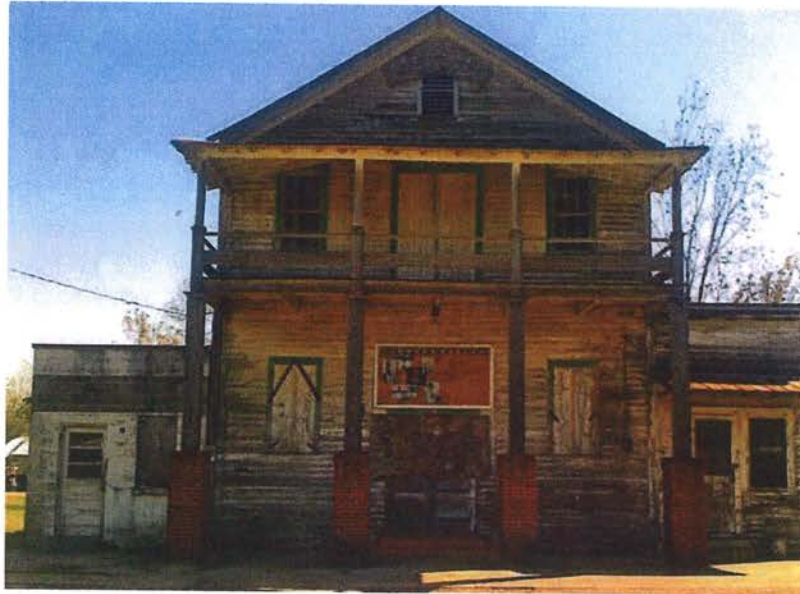


**TRUE FRIENDS MUTUAL BENEVOLENT ASSOCIATION HALL
Donaldsonville, LA**



**Building Conditions Report
MAY 31, 2013**

This Report:

Introduction:

The True Friends Mutual Benevolent Association Hall, Building Conditions Report assesses the current conditions of the building located at 117 Lessard Street., Donaldson, LA. The report next reviews the repair/rehabilitation needs of the building. The report also helps prioritize the repairs to the building that will guide the rehabilitation as funds become available. Finally, the report also includes a description of types of financial funding and Louisiana State Income Tax Credits incentives program for rehabilitation.

The report project coordinator was Roderick Scott of L & R Resources, LLC located in Mandeville, LA. Rod has over 20 years of experience as a contractor working on historic buildings. He also has many years of experience working with historic building owners to access financial resources and incentives to rehabilitate their buildings.

Credits:

This report gratefully acknowledges the Foundation for Historical Louisiana regarding their efforts contributed to this site through multiple visits/consultations and by accessing the grant to fund a portion of the project. The grant is from the federal HPF funds which go to the State Historic Preservation Office and then re-granted to the Foundation for Historical Louisiana. This report also acknowledges the efforts of the African American Museum, Inc. of Donaldsonville, LA for all of their efforts to acquire and initiate site stabilization and now the rehabilitation of the historic True Friends Mutual Benevolent Association Hall - Donaldsonville, LA. This report also acknowledges the positive impact the reroofing project had on the momentum towards rehabilitation and reuse of this important cultural resource.

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The real estate ownership of this property and building was researched by the owners. The architectural/historical documentation and historic designation was also researched for this report.

The entire building was measured/photographed and reviewed physically. A set of current floor plans was produced, although all areas of the building were not accessible due to extensive water damage caused by being without a watertight roof for several years. The building conditions were documented and a scope of work was developed to address repair and rehabilitation needs.

The site:

The site of the building is located on the east side of Lessard St in the middle of the block. The site is Lot X of the original plat of Donaldsonville, LA. Next door to the northeast is an empty lot that used to be the African American public pool facility (demolished).

The building is a contributing resource to the National Register listed Donaldsonville Historic District. This listing was accomplished 1/19/1994. See map of Donaldsonville Historic District (Building is number 231).

The site has a building consisting of a two story wooden frame structure at the front with a one story main hall behind the two story section and two small one story buildings attached, one on either side. On the right side there is a shed roofed addition holding the kitchen and two bathrooms continues from the rear of the barber shop to the rear of the main structure. The building was built in 1886. The wooden attached building to the right side has always functioned as a barber shop and the concrete block one on the left side has also been a barber shop. It is believed the second block building was built as an additional barber shop as the size of the community grew. The building was located in the African American area of the town.

