Flush (These doors appear to be early, but may not be original): 5209, 5210, 5301B, 5301C, 5302, 5302 (closet doors), 5303 (closet doors).

Built-in Features

Original plaster closets remain in Rooms 5301, 5303.

Gypsum board closets have been installed in Rooms 5008, 5101A, 5205A, 5207, 5208, and 5309.

In the first-floor corridor, adjacent to the north entry, there is a built-in painted wood framed notice display cabinet with glass sliding doors. This does not appear to be original, but it may be early.

Original brick fire places with painted wood mantels are extant in Rooms 5103, 5104, 5105, 5203, 5204 and 5205 (Figure 5-29). The fire place in 5105 has a brick hearth. A few of the fire boxes have been bricked in.

There are built-in shelves in some of the offices, but they do not appear to be original.

Lighting

The lighting throughout the building consists of various non-original ceiling-mounted fluorescent fixtures. They appear to be in fair to good condition, but most are obsolete, and all are obtrusive. There are some incandescent light fixtures in the toilets, which may be original.

Fire and Life Safety

Lighted exit signs mounted on walls and hung from ceilings at stairways and exit doors are typical throughout the building. Wall-mounted emergency lights are located throughout the building. Sprinkler piping and heads suspended from ceilings or through walls are typical throughout.

Strobe fire alarms are located in the first-floor corridor, second-floor corridor, and third-floor corridor.

Bell alarms are located in the electrical room in the basement.

Wall-mounted fire extinguishers are located in the basement corridor, elevator machine room, first-floor corridor, second-floor corridor, Room 5213, and third-floor corridor.

Fire alarm pull stations and bells are located in the basement corridor, first-floor corridor, second-floor corridor, Room 5213, and third-floor corridor.

The fire alarm control panel is located in the electrical room in the basement.

The steel fire alarm annunciator panel is located in first-floor entry vestibule.

Smoke detectors are located in the first-floor corridor and the third-floor corridor

Structure

The Sick Officers' Quarters is a three-story plus basement structure with a concrete slab on grade. The 1908 foundation plan shows continuous concrete wall footings, and sloped concrete column footings as thick as 3' - 6".

The available 1908 structural drawings are not conclusive as to the framing system used for the elevated floors in the building. Drawings were done for four different framing schemes:

1. A cast-in-place, one-way concrete slab with steel beams, girders, and columns encased in concrete.

2. A cast-in-place, one-way concrete slab with true reinforced concrete beams, girders, and columns.

3. A ribbed, cast-in-place concrete slab with reinforced concrete beams, girders, and columns.

4. A steel beam and girder system with the "Hy-rib" metal deck and concrete slab arrangement described in detail for Building 6.

Scheme 4 can be eliminated based on the column layout currently observed in the building. Schemes 1 through 3 have identical column layouts that match the current configuration. Because of existing finishes, and because destructive inspections are prohibited, it is difficult to determine which of the three systems was constructed. Examples of all three type of framing are seen in portions of other buildings on the site.

Schemes 1 and 2 are one-way slab systems and have slab thicknesses ranging from 3" to 5-3/4", with maximum slab spans of about 9 feet between beams. Scheme 3 has ribbed slab depths of 6" and 8-1/2". The ribbed slabs are capable of greater spans, resulting in beams only on longitudinal column lines along the major axis of each wing of the T-shaped building. All three systems have 2 inches of "cinder concrete" on top of the structural slab. The cinder concrete is a very coarse, porous, lightweight cementitious material into which wood sleepers are embedded for nailing of a wood floor.
The hip roof structure is entirely wood framed with 2" x 10" rafters on 16" centers supported at the exterior by the perimeter masonry walls, and at the interior by 4" x 12" hip and valley beams.

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Mechanical and Electrical Equipment

HVAC

Buildings 1 through 7 of the Potomac Annex Complex are provided with GSA supplied steam through an underground distribution system that originates in a small utility building at the southern end of the property. Steam is also provided to the three buildings of the adjacent 2430 E Street complex from this utility building. Buildings 1 through 7 were originally heated by cast iron steam radiators. These radiators still provide most of the heating in all of these buildings, except Building 6. Although, the buildings had their own boilers when they were constructed; the steam distribution system was not added until a later point.[20] Most cast iron radiators and pipes are hung from the ceiling in the basement; a few are located on the floor. Supply pipes are exposed and suspended from the ceiling. Units on the first through the third floors are cast-iron floor mounted, with the exception of Room 5106, which has a ceiling-mounted unit.

A variety of HVAC modifications have been made to the buildings over the course of the years. The major change has been the addition of window air conditioning units to virtually all areas of the buildings except those air conditioned by larger packaged commercial units. Obviously, because of the age of the buildings, air conditioning was not installed during initial construction. Consequently, the air conditioning units, whether window or packaged units, are of many different ages and conditions. [21]

In general, environmental conditions in the buildings are poor due to the lack of control on many of the radiators and the lack of cooling capacity of the window units. Additionally, the window units are less energy efficient than the commercial packaged units or central chiller plants. In most areas, air infiltration through window cracks and door openings is the only source of ventilation.

Electrical

The interior electrical systems in Building 5 have been upgraded; and the building's lighting system has been modernized. In addition, several energy conservation measures have been incorporated; they include the use of occupancy sensors to turn the lights on and off in selected rooms and the replacement of incandescent lamps with compact fluorescent lamps. The capacity of the building's main service equipment has been increased to take care of the increased electrical loads. Additional receptacle circuits from new distribution panelboards were also installed in the buildings to serve offices and other spaces. [22]

[20] "Building Evaluation Report for Potomac Annex Buildings 1-7." GSA-NCR Repair and Alterations Division. Washington D.C., December, 1991. P. IV-4-IV-5.
[21] Ibid.
[22] Ibid. p.IV-8.

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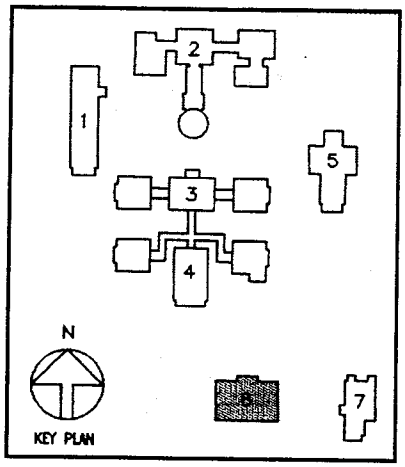
BUILDING 6: CONTAGIOUS HOSPITAL BUILDING (1908-1910)



EXTERIOR EXISTING CONDITIONS

Building 6, situated at the southern end of the site, was originally constructed as the Contagious Disease Hospital; it was used to isolate patients with contagious diseases from others recovering in the main hospital building. It currently functions as administrative offices. It is two stories in height set on a raised basement. Although the building's details and materials are the same as those found throughout the site, its massing differs somewhat. It is a rectangular tri-partite building whose flat-roofed center is flanked by sections with hipped roofs. Unlike the other buildings, there are no dormers in the roof, and there is no southern sun porch. The body of the building is constructed of yellow brick laid up in Flemish bond with corner quoins and granite keystones, window sills, and water table.

The front elevation (Figure 6-1) is oriented to the north. A two-story classically-inspired entry portico with Tuscan columns is the central feature of the facade; this is flanked by three window bays on either side. The portico projects from the facade plane and the entry is recessed slightly. While the historic elevations do not represent the original entry in any detail, the existing aluminum and glass entry infill is most certainly a later alteration, which detracts from the architectural integrity of the facade. The second-floor balcony has been treated in a similar manner. A metal stair (a highly obtrusive later alteration) makes a straight run up to the second-floor balcony on the west side. A canvas canopy extends from the entry to the sidewalk.

The windows are six-over-six double-hung wood sash with three-light transoms above. The center windows on both sides of the building are slightly shorter than the ones on the ends, creating a very subtle visual centering. The window openings are defined by flat arches composed of brick voussoirs with granite keystones and sills. Copper leaders and down spouts are attached to the masonry on the east and west sides. A unique feature of this building is the set of small panels spaced evenly under most of the windows on all of the exterior walls. These probably relate to the ventilation system designed for the hospital.

The south elevation (Figure 6-4) is characterized by projecting side pavilions flanking a central recessed section. While the window detailing is the same as the north facade, the fenestration pattern pairs the windows across the facade. A one-story brick porte cochere projects from the facade at the basement level. However, it has been altered for use as indoor space by the insertion of windows in the south and west elevations and the introduction of a glazed vestibule on the east. The roof of the porte cochere is now encumbered with air conditioning equipment. An obtrusive covered walkway runs across the east end of the south elevation.

The east and west elevations undoubtedly reflect the original design. Both facades are seven window bays wide with a variety of masonry openings on the basement level. However, some of

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the original window openings were infilled with brick, which now have air conditioning units protruding through them.

The north side of the building has an areaway, but the site slopes to the south exposing the raised basement on the other facades.

Roof

The hipped roofs (Figure 6-1) are covered with grey slate tiles. They appear to be in good condition. Roof and dormer ridges, and edges are flashed with copper. The gutters and down spouts are also copper. The entire roof is finished by a wood modillioned cornice with an integral copper-lined gutter. A brick chimney is located at the west end of the roof. There is a skylight situated over the stair; and an elevator bulkhead pierces the central section. The roof of the porte cochere on the south side is built up asphalt roofing with gravel and the covered walkway is roofed with asphalt shingles. Air-conditioning equipment and ducts are located on the roof of the porte cochere and the south side of the main roof. The latter is highly visible from the south.

Cornice

The roof is finished with a painted wood modillioned cornice (Figures 6-1, 6-4). The cornice is generally in good condition. The cornice is painted white, which is consistent with the historic trim noted on the building.

Masonry

Brick

The body of the building is constructed of variegated yellow brick laid up in Flemish bond (Figures 6-6 and 6-7). The bricks measure 8" x 3 7/8" x 3 3/8". The brickwork features quoins at the building corners and voussoirs over the windows on the first and second floors. Mortar joints have a rodded profile. Horizontal joints are approximately 1/2" wide and vertical joints are approximately 1/4".

The brick is generally in excellent condition with limited areas of settlement cracking (and a few cracked bricks) and mortar loss. Unlike most buildings on the site, this one does not exhibit staining under the windows because it's central A/C system obviates the need for window units. Under the windows are small rectangular vents (Figure 6-6) , which appear to have been retro-fitted with metal coverings and painted white. The vents are original features, part of the extensive ventilating system designed for the building. Electrical conduit runs across the face of the building in a number of places and is attached directly to the masonry.

The brick chimney noted above appears to be in poor condition, with bricks missing and heavy mortar loss.

Granite

Granite elements include the water table belt course; all arch keystones and window sills; and basement window lintels (Figures 6-5, 6-6). The granite is generally in good condition, but the surface is soiled particularly on the water table belt course. The mortar between granite units in the water table belt course has occasional sections where mortar is missing or has lost its bond with the adjacent brick.

Entry Portico

The north facade is dominated by a two-story balustraded classical portico with Tuscan columns (Figures 6-1, 6-2, 6-3). The two-story wood columns support an entablature with a blank frieze and modillioned cornice. The entablature is surmounted by a balustrade with turned balusters. This is all in good condition, although there are some separations between wood members on the columns, and some paint failure.

The first and second floors and the roof are painted concrete slabs. There is some paint failure in the ceilings. The concrete floor on the first level is worn and cracked; and a skim coat, applied to the edge of the platform, is delaminating.

The porch floor steps up from an unpainted concrete platform, which bridges over a space connected to the basement. The pipe railing on the coping of this bridge appear to be original and in good condition. A concrete ramp runs from the sidewalk to the porch. The ramp is covered by a canvas canopy supported by metal posts; it is not an original design element.

The existing aluminum and glass entry infill (Figure 6-2) is most certainly an obtrusive later alteration. The second-floor balcony (Figure 6-3) has been treated in a similar manner. The original balustrades on both porch levels have been removed. On the first floor, they were replaced by a simple pipe rail; on the second floor, they were replaced by a thin metal railing.

A highly obtrusive metal stair (Figures 6-1, 6-2, 6-10) makes a straight run from grade to the second-floor level. It serves as an emergency egress, but it is frequently used by occupants as convenient access to the second floor. It is rusting in some areas and needs paint.

Porte Cochere

The one-story porte cochere (Figures 6-4, 6-5) on the south side is an original feature; however, it has been altered for use as interior space. The introduction of rectangular mill-finish aluminum windows in the segmental arches on the south and west required the infill of the arch above the windows with brick. A glazed aluminum vestibule was introduced on the east.

The roof of the porte cochere is now encumbered with air conditioning equipment, which is highly visible from the south. An obtrusive covered walkway runs across the east end of the south elevation connecting to the porte cochere. The structure appears to be in good, if compromised, condition.

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Doors

There do not appear to be any original exterior doors extant on this building. The existing doors are in good condition.

Windows

Most of the windows appear to be the original six-over-six double hung sash with three-light transoms above (Figure 6-6). While the detailing is typical of buildings throughout the site, the fenestration pattern and window arrangement is unique; the windows on the other hospital buildings are mostly double-hung sash without the transoms. The wood frames are recessed from the plane of the facade and the muntins are thick and rounded in profile. (This detail is noted on the interior.) The top sash have molded brackets on the bottom of the meeting rail. The center windows in the projecting bays of the front facade are somewhat shorter than the others, as described above. The windows on the south facade (Figure 6-4) are identical in design, but they are paired in masonry openings with a wood mullion separating the pairs.

Windows on the basement level (Figure 6-7), where they exist, are six-over-six double hung sash. Some of the masonry openings have been infilled with yellow brick of a slightly different color than the original. Some of the infill was subsequently impacted by the insertion of A/C units and electrical conduit. One window opening on the west was converted to a door in a fairly sensitive manner.

The windows are in good condition, although some have had aluminum storm/screen units installed. Occupants complain of windows being painted shut, and there are areas of failed paint.

Fire Escapes

Aside from the metal stair on the north side of the building, there are no fire escapes on this building.

Foundations and Areaways

The exterior of the foundation walls is faced in brick. The site slopes to the south leaving the south, east and west basement level exposed. On the north elevation (Figures 6-8, 6-9), the lawn slopes sharply into the foundation; but, the space is not paved and does not have the structure of areaways seen in the other buildings. As noted, electrical conduits are fastened directly to the masonry in these areas and enter the building through infilled window openings.

Lighting

There is no original lighting on the building. There are flood lights and brass light fixtures in a vaguely classical style mounted on the porch (Figures 6-2, 6-3). These could be replaced by more compatible fixtures.

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Site and Landscape

The landscaping around this building is spare. As indicated above, the lawn slopes sharply into the foundation on the north side (Figures 6-1, 6-4, 6-8, 6-9, 6-10). The area is unattractive and neither utilitarian nor ornamental. It has been utilized for the installation of A/C condensers on concrete pads. The east side of the slope is badly eroded and a drainage pipe protrudes near the top. The area near the foundation is damp, but no cracks or moisture-related problems were noted. A concrete sidewalk borders the west side of the north elevation. Concrete steps leading to the entry on the west side are cracked. A simple concrete path leads around the northwest corner; this is bordered by recent retaining walls made of treated wood timbers. Low plantings have been installed on the slope presumably to assist in stalling erosion. The east, south and west sides are bordered by parking lot and asphalt (or sidewalk concrete) meets the building at grade.

BUILDING 6 - INTERIOR EXISTING CONDITIONS

Please note that the survey for this building was undertaken in the Summer of 1994. On a return visit in the Autumn of 1995, some construction work was observed. It appeared to include mostly carpeting, paint and installation of new suspended ceilings. The following survey reflects the conditions found in 1994, and utilizes room numbers that were in place at that time.

Floor plans

The current condition of the interior of Building 6 reflects little of its original condition. The central lobby on the first and second floors, originally called the gallery, was a large central space opening directly onto the north and south balconies. This arrangement probably assisted in the ventilation to prevent contamination. On the east and west sides of the building were wards, sick rooms and ancillary spaces. The building appears to have been designed for flexibility, since the partitions between these rooms seem to be rather insubstantial in plan. No original basement plans were found, but the existence of a modified porte cochere on the south side of the building suggests an original vehicular entrance at that level.

Condition/Integrity: Building 6 has the most compromised of interiors on the site. While the lobby is still the dominant space on each floor, comparison of the original and existing floor plans show that these floors have been heavily altered with the removal of original partitions and the installation of new ones. The lobby accommodates an elevator and a rather modest stair case, both of which are later additions. No original basement plan was located; however, existing materials indicate altered floor plans here as well. While no documentation was located, it is likely that many of the floor plan changes occurred during the 1940s, when the Naval Hospital moved to Bethesda, and this site was dedicated to administrative purposes. The installation of the existing hung ceilings and many of the flush wood doors is more recent. The only original features appear to be windows and window frames.

The basement floor plan (Figure 6-17), as it exists today, is mostly divided into small offices. The corridor is probably similar to its original configuration except that the space of the original

porte cochere is now integral to the corridor. Ghosts of partitions in the exposed brick wall on the west side of the former porte cochere indicate that this was originally a discrete space.

The first and second floor plans (Figures 6-18 and 6-19) retain much of the original open configuration of the lobby space, and the toilets (Rooms 6113A and 6113A and Rooms 6200A and 6200B) are in the location of original toilets, but, for the most part, they have been altered substantially from the original intention.

Additional changes include the following: closure of the stair case from the basement to the second floor; and reorienting the elevator to open to the west, rather than to the north, as originally designed. It is also evident that the windows on the south side of the building on the first and second floors were not the original intention; the floor plans show partitions with a hinged door arrangement.

Offices and other spaces:

Basement (Rooms 6001, 6002, 6003, 6005, 6005A, 6006, 6007, 6008, 6010, Electrical room)

Room 6010 is used as a conference room. Walls throughout the basement are typically painted plaster or gypsum board with 4" vinyl base boards. Window frames are recessed in the masonry opening; some of the windows in Rooms 6005, 6006 and 6010 were infilled with gypsum board and had A/C units installed. The doors are flush hollow core metal or wood fit into metal door bucks with flat frames. The floors are probably concrete although they are mostly covered by blue wall-to-wall carpeting. Most ceilings are suspended 2' x 4' acoustic tile, which interfere with the windows and their frames. The electrical room and the copy room (Room 6005A) are located under the entry portico. They have concrete floors and painted plaster walls and ceilings.

First floor (Rooms 6101, 6102, 6103, 6104, 6105, 6105A, 6106, 6107, 6108, 6109, 6110, 6111, 6112)
Second floor (Rooms 6201, 6201A-G, 6202, 6203, 6204, 6205, 6206, 6207, 6208, 6209, 6210)

The office spaces on these floors were created from the larger spaces of the former hospital. They are extremely simple in architectural expression, and have been altered over time. The exterior walls are painted plaster, except that on the second floor they have been laminated with gypsum board, which extends beyond the plane of the window frames in an obtrusive manner. The partition walls are typically painted gypsum board with a 4" vinyl cove. Rooms 6202, 6203 and 6204 have vinyl wall covering. The ceilings are suspended 2' x 4' acoustic tile, which severely interferes with the windows and their frames. The floors are shown to be concrete on the original drawings, but all are covered with blue wall-to-wall carpeting or vinyl tile. The doors are hollow core wood or metal (some with glazed panels) fit into metal bucks with flat frames. The window frames, the only remaining original features, are painted wood, flat with a curved edge.

Condition/Integrity: Virtually all the offices are later alterations.

Corridors/Lobby spaces

The central circulation core is comprised of the stair, elevator and entry lobby, which is used for reception in the basement (Figure 6-14) and on the first floor (Figure 6-11), and as office space on the second floor. The other office spaces open onto the lobby space on each floor.

On the first floor, the lobby has been so completely renovated as to obliterate any sense of the historic condition. The north wall entry is comprised of an obtrusive aluminum and glass infill, and the walls and ceilings are plaster or gypsum board with a 4" vinyl base. The first-floor ceiling is suspended acoustic tile, as found in most office spaces. The lobby on the second-floor is used as office space. The ceiling is painted plaster at it's original height, and a trap door opens to the attic crawl space. As on the first floor, the north wall opening onto the portico balcony is comprised of an obtrusive glass and aluminum infill. The original drawings show the floors to be concrete; now, all are covered with wall-to-wall carpeting.

At the basement level, there is exposed unpainted brick on the south and west walls of the former porte cochere, now part of the basement corridor (Figure 6-14). The windows in the former porte cochere, and the doors and vestibule, are mill-finish aluminum (Figure 6-15).

Condition/Integrity: The lobby spaces have been altered but still reflect their original configurations except as noted in the comments on the floor plans.

Stairs

The stair (Figure 6-12) is centrally located in the floor plan and rises from the basement through the second floor. The risers, treads and baseboard from the basement to the first floor are painted wood; the treads are covered with black vinyl non-skid surface. The stairs from the first to second floor are painted concrete with a concrete base. The hand rail is a simple metal pipe railing similar to that used on the exterior. While the stairs were originally open, gypsum board enclosures currently exist at the basement, first- and second-floor levels.

Condition/Integrity: The condition is generally good. The basement stair structure appears to be original, but the second run, constructed of concrete, may represents an alteration. This may have been done for fire safety at the same time that the gypsum board enclosures were installed.

Elevator

The elevator is located in the original shaft, but the cab has been replaced, it opens to the west on each floor. The original drawings show the elevator doors opening to the north. The cab walls are metal panels, the floor is carpeted and the ceiling is made up of a suspended metal grille with fluorescent lights behind.

Toilets

Toilets on the basement, first and second floors, which are located on the west wall of the corridors across from the elevators, are in original toilet locations. Toilets adjacent to Rooms 6207 and 6209 were created from other spaces. The ceramic tile floors and walls are new, as are the fixtures and stalls.

Condition/Integrity: The floors, walls, ceilings, fixtures and partitions are generally in good condition.

Finishes

Walls

The walls are mostly painted plaster or gypsum board with 4" vinyl base throughout. As noted, the perimeter walls on the second floor have been laminated with gypsum board, which extends beyond the plane of the window frames. The south and west walls of the original porte cochere in the basement are exposed brick.

Condition/Integrity: Original walls are either brick or plaster. Gypsum board partitions with miscellaneous finishes are non-original. Walls throughout are generally in good condition. The window frames are original and in good condition; the gypsum board laminations on the second floor, extending beyond the frames, represents a poor repair alternative and has a negative impact on the one remaining original feature.

Ceilings

The ceilings are typically 2' x 4' suspended acoustic tile (Figures 6-11, 6-13, 6-14, 6-15). In places where the original ceilings are visible, they are noted to be flat plaster with no cove moldings.

Condition/Integrity: The suspended ceilings appear to be in excellent condition; but they constitute a serious detraction from the appearance of the rooms and windows, both on the interior and exterior.

Floors

The original building sections show all the floors to be poured concrete slabs. All floors are covered with blue wall-to-wall carpeting or vinyl tile. The toilet floors are generally ceramic tile covered by vinyl tile.

Condition/Integrity: The floor covering is typically in good condition. Most of the carpeting is new (1994-1995).

Doors

The existing doors are a combination of flush wood or metal (Figures 6-11, 6-16) set into metal bucks. Some doors have a glazed viewing panel.

Condition/Integrity: The existing doors and frames are generally in good condition, but none are original. The historic doors were typically five-panel wood doors similar to ones found throughout the site.

Built-in Features

Aside from a few built-in closets, there are no built-in features of note in this building.

Lighting

The lighting throughout the building consists of non-original fluorescent fixtures behind 2' x 4' plastic panels set into the suspended ceilings. They appear to be in good condition.

Fire and Life Safety

There are lighted exit signs mounted on walls and hung from ceilings at stairways and exit doors throughout the building. Wall-mounted emergency lights exist throughout the building. Sprinkler piping and heads are suspended from ceilings throughout.

Fire alarm pull station and bell are situated in the following locations: Adjacent to the north exit in the basement; first-floor entry lobby and second floor.

Wall-mounted fire extinguishers are situated in the following locations: Adjacent to the north exit in the basement; first-floor entry lobby and second floor; Rooms 6005A, 6010, 6110, 6111, and the stair.

Emergency lighting is situated in the following locations: Adjacent to the north exit in the basement; first-floor entry lobby and second floor.

Fire strobe alarms are located in Rooms 6005A, 6112, 7201, and in the third-floor corridor.

Other fire alarm bells are located in Rooms 6002, 6006, 6201.

The wall-mounted fire alarm control panel is located in the basement adjacent to the north exit.

Structure

The elevated floor and roof framing for Building 6 are supported by the exterior brick walls, by north-south interior bearing walls on either side of the gallery (central corridor), and by eight interior columns (four in each wing).

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A 1909 foundation plan shows 2' - 6" wide continuous concrete walls, and 5' - 0" x 5'- 0" stepped concrete footings at the interior columns. The elevator pit below the gallery is composed of 12" thick concrete walls and a 12" thick concrete slab. The pit extends 4 feet below the basement floor.

Drawings for two different structural framing schemes appear in the original documents for the first floor, second floor, and flat roof. One scheme is a one-way reinforced concrete slab and beam system with 24"-deep concrete beams spanning north-south between the interior columns, and a slab of unknown thickness spanning 10 to 11 feet between beams. The second scheme is a steel framing system with what appears to be an early version of a composite metal deck. The system, called "Hy-rib Construction", had 10" deep steel beams spanning approximately 17' in a north-south direction, supported by girders spanning roughly 12' in an east-west direction between columns. The beams are spaced 4 to 5 feet apart, and across this distance spanned the "Hy-rib" system a ribbed metal deck that not only supported the wet weight of the concrete slab, but apparently functioned as reinforcing for the slab as well, much as today's composite metal deck. The slab-reinforcing aspect of the ribbed deck is evident from the distinction made on the drawings between "Hy-rib construction" and "rod construction". Conventional slab reinforcing bars are provided in portions of the floor designated as "rod construction" but are not shown in the "Hy-rib" details. The concrete slab thickness is 1-1/2" to 3", overlain by "cinder concrete" in which are embedded wood sleepers for nailing of the wood floor.

Because of dropped ceilings and existing finishes, it could not be determined which floor framing scheme was utilized; however, the drawing for the steel framing scheme is dated April, 1909, while the reinforced concrete drawing is dated February, 1909.

The hip roof structure, present over the east and west wings, is entirely wood framed with 2" x 10" rafters on 16" centers supported at the exterior by the perimeter masonry walls and at the interior by 4" x 12" hip, valley, and ridge beams.

Mechanical and Electrical Equipment

HVAC

Buildings 1 through 7 of the Potomac Annex Complex are provided with GSA supplied steam through an underground distribution system that originates in a small utility building at the southern end of the property. Steam is also provided to the three buildings of the adjacent 2430 E Street complex from this utility building. Buildings 1 through 7 were originally heated by cast iron steam radiators. These radiators still provide most of the heating in all of these buildings, except Building 6. Although, the buildings had their own boilers when they were constructed; the steam distribution system was not added until a later point.[23]

[23] "Building Evaluation Report for Potomac Annex Buildings 1-7." GSA-NCR Repair and Alterations Division. Washington D.C., December, 1991. P. IV-4-IV-5.

Glossary located at end of document

As noted in the chapter on the history of the site, the Contagious Hospital Building was originally outfitted with a special ventilation system. Unfortunately, the only physical evidence of this system uncovered by the survey exists in the covered vents under the windows on the exterior. Unlike Buildings 3 and 4, which retain physical evidence of their ventilating systems throughout the buildings, Building 6 shows nothing on the interior. This is due to the heavy alterations over time, the extensive use of dropped ceilings, and the limitations set by the contract on performing physical probes.

It also appears that the heating system has been completely rehabilitated. Based on the evidence in other buildings, it is likely that this building would have been heated with steam radiators; however, none exist. Baseboard heating is used throughout the building. Recessed ceiling-mounted heaters are located in the basement corridor near the former porte cochere entry. Windows in some toilets are fitted with exhaust fans. A central system for air conditioning has been installed, but there are still some A/C units protruding through openings in the basement wall. The suspended ceilings obscure the air-handling ducts; however, as noted before, the ceilings seriously compromise the original spatial intent and the window design. The main entry lobby on the first floor is seriously impacted by a ceiling-mounted diffuser and heater units. The new A/C ducts on the southern portion of the roof are highly visible from the south.

In general, environmental conditions in the buildings are poor due to the lack of control on many of the radiators and the lack of cooling capacity of the window units. Additionally, the window units are less energy efficient than the commercial packaged units or central chiller plants. In most areas, air infiltration through window cracks and door openings is the only source of ventilation.

Electrical

The interior electrical systems in Building 6 have been upgraded; and the building's lighting system has been modernized. In addition, several energy conservation measures have been incorporated; they include the use of occupancy sensors to turn the lights on and off in selected rooms and the replacement of incandescent lamps with compact fluorescent lamps. The capacity of the building's main service equipment has been increased to take care of the increased electrical loads. Additional receptacle circuits from new distribution panelboards were also installed in the buildings to serve offices and other spaces. [24]

[24] Ibid. p.IV-8.

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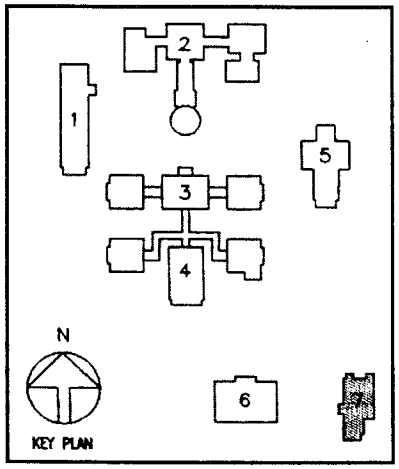
BUILDING 7: HOSPITAL CORPS QUARTERS (1908-1910)



EXTERIOR EXISTING CONDITIONS

Building 7 is situated in the southeast corner of the site. It was originally constructed as the Hospital Corps' (Male Nurses') Quarters, a dormitory. It currently functions as administrative offices. It is a T-shaped brick building with a hipped roof, two-and-one-half stories in height, set on a raised basement. The massing is symmetrical except for the sun porch on the south end. The body of the building is constructed of yellow brick laid up in Flemish bond with granite keystones, window sills, and water table.

The front elevation (Figure 7-1) is oriented to the west and is seven bays wide with a central entrance portico. The body of the building is articulated by a slightly projecting center pavilion with brick quoins defining its edges and the building corners. The central entrance bay is dominated by a one-story classical portico with Tuscan columns and balustrades at both levels. The portico is served by a flight of granite steps. The entry door originally was a double-leaf three-panel door set into an elliptical fan-lighted architrave with leaded side lights. Currently, an aluminum-and-glass vestibule projects onto the porch replacing or damaging much of the original fabric. Its design detracts from the architectural integrity of the building. On the second floor, french doors open onto the balcony created by the portico below. Most of the windows are the original six-over-six double-hung wood sash. The window openings are defined by flat arches composed of brick voussoirs with granite keystones and sills. Copper leaders and down spouts are attached to the masonry adjacent to the brick quoins.

The south elevation (Figure 7-3) is characterized by a three-story sun porch defined by two-story wood Tuscan columns set onto brick piers at the basement level. Originally, this porch was open; but, it has been infilled to create office spaces on the interior. The basement level of the sun porch has also been infilled. The brick and granite detailing is the same as the west elevation including brick quoins defining the corners.

The north and east elevations (Figures 7-4 and 7-5) were designed to be simpler in expression but they retain the symmetrical quality of the more prominent facades and are defined by the same brick and stone detailing and fenestration pattern. The east elevation is characterized by a projection forming a "T" in plan. The hip roof has a cross hip over the east stem of the "T." A non-original painted wood-framed fire escape structure dominates and obscures most of the north elevation.

The entire roof is covered with grey slate and is finished by a painted wood modillioned cornice with an integral copper-lined gutter. There are five roof dormers on the west side (the central one served by a balustrade); one each on the north and south sides; and a large dormer on the center of the stem of the "T" flanked by two others. Three copper ventilators are set into the roof ridge; and copper flashing is consistent throughout.

Due to the eastward slope of the site, the west and north basement levels are served by a concrete area-way, which gives access and light and air to the basement spaces. On the other sides, the basement level is mostly above grade.

It should be noted that more water damage was noted on the interior of this building than in any others on the site. The cause seems to be related to poor roof drainage, bad flashing details, and faulty plumbing.

Roof

The hipped roof (Figure 7-1) is covered with grey slate tiles. It appears to be in good condition, although there is evidence of water penetration in the third floor ceiling, particularly at the juncture of the sun porch and the building. Roof and dormer ridges, and edges are flashed with copper. The gutters and down spouts are also copper. Three 16-inch diameter copper ventilators are located along the main roof ridge. Ten dormer openings are the characterizing roof elements: a large dormer flanked by two smaller dormers on each side on the west facade; a large dormer flanked by one smaller dormer on each side on the east facade; and one large dormer each on the north and south elevations. The dormers have wood trim and slate siding. The small dormer windows are wood six-over-six double hung sash. The large dormers include a double hung six-over-six window flanked by a double hung four-over-four window on either side. The large dormer centered on the front elevation is fronted by a decorative painted wood balustrade. A brick chimney is located at the rear of the building. The sun porch roof is surfaced with asphalt. The shed addition adjoining the entrance portico at the basement level has a concrete roof structure with a sheet metal roof surface.

Cornice

The roof is finished with a painted wood modillioned cornice (Figures 7-1, 7-3, 7-4, 7-5). The cornice is generally in good condition; however, moisture staining and peeling paint in some locations on the west and east elevations indicate water leakage from gutters and flashing (particularly at the down spouts on the west elevation). The cornice is painted white, which is constant with the historic treatment.

Masonry

Brick

The body of the building is constructed of variegated yellow brick laid up in Flemish bond (Figures 7-1, 7-2, 7-8). The bricks measure 8" x 3-7/8 "x 2-3/8". The brickwork features quoins at the building corners and voussoirs over the masonry openings. Mortar joints have a rodded profile. Horizontal joints are approximately 1/2" wide; vertical joints are approximately 1/4". A scored concrete veneer (not an original treatment) surfaces the brick masonry on the south side of the entrance portico; it is spalling and in poor condition.

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The brick is generally in excellent condition with limited areas of settlement cracking, mortar loss and a few cracked bricks. The brick quoins on the central bay of the west elevation, just below the cornice, are moisture-stained and some crazing of the brick surface is visible. There are some areas of staining, mostly due to condensate from window A/C units.

Granite

Granite elements include the water table belt course (Figures 7-1, 7-4); all arch keystones and window sills (Figure 7-8); basement window sills; and the steps and cheek wall coping of the entry portico (Figure 7-2). The granite is generally in good condition, but it exhibits some staining from window A/C units. The mortar between granite units in the water table belt course has occasional sections where mortar is missing or has lost its bond.

Sun porch

The south elevation is characterized by a three-story sun porch (Figures 7-1, 7-2) defined by two-story Tuscan columns in wood set onto brick piers at the basement level. The spaces between the basement piers are filled by segmental arches with voussoirs and granite keystones. The arches were infilled later with yellow brick, which almost matches the original. There is a hollow-core metal door in the west arch and metal windows cut into the south and east masonry. While the brick infill does not detract from the character of the building, the door and windows are not sympathetic. Originally, the sun porch was open on the upper floors, as well. It has been infilled with cementitious panels and stock wood windows to create office spaces on the interior. While enclosing the sun porch could be done sympathetically, the materials and details of this installation do not enhance the appearance of the building.

The structure is surmounted by a balustrade with turned balusters. The wood trim encasing the structural members of the porch is heavily overpainted. However, it is evident that the wood is rotted and checked in some places, especially on projecting horizontal elements. The pedestal at the southwest corner of the porch has a rotting member at the top, and there is at least one missing baluster.

Entry Portico

The central entrance bay on the west facade is dominated by a one-story classical portico (Figures 7-1, 7-2) with Tuscan columns. The portico has a concrete platform, which is served by a flight of granite steps. The mortar between the concrete and granite steps has failed. The portico ceiling is painted wood with tongue and groove joints. An aluminum-framed glazed vestibule replaces the original door; its installation damaged the original door frame and detracts from the architectural integrity of the entry.

The wood columns are in good to fair condition with some peeling paint. The column plinths are steel replacements, which are rusting; this in turn is staining the granite base. Severe water infiltration problems on the interior may be caused, at least partially, by poor installation of

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flashing and sealants on the portico roof. The wood elements are painted white, which is consistent with the historic treatment.

Doors

The front entry retains the original wood door frame (Figure 7-2) with elliptical architrave and side lights, although the glazing and muntins have been replaced. The granite sill was also retained. However, the original door was replaced by glazed aluminum doors associated with the vestibule as described above. This alteration detracts from the architectural character of the building.

On the second floor, french doors open onto the portico roof. They are wood-framed with three lights per leaf, set under an arched transom (Figures 7-1, 7-19). The doors appear to be original. However, the original drawings indicate a fan-light transom where the existing is a single semi-circular light; this is probably a later replacement.

Other doors include: two non-original wood flush doors and a pair of original wood paneled doors (Figure 7-11) with non-original panic hardware under the entry portico leading to the basement. The wood doors are scuffed and chipped due to mechanical impact. A non-original hollow core steel door (Figure 7-3) enters the basement space under the sun porch on the west side; it is in fair condition.

Windows

Most of the windows (Figure 7-8) appear to be the original six-over-six double hung sash. The wood frames are recessed from the plane of the facade and the muntins are thick and rounded in profile. (This detail is noted on the interior.) The top sash have molded brackets on the bottom of the meeting rails. Double hung wood windows were installed on the south sun porch as part of the infill. The windows generally appear to be sound on initial inspection. A number of window openings have A/C units where the bottom sash are raised to accommodate the unit, which are then flanked by glass or plastic side panels. Comments from building occupants indicate that a majority of the windows are painted shut. The top half of toilet windows are typically infilled with plywood mounting for exhaust fans. Moisture penetration, visible on the interior, occurs below some window openings. The windows and frames are painted white, although paint analysis indicates that the historic color was a dark green.

Fire Escapes

A non-original painted wood-framed fire escape structure (Figure 7-5) is located on the north side of the building. The third-floor dormer provides access to the escape by a wood platform projecting over the roof cornice (Figure 7-21). The second-floor access to the fire escape is through the center bay window (Figure 7-20). The fire escape dominates and obscures most of the north elevation; it is a highly obtrusive alteration.

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Foundations and Areaways

Due to the eastward slope of the site, the west and north basement levels are served by a concrete areaway, which gives access, light and air to the basement spaces (Figure 7-6). The areaways are entered from grade behind a retaining wall at the southwest corner of the building, and by way of concrete steps leading down from grade on the northwest and northeast corners (Figures 7-6, 7-7). The areaway retaining walls are bowing and several cracks are evident. Simple iron pipe rails surmount the retaining walls; they appear to be original and in good condition. On the other sides, the basement level is mostly above grade. The exterior of the foundation walls are clad in brick.

Lighting

There is no original lighting on the building. There are flood lights mounted in several locations on the cornice. These could be replaced by more compatible fixtures.

Site and Landscape

The site surrounding Building 7 is characterized by small grass lawns with miscellaneous border plantings, shrubs and trees (Figures 7-3,7-4, 7-6, 7-7). The lawns serve as a small buffer between the building and the parking areas on the west, north and south sides. The south side is further separated by a high chain-link fence with barbed wire. The east side slopes down to the retaining wall above 23rd Street. There is a concrete swale running north-south across the west lawn, which is highly visible.

Concrete walks, steps and retaining walls border the building. The walls have concrete coping stones. In the northeast corner there is a concrete-paved patio. All of the concrete is in generally poor condition; heaving, cracking and spalling is evident throughout. Site drainage appears to be the cause.

BUILDING 7 - INTERIOR EXISTING CONDITIONS

Floor plans

Despite alterations relating to office uses, the floor plans of this building retain a certain amount of integrity, especially with regard to circulation spaces. The spaces are arranged around a central, double-loaded corridor with a stair placed at the center of the building. The principal and largest rooms were originally designated as dormitories housing anywhere from six to twelve nurses each. Stewards roomed together in pairs in smaller rooms on both the first and second floors. The principal spaces on the first floor originally included a lecture room and offices. Secondary spaces on the upper floors were used for toilets and storage rooms. The mess hall, kitchens, lounge and laundry rooms occupied the basement. No drawings for the third floor were located. The central corridor and stair are still in place, as are four of the six large dormitory spaces. The structure of the building included load-bearing masonry walls with wood and steel

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floor framing. The foundations and footings were probably concrete and the roof structure was entirely of wood.

Condition/Integrity: The basement floor plan, as it exists today, retains much of its integrity; the greatest departure being the subdivision of the original mess hall on the north side of the building into three separate rooms (now 7005, 7007 and 7010). Some original openings have been infilled and doors have been installed.

The first floor plan retains some of its original layout but, it has been altered substantially from the original intention. The north wing of the original corridor was cut off to create additional office space. The consequent changes on the north side include: the addition of partition walls and the introduction or blocking-in of room entries; subdividing the north lecture room into two rooms (7110 and 7109); and creating Rooms 7108 and 7110A from the toilet adjacent to the stair hall. Alterations are of a less obtrusive nature on the south side: a partition wall separating the original linen closet on the south side from the adjacent room to the west has been moved; new room entries were introduced, and old ones blocked in.

The second floor plan retains a high degree of integrity with only minor alterations of partitions. No original floor plan exists for the third floor, but it appears that the large open spaces existing today on either side of the stair hall reflect the original condition. This space is under the roof and dormers.

Additional changes include the following: closure of the stair hall on the second and third floors; and closing in the sun porches on the south side, which were originally open.

Offices and other spaces:

Basement (Rooms 7001, 7002, 7003, 7005, 7006, 7007, 7008, 7008A, 7010, 7011)

Room 7008A had been used as a safe, but is now used for storage. Walls throughout the basement are typically painted exposed brick with 7" coved concrete bases (some walls have been covered with gypsum board). Segmental door and window openings exist throughout; although some have been reduced in size or blocked in entirely (Figure 7-10). Window frames are recessed in the masonry opening. The floors are probably concrete although they are mostly covered by blue wall-to-wall carpeting or vinyl tile. Most ceilings are painted plaster although in rooms 7005, 7007, 7008, 7010, 7011 they have been covered with painted fiberboard.

First floor (Rooms 7101, 7102, 7103/7105, 7106, 7107, 7109, 7110, 7110A)
Second floor (Rooms 7202, 7203, 7205, 7206, 7207, 7208, 7209/7210)
Third floor (Rooms 7301, 7302, 7303)

The office spaces on these three floors largely conform to the original floor plan except as noted above. On all three floors, the partition walls are typically painted plaster with a 7" painted coved wood base. The ceilings are painted plaster. The floors are probably wood, but all are

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covered with blue wall-to-wall carpeting or vinyl tile. There are several door types ranging from original five-panel wood doors to hollow core metal doors. Door and window frames are painted wood, flat with no moldings.

Sun Porches

The southern sun porch (and garage space on the basement level) was originally open; however, rooms on all levels have been closed in and converted to offices.

Room 7001A (the garage) is now used as an office and for storage (Figure 7-9). Its walls are painted brick. Arched brick openings with non-original brick infill characterize the east, west and south walls. A doorway on the north wall has been plastered in. The ceiling consists of the exposed concrete floor slabs and beams, which have been painted. The flooring is vinyl tile, which probably covers a concrete slab.

Rooms 7101A and 7201A (the sun porch rooms on the first and second floors) are used as office spaces (Figure 7-17). In each case, the north wall is painted brick (originally the exterior wall). Although many of the openings leading to the porches from the interior have been infilled, and the french doors removed, the voussoirs and keystones are still visible. The other wall surfaces are non-original gypsum board with wood sash windows set between original Tuscan columns. Wood baseboards correspond with the column plinth height in room 7101A, and some vinyl baseboard has been installed in 7201A. In both rooms, the ceilings are covered with non-original acoustic or fiberboard tiles, and the floors are covered with blue wall-to-wall carpeting.

Condition/Integrity: Water penetration problems are evident in the ceilings, particularly at the corners where the porch meets the brick wall. The structure, spatial configuration and openings from inner rooms are original. Exterior infill walls, windows, ceiling and floor coverings, and lighting fixtures non-original

Corridors

Most spaces open directly onto the double-loaded corridor on each floor (Figure 7-16). Typically the walls and ceilings are plaster. A trap door opens to the attic crawl space in the third-floor ceiling. Wood corner posts and beams are encased in plaster. The basement corridor walls are painted brick. The corridor floors are probably wood, but they are all covered with worn wall-to-wall carpeting.

Condition/Integrity: The corridors are generally in their original configurations except as noted in the comments on the floor plans. As in other areas of the building, finishes are worn and damaged due to lack of maintenance, water penetration and impact.

Stairs

The stair (Figures 7-13, 7-14, 7-15) is centrally located in the floor plan and rises from the basement through the third floor. The painted wood stair structure includes an open stringer,

risers and treads (with aluminum non-skid covers), and a painted plaster soffit. The run from the basement to the first floor is somewhat narrower than those to the upper floors.

The handrail running from the basement to the first floor is a utilitarian painted metal pipe railing mounted to the walls. On the upper floors, wood handrails attach to from square paneled newels. Square balusters are arranged two or three to a stair. There is no handrail on the wall side of the stair at the upper levels. While the stairs were originally open, they are currently enclosed by gypsum board at the basement, second and third floors. Plaster encased wood posts (part of the original design) occur at the landings. There is a wood-framed skylight with wire glass in ceiling on the third floor.

Condition/Integrity: The condition is generally good. The stair structure appears to be original, although there is a step on the second floor landing, which does not appear on the original drawings. Most likely, the landing was reconfigured when the gypsum board enclosures were installed. Wood stair treads, risers, railings etc. generally have scuffed, chipped and peeling paint as a result of foot traffic. The vinyl bases are peeling in a number of locations. There is mechanical damage to the plaster wall surface at the basement level and the gypsum board enclosures are dented and scuffed.

Toilets

Toilets on the basement, first and second floors, which are adjacent to the south wall of the stair hall, are in original toilet locations. (Figure 7-32) There are additional toilets on the first and third floors. Walls and ceilings are painted plaster with a three-course ceramic tile base with cove finish. Buff-colored vinyl tile covers hexagonal ceramic tile throughout. Both floor coverings are chipped and are missing elements. The fixtures typically include 6' high wood toilet partitions, a urinal and shower stalls. The partitions are mounted to the floors and walls using brass pipe rods and angles. (Figure 7-31) The toilet stalls have panel doors and self-closing hardware. The shower stalls have 7" concrete shower curbs and raised concrete floors. Wood shelves and wood-framed mirrors are located above the porcelain sinks.

Condition/Integrity: The floors, walls, ceilings, fixtures and partitions are generally in fair to poor condition. Deficiencies exist throughout. While some of the toilets are in original locations the fixtures post-date the original construction. Wood toilet stalls have peeling paint; rot is also visible at the base of shower stalls in Room 7004. Doors to toilet and exit door are scuffed and chipped due to mechanical impact.

Finishes

Walls

In the basement, the walls are painted brick with a concrete coved base. On the upper three floors, the walls are typically painted plaster with a 7" painted wood base (Figure 7-18). Rooms 7110A and 7208 have beaded wood baseboard. Plaster walls, for the most part, are original.

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Gypsum board partitions denote later alterations. One gypsum board partition (in Room 7109) has been covered with perforated fiberboard tiles.

Condition/Integrity: Original walls are either brick or plaster. Gypsum board partitions with miscellaneous finishes are non-original. Walls throughout indicate paint failure and water damage caused by water infiltration from the outside, or faulty plumbing and steam heat.

The following rooms have specific water-related damage:

Room 7001: Some efflorescence and peeling paint is visible beneath the window indicating a moisture penetration problem, possibly from the window opening and window sill.

Rooms 7101A and 7201A: Moisture staining on the south walls is noted, particularly at the corners, resulting in peeling paint and probable deterioration of the wood (Figure 7-24).

Room 7101: Water damage at the southwest corner may be related to the sun porch.

Room 7106: Seriously deteriorated plaster on the north wall is noted below the window and behind the radiator (Figure 7-23). This is probably due to prolonged poor radiator performance.

Main lobby: Severe water penetration is noted on the west wall and ceiling. This is probably caused by plumbing failures and faulty flashing on the portico.

Room 7204: Efflorescence and peeling paint on the east wall, which may be due to plumbing leaks or penetration from the exterior, appears related to the ceiling damage noted in Room 7104.

Room 7205: Moisture staining and peeling paint at the northeast corner near the ceiling is probably related to plumbing above; similar conditions are visible on the other side of the wall in Room 7207.

Room 7208: A major moisture problem occurs beneath the window. A nearby electrical conduit poses a fire hazard.

Room 7304: Efflorescence at the northeast corner may be related to leaking plumbing.

3rd-floor corridor: The vinyl base has been removed from the gypsum board in the corridor.

Ceilings

The ceilings are typically painted plaster, and are probably original. Several spaces have dropped acoustical tile ceilings including Rooms 7107, 7109 and 7110. Rooms 7209/7210 have fiberboard panels with wood trim laminated to the ceiling. Acoustic tile has been laminated to the ceilings in Rooms 7101A and 7201A. Fiberboard has been installed in some basement rooms.

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Condition/Integrity: Ceilings are original for the most part, although they have been impacted by the installation of plumbing and conduits. Like the walls, the ceilings indicate paint failure and water damage caused by water infiltration from the outside, or faulty plumbing and steam heat.

Specific problems were noted in the following rooms:

Rooms 7005, 7010 and 7011: Fiberboard ceiling is torn, probably due to installation of conduits and piping. Sagging indicates insufficient attachment to the ceiling above.

Room 7104: Some efflorescence and peeling paint is noted on the ceiling adjoining the east wall, which is possibly caused by plumbing leaks from the second floor.

Main lobby: Severe water penetration is noted on the west wall and ceiling, adjacent to a vertical riser in Room 7105, most likely caused by plumbing failures. Water damage above entry (Figure 7-22) is probably due to faulty flashing on the portico.

Room 7109: Damage to the acoustical tile ceiling is due to the installation of conduits and piping.

Rooms 7205 and 7207: Moisture stains and peeling paint (Figure 7-25) are probably related to leaks from the third-floor toilet.

Rooms 7304 and 7301: Moisture stains and peeling paint are related to water penetration from the roof.

Floors

The basement floors are probably concrete slabs, those above are probably wood. Both floor types are covered with blue wall-to-wall carpeting or vinyl tile. The toilet floors are generally ceramic tile covered by vinyl tile.

Condition/Integrity: The carpeting is typically in good condition, with some signs of wear in the corridors. The vinyl tile floor in Room 7006, which houses a boiler and telecom equipment, is in poor condition with chipped, missing and soiled areas. Vinyl tile in Rooms 7004, 7104, 7204 and 7304 (toilets) covers the original ceramic mosaic tile floor and is soiled, chipped or missing in areas. The ceramic tile base is poorly set in Room 7204. Vinyl tiles also cover the floor in Room 7108; it is torn and missing some tiles.

Doors

Painted wood window and door frames are flat with no moldings; these are, for the most part original, or early replacements. Original doors are wood, typically single leaf with five horizontal panels, hung by two hinges, and fitted with brass door knobs and locksets (Figure 7-26). The panel molding on these doors is rounded, a detail found on doors in other buildings on the site. The panel moldings on early replacement doors have molded profiles (Figure 7-26a),

also noted on doors in other buildings on the site. Some original or early doors have fewer panels. Some original doors were fitted with glazed panels (Figure 7-28). Doors entering corridors are typically surmounted by glazed transoms; although some of the glazing has been replaced by wood (Figure 7-27). Only a few original french doors leading to the former sun porch rooms are still extant. Later replacement doors include a variety of flush hollow-core wood (Figure 7-30) and metal doors, some wood paneled doors, which do not conform to the original condition (Figure 7-29), and some replacement five-panel doors.

Condition/Integrity: The doors are generally in good condition.

The following list indicates locations of original, or early, interior doors. But note that a door replacement project is underway, and this may not reflect the existing conditions.

Five-panel: 7001A, 7003, 7004, 7006A, 7006B, 7102C, 7102B, 7107B, 7205, 7208B, 7208C, 7303A, 7301.

Four-panel: 7102B, 7108B, 7302B.

Three-panel: 7203A, 7204, 7207B, 7207C, 7208A, 7209, 7210, 7302, 7303.

Two-panel: 7011, 7101C, 7109, 7110A.

Built-in Features

Room 7303A appears to be an original closet, with a raised wood floor. There are original closets in some of the offices spaces, as well.

Gypsum board closets have been added in Rooms 7008 and 7010; 7201 and 7302.

Lighting

The lighting throughout the building consists of various non-original ceiling-mounted fluorescent fixtures (Figure 7-33). They appear to be in fair to good condition, but most are obsolete, and all are obtrusive.

Fire and Life Safety

Lighted exit signs are mounted on walls and hung from ceilings at stairways and exit doors throughout the building. Wall-mounted emergency lights are also located throughout the building. Sprinkler piping and heads suspended from ceilings or through walls are typical throughout.

Strobe fire alarms are located in Rooms 7005, 7107, 7201 and in the third-floor corridor.

Wall-mounted fire extinguishers are located in Rooms 7108, 7201 and in the third floor corridor.

Fire alarm pull stations and bells are located near the stair in the basement, in the first-floor entry lobby and on the third floor.

A wall-mounted fire-extinguisher and steel fire alarm annunciation panel are located in the first-floor entry lobby.

The fire-escape in Room 7302 consists of wood steps to the dormer window opening out to exterior fire escape.

Structure

No foundation drawings were located, but concrete column and wall footings were used in other buildings. Based on the drawings from those buildings, the column footings are likely square in plan and very thick with either sloped or stepped sides. The floor slab is a concrete slab on grade.

The elevated floor framing consists of 2" x 12" timber joists typically spaced at 16". At the perimeter of the building the joists bear on the exterior brick walls. On the interior they are supported by either wood bearing partitions or steel beams. The steel beams which support the floor joists vary in depth from 10" to 18" and are supported by wood posts below the second and third floors. Below the first floor the wood posts are supported either by cast iron columns or concrete piers.

The original south porch had framed first and second floors which have now been enclosed. The first porch level is constructed of 8" steel beams spaced at about 6'6" and encased in concrete. A 5-1/4" reinforced concrete slab spans between the beams. The second porch level is comprised of 2" x 12" timber joists at approximately 16" o.c. spanning north and south between bearing walls.

The hip roof structure is entirely wood framed with 2" x 12" rafters supported at the exterior by the perimeter masonry walls and at the interior by 3" x 12" hip, valley, and ridge beams. Double rafters frame the openings for the dormer windows.

Mechanical and Electrical Equipment

HVAC

Buildings 1 through 7 of the Potomac Annex Complex are provided with GSA supplied steam through an underground distribution system that originates in a small utility building at the southern end of the property. Steam is also provided to the three buildings of the adjacent 2430 E Street complex from this utility building. Buildings 1 through 7 were originally heated by cast iron steam radiators. These radiators still provide most of the heating in all of these buildings, except Building 6. Although, the buildings had their own boilers when they were constructed;

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the steam distribution system was not added until a later point.[25] Most cast iron radiators and pipes are hung from the ceiling in the basement. There are two floor-mounted cast-iron radiator units in Rooms 7010 and 7011. The units on the first through third floors are cast-iron floor mounted radiators with a variety of wood and metal covers (Figure 7-34).

A variety of HVAC modifications have been made to the buildings over the course of the years. The major change has been the addition of window air conditioning units to virtually all areas of the buildings except those air conditioned by larger packaged commercial units. Obviously, because of the age of the buildings, air conditioning was not installed during initial construction. Consequently, the air conditioning units, whether window or packaged units, are of many different ages and conditions. [26]

In general, environmental conditions in the buildings are poor due to the lack of control on many of the radiators and the lack of cooling capacity of the window units. Additionally, the window units are less energy efficient than the commercial packaged units or central chiller plants. In most areas, air infiltration through window cracks and door openings is the only source of ventilation.

Electrical

The interior electrical systems in Building 7 have been upgraded; and the building's lighting system has been modernized. In addition, several energy conservation measures have been incorporated; they include the use of occupancy sensors to turn the lights on and off in selected rooms and the replacement of incandescent lamps with compact fluorescent lamps. The capacity of the building's main service equipment has been increased to take care of the increased electrical loads. Additional receptacle circuits from new distribution panelboards were also installed in the buildings to serve offices and other spaces. [27]

POTOMAC ANNEX BUILDINGS - SITE AND LANDSCAPE

The landscape of Potomac Annex is characterized by its hill-top siting with the old Observatory located on its summit (Figures AA-JJ). The land slopes away in all directions. The appearance of the site is most reflective of the early 20th century when the site was developed by the Naval Hospital and Medical School. However, the site retains only a ghost-like memory of the 19th-century landscape design, which is overlaid by obtrusive alterations. The historic landscape of the old Observatory, described in the Historic Structure Report for Building 2 (GS-11P91EGD0136), has been highly compromised by these alterations. The roughly circular drive existing to the north of the Observatory Building reflects the shape of the original drive; however, it was reduced significantly upon the widening of E Street. At that time, it appears that

[25] "Building Evaluation Report for Potomac Annex Buildings 1-7." GSA-NCR Repair and Alterations Division. Washington D.C., December, 1991. P. IV-4-IV-5.
[26] Ibid.
[27] Ibid. p.IV-8.

Glossary located at end of document

the northernmost section of the drive was moved southward, creating a flattened oval. The concrete walkway on axis with the entry of the Observatory Building, and the walkway in front of the building both reflect, but do not replicate the condition noted in historic photographs. The flag staff and the sculpture of Benjamin Rush, sited in the axis walkway are significant features dating to the early 20th century. Aside from the 19th century survivors notes above, the remaining planted areas should be considered significant to the site: these include any planted areas adjacent to the buildings; the entire area to the north of the Observatory; the gardens adjoining the residences (not subject to this HSR); and the terraced areas to the south and east. In addition, some plantings may be noteworthy. According to the 1983 Inventory of Significant Spaces, a few of the largest trees were planted at or before the time of the Observatory's construction. Also on the grounds are a few of the first Japanese cherry trees to be presented to the United States by the Japanese government. Other features located throughout the site, dating to the early 20th century include: fragments of brick swales; an emergency fire call box; and a couple of cast iron light posts (Figures II and JJ). The parking areas surrounding the buildings on all sides (Figures AA, BB and FF) should be considered inappropriate intrusions to the landscape, which detract from the historic and architectural significance of the site and the buildings. This is particularly true on the north side, which most reflects the remaining image of the 19th century landscape. In addition, the parking, which abuts the buildings present a constant danger of damage by physical impact.

The other major changes include the reduction of the site by the transfer of part the property to the west in 1901; the construction of the hospital buildings during the early 20th century (and attendant system of drives); the reduction of the site to the north caused by the widening of E Street; and the incremental encroachment of asphalt parking and drives throughout the 20th century. Stone retaining walls, some surmounted by chain link fences, mark the perimeters where the site meets public roadways on the north and east; and on the west, behind Building 1 (Figures CC, DD, & EE). The land is terraced down toward the southern parking lots, which were installed during the mid-twentieth century. (Figure BB) Two vehicular gates open on to the site: one at the corner of 23rd and E Streets, the other on 23rd Street across from C Street (Figure CC). Both entries are served by brick guard houses (Figure DD). The retaining walls, concrete paths, asphalt roads and parking areas, fences, plantings and features date to the mid-20th century. According to the 1983 Inventory of Significant Spaces, the retaining walls near Building 3 and along 23rd Street appear to date from the construction of the Naval Hospital after 1903 (Figure II). Simple metal hand rails may date from the early 1900s.

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Figure 1-1.

Building 1. East elevation. This building originally functioned as a nurses' dormitory. The north section of the building (to the right) was constructed between 1908-1911; the building section to the south was added in 1926.

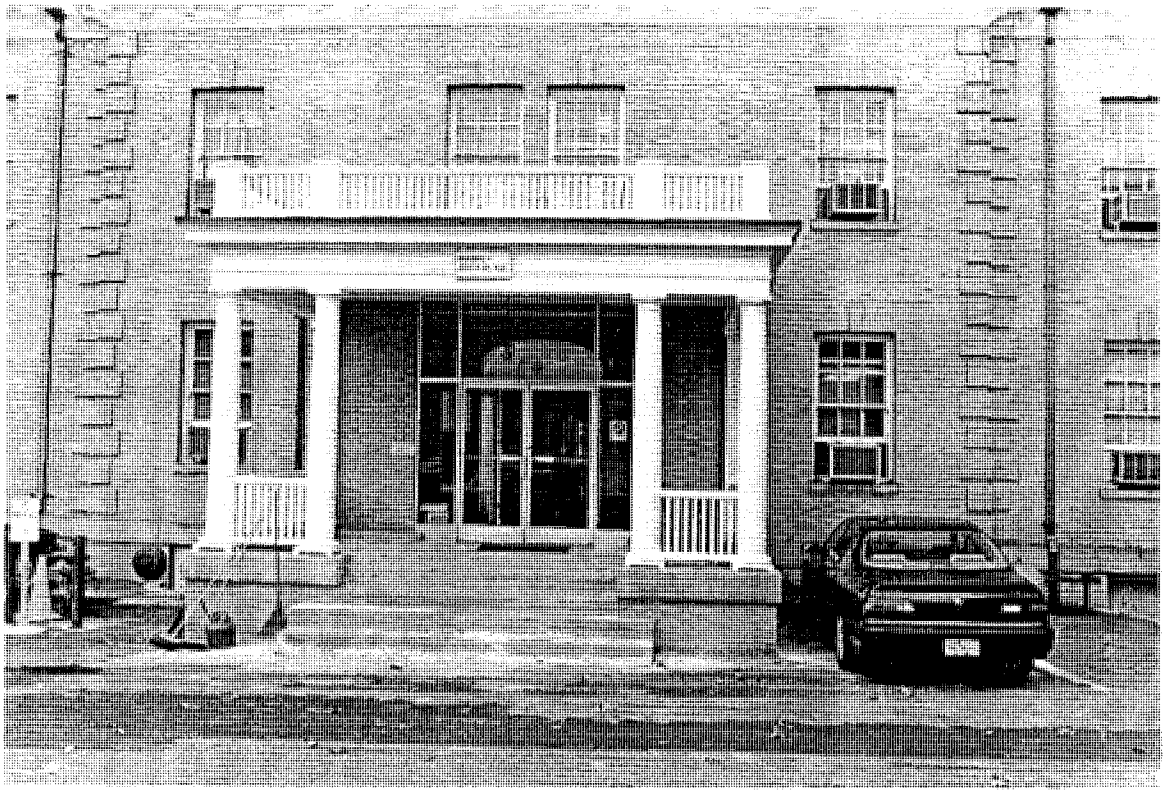


Figure 1-2.

Building 1. East elevation, entry portico. The aluminum framed glass doors infill what was originally a recessed entry. Presumably at that time, the original wood and glass doors, fanlight and sidelights were also replaced, creating an interior vestibule. The new infill detracts from the architectural character of the portico and the building. The balustrade on the roof of the portico was replaced, and the columns repaired during the summer of 1994.

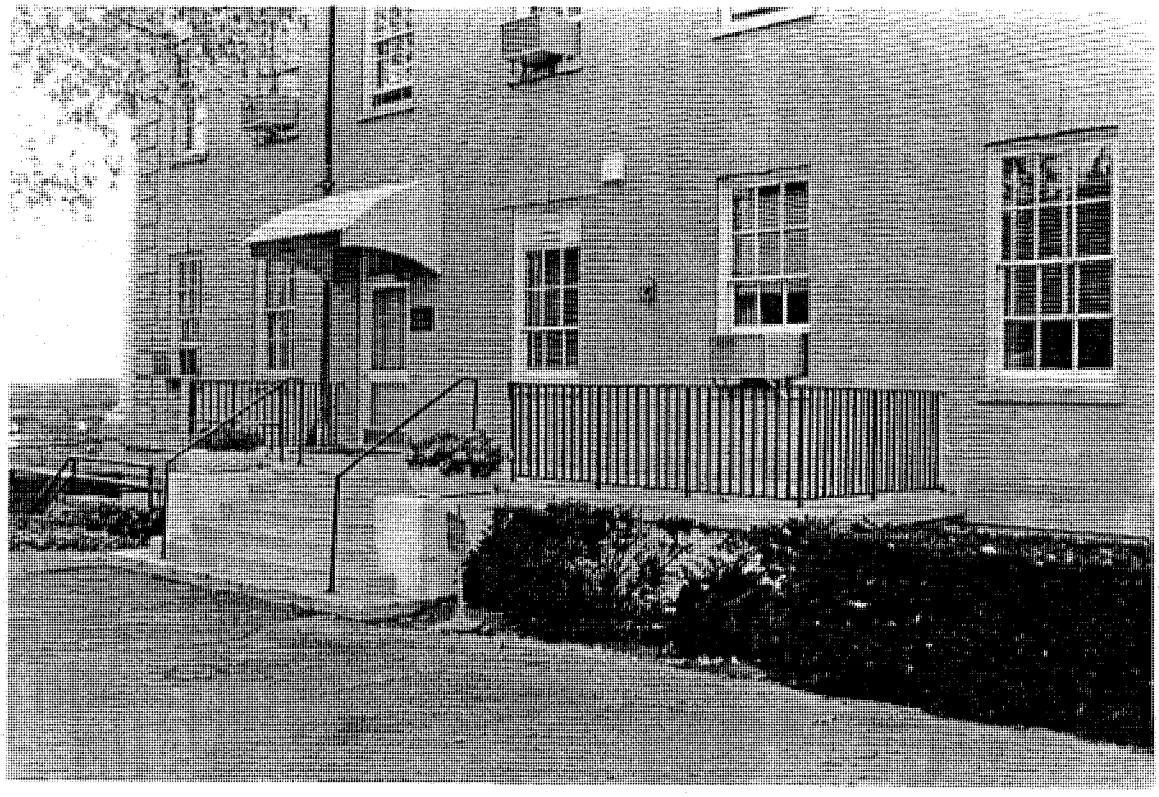


Figure 1-3.

Building 1. East elevation, south end. This entry to the Surgeon General's office was created from an original window opening. The brick infill in the window opening to the right, indicates that this is the original opening.

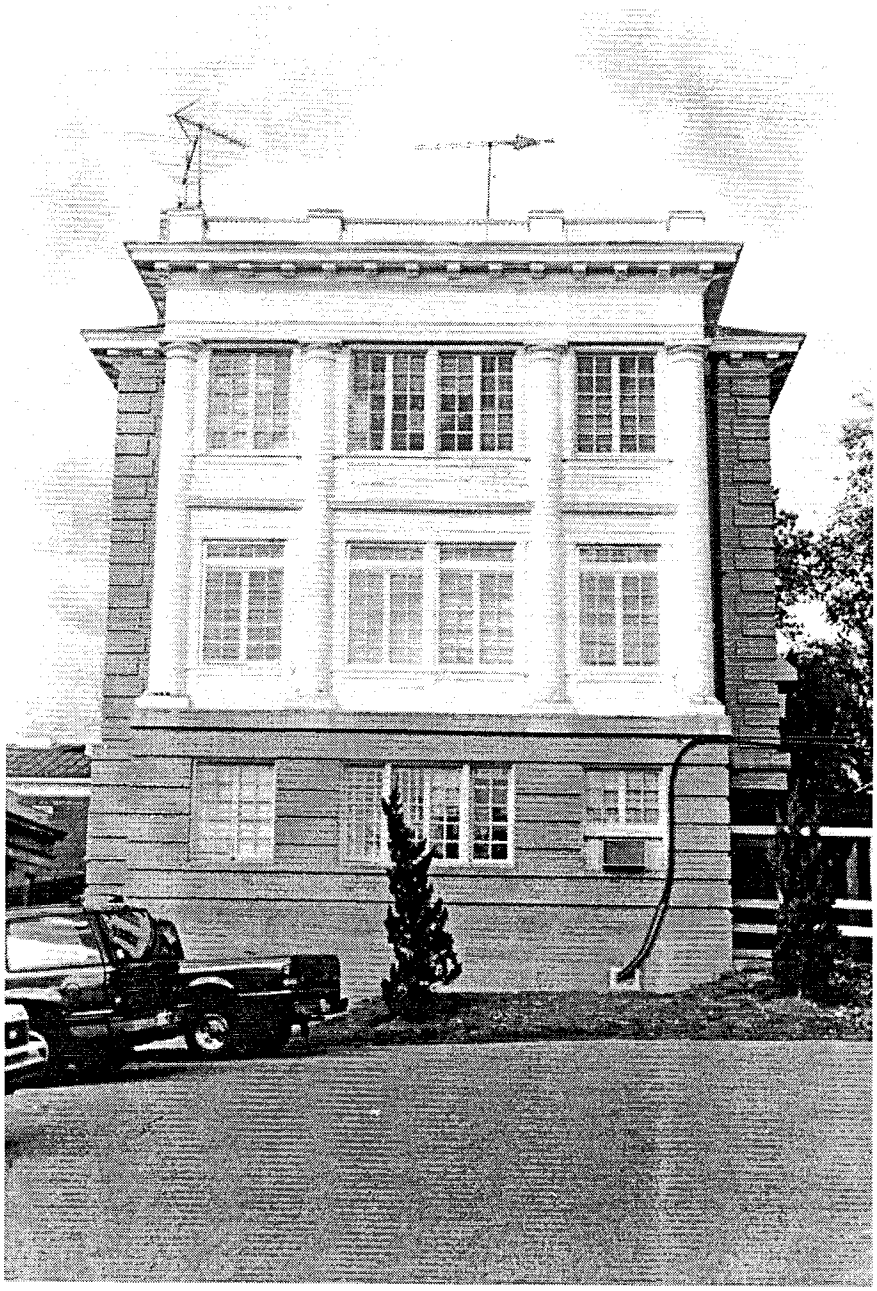


Figure 1-4.

