brick wall, the windows were not rebuilt. The assembly removed approximately one window on each floor in each of the semi-circular bays.

Interior Existing Conditions

The interior of the connector is characterized by plaster walls, plaster ceiling over brick arches, and a mosaic tile floor. Areas that were rebuilt with CMU are missing their plaster entirely, leaving the bare CMU exposed. Most of the plaster ceilings on the first and second floor ceilings are compromised or missing. There is a large hole in the first floor ceiling/second floor where the structure has been completely cut away. Steel scaffolding throughout and

Fig. 3-62: Connector First Floor, infilled entrance to Building I (CJSA 2019).

Fig. 3-63: Connector Second Floor, scaffolding (CJSA 2019).

Fig. 3-64: Connector First Floor, hole in upper floor (CJSA 2019).

a bridge on the second floor allow passage through the connector. However, the main arched opening into Ward I (39) on the first floor of the connector has been filled in with CMU.

Structural Description

The connector between Wards H and I is a two-story building with a full basement. It has a wood-framed roof and brick-arched floors spanning between steel beams. The walls, floors, and roof of the connector are in poor condition. Following the 2008 HSR, structural stabilization efforts included substantial temporary structural supports in the connector from the roof to the basement.

Changes Since 2008 HSR

As with the previous connector, membrane and CMU wall assemblies have stabilized areas of masonry collapse that were noted in the HSR. The worst areas of masonry collapse in the HSR were on the north elevation, adjacent to the bay window on the first floor, on the top of the brick wall, and below the central bay window on the second floor. CMU infill prior to 2008 is also noted in the HSR.

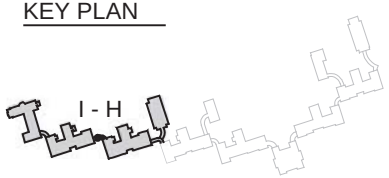
Judging from the condition of the flashing in the 2008 HSR, it appears the roof has been re-roofed as a part of the same stabilization campaign.

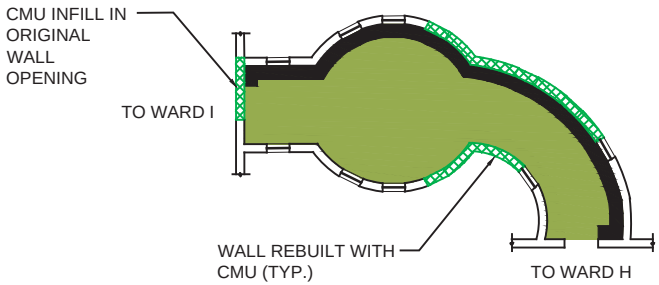
It is also interesting to note the change in ivy growth on the south elevation from 2008 to present day.

KEY

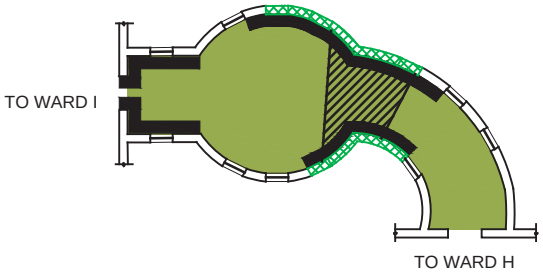
- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- ROOM INACCESSIBLE
- STEEL STRAP
- T — DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT
- REBUILT / REPOINTED

KEY PLAN

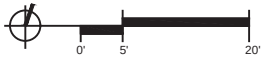




FIRST FLOOR



SECOND FLOOR

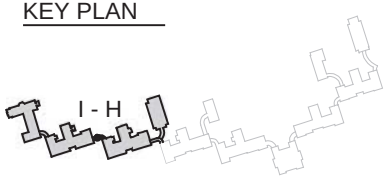


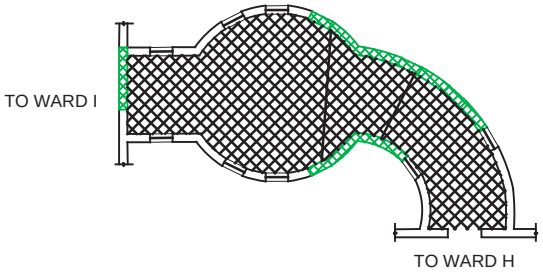
WARDS I -H CONNECTOR
FLOOR PLANS

KEY

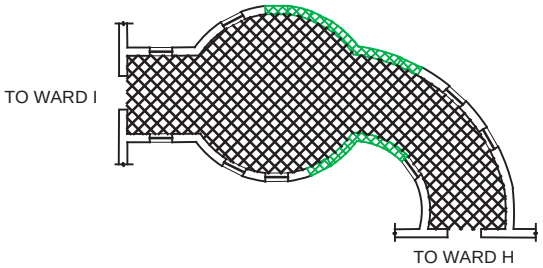
- CEILING - PLASTER, LATH, OR TIN DAMAGE
- ROOM INACCESSIBLE
- T DENOTES TOILET OR SHOWER ROOM
- DOWNSPOUT
- REBUILT / REPOINTED

KEY PLAN





FIRST FLOOR



SECOND FLOOR

WARDS I -H CONNECTOR
REFLECTED CEILING PLANS

CONNECTOR FOR BUILDINGS I - J (39 - 38)

General

The Connector from Wards I to J is a curved load bearing brick structure with one floor, a full basement, and a barrel vault roof. Like the main brick buildings, it features Medina sandstone belt courses and window sills and lintels, and a stone foundation. It is in poor condition.

