

Study for:
The Wyoming Business Council
Wyoming Main Street Program

Occidental Hotel

10 North Main Street
Buffalo, Wyoming



Stateline No 7
ARCHITECTS

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Scope and Goals: The information contained in this report is a detailed assessment report and is intended to provide current, precise information on the physical condition of portions of the historic structures and will assist the present owners in evaluating the technical and economic feasibility of rehabilitating portions of the landmark while preserving those qualities which make it a candidate for historic designation. This assessment is two-fold: first to define and identify immediate repairs at the portions of structures that are necessary to stabilize the structure and secondly to define and identify the long-term repairs and replacements to portions of the structures necessary for long-term rehabilitation of the structure.

The assessment is based on a comprehensive field inspection and interviews with the current building owners and research into the history of the buildings conducted by a team comprised of an historic architect. The field inspection team analyzed and photographically documented the existing conditions of the buildings and site, emphasizing the areas of accelerated deterioration and stability of the structures.

Since the structures are located within a Main Street district, within a downtown historic district (city of Buffalo), and because they are eligible for historic designation, the guide used for this assessment is the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Within the *Secretary of the*

Interior's Standards for the Treatment of Historic Properties, one of four approaches must be chosen for application: *Preservation, Rehabilitation, Restoration or Reconstruction*. These approaches are neither technical nor prescriptive, but are intended as a guide to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources such as the Occidental Hotel, by promoting philosophically consistent preservation practices.

According to the current owner, the building will retain its original use as one of the first hotels and restaurants in Buffalo while continuing its rehabilitated uses through the renovated retail/commercial portions of the building. Of the four treatment approaches available, only *Rehabilitation* includes an opportunity to make possible an efficient contemporary use through alterations and additions, and hence *Rehabilitation* was selected as the treatment guide for the purpose of this study. The ten standards for *Rehabilitation* per the *Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed below:

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.*
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 damages 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 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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The scope of the assessment is limited to architectural observations/evaluations of the exterior brick and roof at the Occidental Hotel and excludes geotechnical exploration, a site survey, an environmental/asbestos survey, structural engineering, mechanical engineering, and/or electrical engineering. The scope of the assessment is also limited to assessment and evaluation, not for construction documents or specifications. The criterion for recommending treatments for the Occidental Hotel has been no more than repairing/replacement of the brick/mortar joints and roof conditions. It is important to note that this report is strictly an account of items that were visually observed at the time of the field inspection trips; demolition or verification of framing or construction was not conducted, nor were any structural calculations performed. This report is not an exhaustive evaluation of the overall building and should not be considered a guarantee of conditions and no warranty is implied.



Neither formal approval of the design through the Buffalo Main Street Historic District Review Panel (or other historic governing entities) nor approval of other authorities having jurisdiction such as the Buffalo City Building Official has been sought or gained for the purpose of this study and report.

Cost Estimate: For the estimate of construction costs, select local recent similar projects and their associated contractors who specialize in historic renovation work have been consulted to provide the most realistic costs possible. These are the very same contractors who would actually be bidding if the work were bid on the competitive market; however the contractor's identities have been concealed so as to not give said contractors an unfair advantage if the work were to be bid at a future date. As with all cost estimates, they are specific to a time and the cost analysis contained in this assessment are specific to late 2015. If the costs in this assessment are to be used at any other later date, inflation must be added and other local construction industry influences must be taken into consideration.

Any further design fees for architects, engineers, surveyors, and environmental/asbestos evaluators have not been included.

History: The Historic Occidental Hotel was founded in 1879, and the original buildings included separate businesses, owned by the same person: Buffalo's first bank, hotel, and restaurant. It has always played a central role in the development of Buffalo and has been visited by many famous people of the Old West as they traveled along the Bozeman Trail. In 1880 it became a

permanent log structure (which was later torn down and converted into three brick buildings from 1903-1910). The original building had 6 rooms upstairs in the main building, with a lobby, restaurant, and saloon on the ground floor. It also had a great reputation for hospitality and food. Through the years it was rebuilt into a grand hotel with elegance and charm. It has hosted political, social, and cultural gatherings and currently still does. It's located in the heart of downtown in Buffalo's Main Street Historic District. Although located in a historic district, the buildings themselves have not been evaluated individually for the National Register.



Circa 1880: East facade of original log buildings



Circa 1883: East facade showing building expansion to the south





Circa 1927: East facade after wood buildings were re-built into three brick buildings



Circa 1950: East facade

The current buildings are two story, multi-wythe brick masonry exterior bearing walls with wood stick-framed floors, interior walls, and roof framing.

The total of the three buildings footprint is approximately 11,475 square feet and the total floor area is approximately 19,500 gross square feet on two floor levels (excluding basement and crawlspace square footages).

Since the Great Depression of the 1930's the building had gone through many challenges and the splendor of the hotel began to fade. In the 1970's and 1980's motels near the interstate started taking away business and the hotel had to close its doors in 1986. But in 1997 the hotel was bought by a new owner who began a 10-year restoration process that returned the hotel to its previous grandeur status. The current owner has kept

the hotel in full operation including the saloon and a restaurant.

Zoning: The buildings are zoned within the Buffalo municipal zoning code as B-1: Neighborhood "Light" Commercial. This includes uses of residential, museums, business offices, retail offices and boarding or lodging amongst other permitted conditional uses.

Building Code: The current building code being enforced is the 2006 International Existing Building Code under the jurisdiction of the City of Buffalo.

Condition: Currently the building is in good condition and has been maintained since the renovations that started in 1997, but certain areas are in need of repairs. All of the storefronts have been altered throughout the years, but many of the historic elements have remained such as the copper storefront framing and trim at the hotel lobby. The upper portion of the building still retains its original brickwork but the top portions/parapets have been subject to weathering. The majority of the brick/masonry joints on the building is in good condition.



2015: View of current east façade



The top portions/parapets have had water infiltration due to weathering along with freeze-thaw, which has deteriorated the grout between the bricks and areas of caused some of the bricks in the detailing to come loose and/or fall away. The majority of the roof has exceeded its lifespan and is missing critical flashing details (especially at the parapets) to prevent the infiltration of precipitation.

Building Systems: The building is currently equipped with power/lighting, plumbing/restrooms, and heating/air conditioning. The building is also fully fire sprinkled.

Asbestos: An environmental/asbestos survey and report of asbestos-containing materials in the existing facility has not been conducted as a part of this study nor is it known that this type of survey has been conducted in the past. The Wyoming DEQ requires that an environmental/asbestos report be undertaken for the structure prior to any future renovations.

Structural System: This study does not affect the structural system of the building. But a cursory visual observation of the exterior walls and foundation showed no visible signs of movement in the building's structure.



DEFINITIONS



DEFINITIONS

TREATMENT RATINGS:

Rehabilitation: 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 that convey its historical, cultural, or architectural values.

