

THE ROTUNDA

PROBLEMS OF REPAIR

Although the Rotunda receives ongoing building and equipment maintenance and regular housekeeping services, much of this work is of limited scope and follows the same pedantic daily and seasonal regimen that has been developed for all of the University's buildings. The Rotunda is a special building, and it requires specialized care.

The building has survived in remarkably good condition considering the dramatic changes and different forms that it has taken over time. However, between June and December 2006 the existing building conditions were surveyed, and University staff were interviewed, to gain a thorough understanding of the immediate problems of repair. The problems associated with equipment and maintenance must be addressed to ensure the functionality of the building, while building conservation issues require specialized attention to assure the long term survival of the structure.

Generally, on the exterior of the building, the brick masonry is dirty, stained, and supporting biological growth. There have been many campaigns of inadequate pointing repairs; the replacement mortar does not match the color, profile, or hardness of the original mortar, nor the original intent of the builders to create narrow head joints and wider bedding joints. Efflorescence is occurring where dissolved salts from the masonry construction and from the ground are carried to the surface of the masonry and re-deposited. While this leads to unsightly white deposits on the face of the brickwork, it is the sub-fluorescence that causes more significant damage. Sub-fluorescence occurs as the moisture traveling through the masonry evaporates as it reaches the outer surface of the brickwork; the salts re-crystallize in the masonry pores immediately beneath the outer surface of the brick and cause the brick to spall or pop off. The marble column capitals and bases are eroded and cracked; the capitals are supporting the development of brown and black gypsum crusts that result from the dry deposition of airborne sulfur contaminants.

The terne-coated steel sheet metal roofing on the dome is rusted through and leaking. This deterioration appears to have originated on the underside of the metal roofing. Condensation by itself, or condensation in the presence of sulfur from underlying asphaltic building paper (leading to the creation of sulfuric acid) can attack the metal from below and cause it to rust from the inside out. Also, the juxtaposition of terne-

coated steel roofing and copper sheet metal roofing is promoting deterioration of the metal roofing through galvanic corrosion.

Terrace leaks have been a perpetual problem, and they appear to continue despite extensive efforts to address them. Water percolates through the terrace construction and finds its way out through joints in the brickwork and marble cornice below. Lime is leached from the setting bed of the terrace paving and redeposited on the surface of the masonry below, leaving milky white clouds of staining or lime run (calcium carbonate deposits). Sand from the setting bed of the terrace paving works its way into the water drains and must be regularly cleared. Water from the terrace also finds its way into the building and causes continuing problems with plaster damage.

The heavy institutional use of the building has taken a toll on building materials. In particular food service catering has battered the doors, passages, and moldings along the route from the ground floor servery to the dome room, and the finishes within the dome room.

Building systems introduced in the 1970s have generally reached the end of their serviceable life. Portions of the mechanical equipment, electrical wiring, and plumbing systems are worn out and require replacement.

The specific problems of repair have been itemized by elevation or location on the exterior of the building, and by room or space on the interior. A comprehensive listing of the problems is provided below and in the individual reports of the engineering consultants (see appendices).

Exterior

NORTH ELEVATION, NORTHWEST WING

- There are eroded mortar joints with spalling brick above grade level.
- Algae and lichen are growing on brick near the base of the wall.
- Remnants of vines are growing on the brickwork near grade level.
- Efflorescence is visible on the brickwork up to two feet above grade level.
- The brick spalling is localized and relatively minor. The brickwork has an eroded appearance due to grit blasting. There is general surface abrasion on the exposed faces of the brick, and evidence of red paint is clearly visible on protected areas of the eroded mortar. The paint remaining on the mortar would not have survived a chemical paint stripping process. The grit blasting was well controlled; this explains

why so much paint evidence remains. The grit-blasted masonry is most noticeable between the window openings.

- The surface-mounted conduit, photo electric cell, and junction box adjacent to the west cheek wall of the monumental stair are rusting and obtrusive.
- The flat painted masonry surrounds at the windows and doorway, and the painted keystones above the openings, have uneven layers of paint that are alligatored, cracked, and peeling.
- The exterior shutters are missing; however, the hinge pintles remain. Two are broken.
- The flashing above the half-rounded window architraves is irregular and gapped, and there is no formed drip at the outer face.
- The glazing putty at the window muntins is irregular and generally cracked at the half-round transoms.
- At the northwest corner, the brickwork immediately beneath the marble cornice has been smeared with grey mortar in an unsuccessful attempt to repair localized cracking.
- There is efflorescence on the brickwork immediately beneath the marble cornice and balustrade, suggesting that water is migrating from the terrace above.
- The sheet metal cornice flashing above the doorway at the east end of this elevation is irregularly formed and has a build-up of paint coatings.
- The absence of a formed drip has caused rot of the cornice molding that is improperly repaired with caulk.
- The metal transom chains on the exterior of the building are partially painted and visually distracting (door only).
- The undersides of the marble cornice and balustrade moldings are dirty. There are hairline cracks in the marble cornice.
- The exterior window screens detract from the appearance of the divided-light windows. The aluminum screening is creased and has small tears.
- The stile-and-rail wood door at the east end of the elevation has cracked and peeling paint along the bottom rail.
- The painted steel areaway grating is rusted. There appears to be dark biological staining on the brickwork immediately above the areaway.
- The paint from the window surrounds has left chalky, runoff staining on the brickwork.

NORTH PORTICO STAIR

- The dutchman stone repairs in the marble cheek walls do not match the original stone.
- The marble stairs appear to be stained or coated with a yellow/beige primer at the sealant joints in the treads.
- The top two treads have significant hard crust build-up that appears to be calcium carbonate deposition.

UPPER NORTH TERRACE

- The concrete aprons flanking the brick sidewalks parallel to the northeast and northwest wings are cracked and heaved, with open breaks. Repairs have been attempted using concrete patch material that does not match the appearance of the existing concrete; these repairs are also failing.
- The bluestone paving on the intermediate terrace at the base of the north portico marble stair is eroded and delaminating; the mortar and sealant joints have failed. The concrete paving at the perimeter of the bluestone is cracked and broken. The concrete paving along the base of the marble stair appears to be pitched into the first riser of the stair; water ponds in this location. Significant water infiltration problems will continue to be an issue until this paving is properly repaired.
- The concrete stair construction to the north of the intermediate bluestone terrace is cracked and broken. Patches and repairs have been attempted, but they have failed. Large pieces of concrete are missing. Weeds and moss are growing in the cracks and voids. Algae is growing on the flanking cheek walls. The steps and cheek walls are heavily soiled.
- The mortared and sanded joints in the brick terrace paving are eroded and open. The mortar from pointing repairs at the south end of the terrace has been buttered over the brick surfaces.
- There are uneven areas of brick paving to the north and northeast, where water appears to pond. To the northwest, a paneled section of brick paving has cracked in an east-west direction.
- The four light standards at the corners of the brick terrace appear to be in good condition, with a minor degree of crazing in the painted finishes.
- The cast-concrete base of the Seven Society sundial at the southeast corner of the brick terrace has a series of hairline cracks. The finished surface of the concrete is eroded and stained with copper runoff from the sundial. Algae is visible on the concrete as well.

EZEKIEL'S STATUE OF JEFFERSON

- The marble plinth beneath the statue of Jefferson is heavily stained with copper runoff from the bronze sculpture.
- There are large pieces of spalled stone missing from the marble plinth, along the vertical and horizontal joints of its construction. Generally, the marble appears to be dry-laid with the infrequent use of lead wedges, and a mortar bed between the marble plinth and granite base.
- The face of the marble is eroded along the veining.
- The granite base is stained reddish brown from rainwater splash-back. The vertical joints in the granite are open. Weeds are growing out of the horizontal mortar joint on the north elevation.
- The bronze statue of Jefferson is oxidized and soiled.

EAST FLAGPOLE

- The painted finish on the steel flagpole is uneven and pockmarked with rust.
- The cast-bronze base of the flagpole is oxidized, with paint chalking and rust staining from the pole above.
- The concrete plinth and base beneath the bronze casting is soiled and has black, green, and orange staining. Spalls and chips in the concrete have been repaired with mortar.
- The vertical joints in the granite apron at the base of the concrete plinth are open.

WEST FLAGPOLE

- The painted finish on the steel flagpole is uneven and pockmarked with rust.
- The cast-bronze base of the flagpole is oxidized, with paint chalking and rust staining from the pole above.
- The concrete plinth and base beneath the bronze casting has black and orange staining to the northeast and green copper staining to the west.
- The horizontal mortar joints in the cast concrete elements have vivid blue-green copper staining.
- Some chips in the concrete have been patched with mortar that is now stained blue-green. Other chips, especially two pronounced spalls in the leading edge, or nosing of the southeast facet of the plinth have not been repaired.
- There is a hairline crack in the concrete plinth (north elevation).

- The vertical joints in the granite apron at the base of the concrete plinth are open.

LOWER NORTH TERRACES

- The bluestone treads on the brick stairs located between the upper and lower brick terraces are eroded and delaminating. The mortar joints in the treads are eroded, and significant water infiltration is occurring in the stair construction. The brick risers are heavily encrusted with lime run where water has percolated through the stair and escaped at the joints beneath the treads. The brick cheek walls are heavily soiled. There are open mortar joints in the cheek walls with weeds growing in the voids. Mortar repairs have been made with mortar of the wrong color; many of the joints are cracked and open. The brick along the raking edges of the cheek walls are chipped and broken, probably as a result of skateboarding. The louvered brick step lights in the cheek walls are bent and broken.
- The leading edge of the square brick pavers forming the upper tread of the three brick steps between the lower brick terraces is pitched forward, opening the joint at the back of the tread and creating a raised tripping hazard. Mortar repairs have been made at the brick steps with mortar of the wrong color; vertical and horizontal mortar joints are cracked and open.
- The mortared and sanded joints in the brick terrace adjacent to University Avenue are eroded. Many of the mortared joints are cracked. Small areas of brick repair have been made with brick of the wrong color.

NORTH ELEVATION, NORTHEAST WING

- There are eroded and open mortar joints in the brickwork, especially at the east end of the elevation.
- There is settlement cracking in the brickwork beneath the marble cornice and immediately west of the arcade opening (vertical hairline cracking).
- The brickwork above grade level has relatively minor evidence of spalling. There is efflorescence on the brick where it has been eroded by grit blasting. Evidence of paint remains. Isolated masonry repairs have been made with mortar buttered over the face of the brick.
- Moss and algae are visible near grade level, and lichen is growing on the brickwork in isolated locations. Evidence of vines remain on the brickwork. There appears to be dark biological staining on the brickwork at grade level, above the grated areaways.
 - The flat painted masonry surrounds at the windows and doorway, and the painted keystones above the openings, have uneven layers of paint that are alligatored and cracked. These areas appear to have been recently painted.

- The exterior shutters are missing; however, the shutter pintles remain. One is broken.
- The flashing above the half-round window architraves is irregular and gapped, and there is no formed drip at the outer face.
- There is cracked window glass in isolated locations (fanlight of second window from NE corner and fanlight of west window).
- The window glazing putty is cracked and irregular.
- There is efflorescence on the brickwork immediately beneath the marble cornice and balustrade, suggesting that water is migrating from the terrace above.
- The sheet metal cornice flashing above the doorway at the west end of this elevation is irregularly formed, has a build-up of coatings, and has rusted fasteners. The absence of a formed drip has caused runoff staining on the cornice molding below.
- The metal transom chains on the exterior of the building are partially painted and visually distracting (door only).
- The undersides of the marble cornice and balustrade moldings are dirty.
- The exterior window screens detract from the appearance of the divided-light windows. The aluminum screens are creased, with small tears; and several have screening pulled loose from their frames. The screens are fixed in place with rusting ferrous screws. The frame of one screen is splintered by a screw (second from NE corner) and the frame of the westernmost screen has a rotted bottom rail and stiles.
- The painted steel areaway grating is rusting. The galvanized grating remains in good condition.
- The stile-and-rail wood door (west end of elevation) has cracked and peeling paint along the bottom rail.
- The paint from the window surrounds has left chalky, runoff staining on the brickwork.

