

REHABILITATE THE HISTORIC STRUCTURE AT MONROE STATION

BIG CYPRESS NATIONAL PRESERVE
EAST OCHOPEE, FLORIDA

HISTORIC STRUCTURE ASSESSMENT REPORT



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US DEPARTMENT OF THE INTERIOR
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FREDERICK, MARYLAND

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PREPARED BY

U.S. Department of the Interior, National Park Service
Historic Preservation Training Center
Sharon Feeney, Exhibits Specialist Intern
James Bailey, Exhibits Specialist Intern

EXECUTIVE SUMMARY

This project was conducted under the auspices of the approved Project Agreement between Big Cypress National Preserve and the National Park Service, Historic Preservation Training Center.

The objectives of this project were to provide documentation of the condition of each building feature and the associated deficiencies, identify the specific materials and methods of construction to help identify the extent of original construction materials, and prioritize and define recommended treatments. This included field research and documentation, inspections and condition assessments, photographic and architectural documentation and the compilation of that information into the Historic Structure Assessment Report.

The HPTC project team conducted a two week visit to the site to accomplish the above objectives. Access to the interior walls was gained either through pre-existing holes due to moisture infiltration/termite damage and/or investigative openings created by removing sections of floorboards, drywall and/or paneling. Investigative openings were limited to areas where the condition of the building's fabric was thought to be deteriorated or to key areas that provided essential information regarding the construction technologies used in the building. Inspections began February 21, 2007 and concluded on February 28, 2007.

A visual assessment of the building exterior and interior give the appearance of a structure in poor condition. Closer inspection revealed numerous features that were completely deteriorated or on the verge of serious deterioration. The high levels of moisture and humidity in the building in conjunction with active termite infestation have led to the significant deterioration of historic fabric. If these deficiencies are not addressed immediately, the overall condition of the building will rapidly deteriorate.

Recommended treatments focus on the preservation and rehabilitation of the exterior and interior features. Certain features that are damaged beyond repair may be replaced in-kind or with compatible substitute material. Other missing features may be replaced.

PROJECT OVERVIEW

BACKGROUND

This Historic Structure Assessment Report will serve several functions in the stewardship of the structure. Primarily, it will serve as a general management tool for those responsible for the structure. This report will provide a fabric analysis, a list of Character Defining Features, a concise assessment of the existing conditions of the structure, appropriate treatment recommendations, and associated cost estimates. As a management tool, the report will assist with the phasing of work, acquisition of funds necessary for completion of the project, and identify those deficiencies that are most acutely in need of repair. As a secondary function, this report will be instrumental in the development of detailed treatment recommendations for individual tasks. It will also serve preservationists in the treatment and handling of individual components, e.g. framing, windows, etc. Finally, this report will serve the Park employees in the hands-on care of the structure by identifying deficiencies and related treatment recommendations.

RESOURCE ORIENTATION INFORMATION

Location:	50910 Tamiami Trail
City:	East Ochopee, FL
County:	Collier
Resource Name:	Monroe Station
Year Constructed:	Late 1920s
Year Purchased by NPS:	Late 1980s
Owner/ Manager:	Big Cypress National Preserve
Current Use:	None
Open to Public:	No
National Register Status:	Listed, #00000427

PERIOD OF SIGNIFICANCE

The period of significance for the purposes of the treatment recommendations in this report has been established as 1928 through 1934. This period represents the time period established by National Register Nomination and covers the era when the building served its original function as rest stop and refueling station.

PROJECT OF PARTICIPANTS

The following individuals were key participants in the development of this project:

BICY

Bob DeGross, Chief of Interpretation

HPTC

Fritz Rushlow, Supervisory Exhibit Specialist Project Management

James Bailey, Exhibits Specialist Project Management

Sharon Feeney, Exhibits Specialist Woodcrafting

SCOPE OF PROJECT AND OBJECTIVES

The purpose of the Building Investigation and Analysis is to determine the extent of the original construction material. This will assist in the identification of historic features that date to the original construction period. Also, the analysis will determine specific materials and wood species used in the construction of the structure.

The Condition Assessment determines in a comprehensive way the current condition of the various structural and architectural elements and features of the building. In addition, it indicates those deficiencies that could lead to further damage. Conditions rated as Good, Fair, or Poor describe the actual condition of the features that are evaluated. The feature is also rated as Critical, Serious, or Minor to indicate the significance of the deficiency of the feature.

Features covered in this report include:

- Exterior Features, e.g., the roof system, siding, windows, architectural trim, etc.
- Structural Features, e.g., the wood floor framing system, block foundation, the roof structure, etc.
- Interior Finish Features, e.g., floor finishes, walls and ceiling finishes, paint finishes, etc.

A list of Character Defining Features was also developed for both the interior and the exterior of the structure. A character defining feature is a feature that significantly contributes to the overall appearance and “feel” of the structure. The identification of these features is important because it assists in determining which features are critical to preserve and maintain. This list also aids in determining which type of preservation treatment is most appropriate.

Prioritized treatment recommendations were also developed for each deficiency to assist in the planning phase and preservation of the building. The treatment recommendations comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Also, the recommendations are specific enough to indicate any archeological, engineering, or architectural work necessary prior to the commencement of hands-on preservation work. Treatment recommendations are arranged to indicate Critical, Serious and Minor levels of treatment.

DEFINITION OF PRESERVATION TREATMENTS¹

A Rehabilitation approach has been taken with Monroe Station. Rehabilitation is appropriate “when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate.”²

The following Definitions, Standards and Guidelines are taken from The Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, - NPS, Heritage Preservation Services website - www2.cr.nps.gov.¹

REHABILITATION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

¹ *Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, by Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, Cultural Resources Stewardship and Partnerships, Heritage Preservation Services, Washington, D.C., 1995 - NPS, Heritage Preservation Services website - www2.cr.nps.gov.

² Ibid

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation

Choosing Rehabilitation as a Treatment

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and

stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the

historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the Rehabilitation guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

BUILDING INVESTIGATION AND ANALYSIS

The purpose of the building investigation and analysis was to determine the extent of the original construction material as well as identify the specific types and species of materials used in construction. A comprehensive investigation of all building fabric was not included in the scope of this project.

Fieldwork began February 21, 2007 and continued through February 28, 2007. Portions of the structural framework of the building were documented, noting the construction technologies found and the methods of tooling used. Interior finishes were also documented, but a complete interior finishes analysis was not included in this project.

While the attic crawlspaces provided unobstructed access to roof structure, the majority of the wall and floor structure was hidden behind layers of plaster, siding and/or floorboards. To gain access to the inaccessible areas, investigative openings were created at key points. Several of these openings were located at sites that were already or partially open due to moisture infiltration. In Room 101 on the first floor and Room 201 on the second floor, the drywall and/or paneling was removed with the Park's approval to view what remained of the original framing material. In the remainder of the building, every effort was taken to leave extant fabric in-situ for future documentation and analysis. It is possible that the structure will yield more information regarding the construction technologies during the design/construction phase of the project. Documentation of all new evidence and information will be critical during the construction phase of the project.

OVERVIEW

During the course of the investigation, the majority of focus centered on the extant portions of the original structure. A large portion of the original building remains intact although numerous features are severely deteriorated. The construction technologies used in the original structure and the subsequent additions are similar, making the dating of the additions difficult. Balloon framing is evident in both the original structure and the later additions. All of the studs are of similar dimension and circular saw marks and wire nails are consistent throughout the structure.

The following breaks down the building into specific features, discussing existing features and any variations between the original part of the building and the various additions. Features that helped delineate original fabric were noted as well as any that helped date the subsequent additions.

FOUNDATION

The foundation consists of approximately 15" x 15" concrete piers consisting of two stacked 7 1/2" x 15 1/2" concrete blocks. The holes in the blocks are infilled with cement securing the two blocks together. The piers are spaced approximately 4' on center.

The size, material and spacing of the piers are consistent throughout the structure indicating the foundation was installed under the original portion and the additions at the same time period. As a result, it is likely that the foundation was installed during the building relocation in 1957.



FLOOR STRUCTURE

The floor structure is similar throughout the building with the exception of the first floor framing in the original block.

The framing on the first floor original block consists of joists measuring approximately 2 7/8" x 7 1/2" to 8". The joists run north to south and are spaced approximately 16" O.C. They are notched onto the 3" x 8" sill plates. The original east and south sills are still extant at the junctions between the original structure and the east and south additions. All of the material appears to be circular sawn and fastened with wire nails.

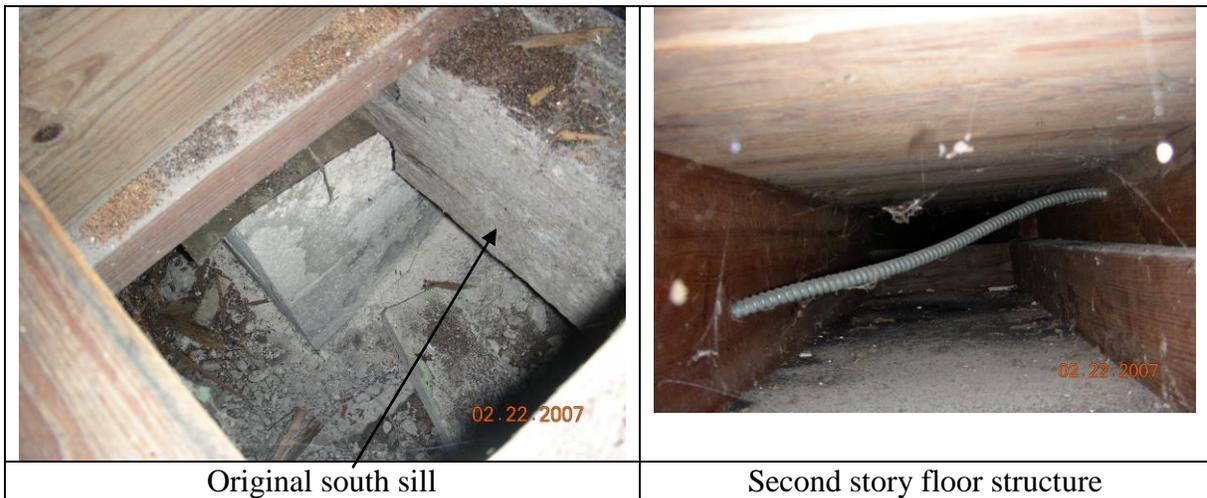
The floor structure for the second floor of the original block as well as additions consists of 1 5/8" x 7 1/2" joists spaced approximately 16" O.C. with crossbracing in between. The joists are supported by intermediary supports on the first floor. All of the material is circular sawn and fastened with wire nails.

On both levels, the floor is clad in 3 1/2' x 3/4" dimensional floorboards.

There is no conclusive evidence in the floor structure to attempt to date the additions with the exception of the first floor framing system being consistent with the earliest part of the structure. The large gable addition on the first and second floor is framed out identically verifying that they were constructed at the same time. Interestingly, the second floor framing in the original block also matches this addition indicating that this floor system may have been repaired/replaced at some point.

The first story east addition #2 is framed utilizing 1 5/8" x 7 1/2" joists but they are spaced approximately 22" to 24" O.C. Historic photos indicate some type of shed roof on the east side of the addition, perhaps for a porch. If this was the case, it would have been an easy space to enclose and was probably added at the same time or shortly thereafter addition #1.