Element: Defined as the basic component or issue on which the program collects information for inventory use. An *element* may be an architectural feature, structural component, engineering system or a functional requirement.

1 PRESERVE

Statement of Importance:

- The element is associated with those qualities for which the property is eligible for historic designation and dates from the period(s) of significance, or
- The element is highly distinctive architecturally and dates to the historic period(s) of significance, and
- The level of damage or deterioration is such that it is still feasible to preserve

Condition:

- If “*poor*” to “*good*”, then *PRESERVE*

2 PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, MUST BE REPLACED IN-KIND

Statement of Importance:

- The element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or
- The element makes a significant contribution either to the property’s historic appearance or as an integral part of the building’s historic construction, or
- The element meets all of the criteria for “*PRESERVE*”, except that preservation is not feasible

Condition:

- If “*fair*” to “*good*”, then *PRESERVE*.
- If “*poor*”, then *REPLACE*
- *Exception: If the element is antiquated and no longer serves a functioning role, retain it as a historic artifact, wherever possible*

3 PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN

Statement of Importance:

- The element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or



- The element dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric
- Condition:
- If “*fair*” to “*good*”, then *PRESERVE*
- If “*poor*”, then *REPLACE*

4 *PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK*

Statement of Importance:

- The element dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building’s historic appearance of system of construction

Condition:

- If “*fair*” to “*good*”, then *PRESERVE*
- If “*poor*”, then *ALTER/REPLACE*

5 *REMOVE/ALTER/REPLACE; UNDERTAKE ALL SUCH NEW WORK AS SENSITIVELY AS POSSIBLE*

Statement of Importance:

- The element is not significant and through design or condition detracts from the historic appearance of the building
- The element is a poor design and/or construction detail which contributes to the deterioration of the landmark, or

- The element creates a serious code violation that cannot be mitigated (in cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over higher ratings normally assigned to the element)

Condition:

- If “*poor*” to “*good*”, then *REMOVE/REPLACE*

6 *SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE LANDMARK*

Statement of Importance:

- The element has no historic value

CONDITION:

An element is evaluated as “*good*” when:

- The element is intact, structurally sound and performing its intended purpose
- There are few or no cosmetic imperfections
- The element needs no repair and only minor or routine maintenance

An element is evaluated as “*fair*” when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose
- There is failure of a sub-component of the element
- Replacement of up to 25% of the element or replacement of a defective sub-component is required



An element is evaluated as “*poor*” when:

- The element is no longer performing its intended purpose
- The element is missing
- Deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired
- The element shows signs of imminent failure or breakdown
- The element requires major repair or replacement

PRIORITY:

Critical deficiency of an element exists where:

- There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- There is accelerated deterioration of adjacent or related building materials as a result of the element’s deficiency, and/or
- There is a threat to the health and/or safety of the user, and/or
- There is failure to meet a legislative requirement

Serious deficiency of an element exists where:

- There is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- A threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or

- There is deterioration of adjacent or related building materials and/or systems as a result of the element’s deficiency

Minor deficiency of an element exists where:

- Standard preventative maintenance practices and building conservation methods have not been followed, and/or
- There is a reduced life expectancy of affected or related building materials and/or systems, and/or
- There is a condition with long-term impact beyond 5 years

WORK RECOMMENDATIONS:

Within the Detailed Building Summary of this report, each time a priority has been cited for a particular element, i.e., *Critical*, *Serious* or *Minor*, a work recommendation will appear for the element. Where no priority has been cited, no work on the element is either necessary or recommended solely for the rehabilitation of the structure. There may exist instances of related deficient elements that either may or must be accomplished together or within a logical sequence. For instance, one would not replace deteriorated windows in a failing wall first, and then reconstruct the wall that the windows occur in second. All deficient items have been listed individually for clarity purposes and responsibility for grouping and sequencing deficient items is left to the responsibility of the user of this report and/or funding availability.



DETAILED SUMMARY



DETAILED SUMMARY

Overview and Current Condition: The building's structure is a two-story brick/masonry commercial building that is comprised of three individual buildings connected together in a downtown setting. The hotel portion of the building contains rooms located across the second floor of all three buildings.

The overall general condition of the Occidental Hotel buildings is *good* for the majority of the building (with only a few *fair* to *poor* areas) since it has received maintenance for the past couple decades.

The *fair* to *poor* portions of the buildings are the roofing, parapets, and the upper \pm 6'-0" of the exterior brick walls (mortar joints) where water infiltration and freeze-thaw has occurred.

Roofing. The existing roofing on the middle and north building is covered with rolled roofing membrane that has an approximate 10-year lifespan and is in *fair* condition, although has likely surpassed its expected lifespan. This existing roof membrane currently has been patched multiple times over the years and has a high potential for water infiltration and deterioration in the near future. The roofing on the south building has a single-ply reinforced thermoplastic membrane roofing (likely PVC or TPO). It is in *fair* condition, although it is approximately half-way through its lifespan of approximately 20 years. Of course, these roofing materials are not original to the building as singly ply and rolled roofing membranes did not enter the market until the 1970's; but the roofing of

these buildings do not contribute to the historic designation of the Downtown.



View of north roof looking west, showing existing rolled roofing membrane material



View of middle roof looking south, showing existing rolled roofing membrane material/condition with multiple patches



View of middle roof looking south, showing existing rolled roofing membrane material/condition





View of south roof looking west, showing existing single-ply membrane roofing material/condition



Typical condition of rolled roofing membrane, cracking/ hazing of surfaces, multiple patches, all providing water entry potential



Typical rolled roofing membrane roof penetrations

The rolled roofing membrane roofs of the middle and north buildings is overdue for the roofing membrane to be removed and

replaced. Without replacement of the rolled roofing membrane material in the near future, multiple cracks and seams will continue to form and deteriorate portions of building where water infiltrates and compromises the weather-tight building enclosure, therefore this is considered a *serious* deficiency rating. The single-ply membrane roofing on the south building still has lifespan. However it might benefit in cost to re-roof all of the roofs at the same time. The existing roofing and associated flashings and accessories should be removed down to the roof deck. At that time an inspection can be conducted to determine if any repairs need to be made to the deck. Then a new full adhered or mechanically fastened single-ply, internally reinforced, thermoplastic roofing membrane with a protection board underneath can be installed with the proper flashing and parapet details (see individual sections below). Since the current roofing also does not have insulation, it is recommended that rigid insulation (minimum R-30) be placed below the new roofing membrane since to increase the thermal efficiency of the building and bring the insulation into compliance with the current building code requirements.

Proper management of the roof water drainage to direct the water off the roof and to the ground is also necessary to ensure an overall proper roofing drainage system as outlined in the "Gutters and Downspouts" section.

Parapets. The existing parapets are all multi-wythe brick construction but the finish construction varies. Some have a stucco coating on the backside (south roof), while others have roofing membrane adhered to the backside and terminated on the top of the



parapet (middle and north roofs), and some have both of these conditions (middle and north roofs). There are also locations on the south roof where the roofing membrane terminates with a flashing under the stucco coating.



