

CITY OF BATAVIA

100 N. Island Ave., Batavia, IL 60510
(630) 454-2000 www.cityofbatavia.net

HISTORIC PRESERVATION COMMISSION

March 14, 2016

5:30 PM

City Hall – City Council Chambers – 1st Floor

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes: February 22, 2016
Documents: [HPC 2-22-16_DRAFT.PDF](#)
5. Matters From The Public (For Items Not On The Agenda)
6. COA Review: 143 South Batavia Avenue
Wall Signage (Catherine Sanzeri, applicant)
Documents: [WALL SIGN COA--2016.PDF](#)
7. COA Review: 14 North Van Buren Street
Roof & Exterior Renovations (Williams Architects, applicant)
Documents: [COA PACKET--14 N VANBUREN--ROOF-EXTERIOR REPAIRS.PDF](#)
8. Informal Discussion: 27 North River Street
Front Glass Enclosure Replacement (Mary Claire Harris, applicant)
9. Updates
 1. 7 East Wilson Street—Historic Inspection
 2. Anderson Block Building—Masonry Maintenance
 3. Significant Historic Building Inspection Program
 4. 10/12 North River Street—Historic Inspection
 5. 227 West Wilson Street—Historic Inspection
 6. 109 South Batavia Avenue—Historic Inspection
 7. 8 North River Street—Historic Inspection
 8. 16 East Wilson Street—Historic Inspection
10. Other Business
11. Adjournment

Historic Preservation Commission

Phil Bus, Chair

Kurt Hagemann, Vice Chair

Doris Sherer

Doug Sullivan

Belinda Roller

MINUTES
February 22, 2016
Historic Preservation Commission
City of Batavia

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

1. Meeting Called to Order

Chair Bus called the meeting to order at 5:30pm.

2. Roll Call

Members Present: Chair Bus; Vice-Chair Hagemann; Commissioners Sherer, Roller and Sullivan

Members Absent: None

Also Present: Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. Approve Minutes for February 8, 2016

Motion: To approve the minutes for February 8, 2016

Maker: Sherer

Second: Sullivan

Voice Vote: 5 Ayes, 0 Nays, 0 Absent
Motion carried.

5. Matters From the Public (for items not on the agenda)

Historic Preservation Commission (HPC) Chair Bus asked if there were matters from the public for items not on the agenda. There were none.

6. COA Review: 8 North Batavia Avenue – Roof & Siding Replacement (Marshall Architects, Applicant)

Chet Zabka, 1078 Pueblo Drive, addressed the Commission. He shared that he is a trustee member and also in attendance tonight is the Chair of the trustee members, John Cunningham. Zabka stated that they are here to discuss the roof replacement for the Batavia Methodist Church.

Bus announced that the Batavia Methodist Church is a significant structure and gave a brief history for the record, sourced from Wikipedia. The United Methodist Church of Batavia is a historical church in Batavia, Illinois. Funds for the church were donated by Rev. E. H. Gammon and Cpt. Don Carlos Newton in 1887 to replace the First Methodist Church of Batavia. It was

designed by famed local architect Solon Spencer Beman in the Romanesque Revival style. It was added to the National Register of Historic Places in 1983. Most of the boulders were sourced from local sources.

Cunningham, 366 North Van Nortwick, addressed the Historic Preservation Commission (HPC). He stated that the roof has current leaks and there is a need to clean up the asbestos. The copper hips were not believed to be original to the roofing and will not be replaced. There will be copper valleys installed that are typical of that structure. The peak would also be copper and they are considering installing a finial on the top. It is unknown if the structure originally had a finial. Cunningham and Zabka stated that they would return to the HPC for approval of the finial if the Trustees decide upon installing one.

Roller and the Commission agreed that they would like to approve the finial prior to installation. Hagemann asked if there would be any changes to the roofline of the structure. Cunningham answered that there would be no changes to the roofline. Sherer asked if the curved areas are being kept. Cunningham answered that the curved areas are called 'eyebrows' and they will stay. Cunningham added that they are not doing the soffits or the gutters because it is not necessary to repair at this time.

Cunningham and Zabka showed the Commission color samples of the Grand Manor Luxury Shingles chosen for this project. The objective was to have the color complement the colors in the historic stone on the building. The color options, in order of Commission preference, were as follows:

- 1) Stone Gate Gray
- 2) Colonial Slate
- 3) Gatehouse Slate (the least recommended of the three options, not preferred due to its green hue)

Cunningham showed the HPC pictures of the building where the siding needs to be replaced, which also requires asbestos removal. The siding would be on the addition to the church. Samples of the Hardie Plank Panels were shown to the Commission. Cunningham shared that they chose this product because of its durability and it should last for a long time. They would like to minimize the maintenance as much as possible. The preferred Hardie Plank Panel color was Night Grey and there was no objection from the Commission on this color choice.

Cunningham and Zabka stated that they would take the Commission's recommendations back to the Trustees for their final vote. Bus reminded them to return to the HPC if the Trustees decide on installing a finial for approval prior to installation.

Motion: To approve the COA with the Commission's preference in the order of Stonegate Gray, Colonial Slate, Gatehouse Slate for the roof color and the Night Gray as the color for the siding

Maker: Hagemann

Discussion was held on the motion. Roller asked if it was necessary to add the copper peak in the motion. Albertson stated that the COA addresses the copper replacements so it is not necessary in the motion.

Second: Sullivan

Roll Call Vote: Aye: Hagemann, Sherer, Sullivan, Roller, Bus

Nay:

5-0 Vote, 0 Absent, All in favor, Motion carried.

7. Updates:

- **7 East Wilson Street – Historic Inspection**
- **Anderson Block Building – Masonry Maintenance**
- **Significant Historic Building Inspection Program**
- **10/12 North River Street – Historic Inspection**
- **227 West Wilson Street – Historic Inspection**
- **109 South Batavia Avenue – Historic Inspection**
- **8 North River Street – Historic Inspection**
- **16 East Wilson Street – Historic Inspection**

Albertson stated that there were no updates and there were no questions from the Committee.

8. Other Business

Hagemann stated that the property owner of the Old Louise White School building has agreed to be submitted for the Richard Driehaus award. Hagemann suggested that the HPC ask for the help of Batavia MainStreet in submitting the application for this award. Bus agreed. Bus stated that we should help move this forward. Hagemann stated that he would take the lead on his and work with MainStreet for the submittal. Albertson announced that he sent an email today to Landmarks Illinois asking for the when the updated award information would be put up. He also queried when someone could discuss the Certified Local Government process at an upcoming HPC meeting. He is waiting on a response to the email.

Bus asked for next steps. Albertson suggested waiting for the 2016 information. July 1st was the deadline for the last Richard Driehaus award. Roller stated that she might be able to help and asked for the guidelines to be sent out. Hagemann stated that he would send out the guidelines and added that a timeline should be created. Bus suggested adding the Preservation Partners of the Fox Valley as a resource to help with the application process because they may have experience working with the Driehaus group.

Bus asked for additional information on the Richard Driehaus award for the next HPC meeting. He asked for someone from MainStreet to attend the meeting or at least have a name of who has offered their support to help with the Richard Driehaus award process at the next HPC meeting.

Roller stated that the final draft of the Design Guidelines would be ready for discussion and review at the March 21, 2016 HPC meeting. Albertson asked Roller to let him know when it is ready a week prior to the meeting so that he could place it on the agenda.