The first story east addition #3 is also framed utilizing 1 5/8" x 7 1/2" joists spaced approximately 22" to 24" O.C. On the first floor, the breezeway attached to the south wall of the gable addition is planked in random width 1 1/4" boards. These boards continue from the breezeway and under the plywood floor of addition #3. Based on this evidence it is likely this space was once open and later enclosed to provide restroom facilities.



WALL STRUCTURE

The wall structure in both the original block and the additions is balloon framing. Due to renovations to the structure over the years, the framing in the original block has been significantly modified.

Original Block

First Floor

As a result of the large gable addition to the south and the smaller shed addition to the east, the original east and south walls no longer exist. A substantial portion of the original framing remains intact in the west and north walls but various studs in these walls have been modified to accommodate replacement windows and doors.

The original framing still extant for these walls consists of 1 5/8" x 3 1/2" studs spaced approximately 16" O.C. with tripled corners. The studs are circular sawn and toe-nailed to the sills with wire nails. Although the studs do not currently continue through to the top plate on the second floor, it appears they were cut at some point. Also, the ribbon board that the studs were let into is not visible, but some of the studs in the north wall

cavity appear to have been notched to accept a ledger board. Remnants of diagonal bracing are also still extant in the west corner of the north wall and the north corner of the west wall. They are measure 1 5/8' x 3 1/2''.

Second Floor

As with the first floor, many of the original studs were modified due to additions and window replacement. The north and west walls are largely intact but the south wall has been significantly altered due to the installation of a large closet and the east wall moderately altered as a result of a replacement window.

The studs measure 1 5/8'' x 3 1/2'' and are approximately 16'' O.C. They are circular sawn and toe-nailed to the top plate. In the north wall, diagonal bracing is intact in the west and east corners. Also, all of the original window framing remains, consisting of headers, sills and cripple studs. At the base of the wall, 1 5/8 x 3 1/2'' wood blocking has been installed horizontally, possibly as some sort of nailer.

The original west wall is also largely intact. Diagonal bracing is in place in the north corner and the original window framing is extant. As with the north wall, horizontal boards are toenailed between the studs at the base of the wall.

In the east wall the original 1 5/8'' x 3 1/2'' studs spaced 16'' O.C. remains intact with corner bracing on both the north and south end. The center of the wall framing has been modified to accommodate a more modern aluminum awning style window and vent below.

The south wall is a mix of original and more modern framing due to the installation of a closet. The east and west end appear to be the original framing, measuring 1 5/8'' x 3 1/2'' spaced 16'' O.C. Diagonal braces are also extant at the east and west ends as well as the horizontal blocking at the base of the wall.

Additions

In Addition #1, the balloon framing is intact, with 1 5/8'' x 3 1/2'' studs spaced 16'' O.C. running from the sill to the top plate. The studs are circular sawn and toenailed with wire nails to the sill plate. Looking into the wall cavity of the south and west walls, the ribbon board is visible and the studs let into that board.

The framing in the east additions (#2 & #3) was difficult to ascertain due to the exterior siding and interior plywood paneling, however it appears to be nominal 2'' x 4''s spaced approximately 16'' O.C.

	 <div data-bbox="1360 537 1578 632" style="border: 1px solid black; padding: 2px;"> Notched on board </div>
<p>Original framing – 2nd floor west elevation</p>	<p>Continuous stud in south elevation – Addition #1</p>

Conclusions

Although not conclusive evidence, the wall framing in the additions helps to better discern the sequence of building chronology. As with the floor system, the original wall structure is clearly distinguishable. The wall framing in the east additions appears more modern than the intact balloon framing in the gable addition, leading to the conclusion that the gable addition was built before the east additions. Regarding the east additions, Addition #3 is finished with much more modern material than Addition #2 leading to the assumption that Addition #2 was constructed before Addition #3.

ROOF STRUCTURE

Original Building

The hip roof structure of the original building is still extant under gable addition. The rafters measure 1 ½” x 3 ½” and are spaced 2” O.C. They are butt jointed and fastened with wire nails at the ridge. Floor joists also measuring 1 ½”x 3 ½” run north to south under the rafters. In each corner, a hip rafter runs diagonally from the floor to the ridge. Three smaller jack rafters extend out on each side of the diagonal rafter to form the hip. The sheathing boards are fully planked and measure approx. ¾” x 5 ¼”.

No previous nail pattern was discernable indicating a prior roofing system. The structural members and sheathing boards are in good condition compared to remainder of the structure, leading to the possibility that the original roof structure was repaired and/or replaced at some point.

In several spots a mill stamp is visible with the letters “dp” in circle followed by “M9W”. The “dp” likely stands for dade pine (Dade County). This stamp was also found on the second floor floorboards of the original block as well as wall framing in the first floor of the north wall original block. As those two areas also appear to have undergone repairs/renovations over the years, the stamp would help support the possible of a replacement roof structure.

Addition

The roof structure for the gable addition consists of 1 5/8" x 5 1/2" rafters spaced 2' O.C. A 5 1/2" x 3/4" tongue and groove serves as the ridge bards which the rafters are butted against and nailed at the apex. At the eave, the rafters are notched with a birdsmouth cut onto two stacked boards serving at the rafter plate. The tails extend out to the soffit.



EXTERIOR WALLS

The majority of the exterior walls are clad in 5 1/2" x 3/4" pine drop siding. Some areas have been infilled with flat profiled tongue and groove boards. They are fastened with wire nails and painted white. A previous paint system is discernable on some of the boards.

The siding is homogeneous from the original block to the additions therefore it is difficult to distinguish original boards from replacements and/or later additions. Based on historic photos, the profile and dimensions of the existing boards match the original.

ROOF

The roof surface covering currently on the original roof and the additions is three tab asphalt shingles. This includes the south elevation which is enclosed by the gable roof

addition. The standard multi-tab shingle that is common today was widely available by 1935, therefore it is probable that this was the original roof covering. Also, no previous nail pattern was discernable on the sheathing boards to indicate a prior roof surface covering.



Original south elevation roof

WINDOWS & DOORS

Based on historic photographs, the original window unit remains in the second floor of the north and west elevations. However, from photos the double hung units appear to be a two over two configuration and the existing are a two over one configuration. The first floor facade has been completely altered. The two sets of original double doors were removed and replaced with large fixed picture windows. The double hung sash on the west elevation was also removed and replaced with large fixed picture window. Two of the windows in the first floor of the south elevation of Addition #1 match the configuration of the original units. It is possible they were saved and reused. The remaining windows and doors in the additions are constructed of more modern components.



INTERIOR FINISHES

Many of the original finishes were changed over the years due to the changing functions of the building. The first floor original walls are clad in modern plywood paneling. The ceiling is covered with acoustical tiles and the floor in dimensionally sawn tongue and groove boards which match the second story floors in both the original block and the additions. On the second floor, the walls were also clad in 1/4" plywood paneling but 1/2" drywall was extant underneath. The US gypsum stamp remains on a section of the drywall.

Based on historic research, the second floor served as a living space for the residents, consisting of a kitchen and a bathroom. However, no evidence was found in the walls or floor structure to accommodate plumbing fixtures. Ghost lines were visible on the floorboards in the center of the room, indicating the prior existence of a wall separating the room into two distinct spaces

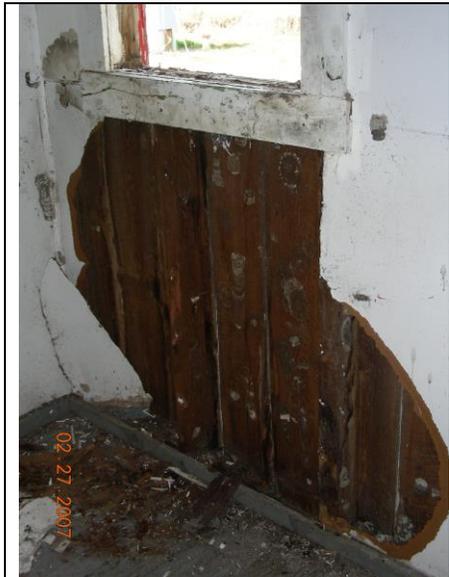
SHED

The material and construction technologies utilized in the shed support the theory that the shed pre-existed the original building. The structure is framed out with rough sawn, full size 2 x 4 material. Evidence of knob and tube wiring is still present in the roof structure

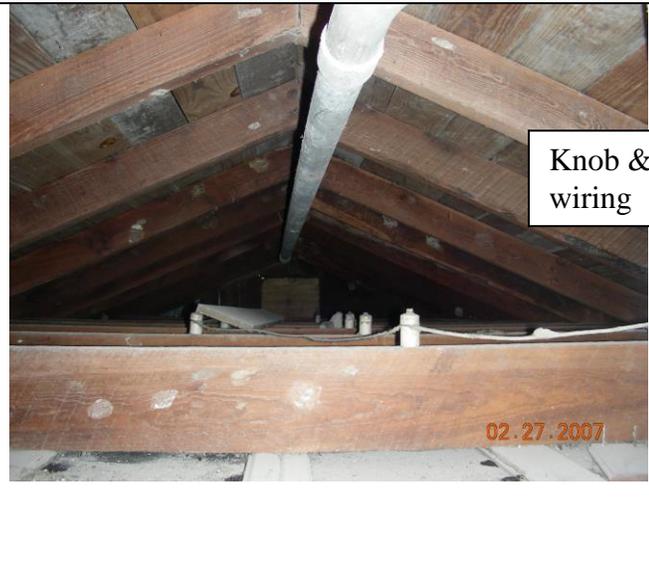
area and the original siding material consisted of random width vertical tongue and groove boards.



