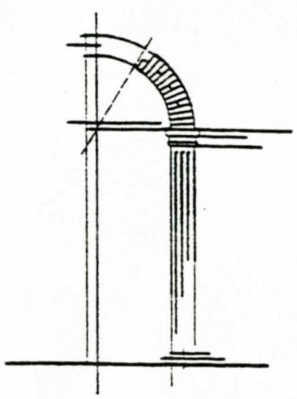
017321

HISTORIC STRUCTURE ASSESSMENT REPORT

CEMETERY LODGE
BUILDING NUMBER 2
ANDREW JOHNSON NATIONAL HISTORIC SITE



Historic Architecture Division Southeast Region

017321

HISTORIC STRUCTURE ASSESSMENT REPORT

CEMETERY LODGE
(BUILDING NUMBER 2)

DATE OF INSPECTION AND CONDITION ASSESSMENT REPORT:1993

INSPECTED BY:

NATIONAL PARK SERVICE
SOUTHEAST REGION
OFFICE OF HISTORIC ARCHITECTURE

PREPARED FOR :

TIMUCAN ECOLOGICAL AND HISTORIC PRESERVE
NATIONAL PARK SERVICE

AND

SOUTHEAST REGIONAL OFFICE
NATIONAL PARK SERVICE
ATLANTA, GEORGIA 30303

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PROJECT STATEMENT

The Inventory and Condition Assessment Program (ICAP) is a systematized methodology to inventory and to assess the condition of or inspect maintenance features and a computer program to manage the substantial volume of information developed under the program.

The inventory and condition assessment is based on a comprehensive field inspection conducted by park, regional office, or DSC staff and/or private architectural/engineering (A/E) contractors. The inspection team prepares a report assessing the findings of the inspection and recommending, where necessary, appropriate repair treatments. For prehistoric and historic buildings these recommendations are consistent with the "Standards for Managing Historic and Prehistoric Structures (Including Ruins)" in the "Cultural Resource Management Guideline, NPS-28". A comprehensive building report for non-historic buildings is titled "Inventory and Condition Assessment Report". For prehistoric and historic buildings, a comprehensive building report is titled "Historic Structure Assessment Report". A comprehensive building report consists of the following information.

1. **General Date** - Background, size and geographical location.

2. **Historical Data** - For historic and prehistoric buildings, the historic significance of each feature is identified. Important List of Classified Structures (LCS) and Cultural Resources Management Bibliography (CRBIB) information is also furnished.

3. **Inventory Data** - Descriptions of features.

4. **Condition Assessment Data** - Deficiencies identified through the inspection process, with corrective work recommendations.

5. **Cost Data** - Estimated costs for all recommended work broken down into material and labor.

6. **Graphic Data** - A site sketch, simple plan drawings, and photocopies of representative views indicating existing conditions are also provided.

DEFINITIONS

MAINTENANCE PRIORITY

Priority 1: Buildings assessed priority 1 are those that must be maintained.

Condition Criteria:

- the building has fire/life/health safety and other code deficiencies; and/or
- the building has other significant critical and serious deficiencies that may effect the useful life of the building.

Management Criteria:

- the building is a cultural resource; and
- the building is significant based on specific servicewide, Regional or park management initiatives or directives.

Priority 2: Buildings assessed priority 2 are those that should be maintained.

- the building meets any of the requirements of priority 1. However, due to limited funding/resources maintenance is deferred. Every effort should be taken to upgrade these buildings when possible, in order to ensure proper maintenance.

Priority 3: Buildings assessed priority 3 are those that may be maintained.

- the building is scheduled for future cyclical and/or repair/rehabilitation work which may require special coordination of maintenance activities in order not to conflict with the planned work;
- or the building does not meet any of the requirements of priority 1 and 2.

BUILDING CONDITION

Excellent - A building is in excellent condition if any of the following conditions are present. Both interior and exterior features of the building are in like-new (or better) condition and building utility systems are without obvious or known defects. (This level does not apply to historic or prehistoric buildings.)

Good - A building is in good condition if the following conditions are present. The significant features are intact, structurally sound and performing their intended purpose; there are few or no cosmetic imperfections; the significant features need no repair; and only routine and/or cyclic maintenance is required. Examples are touch up painting needed or other minor items needing maintenance.

Fair - A building is in fair condition if any of the following conditions are present. There are signs of wear, failure or deterioration, though the building is generally sound; or if failure of a significant feature of the building is evident. Examples are worn floor or wall coverings and building utility systems in need of minor repair.

Poor - A building is in poor condition if any of the following conditions are present. The significant features are no longer performing their intended purpose or are missing; significant features show signs of imminent failure or break-down; structural integrity is marginal; major repairs are needed; or fire, life, health and/or safety standards for occupancy are questionable. Examples include exterior envelope which allows the elements to attack the interior and/or utility systems which are inadequate.

Obsolete - A building is in obsolete condition if any of the following conditions are present. It is beyond economic rehabilitation; is not historic or prehistoric and is not architecturally significant; and major health and/or safety violations exist. (This level does not apply to historic or prehistoric buildings.)

FEATURE CONDITION

The conditions *Good, Fair,* and *Poor* are equivalent to the **MM** conditions "1" as good, "2" as fair, and "3" as poor. For historic and prehistoric structures, it is also used as part of the criteria in establishing the significance of a feature.

A feature is evaluated as Good when:

- the feature meets the established Maintenance Management program condition guidelines, and
- the feature is intact, structurally sound and performing its intended purpose, and
- the feature needs no repair or rehabilitation and only routine and preventive maintenance is required.

A feature is evaluated as Fair when:

- the feature generally meets the Maintenance Management program condition guidelines and provides an adequate level of service, or
- there are early signs of wear, failure, or deterioration, though the feature is generally structurally sound and performing its intended purpose, or
- there is failure of a sub-component of the feature, or
- replacement of up to 25% of the feature or replacement of a defective sub-component is required.

A feature is evaluated as Poor when:

- the feature does not meet the Maintenance Management program condition guidelines, or
- the feature is no longer performing its intended purpose, or
- the feature is missing, or
- deterioration or damage affects more than 25% of the feature and cannot be adjusted or repaired, or
- the feature shows signs of imminent failure or breakdown, or
- the feature requires major repair or replacement.

TREATMENT RATINGS (Historic and Prehistoric Buildings Only)

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building.

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

1. PRESERVE

Statement of Importance:

- the element is associated with those qualities for which the building is considered to have cultural value and dates from the period(s) of significance, and/or
- the feature is highly distinctive architecturally and dates to the buildings's period(s) of significance, and
- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to Good- Preserve

2. PRESERVE WHEREVER POSSIBLE- REPLACE IN-KIND IF TOO DETERIORATED TO SAVE

Statement of Importance:

- the feature has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the building, or

- the feature makes a significant contribution either to the building's historic appearance or as an integral part of its historic construction, or

- the feature meets "1" level criteria except that preservation is not feasible.

Condition: *Fair to Good- Preserve*
Poor- Replace

Note Exception: If the feature is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

3. PRESERVE WHEREVER POSSIBLE- IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the feature 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 feature dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: *Fair to Good- Preserve*
Poor- 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 feature 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 or system of construction.

Condition: *Fair to Good- Preserve*
Poor- Alter/Replace

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the feature is not significant and through design or condition detracts from the historic appearance of the building, or

- the feature is a poor design and/or construction detail which contributes to the deterioration of the building, or

- the feature creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the feature may, in some cases, take precedence over higher ratings normally assigned to the feature.)

Condition: Poor to Good- 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 BUILDING.

Statement of Importance:

- the feature has no historic value.

0. DEFAULT RATING - FEATURE NOT EVALUATED

The ICAP computer program will default to this value. A rating of zero (0) should alert the reader that an evaluation of the significance of the feature has not been made.

PRIORITY

A *Critical* deficiency of a feature exists where:

- there is advanced deterioration which has resulted in the failure of the feature or will result in the failure of the feature if not corrected within one year or
- there is accelerated deterioration of adjacent or related building materials as a result of the feature's deficiency,
- there is a threat to the health and/or safety of the user, or
- there is a failure to meet a legislative requirement.

A *Serious* deficiency of a feature exists where:

- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the feature or
- a threat to the health and/or safety of the user may occur within 2- 5 years if the deterioration is not corrected, or
- there is deterioration of adjacent or related materials and/or systems as a result of the feature's deficiency.

A *Minor* deficiency of a feature exists where:

- standard preventive maintenance practices and conservation methods have not been followed, or
- there is a reduced life expectancy of affected or related materials and/or systems, or
- there is a condition with long-term impact beyond 5 years.

WORK RECOMMENDATIONS

Within the inventory section of a comprehensive report, each time a fair or poor condition is indicated, a work recommendation will appear in the back of the report. Occasionally, several related deficient features can be grouped together under one work recommendation. When this happens, the description of each of the affected features refers the reader to the feature with the work recommendation and no condition quantities are cited for the affected features.

COST ESTIMATES

The cost figures included in the work recommendations are estimates to be used for the planning of future work. They can be based on the inspector's own records, cost data provided by the Park, or standard cost estimating guides such as R.S. Means, but they are only estimates. Costs for architect's or engineer's fees or other contingencies are not included.

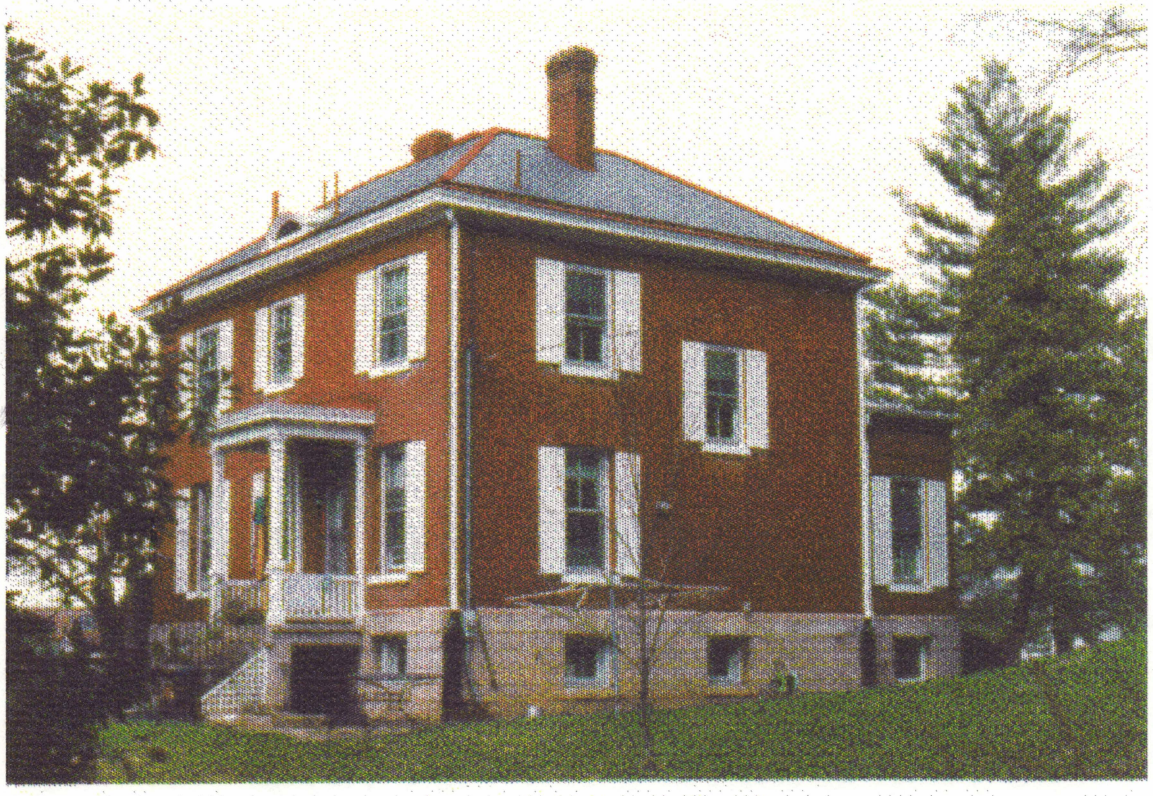
LIST OF SYMBOLS AND ABBREVIATIONS

bedrm or BR- bedroom
bldg- building
bsmnt or bmt - basement
btwn- between
clg- ceiling
dbl- double
dine or DR- dining room
E- east
elev- elevation
exist- existing
fdn- foundation
ftg- footing
fl or flr- floor
galv- galvanized
gyp bd- gypsum board
kit- kitchen
LF- linear feet
LR- living room
mtl- metal
N- north
NFPA 101 - Life Safety Code, National Fire Protection Association
oc- on center
opg- opening
orig- original
reqd- required
rm- room
S- south
SF- square feet
SY- square yard
sgl- single
sht mtl- sheet metal
sm- small
stl- steel
T&G or T+G- tongue and groove

typ- typical
UBC- Uniform Building Code
W- west
wd- wood
wdo- window



East elevation



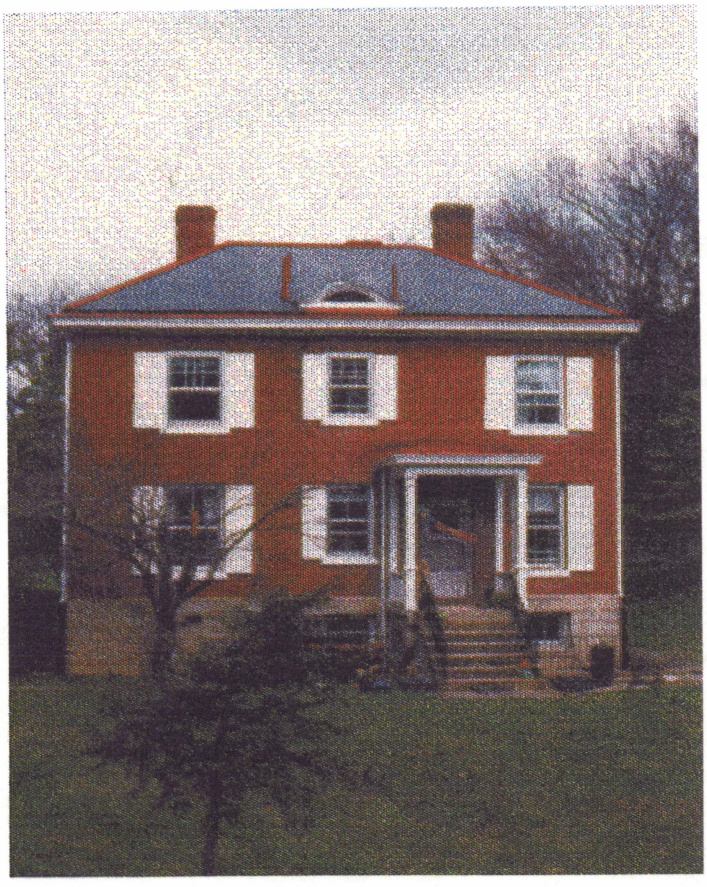
Northwest view of the building indicates shuttere and typical windows



Noth view of the cemetery lodge from the hill



South elevation and main en-



North elevation "rear entrance



Damaged brick chimney on the west side



Front porch railing, columns and ceiling.



Main entrance and side entrance to the building.



Rear porch with columns.

Rear porch ceiling structure.