EAST ELEVATION, EAST COLONNADE AND ARCADES

- The mortar in the brickwork is eroded, and there are open joints. Efflorescence is visible on the brickwork above grade level and below the marble cornice and balustrade. The eroded appearance of the brickwork is largely due to grit blasting for paint removal.
- The painted finish on the masonry keystones is peeling.
- The undersides of the marble cornice and balustrade moldings are soiled and dirty. The undersides of the marble soffits are dirty as well. The soiling appears to be related to rainwater runoff.

- Although recently re-coated, the paint layers on the masonry columns, capitals, pedestals and flanking arched openings are uneven, giving the masonry a mottled appearance.
- At the south end of the colonnade lime run has built-up on the marble cornice moldings adjacent to vertical mortar joints in the cornice construction. Water is percolating through the terrace construction above and leaching lime out of the mortar and setting beds.
- The parged coating on the arcades is cracked and uneven; this is compounded by uneven paint coatings.
- The juxtaposition of eroded mortar joints and struck mortar joints, where repairs have been made in the brickwork, at the south end of the elevation is visually distracting.
- The efflorescence on the brickwork at the south end of the elevation is pronounced.
- At the far south end of the elevation, beneath the marble cornice, brick repairs have been unsuccessfully attempted with grey Portland cement mortar. Algae is growing on the brickwork at the base of the wall.
- There is a broken column capital at the north end of the colonnade.
- There are open mortar joints in the brick paving at the base of the columns.
- The soil adjacent to the piers at the north end of the elevation is eroded.

EAST COLONNADE, WEST ELEVATION

- The parging on the pier at the north end of the colonnade has separated from the underlying brick construction.
- The piers at the south end of the colonnade have peeling paint, advanced cracking of the parging, and splash-back from the red clay soil.
- The undersides of the marble cornice and balustrade moldings are soiled, especially at the north and south ends of the colonnade, beneath the overhang of the magnolia trees.
- There is rust-colored staining and lime-run on the marble cornice, especially at the south end of the colonnade.

SOUTH ELEVATION, NORTHEAST WING

- There is splash-back from the red clay soil at the base of the brick wall.
- The painted finish on the flat masonry surrounds of the windows is cracked and peeling. The flashing at the top of the half-round window architraves is irregular and gapped, with no formed drip.

- There are open joints in the brickwork near grade level.
- There is staining on the brickwork from lime run that originates in the terrace construction above.
- The aluminum screens detract from the divided-light appearance of the windows. The screens have small tears.
- The window air-conditioning unit at the west end of this elevation is visually obtrusive and detracts from the historic character of the courtyard. There is a cracked light in the half-round window above the air-conditioner.
- The louvers in the sheet metal vent at the far west end of the wall are bent.
- The surface-mounted PVC electrical conduit and junction box at the west end of the elevation detract from the historic character of the courtyard.
- There is lime run staining on the brickwork at the west end of the elevation, and poorly matched repointing.
- The painted finish on the parged keystones above the windows is cracked and peeling.

NORTH ELEVATION, SOUTHEAST WING

- The undersides of the marble cornice and balustrade moldings are soiled, particularly at the east end of the elevation where the magnolia tree overhangs the balustrade.
- There is splash-back from the red clay soil at the base of the brick wall.
- There is lime run beneath the marble cornice, originating in the terrace construction above. The calcium carbonate deposits on the brickwork are concentrated on the brick piers, particularly the center pier and those towards the east and west ends of the elevation.
- The aluminum screens detract from the divided-light appearance of the windows. The screens have tears and paint stains. The frames of some screens have evidence of water damage (peeling paint and exposed substrate) along the bottom rails.
- The flat painted masonry surrounds at the windows have cracks and uneven layers of finishes. The flashing above the half-round windows is irregular and gapped, with no formed drip.
- The painted finish on the masonry keystones is irregular, cracked, and peeling.
- The mortar joints have been re-pointed with a hard Portland cement mortar, and inappropriately finished with hard-struck joints.
- The A/C condenser adjacent to the building at the west end of the wall is visually obtrusive and detracts from the historic quality of the courtyard. Similarly, the

electrical conduit, disconnect switch, and refrigerant tubing in this area is visually distracting.

- There is relatively minor evidence of efflorescence and brick spalling beneath the marble cornice. This has probably resulted from water percolating through the terrace construction.
- The window glazing putty is irregular and cracked.
- Generally, with the reconstruction of the terrace paving system, nylon weep tubes were inserted in the mortar joint beneath the marble cornice (entire perimeter of terrace). These weeps may be contributing to calcium carbonate staining on the brickwork beneath the terrace (although there are no direct staining patterns associated with the weeps).

EAST COURTYARD

- The courtyard fountain is generally inoperable. The basin leaks and will not retain water. Ad hoc repairs have been made to the water supply piping.
- The magnolia trees obscure the building, and the falling debris from the trees requires constant maintenance. The root systems of the trees may threaten the building foundations. The trees are also contributing to the retention of moisture in the courtyards, and this is promoting the growth of algae on the brickwork.
- The mechanical condensing unit detracts from the historic character of the courtyard.

SOUTH ELEVATION, SOUTHEAST AND SOUTHWEST WINGS

- The painted parging beneath the half-round windows is cracked. There are uneven paint coatings on the parging. The paint is peeling, particularly at the west end of the elevation; infill painting has been unsuccessfully attempted with paint that does not match the existing color.
- The brickwork has been grit blasted, leaving an eroded brick surface. The mortar joints are eroded and open.
- There is lime run on the brickwork beneath the marble cornice and balustrade. Water is percolating through the terrace construction above, especially to the immediate east and west of the south portico stair.
- The undersides of the marble cornice and balustrade moldings are soiled.
- The painted finish on the half-round window muntins is cracked, and the glazing putty is uneven.
- The brickwork is spalling in isolated locations to the east of the south portico stair.

- There is a poorly executed brick repair at the far east end of the elevation, immediately beneath the marble cornice. This repair was made with grey Portland cement mortar.
- The marble stair treads of the south portico stair have biological staining from tree debris.
- The stark white sealant in the joints of the stair treads is visually distracting; there are isolated open joints.
- The design of the modern painted iron-and-bronze railings on the south portico stair competes with the architecture and detracts from the historic character of the building.
- The painted parged coatings on the cheek walls of the monumental portico stairs are cracked and stained.
- The parged coatings on the retaining walls of the stairs and ramp down to the cryptoporticus have surface erosion and discoloration. There are hairline cracks in the parging on the walls of the east stairwell and west ramp. The coping stones on these walls are water stained; they have surface soiling, algae growth, and lichens. The butted mortar joints of the coping are cracked.

CRYPTOPORTICUS (SOUTH PASSAGE)

- The modern halogen lighting and floating plaster ceiling panels at the east and west ends of the passage detract from the historic character of the building. These design elements visually compete with the period finishes.
- The prismatic Halophane light fixtures in the center of the passage are dirty.
- The parged and painted south wall is uneven and cracked. Water infiltration through the exterior wall has left the plastered surface of the interior passage blistered and friable. Paint is peeling in localized areas.
- The painted finish on the half-round windows of the south wall is built-up and uneven. The window stop moldings no longer have distinct profiles. The window hardware generally appears to be inoperable or missing.
- The north-south connecting passages flanking the Rotunda have uneven and poorly patched plaster ceilings. The parged wall surfaces are uneven and cracked, with peeling paint and rust staining.
- The brick paving of the cryptoporticus is stained.
- The finishes within the cryptoporticus, flanking the public entrance to the Rotunda, are worn and abraded from intense, constant use. The painted finishes are dirty, scuffed and chipped. Wood doors and jambs are nicked and abraded.

- The north wall of the passage has cracked and peeling paint.
- The plaster on the arched east and west entries to the passage is irregular. Paint appears to have been used as a short term maintenance solution for deteriorated finishes.
- There are grounded electrical outlets on the north wall of the passage. These outlets do not appear to have ground-fault (GFI) protection, and they do not have protective weather enclosures.

WEST ELEVATION, WEST COLONNADE AND ARCADES

- The mortar joints in the brickwork are eroded and open, especially near grade level.
- Algae and lichen are growing on the brickwork near grade level and in the areaway at the south end of the elevation.
- The exposed brickwork is eroded where it has been grit blasted to remove paint. The soft brick at the north arcade has spalled.
- Efflorescence is visible on the brick at the north and south ends of the elevation, beneath the marble cornice and balustrade.
- At the south end of the elevation lime run deposits cover much of the brickwork at the north, intermediate pier. This is material that is being leached out of the terrace above.
- The underside of the marble cornice and balustrade moldings are soiled and have algae growing on them.
- There are uneven paint coatings on the parged masonry columns, capitals, pedestals, and arched openings at the north and south ends of the intermediate colonnade. The finish is cracked and mottled in appearance. The parged coating is cracked and open to water infiltration in isolated areas.
- The marble cornice above the south end of the colonnade is heavily stained with rust colored runoff. This appears to be originating within the terrace construction above. Lime run deposits occur in the same area.
- There are open joints in the brick paving along the arcades and colonnade. Ineffective mortar repairs have been made with mortar buttered over the joints.
- There are isolated open mortar joints (vertical) in the marble cornice, generally above columns.
- There are open joints in the brick steps at the south end of the elevation, and there are poorly executed mortar repairs with wide joints and that do not match the existing mortar in color or profile.

INTERIOR PASSAGE OF EAST COLONNADE AND ARCADES

- The painted, parged surfaces of the piers, walls and columns are uneven and cracked. They have a mottled appearance, and the uneven surfaces collect dirt. Coating build-up on the moldings has obscured their profiles. Diagonal cracking is obvious in the parging above the arched openings within the passage. There is rust staining associated with the cracks above the arch at the south end of the colonnade (north elevation of arch).
- The parged and painted ceilings of the colonnade are uneven and cracked.
- The painted ceiling of the north arcade is dirty and has localized areas of insect nests. There is duct tape and a one-inch diameter hole near the southeast corner of the ceiling.
- The combination of mortared and sanded joints in the brick paving are eroded and open with efflorescence, algae, and moss visible on the brick and in the joints.
- The prismatic Halophane lighting fixtures are dirty. The ceiling access panels surrounding the Halophane fixture at the north end of the south arcade are visually distracting.
- The marble soffits of the colonnade are soiled. The soffits have open vertical joints above the column capitals.
- The modern halogen lighting and floating ceiling panels in the south arcade detract from the historic character of the building. These design elements are competing with the period finishes.
- The concrete steps at the north and south ends of the passage have hairline cracks. Chipped nosings at the south stairs have been repaired; however, the chipped and spalled riser and tread at the top of the north stair remains unrepaired.
- The parging on the brick cheek wall at the south steps is cracked and missing along the upper extent of the west wall.

INTERIOR PASSAGE OF WEST COLONNADE AND ARCADES

- The painted, parged surfaces of the piers, walls and columns are uneven and cracked. They have a mottled appearance, and the uneven surfaces collect dirt. Coating build-up on the moldings has obscured their profiles.
- The parged and painted ceilings of the colonnade and north passage are uneven and cracked. The painted finish of the colonnade is peeling.
- The combination of mortared and sanded joints in the brick paving are eroded, cracked, and open with efflorescence and algae visible on the brick. Mortar repairs that do not match the existing mortar in color and profile are commonplace.