Building 1. South elevation, sun porch. This sun porch was constructed as part of the 1926 addition. The structure, configuration and windows all probably date to that time. Paint failure is evident on the columns and spandrel panels under the windows.

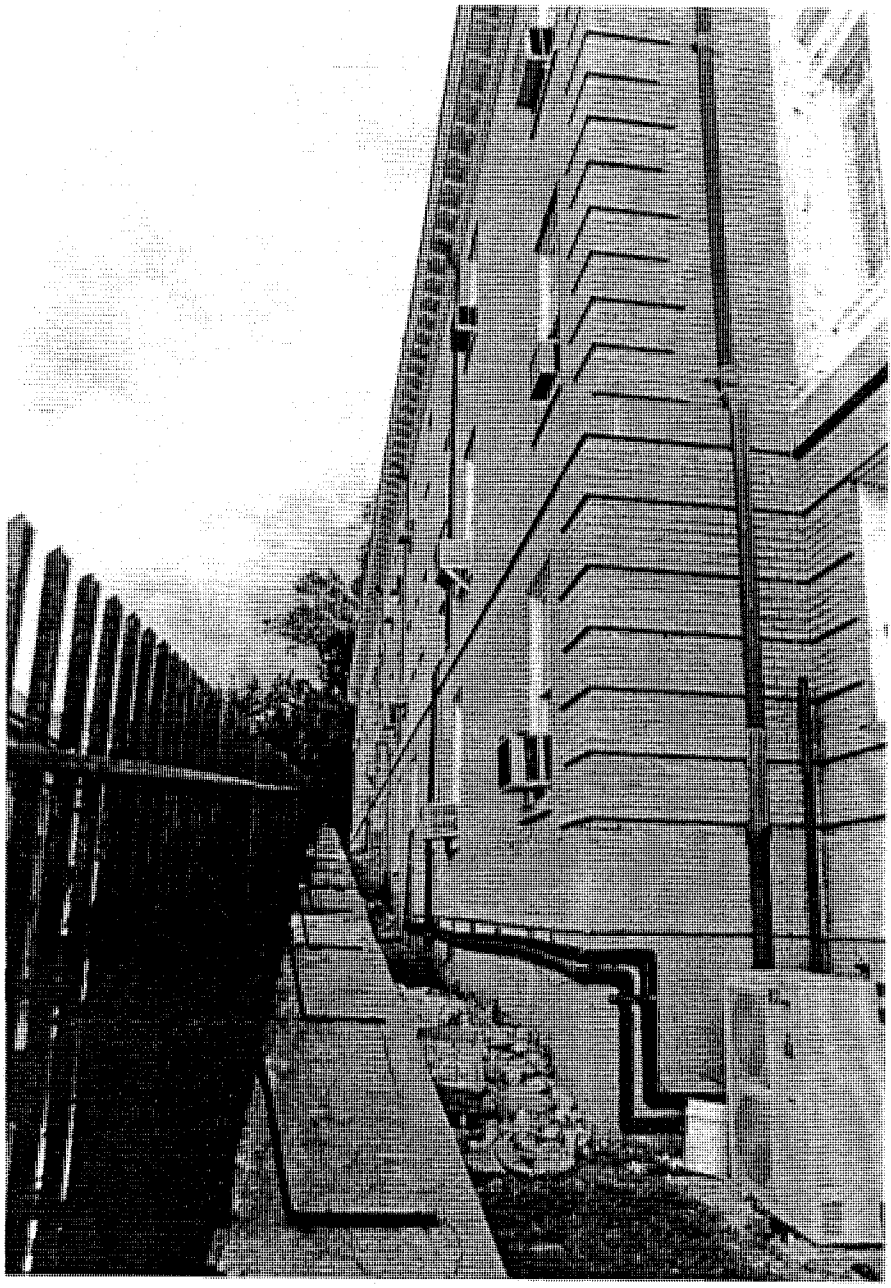


Figure 1-5.

Building 1. West elevation. The retaining wall and iron fence, represents the property line. Note electric cables running across and into building.

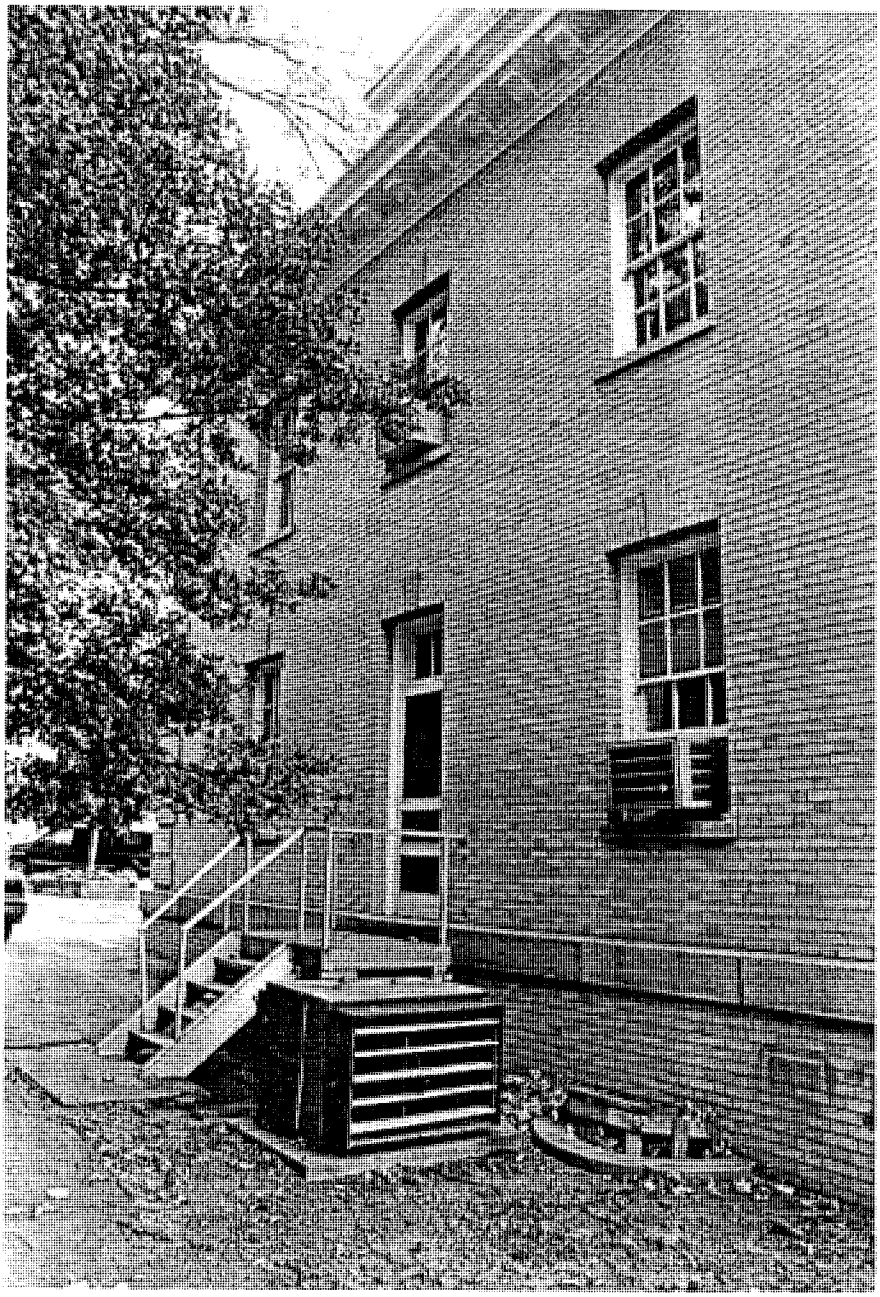


Figure 1-6.

Building 1. North elevation. This entry was created from an original window opening; ghosts of former railings and stoop are evident in the masonry. The opening is a sensitive addition; however, the existing stoop and railing are of poor quality and condition.

Figure 1-7.

Building 1. Cornice, roof and dormers. The painted wood cornice is generally in good condition. The dormers and roof are clad with slate, which is mismatched and in varying degrees of condition.

Figure 1-8.

Building 1. Brick and granite detail on east elevation. Note the fine grain of the granite sill and compare to Figure 1-9, which shows a cast stone sill on the rear of the building. Also note fine, small mortar joints.

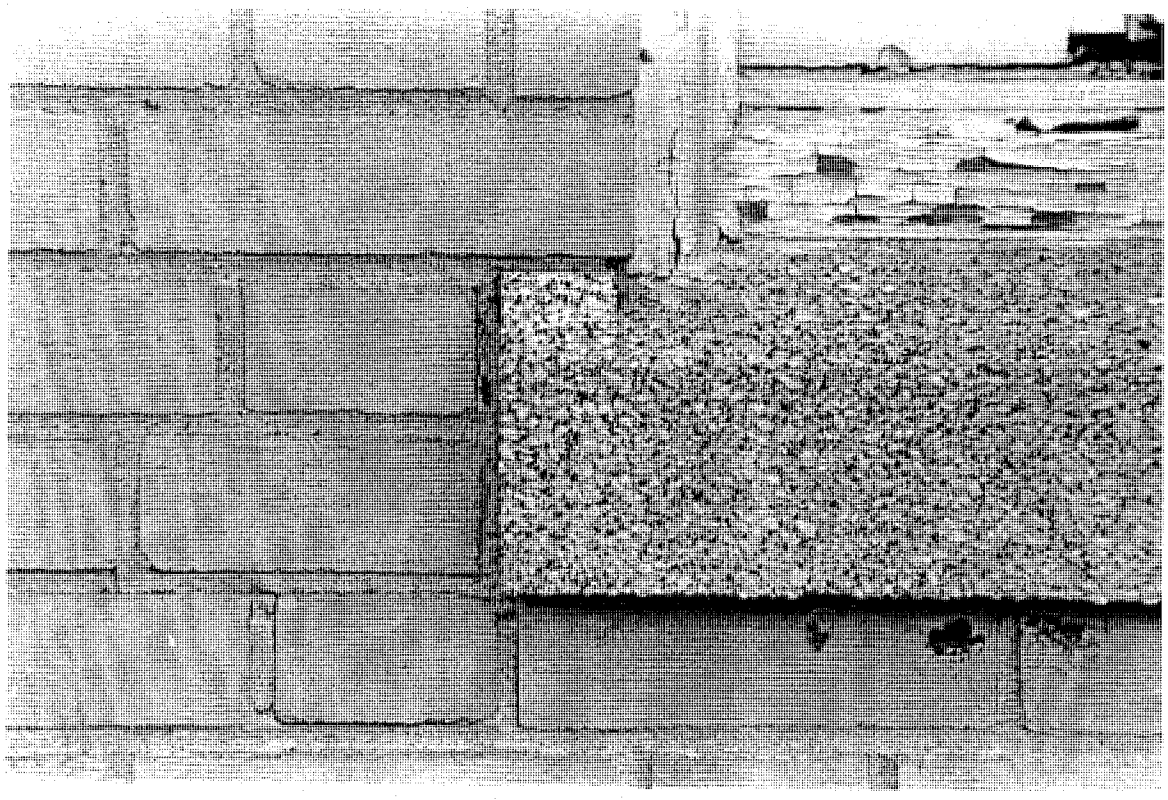


Figure 1-9.

Building 1. Brick and cast stone detail on west elevation. Note the course aggregate of the cast stone and compare to Figure 1-8, which shows a granite sill on the front of the building. Also note wider mortar joints, and uniformity of the brick.

Figure 1-10.

Building 1. West elevation. The joint between the bricks in the original 1908 section and the 1925-26 addition on the rear is open. This occurs at the basement level only, no joint is evident above the belt course, or on the front of the building.

Figure 1-11.

Building 1. This light fixture is located over a basement entry in the 1926 addition. It may be original. No other similar fixture was found on the site; so this may be a salvaged item.

Figure 1-12.

Building 1. Concrete stairs leading to the areaway on the east side of building. Note cracks in the concrete curb in the foreground, and misalignment of the rear sections. Also note displacement of bricks at the rear.

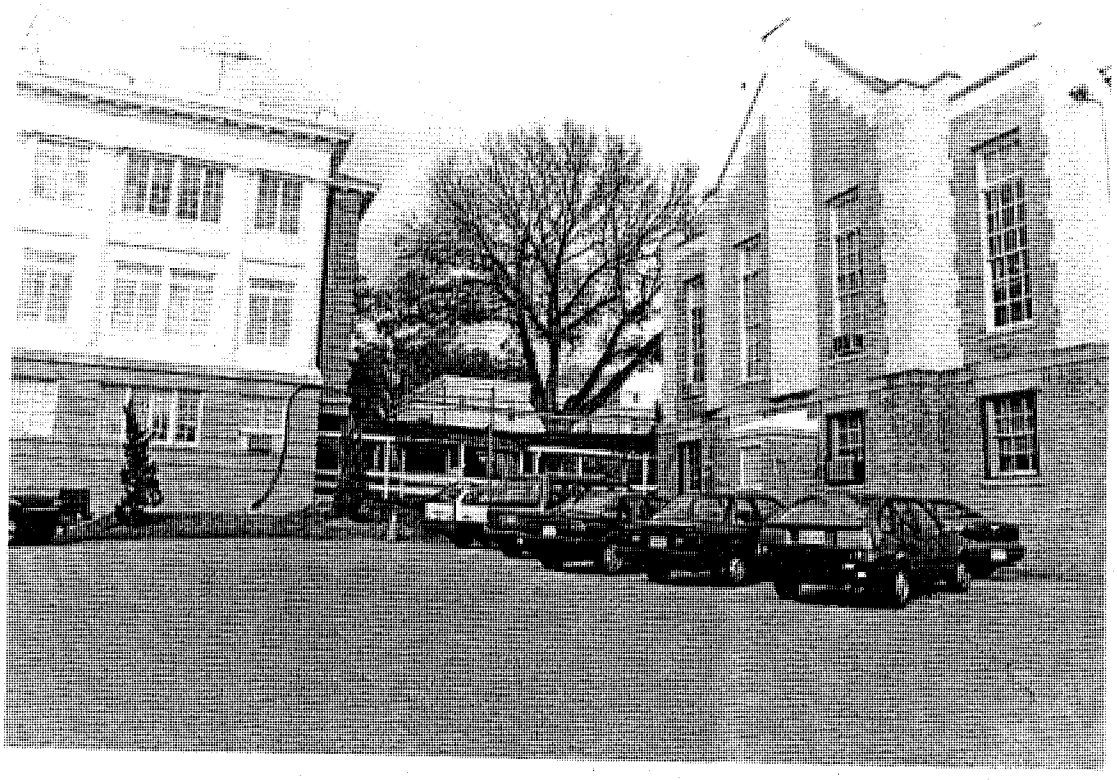


Figure 1-13.

Building 1. View of the south elevation of Building 1 and the west elevation of the northeast pavilion of Building 3. Note the covered walk between the two buildings, and wide expanse of parking. Asphalt parking covers a large percentage of the site and detracts from the overall appearance of the setting. Parking immediately adjacent to the buildings leads to impact damage.

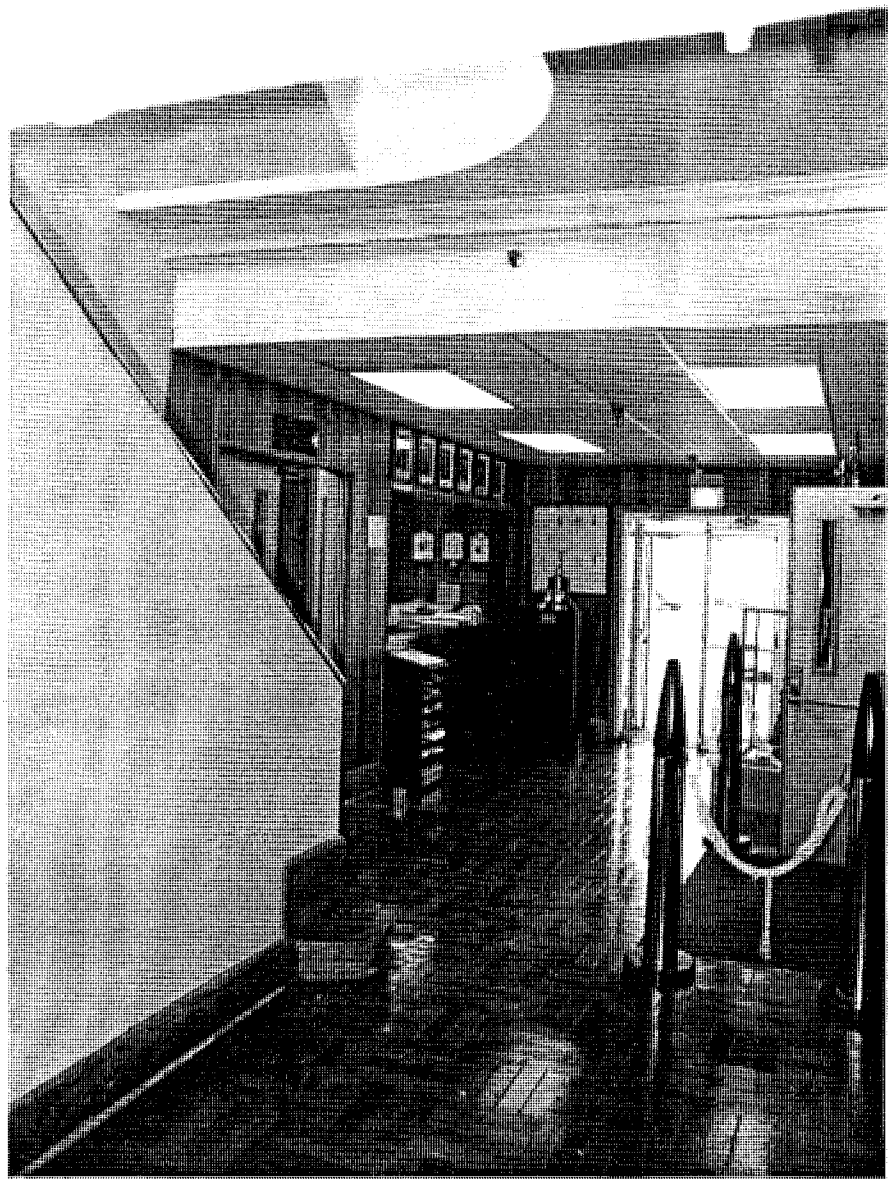


Figure 1-14.

Building 1. View of lobby looking toward main entry. Note how non-original materials and treatments have compromised the space. The suspended ceilings, flush varnished wood interior doors and aluminum entry doors, and stair banister infill, all obscure or replaced original materials and finishes.

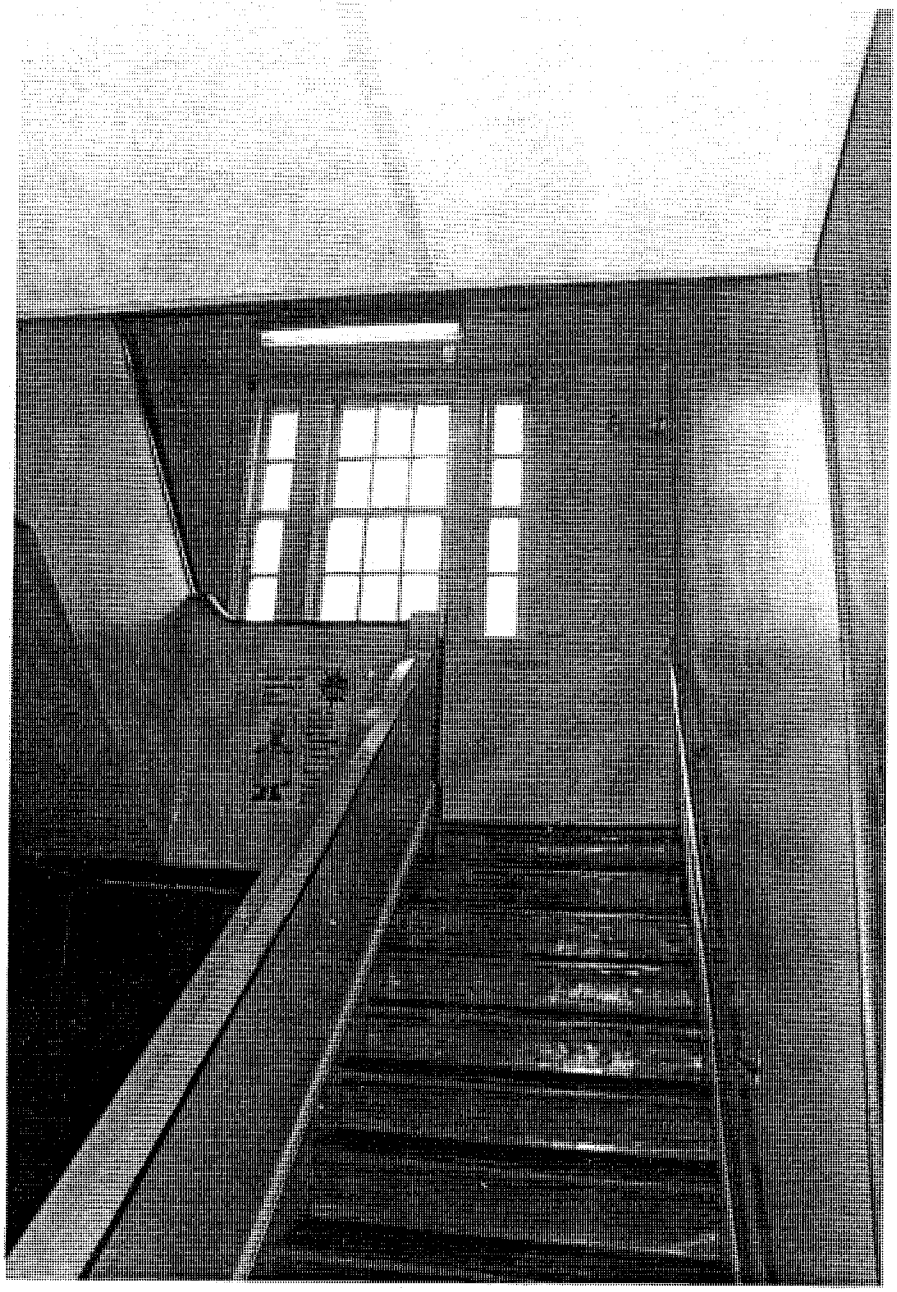


Figure 1-15.

Building 1. View of the north stair, looking up to the landing between the first and second floors. Note vinyl flooring on risers and treads and gypsum board infill of stair banister.

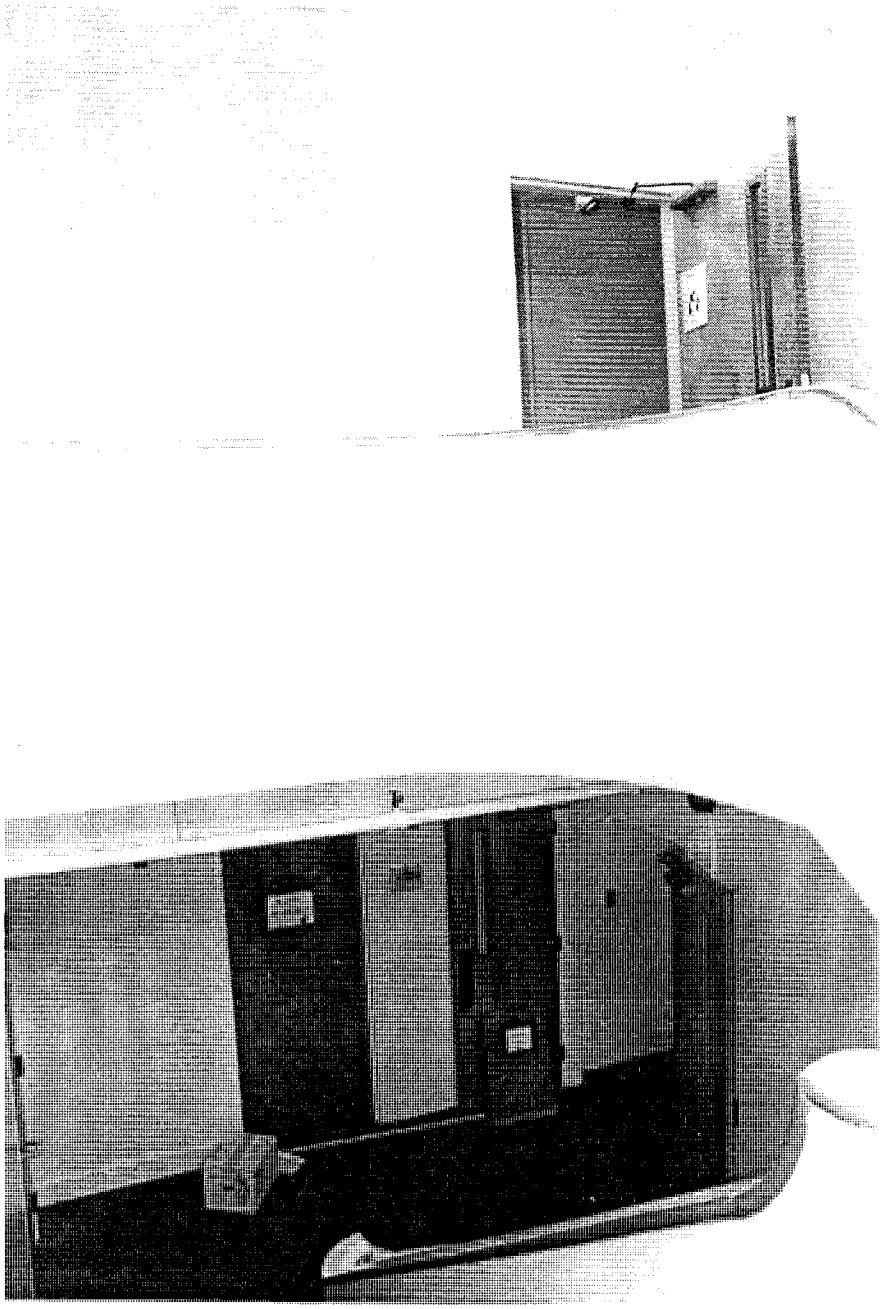


Figure 1-16

Building 1. View of the north stair from the landing between the second and third floors. Note how non-original partitions compromise the third-floor landing, and how non-original varnished wood doors impact the spaces.

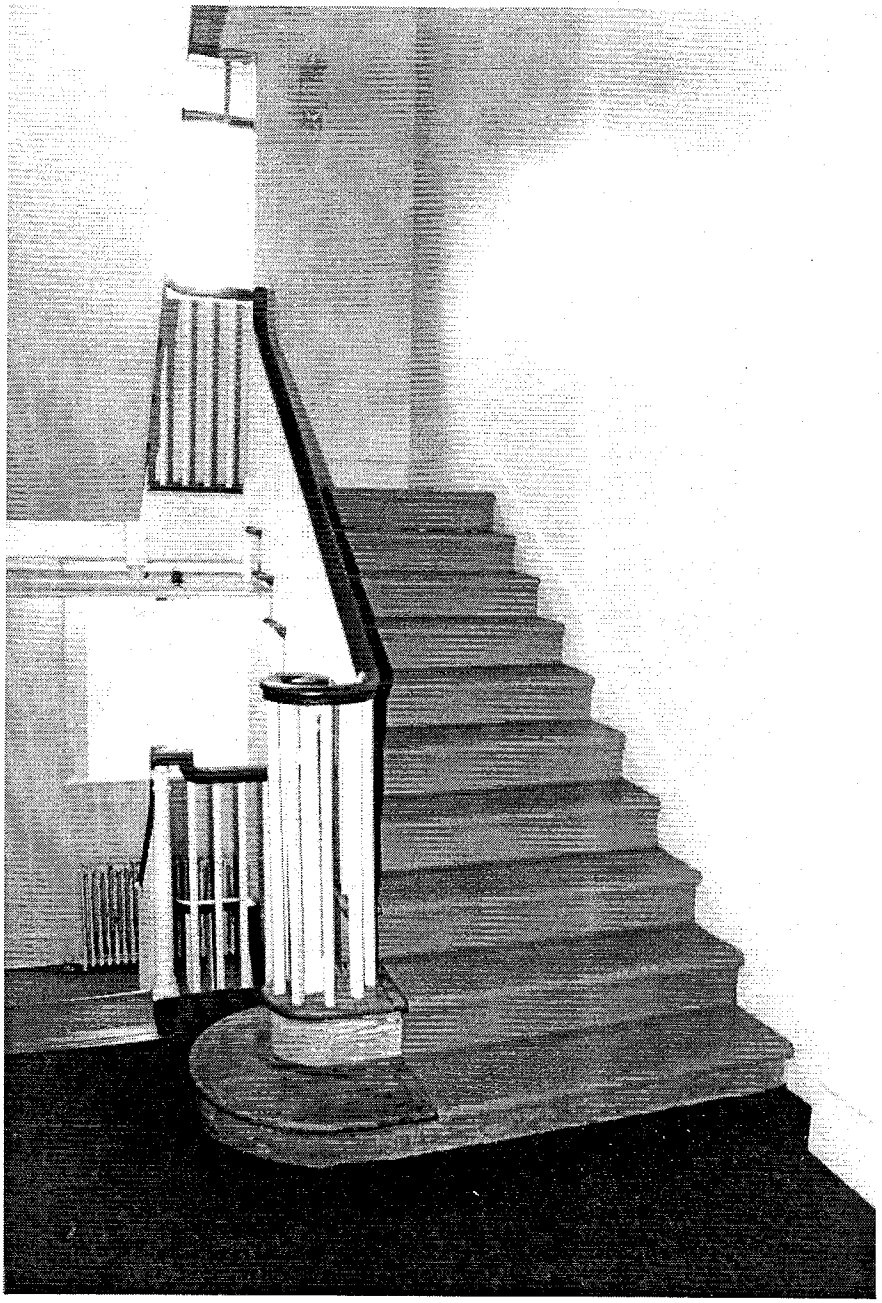


Figure 1-17

Building 1. View of the south stair from the first floor. Vinyl anti-skid flooring is a minor detraction, but the stair is generally intact and in good condition.

Figure 1-18

Building 1. Surgeon General's office (Rooms 1119, 1120, 1121) looking east. This room is the most intact and, therefore, most significant historic space in the building. The dropped beam ceiling is unique in the building. Fitting the original wood doors with flush panels (example at right) detracts from the quality of the space as do the fluorescent ceiling fixtures.

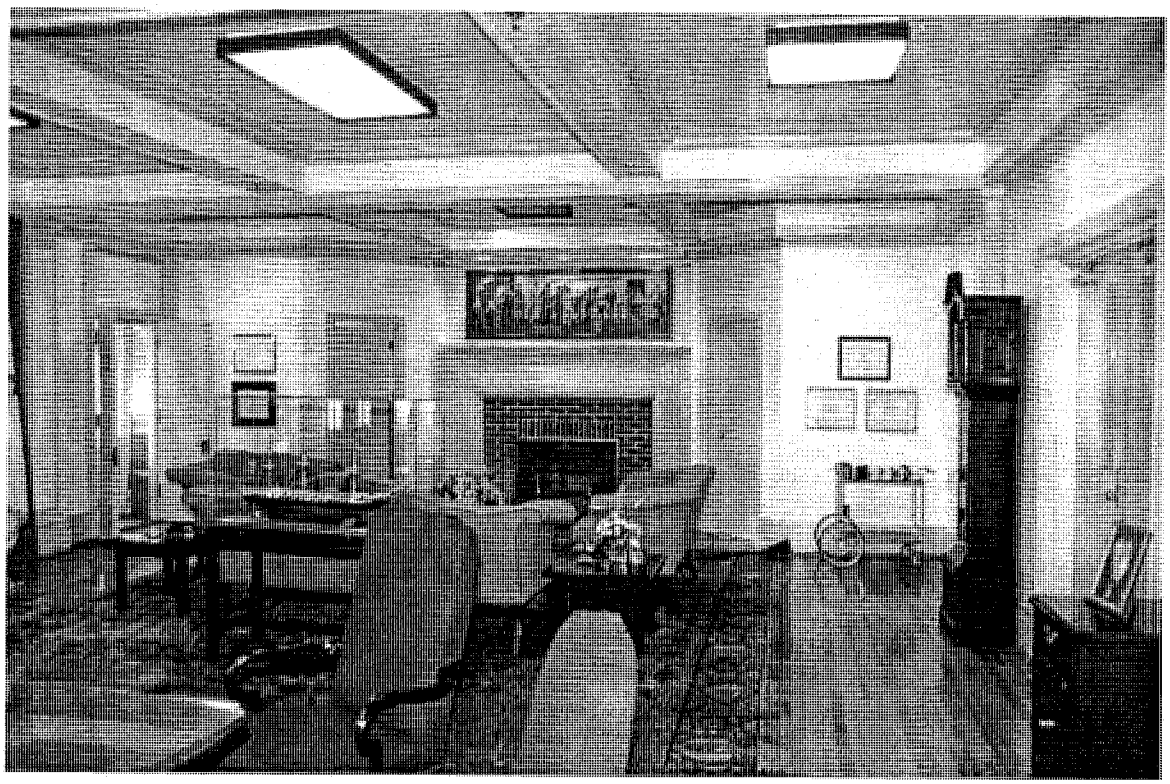


Figure 1-19

Building 1. Surgeon General's office looking west. The closet enclosures flanking the fireplace are recent additions. They are designed and detailed in such a way as to minimize the impact on the character of the space.

Figure 1-20

Building 1. Sun porch (Room 1122). The spatial configuration, the interior surface of the Tuscan columns and the casement windows are the remaining visible historic fabric in this space. Non-original thin wood veneer paneling covers most of the walls; the floor is covered with carpet; and the ceiling is covered by 1' x 1' fiberboard tile. Access is gained from the Surgeon General's office.

Figure 1-21

Building 1. First-floor corridor looking north. Generally, this reflects the 1926 configuration. The partition at the end of the hall with flush varnished wood doors are later additions to enclose the north stair. Fluorescent ceiling fixtures and acoustic tile ceiling detract from the space.

Figure 1-22

Building 1. Wide door frame on the first floor with non-original infill and flush varnished wood door. This wide door frame lines up with the former exterior door near the Surgeon General's private entrance.

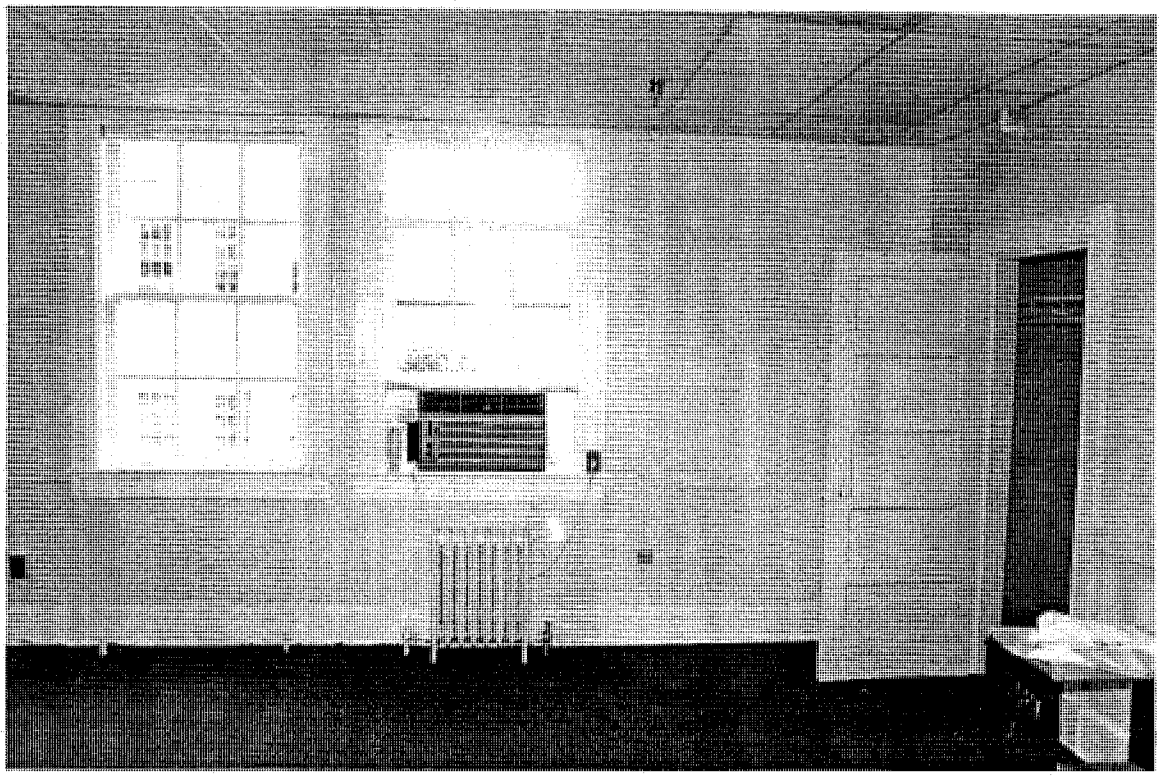


Figure 1-23

Building 1. Room 1202. The five-panel closet door, door frame, window s and window frame and base board are original. These details are typical throughout the building. The chair rail may be original. Note how suspended ceiling interferes with the top of the window frames and compromises the architectural character of the space.

Figure 1-24

Building 1. Third-floor corridor looking north. The infill on the right side (see different baseboard height) was installed to enclose the north stair at this level.

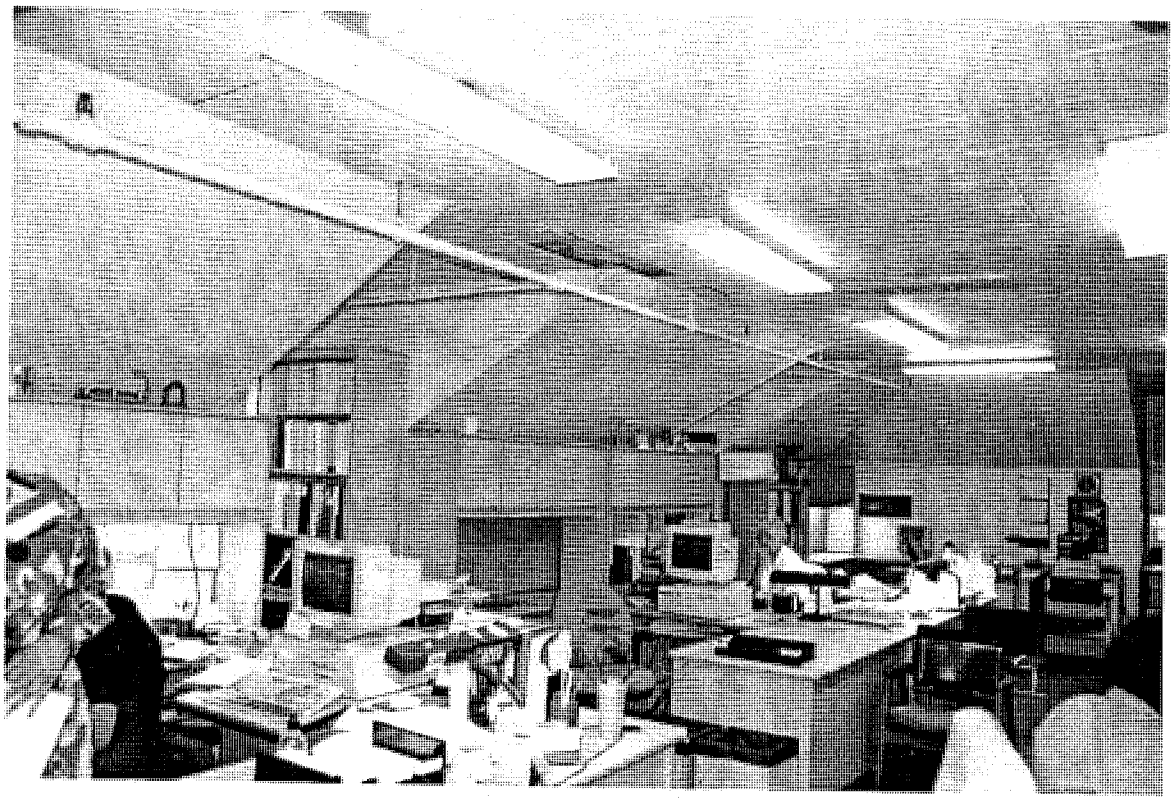


Figure 1-25

Building 1. Room 1318. This room was created by removing partitions from several smaller rooms. The space is negatively impacted by the fluorescent lights and the acoustic tile wall and ceiling treatment.

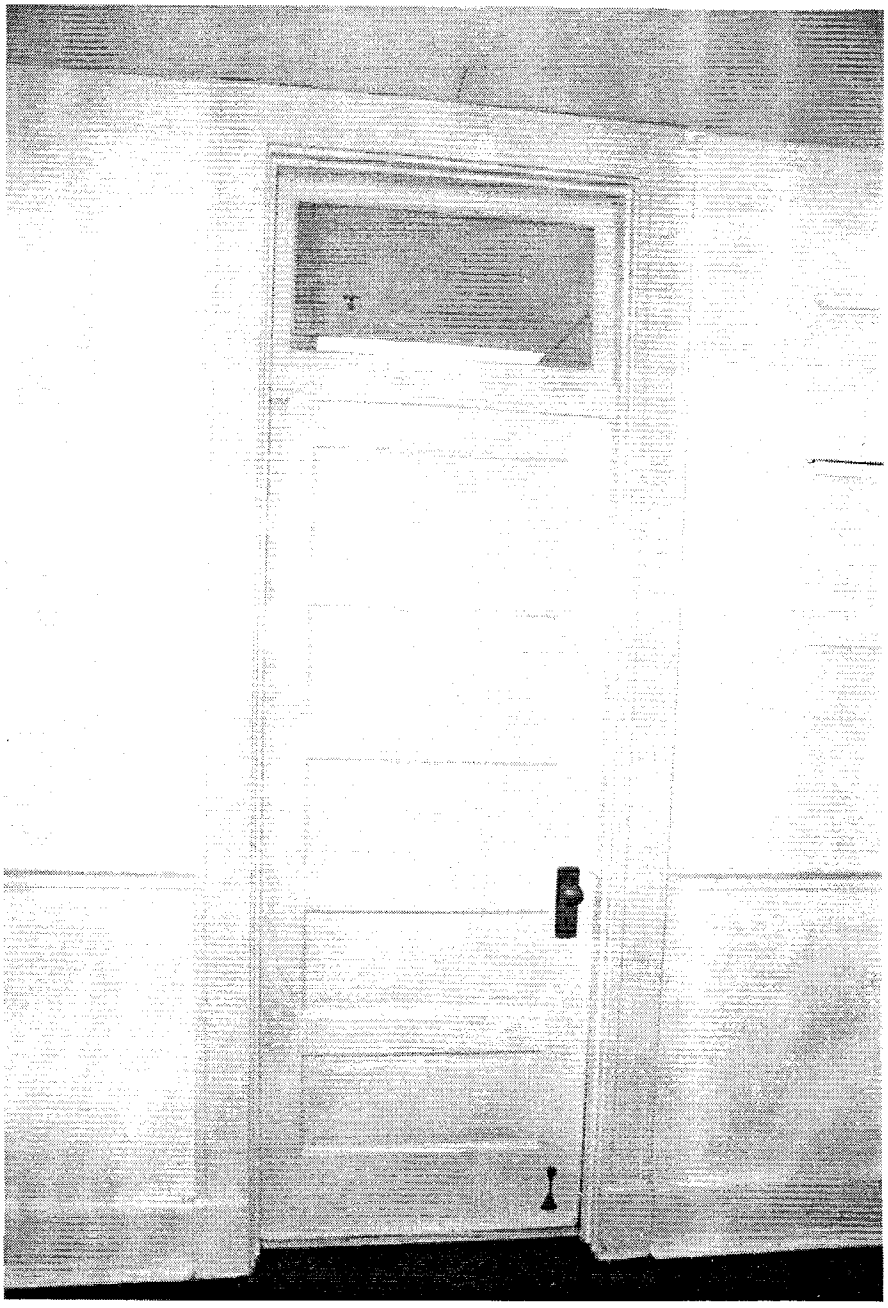


Figure 1-26

Building 1. First floor. Typical original five-panel wood door with transom and brass hardware. The 1908 doors have rounded panel moldings; the 1926 doors have panel moldings with a molded profile.

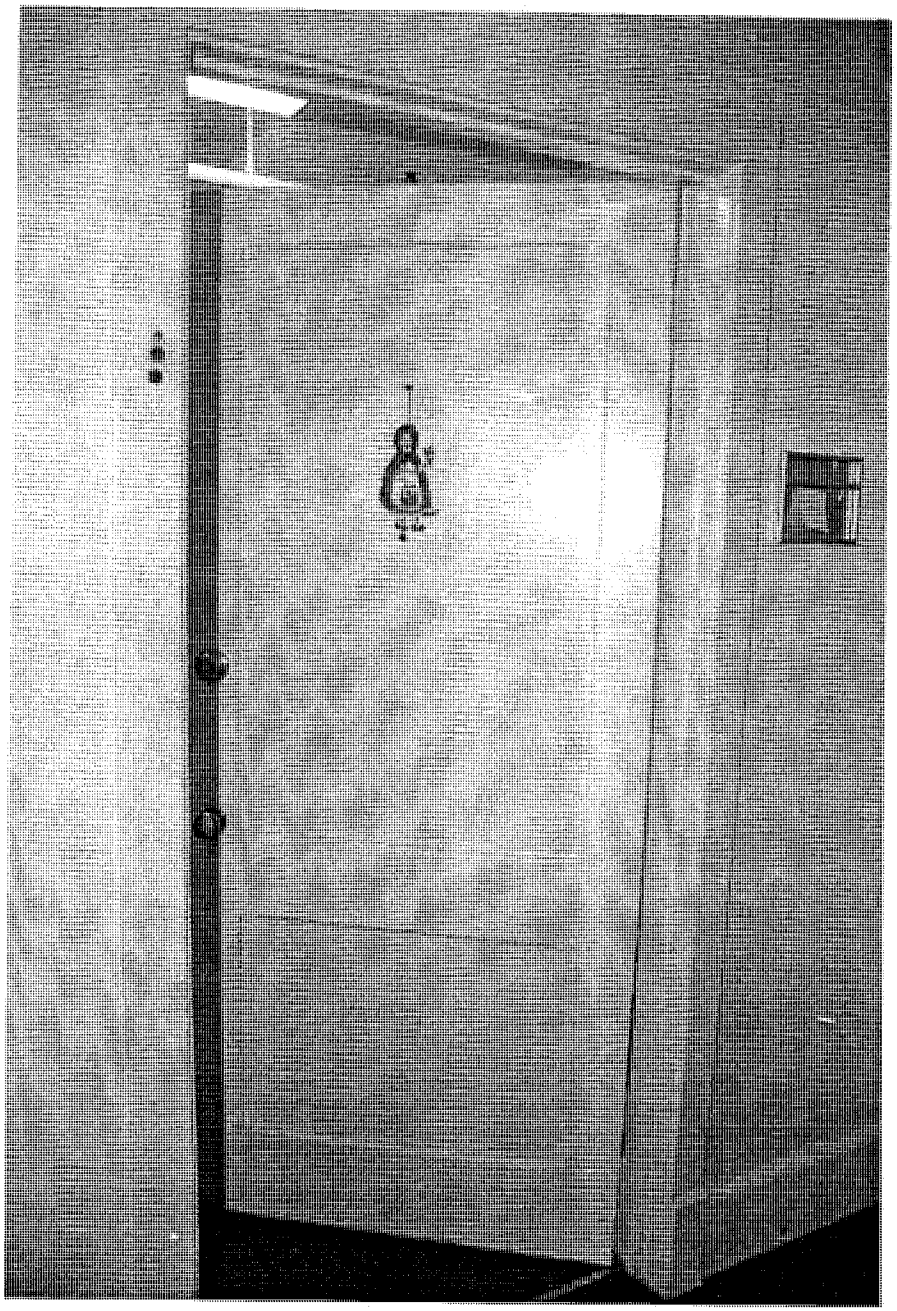


Figure 1-27

Building 1. Second floor. Two-panel wood door with chamfered panel moldings. This is an early replacement door; similar ones are found in other buildings on the site.

Figure 1-28

Building 1. Third floor. Typical original three-panel wood doors with transoms and brass hardware. These doors are located in the 1908 section and the panel moldings have rounded profiles.

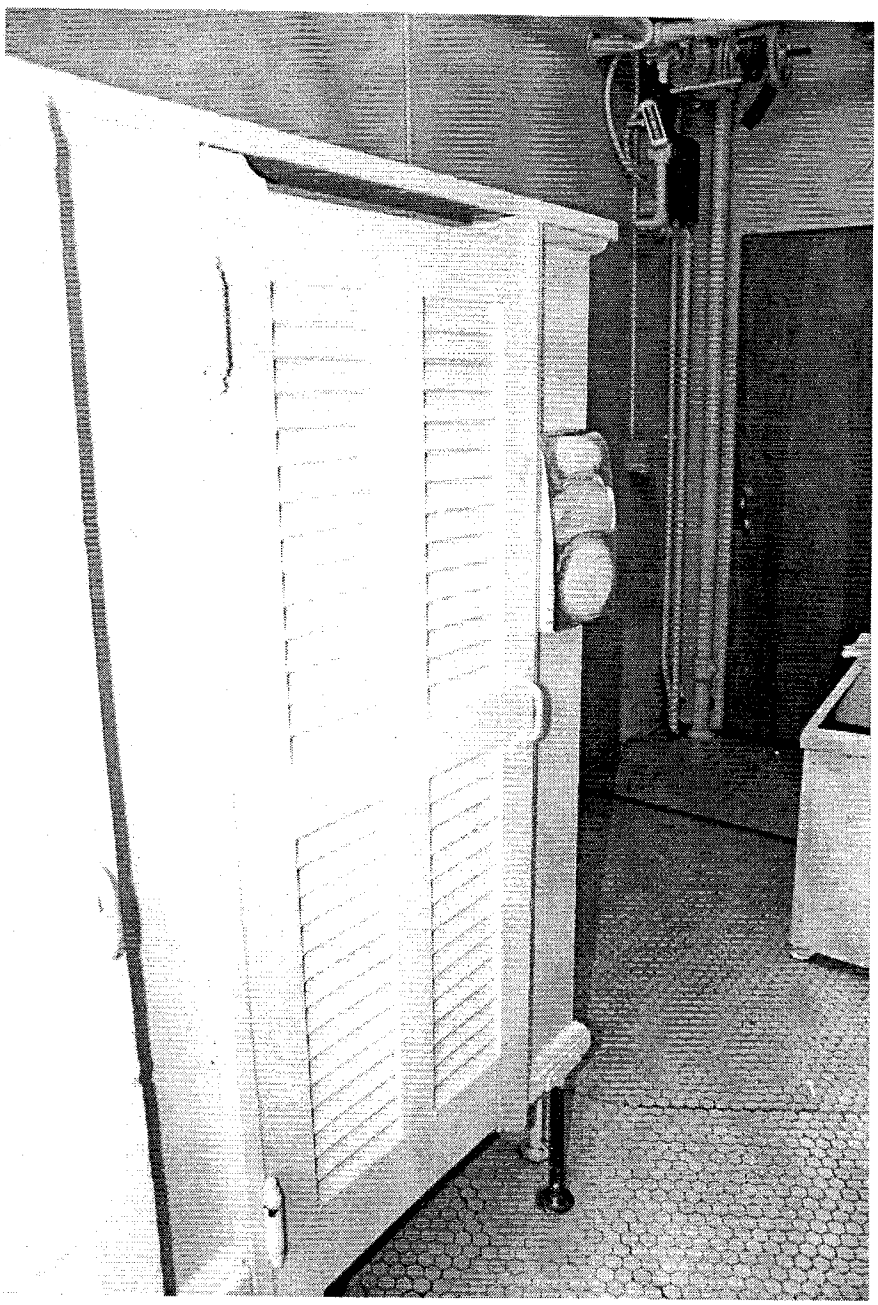


Figure 1-29

Building 1. Second floor toilet. Note original wood toilet enclosures and louvered doors and original 1" x 1" ceramic tile floor.

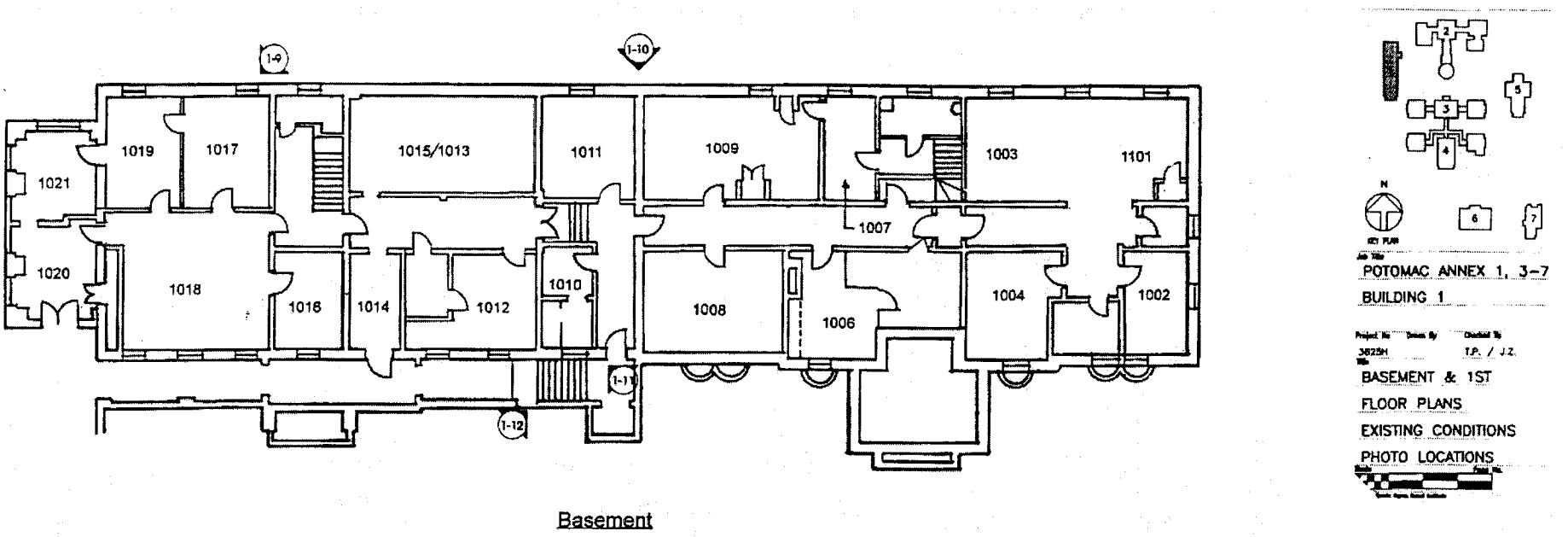


Figure 1-30

Building 1. Floor plans; Basement. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

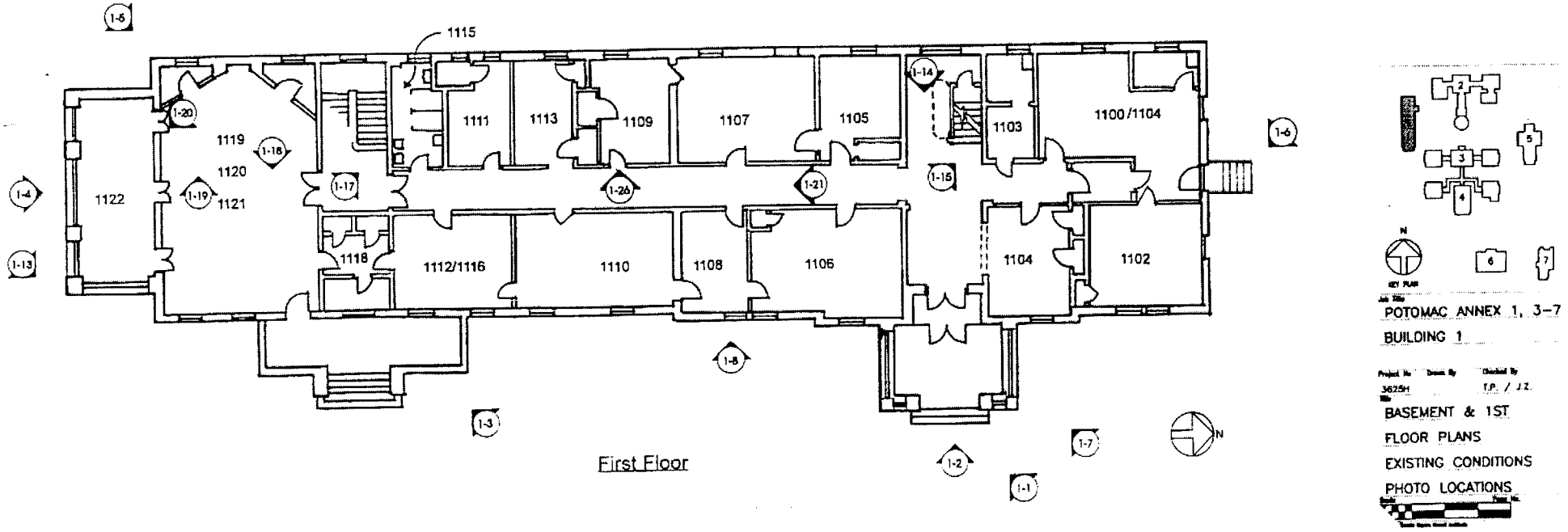
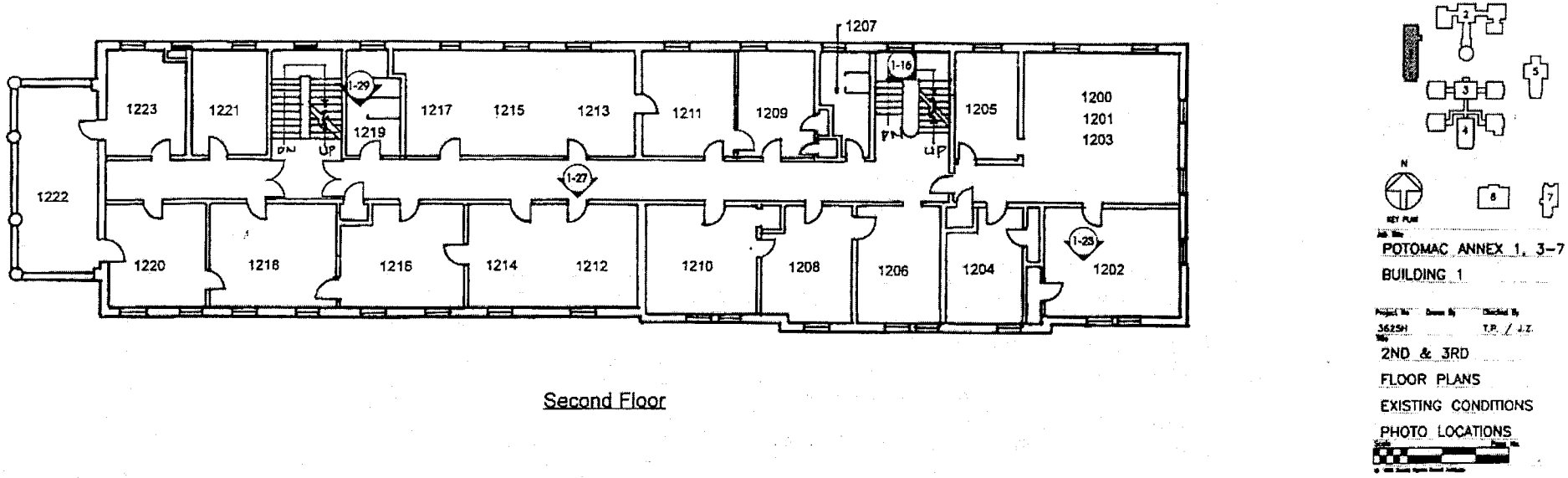


Figure 1-31

Building 1. Floor plans; First Floor. This floor plan represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.



Second Floor

Figure 1-32
Building 1. Floor plans; Second. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

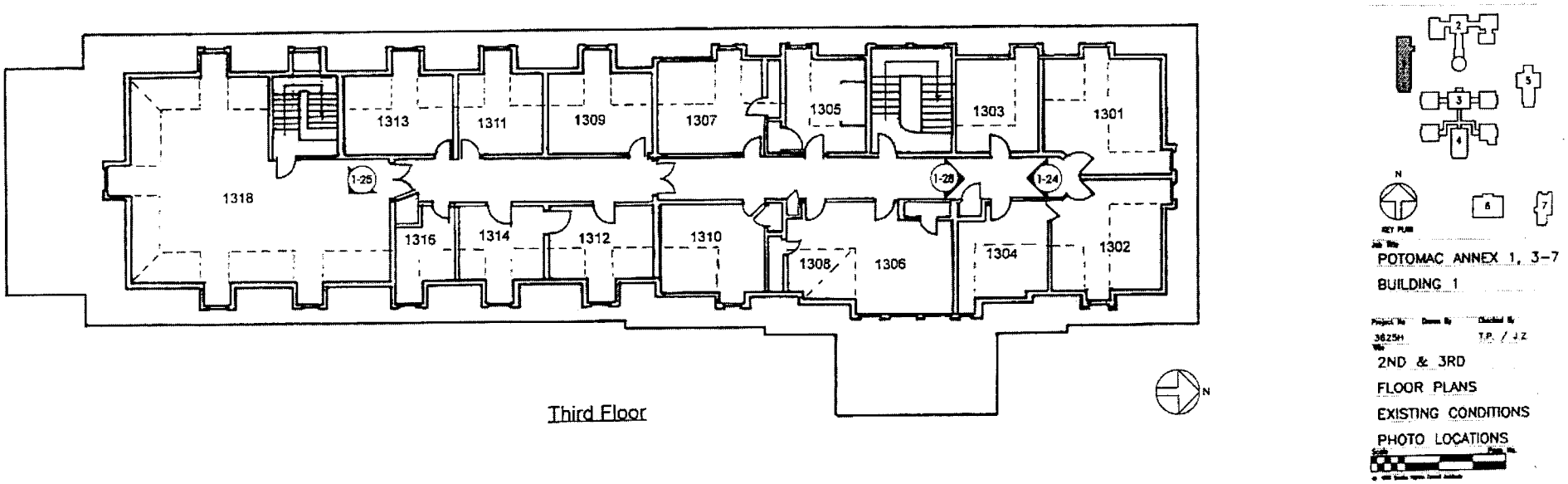


Figure 1-33
Building 1. Floor plans; Third Floor. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

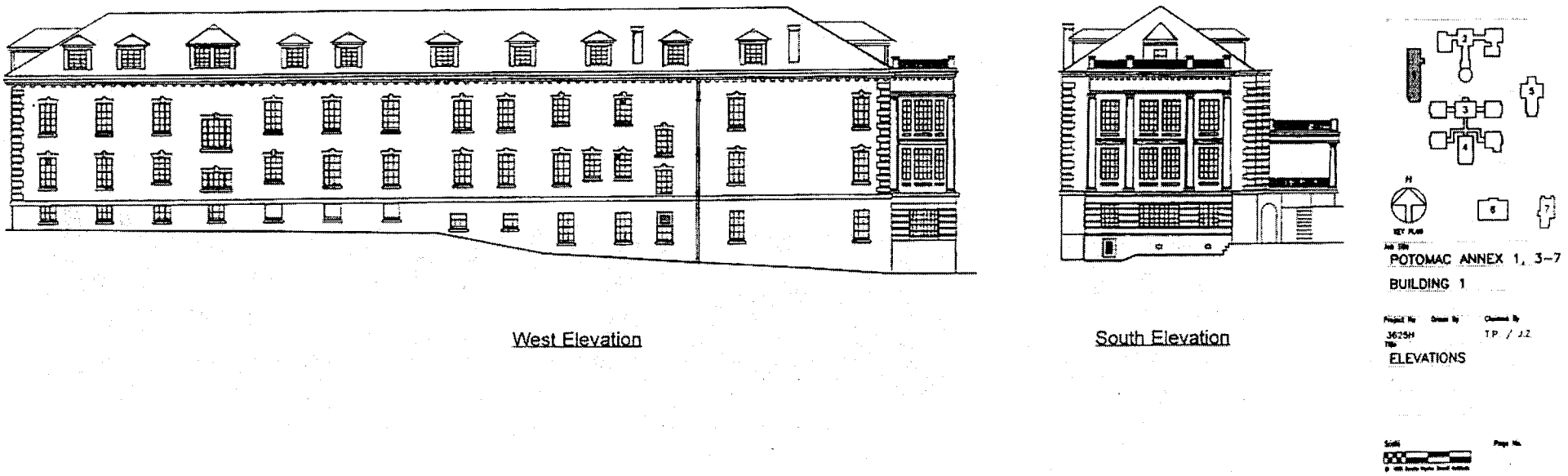


Figure 1-34
Building 1. West and South Elevations. These elevations represent the conditions of the buildings as they existed in 1994.

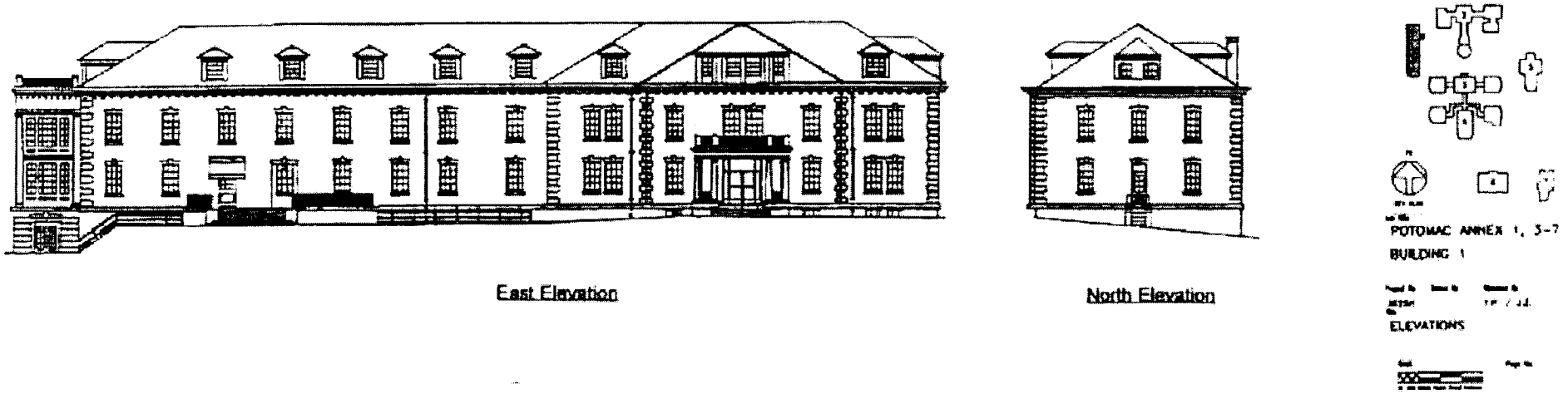


Figure 1-35
Building 1. East and North Elevations. These elevations represent the conditions of the buildings as they existed in 1994.