Ghost lines on floorboards in Room 201

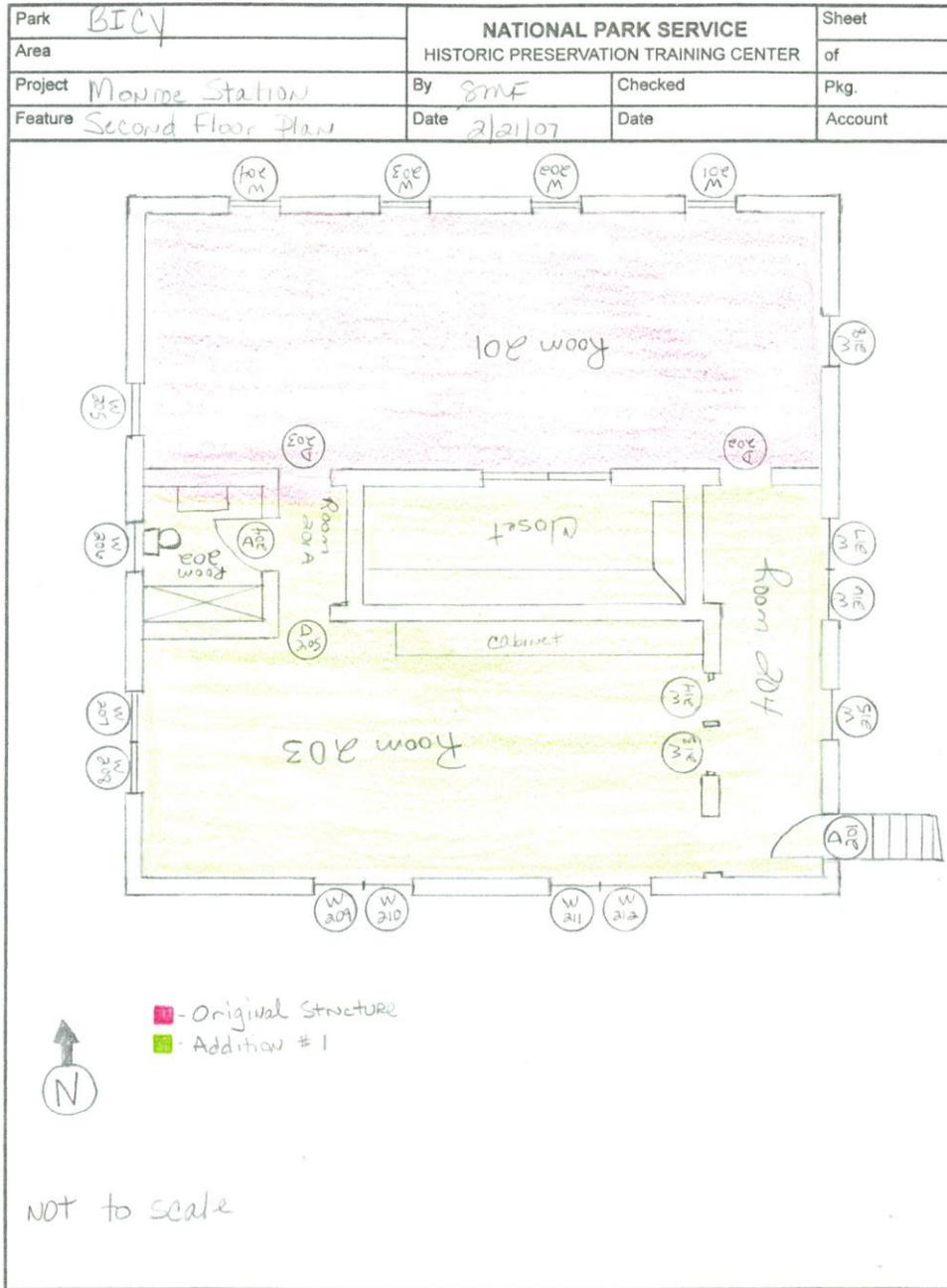


Shed wall structure



Knob & Tube wiring

Shed roof structure



CHARACTER DEFINING FEATURES

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: 1) the preservation of historic materials and, 2) the preservation of a building's distinguishing character.³ By succeeding at these two goals, it is likely that a building's historic integrity will be preserved. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building.⁴ Identifying and preserving a building's character defining features is essential.

Character defining features are defined in Director's Order 28 (a.k.a. NPS 28) *Cultural Resources Management Guidelines* as follows:

A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, view, furnishings decorative details, and materials may be such features.

Preservation Brief 17 – Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character⁵ breaks down identifying a building's visual character into a three step process:

- Step 1: Identify the Overall Visual Aspects
- Step 2: Identify the Visual Character at Close Range
- Step 3: Identify the Visual Character of Interior Spaces, Features and Finishes

The following narrative will follow the above process, identifying each of the building's character defining features and spaces, on both the interior and exterior of the structure.

Identify the Overall Visual Aspects

Shape – The tall and narrow rectangular shape of the original structure was one of its most character defining features. The original symmetry of the north facade and the alignment of the cornice with the windows and then the double doors below visually drew the eye. The install of the large fixed picture windows drastically changed the visual impact of the building.

Openings – The original double hung sash wood windows are important to the overall visual character of the building. As stated above, the original symmetry of the north facade and the alignment the windows with the cornice brackets above and then the double doors below visually drew the eye.

³ Preservation Brief 17: Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character; Lee H. Nelson, FAIA; U.S. Dept. of the Interior, National Park Service, Cultural Resources, 1982.

⁴ Ibid

⁵ Ibid



Original Structure – Late 1920s, early 1930s

Roof and Related Features – The low sloped hipped roof is also an important visual aspect of the structure. It compliments the original Italianate style and adds to the quaint feel of the building.

Projections – The bracketed cornice provides another important visual aspect of the building. It is another key characteristic of the Italianate style.

Trim – There is little trim on the building. Plain faced rake boards decorate the gable addition and flat stock corner boards finish off the siding.

Setting – The setting of the building is important and it reflects the original purpose of the structure. Due to the remote location of the Tamiami Trail, the structure provided a rest stop and refueling station for travelers.



Identify the Visual Character at Close Range

Materials – The abundance of wood used in the structure contributes to the visual character of the building. The drop siding, box cornice and simple trim details compliment the vernacular style.

Craft Details – The decorative bracketed cornice adds to the overall character of the building. At close ranges it is apparent that the brackets were set to line up with the windows opening adding to the overall visual character.



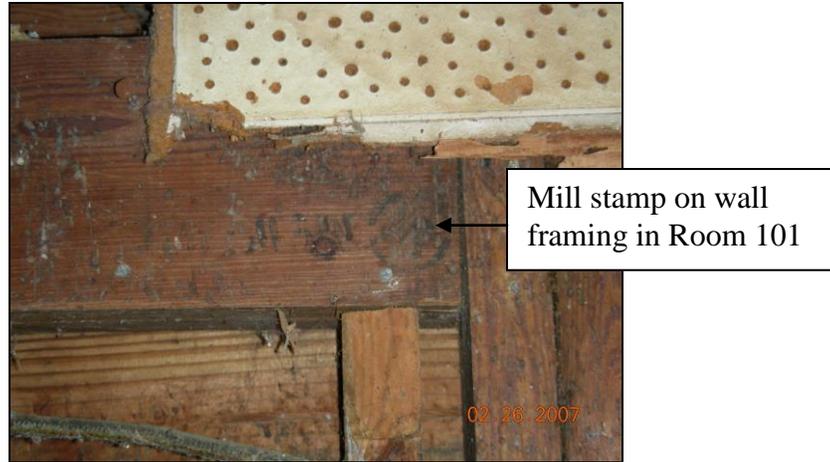
Identify the Visual Character of the Interior Spaces, Features and Finishes

Individually Important Spaces – All of the spaces are important to the character of the building for varying reasons. Each room helps us to understand the evolution of the building as well as its pattern of use.

Related Spaces – It is the absence of related spaces that adds to the visual character of this building. The original structure and the current building have no interior access from the first to the second floor. The exterior stairway helped delineate the original intended use of the building with the first floor for public use and second for private use.

Interior Features – The majority of the interior elements were removed over the years and replaced with modern materials. A large commercial hood in Addition #1 does indicate the past use of the building as a restaurant.

Surface Materials and Finishes – A majority of the original surfaces and finishes were removed/replaced over the years during various renovations. However, in Addition #1, tongue and groove boards are still apparent under the modern wall and ceiling materials.



Exposed Structure – Spaces that exhibit exposed structural elements, which help define the interior character can be found in Rooms 101, Room 102 and the attic. Due to the removal of interior wall cladding, the original wall structure is visible. Circular sawn ceiling joists and rafters are visible in the original and addition attic spaces.

Conclusion – This concludes the three-step process of identifying the visual aspects of Monroe Station and is intended as an aid in the preservation of the building’s distinguishing character. It is not intended as a means of understanding the significance of the property, nor the events or people associated with it.

Procedure and form taken from National Park Service Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, by Lee H. Nelson, FAIA, 1982-1988.

INSPECTION AND CONDITION ASSESSMENT

PROJECT METHODOLOGY

HPTC conducted an exterior and interior condition assessment and feature inventory for Monroe Station. The character defining features of the structure were determined through a field survey conducted on-site. This established the building feature master list used to conduct the inspection and assessment. The HPTC team conducted the inspection and assessment during a site visit beginning February 21, 2007 and ending in February 28, 2007.

Features have been assessed to determine if they are in **Good, Fair, or Poor** condition and assigned a maintenance deficiency rating of **Critical, Serious, or Minor**. Definition of these terms are derived from the NPS Inventory Condition Assessment Program (ICAP) and the Park Facility Management Division's Asset Management Process (AMP), Facility Management Software System (FMSS) and Facility Condition Assessment Survey (FCAS) and adopted for use by the HPTC. Definitions are provided in this report.

Project tasks included the following steps: field research and documentation, inspection and condition assessment, architectural documentation, and the development of the Historic Structure Assessment Report for the documentation and planned implementation of the recommended treatments for preservation and rehabilitation. The following list is a more detailed description of the steps involved in the development of the treatment recommendations provided for implementation.

Field Research and Documentation – HPTC researched and gathered existing available background documents and drawings to be used for the depiction of the recommended rehabilitation design treatments.

Inspection and Condition Assessment - Field inspections and condition assessment were conducted by the HPTC project team. Maintenance deficiencies were determined and rehabilitation treatment recommendations were developed.

Fieldwork was conducted through a series of visits to investigate, assess and document the condition of the structure. Investigative openings were created to allow access to hidden structural members on the interior. Extension ladders were utilized to inspect certain features on the exterior. Windows and doors were individually assessed and condition schedules provided as part of this report.

Architectural Documentation - HPTC used field drawings as base sheets for this project. A marked-up set noting room, window and door locations is included by HPTC for reference.

Historic Structure Condition Assessment Project Report – Results of the feature inventory and condition assessment are compiled into a report. Work tasks are prioritized according to condition assessment rating and maintenance deficiencies. Treatment recommendations will be developed to correct existing deficiencies; a one to three year

maintenance time period has been established for the purposes of this exercise. HPTC will provide sufficient architectural specifications to provide direction to a preservation contractor.

Objectives - The objectives of the project have been:

- ❖ to determine the actual condition of the structure through a survey of the building features,
- ❖ to provide an analysis of the condition of the individual building components that contribute to the general condition of the structure,
- ❖ to prioritize the maintenance and repair work necessary to ready the structure for the next 1 to 3 year period,
- ❖ and, to make recommendations, where necessary, on how to implement the treatment recommendations.

BUILDING FEATURES MASTER LIST

The first step in the process of an overall building inspection is to develop the building feature master list. This list identifies all building features of the existing structure and immediate site. It includes the character defining features that are part of the condition assessment.

MONROE STATION BUILDING FEATURES MASTER LIST	
<p><u>SITE</u></p> <p><u>STRUCTURE</u></p> <p>Wall Structure Floor Structure Roof Structure</p> <p><u>EXTERIOR ENVELOPE</u></p> <p>Foundation Wall Surface Covering Roof Surface Covering Roof Flashing Cornice Architectural Trim</p> <p><u>WALL OPENINGS & PENETRATIONS</u></p> <p>Windows Doors</p>	<p><u>PORCHES</u></p> <p>Covered Breezeway</p> <p><u>INTERIOR ENVELOPE</u></p> <p>First Floor (Original Block & Additions) Second Floor (Original Block & Additions)</p> <p><u>ENGINEERING SYSTEMS</u></p> <p>Intrusion Detection & Alarm Fire Detection & Alarm Telephone Lightning Protection</p> <p><u>UTILITY SYSTEMS</u></p> <p>Electrical Service & Distribution Plumbing System Heating System Waste/Septic</p> <p><u>ATTACHED SHEDS</u></p> <p>East Storage Area Center Storage Shed West Storage Area</p>

CONDITION ASSESSMENT STANDARD DEFINITIONS

The following standard condition assessment definitions are based on those outlined by the National Park Service Inventory Condition Assessment Program (ICAP, 1998) and the Park Facility Management Division's Asset Management Process (AMP), Facility Management Software System (FMSS, 2002) and Facility Condition Assessment Survey (FCAS, 2002) and adopted for use by HPTC. For the purposes of this report, these definitions were rigidly adhered to as a way to qualitatively assess the current condition of Monroe Station.