- The prismatic Halophane lighting fixtures are dirty. The ceiling access panels surrounding the Halophane fixture at the north end of the south arcade are visually distracting.
- The marble soffits of the colonnade are soiled and stained. Hairline cracks in the soffits have orange, rust colored staining. The marble soffits have open vertical joints above the column capitals with lime run deposits and chipped marble at many of the joints.
- The modern halogen lighting and floating ceiling panels in the south arcade detract from the historic character of the building. These design elements are competing with the period finishes.
- The concrete steps at the north and south ends of the passage have hairline cracks; there are chips in the concrete nosings and risers. The parging on the brick cheek walls at the south steps is cracked and missing in localized areas.

WEST COLONNADE, EAST ELEVATION

- The undersides of the marble cornice and balustrade moldings are soiled.
- The bottom rail and plinths of the marble balustrade have a vivid orange stained appearance that may be biological growth within the pores of the marble.
- Significant lime-run deposits cover the lower moldings of the marble cornice; this material is being leached from the terrace construction above and is coming through the vertical joints in the cornice.
- Mortar repairs, rather than dutchman repairs, have been made to chips and breaks in the marble cornice.
- The parged coating on the plinth blocks of the columns is uneven and cracked; the painted finish is peeling.
- The parging on the brick cheek walls at the south steps is uneven and cracked.

SOUTH ELEVATION, NORTHWEST WING

- The undersides of the marble cornice and balustrade moldings are soiled.
- There is calcium carbonate staining, leaving a cloudy appearance on the brickwork, immediately beneath the marble cornice. There is a direct staining pattern associated with one of the terrace (lime-run) weep holes, near the center of the elevation.
- There are open mortar joints in the brickwork, especially near grade level. Efflorescence is also present near grade level, especially at the western end of the elevation. There is splash-back from the red clay soil at the base of the brick wall.

- There is an unsuccessful mortar repair, immediately beneath the marble cornice, and near the centerline of the wall, where mortar has been smeared on the brickwork.
- The painted and parged layers on the flat masonry surrounds at the windows are uneven and cracked, with peeling paint. The flashing at the half-round window heads is irregular and gapped, with no formed drip.
 - The painted finish on the masonry keystones is uneven and peeling.
 - The PVC electrical junction boxes mounted adjacent to nearly every window are visually distracting, especially the large one at the east end of the wall.
 - The louvers in the sheet metal vent at the east end of the wall are bent.
 - The abandoned surface-mounted low voltage wiring at the head of the east window is visually distracting.
 - The aluminum screens detract from the divided-light appearance of the windows. There are small tears in the screening.
 - There is algae growing on the brickwork near the base of the wall.
 - The wide mortar joint beneath the marble cornice is open at the far east end of the wall.
 - The window glazing putty is irregular and cracked.

NORTH ELEVATION, SOUTHWEST WING

- The undersides of the marble cornice and balustrade moldings are soiled.
- There are mortar repairs in the brickwork immediately beneath the marble cornice that do not match the existing mortar in color and profile.
- There is splash-back from the red clay soil at the base of the brick wall, especially at the east end of the elevation.
- The A/C condenser located adjacent to the building detracts from the historic character of the courtyard. The associated electrical conduit, disconnect switch, and refrigerant tubing are visually obtrusive.
- There is algae growing on the brickwork near the base of the wall and at the spring line of the arched opening at the east end of the wall.
- There is calcium carbonate staining with a cloudy appearance on the brickwork beneath the marble cornice. This problem appears to originate in the terrace construction above.
- The brick openings cut in the wall for the louvered vents beneath the cornice (at the west end of the wall and to the east of center) have not been properly finished. The

- brick is rubbed and chipped, and there are open perimeter joints with neither mortar, nor sealant.
- The flat parged and painted window surrounds are cracked, and the paint is peeling. The flashing at the half-round window heads is irregular and gapped, with no formed drip.
 - The bronze and aluminum screens detract from the divided-light appearance of the windows. The painted finish on the frames of some screens is cracked and peeling.
 - The window glazing putty is irregular and cracked, and some windows sills have exposed wood substrate. The joints in the wood window architraves are beginning to open.
 - The painted finish on the masonry keystones is uneven and peeling.
 - The mortar joints in the brickwork at the far west end of the wall are heavily eroded.
 - There are isolated areas of open mortar joints in the brickwork.
 - The large surface-mounted PVC electrical conduit elbow adjacent to the arched opening at the east end of the wall is visually distracting.

WEST COURTYARD

- The magnolia trees obscure the building, and the falling debris from the trees requires constant maintenance. The root systems of the trees may threaten the building foundations. The trees are also contributing to the retention of moisture in the courtyards, and this is promoting the growth of algae on the brickwork.
- The mechanical condensing unit detracts from the historic character of the courtyard.

TERRACE PAVING AND BALUSTRADE

- The marble railings and balusters are soiled.
- There is constantly accumulating debris on the terrace from the magnolia trees in the east and west courtyards.
- There is relatively minor rust staining at the southwest corner of the marble balustrade that appears to be the result of rainwater runoff from the roof of Pavilion I.
- There is vivid orange “staining” along the bottom rails of the balustrades, this is more pronounced on the west and north terraces. The orange staining appears to be subsurface biological growth.
- There are isolated open sealant joints in the top rail of the balustrade.

- There is blue-green copper staining on the ends of the balustrades adjacent to the north and south porticos of the Rotunda; the staining is from rainwater runoff shed from the portico roofs.
- There are hairline cracks in the marble balustrade components. Generally these are the result of natural flaws in the stone.
- There are hairline cracks in the marble bands of paving crossing the terrace (relatively few).
- There are localized rust stains at the southeast corner of the marble balustrade that appear to be the result of rainwater runoff from the roof of Pavilion II.

NORTH PORTICO

- Insect nesting is visible at the perimeter of the ceiling.
- The spiked bird proofing above the capitals is visually distracting and ineffective.
- There are yellow-brown to black gypsum deposits on the inner, protected faces of the marble Corinthian capitals.
- The outer, exposed surfaces of the marble capitals are eroded. The capitals of the pilasters have blue-green copper staining.
- The paint build-up on the soffits and entablature is uneven and crazed. At the northwest corner of the entablature there is rust staining, and paint has peeled from one of the modillions. At the east cornice, near the drum of the Rotunda, there is discolored streaking/staining coming from one of the modillions. The staining appears to be associated with the built-in storm water drainage system on the roof.
- The flush-mount light fixtures in the ceiling of the portico are unevenly recessed in their openings.
- The paint build-up on the colossal columns, bases, and plinths is uneven, giving these architectural elements a blotchy appearance.
- The paint build-up on the cornice moldings of the pediment is uneven. There is rust staining and peeling paint on the sheet metal cornice moldings at the base of the tympanum.
- There is peeling paint on the flat surface of the tympanum.
- The marble paving within the portico is generally in good condition with some hairline cracking and limited staining. The mortar in the joint above the marble base at the foot of the brick wall is loose. There is blue-green staining on the marble base beneath the bronze commemorative plaques.

NORTH ELEVATION OF ROTUNDA BENEATH NORTH PORTICO

- The brick near the base of the wall has paint over spray, smudges, and spatters.
- Generally, the horizontal mortar joints are tooled with a flat face and the joint is separated from the brick above and below. The total joint space between courses is 3/8" to 1/2". The narrow head joints vary from 1/3" to 1/4" in thickness and are not tooled. Because of the skill required to point those joints, it would appear that little effort is being made to maintain the joints. There are open head joints and areas of eroded mortar. Where repairs have been attempted, they generally do not match existing mortar in color or profile. Mortar repairs tend to be made with hard Portland cement mortar.
- The painted finishes on the window sash are crazed. The sash are painted shut. The window glazing putty is irregular and cracked; in some places the replacement putty has not been painted.
- The horizontal surfaces of the marble window sills at the main level are soiled. The vertical surfaces of the marble window sills at the upper level are soiled and appear to have yellow-brown to black gypsum deposits. The sill at the upper west window appears to be cracked.
- The paint build-up on the copper sheet metal cladding at the window architraves, and window and door pediments, is irregular. The sheet metal is dented and oil-canned in appearance. Some of this damage appears to be the result mechanical paint removal. There are isolated areas of peeling and cracked paint. The sheet metal is gapped from the brick wall surface in some locations.
- The built-up paint coatings on the doors are crazed. The wood door architrave is abraded at arises in the moldings.
- There are small splits in the lower raised panel of the west door leaf.
- The patina on the bottom bronze commemorative plaque has been discolored and damaged by some type of chemical agent.
- The alteration of the upper bronze commemorative plaque to add the name of William D. Langhorne was poorly finished with an applied overcoat.
- The patina of the intermediate bronze commemorative plaque has been damaged by abrasive graffiti.
- The parged and painted finishes on the monumental pilasters are cracked and uneven.

SOUTH PORTICO

- The paint on the portico ceiling, adjacent to the center window opening, is peeling. Other areas of peeled ceiling paint have been in-fill painted with a stark white paint that does not match the existing color.

- The spiked bird proofing above the column capitals is visually distracting.
- There are black gypsum crusts on the inner surfaces of the marble Corinthian capitals. The capitals are dirty, and the carved leaves are eroded. The pilaster capitals have blue-green copper staining.
- The large ventilation grilles in the ceiling are visually distracting.
- The built-up paint coatings on the pilasters and columns are crazed and peeling.
- There are hairline cracks in the marble column bases. The spider-web networks of cracks at several of the column bases are advanced.

SOUTH ELEVATION OF ROTUNDA BENEATH SOUTH PORTICO

- There appear to be salt deposits (efflorescence) on the brickwork beneath the portico ceiling and along the outer pilasters. This may be the result of leaks above, and the migration of water through the building construction.
- There are localized areas of open joints in the brickwork; these are generally vertical head joints. There appears to be many generations of pointing. The most noticeable one using a yellow mortar for head joints only.
- The pointing has been done with hard, Portland cement mortar, tooled to separate the horizontal mortar joints from the brick, top and bottom. The flat tooled face of the horizontal joints contrasts with the extremely narrow un-tooled vertical joints.
- There are white paint drips and splatters on the brickwork.
- There is copper staining on the brick and mortar beneath the east bronze plaque.
- Each of the four bronze plaques on the south elevation have a blotchy appearance where the patina has been damaged with spattered paint, bird guano, and/or some type of chemical agent.
- Poor quality pointing repairs have been made to the brickwork behind the open door leaves and adjacent to the east and west pilasters, near floor level.
- The window sashes are painted shut. There is a heavy build-up of paint on the sash and frames. The glazing putty is cracked and unevenly applied. The paint on the copper sheet metal covering the window architraves is peeling. The sheet metal on the window architraves, and on the window and door pediments is oil-canned.
- The painted finish on the outer face of the stile-and-rail doors has localized cracking and crazing. There is a build-up of paint coatings on the doors.
- The vertical surfaces of the upper marble window sills, and the horizontal surfaces of the lower marble window sills, are dirty.

- There are a series of holes drilled in the brickwork behind each of the open door leaves.

