

HISTORIC STRUCTURE ASSESSMENT REPORT

646/D-241

FORT HANCOCK-BUILDING 10
OFFICER'S QUARTERS
Gateway National Recreation Area
Sandy Hook Unit

ON MICROFILM

PLANT RESEARCH
TECHNICAL INFORMATION CENTER
BENTON WILSON CENTER
NATIONAL PARK SERVICE

Color Scans
7/26/2004



HISTORIC STRUCTURE ASSESSMENT REPORT

**FORT HANCOCK-BUILDING 10
OFFICER'S QUARTERS
Gateway National Recreation Area
Sandy Hook Unit**

**Dates of Inspection and
Condition Assessment Report: 1988-1989**

Inspected by:
Center for Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

Prepared for:
Park Historic Architecture Division
National Park Service
Washington, D.C. 20013-7127

and

North Atlantic Regional Office
National Park Service
Boston, Massachusetts 02109-3572

Compiled by:
Center for Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

TABLE OF CONTENTS

	PAGE
Project Statement	ii
Definitions	iii
List of Symbols and Abbreviations	ix
Building Photographs/Plans	xi
Building Report	1

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 Data** - 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

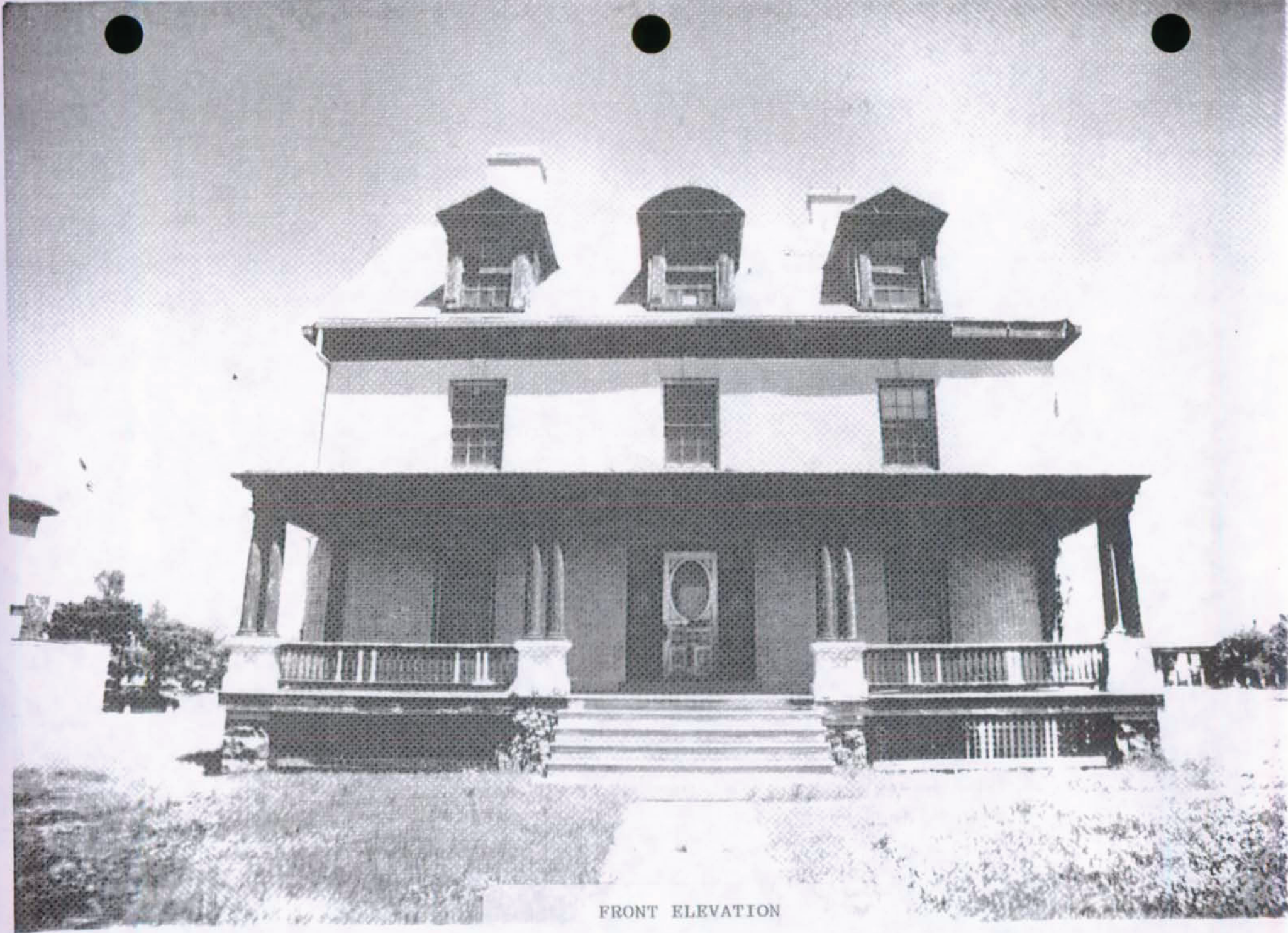
typ- typical

UBC- Uniform Building Code

W- west

wd- wood

wdo- window



FRONT ELEVATION

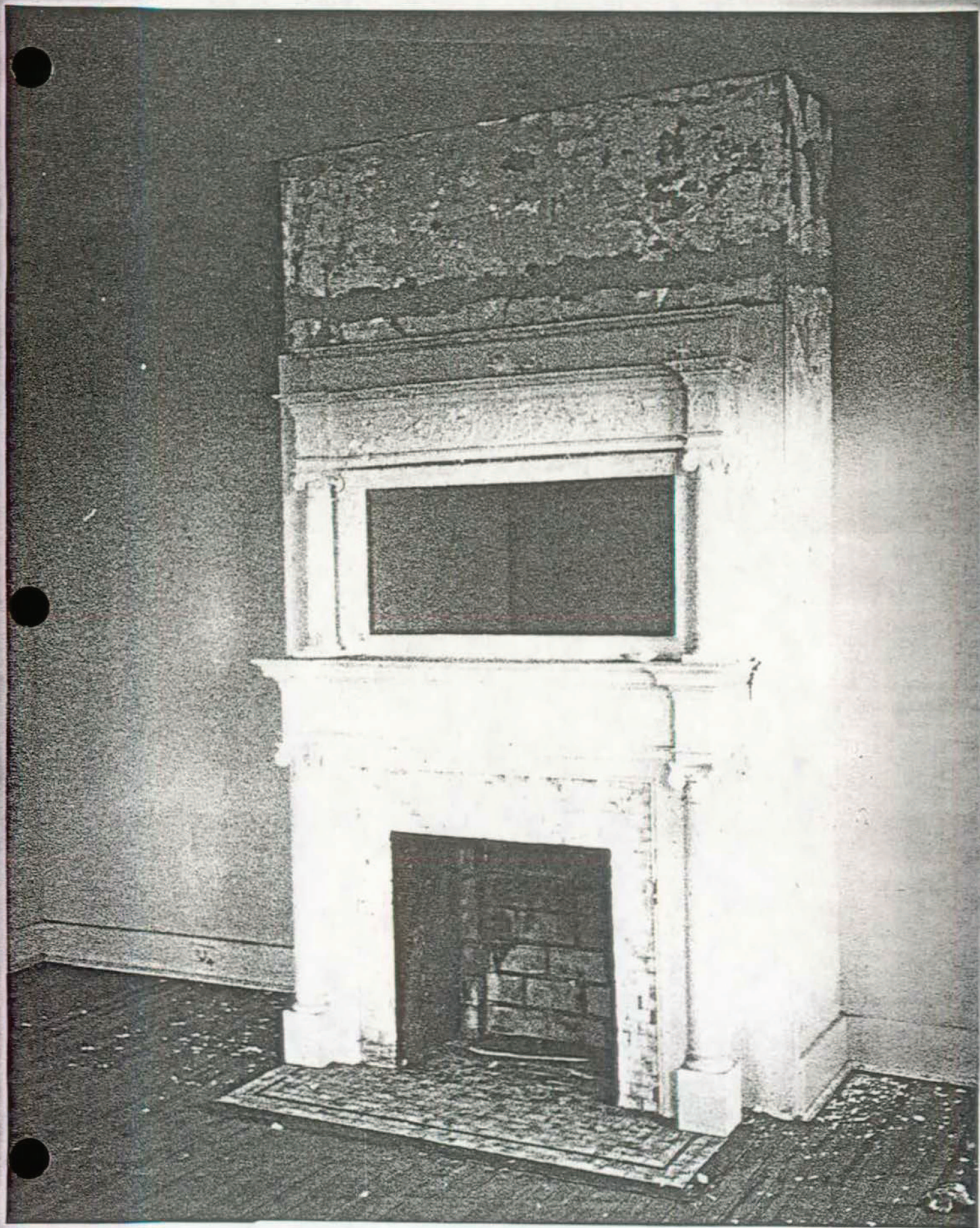


NORTH ELEVATION

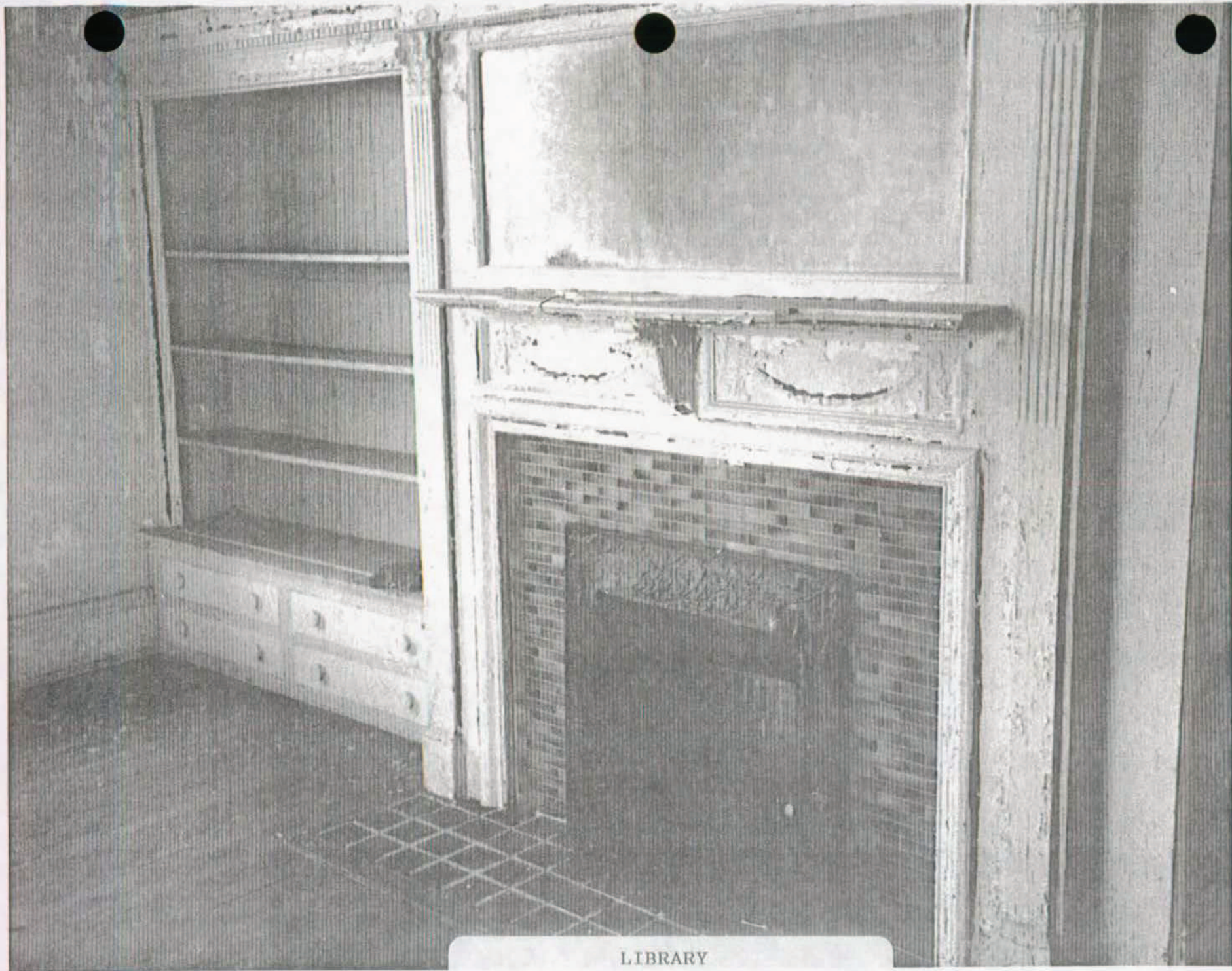


00 01 63

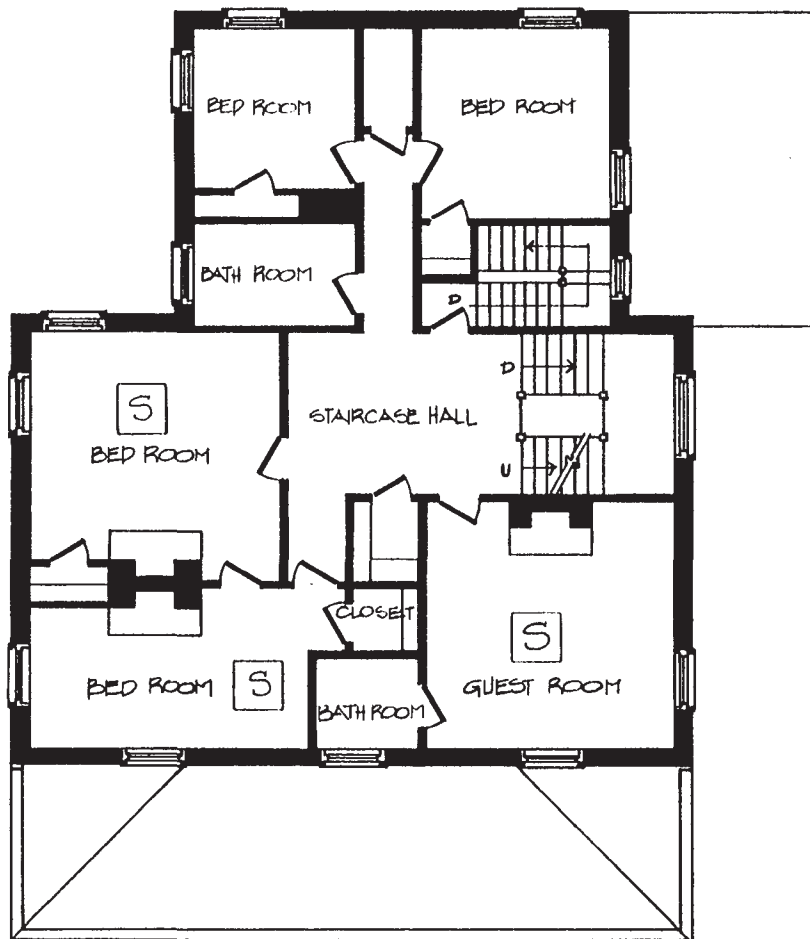
SOUTH ELEVATION



PARLOR FIREPLACE



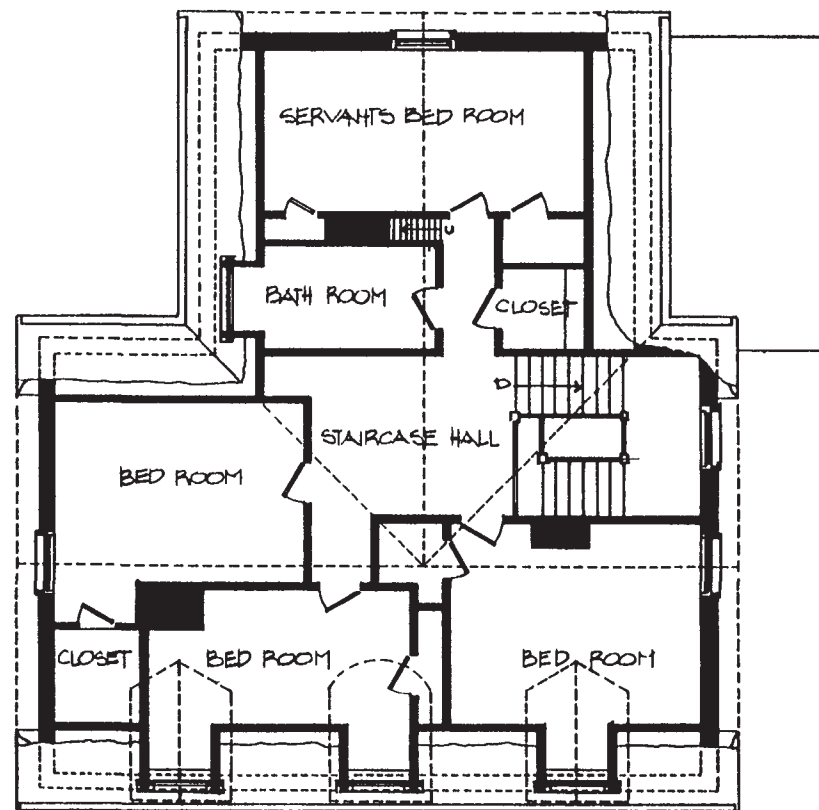
LIBRARY



SECOND FLOOR PLAN



BEARING WALL
PRIMARY SPACE
SECONDARY SPACE



ATTIC PLAN



NO SCALE

--EXECUTIVE SUMMARY-----

SIGNIFICANCE: Bldg 10 is one of an ensemble of buildings constructed to accommodate soldiers assigned to the Sandy Hook defenses from the 1890s through World War II. The bldg was designed as a single family residence for a Captain and his family.