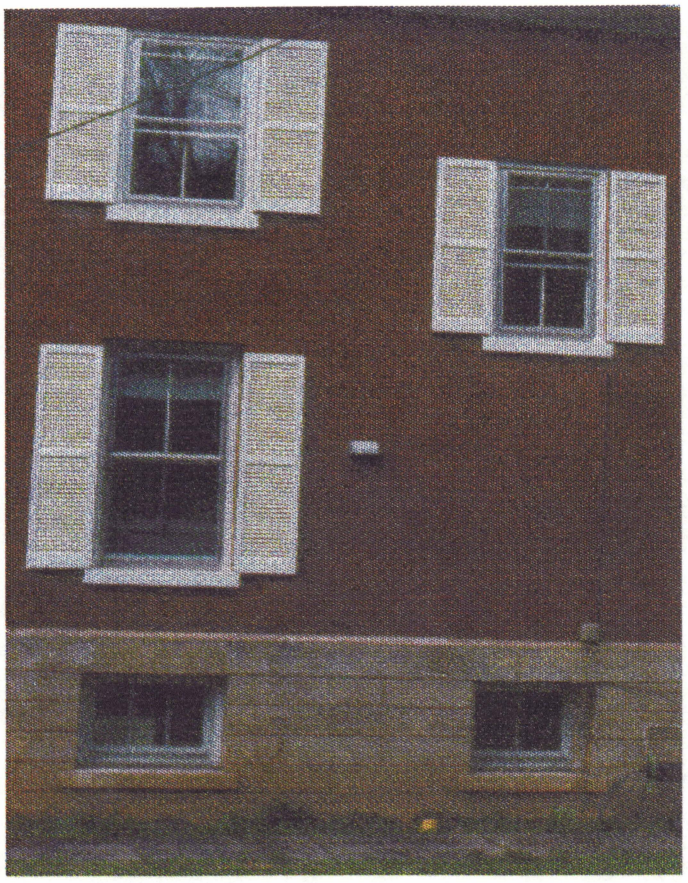




Front balcony and the ghost mark of the guard railing



South porch roof and balcony in the south part



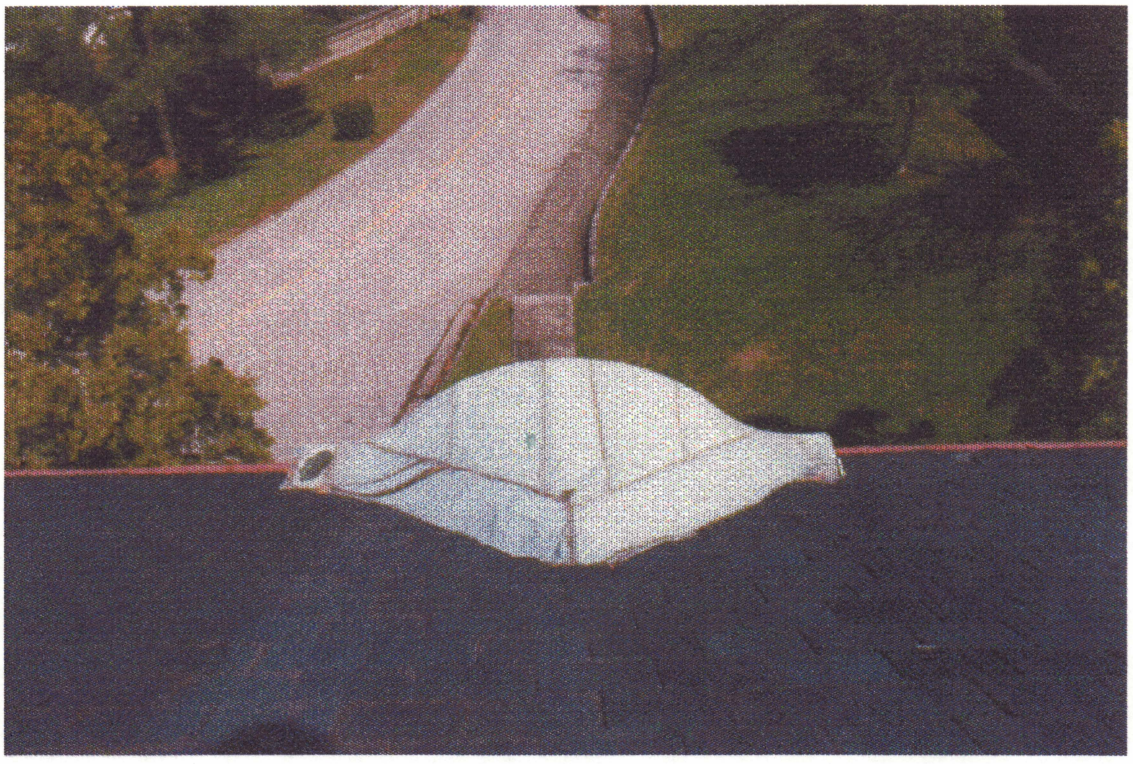
Typical window and shutters.



Typical 6 over 2 doublehung window with simple wood



Eyebrow window on the north and south



Copper roof on the eyebrow window (damaged area on the left sideof the window



Wood louver and eyebrow window in the attic area



Exterior access to the basement in the north



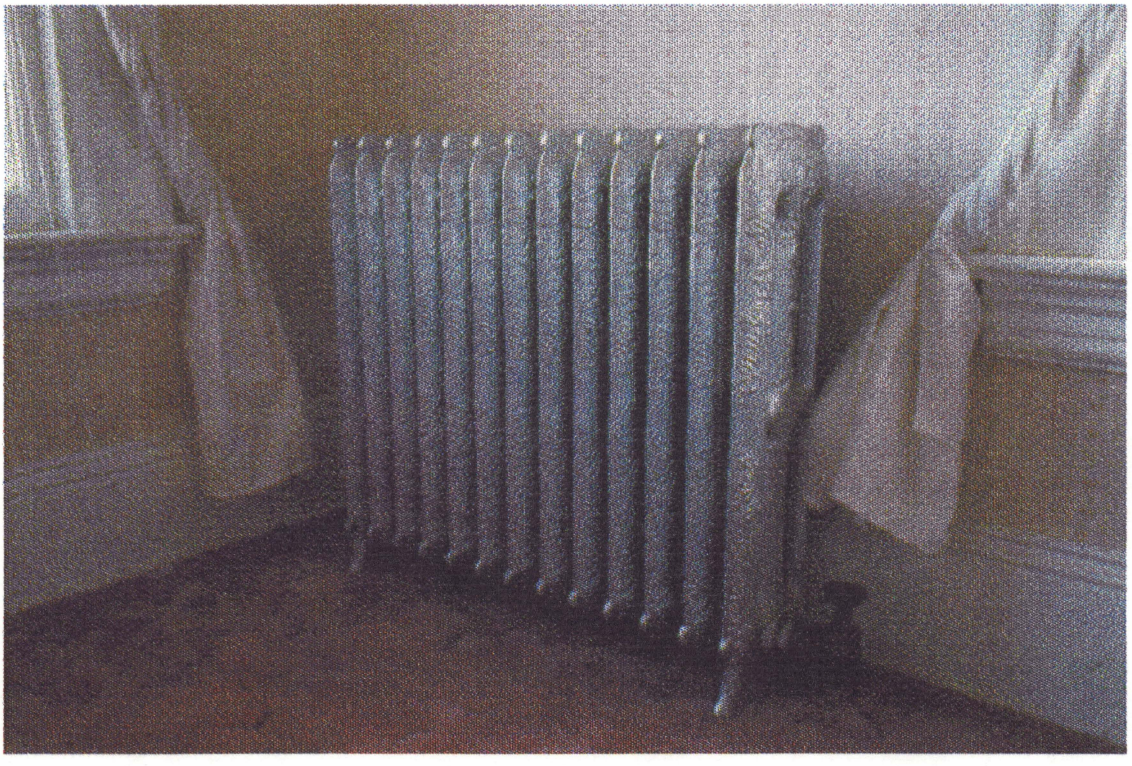
Main hall on the first floor (wood panel, wall paper and floor vinyl added)

Interior stair with wood panels (wood panel added).

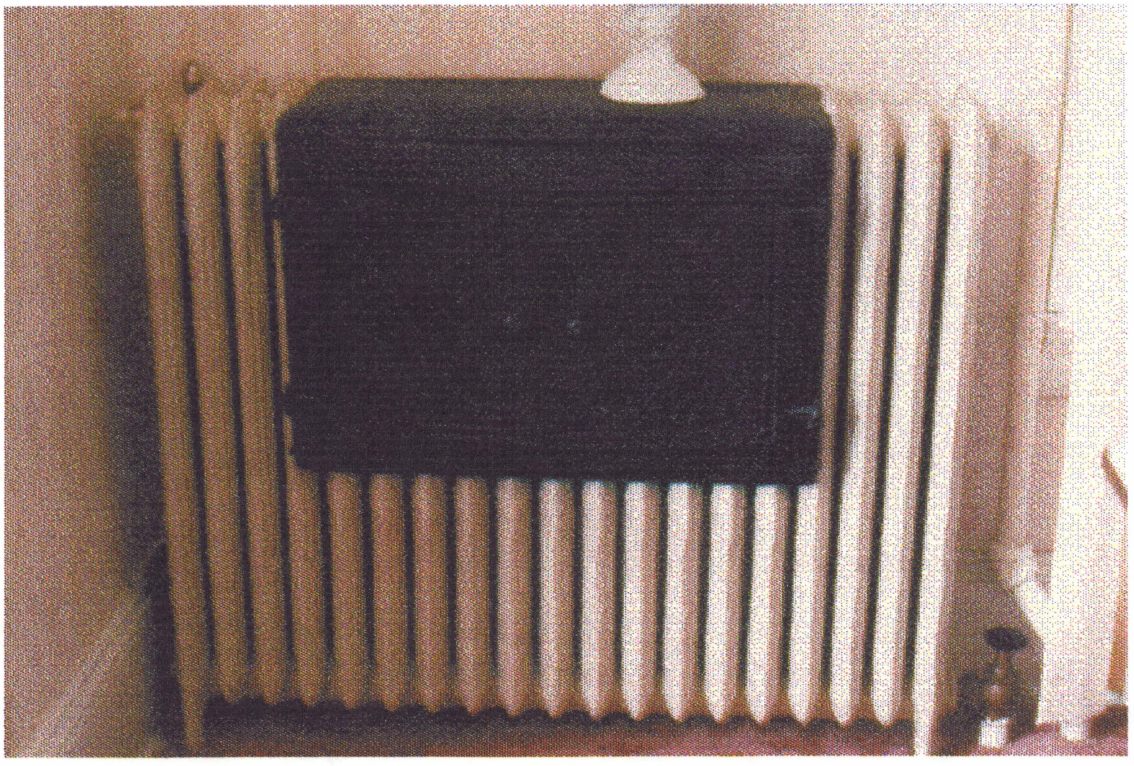




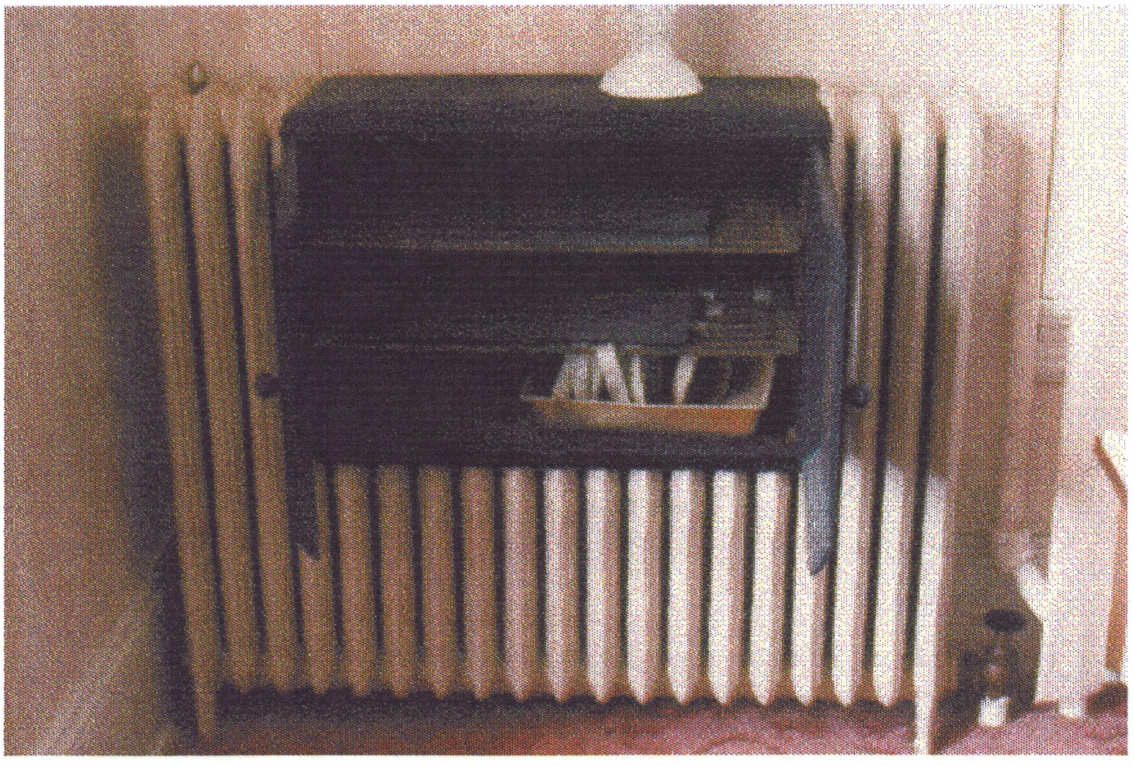
Living room view with suspended ceiling additiond



Original decorative radiator in the living room (typical in the building)d



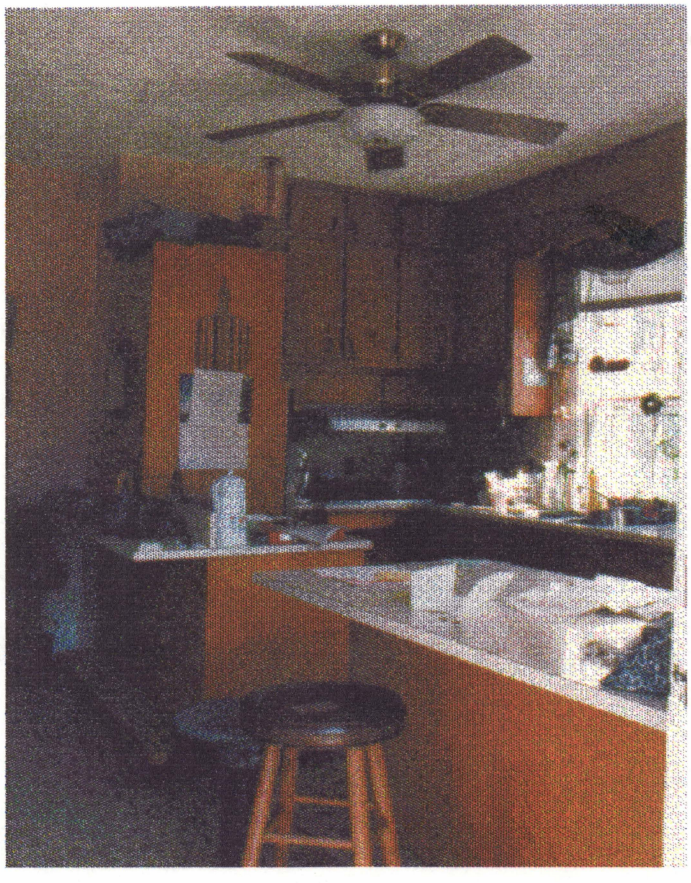
Decorative radiator with food warmer in the dining room



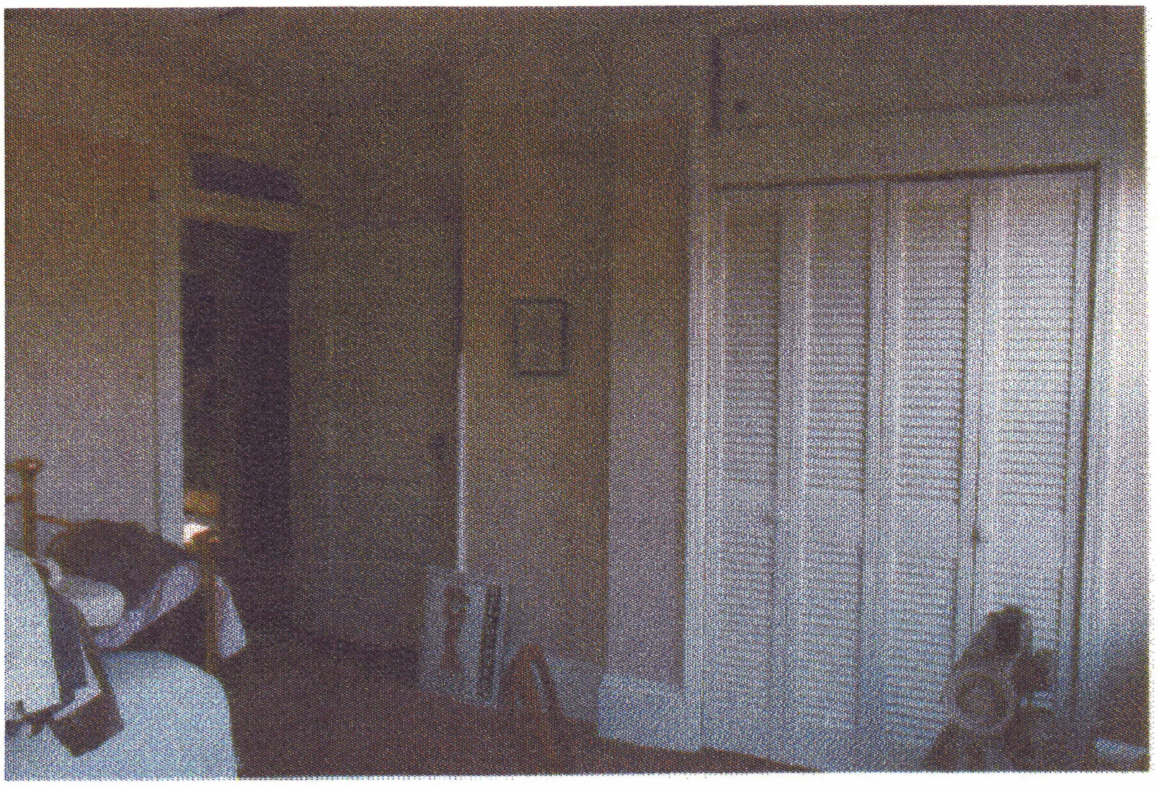
Heating radiator with food warmer in the dining room



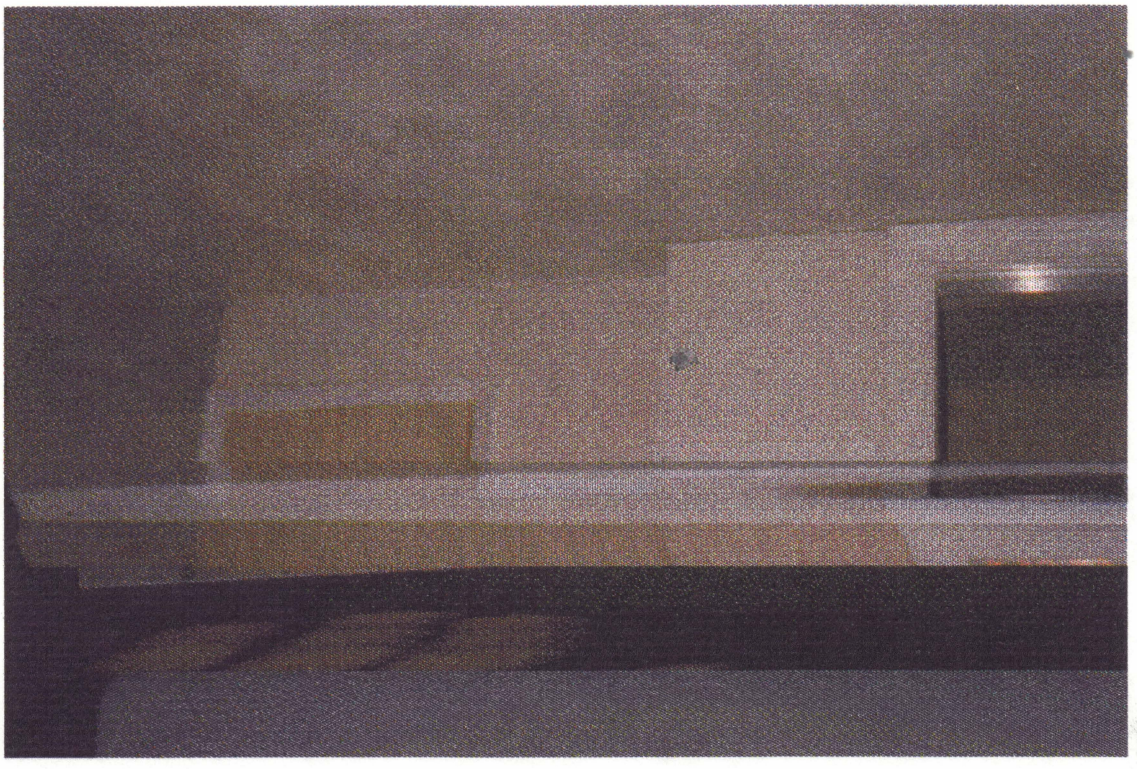
Interior walls and the back door in the kitchen.