EAST ELEVATION OF ROTUNDA AT GROUND LEVEL

- There is splash-back from the red clay soil on the brickwork at the base of the wall.
- There are open joints in the brickwork beneath the sandstone water table. Inappropriate pointing repairs have been made with hard grey Portland cement mortar. There are many generations of pointing repairs; generally, they do not match the color, profile, or hardness of the surrounding mortar joints. Often the mortar was buttered over the edges of the brick or finished as a hard struck joint.
- At the north and south ends of the elevation there is algae growing on the brickwork and stone water table.
- The stone water table is chipped and broken at its outer face, overhanging edge, and butted joints. Hard Portland cement repairs have been made. These repairs have generally failed. A large failed brick-and-mortar repair was made to the sandstone beneath the center window.
- Evidence of paint coatings remains on the brickwork above and below the stone water table.
- The flat upper face of the stone water table has no outward pitch. The butted end joints of the stonework and the continuous mortar joint along the brick wall are generally cracked or open.
- The four sandstone window sills to the north are chipped and broken. Failed stonework and unsuccessful mortar repairs are allowing water to infiltrate the building construction.
- The copper sheet metal cladding on the ground floor window architraves has a build-up of uneven paint layers. The metal is dented and pitted, apparently as a result of mechanical paint removal. There are irregular sealant joints at the perimeter of the window openings.
- The built-up coatings on the window sash are crazed, chipped, and peeling. Many of the sash are painted closed.
- The window glazing putty is uneven and cracked.
- The mortar in the brickwork is eroded and missing in localized areas. Pointing repairs have been made with mortar that does not match the color or profile of the surrounding mortar. This is especially apparent above the ground floor windows and surrounding the north door opening. Repairs were made using a hard Portland cement mortar.

- The base of the steel door at the north end of the elevation is rusted. The concrete threshold has little outward sloping pitch.
- There are miscellaneous abandoned metal wire ties along the east elevation, immediately above the window openings.
- The lightning down-conductor cable at the south end of the elevation has been pulled loose from the wall.
- An electrical conduit elbow and photocell protrude from the brickwork at the south end of the elevation, and an abandoned conduit riser extends approximately eighteen inches out of the ground. These materials are visually distracting.

EAST ELEVATION OF ROTUNDA ABOVE GROUND LEVEL

- The brick shelf between the ground floor and first floor windows is flat with no outward sloping pitch to shed water.
- The sheet metal cladding at the first and second floor window openings is dented and deformed with irregular layers of paint build-up and peeling paint.
- The painted finish on the wood window sash and sills is crazed, uneven, and peeling.
- The window glazing putty is cracked, irregular, and missing in localized areas.
- Many of the window sash appear to be painted closed.
- The marble sill at the first floor, south window is chipped.
- The sheet metal cladding on the lower entablature and upper cornice is dented and deformed, with an irregular buildup of paint layers.
- Mortar joints near the midpoint of the elevation have been pointed with replacement mortar that does not match the color of the surrounding mortar; this is especially apparent at the head joints. Generally, the pointing mortar on the east elevation is eroded, it is missing in isolated locations.
- The upper moldings of the lower entablature have brown staining.
- The brickwork beneath the upper cornice appears to have areas of cloudy lime deposits where water has leached lime from the masonry.

WEST ELEVATION OF ROTUNDA AT GROUND LEVEL

- There is splash-back from the red clay soil on the brickwork at the base of the wall.
- There are open joints in the brickwork beneath the sandstone water table (“coping stone”).

- Poor quality repointing and repairs have been attempted. Hard Portland cement mortar has been buttered over the joints and used to repair areas of missing brick.
- There is algae growing on the brickwork above and below the stone water table.
- The stone water table is covered with algae and paint splatter. The flat upper face of the water table appears to cant into the brick wall, directing water against the building. Many of the mortar joints in the stonework are open. Hard Portland cement mortar has been used in the joints and buttered over the face of the stone. The stone at the north end of the elevation is unevenly bedded. The water table has small and large chips of stone missing from its outer face and overhanging edge.
- The stone sills of the three northern ground floor windows are cracked through. Unsuccessful attempts have been made to repair the sills with mortar and joint sealant. Sealant has also been used in an unsuccessful attempt to repair superficial longitudinal cracking in the stone sill at the south ground floor window.
- The copper sheet metal cladding on the ground floor window architraves has a build-up of uneven paint layers. The metal is dented and pitted, apparently as a result of mechanical paint removal. Irregular and gapped sealant joints surround the window openings.
- The built-up paint coatings on the window sash are crazed, chipped and peeling. The sash are painted closed.
- The window glazing putty is uneven and cracked.
- The mortar in the brickwork at the ground floor level is eroded. Pointing repairs have been made with mortar that does not match the color or profile of the surrounding mortar; this is especially apparent above the ground floor windows. Repairs were made using a hard Portland cement mortar.
- The base of the steel door at the north end of the elevation is rusted, and the concrete threshold appears to be flat with no outward sloping pitch.
- The braided copper down-conductor cables of the lightning protection system (at the north and south ends of the elevation) have loose fasteners.

WEST ELEVATION OF ROTUNDA ABOVE GROUND LEVEL

- The brick shelf between the ground floor and first floor window is flat with no outward sloping pitch to shed water. There is algae growing on the brick shelf, and there is a broken shelf brick at the north end of the elevation.
- The sheet metal cladding at the first and second floor window openings is dented and deformed with irregular layers of paint build-up. The paint is peeling in localized areas.

- The painted finish on the wood window sash and sills is crazed, uneven, and peeling.
- The window glazing putty is cracked, irregular, and missing in localized areas.
- Many of the window sash appear to be painted closed.
- There is broken and displaced brick along the south architrave of the second floor south window.
- The sheet metal cladding on the lower entablature and upper cornice is dented and deformed, with an irregular buildup of paint layers.
- The mortar joints are generally eroded.
- The narrow head joints in the brickwork are often missing mortar.
- There is staining (brown and gray) from rainwater runoff on the upper moldings of the lower entablature.
- The brickwork beneath the upper cornice has areas of cloudy staining that appear to be the result of lime deposits where water has leached lime from the masonry.
- Between the upper cornice and lower entablature, at the south end of the elevation, there is yellow/white replacement pointing that does not match the appearance of the mortar in the surrounding brickwork.
- The paint on the lower entablature is peeling in localized areas.

INSPECTION OF WEST ELEVATION OF ROTUNDA FROM A HYDRAULIC AERIAL LIFT

- The copper step flashing above the pediments of the first floor windows is nailed into the masonry with ferrous cut nails. Galvanic corrosion is attacking the nails.
- The copper sheet metal at the windows and cornice has an excessive build-up of paint layers. The paint is uneven and peeling in localized areas.
- To the south of the building's centerline, there is an open horizontal mortar joint beneath the upper cornice.
- The seams in the built-in copper sheet metal gutter above the lower cornice have been repaired with a fiber-reinforced elastomeric seam tape. The tape is failing from long term exposure.
- The sheet metal modillions and egg-and-dart moldings of the lower cornice have a build-up of dirt in the folds of the metal.
- Hard Portland cement mortar has been used to point the drum of the Rotunda; however, no spalling or cracking brick is evident.

- The vertical head joints appear to have been more narrow than the bedding joints when the brick was laid originally; however, poor quality repointing has led to mortar buttered over the vertical joints.
- The vertical seam to the south of the building's centerline, in the upper sheet metal cornice is water stained. The horizontal mortar joint immediately beneath the cornice is open.

**Note: Similar conditions were observed in an inspection of the East Elevation of the Rotunda from a hydraulic aerial lift.*

ROOF

- The painted finish on the terne-plate sheet metal roofing is crazed and rust stained, this condition is pronounced on the north elevation.
- The paint is peeling significantly at the rusted areas on the north slope of dome. This may be because this portion of the roof remains shaded for longer periods, and surface water and condensation last for longer periods.
- The skylight has open sealant joints. The outer glazing has been etched by wind blown grit.
- Inadequate attempts have been made to cover areas of exposed sheet metal on the steps at the base of the dome and on the flat sheet metal surfaces beneath the steps with smeared sealant. The sealant is supporting the growth of algae.
- The copper sheet metal cove of the upper cornice has a folded seam in common with the terne-plate roofing at the base of the dome. The contact of dissimilar metals (copper and steel) in the presence of an electrolyte (water) will lead to galvanic corrosion. This has probably been inhibited to some degree by the applied paint coating and the positive drainage of water.
- The surface of the wash at the base of the south portico tympanum is dirty.
- The sheet metal seams in the gutters of the south portico have been repaired with an elastomeric material that is failing due to long term exposure.
- The down spout outlet at the inside southwest corner, between the south portico and drum of the Rotunda, has a displaced wire screen. The outlet is open to debris.

Interior

GROUND FLOOR: ROTUNDA

Lower Center Hall (101)

- Much of the brick paving is obscured by the carpet in the hall.
- There is an east-west hairline crack in the ceiling plaster at the centerline of the hall.
- The painted plaster walls along the south stairways are scuffed and dirty. The painted plaster ceiling surfaces adjacent to the stairs are dirty.
- There are vertical hairline plaster cracks in the wall plaster between the ceiling and the door openings on the east and west elevations.
- There is hairline plaster cracking beneath the main floor stair landing that extends east from the bottom of the west newel post.
- The painted finishes at the south entrance (door, paneled reveal, and inner architrave) are dirty, and the paint is chipped. The woodwork is generally abraded from heavy use.
- As the southeast and southwest stairways curve in the lower extent of their runs, the plaster finish on the underside is chipped and broken at the juncture of the plaster and wood trim.
- There are hairline plaster cracks outlining access panels cut in the south wall, flanking the entrance doors.
- There are hairline plaster cracks radiating from the northwest closet door opening. The cracked plaster is visible at the chair rail and at the head of the door.
- There is minor horizontal plaster cracking on the east and west wall partitions, about midway between floor and ceiling.
- There are hairline plaster cracks radiating from the corners of the HVAC grilles on the east and west walls, near the southeast and southwest corners of the hall.
- The door architraves and paneled reveals to the lower east and west oval rooms are abraded.

Closet (101A)

- The painted finishes on the blind door, door jambs, and walls are scuffed and dirty.
- The plaster ceiling surface adjacent to the recessed sprinkler head is chipped.
- Stored easels and projection screens hinder access to the electrical panel on the west wall.

Closet (101B)

- There is significant water damaged plaster on the ceiling and upper southeast wall surfaces of the closet. The plaster is friable, and the painted finish is peeling. The frame of the steel access panel in the ceiling is rusting.
- The painted finish on the blind door and door jamb are dirty and chipped.
- The spring actuated latch on the blind door is difficult to engage and disengage. This problem exists to some degree at all blind doors in the Rotunda.

Lower West Oval Room (102)

- The brick paving is obscured by a large oval carpet.
- The dark painted finish on the baseboard is chipped.
- There is a minor degree of east-west hairline plaster cracking in the ceiling. These cracks are generally associated with the recessed sprinkler heads. A minor crack extends eastward from the outside southeast corner of the chimney mass.
- There are minor hairline cracks radiating from the corners of the HVAC grilles on the east wall.
- There are minor hairline cracks extending from the upper corners of the window openings on the west wall to the ceiling, and from the lower corners of the openings to the chair rail.
- The venetian blinds at the windows are dirty.
- The laminated wood aprons within the window reveals have cracked along their glue lines. There is uneven paint layering on the window aprons where previously peeling paint was top-coated without adequate preparation.
- There is a network of hairline plaster cracking on the wall surfaces at the south end of the room and on the east elevation.
- The perimeter chair rail and the architrave surrounding the fireplace opening are scuffed and abraded.
- The paint on the lower reaches of the walls is dirty.
- There are minor hairline plaster cracks radiating from the corners of the HVAC grilles that flank the chimney mass.
- The painted finish on the east door is scuffed and abraded. The latch for the box lock is loose.

Lower East Oval Room (103)

- A large oval carpet obscures much of the brick paving.

- There appears to be water staining at the joint in the baseboard cap molding in the southwest quadrant of the room.
- There are several hairline plaster cracks in the ceiling, generally running in an east-west direction, from wall to wall. Cracks extend westward from the outside corners of the chimney mass.
- The painted finish on the lower plaster wall surfaces is dirty.
- The venetian blinds are dirty; the valance panel for the blinds is missing at the north window on the east elevation.
- The painted finish on the wood aprons at the base of the window openings is cracked along the lines of glued laminations, and the paint is peeling in localized areas.
- There is minor hairline cracking extending outward from the corners of the HVAC grilles flanking the chimney mass.
- There is vertical hairline cracking in the raised panels of the painted wood door.