The various condition assessment systems (ICAP, FMSS, and FCAS) focus on gathering inventory and major assessment data on buildings. The Washington Offices (WASO) of Engineering and Safety Services and the Park Historic Architecture Division developed ICAP (1994-98) and Park Facility Management Division developed FMSS and FCAS (2000-02). They are ultimately a tool for planning and scheduling work on individual structures and features. They are an instrumental tool to assist with annual or regular inspections. These systems are widely utilized within the National Park Service to assist managers in identification and organization of feature inventory and condition assessment information for all physical assets. They enable proactive management of assets, with emphasis in the areas of maintenance, preservation of historic structures, operations, and planning.

Qualitative Condition Ratings

Good - This rating indicates that:

- (a) routine maintenance should be sufficient to maintain the current condition; and / or
- (b) a cyclic maintenance or repair / rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

Fair - This rating indicates that:

- (a) the feature generally provides an adequate level of service to operations, but
- (b) the feature requires more than routine maintenance attention.
- (c) This rating also indicates that cyclic maintenance or repair / rehabilitation work may be required in the future.

Poor - This indicates that the feature is in need of immediate attention. This rating also indicates that:

- (a) routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- (b) cyclic maintenance should be scheduled for the current year and / or
- (c) a special repair / rehabilitation project should be requested consistent with park requirements, priorities, and long term management objectives.

Maintenance Deficiency Priority Ratings

Listed as "Priority Ratings" on the *Feature Inventory Condition Assessment Tables*, these ratings are based on the condition rating of each feature and a priority rating was

established. These priority ratings indicate either a *critical*, *serious*, or *minor* deficiency priority rating.

Critical – (Emergency / Immediate)

- ❖ This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature *if not corrected within 1 year*; or
- ❖ There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies *if not corrected within 1 year*; or
- ❖ There is an immediate threat to the health and / or safety of the user; or
- ❖ There is a failure to meet a legislated requirement.

Serious – (Immediate / Short Term)

- ❖ This rating defines a deteriorated condition that if not corrected *within 1 to 3 years* will result in the failure of the feature; or
- ❖ A threat to the health and / or safety of the user may *occur within 1 to 3 years* if the ongoing deterioration is not corrected; or
- ❖ There is ongoing deterioration of adjacent or related materials and / or features as a result of the feature's deficiency.

Minor – (Short Term / Long Term)

- ❖ This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- ❖ There is reduced life expectancy of affected adjacent or related materials and / or systems *within 3 to 5 years and beyond*; or
- ❖ There is a condition with a long term impact *within 3 to 5 years and beyond*.

NOTE: slightly revised definitions are found in the FCAS Student Manual and are derived from the *Facility Maintenance Assessment and Recommendations (FMAR)*, Appendix 'B', Department of the Interior Study Team, 1998⁶.

⁶ Facility Condition Assessment Survey (FCAS) Student Manual, National Park Service, Park Facility Management Division. Prepared by The Eppely Institute, Bloomington, and IN. January 2002.

DISCUSSION OF FINDINGS

GENERAL CONDITION OF THE SITE AND BUILDING

Overall, the building was found to be in poor condition. A detailed inspection revealed numerous features that were completely deteriorated or on the verge of serious deterioration. If these features are not addressed immediately, the overall condition of the building will rapidly deteriorate.

Recommended treatments focus on the preservation and rehabilitation of the exterior and interior features. Certain features that are damaged beyond repair may be replaced in-kind or with compatible substitute material. Other missing features may be replaced. Implementation of the prioritized recommended treatments within the established one to three year time period will insure the overall integrity, both historical and structural, of the building. **If the critical features listed in the Prioritized Maintenance Deficiency Ratings Summary are not addressed within the next year, significant loss of historic fabric will occur.**

PRIORITIZED MAINTENANCE DEFIECIENCY RATINGS SUMMARY

The following table is organized using the features defined in the Building Features Master List and the information found in the individual building reports. The order of the list is determined by the Features' Condition Ratings and Priority Ratings, starting with the most critical, immediate needs and ending with the least immediate needs.

PRIORITIZED MAINTENANCE DEFIECIENCY RATING TABLE				
FEATURE LOCATION	FEATURE NAME	MATERIAL TYPE	CONDITION RATING	PRIORITY RATING
Structure	Wall Structure	Indigenous Hardwoods	Poor	Critical
Structure	Floor Structure	Indigenous Hardwoods	Fair to Poor	Serious to Critical
Exterior	Roof Surface Covering	Asphalt shingles	Poor	Critical
Exterior	Wall Surface Covering	Pine	Fair to Poor	Serious to Critical
Exterior	Roof Flashing		Poor	Critical
Wall Openings & Penetrations	Windows	Indigenous Hardwoods	Fair to Poor	Serious to Critical
Wall Openings & Penetrations	Doors	Pine	Poor	Serious to Minor
Exterior	Architectural Trim	Indigenous Hardwoods	Fair to Poor	Serious
Structure	Roof Structure	Indigenous Hardwoods	Fair to Poor	Serious to Minor
Exterior	Cornice	Indigenous Hardwoods	Fair	Serious
Porches	Breezeway	Indigenous Hardwoods	Fair to Poor	Serious
Exterior	Foundation	Concrete Block	Fair	Serious
Interior Envelope	Original Block	Various	Poor to Fair	Serious
Interior Envelope	Additions	Various	Poor to Fair	Serious to Minor

PRIORITIZED MAINTENANCE DEFIECIENCY RATING TABLE				
FEATURE LOCATION	FEATURE NAME	MATERIAL TYPE	CONDITION RATING	PRIORITY RATING
Utility Systems	Electrical Service & Distribution		Fair to Poor	Serious
Utilities	Plumbing		Non-Functioning	Serious
Utilities	Waste/Septic		Poor	Serious
Engineering Systems	Lightning Protection	N/A	N/A	Serious
Engineering Systems	Fire Detection & Alarm	N/A	N/A	Serious
Engineering Systems	Telephone	N/A	N/A	Minor

RECOMMENDED PRESERVATION TREATMENTS

The following recommended preservation treatments are intended to repair with the least degree of intervention and to preserve Monroe Station. Certain features were found to be in state of severe or moderate deterioration and will need to be replaced. That type of activity is recognized within the definition of rehabilitation. Other features were noted with moderate to low levels of deterioration. They should be repaired and/or cleaned rather than replaced. All repairs/replacements should continue to be maintained, cleaned and repaired when necessary to sustain their serviceable life.

SUMMARY OF RECOMMENDED PRESERVATION TREATMENTS

The following list is a summary of prioritized recommended preservation treatments as well as more general recommendation treatments. The Feature Description, Condition and Recommended Treatment Survey Forms should be referenced for the complete feature descriptions, conditions and recommended treatments. Detailed associated costs estimates to implement the treatment recommendations will be provided in Phase II of this project.

Immediate Tasks

- ◆ Eliminate termite infestation
- ◆ Implement temporary roof repairs where shingles are missing to prevent moisture infiltration
- ◆ Install ventilated louvers in a portion of the window openings on both levels to allow adequate cross-ventilation through the structure; Install protective coverings over remaining openings

Short Term Tasks

- ◆ Replace roof surface covering with in-kind material
- ◆ Reference individual treatment forms and Prioritized Maintenance Deficiency Table for a complete list
- ◆ Conduct Paint Analysis to determine original paint scheme.

General Recommendations

- ◆ Document all rehabilitation/preservation/maintenance work completed on the structure through photographic documentation as well as narrative accounts
- ◆ Any contractor carrying out recommended treatments should have prior experience working on historic structures and should be required to prepare a Historic Structure Record of Treatment which will document all executed work.
- ◆ Conduct Archeological Investigation of site and surrounding area

- ◆ Documentation of historic landscape with Cultural Landscape Inventory and Report
- ◆ Address accessibility issues associated with the public use of structure

NOTE ON UTILITIES

The majority of the utilities in the structure are either non-functioning and/or do not meet current code requirements. It is difficult to make treatment recommendations for these features without knowing the final intended use of the property. The Park will need to make a determination regarding the intended use of the property, as new HVAC, electrical and possibly plumbing systems will be required if the structure is intended for public use/functions. Handicap accessibility will also need to be addressed. Once the final determination is decided, these issues should be revisited.

INSPECTIONS AND CONDITION ASSESSMENT DOCUMENTS

Original Structure

Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Foundation	Concrete Block		Fair	Serious

Feature Description - The existing foundation system is consistent under the original block and the later additions leading to the conclusion that it was likely installed after the 1957 move.

It consists of stacked CMU blocks secured together with poured concrete and metal ties to form roughly 15” x 15” piers. The piers appear to be set approximately 4’ on center. Notched onto the piers are what appear to be the original 3” x 8” wooden sill plates. Around the perimeter of the building, gaps were enclosed with additional 7 ½” x 15 ½” CMU block.

Feature Condition - The ground under the piers appears to have settled in certain areas and there is a large amount of debris under the building. Also, many of the perimeter blocks are missing.

Treatment Recommendations

- Remove Debris
- Check ground for signs of settling – piers may require reinforcing
- Replace missing perimeter block

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Floor Structure	Indigenous Hardwoods	Circular Sawn	Fair to Poor	Serious to Critical

Feature Description

First Floor - The floor structure for the original building consists of 2 ¾” x 7 ½” joists running north to south spaced approximately 16” O.C. The joists are notched onto 3” x 8” sills that run the perimeter of the original 12’ x 24’ structure.

Second Floor – The floor joists for the second floor measure 1 5/8” x 7 ½” and run north to south. The joist are spaced approximately 16” O.C. and have 1 5/8” x 3 ½” blocking wedged between each joist. Cross-bracing is also visible between the joists at the south end of the room.

Both floors are clad in dimensional tongue and grove floorboards. The pine boards measure ¾” x 3 ½” and run east to west. On the second floor boards, a mill stamp with the letters “dp” in circle followed by “M9W” is visible.

Feature Condition

First Floor – Termite damage is visible to some of the joists. The sill on the west elevation has been severely compromised by termites as well as portions of the north elevation sill. The previous east elevation sill is severely twisted.

Second Floor – Wires and electrical conduit are visible running under the floor and sections of the joists have been cut to accommodate the wires. Termite damage is visible on the floorboards but the full extent is unknown without removing a significant portions of the floorboards

Treatment Recommendations

First Floor

- Replace west sill
- Replace deteriorated portion of the north sill
- Replace east sill
- Repair/replace deteriorated floor joists
- Replace deteriorated floorboards

Second Floor

- Repair/replace deteriorated floor joists
- Sister joists where necessary
- Replace deteriorated floorboards



Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Wall Structure	Indigenous hardwoods	Circular sawn	Fair to Poor	Serious to Critical

Feature Description - The wall structure for the original building utilized balloon framing. Over the years, studs have been sistered, shortened or replaced to accommodate the various renovations.

First Floor

As a result of the large gable addition to the south and the smaller shed addition to the east, the original east and south walls no longer exist. A substantial portion of the original framing remains intact in the west and north walls but various studs in these walls have been modified to accommodate replacement windows and doors.

