

APPENDIX B

FIELD
 REPORT
 NO: **161**

 Bldg.
161

 Officer's
 Quarters

 OWNER – PM
 ARCHITECT
 CONSULT.-M

 State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

 PROJECT: **Fort Snelling Building Assessment Study**

 PROJECT NO: **HCO0601**

 DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1892 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls as well as masonry walls on the interior. Some of the walls have been furred out with studs, metal lath and plaster, all of which is crumbling down onto the floor. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the ceiling along with the lath all over creating debris on the floor. The pipes and radiators are rusted and the asbestos has come off of them. The cellar door is allowing water and snow to leak in onto the basement floor and has been broken in to.
2. First floor is in poor condition with plaster coming off of the walls in spots exposing the lath boards. There is also mold evident on some of the walls. Paint is peeling everywhere. The floors are in poor condition with water stains showing where pooling has occurred. There is also some warping of floor boards. There are cracks and peeling throughout the flooring in the kitchen.
3. Second floor is in poor condition. Plaster coming off of the walls down to the lath throughout. The lath is coming down from the ceiling as water is dripping into the building. Paint is peeling in every room on this floor. There are large holes in the ceiling that allow one to see in to the attic. There are water marks and wet spots on the floor boards from the leaking ceiling. The ceiling of the bathroom is caving in from water damage above.
4. The attic is bare with rafters visible. Water damage is visible on floor boards. Actual holes appear in roof about 1'-2' in diameter. Snow is piled up on attic floor boards around hole. Unsafe to walk on this level.
5. Yellow brick building with asphalt shingled roof, Platteville limestone base, Kasota stone water table, lintels and sills, and wood fascia, frieze and soffit. The base at both front and back porch is rock-faced CMU with tongue and groove siding enclosure at the back porch and screen enclosure and tongue and groove ceiling at the front. 90% of the brick needs re-pointing and the wood fascia and metal flashing at the roof is rotting or missing. The limestone base is eroding and some of the Kasota stone sills are cracked. Wood at both the front and back porches is soft and rotted. Some of the asphalt shingles are missing and/or damaged along with the roof flashing. In areas of missing downspouts, the brick is stained and mortar deteriorated; moss has also grown in these areas. The south side is in the worst shape; the limestone foundation is completely eroded at one corner and there is a hole in the roof.

 REPORT BY: **Chris Thompson, Kelly Kufner**

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 PROJECT: **Fort Snelling Building Assessment Study**

 PROJECT NO: **HCO0601**

 DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls as well as masonry walls on the interior. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the ceiling along with the lath all over creating debris on the floor. The pipes and radiators are rusted and the asbestos has come off of them. The cellar door is allowing water to leak in onto the basement floor.
2. First floor is in poor condition with plaster coming off of the walls in spots exposing the lath boards. There is also mold evident on all of the walls. Paint is peeling everywhere. The floors are in poor condition with water stains showing where pooling has occurred. There is also some warping of floor boards. There are cracks and peeling throughout the flooring in the kitchen.
3. Second floor is in poor condition. Plaster coming off of the walls down to the lath throughout. Paint is peeling in every room on this floor. There are large cracks in the ceiling and plaster falling from the ceiling. There are water marks on the floor boards from the leaking ceiling.
4. The attic is bare with rafters visible and one finished room on this level. Water damage is visible on floor boards.
5. Yellow brick building with an asphalt roof, Platteville limestone water table, belt course and sills, Kasota stone sills, and wood fascia, frieze, soffit and dentils. The porch base is rock-faced CMU with tongue and groove siding at the rear and screen and tongue and groove ceiling at the front. The wood fascia, soffit, frieze and dentils are rotting. All areas of Platteville limestone are eroded. Wood at both porches is soft and rotted. The metal roof on the rear porch is warped and damaged with the porch separating from the building. Asphalt shingles are missing and damaged; flashing is detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also. The building has been re-pointed in the past and 90% of it needs to be re-pointed again.

 REPORT BY: **Chris Thompson, Kelly Kufner**

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 PROJECT: **Fort Snelling Building Assessment Study**

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YEAR BUILT: 1892 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls as well as masonry walls on the interior. The exterior walls had been furred out with plaster and lath which has all crumbled off. There is also some stud framing and 1/8" plywood furring that is all delaminating. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the ceiling along with the lath all over creating debris on the floor. The pipes and radiators are rusted and the asbestos has come off of them. The cellar door is allowing water to leak in onto the basement floor.
2. First floor is in fair condition with plaster coming off of the walls in spots exposing the lath boards. There is also mold evident on all of the walls where the paint has come off of the walls. Paint is peeling everywhere. The floors are in fair condition, no buckling.
3. Second floor is in poor condition. Plaster coming off of the walls down to the lath throughout. Paint is peeling in every room on this floor. Clay tile walls are visible in a number of rooms as the plaster has fallen off.
4. The attic is bare with rafters visible and one finished room on this level. The roof is riddled with holes for water to penetrate. Water damage is visible on floor boards.
5. Yellow brick building with asphalt shingles, Platteville limestone water table base, Kasota stone water table cap, lintels and sills, and wood fascia, frieze and soffit. The front and back porch have rock-faced CMU bases with the back sided in wood tongue and groove siding and the front enclosed with screen. The ceiling of the front porch is wood tongue and groove. 90% of the original white limestone mortar needs re-pointing. Asphalt shingles are missing and/or damaged while the flashing is detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also. The wood fascia is rotting or missing. The Platteville limestone base is eroding while the Kasota stone sills are cracked, but not showing water damage. On the north side, bricks are buckling out near the roof line.