ARCHITECTURAL DESCRIPTION: One of 18 basically identical 2-1/2 story L-shaped buff-color brick qtrs which constitute Officers' Row (bldgs 1-18). Georgian style, built 1897-99.

--IDENTIFICATION/MANAGEMENT INFORMATION-----

OTHER NAMES: Officers' Row, Captain's Quarters

BUILDING ADDRESS

PARK ORGCODE: 1770
Sandy Hook Unit
DISTRICT ORGCODE: 1775
Hartshorne Drive
Highlands, NJ 07732
LOCATION: West side of Parade-approx 600' south of Hudson Rd
COUNTY: Monmouth

BUILDING INFORMATION

BUILDING ORGCODE: 1775
MANAGEMENT UNIT: GATE/1775
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: B DATE: 06/15/89
ELEVATION: 9.2 FT
UTM COORDINATES: 18/584320/4479125

PROPERTY INFORMATION

ACQUISITION DOCUMENT: - - -
ACQUISITION COST: \$ 0
ACQUISITION DATE: 1973
GENERAL LEDGER ACCT NO: 215
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: 10
LCS ID NUMBER: 08436
HOUSING NUMBER: N/A
ENERGY NUMBER: 10
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION

REPLACEMENT COST:
APPRAISAL YEAR:
APPRAISAL SOURCE:
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1897-1899

SIZE INFORMATION

TOTAL FLOOR AREA: 4905 SF
FIRST FLOOR AREA: 1648 SF
ADDITIONAL FLOOR AREA: 3257 SF
TOTAL BASEMENT AREA: 1526 SF
FINISHED BASEMENT AREA: 1526 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 4267 SF
PERIMETER LENGTH: 133 LF
NUMBER OF STORIES: 2.5
NUMBER OF ROOMS: 14
NUMBER OF BATHROOMS: 3.5

SUMMARY COST INFORMATION

TOTAL: \$ 268775
CRITICAL: \$ 97117
SERIOUS: \$ 133387
MINOR: \$ 38272

11/10/89

GENERAL INFORMATION

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

--IDENTIFICATION / MANAGEMENT INFORMATION (cont)-----

BUILDING CODE INFORMATION

APPLICABLE CODES:

NFPA 101
National Electrical Code
National Plumbing Code

OCCUPANCY CLASSIFICATION: Residential

OCCUPANCY LOAD: 16

HAZARD OF CONTENTS: Ordinary

SEISMIC ZONE: 1

CONSTRUCTION TYPE: III (200)

OPERATIONS INFORMATION

Not open to the public

SEASON: N/A

HOURS: N/A

TREATMENT RESPONSIBILITY

INTERIM TREATMENT: NPS

APPROVED ULTIMATE TREATMENT: NPS

ROUTINE MAINTENANCE: NPS

CYCLIC MAINTENANCE: NPS

ULTIMATE TREATMENT: PROPOSED DATE: 08/25/88

DOCUMENT: E - HSR

TREATMENT TYPE: REHABILITATION

--SIGNIFICANCE-----

SIGNIFICANCE: Contributing

NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 04/24/80

NHL STATUS: Yes DATE: 12/17/82

--HISTORICAL INFORMATION-----

PERIOD OF CONSTRUCTION: Historic

HISTORIC FUNCTION:

MILITARY FACILITY
INSTITUTIONAL HOUSING(MILIT'Y)
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:

VACANT/NOT IN USE

--DOCUMENTATION-----

DSC PARKCODE: 646

DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Original plans and elevations	N/A	1896	HSR/National Archives

REPORTS:

TITLE	DOC ID #	DATE	LOCATION
Historic Structure Report (HSR)	N/A	1988	WASO/Site

11/10/89

GENERAL INFORMATION

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

--HISTORICAL DOCUMENTATION-----

HABS NUMBER:

HAER NUMBER:

NATIONAL REGISTER NUMBER: 80002505

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Bearss, Edwin C.

DATE: 05/1981

CRBIB NUMBER: 012031

TITLE: Historic Resource Study, Fort Hancock, 1895-1948

AUTHOR: Walter, Douglas S.; Sulam, Barry; Simpson, Susan

DATE: 08/1988

CRBIB NUMBER: 012014

TITLE: HSR-Part I, Architectural Data Section, Fort Hancock Parade Ground Structures, 1896-1899

11/10/89

GENERAL INFORMATION

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

--MAJOR IMPROVEMENTS/MODIFICATIONS-----

CONSTRUCTION DATE: 1897-1899	CONSTRUCTION: Built	TEXT: Date of original construction
COST: \$ 0	DESIGNER: U.S. Army Quartermaster	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1937	CONSTRUCTION: Rehabilitation	TEXT: Toilet combination installed
COST: \$ 0	DESIGNER: US Army	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1940	CONSTRUCTION: Altered	TEXT: Garage added
COST: \$ 0	DESIGNER: WPA	DESIGNER'S OCCUPATION: Other
CONSTRUCTION DATE: 1941	CONSTRUCTION: Rehabilitation	TEXT: Installed 1 bath & shower combination
COST: \$ 0	DESIGNER: US Army	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1973	CONSTRUCTION: Altered	TEXT: Slate shingles replaces with asphalt shingles
COST: \$ 0	DESIGNER: US Army	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1977	CONSTRUCTION: Rehabilitation	TEXT: Some lintels on N & W elevation replaced
COST: \$ 0	DESIGNER: NPS	DESIGNER'S OCCUPATION: Park Staff
TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0		

11/10/89

GENERAL INFORMATION

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

--INSPECTION TEAM INFORMATION-----

EVALUATION PROCEDURE

Building 10 was evaluated based on a continuation of its historic use as a single family residence. Only work related to preservation of historic fabric was considered. Close consultation with the local fire marshal will be required to insure that the historic integrity of the structure is not compromised while making it safe.

INSPECTION TEAM

DATE OF INSPECTION: 06/07/88

INSPECTION TEAM PERSONNEL:

Beth Grashof

Architect

Ctr for Arch Conservation

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-3390

AREAS: SI/EE/IE/F/L/HS

TIMES:

INSPECTION: 1.75 HRS.

REPORT PREPARATION: 20 HRS.

Jesse L. Osborne

Engineer

Ctr for Arch Conservation

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-3390

AREAS: EL/PL/ME

TIMES:

INSPECTION: 1.75 HRS.

REPORT PREPARATION: 8 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 03/08/89