The original framing still extant for these walls consists of 1 5/8” x 3 1/2” studs spaced approximately 16” O.C. with tripled corners. The studs are circular sawn and toe-nailed to the sills with wire nails. Although the studs do not currently continue through to the top plate on the second floor, it appears they were cut at some point. Also, the ribbon board that the studs were let into is not visible, but some of the studs in the north wall cavity appear to have been notched to accept a ledger board. Remnants of diagonal bracing are also still extant in the west corner of the north wall and the north corner of the west wall. They are measure 1 5/8’ x 3 1/2”.

Second Floor

As with the first floor, many of the original studs were modified due to additions and window replacement. The north and west walls are largely intact but the south wall has been significantly altered due to the installation of a large closet and the east wall moderately altered as a result of a replacement window.

The studs measure 1 5/8” x 3 1/2” and are approximately 16” O.C. They are circular sawn and toe-nailed to the top plate. In the north wall, diagonal bracing is intact in the west and east corners. Also, all of the original window framing remains consisting of headers, sills and cripple studs. At the base of the wall, 1 5/8 x 3 1/2” wood blocking has been installed horizontally, possibly as some sort of nailer.

The original west wall is also largely intact. Diagonal bracing is in place in the north corner and the original window framing is extant. As with the north wall, horizontal boards are toenailed between the studs at the base of the wall.

In the east wall the original 1 5/8” x 3 1/2” studs spaced 16” O.C. remains intact with corner bracing on both the north and south end. The center of the wall framing has been modified to accommodate a more modern aluminum awning style window and vent below.

The south wall is mix of original and more modern framing due to the installation of a

closet. The east and west end appear to be the original framing measuring 1 5/8" x 3 1/2" spaced 16" O.C. Diagonal braces are also extant at the east and west ends as well as the horizontal blocking at the base of the wall.

Feature Condition - The wall framing on both levels has been severely compromised due to termite infestation. Also, many sections of the original studs have been cut out and modern framing installed.

Treatment Recommendations

- After termite infestation has been eradicated, replace all deteriorated framing members
- Sister studs where necessary
- Consolidate deteriorated portions of salvageable framing where possible

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Framing - Original block north elevation – Diagonal brace and studs deteriorated by termites



Original West elevation – Mix of original and replacement studs

Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Roof Structure	Indigenous Hardwoods	Circular Sawn	Fair	Serious
<p>Feature Description - The hip roof on the original structure remains intact under the gable addition.</p> <p>The rafters measure 1 ½” x 3 ½” and are spaced 2” O.C. They are butt jointed and fastened with wire nails at the ridge. Floor joists also measuring 1 ½”x 3 ½” run north to south under the rafters. In each corner, a hip rafter runs diagonally from the floor to the ridge. Three smaller jack rafters extend out on each side of the diagonal rafter to form the hip.</p> <p>The sheathing boards are fully planked and measure approx. ¾” x 5 ¼”. They appear to be pine and the same mill stamp found on the 2nd floor floorboards is also visible in several areas. No previous nail pattern was discernable.</p> <p>Feature Condition - The rafters, joists and sheathing boards all appear to be in fair condition. Wire cables and electrical conduit are visible but none of the structural members appear to have compromised.</p>				

Treatment Recommendations

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ▪ Replace any deteriorated sheathing boards ▪ Repair/replace any deteriorated rafter tails |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

Original
hipped roof
structure



Mill Stamp

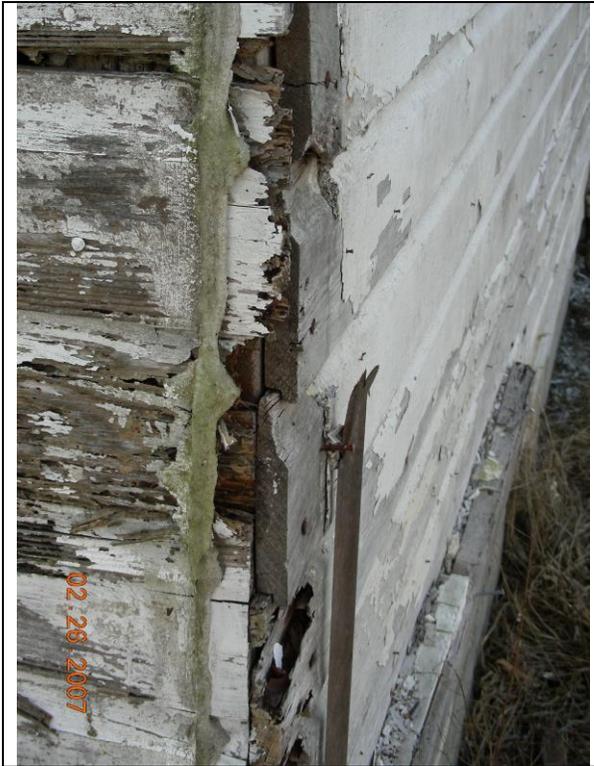
Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Wall Surface Covering	Southern Yellow Pine	Circular Sawn	Poor to Fair	Critical to Serious
<p>Feature Description - The remaining portions of the original exterior walls (north and portion of west elevation) are clad in 5 ¼” x ¾” horizontal lap siding. The drop siding is painted white and fastened with wire nails.</p>				
<p>Feature Condition - The bottom half of the north elevation has significant termite damage. In areas where boards are missing and/or severely deteriorated, modern vinyl siding has been installed.</p> <p>On the west elevation the bottom 2 feet of boards appear to have sustained termite damage.</p> <p>On both elevations, the paint system has failed.</p>				

Treatment Recommendations

- Replace deteriorated/missing boards
- Consolidate salvageable boards where necessary
- Remove existing paint
- Prep, prime and paint siding

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



North west corner of original block



Deteriorated siding – north elevation

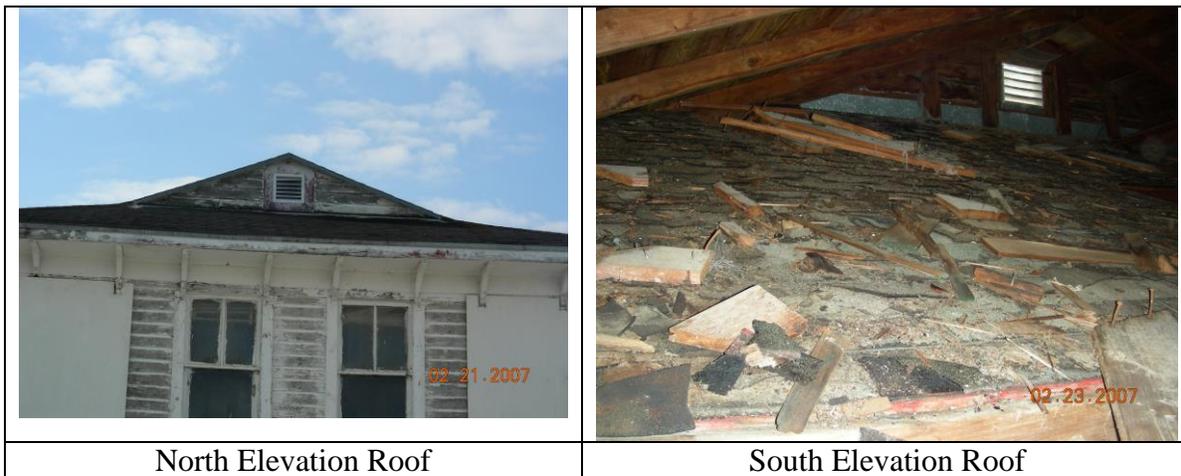
Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Roof Surface Covering	Asphalt Shingles		Poor to Fair	Critical to Serious
<p>Feature Description - The portion of the original roof that is visible from the exterior is clad in 3-tab black asphalt shingles with a felt underlayment.</p> <p>From the attic crawlspace, the south elevation of the original roof is intact under the gable addition. This portion of the roof is also covered with 3-tab asphalt shingles.</p> <p>Feature Condition - On the north elevation, some shingles are missing or lifting, but overall it is in fair condition. The shingles on the south elevation are severely deteriorated.</p>				

Treatment Recommendations

- Remove existing roof surface covering
- Install a new three tab asphalt shingle roofing system

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Roof Flashing	Galvanized	N/A	Poor	Serious
<p>Feature Description - Galvanized flashing is visible along the top edge of the fascia board on the east, north and west elevations.</p>				
<p>Feature Condition - Rust is evident on the visible portions of the flashing. The hip flashing is not visible, but based on the condition of the shingles it will likely require replacement.</p>				

Treatment Recommendations

- Remove existing flashing
- Install new galvanized metal flashing

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Cornice	Southern Yellow Pine		Fair	Serious
<p>Feature Description - The box cornice along the north elevation consists of several elements. First, the plain-faced fascia board measures approximately 5 3/8" x 3/4" and is painted white. The soffit extends out approximately 22" and is constructed of 3 1/2" x 3/4" tongue and groove bead boards. At some point a layer of plywood was installed over the tongue and groove boards. The frieze consists of two boards, the upper measuring 9 5/8" x 7/8". The lower board extends under the upper board. The visible portion is approximately 3 1/2" x 7/8". Immediately under the soffit, fastened to the upper frieze board is a 1 1/2" piece of cove molding. All of the elements are painted white but remnants of green and red paint are visible.</p> <p>On the west and east elevations, the original cornice appears to have been removed and replaced with a plain-faced frieze boards approximately 3" to 4" in width.</p> <p>Feature Condition - The cornice appears to be in fair condition however evidence of termite infestation and moisture infiltration are apparent. A layer of plywood was installed over the tongue and groove soffit boards. Portions of the plywood are sagging and show evidence of moisture infiltration.</p> <p>The paint system on all of the elements has failed.</p>				

Treatment Recommendations

- Remove plywood sheathing
- Repair/replace any deteriorated soffit boards
- Repair any deteriorated elements with dutchman repair and/or consolidant
- Replace unsalvageable elements with like material matching dimensions and profile
- Based on historic photos and remaining elements, fabricate and install east and west elevation cornice to match historic cornice on north elevation

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



View of cornice – North Elevation



Detail soffit boards – paint failed – original soffit boards covered with plywood

Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Architectural Trim	Indigenous Hardwoods		Fair to Poor	Serious
<p>Feature Description - The architectural trim on the original structure consists of corner boards and brackets.</p> <p>The corner boards are made of 3 1/2" x 3/4" flat stock that is painted white. The decorative brackets are mounted under the eave and face nailed to the cornice and thru the soffit boards to the rafters above. The frieze boards are notched out to accommodate the brackets. The brackets are laid out with one on each corner and two above each of the four window openings. All of the trim is painted white but remnants of green and red paint are visible.</p> <p>Historic photos show the brackets continued on the side elevations, but no remnants are currently extant.</p>				
<p>Feature Condition - Many of the corner boards are missing or broken. The remaining boards are weathered and the paint system has failed.</p> <p>The brackets appear to be in fair condition with the exception of the first two on the east end. Also the wood appears weathers and the paint system has failed</p>				

Treatment Recommendations

- Replace damaged or missing corner boards
- Repair salvageable boards with dutchman and/or epoxy repair
- Remove all existing paint
- Treat trim with a wood preservative
- Perform a paint analysis to determine original paint colors
- Prime new and existing boards with an alkyd primer
- Paint trim with two coats of latex exterior paint

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Detail decorative bracket – paint failed