Figure 3-1.

Building 3. View of north elevation. The original roof slates were replaced with asphalt. The cupola is an important architectural feature of exterior. It also houses a fan, part of the original ventilating system for the hospital. Note that paint was removed from most of the porte cochere with an acetylene torch in the Summer of 1994.

Figure 3-2.

Building 3. Detail of entry. Note scorch marks in the wood surface from the paint removal process. The aluminum and glass entry infill detracts from the architectural character of the porch and intrudes on the interior space. The lighting fixture above, is typical of those found on other buildings on the site. They are flimsy and do not maintain the scale of decorative elements on the buildings.

Figure 3-3.

Building 3. Detail of north entry stair. Note chiseled surface of center treads. This is probably an original treatment. The square-sectioned hand rail is not original.

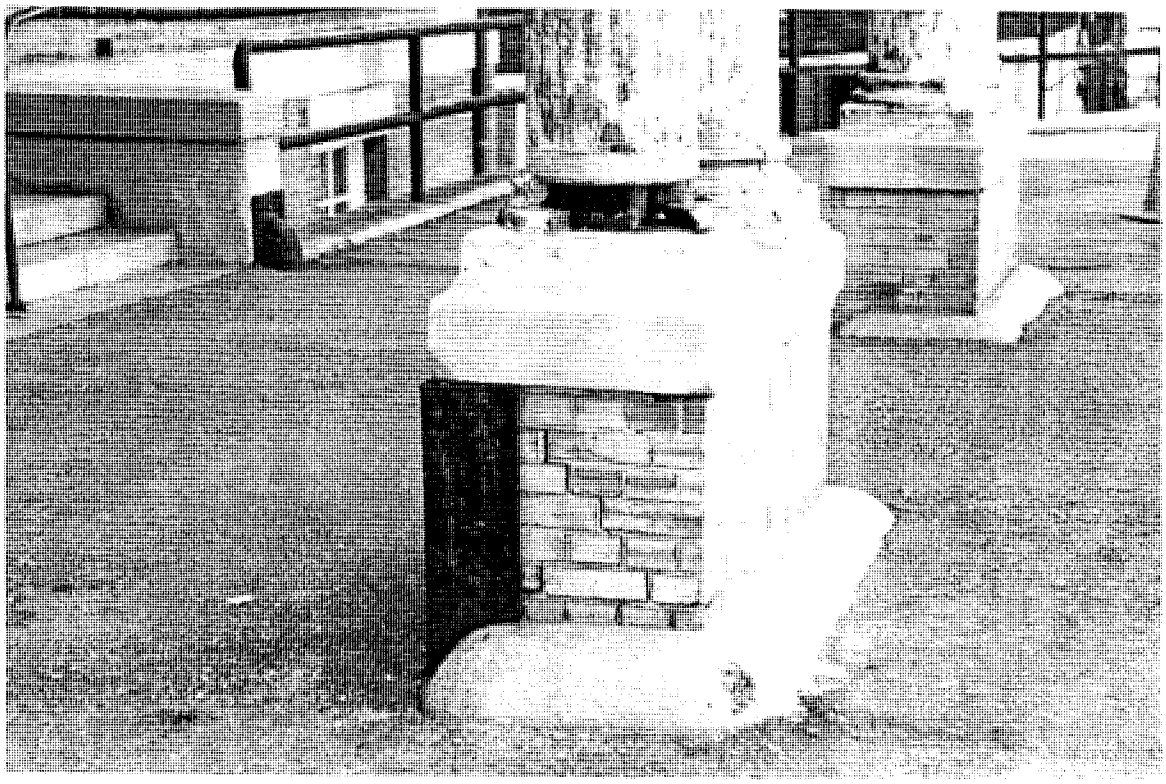


Figure 3-4.

Building 3. Porte cochere, column base detail. Note missing sections of torus and the crack in the brick base.

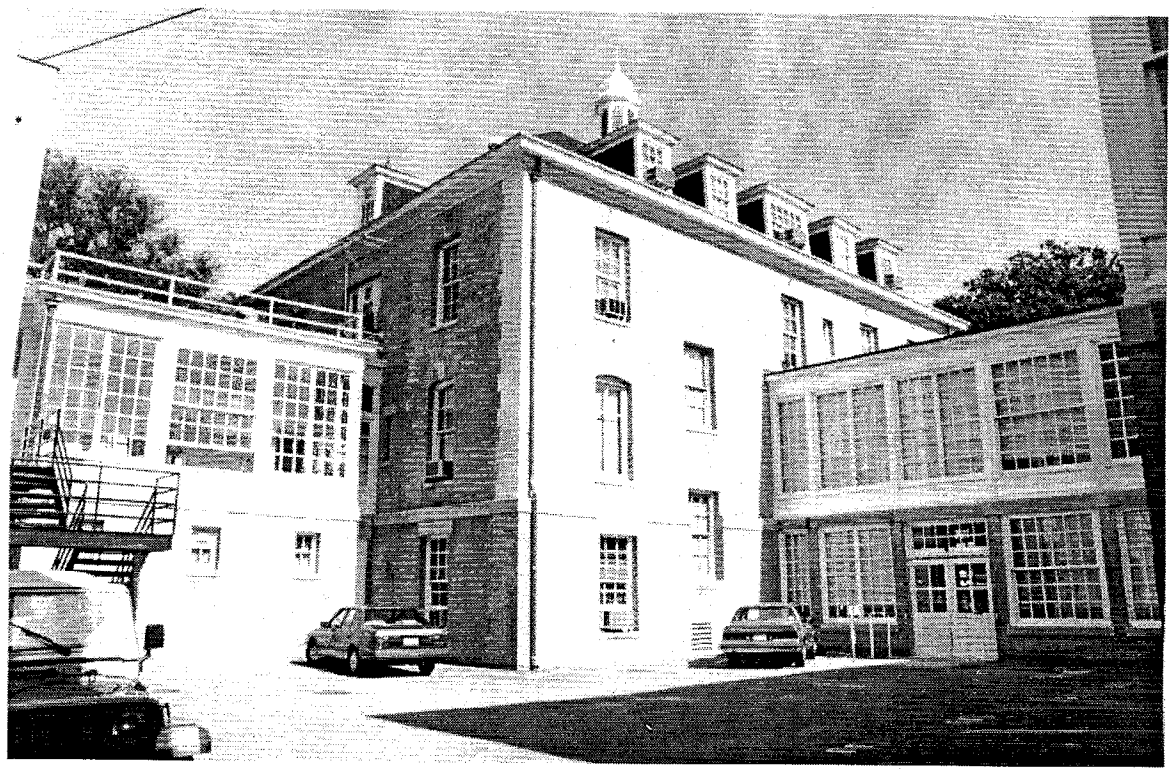


Figure 3-5.

Building 3. View of the south elevation from the west. Note the non-original casement window in the first-floor, first-bay opening, and the vent at grade in the second bay. The doors in the solarium corridor (at right) match historic doors, but have been fitted with automatic openers. The spaces between building sections are all paved and used for parking.

Figure 3-6.

Building 3. View of the south elevation from the east. Note the fire escapes over the solarium corridor. Cross bracing supports the fire escape leading from the second to the third floor.

Figure 3-7.

Building 3. View of the west elevation of the northwest pavilion. Note the small brick structure at the center of the pavilion. This feature is typical of each of the pavilions and appears to have been part of the air-intake for the heating system. The roofs on the air-intakes are all metal, but the original roofing material is not known. The small brick building in the foreground houses electric transformers.

Figure 3-8.

Building 3. View from the east. The electric transformer is obtrusive. Parking takes up the remaining space between the building sections. Note that the skylight in the roof of the main building is an original feature, the ventilator is a later alteration.

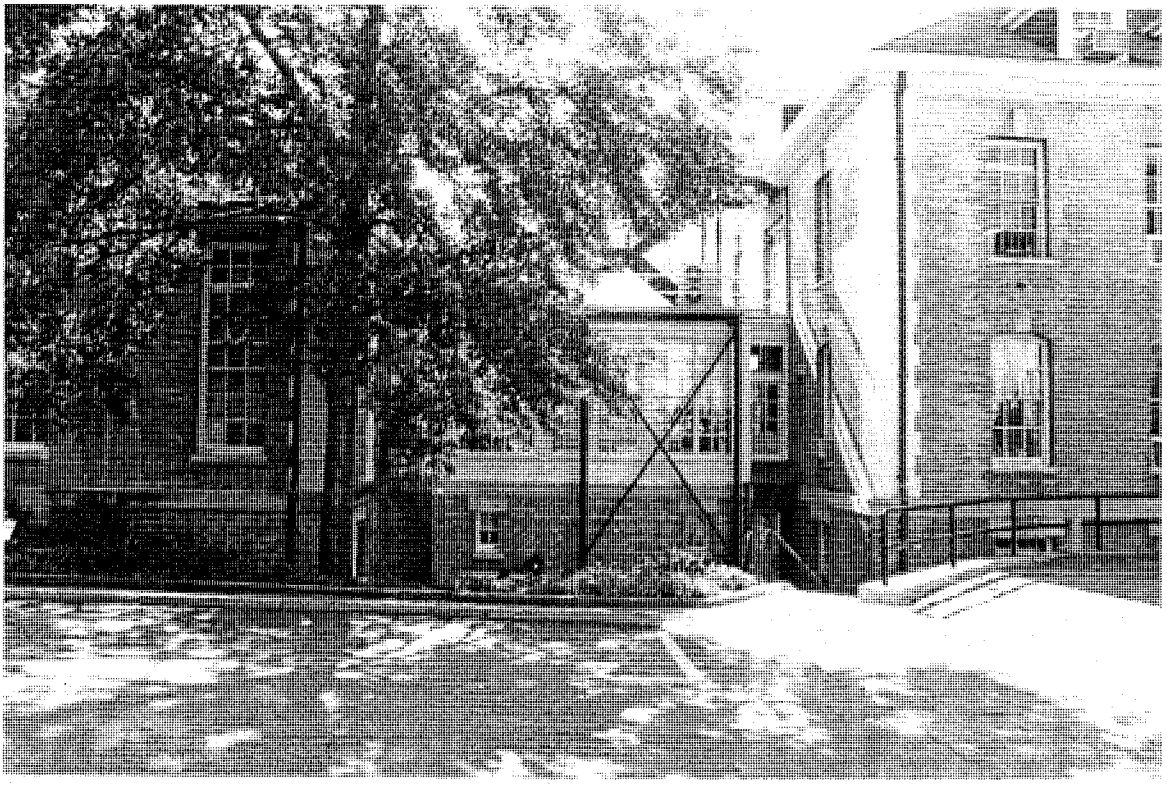


Figure 3-9.

Building 3. The junctures of the corridor to the hospital building and the pavilion at each end are recessed from the plane of the corridor facade. This condition exists on both the north and south facades of the north corridors only. The transom area over the recessed section adjacent to the main building is open and appears to have served as a plenum for the original ventilating system.

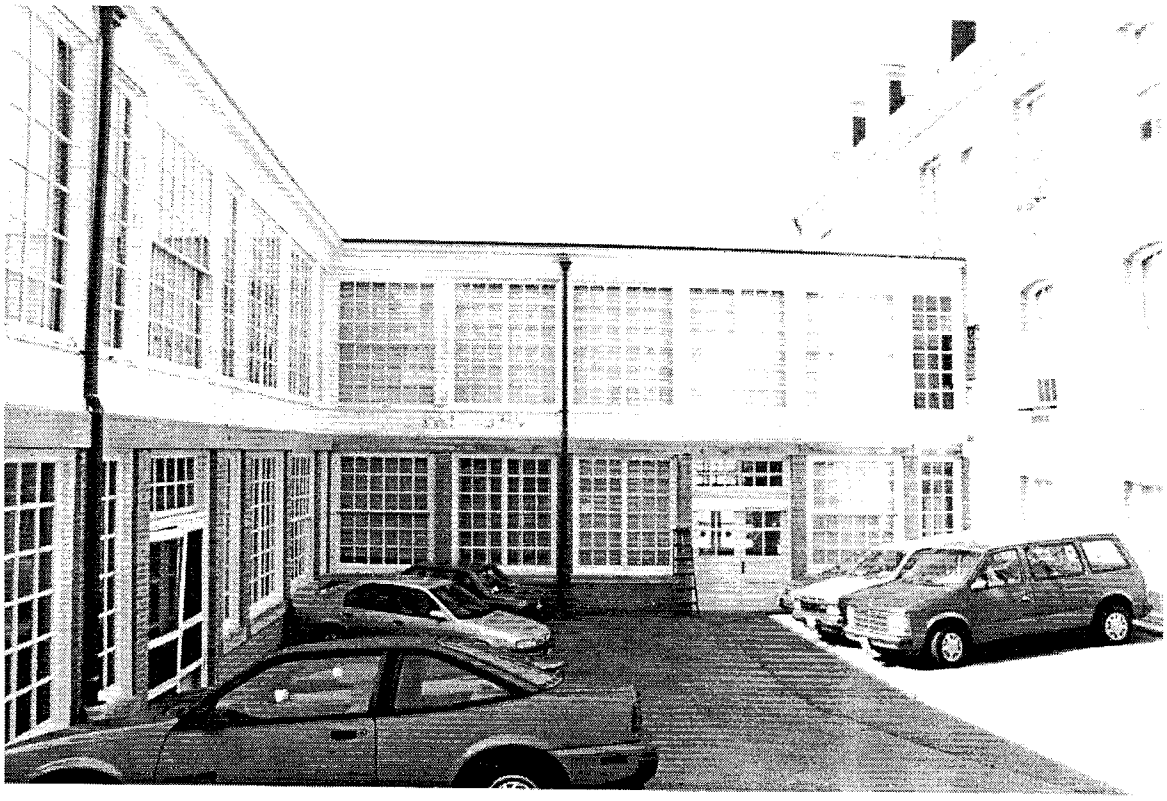


Figure 3-10.

Building 3. East side of solarium corridor connecting Buildings 3 and 4. Note peeling paint on wood elements. The entry doors in the solarium corridors match the historic condition, and they have been fitted with panic hardware.

Figure 3-11.

Building 3. Most of the windows are the original six-over-six double hung sash and frames. Note failing paint and glazing putty. Note also heavily soiled brick and mortar loss under window. Copper vent (above keystone) is a typical facade feature having to do with the original ventilating system.

Figure 3-12.

Building 3. Detail of copper vent. These vents are related to the original ventilating system. They are significant elements of the facade reflecting the original hospital use of the building.

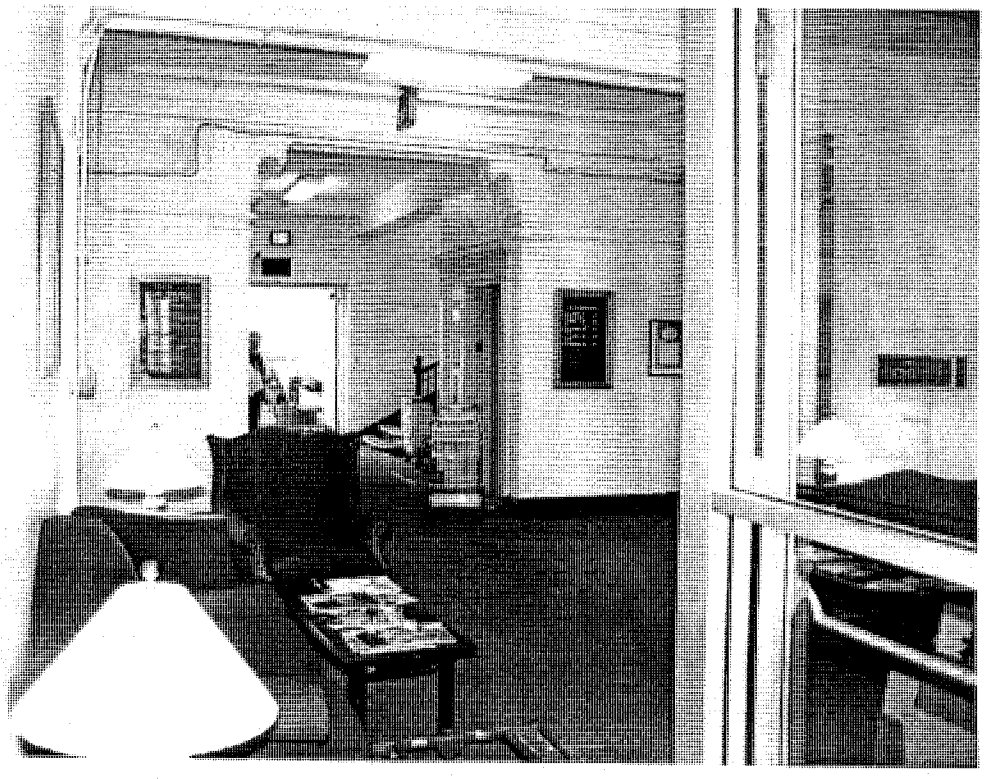


Figure 3-13.

Building 3. View of the entry lobby. A reconfiguration of the ceiling molding on the west side indicates that this partition has been altered. Note how the glass and aluminum entry vestibule protrudes into the space. Conduit and fluorescent lights detract from the quality of the space. Brackets at the ceiling level are original features. This space was originally painted a terra cotta color with white ceiling trim.

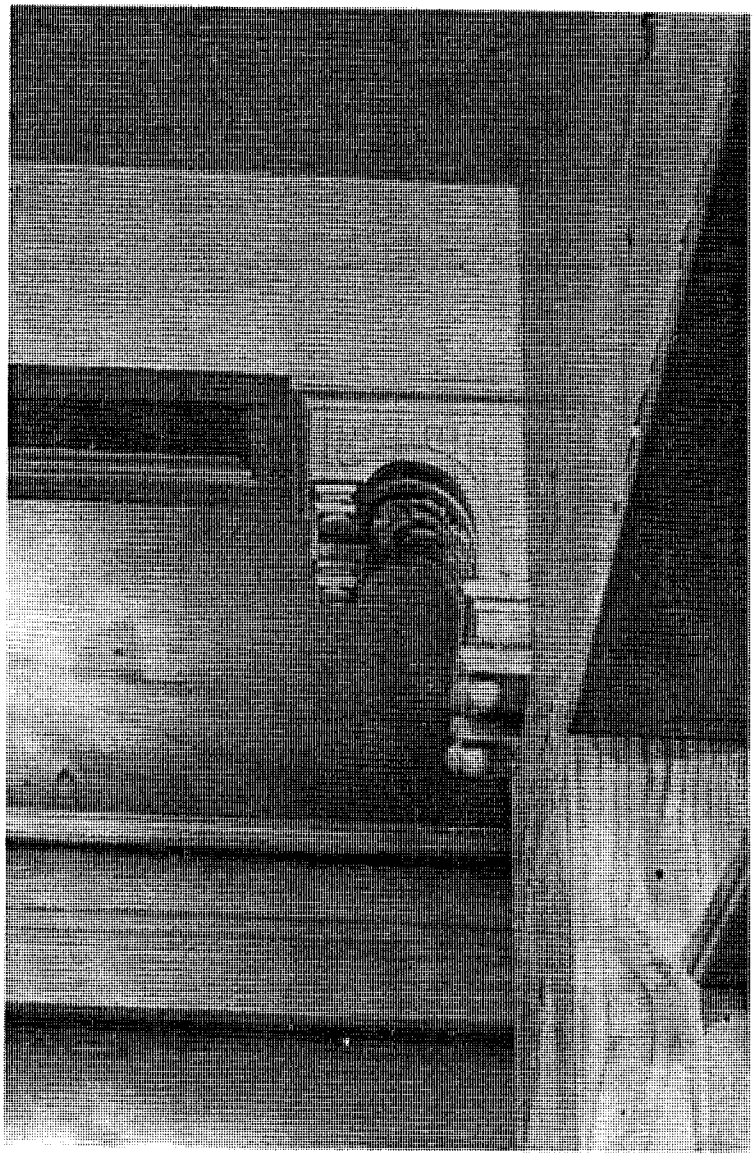


Figure 3-13a

Building 3. Plaster bracket detail.

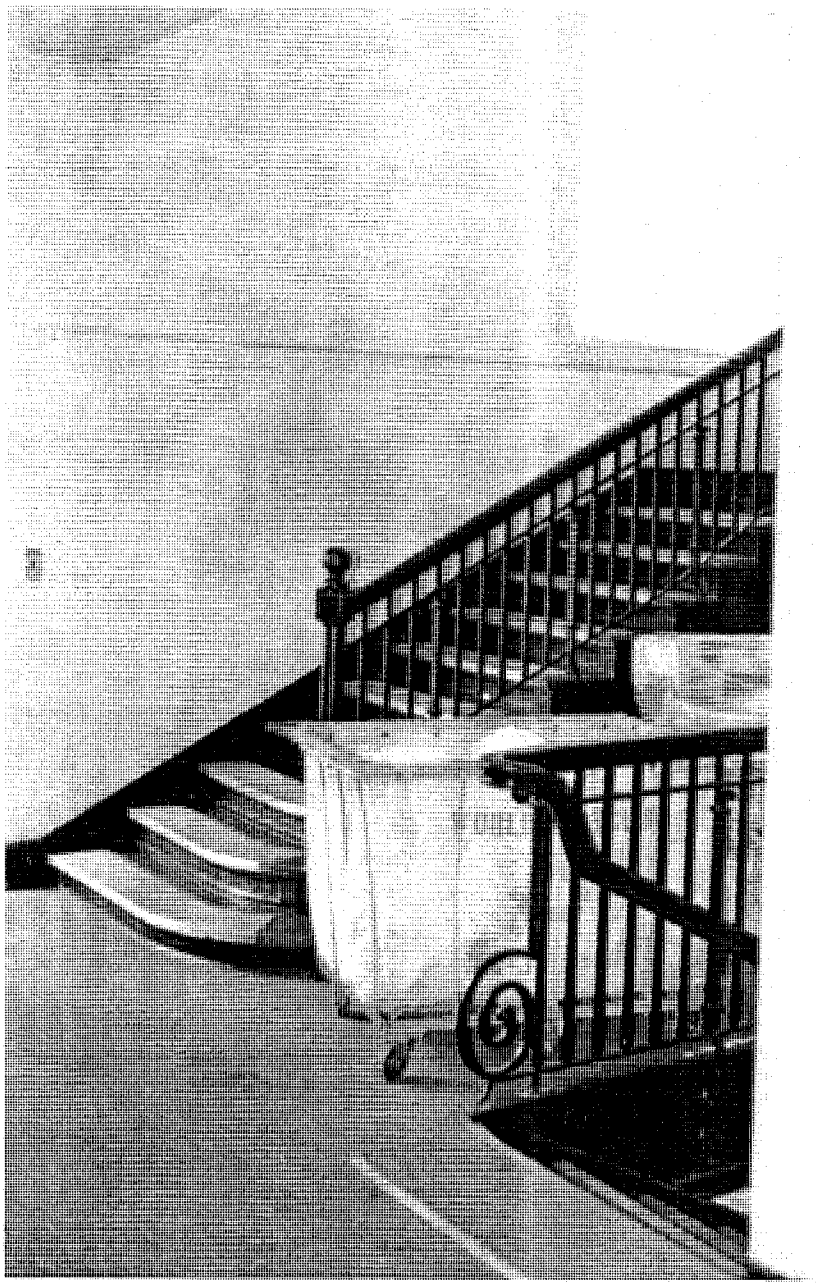


Figure 3-14.

Building 3. View of iron stair. The stair is intact and in good condition. It is an important, character-defining feature of the building. Its original finish was a glossy black paint with a varnish finish on the oak handrail. The window and frame were also varnished.

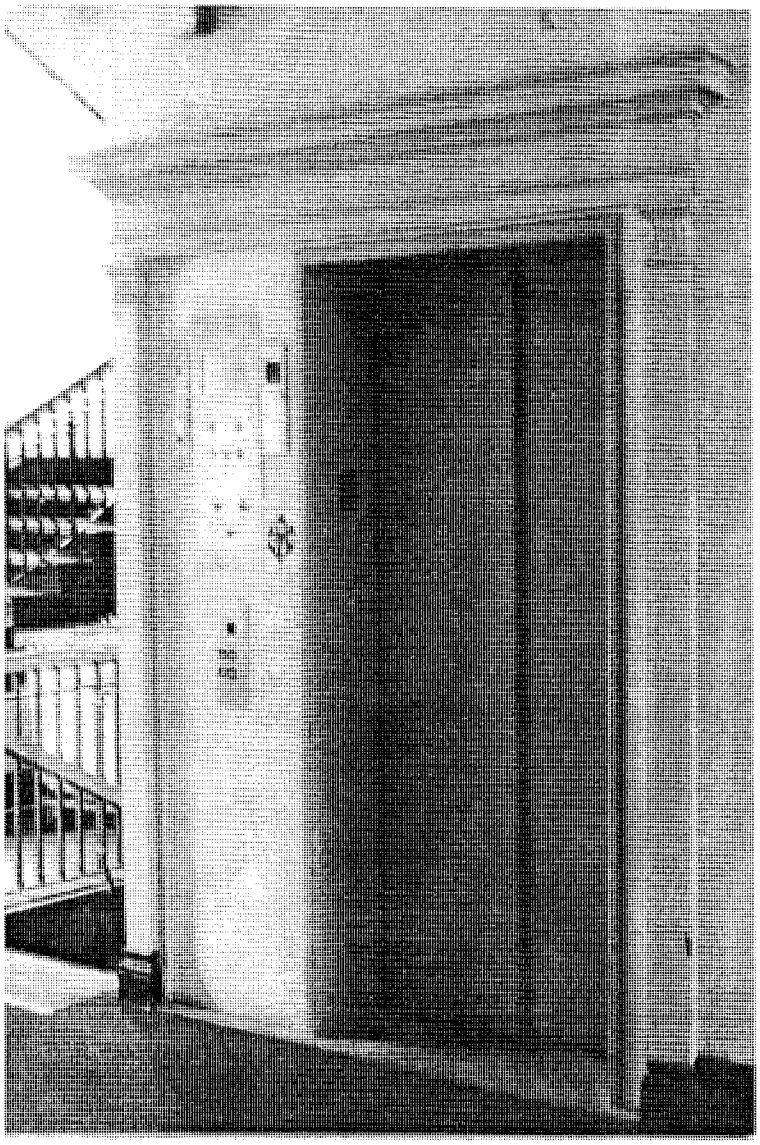


Figure 3-14a

Building 3. Elevator detail. The original iron doors were replaced. The new stock doors do not fill the opening defined by the pilasters; this detracts from the architectural quality of this feature and of the stair hall. The iron pilasters and entablature were originally painted a glossy black.

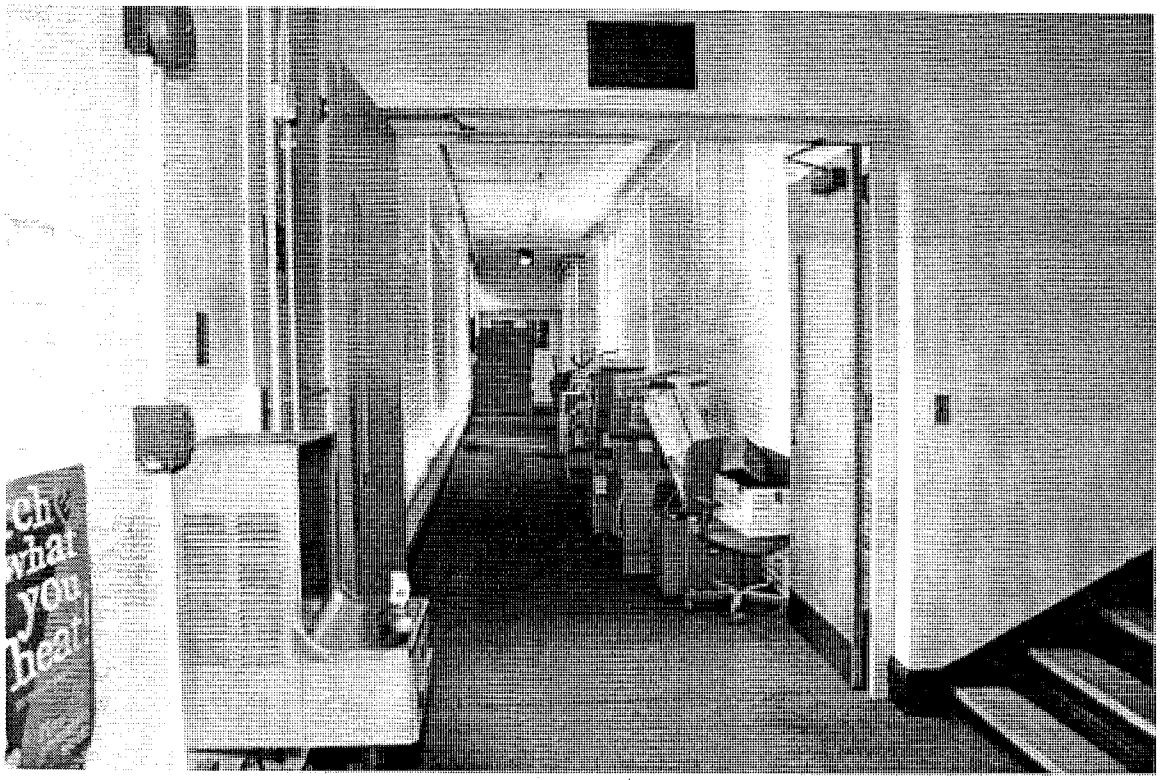


Figure 3-15.

Building 3. View of solarium corridor connecting Building 3 to Building 4. The flush wood doors are not original. They detract from the architectural character of the space. The heavy use of all of the solarium corridors for storage detracts from the appearance and poses a hazard for the occupants.

Figure 3-16.

Building 3. View of first-floor east corridor looking west. Doors and door frames are original on this side of the corridor. They were originally varnished. The west corridor has a combination of original and non-original openings and doors.

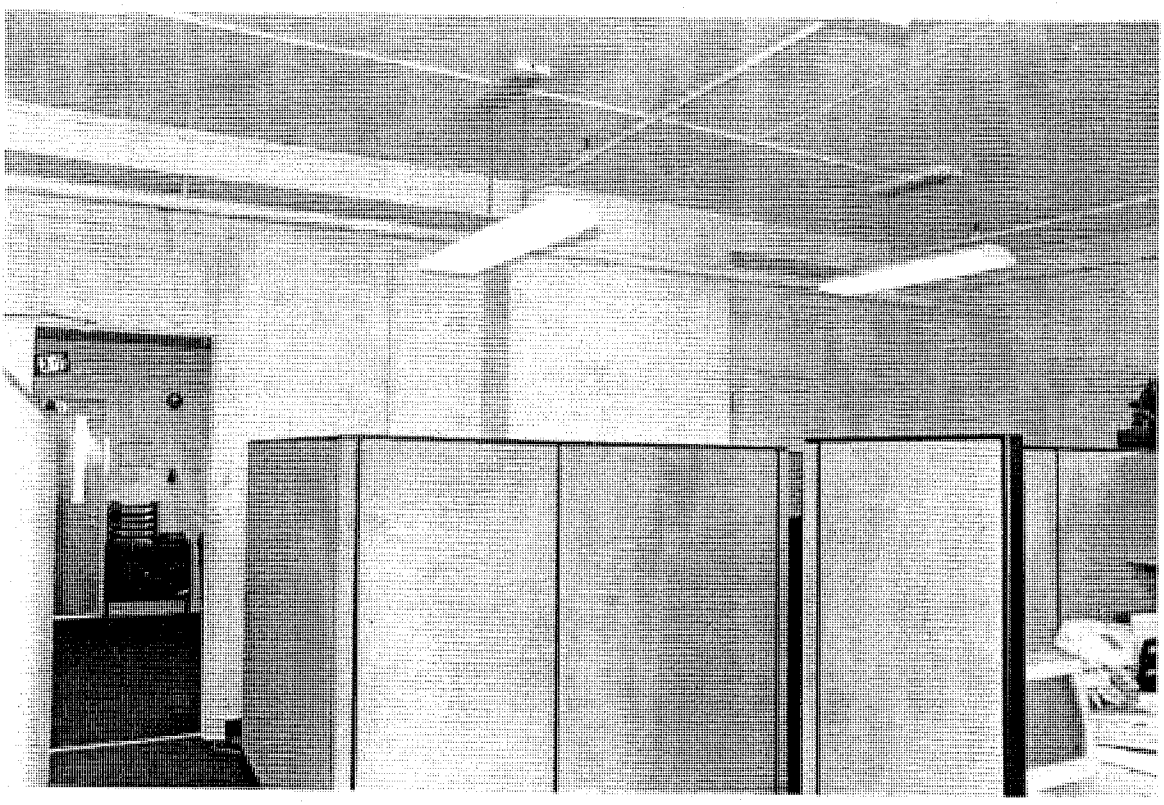


Figure 3-17.

Building 3. View of Room 3207. The condition of this office space is typical of spaces throughout the building. This room was created by combining two smaller room. The doors are five-panel doors, similar to those found throughout the site. They are original, or early replacement doors. Door and window frames are flat with no moldings.

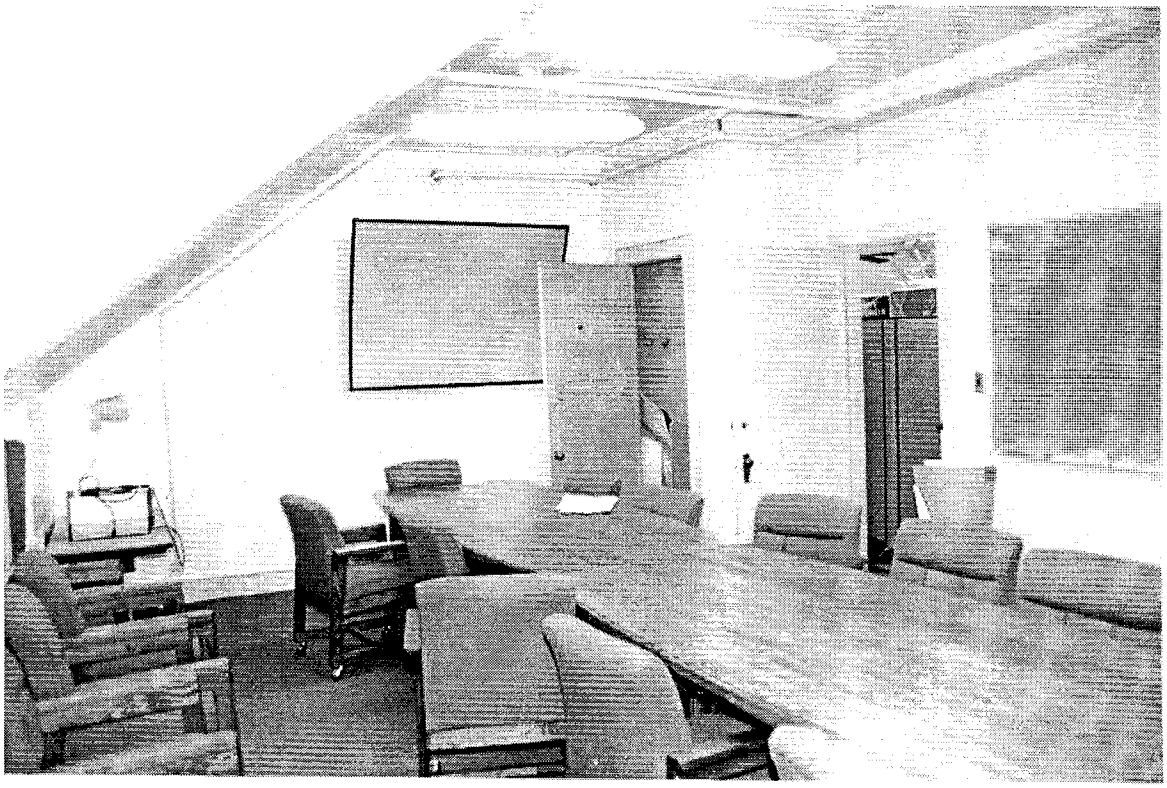


Figure 3-18.

Building 3. View of Room 3304. Flush-panel wood doors on this floor are original, or are early replacements. They are similar to doors in the Operating Room in Building 4.

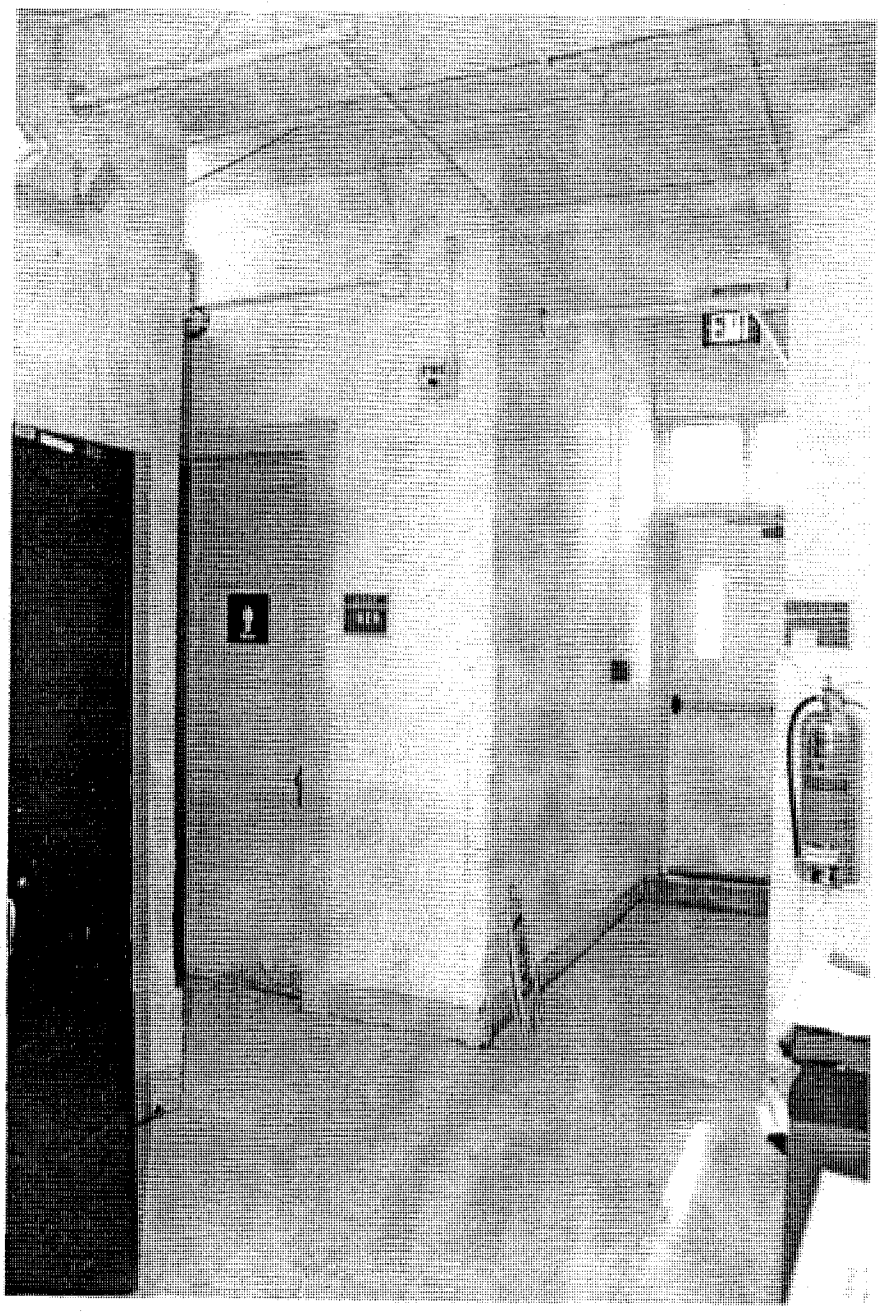


Figure 3-19.

Building 3. Third-floor corridor looking east. The third-floor plan has been altered by the rehabilitation of original baths to create toilets and to create the fire escape exit. The toilets are an early change (probably while the hospital was still in operation); the exit is a recent alteration.

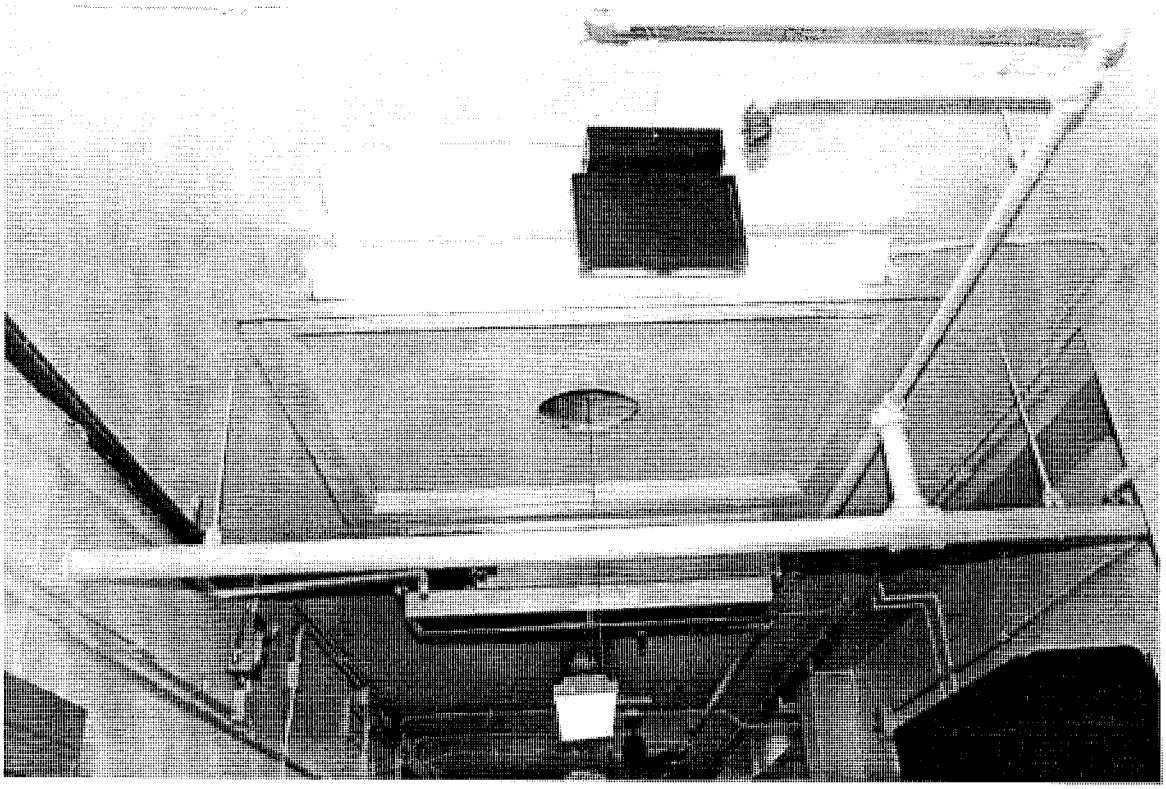


Figure 3-20.

Building 3. Third-floor ceiling showing the frame of the original skylight. Infill and ventilator are later installations (See also Figure 3-39). The acoustic tile ceiling is a later alteration.

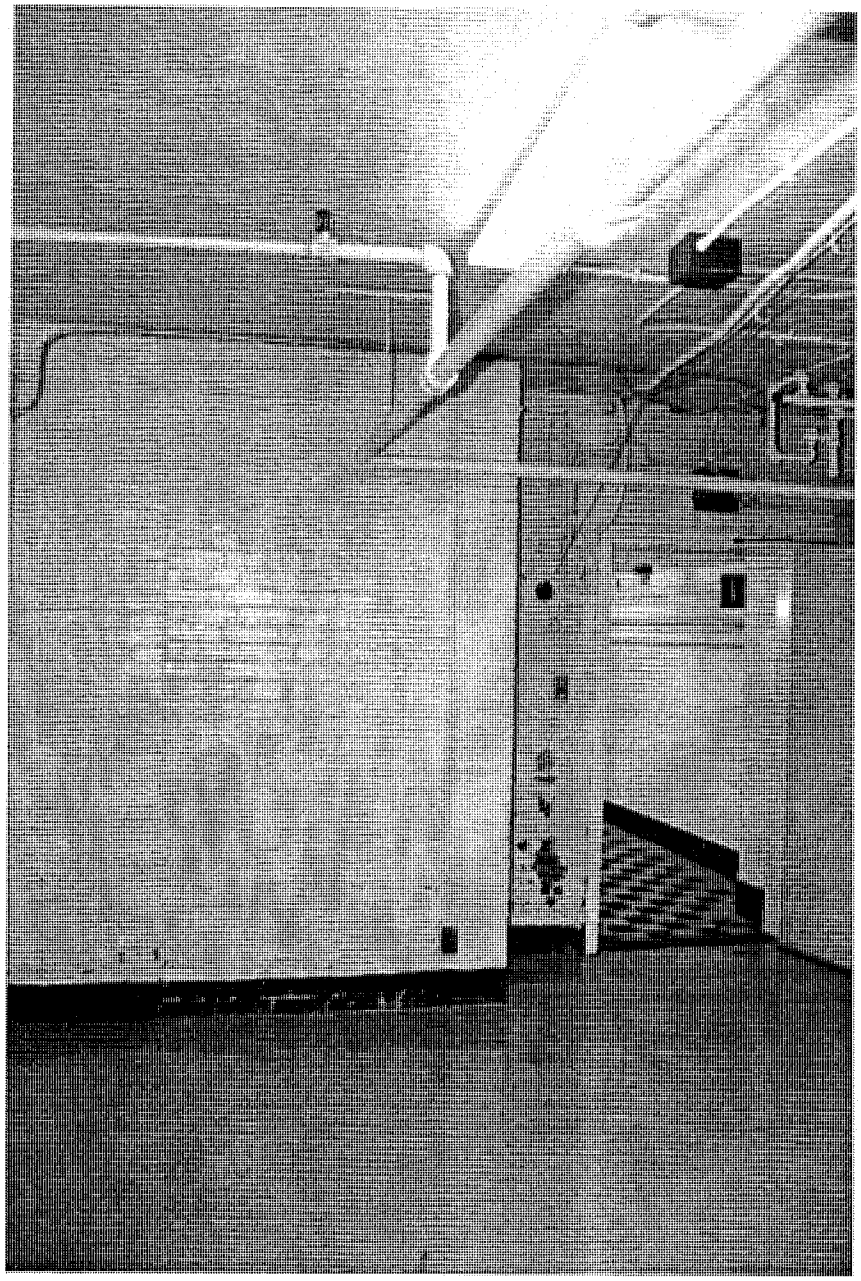


Figure 3-21.

Building 3. Basement. View of solarium corridor looking into the tunnel connecting Building 3 to Building 5. Note ghost of former door in brick wall.

Figure 3-22.

Building 3. View of basement looking east from central section into corridor under solarium

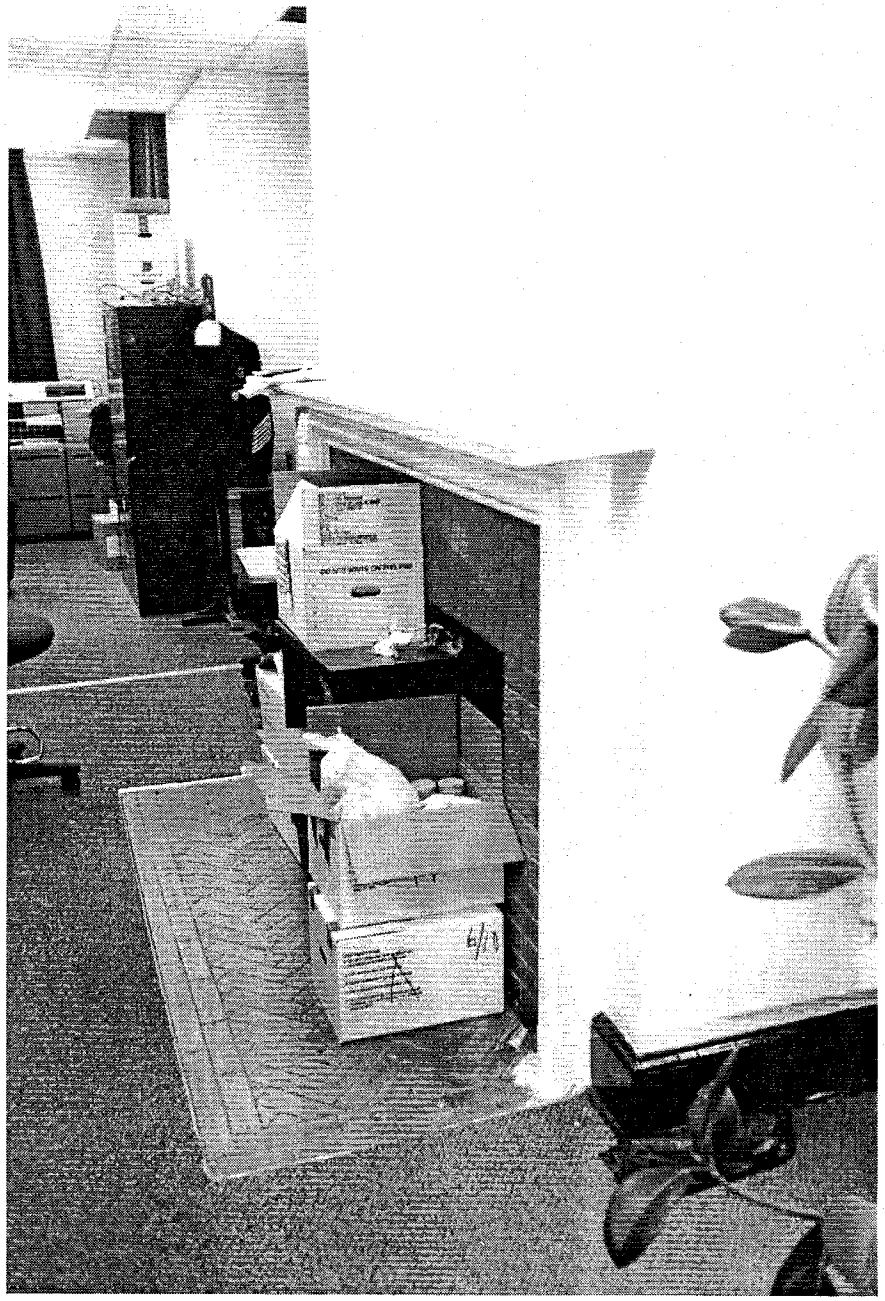


Figure 3-23.

Building 3. Northwest pavilion. Fire place detail. All of the ward pavilions were fitted with fireplaces originally. This is the only one remaining in its original configuration. Others have been covered partially or completely with gypsum board. This pavilion is an open space, which has been subdivided by partial-height office partitions. The suspended ceilings are highly obtrusive, cutting the space nearly in half. (See Figures 4-16 and 4-17 for the similar treatment in the southwest pavilion.) Soffits are less than two feet from the windows.

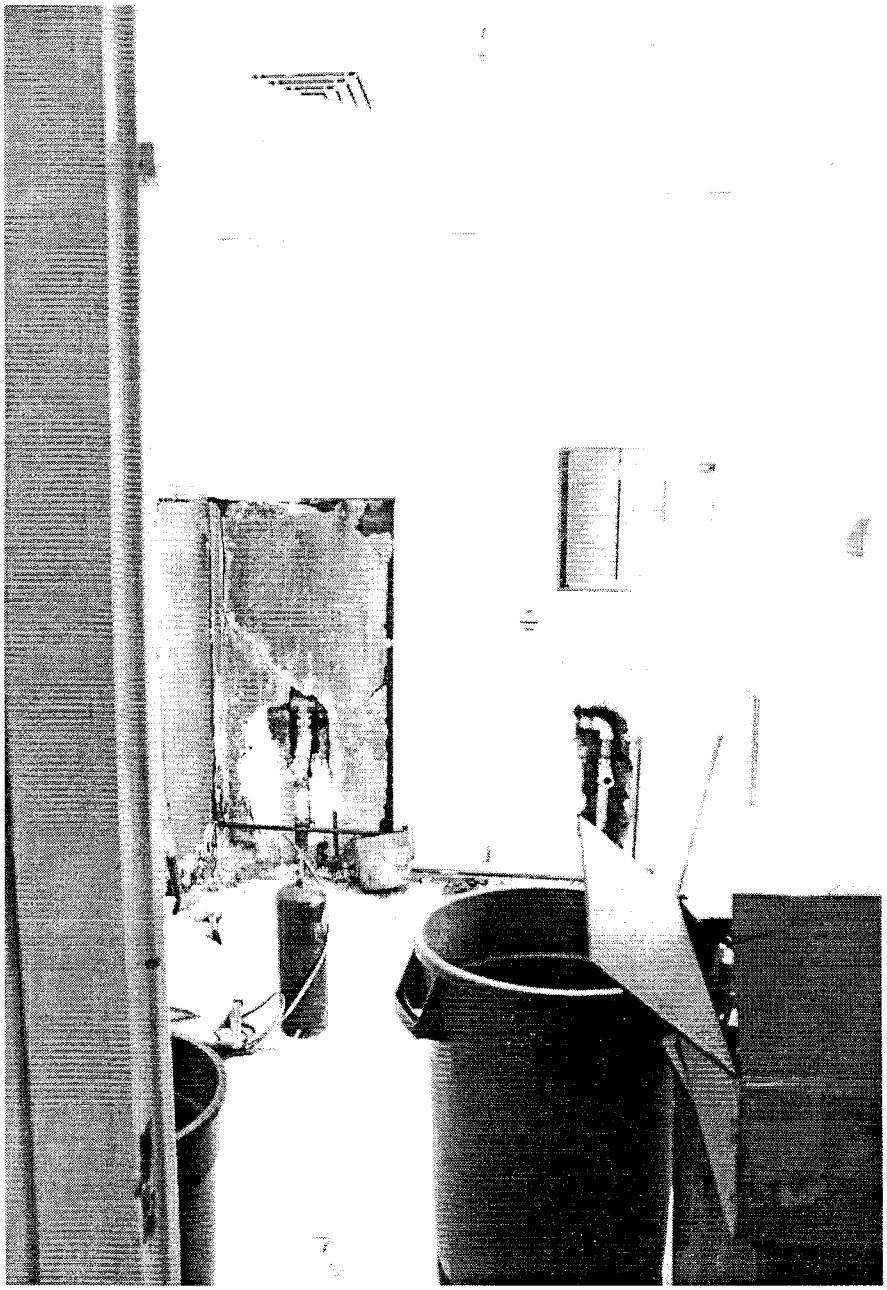


Figure 3-24.

Building 3. Bathroom in northwest pavilion. This rehabilitation was being undertaken in the Autumn of 1995.

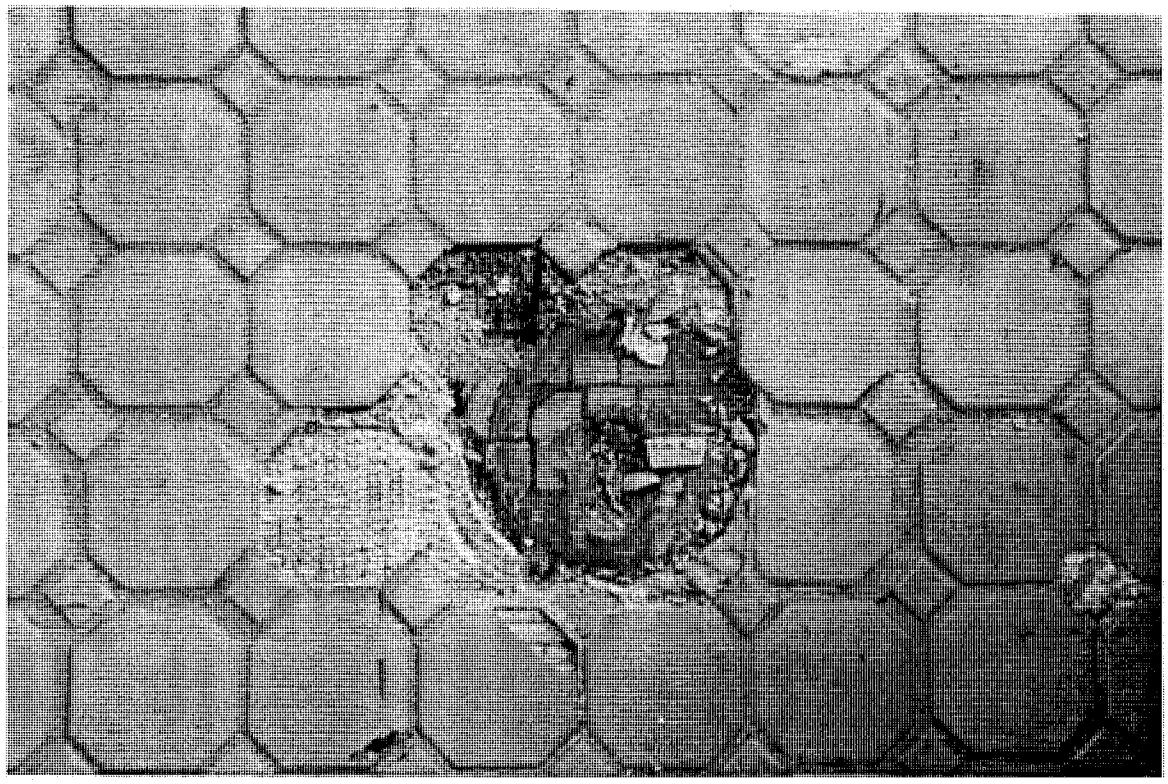


Figure 3-25.

Building 3. Detail of bathroom floor showing original mosaic tile under non-original ceramic tile.

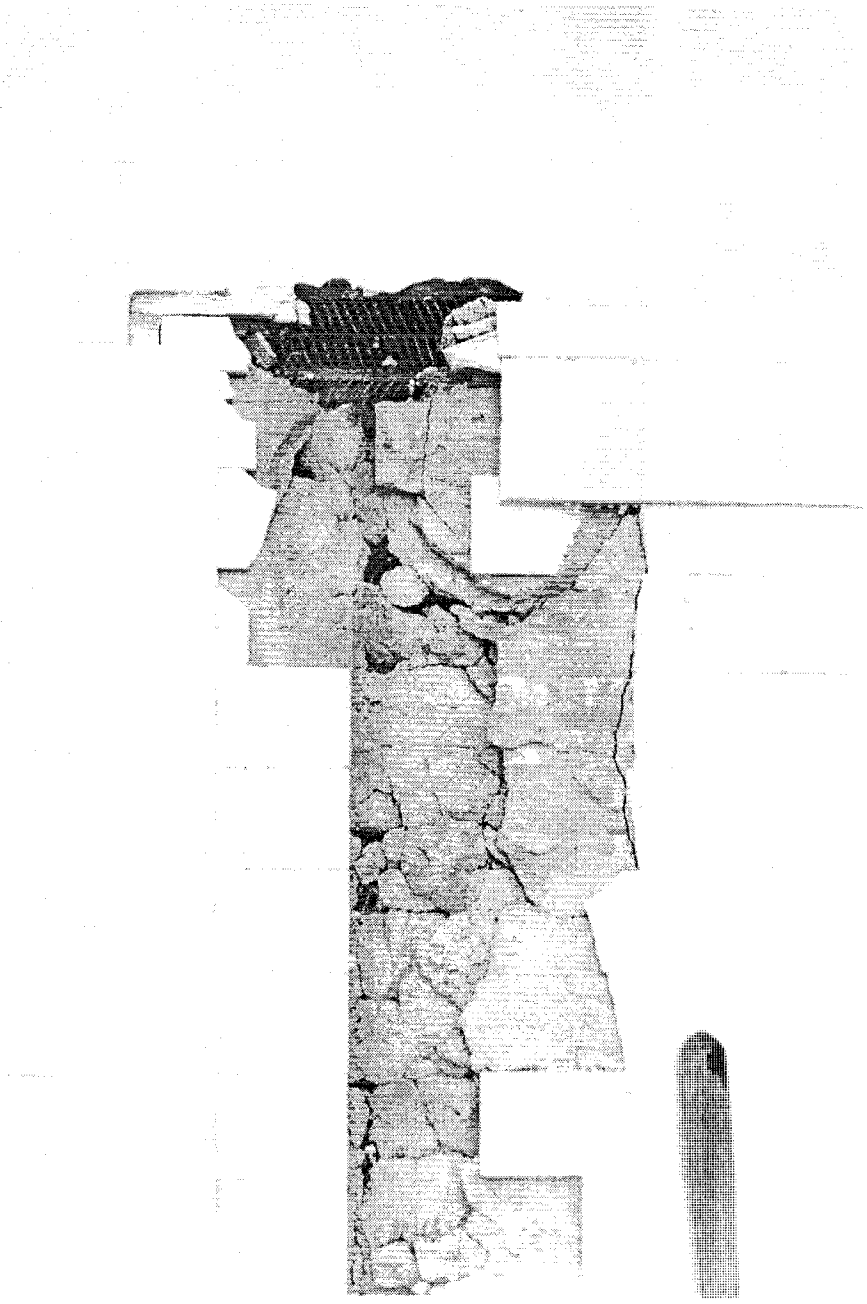


Figure 3-26.

Building 3. Detail of bathroom wall showing original wall construction with plaster and metal lath with original white ceramic tiles under non-original square tiles.

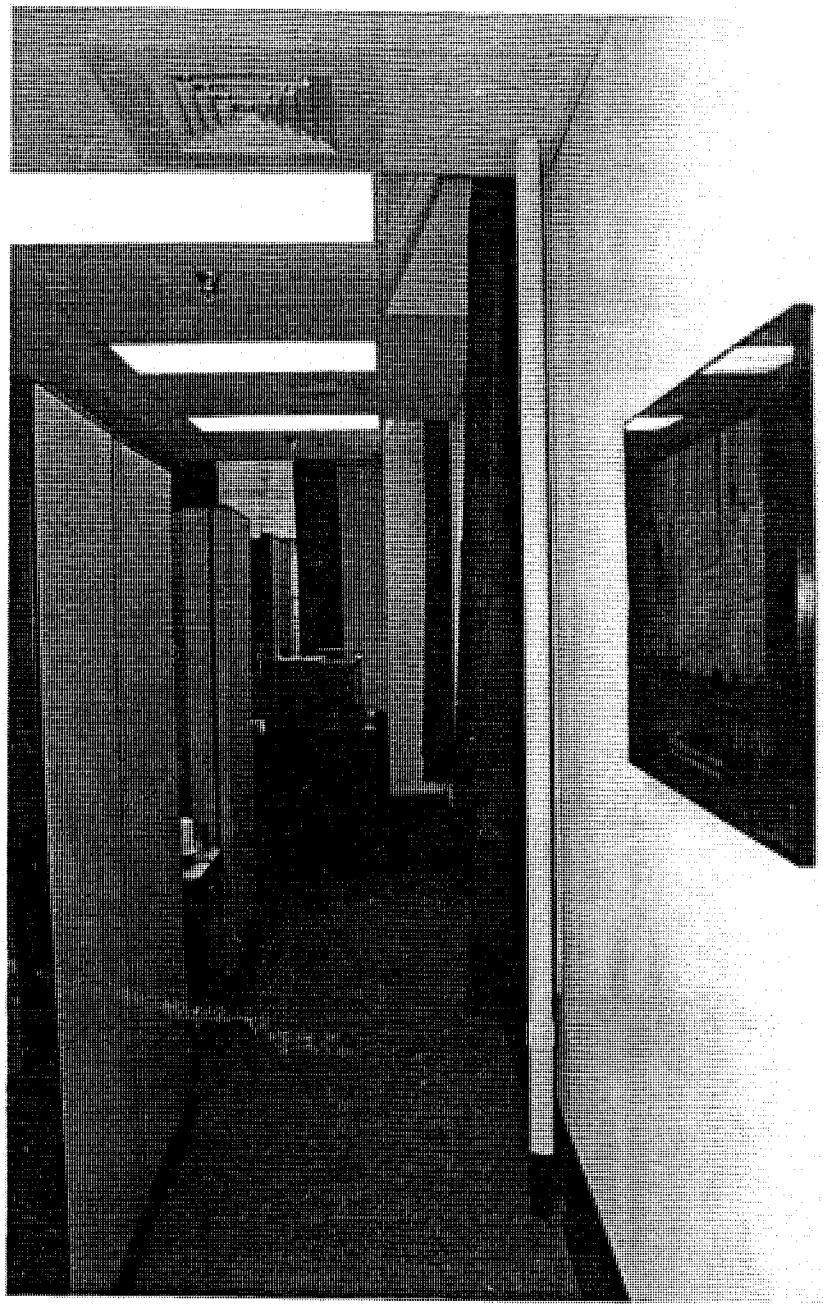


Figure 3-27.

Building 3. Northeast pavilion. Like the other pavilions, this room and its windows are severely impacted by the suspended ceilings. They provide virtually no setback from the windows, and cut the space in half. The fire place is blocked in and covered by furniture. It's original appearance was likely to have been identical to that of the other pavilions (See Figure 3-23).

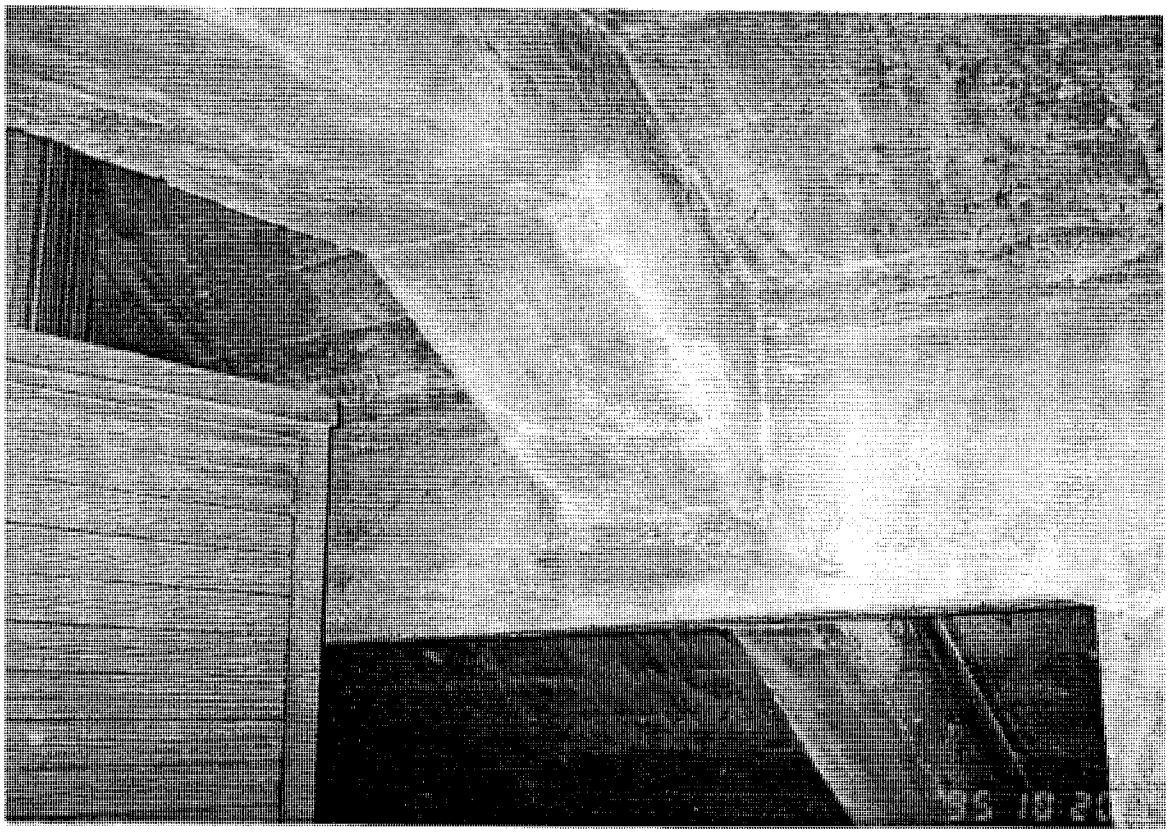


Figure 3-28.