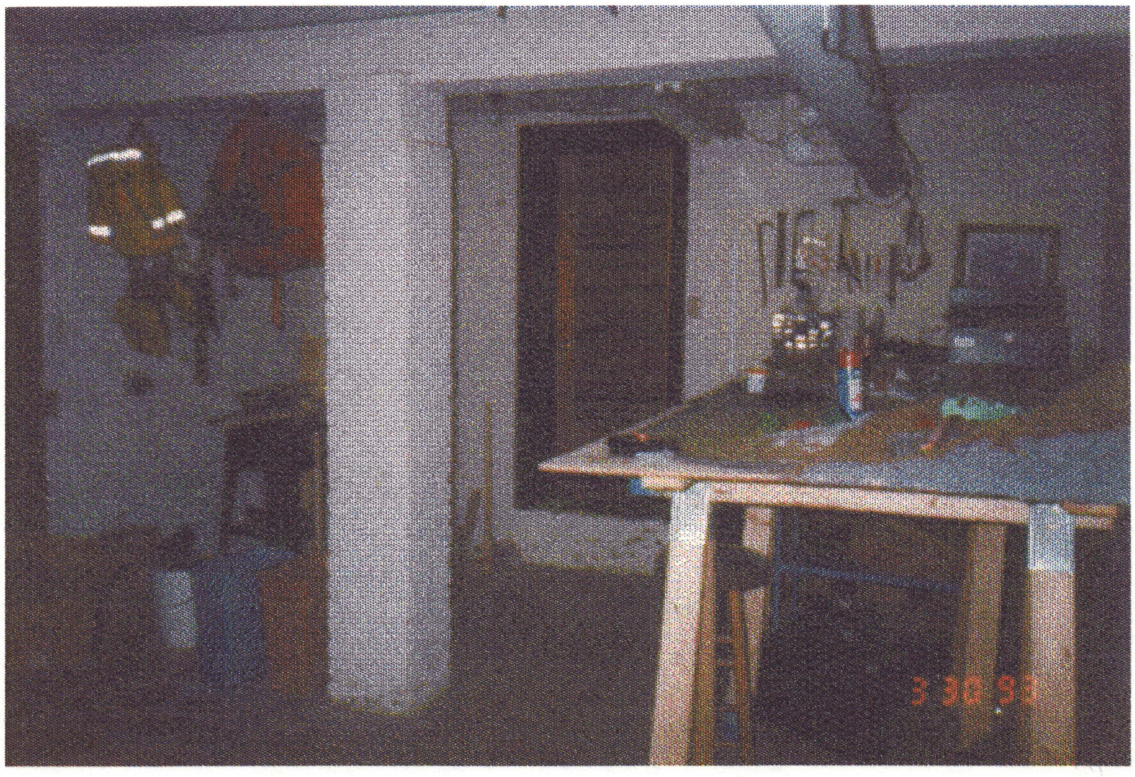
Existing kitchen cabinets.



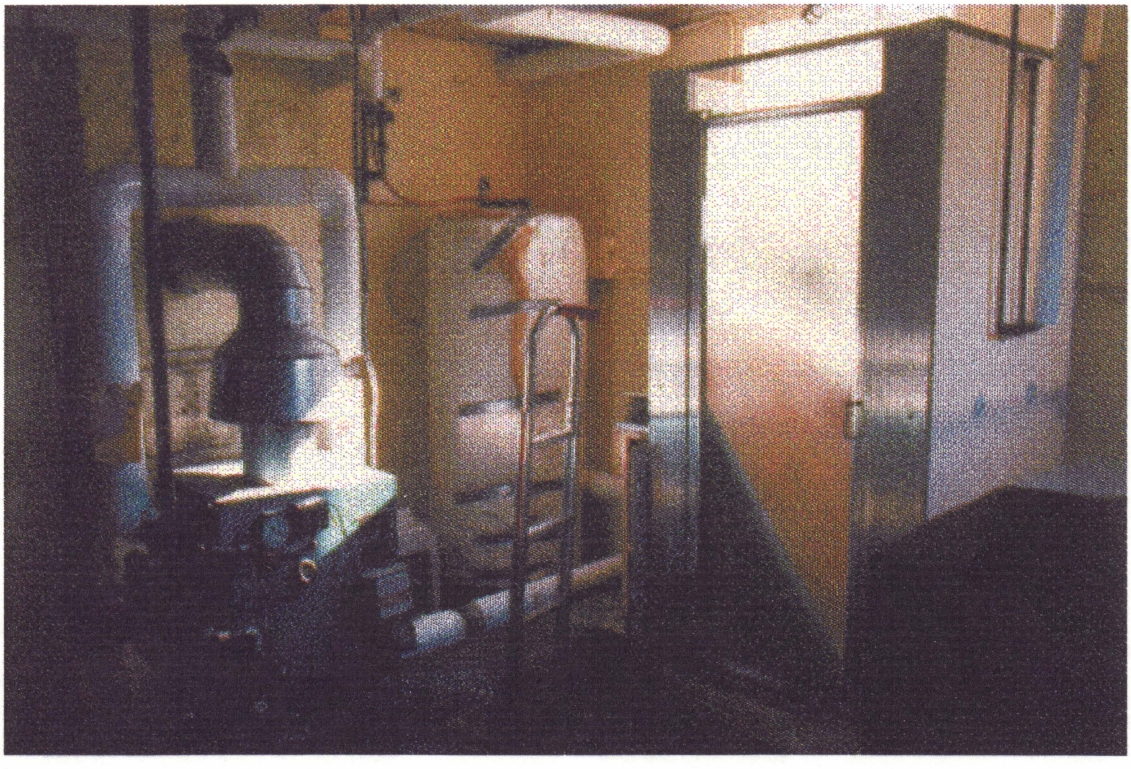
East chimney adjacent to the closet on the 2nd floor



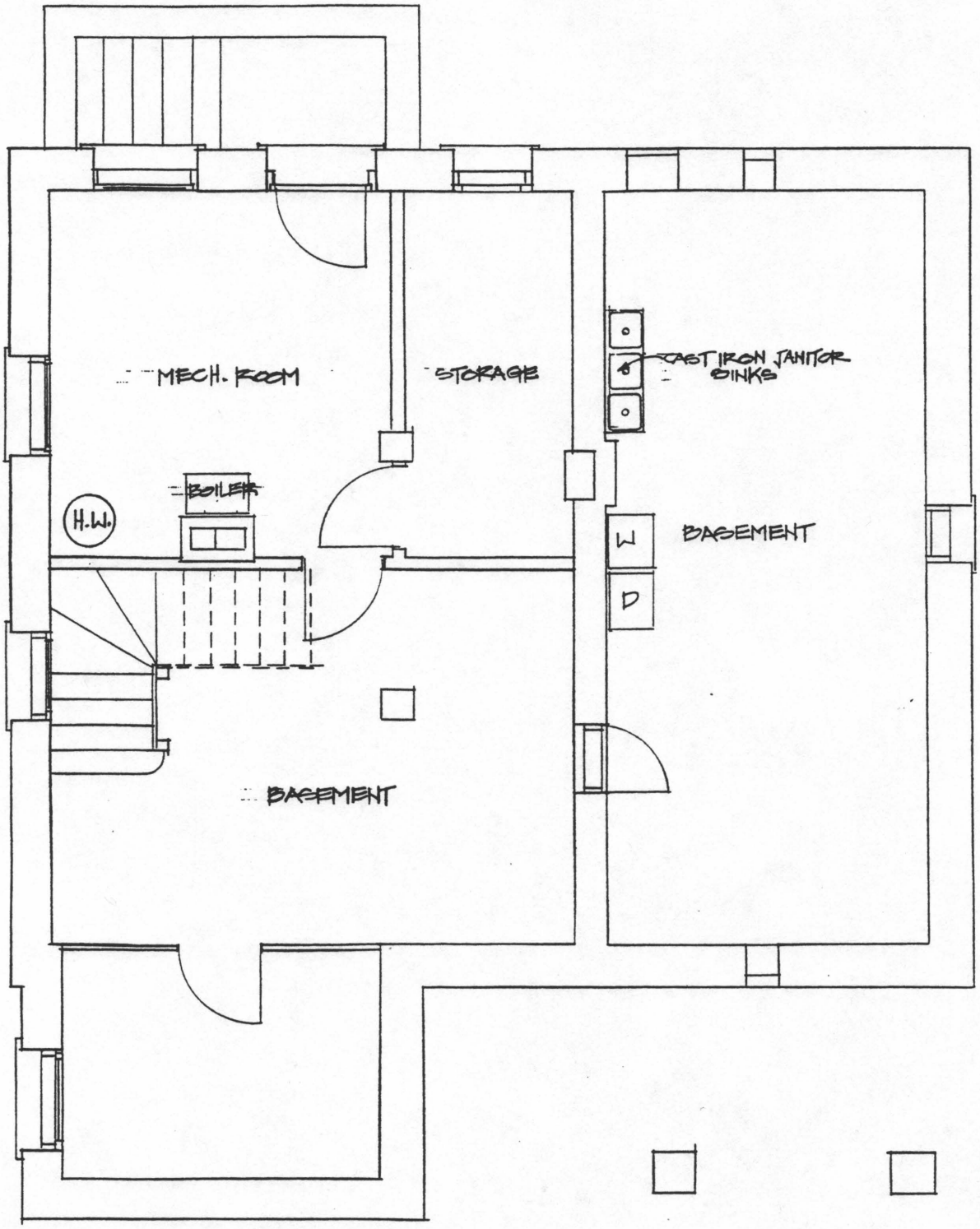
East chimney in the bed room and the crack on the



Brick post and the entrance from basement to the crawl space "laundry"



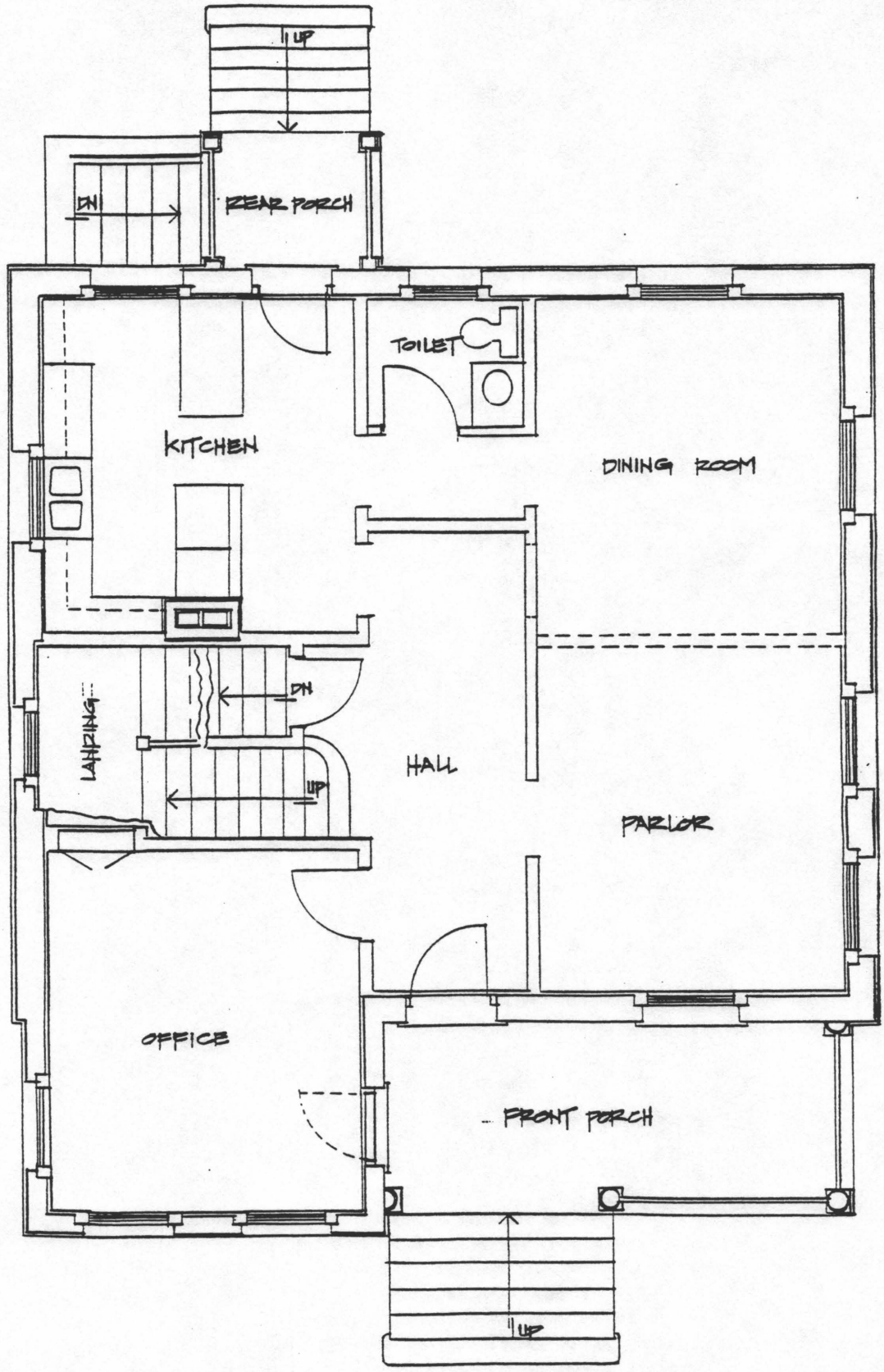
Hot water tank, heating system and additional shower in the basement



BASEMENT PLAN
SCALE: 1/4" = 1'-0"

CEMETERY LODGE

ANDREW JOHNSON NATIONAL HISTORIC SITE
5/14/93



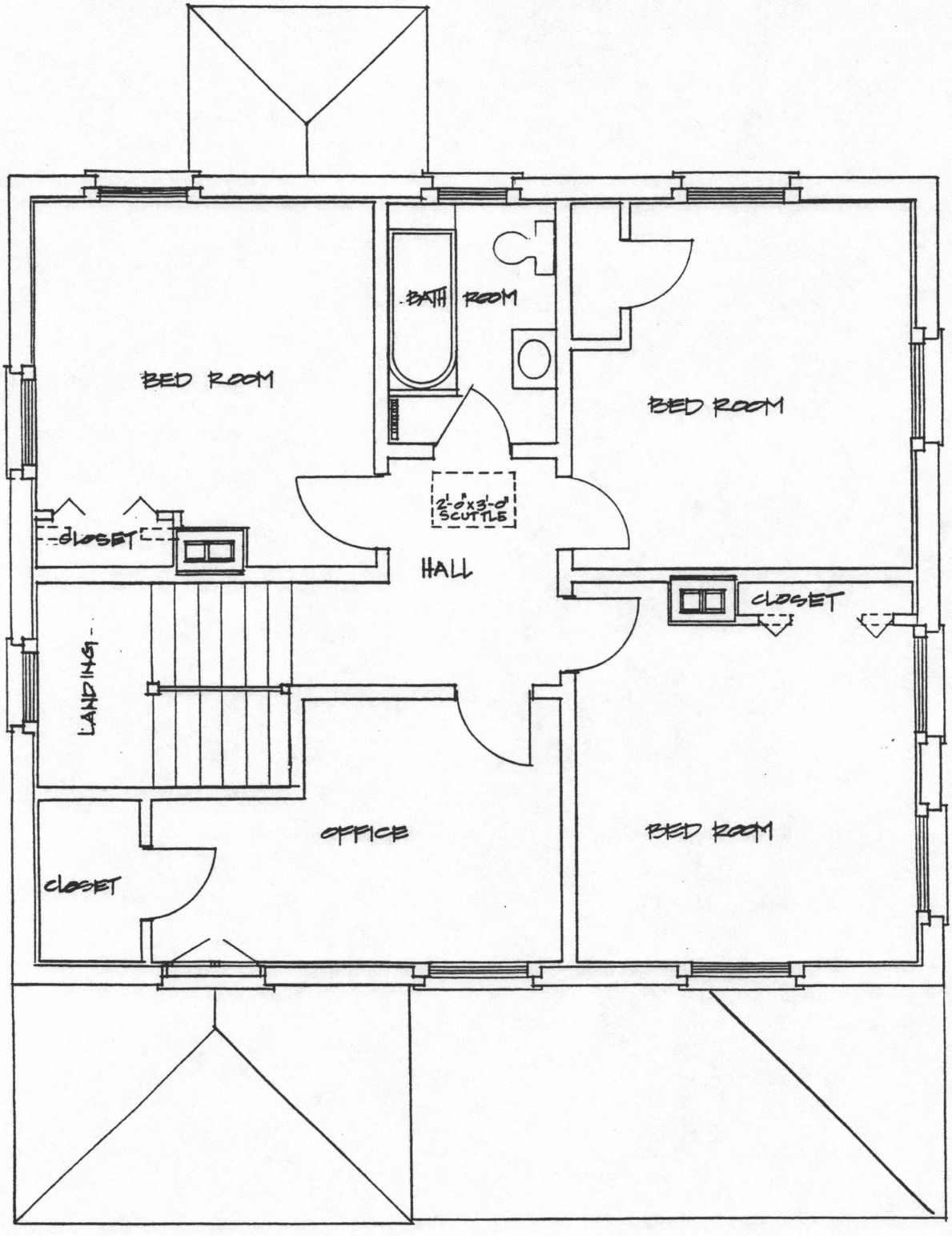
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

CEMETERY LODGE

ANDREW JOHNSON NATIONAL HISTORIC SITE

5/14/93



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

CEMETERY LODGE

ANDREW JOHNSON NATIONAL HISTORIC SITE

--EXECUTIVE SUMMARY

SIGNIFICANCE: The property is significant under NR criteria A and C. The house contributes to the theme of commemoration under the War Dept. and is a representative example of some domestic Colonial Revival features. architecture
ARCHITECTURAL DESCRIPTION: Two-story,brick bldg.with a hipped(deck) roof. Victorian elements include:corbelled brick chimney & eyebrow vent.A porch with Tuscan columns in front.