Large section of corner board missing –
north corner of west elevation

Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Windows	Indigenous hardwoods		Fair to Poor	Serious
<p>Feature Description - The windows in the original structure vary. On the second floor in the north and west elevations, the windows are two over one double hung sash. In the east elevation, the original window was removed and replaced with more modern aluminum awning style window.</p> <p>On the first floor, the original double hung sash window in the west window was removed and a large fixed picture window installed.</p> <p>The sash are painted white but remnants of both red and green paint are visible.</p> <p><i>See Window and Door Schedule</i></p>				
<p>Feature Condition - The double hung sash are in varying degrees of failure. The majority of the sash are sound, but the glazing is deteriorated and panes of glass are broken or missing. Numerous sections of trim are missing and the sills are rotted. Also, hardware components are missing or non-functioning and the paint system has failed.</p> <p><i>See Window and Door Schedule</i></p>				

Treatment Recommendations

- Repair/replace deteriorated components with dutchman and/or epoxy repair.
- Replace missing components
- Replace broken and missing panes of glass with historic glass
- Reglaze all of the sash
- Remove existing paint and prep, prime and paint all sash
- Refurbish hardware

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Original windows – North elevation 2nd floor



W205 – 2nd floor west elevation

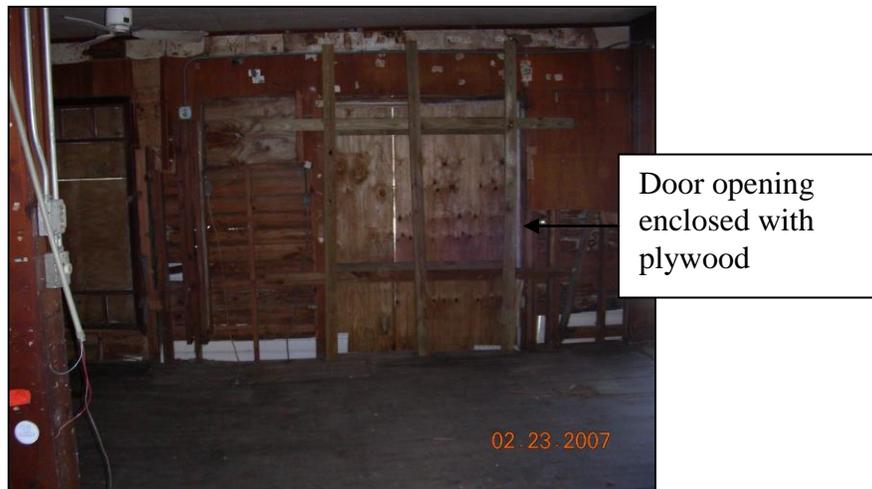
Feature	Material Type	Joinery/Tool Marks	Condition Rating	Priority Rating
Doors	N/A	N/A	Poor	Serious
<u>Feature Description</u> - They are currently no doors in the original structure. The opening in the north facade is enclosed with plywood				
<u>Feature Condition</u> - Missing				

Treatment Recommendations

- Based on historic research and photographic documentation fabricate new entry doors to match the original.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	First Floor – Room 101	Various	N/A	Fair to Poor	Serious

<p><u>Feature Description</u> – See Interior Finishes Schedule</p>
<p><u>Feature Condition</u> – See Interior Finishes Schedule</p>

Treatment Recommendations

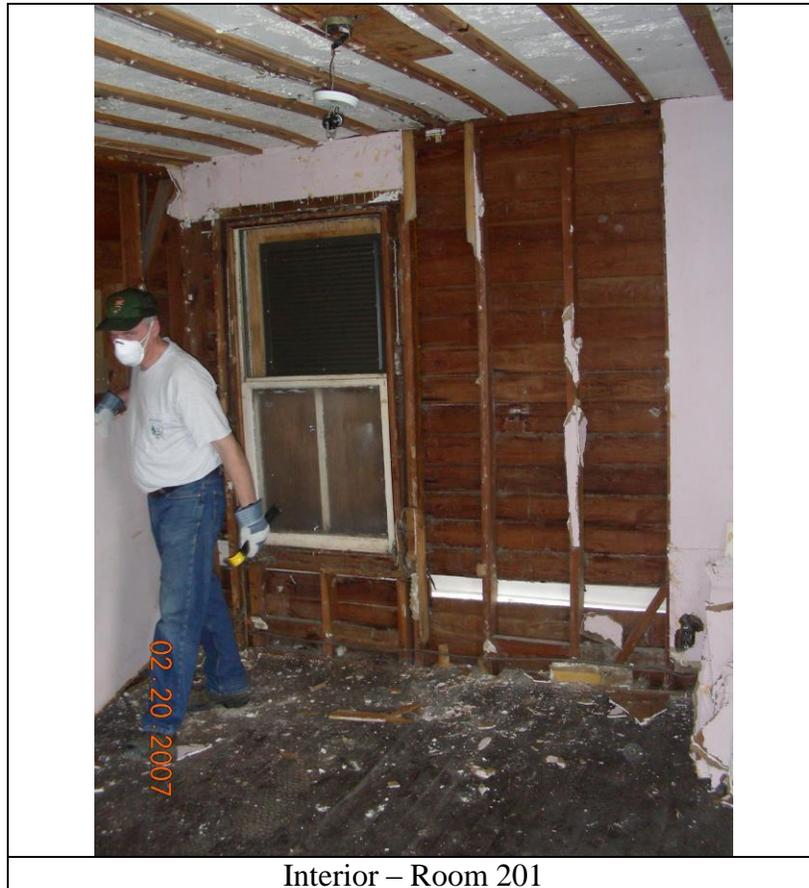
<ul style="list-style-type: none"> ▪ Remove modern materials ▪ Install new interior finishes based on historic documentation and intended use of the property

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Interior – Room 101



Interior – Room 201

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	Second Floor – Room 201	Various	N/A	Fair to Poor	Serious

<p><u>Feature Description</u> – See Interior Finishes Schedule</p>
<p><u>Feature Condition</u> – See Interior Finishes Schedule</p>

Treatment Recommendations

<ul style="list-style-type: none"> ▪ Remove modern materials ▪ Install new interior finishes based on historic documentation and intended use of the property

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	Second Floor – Room 201A	Various	N/A	Fair to Poor	Serious

<u>Feature Description</u> – See Interior Finishes Schedule
<u>Feature Condition</u> – See Interior Finishes Schedule

Treatment Recommendations

<ul style="list-style-type: none"> ▪ Remove modern materials ▪ Install new interior finishes based on historic documentation and intended use of the property

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

ADDITIONS

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Foundation	Concrete block		Fair	Minor

Feature Description - The foundation is constructed of two stacked 7 ½” x 15 ½” concrete blocks. The open cells are filled with concrete and joined by a metal tie. Based on the accessible portions of the foundation, the piers appear to be spaced approximately 4’ on center. Wood sills rest on the piers around the perimeter of the building.

The piers are homogenous under the original 1920s portions of the building as well as the later additions, indicating they were installed at the same time.

Along the perimeter of north elevation and a portion of the west elevation concrete blocks were used as infill, enclosing the space between the piers.

Feature Condition - Portions of the ground appear to have settled and several of the infill blocks are missing from the perimeter. There is also a large amount of debris under the building and evidence of animal infestation.

Treatment Recommendations

- a) Clean all debris from under the building.
- b) Investigate soil conditions – Determine if concrete footings necessary under piers.
- c) Replace missing blocks at perimeter.
- d) Once unobstructed access available, verify all piers are sound.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Floor Structure	Indigenous Hardwoods	Circular sawn	Fair to Poor	Serious

Feature Description – The floor structure for the additions consists of 1 5/8” x 7 1/2” joists spaced approximately 16’ O.C. with crossbracing in between. The joists are supported by intermediary supports on the first floor. All of the material is circular sawn and fastened with wire nails.

On both levels, the floor is clad in 3 1/2’ x 3/4” dimensional floorboards.

Feature Condition – The second floor structure shows significant evidence of termite infestation. From a visual assessment the first floor structure appears sound but has not been physically tested.

Treatment Recommendations

- Repair/Replace deteriorated joists - Sister deteriorated and/or consolidate rot pockets where possible

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

	
<p>Rotted Joists & Floorboards – Room 203 (2nd floor Addition)</p>	<p>Rotted west elevation sill plate</p>

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Wall Structure	Indigenous Hardwoods	Circular Sawn	Fair to Poor	Serious

Feature Description – In Addition #1, the balloon framing is intact, with 1 5/8” x 3 1/2” studs spaced 16” O.C. running from the sill to the top plate. The studs are circular sawn and toenailed with wire nails to the sill plate. Looking into the wall cavity of the south and west walls, the ribbon board is visible and the studs let into that board.

The framing in the east additions (#2 & #3) appears to be nominal 2” x 4”s spaced approximately 16” O.C.

Feature Condition – The wall structure in addition #1 appears to be in fair condition also though termite infestation is visible and the east wall of addition #2 has sustained significant water damage.

Treatment Recommendations

- Replace all deteriorated framing members
- Sister studs where necessary
- Consolidate deteriorated portions of salvageable framing where possible

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



East wall of Addition #2 –
Large opening in wall
enclosed with plywood –
Significant water damage
to structural members

Evidence of
moisture infiltration
east wall of Addition
#2



CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Structure	Roof Structure	Indigenous Hardwoods	Circular Sawn	Fair	Minor to Serious

Feature Description – The roof structure for the gable addition consists of 1 5/8” x 5 1/2” rafters spaced 2’ O.C. A 5 1/2” x 3/4” tongue and groove serves as the ridge which the rafter are butted against and nailed at the apex. At the eave, the rafters are notched with a birdsmouth cut onto two stacked boards serving at the rafter plate. The tails extend out to the soffit.

Feature Condition – The roof structure is in fairly good condition. Some moisture stains are visible on the sheathing boards but it appears to be old damage.

Treatment Recommendations

- No treatment recommendations at this time

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Wall Surface Covering	Pine	Circular sawn	Poor to Fair	Serious

Feature Description - The exterior walls are clad in ¾” x 5 ½” drop siding. The horizontal boards are constructed of pine and have been painted white. Replacement boards are visible in some areas, consisting of tongue and groove pine boards with no profile. The boards are fastened directly to the wall studs with wire nails. Remnants of a previous paint system are visible.

Feature Condition – Large sections of the west elevation are severely deteriorated due to termite infestation. Termite infestation is evident on sections of the south and east elevations as well.

Boards are missing on all four elevations and holes have been made in numerous locations to accommodate electrical wires and plumbing.

The paint system is severely deteriorated and plywood covers a large opening on the east elevation where an east shed addition was removed.

Vinyl siding has been installed over many of the openings as a temporary covering.

Treatment Recommendations

- a) Replace all deteriorated and/or missing siding, matching the original boards in material, size and profile.
- b) Consolidate repairable boards with epoxy.
- c) Renail any loose boards.
- d) Remove all deteriorated paint.
- e) Prep, prime, and paint new boards and salvaged boards.
- f) Remove all wires, pipes etc. connected to the building.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



East Wall Addition #1 – Paint deteriorated; bottom boards rotted – covered with vinyl siding; large area missing; Evidence of termite infestation

South wall – paint deteriorated; evidence of termite infestation



West wall – Boards missing/rotted – covered with vinyl siding; Paint deteriorated; Evidence of termite infestation

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Roof Surface Covering	Asphalt shingles		Poor	Serious

Feature Description - The hipped roof with rear cross gable is covered in three tab, black asphalt shingles laid over felt. The shingles are fastened to the sheathing boards with wire nails.