9. Adjournment

There being no other business to discuss, Chair Bus asked for a motion to adjourn the meeting at 6:15pm; Made by Sherer; Seconded by Hagemann. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 143 S. Batavia Ave

Owner's Name Don Robbins

Property Identification Number 12-22-182-031
 Existing/Proposed Zoning Ordinances Yes No
 Zoning DMU

Phone Number _____

Mobile Number _____

E-Mail _____

Submittal Date 2/24/2016

Project Description :

Applicant's Name Catherine Sanzeri

Applicant Address 2 E Wilson

Phone Number 6303278457

Mobile Number _____

E-Mail westdupagecabinets
 curdgranite@gmail.com

Applicant Signature Catherine Sanzeri

Owner Signature _____

Install new Sign Front
Install new Sign (South)
Front 3mm Dibond 14" x 160"
Side 3m Dibond 14" x 103"
Color Brown & White

TYPE OF WORK

(Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application – Digital Format If Available

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch – Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction |
| <input type="checkbox"/> Awning or Canopy | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input checked="" type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/Additions

Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
 - 1. Fully dimensioned site plan
 - 2. Elevation drawings of each façade with dimensions and specifications
 - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

Structure Demolition

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

Structure Relocation

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

West DuPage Cabinets and Granite

143 S. Batavia Ave

Proposes to install signage on the front and south side of the retail location

Sign to be 14" x 160" 3mm Dibond material - same sign is currently in front of my location at 2 E Wilson

South Side 14" x 103" 3mm Dibond material - same sign is currently in front of my location at 2 E Wilson

All materials and install will be performed by Fast Signs of Wheaton

318 E. Geneva Rd. Wheaton, IL 60187-2404

ph: 630-221-1090 fax: 630-221-1140

Email: 592@fastsigns.com

APARTMENTS FOR RENT
1-65889
allc.com



West Dupage Cabinets and Granite

*Additional
Parking
in Back*

630.414.2363



West Dupage Cabinets and Granite



*Full Service
Kitchen & Bath
Remodeling*



630.414.2363





City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property

Address 14 N. VAN BUREN ST.

Property Identification Number 12-22-270-003

Existing/Proposed Zoning Ordinances Yes No

Zoning PK1

Submittal Date 3/7/2014

Owner's Name BATAVIA PARK DISTRICT

Phone Number 630-389-2011

Mobile Number 630-768-3713

E-Mail JIME@BATAVIA PARKS.ORG

JIM EBY

Project Description :

PLEASE REFER TO ATTACHED
DESCRIPTION

Shannon Hall exterior
renovation work

Applicant's Name WILLIAMS ARCHITECTS

Applicant Address 500 PARK BLVD, SUITE 800
ITASCA, IL 60143

Phone Number _____

Mobile Number 630-344-1012 / 630-302-4544

E-Mail D.HOLZRICHTER@WILLIAMS-ARCHITECTS.COM

Applicant Signature [Signature]

Owner Signature [Signature]

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application – Digital Format If Available

- | | |
|--|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch – Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction |
| <input type="checkbox"/> Awning or Canopy | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input checked="" type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
| <input checked="" type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input checked="" type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input checked="" type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/Additions

Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
 - 1. Fully dimensioned site plan
 - 2. Elevation drawings of each façade with dimensions and specifications
 - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

Structure Demolition

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

Structure Relocation

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Shannon Hall Restoration / Project Background

Shannon Hall is part of a complex referred to as the Eastside Community Center located at the northeast corner of North Van Buren and East Wilson Streets. Shannon Hall was purchased by the Batavia Park District (BPD) more than 20 years ago and the Eastside Community Center opened in 1996.

Originally, Shannon Hall was Holy Cross Catholic Church, constructed in 1896-97 in the Late Victorian Gothic style. In the early 1960's a one-story school was added to the church. The Shannon Hall Restoration Project, however, is limited to the original 1896-97 church structure.

Shannon Hall was listed on the National Register of Historic Places in 1999 and has a "Significant" historic designation. In 2014 a building assessment was completed by Building Technology Consultants (BTC) that documented the existing conditions and prepared recommendations for future restoration, repair, and maintenance work (included as an exhibit). Over the years the Park District has made improvements to the interior, which remains in good condition.

The project scope listed below will be designed to maintain the historic integrity of the building. Restoration methods and materials will be selected to avoid damage to the existing materials. In general, the work will follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project Scope for Exterior Restoration

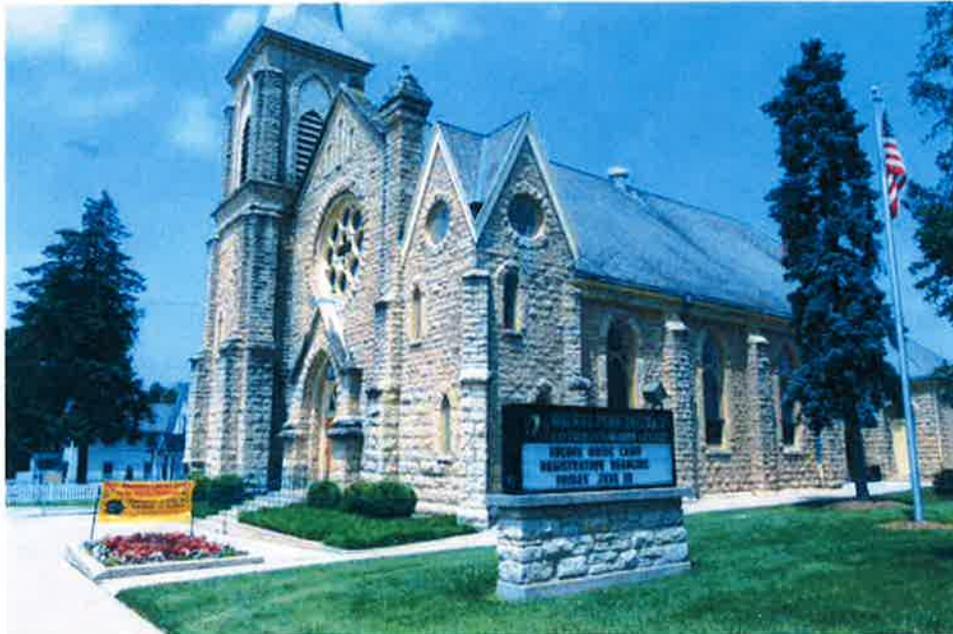
1. Roof:
 - A. Removal of existing cement-based shingles (containing asbestos), the underlying wood shingles, and sheathing. During the work, repairs to water damaged components of the roof structure may be required.
 - B. Installation of new roof sheathing, underlayment, and flashing.
 - C. Installation of new asphalt shingles – although records indicate that the original shingles were wood, the shingle selection will evoke the appearance of the current diamond shaped shingles. Information is attached.
 - D. Repair or replace exposed copper flashing, gutters and downspouts. All new copper work will match the original profiles and ornamentation.
 - E. Minor repairs to the existing bell tower roof.
 - F. Attic ventilation will be evaluated and restored as necessary.
 - G. Repair and reinstall the lightning arrest system.
 - H. Wood trim and blocking at the gutters and gable ends will be stripped or repaired and painted. If replacement is required, the new material will match the original profiles.
2. Masonry / Facade:
 - A. Grind and repoint open and deteriorated mortar joints, using appropriate mortar composition for the Joliet-Lemont limestone.
 - B. The condition of the limestone will be carefully evaluated. Repair of deteriorated stone units will be the priority. Replacement will be reserved for severely deteriorated stone units that cannot be repaired. Replacement stone, if necessary, will match the original, using a dolomitic limestone that is compatible with the original Joliet-Lemont limestone. The stone repair/replacement scope is dependent on available funds.
 - C. Wood window and door trim will be repaired / replaced and repainted to match existing.