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Quarters

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PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls with masonry interior walls. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the ceiling in places creating debris on the floor. The pipes and radiators are rusted and the asbestos has come off of them. There is water / ice coming in through the cellar door.
2. First floor is in poor condition with plaster coming off of the walls in spots exposing the lath boards. There is also a large amount of mold evident on all of the walls. The floor boards are severely warped in the foyer hallway, so much so that it was difficult to open the entrance door. There are also multiple water marks on the floor that suggest pooling throughout this level. Paint is peeling in sheets in water damaged areas.
3. Second floor has water damage in several places that is quite severe. The plaster has fallen off along with the lath board and some of the floor boards from the attic level. The wood is still wet as the roof continues to leak. Metal lath is also visible and rusted in the mix. In one window birds have decided to take up residence by stacking grass between the glass and window board over 2' high. There are several bee hives above the bird nests.
4. The attic is bare with rafters visible and one finished room which was inaccessible because of the missing floor boards in parts of the attic. Water damage throughout.
5. Yellow brick building with asphalt shingles, Platteville limestone water table base, belt course and sills, Kasota stone lintels, and wood fascia, frieze, soffit and dentils. Both front and back porches have a rock-faced CMU base with the back sided in wood tongue and groove siding and the front enclosed by screens. The front porch ceiling is wood tongue and groove. 90% of the original brick and white limestone mortar needs to be re-pointed. The wood fascia, frieze, soffit and dentils are rotting. All of the Platteville limestone is eroding and the sills appear to need replacement. Wood at both porches is soft and rotted and the metal roof on the rear porch is warped and damaged with the porch separating from the building. Roof shingles are missing and damaged while the flashing is detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
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State of Minnesota - DNR
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PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1905 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls as well as masonry walls on the interior. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the ceiling along with the lath all over creating debris on the floor. The pipes and radiators are rusted and the asbestos has come off of them.
2. First floor is in fair condition with plaster coming off of the walls in spots exposing the lath boards. There is also mold evident on all of the walls. Fire places have been attempted to be stolen by scavengers. Hardware has also been stolen off of doors and windows. The floors are in fair condition, no buckling.
3. Second floor is in good condition. Paint is peeling off of the walls and there is some plaster damage but it is minimal. There are fireplaces in each of the master bedrooms that have mirrors and hearths above. Many dead birds throughout house thus naming the place "the dead bird house".
4. The attic is bare with rafters visible and no finished room on this level. Good condition.
5. Yellow brick building with a slate roof, Platteville limestone water table base, Kasota stone water table cap, sills and lintels, and a wood fascia, frieze, soffit and dentils. The back porches have wood tongue and groove siding with the front enclosed in screens with wood circular columns and tongue and groove ceiling. The front porches are on the east side and wrap around to the north and south. The lintels are arched brick. 90% or more of the brick needs re-pointing as the mortar is completely eroded in some locations. Some of the bricks are missing at the roof line on the south side. All the dentils are missing in the fascia. Roof shingles are missing and damaged while the flashing is detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also. The wood fascia is rotting or missing. The Platteville limestone foundation is eroding and some of the stone sills are cracked. Wood on both porches is soft, rotted or missing and separating from the building.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
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State of Minnesota - DNR
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PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls covered with lath and plaster. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the walls in places creating debris on the floor. The pipes are rusted and the asbestos has come off of them.
2. First floor is in poor condition with plaster coming off of the walls in spots exposing the lath boards. The lath boards are still wet from the water infiltrating the house. There is also mold evident on all of the walls. The hardwood floors are buckling in places as high as 6" because of water damage. Kitchen floor is cracked and heaving up slightly.
3. Second floor has severe water damage throughout. The ceiling plaster has fallen in large areas exposing the lath which is wet from water coming in through the roof. The lath is falling down as well exposing the structure which is also rotting. The walls have plaster coming off in chunks with the lath exposing the clay tile wall behind. The floor is covered with plaster, lath and water. This has caused buckling in each of the rooms rather severely. There is actually snow on the floor in some of the rooms.
4. The attic has that one plastered room encompassing the windows on the gable end. All of the paint is peeling in that room. Outside of the room, water damage is evident in the roof and attic floor that reflects the damage on the lower floors.
5. Yellow brick building with asphalt shingles, Platteville limestone water table base, belt course and sills, Kasota stone lintels, and wood fascia, frieze, soffit and dentils. Both porches have rock-faced CMU base with the back porch sided in wood tongue and groove siding and the front enclosed in screens. The front porch has a wood tongue and groove ceiling. Five of the window sills are concrete. The wood fascia, soffit, frieze and dentils are rotting and many need to be replaced. All the Platteville limestone is eroding and the window sills will need to be replaced. Roof shingles are missing and damaged and the flashing is detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also. Wood at both porches is soft and rotted and the rear porch is separating from the building.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
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 State of Minnesota - DNR
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 PROJECT: **Fort Snelling Building Assessment Study**

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 DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1892 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls covered with lath and plaster. Beneath the windows the limestone is covered with ice. The plaster is crumbling off of the walls in places creating debris on the floor. The pipes are rusted and the asbestos has come off of them.
2. The first floor is in fair condition. Most of the paint is peeling off the walls and mold is evident in spots. Plaster is falling off of the walls in places and rusted metal lath is visible. There are 9"X9" floor tiles throughout this level that are loose and cracked.
3. The second floor is in fairly good condition. There are spots where the plaster has fallen from the ceiling and paint is peeling throughout. There are some specific water damage areas but overall not too many. The wood floors are in good condition and show very little water damage.
4. The attic is in good condition. Some floor boards have been removed but the structure seems sound.
5. Yellow brick building with asphalt shingles, Platteville limestone water table base, Kasota stone water table cap, lintels and sills, and wood fascia, soffit and frieze. Both front and back porches have rock-faced CMU bases with the back shingled in wood tongue and groove shingles and the front enclosed in screens. The front porch ceiling is wood tongue and groove. 90% of the brick and white limestone mortar needs re-pointing. Asphalt shingles are missing or damaged and the flashing has become detached from the roof. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also. The wood fascia is rotting and sections are missing. The Platteville limestone is eroding and some of the Kasota stone sills are cracked. Wood on both porches is soft and rotting and the back porch is separating from the building.

 REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
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PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

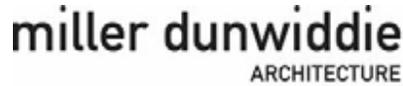
DATE: **March 20, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement has Platteville limestone walls and masonry interior walls. We did not explore the basement because of its condition.
2. The first floor is in poor condition. Most of the paint is peeling of the walls and mold is evident throughout. Plaster is falling off of the walls throughout. Near the center of the house there is severe water damage that is causing great damage to ceilings, walls and floors. The hardwood floors have buckled up to 6" in height. There is 6" of ice and debris at the base of the stairs that lead to the second level.
3. The second floor is in bad condition. There is a hole in the roof about 1' wide that is letting in most of the water. This has rotted away the ceiling, walls, floor, stair landing, banister, and damaged all that lies beneath. The floor is structurally unstable and dangerous to walk on.
4. The attic has a finished room that is typical throughout a number of the houses. It has wood framing, lath and plaster. This particular room is in great condition and has not been damaged by the water that is leaking in a different area of the house. The interior walls of the room are covered with peace graffiti from the 1970's – very interesting.
5. Yellow brick building with asphalt shingles, Platteville limestone water table base, belt course and window sills, wood dormers with ornate carving and molding around bay window, Kasota stone lintels with ornate carvings, and wood fascia, frieze, soffit and dentils. Both sides of the house have concrete steps. Both front and rear porches have rock-face CMU base and the back porch is sided in wood tongue and groove siding while the front is enclosed in screens. 90% of the original brick and white limestone mortar needs re-pointing. The wood fascia is rotting and much needs to be replaced. All the Platteville limestone is eroding and the window sills will need to be replaced. Wood on both porches is soft and rotting while the metal roof of the rear porch is warped and damaged. The rear porch is separating from the building. Roof shingles are missing or damaged and flashing is detached from the roof in many locations. The brick around the downspout is stained and the mortar deteriorating; moss is growing there also.