Feature Condition – The majority of the shingles on the west gable elevation are damaged or missing. On the east gable elevation, portions of the shingles are broken and missing tabs. .

The roofing covering the east shed addition is in poor condition. A large section is missing at the north corner. Directly above that a 6’ x 22” section has been repaired with sheets of white rolled roofing.

On the roof covering the breezeway, a large section is missing at the west end.

Treatment Recommendations

- Remove existing roof surface covering
- Install new three tab asphalt shingle roofing system and underlayment

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Deteriorated Shingle –
West elevation roof



Deteriorated shingles – large
patch – East elevation additions

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Roof Flashing			Poor	Serious

Feature Description – The flashing is not discernable over the majority of the roof surface, but sections of galvanized metal flashing are visible under the current roof covering.

Feature Condition - Based on the condition of the roof covering, it is likely the flashing has failed or is no existent in several areas.

Treatment Recommendations

- Remove existing flashing
- Install all new roof flashing
-

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Cornice	Pine	Circular Sawn	Fair to Poor	Minor

Feature Description – The box cornice consists of a flat 5 3/8” x 3/4” fascia board, 3/4” x 22” plywood soffit and a 3 1/2” to 4” x 3/4” piece of flat stock serving as the frieze. It is painted white. At the gable returns, they have been boxed in with modern plywood.

Feature Condition – Moisture damage is evident on the plywood soffit and gable returns. The plywood is sagging and rotted in several areas. The fascia is extremely weathered on both the east and west elevations and paint system deteriorated.

Treatment Recommendations

- Replace unsalvageable portions with in kind material matching dimensions and profile
- Repair/Replace deteriorated portions of cornice with dutchman and/or epoxy repair
- Remove existing paint
- Prep, prime and paint all cornice elements

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Plywood gable returns – moisture damage; Rake boards deteriorated

East elevation fascia board extremely weathered; paint failed



CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Exterior Envelope	Architectural Trim	Indigenous Hardwoods		Fair to Poor	Serious

Feature Description – The trim on the addition consists of corner boards and rake boards.

The corner boards measure approximately 3 ½” to 4” wide x ¾” thick. They flat boards are circular sawn and attached with wire nails.

The rake boards in the south gable are approximately 6 ¼ x ¾”. Again, they are circular sawn and attached wire nails.

All of the trim is painted white.

Feature Condition - The boards are weathered and show evidence of moisture infiltration and termite infestations. Section of the corner boards are missing and the paint system has failed on all of the components.

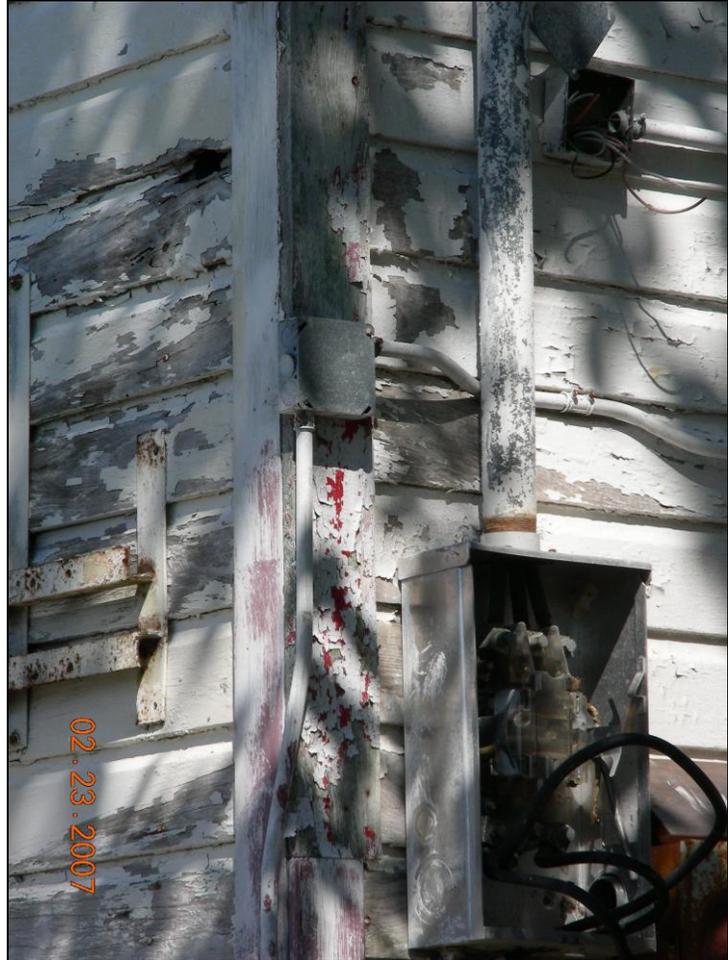
Treatment Recommendations

- Replace Missing corner boards
- Repair place deteriorated portions of trim with dutchman and/or epoxy
- Remove existing paint
- Prep, prime and paint all trim boards.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

Corner boards south
west corner – Sections
pieced together – termite
infested



CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Wall Openings	Windows	Indigenous Hardwoods		Fair	Serious

Feature Description – A variety of window types currently exist in the additions. The majority of the units on the second floor are double aluminum jalousie windows. On the first floor, three 1/1 double hung sash exist in the south elevation of Addition #1. Addition #3 has a crank jalousie window and large fixed picture windows exist in Addition #2.

Feature Condition – The windows are varying states of condition. Several units are missing, trim components are missing and panes of glass are broken.

Treatment Recommendations

- Repair/Replace deteriorated components on double hung sash windows
- Remove modern units and install historically appropriate windows

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Jalousie window in second floor gable addition



Awning style unit in Addition #3

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Wall Openings	Doors	Indigenous Hardwoods		Fair to Poor	Serious to Critical

Feature Description – There are only two exterior doors leading to the additions. A modern plywood door leads to the first floor and a 2 panel wood door leads to the second floor. In the interior, the majority of the doors are modern replacement or missing.

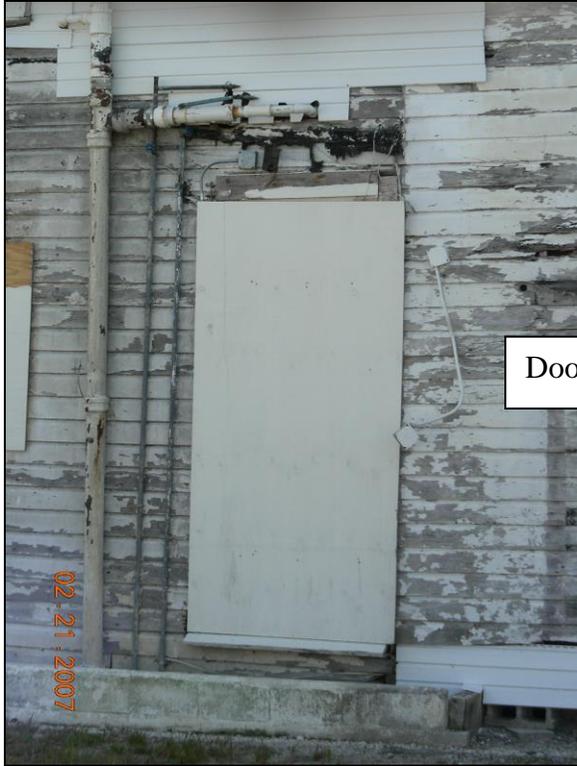
Feature Condition – The door are in varying states of failure. Both exterior doors are in extremely poor condition. The doors do not close properly and the second floor door has components missing.

Treatment Recommendations

- Install new entry doors that close and lock for security purposes

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Door missing – west elevation



2nd floor entry door

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Porches	Breezeway	Indigenous Hardwoods			

Feature Description – The breezeway connects the main building to the three shed structures on the south elevation. The floor is constructed of random width plank floorboards measuring approximately 1 ½” thick. The boards are face nailed to joist with wire nails and appear to be stained in a red finish. The shed roof consists of 2 x 4 rafters topped with plywood sheathing. The rafters and the sheathing are painted white. The plywood is clad in asphalt shingles.

Feature Condition – There is some termite damage visible on the floorboards as well as warping and cracking. Overall the boards are in fair condition. On the roof, a portion of the plywood and shingle is missing on the west end and termite damage is visible to some of the rafters. Also the paint system has failed.

Treatment Recommendations

- Replace deteriorated floorboards
- Renail loose floorboards
- Treat floorboards with wood preservation
- Remove deteriorated stain and re-stain.
- Repair/replace deteriorated rafters
- Replace deteriorated plywood
- Replace deteriorated shingles

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

Deteriorated roof structure



Plank floorboards lifting
– areas patched

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	First Floor	Various		Fair to Poor	

<p><u>Feature Description</u> – See Interior Finishes Schedule</p>
<p><u>Feature Condition</u> – See Interior Finishes Schedule</p>

Treatment Recommendations

<ul style="list-style-type: none"> ▪ Remove modern materials ▪ Install new interior finishes based on historic documentation and intended use of the property

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Interior Envelope	Second Floor	Various			

<p><u>Feature Description</u> – See Interior Finishes Schedule</p> <p><u>Feature Condition</u> – See Interior Finishes Schedule</p>

Treatment Recommendations

<ul style="list-style-type: none"> ▪ Remove modern materials ▪ Install new interior finishes based on historic documentation and intended use of the property

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Engineering Systems	N/A				

<p><u>Feature Description</u> – TBD</p>
<p><u>Feature Condition</u></p>

Treatment Recommendations

TBD

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Utility Systems	N/A				

<p><u>Feature Description</u> – TBD</p>
<p><u>Feature Condition</u></p>

Treatment Recommendations

TBD

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

OUTBUILDINGS - SHED

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Foundation	Concrete		Fair	Serious

Feature Description – The foundation consists of 15” x 15” concrete piers constructed of stacked concrete block. There are 8 piers total, four on west side and four on the east side.

Feature Condition – The piers appear to be in fair condition although the ground is uneven under the structure and some of the piers may have shifted.

Treatment Recommendations

- Remove debris under building
- Check ground for signs of settling – piers may require reinforcing

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



Shed foundation and floor structure



Sill plate rotted south elevation

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Floor Structure	Indigenous Hardwoods	Circular Sawn	Fair to Poor	Serious

Feature Description – The floor structure consists of 2 ¾” to 3” x 7” joists spaced approximately 20” O.C. The joists run east to west and rest of the sill plates which measure roughly 6” x 6” to 6” x 7 ½”. The joists are topped by 1” x 6” tongue and groove floorboards.

Feature Condition – Based on the sections that were accessible, the southwest corner of the joists and sill plates are rotted. Also the south sill plate is deteriorated. On visual inspections the remainder of the components appears to be in fair condition.

Treatment Recommendations

- Replace south sill
- Repair deteriorated joists with sisters and/or consolidation
- Replace unsalvageable joists.