NAME: Jennifer Rakestraw

ADDRESS: Ctr for Arch Conservation

Georgia Tech

Atlanta, GA 30332-0155

(404) 894-3390

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Main house:buff color brick-running	4280	SF	TOTAL
	MM UNIT: GATE	bond-butter joints 1/8" thick or less/	0	SF	GOOD
	HISTORIC RATING: 2	garage:similar buff color brick	3134	SF	FAIR
	REVISION DATE: 05/23/89		1146	SF	POOR
4112	WALLS:WALL STRUCTURE	Brick-inner withes red brick/approx 13"	4280	SF	TOTAL
	MM UNIT: 1775	thick at main house/house rated 3/garage	4280	SF	GOOD
	HISTORIC RATING: 3/4	rated 4	0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4113	WALLS:WALL INSULATION	None			
	MM UNIT: GATE				
	HISTORIC RATING: 6				
	REVISION DATE: 05/22/89				
4117	WALLS:WALL ORNAMENT	Front porch:4 sets of double wood	10	EA	TOTAL
	MM UNIT: 1775	columns & 2 engaged pilasters at wall	9	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 09/28/89		1	EA	POOR
NOTES: See also #4121, 4131, 4311, 4315, 4360 and 4422 for further porch feature descriptions.					
4121	CEILINGS:CLG SURFACE	Beaded tongue & groove at both front &	486	SF	TOTAL
	MM UNIT: GATE	rear porches	486	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4123	CEILINGS:CLG TRIM	Narrow wood cornice at both front & rear	137	LF	TOTAL
	MM UNIT: 1775	porches	137	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 05/22/89		0	LF	POOR
4131	FLOORS:FLOOR SURFACE	Tongue & groove wood boards at both	486	SF	TOTAL
	MM UNIT: GATE	front & rear porches	486	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4134	FLOORS:RAILING	Front porch railings:turned balusters-	58	LF	TOTAL
	MM UNIT: 1775	simple wood railing	58	LF	GOOD
	HISTORIC RATING: 1		0	LF	FAIR
	REVISION DATE: 05/22/89		0	LF	POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4141	WINDOWS:WDO FRAME	Main house-all sash:simple wood frames-	52	EA	TOTAL
	MM UNIT: GATE	rated 2/garage:one industrial steel	49	EA	GOOD
	HISTORIC RATING: 235	frame set in masonry opening-rated 5	2	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
	NOTES: Two basement coal chutes with same frame design-rated 3				
4142	WINDOWS:WDO SASH	Main house:wood dbl-hung/8 over 8,6 over	50	EA	TOTAL
	MM UNIT: 1775	6,4 over 4,2 over 2/kitchen storeroom:	0	EA	GOOD
	HISTORIC RATING: 2/5	casement/basement:3 light awning sash	0	EA	FAIR
	REVISION DATE: 05/22/89		50	EA	POOR
	NOTES: Main stair landing:paired 6 over 6 dbl-hung with fluted mullion between/segmental fanlight/garage: industrial sash has been removed/garage rated 5/others rated 2/see #4141 for garage window work.				
4144	WINDOWS:WDO GLAZING	Clear glass-single thickness/see work			
	MM UNIT: GATE	for #4142			
	HISTORIC RATING: 3				
	REVISION DATE: 05/22/89				
6	WINDOWS:WDO LINTEL	1st-3rd floors:brick jack arch with pro-	77	EA	TOTAL
	MM UNIT: 1775	jecting center vousoir & steel shelf	33	EA	GOOD
	HISTORIC RATING: 2	angle	0	EA	FAIR
	REVISION DATE: 09/28/89		44	EA	POOR
	NOTES: Double window at stairhall has segmental brick arch/basement:limestone watertable serves as lintel- also steel shelf angle/33 jack arches/12 limestone lintels/44 steel lintels.				
4147	WINDOWS:WDO SILL	Smooth faced limestone	45	EA	TOTAL
	MM UNIT: GATE		45	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4148	WINDOWS:WDO STORM/SCRN	Remains of both wood & aluminum framed	16	EA	TOTAL
	MM UNIT: GATE	screens and storms	0	EA	GOOD
	HISTORIC RATING: 5		0	EA	FAIR
	REVISION DATE: 03/14/89		16	EA	POOR
4151	DOORS:DOOR FRAME	All doors with simple wood frames	4	EA	TOTAL
	MM UNIT: 1775		3	EA	GOOD
	HISTORIC RATING: 3		1	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4152	DOORS:DOOR	Main-rated 1:wood panels & glass/flutted	4	EA	TOTAL
	MM UNIT: GATE	pilasters betwn door & sidelights/base-	2	EA	GOOD
	HISTORIC RATING: 125	ment-rated 2:wood panels&3 upper lights	1	EA	FAIR
	REVISION DATE: 09/28/89		1	EA	POOR
NOTES: Porch:kitchen-wood panel&glass-rated 2/exterior-modern panel&glass with two 3 lite transoms & plywood in sidelights/garage:tracks for roll-up door remain-both rated 5.					
4154	DOORS:DOOR GLAZING	Main:wood muntins divide upper half &	1	EA	TOTAL
	MM UNIT: 1775	sidelights into decorative oval pattern	0	EA	GOOD
	HISTORIC RATING: 1	of glass	0	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
4155	DOORS:DOOR HARDWARE	Decorative eschutcheon & knob at main	3	EA	TOTAL
	MM UNIT: GATE	door- rated 1/standard brass at rear &	0	EA	GOOD
	HISTORIC RATING: 1/3	basement- rated 3	0	EA	FAIR
	REVISION DATE: 03/14/89		3	EA	POOR
4156	DOORS:DOOR LINTEL	Main&kitchen:brick lintel&steel shelf	3	EA	TOTAL
	MM UNIT: 1775	angle like wdos/basement:limestone water	3	EA	GOOD
	HISTORIC RATING: 2	table&steel shelf angle like wdos	0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4157	DOORS:DOOR SILL	Granite/main:6" above porch floor/	2	EA	TOTAL
	MM UNIT: GATE	kitchen:8" above porch floor	2	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	None	2	EA	TOTAL
	MM UNIT: 1775		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		2	EA	POOR
4161	FINISHES:COATINGS	All wood features painted:windows &	2183	SF	TOTAL
	MM UNIT: GATE	doors & screen & porch floors & ceilings	0	SF	GOOD
	HISTORIC RATING: 3	& rear porch enclosure	0	SF	FAIR
	REVISION DATE: 05/22/89		2183	SF	POOR
NOTES: See work #s 4141, 4142, 4148 for painting required on windows.					
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Front:wood steps-granite bottom step/	80	SF	TOTAL
	MM UNIT: 1775	rear:wood/both rated 2/basement:concrete	20	SF	GOOD
	HISTORIC RATING: 2/4	rated 4	40	SF	FAIR
	REVISION DATE: 09/28/89		20	SF	POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

EXTERIOR ENVELOPE

4174	STAIRS/RAMPS:STAIR/RAMP RAILING	Metal pipe rail at rear porch steps	12	LF	TOTAL
	MM UNIT: GATE		0	LF	GOOD
	HISTORIC RATING: 5		0	LF	FAIR
	REVISION DATE: 05/22/89		12	LF	POOR

INTERIOR ENVELOPE

4211	FLOORS:FLOOR SURFACE	Tongue&groove:major 1st flr & all 2nd &	5538	SF	TOTAL
	MM UNIT: 1775	3rd flr spaces except bathrooms/1st &	1205	SF	GOOD
	HISTORIC RATING: 2/3	2nd flrs varnished/rated 2	3787	SF	FAIR
	REVISION DATE: 05/22/89		546	SF	POOR

NOTES: Basement:tongue&groove removed in laundry/still remains in hall-rated 2/concrete in remaining basement spaces-rated 3

4212	FLOORS:FLOOR DECKING	Diagonal tongue & groove	4711	SF	TOTAL
	MM UNIT: GATE		4711	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR

	FLOORS:FLOOR STRUCTURE	Wood joists:1st,2nd,3rd flrs (4905 SF)-	6431	SF	TOTAL
	MM UNIT: 1775	rated 2/basement:concrete slab on grade	6431	SF	GOOD
	HISTORIC RATING: 2/3	(1526 SF)-rated 3	0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR

4214	FLOORS:FLOOR INSULATION	None			
	MM UNIT: GATE				
	HISTORIC RATING: 6				
	REVISION DATE: 05/22/89				

4221	WALLS:WALL SURFACE	Original:plaster on wood lath (9767 SF)-	12630	SF	TOTAL
	MM UNIT: 1775	rated 2/some major 1st&2nd flr rooms now	2712	SF	GOOD
	HISTORIC RATING: 245	gyp board (2712 SF)-rated 4	0	SF	FAIR
	REVISION DATE: 09/28/89		9918	SF	POOR

NOTES: Prefinished plastic panels in 2nd flr bath (151 SF)-rated 5.

4222	WALLS:WALL STRUCTURE	1st, 2nd & 3rd flrs:wood frame/basement:	7260	SF	TOTAL
	MM UNIT: GATE	brick	7260	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
INTERIOR ENVELOPE					
4223	WALLS:WALL TRIM	Wood base (1368 LF)-in rooms with gyp	1480	LF	TOTAL
	MM UNIT: 1775	board walls top molding has been removed	1480	LF	GOOD
	HISTORIC RATING: 2		0	LF	FAIR
	REVISION DATE: 09/28/89		0	LF	POOR
NOTES: Picture molding (112 LF) remains in many spaces with original plaster walls					
4224	WALLS:WALL ORNAMENT	Vertical tongue&groove wainscot:3rd flr	327	SF	TOTAL
	MM UNIT: GATE	bath&laundry/drywall applied over wains-	277	SF	GOOD
	HISTORIC RATING: 2	cot in kitchen	50	SF	FAIR
	REVISION DATE: 09/28/89		0	SF	POOR
4231	CEILINGS:CLG SURFACE	Pressed metal-decorative pattern:dining&	6324	SF	TOTAL
	MM UNIT: 1775	part of 1st flr hall&original 2nd flr	5906	SF	GOOD
	HISTORIC RATING: 135	bath-rated 1 (753 SF)	0	SF	FAIR
	REVISION DATE: 05/22/89		418	SF	POOR
NOTES: Orig:plaster&wood lath/basement:stucco&plaster-metal&wood lath/rated 2/many major 1st&2nd flr spaces-gyp board-rated 3/acoustical tiles over damaged clg-1st fl hall&library&2nd fl rear hall-rated 5 (418 SF)					
4232	CEILINGS:CLG STRUCTURE	At basement,1st&2nd flrs-lath nailed to	6324	SF	TOTAL
	MM UNIT: GATE	underside of flr joists/3rd flr-wood	6324	SF	GOOD
	HISTORIC RATING: 3	joists	0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4243	WINDOWS:WINDOW TRIM	Molded wood trim with denticulated cor-	53	LF	TOTAL
	MM UNIT: 1775	nice:matches door tim/dormer windows	53	LF	GOOD
	HISTORIC RATING: 1/2	lack cornice/rated 1	0	LF	FAIR
	REVISION DATE: 09/28/89		0	LF	POOR
NOTES: Basement windows have no trim except laundry/laundry:splayed jambs finished with wood trim/rated 2.					
4245	WINDOWS:WINDOW HARDWARE	Simple catches & lifts	43	EA	TOTAL
	MM UNIT: GATE		43	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4252	DOORS:DOOR	Vestibule & sidelights with rectangular	41	EA	TOTAL
	MM UNIT: 1775	pattern rather than oval of front door-	41	EA	GOOD
	HISTORIC RATING: 124	rated 1	0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
NOTES: Five panel wood doors/bedroom & library & 2nd flr stairhall doors with operable transoms/double pocket doors at dining room and parlor-all rated 2/to attic-modern hollow core wood door- rated 4					

