

## Existing Condition



### Existing Conditions Analysis:

- Negative drainage conditions toward the east facade
- Poor downspout termination
- N/E downspout can not drain freely due to the extreme overgrowth of plants and brush
- Conduit attached to the building
- Wood rot noted on overhang and building openings
- Mortar and masonry deterioration, especially on east facade
- Cracking through masonry and mortar joints
- Tie rodding evident
- Severe parge coat deterioration on parapet cap and at base of pilasters
- Efflorescence
- Poorly configured utility service
- Biological staining
- Building in need of cleaning
- Some windows have been painted over
- Deterioration of a lintel over crawlspace vent causing failure of masonry
- Holes in masonry
- Exposed brick has been painted on south facade
- Severe paint deterioration
- Building is not compliant with ADA regulations

### Restoration Recommendations:

- Regrade site and reconfigure downspouts so that they drain freely away from the building. Ensure that the downspouts are free of debris.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- Repair or replace rotted wood on building.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- Determine cause of efflorescence, remedy accordingly.
- Clean building in a manner that does not harm the masonry or mortar. Determine if paint is causing accelerated deterioration and if so, remove paint.
- Fill holes in brick with masonry patching compound. Patch large holes in masonry with matching brick and mortar.
- Ensure that entry is ADA compliant.
- Restore original building openings.
- Replicate original canopy.

**Building name:** Ice House

**Building use:** Vacant; Commercial

**General description:** Building was originally used as an ice house. The front facade consists of a loading dock topped by a tin canopy. The exterior is comprised of red brick, of which the front facade has been painted brown. An overhang covered with Spanish tile is supported by wooden brackets. A compatible addition has been added to the north facade. Some of the windows on the west facade have been infilled while others have been replaced with unsympathetic aluminum windows.

**Year built:** 1912

**Width of Street Facade:** 127'

**Historical significance:** National Register property; highly significant historic structure

**Style:** One part commercial

#### Facade Restoration Estimate:

Front Facade and Sides: Chemical paint stripping and repointing of masonry façade (scaffolding not included); repair/replace wood elements on building; restore tile roof on canopies; restore original building openings and replicate original canopy.  
\$ 202,500.00

**100 West MLK Jr. Street**