Donaldsonville was founded in 1806 when a prominent landowner, William Donaldson hired Architect and Planner Barthelemy Lafon to lay out the town. The town served as the state capital 1830-1831. Donaldsonville and nearby plantations were bombarded and occupied by Federal troops during the Civil War starting in the summer of 1862. It has always served the area as a river access point and agricultural center.

PROJECT BUDGET:

Estimated Project Budget

Exterior:

Siding Repair/Replacement	\$ 15,000
Window repair/replacement(2)	\$ 3,000
Screen repair/replacement	\$ 1,000
Security hardware	\$ 500
Balcony Repairs	\$ 3,000
Insulation	\$ 4,000
Gas Line Repair	\$ 1,000
Plumbing	\$ 2,000
South side wall separation repairs	\$ 1,000
Foundation Repair	<u>\$ 3,000</u>
Sub-Total Exterior	\$ 33,500

Interior:

Total re-wire upstairs and down	\$ 15,000
Floor repair/re-finish	\$ 15,000
Walls and door repairs	\$ 5,500
Repair ceilings	\$ 3,000
Cleaning and mold remediation	\$ 4,000
Painting	\$ 9,000
Fire and Life Safety Equipment installation	\$ 1,500
Air Conditioning/Heat	\$ 15,000
Water Heater	\$ 300
Ceiling Fans/Installation	\$ 1,000
Lighting	<u>\$ 2,000</u>
Sub-Total Exterior	\$ 71,300

TOTAL ESTIMATED PROJECT BUDGET

\$ 104,800

BUILDING CONDITIONS

Site building descriptions:

The True Friends Mutual Benevolent Association building 1889 is a 3,500 square foot building although an exact square footage is unavailable due to some areas of the building being inaccessible due to fire and water damage. It is a gable roof structure that has a smaller second story meeting room located at the front of the building. There is a rectangular attached area at the rear which served as the stage area for entertainment. The front faces northwest and the entry is centered on the lower level façade with a one step up rise from the sidewalk. Directly above the main entry is a gallery/porch that extends the width of the front and extends to the street from the building.

The sits at its original height as built and has a multi-pier foundation support which has settled slightly. The building site appears to be adequately drained and slopes from level to the building on the front to the rear.

Building foundation and framing:

The frame/sill of the building sits on a series of brick piers. The piers appear to be original with repointing of mortar joints. The front piers are the shortest, taller ones are on the sides and the tallest are in the back under the band performance area. Of the three piers in the back two are modern CMU block material and the center one is old brick. There is no concrete footing to tie the piers together to keep level. There is very little noticeable deflection out of level at the outer walls when compared to the inner walls of the rooms/hall walls. There is no termite shield protection at the pier to sill plate connection.

The sill plate of the buildings is a series of sections of 6x6 inch lumber. There is a seriously deteriorated section of sill at the rear corner of the rear appendage, band area. The side walls of the building are made of 2x4 full dimension lumber. The floor of the main and second level is supported by 2x10 joists with center pier support. The finish floor is tongue and groove $\frac{3}{4}$ "x1-3/4" finish pine flooring.

CURRENT CONDITIONS:

The interior of the building has around one third of the roof, roof rafters, wall system damaged by fire. The lower level floor joists have had a lot of water damage. Several joists are deteriorated and in need of replacement. The upper floor joists are in re-useable condition. The side walls are mostly covered by modern medium brown interior paneling. This paneling appears to be covering original horizontal boards on the upper level and a vertical bead board side walls.

Windows:

The building has a variety of windows all of which are either single sash 6 light or bypass sash 6/6. All windows are wood frame. Many of the window openings are covered up by plywood. The front of the building features a centered entry on both levels flanked by a single window opening with wood framed 6/6 by pass sash windows. The side windows on the front second story room are also wood frame bypass 6/6 sash style. The east side has 2 upper level single sash wood frame 6 panel windows. The lower level has two wood frame 6/6 by pass sash windows. The rear entertainment stage has two wood frame, 6/6 wood by pass sash windows covered up. The west side of the main building has a shed roofed addition which has a series of single sash wood framed 6 pane windows. These windows are boarded up at this time.

Window conditions:

All existing windows need some repair and some need replacement sashes. Most are boarded up. Exterior paint has peeled exposing wood to weathering and glazing needs inspection and repair/replacement as necessary. Interior paint is weathered and needs servicing. Missing windows need replacement with similar style.

Exterior Doors:

The building has multiple exterior of different dimensions and design. There is no egress door on either level.

Main building:

The two-story part of the building - upper and lower level has a double door entry.

The right side addition:

This addition has a single wood door, left of center, with a 4 panel window on the upper level.