--IDENTIFICATION/MANAGEMENT INFORMATION

OTHER NAMES: QUARTERS # 1 / SUPERINTENDENT'S RESIDENCE

BUILDING ADDRESS
- PARK ORGCODE: 5450
- CEMETERY
- DISTRICT ORGCODE: 5450
- 121 MONUMENT AVE.
- GREENEVILLE, TN 37743
- LOCATION:
- COUNTY: GREENE

BUILDING INFORMATION
- BUILDING ORGCODE: 5450
- MANAGEMENT UNIT: NPS
- BUILDING CONDITION: Good
- MAINTENANCE PRIORITY: 2 - Medium
- MANAGEMENT CATEGORY: A DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: / /

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 0
- ACQUISITION DATE: 1942
- GENERAL LEDGER ACCT NO:
- SF 1166 NUMBER: 3020
- SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: 2
- LCS ID NUMBER: 05219
- HOUSING NUMBER: 5450-02
- ENERGY NUMBER:
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST:
- APPRAISAL YEAR: 1942
- APPRAISAL SOURCE: NPS-PARK
- PERCENT OCCUPIED: 100%
- DATE OF CONSTRUCTION: 1906-1908

SIZE INFORMATION
- TOTAL FLOOR AREA: 1165 SF
- FIRST FLOOR AREA: 1009 SF
- ADDITIONAL FLOOR AREA: 156 SF
- TOTAL BASEMENT AREA: 1009 SF
- FINISHED BASEMENT AREA: 706 SF
- UNFINISHED BASEMENT AREA: 303 SF
- ROOF AREA: 1281 SF
- PERIMETER LENGTH: 141 LF
- NUMBER OF STORIES: 2
- NUMBER OF ROOMS: 7
- NUMBER OF BATHROOMS: 1.5

SUMMARY COST INFORMATION
- TOTAL: $ 189240
- CRITICAL: $ 147714
- SERIOUS: $ 38665
- MINOR: $ 2861

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
LIFE SAFETY CODE NFPA 101

OCCUPANCY CLASSIFICATION: RESIDENTIAL
OCCUPANCY LOAD:
HAZARD OF CONTENTS: LOW
SEISMIC ZONE: 2
CONSTRUCTION TYPE: 5-(V)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 06/00/94
DOCUMENT: B - GMP
TREATMENT TYPE: REHABILITATION

--S I G N I F I C A N C E----------

SIGNIFICANCE: State & Regional
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 03/03/77
NHL STATUS: Yes DATE: 00/00/00

--H I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

--D O C U M E N T A T I O N----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Lodge for National cemetery	QMCO	10/1906	NPS-Andrew Johnson National Historic Site

REPORTS:

TITLE	DOC ID #	DATE	LOCATION

--H I S T O R I C A L D O C U M E N T A T I O N----------

HABS NUMBER: HAER NUMBER: NATIONAL REGISTER NUMBER: 66000073
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

--M A J O R I M P R O V E M E N T S / M O D I F I C A T I O N S----------

CONSTRUCTION DATE: 1906-1908 CONSTRUCTION: Built TEXT: Date of original construction
COST: $ 0 DESIGNER: DESIGNER'S OCCUPATION: Other

CONSTRUCTION DATE: 1951-1953 CONSTRUCTION: Rehabilitation TEXT: Addition of the 1st floor bathroom, date from
COST: $ 0 DESIGNER: water closet, Sept.20,1951 DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1988 CONSTRUCTION: Rehabilitation TEXT: Addition of suspended clg. and wall panels
COST: $ 0 DESIGNER: unknown DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

--I N S P E C T I O N T E A M I N F O R M A T I O N----------

EVALUATION PROCEDURE

Cemetery lodge was evaluated based on its continued use as a single family residence.It is recommended that in the rehabilitation process all of the decorative cast iron radiators remain untouched in their place,the interior historic fabric remain (as much as possible),and the interior character of the historic structure which is representative of its own time needs to be preserved as much as possible. All of the non-original materials should be removed from the interior walls,floors,ceilings, windows and trim. All of the changes should be documented & added to the HSAR.

INSPECTION TEAM

DATE OF INSPECTION: 03/28/93

INSPECTION TEAM PERSONNEL:

ALI A. MIRI
HISTORICAL ARCHITECT
NPS
75 SPRING ST.
ATLANTA, GA 30303
(404) 730-2800
AREAS: ARCHITECTURE
TIMES:
INSPECTION: HRS.
REPORT PREPARATION: HRS.

DATA ENTRY

DATE OF DATA ENTRY: 04/13/93
NAME: ALI A. MIRI
ADDRESS: 75 SPRING ST.