Lower North Oval Room (104)

- Much of the brick paving is obscured by carpet.
- There is a north-south hairline plaster crack at the western end of the room (west of light fixture), extending from wall to wall.
- There are minor scuffs to the painted finishes within the room.
- The lower rails of the paneled reveals in the south door opening are scuffed.

GROUND LEVEL: BELOW SOUTH PORTICO (CRYPTOPORTICUS)

Passage (C102)

- The painted stucco finishes are dirty.
- The cement plaster surrounding the handicap door actuator control at the south end of the east wall is cracked and broken.
- The wood entrance door at the north end of the passage is abraded along its outer stile. The matching door architrave is abraded as well. The butt hinges on the door are dirty.

Passage (C103)

- The painted stucco finishes are scuffed and dirty. The wall surfaces have been abraded by the heavy use of food service catering equipment.
- The painted steel door and doorframe at the elevator are dirty. The paint has been worn away to the metal substrate.

- The light switch on the east wall, adjacent to the elevator, is missing its cover plate.
- The interior of the elevator is scuffed, dirty, stained, and smells of hydraulic fluid.
- The automated door opening mechanism at the head of the elevator door rubs on the surface-mounted electrical conduit and cement plaster finish of the west wall.
- The wood door at the south end of the corridor is abraded, especially along its bottom rail and outer stile.
- The cement plaster finish surrounding the south doorframe is cracked, and the painted finish is peeling.
- The brick ramped floor is dirty and appears to have a significant amount of adhesive residue from a previous floor covering.
- The wall plaster has hairline cracks and peeling paint.

Closet / Passage (105)

- Mortar has been leached from the brick joints near ground level, along the full height of the west wall, and at the vaulted ceiling of the passage.
- The brick paving at the north end of the passage is visibly wet (apparently from mop bucket storage).
- The brickwork at the head of the door opening at the north end of the passage is missing. The brick is corbeled and a charred wood lintel remains in place. The east door jamb and the lintel have significant fire damage. The west door jamb and sill are missing.
- The mortar in the brickwork of the stair cavity at the north end of the passage is moderately eroded. Some brick is missing to either side of the pipe chase cut in the brick wall at the southwest quadrant of the cavity.
- The painted steel lintel above the south passage door is rusted at its west end. The painted finish on the door is dirty, and the finish is peeling.
- The painted finish on the brickwork in the passage is dirty and peeling. Much of the painted finish is missing from the west wall and from the base of the east wall.
- The brickwork adjacent to the light switch and the abandoned conduit at the south door is chipped.

Catering Servery (106)

- The hard, unpainted plaster wall and ceiling surfaces above the ceramic tile wainscot are traversed with hairline plaster cracks.
- The ceramic floor tile is chipped, and mismatched tile (two shades of green) has been used at the east end of the space for repairs.

- The doors and door frames are dirty and have been heavily abraded by the movement of catering equipment. The east door has significant damage.
- The painted finish on the east window is dirty and peeling; the wood substrate is exposed.
- The ceramic wainscot tile is cracked and broken at the west end of the space: near the floor level, beneath the plaster wall surface, and on either side of the east door opening.
- The tile floor and wall surfaces are dirty.

Toilet (T101)

- The paint on the stuccoed reveals of the doorway is peeling.
- The wood door frame is abraded and the bottom rail of the door is scuffed. The painted finish on the interior face of the door is peeling.
- The plaster wall surface to the west of the door opening is friable, and the paint is peeling.
- The painted finish on the vaulted plaster ceiling is peeling, and the plaster is friable in localized areas.
- The plaster wall surfaces surrounding the west window are friable. The paint on the sash and frame is stained and peeling.
- The tile floor beneath the urinals is etched and stained.
- An abandoned electrical conduit protrudes from the east wall, near the ceiling.
- The paint on the east wall is peeling and uneven, and there is a minor degree of mildew growth.
- The janitor's sink in the southwest corner of the space is stained and dirty.

Toilet Vestibule (T102)

- The suspended acoustical tile ceiling is stained, and the sprinkler head escutcheon is rusted.
- The plaster wall surface of the north wall is chipped where it meets the frame of the suspended ceiling.
- The north door is missing. Parts of the butt hinges remain, as does the arm of the missing door closer.
- The wood door to the south is scuffed and has localized areas of peeling paint.
- The paint on the plaster soffit above the south door is cracked and peeling.

- The grouted horizontal seam between the plaster surface of the west wall and the ceramic tile wainscot is open.

Closet (T102B)

- The plaster wall finishes are friable with visible deposits of salt. The plaster has eroded from rising damp, exposing metal lath and brown coats of plaster.
- The vinyl floor tiles (12"x12") are dirty, broken, and missing.
- The painted finishes are dirty.
- The sprinkler head escutcheon at the ceiling is rusted.
- The ventilation grille in the ceiling is dirty.
- The closet door does not latch. The painted finish on the door is cracked along vertical lines of lamination.

Toilet Vestibule (102A)

- The painted plaster finish in the northwest corner of the space is peeling.
- The steel doorframe at the south end of the space has chipped paint, exposing the steel substrate.
- There is a hairline plaster crack on the vaulted ceiling at the south end of the space, extending from east to west. The painted finish along the crack is chipped.
- There are holes in the ceramic tile wainscot where anchors were installed for plumbing accessories and subsequently abandoned.
- The ceramic floor tile at the south end of the space has been repaired with mismatched tile (two shades of green).

Mechanical Room (108)

- The painted wood doors at the south end of the room are scuffed and dirty.
- The clearance space for mechanical equipment, electrical equipment, telephone equipment, and sprinkler equipment is inadequate and does not meet current building code requirements.
- Despite isolation mounts, the air-handling equipment is loud and there is significant vibration.
- The room is dirty.
- There is insufficient space to store filters for the air-handling equipment.
- Equipment condensation and leaks keep the concrete floor at the north end of the room wet.

- There is rising damp in the brick construction of the north wall. The painted finish on the brickwork is peeling, and efflorescence has formed on the masonry. These same conditions are visible on the east wall.

GROUND LEVEL: BELOW NORTH PORTICO

Hall (C111)

- Painted finish on east wall is scuffed and dirty.
- The electrical panel box on the east wall has a dirty painted finish with chipped paint. The circuit breakers in the panel box have a non-code compliant face panel with openings that do not adequately protect against electrical shock.

Toilet (T112)

- The plaster wall surface above the lavatories on the north wall has a network of hairline plaster cracks.
- The plaster wall surfaces beneath the lavatories on the north wall, and behind the accessible toilet on the south wall, are uneven as a result of plumbing and wall repairs.
- There are hairline plaster cracks on the north wall, at the east end of the space.

Toilet (T113)

- The terrazzo floor tile is discolored and etched beneath the urinals on the north wall.
- The plaster wall and ceiling surfaces in the northeast corner of the space are badly blistered. The paint is peeling, and the plaster is friable as a result of water infiltration.
- Holes in the ceramic wall tile at the east end of the room have been repaired with a non-matching filler.
- The plaster wall and ceiling surfaces in the northwest corner of the space are blistered and cracked. The paint is peeling, and the plaster is friable as a result of water infiltration.
- The painted steel toilet partitions have dented doors.
- The plaster ceiling at the west end of the room is uneven as a result of plaster repairs.

Hall (C110)

- Carpet obscures the floor.

- The build-up of painted finishes on the west door and transom obscures the detail of the moldings. The recessed door panels are cracked.
- The east door is warped and will not latch.
- The globe of the ceiling light fixture at the east end of the hall is water stained and appears to have collected leaking water from above.

Hall (C112)

- Carpet obscures the floor.
- There is evidence of blistered, friable plaster in a small area above the west door and on the ceiling at the east end of the hall. This damage has been caused by water infiltration, but it is not clear if the problem remains active.
- There is heavy, uneven paint build-up on the east door and transom that obscures the molding profiles. Poorly executed repairs at the mortised lockset have left the outer stile weak and the finished surface irregular. The upper and lower recessed door panels have a series of small cracks.
- The north door frame has uneven paint coatings.

Storage/Janitor's Closet (110)

- The door on the south wall is racked, and the stile-and-rail joints are open. The painted finish is peeling, and the wood substrate is exposed.
- The painted finishes on the brick and block walls, and on the cast-in-place concrete ceiling, are dirty.
- The brickwork near the floor level in the southeast corner of the room, adjacent to the janitor's floor sink, is spalling.
- The painted finish on the door to the elevator machine room is dirty and covered with adhesive tape residue.

Elevator Machine Room (110A)

- The exposed steel beam supporting the sloping cast-in-place concrete ceiling has significant surface rust. Rust staining runs down the north wall beneath the bearing point of the beam. The corrosion of the beam is more advanced at the bearing point in the north wall. This appears to be a replacement beam for an earlier beam located immediately to the west.
- Galvanized sheet metal and an acrylic glazing panel have been installed above the elevator machinery and beneath the sloping concrete ceiling in an effort to protect the equipment from water percolating through the portico stair construction above.

- An electrical junction box on the north wall is protected from water and deteriorating masonry above by a simple sheet metal shelf. The concrete above appears to be spalling; and the exposed, twisted steel reinforcing bar has rusted through.

Storage (109)

- The outer face of the door, transom, and frame have a heavy build-up of paint finishes that obscure the molding profiles. The paint layers are uneven, and the large upper recessed panel in the door has a distinct vertical crack extending from rail to rail. The inner face of the door has peeling paint with exposed wood substrate; the stile-and-rail construction of the door is racked with open joints.
- The floor drain appears to be filled with dirt and trash. A dehumidifier runs constantly and is piped to the floor drain.
- The paint on the brick walls and sloping concrete ceiling is peeling.
- The steel beams supporting the concrete have surface rust, with more advanced rust at their bearing points. The three existing beams appear to be replacements for two earlier beams that had significant corrosion at their bearing points.
- Brick spalling and deteriorated mortar on the north wall suggest that water infiltration has been a problem.

Mechanical Room Beneath North Portico

- The brick walls have evidence of significant water damage. Currently the space is dry; however, the painted finish on the brickwork is peeling. There is efflorescence on the masonry, the brickwork is spalling, and there are open mortar joints on each of the walls. There appear to have been problems with rising damp; as well as water infiltration from above.
- Oral history suggests that previously installed chillers and an interior cooling tower contributed to water problems in this space.
- An open pipe protruding from the top of the south wall, near the southwest corner of the space, drips water on the concrete floor at the base of the steel grate stair. This appears to be condensate.
- Temporary shoring, consisting of steel pipe scaffolding, welded steel angles, Lally columns, and wood cribbing, has been used to support the concrete and marble portico stair construction above.
- The concrete floor near the southwest corner of the space is broken and irregular.
- Steel electrical junction boxes mounted on the exterior walls have rusted away as a result of water infiltration.

GROUND LEVEL: NORTHEAST WING

Office / Administrative Area (140)

- The door architrave, chair rail, and baseboard on the north wall have significant paint build-up and uneven layers of paint. These moldings are abraded.
- The semi-circular bottom light in the fanlight on the north wall is cracked.
- The surface-mounted electrical conduit and data wiring on the west wall is visually obtrusive.
- Carpet obscures the flooring.
- The paint build-up on the west door architrave obscures the molding profiles.
- The surface-mounted electrical panel boxes and conduit in the southeast corner of the space are visually obtrusive.
- The vertical chase mounted on the east wall, and the overhead storage units at the south end of the room detract from the architectural character of the space.
- The surface-mounted electrical conduit and free-standing fan-coil unit on the east wall detract from the architectural character of the space. The fan-coil units installed in the wings of the Rotunda are generally noisy.
- The hanging incandescent and surface-mounted fluorescent light fixtures detract from the architectural character of the space.
- Much of the wall surface is obscured by office equipment and furniture.