The left side addition:

This addition has a single wood door with a three horizontal pane window on upper part.

Exterior Door Conditions:

The exterior doors have worn or nonexistent thresholds and do not close adequately to prevent rain or wind from penetrating. The doors all need repair, prep, prime and paint work. All window glass areas of the exterior doors need maintenance.

Interior Doors:

The interior doors are mostly three panel wood doors. They are all painted. The door to the upstairs meeting room is a vertical tongue and groove construction.

Interior Door Conditions:

The interior doors are, for the most part, in good condition. There are some with damage near door knob/lock areas. All doors need paint servicing.

Interior Walls and Ceilings:

The interior walls are mostly a newer paneling over the original vertical bead board. The ceiling, a nail up acoustic tile, has almost totally collapsed. Paint needs servicing.

Interior Walls and Ceiling Conditions

Paint is peeling on original side walls. The square tiles on the ceiling have almost all fallen onto the deteriorated floor downstairs. The side walls are mostly covered by modern medium brown interior paneling. This paneling appears to be covering original horizontal boards on the upper level and a vertical bead board side walls.

Interior Floors:

The interior floors are a tongue and groove $\frac{3}{4}$ " thick by 1-3/4" wide pine boards.

Interior Floors Condition:

The upper level floors are in fair condition and some of the floor boards can be salvaged and reused. The lower level floor boards are deteriorated past re-use and need replacement.

Porches

Front porch:

The lower entry porch doubles as the sidewalk. The porch roof supports consist of four square brick pedestals with wood posts, covered with 1x6 lumber. The upper level porch/gallery has a wood construction system. The roof supports consist of four 4x4 wood posts. The upper level porch roof is covered by a metal roof.

Current Conditions:

The lower porch roof/upper porch floor needs repair. The upper and lower porch wood needs prep and painting.

Building Exterior Siding:

The building has old horizontal beveled wood siding.

Building Exterior Siding Conditions:

The siding is extremely weathered. Some of the siding is missing, exposing the building framing.

Building Roof Covering Systems:

The building roof is covered with a new steel system.

Roof Covering Conditions:

The roof covering system is new. The county/taxpayers funded the installation.

Building electrical and plumbing systems:

The building electrical and plumbing systems are original and need replacement to bring up to current code.

Building insulation/ventilation:

There is no insulation in the attic.

Building environmental control:

There are no environmental controls for the building.

Scope of Work items for the property:

The rehabilitation scope of work items described in this section balance the desire of the property owners to reuse the building as a performance space.

Foundation – The foundation piers need some re-pointing. Mortar should match original in strength and sand texture. The rear CMU block replacement piers should be replaced with brick ones to match original one remaining.

Building framing systems – The framing of the building needs to be replaced in the rear/fire affected spaces.

Windows – Windows should all have glazing inspected and repaired where necessary. Windows should then be primed and painted to provide maximum

weather resistance and life of feature. Windows should be made as weather tight as possible and all should have properly functioning mechanisms and locks.

Interior :

Walls – The newer paneling should be removed to reveal the original walls. New wood matching other existing should be installed in fire affected area and any other area that is missing or deteriorated beyond use. New walls need to be primed and painted. Previously painted wood should be gently, scraped to remove loose non-adhering material, cleaned, primed and painted.

Ceilings – The balance of the acoustic ceiling squares should be removed. The wood nailers used to install it should be removed. A new bead board ceiling should be installed, primed and painted.

Floors – The floors need demolishing. Floor joists replaced where needed. New wood flooring installed and finished.

Doors – The interior doors need cleaning and painting. Doors need to be in an operating condition and have operable hardware.

Mechanical systems :

Plumbing – The building plumbing system need to be demolished and a new system installed.

Heating/Cooling – The building needs to be heated and cooled in zones so as to maximize the flexibility of environmental conditioning of spaces as needed.
http://www.energystar.gov/ia/partners/publications/pubdocs/HeatingCoolingGuide%20FINAL_9-4-09.pdf?8925-8e94

Electrical – The building has to have a new 400 amp service panel and all new wiring.

Life safety:

Smoke – Hardwired/battery backup smoke alarms will need to be installed in all occupied areas of the building

Fire – Hardwired/battery backup Heat/fire alarms will need to be installed in all occupied areas of the building

Exit lighting – Wired/battery backup exit lights will be required at all main exits to the building

Accessibility :

The building does not have a major accessibility issue. The entry is just two steps up. The restrooms can be modified to accommodate people with mobility issues. The upper floor room is not accessible.