REPORT BY: **Chris Thompson, Kelly Kufner**



123 North Third Street Suite 104 Minneapolis MN 55401-1657 www.millerdunwiddie.com p 612-337-0000 f 612-337-0031

FIELD REPORT NO: Bldg. 153

Officer's Quarters

OWNER - PM ARCHITECT CONSULT.-M

- State of Minnesota - DNR Miller Dunwiddie Architecture MBJ Engineers

PROJECT: Fort Snelling Building Assessment Study

PROJECT NO: HCO0601

DATE: March 17, 2006 TIME: 12:30PM WEATHER: Sunny TEMP. RANGE: 30°F

YEAR BUILT: 1892 YEAR VACANT: 1970

OBSERVATIONS:

- 1. The basement has Platteville limestone walls and masonry interior walls. It is in pretty rough shape. The floors are covered with up to 1' of debris from the walls and ceiling, especially in the bathroom. The pipes are all rusted and the asbestos has come off of them. The plaster ceiling has mostly fallen onto the floor creating the debris.
2. The first floor is in fair condition. Most of the paint is peeling off the walls and mold is evident throughout. The living room is carpeted and storing piles of slate roof tiles. The plaster is in good condition with very little water damage; simply old age on this level.
3. The second floor is in good condition as well. It has minor plaster damage and the usual peeling paint throughout. The wood floors are in good condition with no visible structural damage.
4. The attic has interior sheathing placed on the rafters. There is some closet space up there along with a few dormers with windows.
5. Yellow brick building with red asphalt shingles, Kasota stone lintels, window sills and water table, Platteville limestone plinth, small wood dormers, steel gutters, and wood fascia, frieze and soffits. There is an eyebrow on the hipped roof at the north facade and the back porch has tongue and groove wood siding. On the west facade, the rear wood addition has a concrete block base that is cracked and separating from the brick of the main building. The wood siding is rotting and fascias are rotting and missing. On the main building at the west facade, the Platteville limestone is spalling from water damage and needs re-pointing. The fascias and rafters are rotting, and of the visible brick, 90% needs re-pointing. Asphalt shingles are missing and the roof is in need of replacement. The north facade has spalling limestone base, rotting fascia and rafters, and 90% of the brick needs re-pointing. This facade has more erosion than the west. The east and south facades are in similar condition to the other two facades. The CMU base on the porch on the east side of the house is not in need of re-pointing. The door to the cellar on the south side is rotting and needs to be replaced. Overall, the brick is in fine condition, the mortar just needs to be replaced, the fascia and rafters need to be repaired or replaced, and the Platteville limestone base is in terrible condition.

REPORT BY: Chris Thompson, Kelly Kufner

FIELD
REPORT
NO: **152**

Bldg.
152

Officer's
Quarters

OWNER – PM
ARCHITECT
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State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 17, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1880 YEAR VACANT: 1970

OBSERVATIONS:

1. The basement was inaccessible being that the kitchen floor has collapsed. It has Platteville limestone walls as seen from the first level.
2. The first floor is in very bad condition in the back half of the house. The kitchen floor is collapsing and there is a large hole in the middle. The inside of this hole appears to be a circular concrete hole in the midst of the collapsing floor. The sink and cabinets are leaning toward the hole as if they are being sucked in by the force of gravity. The entire ceiling has had the plaster come off down to the lath boards. The front half of the house is in fair condition with some floor buckling and paint and plaster water damage.
3. The second floor is in very poor condition as every room has plaster that has fallen down revealing the lath. In some places the lath is missing and roof trusses are visible as is daylight coming through holes in the roof. This has allowed the snow and water to rot the landing for the stair as well as everything below. Structural integrity is in question in parts of the second level.
4. Yellow brick building with red asphalt shingles, wood fascia, and Platteville limestone water table, plinth, window sills and lintels. On the west façade, the rear wood addition has a concrete block base that is cracked and separating from the brick of the main building. The wood siding is rotting and fascias are rotting and missing. On the main building at the west façade, the Platteville limestone is spalling from water damage and needs re-pointing. The fascias and rafters are rotting, window sills are eroding and of the visible brick, 90% needs re-pointing. Asphalt shingles are missing and the roof is in need of replacement. The north façade has spalling limestone base and window sills, rotting fascia and rafters, and 90% of the brick needs re-pointing. This façade has more erosion than the west. The east and south façades are in similar condition to the other two façades. The CMU base on the porch on the east side of the house is not in need of re-pointing. The door to the cellar on the south side is rotting and needs to be replaced. Overall, the brick is in fine condition, the mortar just needs to be replaced, the fascia and rafters need to be repaired or replaced, and the Platteville limestone base and window sills are in terrible condition.

REPORT BY: **Chris Thompson, Kelly Kufner**

**FIELD
REPORT
NO:** **Bldg.
151** **Bachelor
Officer's
Quarters**

OWNER – PM State of Minnesota - DNR
ARCHITECT Miller Dunwiddie Architecture
CONSULT.-M MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 20, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1904 YEAR VACANT: 1980

OBSERVATIONS:

1. The basement is in fair condition and runs the length of the building which is subdivided into apartments. The exterior walls are Platteville limestone that exhibit spalling in places as well as water damage. Cellar door entrance has steps covered with ice and snow inside. There are piles of dirt and lots of furniture and junk in basement. One portion of the ceiling has curved corrugated metal arches welded to metal beams (ribs). The pipes are all rusted and shedding their asbestos insulation. The boiler is surrounded by a moat of ice. One of the basement windows had been breached and had let in some moisture.
2. The far left unit first floor has lots of peeling paint and plaster falling off of the lath boards in some spots. Certain exterior walls have severe water damage causing all plaster to come off and mold to cover the wall. Floors are in O.K. condition. The center unit had similar conditions to the left unit. The banister and railing on the main staircase has been pillaged and is completely missing including the millwork along treads and risers. There is a lot of peeling paint and plaster damage down to the lath boards. All floors are covered in 9"X9" tile. The far right unit was not entered.
3. The second level of the center unit has more of the same characteristics. It is in pretty bad condition with plaster coming off the walls down to the lath boards. Holes large enough to see sunlight through have caused the severe water damage throughout this level and the ones below. Metal lath is rusted where plaster has fallen off. Piles of plaster remain all around this level. Some of the built-ins have been removed.
4. Red brick building with a concrete plinth and slate roof. The water table, lintels above windows, window sills and column caps are all Kasota stone while the fascia, frieze and soffit are wood.
The south side of the building has a wood shed addition, concrete porch, and a metal balcony for a fire escape. Much of the fascia and soffit are rotting on the north façade as well as the wood ceiling of the porches. The red brick is staining, chipping, separating from the mortar, mortar is missing, and efflorescence can be seen. 75% of this façade is in need of re-pointing. The concrete base is stained and moss is growing in areas affected by missing downspouts. Mortar and brick damage is worse at the corners of the entry where the downspouts have been removed.

The east façade is in similar condition as the north. There is also a crack running from the roof to the base along the northern edge of the windows.