ATLANTA,, GA 30303
(404) 730-2800

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	5'-3" conc. in all elev. 698 sf. red	3029	SF	TOTAL
	MM UNIT: NPS	brick above the conc. walls 2332 sf.	3029	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/15/93		0	SF	POOR
4112	WALLS:WALL STRUCTURE	5'-3" high conc. around the building	3641	SF	TOTAL
	MM UNIT: NPS	745 sf./Brick wall on each side 2896 sf.	3641	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/11/93		0	SF	POOR
4113	WALLS:WALL INSULATION	N/A			
	MM UNIT: NPS				
	HISTORIC RATING: 00				
	REVISION DATE: 05/03/93				
4114	WALLS:WALL FLASHING	step metal flashing on the front and	40	LF	TOTAL
	MM UNIT: NPS	rear porch between the roof and the wall	40	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 04/15/93		0	LF	POOR
4115	WALLS:WALL PARAPET	Masonry parapet with balustrade around	48	SF	TOTAL
	MM UNIT: NPS	the southwest roof(office roof) 48 lf.	0	SF	GOOD
	HISTORIC RATING: 2		48	SF	FAIR
	REVISION DATE: 05/03/93		0	SF	POOR
	NOTES: According to the pictures there was a masonry parapet and balusters around the office roof(in the southwest part) there is a sign of the attachment of the parapet on the exterior wall.				
4116	WALLS:WALL TRIM	brick dentil on the southwest part of	88	LF	TOTAL
	MM UNIT: NPS	the building 48 lf./ Red brick belt	88	LF	GOOD
	HISTORIC RATING: 2	course on the southwest part (cont'd)	0	LF	FAIR
	REVISION DATE: 05/11/93		0	LF	POOR
	NOTES: on the office wall 40 lf.				
4121	CEILINGS:CLG SURFACE	4-1/2"x1/2" wood board on the front	192	SF	TOTAL
	MM UNIT: NPS	porch 155 sf./ 4" T.& G. on the rear	192	SF	GOOD
	HISTORIC RATING: 4	porch 37 sf.	0	SF	FAIR
	REVISION DATE: 04/15/93		0	SF	POOR
4122	CEILINGS:CLG STRUCTURE	2"x6" wood joist on the rear porch 37 sf	192	SF	TOTAL
	MM UNIT: NPS	Assume 2"x8" wood joists 18" o.c. on the	192	SF	GOOD
	HISTORIC RATING: 3/4	front porch 155 sf.	0	SF	FAIR
	REVISION DATE: 04/15/93		0	SF	POOR
	NOTES: Rear porch structure rated 3/ at the time of inspection there was no access to the front porch structure.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4123	CEILINGS:CLG TRIM	Corner cove wood trim around the front	70	LF	TOTAL
	MM UNIT: NPS	porch 54 lf./ Decorative wood trim on	70	LF	GOOD
	HISTORIC RATING: 3	the rear porch 16 lf./	0	LF	FAIR
	REVISION DATE: 04/15/93		0	LF	POOR
4133	FLOORS:FLOOR STRUCTURE	5" thick conc. on the front and the rear	192	SF	TOTAL
	MM UNIT: NPS	porch	192	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 04/15/93		0	SF	POOR
4134	FLOORS:RAILING	Decorative wood handrailing with simple	24	LF	TOTAL
	MM UNIT: NPS	round wood balustrade 4-1/2" o.c. on the	24	LF	GOOD
	HISTORIC RATING: 4	front porch 15 lf./ Decorative (cont'd)	0	LF	FAIR
	REVISION DATE: 05/11/93		0	LF	POOR
	NOTES: wood hand railing with simple sq. balustrade 5" o.c. 9 lf. on the rear porch.				
4141	WINDOWS:WDO FRAME	Wood frame in all windows	28	EA	TOTAL
	MM UNIT: NPS		28	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
4142	WINDOWS:WDO SASH	Double hung wood sash 6 over 2 on the	28	EA	TOTAL
	MM UNIT: NPS	2nd floor 9 ea./ 2 over 2 on the first	28	EA	GOOD
	HISTORIC RATING: 3	floor 12 ea./Awning window with 3 panels	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: glass in the basement 3 ea./Casement window each side with 4 pane glass on the 2nd floor 1 ea./				
4144	WINDOWS:WDO GLAZING	Single pane glass 18"x33-1/2" on 2 over2	143	EA	TOTAL
	MM UNIT: NPS	windows 48 ea./ Single pane glass	143	EA	GOOD
	HISTORIC RATING: 4	12"x 13-1/2" on 6 over 2 windows 54 ea.	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: 8"x12" glass in the casement windows 8 ea./ 18"x 27-1/2" glass in the 6 over 2 windows 18 ea. 22"x 10-1/2" glass in the awning windows in the basement 9 ea./14"x21-1/2" glass in the casement windows 6 ea.				
4145	WINDOWS:WDO HARDWARE	Sash cord, painted brass sash lock,metal	28	EA	TOTAL
	MM UNIT: NPS	weight and painted brass sash lift in	23	EA	GOOD
	HISTORIC RATING: 4	each double hung window 22 ea./ (cont'd)	0	EA	FAIR
	REVISION DATE: 05/17/93		5	EA	POOR
	NOTES: Painted metal hinges and lock set in the basement windows 6 ea.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4146	WINDOWS:WDO LINTEL	I-beam with red brick flat arch above	28	EA	TOTAL
	MM UNIT: NPS	the first and 2nd flr. windows 22ea./	28	EA	GOOD
	HISTORIC RATING: 2	Conc.lintel on the basement windows 6ea.	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
4147	WINDOWS:WDO SILL	Wood sill with 5" thick concrete stool	28	EA	TOTAL
	MM UNIT: NPS	on each window.	28	EA	GOOD
	HISTORIC RATING: 4/2		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: concrete stool under the windows rated 2				
4148	WINDOWS:WDO STORM/SCRN	Double hung aluminum frame storm windows	27	EA	TOTAL
	MM UNIT: NPS	with metal screen on the lower sash 24	27	EA	GOOD
	HISTORIC RATING: 4	ea./ Aluminum frame glass used over the	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
	NOTES: basement windows 3 ea./ One of the basement windows(excavated area) is used for a dryer vent.				
4149	WINDOWS:WDO SHUTTERS	Louvered wood shutters attached to the	39	EA	TOTAL
	MM UNIT: NPS	exterior walls on the 1st. and 2nd flr.	39	EA	GOOD
	HISTORIC RATING: 3	39 ea.	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: At the time of inspection I found 5 shutters missing, 2 of them are in the attic of the maintenance building(old barn). It would be appropriate to keep those two shutters in this building.				
4151	DOORS:DOOR FRAME	Wood on each door	4	EA	TOTAL
	MM UNIT: NPS		4	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
	NOTES: Office door opening on to the porch has been closed.				
4152	DOORS:DOOR	Two panel wood door with opening on the	4	EA	TOTAL
	MM UNIT: NPS	top and transom in the front and rear	3	EA	GOOD
	HISTORIC RATING: 3	1 ea./ 5 panel wood door in the basement	0	EA	FAIR
	REVISION DATE: 05/12/93		1	EA	POOR
	NOTES: entrance./ Door in the office 1 ea./ Door in the office has been removed and door area has been blocked.				
4154	DOORS:DOOR GLAZING	Front door single pane glass 28-1/2"x	4	EA	TOTAL
	MM UNIT: NPS	30-1/2"in the door and 12"x36"in transom	4	EA	GOOD
	HISTORIC RATING: 4	2 ea./Rear door 22-1/2"x30-1/2" single	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
	NOTES: pane glass in the door and 12"x29-1/2" single pane glass in the transom 2 ea./				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4155	DOORS:DOOR HARDWARE	Brass knob with simple brass escutcheon,	14	EA	TOTAL
	MM UNIT: NPS	brass lock sets, security lock set and 3	14	EA	GOOD
	HISTORIC RATING: 3/4	painted metal hinges in the front and	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
	NOTES: rear door./ brass knob with escutcheon and 3 metal hinges in the basement door./ New brass lock sets rated 4				
4156	DOORS:DOOR LINTEL	I-beam and red brick flat arch on the	3	EA	TOTAL
	MM UNIT: NPS	front and rear door 1 ea./Concrete on	3	EA	GOOD
	HISTORIC RATING: 2	the basement door.	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
4157	DOORS:DOOR SILL	Concrete sill on the front, rear and	3	EA	TOTAL
	MM UNIT: NPS	basement door	3	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	Alum. frame storm door on the front and	3	EA	TOTAL
	MM UNIT: NPS	rear door 1 ea./Wood frame screen door	3	EA	GOOD
	HISTORIC RATING: 4	on the basement door 1 ea.	0	EA	FAIR
	REVISION DATE: 04/15/93		0	EA	POOR
4161	FINISHES:COATINGS	Paint on the doors, windows, shutters,	2030	SF	TOTAL
	MM UNIT: NPS	columns, railings, fascia, soffits and	589	SF	GOOD
	HISTORIC RATING: 3	wood lath	0	SF	FAIR
	REVISION DATE: 07/19/93		1441	SF	POOR
	NOTES: According to the law engineering test report there is lead paint in some of the exterior doors and windows. The original color of the shutters need to be researched and identify.				
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Concrete stair in the front part 7-1/2"	192	SF	TOTAL
	MM UNIT: NPS	riser, 12" tread and 8'-6"wide 88 sf./	192	SF	GOOD
	HISTORIC RATING: 3	Concrete stair in the rear part with 8"	0	SF	FAIR
	REVISION DATE: 05/17/93		0	SF	POOR
	NOTES: riser,12" tread and 6'-0" wide 67sf./Concrete stair in the basement area 4" wide with 7-1/2" riser,11" tread 37 sf./				
4174	STAIRS/RAMPS:STAIR/RAMP RAILING	Black decorative metal handrailing in	29	LF	TOTAL
	MM UNIT: NPS	front 14 lf. and in the rear 15 lf.	29	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 04/15/93		0	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
EXTERIOR ENVELOPE					
4190	EXTERIOR:EXTERIOR OTHER	9"diameter wood columns with bead mold	8	EA	TOTAL
	MM UNIT: NPS	and astragal on the top and simple round	8	EA	GOOD
	HISTORIC RATING: 2	base(round torus and square plinth)	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: similar to tuscan order 4 ea.in front(two of them are half and attached to the wall)./ 6"x6"chamfered sq. columns with sq. bead molding and astragal and sq. base 4 ea. 2 of them are attached to the wall.				
INTERIOR ENVELOPE					
4211	FLOORS:FLOOR SURFACE	2-1/2" wood parquet on the first floor	1435	SF	TOTAL
	MM UNIT: NPS	(living ,dining, kitchen, lobby, and	1435	SF	GOOD
	HISTORIC RATING: 3	office)and on the second floor(cont'd)	0	SF	FAIR
	REVISION DATE: 05/12/93		0	SF	POOR
	NOTES: all over.				
4212	FLOORS:FLOOR DECKING	6-1/2"x 3/4" wood board decking in the	1592	SF	TOTAL
	MM UNIT: NPS	first and second floor.	1592	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 04/15/93		0	SF	POOR
4213	FLOORS:FLOOR STRUCTURE	2"x10" wood joist 16" o.c. on the first	2721	SF	TOTAL
	MM UNIT: NPS	floor 1592 sf./ Concrete slab in the	2721	SF	GOOD
	HISTORIC RATING: 2	basement area 1129 sf./	0	SF	FAIR
	REVISION DATE: 04/16/93		0	SF	POOR
	NOTES: On the first floor one part of the joists is sitting on a wood girder (made with 6-2"x8")				
4214	FLOORS:FLOOR INSULATION	There is no insulation on the first flr.	860	SF	TOTAL
	MM UNIT: NPS		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 04/16/93		860	SF	POOR
4221	WALLS:WALL SURFACE	Plaster on wood lath on all walls.	4468	SF	TOTAL
	MM UNIT: NPS	In the first floor 2140 sf. and in the	3118	SF	GOOD
	HISTORIC RATING: 3	2nd floor 2328 sf.	0	SF	FAIR
	REVISION DATE: 04/30/93		1350	SF	POOR
4222	WALLS:WALL STRUCTURE	Wood lath over the wood studs 1847 sf.	2288	SF	TOTAL
	MM UNIT: NPS	CMU wall in the basement 210 sf.Brick	1765	SF	GOOD
	HISTORIC RATING: 3/6	wall in the basement 164 sf. 12"x3/4"	0	SF	FAIR
	REVISION DATE: 04/30/93		523	SF	POOR
	NOTES: wood board wall in the basement 67 sf./ Wood wall in the basement rated 6				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4223	WALLS:WALL TRIM	4"deco.wd.trim in the living rm.39 lf.	604	LF	TOTAL
	MM UNIT: NPS	2"wide simple wd.in the lobby 32 lf./10"	412	LF	GOOD
	HISTORIC RATING: 3/6	high deco. wd. trim in the kitchen,lobby	0	LF	FAIR
	REVISION DATE: 05/03/93		192	LF	POOR
	NOTES: dining & parlor 173 lf./10"high simple wd.in the office & in the basement stair area 78 lf./10"high deco.wd trim in the 2nd flr.area 185 lf.4"high rubber base in the toilets 38lf./Missing base in the basement 59lf.				
4231	CEILINGS:CLG SURFACE	Plaster on the first floor 902 sf. and	2657	SF	TOTAL
	MM UNIT: NPS	on the 2nd flr. 855 sf./ 2'x4'acoustical	1822	SF	GOOD
	HISTORIC RATING: 3	tile in the basement 187 sf./Area	0	SF	FAIR
	REVISION DATE: 04/16/93		835	SF	POOR
	NOTES: without ceiling surface in the basement(excavated area) 363 sf./				
4232	CEILINGS:CLG STRUCTURE	2"x8" wood joists 16" o.c. in the 2nd	998	SF	TOTAL
	MM UNIT: NPS	floor 896 sf./Partial ceiling in the 1st	978	SF	GOOD
	HISTORIC RATING: 2	flr. in the office 102 sf.assume(cont'd)	0	SF	FAIR
	REVISION DATE: 05/17/93		20	SF	POOR
	NOTES: joists are 2"x8".				
4243	WINDOWS:WINDOW TRIM	6-1/2" decorative wood trim around the	468	LF	TOTAL
	MM UNIT: NPS	windows on the first and second floor	468	LF	GOOD
	HISTORIC RATING: 3	428 lf./ 5-1/2" decorative wood trim	0	LF	FAIR
	REVISION DATE: 04/16/93		0	LF	POOR
	NOTES: around the windows in the bath room 36 lf.				
4251	DOORS:DOOR FRAME	4" wood frame in the first, second and	20	EA	TOTAL
	MM UNIT: NPS	basement 17 ea./ 6" wide wood frame in	20	EA	GOOD
	HISTORIC RATING: 4	the basement 3 ea./	0	EA	FAIR
	REVISION DATE: 04/16/93		0	EA	POOR
4252	DOORS:DOOR	5 panel wood door (7'-4" high) 11 ea.	20	EA	TOTAL
	MM UNIT: NPS	4 panel wood door in the basement 1 ea./	15	EA	GOOD
	HISTORIC RATING: 3/4	Louvered folding door in the 2nd floor	2	EA	FAIR
	REVISION DATE: 05/17/93		3	EA	POOR
	NOTES: 2 ea./ louvered door in the basement 1 ea./Door made of 3-1/4"x3/4"wood strip braced in the back 1 ea. in the basement./ Missing doors in the first floor 4 ea.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4255	DOORS:DOOR HARDWARE	Brass knob and lock sets 13 ea./ Simple	68	EA	TOTAL
	MM UNIT: NPS	brass escutcheon 10 ea./Aluminum railing	58	EA	GOOD
	HISTORIC RATING: 3/4	in the folding doors 3 ea./ Decorative	4	EA	FAIR
	REVISION DATE: 05/04/93		6	EA	POOR
	NOTES: brass knob and escutcheon in the basement 2 ea. rated 3				
4256	DOORS:DOOR LINTEL	2"x 6"and 2"x 4"wood lintel	20	EA	TOTAL
	MM UNIT: NPS		20	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 04/16/93		0	EA	POOR
4261	FINISHES:COATINGS	Paint on the walls, ceilings, doors,	7855	SF	TOTAL
	MM UNIT: NPS	windows, trims, stairs and railings.	934	SF	GOOD
	HISTORIC RATING: 4		0	SF	FAIR
	REVISION DATE: 05/11/93		6921	SF	POOR
	NOTES: According to the Law Engineering test report, there is lead paint in the doors, windows, base boards and some walls.				
4262	FINISHES:COVERINGS	Wood panel on the walls 1308 sf./ Wall	6377	SF	TOTAL
	MM UNIT: NPS	paper on the walls 1584 sf./ Acoustical	834	SF	GOOD
	HISTORIC RATING: 4/6	tile on the suspended ceiling 1286 sf./	0	SF	FAIR
	REVISION DATE: 06/10/93		5543	SF	POOR
	NOTES: Carpet in the first and 2nd floor and stairs 1317 sf./Sheet vinyl in the kitchen,toilets,lobby and 10"x10" vinyl tile in the basement 832 sf.Ceramic tile in the toilet 40 sf./ Wd.panel,vinyl,carpet,tiles rate 6				
4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	Two layers of carpet on the first and	112	SF	TOTAL
	MM UNIT: NPS	second floor stairs and landing.	0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 04/16/93		112	SF	POOR
4272	STAIRS/RAMPS:STAIR/RAMP DECKING	2"x3/4" wood parquet on the first and	160	SF	TOTAL
	MM UNIT: NPS	second floor and stairs 82 sf./ 1" thick	160	SF	GOOD
	HISTORIC RATING: 3	wood board in the basement stair 78 sf./	0	SF	FAIR
	REVISION DATE: 04/16/93		0	SF	POOR
4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Wood structure in the 1st., 2nd, and	190	SF	TOTAL
	MM UNIT: NPS	basement stairs	190	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/16/93		0	SF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4274	STAIRS/RAMPS:STAIR/RAMP RAILING	3" wide, 4" high decorative formed wood	14	SF	TOTAL
	MM UNIT: NPS	hand railing 8'-6"/ Decorative wood	14	SF	GOOD
	HISTORIC RATING: 3	balustrade with wood hand railing 5'-6"/	0	SF	FAIR
	REVISION DATE: 04/16/93		0	SF	POOR
4281	FIREPLACES:MANTEL	There was a fireplace in the parlor			
	MM UNIT: NPS	which has since been eliminated			
	HISTORIC RATING: 00				
	REVISION DATE: 05/17/93				
	NOTES: At the time of inspection no document concerning the fireplace mantle was found.				
ROOF					
4311	SYSTEM:ROOF SURFACE	Black slate shingles on the deck roof	16	SQ	TOTAL
	MM UNIT: NPS	11.11 sq./ Painted galvanized metal 1.23	14	SQ	GOOD
	HISTORIC RATING: 3	sq. on the flat part of the deck roof	0	SQ	FAIR
	REVISION DATE: 04/16/93		2	SQ	POOR
	NOTES: Painted galvanized metal on the front and rear porch 1.8 sq./ Asphalt on the office roof 1.4 sq./ Copper on the eyebrows in the main roof 0.2 sq.				
4312	SYSTEM:ROOF SHEATHING	6-1/2"x3/4" T.& G. wood board over the	1550	SF	TOTAL
	MM UNIT: NPS	joists	1400	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 04/16/93		150	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	2"x8" wood rafters and joists 16" o.c.	1234	SF	TOTAL
	MM UNIT: NPS	with 2"x12" wood beam around the flat	1234	SF	GOOD
	HISTORIC RATING: 3	area.	0	SF	FAIR
	REVISION DATE: 04/16/93		0	SF	POOR
4314	SYSTEM:ROOF INSULATION	Blow-in insulation in the attic area	864	SF	TOTAL
	MM UNIT: NPS	between the ceiling joists	864	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 05/17/93		0	SF	POOR
4315	SYSTEM:ROOF CORNICE	6"wide decorative wood(reverse ogee) all	171	LF	TOTAL
	MM UNIT: NPS	around the building 144 lf. and around	165	LF	GOOD
	HISTORIC RATING: 3	the porch 27 lf.	0	LF	FAIR
	REVISION DATE: 04/19/93		6	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ROOF					
4316	SYSTEM:ROOF EAVES	16" wide simple flat wood eaves around	171	LF	TOTAL
	MM UNIT: NPS	the building 144 lf./11" wide simple	165	LF	GOOD
	HISTORIC RATING: 3	flat wood eaves around the porch 27 lf.	0	LF	FAIR
	REVISION DATE: 04/19/93		6	LF	POOR
4321	OPENINGS:ROOF HATCH	Wood frame roof hatch in the flat part	1	EA	TOTAL
	MM UNIT: NPS	of the roof covered with painted galva-	1	EA	GOOD
	HISTORIC RATING: 4	nized metal.	0	EA	FAIR
	REVISION DATE: 04/19/93		0	EA	POOR
4322	OPENINGS:ROOF VENTILATION	eyebrow vents covered with wood louver	2	EA	TOTAL
	MM UNIT: NPS	and wire mesh in the north and south	0	EA	GOOD
	HISTORIC RATING: 2	part of the roof.	0	EA	FAIR
	REVISION DATE: 05/17/93		2	EA	POOR
	NOTES: According to the old building picture,eyebrows at one time were covered with decorative fanlight shaped wood. Wood louvers have been removed and at the time of inspection were in the attic.				
4324	OPENINGS:ROOF PLMB STACK	Rubber boot	4	EA	TOTAL
	MM UNIT: NPS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/12/93		4	EA	POOR
4340	FLASHING:ROOF FLASHING	Copper flashing around the chimneys 16	96	LF	TOTAL
	MM UNIT: NPS	lf. Galvanized metal flashing on the hip	80	LF	GOOD
	HISTORIC RATING: 4	rafters 80 lf.	0	LF	FAIR
	REVISION DATE: 05/17/93		16	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	4-1/2" corrogated galvanized metal down-	427	LF	TOTAL
	MM UNIT: NPS	spouts 102 lf./3" diameter galvanized	387	LF	GOOD
	HISTORIC RATING: 3/4	metal downspout 29 lf./3"wide corrogated	0	LF	FAIR
	REVISION DATE: 05/17/93		40	LF	POOR
	NOTES: rectangular galvanized metal downspout 17 lf./4"diameter(U shape,5'high with valve in the end of the U)cast iron pipe 36 lf.Metal gutter around the building & porch 203 lf./French drain pipe 40 lf.Cast iron rated 3.				
4390	ROOF:ROOF OTHER	Ceiling pull-down wood ladder for access	1	EA	TOTAL
	MM UNIT: NPS	to the attic.	0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/13/93		1	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4412	WALLS:FDN WALL STRUCTURE	18" thick concrete wall around the	618	SF	TOTAL
	MM UNIT: NPS	building 604 sf./ CMU wall around the	618	SF	GOOD
	HISTORIC RATING: 2	front porch 14 sf.	0	SF	FAIR
	REVISION DATE: 04/19/93		0	SF	POOR
4413	WALLS:FDN VENTILATION	Vent in the excavated area	2	EA	TOTAL
	MM UNIT: NPS		2	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: Air in the basement ventilates by the windows around the basement. At the time of inspection vents in the excavated area (existing basement) were closed.				
4416	WALLS:FDN INSULATION	At the time of inspection there was no			
	MM UNIT: NPS	access to the foundation insulation.			
	HISTORIC RATING: 6				
	REVISION DATE: 04/19/93				
4422	PIERS:PIER/PILE STRUCTURE	13"x13"x7'-4" brick post with 12"x12"x8"	2	EA	TOTAL
	MM UNIT: NPS	stone in the top supports 6-2"x8" wood	2	EA	GOOD
	HISTORIC RATING: 3	girder in the basement.	0	EA	FAIR
	REVISION DATE: 04/16/93		0	EA	POOR
4430	CHIMNEYS:CHIMNEY	Brick chimney in the west and east part	2	EA	TOTAL
	MM UNIT: NPS	of the roof.	1	EA	GOOD
	HISTORIC RATING: 2		1	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: Brick chimney in the west part stops on the 2nd floor and the other one continues to the basement in the mech room. The east chimney is functioning.				
4431	CHIMNEYS:CHIMNEY SURFACE	Red brick with mortar and cement wash	48	SF	TOTAL
	MM UNIT: NPS	on the top	20	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 04/19/93		28	SF	POOR
	NOTES: Each brick chimney on the top is corbeled out.				
4433	CHIMNEYS:FLUE/STACK	Rectangular flue lining	49	LF	TOTAL
	MM UNIT: NPS		46	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 04/19/93		3	LF	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
4434	CHIMNEYS:CHIMNEY CAP	There is no cap on the chimneys.	2	EA	TOTAL
	MM UNIT: NPS		0	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 04/19/93		2	EA	POOR
FURNISHINGS					
4511	APPLIANCE:DISHWASHER	Hotpoint dish washer	1	EA	TOTAL
	MM UNIT: NPS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 04/19/93		0	EA	POOR
4514	APPLIANCE:RANGE	Frigidaire, electric range and	2	EA	TOTAL
	MM UNIT: NPS	oven in the kitchen	2	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
4515	APPLIANCE:REFRIGERATOR	General Electric refrigerator	1	EA	TOTAL
	MM UNIT: NPS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
4520	FURNISHINGS:BUILT-IN FURN	Upper and lower wood cabinets with	22	EA	TOTAL
	MM UNIT: NPS	counter top and sink in the kitchen.	0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 06/10/93		22	EA	POOR
4590	FURNISHINGS:FURN OTHER	Cast iron enameled janitor sink in the	3	EA	TOTAL
	MM UNIT: NPS	basement	3	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 04/19/93		0	EA	POOR
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	1" diameter galvanized pipe 1 ea./ 1/2"	3	EA	TOTAL
	MM UNIT: NPS	diameter copper 1 ea./ 1-1/2" diameter	2	EA	GOOD
	HISTORIC RATING: 6	metal piping system 1 ea.	0	EA	FAIR
	REVISION DATE: 04/19/93		1	EA	POOR
4612	PLUMBING:WASTE PIPE NET	5" diameter cast iron 1 ea./ 2-1/2" dia-	4	EA	TOTAL
	MM UNIT: NPS	meter PVC 1 ea./ 2-1/2" diameter cast	4	EA	GOOD
	HISTORIC RATING: 6	iron 1 ea./ 2" diameter PVC 1 ea./	0	EA	FAIR
	REVISION DATE: 04/19/93		0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4613	PLUMBING:PLMB FIXTURES	Water closet 2 ea./ Sink 2 ea./ Bathtub	8	EA	TOTAL
	MM UNIT: NPS	1 ea./ Additional water closet,lavatory	0	EA	GOOD
	HISTORIC RATING: 6	and bathtub 1 ea.	0	EA	FAIR
	REVISION DATE: 06/10/93		8	EA	POOR
	NOTES: The lower level bathroom was modified on about September 20, 1951 (date from water closet)				
4614	PLUMBING:PLMB EQUIPMENT	Signet hot water tank 1 ea.	1	EA	TOTAL
	MM UNIT: NPS		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
4615	PLUMBING:SEPTIC SYSTEM	Sewer system			
	MM UNIT: NPS				
	HISTORIC RATING: 6				
	REVISION DATE: 04/19/93				
	NOTES: Building was previously on septic but is currently on sewer.				
4618	PLUMBING:WATER TREAT SYS	City water			
	MM UNIT: NPS				
	HISTORIC RATING: 6				
	REVISION DATE: 04/19/93				
4630	ELECTRICAL:ELECTRICAL SYS	old electrical system and wiring.	1	EA	TOTAL
	MM UNIT: NPS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 06/10/93		1	EA	POOR
4631	ELECTRICAL:INCOMING SERVICE	Incoming service from the pole by the			
	MM UNIT: NPS	Greeneville Light and Power company			
	HISTORIC RATING: 6				
	REVISION DATE: 05/17/93				
4632	ELECTRICAL:MAIN DIST PNL	Old electrical panel in the closet in	2	EA	TOTAL
	MM UNIT: NPS	the 2nd floor 1 ea./ Electric panel in	1	EA	GOOD
	HISTORIC RATING: 4/6	the mech. room in the basement 1 ea.	0	EA	FAIR
	REVISION DATE: 06/10/93		1	EA	POOR
	NOTES: New electrical panel rated 4				
4635	ELECTRICAL:SWITCHES/OUTLETS	Togle switch with brass cover plate 7ea.	43	EA	TOTAL
	MM UNIT: NPS	Toggle switch with brown plastic cover	0	EA	GOOD
	HISTORIC RATING: 3/6	plate 12 ea./Outlet with brass cover	20	EA	FAIR
	REVISION DATE: 06/11/93		23	EA	POOR
	NOTES: plate 2 ea./Outlet with brown plastic cover plate 22 ea./ Brass plates for outlets and switches are original and rated 3 and need to be replaced.				