Insulation:

None of the attic spaces in the main building has insulation. Most of the heat gain or loss comes from the attic area of a building. The US Government Energy Star web site recommends R30 – R60 (10"-14") for attic insulation in wood framed buildings in the deep south.

Secretary of the Interior's Standards for Rehabilitation

The building is listed as a contributing structure in the National Register Listed Amite Historic District (198X). It also has enough integrity to be listed on the register individually.

When repairing a historic building, owners are faced with two directions.

1. Restoration: the process by which a building is rehabilitated to an exact time period in the building's history
2. Rehabilitation: the process by which a building is rehabilitated for re-use.

The building owners have chosen to rehabilitate for re-use. This decision takes into account the Secretary of the Interior's "Standards for Rehabilitation." Basically the standards guide a rehabilitation project by following a set of decisions for the 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.
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.

Each of these decision points is utilized for the items identified in the rehabilitation scope of work.

LEAD INFO:

Encapsulation:

Encapsulation is a technique that bonds materials to the existing painted surface; it's more than just a coat of paint, in that the encapsulant is bonded to the lead paint. It is important to follow product instructions exactly to be sure that a strong, long lasting bond is created.

Replacement:

This might be a good time to think about replacement. Sometimes it's easier to replace windows, doors, or woodwork than it is to remove lead-based paint.

Removal:

There are several ways to remove lead-based paints:

Wire brushing or wet hand scraping with the aid of a non-flammable solvent or abrasive compound. Liquid paint removers can be used on small areas, such as windowsills, doors and woodwork. Read and follow the manufacturer's instructions and warning labels before purchasing and using. It is important for workers to use personal protective equipment, such as gloves, safety glasses and disposable coveralls when using some paint removers.

Wet hand sanding and/or power sanding with HEPA filters. Only wet hand sanding and/or an electric sander equipped with a HEPA filtered vacuum attachment should be used. Dry hand sanding should never be done.

Heat stripping, using a low temperature (below 1100 degrees F) heat gun, followed by hand scraping. Heat guns pose a fire hazard, and make lead dust and vapors, so they should be used only by experienced workers wearing respirators.

The following methods of paint removal are hazardous and in some communities illegal, and should NOT be used:

- open flame burning or torching;

- machine sanding or grinding without a HEPA attachment;

- abrasive blasting or sand blasting;

- power washing without a method to trap water and paint chips.

Exterior work should be done on calm days, and wet-misting or vacuuming should be used to control lead dust and paint chips during removal. The ground around the building should be protected with heavy (6-mil) plastic sheets. The outer edges of the sheeting should be raised to trap dust, debris, and liquid wastes. Wastes should be disposed of properly, as described below.

CLEAN-UP:

Lead removal will generate lead dust and debris. Unless the house is properly cleaned, *it will be more hazardous after the work than it was before!*

Daily Clean-Up:

Everyday, the debris should be misted with water, swept up and placed in double 4-mil plastic bags. Then all surfaces should be wet-dusted and wet-mopped. *This step is very important.*

Final Clean-Up:

A HEPA-equipped vacuum should be used on all surfaces (floors, walls, ceilings, woodwork, carpeting, furniture). DO NOT use a standard household vacuum or shop vacuum, which are not designed or equipped to trap lead dust particles. Then wet-mop hardwood surfaces with a solution containing a heavy-duty household cleaner (automatic dishwasher detergent or a lead-specific detergent). The wet-mopping should be followed by another HEPA vacuuming. Old rugs and carpets should be replaced, if possible; and all furniture, bedding, rugs, carpets, drapes, etc., that were removed prior to work should be cleaned before being brought back in.

DISPOSAL:

Debris from lead-based paint removal or renovation may be double-bagged and disposed of in limited quantities in household trash. Lead debris must never be burned. Liquid wastes, including wash water, must never be dumped onto the ground; waste water should be filtered through a cloth filter before dumping into a sanitary sewer or toilet. The filtered debris can go out with the other trash. The mops and cloths used to clean up lead dust and debris should never be used for any other purpose, and should be disposed of when the job is done.

A FINAL WORD:

It is safest not to undertake lead removal on your own. Contact your local health department for additional information or for help in identifying qualified contractors experienced in lead removal.

ASBESTOS MATERIALS AND REMOVAL:

Asbestos, once known as the "miracle mineral," is the name of a group of naturally occurring minerals. These minerals separate into very long, thin, durable fibers which make its use very attractive for industrial use. This mineral can be found in many different forms throughout Canada, Russia, South Africa, and in the United States. The three most commonly used forms in commercial applications are *chrysotile* (white asbestos), *amosite* (brown asbestos), and *crocidolite* (blue asbestos). Asbestos is known for its insulating properties, soundproofing, anti-corrosiveness, condensation control, its strength enhancing properties, and resistance to heat and fire.