Office (141)

- The floor is obscured by carpet.
- The suspended acoustical tile ceiling and the window air-conditioning unit detract from the architectural character of the space.
- The large electrical conduit riser in the southwest corner of the room and the surface-mounted electrical conduit for the window air-conditioning unit on the south wall are visually obtrusive.
- Office furniture and file boxes obscure much of the wall surface.

Hall (C140)

- Carpet obscures the floor.
- The baseboard and door architraves are abraded.
- The suspended acoustical tile ceiling and fluorescent light troffer detract from architectural character of the space.

Hall (C141)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and light troffers detract from the architectural character of the space.
- The foot of the door architraves and the baseboards are abraded.

Office (142)

- Carpet obscures the floor.
- The suspend acoustical tile ceiling, fluorescent light troffers, free-standing fan-coil unit, and surface-mounted electrical conduit detract from the architectural character of the space.
- Office furniture and shelving obscure much of the wall space.
- Paint build-up on the window sash and architrave obscures the molding profiles.
- One light in the lower window sash and one light in the fanlight are cracked.
- The south wall finish is scuffed.

Office (143)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffers, surface-mounted electrical conduit, and the free-standing fan-coil units detract from the architectural character of the space.
- Office furniture and shelving obscure much of the wall surface.
- Heavy paint build-up on the window sash and architraves obscures the molding profiles.
- A light in the lower sash of the west window is cracked.

Office (144)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffers, surface-mounted electrical conduit, and free-standing fan-coil units detract from the architectural character of the space.
- Paint build-up on the window sash and architraves obscures the molding profiles.
- A single light in the fanlight of the east window is cracked.
- Office furniture and casework obscure much of the wall surface.

- Condensation forms on the exterior face of the east window when the fan-coil unit runs in the air-conditioning mode.

Copy Room (145)

- The floor is obscured by carpet.
- The suspended acoustical tile ceiling and fluorescent troffers detract from the architectural character of the space.
- The paint build-up on the window sash and architrave obscures the molding profiles.
- The surface-mounted electrical conduit on the south and west walls, and the free-standing fan-coil unit detract from the architectural character of the space.
- Office equipment, file cabinets, casework, and shelving obscure much of the wall surface.
- A dehumidifier is required in this space.

Office (147A)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffers, free-standing fan-coil unit, and the surface-mounted electrical conduit detract from the architectural character of the space.
- Paint build-up on the window sash and architrave obscures the molding profiles. There is plaster cracking on the wall surfaces at the head of the window opening.
- Office furniture and shelving obscure much of the wall surface.

Office (147)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffers, surface-mounted electrical conduit, and free-standing fan-coil unit detract from the architectural character of the space.
- One of the acoustical ceiling tiles does not meet the frame, leaving an opening of approximately 3/4" in the ceiling.
- Paint build-up on the window sash and architrave obscures the molding profiles.
- Office furniture and shelving obscure much of the wall surface.
- The foot of the door architrave is abraded.

Reception (148)

- Carpet obscures the floor.

- The suspended acoustical tile ceiling, fluorescent troffers, free-standing fan-coil unit, and surface-mounted electrical conduit detract from the architectural character of the space.
- Paint build-up at the window sash and architrave obscures the molding profiles. The paint layers are chipped and uneven.
- There is a significant vertical crack in the plaster, running from ceiling to baseboard, in the southeast corner of the room.
- There is blistered paint near the base of the east wall, to the north of the door opening. This damage was caused by water infiltration.
- Uneven paint build-up on the east door architrave obscures the molding profiles.
- A dehumidifier is required in this space.
- There is a hairline plaster crack extending upward from the north end of the opening in the west wall.

Conference Room (149)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffers, free-standing fan-coil unit, and surface-mounted electrical conduit detract from the architectural character of the space.
- A dehumidifier is required in this space.
- Paint build-up on the window sash and architraves obscures the molding profiles. Significant gaps have opened in the joints of the architrave construction at the head of the half-round windows. The plaster window reveal and wall surface at the head of the east window are cracked. A plaster crack extends east from the sill of the east window.
- Office furniture and casework obscure wall surfaces to the south and west..
- The baseboard along the south wall is abraded.
- A single light in the lower sash of the east window is cracked.
- The carpet in the northeast corner of the room is discolored. This appears to have resulted from water infiltration.

GROUND LEVEL: SOUTHEAST WING

Office (150)

- Carpet obscures the floor.

- The suspended acoustic tile ceiling and fluorescent troffers provide a modern office environment but detract from the historic character of the building. The ceiling obscures the upper portion of the south and east door/transom architraves.
- There is significant paint build-up on the south and east doors and door architraves and on the north window.
- The east, west, and north walls are obscured by office furniture.
- The north wall base (appears to be a cementitious material) is heavily damaged near the northwest corner of the space.

Office (151)

- Carpet obscures the floor.
- The stepped, suspended acoustic tile ceiling and fluorescent troffers detract from the historic character of the building. The ceiling obscures the upper portion of the east and west door/transom architraves.
- There is significant paint build-up on the north windows. The mortised brass sash lifts are missing from the bottom rail of the northwest window.
- Surface-mounted wiring is attached to the north wall beneath the windows.
- Office furniture obscures most of the east, west, and south wall surfaces.
- There is significant paint build-up on the east and west doors and architraves.

Reception (152)

- Carpet obscures the floor, except at the entry where slate tile has been laid.
- The suspended acoustic tile ceiling and fluorescent troffers detract from the historic character of the building. The ceiling obscures the upper portion of the east, west, and south door/transom architraves.
- The modern glass and aluminum wall system separating Reception 152 from Office 153 detracts from the historic character of the building.
- The south door and architrave have heavy paint build-up and uneven layers of paint. The finish on the outer stile is dirty.
- Office furniture obscures much of the west and south walls.
- There is surface-mounted wiring attached to the east and south walls above the baseboard.
- The east and west doors and door architraves have heavy paint build-up and uneven layers of paint.
- The south wall is scuffed beneath the chain rail.

Office (153)

- Carpet obscures the floor.
- The suspended acoustic tile ceiling and fluorescent troffers detract from the historic character of the building.
- There is significant paint build-up on the north windows. There is blistered and peeling paint, and friable plaster, at the base of the west reveal of the northeast window. This damage is the result of water infiltration.
- Surface-mounted wiring is attached to the north wall beneath the windows.
- There is blistered paint beneath the chair rail on the north wall, between the window openings. This damage is the result of water infiltration. The cementitious base in this area is damaged as well.
- The paint build-up on the access panels at the northeast and northwest corners of the space prevents their proper operation.

Office (154)

- Carpet obscures the floor.
- The suspended acoustic tile ceiling and fluorescent troffers detract from the historic character of the space. The suspended ceiling obscures the upper architraves of the south and west door/transom openings.
- Surface-mounted wiring is attached to the north wall beneath the windows.
- There is heavy paint build-up and uneven layers of paint on the west and south doors and architraves. The outer stile on the south door is dirty.
- There is significant deterioration of the plaster on the south wall, to the east of the door. The plaster has “bloomed” and is in a friable state as the result of water infiltration.
- Office furniture obscures most of the wall surfaces on the east, west, and south elevations.
- There is heavy paint build-up and uneven layers of paint on the north windows.
- Paint build-up on the steel access panel in the northeast corner prevents its normal operation.

GROUND LEVEL: SOUTHWEST WING

Office (120A)

- Carpet obscures the floor.

- The suspended acoustic tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building.
- Miscellaneous hardware (picture hooks and screw-in-anchors) remains on the east, west, and south walls.
- The painted plaster wall finishes are scuffed and dirty.
- Office furniture obscures portions of the east and west walls.
- There is surface-mounted wiring on the north wall beneath the window.
- The east wall has paint blisters where water has infiltrated the wall construction.
- The painted finish on the east base is irregular.
- A single light in the upper window sash is cracked (adjacent to the meeting rail).
- The painted finish on the half-round wood window frame is blistered, cracked, and peeling. There has been significant water infiltration through the head of the window; ad-hoc repairs have been made to address the damage.

Copy Room / Office (120)

- Carpet obscures the floor.
- The suspended acoustic tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building. The suspended ceiling obscures the upper architraves of the doors to the south and west.
- The painted plaster walls are scuffed.
- Office furniture obscures the east and west walls.
- There is surface-mounted wiring on the north wall, beneath the window.
- The painted finishes on the window are built-up and irregular. Paint cracks occur at joints in the woodwork; this is typical of all wood windows in the wings.
- The painted finish on the south door and architrave is built-up and irregular. The door and architrave are abraded. Touch-up painting does not match the existing paint color.
- The painted finish on the west door architrave is built-up and irregular. The paint surrounding the transom is cracked and chipped.

Hall (C122)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and surface-mounted light fixtures detract from the historic character of the building. The boxed soffit of acoustical tile is

- particularly obtrusive. The ceiling obscures the upper architraves at each of the door openings.
- The painted plaster walls are scuffed and dirty.
 - The baseboard is abraded and has irregular paint build-up.
 - There is heavy paint build-up on the door architraves. The build-up is irregular and visually distracting.
 - The painted finish on the east door is built-up, and touch-up painting does not match the existing paint color.

Office (121)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building.
- Office furniture obscures portions of the west, north, and east walls.
- Surface-mounted electrical wiring is attached to the north wall, beneath the window.
- There are cracks in the half-round plaster reveal at the head of the north window. The plaster appears to be friable as a result of water infiltration.
- One of the brass sash lifts at the bottom rail of the lower window sash is missing.
- The painted finish on the window architrave is built-up and cracked.
- The painted finish on the south door architrave is uneven, and touch-up painting does not match the existing paint color.
- The suspended ceiling obscures the upper architrave of the door/transom.

Office (122)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building. The ceiling obscures the upper architrave of the south door/transom.
- The east wall is obscured by built-in casework.
- Office furniture obscures portions of the south and west walls.
- Water infiltration through the north wall has caused the plaster wall surface to blister near the northeast corner; the plaster is friable.
- Surface-mounted wiring is attached to the north wall, beneath the window.
- The baseboard is abraded.
- The painted finish on the window sash is built-up and dirty.

Reception (123)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building. The ceiling tiles are bowed; it appears that the suspended frame was not properly installed. The ceiling obscures the upper architraves of the door openings to the east, west, and south.
- The painted plaster wall finishes are scuffed and dirty.
- The touch-up painting on the south door and architrave do not match the existing paint color.
- The painted finish on the doors, architraves, baseboard, and chair rail is uneven and abraded.
- Surface-mounted wiring has been attached to the north wall, beneath the window.
- The half-round plaster reveal at the head of the north window is cracked and blistered as a result of water infiltration.
- The paint build-up on the window architrave is heavy; it is cracked along joints in the woodwork.
- The paint build-up on the access panel in the northwest corner of the room prevents its proper operation.

Office (124)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling and surface-mounted fluorescent light fixtures detract from the historic character of the building. The ceiling tiles are bowed. The suspended ceiling obscures the upper architraves of the south and east door/transoms.
- The touch-up paint used on the doors and trim does not match the color of the existing paint.
- The south wall surface is scuffed.
- Plaster is missing from an area on the south wall, to the west of the door opening and beneath the chair rail. The clay tile wall construction is exposed.
- The west wall is obscured by built-in casework.
- Surface-mounted wiring is attached to the north wall, beneath the windows.
- The painted plaster finish on the north wall is blistered above the baseboard and to the east of each of the window openings. This damage is the result of water infiltration.