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Wall Structure	Indigenous Hardwoods	Circular Sawn	Fair to Poor	Serious

Feature Description – The wall structure consists of actual 2” x 4” studs spaced approximately 21” to 23” O.C. The studs are toenailed to sill plates with wire nails. 2” x 4” diagonal bracing and horizontal bracing were visible in each elevation

Feature Condition – The majority of the structure is clad in wallboards but the visible portions appear to be in fair condition. Some moisture infiltration is evident. Closer inspection should be undertaken during the construction phase of the project

Treatment Recommendations

- Repair replace deteriorated structural members utilizing sister material and /or consolidation

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



South and west wall –
evidence of moisture
infiltration



Roof Structure



Missing and
deteriorated rafter tails

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Roof Structure	Indigenous Hardwoods	Circular Sawn	Fair	Serious

Feature Description – The roof structure consists of 1 5/8” x 4 1/4” rafters spaced 2” O.C. The rafters are butt jointed and nailed at the ridge and topped by 1” x 6” plank sheathing boards. Rough sawn ceiling joists measuring 1” x 6” run parallel to the rafters

Feature Condition – There is some evidence of moisture infiltration on the sheathing boards and the majority of the rafter tails are deteriorated.

Treatment Recommendations

- Repair replace deteriorated rafters
- Repair replace deteriorated rafter tails
- Replace deteriorated sheathing boards
- Renail loose sheathing boards

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Exterior Wall Covering	Various		Fair to Poor	Serious

Feature Description – The exterior wall cladding varies from each elevation. The north elevation is clad in “V” groove metal siding nailed directly to the frame. The 2’ pans are painted white and run vertically. Remnants of wood siding is random width tongue and groove siding is visible at the top of the wall. The west elevation is clad in random width tongue and groove boards for the first 8’ and last 12’ is clad in “V” groove metal siding. There is also a 5’ patch of 5 ½” drop siding. The wood siding is painted white but the metal pans are unfinished. The south elevation is clad in unpainted 2’ “V” groove metal pans. The east elevation is a mix of 5 ½” drop siding, random width tongue and groove boards and 2’ “V” groove metal pans.

Feature Condition – The various wall treatments are in varying states of disrepair. Much of the siding is rusted and has been pulled out on the south elevation. Numerous boards are deteriorated and the paint system has failed.

Treatment Recommendations

- Remove deteriorated metal pans and replace with random width tongue & groove boards
- Replace deteriorated siding with random width tongue & groove boards

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost



North wall of shed



Asphalt shingle roof

CONDITION ASSESSMENT REPORT MONROE STATION FEATURE INVENTORY ASSESSMENT REPORT					
FEATURE	FEATURE NAME	MATERIAL TYPE	JOINERY/ TOOL MARKS	CONDITION RATING	PRIORITY RATING
Shed	Roof Surface Covering	Asphalt Shingles		Fair to Poor	Critical

Feature Description – The shed roof is clad in three tab black asphalt shingles over felt.

Feature Condition – Many of the shingles are broken or missing and evidence of moisture infiltration is apparent.

Treatment Recommendations

- Remove existing roof covering
- Install new three tab asphalt shingle roof

Cost Estimate for Treatment Recommendations

Material & Amount	Unit Cost	Cost

WINDOW SCHEDULE – MONROE STATION

<i>WINDOWS - FIRST FLOOR (see floor plan for location of unit #)</i>				
UNIT	LOCATION	DESCRIPTION	CONDITION	NOTES
W101	Addition #2 – North elevation	Fixed – 3 large panes surrounded by 7 smaller panes on top and bottom	Fair – trim missing on bottom and west side	
W102	Original structure – North elevation	Fixed – 3 large panes surrounded by 7 smaller panes on top and bottom	Original opening altered; Fair condition	
W103	Original structure – West elevation	46" x 75" opening – no window – enclosed with plywood	Original opening altered; Poor condition – sill and jamb termite infested	
W104	Addition #1 – South elevation	Opening 38" x 62"	Window missing	
W105	Addition #1 – South elevation	2/1 Double-hung, wood sash	Sashcord missing; weights in place Trim missing and apron and sill deteriorated	
W106	Addition #3 – South elevation	32 1/2" x 62" opening – only sash frame in place	No glass or muntin strips; Upper sash completely rotted	
W107	Addition #3 – South elevation	Fixed aluminum unit – 1/1 configuration	Fair	
W108	Addition #3 – east elevation	Crank Jalousie window	Operable – screen in place but hanging off	
W109	Interior – south wall of Room 101	Fixed 2 pane slider – frosted glass	Fair	Situated in wall between Room 102 and Room 103

WINDOW SCHEDULE – MONROE STATION

WINDOWS - SECOND FLOOR (see floor plan for location of unit #)

UNIT	LOCATION	DESCRIPTION	CONDITION	NOTES
W201	Original structure – North elevation	Double hung wood sash – 2/1 configuration 32” x 63 ½”	Original window- Sash missing – enclosed with plywood; sill deteriorated	
W202	Original structure – North elevation	Double hung wood sash – 2/1 configuration 32” x 63 ½”	Original window Exterior sill deteriorated – no interior apron; Paint deteriorated	
W203	Original structure – North elevation	Double hung wood sash – 2/1 configuration 32” x 63 ½”	Original window Interior apron missing – Sill and sub-sill deteriorated; paint failed	
W204	Original structure – North elevation	Double hung wood sash – 2/1 configuration 32” x 63 ½”	Original window Lower sash removed; interior apron missing ; paint deteriorated	
W205	Original structure – West elevation	Double hung wood sash – 2/1 configuration 32” x 63 ½”	Original window Lower rail of upper sash rotted	
W206	Addition #1 – west elevation	25’ x 37” 2 pane Jalousie unit	Operable	
W207	Addition #1 – west elevation	1/1 double hung wood sash	Not operable – cords cut; upper pane cracked; sill weathered	Paired with W208
W208	Addition #1 – west elevation	1/1 double hung wood sash	Not operable – cords cut; lower pane cracked; sill weathered	Paired with W207

WINDOW SCHEDULE – MONROE STATION				
UNIT	LOCATION	DESCRIPTION	CONDITION	NOTES
W209	Addition #1 – South elevation	5 pane Jalousie window	Evidence of termite damage on interior sill	Paired with W210 Enclosed from exterior with plywood
W210	Addition #1 – South elevation	5 pane Jalousie window	Evidence of termite damage on interior sill	Paired with W209 Enclosed from exterior with plywood
W211	Addition #1 – South Elevation	Opening 36 x 62 ½” – No window	Paint deteriorated-termite damage to apron and interior sill	Paired with W212 Enclosed from exterior with plywood
W212	Addition #1 – South Elevation	Opening 36 x 62 ½” – No window	Paint deteriorated-termite damage to apron and interior sill	Paired with W211 Enclosed from exterior with plywood

UNIT	LOCATION	DESCRIPTION	CONDITION	NOTES
W213	Addition #1 – South Elevation	Opening 36 x 62 ½” – No sash	Paint deteriorated	Paired with W214 Situated in wall between Room 203 & 204
W214	Addition #1 – South Elevation	Opening 36 x 62 ½” – No window	Paint deteriorated- termite damage to apron and interior sill	Paired with W213 Situated in wall between Room 203 & 204
W215	Addition #1 – East elevation	4 pane Jalousie window set in aluminum frame	Operable, screens in place	
W216	Addition #1 – East elevation	4 pane Jalousie window set in aluminum frame	Operable, screens in place	
W217	Addition #1 – East elevation	4 pane Jalousie window set in aluminum frame	Operable, screen in place	
W218	Addition #1 – East elevation	25 ½’ x 39 ½” awning style unit set in an aluminum frame	Inoperable – crank hardware broken	

MONROE STATION - INTERIOR FINISHES WORKSHEET
FIRST FLOOR

ROOM #		FLOORS	WALLS	CEILING	TRIM	FEATURES
101	DESCRIPTION	3 1/2" tongue & groove pine boards - run e to w	1/2" paneling attached to framing; acoustic tiles - top 4"; 5 1/4" pine t & g boards visible under paneling on west wall	12" x 12" acoustic tiles attached to battens. 1/2" drywall under battens; Drop ceiling installed in addition #2 consisting of 4' x4' tiles	simple crown molding and 2 11/4" x 3/4" flat stock baseboard; Boxed in corner posts	Shelves built into south wall
	CONDITION	Large hole - addition #2; termite damage visible; patch in floor	East & west walls evidence of significant moisture damage	All tiles in poor condition - severe moisture infiltration - large holes	Fair	Fair
102	DESCRIPTION	3 1/2" tongue & groove pine boards - run east to west - under sheet linoleum	5 1/4" tongue & groove pine boards - painted; Sheet metal over boards on west wall.	1/2" painted fiberboard attached to 5 1/4" t&g pine boards	2 piece crown molding; quarter round at corners	8' x 6'6" wall divides room; Shelves built into east wall
	CONDITION	Floorboards deteriorated by west wall; Linoleum deteriorated	Evidence of termite damage in south wall and west wall; paint deteriorated	Fair	Sections of molding missing; paint deteriorated	Fair
103	DESCRIPTION	Plywood over tongue & groove wood boards	Wallboard over horizontal wood sheathing	Remnants of 12" x 12" tiles over tongue & groove wood boards	4" flat stock baseboard' quarter round at ceiling	
	CONDITION	Poor - termite and water damage	Fair	Poor - tiles and tongue & groove boards deteriorated or missing	Fair to Poor	
104	DESCRIPTION	3/4" plywood	West and north wall clad in exterior siding; east and south wall combination of wood paneling and 3/4" plywood	Combination of 3/4' plywood and sheet aluminum	Portion of baseboards and corner boards	
	CONDITION	Poor	Fair to Poor	Fair	Sections of molding missing; paint deteriorated	Two dividers - labeled men and Ladies -prior restroom
105/106	DESCRIPTION	3/4" plywood	Wallboard over horizontal wood sheathing	Remnants of 12" x 12" tiles over tongue & groove wood boards	4" flat stock baseboard' quarter round at ceiling	Ladies room - toilet and sink insitu
	CONDITION	Poor	Fair	Poor	Fair	

MONROE STATION - INTERIOR FINISHES WORKSHEET
SECOND FLOOR

ROOM #		FLOORS	WALLS	CEILING	TRIM	FEATURES
201	DESCRIPTION	3 1/4" dimensionally sawn tongue & groove floorboards	Wallboard nailed to framing; Wood paneling over wallboard	1/2" drywall nailed to joists; 2 3/4" battens nailed to drywall; fiberboards tiled stapled to battens	None	Closet built into south wall
	CONDITION	Termite damage visible throughout	Poor - removed to view framing	Fair to Poor		Poor
202	DESCRIPTION	Plywood over t&g boards	Masonite over 1/2" drywall	3 1/4" tongue & groove pine boards	None	Bathroom - sink, tub and toilet insitu
	CONDITION	Poor	Fair to Poor	Fair - paint peeling		
203	DESCRIPTION	3 1/4" tongue & groove pine boards	5 1/4" tongue and groove siding	3 1/4" tongue & groove pine boards	quarter round at floor and corners; 2 1/4" x 7/8" flat stock at ceiling	Closet built into north wall
	CONDITION	Significant termite damage	Termite damage visible; paint peeling	Areas of moisture infiltration visible; paint deteriorated	Fair - sections missing	Fair
204	DESCRIPTION	Mix of 3 1/4" tongue & groove pine boards and 5 1/4" tongue & groove pine boards	5 1/4" tongue and groove boards	3 1/4" tongue & groove pine boards	3 1/2" baseboards on east and west walls; quarter round at ceiling and corners	
	CONDITION	Significant termite damage	Fair to Poor	Paint deteriorated; some gaps	Fair - paint deteriorated	