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

INTERIOR ENVELOPE

4253	DOORS:DOOR TRIM	Molded wood with denticulated cornice-	1562	LF	TOTAL
	MM UNIT: GATE	matches window trim/doors with transoms	1562	LF	GOOD
	HISTORIC RATING: 134	lack cornice-rated 1	0	LF	FAIR
	REVISION DATE: 05/22/89		0	LF	POOR

NOTES: Basement:simple wood frames & flat board trim-rated 3/simple wood frame to door at top of steps to 3rd flr-rated 4

4255	DOORS:DOOR HARDWARE	Brass escutcheons-knobs missing at major	41	EA	TOTAL
	MM UNIT: 1775	1st flr spaces-rated 2/standard hardware	21	EA	GOOD
	HISTORIC RATING: 2/3	at other doors-rated 3	0	EA	FAIR
	REVISION DATE: 05/22/89		20	EA	POOR

4261	FINISHES:COATINGS	Paint:all plaster, metal, gyp board,	25983	SF	TOTAL
	MM UNIT: GATE	wainscot, doors, windows, trim, built-	0	SF	GOOD
	HISTORIC RATING: 4	ins, stairs	1596	SF	FAIR
	REVISION DATE: 09/28/89		24387	SF	POOR

NOTES: Unpainted & painted brick & granite in basement.

2	FINISHES:COVERINGS	Floors:asphalt composition tiles:bath-	658	SF	TOTAL
	MM UNIT: GATE	room,pantry,kitchen,kitchen closet/see	0	SF	GOOD
	HISTORIC RATING: 5	work #4211 for pantry floor	0	SF	FAIR
	REVISION DATE: 03/14/89		658	SF	POOR

4270	STAIRS/RAMPS:INT STAIR/RAMP	There are 2 interior stairs/main stair	2	EA	TOTAL
	MM UNIT: 1775	located to rear of stairhall-serves 1st-	2	EA	GOOD
	HISTORIC RATING: 1/2	3rd floors-rated 1	0	EA	FAIR
	REVISION DATE: 09/28/89		0	EA	POOR

NOTES: Service stair is next to main stair but unlike Qtrs 1,6 & 12, this stair is completely separate from the main stair-serves basement thru 2nd floor-rated 2

4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	All interior stairs are wood	372	SF	TOTAL
	MM UNIT: GATE		372	SF	GOOD
	HISTORIC RATING: 1/2		0	SF	FAIR
	REVISION DATE: 09/28/89		0	SF	POOR

4274	STAIRS/RAMPS:STAIR/RAMP RAILING	Main:Heavy square newel at base-	215	SF	TOTAL
	MM UNIT: GATE	smaller at other corners/turned bal-	215	SF	GOOD
	HISTORIC RATING: 1/2	usters/molded handrail/rated 1	0	SF	FAIR
	REVISION DATE: 09/28/89		0	SF	POOR

NOTES: Service stairs:newels of same design as small newels of main stair-rated 2.

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
INTERIOR ENVELOPE					
4281	FIREPLACES:MANTEL	Highly decorative wood with various de-	6	EA	TOTAL
	MM UNIT: 1775	tails: gesso designs, moldings, brackets,	6	EA	GOOD
	HISTORIC RATING: 1	columns, mirrors & single or double shelves	0	EA	FAIR
	REVISION DATE: 09/28/89		0	EA	POOR
NOTES: Glazed ceramic tile faces & hearths/located in parlor, library, dining room, SW, NW & N bedrooms.					
4282	FIREPLACES:FIREBOX	Two fireplaces have decorative cast-iron	2	EA	TOTAL
	MM UNIT: GATE	fire boxes	2	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
ROOF					
4311	SYSTEM:ROOF SURFACE	House: asphalt shingles applied in 1973/	36	SQ	TOTAL
	MM UNIT: 1775	orig slate removed-rated 5/garage: built-	0	SQ	GOOD
	HISTORIC RATING: 245	up asphalt roofing- rated 4	0	SQ	FAIR
	REVISION DATE: 09/28/89		36	SQ	POOR
NOTES: Porch: standing seam metal-rated 2.					
4312	SYSTEM:ROOF SHEATHING	Tongue & groove boards at both house &	4039	SF	TOTAL
	MM UNIT: GATE	garage	2423	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/22/89		1616	SF	POOR
4313	SYSTEM:ROOF STRUCTURE	House: wood rafters-size & spacing unknown/	4039	SF	TOTAL
	MM UNIT: 1775	garage: 2x8 wood rafters at 16" on center	4039	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4314	SYSTEM:ROOF INSULATION	None	1490	SF	TOTAL
	MM UNIT: GATE		0	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 05/22/89		1490	SF	POOR
4315	SYSTEM:ROOF CORNICE	Simple wood box cornice replaced orig-	123	LF	TOTAL
	MM UNIT: 1775	inal denticulated cornice & boxed gutter	0	LF	GOOD
	HISTORIC RATING: 1/5	at horizontal runs of main house-rated 5	0	LF	FAIR
	REVISION DATE: 09/28/89		123	LF	POOR

NOTES: Original wood cornice intact at front porch-rated 1.

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
ROOF					
4316	SYSTEM:ROOF EAVES	Formed metal denticulated cornice at	161	LF	TOTAL
	MM UNIT: GATE	gable ends & returns/matched original	0	LF	GOOD
	HISTORIC RATING: 1	horizontal cornice	0	LF	FAIR
	REVISION DATE: 05/22/89		161	LF	POOR
4317	SYSTEM:ROOF ORNAMENT	Dormers:dbl-hung sash/west-6 over 6/	4	EA	TOTAL
	MM UNIT: 1775	north-12 over 12/asphalt shingles on	0	EA	GOOD
	HISTORIC RATING: 1	side walls	0	EA	FAIR
	REVISION DATE: 05/22/89		4	EA	POOR
NOTES: Fluted pilasters each side of windows/molded cornice/W elev-middle:barrel shaped standing seam metal roof, W elev-ends & N elev:gabled roofs covered with asphalt shingles/see also #4311 for roof work					
4322	OPENINGS:ROOF VENTILATION	Metal attic vent-wind driven	1	EA	TOTAL
	MM UNIT: GATE		1	EA	GOOD
	HISTORIC RATING: 4		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4340	DRAINAGE:ROOF FLASHING	Metal flashing at chimneys&front porch&	147	LF	TOTAL
	MM UNIT: 1775	garage rated 4/building paper at valleys	0	LF	GOOD
	HISTORIC RATING: 4/5	rated 5	0	LF	FAIR
	REVISION DATE: 05/22/89		147	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	Copper gutters & downspouts	72	LF	TOTAL
	MM UNIT: GATE		0	LF	GOOD
	HISTORIC RATING: 3		0	LF	FAIR
	REVISION DATE: 05/22/89		72	LF	POOR
4360	FINISHES:ROOF FINISH	Porch roof painted	512	SF	TOTAL
	MM UNIT: GATE/1775		512	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 09/28/89		0	SF	POOR
FOUNDATION					
4412	WALLS:FDN WALL STRUCTURE	Rock faced granite ashlar-random range/	300	SF	TOTAL
	MM UNIT: 1775	smooth faced limestone watertable	150	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 05/22/89		150	SF	POOR
4413	MOISTURE PROTECTION:FDN VENTILATION	Basement windows	10	EA	TOTAL
	MM UNIT: GATE		10	EA	GOOD
	HISTORIC RATING: 2		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

FOUNDATION

4416	WALLS:FDN INSULATION MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	None			
4422	PIERS:PIER/PILE STRUCTURE MM UNIT: GATE HISTORIC RATING: 2/3 REVISION DATE: 09/28/89	Interior brick-17" square/2 free standing & 1 engaged/located in basement-rated 3	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR

NOTES: Front porch:rock faced granite ashlar piers with limestone caps & lattice between each pier.