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4636	ELECTRICAL:LIGHT FIXTURES	Florescent in the bathrooms and basement	28	EA	TOTAL
	MM UNIT: NPS	11 ea./Standard light 13 ea./Brass	21	EA	GOOD
	HISTORIC RATING: 6	chandelier in the 1st floor 4 ea./	0	EA	FAIR
	REVISION DATE: 05/17/93		7	EA	POOR
4638	ELECTRICAL:COMM SYS	Servent bell box in the kitchen.	1	EA	TOTAL
	MM UNIT: NPS		1	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 05/06/93		0	EA	POOR
	NOTES: Functioned in the past to alert servants but currently a box attached to kitchen wall.				
4650	HVAC:HVAC SYSTEM	None	2	EA	TOTAL
	MM UNIT: NPS		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/07/93		2	EA	POOR
4652	HVAC:HVAC EQUIPMENT	none			
	MM UNIT: NPS				
	HISTORIC RATING: 6				
	REVISION DATE: 04/19/93				
4654	HVAC:HEATING EQPT	Gas boiler for the radiators manufactu-	1	EA	TOTAL
	MM UNIT: NPS	red by Dunkirk Raidiator Corporation	1	EA	GOOD
	HISTORIC RATING: 3	located in the basement. Minimum relief	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: valve capacity 176 LB/HR Max. W.P. steam 15 psi. lbs				
4655	HVAC:HT TRANSFER EQPT	Decorative cast iron radiator on the	9	EA	TOTAL
	MM UNIT: NPS	1st floor and 2nd floor 6 ea./Decorative	9	EA	GOOD
	HISTORIC RATING: 2	cast iron radiator with food warmer in	0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR
	NOTES: the dining room 1 ea./ Simple cast iron radiator 2 ea.				
4656	HVAC:COOLING EQPT	none			
	MM UNIT: NPS				
	HISTORIC RATING: 6				
	REVISION DATE: 04/19/93				
4657	HVAC:AIR DIST EQPT	Attic fan in the second floor ceiling.	1	EA	TOTAL
	MM UNIT: NPS		1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 05/17/93		0	EA	POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	From the front and rear door and basement from the basement door.			
4733	FIRE DETECTION:FD DETECTOR MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	N/A			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	Smoke alarm in the basement, first floor lobby and 2nd floor hall 1 ea./	4 3 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4751	FIRE SUPPRESSION:FS ALARM MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	Square shape building/ building located in zone 2 moderate damage; correspond to intensity VII of the M.M. scale.			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 05/17/93	Extinguisher type ABC brand Ansul checked may 1991 in the kitchen(dry chemical) 5lb multi purpose dry chemical	3 2 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
	NOTES: classified 2-A: 10-B:C in the basement stair 1 ea.				
4761	SEISMIC:STRUCTURAL MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 05/11/93	Square shape building./ building locate in zone 2 moderate damage; corespond to intensity VII of the M.M. scale.			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	Residential building, does not require.			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	City water			

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	City sewer system			
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	Building does not have food service.			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	By town of Greeneville, Tennessee.			
4785	HEALTH SAFETY:PEST INFEST MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 04/19/93	none			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: NPS HISTORIC RATING: 6 REVISION DATE: 05/17/93	Hazardous material has been removed. The paint applied in the interior and exterior of the building contains lead.			
	NOTES: According to the test has done by the Law Engineering on November 1992, paint in the interior and exterior of the building contains lead.				
GENERAL BUILDING/SITE					
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: NPS HISTORIC RATING: 4 REVISION DATE: 05/17/93	On the west part slopes toward the bld'g on the east part slopes toward the bld'g on the north and south slopes away from	600 0 600 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: the building.				
4913	SITE FEATURES:VEGETATION MM UNIT: NPS HISTORIC RATING: 4 REVISION DATE: 05/17/93	Grass all around the building; shrubs on the west side/Dogwood on the north and 2 evergreen on the south in front of entry	2205 1605 600 0	SF SF SF SF	TOTAL GOOD FAIR POOR

MM CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
GENERAL BUILDING/SITE					
4914	SITE FEATURES:WALKWAY/PATIO	Concrete walkway on the north, south and	1480	SF	TOTAL
	MM UNIT: NPS	east part of the building (in front 760	1416	SF	GOOD
	HISTORIC RATING: 4	sf. on the north 200 sf. and on the west	0	SF	FAIR
	REVISION DATE: 05/17/93		64	SF	POOR
	NOTES: 520 sf.)				
4990	BUILDING:BLDG OTHER	According to park data the cistern in	1	EA	TOTAL
	MM UNIT: NPS	the back of the building close to the	1	EA	GOOD
	HISTORIC RATING: 3	basement entrance has been (cont'd)	0	EA	FAIR
	REVISION DATE: 05/13/93		0	EA	POOR

NOTES: filled with dirt.
When the cistern was functioning, rainwater was collected through the downspouts in the cistern.

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
EXTERIOR ENVELOPE						
4115	WALLS WALL PARAPET PRIORITY: SERIOUS CONDITION: FAIR SOURCE: means/other RATING: 2	The original masonary parapet around the office roof has been removed,see photos.Aspha. on the porch & gutter around it needs to be removed.	During the restoration phase of the structure the masonary parapet with balusters needs to be replaced.Drawings and details need to be prepared. Reroof the balcony.	48	SF	$ 2200 7195 2819 ======= $ 12214
4145	WINDOWS WDO HARDWARE PRIORITY: SERIOUS CONDITION: POOR SOURCE: others RATING: 4	1- Damaged sash cord in the four double hung windows. 2- Damaged brass sash lock. N/A	1- Replace damaged sash cords with new ones. 2- Replace damaged brass sash lock with new one; match with the existing.	5	EA	$ 40 1360 420 ======= $ 1820
4152	DOORS DOOR PRIORITY: SERIOUS CONDITION: POOR SOURCE: means/other RATING: 3	Door in the office has been removed and door area has been blocked. N/A	Reopen the door area and install original wood door or a new one, match with the original.	1	EA	$ 150 240 117 ======= $ 507
4161	FINISHES COATINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3	Damaged and dirty paint on the doors, windows, railings,col's and wood lath. Lead paint on some of the drs. and windows. See report. N/A	1-Remove all damaged paint and lead paint.2-Remove all non-original paints. 3- paint all drs. wdos. col's.railings etc. (research to ascertain the original color paint & match w.it	1441	SF	$ 470 2720 957 ======= $ 4147
INTERIOR ENVELOPE						
4214	FLOORS FLOOR INSULATION PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	There is no insulation in the first floor. N/A	Provide 6" thick R19, 15 wide batt insulation and insert between the joists of the 1st. floor.	860	SF	$ 285 510 239 ======= $ 1034
4221	WALLS WALL SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 3	1-Damaged finish and partially damaged plaster on the first and second floor.2-Removal and addition of partial walls in the rehab process. N/A	1-Remove damaged finish/patch it sand smooth & prepare for painting.2-Remove damaged plaster;patch the area with plaster.3-Use plaster on all new additional walls in rehab proces	1350	SF	$ 1020 6336 2207 ======= $ 9563

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
INTERIOR ENVELOPE					
4222 WALLS WALL STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 3/6	See # 4221	See # 4221	523	SF	$ 0 0 0 ======= $ 0
4223 WALLS WALL TRIM PRIORITY: SERIOUS CONDITION: POOR SOURCE: means/other RATING: 3/6	Non original wood base in the office./ the original wood base in the hall room on the 2nd floor has been removed. N/A	Replace all non original wood base with the original or new wood base match with the orignal /Provide wood base for the hall room and install; match with the original.	192	LF	$ 360 270 189 ======= $ 819
4231 CEILINGS CLG SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3	Damaged finish and damaged plaster in the ceilings. Missing ceiling in the basement in the excavated area. N/A	1-Remove damaged finish,patch it and sand smooth.2-Remove damaged plaster on the clg.ptch the area w. plaster match w the existg.3-provide acost.clg tile & install in the basement	835	SF	$ 630 1650 684 ======= $ 2964
4232 CEILINGS CLG STRUCTURE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 2	Need opening in the 2nd floor ceiling in the hall area to install pull-down ladder. N/A	Create an opening in the 2nd floor ceiling in the hall area to install pull-down ladder.	20	SF	$ 30 800 249 ======= $ 1079
4252 DOORS DOOR PRIORITY: CRITICAL CONDITION: FAIR SOURCE: means/other RATING: 3/4	1-Damaged louvered wood door in the basement. 2-Additional doors for rehabilitation of the second floor N/A	1-Repair louvered wood door in the basement. 2-Provide wood door for the rehab spaces as required.	4	EA	$ 285 1060 404 ======= $ 1749
4252 DOORS DOOR PRIORITY: MINOR CONDITION: POOR SOURCE: means/other RATING: 3/4	missing doors on the first floor. N/A	Try to locate the original missing doors through the park's storage but if not able to locate,provide wood panel doors in place of missing ones and match with the existing.	1	EA	$ 285 1020 392 ======= $ 1697
4255 DOORS DOOR HARDWARE PRIORITY: MINOR CONDITION: FAIR SOURCE: means/other RATING: 3/4	Hinges for new doors replacing missing ones. N/A	Provide metal hinges and install in proper location.	8	EA	$ 120 335 137 ======= $ 592

MM CODE / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
INTERIOR ENVELOPE					
4255 DOORS DOOR HARDWARE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3/4	Metal hinge and lock set for new doors. N/A	Provide metal hinge and lock sets for new doors and install in the proper location.	6	EA	$ 300 550 255 ======= $ 1105
4261 FINISHES COATINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4	1-Damaged paint on the walls, clgs.,doors & wdows.2-Lead paint on the walls,door & wdow (see law engineering report). 3-Damaged varnish on floors. N/A	1-Remove all damaged & lead paint.2-Remove all non original paint. 3-paint all doors, wdows.walls,clg's.railings and flr's.match the original color research to ascertain original	6921	SF	$ 1117 5890 2102 ======= $ 9109
4262 FINISHES COVERINGS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4/6	1-Non-original and damaged material such as wd.panel,cpt. vinyl,wall paper,acost.tilel on the walls,floors and clg's. Missing clg. cover in basement N/A	1-Remove all wd. panels,cpts. acoustical tiles,damaged vinyl tile,sheet vinyl and damaged c.tiles. 2-Patch all nail holes on the walls.	5493	SF	$ 200 4895 1529 ======= $ 6624
4271 STAIRS/RAMPS STAIR/RAMP SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: RATING: 6	See # 4262	See # 4262	112	SF	$ 0 0 0 ======= $ 0
ROOF					
4311 SYSTEM ROOF SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3	1-Eyebrow copper coverings slo pe toward the roof & cause wat er to penetrate the roof struc ture.2-removal & replacement of slate shingles for roof rep N/A	remove & replace existing slate shingles in the area roof repair is necessary. Adjust the eyebrow coverings & slope them away from the original roof.	1	SQ	$ 150 1325 443 ======= $ 1918
4312 SYSTEM ROOF SHEATHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3	Damaged wood sheathing due to penetration of the rain in the north & south part of the roof adjacent to eyebrows. N/A	Replace all damaged T.& G. wood sheathing with new, match the size and thickness with the existing.	2	SF	$ 180 1760 582 ======= $ 2522

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
ROOF						
4315	SYSTEM ROOF CORNICE PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3	Damaged cornice in the back part caused by the penetration of water. N/A	Replace damaged cornice with new, match with existing.	6	LF	$ 20 280 90 ======= $ 390
4316	SYSTEM ROOF EAVES PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3	Damaged cornice in the back part caused by the penetration of water N/A	Replace damaged soffit with new, match with the existing.	6	LF	$ 20 130 45 ======= $ 195
4322	OPENINGS ROOF VENTILATION PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 2	1-wood louvers have been removed from the eyebrow vents. 2- wire mesh covering on the vent is damaged & allowed bees to enter the attic area. N/A	1-Replace wire mesh on the vent with new,tighten all around to prevent bees from getting into attic.2-Replace wood louveres in the vent(wood louvers are in the attic area)	2	EA	$ 10 136 44 ======= $ 190
4324	OPENINGS ROOF PLMB STACK PRIORITY: SERIOUS CONDITION: POOR SOURCE: others RATING: 6	Old and damaged rubber boots in the roof plumb stack. N/A	Replace all damaged and old rubber boots on the plumb stack	4	EA	$ 20 70 27 ======= $ 117
4340	FLASHING ROOF FLASHING PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4	Old and damaged copper flashing around the chimneys allows water to penetrate the attic. N/A	1-Remove all damaged copper flashing. 2-Provide lead coated copper flashing,match the thickness & method of installation.3-Apply sealant betwee the flashing and brick chimney	16	LF	$ 60 610 201 ======= $ 871
4351	DRAINAGE GUTTER/DOWNSPOUT PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 3/4	Downspouts drain close to the building walls. N/A	Provide french drain pipe & attach to each downspout to drain water at least 5 feet away from the building.	40	LF	$ 50 140 57 ======= $ 247
4390	ROOF ROOF OTHER PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	There is no pull-down ladder in the ceiling for access to the attic. N/A	Provide pull- down wood ladder for access to the attic and install in the second floor ceiling in hall area.	1	EA	$ 60 170 69 ======= $ 299

MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
FOUNDATION						
4430	CHIMNEYS CHIMNEY PRIORITY: CRITICAL CONDITION: FAIR SOURCE: others RATING: 2	Crack in the west rooms on the 2nd floor seems to be caused by the load of the west chimney. N/A	Monitor cracks(two monitors have been sent by OHA to the park on 4/6/93 to install in the designated locations)in case of movement consolidate flr. or remove part of chimney	1	EA	$ 0 0 0 ======= $ 0
4431	CHIMNEYS CHIMNEY SURFACE PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 2	Wash and points in both chimneys (on the west and east) are damaged. N/A	Remove all damaged wash and points, repoint chimneys and repair wash in both chimneys.	28	SF	$ 50 656 212 ======= $ 918
4433	CHIMNEYS FLUE/STACK PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 4	Missing flue lining on the top of both chimneys. N/A	Provide flue lining and install on the top of both chimneys in a proper way, match the size and material with the existing.	3	LF	$ 20 280 90 ======= $ 390
4434	CHIMNEYS CHIMNEY CAP PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 4	There is no cap on both chimneys. N/A	Provide cap for both chimneys and install.Chimney over the parlor does not function & the top needs to be completely covered by cap.	2	EA	$ 40 140 54 ======= $ 234
FURNISHINGS						
4520	FURNISHINGS BUILT-IN FURN PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	Damaged and unusable cabinets in the kitchen area. N/A	Remove all damaged and unused cabinets in the kitchen. Provide cabinets and install in proper location according to the design.	22	EA	$ 2200 4050 1875 ======= $ 8125
UTILITY SYSTEMS						
4611	PLUMBING SUPPLY PIPE NET PRIORITY: CRITICAL CONDITION: POOR SOURCE: DSC/means RATING: 6	Old plumbing system in the building./There is rust in the pipes especially in the hot water system. N/A	Replace all cold and hot water plumbing system in the bld'g. with new. (class C estimate prepared by SERO maintenance division is $27,067.)	1	EA	$ 12000 15067 8120 ======= $ 35187