EXHIBIT E

Report To

**Mr. Doug Holzrichter
PHN Architects
2280 White Oak Circle, Suite 100B
Aurora, Illinois 60502**

Evaluation of Exterior Walls and Roofs at Batavia Park District East Side Community Center Complex



By:

Patrick Reicher
Joshua J. Summers

BTC Project No. 14-124
August 14, 2014

BTC

1845 E. Rand Road, Suite L-100
Arlington Heights, Illinois 60004

Building Technology Consultants, PC



1845 E. Rand Road, Suite L-100
 Arlington Heights, Illinois 60004
 Main: (847) 454-8800, Fax: (847) 454-8801

Building Technology Consultants, PC

www.btcpc.com

TABLE OF CONTENTS

1 Background Information..... 1

2 Scope of Work 2

 2.1 Background Review..... 2

 2.2 Field Investigation 3

 2.3 Analysis and Report..... 4

3 Document Review..... 5

4 Findings..... 5

 4.1 Shannon Hall 5

 4.1.1 Steep-Slope Roofing Systems 6

 4.1.1.1 Main Building Steep-Slope Roofing System 6

 4.1.1.2 Bell Tower Steep-Slope Roofing System 7

 4.1.2 Exterior Walls 7

 4.1.3 Active Leaks..... 9

~~4.2 East Side Community Center..... 10~~

~~4.2.1 Steep-Slope Roofing System..... 11~~

~~4.2.2 Low-Slope Roofing System 12~~

~~4.2.3 Exterior Walls 13~~

 4.3 East Side Recreation Office..... 15

 4.3.1 Steep-Slope Roofing System..... 15

 4.3.2 Exterior Walls 15

5 Conclusions and Recommendations 16

 5.1 General..... 16

 5.2 Shannon Hall 17

~~5.3 East Side Community Center..... 18~~

~~5.4 East Side Recreation Office..... 20~~

6 Concluding Remarks..... 21

Report, Batavia Park District, 14-124.docx



1845 E. Rand Road, Suite L-100
Arlington Heights, Illinois 60004
Main: (847) 454-8800, Fax: (847) 454-8801

Building Technology Consultants, PC

www.btcpc.com

August 14, 2014

Via E-Mail: doug.h@phnarchitects.com

Mr. Doug Holzrichter
PHN Architects
2280 White Oak Circle, Suite 100B
Aurora, Illinois 60502

Re: Evaluation of Exterior Walls and Roofs at Batavia Park District
East Side Community Center Complex, Batavia, Illinois
BTC Project No. 14-124

Dear Mr. Holzrichter:

As authorized by execution of our proposal dated February 24, 2014, Building Technology Consultants, PC (BTC) has performed an evaluation of exterior walls and roofs at the Batavia Park District East Side Community Center Complex. This report outlines the findings of our evaluation.

1 BACKGROUND INFORMATION

The Batavia Park District East Side Community Center Complex consists of several buildings. The following buildings were included in the scope of this evaluation:

1. Originally built in 1897, Shannon Hall was constructed with mass masonry limestone exterior walls and a steep-slope roofing system. Wood-framed stained glass windows were set in punched openings through the limestone exterior walls. The building's roof structure consists of wood decking, wood purlins, and timber trusses. The roof structure is supported by the limestone masonry bearing walls. This building also includes an attached bell tower constructed with mass masonry limestone exterior walls and a steep-slope roofing system.
2. Originally constructed in 1960, Eastside Community Center is a 1-story building that includes classrooms, a gymnasium, administrative offices, and several kitchens.

Report, Batavia Park District, 14-124.docx

Expert Evaluation of Building Problems, and Development and Implementation of Innovative Solutions



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014 (Revised December 11, 2014)
Page 2 of 22

A significant area of the facade consists of aluminum storefront windows extending to the underside of the roof. The remaining exterior walls consist of brick veneer. The roof above the building consists of both low-slope and steep-slope roofing systems. A building addition constructed in 1996 along the west side of the building serves as a hallway connecting the East Side Community Center to Shannon Hall. This building addition was constructed with exterior wall configurations and a low-slope roofing system similar to that of the original building.

3. The Eastside Recreation Office was previously a residence. Exterior walls for the building consist of load-bearing brick masonry. Windows are set in punched openings through the exterior walls. The roof on the building consists of a steep-slope roofing system. It is our understanding that the roof on this building was replaced in 2013.

PNH Architects (PHN) was retained by the Batavia Park District to perform a capital asset study to assist the park district in planning for future major expenditures at the East Side Community Center Complex. PHN subsequently retained BTC to perform a condition evaluation of the exterior walls and roofs at buildings included in the scope of this evaluation. The information obtained during this evaluation, and documented within this report, will be included within PHN's capital asset study.

2 SCOPE OF WORK

Our scope of work consisted of the following:

2.1 Background Review

We reviewed background information, including the following:

1. Reviewed available design drawings and specifications regarding the construction and/or repair of the buildings.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 3 of 22

2. Reviewed property inspection report forms prepared by PNH Architects and completed by Batavia Park District representatives for the 3 buildings included in the scope of work for this evaluation.

2.2 Field Investigation

We performed a field assessment to evaluate existing conditions and to develop an inventory of items that may require capital expenses to repair or replace. Field observations were documented with notes and photographs. Our field investigation included the following:

1. Performed a visual review of the roof surfaces for Shannon Hall and East Side Community Center to evaluate existing conditions, roof configurations, and previously implemented repairs. Our visual review included evaluation of the following:
 - a. Condition of low-slope roofs;
 - b. Condition of steep-slope roofs;
 - c. Condition of roofing system accessories and associated building components such as copings, fascias, gutters, roof penetrations, and skylights; and
 - d. General adequacy of roof drainage at each building.
2. Performed a visual review of the exterior wall surfaces for Shannon Hall, East Side Community Center, and Eastside Recreation Office to evaluate existing conditions, exterior wall configurations, and previously implemented repairs. Our assessment included evaluation of the following:
 - a. Condition of masonry mortar joints;
 - b. Condition of masonry units;
 - c. Presence of masonry expansion joints;
 - d. Presence and pattern of masonry cracking;
 - e. Condition of stone window sills and their joints;



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 4 of 22

- f. Presence of through-wall flashing at various locations such as below window sills, above lintels, and below copings;
 - g. Presence of displacement and bowing;
 - h. Condition of exposed steel members, such as lintels; and
 - i. Presence and/or condition of sealant joints at transitions between dissimilar materials.
3. Performed a cursory visual review of the exposed structural system and wood components within the attic of Shannon Hall.

Our review was primarily performed from the ground, and from the low-slope roof surfaces of the East Side Community Center. In addition, we performed an up-close review of Shannon Hall's bell tower, steep-slope roof surfaces, and selected exterior walls from a manlift.

Please note that windows had not been included in the scope of work for this field investigation. However, a cursory review of the window frames, glazing, and perimeter sealants was performed.

2.3 Analysis and Report

Our work for this task included the following:

1. Analyzed field observations to evaluate overall condition of the roofs and exterior walls at the 3 buildings, and the need for repairs.
2. Based on the findings of our analysis, evaluated the anticipated service life of the building components/systems included in our condition evaluation.
3. Prepared this written report outlining our findings, conclusions, and recommendations.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 5 of 22

3 DOCUMENT REVIEW

BTC reviewed the following documents:

1. Original architectural drawings for the Eastside Community Center prepared by William F. Bernbrock, AIA dated July 17, 1959.
2. Drawings prepared by Burnidge, Cassell & Associates dated August 10, 1995. These drawings included the scope of work for limited repairs at the East Side Community Center and Shannon Hall; and construction of a new addition connecting the East Side Community Center to Shannon Hall.
3. Property inspection report forms prepared by PNH Architects and completed by representatives from the Batavia Park District for Shannon Hall, East Side Community Center, and East Side Recreation Office.
4. Informational placards inside the buildings indicated that Shannon Hall was originally dedicated on June 15, 1897.

4 FINDINGS

Our field investigation was performed over several days in June and July of 2014. Mr. Patrick Reicher of BTC performed our field observations. The following is a summary of our findings. Referenced photographs are included in Appendix A.