4430	CHIMNEYS:CHIMNEY MM UNIT: 1775 HISTORIC RATING: 3 REVISION DATE: 05/22/89	There are 3 chimneys/2 located at the W roof ridge/1 at the rear roof ridge	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4432	CHIMNEYS:CHIMNEY STRUCTURE MM UNIT: GATE HISTORIC RATING: 3 REVISION DATE: 05/22/89	Buff brick with top courses corbeled	25 25 0 0	LF LF LF LF	TOTAL GOOD FAIR POOR
4433	CHIMNEYS:FLUE/STACK MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 09/28/89	12" galvanized steel flue/see feature #4650			
4434	CHIMNEYS:CHIMNEY CAP MM UNIT: GATE HISTORIC RATING: 3 REVISION DATE: 05/22/89	Stone	3 2 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR

FURNISHINGS

4520	FURNISHINGS:BUILT-IN FURN MM UNIT: 1775 HISTORIC RATING: 2/6 REVISION DATE: 05/22/89	2 dressers in pantry & 1 each in most bedroom closets/bookshelves in library & 2nd floor SW bedroom/rated 2	9 8 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
------	---	---	------------------	----------------------	-------------------------------

NOTES: Miscellaneous cabinetry in kitchen-rated 6

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
UTILITY SYSTEMS					
4611	PLUMBING:SUPPLY PIPE NET	Copper- 5/8", 1/2" & 3/8"	1	EA	TOTAL
	MM UNIT: GATE		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4612	PLUMBING:WASTE PIPE NET	Cast iron & copper:4", 3", 2", & 1-1/2"	1	EA	TOTAL
	MM UNIT: 1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4613	PLUMBING:PLMB FIXTURES	3 water closets, 2 lavatories, 2 tubs & 1 kitchen sink	8	EA	TOTAL
	MM UNIT: GATE		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		8	EA	POOR
4614	PLUMBING:PLMB EQUIPMENT	Electric water heater/240 volts/52 gallon capacity	1	EA	TOTAL
	MM UNIT: 1775		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
5	PLUMBING:SEPTIC SYSTEM	NPS sewage system	1	EA	TOTAL
	MM UNIT: GATE		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4618	PLUMBING:WATER TREAT SYS	NPS chlorinated	1	EA	TOTAL
	MM UNIT: 1775		1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 09/28/89		0	EA	POOR
4630	ELECTRICAL:ELECTRICAL SYS	There is electrical service to building			
	MM UNIT: GATE				
	HISTORIC RATING: 6				
	REVISION DATE: 05/22/89				
4631	ELECTRICAL:INCOMING SERVICE	Service has been disconnected	1	EA	TOTAL
	MM UNIT: GATE		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
4632	ELECTRICAL:MAIN DIST PNL	Lug type connection/100 amps-120/240 volts/plug & cartridge fuses/see work for #4631			
	MM UNIT: GATE				
	HISTORIC RATING: 6				
	REVISION DATE: 05/22/89				

NOTES: Access to panel good-all circuits are identified

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4634	ELECTRICAL:WIRING NETWORK MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	Armoured cable/see feature #4631			
4635	ELECTRICAL:SWITCHES/OUTLETS MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 07/18/89	Duplex receptacles & toggle switches/ see feature #4631			
4636	ELECTRICAL:LIGHT FIXTURES MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 07/14/89	15 incandescent/2 fluorescent/see feature #4631			
4637	ELECTRICAL:ELEC EQPT MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Disconnect switch/30 amps-120/240 volts	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4640	HVAC:HVAC SYSTEM MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 07/14/89	There is only heat in building, no A/C system	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4651	HVAC:HVAC PIPING NET MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Black iron:4", 3", 2" & 1"- insulated with fiberglass type insulation/see feature #4650			
4652	HVAC:HVAC EQUIPMENT MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	None			
4654	HVAC:HEATING EQPT MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Oil fired boiler-see feature #4650			
4655	HVAC:HT TRANSFER EQPT MM UNIT: 1775 HISTORIC RATING: 4 REVISION DATE: 05/22/89	Cast iron free standing radiators/see feature #4650			

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
UTILITY SYSTEMS					
4657	HVAC:AIR DIST EQPT	Wall hung kitchen exhaust fan/115 volts	1	EA	TOTAL
	MM UNIT: GATE		0	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
4658	HVAC:FUEL PIPE/STOR	Piping:3/8" copper/fuel oil:one 1000	1	EA	TOTAL
	MM UNIT: 1775	gallon steel storage tank	1	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
FIRE/LIFE/HEALTH SAFETY					
4711	FIRE EGRESS:MEANS OF EGRESS	Upper stairhalls to stairs to main hall	1	EA	TOTAL
	MM UNIT: GATE	to front or rear doors/maximum path of	0	EA	GOOD
	HISTORIC RATING: 6	travel-136 LF	0	EA	FAIR
	REVISION DATE: 05/22/89		1	EA	POOR
NOTES: Finishes:plaster, gyp board, wood floors/boiler room is only hazardous area					
4712	FIRE EGRESS:STAIR/RAILING	Exterior:front-12 ft wide/wood steps-12"	4	EA	TOTAL
	MM UNIT: 1775	tr & 7-3/4" ri/granite step-12" tr & 10"	4	EA	GOOD
	HISTORIC RATING: 2	ri/wood railing-30-1/2" high	0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
NOTES: Exterior:rear-58" wide/12" tr & 8-1/2 " ri/pipe rail-approx 2" diameter & 31" high/basement:48" wide/10" tr & 9" ri/see work for #4173 & 4174/Interior:main-46" wide/12" tr & 7" ri/railing-34" high					
4713	FIRE EGRESS:DOOR/HARDWARE	All exit doors at least 33" clear width/	3	EA	TOTAL
	MM UNIT: GATE	standard residential hardware	3	EA	GOOD
	HISTORIC RATING: 3		0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4714	FIRE EGRESS:EMERGENCY LIGHTING	Normal lighting only- no emergency	6	EA	TOTAL
	MM UNIT: 1775	lighting required in single family	6	EA	GOOD
	HISTORIC RATING: 3	residence	0	EA	FAIR
	REVISION DATE: 05/22/89		0	EA	POOR
4715	FIRE EGRESS:EXIT SIGNAGE	None required in single family residence			
	MM UNIT: GATE				
	HISTORIC RATING: 6				
	REVISION DATE: 05/22/89				

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4733	FIRE DETECTION:FD DETECTOR MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	See #4741			
4741	SMOKE CONTROL:SMOKE ALARM MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Ceiling mounted battery operated smoked detector	1 0 0 1	EA EA EA EA	TOTAL GOOD FAIR POOR
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	None			
4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	None required in a single family residence			
61	SEISMIC:STRUCTURAL MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	Masonry bearing wall-building located in Zone 1-minor damage/basically square in shape	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4770	FIRE/LIFE SAFETY:HANDICAP ACCESS MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Building is not required to be accessible			
4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	N/A			
4781	HEALTH SAFETY:D WTR TREATMENT MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Chlorinated by NPS	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4782	HEALTH SAFETY:W WTR TREATMENT MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	NPS sewage treatment plant	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
FIRE/LIFE/HEALTH SAFETY					
4783	HEALTH SAFETY:FOOD SERVICE MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	No public food service			
4784	HEALTH SAFETY:REFUSE COLL/STOR MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	Contracted out to private company	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4785	HEALTH SAFETY:PEST INFEST MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	None			
4786	HEALTH SAFETY:HAZARDOUS MATL MM UNIT: 1775 HISTORIC RATING: 6 REVISION DATE: 05/22/89	None			
0	FIRE/LIFE/HEALTH SAFETY:F/L/HS OTHER MM UNIT: GATE/1775 HISTORIC RATING: 6 REVISION DATE: 09/29/89	One fire hydrant off NW corner of site	1 1 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
GENERAL BUILDING/SITE					
4911	SITE FEATURES:DRIVE/PARKING MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Within drive at garage off Kessler Rd	200 200 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4912	SITE FEATURES:GRADE/DRAINAGE MM UNIT: 1775 HISTORIC RATING: 3 REVISION DATE: 05/22/89	Flat site-no drainage problems			
4913	SITE FEATURES:VEGETATION MM UNIT: GATE HISTORIC RATING: 6 REVISION DATE: 05/22/89	Miscellaneous shrubs & vines	10 0 0 10	SF SF SF SF	TOTAL GOOD FAIR POOR

11/10/89

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
GENERAL BUILDING/SITE					
4914	SITE FEATURES:WALKWAY/PATIO	Concrete sidewalk from Hartshorne Dr &	204	SF	TOTAL
	MM UNIT: 1775	from Kessler Rd	204	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 05/22/89		0	SF	POOR
4990	BUILDING:BLDG OTHER	Structure built to standard plan no.	1	EA	TOTAL
	MM UNIT: GATE	(QMGO) 109 from the Quartermaster	1	EA	GOOD
	HISTORIC RATING: 6	General's Office	0	EA	FAIR
	REVISION DATE: 09/29/89		0	EA	POOR

NOTES: See RG 77-P.1. NM-19 at the Cartographic and Architectural Branch of the National Archives for more complete details.