Building 3. Structural system and ventilation system. The entire roof structure is reinforced concrete. Beaded board box at left encloses the ventilator fan in the cupola.

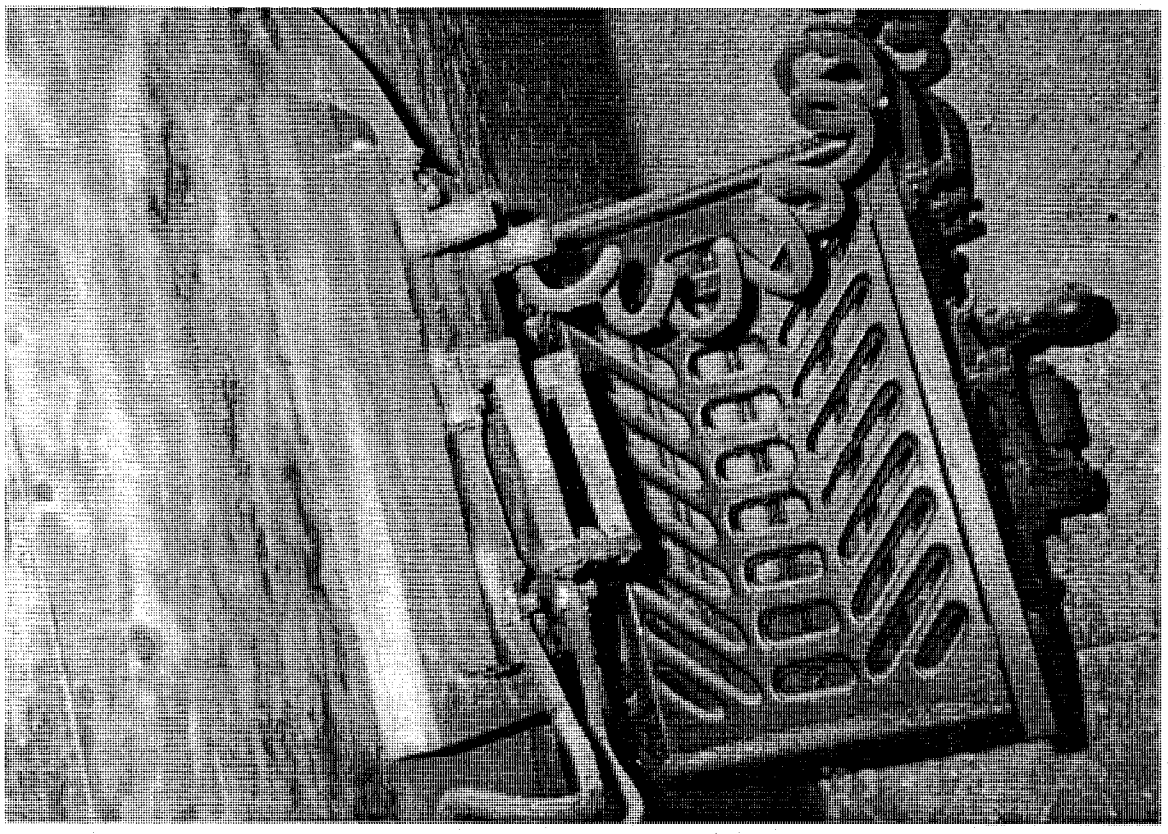


Figure 3-29.

Building 3. Electrical switches for the operation of the ventilator fan above.

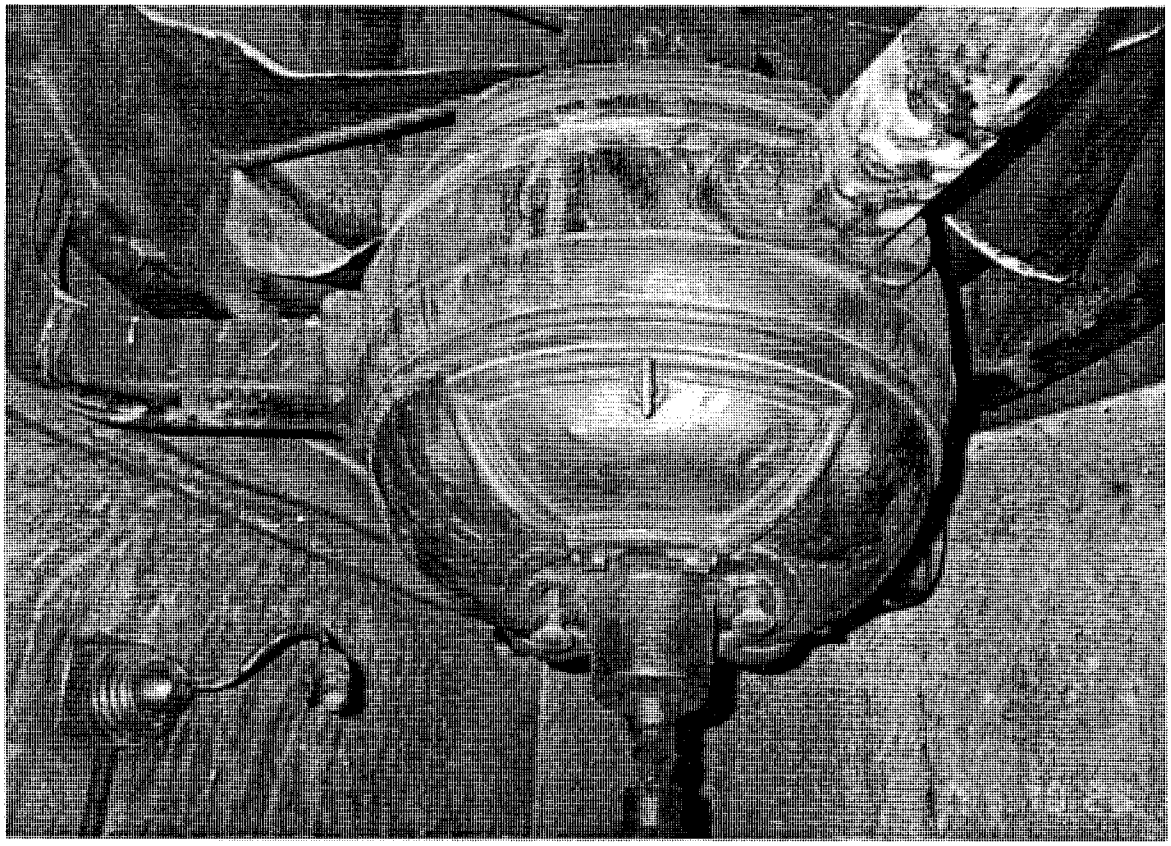


Figure 3-30.

Building 3. Ventilator fan in the roof cupola.

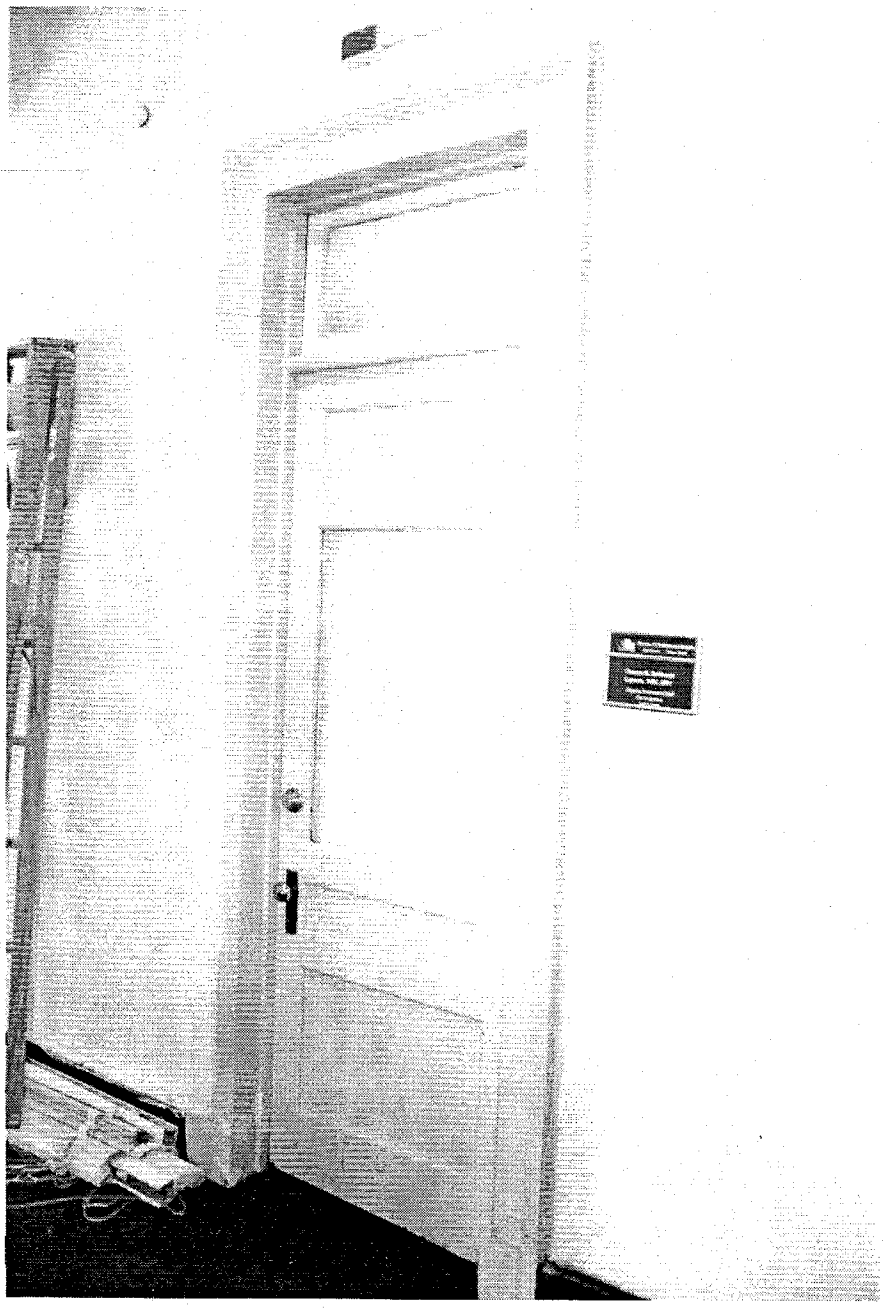


Figure 3-31.

Building 3. Original opening and early door in the east corridor. Unlike the door and window frames in other parts of the building, those on the first floor have raised moldings. The doors and frames in the first-floor corridor were originally varnished. The door has been altered by the addition of a glass panel.

Figure 3-32.

Building 3. This door is located in the west corridor on the first floor. It is a five-panel door with a flat frame, similar to other early doors in the building and on the site. However, this is likely to be an early alteration. Most of the door frames on the first-floor corridor have transoms and a more articulated door frame. The doors also have a different panel configuration The door has been altered by the installation of a glass panel.

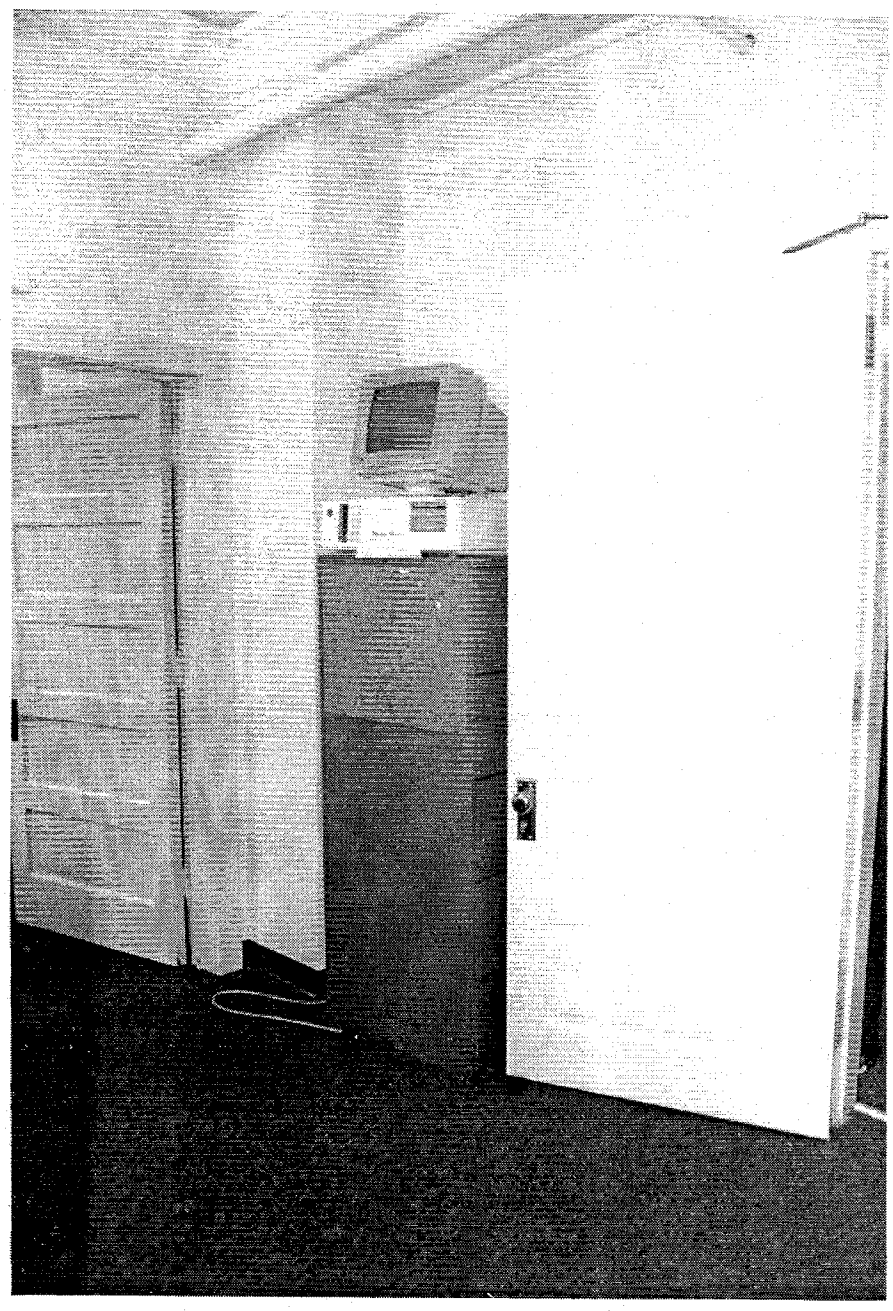


Figure 3-33.

Building 3. Typical doors on the second floor. Note that the door on the left is an original or early five-panel wood door; the one on the right is a recent replication.

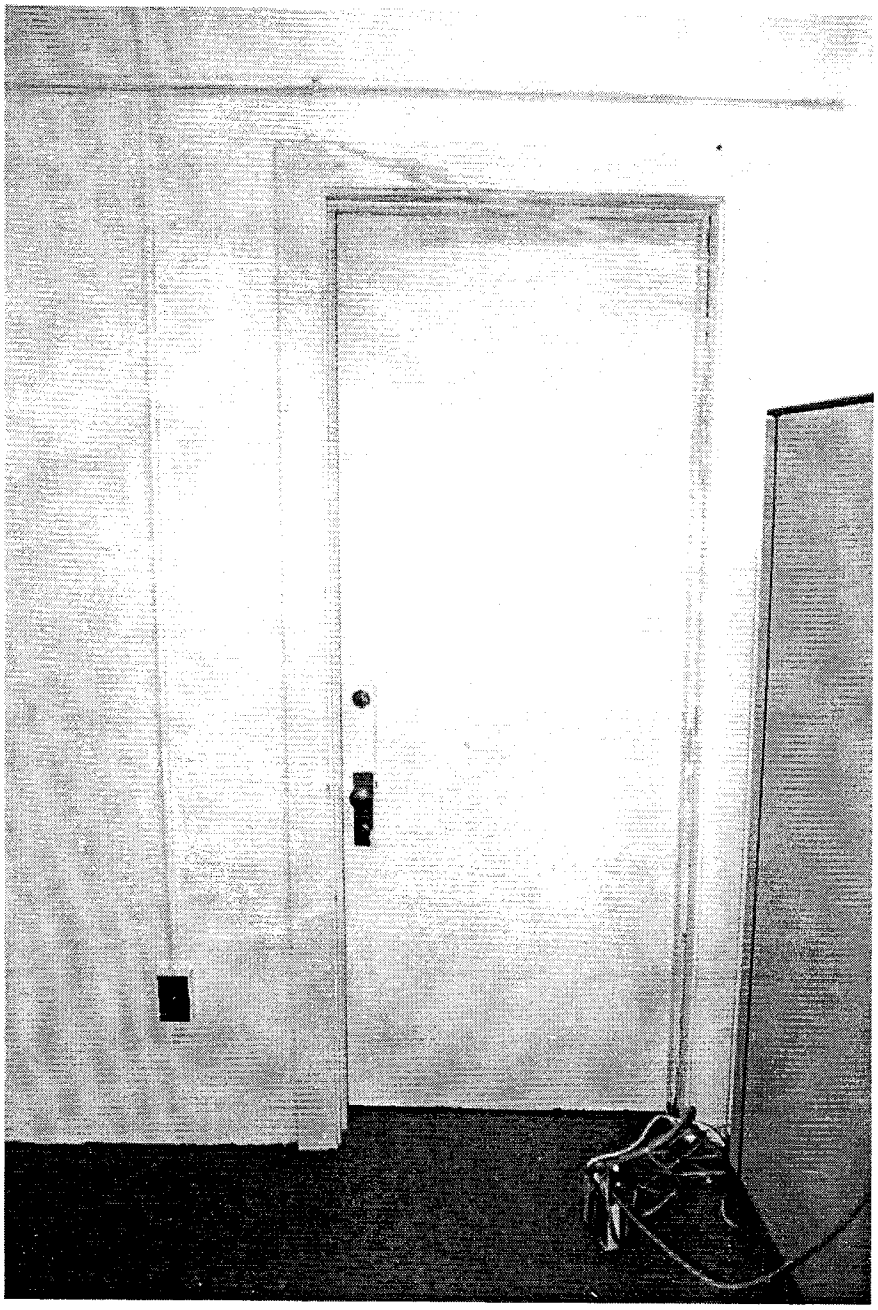


Figure 3-34.

Building 3. Typical flush-panel wood door on the third floor. These doors are either original or are early additions, they are similar to doors found in the Operating Room in Building 4.

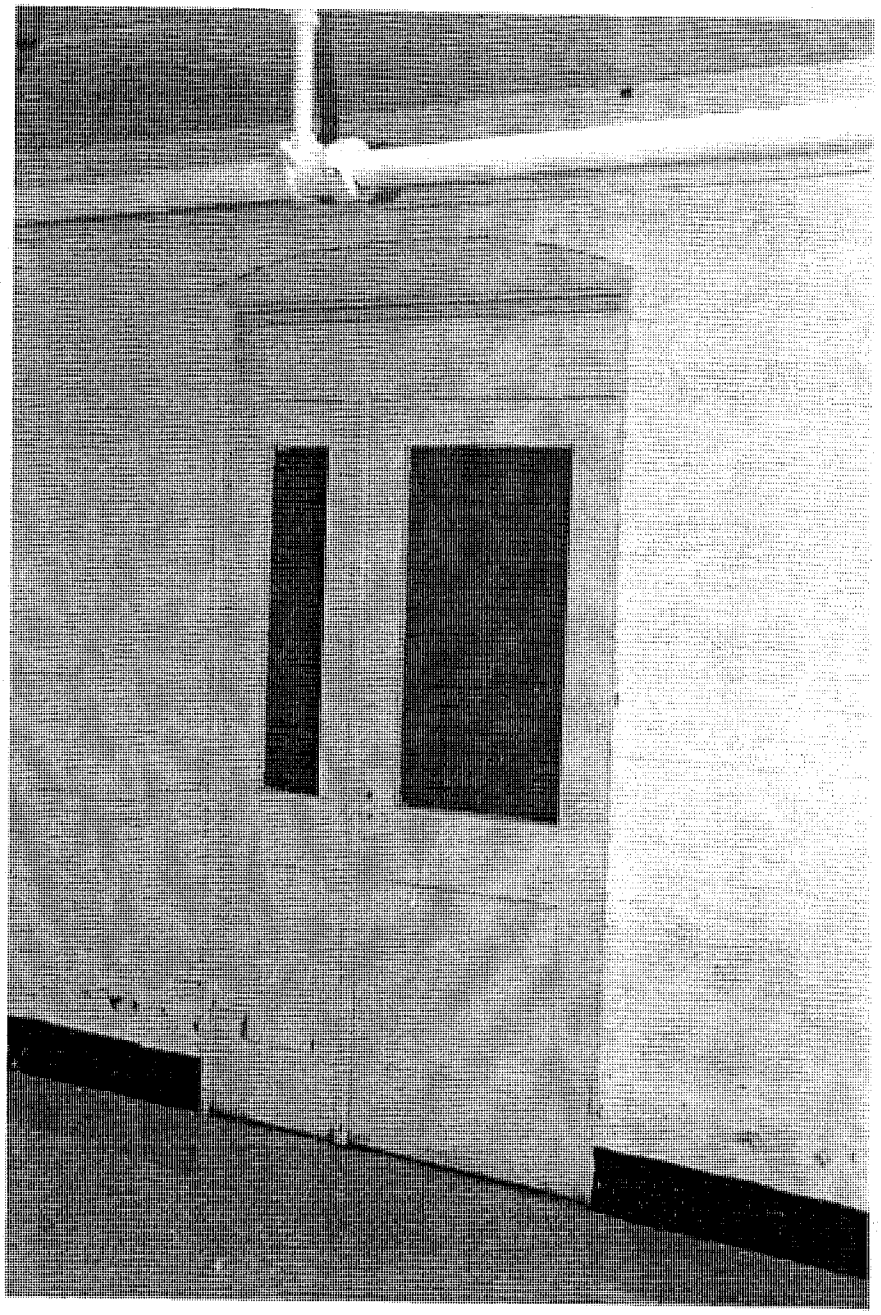


Figure 3-35.

Building 3. Basement door on east corridor. Note that both sections are hinged. The doors are either original or early alterations.

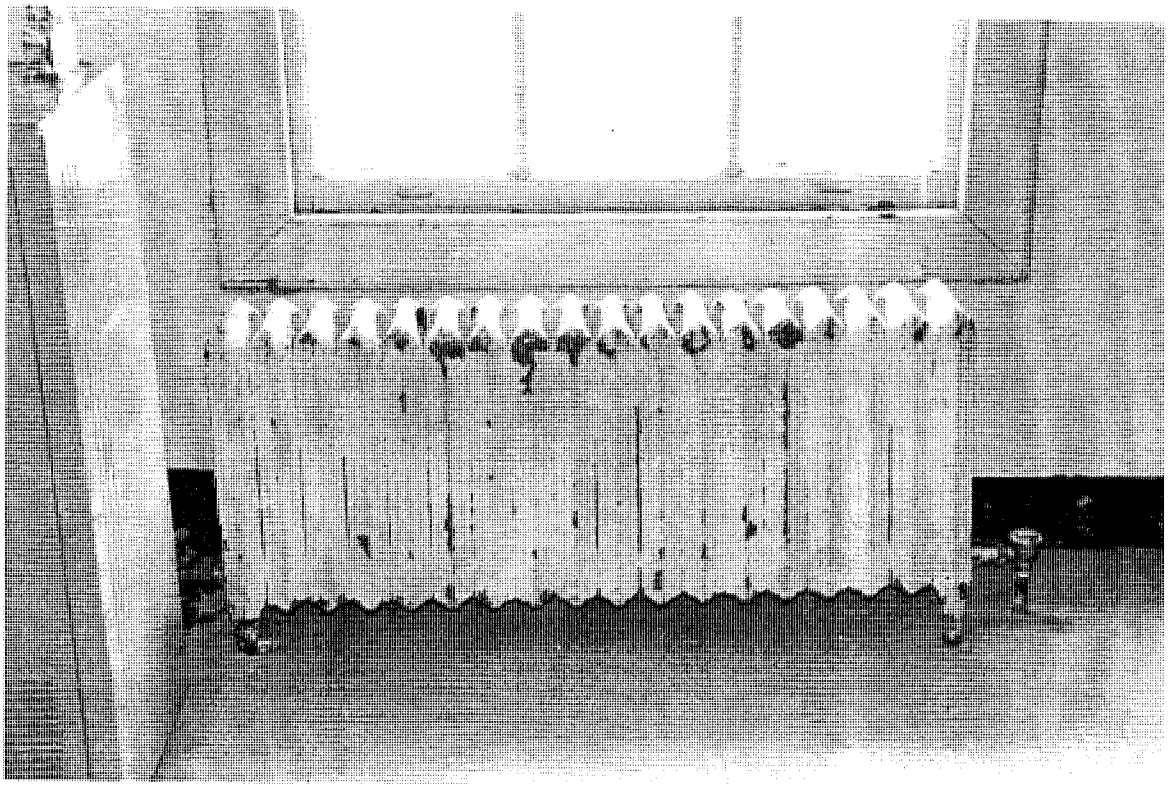


Figure 3-36.

Building 3. Typical cast-iron radiator, which is part of the original heating system.

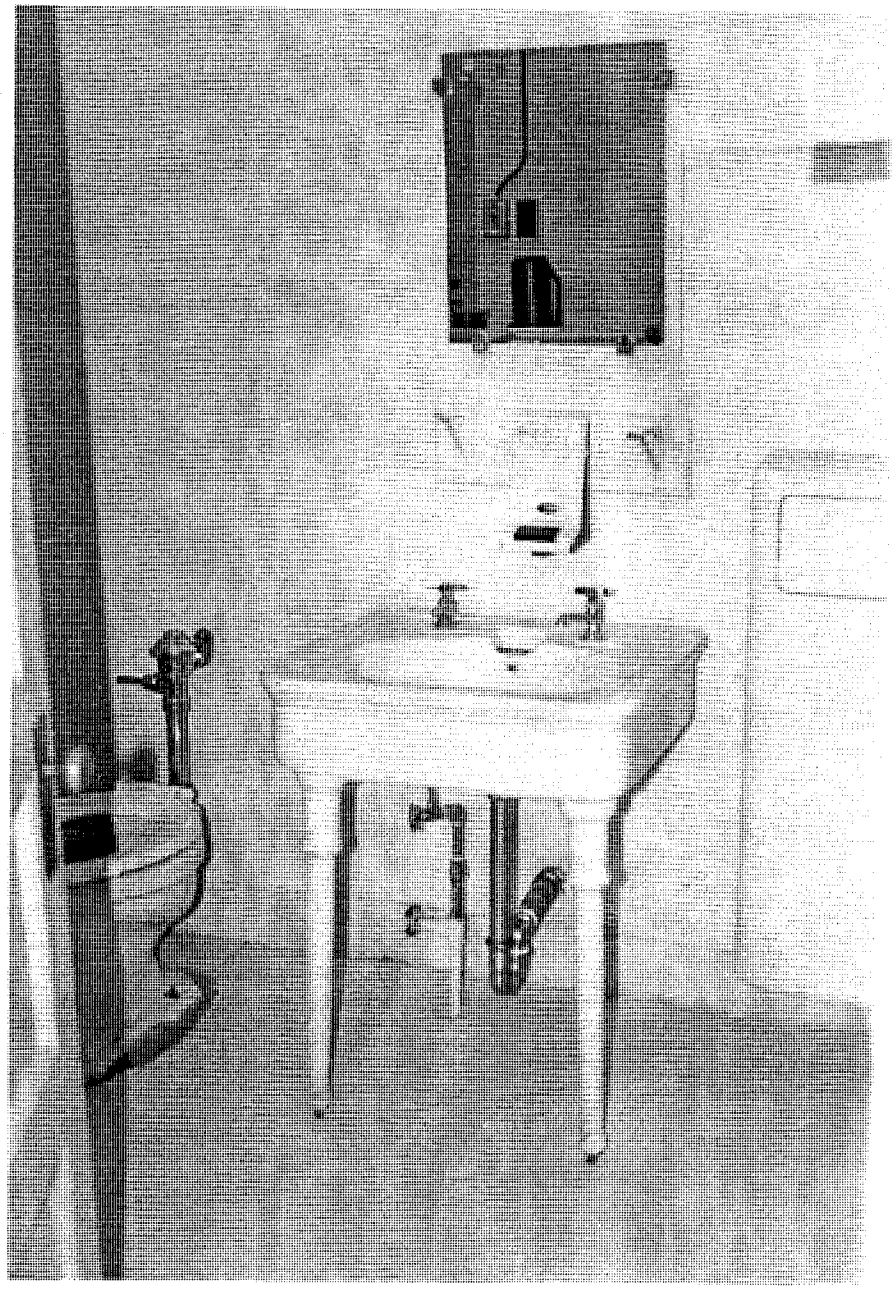


Figure 3-37.

Building 3. Room 3210. This toilet is in an original bathroom location. It has been reconfigured, and the tub removed. The sink is original or an early addition. The finishes are not original.

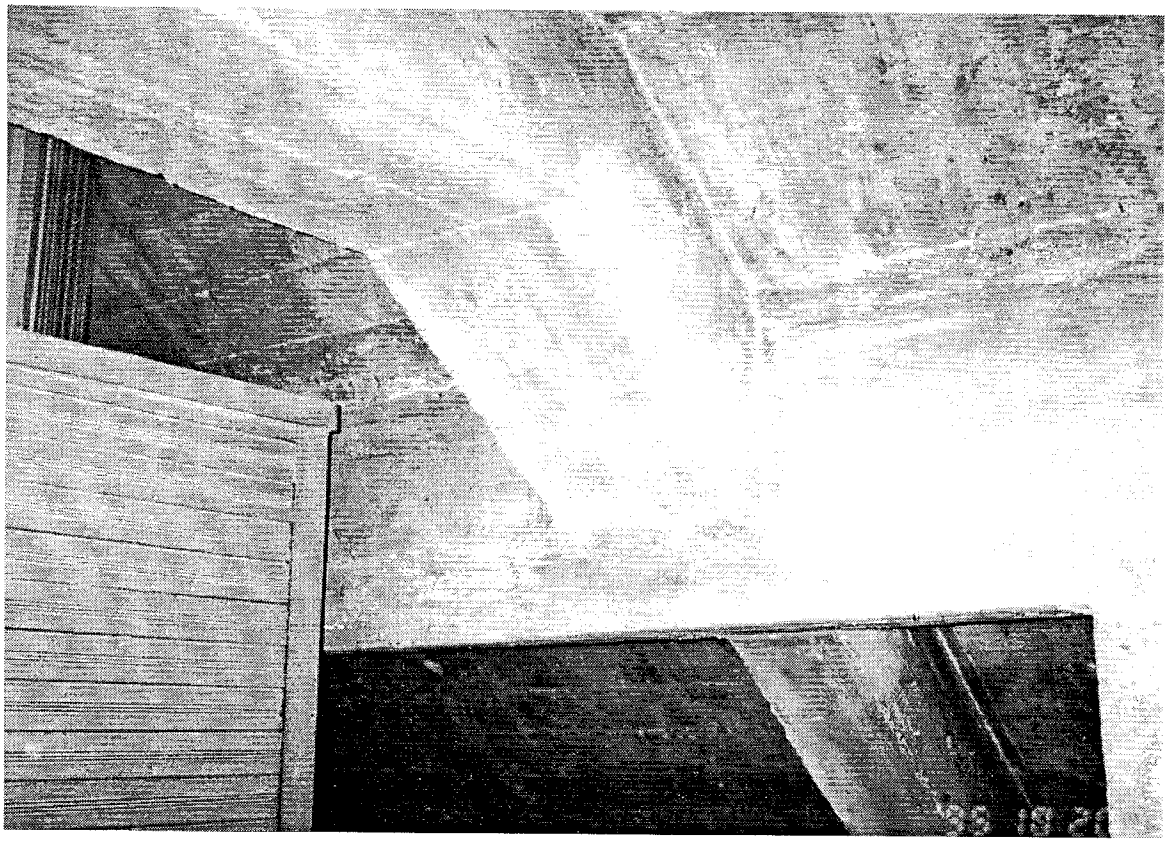


Figure 3-38

Building 3. Structure. Reinforced concrete roof framing in the attic of Building 3. View from near the center of the attic looking north. Beaded board structure to the left is the enclosure for the cupola fan.

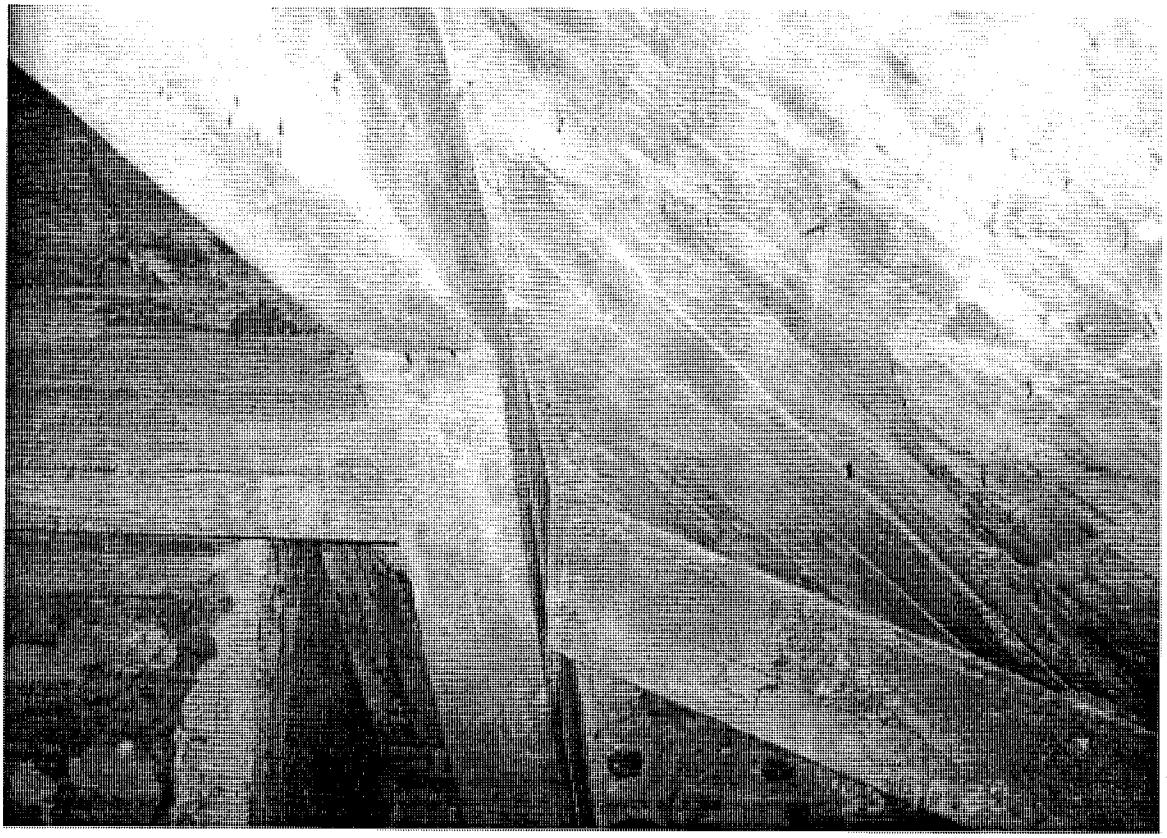


Figure 3-39

Building 3. Structure. Reinforced concrete roof framing in the attic of Building 3. View of the roof hip. Note the concrete shaft at the lower left, which frames the opening for the skylight in the roof and attic floor. (See Figure 3-20 for third-floor ceiling).

Figure 4-1.

Building 4. View from the south. Building 4 (with the columned porch left of center) was the original Operating Pavilion of the hospital.

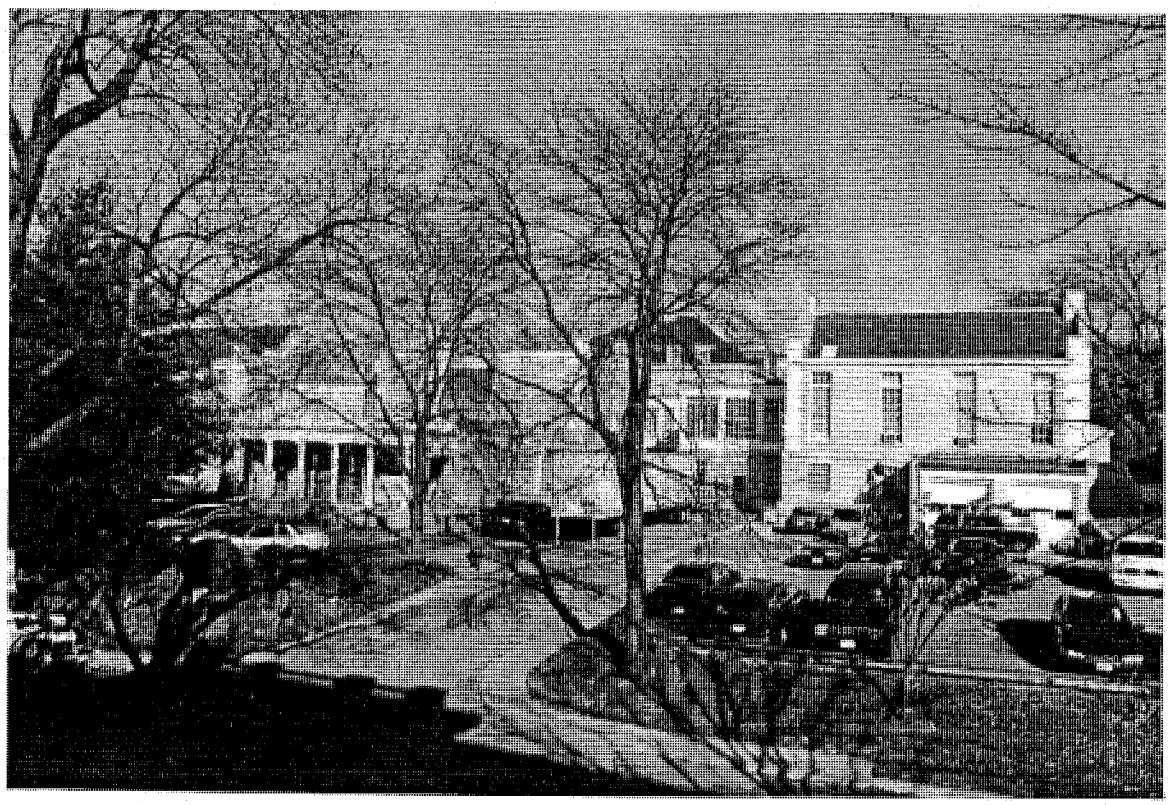


Figure 4-2.

Building 4. View of the south porch. This section of the building was added in 1917 to accommodate a mess hall. Wood elements exhibit paint failure. The capital on the second column from the right is missing. The brick and stone have suffered impact and water damage and have been repaired inappropriately and ineffectively with mismatched bricks and mortar.

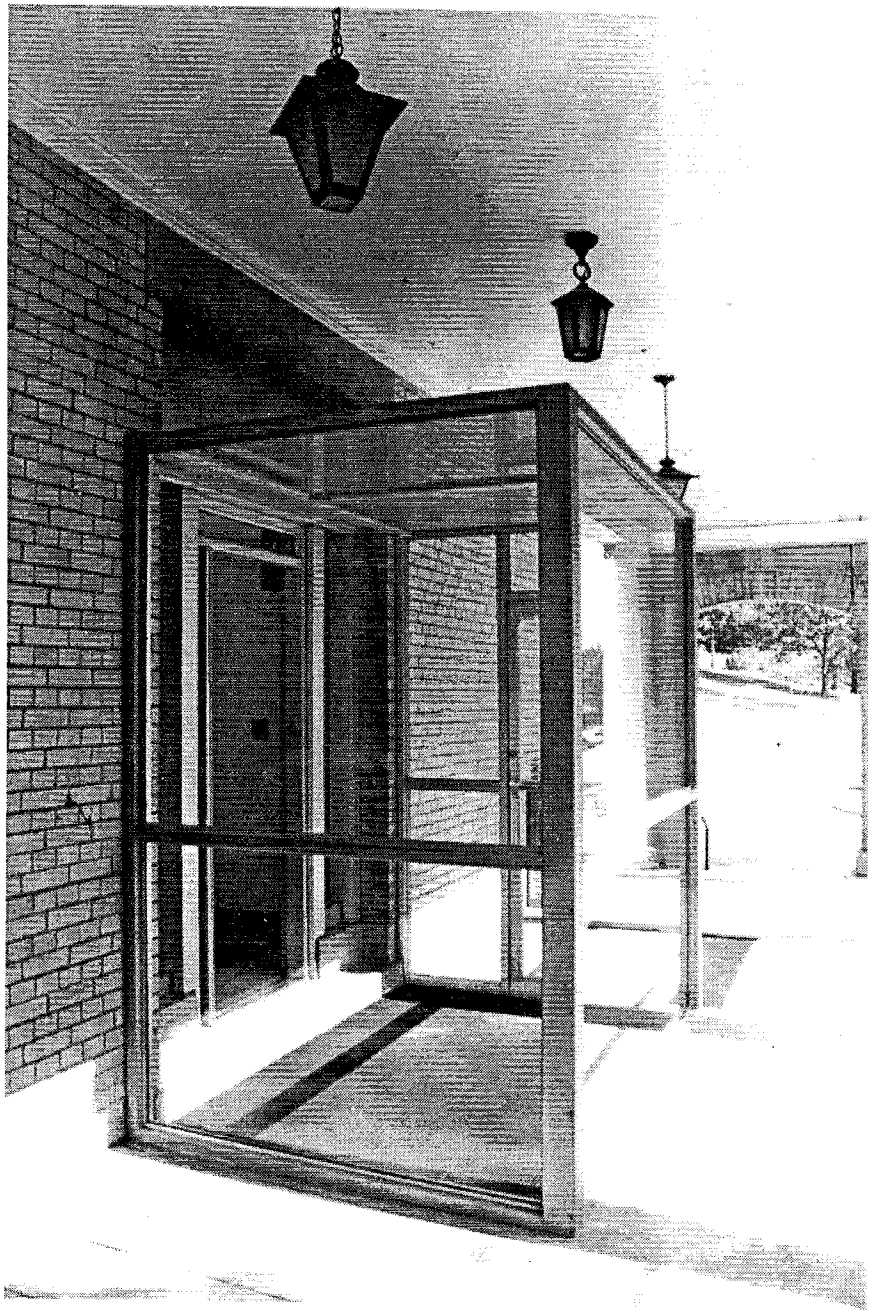


Figure 4-3.

Building 4. South porch detail. The original door was a single leaf wood and glass door set within a frame of transom and sidelights. The current glass and aluminum vestibule detracts from the architectural character of the building. The center light fixture appears to be original or an early alteration; those flanking it are poor substitutes. Note paint failure on the ceiling.

Figure 4-4.

Building 4. View from the west. The one-story section to the right was constructed in 1917 to accommodate a mess hall. The sloped section at the second-story level is the original Operating Room skylight, which has been covered with metal panels.

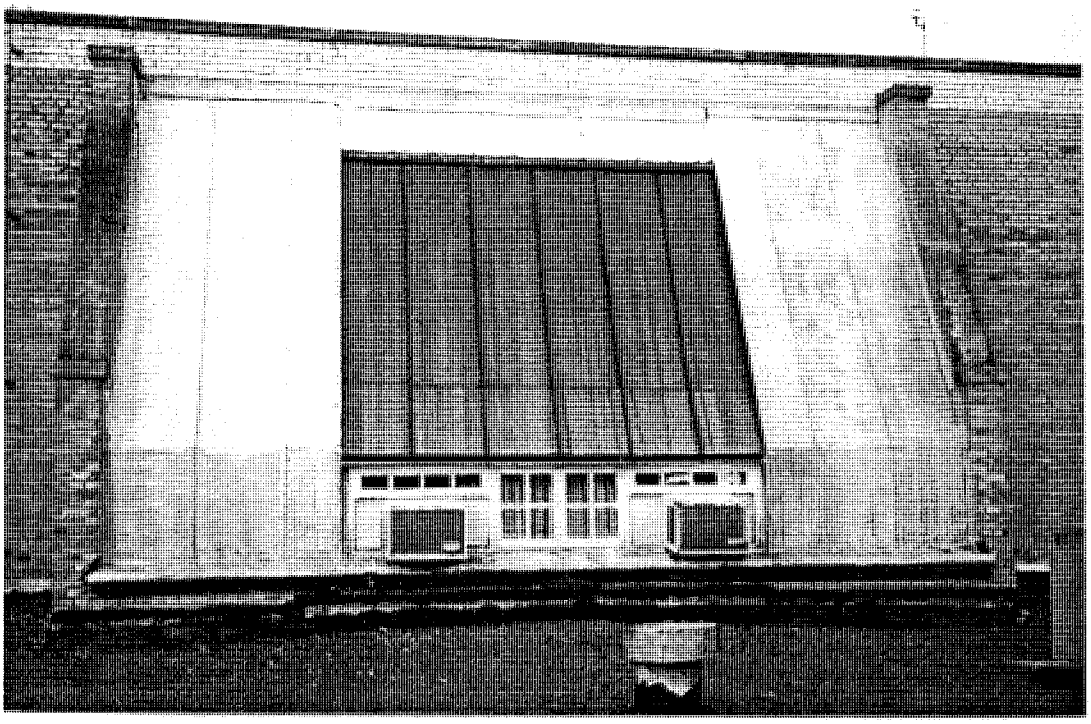


Figure 4-5.

Building 4. Detail of Operating Room skylight. Note that the skylight has been covered with metal panels.

Figure 4-6.

Building 4. View of southeast side showing loading dock. This is part of the 1917 construction, although it has been altered. The double-leaf wood and glass door entering the loading dock is probably original.

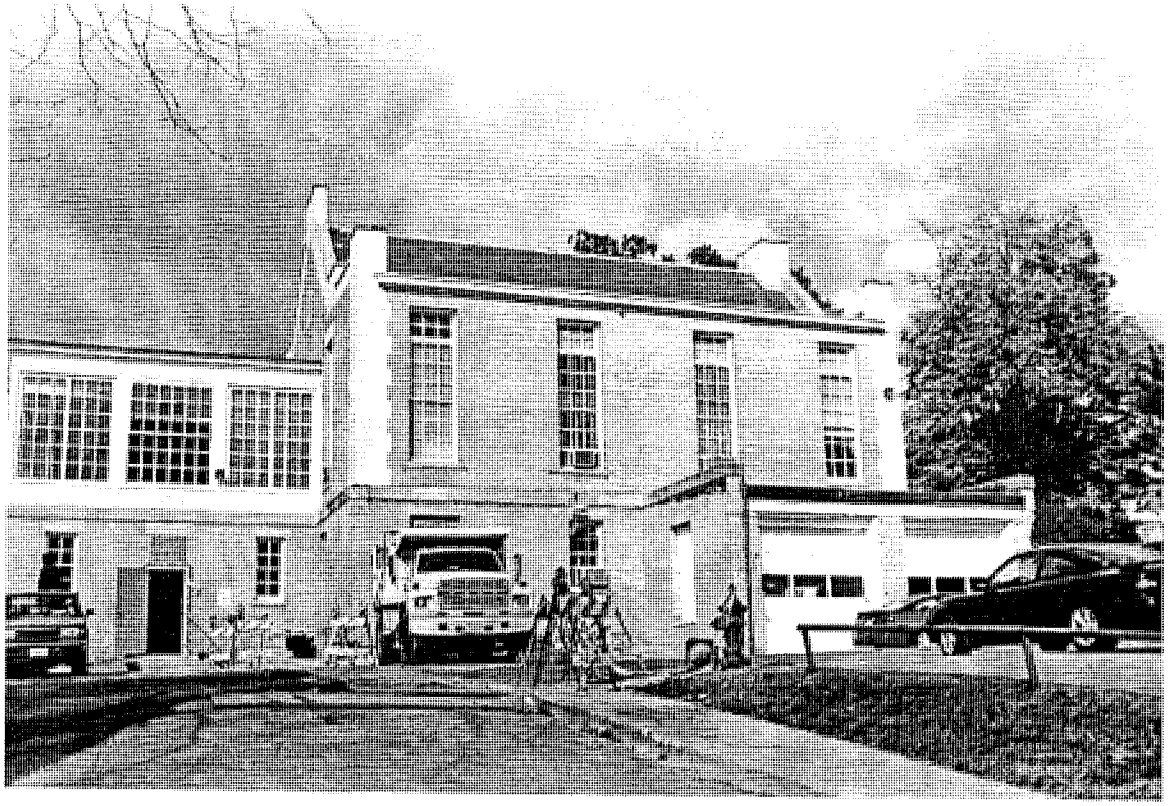


Figure 4-7.

Building 4. Southeast pavilion. The garage is a later addition. Note insertion of doors in original window openings were done crudely; brick infill is red.

Figure 4-8.

Building 4. Southwest pavilion from the west. The small projection, typical on all of the pavilion structures provided air intake for the original ventilating system. Parking fills every space between and adjacent to the building sections. Metal corner guards were attached as a means of protecting the building from impact. The small brick building to the left houses an electric transformer.

Figure 4-9.

Building 4. Window detail the southwest pavilion. The windows in the pavilions are the original nine-over-nine wood sash set under six-light transoms. Most windows exhibit paint and glazing putty failure. This example is particularly bad. Note rot and material loss at the top of the frame.

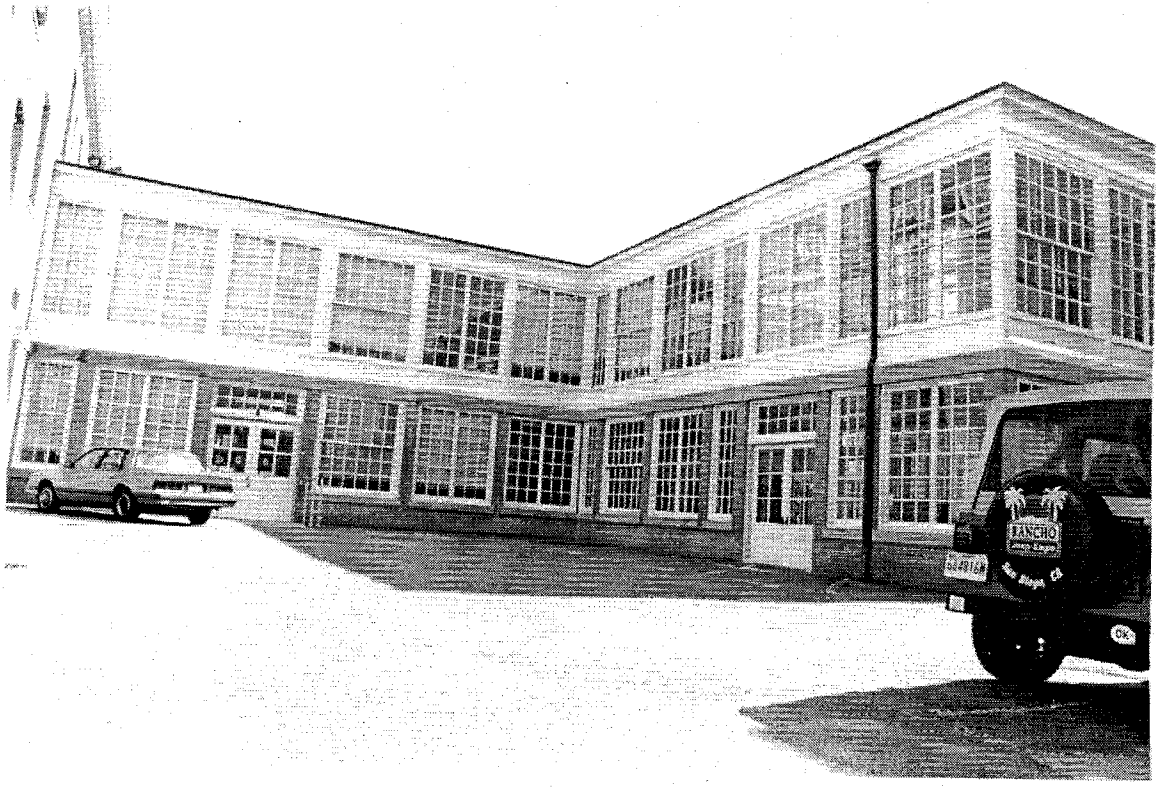


Figure 4-10.

Building 4. Solarium corridors connecting Buildings 3 and 4. The solarium corridors are remarkably intact. The windows are original. The doors may be later additions, but they reflect the historic configuration.

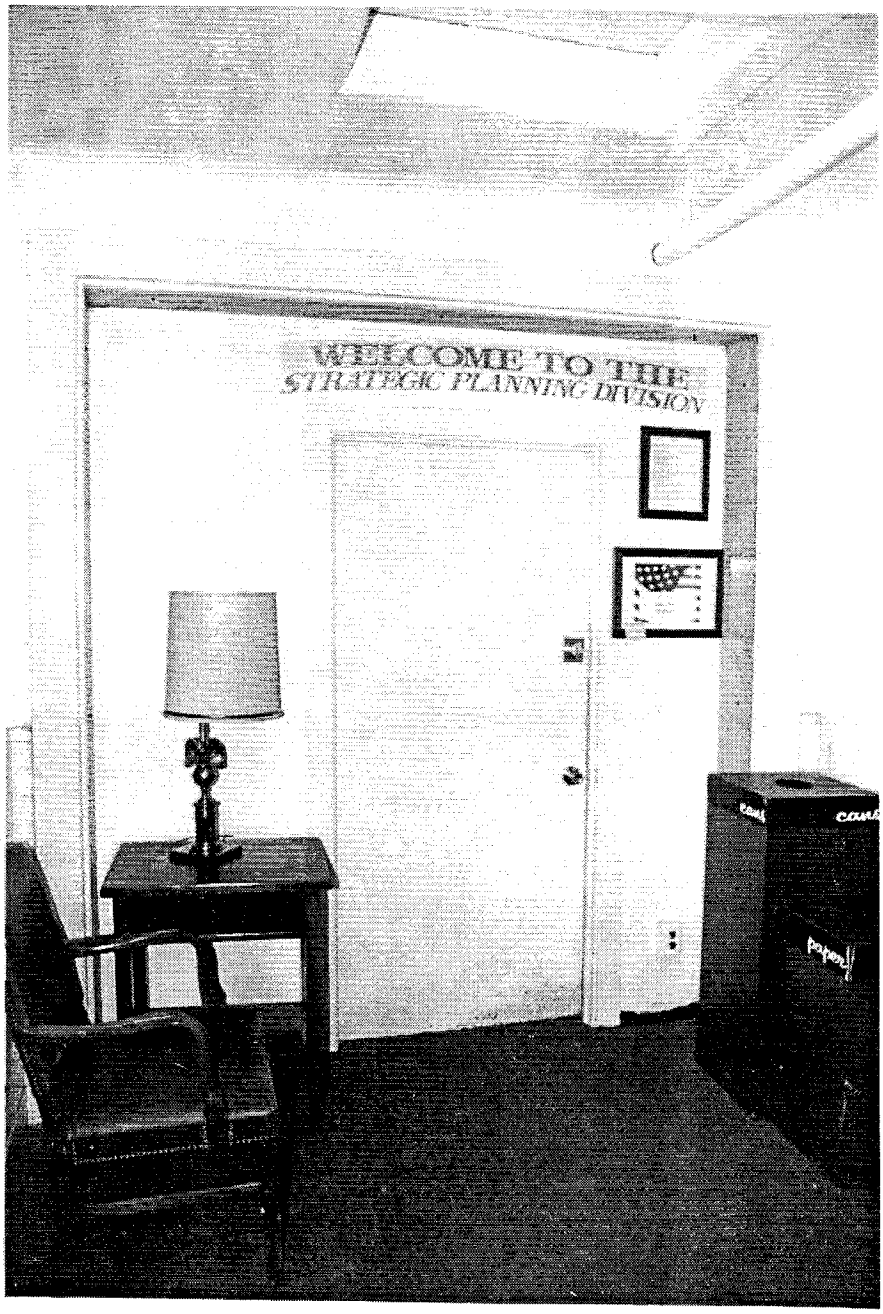


Figure 4-11.

Building 4. First floor. Operating Room ante room. Scuttle in the ceiling leads to the fan chamber above. Double entry was crudely infilled. Note remnants of original ceramic tile on either side of the door frame.

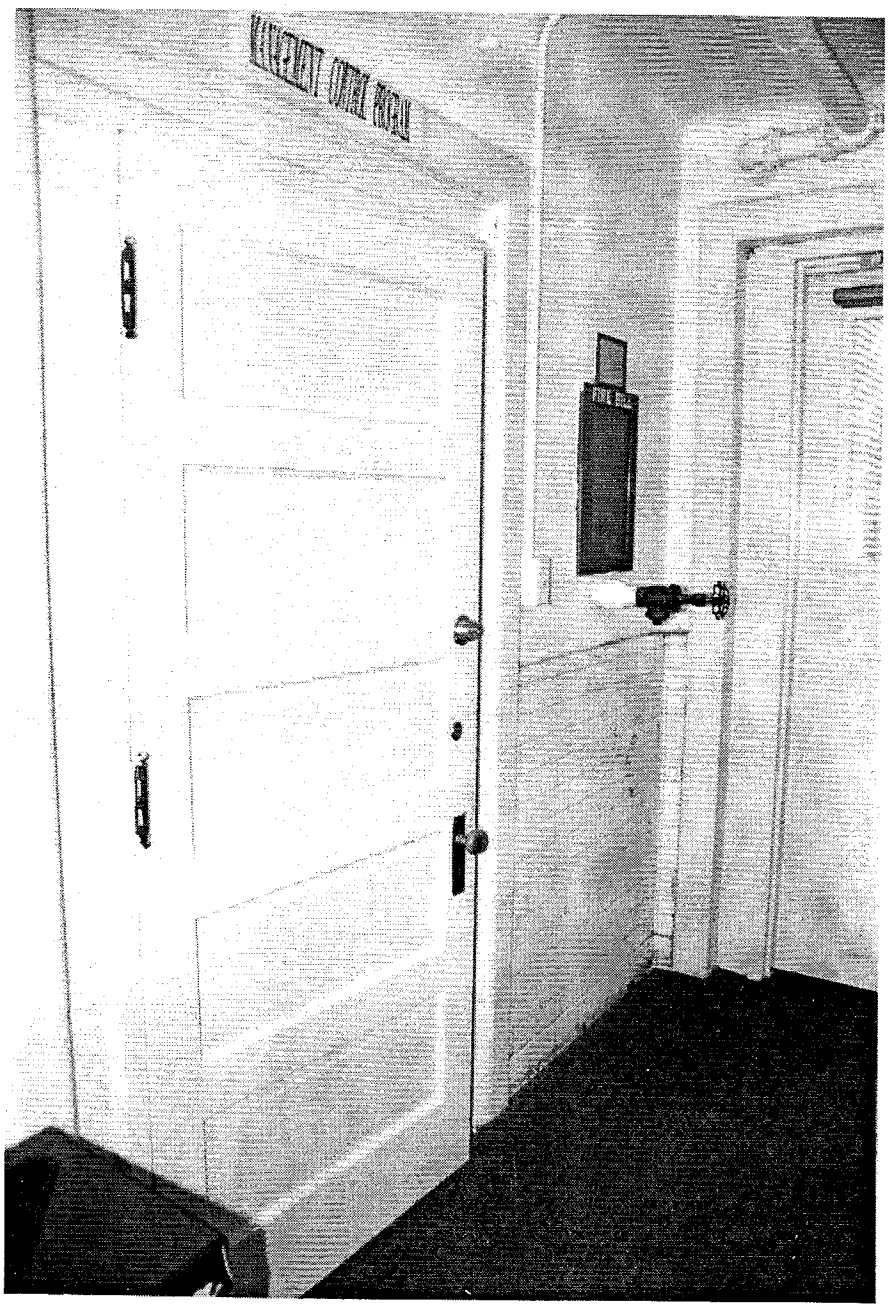


Figure 4-12.

Building 4. First floor. Operating Room ante room. Note ceramic tile wainscot. The door is similar to other 5-panel doors found throughout the site. However, the infill of the opening indicates that this door may have been salvaged from elsewhere.

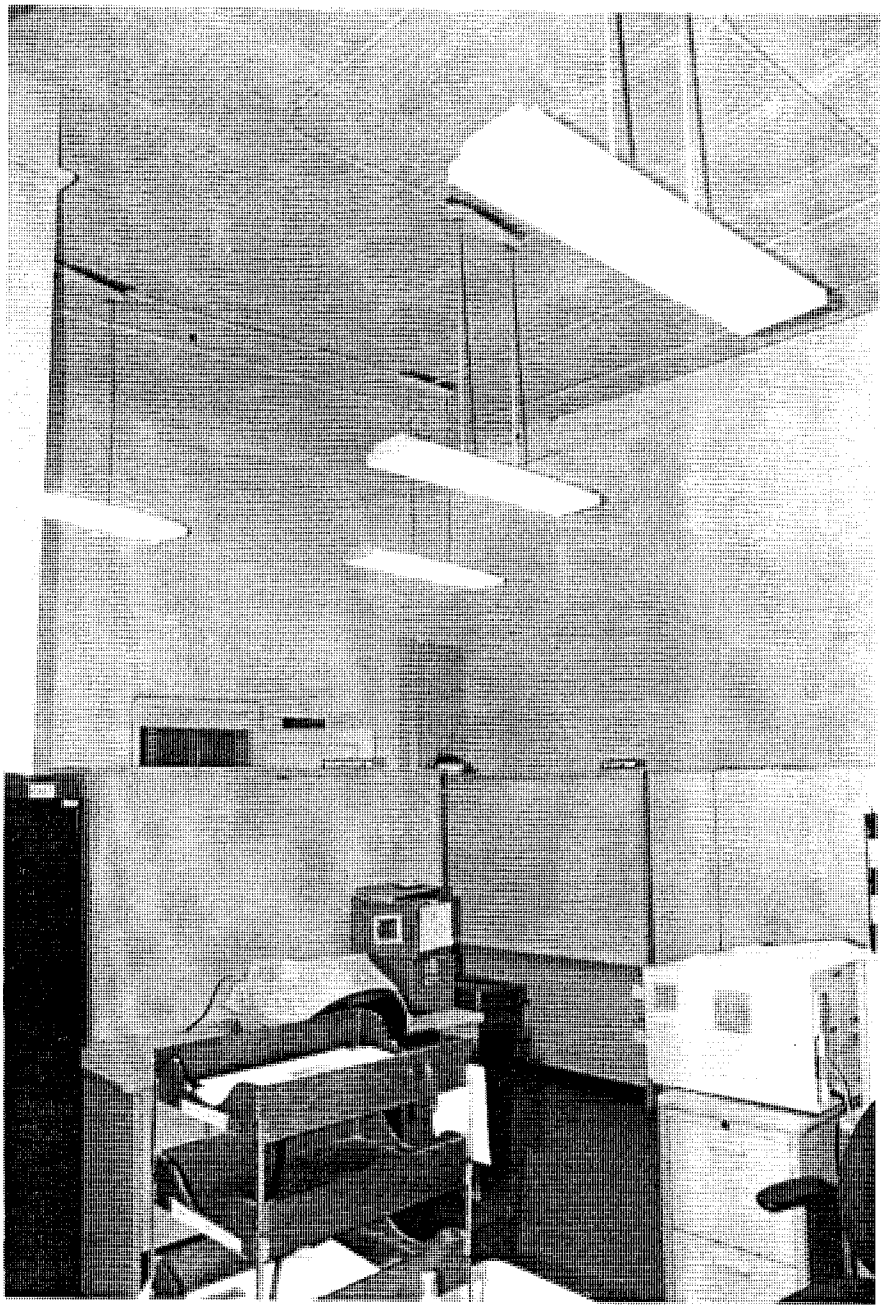


Figure 4-13.

Building 4. First floor. Original Operating Room. Note sloped wall at right; this is the original skylight, which has been covered with gypsum board. Metal ceiling is probably original.

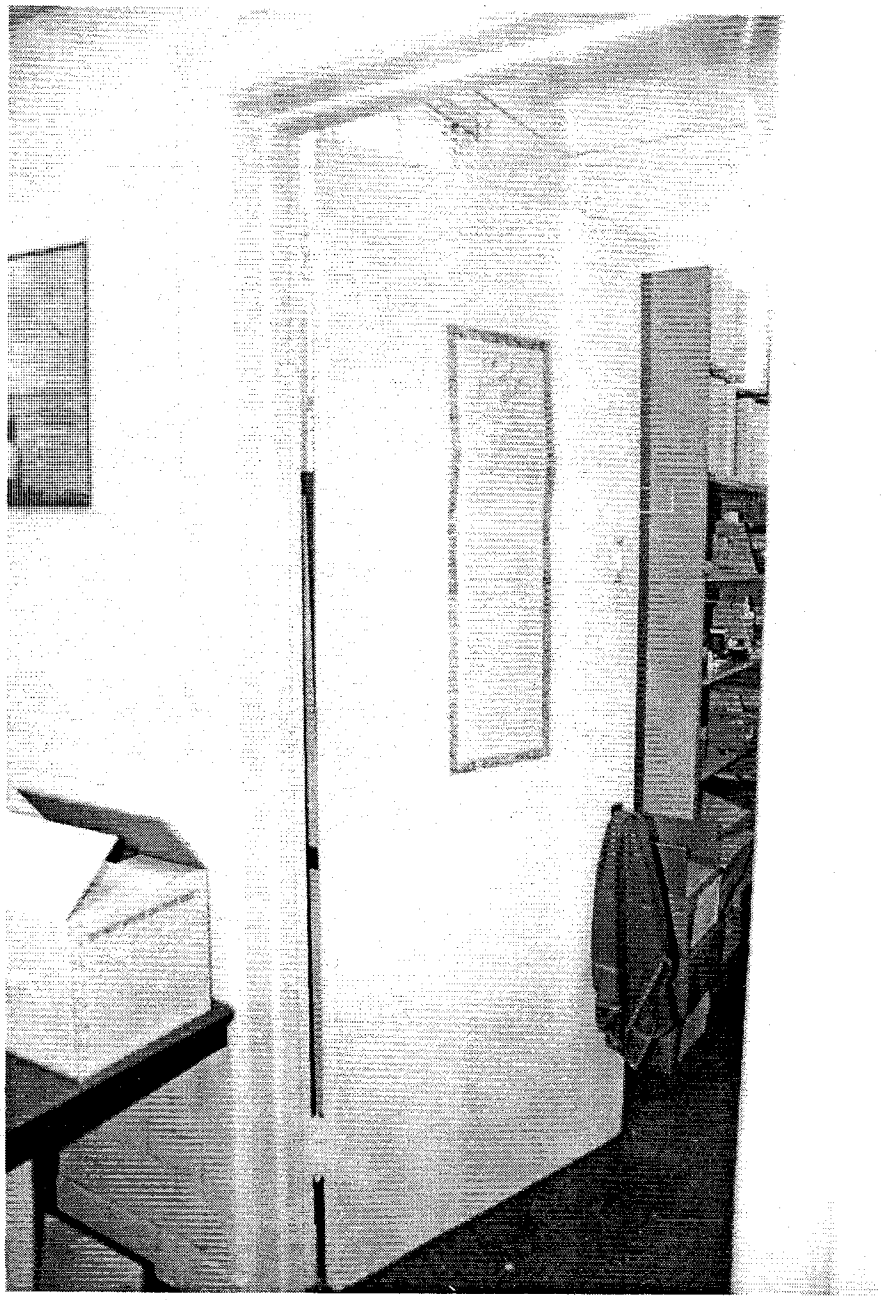


Figure 4-14.

Building 4. First floor. Operating Room ante room. View into original etherizing room. Note remnants of ceramic tile on the wall to the left of the door. Wood flush-panel door is similar to those found on the third floor of Building 3. It is probably original, or an early addition.