4.1 Shannon Hall

At Shannon Hall, we reviewed the condition of the steep-slope roofing systems and exterior walls. We also documented active leak locations at the building.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014 (Revised December 11, 2014)
Page 6 of 22

4.1.1 Steep-Slope Roofing Systems

4.1.1.1 Main Building Steep-Slope Roofing System

The steep-slope roofing system over the main building consists of cement-based asbestos shingles¹ and wood blocking constructed over existing wood shingles and wood plank decking. No waterproof or water-resistant underlayment had been included in the roofing system. Roof drainage was typically achieved through the use of copper gutters and downspouts. The roof's structural system consisted of wood rafters, wood purlins, and timber trusses. These trusses spanned the width of the building in the east-west direction.

In general, the steep-slope roofing system over the main building was in poor condition and has exceeded its useful service life. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. Loose and/or missing shingles were observed at several locations (Photo 1).
2. Exposed nails were loose at several locations (Photo 2). Typically, nails should be concealed below the adjacent upper row of shingles.
3. Where accessible during our evaluation, underlying wood components exhibited deterioration along roof edges (Photo 3). Based on the age and deterioration of the roofing system components, we suspect that underlying wood components exhibit deterioration at many other locations on the roof.
4. At several locations on and near roof flashings, repairs consisted of an application of roof cement (Photo 4). Such repairs are considered to be temporary until more durable long-term repairs can be implemented.
5. A large area of vegetation was observed on the roof along the east side of the bell tower (Photo 5). Roof drainage/slope at this location was insufficient to promote drainage around the bell tower.

Additionally, several additional issues related to the steep-slope roofing system were identified:

¹ An analysis performed by STAT Analysis Corporation confirmed asbestos components in the shingles.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 7 of 22

1. Biological growth was observed on shingle surfaces at several locations (Photo 6).
2. At 1 location, a gutter terminated without the use of a downspout (Photo 7). Typically, water should be drained from gutters using downspouts.
3. Previous downspout and gutter repairs had not been properly implemented at several locations (Photo 8).
4. The intersection between the roof, exterior wall, and gutter end cap was open on the east elevation of the building (Photo 9). This gap can allow for water penetration.
5. A lightning arrest system had been installed on the roof. However, this system was not properly affixed to the roof to protect the building from lightning (Photo 10).

4.1.1.2 Bell Tower Steep-Slope Roofing System

The steep-slope roofing system over the bell tower consisted of pre-finished aluminum shingles placed over existing wood shingles and wood plank decking (Photo 11). It did not appear that a waterproof or water-resistant underlayment had been included in the roofing system. However, this could not be confirmed.

In general, the steep-slope roofing system over the bell tower was in good condition. However, the following roofing system issues were observed:

1. Counterflashing concealing original wood trim around the base of the roof had detached at 1 location (Photo 12).
2. Gashes through the aluminum shingles were observed at a few locations (Photo 13).

4.1.2 Exterior Walls

Exterior walls for the main building and bell tower consist of load-bearing limestone. Wood-framed windows, doors, and louvers are set in punched openings through the exterior walls.

In general, the exterior walls were in poor condition. Many components of the exterior walls have exceeded their service life, and/or will require significant repairs in the near future to



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 8 of 22

remain serviceable. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. Masonry mortar joints were generally in poor condition. Observations specific to the mortar joints included the following:
 - a. At many locations, mortar joints had been improperly repointed by applying a thin layer of new mortar over existing mortar. This mortar has de-bonded at many locations (Photo 14).
 - b. Many mortar joints were open or partially open on the exterior of the building (Photo 15). Several mortar joints were also observed to be open or partially open on the interior side of the bell tower walls (Photo 16).
 - c. Significant mortar deterioration was observed on the interior side of the exterior walls within the attic and on the interior side of the bell tower (Photo 17).
 - d. Roof cement had been applied over mortar joints at a few locations (Photo 18). Such roof cement repairs are not considered suitable for exterior wall applications.
2. The condition of individual limestone units varied from good to very poor. Observations specific to the limestone units included the following:
 - a. Many limestone units exhibited flaking (Photos 19 and 20). At a few locations, a cementitious parge coat had been applied to top sides of limestone sills in an attempt to repair and/or conceal the flaking (Photo 21).
 - b. Limestone cracking through the width of the unit was observed at a few locations (Photo 22).
 - c. Limestone units located near building entrances exhibited significant deterioration (Photo 23). This deterioration is attributed to the use of de-icing salts on the adjacent exterior walkways.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 9 of 22

- d. Metal flashing extending over the ledges of the bell tower exhibited significant corrosion (Photo 24). Efflorescence was observed below the ledge on the west elevation of bell tower, indicating excessive water penetration (Photo 25).
- e. Limestone exterior wall surfaces were damp and exhibited discoloration associated with prolonged water leakage on the north elevation (Photo 26).
3. Apparent biological growth was observed on exterior wall surfaces at several locations (Photo 27).
4. As observed along an open mortar joint, the copper counterflashing on the interior side of the gable wall along the south elevation did not extend below the full width of the copings to prevent water penetration (Photo 28).
5. Deterioration of wood window frames, door frames, louvers, and fascia trim was observed at many locations throughout the building (Photos 29 through 31). Most exposed wood components exhibited some degree of deterioration. At some locations, the wood framing behind the deteriorated fascia also exhibited deterioration. It should be noted that many windows had been covered with protective polycarbonate glazing² (Photo 32). However, the perimeter of the protective glazing was not watertight.
6. Perimeter sealant joints around windows, doors, and louvers exhibited significant deterioration at most locations (Photo 33). Additionally, at few locations, the perimeter joints were open (Photo 34).
7. Brick masonry mortar joints in the chimney on the east elevation of the building exhibited cracking (Photo 35).

4.1.3 Active Leaks

It had rained the evening prior to our site visit on June 19th. During our site visit, we observed several conditions indicating active water leakage into the building:

² It is our understanding that this protective glazing was installed during the 1996 limited repair project.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 10 of 22

1. Within the attic, the interior of the masonry wall was damp at the southeast corner of the bell tower, below the area where the south gable wall intersects the bell tower (Photo 36). Deterioration and rot of several rafters and wood bearing plates embedded within the limestone wall were observed near this leak location (Photo 37). Additionally, the plaster ceiling below this leak location exhibited bubbling and cracking consistent with water-related deterioration (Photo 38).
2. Within the attic, deterioration and rot of wood fascia, roof framing components, and decking were observed near the north wall of the bell tower (Photos 39 and 40). Many of the wood roofing system components exposed within the attic at this location were damp. The plaster ceiling below this leak location exhibited cracking (Photo 41).

In addition to these active leaks, several locations indicative of previous water penetration into the attic were documented. These included the following:

1. Roof purlins exhibited discoloration consistent with water staining near limestone exterior walls at several locations (Photo 42).
2. Discoloration and minor deterioration of wood roof decking was observed near the south gable wall (Photo 43).
3. Deterioration of various wood members was observed around the perimeter exterior walls of the stage on the north end of the building (Photo 44).
4. At a location where a wood roof rafter was exposed on the exterior of the building, through a hole in exterior wood trim, the rafter exhibited deterioration (Photo 45).

It should be noted that aside from the areas noted above, the wood roof structural framing members in the attic appeared to generally be in good condition.

~~4.2 East Side Community Center~~

~~At the East Side Community Center, we reviewed the condition of the steep-slope and low-slope roofing systems, and the exterior walls.~~



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 11 of 22

4.2.1 Steep-Slope Roofing System

The steep-slope roofing system above the gymnasium consisted of a gravel-surfaced built-up roofing system supported by cementitious wood fiber deck panels and steel framing. Roof drainage was achieved through gutters installed along the east and west sides of the roof. Downspouts drained water onto the low-slope roofs below.