Asbestos can be found in most homes built or remodeled prior to 1979. Asbestos-containing building materials (ACBM) may vary between 1% and 100% in asbestos content. There are approximately 3600 asbestos containing products. Some of the most common ones found in homes are listed below:

- Vinyl-asbestos floor tiles and asbestos backed linoleum, resilient floor covering and mastics
- Asbestos-Cement Roofing and Siding Shingles
- Asbestos Ceiling Tiles
- Sprayed on ceilings between 1945 and 1978 ("popcorn")

- Wall and ceiling joint compounds before 1977
- Insulation on boilers and water heaters, pad under furnace
- Textured paints before 1978
- Roofing felts and tars
- Pipe insulation between 1920 and 1972 (can be preformed insulation, paper wrap, tape or plaster)
- Asbestos insulated wiring
- Fuse box liners and stove door gaskets
- Artificial fireplace ashes and logs before 1977

Under most circumstances asbestos in good condition should be left alone. ACM that is not crumbly or damaged poses little or no risk. **LDEQ does not regulate asbestos from single dwellings to 4-plex residential structures**, however, if you as a homeowner must remove ACM, LDEQ recommends that you research best management practices such as containment and adequately wetting the asbestos materials to reduce exposure to you and your family. We recommend that you obtain and review materials on handling asbestos. Some of these materials may be found on the EPA website.

By sufficiently wetting these materials and keeping them wet during all demolition and handling activities, the homeowner can reduce the possibility of releasing asbestos fibers. In addition, such materials should not be crushed, pulverized, abraded, grinded or sawed. For further information, you may also consult the Occupational Safety and Health Administration web site, guidelines for Personal Protective Equipment.

You may also use a licensed asbestos abatement contractor and insist they use emission control procedures. Even though homeowners and contractors hired by homeowners to perform removal of asbestos from a single residence are not regulated by the LDEQ, homeowners may still hire licensed asbestos abatement contractors to perform removal of asbestos. A list of Licensed Asbestos Contractors may be found at Louisiana State Licensing Board for Contractors (LSLBC). Licensing for asbestos abatement is under the Commercial license with a specialty in Asbestos. You may obtain additional information for licensing by following the attached link to the LSLBC website or by calling (225) 765-2301.

For do-it-yourselfers, or if you are a single dwelling homeowner and hire a general contractor to perform the work, the following precautions should be taken to minimize the health risks for you and your family:

WHEN STRIPPING away ACM, remove whole pieces or ensure that the fragments are as large as possible.

WET the materials that are being removed, cut or drill with soapy water mists from spray bottles.

PLACE the material that is removed and the debris in heavy duty plastic garbage bags and tie bags carefully. Goose-neck tie the bags, and double bag.

DO NOT USE a vacuum cleaner to pick up dust unless it is a HEPA vacuum made for asbestos removal. Asbestos fibers are so small that they can pass through normal vacuum cleaner filters and become airborne.

CLEAN the room or work area with wet mops, sponges, or disposable wet wipes. Repeat a second time. Rinse the mops and sponges in running water in a sink or basin with a drain. Dispose of contaminated mops heads, etc. in heavy duty plastic garbage bags.

NEVER SAND Asbestos Containing Materials (ACM), especially slate type asbestos encased in concrete, vinyl-asbestos tiles or linoleum, and avoid sawing, crushing, grinding, etc. If you are uncertain whether or not your home contains asbestos-containing materials, a small bulk sample may be wetted, placed in a double zip locked plastic freezer bag and submitted for analysis to an environmental laboratory. See Environmental Laboratories in the Yellow pages.