11/10/89

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

CRITICAL

4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: Park RATING: 2	Severe deterioration of primary E elevation/exterior with separating from inner withes causing deterioration of interior finishes	Rebuild wall as was done at Quarters 1 during 1980-81 restoration	1146	SF	\$ 1145 15735 6876 =====
						\$ 29796
4146	EXTERIOR ENVELOPE WINDOWS WDO LINTEL CONDITION: POOR SOURCE: Park RATING: 2	Severe corrosion of steel shelf angles/material & labor cost combined	Remove shelf angles/replace 1st-3rd flrs with fiberglass-painted/replace basement with new steel angle painted with rust inhibiting zinc rich paint	44	EA	\$ 0 15735 4721 =====
						\$ 20456
4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: POOR SOURCE: R.S. Means RATING: 2/4	Severe deterioration of rear porch steps	Rebuild steps as required to match original design/use other officers quarters as guide	20	SF	\$ 75 95 51 =====
						\$ 221
4174	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP RAILING CONDITION: POOR SOURCE: R.S. Means RATING: 5	Railing at rear porch inadequate & not secure/no railings provided at front steps NFPA 101 Chap 5-2.2.6	Provide pipe rails as required to meet code/match appearance of original pipe rails at various Lieutenant's Quarters	26	LF	\$ 1300 390 507 =====
						\$ 2197
4311	ROOF SYSTEM ROOF SURFACE CONDITION: POOR SOURCE: R.S. Means RATING: 245	Severe deterioration of asphalt shingles,built-up roof of garage,copper at dormer & front porch/standing seam at porch/flat seam at dormer	Remove existing/install slate roof on house to match original/install new built-up roof at garage & new copper at dormer & porch/cost include scaffolding	36	SQ	\$ 12465 6020 5546 =====
						\$ 24031
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: POOR SOURCE: R.S. Means RATING: 3	Severe deterioration of approx 40% of sheathing due to deteriorated roofing	Replace sheathing with new as required- including at dormers	1616	SF	\$ 1470 1130 780 =====
						\$ 3380
4315	ROOF SYSTEM ROOF CORNICE CONDITION: POOR SOURCE: R.S. Means RATING: 1/5	Severe deterioration of existing cornice/inappropriate design	Remove existing cornice/install new decorative boxed cornice and gutter to match original design	123	LF	\$ 890 1420 693 =====
						\$ 3003

11/10/89

GATE-1775-SH-010

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

CRITICAL

4340	ROOF DRAINAGE ROOF FLASHING CONDITION: POOR SOURCE: R.S. Means RATING: 4/5	Severe deterioration of all flashing/causing damage to interior plaster finishes	Replace all flashing with new copper flashing	147	LF	\$ 505 545 315 =====
						\$ 1365
4351	ROOF DRAINAGE GUTTER/DOWNSPOUT CONDITION: POOR SOURCE: R.S. Means RATING: 3	Severe deterioration of existing gutters & downspouts/ gutters are inappropriate redesign of original	Remove existing gutters & downspouts/install new copper downspouts with proper drainage away from bldg/see #4315 for gutter cost figures	72	LF	\$ 380 195 173 =====
						\$ 748
4434	FOUNDATION CHIMNEYS CHIMNEY CAP CONDITION: POOR SOURCE: R.S. Means RATING: 3	Rear chimney missing its stone cap	Replace cap/repoint as required/match original appearance	1	EA	\$ 50 155 62 =====
						\$ 267
4631	UTILITY SYSTEMS ELECTRICAL INCOMING SERVICE CONDITION: POOR SOURCE: R.S. Means RATING: 6	Electrical service in building is in poor condition and inadequate for residential use	Install new electrical system/rewire building	1	EA	\$ 3250 4850 2430 =====
						\$ 10530
4711	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS MEANS OF EGRESS CONDITION: POOR SOURCE: R.S. Means RATING: 6	Serious deterioration of ceiling stucco in boiler room leaving 1st flr joists unprotected NFPA 101, Chapter 6	Remove all stucco & wire lath/install 2 layers of 5/8" type-X gyp board to entire boiler room ceiling	1	EA	\$ 195 445 192 =====
						\$ 832
4741	FIRE/LIFE/HEALTH SAFETY SMOKE CONTROL SMOKE ALARM CONDITION: POOR SOURCE: R.S. Means RATING: 6	Smoke detector no longer works NFPA 101, Chapter 7	Provide 4 smoke detectors hard wired into bldg electrical system/1 per floor	4	EA	\$ 135 90 68 =====
						\$ 293

11/10/89

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	-----	-----	-----	-----	-----	-----
SERIOUS						
4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: R.S. Means RATING: 2	Deterioration of mortar joints-vertical joints & behind downspouts especially poor	Repoint as required to match existing appearance-approx- imately 50% of wall surfaces	1567	SF	\$ 315 7430 2324 =====
						\$ 10069
4142	EXTERIOR ENVELOPE WINDOWS WDO SASH CONDITION: POOR SOURCE: Park RATING: 2/5	Serious deterioration of wood windows/rotted members/broken glass/deteriorated glazing putty & peeling paint to bare wood	Rebuild windows as required as was done at Quarters 1 during 1980-1981 rehabilitation/prime & 2 top coats high quality oil based paint	49	EA	\$ 10270 20205 9143 =====
						\$ 39618
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: POOR SOURCE: Insp/Mean RATING: 125	Deterioration of pilasters of front door	Repair & restore all wood members to original design	1	EA	\$ 35 100 41 =====
						\$ 176
4154	EXTERIOR ENVELOPE DOORS DOOR GLAZING CONDITION: POOR SOURCE: R.S. Means RATING: 1	Some broken glass & deteriora- tion of glazing putty at front door	Replace all glazing putty & broken glass	1	EA	\$ 45 90 41 =====
						\$ 176
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: Means/Insp RATING: 1/3	Serious corrosion of locks due to salt environment	Remove hardware from front door/restore eschutcheon & knob- coat with clear laquer/ replace knobs at basement & kitchen/replace all locks	3	EA	\$ 290 145 131 =====
						\$ 566
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: R.S. Means RATING: 3	All painted surfaces in poor condition-paint peeling to bare wood	Remove paint using heat or chemicals/sand & prime & 2 top coats high quality oil based paint	2183	SF	\$ 800 9960 3228 =====
						\$ 13988
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: POOR SOURCE: R.S. Means RATING: 2/3	Wood flooring has been removed from basement laundry/basement hallway in poor condition/E bedroom 3rd floor- flooring is warped	Remove wood from hallway/take up rotted sleepers from laun- dry/provide smooth surface/ install new resilient floor tile/install new wood at 3rd flr-266 SF	546	SF	\$ 575 610 356 =====
						\$ 1541

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority *****

MM CODE ----	DIVISION ELEMENT UNIT ----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP -----
--------------------	-------------------------------------	----------------------------	-------------------------	-------------------	--------------	----------------------------------

SERIOUS

4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: POOR SOURCE: R.S. Means RATING: 245	All plaster walls with numerous cracks-especially attic/plastic panels inappropriate & worn	Remove loose plaster/patch cracks/remove plastic panels/repair walls as required & install new ceramic tile	9918	SF	\$ 585 2640 968 =====
						\$ 4193
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: POOR SOURCE: Means/Insp RATING: 4	Deterioration of all painted surfaces-peeling, deep cracks: doors, trim, built-ins, stairs & mantels/original dark finish exposed at doors & trim	Carefully remove paint from wood surfaces-refinish using bldg 6 as guide/scrape loose paint from walls & ceilings/clean & prime as required/repaint	24387	SF	\$ 3000 22000 7500 =====
						\$ 32500
4262	INTERIOR ENVELOPE FINISHES COVERINGS CONDITION: POOR SOURCE: R.S. Means RATING: 5	Asphalt composition tiles missing & worn	Remove existing tiles/provide level subfloor to receive new resilient flooring material in all spaces but pantry	554	SF	\$ 395 435 249 =====
						\$ 1079
4317	ROOF SYSTEM ROOF ORNAMENT CONDITION: POOR SOURCE: Park/Mean RATING: 1	Serious deterioration of dormers- windows, trim, asphalt shingle sidewalls	Repair & restore each dormer to match original design	4	EA	\$ 4060 3585 2294 =====
						\$ 9939
4520	FURNISHINGS FURNISHINGS BUILT-IN FURN CONDITION: POOR SOURCE: R.S. Means RATING: 2/6	Existing kitchen will need to be remodeled to make usable	Remodel kitchen providing adequate cabinetry & all new appliances	1	EA	\$ 2780 925 1112 =====
						\$ 4817
4613	UTILITY SYSTEMS PLUMBING PLMB FIXTURES CONDITION: POOR SOURCE: R.S. Means RATING: 6	Fixtures in poor condition/rehabilitate existing fixtures if possible/work and costs are for total replacement	Remove existing fixtures/install three fixture bathroom on 2nd & 3rd floor/replace kitchen sink/replace water closet & sink in 1st floor powder room under stairs	9	EA	\$ 1720 3080 1440 =====
						\$ 6240
4614	UTILITY SYSTEMS PLUMBING PLMB EQUIPMENT CONDITION: POOR SOURCE: R.S. Means RATING: 6	Water heater is in poor condition and inadequate for residential use	Install one 85 gallon oil fired water heater in basement	1	EA	\$ 2150 1050 960 =====
						\$ 4160