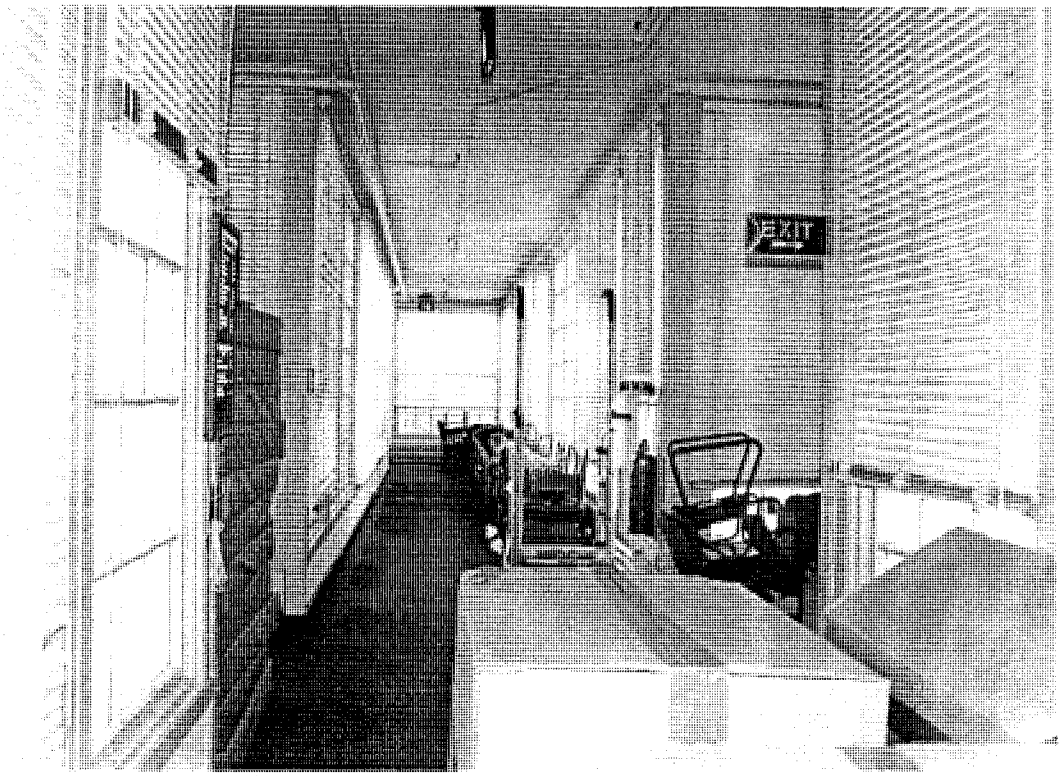


Figure 4-15.

Building 4. Solarium corridor looking west. Building 4 is to the immediate left, and Building 3 is to the immediate right. Straight ahead and to the left is the southwest pavilion. Originally, the woodwork in these spaces including window sash and frames, and baseboards were dark stained and varnished. It is likely that the walls were a light green, since that color has been found on other walls in the building. The solarium corridors are typically used for storage, which is hazardous and unattractive.

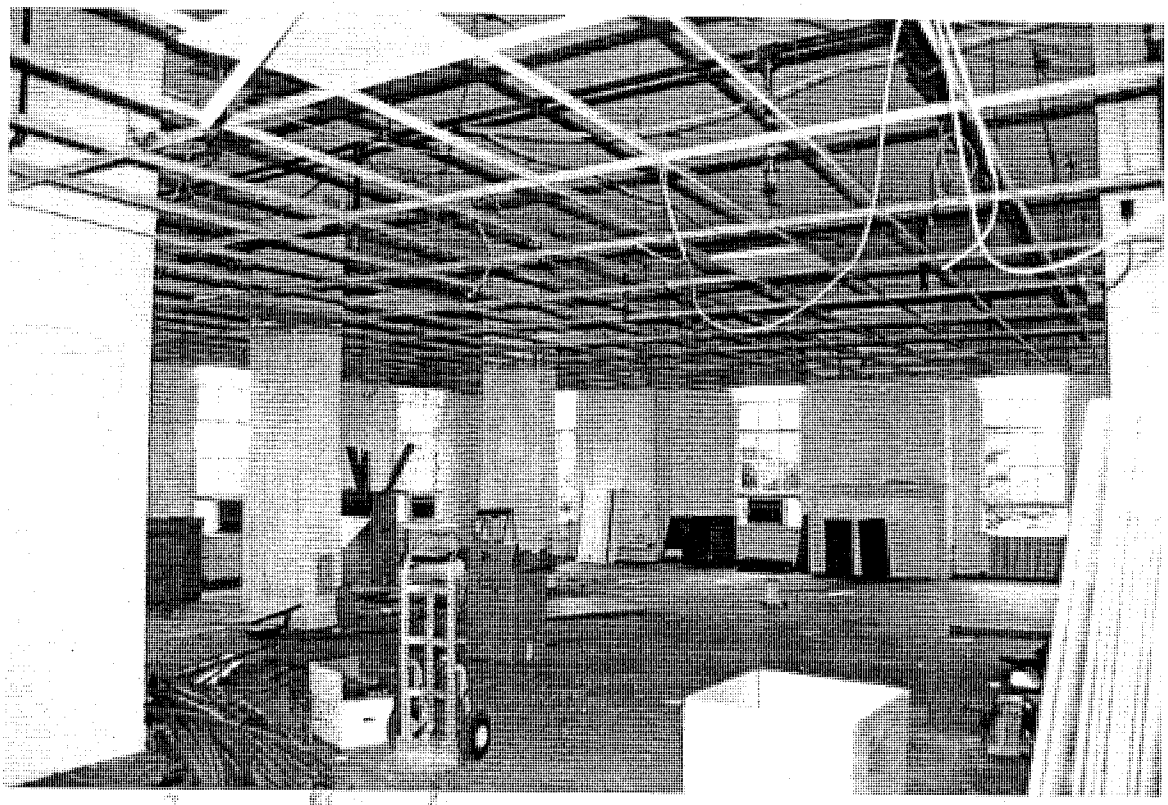


Figure 4-16.

Building 4. Southwest pavilion. This work was being undertaken in Autumn 1995. Note how the suspended ceiling impacts the space and interferes with the window configuration. The fireplace is original, but it has been blocked in. (See Figure 3-23 for the original appearance).

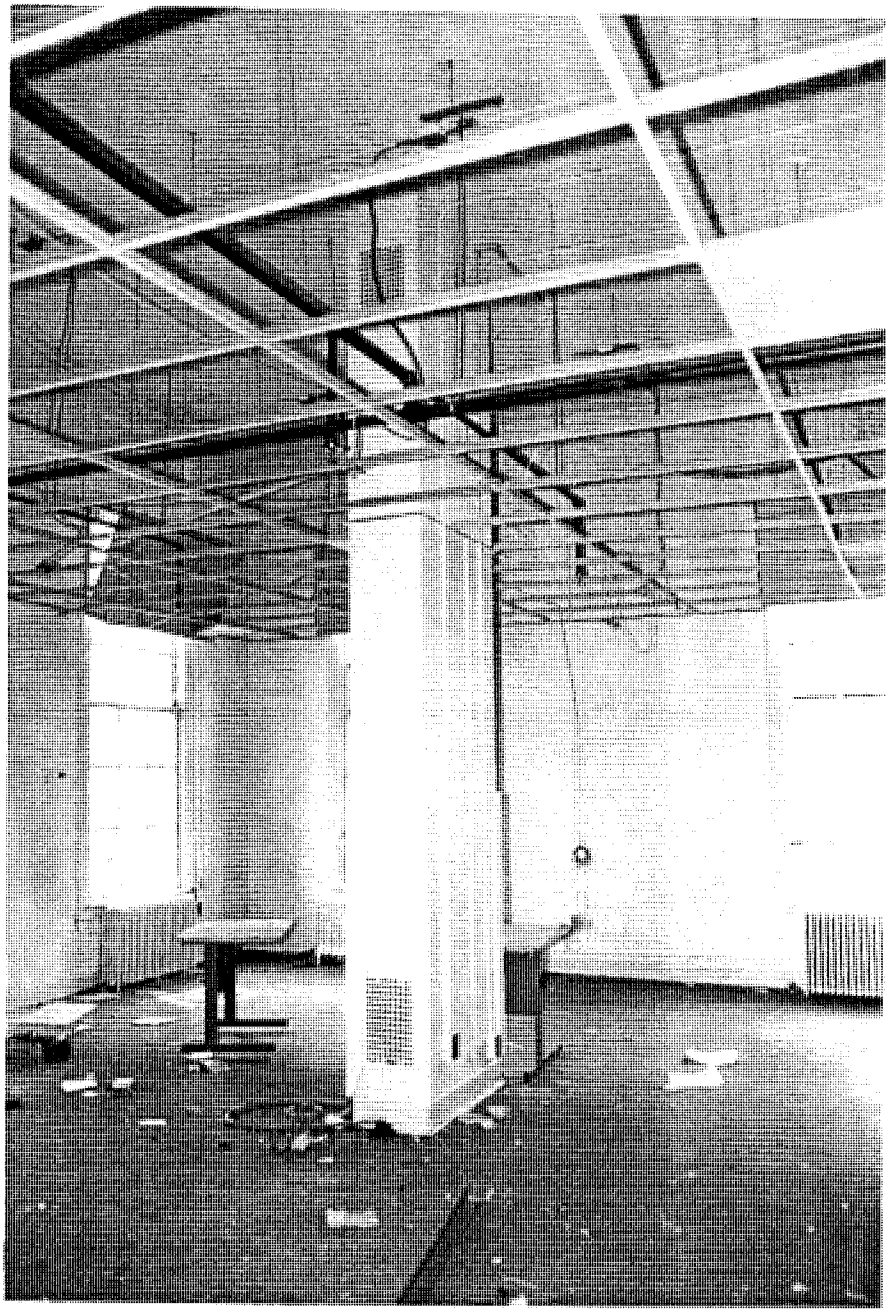


Figure 4-17.

Building 4. Southwest pavilion. The four piers in each pavilion are actually ventilating ducts. Note vents at the top and bottom of the shaft (they exist on both sides). The tops of the shafts are visible in the attic space above (See Figure 4-29). This is the only pavilion where the vents are still visible.

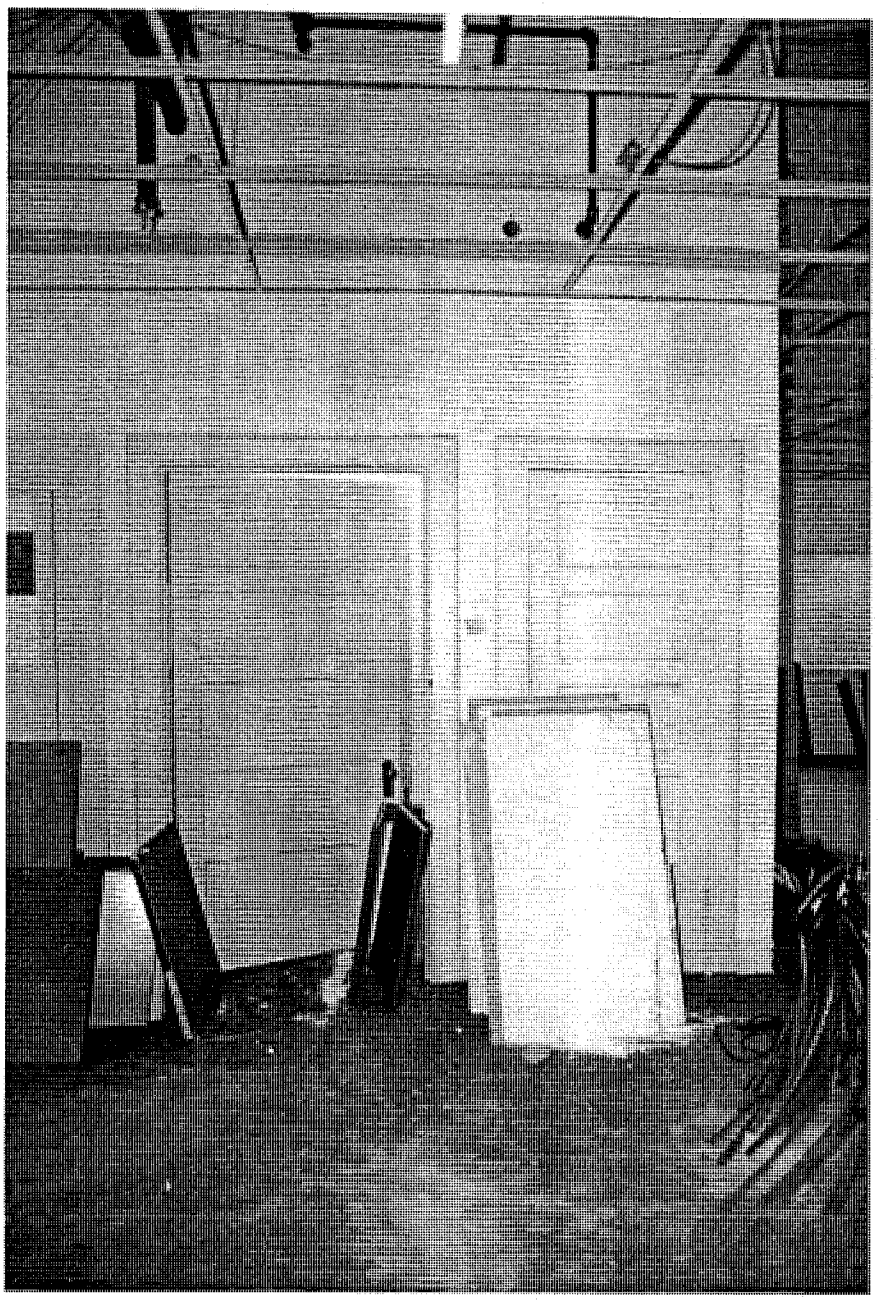


Figure 4-18.

Building 4. Southwest pavilion. View toward original Quiet Room and closets. The doors and frames are original or early replacements.

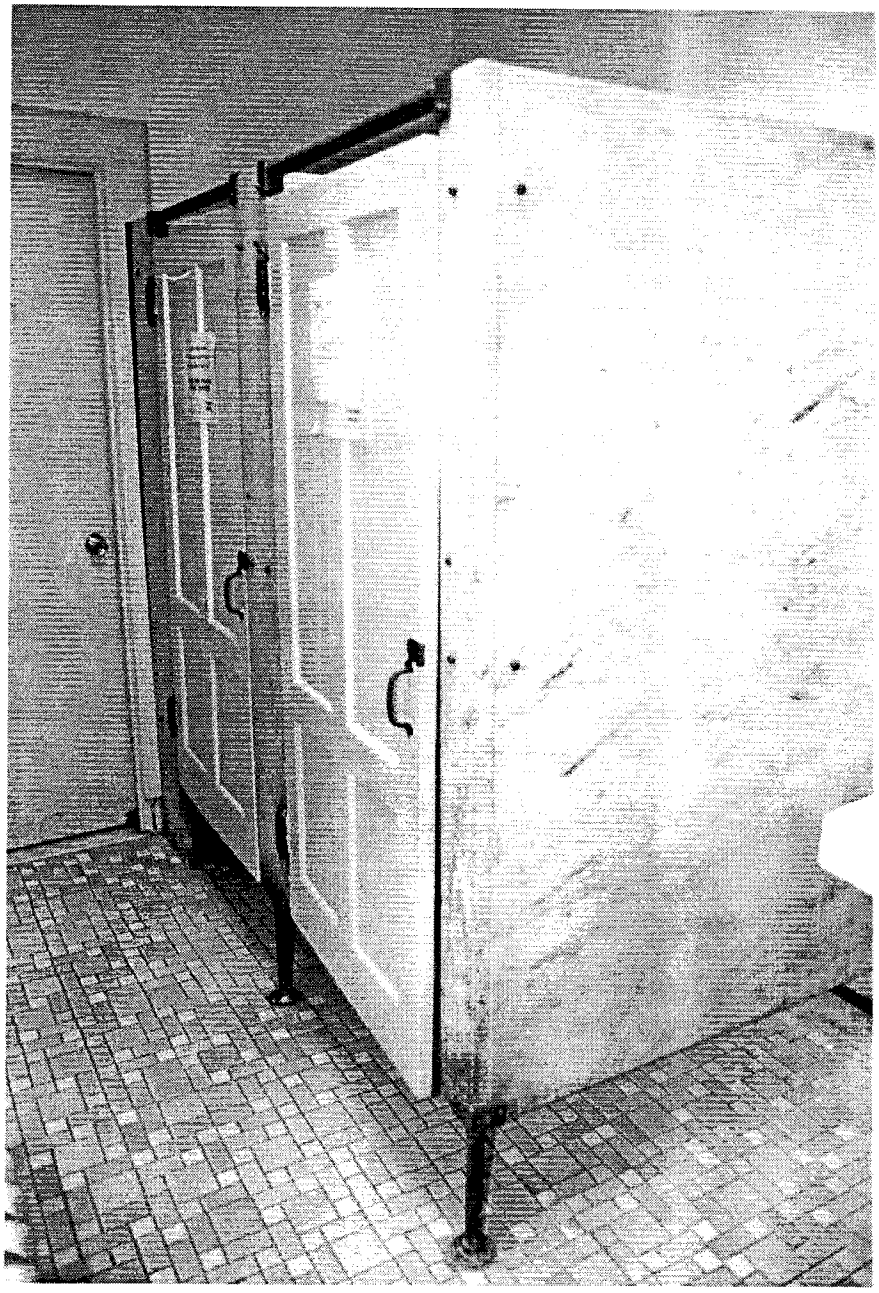


Figure 4-19.

Building 4. Southwest pavilion. The toilet enclosures are original or early alterations. The ceramic tile floor is not original.

Figure 4-20.

Building 4. Southwest pavilion. Early slop sink is similar to another found in Building 1. It is probably original.

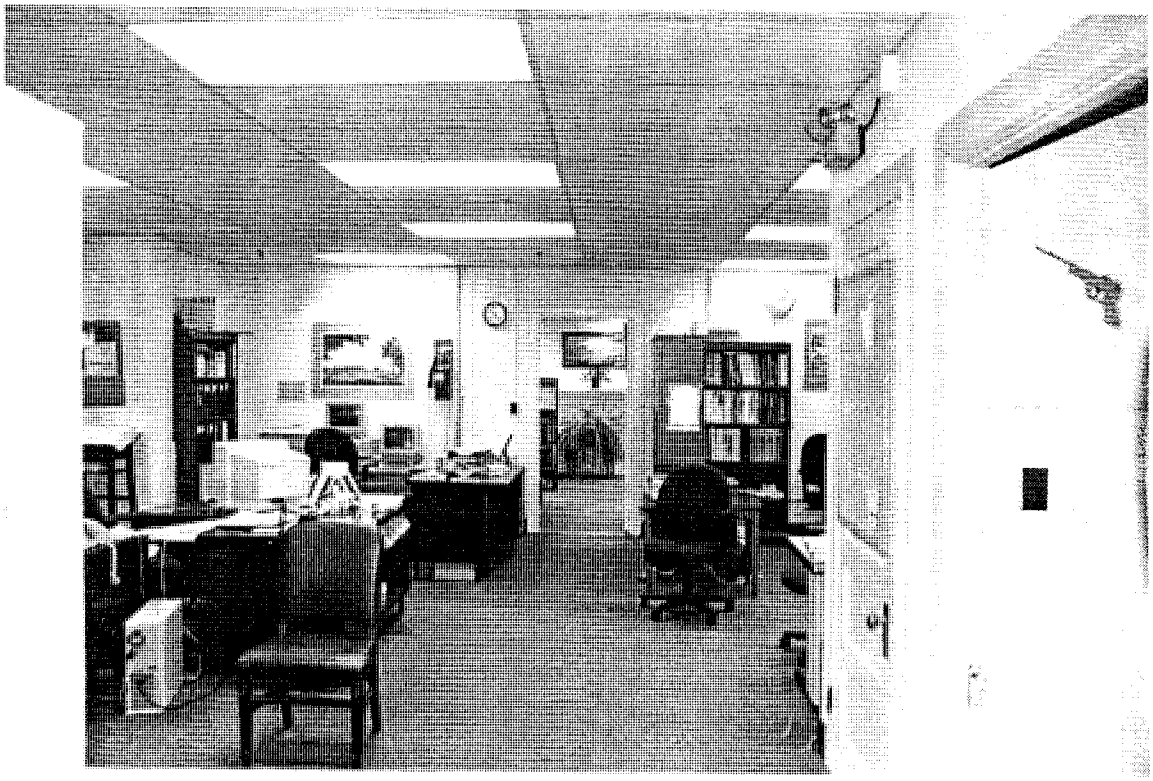


Figure 4-21.

Building 4. Southeast pavilion. View toward the fireplace on the east wall. As in all the pavilions, the suspended ceiling has a severe impact on the original height of the space and on the windows. The partition wall dividing the space is not original. Note that the room on the right retains some original ceramic wall tile. This room was originally designated a Quiet Room.

Figure 4-22.

Building 4. Southeast pavilion. Detail of original fireplace. (See Figure 3-23 for probable original appearance.)

Figure 4-23.

Building 4. Southwest pavilion stair, basement level. This stair is original, and identical to the one in the southeast pavilion. Paint analysis shows that the risers and balusters were dark stained and varnished and that the walls were light green.

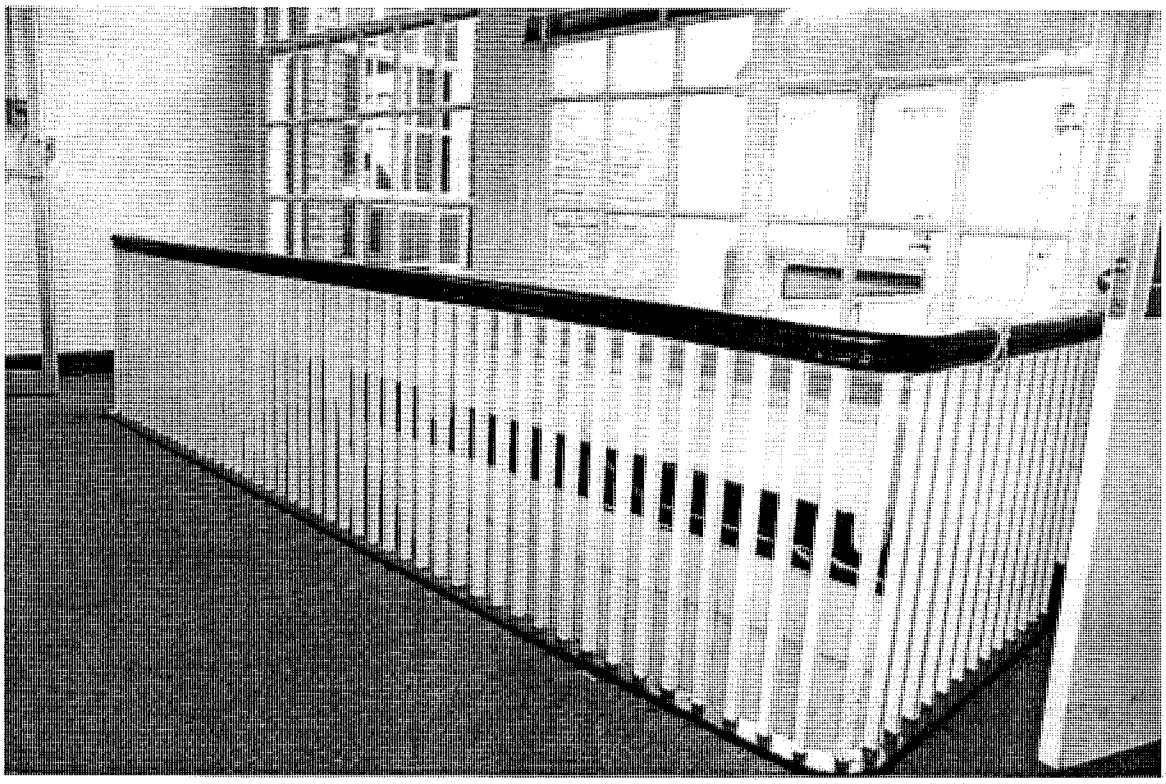


Figure 4-24.

Building 4. Southeast pavilion stair, first-floor level. This arrangement is similar to the stair opposite.

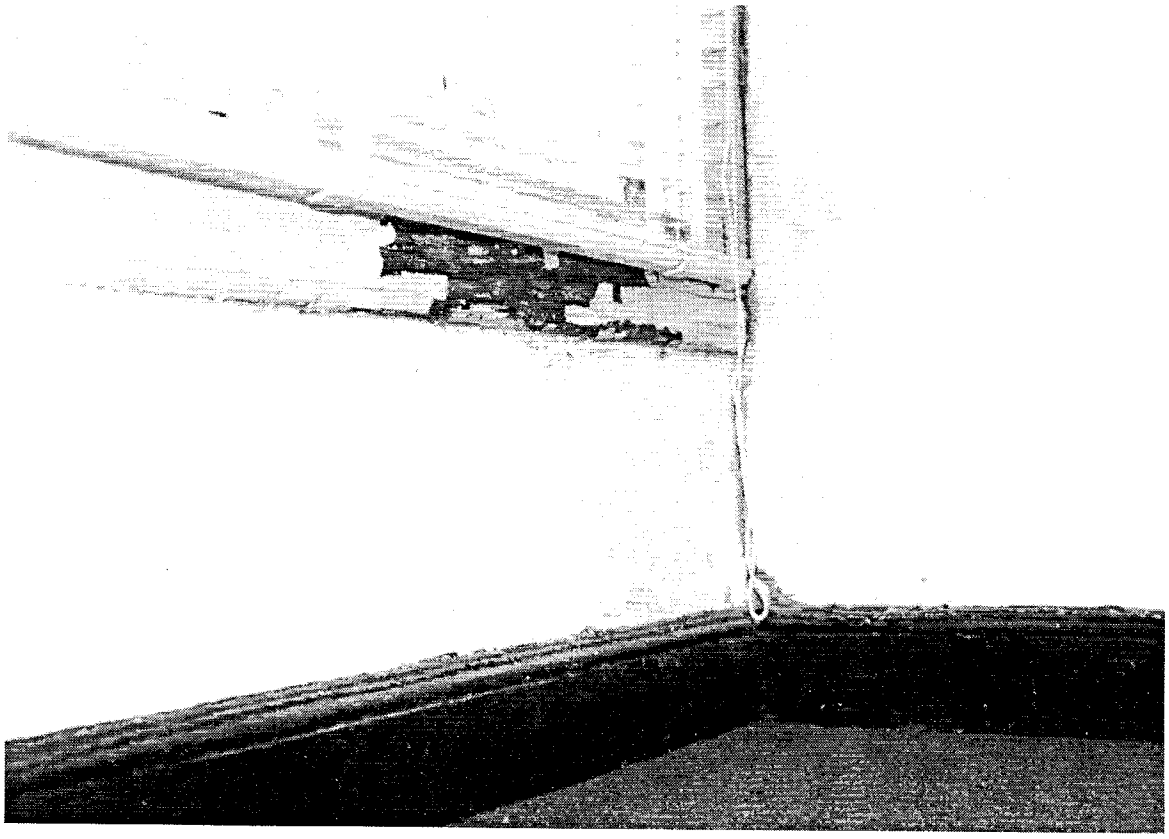


Figure 4-25.

Building 4. Southeast pavilion stair landing at first-floor level. Note damage from water infiltration.

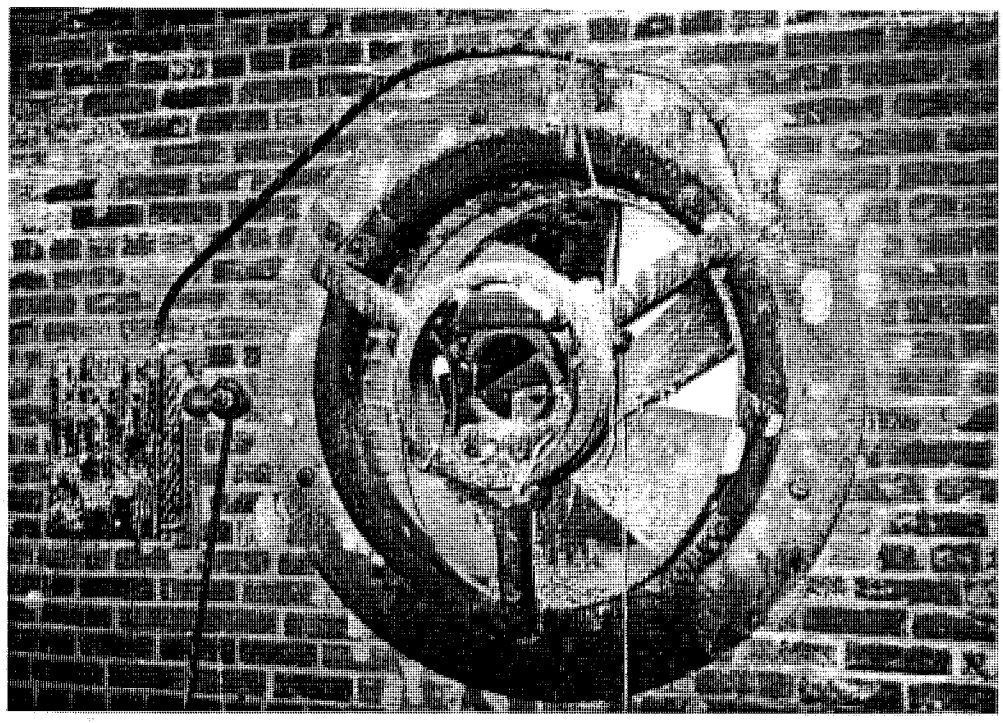


Figure 4-26.

Building 4. Southwest pavilion. Attic space showing ventilator fan.

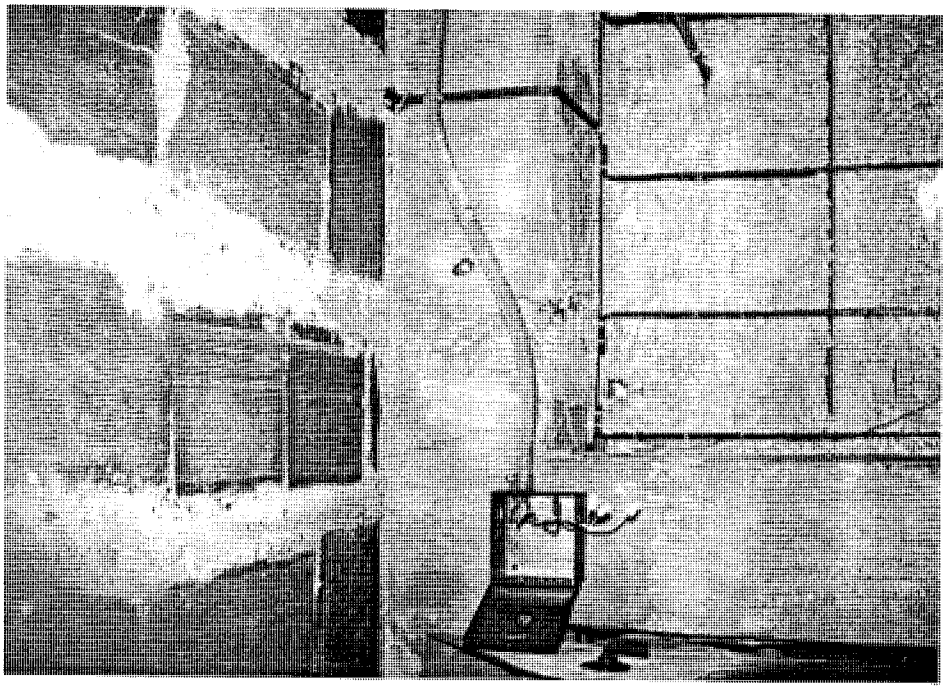


Figure 4-27.

Building 4. Structure. Fan Chamber in Building 4, showing the underside of the ribbed concrete roof slab with terra cotta tile infill between the ribs. The crack in the concrete beam is visible to the right of the column.

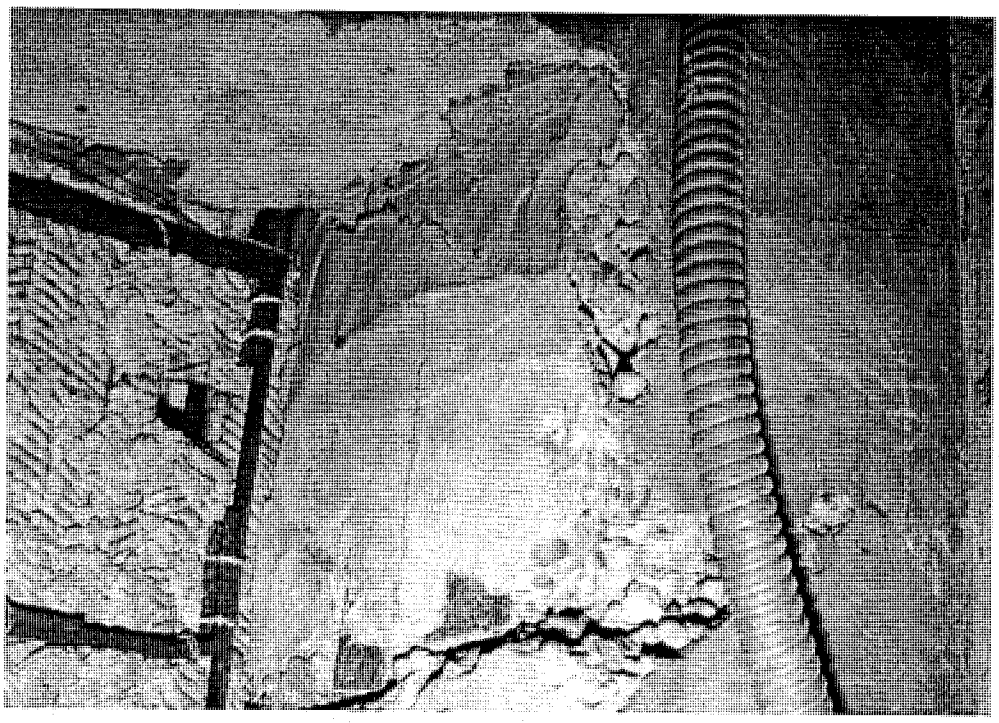


Figure 4-28.

Building 4. Structure. Detail of crack in reinforced concrete roof beam in the Fan Chamber.

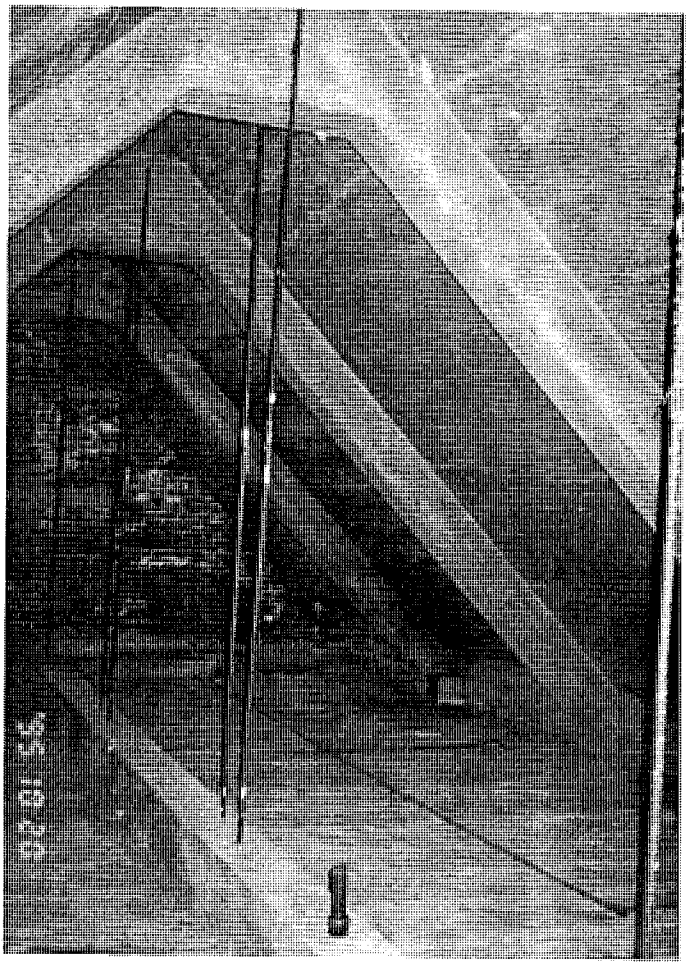


Figure 4-29.

Building 4. Structure. Attic of the southwest pavilion showing the gabled concrete roof frames and hanger rods supporting upturned concrete beam. Note ventilation duct through the floor at right center.

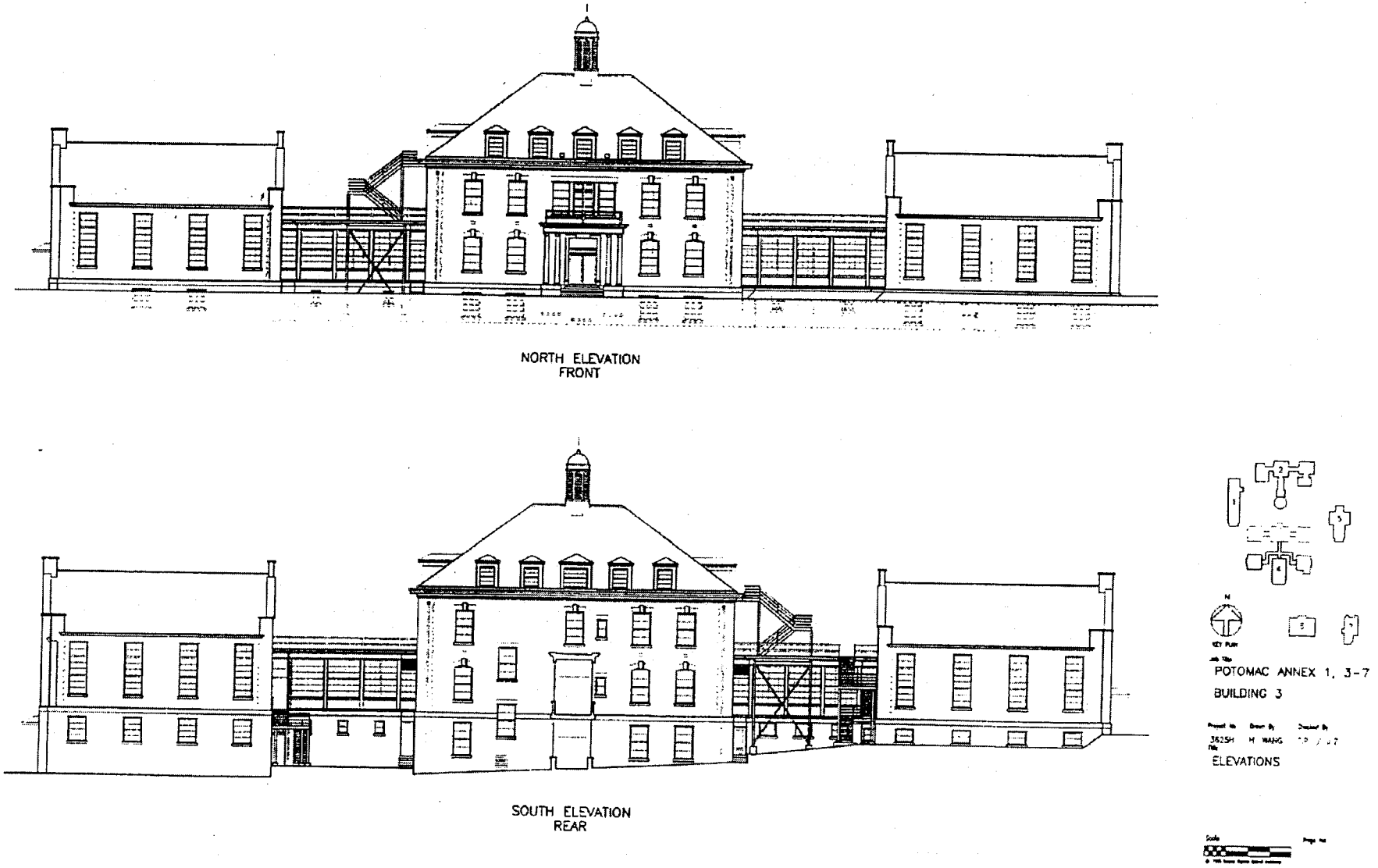
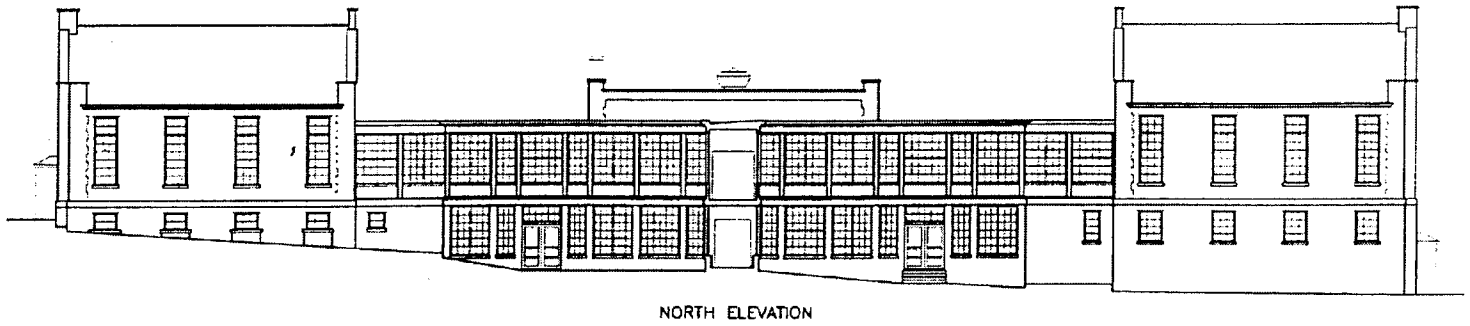
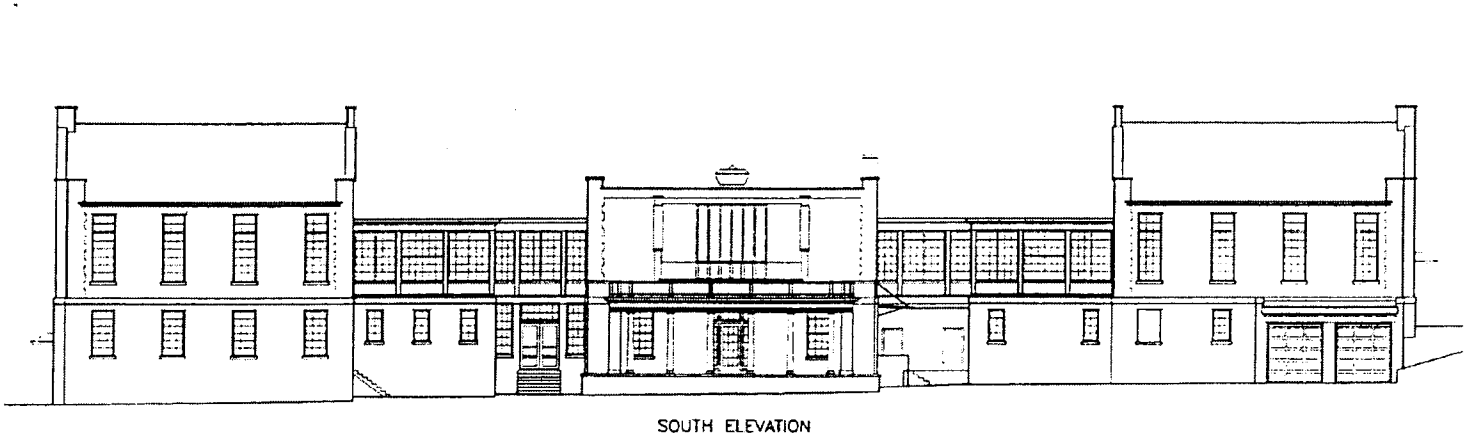


Figure A
Building 3. North and South Elevations. These elevations represent the conditions of the building as they existed in 1994.





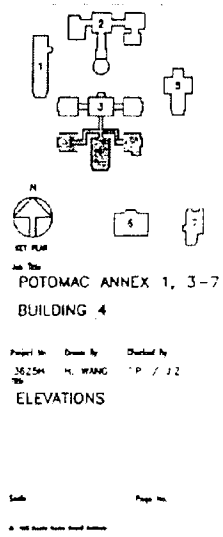


Figure B

Building 4. North and South Elevations. These elevations represent the conditions of the building as they existed in 1994.

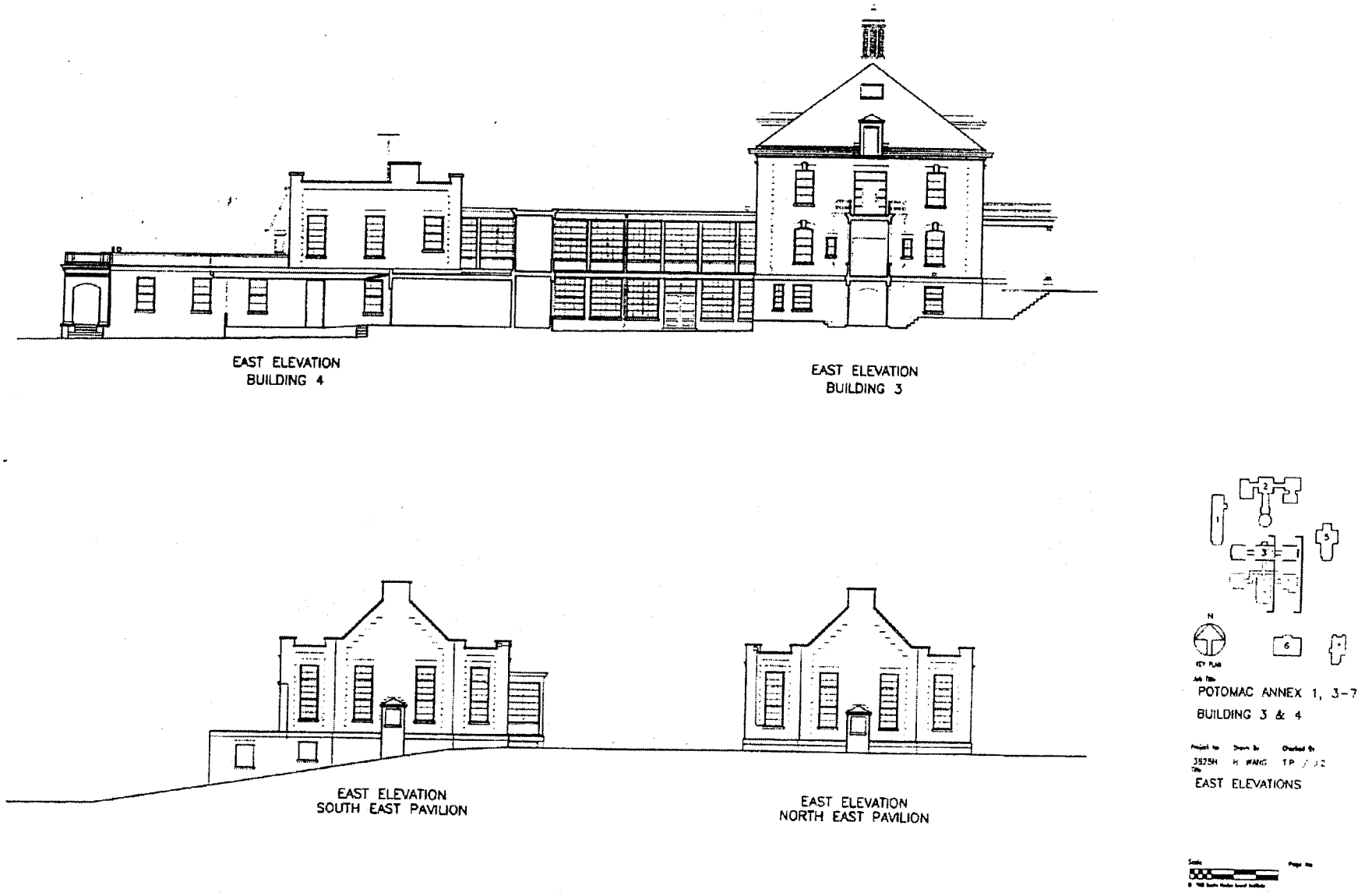
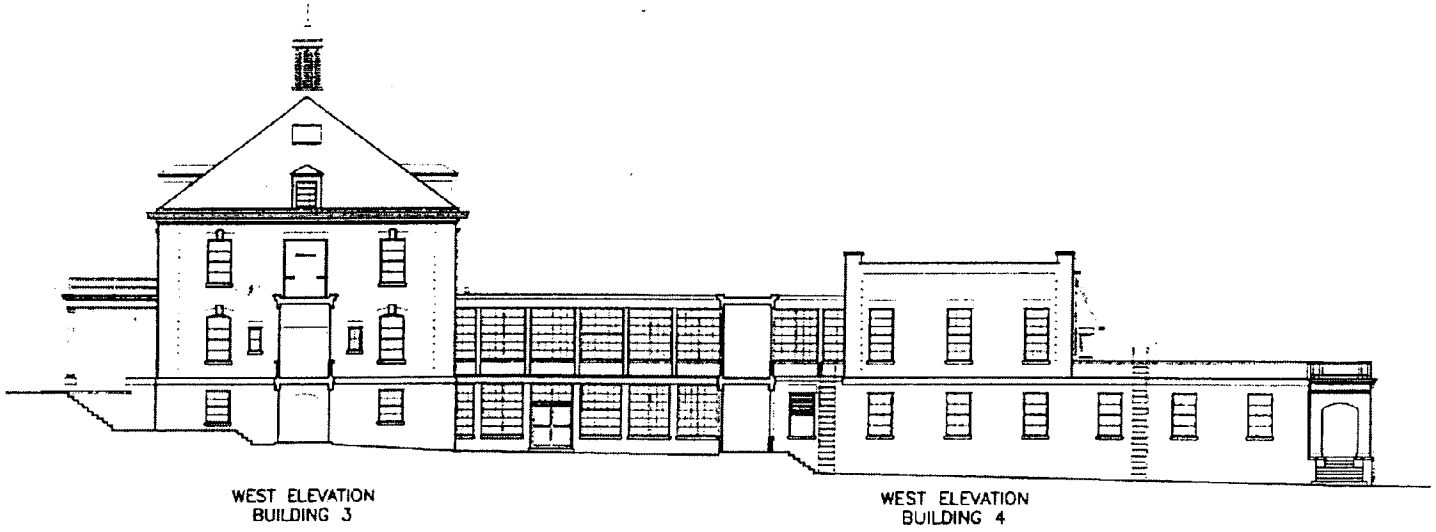
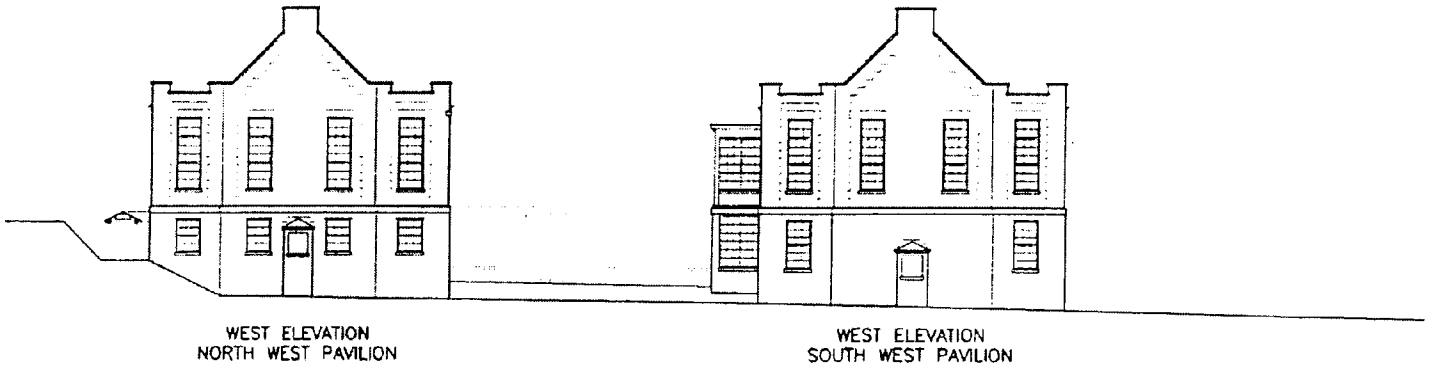


Figure C
Building 3 and Building 4. East Elevations. These elevations represent the conditions of the building as they existed in 1994. They also show how the glazed solarium corridors connect Buildings 3 and 4 with each other and with the ward pavilions.





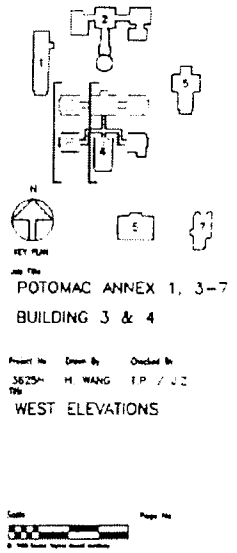


Figure D
Building 3 and Building 4. West Elevations. These elevations represent the conditions of the building as they existed in 1994. They also show how the glazed solarium corridors connect Buildings 3 and 4 with each other and with the ward pavilions.

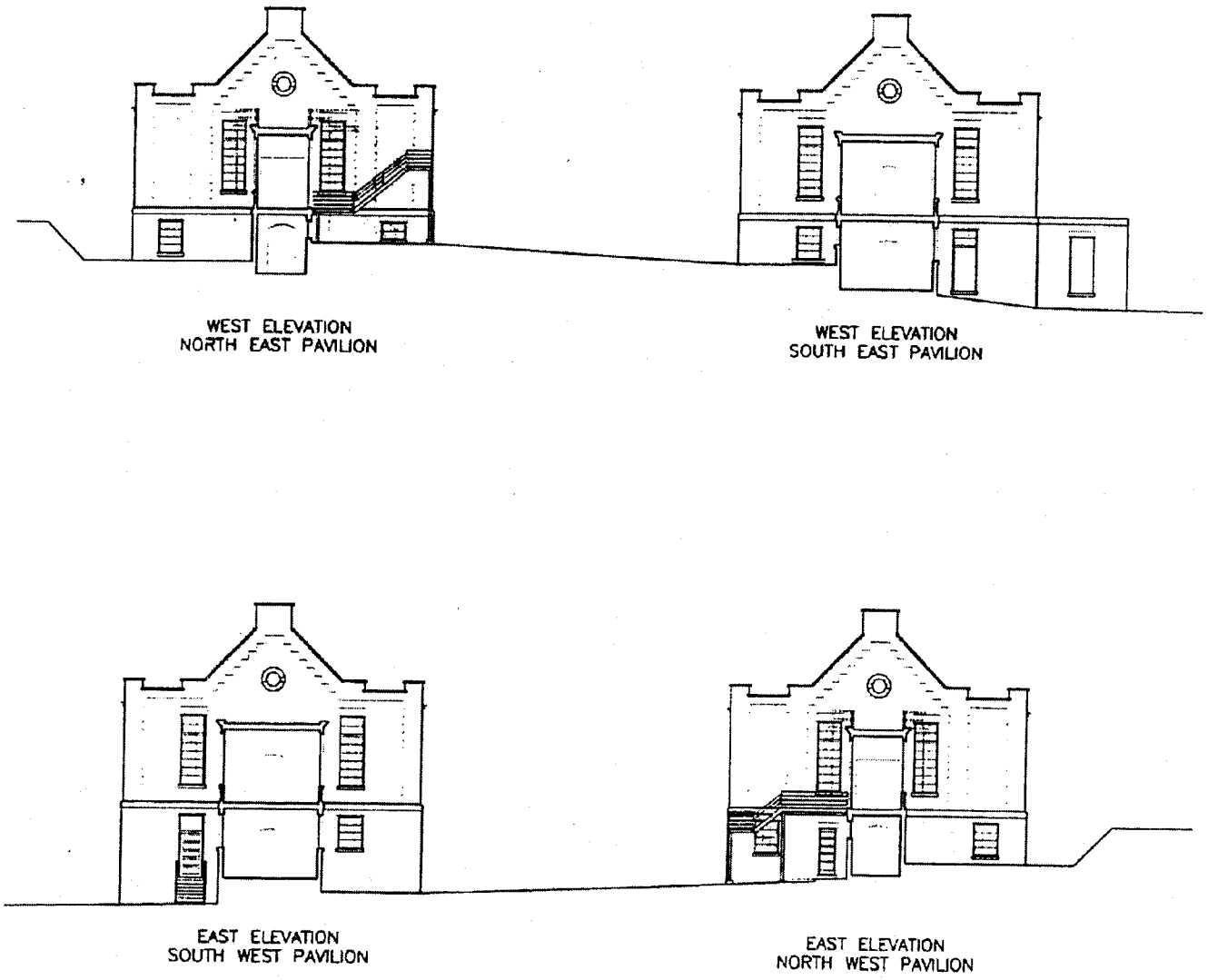


Figure E
Building 3 and Building 4. Sectional Elevations. These elevations represent the conditions of the building as they existed in 1994. They also show how the glazed solarium corridors connect Buildings 3 and 4 with each other and with the ward pavilions.

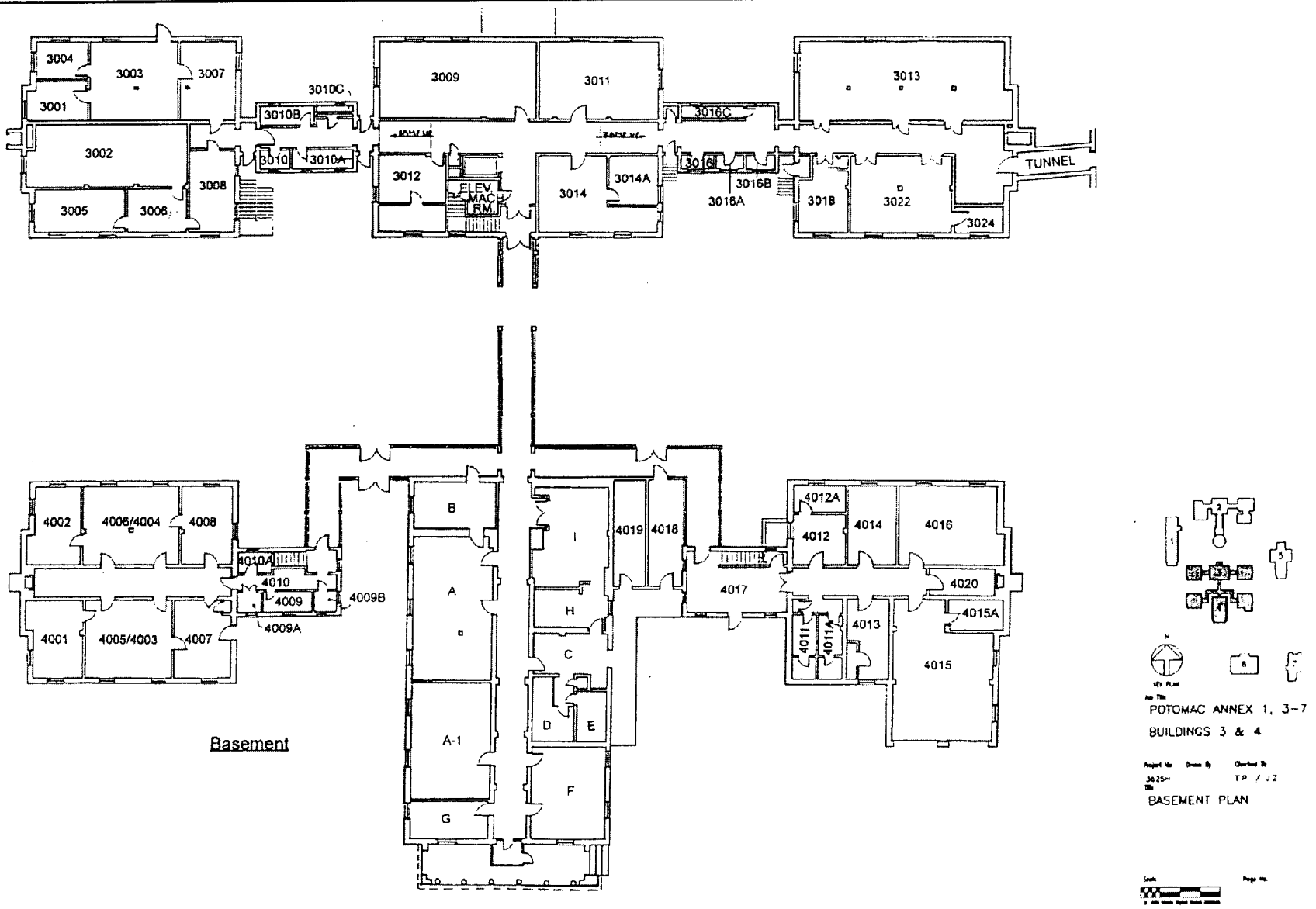


Figure F

Building 3 and Building 4. Basement Plan. This plan shows how the glazed solarium corridors connect Buildings 3 and 4 with each ot' ınd with the ward pavilions.

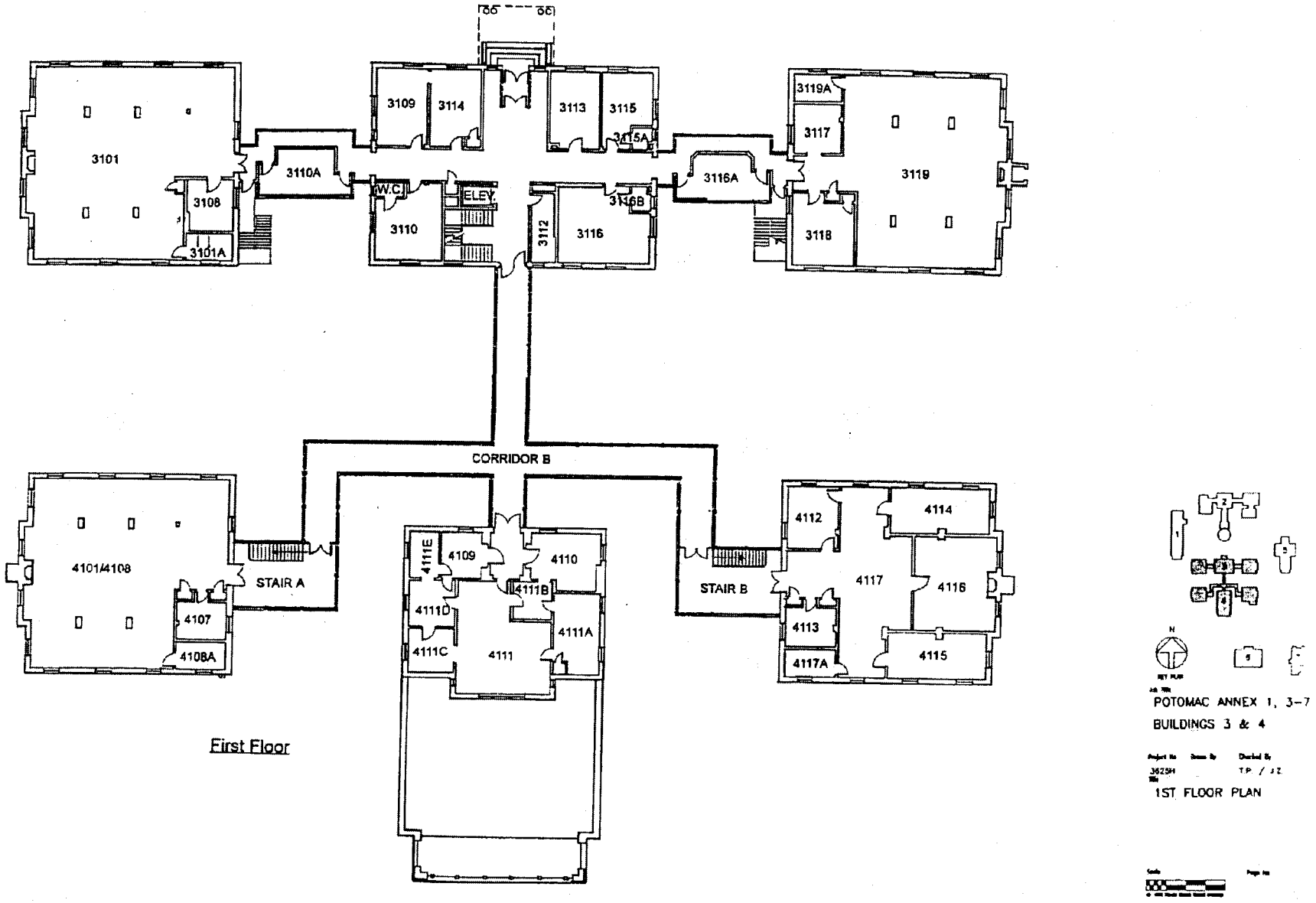


Figure G
Building 3 and Building 4. First Floor Plan. This plan shows how the glazed solarium corridors connect Buildings 3 and 4 with each other and with the ward pavilions.

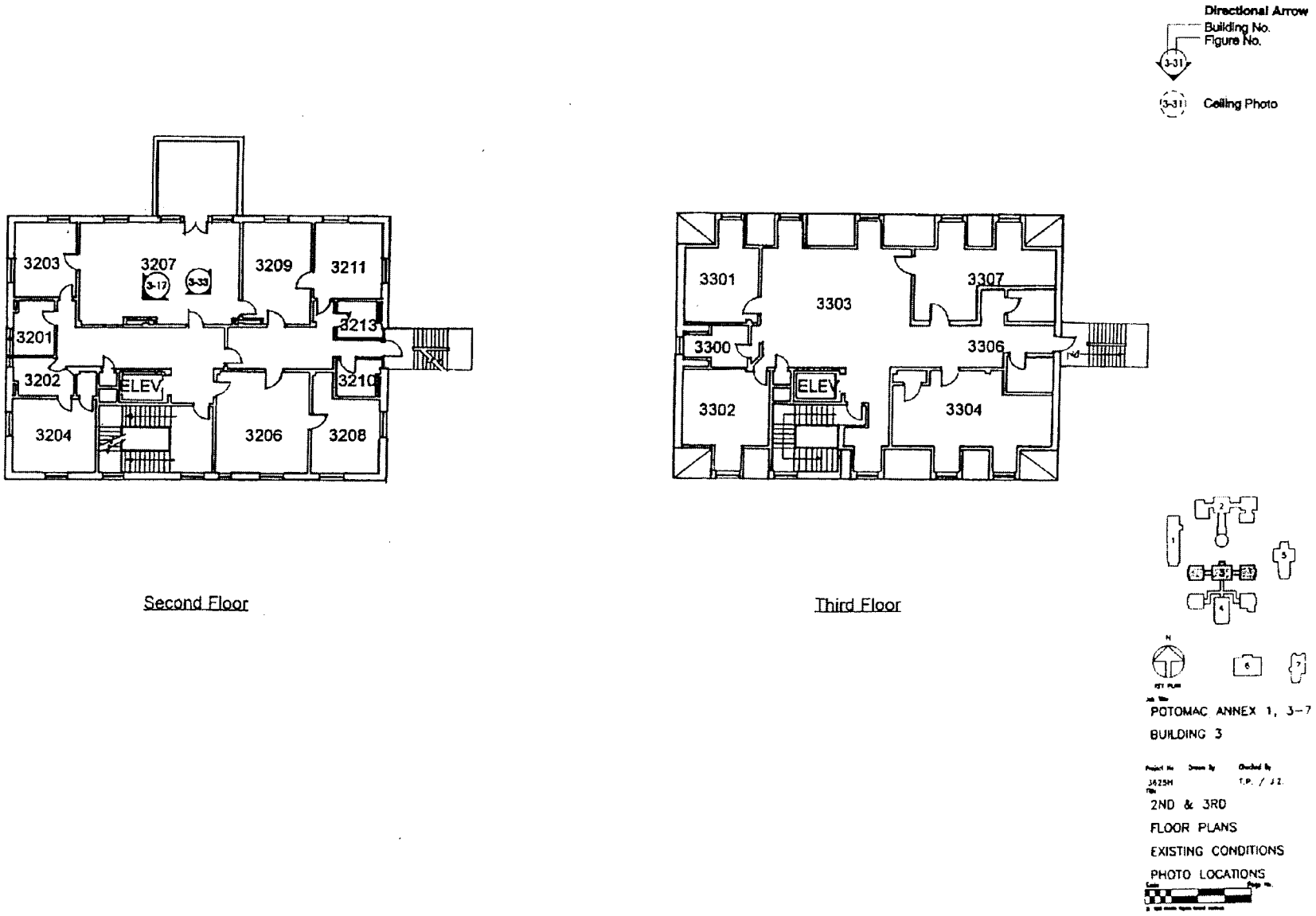


Figure H
Building 3. Second and Third Floor Plans. Building 3 and Building 4 are connected to each other at the basement and first floor. Building 3 rises above Building 4 on the second and third floors.