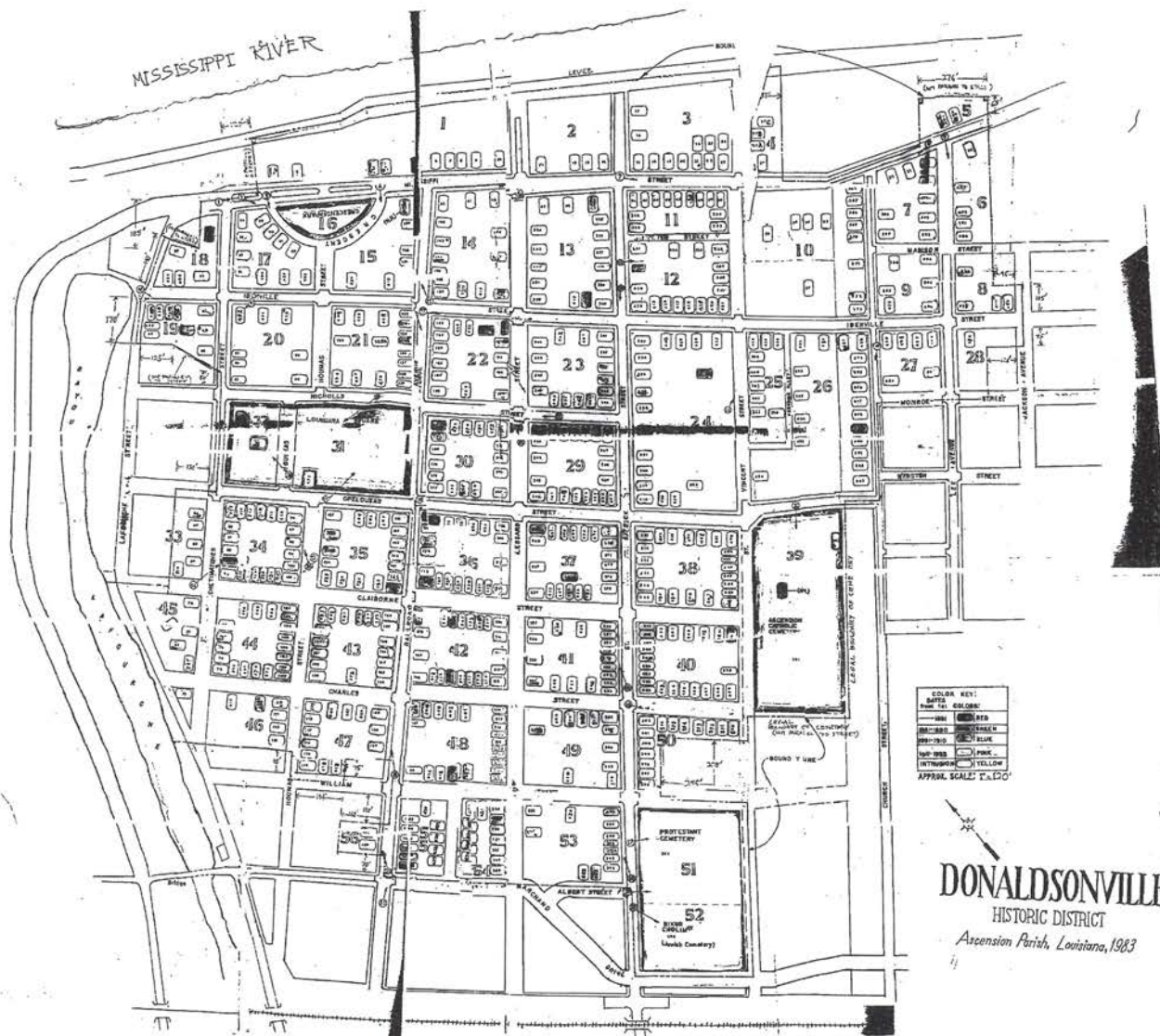
You may also hire an accredited asbestos inspector from the list on the LDEQ Asbestos web page, which can be found at: <http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx>. Scroll down to the "**Louisiana Asbestos Accreditation Lists by Discipline**" header, and open the Asbestos Inspectors list. These inspectors are trained and accredited to use proper sampling techniques.

Asbestos in single family dwellings do not fall under state air quality regulations covering asbestos removal. However, you should minimize any risks by using water and minimize breakage to minimize your health risks while removing, bagging, and transporting this type of waste material, or the material may be brought to the landfill by bulk in a lined truck or lined trailer, or bagged in heavy duty leaf or other heavy duty trash bags. See the response to # 4 above.

In Louisiana, a homeowner that removes asbestos shingles and siding from his home is regulated by the LDEQ for solid waste disposal requirements. This type of material shall be disposed in a permitted Solid Waste Landfill that is allowed to accept non-regulated asbestos containing material, such as a Construction and Demolition (C&D) debris landfill that has a plan to manage this waste, or a Type I or II landfill. See link for Solid Waste permitted facilities in Louisiana, at: <http://www.deq.louisiana.gov/portal/tabid/259/Default.aspx>. You may want to contact the landfill representative prior to bringing in bulk.