On the south façade, bricks are staining at the two small additions on the ends. Stairs leading from the second level additions are falling apart and falling down. Wood fascias and soffits are missing or rotting but the wood shed addition seems to be O.K.; however, it does need maintenance soon as all the paint is missing. The stone and CMU bases are stained and have moss or lichen growing on it and the concrete patio and stairs are crumbling, eroding and overgrown with plants. 60% of this façade is in need of re-pointing.

The corners of the west façade have quite a bit of water damage with most of the mortar eroded. The porches are pulling away from the building, bricks are cracking and separating at the porch and the base is stained. 40% of this façade needs re-pointing.

FIELD
REPORT
NO: **112**

Bldg.
112

Post
Bakery

OWNER – PM State of Minnesota - DNR
ARCHITECT Miller Dunwiddie Architecture
CONSULT.-M MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 20, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1891 YEAR VACANT: 1987

OBSERVATIONS:

1. The basement is in good condition. Half of the basement is simply a crawl space under the first floor with about 3' of clearance. The other half appears to have been dug out being that it is a full height of 8' with a boiler and other facilities. There is a CMU wall that divides the two spaces. Our structural engineer said that it is not perfect and not plumb but it is doing its job and separating the spaces. The original walls are masonry that has been furred out with 4" CMU masonry. Some moisture is coming in through exterior masonry wall.
2. The first floor is in good condition. Built-in cabinets remain in good condition. The walls and ceiling have some plaster damage and peeling paint, however, it is minimal. Floors are in good shape with 9"X9" tile throughout. Bathroom floor has some floor damage beneath sink which could have been caused when sink fell due to vandalism. Building was solid and in good shape overall.
3. Yellow brick building with asphalt shingled roof, metal fascia, pediment above front door, metal stair with metal railing, and concrete window sills. Some shingles are missing and the roof appears old and in need of repair. The fascia at the west façade is damaged and pulling away from the building. Brick is stained and has hairline cracks. Mortar appears to be fine, but eroding; re-point 50%. The south façade has signs of brick movement near the foundation and there are a variety of different bricks used that have weathered to show different colors/stains. Re-point 50% of this façade. The addition to the east façade has water damage in the form of stained brick and eroded mortar. The stairs are in bad condition and need to be replaced. 10% of this façade needs re-pointing. The north façade is in similar condition to the south façade.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **103**

Bldg.
Barracks

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 24, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1885 YEAR VACANT: 1981

OBSERVATIONS:

1. The basement is in fair condition considering its age. The exterior walls consist of Platteville limestone. There is water (ice) coming in from the basement windows creating a large amount of water puddles on the floor. The metal pipes and columns are rusted and the asbestos is flaking off of the pipes in spots. Screw jacks have been put in place to hold up newer steel and wood beams in order to secure the floor above.
2. First floor has severe water damage near rear entrance. This is caused by the form of the roof above where the larger main roof slopes down to meet the smaller protruding hipped roof at the porch on second level. Where the two meet there is a valley that cannot control the water and it comes into the building at this point. All along the exterior bearing wall where the central protrusion meets the building the plaster has come off of the masonry walls as well as the ceilings along this wall. The damage is quite severe in this area and parts of it are roped off and unable to be surveyed. Paint is peeling and plaster has come off of the walls throughout because of water damage and moisture. Mold is growing on the walls that have the water damage and loss of plaster. The 12"X12" ceiling tiles are coming down and stained from water damage.
3. Second floor has water damage as the paint is peeling and plaster has come off of the walls. The plaster has come off of the lath on the ceiling and the 12"X12" tiles are also dropping in places. There is water damage on the floors from open windows that has caused the floor boards to buckle and warp. There are Police paint bullets and shells everywhere.
4. Attic rafters (rough cut) and plank sheathing is in great condition in the areas that we inspected. The attics were dry and looked structurally sound. Obviously, this would not be the case in the few spots of visible water damage.
5. Yellow brick building with slate tile roof that has metal ridge flashing and metal finials at the roof's top edges. The building has five brick belt courses, Platteville limestone base, Kasota stone window sills and water table cap, arched brick lintels, and wood with metal fascia, soffit and frieze. Dormers have slate sides and roof and a wood face. The cupola has a metal top hat, wood vents and is flashed to the slate tile roof. There are no gutters on the building. The entries have concrete canopies.

90% of the west façade needs re-pointing. Shingles are missing and the wood fascia is rotting. In some areas the flashing is rusted, bent and missing. The metal cupolas are rusted and some metal is coming off. Brick is separating over some doorways and windows. The concrete canopies and stairs are eroding along with brick which are also stained and damaged. Wood at the dormers is warped and rotting. All limestone is eroding.

90% of the east façade needs re-pointing. Shingles are missing and the wood fascia is rotting. In some areas the flashing is rusted, bent and missing. Brick is separating over some of the doors and windows. Chimneys at the center of the building are crumbling. Only three cupolas can be seen but no hole appears to be in the roof where one would be missing. Bricks are damaged, stained and eroding at the entries with canopies. The wood on the dormers is warped and rotting while all the Platteville limestone is eroding. The metal stair/fire escape and the metal canopy above the entrance are rusted.

90% of the north and south facades need re-pointing. Shingles are missing and the wood fascia is rotting. In some areas the flashing is rusted, bent and missing. Wood at the dormers is warped and rotting. All limestone is eroding.

FIELD
REPORT
NO: **102**

Bldg.
Barracks

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 20, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1885 YEAR VACANT: 1981

OBSERVATIONS:

1. The basement is in fair condition considering its age. The exterior walls consist of Platteville limestone. There is water (ice) coming in from the basement windows creating a large amount of water puddles on the floor. The metal pipes and columns are rusted and the asbestos is flaking off of the pipes in spots. Pipe hangers have rusted through and some water pipes sag down as low as one foot above the floor.
2. First floor has severe water damage near front entrance. This is caused by the form of the roof above where the larger main roof slopes down to meet the smaller protruding hipped roof at the porch on second level. Where the two meet there is a valley that cannot control the water and it comes into the building at this point. All along the exterior bearing wall where the central protrusion meets the building the plaster has come off of the masonry walls as well as the ceilings along this wall. The damage is quite severe in this front area and parts of it are roped off and unable to be surveyed. Paint is peeling and plaster has come off of the walls throughout because of water damage and moisture. Mold is growing on the walls that have the water damage and loss of plaster. The 12"X12" ceiling tiles are coming down and stained from water damage.
3. Second floor has water damage throughout as the paint is peeling and plaster has come off of the walls. The plaster has come off of the lath on the ceiling and in places the lath has come down as well. The suspended 2'X4' lay-in ceiling is mangled and coming down. The 12"X12" tiles above are also dropping in places. Some of the floors seem to be covered with masonite as well as 9"X9" tile.
4. Attic rafters (rough cut) and plank sheathing is in great condition in the areas that we inspected. The attics were dry and looked structurally sound. Obviously, this would not be the case in the few spots of visible water damage.
5. Yellow brick building with slate tile roof that has metal ridge flashing and metal finials at the roof's top edges. The building has five brick belt courses, Platteville limestone base, Kasota stone window sills and water table cap, arched brick lintels, and wood with metal fascia, soffit and frieze. Dormers have slate sides and roof and a wood face. The cupola has a metal top hat, wood vents and is flashed to the slate tile roof. There are no gutters on the building. The entries have concrete canopies.