South roof: concrete coping with stucco on backside of parapet with visible cracking and metal flashing underneath



Middle roof: rolled roofing membrane terminating at top middle of parapet with concrete coping



North and Middle roof: rolled roofing membrane over top of parapet wall with stucco finish underneath in most places

In many places the rolled roofing membrane is pulling apart at the seams (both vertical and horizontal), and on the stucco finish there was cracking, both items are locations where water is infiltrating the parapet and into the building or out through the front facade causing deterioration to the brick mortar joints through freeze-thaw. This is considered *poor* condition and a *critical* deficiency. In order to prevent water intrusion at the back side of the parapets, the properly sealed roofing membrane should extend up the back of the parapet wall and terminate under a parapet cap or with a typical continuous roofing reglet. On the south roof, since there is a continuous concrete coping, the membrane can stop at the top back side of the parapet below the coping. On the middle and north buildings the membrane should wrap over the top of the parapet and stop at the front top side of the parapet/coping.

There are two types of existing parapet coping. The first is a poured in place concrete coping (+4" thick) on the south building. The other is a brick coping with approximately 1" of grout/concrete slurry on top, on the middle and north buildings. In some areas the stucco coating wraps up the



parapet wall and over the top to the other side.

In many locations there is evidence of water infiltration through the joints of the concrete coping, through the roofing seams or through the grout on top of the brick coping. This allows water infiltration of the brick parapet wall below which exits through the mortar joints on the front facade of the building causing continued deterioration via the freeze-thaw cycle of the changing seasons. This is considered *poor* and is a *critical* deficiency that needs to be fixed **before** tuck-pointing the brick mortar.



Front facade of south roof parapet showing path of water infiltration through the joint of concrete coping and eroding of brick mortar joints below

On the south roof, the joints between the concrete coping should be repaired and then a seam seal product like EternaBond RoofSeal (www.eterabond.com) should be

used to seal over the joint from the top front edge of the coping to where the roofing membrane stops on the backside of the parapet to protect from water infiltration of the coping. On the middle and north buildings, the existing grout should be removed and the new roofing membrane should extend over top of the existing parapet - see parapet fix above.



Cracks in rolled roofing membrane on top of middle roof parapet

Flashing. In multiple locations there are flashing details that are inconsistent in their construction and well beyond their lifespan. Multiple locations do not have weather-tight flashing joints where there is one continuous horizontal/vertical caulk joint. Many of the current flashing caulk joints are full of pits and bumps in which there is no way to tell if precipitation is infiltrating (see photos below). Due to the irregular caulk joints,



these locations are not easily assessed during maintenance, which can cause areas to be missed that need to be replaced. This leads to a false assumption that precipitation is being kept out, when in reality it could be starting a small problem that could escalate. These conditions are given a *fair* assessment, but due to the probability of eminent failure of these flashings within the short-term of several years, it is a *serious* deficiency that should be fixed.



Middle roof: no continuous horizontal flashing, irregular existing caulk joint condition, multiple patches



Middle to North roof: multiple patches, improper vertical flashing



Middle roof: no continuous horizontal flashing against brick wall of south roof, irregular roof terminations provides opportunities for precipitation to infiltrate



South roof: roofing membrane is not securely attached, existing metal flashing needs replaced, allows water and debris infiltration

Most of these items can be remedied when a new roof is installed. The typical flashing details from most single-ply membrane manufacturers (that are required to achieve a roofing warranty) would address these items. A cut-in reglet (into a horizontal mortar joint) with metal flashing would be recommended at locations where the lower roofs intersect the brick walls of the other buildings. Where roofing membrane stops on stucco surfaces, a typical reglet with sealant can be used for any horizontal or vertical edges.

Gutters and Downspouts. Each of the three roofs have a gutter along the west edge



that drains into one downspout per roof (three separate downspouts). The only exception is the middle building where the roof steps down from the higher second story roof to the lower single story roof, no gutter or downspout is present, just a drip edge. All of the gutters and downspouts are in *fair* condition, but are approaching the end of their lifespan. Based on current design calculations, the existing gutter and downspouts are sized just large enough to handle the watershed coming off the roof, but the middle building should have two downspouts due to the length of the gutter. Also the upper second story roof of the middle building should have a gutter and two downspouts to direct the water onto the lower single story roof and not allow water/ice to run/drip/splash on the wall between roofs.



Gutter on south roof showing offset between top of roof and top of gutter (middle and north roofs are similar)

The major issue is with the installed height of the gutters. As it stands currently, all of

the gutters are mounted below the roof line, which is too low. This condition allows a rush of water to bypass over the gutter as it flows down the roof, which can happen in heavy rain events and/or ice damming situations. This amount of water not being captured and directed may also be contributing to the erosion and deterioration of brick mortar joints at the top of the buildings. For this reason it is given a *serious* deficiency. These gutters should be raised so that the top edge of the gutter is at least at the top edge of the roof surface.

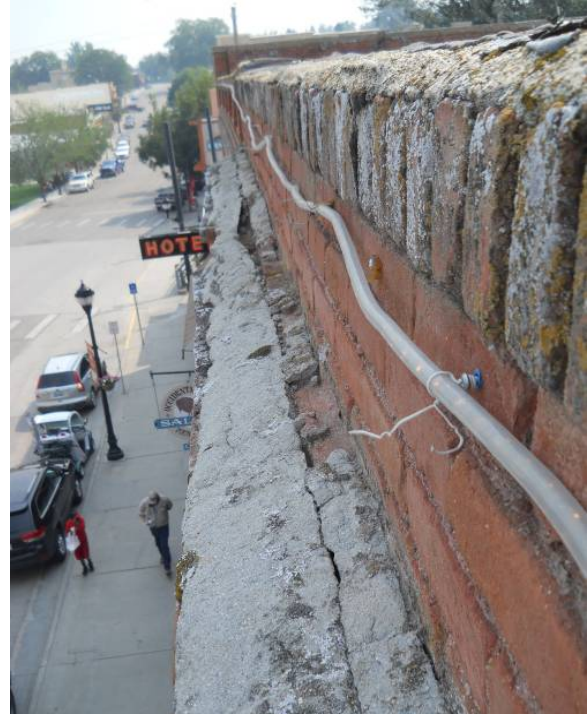
The downspout of the north building appeared to have a prior leak as evidence from major brick mortar deterioration on the southwest corner of the building. The downspout itself appears to have been fixed, but we would recommend continual evaluation of this area to ensure that water from the roof is being directed by the downspout to the ground and not allowed to run down the face of the building.



Large area of brick mortar erosion on southwest corner of south building



Brick Cornices. On the upper portion of the second story facade of all three buildings, there are brick cornices that project from the facade. Their projection ranges from 4" to 8" in depth. These cornices have a grout/concrete slurry on top that was originally installed with a slope to direct the water off. This grout is now falling apart and is no longer providing any slope or weather protection for the brick cornices. Due to this condition, water has been allowed to infiltrate the mortar of the brick cornice and wear away at the mortar in the brick below the cornices. In some areas this has dislodged individual bricks from the cornices and presents a very dangerous situation if more bricks were to fall onto the sidewalk below.