In general, the steep-slope roofing system over the gymnasium was in poor condition and has exceeded its service life. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. The roof membrane exhibited significant deterioration and tears at several locations (Photos 46 through 48).
2. Vegetative growth was observed on roof membrane surfaces at several locations (Photo 49).
3. At several locations, previous repairs consisted of an application of roof cement (Photo 50). Such repairs are considered to be temporary until more durable long-term repairs can be implemented.
4. The roof had been repaired using a modified bitumen roof membrane at 1 location (Photo 51). However, the perimeter of this repair area had been sealed using roof cement. As indicated above, such use of roof cement is considered only a temporary repair.
5. Soldered seams of the gutters exhibited cracking at several locations (Photo 52).
6. Joints between stainless steel coping caps on the north and south gable walls were open at a few locations (Photo 53).
7. Deterioration and discoloration consistent with water staining was observed on the underside of the roof deck panels within the gymnasium at a few locations.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 12 of 22

4.2.2 Low-Slope Roofing System

The low-slope roofing system extended over a significant area of the original building, and the entire building addition. These two low-slope roof areas were integrated toward the northwest corner of the building. Although the low-slope roof areas were constructed at different times, they both consisted of a gravel-surfaced built-up roofing system supported by cementitious wood fiber deck panels and structural steel framing. Roof drainage for the low-slope roofs is via internal roof drains.

In general, the low-slope roofing system was in poor condition and has exceeded its useful service life³. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. Significant areas of ponding were observed on the roof (Photos 54 and 55).
2. Many of the drain strainers were clogged with debris (Photo 56). During our site visits, we attempted to clear debris from around the strainers. However, this did not result in all ponded water being drained from the roof surface. Surface drainage slopes were insufficient to drain water from the roofs.
3. Vegetative growth was observed on roof membrane surfaces at several locations (Photo 57).
4. Roof membrane base flashing repairs around curbs had been performed using modified bitumen roof membrane plies and/or roof cement. These repaired areas exhibited significant deterioration (Photos 58 and 59).
5. Repairs had been performed using roof cement at several locations. The roof cement had debonded from the substrate and/or exhibited significant cracking at several locations (Photo 60). At locations where roof cement had debonded along the edge of the roof, loose nails were observed (Photo 61).
6. Skylights exhibited several forms of deterioration including loose gaskets and cracked glazing (Photos 62 and 63).

³ The useful service life for a built-up roofing system is typically 15 to 20 years.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 13 of 22

7. Deterioration and discoloration consistent with water staining was observed on the underside of roof deck panels at several locations on the interior and exterior of the building (Photo 64).

4.2.3 Exterior Walls

Exterior walls of the building primarily consist of brick veneer, with brick and/or concrete masonry unit (CMU) back-up walls. Walls for the building addition appear to have been constructed with a drainage cavity. However, exterior walls of the original building do not appear to have been designed and constructed as cavity walls.

The building also includes aluminum-frame windows. The windows on the building addition consist of insulated-glass units (IGUs). However, the windows on the original building are single-pane units.

The condition of the exterior wall components varied considerably. Although many areas and/or components of the exterior walls were in good condition, several exterior wall components have exceeded their useful service life, and/or will require significant repairs in the near future to remain serviceable. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. The brick veneer was generally in good condition throughout the building. However, the condition of individual bricks and localized areas of brick varied from good to very poor. Observations specific to the brick veneer included the following:
 - a. Bricks exhibited cracking at many locations (Photos 65 and 66).
 - b. No expansion joints for the brick veneer had been included in the construction of the original building. This has likely exacerbated the cracking.
 - c. The face of bricks had spalled at a few locations (Photo 67). This face spalling is consistent with freeze-thaw deterioration of the masonry unit.
2. Masonry mortar joints were generally in a fair condition. However, the following significant mortar joint deterioration was documented:



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 14 of 22

- a. Cracked and/or debonded mortar joints were observed at several locations (Photo 68).
 - b. Step cracks through the mortar joints were observed on the north gable end wall of the gymnasium (Photo 69). The cracking at this location is attributed to corrosion and expansion of the adjacent steel lintel, resulting in displacement of the surrounding brick.
3. Observations of the windows at the building indicated the following:
- a. Single-pane windows exhibited cracked glazing at several locations (Photo 70).
 - b. Wood nailers located on the interior side of inside of the gymnasium windows exhibited staining consistent with water staining (Photo 71). The sealant applied around the perimeter of the window glazing near these locations exhibited significant deterioration.
 - c. At one location, a perimeter seal of an IGU had broken (Photo 72).
 - d. The sills located below grade-level windows were severely back-sloped at several locations (Photo 73). This condition is likely due to vertical displacement of the brick veneer below the windows.
 - e. The sealant at the base of the windows and between adjacent sill covers exhibited deterioration (Photo 74).
4. The base of the steel doors exhibited corrosion at several locations (Photo 75). This corrosion has likely been accelerated by the use of de-icing salts near the entrance doors.
5. Observations of joints between dissimilar materials indicated the following:
- a. Joints between dissimilar materials had not been sealed with an elastomeric material at several locations (Photo 76). As such, differential movement between the dissimilar materials has resulted in cracking.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 15 of 22

- b. Joints around penetrations through the exterior walls had not been sealed at several locations (Photo 77).
- c. At locations where joints had been sealed, the sealant exhibited significant deterioration at several locations (Photo 78).

4.3 East Side Recreation Office

At the East Side Recreation Office, we performed a cursory review of the roof and reviewed the condition of the exterior walls.

4.3.1 Steep-Slope Roofing System

It is our understanding that the roof on the building was replaced in 2013. As such, evaluation of the roof was excluded from this evaluation. However, it should be noted that the soffit along the roof edge appeared to be loose at a few locations (Photo 79).

4.3.2 Exterior Walls

Exterior walls for the building primarily consist of mass masonry brick walls. Wood-frame windows are set in punched openings through the masonry walls.

The condition of the exterior wall components varied considerably. Although many areas and/or components of the exterior walls were in good condition, several exterior wall components have exceeded their useful service life, and/or will require significant repairs in the near future to remain serviceable. Specific observations of damage, deterioration, and/or deficiencies included the following:

1. The chimney did not appear to include a cap or through-wall flashing to prevent water penetration (Photo 80).
2. Open mortar joints were observed near the base of the chimney (Photo 81).
3. At many locations, mortar joints had been improperly repointed by applying a thin layer of new mortar over existing mortar (Photo 82). This mortar has debonded at many locations.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 16 of 22

4. Step cracks through the mortar joints were observed at several locations, typically above window lintels (Photo 83). This cracking is attributed to corrosion and expansion of the adjacent steel lintel, resulting in displacement of the surrounding brick.
5. Several limestone sill joints were open or partially open (Photo 84).
6. The toe of several corroded lintels had been concealed using aluminum panning (Photo 85). Typically, the toes of lintels should remain unsealed to allow for drainage of incidental water from above the lintel.
7. Wood window frames had been covered with what appeared to be aluminum panning at several locations. Sealant on each side of the panning exhibited significant deterioration (Photo 86).
8. A small area of the south elevation of the building had been clad with aluminum siding. A corner panel for the siding was missing (Photo 87).

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 General

Many of the roofing and exterior wall components at the buildings have resulted in water leakage, or will likely result in water leakage in the near future. Additionally, the degree of deterioration observed during our evaluation indicates that many of the components for the roofing systems and exterior walls have exceeded their useful service life. As such, significant repair and/or replacement programs will be required in the near future to address issues related to roofs and exterior walls.