90% of the west façade is in need of re-pointing. Shingles are missing and the wood fascia is rotting. The flashing is rusted, bent and missing in some locations while the metal cupolas are rusted and some metal is coming off. Brick separation can be seen over some doorways and windows along with damaged, stained and eroding brick at the entry canopies. The wood dormer fronts are warped and rotting. All the Platteville limestone is eroding while some of the foundation has been touched-up with concrete pasted over the joints. Two tie-rods can be seen at the north side of the building.

90% of the east side needs re-pointing. Some shingles are missing and the wood fascia is rotting. In some locations flashing is rusted, bent or missing. The metal cupolas are rusted and the metal is pulling off. Over some of the doorways and windows brick is separating. Wood dormer fronts are warped and rotting. The Platteville limestone is eroding and tie-rods can be seen on the south side. The metal stair/fire escape and canopy above the entrance are rusted. Concrete steps are eroding and the limestone foundation has been touched-up with concrete. The first layer of brick is missing near the water table line and at the kitchen corner. One finial is missing from the roof.

At the north and south facades, 90% of the brick needs re-pointing. Brick over some doorways and windows are separating. Shingles are missing and the wood fascia is rotting. Flashing in some locations is rusted, bent and missing. Wood on the dormers is warped and rotting. Joints in the limestone have been touched-up.

FIELD
REPORT
NO: **101**

Bldg.
Barracks

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 24, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1885 YEAR VACANT: 1981

OBSERVATIONS:

1. The basement is in fair condition considering its age. The exterior walls consist of Platteville limestone. There is water (ice) coming in from the basement windows creating a large amount of water puddles on the floor. The metal pipes and columns are rusted and the asbestos is flaking off of the pipes in spots.
2. First floor has severe water damage near rear entrance. This is caused by the form of the roof above where the larger main roof slopes down to meet the smaller protruding hipped roof at the porch on second level. Where the two meet there is a valley that cannot control the water and it comes into the building at this point. All along the exterior bearing wall where the central protrusion meets the building the plaster has come off of the masonry walls as well as the ceilings along this wall. Inside the main building arms the wood floor is buckling in spots. Paint is peeling and plaster has come off of the walls throughout because of water damage and moisture.
3. Second floor has water damage throughout the wood flooring. Because of open windows snow and rain are allowed to get into the building and severely buckle the wood floors. There is evidence of puddles that were former piles of snow. Paint is peeling and plaster has come off of the walls throughout because of water damage and moisture.
4. Attic rafters (rough cut) and plank sheathing is in great condition in the areas that we inspected. The attics were dry and looked structurally sound. Obviously, this would not be the case where the two roofs meet and there is substantial water damage.
5. Yellow brick building with slate tile roof that has metal ridge flashing and metal finials at the roof's top edges. The building has five brick belt courses, Platteville limestone base, Kasota stone window sills and water table cap, arched brick lintels, and wood with metal fascia, soffit and frieze. Dormers have slate sides and roof and a wood face. The cupola has a metal top hat, wood vents and is flashed to the slate tile roof. There are no gutters on the building. The entries have concrete canopies. 90% of the west side of the building needs re-pointed. The brick around the entry canopy is stained, eroding and damaged along with the canopies and the concrete stairs. At windows and doorways, brick is separated from the mortar. Shingles are missing or damaged and the wood fascia is rotting. In some locations, flashing is rusted, bent or missing. The metal cupolas are rusted and

some metal is peeling off. Some of the finials are missing and the wood on the dormers is warped and rotting. The Platteville limestone is eroding. Four tie-rods can be seen on the front of the building.

On the east side, shingles are missing or damaged and the wood fascia is rotting. In some locations, flashing is rusted, bent or missing. Over doors and at windows, brick is separating from the mortar. The wood at the front of dormers is warped and rotting.

The Platteville limestone is eroding and four tie-rods can be seen and the south end of this façade. Multiple layers of brick has collapsed exposing steel beams. The metal stair/fire escape and canopy above the entrance have rusted. 90% or more of this side is in need of re-pointing.

Both the north and south sides have shingles missing and rotting fascia. The flashing is rusted, bent and missing in some locations. The wood at the dormers is warped and rotting. The Platteville limestone is eroding and 90% or more of both facades is in need of re-pointing.

FIELD REPORT NO: **Bldg. 76** Civilian Employees' Quarters
 OWNER – PM ARCHITECT CONSULT.-M
 State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 20, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1987

OBSERVATIONS:

1. The exterior basement walls are cast in place concrete. They appear to be in good condition. The basement was clean with a concrete floor and newer steel beams supporting the first floor. The basement had a strong sewer gas odor. We had to remove a stack of solid wood doors in order to enter the building. They were stacked up so that "urban campers" could access the attic.
2. The first floor is good condition. Paint is peeling off of wall surfaces in some areas where there is minimal water damage. Sewer odor throughout coming from toilet. Floors in very good condition. Built-in cabinets also in good condition. Building has been maintained well throughout the years and obviously updated.
3. Exterior foundation walls are in great condition and seem as though they have been replaced within the last 40 years or less.
4. A red brick building with cement fiber tile roof, concrete water table and plinth, concrete stair with metal railing, copper gutters (none remaining), and wood fascia and frieze. Brick at the south façade is stained green at the intersection of the wall and the porch. Mortar is also eroding in these locations and the concrete stairs to the porches need to be replaced. The fascia is rotting and missing at the porches and only one small section of copper gutter remains. 15% of the façade needs re-pointing. The other three facades have some missing shingles, rotting fascia, and concrete steps at the north façade need to be replaced. The brick and mortar are in excellent condition along with the concrete base. Less than 5% of these facades are in need of re-pointing.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO:

Bldg.
67

Post
Head-
quarters

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879 YEAR VACANT: 1997

OBSERVATIONS:

1. The exterior basement walls are Platteville limestone that is covered with plaster. Some areas of the limestone are spalling, causing the plaster to crumble off with it. There is minimal lath and plaster wall damage and paint flaking. Some of the interior basement walls are brick, and appear to be in good condition.
2. The first floor is in good condition. Portions of the floor are damaged, and paint is peeling off of surfaces in some areas.
3. The second floor is in good condition as well. There are some locations where water damage appears evident in the ceiling tiles. There is minor plaster damage in several rooms. Several rooms have wood paneling, which appears to be in good condition. Ceiling tiles are falling to the floor in several rooms. Paint is peeling off of surfaces in some areas.
4. Exterior walls are yellow brick with white mortar. The water table and two belt courses are Platteville limestone with the water table at the west façade reinforced with mortar. The belt courses are in poor condition all the way around the building. Most of the building has been smear re-pointed, including both brick and limestone. Aluminum sills were added over the limestone sills. Cracks through the façade are evident over arches in the tower. Through bolts/building ties are evident on the north and south façades between the first and second floors and the basement and first floors. The downspouts that remain on the south and east façades do not continue to the ground. The area of brick at the opening of the downspout has deteriorated quite a bit. The percentage of re-pointing that needs to be done is: west façade: 30%; south façade: 30%; north façade: 5%; east façade: 30%. The clock tower roof is metal and appears to be in good condition. The roof is rolled roofing. The cornice is metal and is separating in areas.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **Bldg.
66**
Telephone
Exchange

OWNER – PM State of Minnesota - DNR
ARCHITECT Miller Dunwiddie Architecture
CONSULT.-M MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 21, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1927 YEAR VACANT: 1995

OBSERVATIONS:

1. Unable to get into basement.
2. First floor was in pretty good condition. Little water damage. Ceilings in good shape and very little paint peeling along with some wall paneling damage.
3. The building is a one story red brick building with an asphalt shingled roof. The roof appears to be in good condition. A small addition was built to the north out of the same bricks and has a flat roof. Most of the brick has been smear re-pointed. There is no water table material change and the brick along the water table needs to be re-pointed. The flat roof area has gutters and a downspout. The window sills are concrete. Brick is spalling off at one of the southwest building corners. The stairs onto the porch at the south end are in poor condition. On the south façade, one of the doors has a hole. The need for re-pointing is: west façade: 15%; north façade: 15-20%; east façade: 5%; south façade: 20%.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
 REPORT
 NO:

 Bldg.
65
Prison

 OWNER – PM
 ARCHITECT
 CONSULT.-M

 State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

 PROJECT: **Fort Snelling Building Assessment Study**

 PROJECT NO: **HCO0601**

 DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1891 YEAR VACANT: 1980

OBSERVATIONS:

1. Basement was in really bad shape. The Platteville limestone walls are crumbling everywhere. Painted surfaces were all peeled and flaking onto the floor. One room had a layer of ice covering part of the floor due to a leak in the wall. Steel beams, pipes, light fixtures and anything metal was covered in rust.
2. First floor was varied in its conditions. Some of the rooms were in fair condition with only minor flaking of paint and damaged or missing floor tiles. Other rooms or parts of rooms were greatly damaged because of dramatic water damage due to eroded roof structure. At the entrance into the garage the water coming in created a 4"-6" thick puddle of ice and debris. There was also significant ceiling damage related to water infiltration destroying plaster and lath ceiling and exposing floor beams.
3. Yellow brick one story building with hipped asphalt shingled roof, three cupolas, two brick chimneys, wood porch and three garage doors. Cupolas are wood with asphalt shingles and louvers with mesh. Window sills are concrete. The dentils, fascia, pediment, posts, beams and porch floor are all wood. Brick was infilled into the areas where the metal bars were removed from windows on the west façade. Evidence of metal railing on porch at one time. Door has been patched on front left side. Some brick cracking under window sills. Appears south side of façade was added to existing north half. Pediment and cupola added also.
 The building has a limestone base and sandstone or Kasota stone cap. Sills are stone, possibly same as base cap. Garage has steel lintels and concrete sides. The building has been spot re-pointed. Brick under the downspout on the east façade has worn down. Brick joints are narrow as was typical of that time. The addition on the east façade of the building has a concrete water table, wood fascia and soffit and a flat roof. The east façade of the detached garage needs re-pointing. There are major roof problems between the garage and the building. One of the chimneys is in poor condition.

 REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **Bldg.
64**

**Fire
Station**

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1903 YEAR VACANT: 1980

OBSERVATIONS:

1. The partial basement, roughly 10'X20', was inaccessible because of the amount of items being stored there. The boiler and hot water heater were severely rusted.
2. First floor is being used for storage of office equipment and bags full of dried leaves. The 1933 addition is separating from the original structure enough to allow light to penetrate. Light penetration is also happening between window frame and brick coursing in the addition. Paint was peeling off of walls and general clean-up is necessary.
3. Second floor is in fair to good condition overall. Bathroom is in worst condition.
4. Red brick building with pinkish-red mortar, a slate shingled roof, concrete sills, 12" high concrete water table, metal lintel over garage door, and wood soffit and fascia. North half of building is two stories while south half is one story and appeared to be added at two different times. The top half of the building, above the brick belt course, appears to have been re-pointed. The bottom half could use re-pointing. Copper gutter around two story section is mostly in good condition. The northwest corner has been damaged. One major crack exists on the south façade as seen from the interior photographs. Cracks in the brick above the door and window on the east façade. Cracking at the foundation wall where the addition meets the existing building.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD REPORT NO: **Bldg. 63** Quarter-Masters Shops
OWNER – PM ARCHITECT CONSULT.-M
 State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1879-80 YEAR VACANT: 1980

OBSERVATIONS:

1. The building has collapsed in the middle section and is unsafe to enter. It can only be viewed from the exterior.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **Bldg.
62**

**Dead
House**

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1933 YEAR VACANT: 1997

OBSERVATIONS:

1. First floor appeared to be in good condition. Some water damage caused the walls to have minor plaster damage. Paint peeling in spots. Wood floors were in great condition. The building had a sewer gas odor throughout.
2. Yellow brick building with concrete sills, concrete block water table, copper gutter, slate hip roof, and wood fascia, frieze board and soffit. The north façade has a coal chute and a wood deck is attached to the east façade. Concrete stairs leading to the basement are tucked between the deck and the building. Part of the south façade has a granite water table. The front porch on the west side has brick knee walls and wood columns. The roof at the west façade has some damaged shingles. The fascia of the porch is damaged along with missing/damaged wood boards at the porch ceiling. Brick is stained and mortar eroding where the porch meets the building. 20% of this façade needs re-pointing. The brick at the south façade is stained at the original building location and appears to have been replaced around the windows when the addition was added. 20% of this façade needs re-pointing. The west façade is covered in graffiti and the deck is eroding and damaged. 20% of this façade needs re-pointing. The fascia at the north façade is rotting and 10% of the brick need re-pointing. Gutters at all sides are damaged along with shingle stain.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **57**

Bldg.
57

**Band
Barracks**

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1903 YEAR VACANT: 1993

OBSERVATIONS:

1. Basement appeared to be in fair condition. The Platteville limestone walls are crumbling in some locations but, for the most part, the plaster covering the limestone remains intact. Painted surfaces are peeled and flaking onto the floor. Some of the pipes, light fixtures and other metals are covered in rust. All plumbing fixtures are in poor condition. Boiler is also completely rusted.
2. First floor has a small amount of water damage near pipes. Ceiling has multiple layers of materials such as acoustic tile and tin metal ceiling panels. Ceiling tiles have fallen to the floor throughout the space.
3. Second floor has a few small spots of water damage and plaster damage, some broken windows and paint peeling on woodwork. The ceiling has multiple layers of materials such as acoustic tile and 2'X4' lay-in ceiling panels.
4. Attic floor needs general cosmetic repairs such as painting, and replacement of windows, ceiling and floor.
5. Yellow brick building with Kasota stone water table and sills, brick beltline, wood fascia and soffit, asphalt shingled roof, and slate on gable wall above cross-roof. East façade has entrance with CMU and concrete stair, and metal fire escape from third floor. Brick damage due to missing downspouts approximately 12'-0" above grade (all façades). 5-10% of base needs re-pointing. South façade has been re-pointed up to approximately 12'-0" above grade; structural cracks on east end of façade down to water table. West façade has a porch addition flanking each side of the entry with a CMU base 4'-0" high and masonite siding on the first floor portion and metal roof. The west (entrance) façade has concrete steps and metal railing. The porches are in bad shape; they are sagging, wood fascia is eroding, CMU foundation stained with mold/moss growth, mortar separating from blocks. The wood trim at the windows are in bad shape and the fascia molding is rotting. The brick above the first floor eastern most window on the north façade has cracked badly and is canted 15% out from the rest of the façade. This façade also has many areas of cracked bricks. Re-pointing to be done: north and west façade: 90%; east façade: 50%; south façade: 10%.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO:

Bldg.
56

Hospital
Steward's
Quarters

OWNER – PM
ARCHITECT
CONSULT.-M

State of Minnesota - DNR
 Miller Dunwiddie Architecture
 MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1900 YEAR VACANT: 1993

OBSERVATIONS:

1. Basement has masonry walls and slab floor. Some asbestos peeling off of water pipes along ceiling. Small not fancy.
2. First floor has plaster and paint cracking off of the walls and ceiling in spots. House has not been opened in a while; the door had to be opened with a crowbar causing damage to the door casing and trim inside. The floor is carpeted. Built-ins are in good shape structurally.
3. Second floor is also carpeted. It too has plaster and paint cracking off of the walls and ceiling in spots. Windows have water damage. Ceiling has exposed lath boards that were wet with the plaster lying on the floor. Parts are still in rather good condition with no peeling paint or water damage.
4. Attic has a few missing plank boards and wet spots causing the water damage. No occupied space on this level.
5. Narrow red brick building with 3/16" red mortar, Kasota stone window sills, asphalt shingled roof with skylight on south hip, metal flashing and roof edge flashing, brick water table, and wood fascia, soffit and frieze board. Front concrete steps lead to red brick porch that is covered in plywood. The concrete steps at the back door are crumbling and the concrete cellar entrance has a wood top. The south façade has damaged brick and missing mortar where downspouts were removed, one downspout location was at an addition. 35% of this façade needs re-pointing and efflorescence can be seen in a few locations. Concrete 'cap' at water table has deteriorated and needs to be redone. Wood fascia damaged at missing downspout location. The porch at the west façade is missing bricks at the south corner and many branches are piled atop the metal porch roof. The brick below the water table line is discolored and separating. The concrete steps need to be poured again. Wood at the porch fascia is rotting along with some of the roof fascia. 50% of the bricks need re-pointing. The north façade has damaged brick and missing mortar where downspouts were removed. 50% of the brick need re-pointing. Moss is growing at the interior corner of the addition, where the downspout is missing. At the exterior corner of the addition, brick at the base has chipped away. The roof over the rear entry on the east façade is rotting as well as all the fascias on this façade. The concrete entry steps need to be replaced. The brick under the basement window has eroded and the whole façade has 30% of the brick in need of re-pointing.

REPORT BY: **Chris Thompson, Kelly Kufner**

FIELD
REPORT
NO: **55**
Bldg.
55
Post
Hospital

OWNER – PM State of Minnesota - DNR
ARCHITECT Miller Dunwiddie Architecture
CONSULT.-M MJB Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 21, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1898 YEAR VACANT: 1992

OBSERVATIONS:

1. Tunnel has 9"X9" tile along the floor. All of which is loose and popping up. Cast in place concrete walls are in good condition. Drop ceiling is coming down in places and covered with moisture as is the entire tunnel.
2. Basement is in dangerously poor condition. All plaster is coming off of the walls as well as the metal lath. Floor has 6" of crumbled plaster on it. Floor consists of 9"X9" tile over concrete slab if you can find it. Ceiling has mangled 2'X4' ceiling grid covering tin stamped metal tiles and cove. Ceiling grid framing all over floor. Rusted corner bead and door frames along with rusted metal doors and elevators throughout.
3. First floor is structurally unsound in many places. The floor sags and dips 6"-1' where structure beneath is rotting away. There are also places where the floor has collapsed into the basement. Very dangerous. The water damage in these areas is so extensive that there is a layer of ice up to 6" thick along walls and on floor. The water damage has destroyed the front half of the building in the middle section. Daylight is visible from the basement up through the roof. Other areas on first floor are walkable but have soft spots where they become structurally unsound. Center stairwell floors are made of terrazzo and the stairs themselves are metal which makes this area structurally stable and able to have circulation on all levels. Could only travel so far down halls before floor sags and structural integrity was in question.
4. Second floor is in similar condition to the first. The floors are sagging in spots showing structural problems. Some parts were unable to be walked on as the floor looked unsafe. Plaster and paint are coming off the walls throughout. Metal lath is hanging from the ceiling in spots. Other rooms have the metal tin pan ceiling covered with a 2'X4' drop ceiling that is mangled and falling down. Most windows are boarded up because they are in such bad shape.
5. Third floor is in similar condition to the first and second floors. The floors are sagging in spots showing structural problems. Some parts were unable to be walked on as the floor looked unsafe. Plaster and paint are coming off the walls throughout. Metal lath is hanging from the ceiling in spots. Plaster is falling from the ceiling everywhere exposing the lath boards and showing the water penetration. Some spots have the water simply dripping onto the floors below. Snow on the roof is causing the current leaking, however, the damage throughout has been there for quite some time. Other rooms have the metal tin pan ceiling covered with a 2'X4' drop ceiling that is mangled and falling down. Most windows are boarded up because they are in such bad shape.

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6. Yellow brick building with slate shingled roof and dormers, granite water table on top of Platteville limestone, copper gutters and downspouts, and metal fascia, soffit, dentils and frieze. Downspouts (used to) drain into underground drainage pipes. The loading dock on the east side is cast-in-place concrete with a metal roof supported by metal beams. A concrete stair leads to a door on level one and down to the basement in the back. Through bolts/building ties are evident throughout the building. The existing porch on the east façade is covered in masonite shingles.

The south façade has cracking and separating bricks in several locations, especially by the first column of windows on the west side. Bricks and the entry addition are stained under the windows and the wood fascia is rotted. 40% of brick needs re-pointing while the granite is in good condition.