- There is heavy paint build-up on the windows and window architraves. The painted finish has cracked at joints in the woodwork. The paint on the half-round architrave at the west window is cracked and peeling.
- There are plaster cracks in the half-round reveal of the west window, extending to the ceiling.
- There are paint blisters on the plaster wall surface between the windows, extending to the ceiling.
- There is significant dirt and insect debris, including cobwebs, between the windows and outer screens. This condition is common for all windows in the wings.
- There is irregular paint build-up on the cementitious north baseboard.
- Surface mounted wiring has been attached to the east wall for a thermostat located adjacent to the doorway.

GROUND LEVEL: NORTHWEST WING

Reception (129)

- The floor is obscured by carpet.
- There is a network of hairline plaster cracks on the ceiling.
- The paint build-up on the window sash and architraves has obscured the molding profiles.
- The metal venetian blinds are dirty with bent slats.
- There are areas of uneven plaster on the south wall and in the window reveals where water infiltration has caused deterioration and subsequent repairs have not fully addressed the problem.
- Plaster cracks have developed on the west elevation, near the southwest corner.
- The plaster surrounding the electrical receptacle in the southwest corner is blistered and friable as a result of water infiltration.
- There are plaster cracks extending from the head of the door opening on the west wall.
- There is surface-mounted wiring attached to the baseboards and west door architrave.
- The painted baseboards are abraded.
- A dehumidifier runs constantly in this space.
- The painted finish on the exterior door is scuffed and chipped. Filler used for repairs has not been carefully applied, leaving an uneven finish.

Vestibule (C130)

- The floor is obscured by carpet.
- There is low voltage wiring stapled to the south baseboard.
- The southeast door binds on the vinyl transition strip in the carpeting.
- The fluorescent troffer in the ceiling detracts from the architectural character of the building.

Conference Room (131)

- The floor is obscured by carpet.
- A dehumidifier runs constantly in this space.
- The acoustical tile ceiling and fluorescent troffers detract from the architectural character of the building.
- The paint build-up on the window sash and architraves obscures the molding profiles.

Vestibule (C131)

- Carpet obscures the floor.
- The door plinths are abraded, and the painted finish is chipped.
- The fluorescent troffer in the ceiling detracts from the architectural character of the building.

Supply Closet (131A)

- The closet walls are generally obscured by the storage of stationary supplies.
- The 9"x9" vinyl floor tile and/or the mastic used to apply it may contain asbestos.

Office (132)

- Carpet obscures the floor.
- The fluorescent troffers in the plaster ceiling detract from the historic character of the building.
- Framed maps, prints, and posters obscure the wall surfaces.
- Built-in casework obscures the south wall to the west of the south door opening.
- The west wall, north wall, and east door opening are obscured by office furniture.
- The HVAC access panel beneath the north window is scuffed.

Office (134)

- Carpet obscures the floor.

- The adhered acoustic ceiling tiles and fluorescent troffers detract from the historic character of the building.
- Shelving on the west wall, to the north of the door opening obscures the wall surface.
- Office furniture obscures the north, east, and south wall surfaces.
- A single light in the bottom sash of the north window is cracked.

Office (134A)

- The acoustical tile adhered to the ceiling is discolored. The acoustical tile ceiling and the fluorescent troffer detract from the historic character of the building.
- Carpet obscures the floor.
- Office furniture obscures the east wall.
- Casework partially obscures the north wall.

Hall (C133)

- The floor is obscured by carpet.
- The suspended acoustical tile ceiling and fluorescent troffer detract from the historic character of the building.
- The wall plaster in the northeast and southeast corners of the hall has minor water damage; the surface of the plaster is irregular.
- The base is moderately abraded. The previous black painted finish can be seen where the existing white paint on the base is chipped.
- The surface-mounted thermostats on the walls at the east and west ends of the hall are visually obtrusive.
- There are hairline plaster cracks extending from the HVAC grilles on the north wall, beneath the ceiling.

Office (133)

- Carpet obscures the floor.
- Acoustic tile has been adhered to the ceiling, and a surface-mounted fluorescent fixture provides general lighting. These materials detract from the historic character of the building.
- Shelving obscures wall surfaces to the east and west. Office furniture obscures wall surfaces to the north and east, and office equipment obscures the wall surface to the west.
- There is surface-mounted wiring on the east, west, and south walls.

- There are plaster cracks in the half-round window reveal.
- The painted finish is peeling from the wall plaster, near the ceiling in the southeast corner of the room.
- Abandoned window shade hardware remains in place at the window opening, along with abandoned hardware for an interior hopper at the base of the window opening.

Office (135)

- The floor is obscured by carpet.
- Acoustical tile has been adhered to the ceiling, and a surface-mounted fluorescent fixture provides general lighting. These materials detract from the historic character of the building.
- Shelving obscures the north wall, to the east of the doorway. Office furniture obscures the west wall.
- Surface-mounted wiring extends from ceiling to floor in the southeast corner of the room, and along the base of the south and east walls.
- A single light in the lower window sash is cracked (adjacent to the meeting rail).
- Abandoned window shade hardware remains at the window opening.

Office (136)

- The floor is obscured by carpet.
- Acoustic tile is adhered to the ceiling at the east end of the space, and surface-mounted fluorescent light fixtures provide general lighting. A suspended acoustical tile ceiling with a fluorescent troffer is installed at the west end of the space. These materials detract from the historic character of the building.
- Built-in casework obscures the east wall.
- There is hairline plaster cracking extending to the east and west of the northeast window opening. The cracking generally extends horizontally from the spring line of the half-round opening. The plaster reveal at the head of the opening is cracked as well.
- There are horizontal plaster cracks along the north wall and vertical water stains between the cased opening and the northeast window.
- Vertical water staining is visible at the north and south ends of the cased opening near the midpoint of the room. The staining appears to originate near the ceiling. The painted finish on the plaster wall surfaces to the north of the cased opening is peeling in localized areas.
- There is surface-mounted wiring on the north wall.

- Office furniture obscures wall surfaces to the north, west, and south.
- The painted finish at the edges of the HVAC access panel beneath the northwest window is chipped and dirty.
- There is water staining in the northwest and southwest corners of the room. The vertical stains extend down from the ceiling.

Office (137)

- The acoustical tile adhered to the ceiling is uneven. The ceiling tile, the surface-mounted fluorescent light fixture, and the capped electrical junction box on the ceiling detract from the historic character of the building. There are holes in the tiles at the northwest and southwest corners of the ceiling.
- The east wall, to the north of the east door, is obscured by office furniture.
- The painted walls are scuffed, and miscellaneous hardware (hooks) remains attached to the north and south walls.
- Abandoned window shade hardware remains at the window opening, along with a visually obtrusive glass hopper at the base of the window opening.
- The half-round plaster reveal at the head of the window opening is cracked.
- The electric circuit breaker panel in the southeast corner of the room has a broken Bakelite spacer that leaves energized buss contacts exposed. This is an electrical shock hazard.
- The plaster finish surrounding the electrical panel is cracked, and the paint is peeling.
- There is an open junction box on the south wall, near the southeast corner of the room. Surface-mounted telephone station wire extends from the box to the base of the south wall. The plaster surrounding the open junction box appears friable.
- The surface of the plaster on the south wall, beneath and to the east of the window, is uneven.

Vestibule (C132)

- Carpet obscures the floor.
- The suspended acoustical tile ceiling, fluorescent troffer, and plywood cabinet (housing conduit, HVAC controls, and electrical disconnects) in the southeast corner of the vestibule all detract from the architectural character of the building. The plane of the tile ceiling intersects the half-round architrave of the east door.
- The uneven paint build-up on the east door architrave obscures the molding profiles. The door frame is abraded.
- The west door is scuffed, and the painted finish on the west face is crazed.

- The plaster surfaces in the southwest corner of the vestibule, near the base of the wall, are blistered, and the plaster is friable. This deterioration has resulted from water infiltration. The plaster wall surfaces in this corner are generally uneven as a result of previous plaster problems and repairs.
- A sheet metal junction box is mounted to the south wall, in the southwest corner of the vestibule. This box is visually obtrusive.
- The joints at the head of the west door architrave have uneven paint build-up, and the architrave is stained. The staining appears to be related to water infiltration from above.

Vestibule (138)

- The 9"x9" vinyl floor tile and/or the mastic used to apply it may contain asbestos.
- The uneven paint build-up on the north door architrave obscures the molding profiles. The door binds on the door frame.
- The vertical sheet metal chase and surface-mounted wiring in the southeast corner of the vestibule, as well as the free-standing fan-coil unit in the northeast corner, and the built-in casework and sink in the southwest corner detract from the historic character of the building.
- The south door is missing; the butt hinges and door strike remain in place.
- The surface-mounted fluorescent light fixtures on the ceiling, and the electric doorbell and surface-mounted wiring to the east of the north door are visually obtrusive.

Office (139)

- The floor is obscured by carpet.
- The acoustic tiles adhered to the ceiling are broken along the east edge of the ceiling, where ceiling meets a boxed plywood soffit. The tiles adjacent to the surface-mounted fluorescent ceiling fixtures are bucked.
- The painted finish on the rough cement plaster of the south wall is peeling in localized areas to either side of the window.
- The east sash cord of the double-hung window is broken. A single light in the upper sash is cracked (adjacent to the meeting rail).
- There is surface-mounted wiring on the north and south walls.
- There is a large and obtrusive electrical service conduit and elbow at the southeast corner of the room. It enters through the south wall and extends vertically into the boxed plywood soffit extending the full length of the office along the east wall.

- There is miscellaneous hardware (anchors and screws) remaining on the north, south, and west walls.
- The cementitious base immediately east of the north door opening is rough and uneven.
- Built-in casework (shelving) obscures the east wall.
- Office furniture obscures much of the west wall. There are hairline plaster cracks above the west door, generally extending from the HVAC grille near the ceiling. Although there is evidence of previous repair work, these cracks remain active.

MAIN FLOOR

Center Hall (C202/C203)

- The plaster wall surfaces are dirty and scuffed, especially along the staircases to the south. The plaster ceiling surfaces near the stair openings are dirty and smudged.
- There is an east-west crack in the ceiling and cornice plaster near the centerline of the space.
- The salvaged heart pine flooring at the south central stair landing is moderately abraded.
- The wood chair rails and bases have minor abrasion in localized areas.
- The cork transition strip between the marble paving of the portico and the heart pine flooring at the south door is broken, and small pieces are missing.
- There is hairline cracking at the south end of the plaster cornice on the west wall. The upper ledge of the plaster architrave is dirty.
- There is hairline cracking at the south end of the plaster architrave on the east wall.
- There is vertical hairline cracking in the plaster architrave and cornice at the curved northeast and northwest corners of the hall.

President's Reception Room / Upper West Oval Room (201)

- The floor finish has been discolored by UV degradation. This was made apparent by the removal of a large oval rug that was once located in the center of the room. This problem has been compounded by floor sanding at the east entry to the room as part of a refinishing effort in the central hall. The flooring at the perimeter edge of the rug was abraded by the movement of the rug.
- There is an east-west hairline crack in the ceiling plaster at the centerline of the room.
- A hairline crack in the ceiling plaster also extends eastward from the southeast outside corner of the chimney mass.

- A hairline crack in the wall plaster extends upward from the HVAC grille to the north of the east entry door, through the plaster entablature, to the ceiling.
- There is peeling paint and hairline, vertical plaster cracking above the window opening to the north of the chimney mass on the west wall.
- There are hairline plaster cracks radiating from the corners of the HVAC grilles that flank the chimney mass.
- There is cracked and abraded paint on the wood window aprons of the west windows (moderate damage at the north window, minor damage at the other three windows).
- There is minor abrasion on the perimeter baseboard.
- There is relatively minor vertical cracking in the wood-grained, raised panels of the east door leaves.