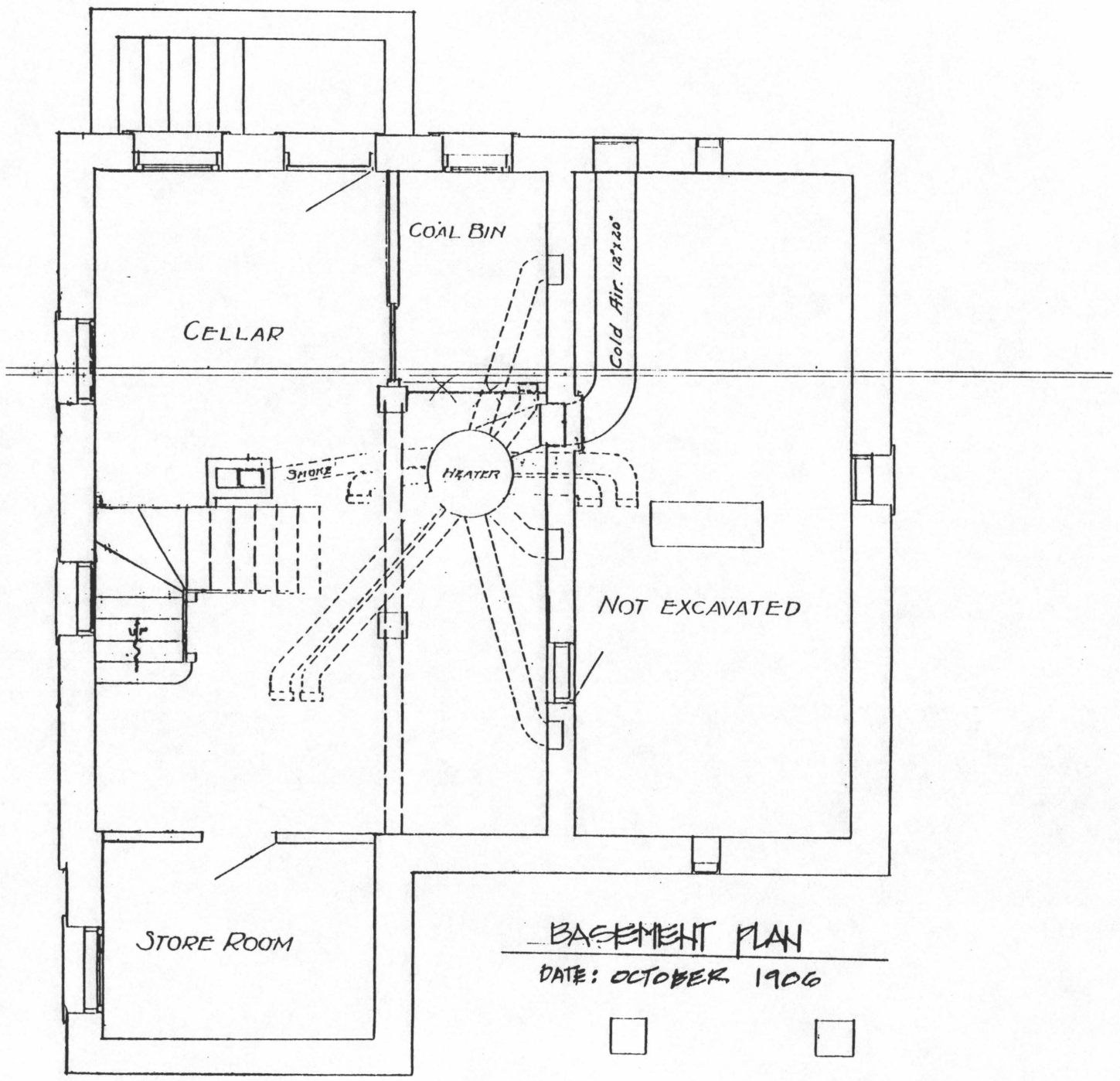
MM CODE	ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
UTILITY SYSTEMS						
4613	PLUMBING PLMB FIXTURES PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	Hairline crack in the upper level toilet water tank. In the process of rehabilitation sinks, toilets and bathtub need to be changed or added. plumbing	Povide standard toilets,bathtub and sinks and install in the proper locations.	8	EA	$ 2250 3250 1650 ======= $ 7150
4630	ELECTRICAL ELECTRICAL SYS PRIORITY: CRITICAL CONDITION: POOR SOURCE: DSC/Means RATING: 6	According to SERO maintenance division the electrical system of the building is old & needs to be replaced with a new system. electrical	Up date the electrical system and apply up to date standards and comply with the code requirement.(class C estimate for electrical system is$38930 according to SERO Maint.div.).	1	EA	$ 18930 20000 11679 ======= $ 50609
4632	ELECTRICAL MAIN DIST PNL PRIORITY: CRITICAL CONDITION: POOR SOURCE: DSC/means RATING: 4/6	Old electrical panel in the closet in the second floor. Electrical	See # 4630 for work recomendation and price estimate.	1	EA	$ 0 0 0 ======= $ 0
4635	ELECTRICAL SWITCHES/OUTLETS PRIORITY: SERIOUS CONDITION: FAIR SOURCE: means/other RATING: 3/6	Old swithes in some area need to be changed. electrical	Replace old switchs with the new. Replace the original brass cover plate in their proper location.	20	EA	$ 100 400 150 ======= $ 650
4635	ELECTRICAL SWITCHES/OUTLETS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 3/6	Old and damaged swithches in diferent area. electrical	Replace all damaged and old switches with the new one. Replace the original brass plates in their proper location	23	EA	$ 115 400 155 ======= $ 670
4636	ELECTRICAL LIGHT FIXTURES PRIORITY: CRITICAL CONDITION: POOR SOURCE: means/other RATING: 6	Damaged and missing lights in different areas of the bld'g. N/A	1-Replace damaged florescents and lights in the basement area with new ones. 2-provide light fixtures,light and switches for the attic area	7	EA	$ 100 140 72 ======= $ 312
4650	HVAC HVAC SYSTEM PRIORITY: SERIOUS CONDITION: POOR SOURCE: means/DSC RATING: 6	There is no HVAC system in this building.	Provide proper HVAC equipment and install in the proper locations.(class C estimate for 2 units and duct work work according to SERO maintenance division $15,000)	2	EA	$ 8000 7000 4500 ======= $ 19500

MM CODE / ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
FIRE/LIFE/HEALTH SAFETY					
4743 SMOKE CONTROL DEVICE/EQPT PRIORITY: CRITICAL CONDITION: POOR SOURCE: others RATING: 6	there is no smoke alarm in the kitchen. NFPA 101	provide a smoke alarm and install in the kitchen in the proper location.	1	EA	$ 10 0 3 ======= $ 13
4757 FIRE SUPPRESSION EXTINGUISHERS PRIORITY: CRITICAL CONDITION: POOR SOURCE: means RATING: 6	There is no extinguisher in the mechanical room in the basement. NFPA 101	Provide 5lb. portable type ABC fire extinguisher and install in the mech. room in a location that complies with code requirements.	1	EA	$ 35 0 11 ======= $ 46
GENERAL BUILDING/SITE					
4912 SITE FEATURES GRADE/DRAINAGE PRIORITY: SERIOUS CONDITION: FAIR SOURCE: means/other RATING: 4	Site on the E. & W. gently slopes toward the building. Building needs underground drainge especially in the east & NE. corner of the building. N/A	Grade site and gently slope away from the building./ Provide drainage pipe & install underground around the bld'g. to drain water away from the building.	600	SF	$ 405 1350 527 ======= $ 2282
4913 SITE FEATURES VEGETATION PRIORITY: SERIOUS CONDITION: FAIR SOURCE: others RATING: 4	Site around the building needs to be regrassed after regradng and drainage installation.Tree adjacent to the bld'g. will cause problem eventually. N/A	Regrass all areas that have been regraded./ Remove two evergreen trees located in the front and adjacent to the building and the dogwood in the back part.	600	SF	$ 20 230 75 ======= $ 325
4914 SITE FEATURES WALKWAY/PATIO PRIORITY: SERIOUS CONDITION: POOR SOURCE: others RATING: 4	4'x 4'conc. slab on the sidewalk has settled down in the southeast corner of the bld'g. N/A	Adjust and level off the side walk conc. slab in the southeast part of the building adjacent to the basement stairs.	64	SF	$ 50 280 99 ======= $ 429

CEMETERY LODGE
2
ANDREW JOHNSON NATIONAL HISTORIC SITE

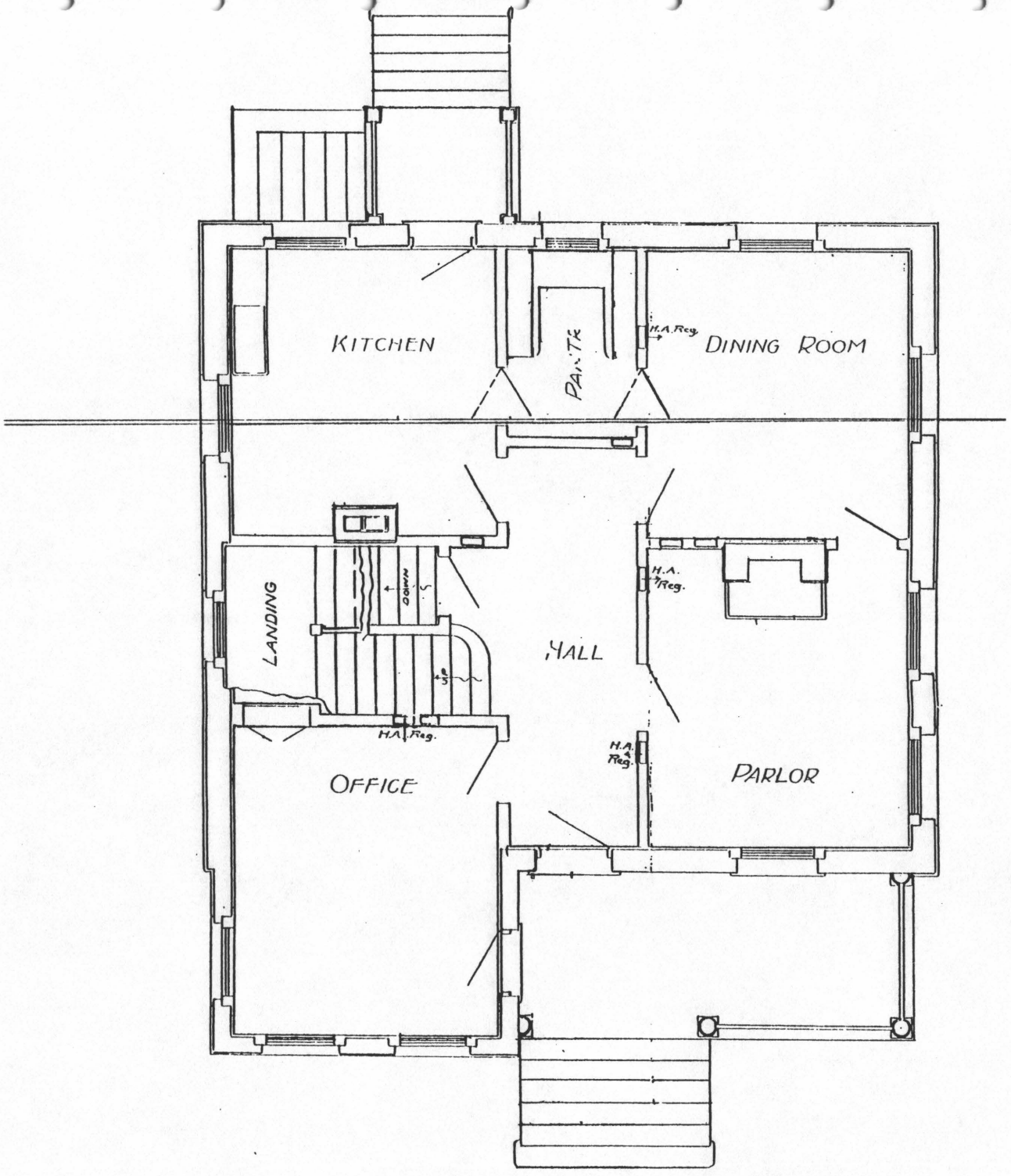
DIVISION	CRITICAL FAIR	CRITICAL POOR	SERIOUS FAIR	SERIOUS POOR	MINOR FAIR	MINOR POOR	SUBTOTAL
EXTERIOR ENVELOPE	$ 0	$ 4147	$ 12214	$ 2327	$ 0	$ 0	$ 18688
INTERIOR ENVELOPE	$ 1749	$ 31477	$ 0	$ 819	$ 592	$ 1697	$ 36332
ROOF	$ 0	$ 6631	$ 0	$ 117	$ 0	$ 0	$ 6748
FOUNDATION	$ 0	$ 1542	$ 0	$ 0	$ 0	$ 0	$ 1542
FURNISHINGS	$ 0	$ 8125	$ 0	$ 0	$ 0	$ 0	$ 8125
UTILITY SYSTEMS	$ 0	$ 93928	$ 650	$ 19500	$ 0	$ 0	$ 114078
Plumbing	$ 0	$ 42337	$ 0	$ 0	$ 0	$ 0	$ 42337
Electrical	$ 0	$ 51591	$ 650	$ 0	$ 0	$ 0	$ 52241
HVAC	$ 0	$ 0	$ 0	$ 19500	$ 0	$ 0	$ 19500
Conveyance	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
FIRE/LIFE/HEALTH SAFETY	$ 0	$ 59	$ 0	$ 0	$ 0	$ 0	$ 59
Fire/Life Safety	$ 0	$ 59	$ 0	$ 0	$ 0	$ 0	$ 59
Handicapped Accessiblity	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Public Health	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
GENERAL BUILDING/SITE	$ 0	$ 0	$ 2607	$ 429	$ 0	$ 0	$ 3036
SUBTOTAL	$ 1749	$ 145908	$ 15470	$ 23192	$ 592	$ 1697	
TOTALS	$ 147657		$ 38662		$ 2288		$ 188607