Most of the previously implemented exterior wall and roof repairs at the buildings appeared to be short-term and localized in nature, and did not address underlying and/or concealed deteriorated conditions. Successfully implemented repair programs must address the cause of the problems, and should include consideration of adjacent building components.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 17 of 22

In many instances, roofing and exterior wall components are interrelated. As such, we recommend that comprehensive repair programs be developed that incorporate replacement of roofing systems concurrently with exterior wall repairs. However, due to the extensive nature of the recommend repairs and/replacement of exterior wall and roof systems, localized short-term repairs may be required over the next few years until comprehensive repair programs can be implemented.

5.2 Shannon Hall

The steep-slope roofing system over the main building was in poor condition and has exceeded its useful service life. Additionally, many components of the exterior walls have exceeded their service life, and/or will require significant repairs in the near future to remain serviceable. As such, we recommend that a comprehensive roof replacement and exterior wall repair project at Shannon Hall commence within the next 2 years.

To allow for proper integration of roofing system and exterior wall components at the building, we recommend performing the roof replacement concurrently with the exterior wall repairs. This project can be phased over a period of 2 to 3 years.

Please note that roof replacement will likely require repair of underlying wood framing components. Exterior wall repairs should include, but not necessarily be limited to, the following:

1. Comprehensive repointing of exterior mortar joints, and mortar joints on the interior walls of the bell tower;
2. Replacement of severely deteriorated limestone;
3. Removal of limestone flaking;
4. Resetting loose limestone units;
5. Application of a combination consolidation/water repellent treatment to limestone units;
6. Installation of through-wall flashing below copings;



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 18 of 22

7. Repair and/or replacement of wood window frames, door frames, louvers, and fascia; and
8. Replacement of deteriorated sealant.

Additional investigation of the bell tower exterior walls is recommended to evaluate if significant additional repairs to these walls will be required. This additional investigation should, at a minimum, consist of making 3 to 4 exploratory openings to allow for documentation of concealed conditions.

Until a comprehensive roof replacement and exterior wall repair project can be implemented, localized repairs will be required to minimize water penetration and further deterioration of roof and exterior wall components. The following items should be addressed as soon as practical:

1. Perform localized roof and exterior wall repairs to minimize water penetration around the bell tower. Installation of a temporary roof over the existing roof may be warranted at this location. However, the effectiveness of such an approach will need to be evaluated further.
2. Replace shingles where they are currently missing or excessively damaged.
3. Re-attach and re-certify the lightning arrest system.

The steep-slope roofing system over the bell tower was in good condition. Replacement of this roofing system will not likely be required for 10 to 15 years. However, we recommend replacing the damaged shingles and missing counterflashing segment within the next year.

~~5.3 East Side Community Center~~

~~The steep-slope and low-slope roofing systems were both in poor condition and have exceeded their useful service lives. The condition of the exterior wall components varied considerably. Although many areas and/or components of the exterior walls were in good condition, several exterior wall components have exceeded their useful service life, and/or will require significant repairs in the near future to remain serviceable. As such, we recommend that a comprehensive roof replacement and exterior wall repair project be implemented at East Side Community Center within the next 3 years. To allow for proper~~



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 19 of 22

Integration of roofing system and exterior wall components at the building, we recommend performing the roof replacement concurrently with the exterior wall repairs. Exterior wall repairs should include, but not necessarily be limited to, the following:

1. Localized repointing of brick mortar joints;
2. Localized replacement of cracked and/or deteriorated brick units;
3. Providing brick masonry expansion joints;
4. Replacement of corroded lintels;
5. Replacement of single-pane aluminum windows and sills;
6. Replacement of corroded doors;
7. Providing through-wall flashing at various locations;
8. Replacement of deteriorated sealant; and
9. Providing sealant at wall penetrations and at joints between dissimilar materials.

Until a comprehensive roof replacement and exterior wall repair project can be implemented, localized repairs will be required to minimize water penetration and further deterioration of roof and exterior wall components. The following items should be addressed as soon as practical:

1. Perform localized roof repairs to minimize water penetration into the gymnasium and other areas of the building with active leaks.
2. Repair cracked skylights.
3. Replace cracked window glazing.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 20 of 22

5.4 East Side Recreation Office

The roof on the building was replaced in 2013. As such, significant repair or replacement of the roof should not be required for 15 to 20 years, provided that the roof was properly designed and installed. However, routine maintenance of this roof will be required until the roof is replaced.

The condition of the exterior wall components varied considerably. Although many areas and/or components of the exterior walls were in good condition, several exterior wall components have exceeded their useful service life, and/or will require significant repairs in the near future to remain serviceable. As such, we recommend that a comprehensive exterior wall repair and window replacement project be implemented at East Side Recreation Office within the next 5 years. This project should include, but not necessarily be limited to, the following:

1. Localized repointing of brick mortar joints;
2. Localized replacement of cracked and/or deteriorated brick units;
3. Replacement of corroded lintels;
4. Replacement of wood windows;
5. Replacement of deteriorated sealant; and
6. Providing sealant at joints between dissimilar materials.

Until a comprehensive exterior wall repair project can be implemented, localized repairs will be required to minimize water penetration and further deterioration of roof and exterior wall components. The following items should be addressed as soon as practical:

1. Re-attach loose soffit panels.
2. Provide through-wall flashing and a cap on the chimney.
3. Provide corner panels for the aluminum siding.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 21 of 22

4. Remove the panning from in front of the toes of steel lintels.

6 CONCLUDING REMARKS

BTC has completed its evaluation of exterior walls and roofs at the Batavia Park District East Side Community Center Complex. This evaluation was focused on the exterior walls and roofs of the 3 buildings included in the scope of work for the evaluation. It should be noted that additional deficiencies of the bell tower exterior walls are suspected, but cannot be confirmed without additional investigation.

The opinions expressed in this report are based on the information available to us at the time of this writing and the scope of work performed to date. It is possible that additional documents and/or investigations will reveal more information. We will take such additional information into consideration and may supplement or modify our opinions as a result of such additional information.

Any repair recommendations indicated in this report are conceptual in nature. Prior to implementing any repairs, we recommend drawings and specifications be prepared by a qualified architectural/engineering firm.



Mr. Doug Holzrichter
BTC Project No. 14-124
August 14, 2014
Page 22 of 22

We appreciate the opportunity to be of service to you and the Batavia Park District on this project. If you have any questions, or if we can be of further assistance, please do not hesitate to call.

Sincerely,

Building Technology Consultants, PC

A handwritten signature in black ink, appearing to read 'Pat Reicher'.

Patrick E. Reicher, SE, REWC, CCS, CCCA
Senior Structural Engineer

A handwritten signature in black ink, appearing to read 'Joshua J. Summers'.

Joshua J. Summers, SE, PE
Principal Structural Engineer

Attachment: Appendix A – Field Photographs

Copy to: Mr. Gary Pingle, PNH, Via E-mail



APPENDIX A
FIELD PHOTOGRAPHS



Photo 1 – Loose and/or missing shingles were observed at several locations.



Photo 2 – Exposed nails were loose at several locations.



Photo 3 – Underlying wood components exhibited deterioration along roof edges.



Photo 4 – At several locations on and near roof flashings, repairs consisted of an application of roof cement.



Photo 5 – A large area of vegetation was observed on the roof along the east side of the bell tower.



Photo 6 – Biological growth was observed on shingle surfaces at several locations.



Photo 7 – At 1 location, a gutter terminated without the use of a downspout.



Photo 8 – Previous downspout and gutter repairs had not been properly implemented at several locations.



Photo 9 – The intersection between the roof, exterior wall, and gutter end cap was open at 1 location.



Photo 10 – A lightning arrest system had been installed on the roof. However, this system was not properly affixed to the roof to protect the building from lightning.



Photo 11 – The steep-slope roofing system over the bell tower consisted of pre-finished aluminum shingles placed over existing wood shingles and wood plank decking.



Photo 12 – Counterflashing concealing original wood trim around the base of the roofing system had detached at 1 location.