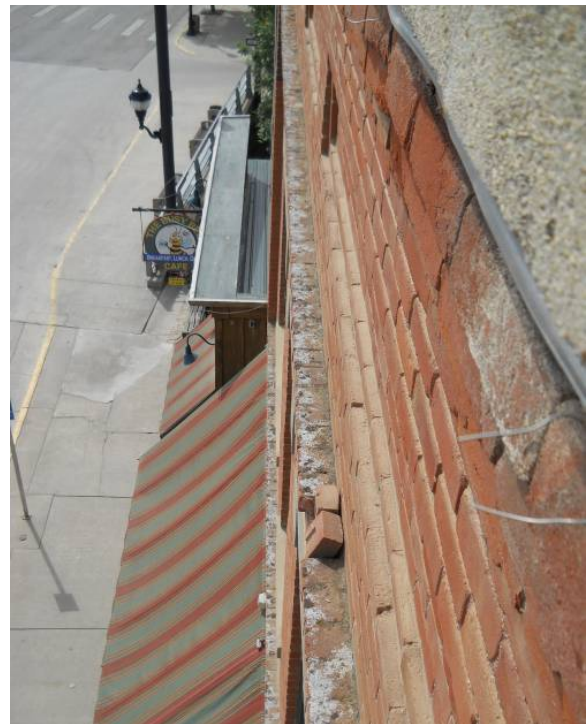


North building cornice: grout cap on cornice failing



North building cornice: location where water had damaged grout and mortar of brick below, multiple bricks missing from ledge

These areas are in *poor* condition and is a *critical* deficiency. These ledges should have the grout removed and the brick and mortar repaired. Then metal flashing with wood blocking (sloped to drain away from the building) should be installed on the cornice and the top edge of the metal flashing cut into the next brick mortar joint above and filled with a flexible sealant material (typical cut-in reglet roofing detail).



South building cornice: (middle building is similar), grout cap worn away and bricks becoming disturbed from water infiltration



Chimneys. There are multiple chimneys on the three buildings, but none of them are currently in use. All of the chimneys are constructed of multi-wythe brick, some have stucco applied to one or more sides. The chimneys on the south building have concrete copings (one has been removed and is resting on the roof). The chimneys on the north building have stucco wrapped from the sides onto the top. Most of the chimneys mortar joints are in *poor* condition with the exception of one. Since the chimneys are not being used and do not have a protective cap overtop to keep out precipitation infiltration, they have deteriorated significantly. Water infiltration from the inside of the chimney to the outside has eroded the mortar between the bricks and has created a dangerous situation where some of the bricks are loose and could fall on the areas below the chimneys.



Chimney on north wall of south building showing fully eroded mortar joints exposing daylight



Typical chimney showing missing concrete cap, missing mortar joints, and loose bricks

Therefore these are a *critical* deficiency. All of the chimneys need to have (to varying degrees) the brick, mortar, (stucco where applicable) and caps repaired. In addition, a metal flashing cap should be installed on top to prevent any more water from entering the chimneys. This cap should be slightly sloped to drain the water off the top of chimney.



Chimney on southwest corner of north building showing signs of water infiltration through exposed inside and working its way through mortar joints and stucco to the outside



Brick Facade. The upper ± 6'-0" of the exterior brick facades have definitive weathering by means of the brick mortar being worn away and missing in locations. This erosion or weathering is deeper in some areas than others and tends to gradate from the top down. The deteriorating brick mortar is caused from water infiltration at the exterior wall from the top/coping or back side of the parapet (see roofing, parapets, and flashing sections above for more information). You can also see evidence of precipitation infiltrating the coping joints by the water marks left on the facade running below these joints. This allows the water to infiltrate the wall where it experiences freeze-thaw cycles that erodes the brick mortar.

the water infiltration needs to be addressed first (see parapet section) and then tuck pointing of the mortar joints should be undertaken.



South facade showing deteriorated mortar joints and brick due to failing parapet joints, also showing water marks running down facade from joints



Upper portion of east facade, middle building showing eroded mortar joints and missing bricks



Upper portion of east facade, north building showing deteriorated mortar joints and brick

This *fair* condition is considered a *minor* deficiency because the majority of the brick is still stable and since the wall is multi-wythe, there may be still mortar left in the middle of the wall. There are some areas of the wall where bricks should be replaced due to damage to the brick faces, likely from water freezing and popping the brick faces off. Over time if enough of the brick mortar is worn away, the structure of the wall will weaken and ultimately fail. The source of



North facade of south building showing mortar joints eroded by failing joint in concrete parapet coping



RENOVATION COSTS



RENOVATION COSTS

**See disclaimer on page 3*

**Cost for asbestos abatement is not included*

MINOR DEFICIENCIES

ESTIMATED COST

Brick tuck-pointing for upper ±6'-0" of all brick facades:	\$ 111,297.00
Minor Deficiencies subtotal:	\$ 111,297.00

SERIOUS DEFICIENCIES

Re-roof of north and middle buildings:	\$ 105,591.00
Re-roof of south building:	\$ 61,666.00
Gutters and downspouts for north and middle buildings: (included in re-roof number above - \$ 5,700.00)	
Gutters and downspouts for south building: (included in re-roof number above - \$ 1,340.00)	
Serious Deficiencies subtotal:	\$ 167,257.00

CRITICAL DEFICIENCIES

Fix/repair parapet backside, top, and joints (this item is for temporary fixes only, permanent repairs are included in re-roof numbers above)	\$ 8,424.00
Repair and cap brick cornices:	\$ 11,185.00
Repair and cap chimneys:	\$ 13,489.00
Critical Deficiencies subtotal:	\$ 33,098.00

ALL DEFICIENCIES GRAND TOTAL: \$ 311,652.00

ALTERNATE ADD (in addition to above - all buildings)

Provide copper coping, gutters, downspouts, and flashing in lieu of pre-finished metal:	\$ 85,498.00
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PHOTO GALLERY



PHOTO GALLERY: Exterior Elevations



South façade from corner of South Main Street and Fetterman Street



East façade from South Main Street and Fetterman Street



East façade from northeast



North façade from northwest



View from north to addition and south building



North building, west façade



Exterior (continued)



North building west access stair



West egress from middle building



Roof access on west facade, middle building



View looking east (back of building), north and middle buildings



South building with addition, view from northwest



South building/façade from southwest



Wall Façade Exterior Details



North building, east facade, historic designation hotel plaques



Middle building east parapet/cornice detail



North building east parapet/cornice detail



South building east parapet/cornice detail



Middle building, east facade, original storefront, glass block clearstory, rosette details