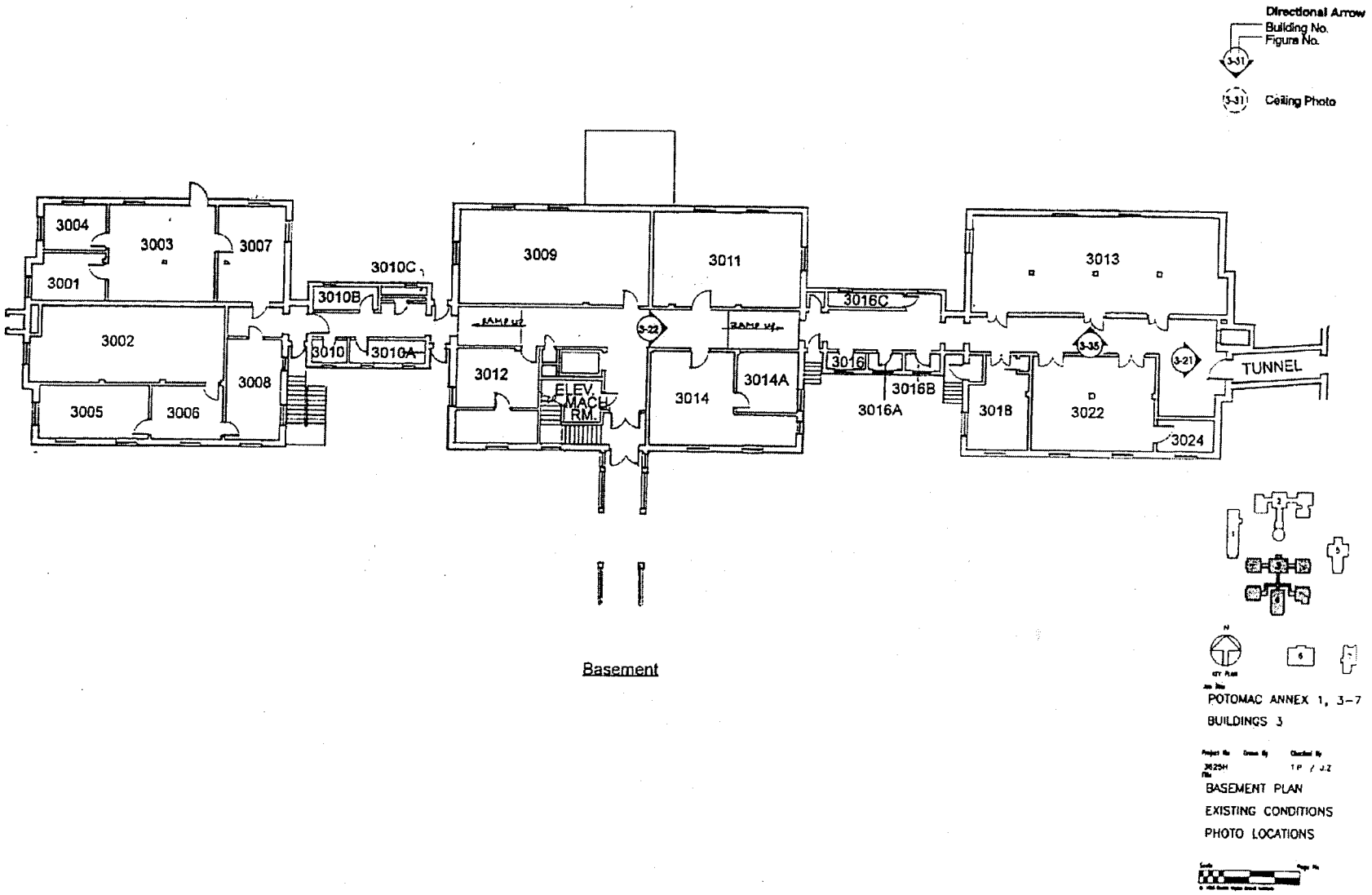


Figure I
Building 3. Basement plan. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

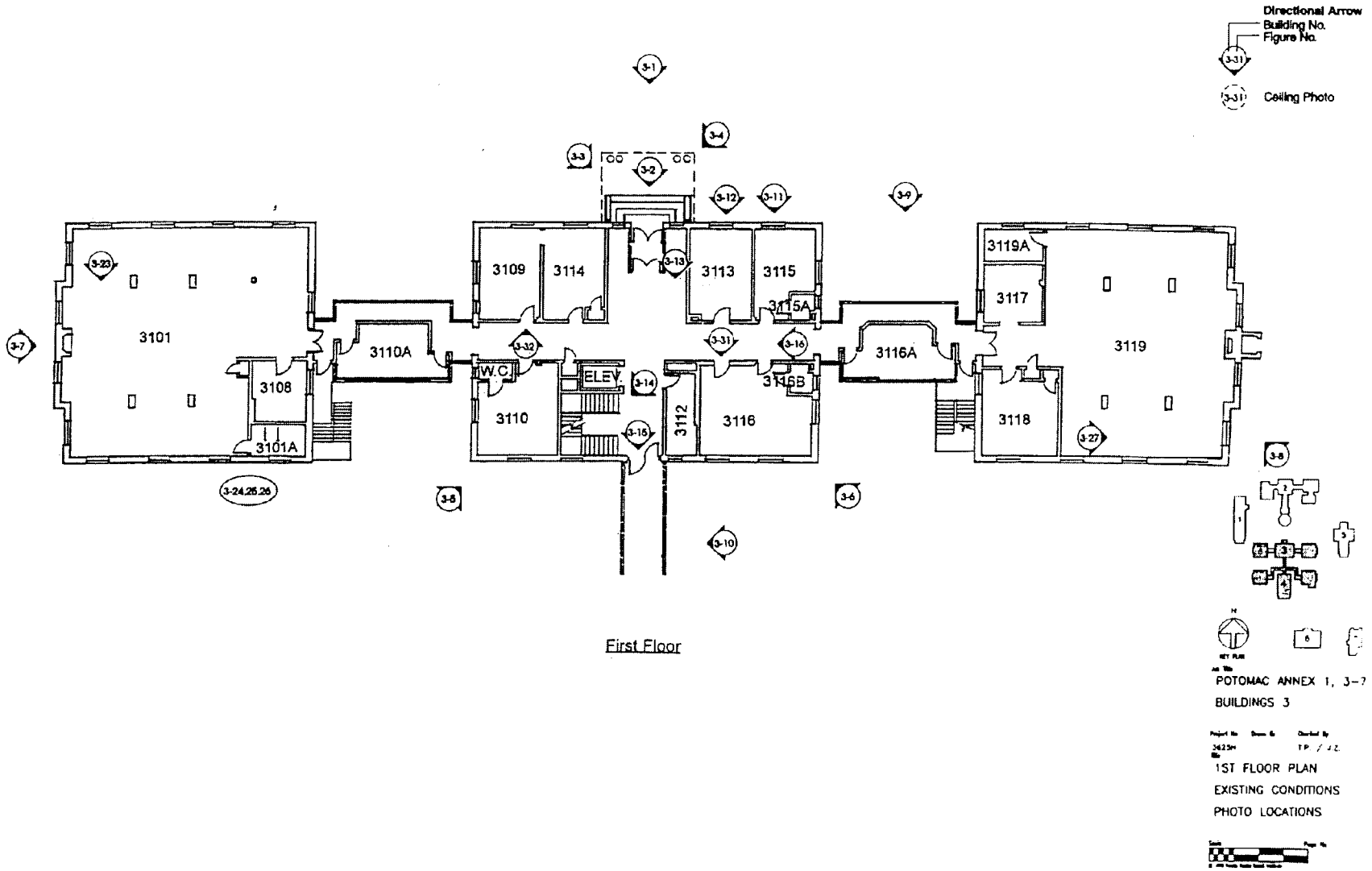


Figure J
Building 3. First floor plan. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

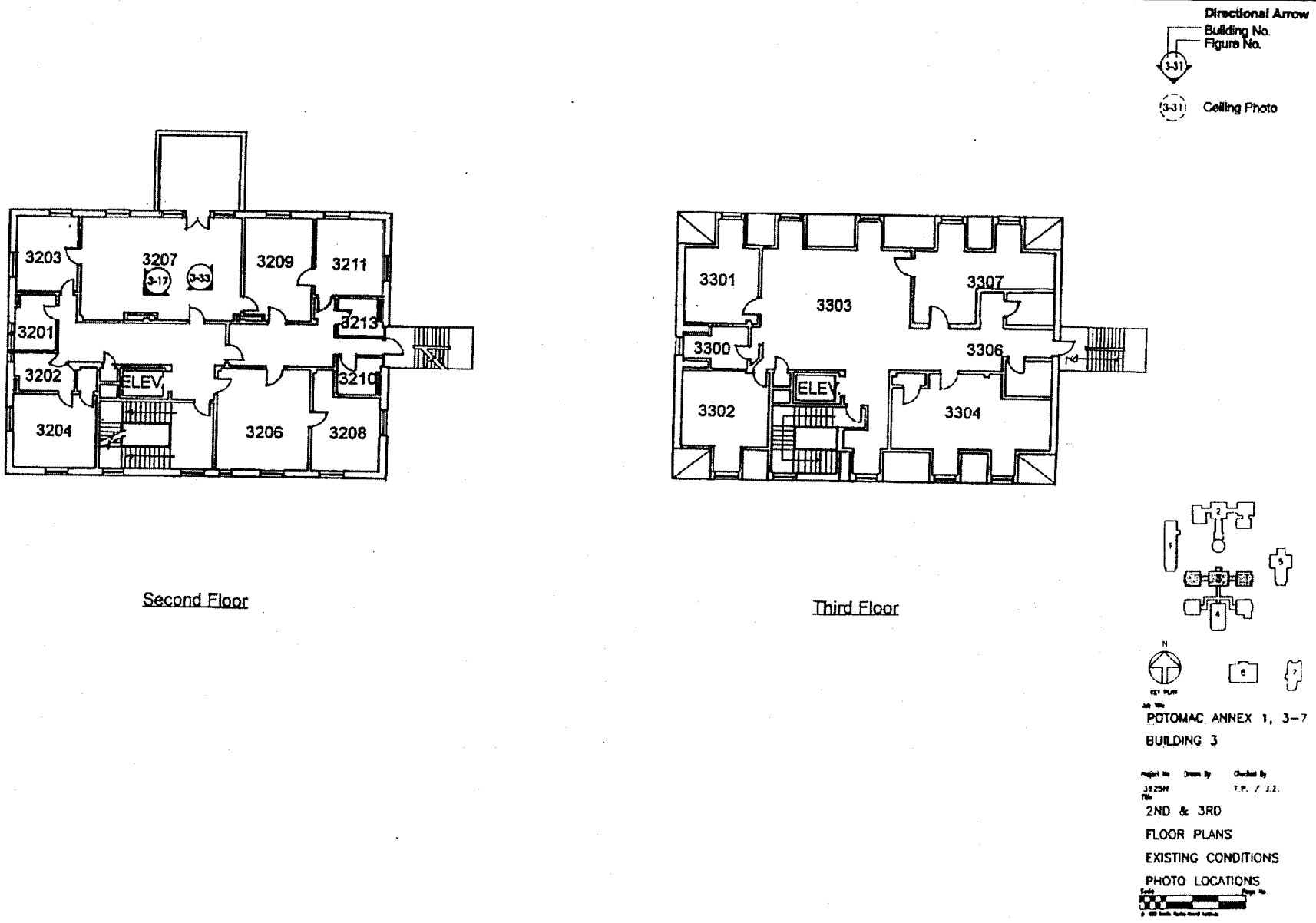


Figure K
Building 3. Second and Third Floor plans. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

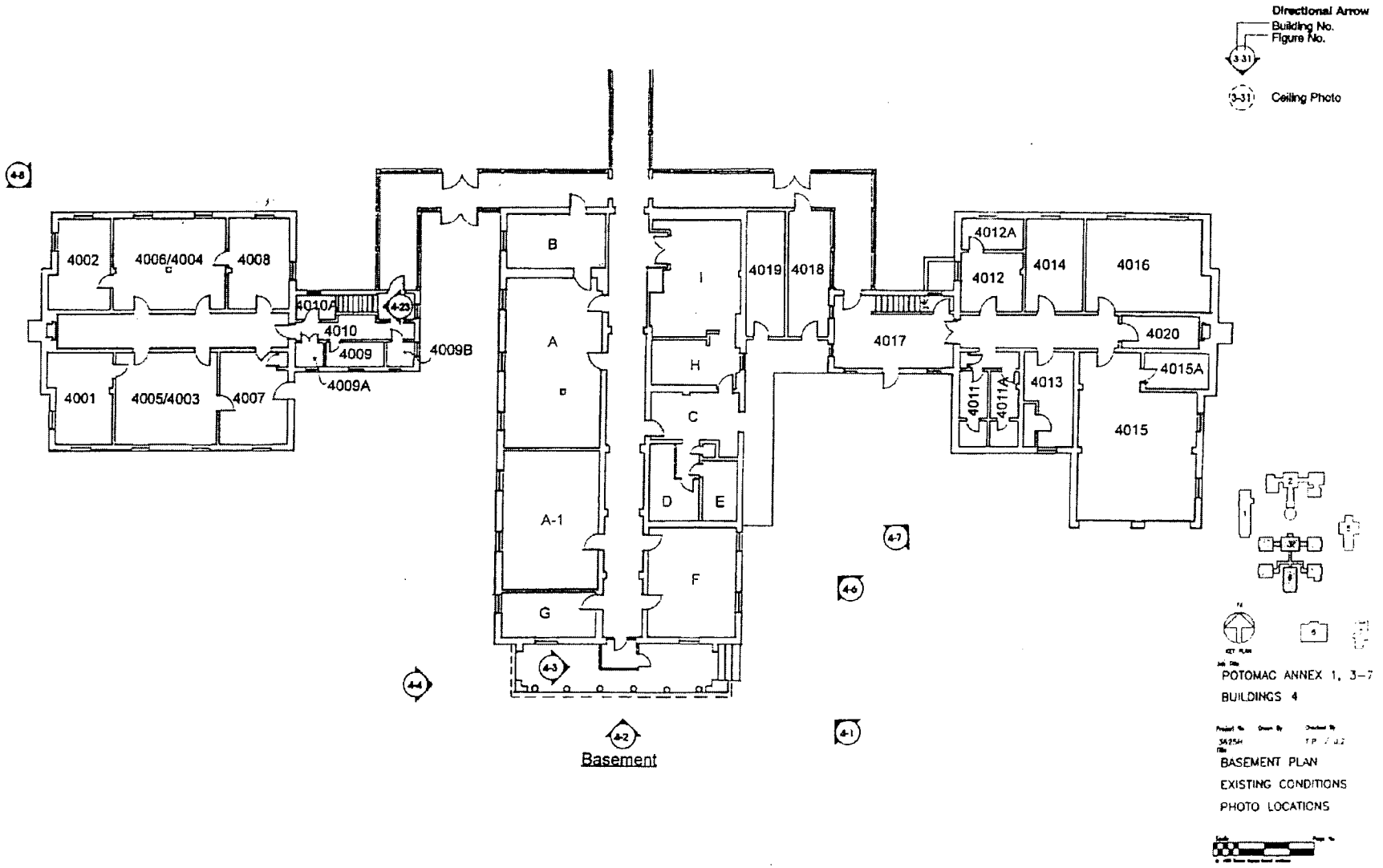


Figure L

Building 4. Basement Plan. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

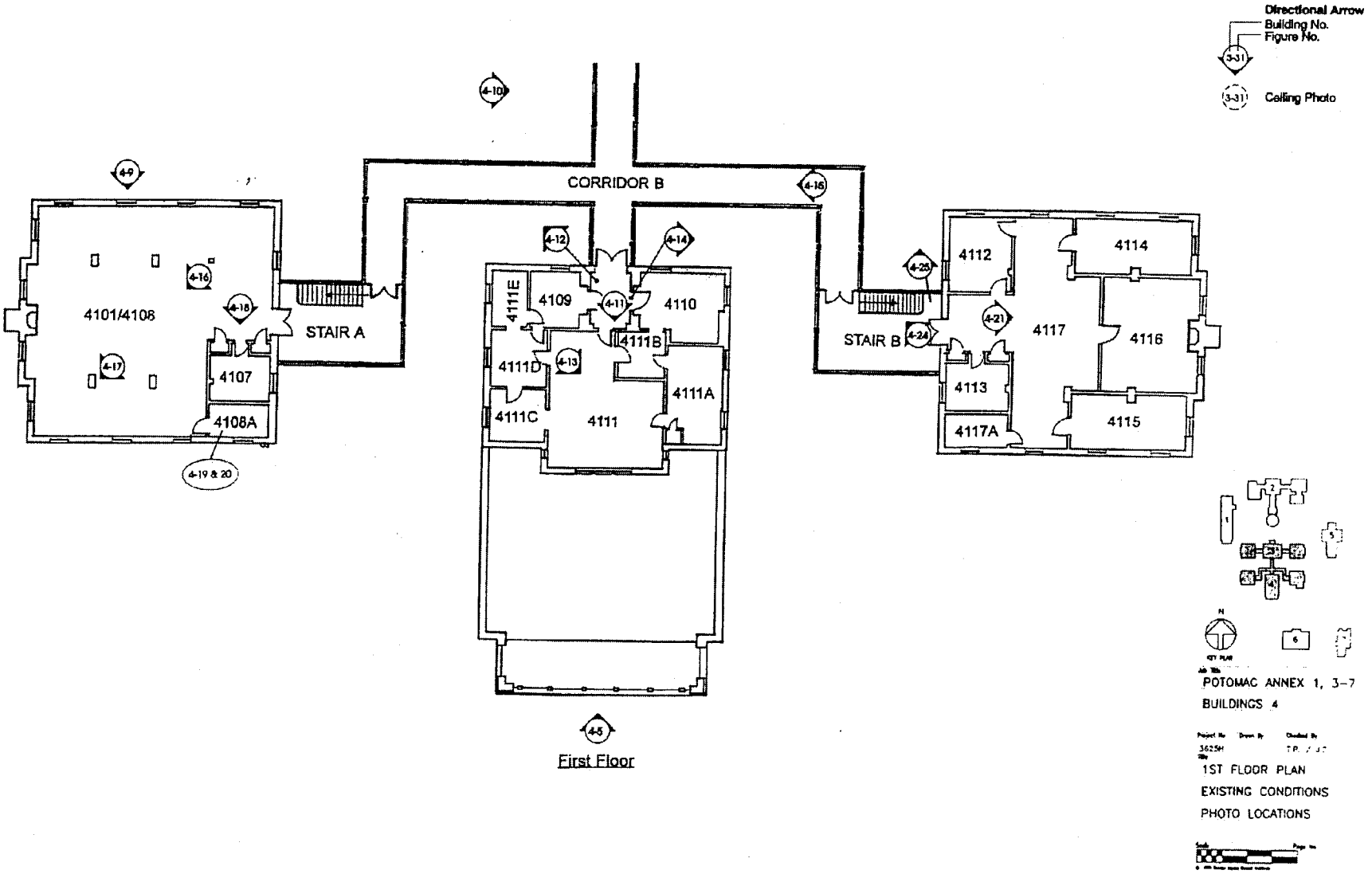


Figure M

Building 4. First floor plan. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

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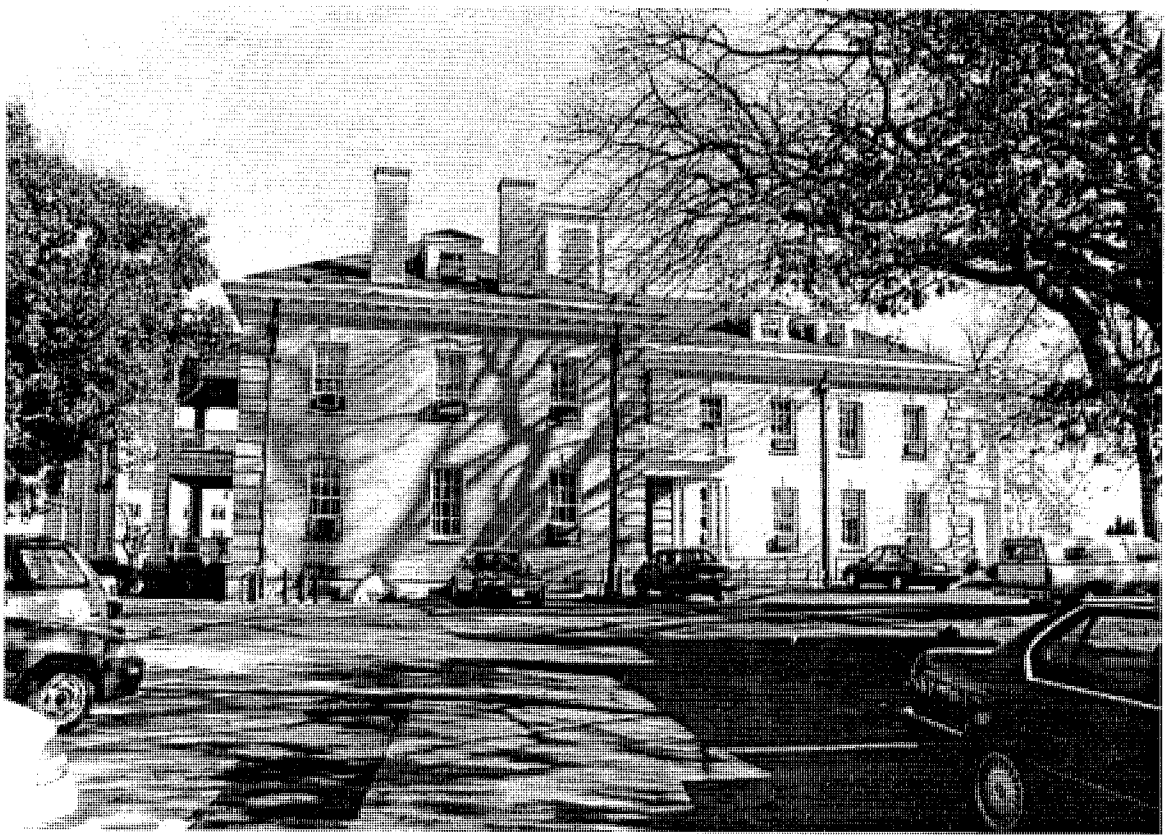


Figure 5-1.

Building 5. West elevation. The building originally functioned as the Sick Officers' Quarters. It was constructed 1908-1910. The building is similar in style and massing to the other buildings on the site. However, it is distinguished by a two-story porte cochere on the north elevation (at left in the photograph).

Figure 5-2.

Building 5. Oblique view from the southeast. The building's "T" shape accommodates a secondary entry porch on the east side, similar to that on the west. Note also the steep slope of the site down to 23rd Street and parking lot adjacent to the building.

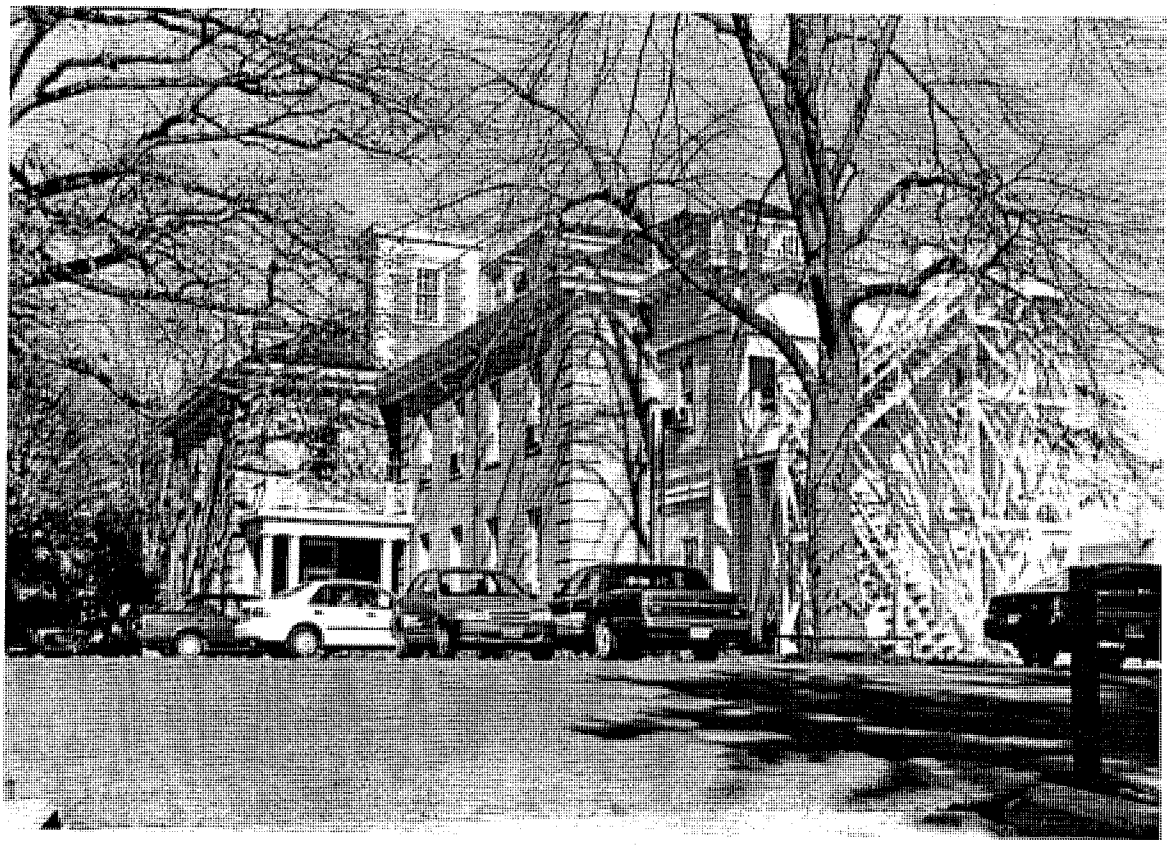


Figure 5-3.

Building 5. Oblique view from southwest. The building's "T" shape accommodates a secondary entry porch on the west side, similar to that on the east. The elevator bulkhead at the roof crossing is an original feature.

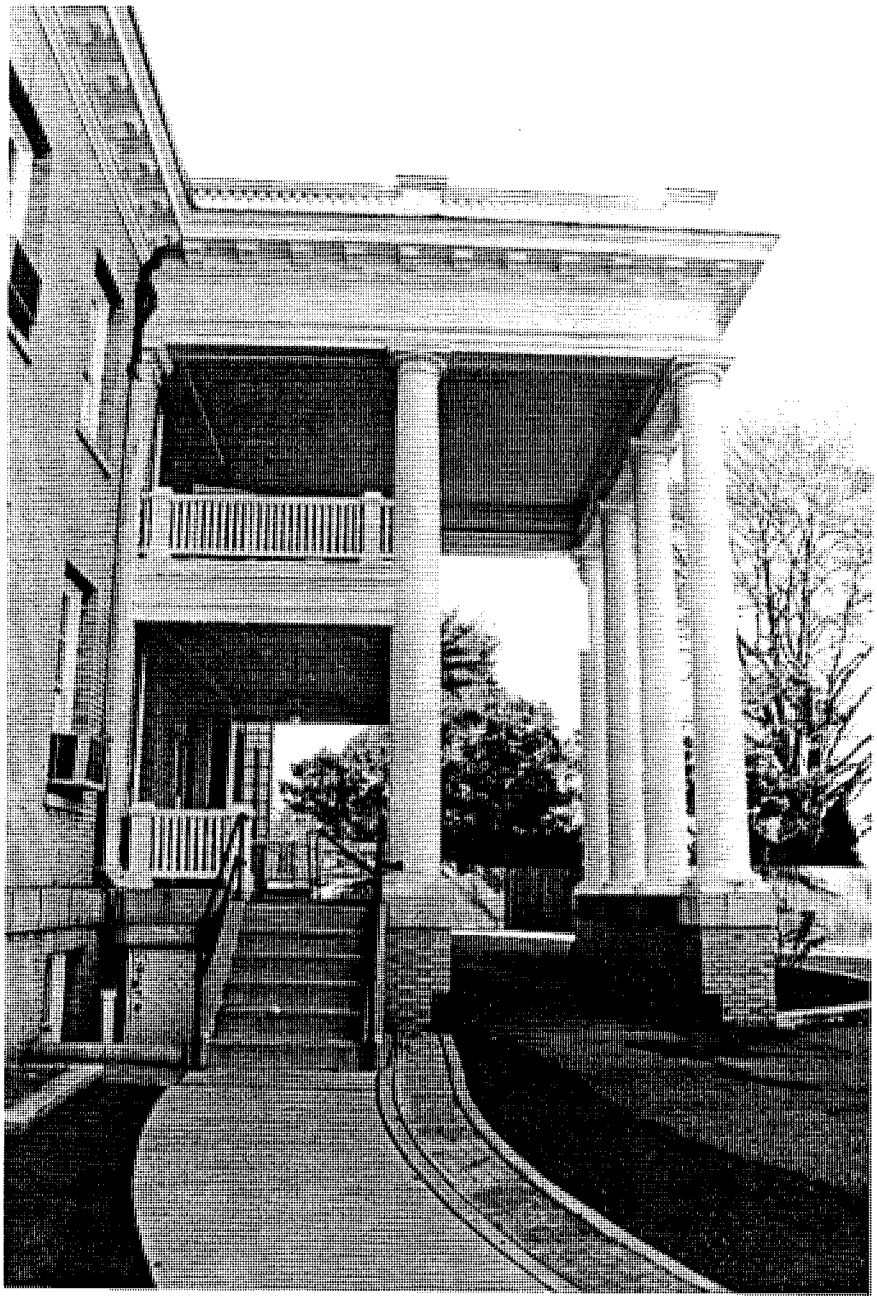


Figure 5-4.

Building 5. North elevation. Porte cochere, east side. The porte cochere is the most distinguished feature of the building; however, it is also the most compromised due to alterations and severe water damage. The concrete steps and covered swale next to the concrete sidewalk are not original features of this building. The wood fence in the background separates the asphalt driveway from the residence garden to the north.

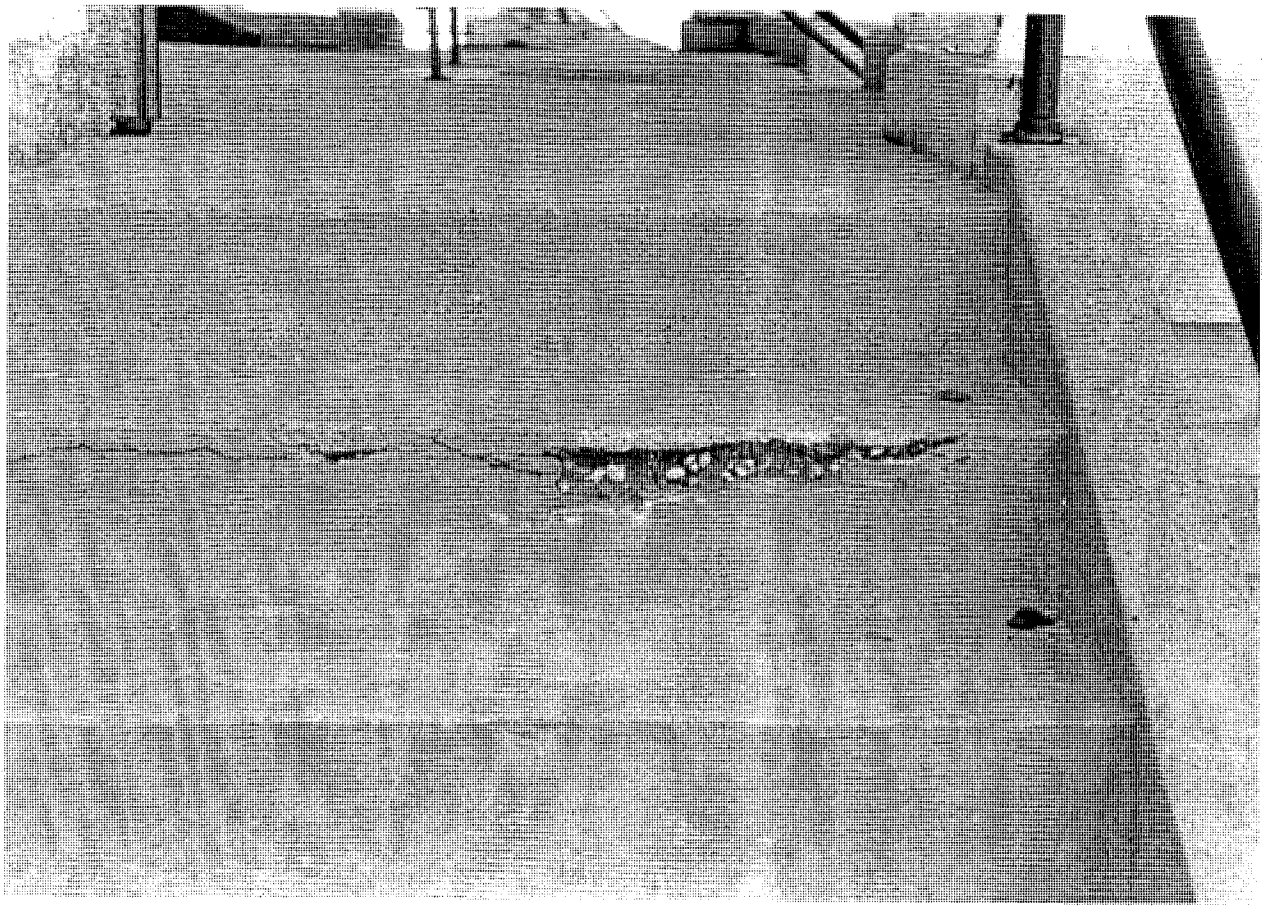


Figure 5-5.

Building 5. Porte cochere. Detail of cracked concrete steps. These steps do not appear on the original drawings; they were probably installed when the porte cochere was converted to a loading dock (see Figure 5-8).

Figure 5-6.

Building 5. Porte cochere. Detail of pilaster and railing at the second floor. The porte cochere is subject to severe water damage due to blocked roof drains above. The east side, as shown here is particularly bad. Wood rot and peeling paint is noted from roof level through the first floor.

Figure 5-7.

Building 5. Porte cochere. The original door was identical to the one still existing in the south corridor of the building (see Figure 5-30). It was replaced by this aluminum and glass door. The aluminum infill of the arch replaces the original fan-lighted transom. This alteration detracts from the architectural character of this building.

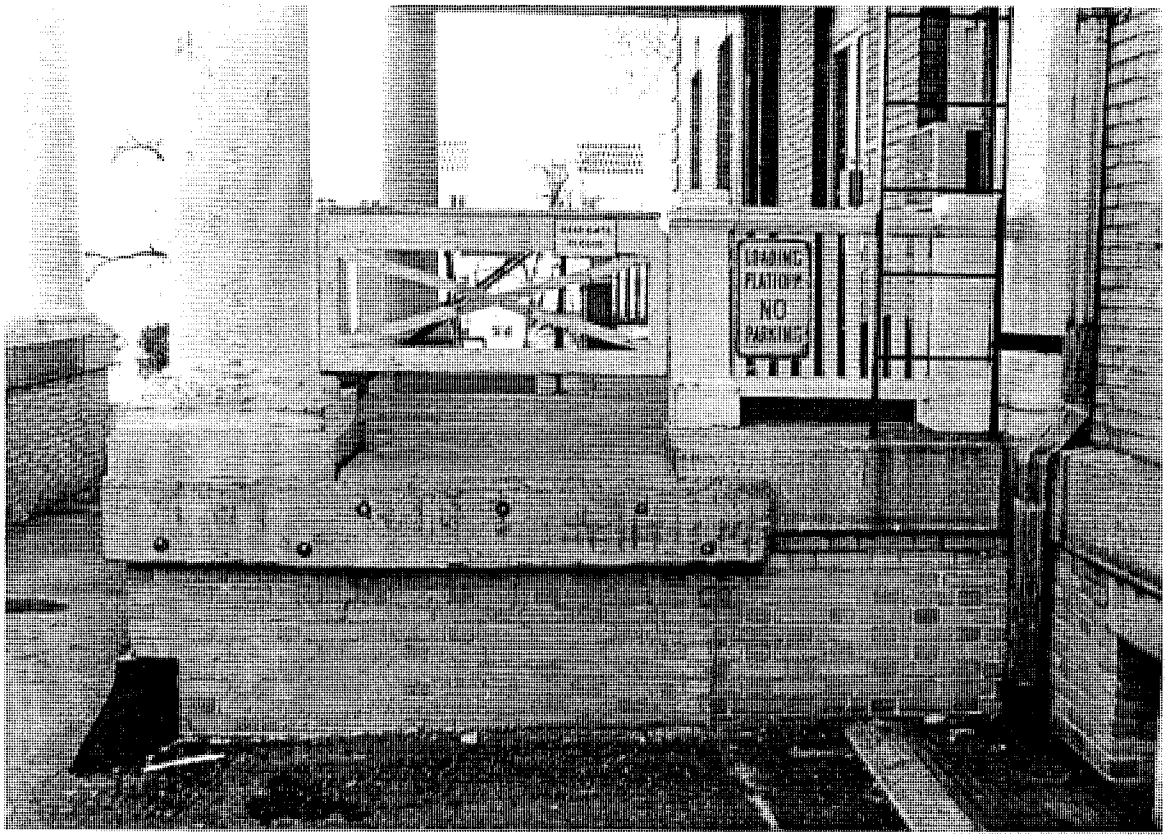


Figure 5-8.

Building 5. Porte cochere. Detail of west side. The date of the conversion of the porte cochere to a loading dock is not known. However, original drawings show a set of granite steps in this location. Infill brick under the platform is close to the original in color, but noticeably different. The installation of the wood gate and crude attachment of bumpers, corner guards and signs further detract from the architectural character of the building.

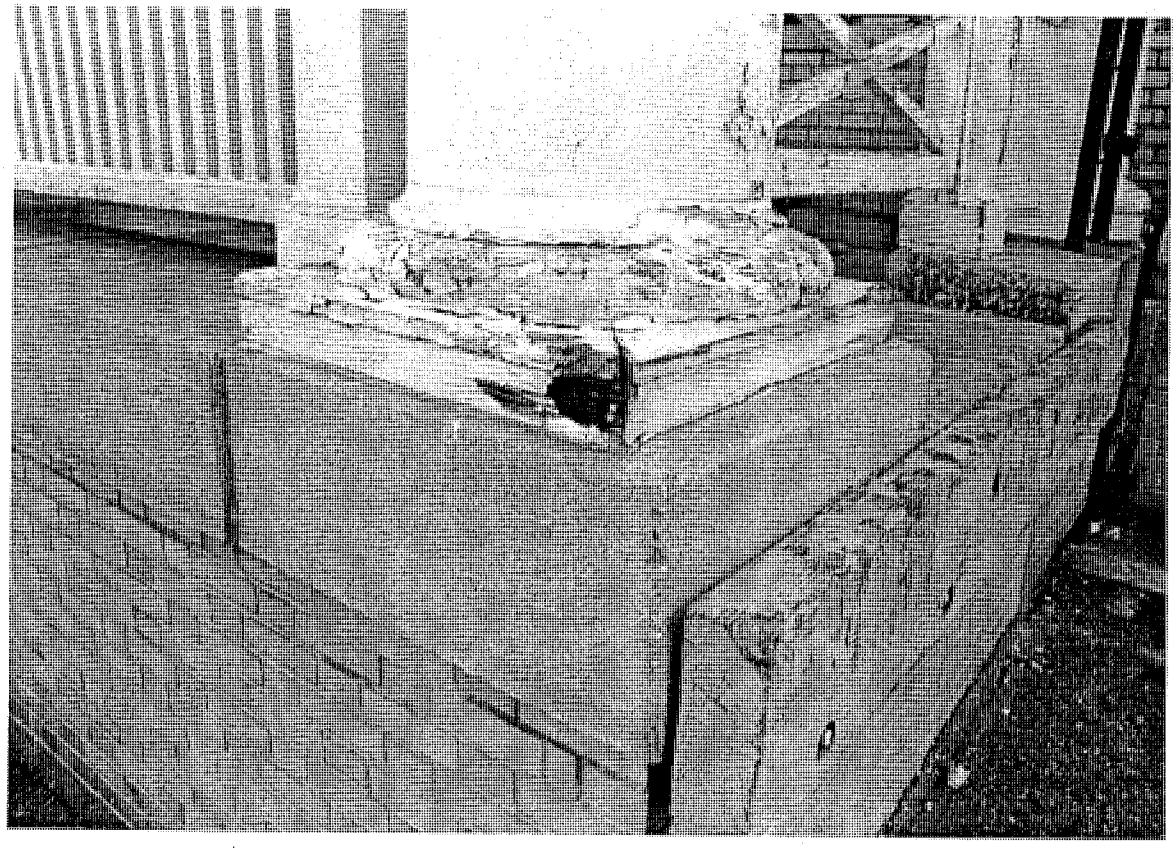


Figure 5-9.

Building 5. Porte cochere. Detail of column base and wood plinth on west side. Water damage is noted throughout the wood elements in the porte cochere. The bases on other columns have replacement steel plinths, which are rusting.

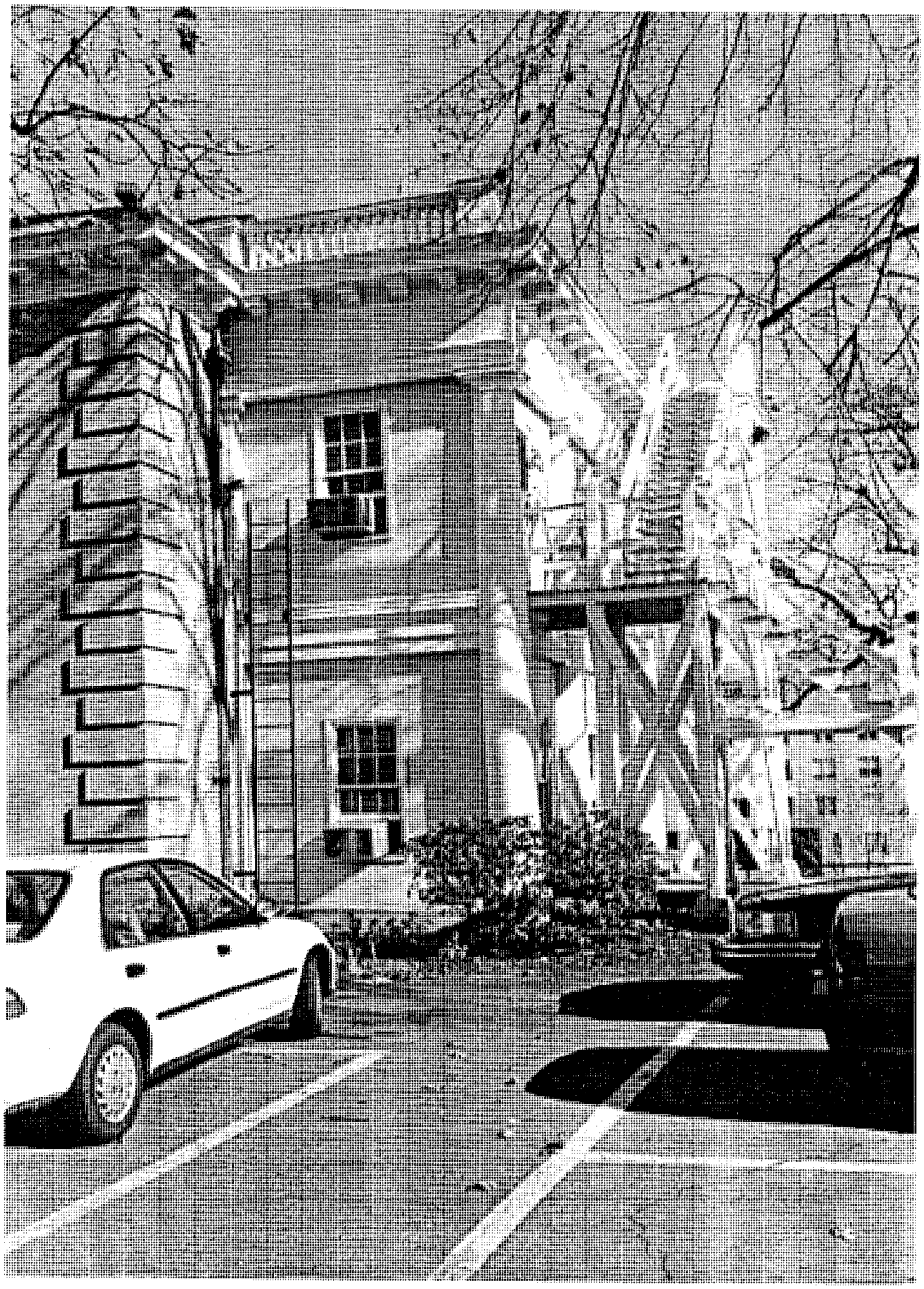


Figure 5-10.

Building 5. Oblique view of the sun porch from the west. As noted on most of the other buildings on the site, the sun porch has been enclosed to accommodate interior office space. While it would be possible to enclose the sun porches in a sympathetic manner, the design and installation of the current system detracts from the architectural character of the building. The metal ladder on the west side does not detract from the appearance of the building, but its purpose is not clear.

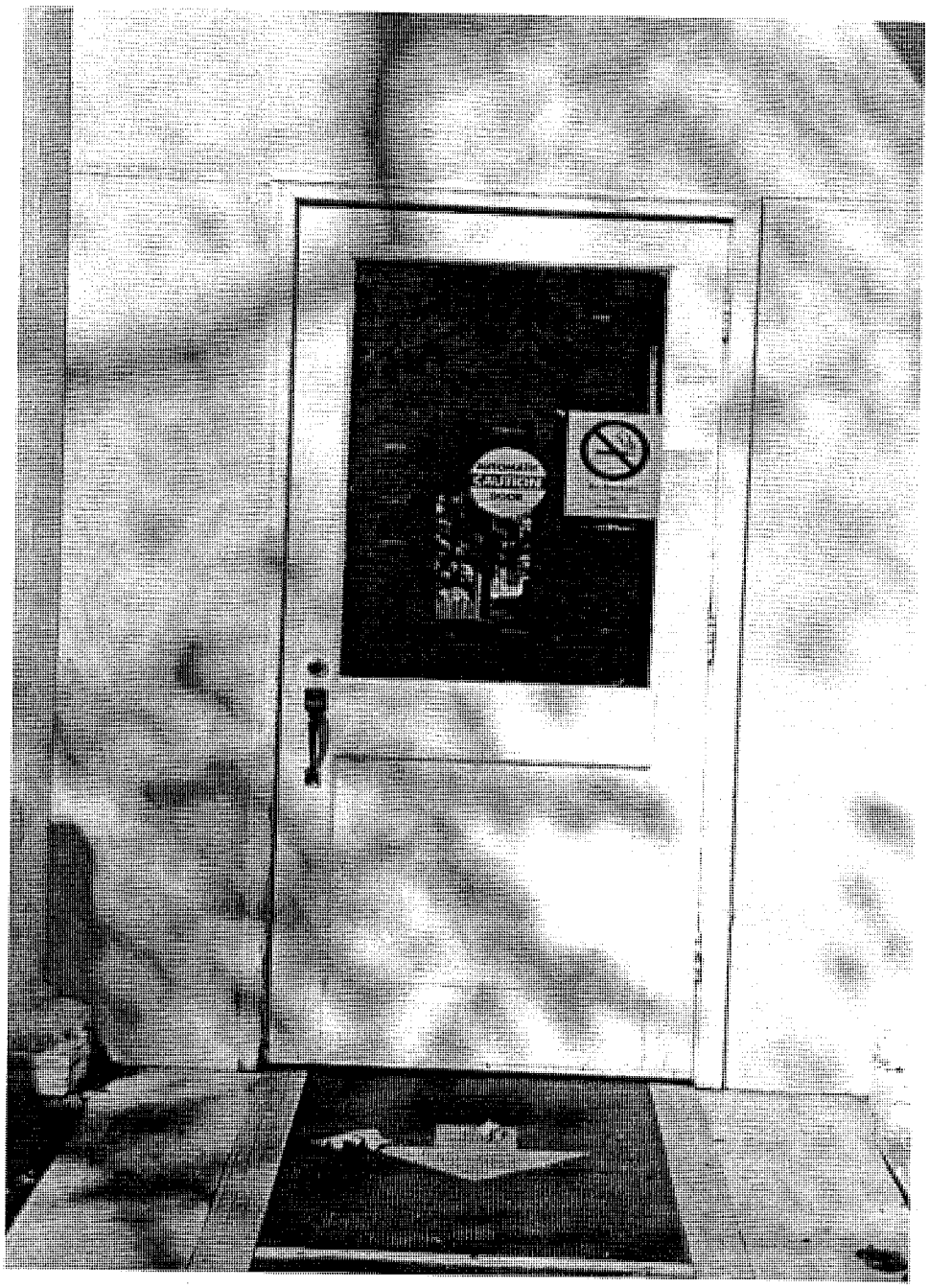


Figure 5-11.

Building 5. Sun porch detail. The wood and glass door entering the south side of the sun porch probably dates to the construction of the infill.

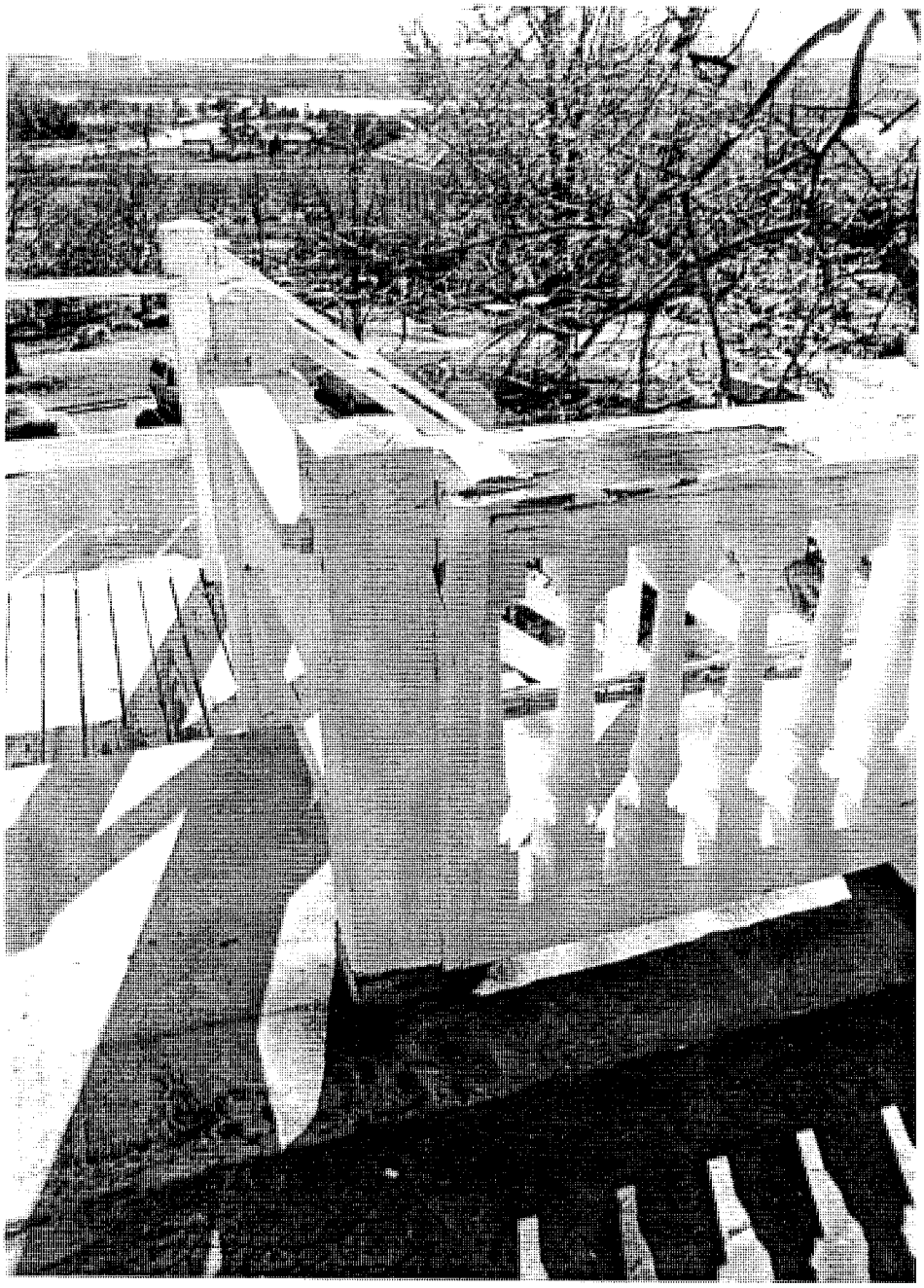


Figure 5-12.

Building 5. Sun porch detail. The balustrade at the top of sun porch opens onto the wood fire escape. Peeling paint, checked wood rail and replacement newel indicate water damage and lack of maintenance. Also note cracking in the roofing material (bottom center of the photograph).

Figure 5-13.

Building 5. West elevation from the south. Secondary entry porch. Note the small lawn buffer between the building and the asphalt parking lot. This approach softens the visual effect of the parking and protects the building from impact. The brick curb at the center of the photographs has a concrete paving, which covers the underground passage connecting Building 5 to Building 3.

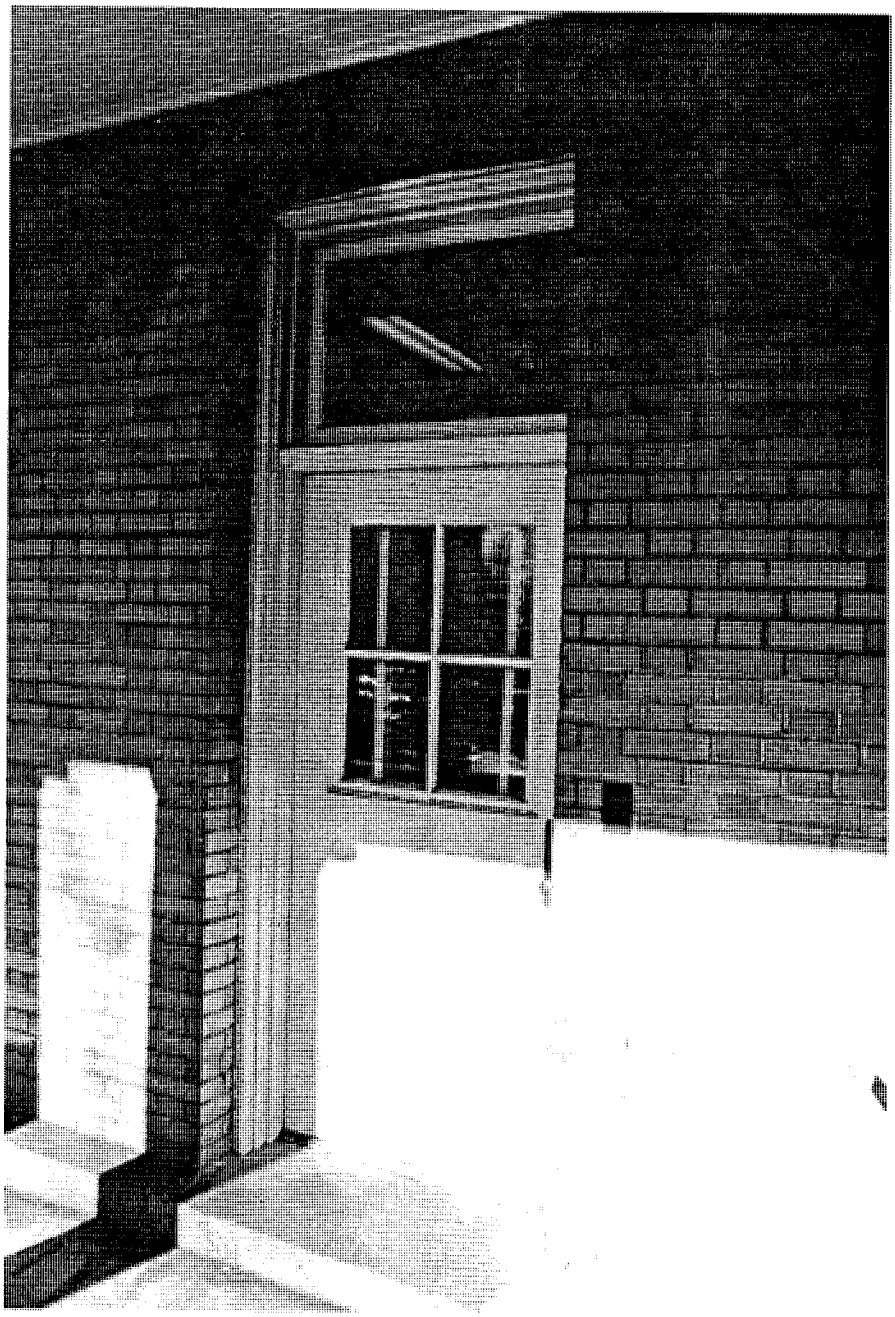


Figure 5-14.

Building 5. West entry porch detail. This door appears to be original.

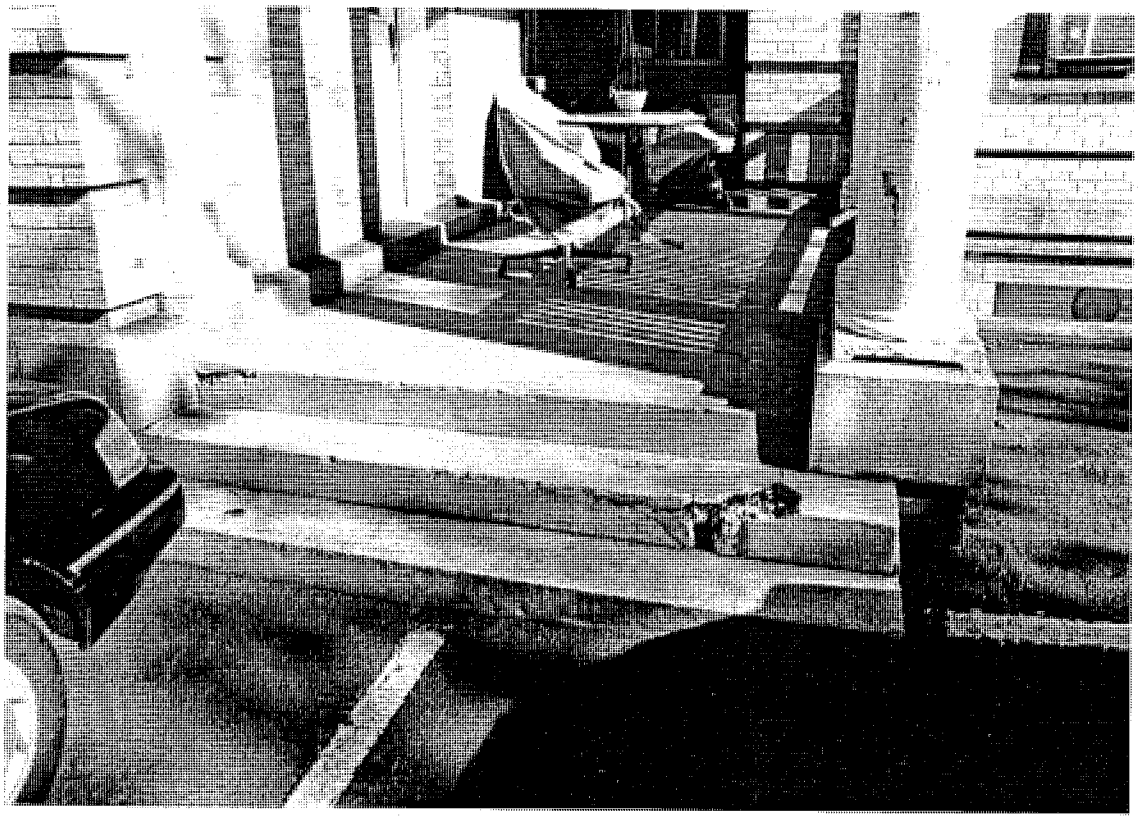


Figure 5-15.

Building 5. West entry porch detail. Note that the original granite step at the bottom is in good condition, while the concrete replacement above, and the porch slab, are cracked.

Figure 5-16.

Building 5. Oblique view from the southeast. Note that the asphalt parking abuts the building at grade, exposing it to impact damage. There is no curb on the east side of the parking lot (at right); the pipe railing serves as guard rail. The site slopes sharply to the east toward 23rd Street.

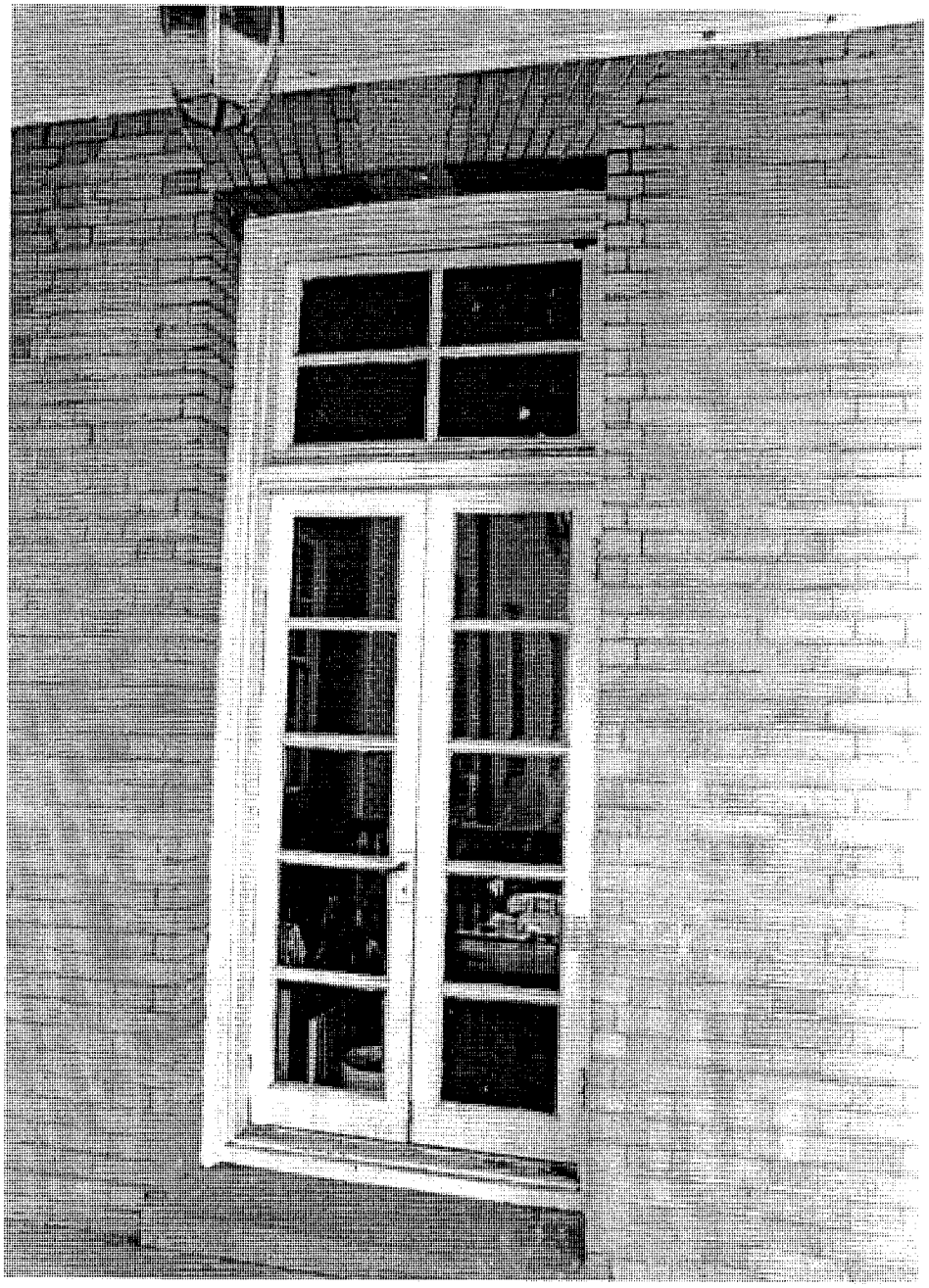


Figure 5-17.

Building 5. East entry porch detail. The french doors in both openings appear to be original.

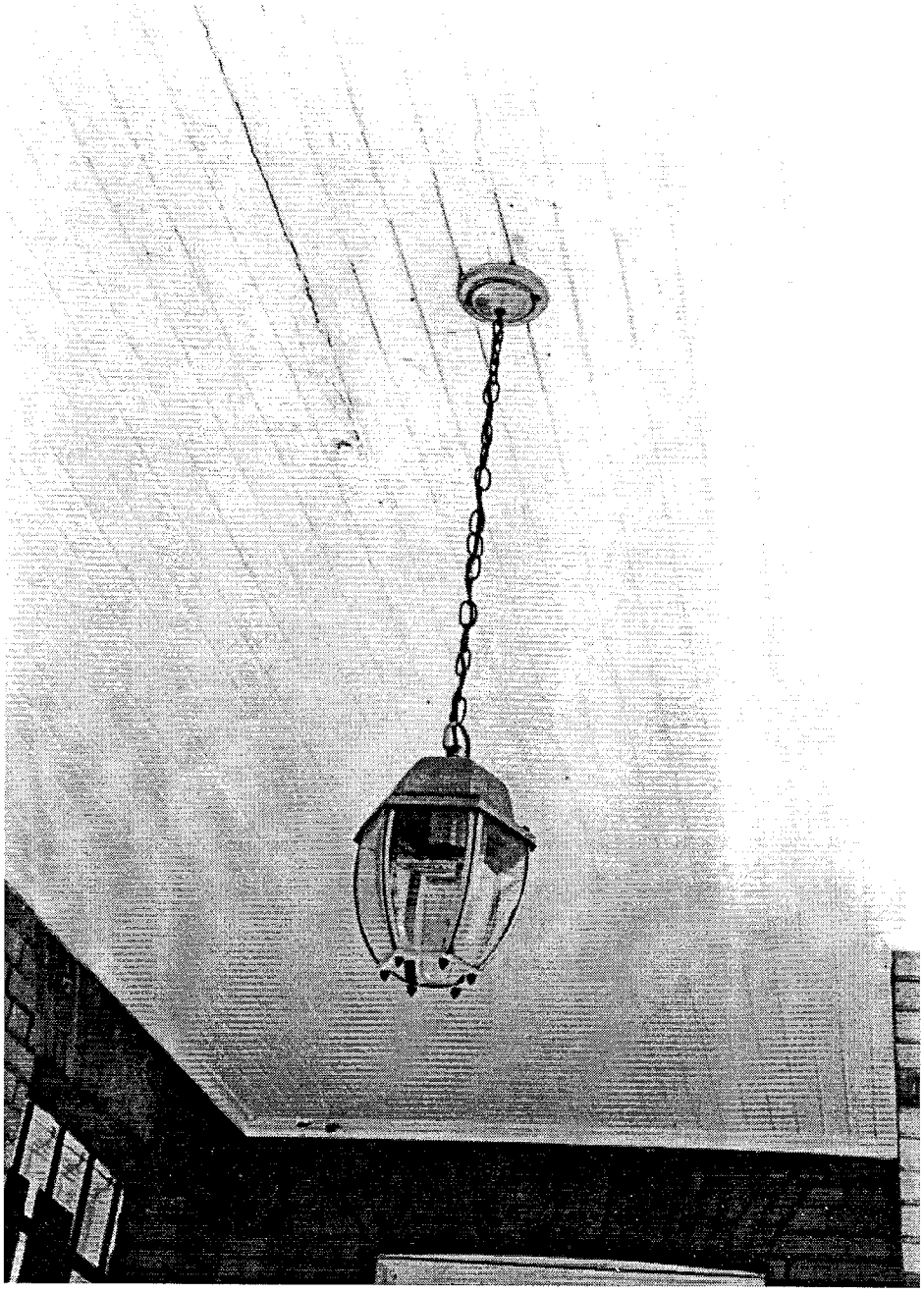


Figure 5-18.