Photo 13 – Gashes through the aluminum shingles were observed at a few locations.



Photo 14 – At many locations, mortar joints had been improperly repointed by applying a thin layer of new mortar over existing mortar. This mortar has de-bonded at many locations.



Photo 15 – Many mortar joints were open or partially open on the exterior of the building.



Photo 16 – Several mortar joints were also observed to be open or partially open on the interior side of the bell tower walls.



Photo 17 – Significant mortar deterioration was observed on the interior side of the exterior walls within the attic and on the interior side of the bell tower.



Photo 18 – Roof cement had been applied over mortar joints at a few locations.



Photo 19 – Many limestone units exhibited flaking.



Photo 20 – Many limestone units exhibited flaking.



Photo 21 – At a few locations, a cementitious parge coat had been applied to top sides of limestone sills in an attempt to repair and/or conceal the flaking.



Photo 22 – Limestone cracking through the width of the unit was observed at a few locations.



Photo 23 – Limestone units located near building entrances exhibited significant deterioration.

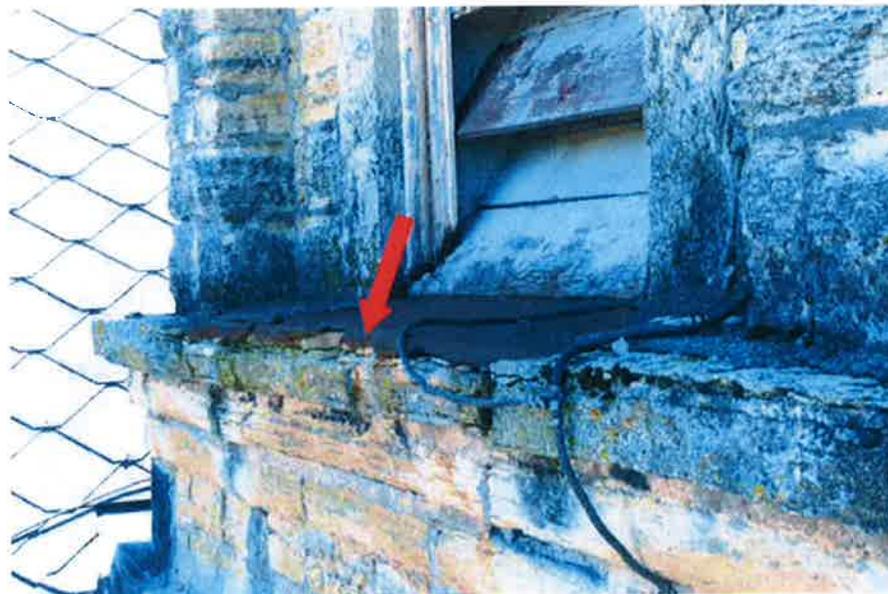


Photo 24 – Metal flashing extending over the ledges of the bell tower exhibited significant corrosion.



Photo 25 – Efflorescence was observed below the ledge on the west elevation of bell tower, indicating excessive water penetration.



Photo 26 – Limestone exterior wall surfaces were damp and exhibited discoloration associated with prolonged water leakage on the north elevation.



Photo 27 – Apparent biological growth was observed on exterior wall surfaces at several locations.

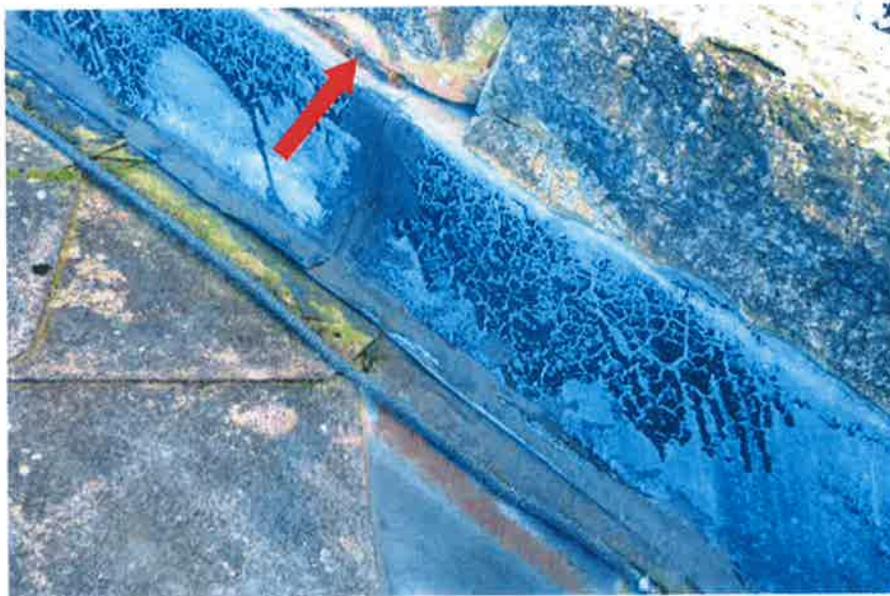


Photo 28 – As observed along an open mortar joint, the copper counterflashing on the interior side of the gable wall did not extend below the full width of the copings to prevent water penetration.



Photo 29 – Deterioration of wood window frames, door frames, louvers, and fascia trim was observed at many locations.



Photo 30 – Deterioration of wood window frames, door frames, louvers, and fascia trim was observed at many locations.



Photo 31 – Deterioration of wood window frames, door frames, louvers, and fascia trim was observed at many locations.

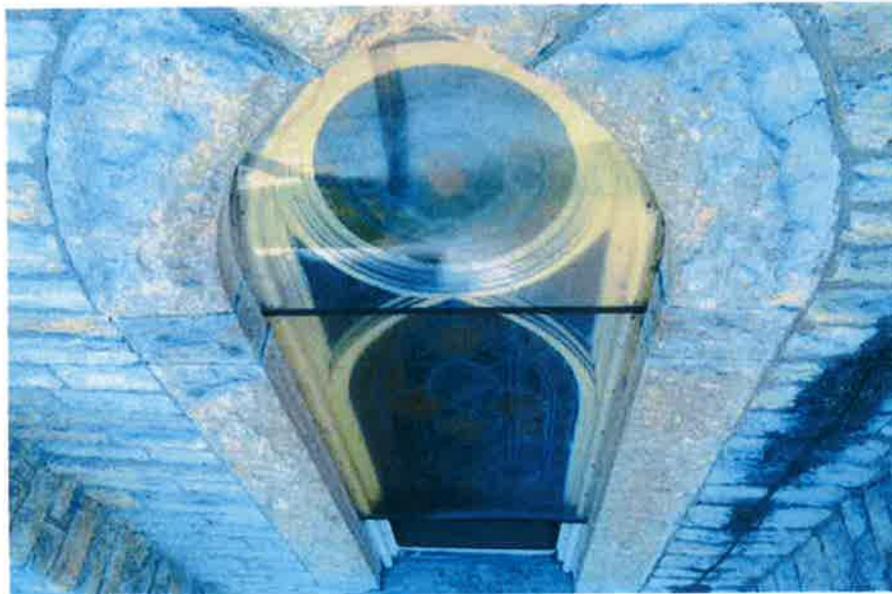


Photo 32 – many windows had been covered with protective polycarbonate glazing.



Photo 33 – Perimeter sealant joints around windows, doors, and louvers exhibited significant deterioration at most locations.



Photo 34 – At few locations, the perimeter joints were observed to be open.