Roof Overall



Lower middle building roof looking southwest



Lower middle building roof looking northeast



Lower middle building roof looking north



Upper middle building roof looking north



Upper middle building roof looking northwest



North building roof looking east



Roof Overall (continued)



North building roof looking west



South building roof looking west



South building roof looking east



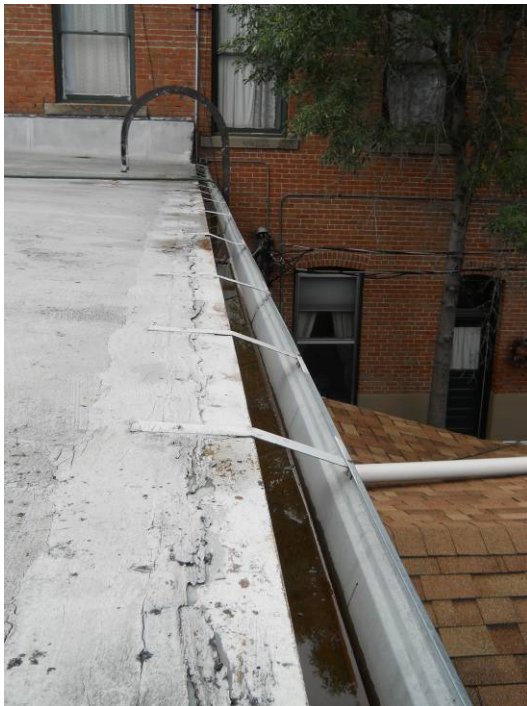
Roof Details



Trough gutter between north building roof and lower middle building roof



Lower middle building roof curb/parapet on north side



Lower middle building roof gutter



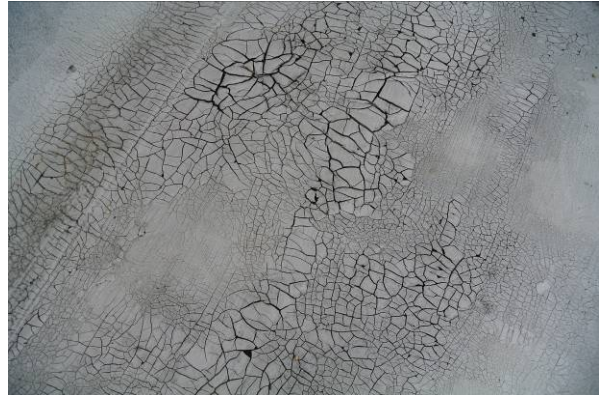
Curb at lower middle building roof to adjoining wall of south building



Roof Details (continued)



Skylight on lower middle building roof



Typical roofing material weathering on north and middle buildings



Gas line from south building roof to upper middle building roof



Upper middle building roof existing curb flashing at adjoining wall to south building



Roof material covering backside of parapet on east side of upper middle building roof



Typical mortar joints on south building roof



Roof Details (continued)



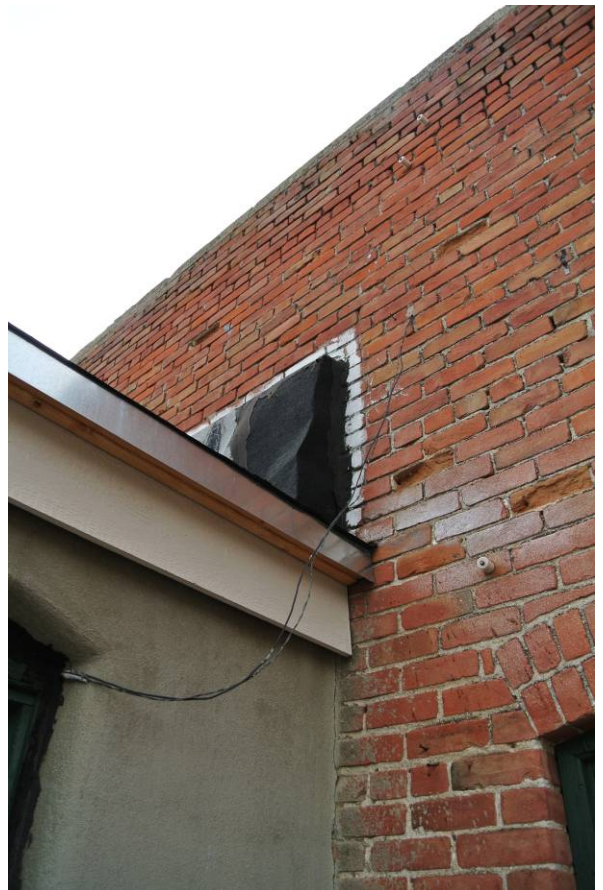
Roofing membrane termination at parapet coping on middle building roof



Poorly capped chimney between north building and middle building roofs



Typical roofing seam/sealant



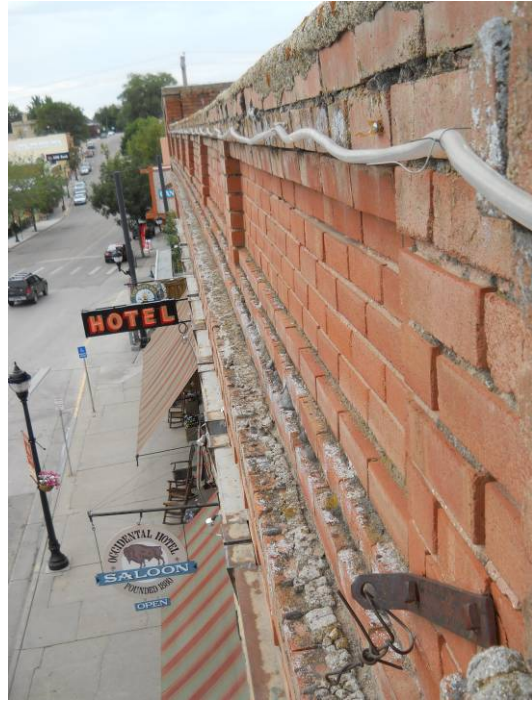
End of roof flashing on upper middle building roof with no gutter



Roof Details (continued)



North building, deteriorating grout cap at brick cornices



East building parapet/cornice face



Typical cracking at seams in roof



North building roof gutter



Roof Details (continued)