Building 5. Typical exterior light fixture. This type of fixture is suspended from the ceilings of the porte cochere and the east and west entry porches. It is not original.

Figure 5-19.

Building 5. Most of the windows are the original six-over-six double-hung wood sash set into wood frames. While they have been over-painted, they appear to be in sound condition. Also note the brick and granite detail. The masonry, too, is in good condition.

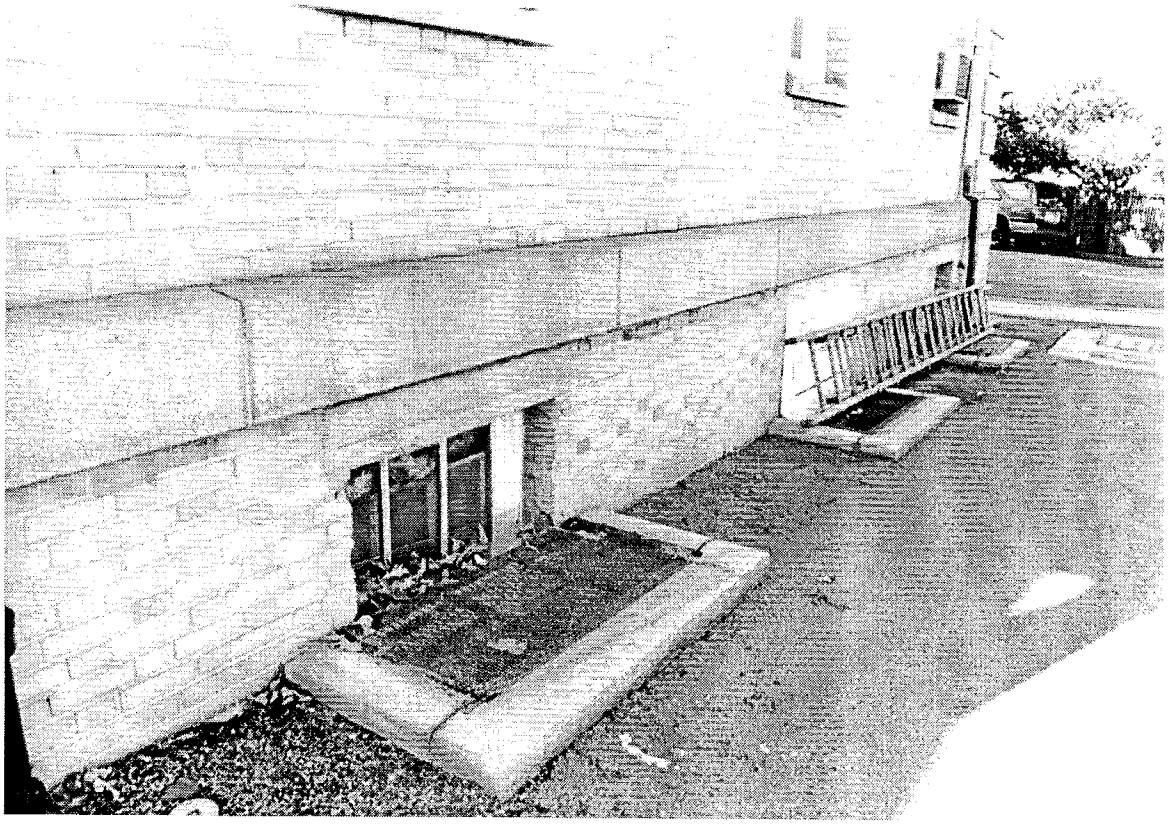


Figure 5-20.

Building 5. Basement windows on the east side.

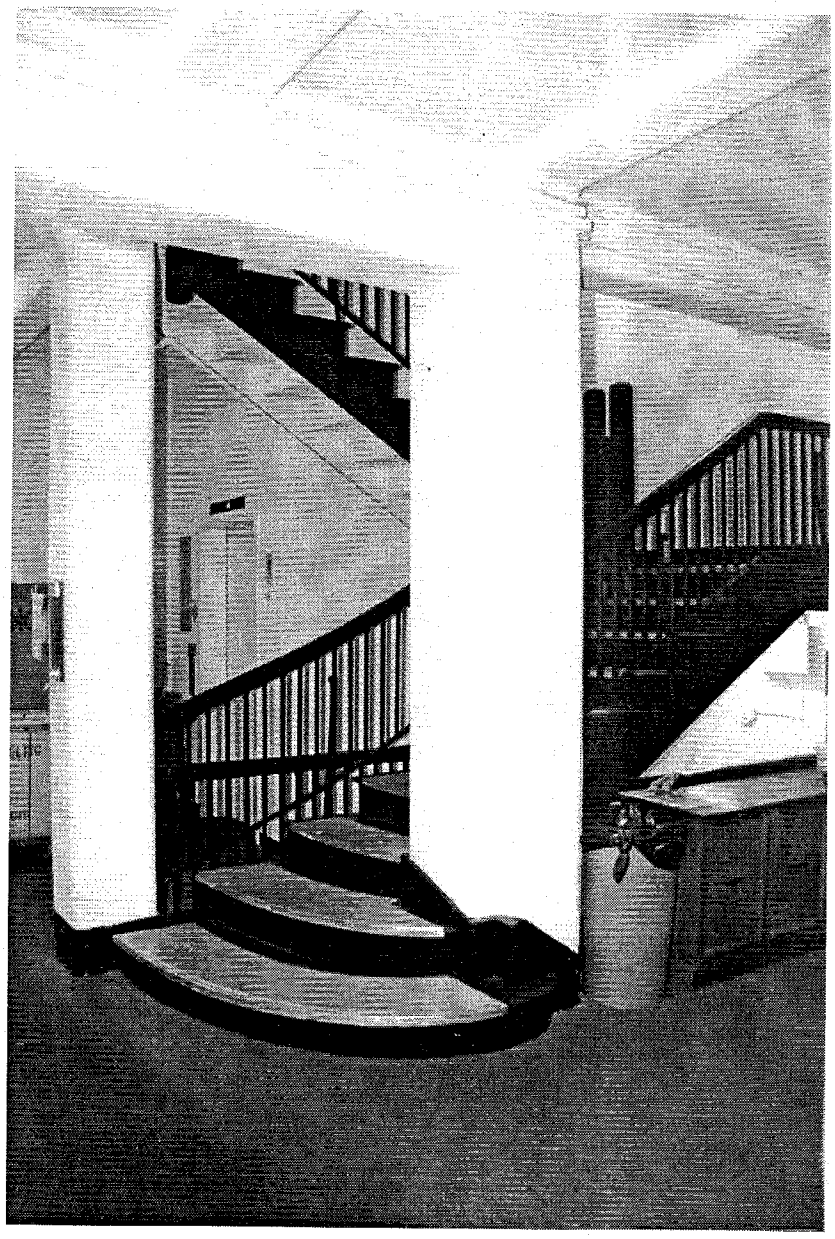


Figure 5-21.

Building 5. Main staircase. The first-floor level of the stair remains open and in its original configuration. Its design and detailing is similar, but not a replication of the stair in Building 3.

Figure 5-22.

Building 5. Main staircase, from the landing between the first and second floors. Unlike the treatments seen in other buildings, the fire enclosure of this stair left open the original hand rail. The enclosure does detract from the architectural character of the space, but it does leave the detail exposed. If it is necessary to enclose the stair for fire-rating purposes, this is a reasonable compromise.

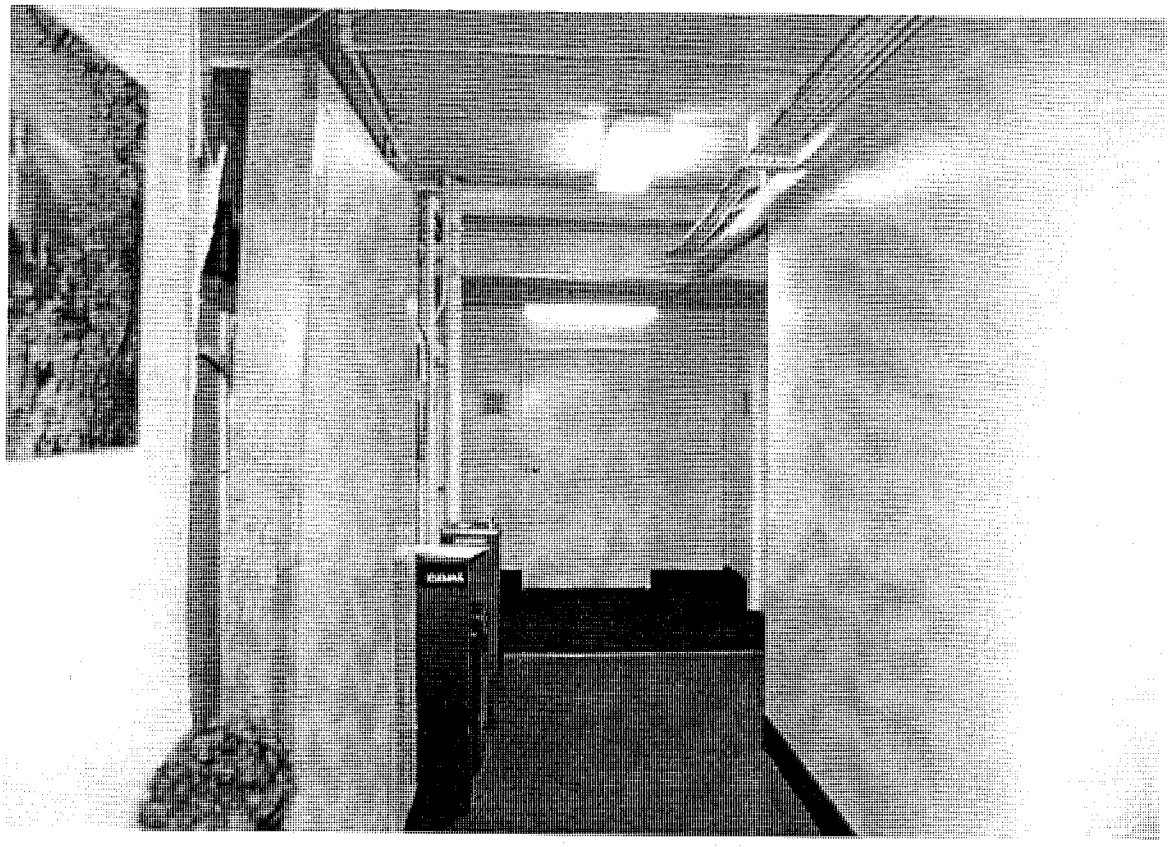


Figure 5-23.

Building 5. View of the second floor looking south. This space has been heavily altered. The gypsum board stair enclosure to the right, and the partition with door at the end of the space are not original. The electrical closet enclosure to the left is pulling away from the plaster wall.

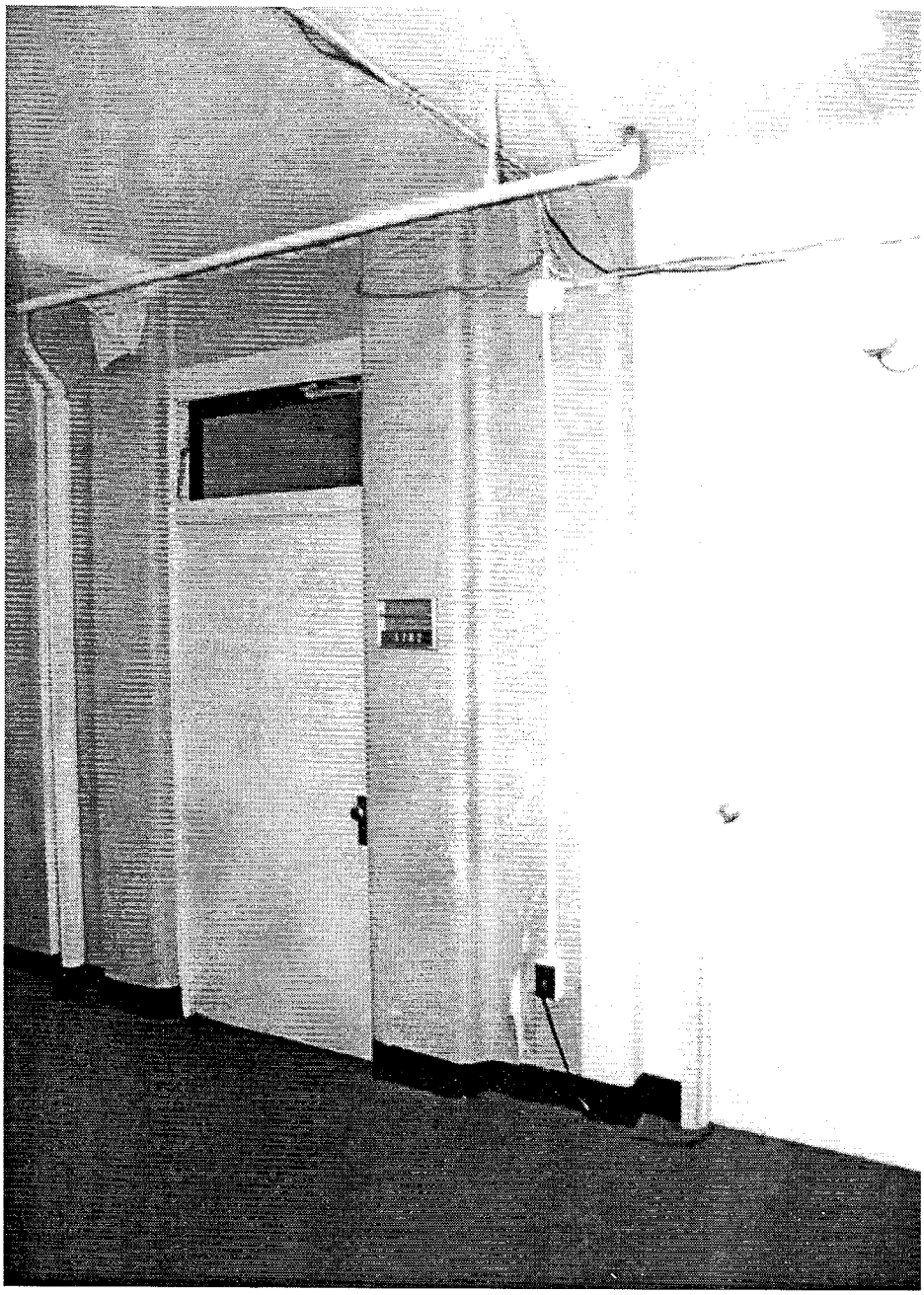


Figure 5-24.

Building 5. View of the second floor looking north. The door opening to the left is original, but the door is not. The infill and door to the right of the structural column are not original.

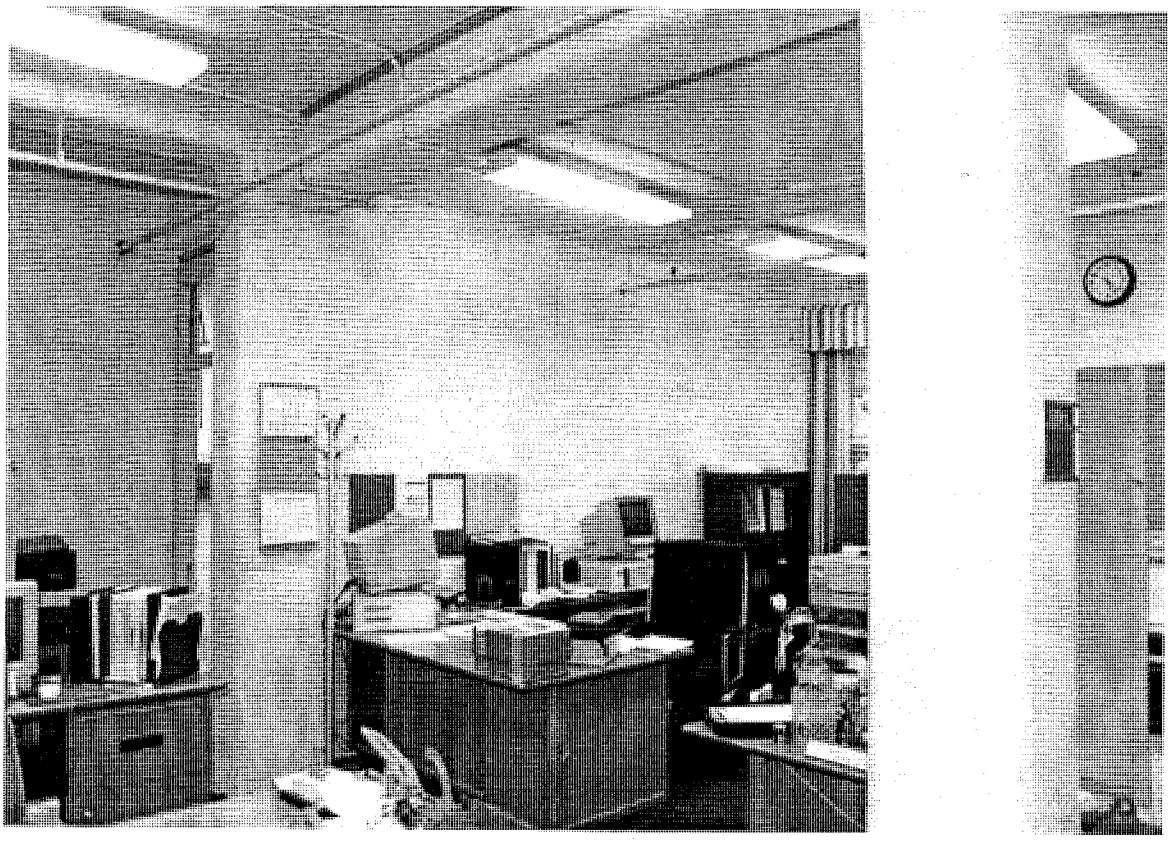


Figure 5-25.

Building 5. View of a typical office space on the second floor (Room 5207). The room configurations have been altered throughout the building.

Figure 5-26.

Building 5. View of Room 5213. Like many rooms in the building, this has been altered by the removal of interior partitions. The suspended ceilings reduce the room height and cover the tops of door and window frames.

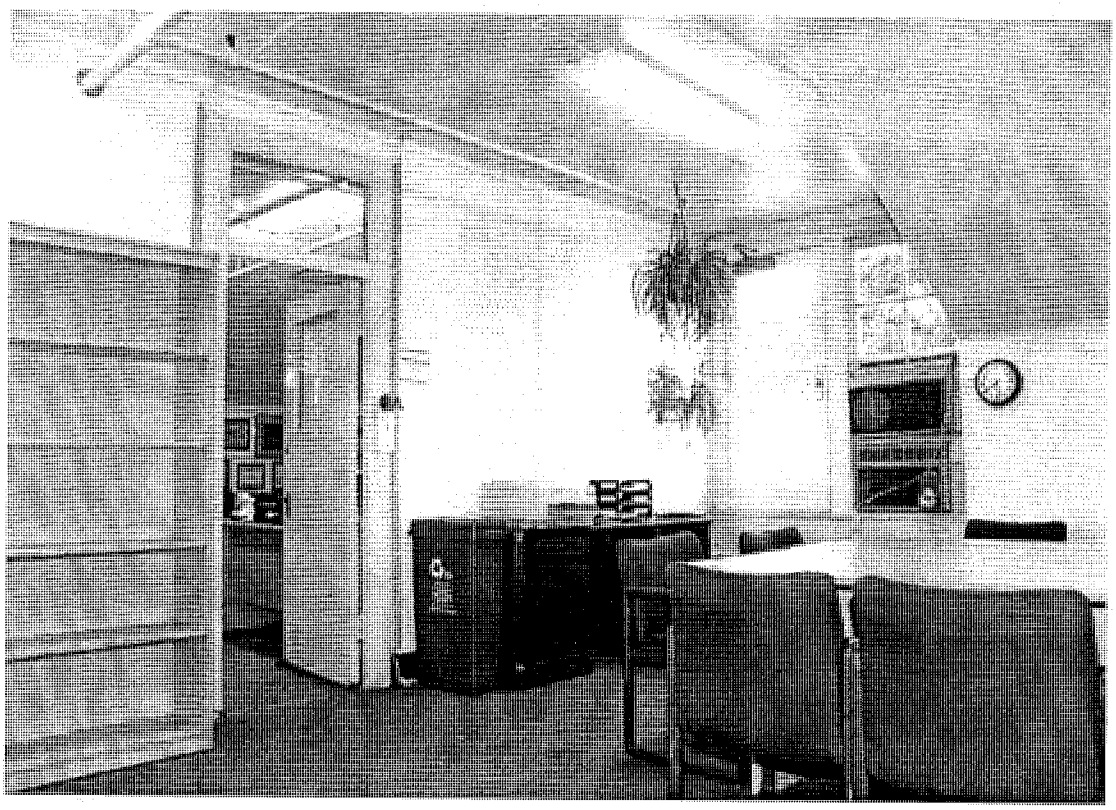


Figure 5-27.

Building 5. View of the third-floor corridor. This area is used as circulation and conference space. Floor plan changes have been made on this floor, as on the others.

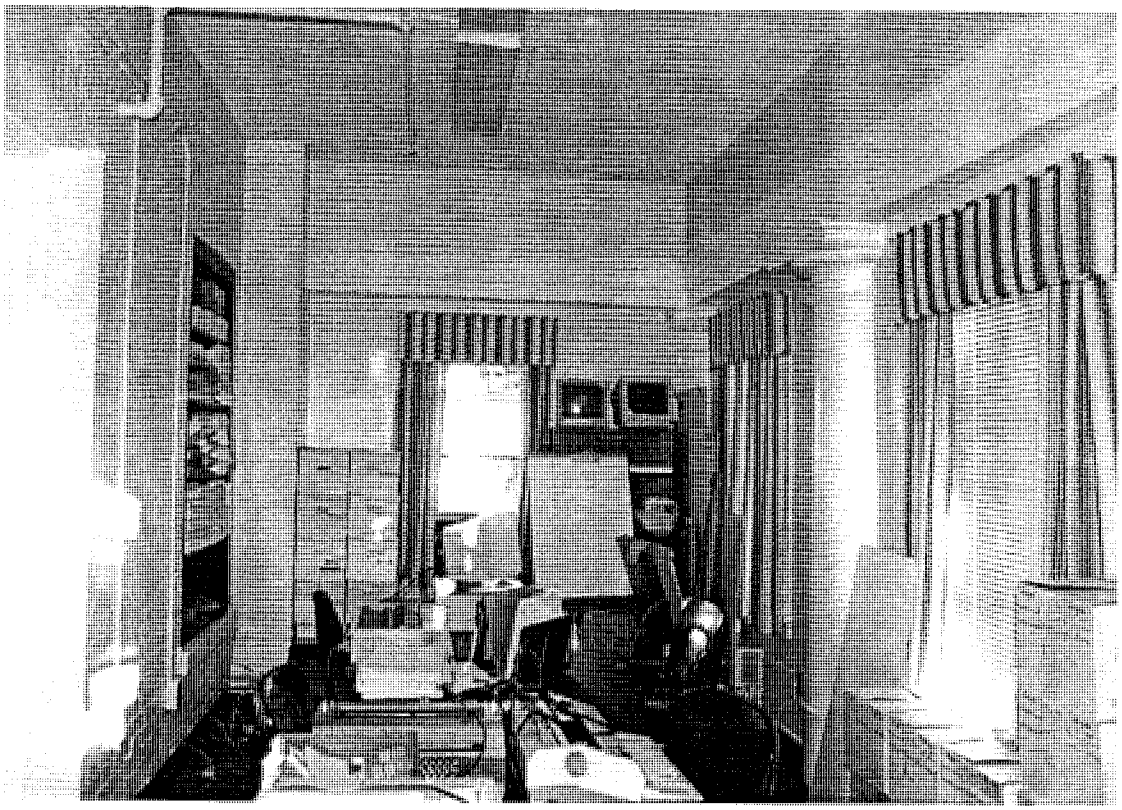


Figure 5-28.

Building 5. View of the second-floor sun porch. This space is used for storage. The door to the left appears to be original (see Figures 5-27, 5-33), but the window openings have been blocked in.

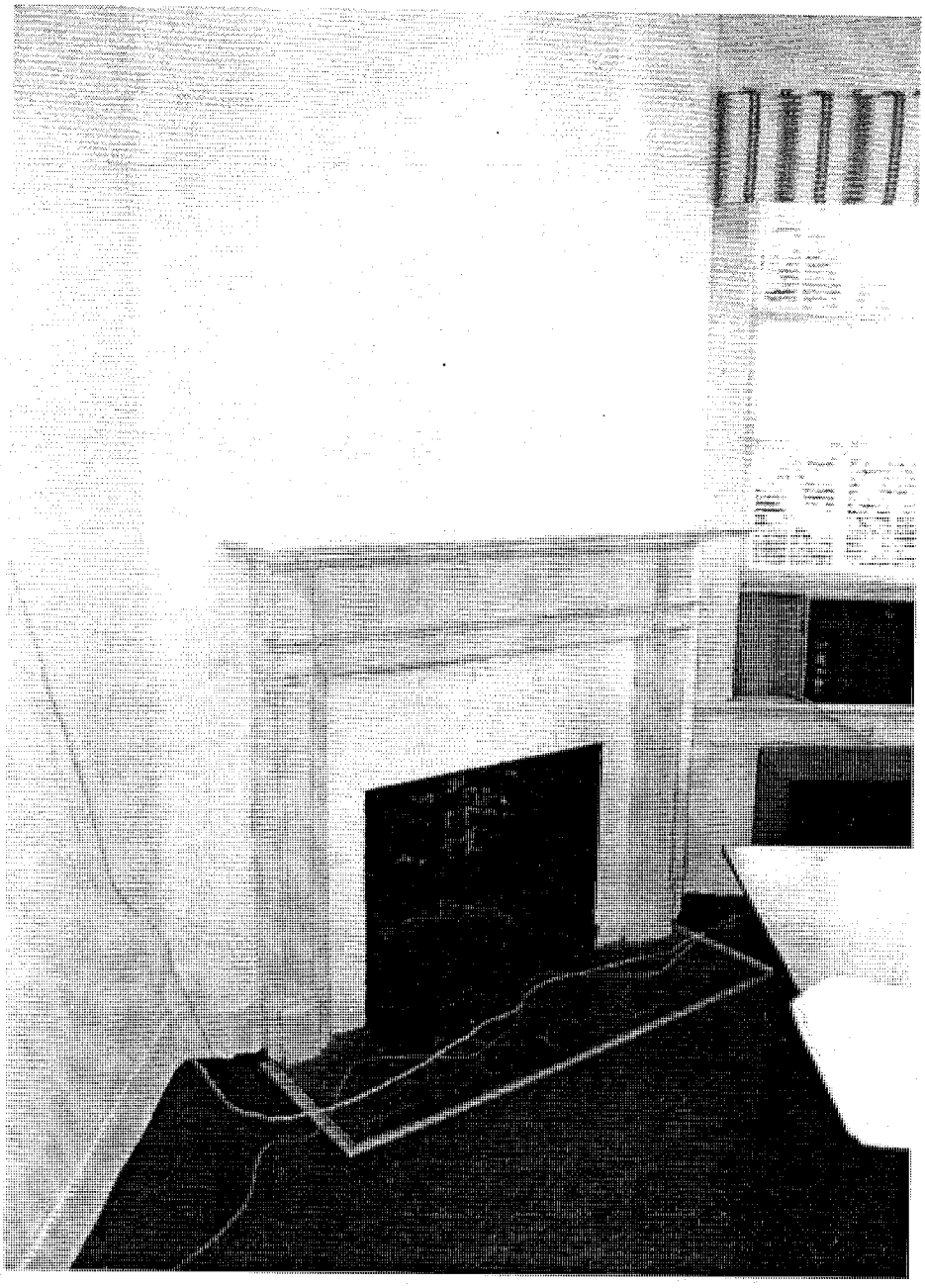


Figure 5-29.

Building 5. Fireplace in Room 5205. Some of the fireplaces have had minor alterations; but they are all extant and mostly intact.

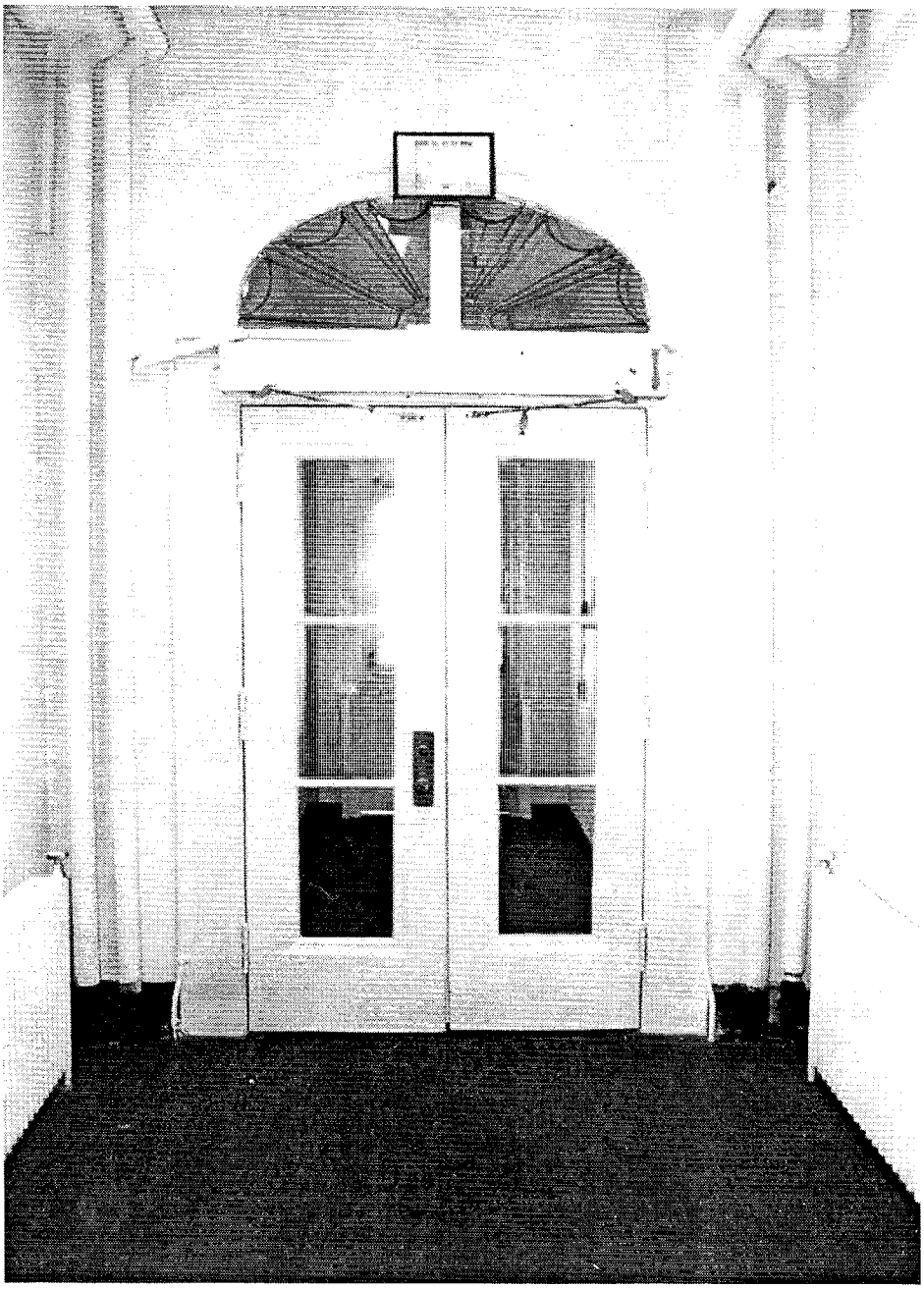


Figure 5-30.

Building 5. The doors and fan light at the south end of first-floor corridor are in their original location, although they are now enclosed by the sun porch corridor. The original north entry doors and fan light were identical to these.

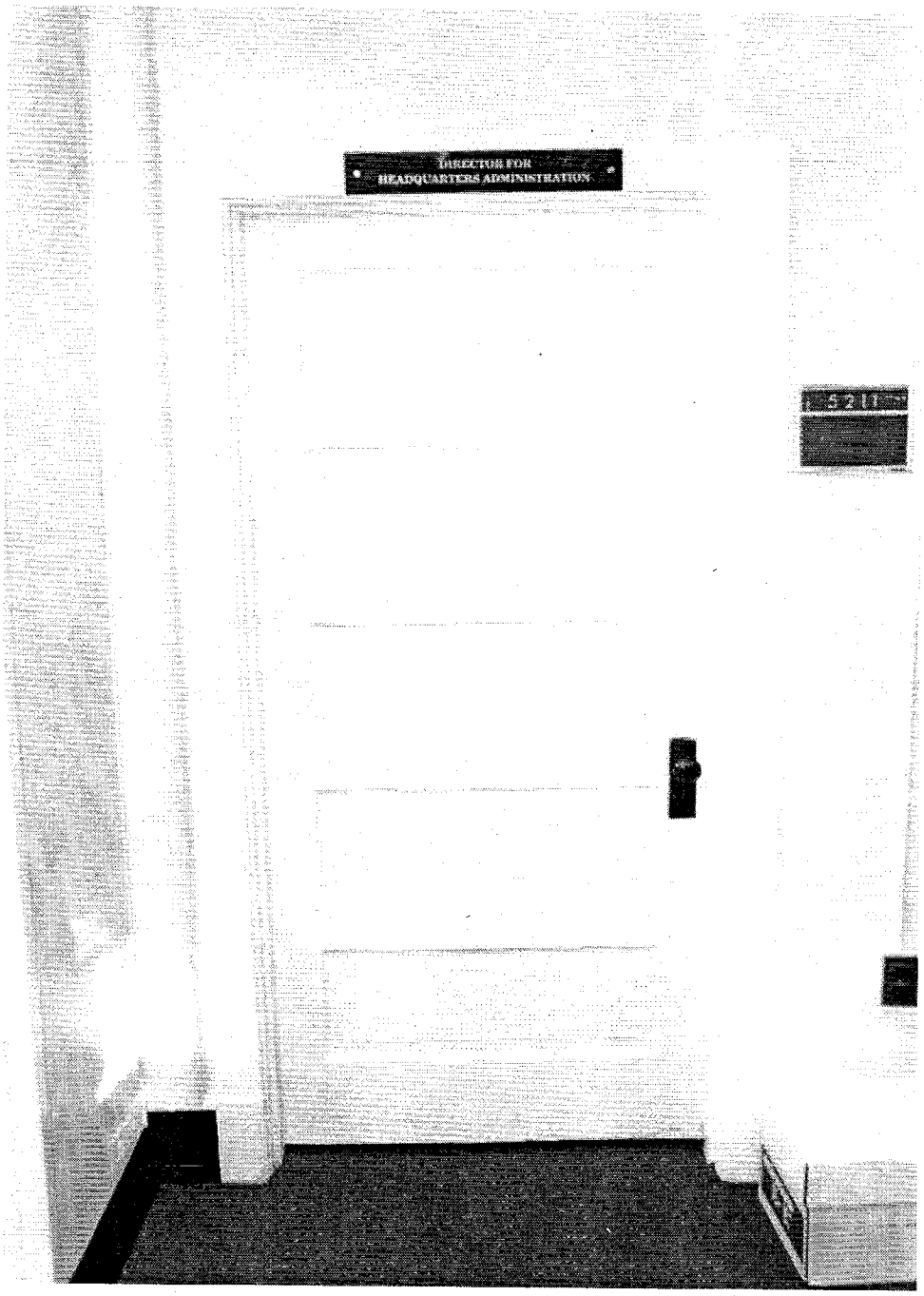


Figure 5-31.

Building 5. Typical five-panel wood door with original hardware. The panel moldings in these doors all have molded profiles. Rounded profiles on doors in other buildings on the site seem to denote that the doors are original; molded profiles seem to signify early replacements. The fact that there are no rounded moldings on the doors in this building may signify that they are early replacements, as well.

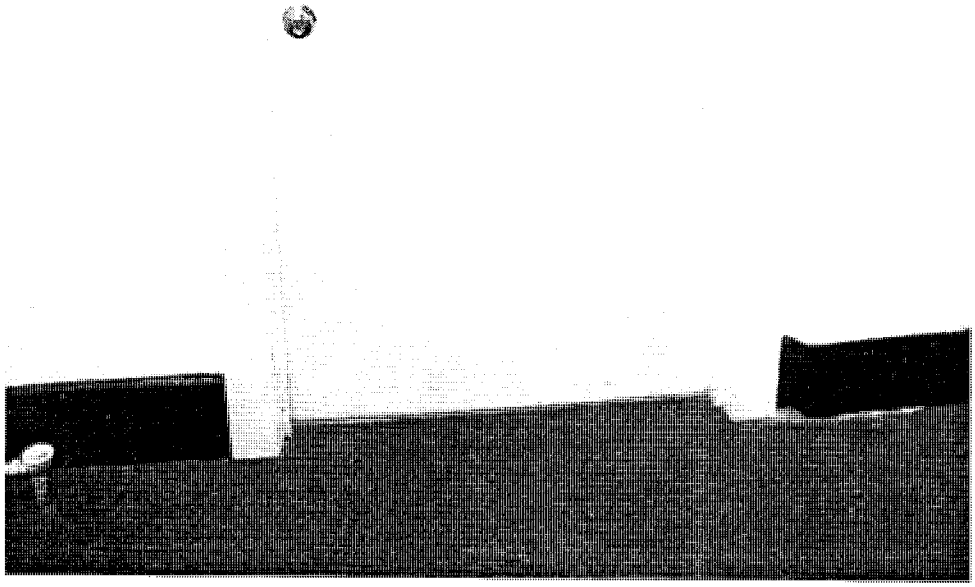


Figure 5-32.

Building 5. Typical two-panel door. These doors are found throughout the site. They are probably early replacements.

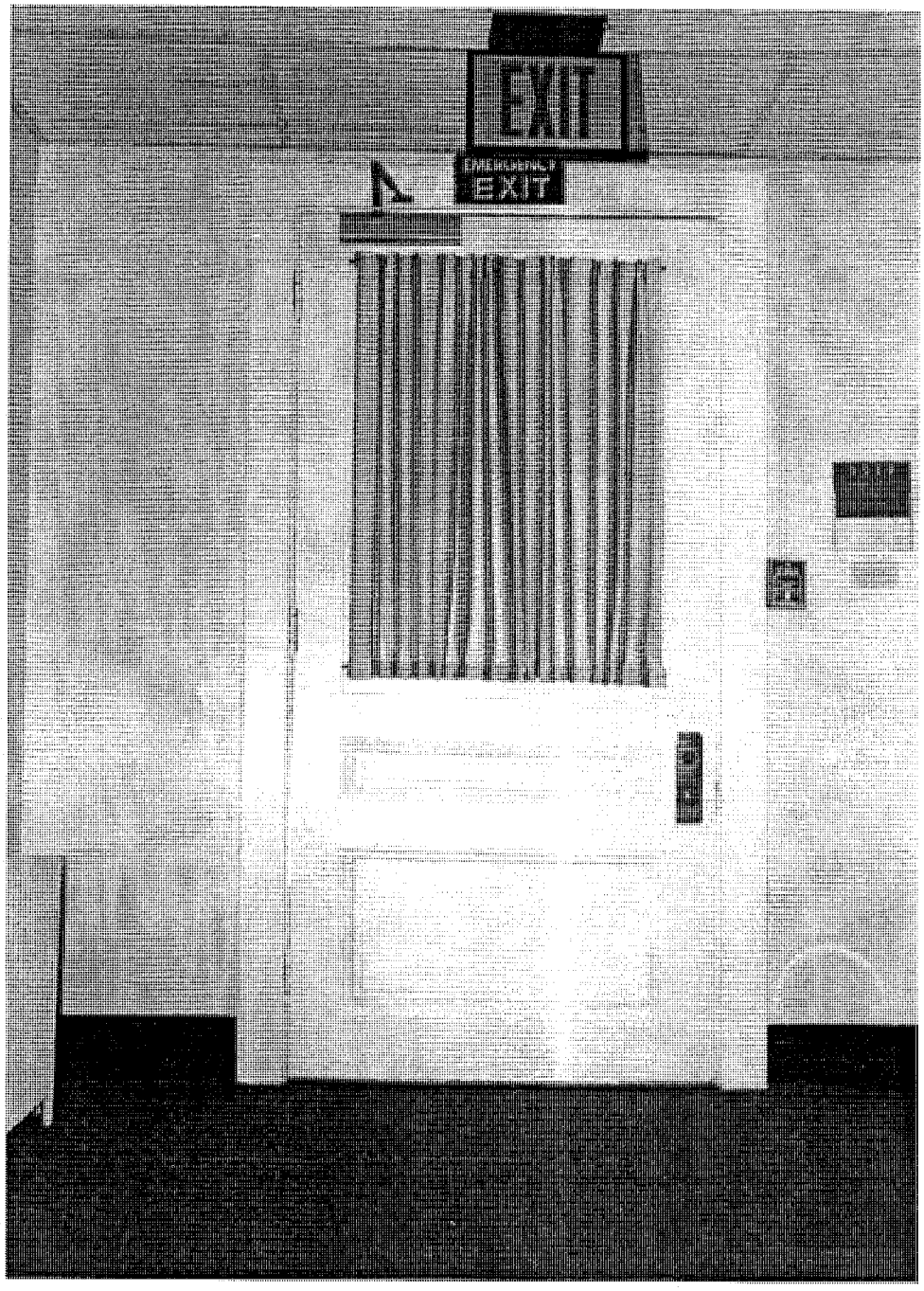


Figure 5-33.

Building 5. The entry door to the second-floor sun porch appears to be original.

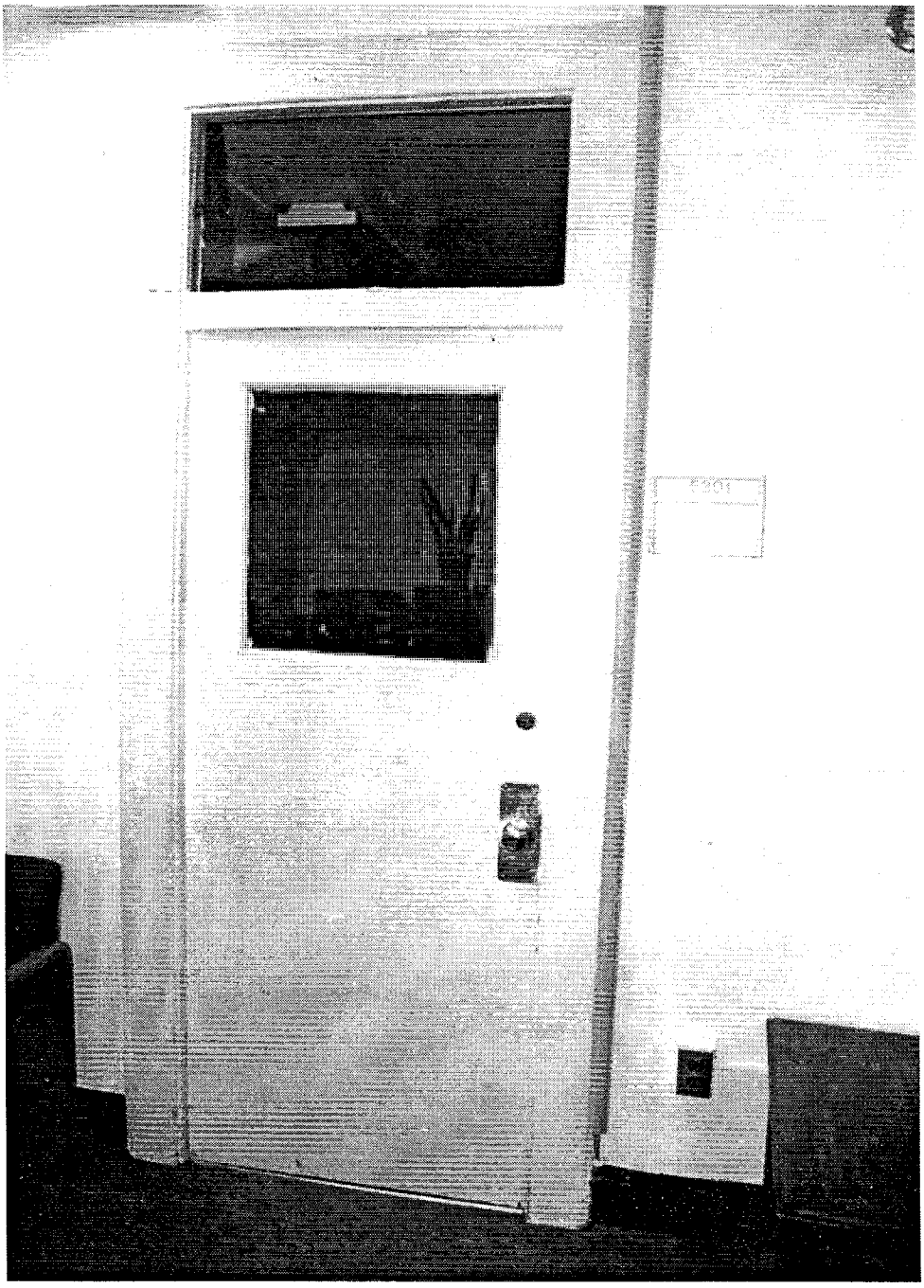


Figure 5-34.

Building 5. Typical third-floor door. These flush doors with window panels are probably early replacements.

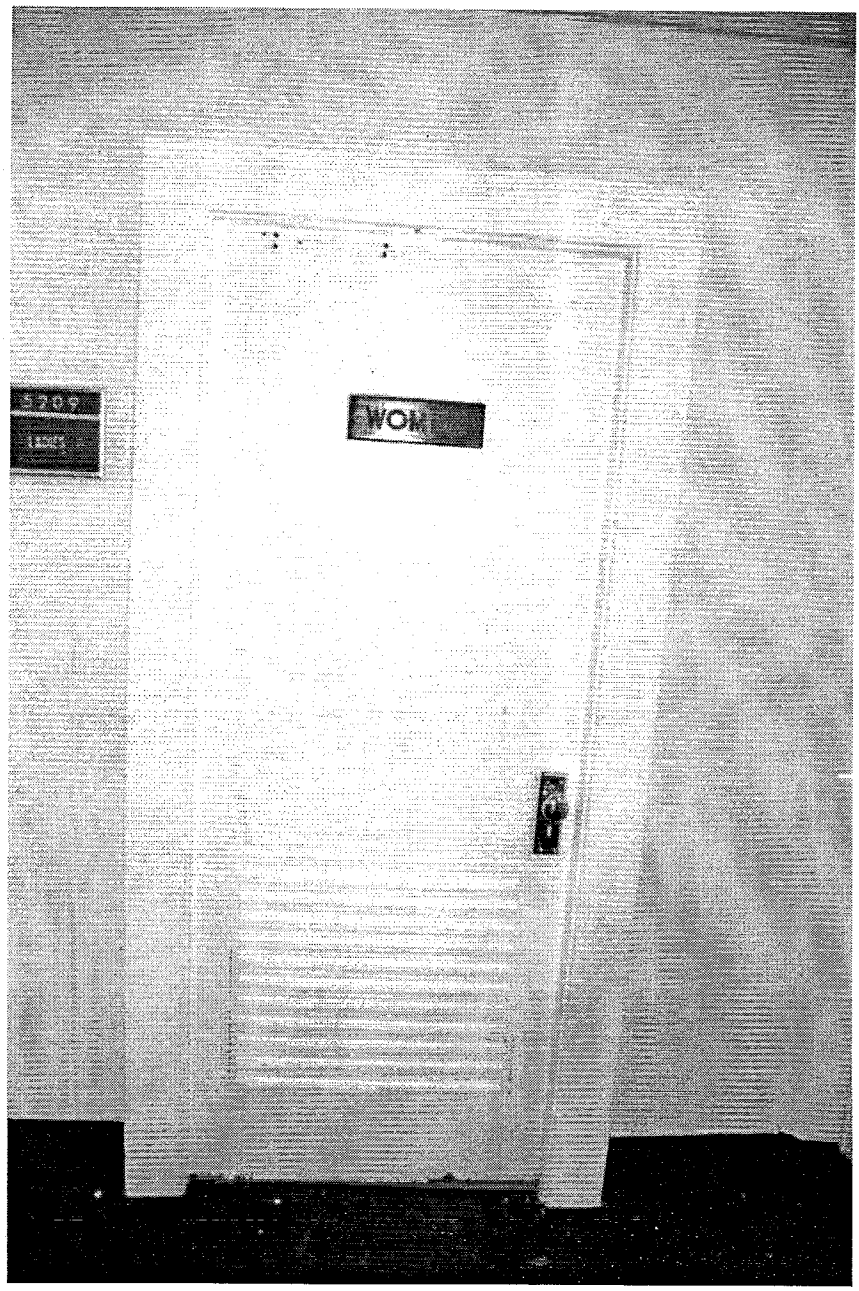


Figure 5-35.

Building 5. Typical toilet door and sign. These are probably early replacements.

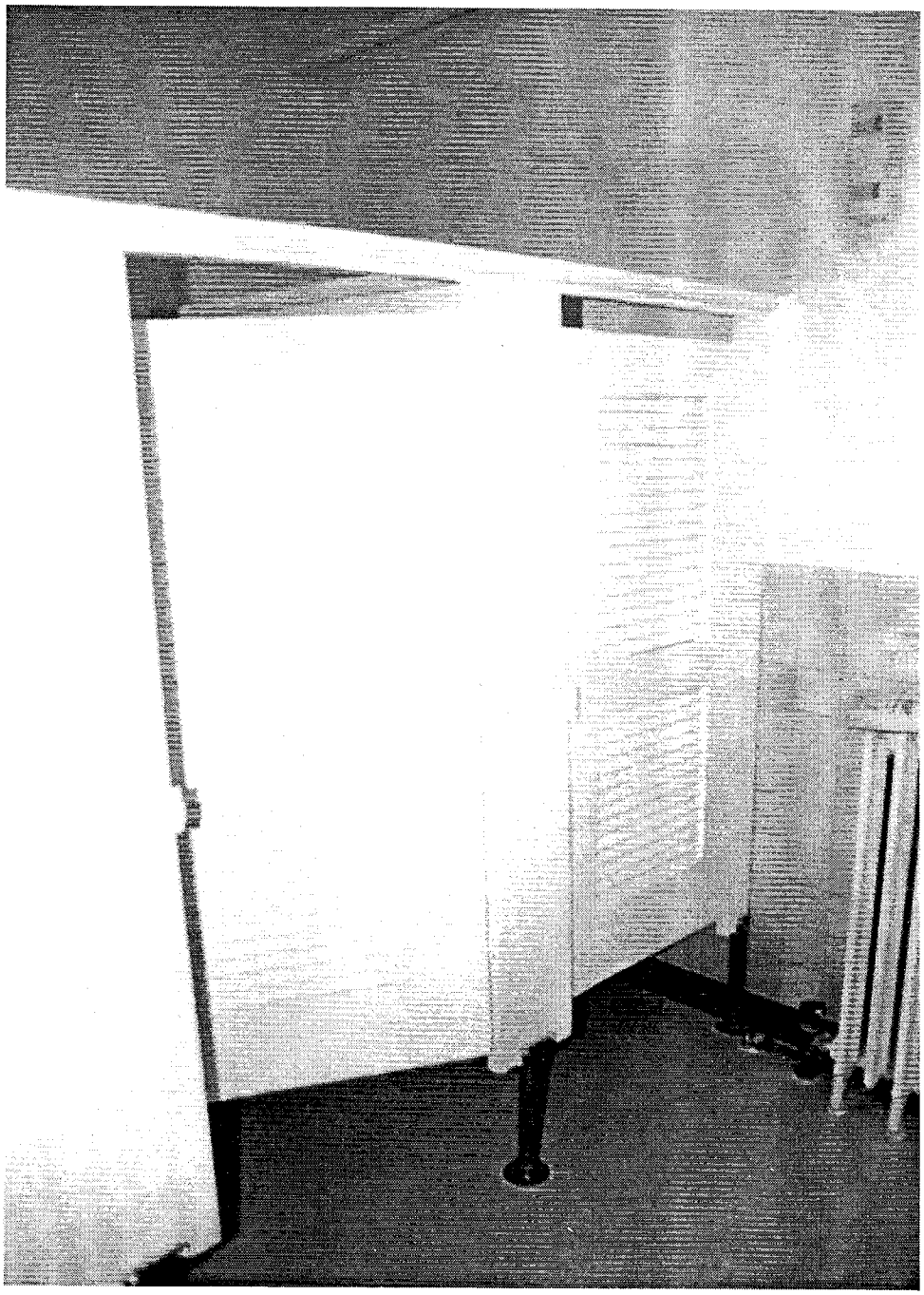


Figure 5-36.

Building 5. Typical toilet enclosure (Room 5209). These wood partitions with louvered or paneled doors probably represent early alterations. Most of the toilets were originally smaller bathrooms outfitted with tubs.

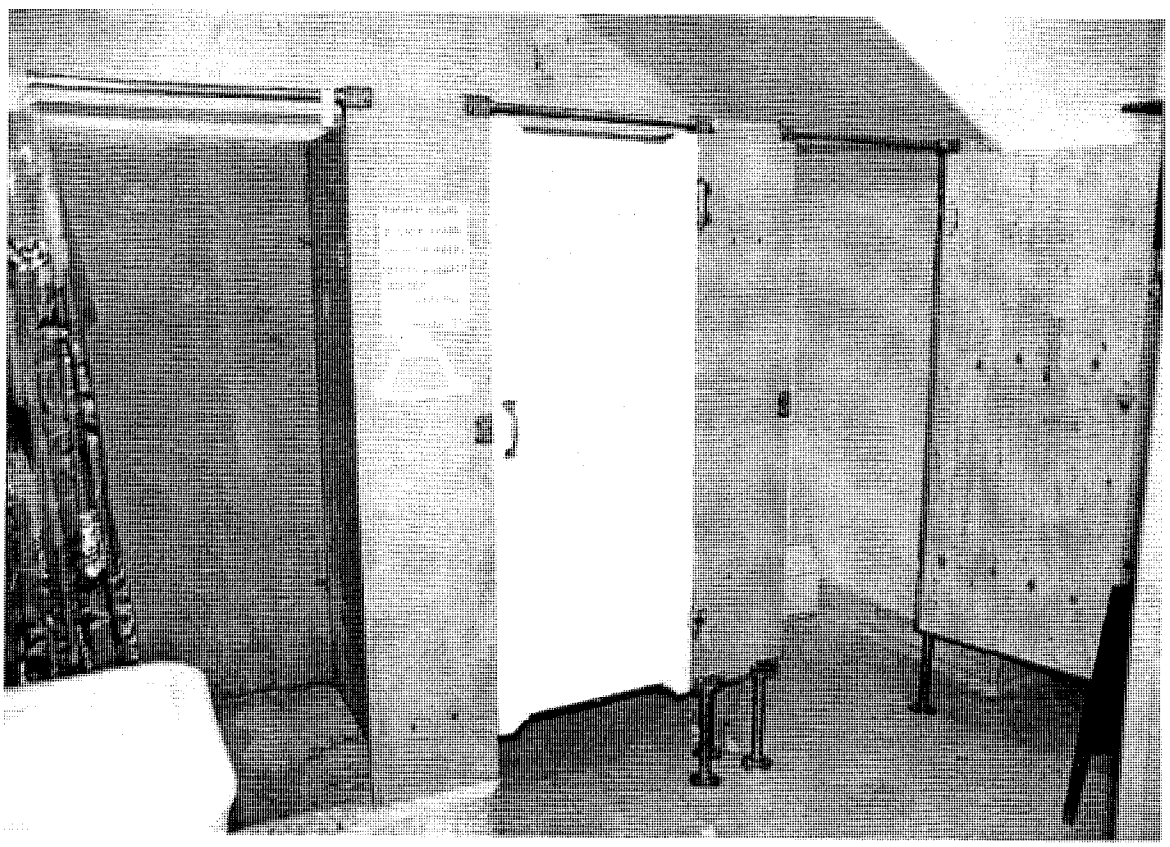


Figure 5-37.

Building 5. Typical toilet enclosure (Room 5306). Marble partitions may be original or early alterations.

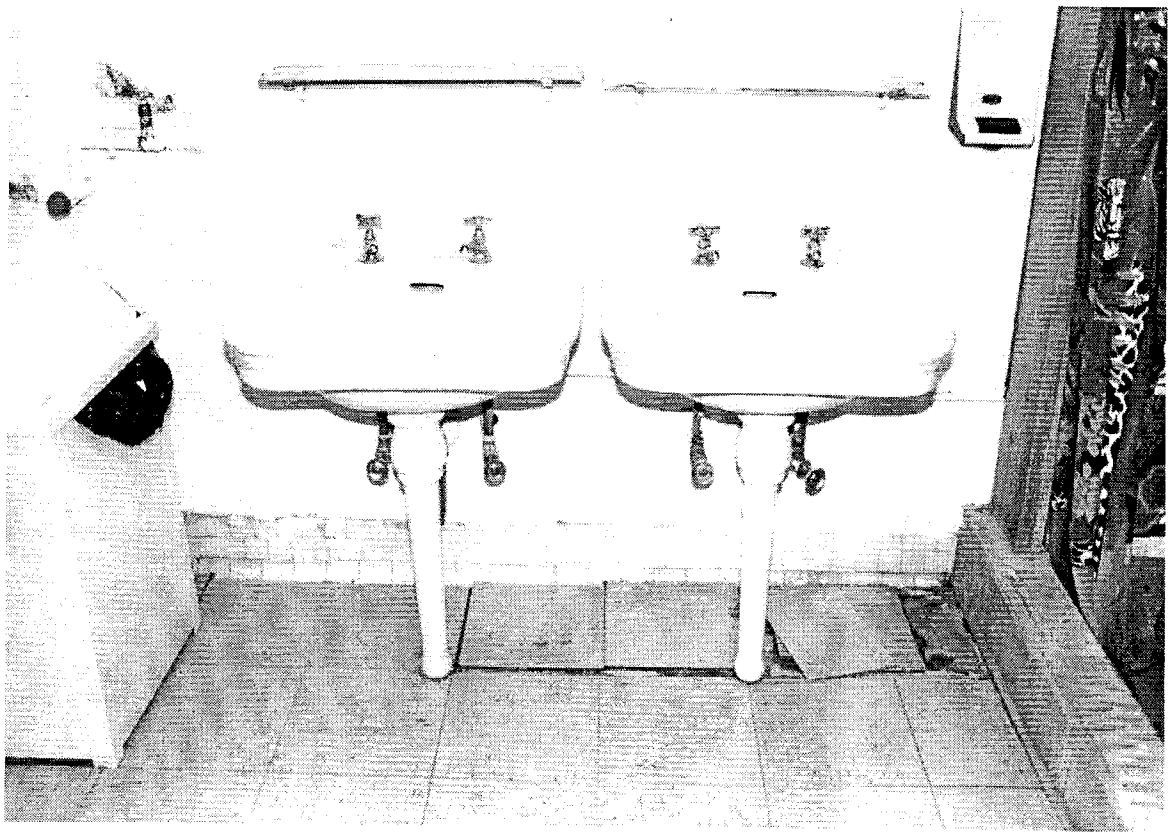


Figure 5-38.

Building 5. Original pedestal sinks. Several original sinks exist in this building.

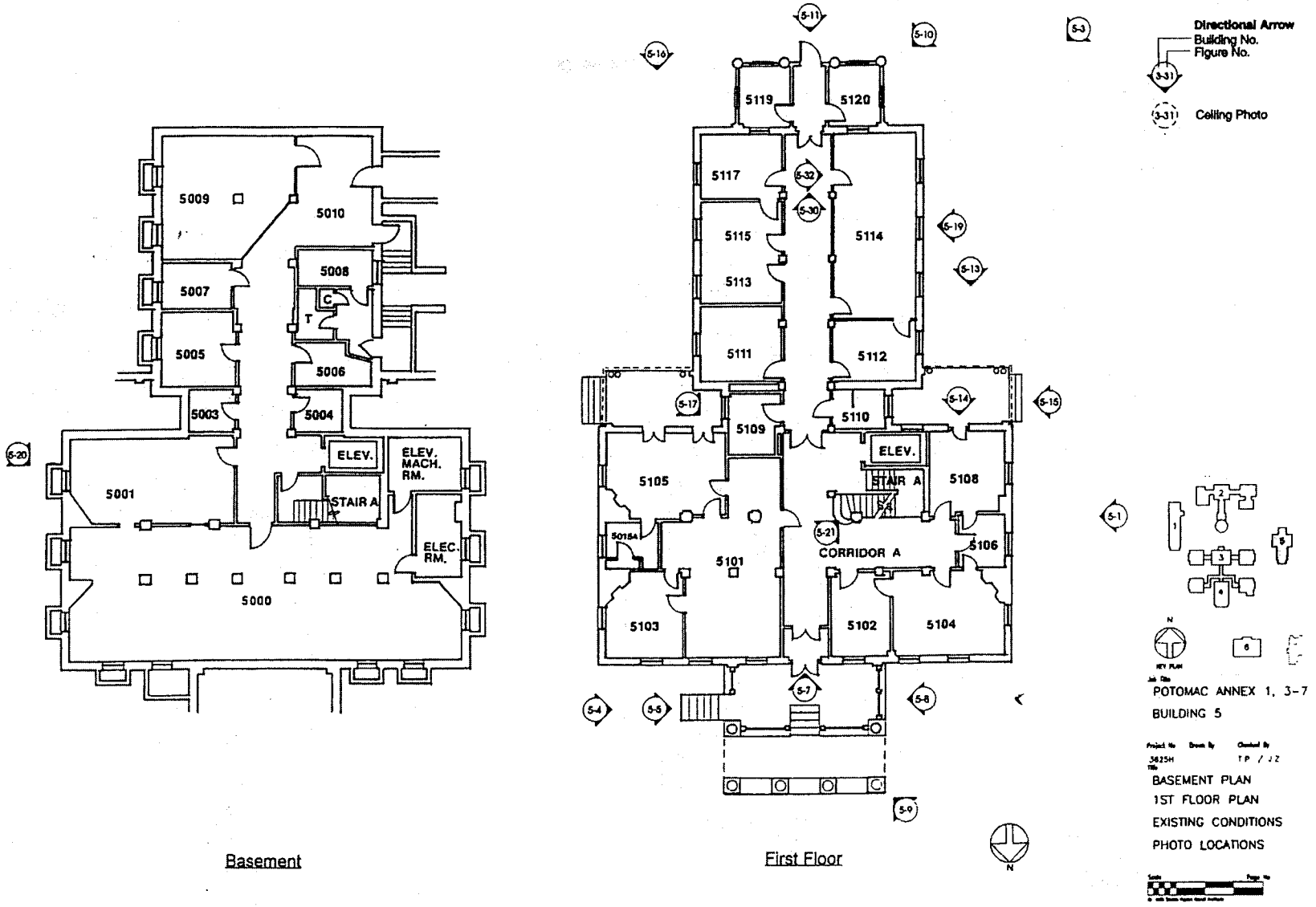


Figure 5-39
Building 5. Basement and first floor plans. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

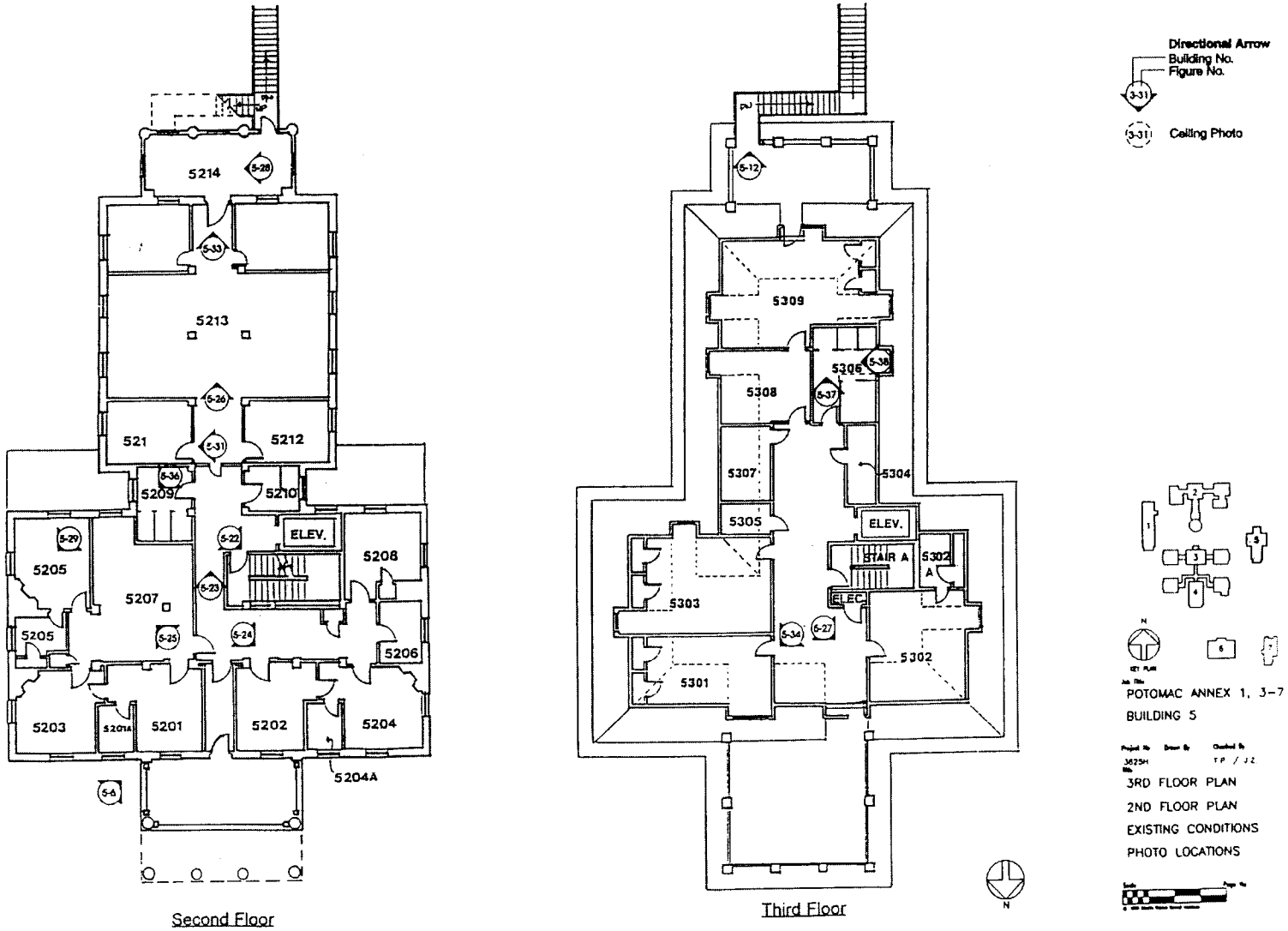


Figure 5-40
Building 5. Second and third floor plans. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

Figure 5-41

Building 5. South and West Elevations. These elevations represent the conditions of the building as they existed in 1994.