11/10/89

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

SERIOUS

4650	UTILITY SYSTEMS HVAC HVAC SYSTEM CONDITION: POOR SOURCE: R.S. Means RATING: 6	Existing HVAC system is in poor condition	Install new oil fired boiler and reuse existing radiators	1	EA	\$ 1830 1500 999 =====
						\$ 4329

MINOR

4117	EXTERIOR ENVELOPE WALLS WALL ORNAMENT CONDITION: POOR SOURCE: Insp RATING: 1	1 column has had base replaced with simple square base	Replace column base to match original design	1	EA	\$ 25 100 38 =====
						\$ 163
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: POOR SOURCE: R.S. Means RATING: 235	Steel window at garage miss- ing/frame badly rusted	Remove steel frame/install new steel window to match orig/ prime with rust inhibiting primer & 2 top coats	1	EA	\$ 175 140 95 =====
						\$ 410
4141	EXTERIOR ENVELOPE WINDOWS WDO FRAME CONDITION: FAIR SOURCE: R.S. Means RATING: 235	Deteriorated & rusted coal chutes	Remove coal chutes/install new wood awning type wood window to match existing basement windows/prime & 2 coats high quality oil based paint	2	EA	\$ 210 145 107 =====
						\$ 462
4148	EXTERIOR ENVELOPE WINDOWS WDO STORM/SCRN CONDITION: POOR SOURCE: R.S. Means RATING: 5	Aluminum screens/storms bent, rusting, torn/out of character with building/new units separ- ate-will have to be changed with seasons/includes basement	Fabricate separate wood screen & storm units for each window/ costs are for the screens & storms only painted to match trim/screens:\$3535/storms: \$5445	96	EA	\$ 8980 0 2694 =====
						\$ 11674
4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: Insp/Mean RATING: 3	Front door frame has areas of rot	Repair frame as required to match existing	1	EA	\$ 10 100 33 =====
						\$ 143

11/10/89

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority *****

MM CODE ----	DIVISION ELEMENT UNIT ----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP -----
--------------------	-------------------------------------	----------------------------	-------------------------	-------------------	--------------	----------------------------------

MINOR

4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: R.S. Means RATING: 125	Deterioration of rear porch enclosure/out of character	Remove rear porch door & win- dows/restore rear porch to original appearance as much as is possible	1	EA	\$ 50 330 114 =====
						\$ 494
4158	EXTERIOR ENVELOPE DOORS DOOR STORM/SCRN CONDITION: POOR SOURCE: R.S. Means RATING: 6	No screen/storm doors provided	Provide wood storm/screen door combinations at the front & rear porch doors	2	EA	\$ 355 90 134 =====
						\$ 579
4173	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP STRUCTURE CONDITION: FAIR SOURCE: R.S. Means RATING: 2/4	Some split treads at front steps	Replace treads as required to match existing	40	SF	\$ 20 50 21 =====
						\$ 91
4211	INTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: Insp RATING: 2/3	Varnished floor finish worn/ asphalt composition in pantry out of character with building	Remove varnish with denatured alcohol &/or lightly sanding/ apply varnish/remove asphalt composition floor in pantry & restore wood	4053	SF	\$ 2065 7095 2748 =====
						\$ 11908
4224	INTERIOR ENVELOPE WALLS WALL ORNAMENT CONDITION: FAIR SOURCE: Insp RATING: 2	Gypsum board applied over wainscot in kitchen	Carefully remove gypsum board & restore wainscot	50	SF	\$ 20 385 122 =====
						\$ 527
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: POOR SOURCE: R.S. Means RATING: 135	Serious deterioration of acoustical ceiling tiles/ generally installed over deteriorated metal & plaster	Remove acoustical tilles/ skim coat ceilings as required to provide smooth surface to be repainted	418	SF	\$ 145 590 221 =====
						\$ 956
4255	INTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: POOR SOURCE: Insp RATING: 2/3	Knobs missing at many doors	Replace knobs & door hardware as required/use historic rating as guide for appearance of new hardware	20	EA	\$ 505 485 297 =====
						\$ 1287

11/10/89

Work Recommendations

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS

GATE-1775-SH-010

by Priority *****

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	-----	----	-----	-----	----	-----

MINOR

4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: R.S. Means RATING: 4	Paint peeling from brick & granite basement walls	Remove all loose paint/no need to repaint since spaces will be used for storage only	1596	SF	\$ 0 290 87 =====
						\$ 377
4314	ROOF SYSTEM ROOF INSULATION CONDITION: POOR SOURCE: R.S. Means RATING: 6	No insulation in attic	Provide 6" fiberglass insula- tion with vapor barrier- put between 3rd floor ceiling joists/apply vapor barrier on warm side (against ceiling)	1490	SF	\$ 565 225 237 =====
						\$ 1027
4316	ROOF SYSTEM ROOF EAVES CONDITION: POOR SOURCE: Means/Park RATING: 1	Peeling paint to bare metal/ gable returns have been re- placed with boxed plywood	Remove all paint/prime & 2 top coats/use rust inhibiting paint/restore missing gable ends	161	LF	\$ 3535 1200 1421 =====
						\$ 6156
4412	FOUNDATION WALLS FDM WALL STRUCTURE CONDITION: POOR SOURCE: R.S. Means RATING: 2	Miscellaneous open mortar joints-approximately 50% of walls	Repoint as required using mortar which matches original in color & strength & appear- ance	150	SF	\$ 70 1010 324 =====
						\$ 1404
4657	UTILITY SYSTEMS HVAC AIR DIST EQPT CONDITION: POOR SOURCE: R.S. Means RATING: 6	Kitchen exhaust fan in poor condition	Replace kitchen fan	1	EA	\$ 160 60 66 =====
						\$ 286
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: POOR SOURCE: Insp RATING: 6	Miscellaneous vines growing against & up building includ- ing poison ivy	Remove vegetation from against bldg/lay pea gravel at base of bldg from wall to drip line	10	SF	\$ 90 165 77 =====
						\$ 332

FORT HANCOCK-BUILDING 10, OFFICER'S QUARTERS
SH-010
GATEWAY NATIONAL RECREATION AREA

DIVISION	CRITICAL		SERIOUS		MINOR		SUBTOTAL
	FAIR	POOR	FAIR	POOR	FAIR	POOR	
EXTERIOR ENVELOPE	\$ 0	\$ 52670	\$ 10069	\$ 54522	\$ 1190	\$ 12825	\$ 131274
INTERIOR ENVELOPE	\$ 0	\$ 0	\$ 0	\$ 39312	\$ 12812	\$ 2243	\$ 54366
ROOF	\$ 0	\$ 32526	\$ 0	\$ 9939	\$ 0	\$ 7183	\$ 49647
FOUNDATION	\$ 0	\$ 267	\$ 0	\$ 0	\$ 0	\$ 1404	\$ 1671
FURNISHINGS	\$ 0	\$ 0	\$ 0	\$ 4817	\$ 0	\$ 0	\$ 4817
UTILITY SYSTEMS	\$ 0	\$ 10530	\$ 0	\$ 14729	\$ 0	\$ 286	\$ 25545
Plumbing	\$ 0	\$ 0	\$ 0	\$ 10400	\$ 0	\$ 0	\$ 10400
Electrical	\$ 0	\$ 10530	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10530
HVAC	\$ 0	\$ 0	\$ 0	\$ 4329	\$ 0	\$ 286	\$ 4615
Conveyance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE/LIFE/HEALTH SAFETY	\$ 0	\$ 1125	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1125
Fire/Life Safety	\$ 0	\$ 1125	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1125
Handicapped Accessibility	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Public Health	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
GENERAL BUILDING/SITE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 332	\$ 332
SUBTOTAL	\$ 0	\$ 97117	\$ 10069	\$ 123318	\$ 14001	\$ 24271	
TOTALS	\$ 97117		\$ 133387		\$ 38272		\$ 268775