Typical brick and grout deterioration at south facade of south building



South building roof gutter/downspout connection

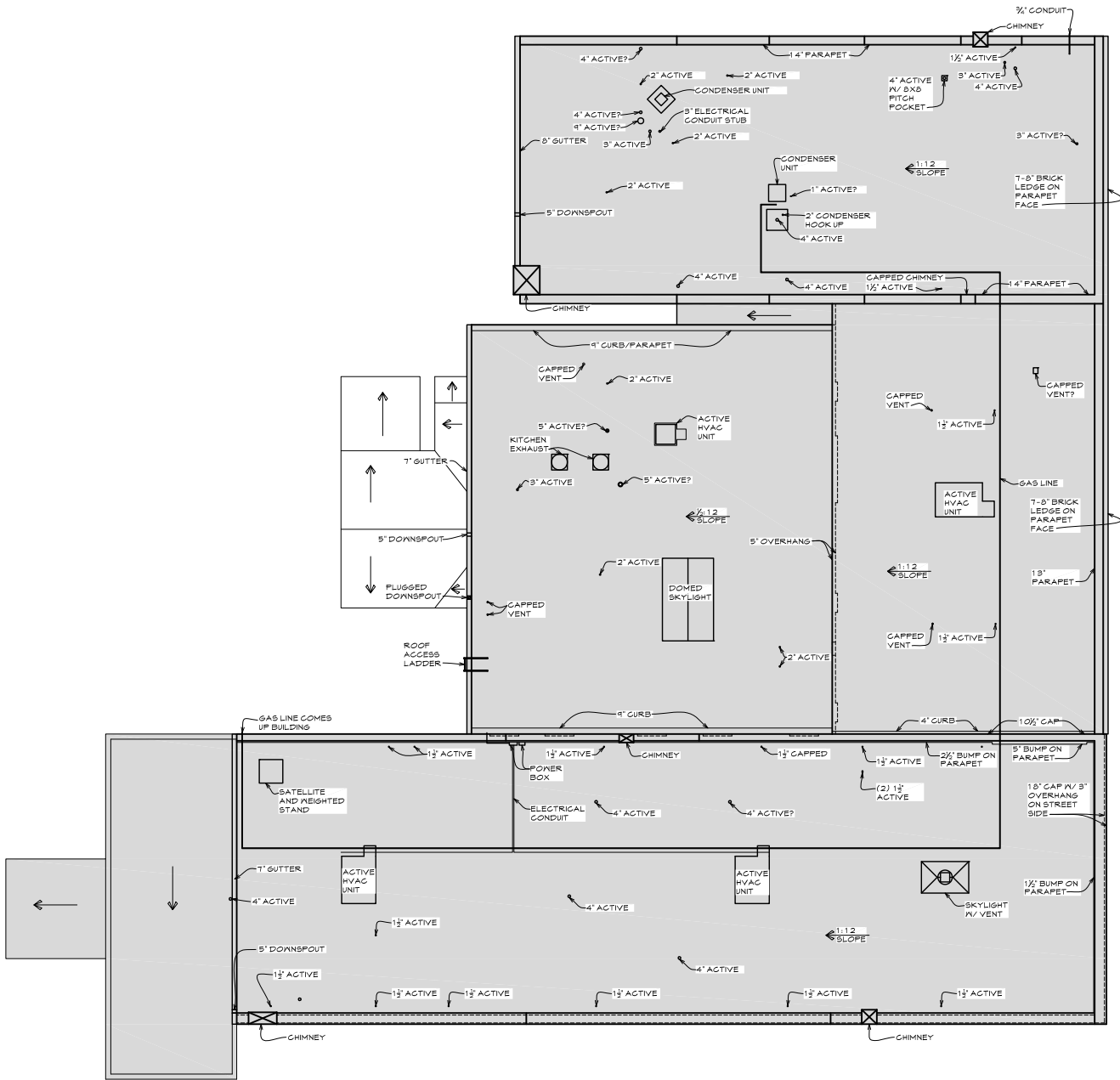


Typical parapet/cap/chimney construction on south building roof



ROOF PLANS

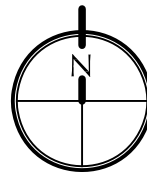


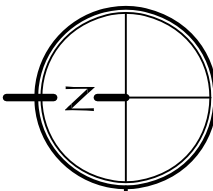
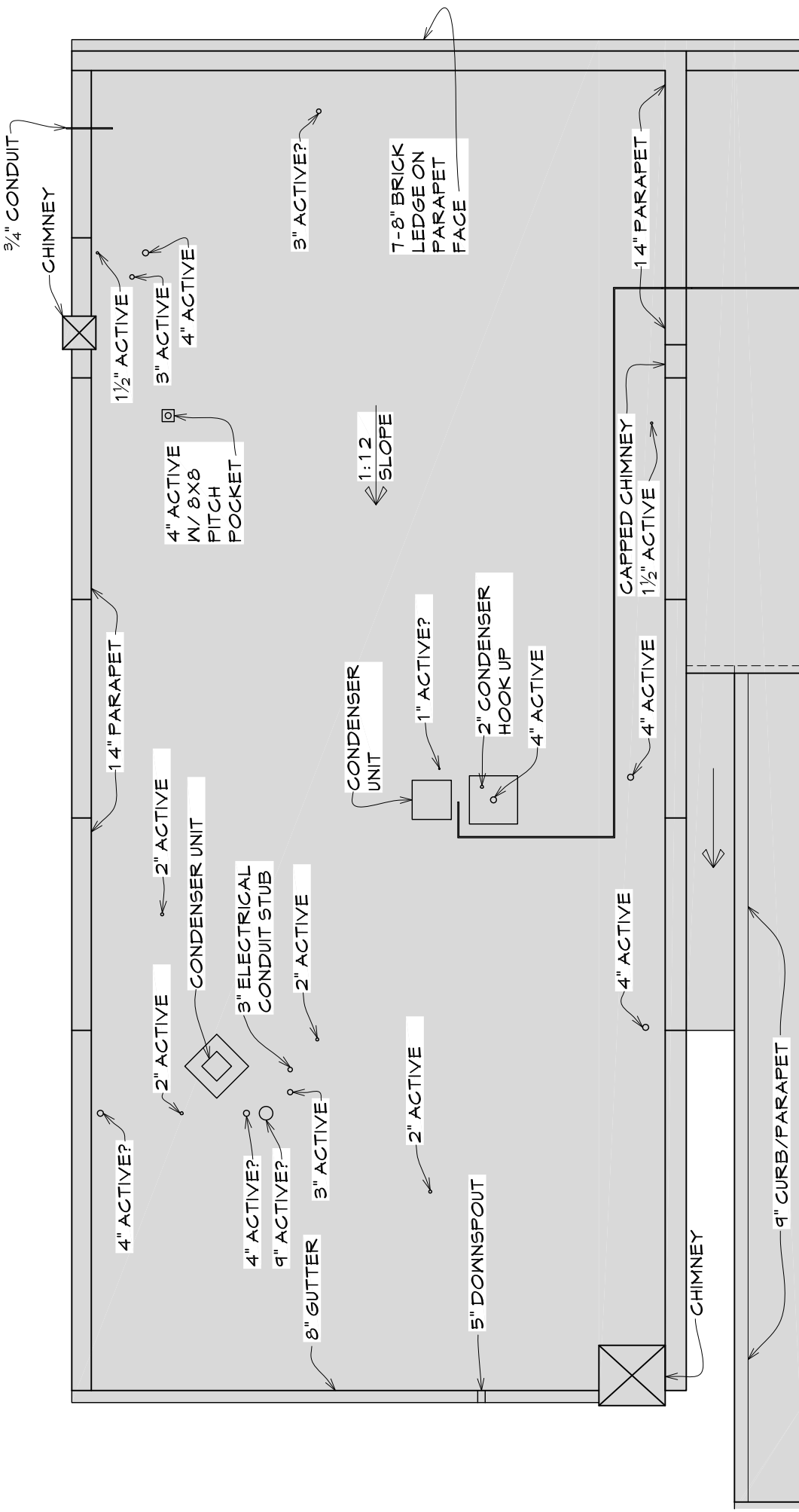