APPENDIX



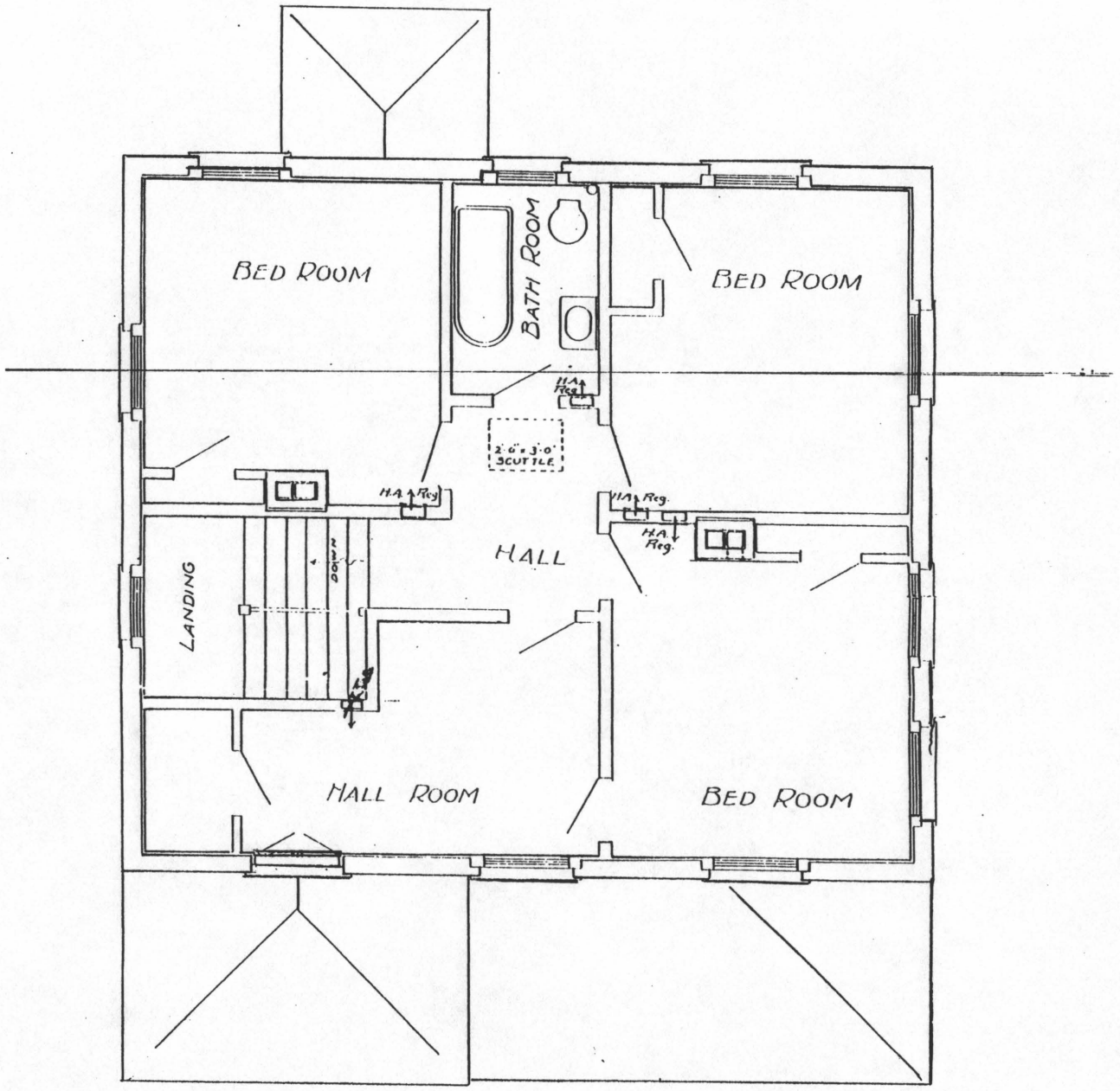
BASEMENT PLAN

DATE: OCTOBER 1906



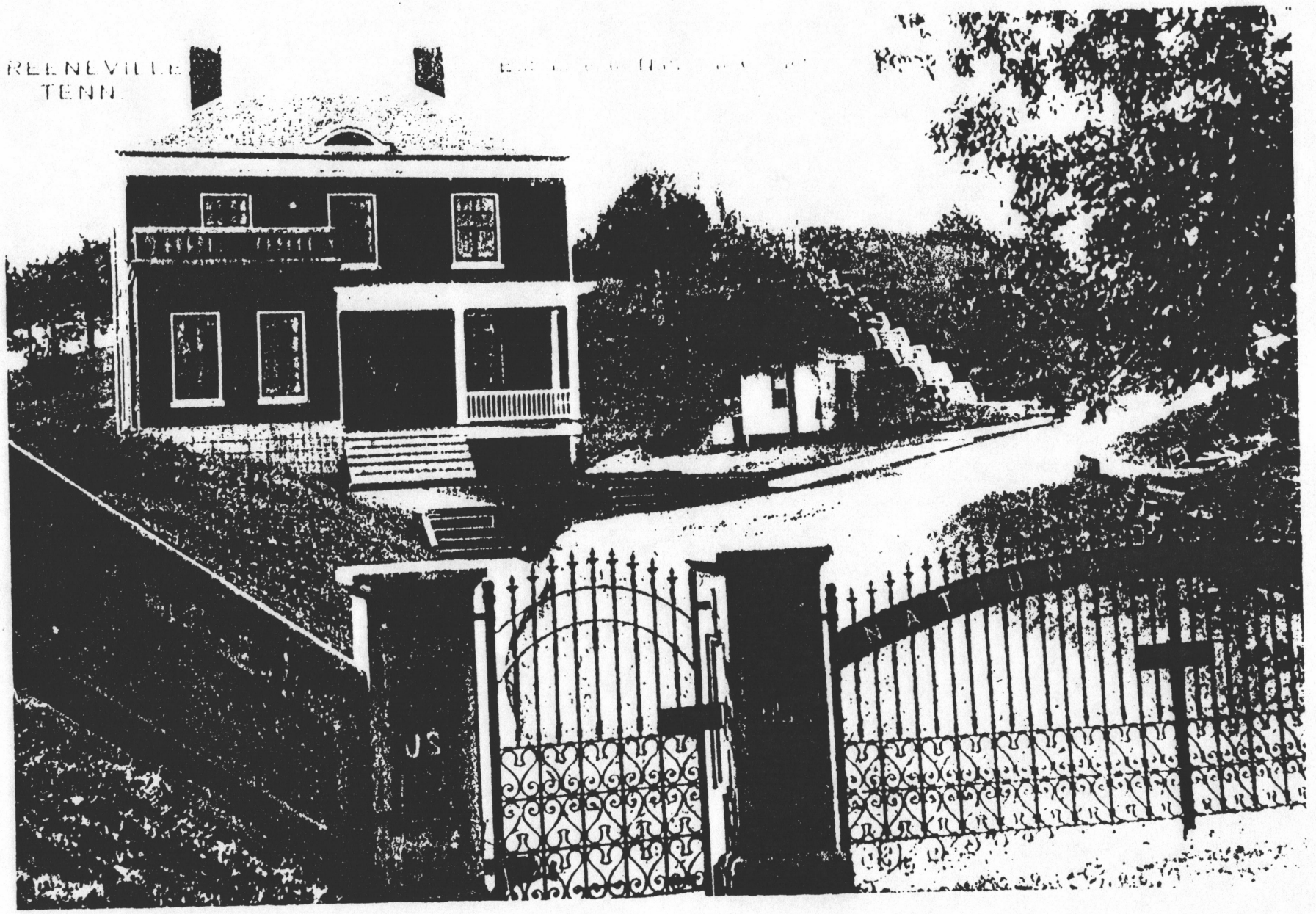
FIRST FLOOR PLAN

DATE: OCTOBER 1906 SCALE ¼IN. = 1FT.

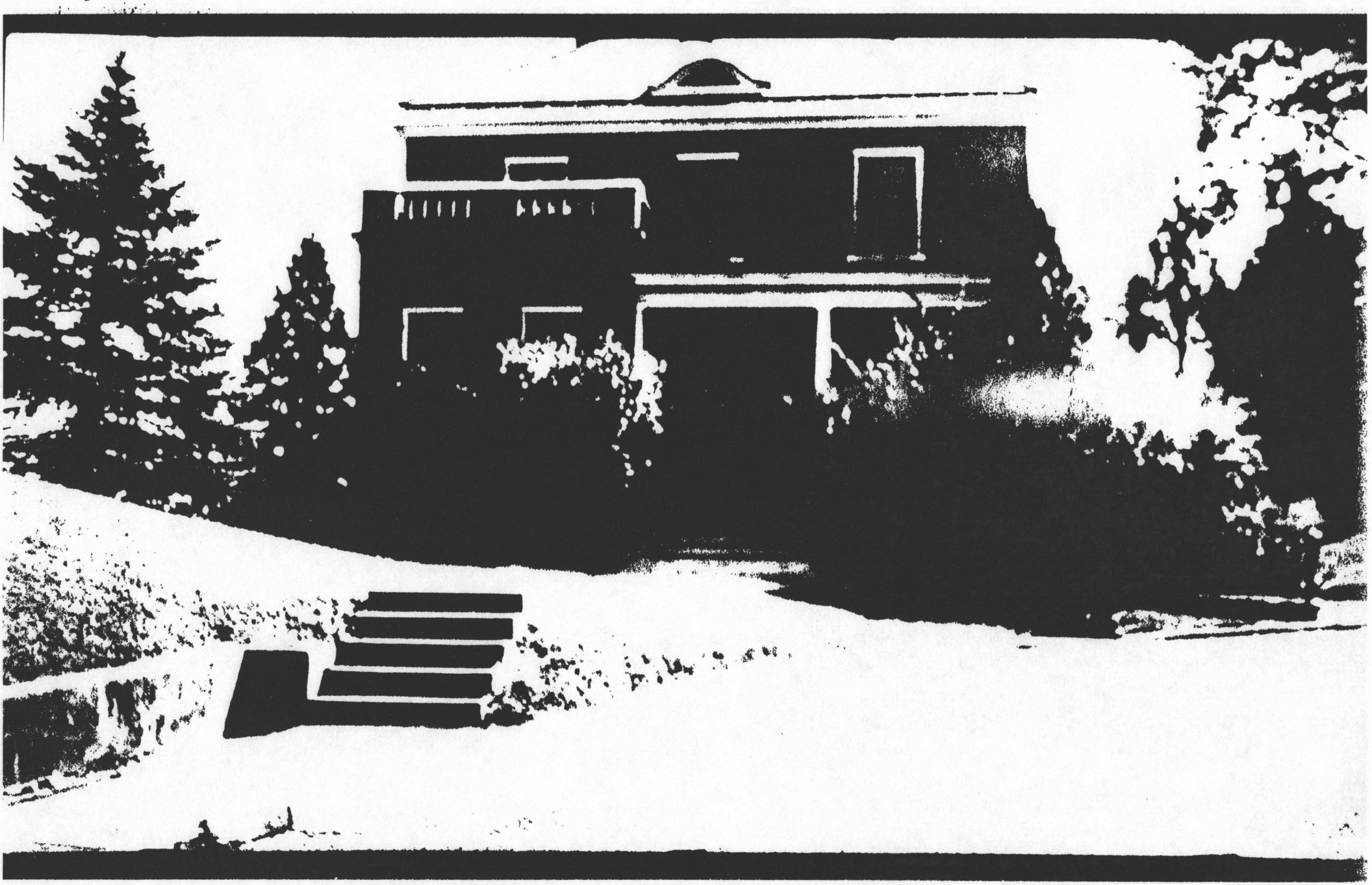


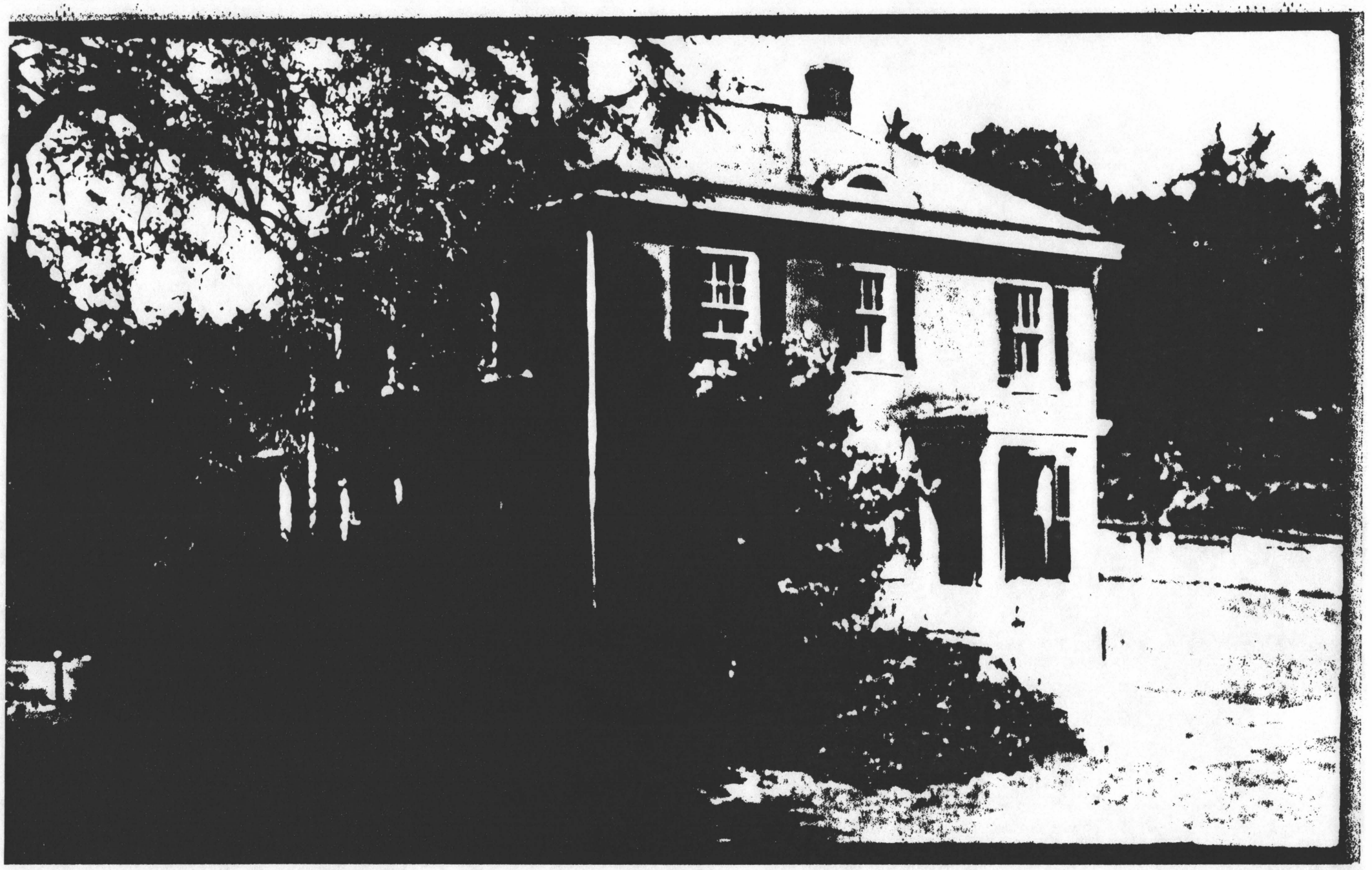
SECOND FLOOR PLAN

DATE: OCTOBER 1906


GREENVILLE
TENN
US


NATIONAL
PARK
SERVICE
ANDREW
JOHNSON
NATIONAL
CEMETERY







7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Andrew Johnson National Historic Site, established in 1942, preserves important buildings and sites associated with the 17th President of the United States, Andrew Johnson. These structures assist in telling the story of the life and accomplishments of the ex-President and help to maintain these resources. In 1942 when the National Park Service took over the administration of the area, there were five recognized historic structures: the Homestead, the Tailor Shop, a building which housed the Superintendent of the National Cemetery under the War Department's jurisdiction, a marble shaft over the grave of the President and Mrs. Andrew Johnson, and a concrete wall surrounding the National Cemetery. Today the Andrew Johnson National Historic Site is made up of three separate units totalling 16+ acres. They are the Andrew Johnson Visitor Complex; the Andrew Johnson Homestead; and the Andrew Johnson National Cemetery.

The Andrew Johnson Visitor Complex is located on the two corners of College and Depot Streets. As the headquarters of the Historic Site, it includes the Memorial Building which encloses the Tailor Shop, Museum, and Visitor Center; and the Andrew Johnson House (1830's-1851) situated across the street. In 1830, Andrew Johnson bought the famous Tailor Shop (No. HS 11) located on the northwest corner of Depot and College Streets, where he established himself in trade and politics. The Tailor Shop was known as a center for political discussion among the plain, laboring men of the town.

The shop is a one story, one room framed structure. It appears to have been well built with poplar weather boarding applied to the exterior walls, wide boards applied to the interior walls, and shingles placed on the roof. The floor has been covered with pine flooring approximately 6" wide. The floor, the interior pine walls, and the ceiling material were constructed by the Tongue and Groove method. The structure is in fairly good condition and has not been substantially altered since the days of Johnson's occupancy. The building measures 14' x 21' and is enclosed in a brick building. The Tailor Shop is displayed as a partially furnished tailoring establishment of the 1830's.

The Memorial Building (No. HS 13) constructed by the state of Tennessee in 1923 was built to protect and house the Tailor Shop which had been purchased from the Johnson family in 1921. The Memorial Building itself is a one story, two room brick, wood and glass construction. The room housing the Tailor Shop is 30' x 40' and of sufficient height to afford plenty of air space above the shop. The Tailor Shop enclosure remains practically unaltered from its 1923 appearance, where as, the second room which was originally built as quarters for a caretaker, was completely renovated in 1956-58 for use as a museum. The museum room is approximately 18' x 26' with a 9' ceiling. Both rooms of the Memorial are in good condition.

Across the street from the Tailor Shop and the Memorial Building stands the Andrew Johnson House (No. HS 10), 1830's-1851 (also known as the Kerbaugh House) which Johnson built for himself approximately 1838. The Andrew Johnson House had several owners between 1851 and 1963, when it was purchased by the National Park Service, none of whom appreciably altered the structure. Only the last owners, the Kerbaughs, made any major changes. These alterations included wiring the house for electricity, filling in the basement kitchen, applying a tin roof, and laying a new floor in the dining room area.
The Andrew Johnson House is a two story brick with a one story ell, extending back from the basic block one room deep. The basic block measures approximately 26' x 21' and the ell measures approximately 17' x 14'. The interior woodwork of the house is particularly interesting, styled from the pre-Greek Revival period. It appears to be substantially intact. The building since being altered by the Kerbaughs needs to have partial interior and exterior restorations. It will eventually be used as a house museum.

The Andrew Johnson Homestead (No. HS 01), although not the only house in which Johnson lived, is the one most clearly identified with his rise to fame and historical importance. Situated on South Main Street between Main and College, Johnson owned the house from 1851 to his death in 1875. After his death the house was continuously occupied by three generations of descendents who preserved everything associated with the ex-President. Restoration began in 1956. With the help of his countless personal belongings, a high degree of accuracy was attained in the planning of the restoration of the house (which had been modernized several times). The house today stands as it did between 1869-75.
The original house of circa 1850 consisted of a simple, two-story brick block with a one story ell extending towards the rear with six rooms above ground and two semi-basement rooms. In 1869, after the military occupation of the house during the Civil War, a second story was added to the ell. There were several alterations made after Johnson's death, but it was at this point that the house was kept while Andrew Johnson lived and the model to which it has been restored.
The house consists of 11 rooms. The basement room is completely exposed which gives the effect of three stories at the extreme end of the ell. A wide veranda wraps around a portion of the basic block and extends the full length of the ell. The basic block measures approximately 39' x 20' and the ell measures 30' x 18'. With the exception of the porch floors, it is in excellent condition. The structure is being used as a house museum.
The grounds of the Homestead today are nearly 2 acres. However, Andrew Johnson owned only 1½ acres during 1869-75. He bought 3 lots including and surrounding

the house in the years 1851, 1856, and 1870. In 1905 and 1906, Andrew John Patterson, his grandson, purchased 2 more lots which brought the acreage up to the present amount. The Homestead now has a frontage of 219 feet on Main Street and 187 feet on Water Street, extending completely through the block to College Street.

None of the outbuildings of Johnson's time still exist. All references to any outer buildings have been taken almost exclusively from recollections of various members of the family. The buildings most known about were the springhouse, barn and stables, privy, and probable amokehouse. The general character of these buildings probably conformed to those in a typical backyard of latter 19th century Greenville.

The landscaping of the Homestead is more of a background for the house than an actual period setting. The house originally set directly on the street without a front yard. There were several trees in front of the sidewalk, a picket fence, a number of apple and willow trees on the sides and back of the house, and a garden behind the kitchen. The house is still next to the street and there are trees on the sides and back of the house. Only the shade trees in front and the garden have been noticeably removed.

The Andrew Johnson National Cemtery was the first of the components of the Historic Site to be preserved. The family burial ground at the end of Monument Avenue was given to the federal government in 1908 as a national cemetery. Between 1906 and 1942, the Cemetery was under the jurisdiction of the War Department with the first Superintendent arriving in 1908. Between the years of 1908 and 1942 routine maintenance of buildings, roadways, walks, improving the drainage system for surface water, establishing sod over the entire cemetery and handling a few interments occupied the Superintendent. In 1942, the area became part of the National Park Service within the Andrew Johnson National Historic Site.

When Andrew Johnson died he was buried on a hilltop of his own selection about a mile from the Homestead. As a part of the National Cemetery, the family burial ground is located in the middle of the 14.25 acres with a spiral road leading up to it. It was here that the family raised a tall monument in memory of President Johnson. The Andrew Johnson Grave Marker (No. HS 12) is 27 feet high, with a measurement of 9 ' x 7' at the base. The base is of gray granite and is composed of three pieces- the low broad arch and the two supports which rest upon a limestone foundation set five feet in the solid slate of Monument Hill. This arch spans the graves of President and Mrs. Johnson some three feet above the ground surface. On each arch rests a die about three feet high and four feet square, flanked on either side by a pyramidical wing. On top of the wings stands an urn holding a