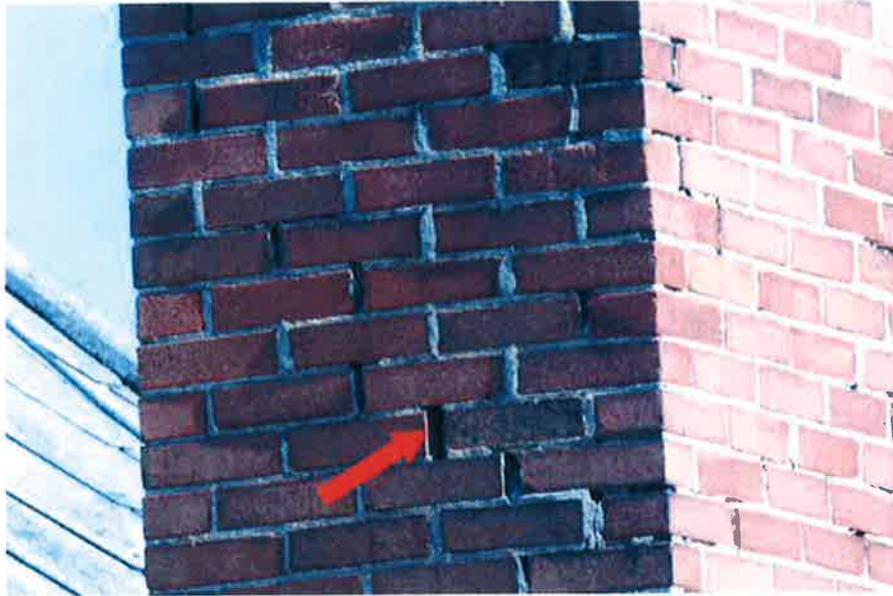


Photo 35 – Brick masonry mortar joints in the chimney on the east elevation of the building exhibited cracking.



Photo 36 – Within the attic, the interior of the masonry wall was damp at the southeast corner of the bell tower, below the area where the south gable wall intersects the bell tower.

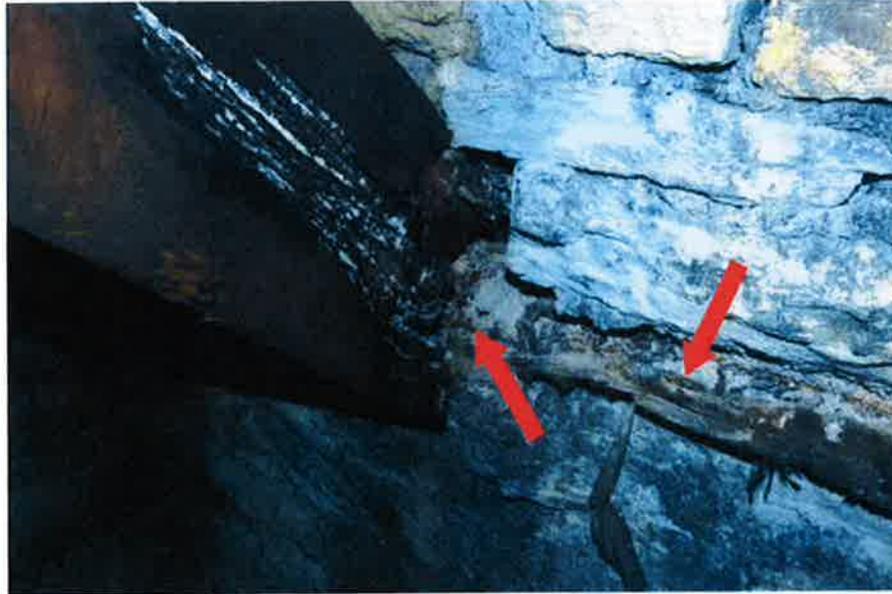


Photo 37 – Deterioration and rot of several rafters and wood bearing plates embedded within the limestone wall were observed near this leak location.



Photo 38 – The plaster ceiling below this leak location exhibited bubbling and cracking consistent with water-related deterioration.



Photo 39 – Within the attic, deterioration and rot of wood fascia, roof framing components, and decking were observed near the north wall of the bell tower.



Photo 40 – Within the attic, deterioration and rot of wood fascia, roof framing components, and decking were observed near the north wall of the bell tower.



Photo 41 – The plaster ceiling below this leak location exhibited cracking.



Photo 42 – Roof purlins exhibited discoloration consistent with water staining near limestone exterior walls at several locations.



Photo 43 – Discoloration and minor deterioration of wood roof decking was observed near the south gable wall.



Photo 44 – Deterioration of various wood members was observed around the perimeter exterior walls of the stage on the north end of the building.



Photo 45 – At a location where a wood roof rafter was exposed on the exterior of the building, through a hole in exterior wood trim, the rafter exhibited deterioration.

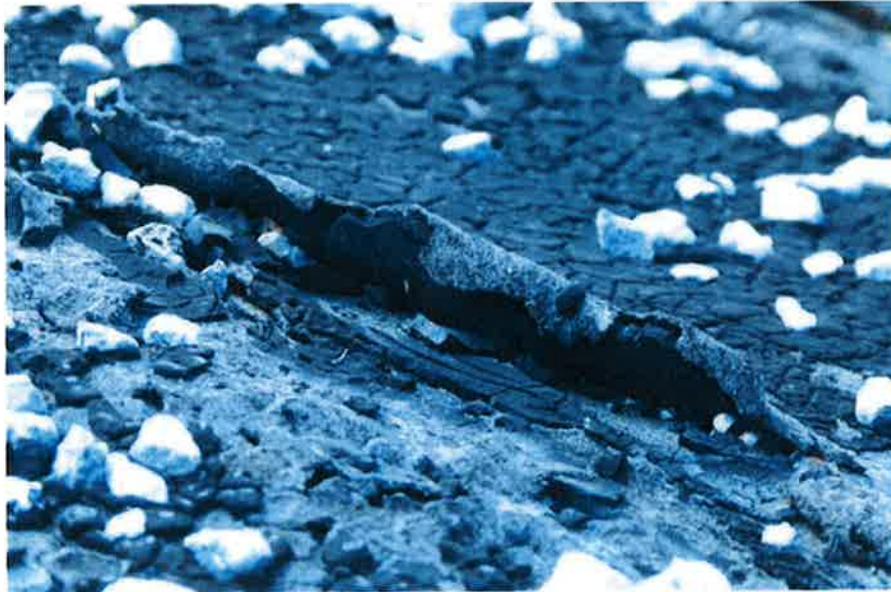


Photo 46 – The roof membrane exhibited significant deterioration and tears at several locations.



(1)

Get Easy
Pro Installation (/Roofing/Contractors)



Classic Old World Elegance...
At An Incredibly Affordable Price.

Sienna®

LIFETIME *Designer* SHINGLES

WARRANTY & ACCESSORY
Lifetime
100 YEAR WARRANTY TERM



Shingle Features

(/Roofing/Residential/Products/Shingles/Designer/Sienna/Features)

Shingle Colors

(/Roofing/Residential/Products/Shingles/Designer/Sienna/Colors)

Photo Gallery

(/Roofing/Residential/Products/Shingles/Designer/Sienna/Photos)

Instructions, Warranties & Codes

(/Roofing/Residential/Products/Shingles/Designer/Sienna/Documents)

Product Reviews

(/Roofing/Residential/Products/Shingles/Designer/Sienna/Reviews)

Sienna® Shingles

Sienna® Shingles are a great alternative to standard architectural shingles, providing classic old-world elegance at an incredibly affordable price.

Colors Available In Your Area

Wrong City? Change Location





(/Residential_Roofing/Shingles/Sienna/Sienna_Aged_Oak.jpg) Sienna - Aged Oak



(/Residential_Roofing/Shingles/Sienna/Sienna_Chateau_Gray.jpg) Sienna - Chateau Gray



(/Residential_Roofing/Shingles/Sienna/Sienna_Harbor_Mist.jpg) Sienna - Harbor Mist



(/Residential_Roofing/Shingles/Sienna/Sienna_Heirloom_Brown.jpg) Sienna - Heirloom Brown

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