Exterior Existing Conditions

Masonry

The brick is in fair condition with areas of spalling and soiling. Some of it was obscured from surveying by vegetation growth. Like the main buildings, the connector has been stabilized with metal netting and membrane attached to the exterior walls. Walls do not appear to have been rebuilt, as no CMU was visible from the interior.

Windows

The basement windows have been protected

Fig. 3-65: Connector from Buildings I - J, North Elevation (CJSA 2019).

Fig. 3-66: Connector Ground Floor, exposed downspout (SGH 2019).

Fig. 3-67: Connector from Buildings I - J, South Elevation (CJSA 2019).

Fig. 3-68: Connector first floor looking south to Ward I (CJSA 2019).

Fig. 3-69: Wall bracing, South Elevation (CJSA 2019).

Fig. 3-70: First Floor, broken downspout (CJSA 2019).

with plywood, and the first floor windows are either protected with plastic or replaced with louvres. Some of the membrane protection for the masonry is also covering the windows, but they are intact in place, as seen from the interior.

Interior Existing Conditions

The interior of the connector is characterized by plaster walls, plaster ceiling over wood framing and a mosaic tile floor. Most of the plaster ceiling is damaged, with some areas exposing the steel and brick flat arch structure. There is scaffolding throughout the interior. This connector was the only one with internal downspouts exposed and, as expected, the damage was higher around them. Both exposed downspouts were broken and rusted, with the plaster around them completely gone, exposing the brick walls.

Structural Description

The connector between Wards I and J is a two-story building with a full basement. The floor framing consists of brick arches that span between steel beams. The roof of the connector is a wood-framed barrel vault. The floor structures of the connector are in poor condition. Previous structural stabilization efforts included substantial shoring from the attic floor to the basement.

Changes Since 2008

The connector from Wards I to J was in poor condition in the 2008 HSR. The largest area of masonry collapse noted in the HSR was above the door opening on the north elevation.

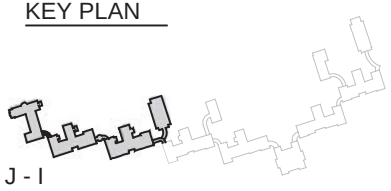
Like the other connectors and wards, it was stabilized with membrane and metal netting enclosures on the exterior, however no CMU is exposed on the interior of the connector. The exact condition of the wall under the membrane is unknown until the membrane is removed.

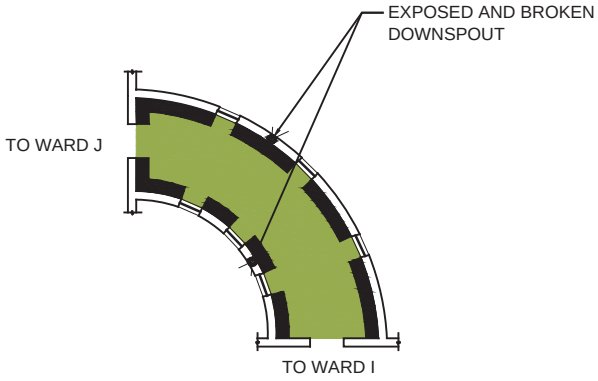
The vaulted roof was also re-roofed, similar to the previously discussed connectors.

KEY

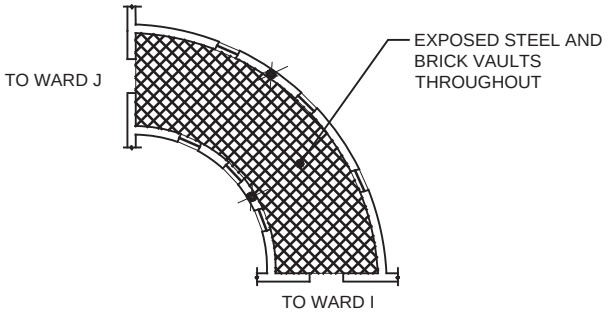
- FLOOR - UNSOUND, PARTIALLY COLLAPSED, OR MISSING
- WALLS - PLASTER AND/OR LATH DAMAGE
- CEILING - PLASTER, LATH, OR TIN DAMAGE
- OVERALL % INTACT 0 - 50% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 51 - 80% (FLOORS, CEILINGS, WALLS)
- OVERALL % INTACT 80 - 100% (FLOORS, CEILINGS, WALLS)
- REBUILT / REPOINTED
- DOWNSPOUT

KEY PLAN

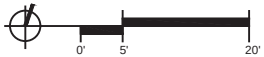




FIRST FLOOR PLAN



FIRST FLOOR REFLECTED CEILING PLAN



WARDS J - I CONNECTOR PLANS