OVERALL ROOF PLAN

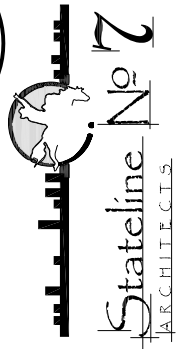
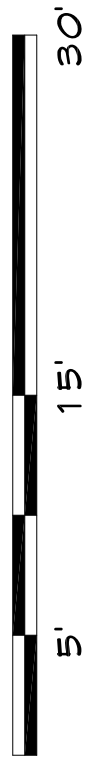
5' 20' 40'

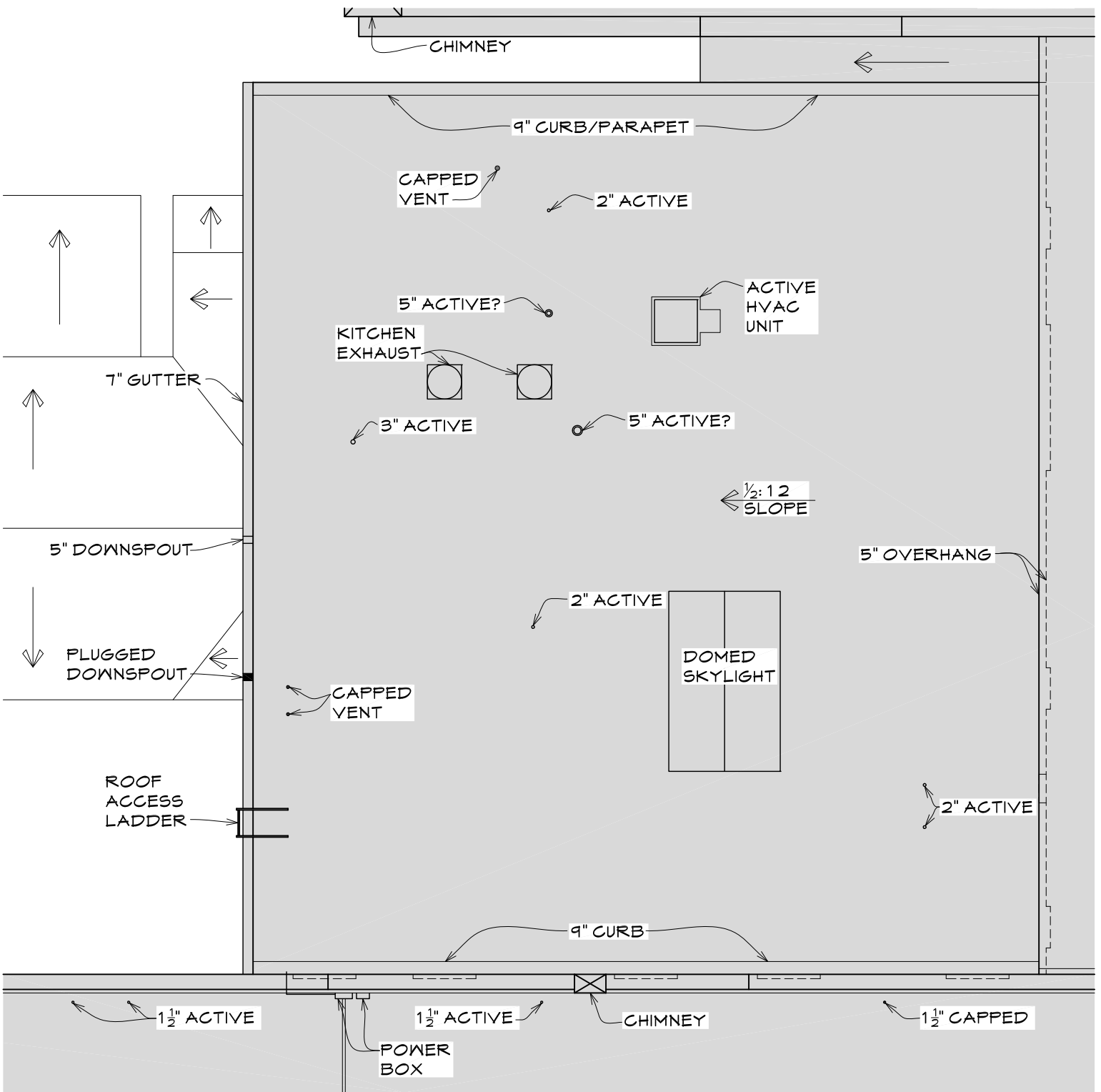
APPROX. 10,900 G.S.F.



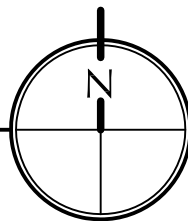
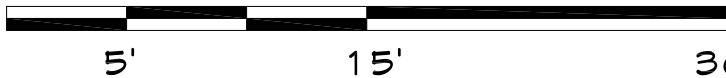