At the east façade, southern half, some areas are in good condition while the center 'U' area is in poor condition. Bricks are stained, eroding and cracked where a porch was removed. The fascia is rotted, limestone water table is spalling and in poor condition. Gutters are completely rotted and there is significant brick damage under the fascia. 60% of this area needs re-pointing. At the east façade, northern half, the remaining enclosed porch is in poor condition. The 'U' area has rotting gutters and fascia, significant brick damage under the fascia, spalling limestone base, and 60% of the area needs re-pointing.

The north façade has stained bricks at the corners and they are separating at several locations. Shingles are missing, the concrete steps need to be replaced and 35% of the brick need re-pointing.

The west façade is in very poor condition. Roof shingles as well as parts of the roof and bricks under the fascia are missing. The limestone foundation is spalling and in bad condition while the granite water table is in good condition. The metal frieze, lintel and soffit are falling off over the entry. The metal ridge cap is barely attached. Bricks are stained, cracked, chipped and damaged over much of the building, especially at the entry. 20% of the bricks need to be replaced while 50% need re-pointing.

FIELD REPORT NO: **Bldg. 54**
Medical Detachment Barracks

OWNER – PM State of Minnesota - DNR
 ARCHITECT Miller Dunwiddie Architecture
 CONSULT.-M MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**

PROJECT NO: **HCO0601**

DATE: **March 21, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**

YEAR BUILT: 1939 YEAR VACANT: 1997

OBSERVATIONS:

1. Basement is in fair condition. There are numerous signs of water damage throughout. The 9"X 9" floor tile was still wet from some moisture or water in the basement. This has led to a severe mold problem that is visible on the walls and ceiling. Paneling furring is curling up from the floor and 2'X4' ceiling tiles are dropping from moisture content. Walls still structurally sound.
2. First floor is in very good condition with the 2'X 4' drop ceiling still intact. Floor consists of 12"X 12" tile. Curtains still intact. Wood paneling wainscot in good shape and all rooms carpeted.
3. Second floor is in good condition with very little water damage. Paint peeling all along the underside of the stairs. There is a 2'X 4' drop ceiling covering 12"X12" tile ceiling, both in good condition. Bathrooms in good condition; some paint peeling and some water damage.
4. Yellow brick building with slate shingled roof, 12" concrete base, brick belt course, granite window sills, copper gutter and downspouts, copper clad dormers, and a wood fascia, frieze and soffit. The east and west sides have a concrete patio with brick piers and metal railing. Shingles are missing on the roof.
 The east façade has a metal fire escape ladder to the second floor, a brick chimney and wood stairs leading down to ground from the patio. The gutters and most mortar at the north façade are intact. The brick is stained at the windows and belt course and re-pointing may need to be done around the lintels, less than 5% of this façade. The patio off this façade has an eroding concrete slab; stained, damaged and eroding bricks with mortar separating from the brick. The patio is in much worse condition than the building itself. Ten percent of the east façade needs re-pointing. The gutter is bent and damaged, but the fascia on this façade is still in good condition. The metal lintels on this façade are missing or rusting thus damaging bricks. The downspout is missing a section, but has not appeared to damage the brick. A bent gutter on the south façade has caused some water damage to occur to the wood fascia and the beginnings of water damage to the brick below. Two of the downspouts are missing the bottom section and the adjacent bricks have been damaged. However, less than 10% of the entire façade is in need of re-pointing. Two existing, mature trees are very close to this side of the building, within 7'-0". The patio off the west façade is in a similar condition to the patio off the east façade. Bricks under the window sills on the west façade are stained, but the majority of the bricks and mortar are in good condition, less than 5% is in need of re-pointing. The gutters and downspouts are intact and the fascia appears to be in good condition.

REPORT BY: **Chris Thompson, Kelly Kufner**

**FIELD
REPORT
NO:** **Bldg.
53** **Gymnasium**

OWNER – PM State of Minnesota - DNR
ARCHITECT Miller Dunwiddie Architecture
CONSULT.-M MBJ Engineers

PROJECT: **Fort Snelling Building Assessment Study**
PROJECT NO: **HCO0601**
DATE: **March 14, 2006** TIME: **12:30PM** WEATHER: **Sunny** TEMP. RANGE: **30°F**
YEAR BUILT: 1903 YEAR VACANT: 1993

OBSERVATIONS:

1. Basement appears to be in fair condition structurally. Walls appear to be concrete with lath and plaster on top. The plaster has extensive damage throughout. It has completely fallen off of the lath in many areas. Painted surfaces are peeling and flaking onto the floor. Very little rust was evident. All plumbing fixtures are in poor condition. Exterior basement entrance door was torn off hinges and snow was coming into basement.
2. First floor has extensive water damage throughout. Ceilings, walls and floors all show evidence of water damage. Parts of walls and ceiling were completely removed from water damage. Wood floor boards are buckled in all rooms.
3. Second floor has some water damage in smaller side rooms and stairwell. Some rooms have plaster coming off of the walls and piling on floor. Painted surfaces were peeling and flaking onto the floor. Ballroom appeared to be in fair to good condition.
4. A red brick building with a slate roof, red metal roof flashing, 12" concrete base, yellow brick plinth course, Kasota stone water table, window sills, keystones, copestone, fascia, and a metal soffit, fascia and frieze. A metal brick ledge spans above the windows, between the pilasters. The entry stairs are Kasota stone and have flanking yellow brick half-walls with concrete caps and a metal railing. The eastern half of the building is one bay narrower from both the north and south facades and the roof changes to wood plank supported on ornate rafters extending under the soffit. The main entry is framed in Kasota stone. Some of the garden level windows have been infilled with CMU. On the front, west façade, shingles are missing, flashing is upturned, and the metal fascia/soffit is damaged with missing and/or broken areas. Large sections of brick near the roof have fallen. 90% of the yellow brick need re-pointing while above the water table, 60% needs re-pointing. 5% of the façade has visible efflorescence. The mortar between some of the Kasota stone is separating. The western end of the south façade has some stained but intact brick with 50% of this portion needing re-pointing. The fascia and soffit are damaged. The eastern half of the south façade is in much worse condition than the west half. Bricks are missing or stained near the chimney and fire door as a result of water damage and the lack of any roof drainage system. Shingles are missing; wood rafters and eaves are starting to rot. 75% of the eastern half of the south façade is in need of re-pointing. The back patio off the east façade is in poor condition; the concrete slab is eroded, bricks are stained and damaged, and the railing is rusted and damaged. The concrete supports for the second floor exit landing look unstable. The red brick appears to be in fine condition, with minimal staining while the yellow brick is stained and eroding. 50% of this façade is in need of re-pointing. The north façade is in similar condition to the south façade, with less bricks that have fallen from the façade. The wood patio is completely rotted.

REPORT BY: **Chris Thompson, Kelly Kufner**