In addition, a list of Louisiana recognized asbestos landfills that accepts regulated asbestos containing material (RACM) can be found on the LDEQ Asbestos web page which can be found at: <http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx> under the heading "Louisiana Recognized Asbestos Landfills". By obtaining knowledge about the ACM in your home, precautions can be taken to avoid exposure before disturbing the materials. You may also contact the LA Department of Environmental Quality at 225-219-0789 for other appropriate guidance measures to protect yourself from being exposed.

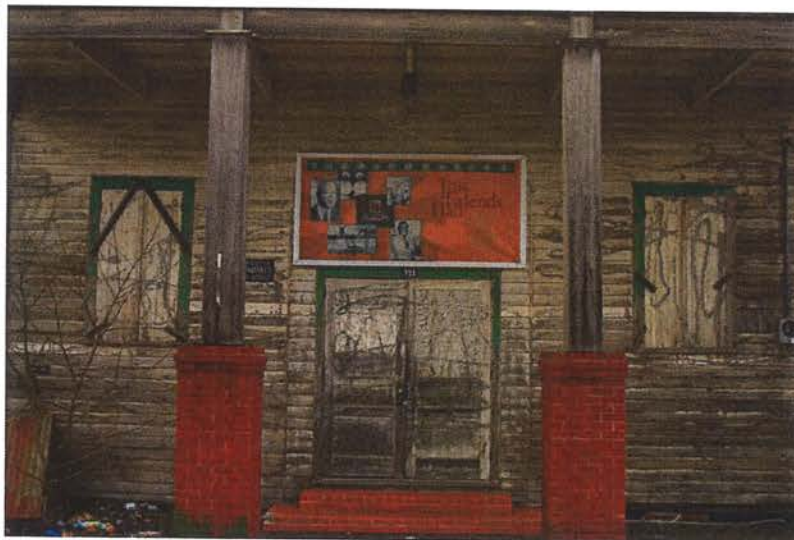
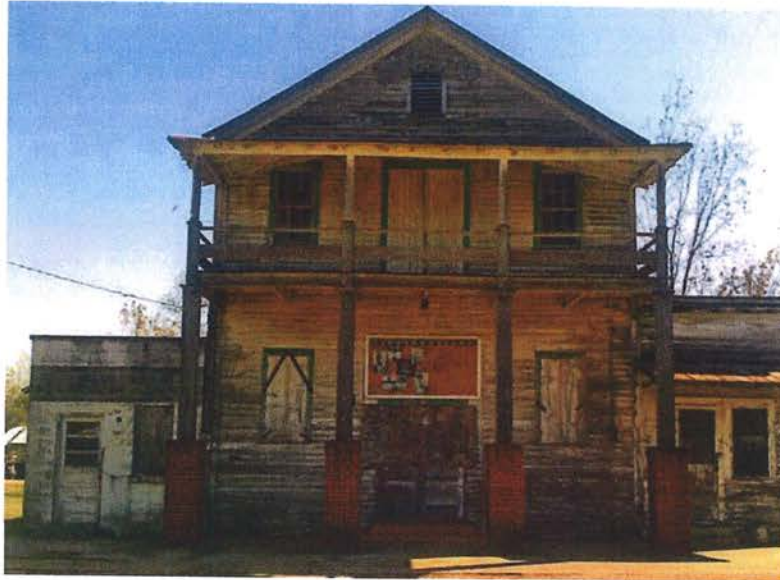
DONALDSONVILLE NATIONAL REGISTER HISTORIC DISTRICT

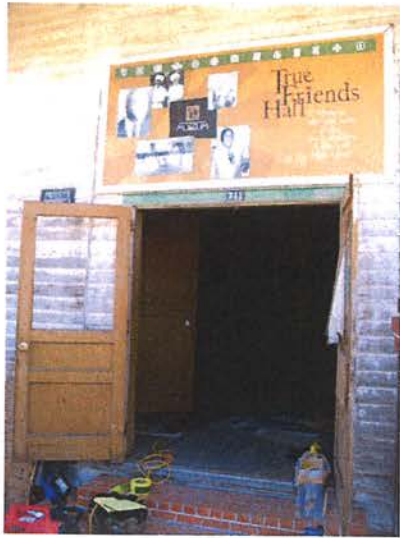


Photographs

Exterior Images

Front Elevation:





Northeast Elevation:





Southwest Elevation:



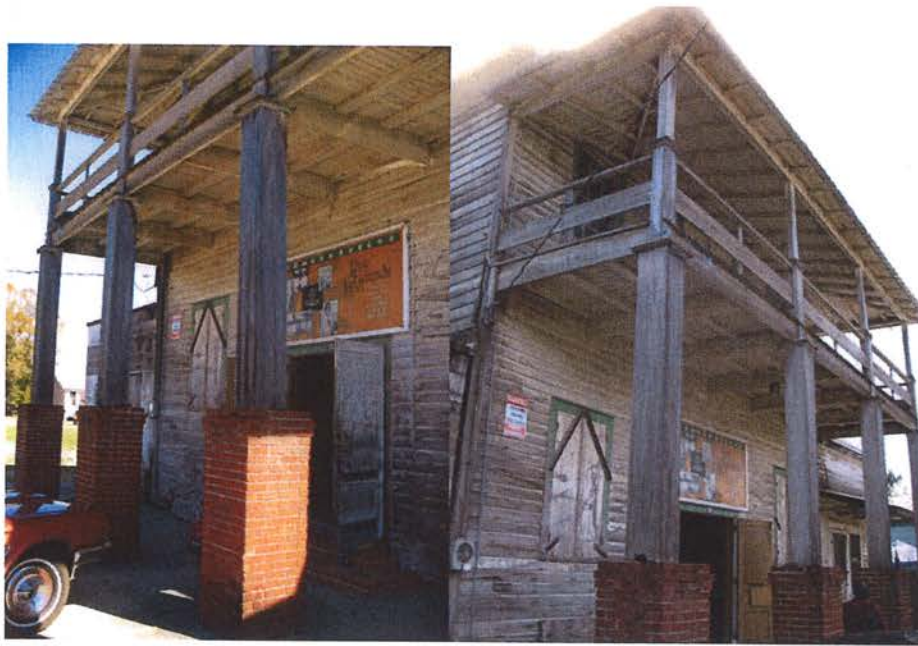
Back Elevation:



Floor Joists and Foundation Damage:



Front Gallery:



Shop Exteriors:



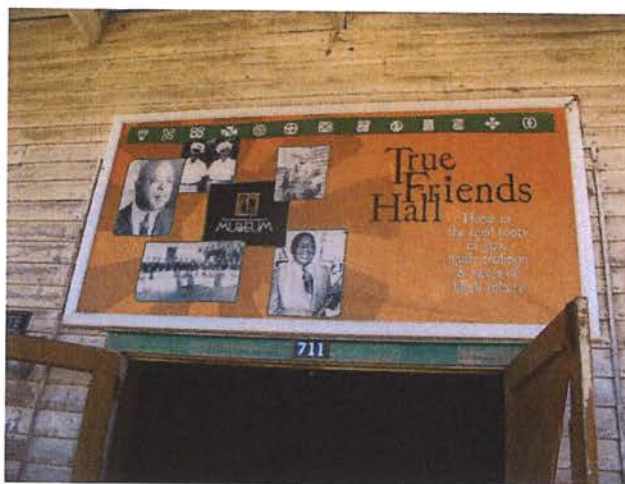
Crawl Space Entrance:



Damage from Vegetation:



Signage:



Main Hall Interior:







Side Rooms Interior

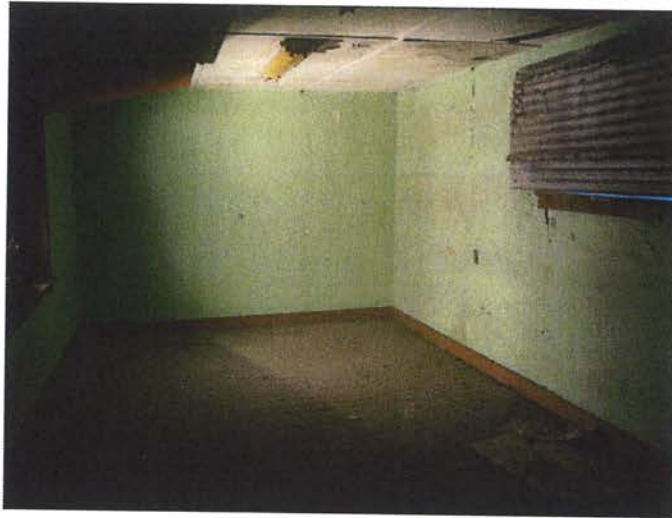
Side Room Bathroom:





Side Room Kitchenette Space:





Stage and Fire Damage







Shop Interiors

Shop 1:



Shop 2:



Damaged Flooring:



Ceiling

Ceiling Joists:



Second Story above Ceiling Joists:





Damaged Ceiling near stage:



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