Robe Closet (201A)

- The painted plaster wall finishes and blind door finishes are scuffed and dirty.

Passage to Upper North Oval

- The painted blind door is scuffed and dirty.

Toilet Room and Passage (T201)

- The blind door does not latch; the painted finish on the door is dirty.
- There is significant plaster damage to the ceiling of the toilet room vestibule. The paint is peeling, and the plaster is friable. This damage appears to be the result of plumbing leaks.
- The cover plate for the recessed sprinkler head in the ceiling of the toilet room vestibule has been dislocated.
- The baseboard in the vestibule is scuffed. The painted plaster wall surfaces are dirty.
- The southeast corner of the toilet room ceiling has water-damaged plaster that has been poorly repaired. Friable plaster remains; the plaster repair is uneven. The water-damaged plaster appears to be the result of plumbing leaks.
- The ceramic wall tile has a vertical crack beginning at the radiator enclosure on the west wall and extending upward to the top of the wainscot.
- The painted finish on the lavatory base cabinet is worn and peeling; the wood substrate is exposed.

Board of Visitors Room / Upper East Oval Room (202)

- The blind door passage to the north oval room is scuffed and dirty (doors and jambs). The heart pine flooring in the passage is moderately abraded.
- A large oval rug obscures much of the flooring in the east oval room. The floor finish at the perimeter of the rug is discolored by UV degradation. The wood flooring at the west doorway has minor to moderate abrasions.
- There is east-west hairline cracking of the plaster ceiling along the centerline of the room.
- There is vertical hairline cracking in the wall plaster extending from the south HVAC grille on the west wall to the baseboard.
- There is vertical hairline cracking in the wall plaster, architrave, and cornice above the three northern window openings.
- There is horizontal hairline cracking in the wall plaster between the heads of the north door openings.
- There is vertical hairline cracking through the architrave, frieze, and cornice at the northern outside corner of the chimney mass.
- The lower plaster wall surfaces, wood chair rail, and wood window architraves adjacent to the chair rail are scuffed and abraded.
- The painted finish on the wood window aprons is peeling.
- There is hairline plaster cracking radiating from the HVAC grille openings flanking the chimney mass on the east wall.
- There are minor chips in the finish of the wood-grained doors.

Closet (202A)

- The painted plaster wall surfaces are scuffed and dirty.
- The painted finish on the blind door is scuffed and dirty.

Elevator Passage (C204)

- The plaster wall finishes and painted door finishes are scuffed and dirty.
- The west baseboard is abraded.
- The wall plaster at the perimeter of the HVAC grille on the west wall is chipped and broken.
- Elevator door and controls are dirty.
- The surface-mounted wiring for automated door controls is visually obtrusive. The retrofit installation is awkward.

Upper North Oval Room (205)

- There is relatively minor abrasion of the salvaged heart pine flooring.
- The lower plaster wall surfaces, baseboard, and chair rail moldings are scuffed.
- The wood-grained finish on the south door leaves is chipped along the leading edges.

DOME ROOM, GALLERIES, AND ATTICS

Dome Room (301)

- The salvaged heart pine floor is abraded, but remains in relatively good condition.
- The railing, casework, moldings, and plaster in the area adjacent to the elevator, at the southeast quadrant of the room, are significantly abraded as a result of food service catering functions. The alcove to the northeast of the elevator is used for the ad hoc storage of tables and catering equipment. These materials are visually obtrusive and incompatible with the character of the space.
- The bookcases flanking the catering alcove are abraded and food stained. Ceiling and wall surfaces in this area are food stained and scuffed.
- The wood column bases along the east elevation are significantly abraded.
- The wood base and fireplace molding at the east elevation are abraded.
- The wood flooring in the window recess to the south of the east fireplace has an area of damage (2" ± diameter) that has the appearance of rot. An unsuccessful attempt was made to repair it with filler. This is localized damage that appears to be the result of a very specific cause.
- One column in each pair of columns surrounding the space has two vertical cracks, 180 degrees opposed from one another, extending from base to capital. The cracked columns have steel structural columns inserted within them. The widest crack is approximately 1/4" wide (along west elevation).
- The toilet room in the southwest quadrant has chipped ceramic floor tile. Holes in ceramic wall tile have been filled with non-matching cementitious material. The radiator grille on the west wall has surface rust; the ceramic tile adjacent to the radiator is cracked. The cork transition strip between the ceramic floor tile of the toilet room and the wood floor of the Dome Room is broken, and pieces are missing.
- The painted plaster wall finishes adjacent to the south stairs are dirty and scuffed.
- The painted wood venetian blinds at the windows are dirty and abraded. The valance panel is missing from the blind to the south of the east fireplace. The operating mechanisms bind, and some do not work.

- A single light in the lower sash of the east window beneath the south portico has compound cracking.
- A single light in the lower sash of the window to the north of the east fireplace is cracked.
- A single light in the lower sash of the window to the north of the toilet room is cracked.
- The painted wood moldings and plaster wall surfaces adjacent to the west fireplace are dirty and scuffed.
- The abraded white paint on the brown plastic electrical receptacles is visually distracting.
- The plaster ceiling beneath the lower gallery has a series of hairline cracks that generally radiate from openings in the plaster or from the curved, leading edge of the gallery.
- The plaster ceiling surrounding a recessed sprinkler head to the west of the elevator has been unsuccessfully repaired. The plaster is cracked and friable, and the painted finish on repaired plaster does not match the adjacent ceiling finish.
- There is a horizontal crack/split in the top rail of the lower south reveal paneling in the window alcove to the south of the west fireplace.
- The painted steel emergency egress doors in the northeast and northwest quadrants have dirty and scuffed finishes. The steel door jambs have rust blisters at their outer edges, where the jambs meet the plaster wall surface.

Northwest Fire Stair (C301)

- The painted finishes on the steel doors and fire stair are worn, stained, and dirty.
- There are hairline cracks in the rough masonry parging applied to the wall surfaces.
- At ground level the emergency exit door and floor slab are dirty and covered with cobwebs. Low voltage wiring is taped to the walls and connected to a contact switch at the head of the door. The illuminated exit sign is not working.
- Some of the industrial light fixtures in the stairwell are missing their glass globes and/or their protective metal cages. Cages and globes are laying on the stair landings.
- There is a breach in the masonry wall construction where a sprinkler pipe protrudes into the stairwell beneath the dome room floor level.

Northeast Fire Stair (C302)

- The painted finishes on the steel doors and fire stair are worn, stained, and dirty.
- There are hairline cracks in the rough masonry parging applied to the wall surfaces.

- At ground level the emergency exit door and floor slab are dirty and covered with cobwebs.
- Some of the industrial light fixtures in the stairwell are missing their protective metal cages. The cages are laying on the stair landings.

Lower Gallery of Dome Room (C401)

- The white carpeting on the gallery floor is dirty and heavily stained. The dirty grey/black discoloration may have resulted from mold growth. The stains on the carpet adjacent to the southwest mechanical room may be the result of grease or oil. (The carpet was removed during a mold abatement project in December 2006, exposing the unfinished plywood subfloor with sheet metal patches adjacent to the columns.)
- The painted finish on the perimeter wall is dirty and peeling. To the east of the northwest stair, the plaster is friable.
- The painted finish on the steel perimeter railing is dirty, with rust staining bleeding through the paint.
- The Composite column capitals are dirty.
- There are hairline cracks in the plaster ceiling. The paint on the ceiling is peeling in localized areas, especially adjacent to the west wall.
- The painted finish on the recessed ceiling light fixtures is dirty and fingerprinted.
- The doors to the access stairs, clock rooms, and mechanical space are dirty and scuffed.
- The hatches and hatch openings for the folding stairs to the Upper Gallery are scuffed and abraded, and the printed finished are dirty.

North Portico Attic (401)

- The masonry floor vaulting is uneven.
- There is debris and trash throughout the attic.
- The steel used in the construction of the north-south roof beams has surface rust and is delaminating in localized areas at the south wall of the attic. The raking steel bearing plate on which the roof beams bear is rusted and delaminating.

North Portico Clock Room (401A)

- The walls are covered with graffiti, and the painted finishes are dirty.
- The steel angle brackets supporting the clock face are rusted.
- The wire mesh lath with sealant or mortar, at the perimeter of the clock face opening is rust-stained and appears to be mildewed.

- The steel access door in the clock face is haphazardly attached to the clock face with metal mending plates and machine screws.

South Portico Attic (402)

- The attic space is generally clean and full of mechanical equipment. Several large duct penetrations have been made through the north wall of the attic without lintels to support the brick wall construction.
- There are hairline cracks in the clay tile roof construction near the ridge of the roof.

South Portico Clock Room (402A)

- The painted wall finishes are dirty and covered with graffiti.
- The gypsum board ceiling has two holes: one for an electrical junction box; the other is unused.

Elevator Shaft (403)

- The brick and clay tile construction of the shaft appears to be in good condition, with no visible cracks.
- There are hairline cracks in the unpainted plaster ceiling of the shaft.

Stair to Roof (C404)

- The painted finishes on the door and stair are dirty and worn.
- The protective metal cage is missing from the industrial light fixture at the base of the stair.
- An ad-hoc heat tape installation on the wet-pipe sprinkler riser hangs loosely from the steel construction at the head of the stair shaft.
- The painted finish on the interior of the roof hatch and curb is eroded, and the wood substrate is exposed.
- There is no railing or opening assist device for the roof hatch.
- The wood boxed construction at the head of the plumbing vent, where the vent pipe penetrates the roof, is water stained.
- The painted brick construction of the shaft appears to be in good condition. Parged mortar repairs have been made in localized areas.
- The mortised lock on the door at the base of the stairway is not functioning properly. The latch does not fully extend, and the lock is not properly aligned and retained in the mortise.

Upper Gallery of Dome Room (C501)

- There is mold growing on the painted balustrade railing, balusters and base. Paint is peeling from the balusters and base in localized areas, exposing the wood substrate. (The mold and accumulated dirt was cleaned from these surfaces during a mold abatement project in December 2006.)
- The vinyl tile flooring (12"x12") is dirty, stained, and scuffed. The folding stairs, and hatches to the north and south, are dirty and abraded.
- The painted plywood wallboard is dirty, stained, and scuffed. The wallboard has come loose at the seams and has been screwed back in place.
- The painted wood rail above the perimeter knee wall, and the light cove behind the knee wall, are dirty. Mold is growing on the painted surfaces, on the fluorescent light fixtures, and on the base of the acoustical ceiling panels at the south elevation of the dome.
- Many of the rivets used to fasten the acoustical ceiling panels in place are rusted.
- Many of the fluorescent fixtures are rusted and covered with mold, and the bulbs are not illuminated. (These fixtures were removed during the mold abatement project of December 2006. The exposed wiring for these fixtures protrudes from the remaining conduit risers to the north and southeast. This is an electrical shock hazard and potential fire hazard.)
- Retrofitted HVAC grilles in the alcove have displaced five of the perimeter spotlight fixtures.
- Several of the perimeter spotlights are not illuminated. Others have been removed. Retrofit metal brackets have been installed to prevent the perimeter spotlights from dropping down and resting on the plywood shelf of the alcove. Several charred areas are visible where the lights previously burned the woodwork.
- There is mold growing on the surface of individual acoustical panels. There is discoloration of some acoustical panels, particularly a single panel in the northwest quadrant of the dome. These symptoms may indicate water infiltration through the dome construction.
- The outer tempered glass of the skylight appears to have a spiderweb network of cracks; this may be the etched glass that was observed on the exterior.
- The two folding ladder stairs providing access to the upper gallery have dirty and worn finishes. The residential quality of the ladder stairs is insufficient for their intended use.