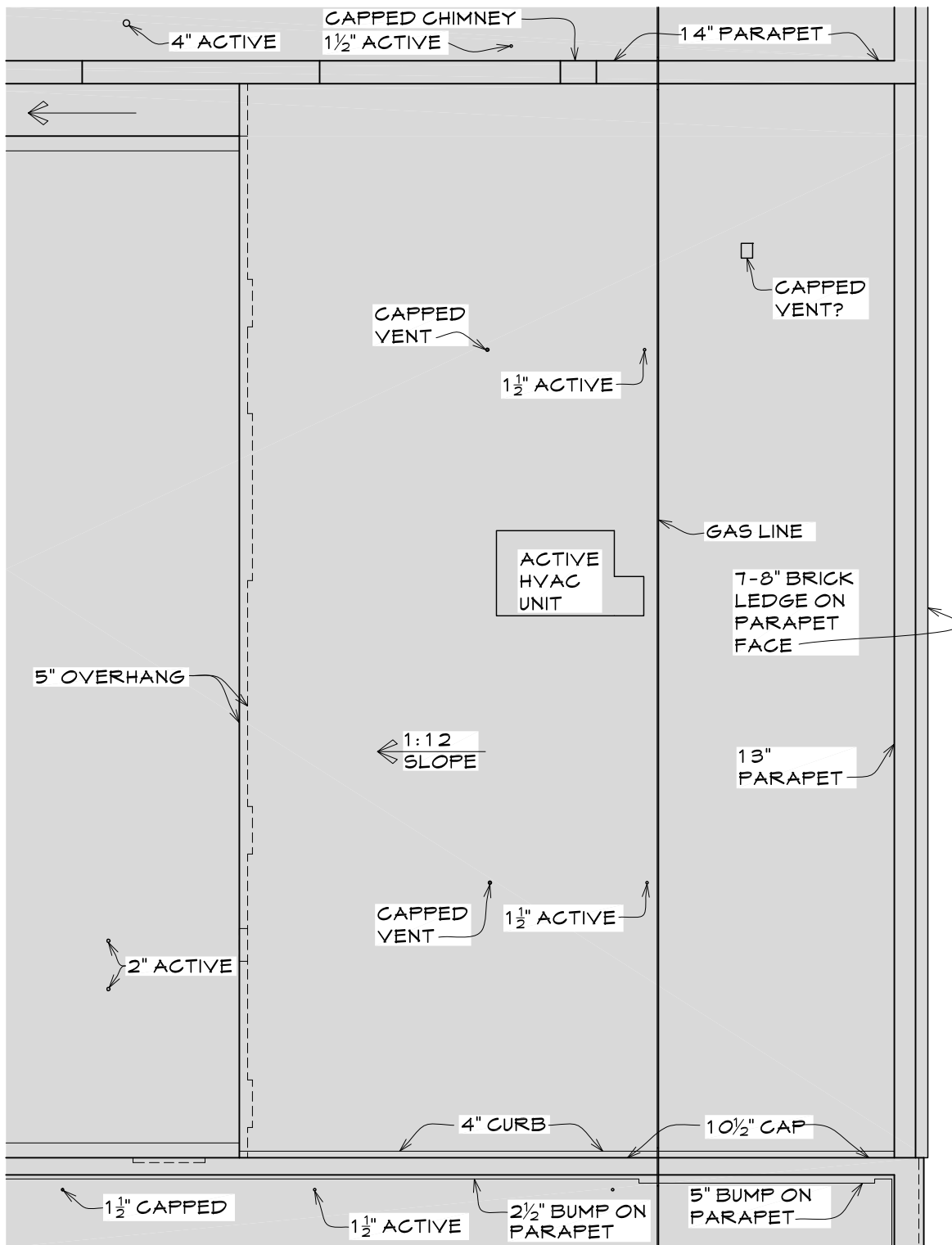
NORTH ROOF PLAN



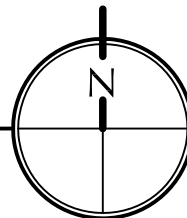
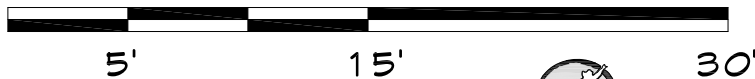


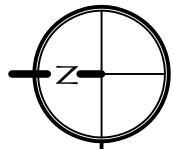
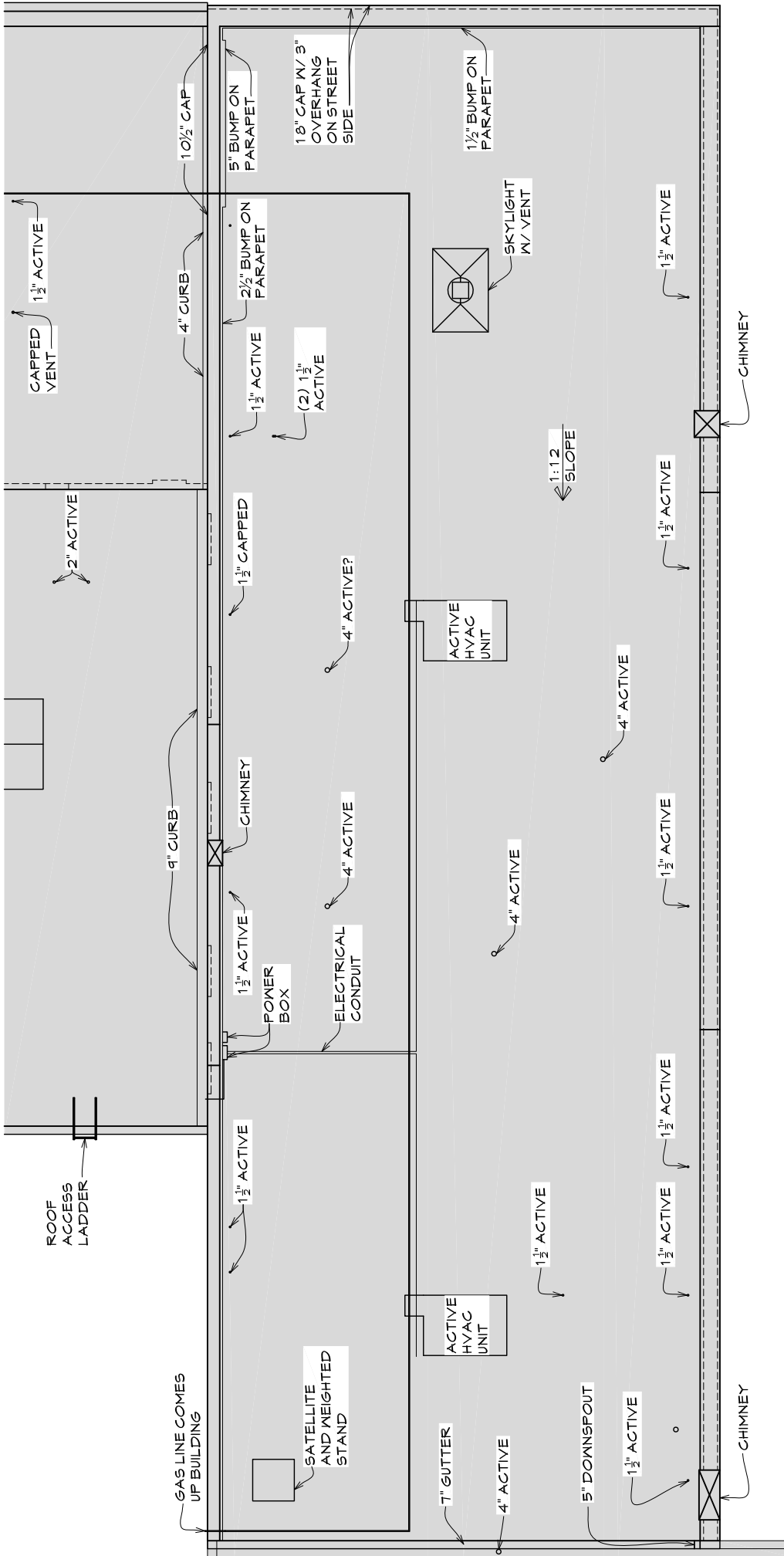
MIDDLE ROOF PLAN-LOWER





MIDDLE ROOF PLAN- UPPER





SOUTH ROOF PLAN