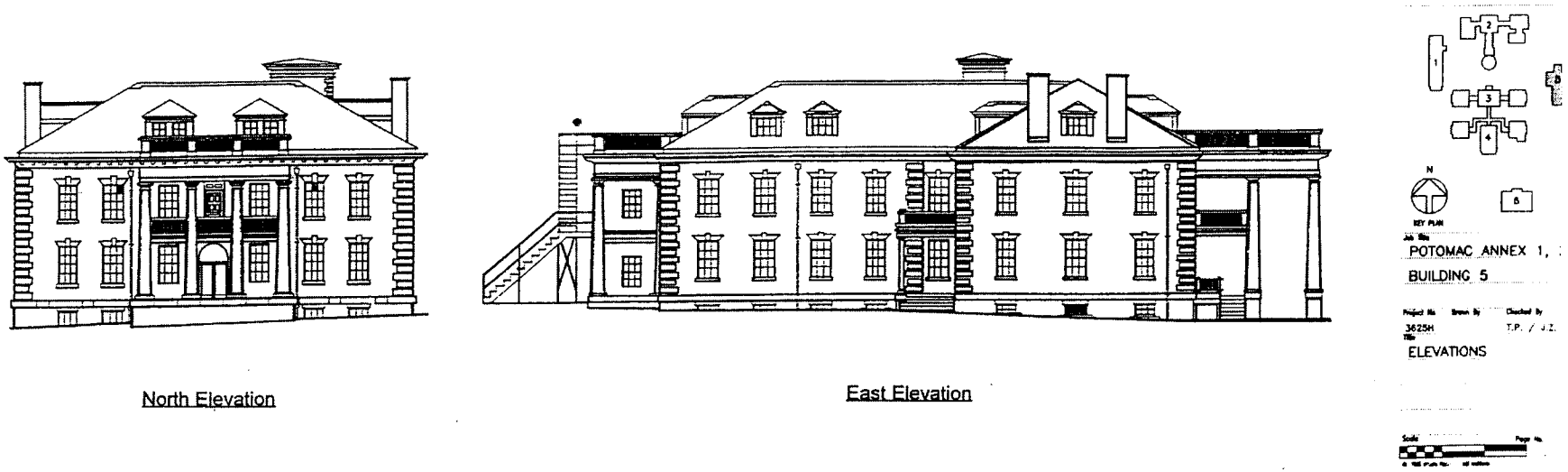


Figure 5-42

Building 5. North and East Elevations. These elevations represent the conditions of the building as they existed in 1994.

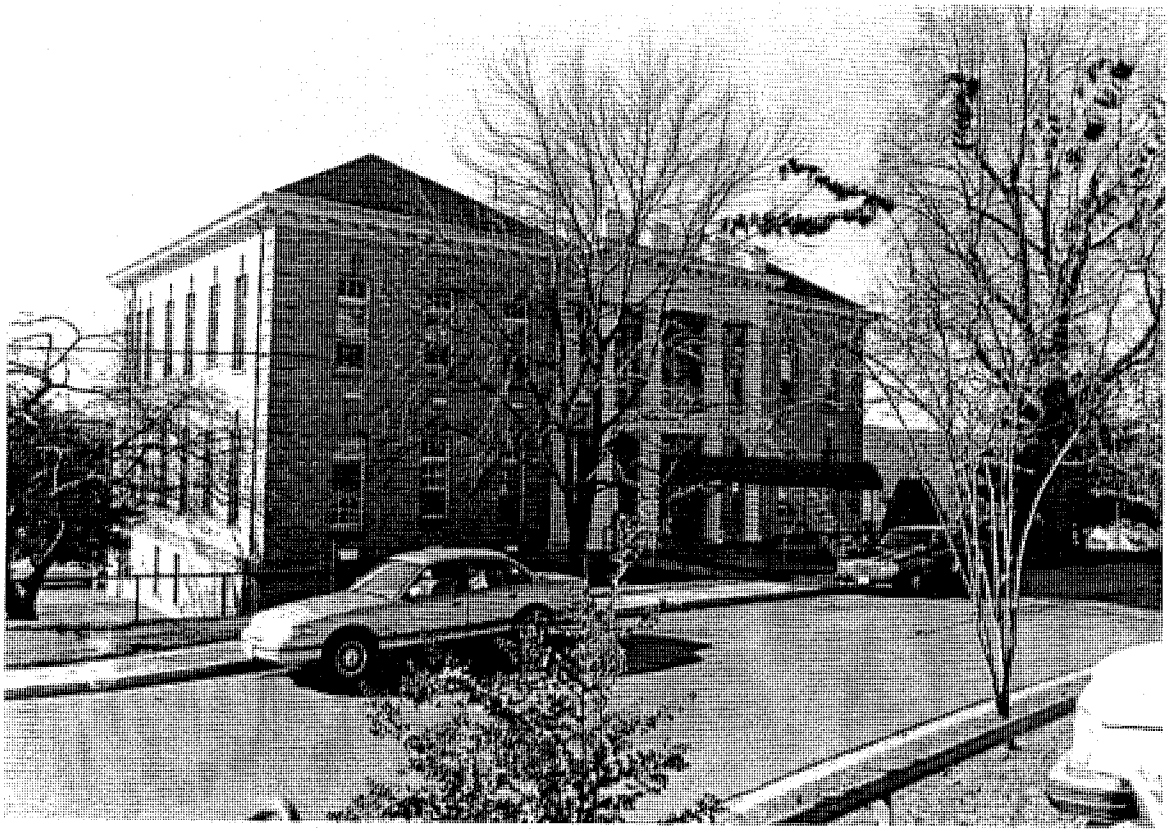


Figure 6-1.

Building 6. Oblique view from northeast. Building 6 was constructed as the Contagious Hospital, and was constructed 1908-1910.

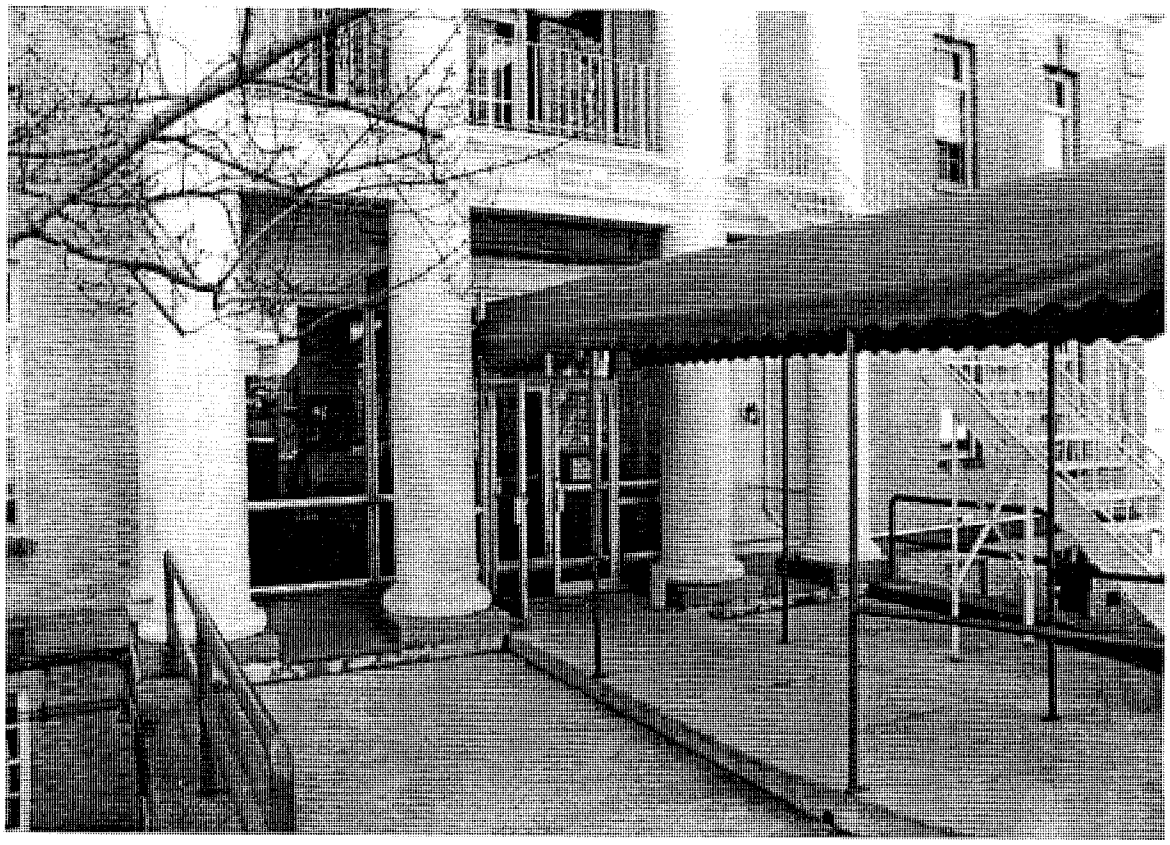


Figure 6-2.

Building 6. North elevation, entry portico. The aluminum and glass entry infill replaces a folding partition arrangement noted on original drawings. A glazed partition could be an appropriate solution to enclosing the building; but the heavy, mill-finish aluminum members of this system detract from the architectural integrity of the building. The steel stair (to the right of the canopy) and the metal railing along the second-floor balcony replace a wood balustrade; both elements detract from the building's design.

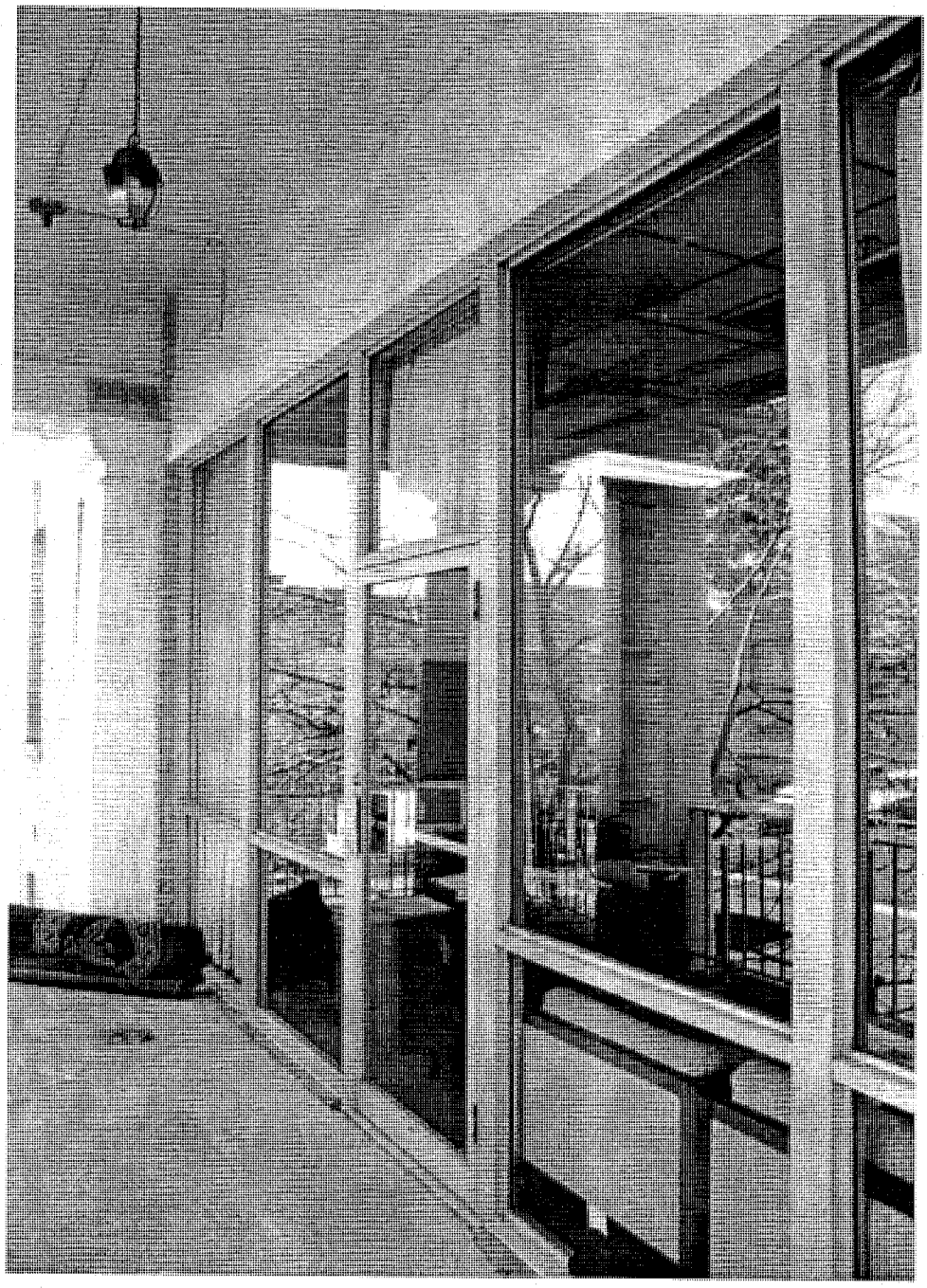


Figure 6-3.

Building 6. North elevation, second-floor balcony. The aluminum and glass entry infill replaces a folding partition arrangement noted on original drawings. A glazed partition could be an appropriate solution to enclosing the building; but the heavy, mill-finish aluminum members of this system detract from the architectural integrity of the building. The hanging light fixture is a later addition; it is similar to others on the site.

Figure 6-4.

Building 6. Oblique view from the southeast. The south elevation of this building, and the HVAC equipment on top of the porte cochere, are highly visible from off-site. Note also that the windows are original 6-over-6 wood sashes. On the north, east and west they are single units with transoms. On the south elevation, the windows are paired in wider masonry openings.

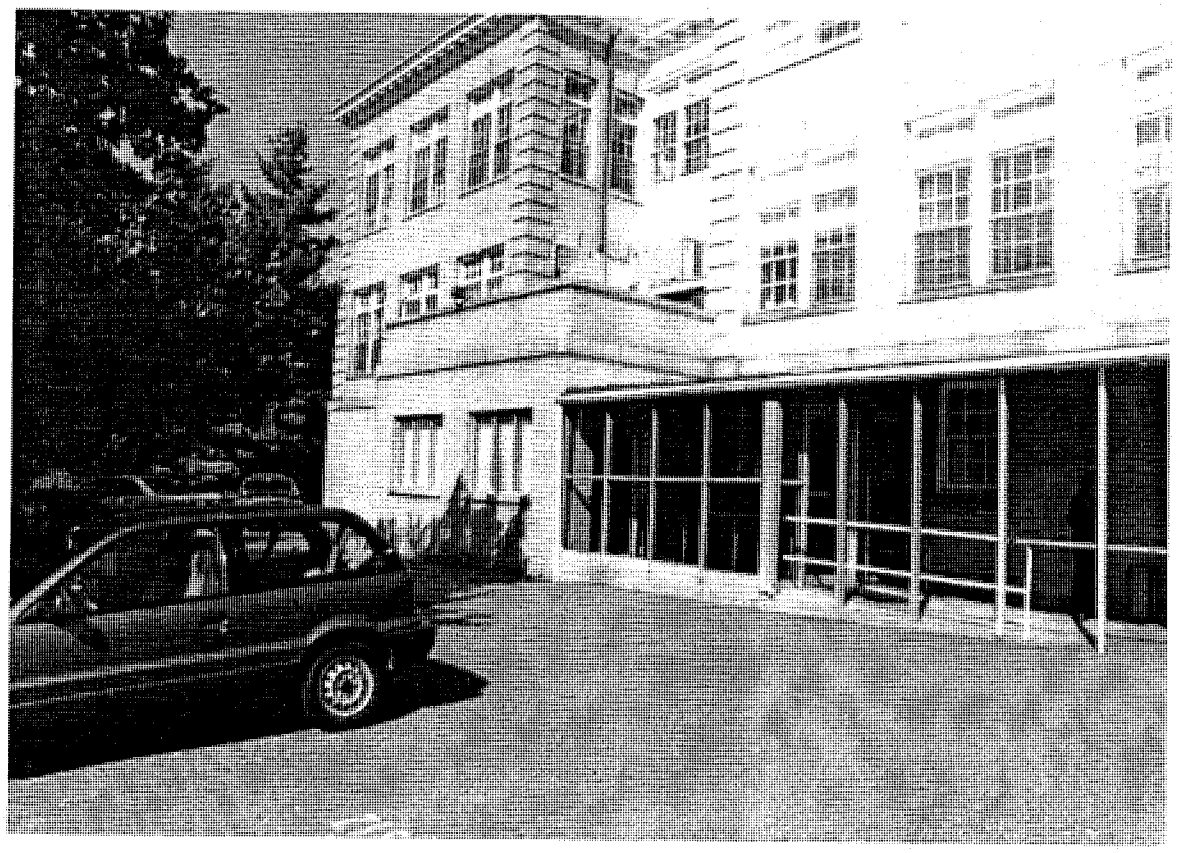


Figure 6-5.

Building 6. South elevation, detail of former porte cochere. The aluminum and glass infill, and the covered walk detract from the building's architectural character. Glazed systems could be an appropriate solution, but the heavy, mill-finished aluminum members of the infill and heavy posts of the walkway do not enhance the quality of this design.

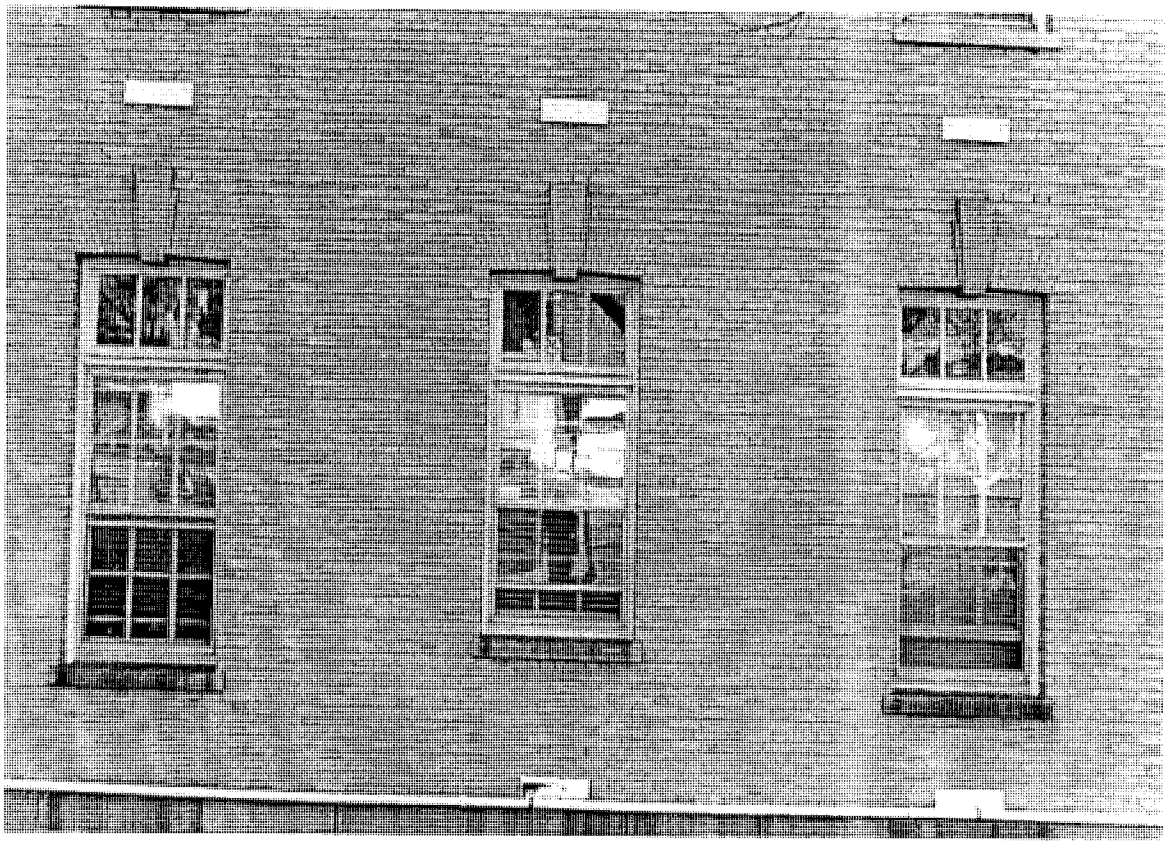


Figure 6-6.

Building 6. North elevation. Six-over-six wood double-hung sash windows set under three-light transoms are typical of north, east and west elevations. The white panels under the windows are vestiges of the ventilating system designed for the original hospital use of this building. Also note obtrusive conduit running across the top of the water table belt course.

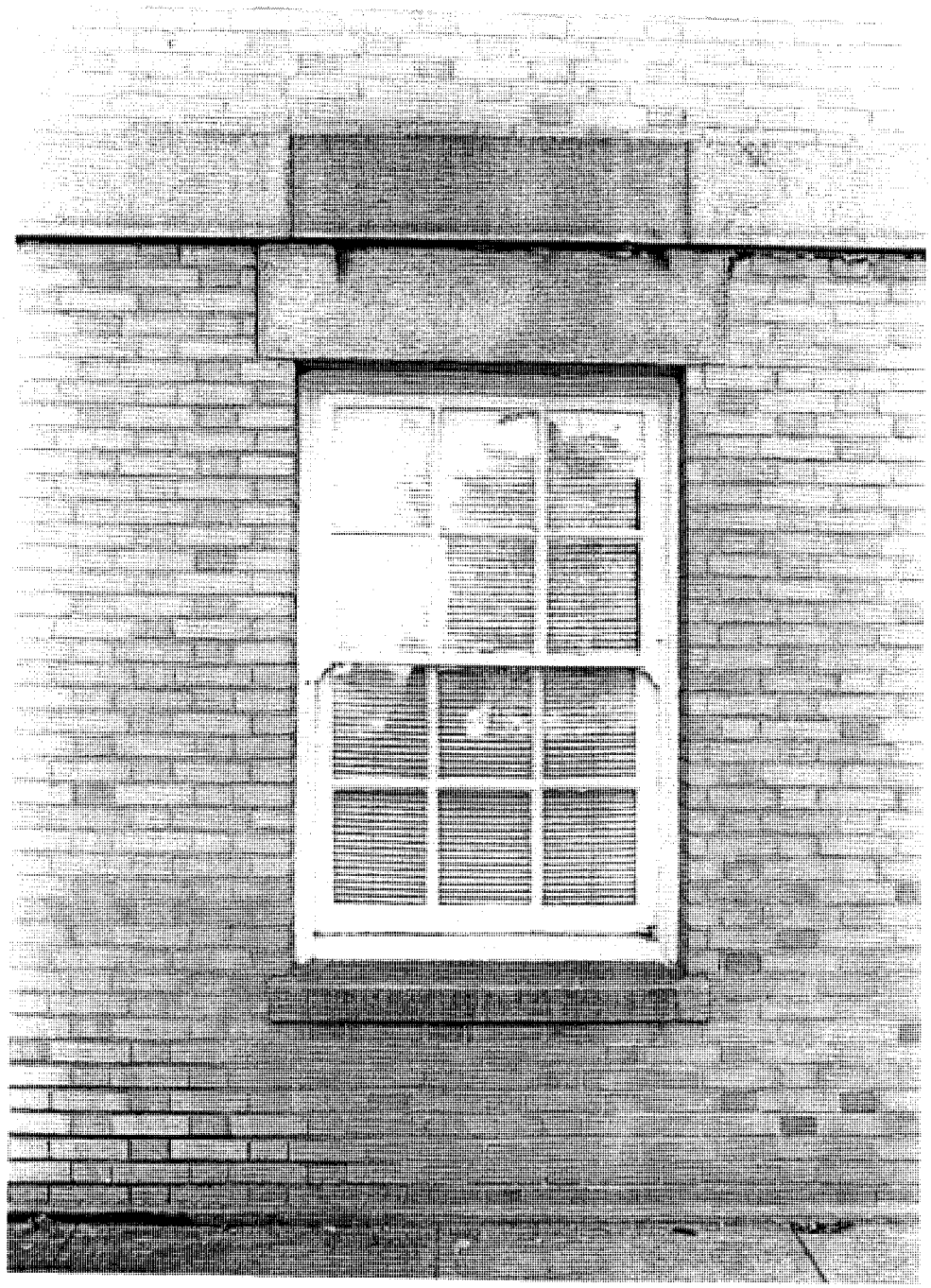


Figure 6-7.

Building 6. Typical basement window.

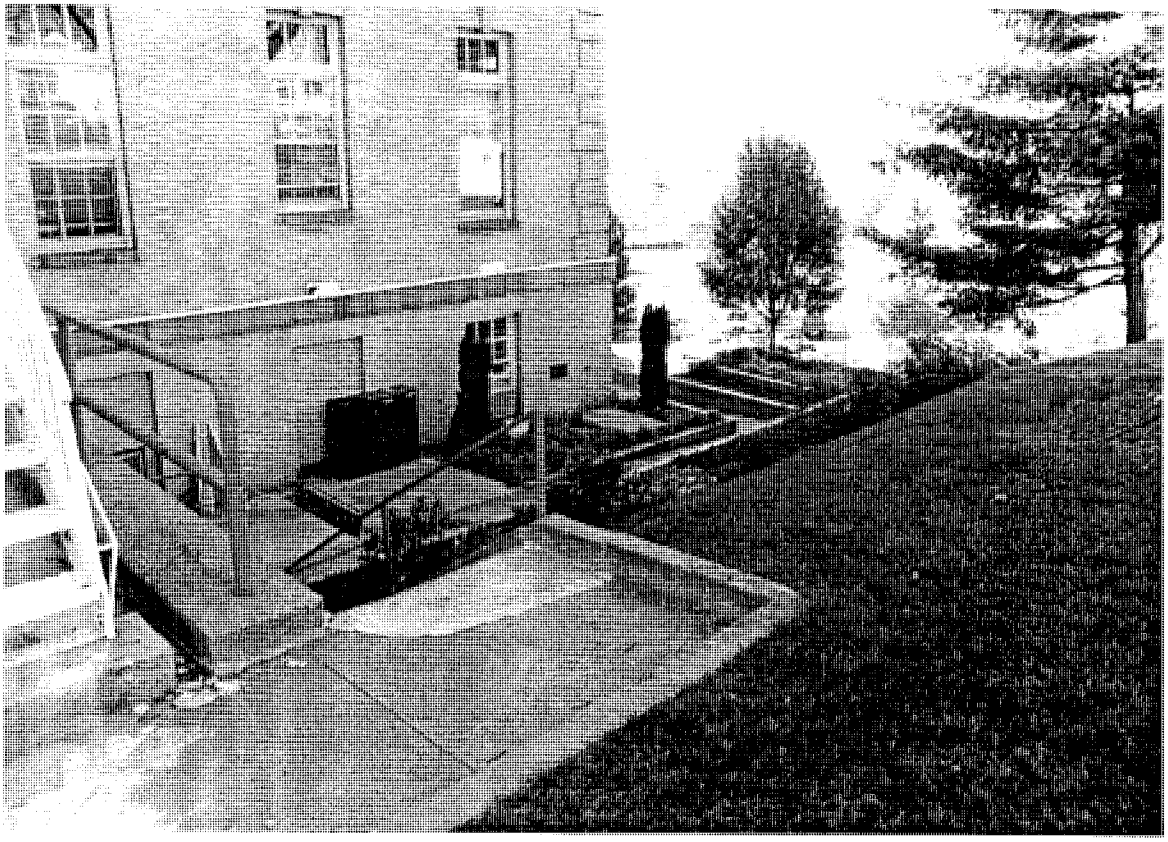


Figure 6-8.

Building 6. Landscape, view looking down the slope toward the southwest. Note the recent retaining walls and plantings; the pressure-treated lumber is not a sympathetic material in the landscape on this site, which is typified by masonry paths and retaining walls.

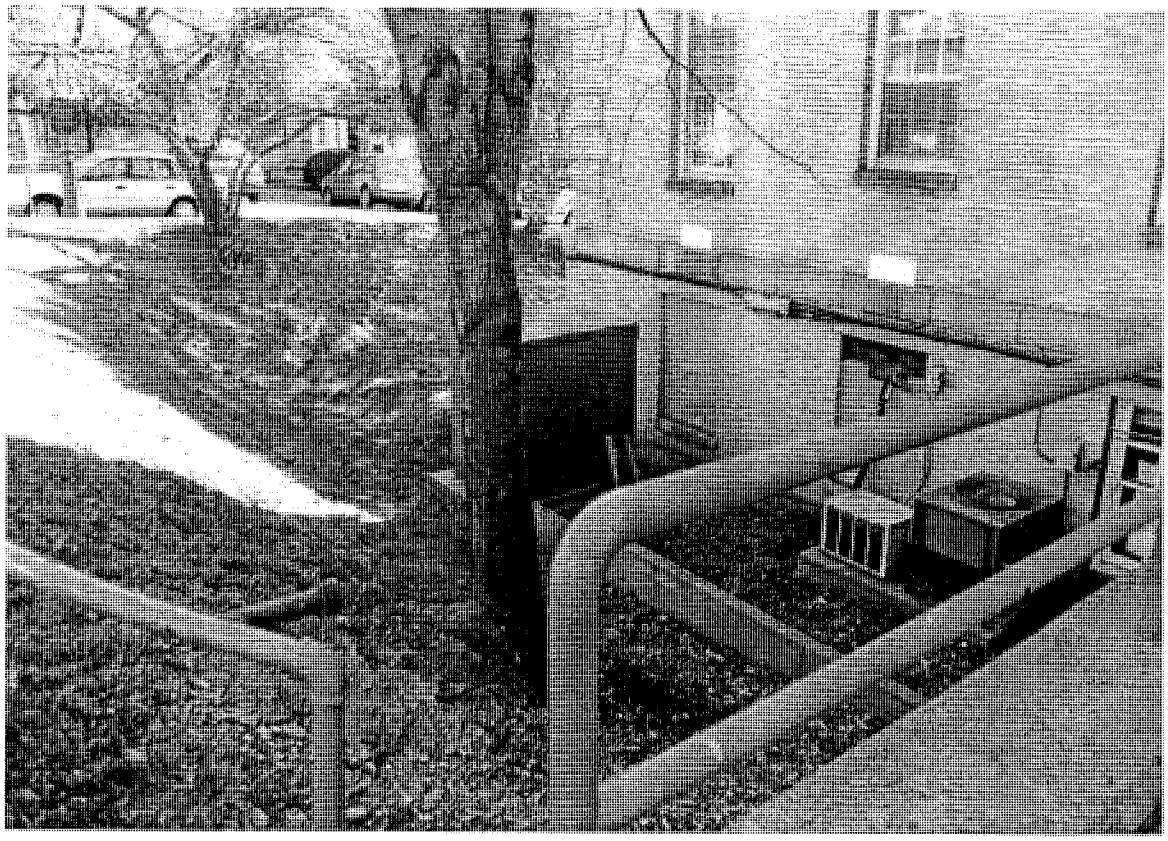


Figure 6-9.

Building 6. Landscape, view looking down the slope toward the southeast. Note condensers, recent retaining walls and highly obtrusive cables running across the front of the building. Also note the fire pull station in background (in front of white car), which is one of a few early-20th century features remaining.

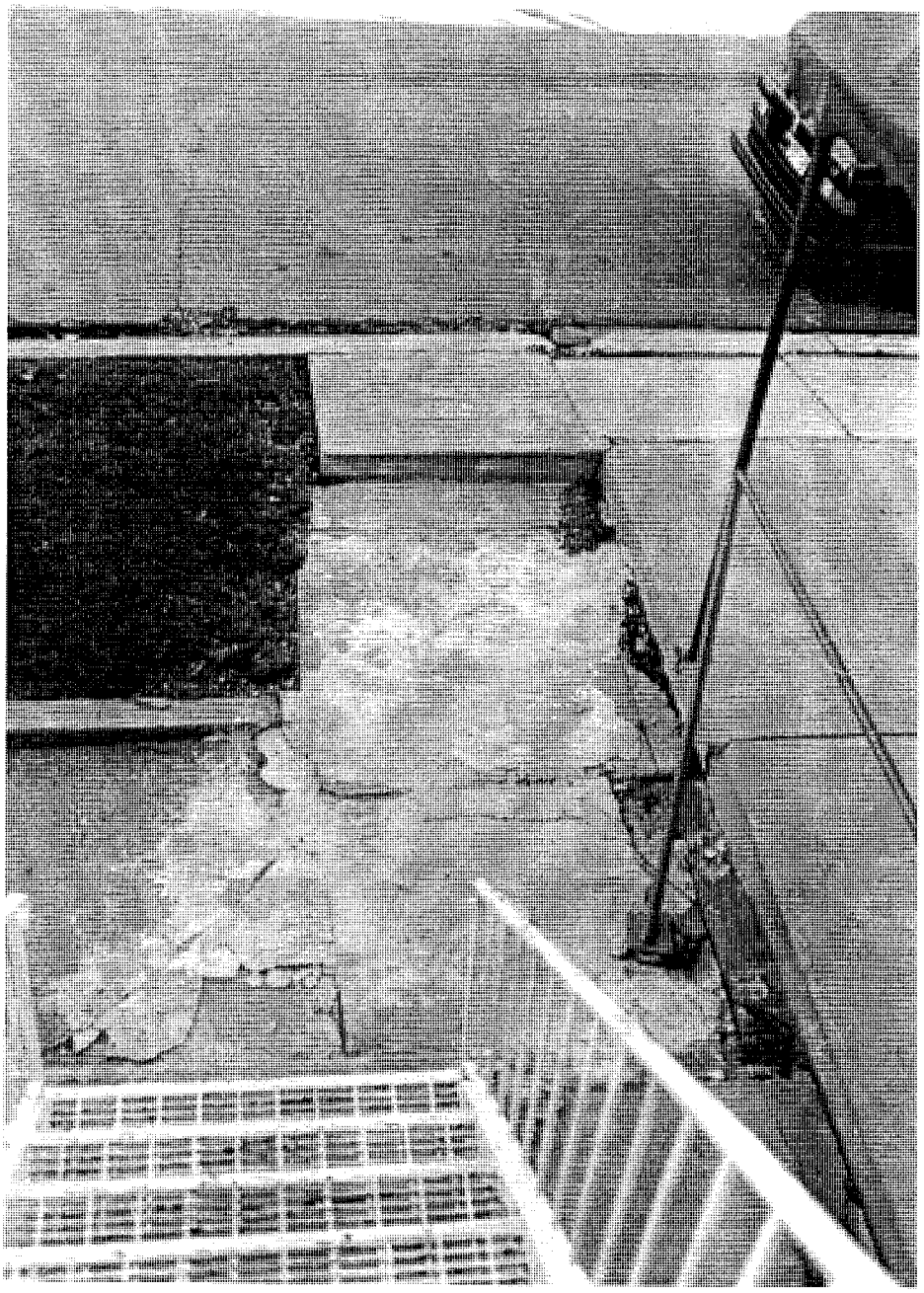


Figure 6-10.

Building 6. Landscape, view from second-floor balcony on north facade looking down the steel stair. Note awkward junctures between different paving materials and grade levels. Note also poor condition and inappropriate repairs.

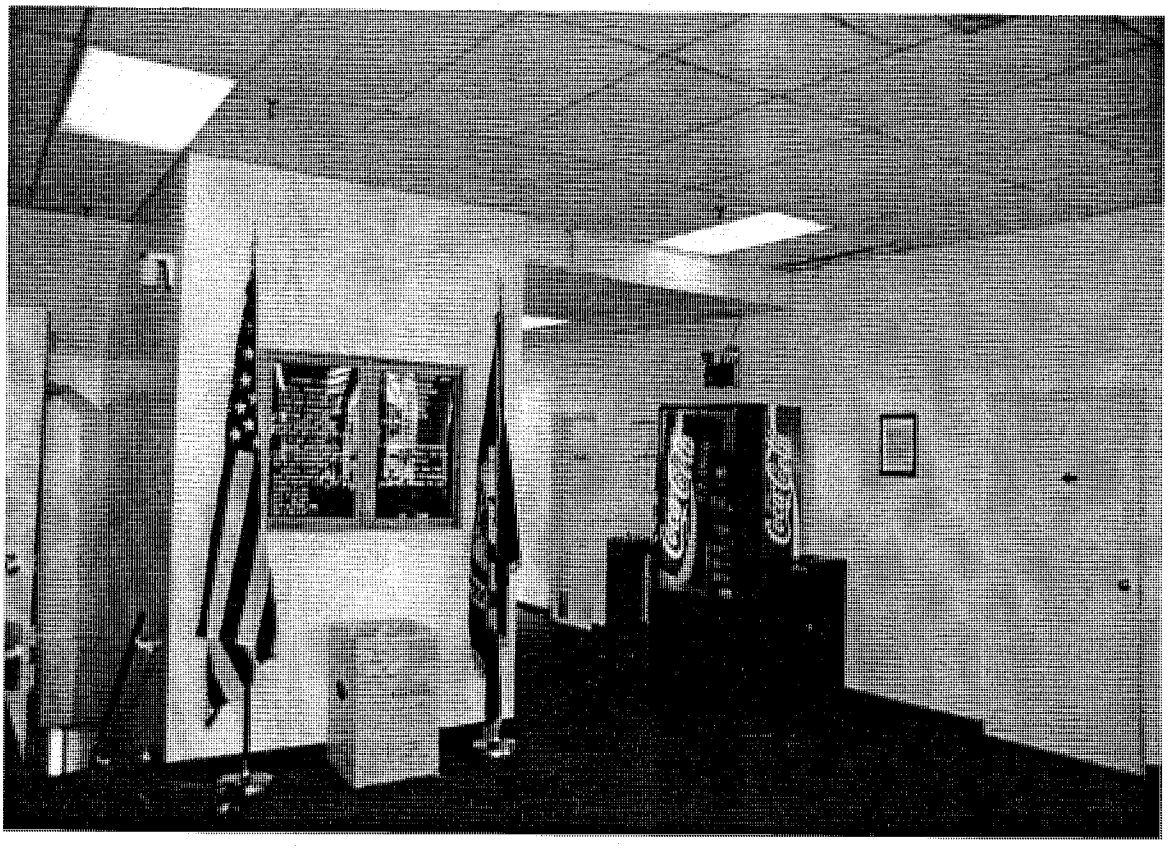


Figure 6-11.

Building 6. View of the first-floor lobby space. Note elevator shaft in the foreground (behind the flags). The elevator doors open to the area to the right, which is a deviation from the original design intent. The interior of this building has been altered more heavily than any other building on the site. Of particular note are dropped ceilings, new partitions and flush wood doors throughout.

Figure 6-12.

Building 6. View of stair leading from first-floor lobby to second floor. The gypsum board enclosing the stair is a later alteration.

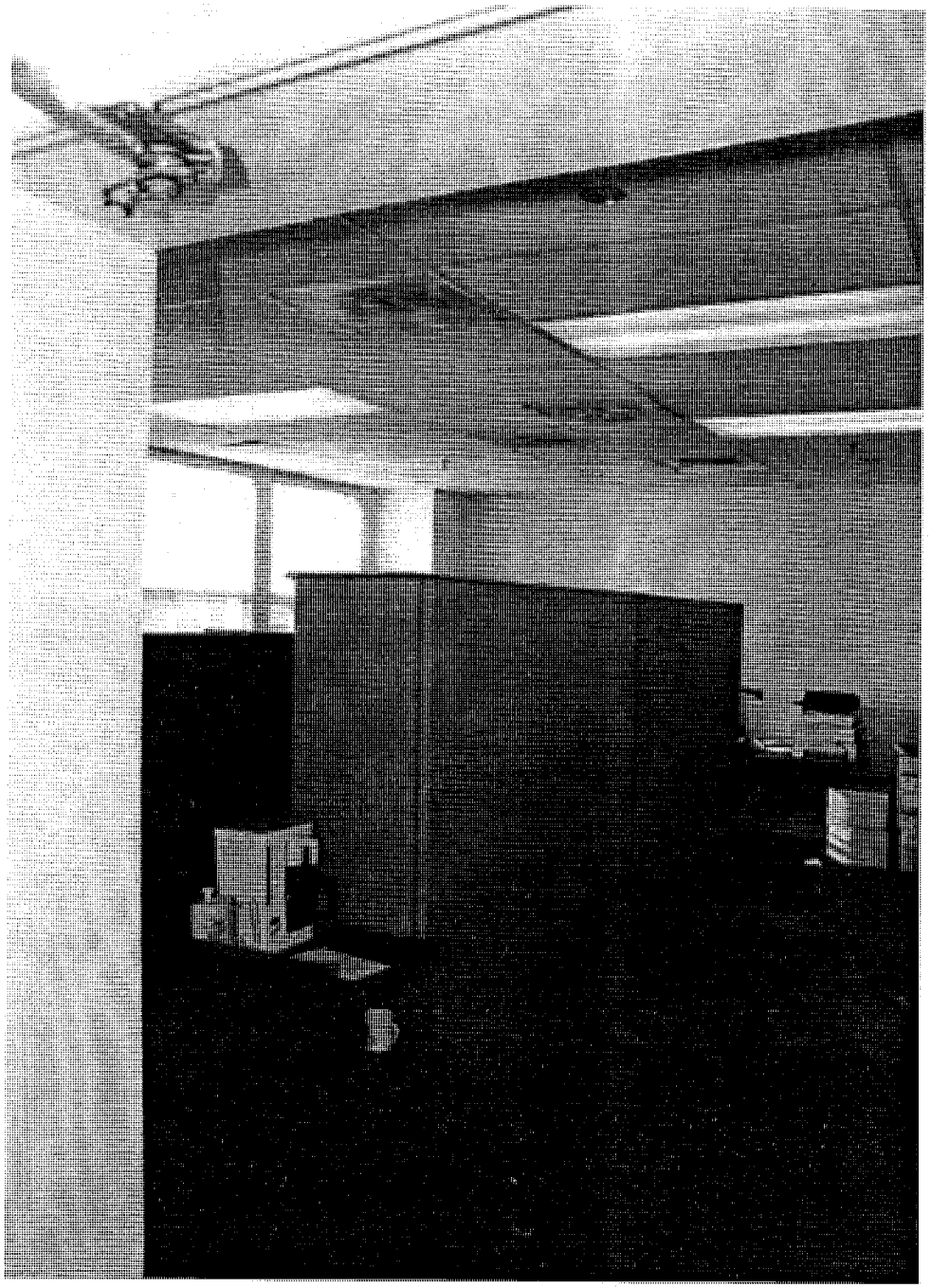


Figure 6-13.

Building 6. Room 6113. Note that hung ceilings butt into the window at the transom level. This detracts from the original height of the room and is also visible from the exterior.

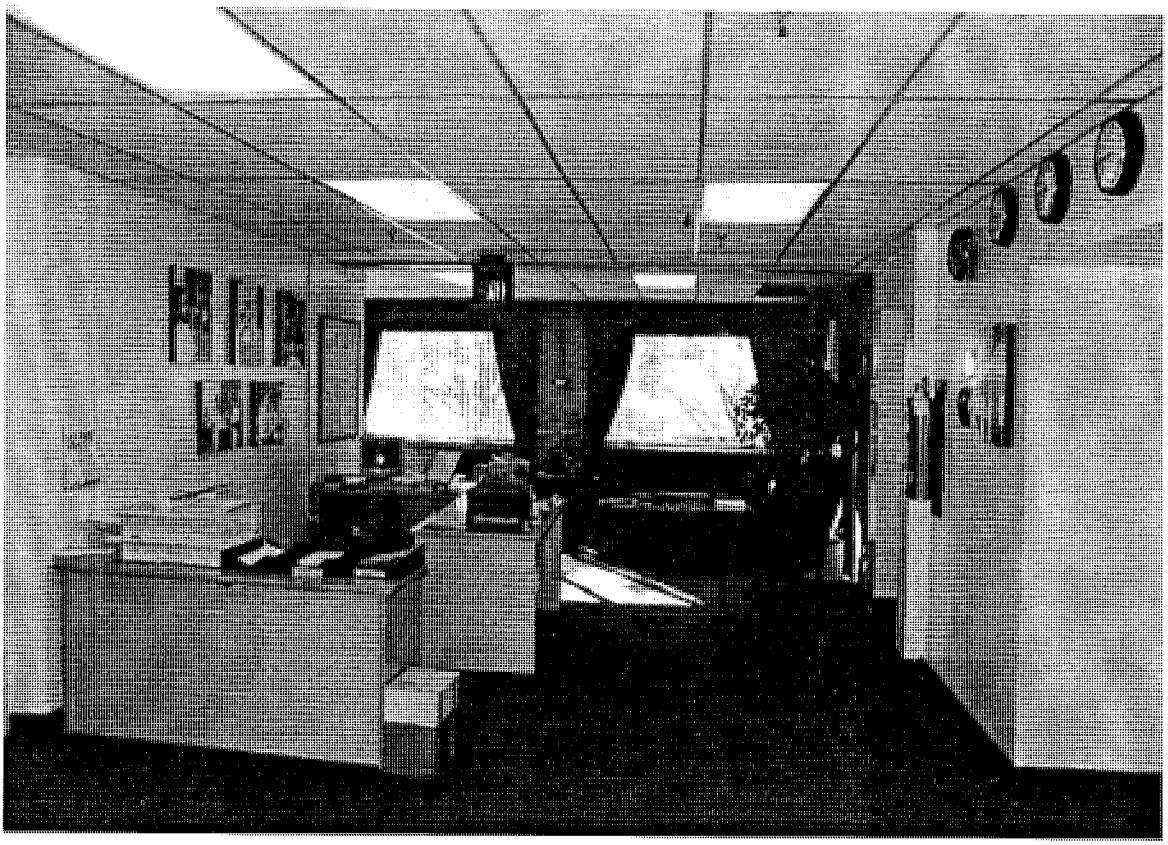


Figure 6-14.

Building 6. View of the basement corridor looking toward the former porte cochere. Note the brick pier and interior wall to the right of the window. This is the last vestige of original finish remaining on this floor.

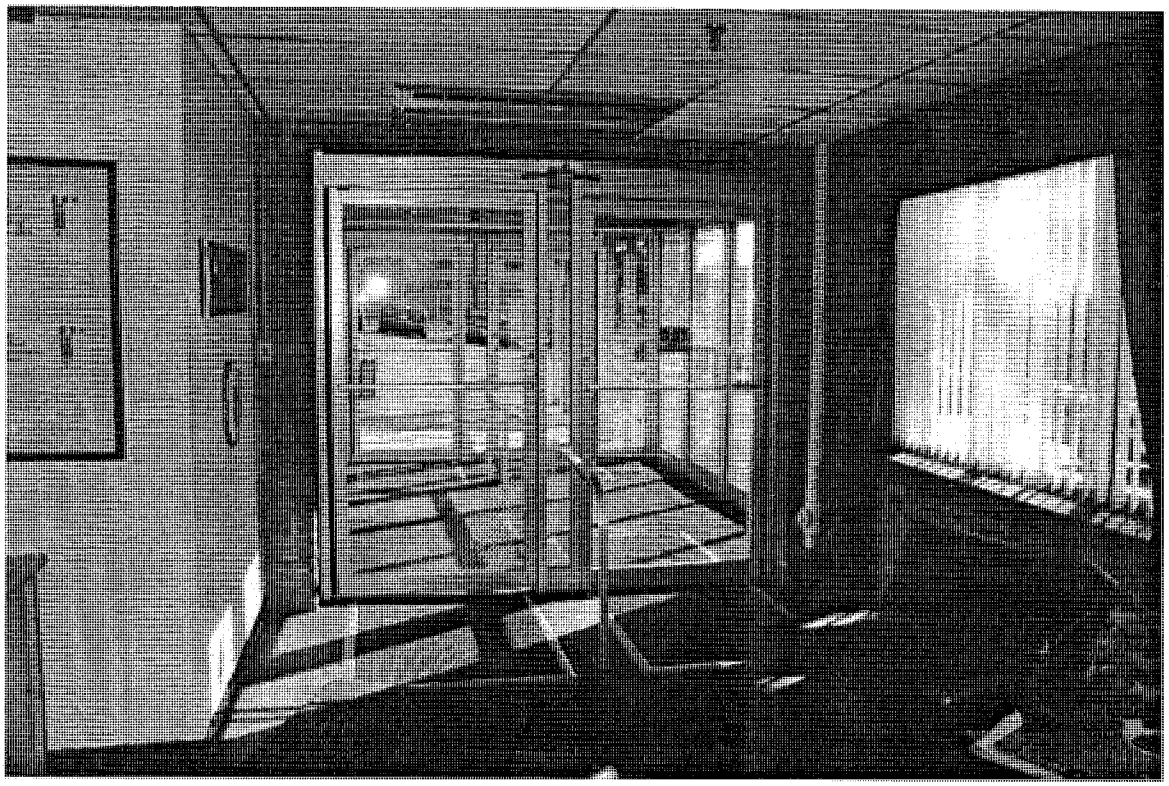


Figure 6-15.

Building 6. Basement. View of the former porte cochere looking through the glass and aluminum vestibule toward the covered walkway. A glazed system could be an appropriate solution to this entry, but the heavy mill-finish aluminum members of this system does not enhance the design.

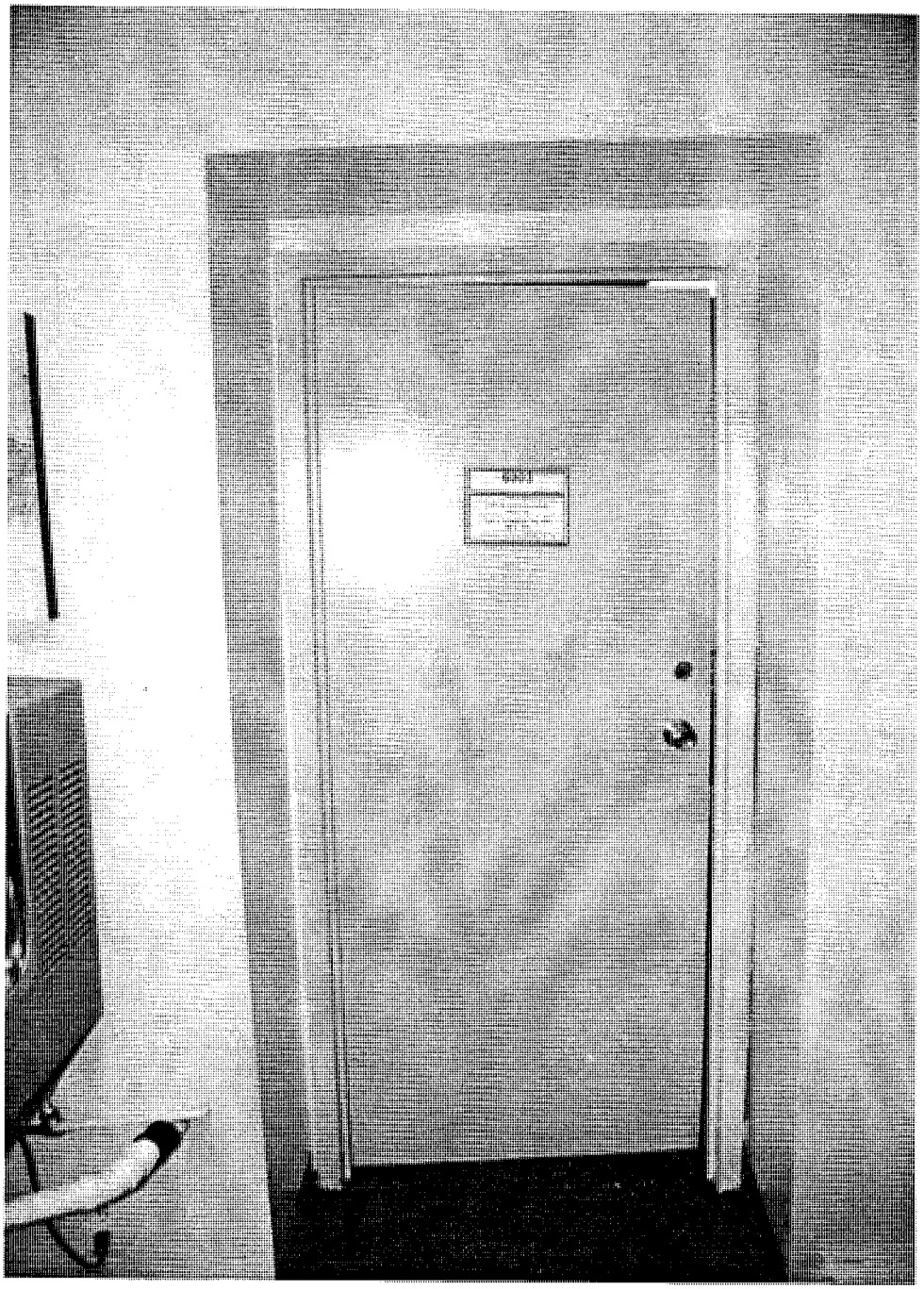
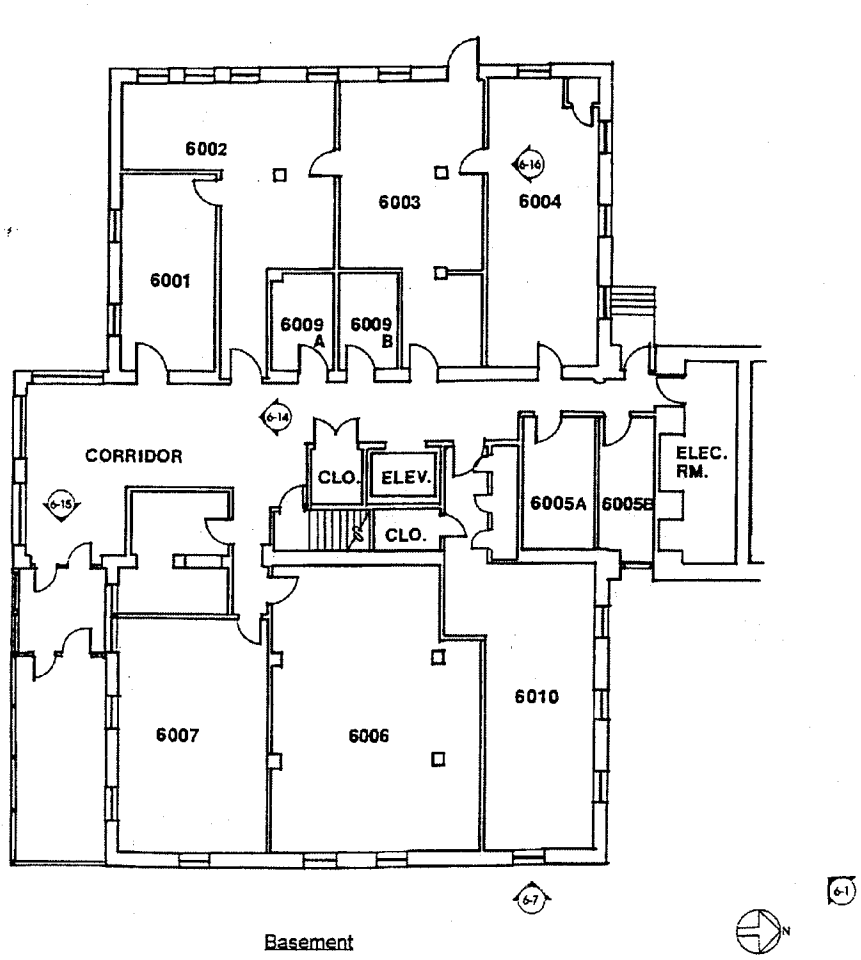


Figure 6-16.

Building 6. Typical door. There are no original doors remaining in this building. The original doors were typically wood five-panel doors similar to those found in the other buildings on the site. Replacement doors are generally flush wood or metal in metal bucks.



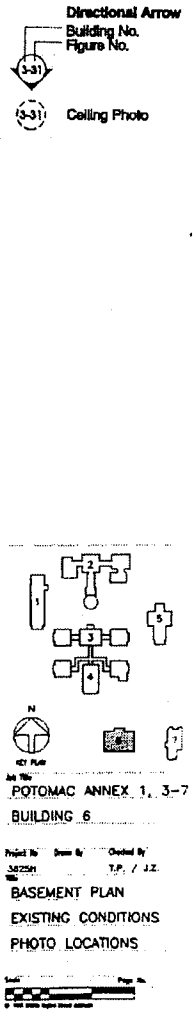


Figure 6-17

Building 6. Floor plan, Basement. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

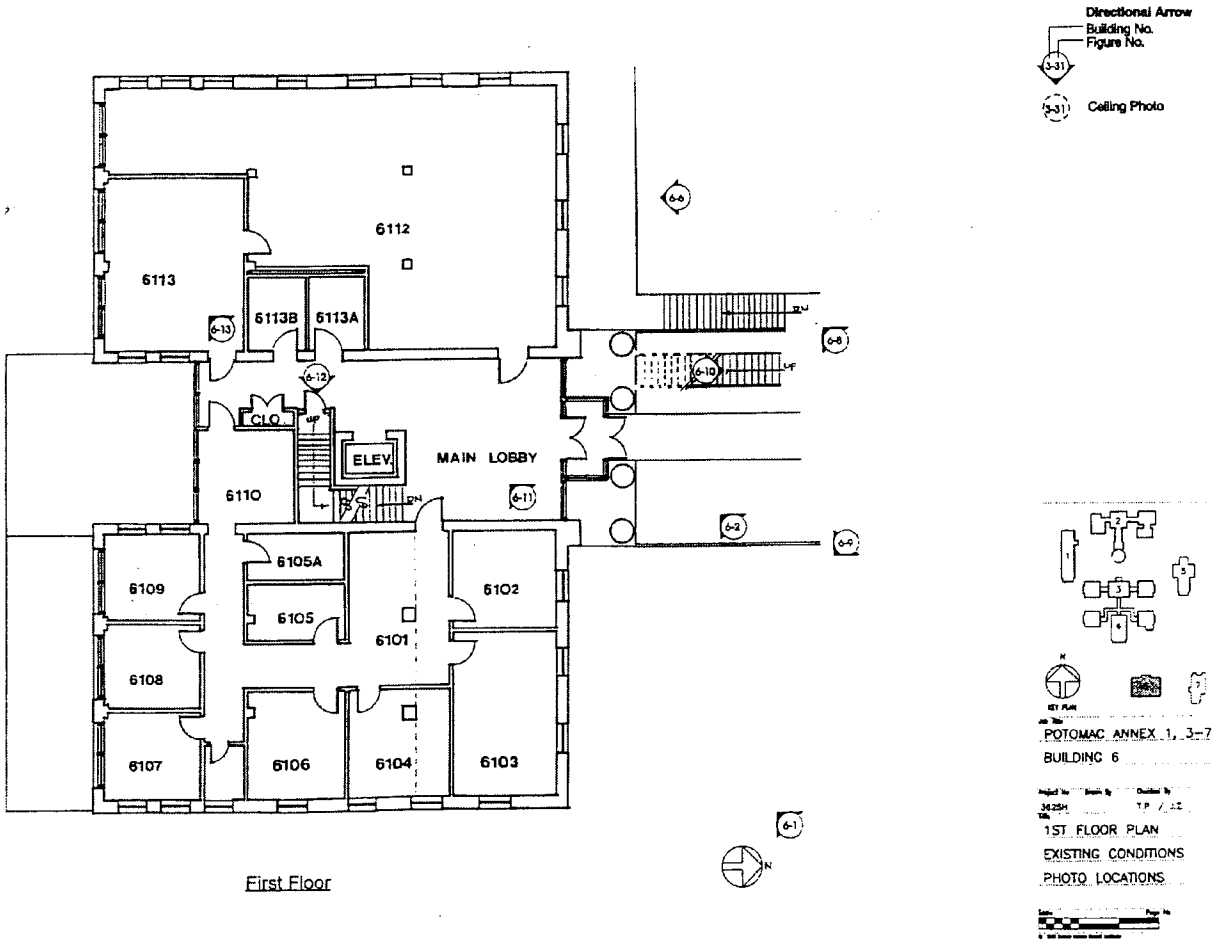
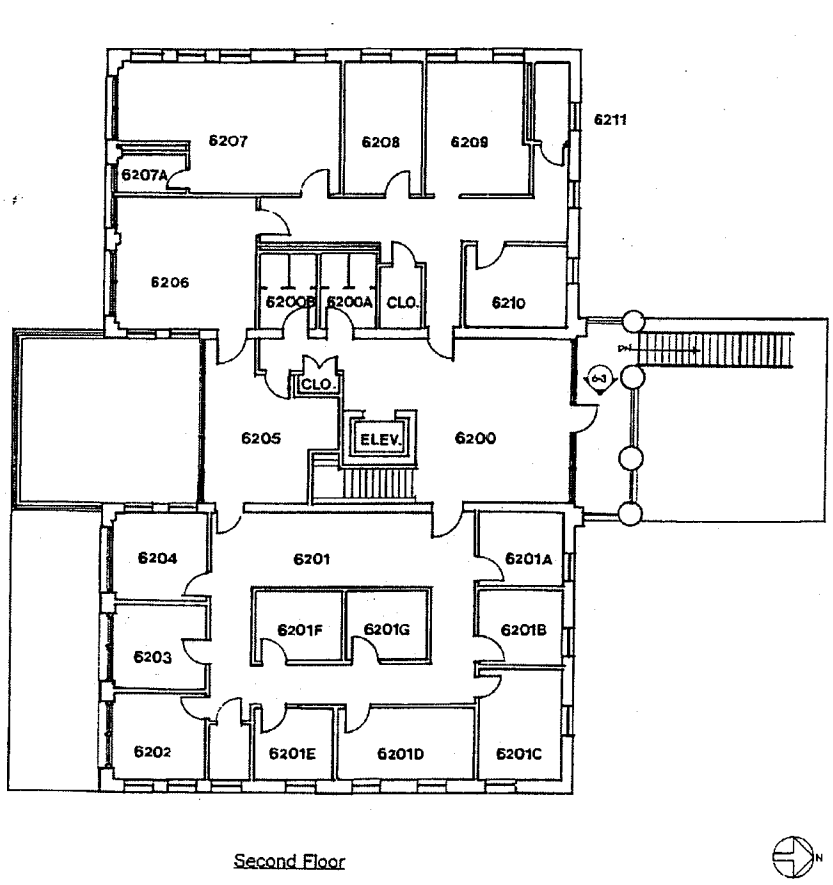
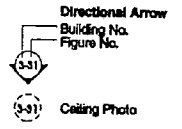


Figure 6-18

Building 6. Floor plan, First Floor. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.





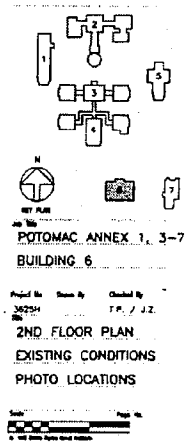


Figure 6-19

Building 6. Floor plan, Second Floor. These floor plans represent the conditions of the building as they existed in 1994. They also provide location symbols for the preceding photographs.

Figure 6-20

Building 6. South and East Elevations. These elevations represent the conditions of the building as they existed in 1994.

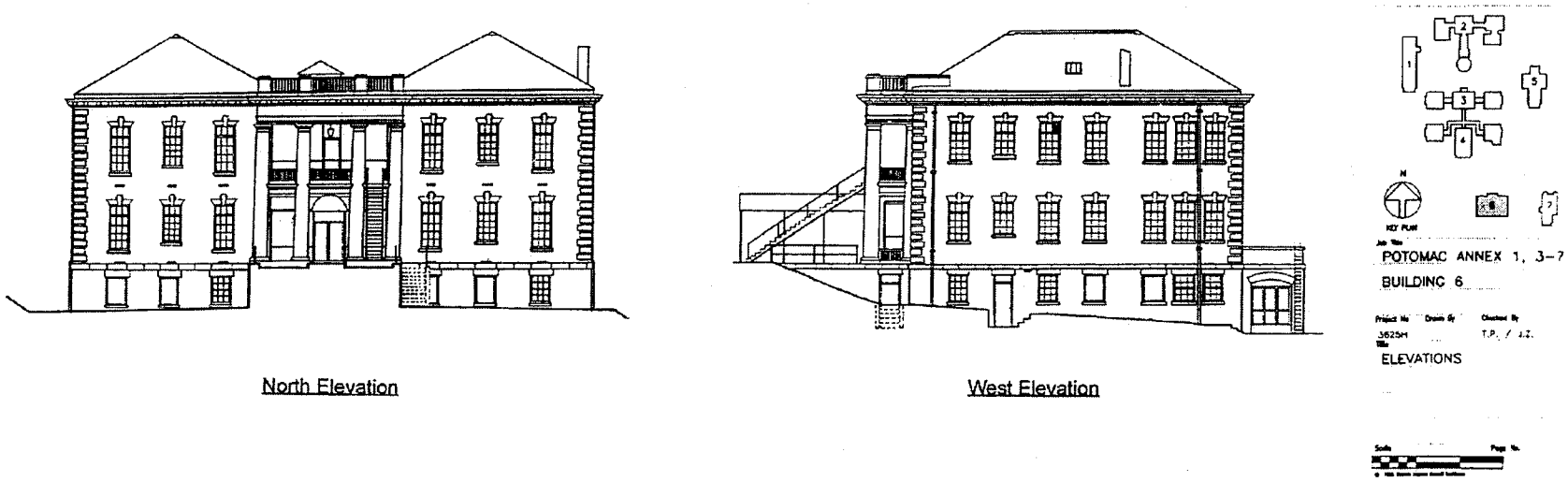


Figure 6-21

Building 6. North and West Elevations. These elevations represent the conditions of the building as they existed in 1994.

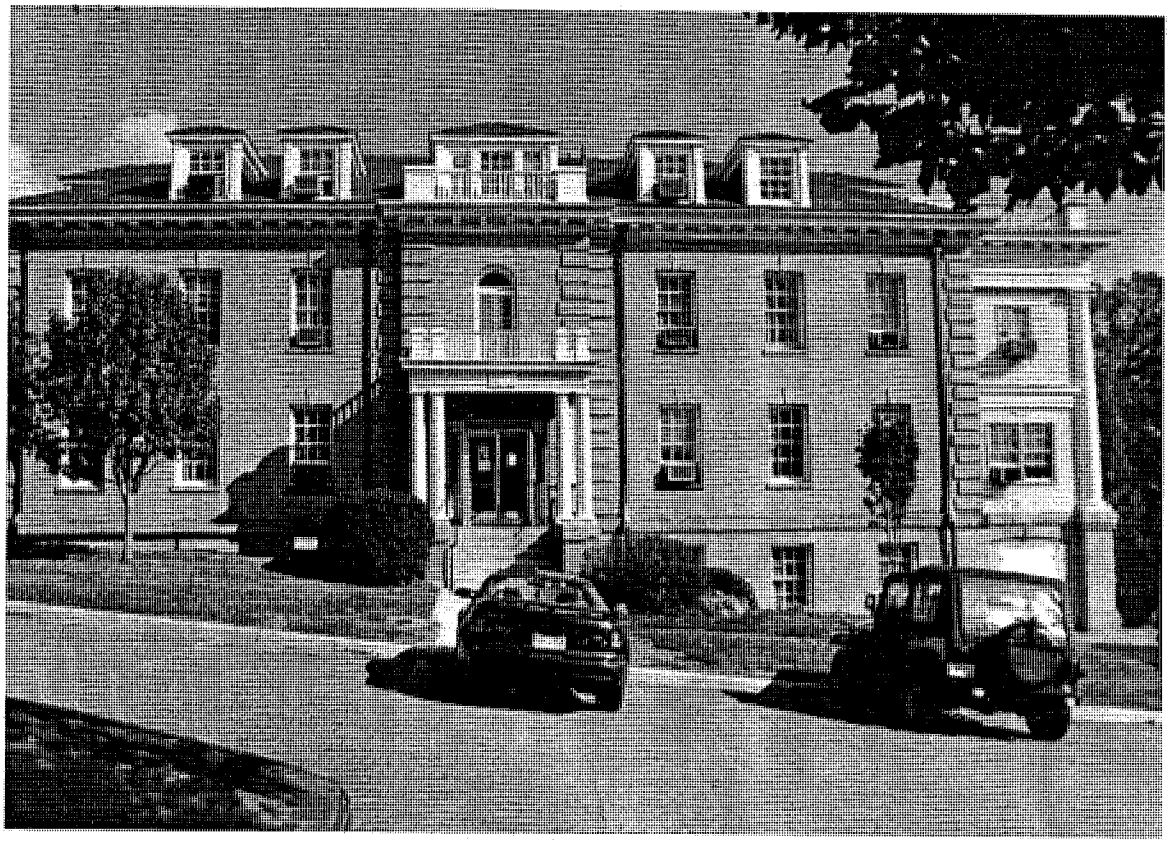


Figure 7-1.

Building 7. West elevation. The building originally functioned as the Hospital Corps' Quarters. It was constructed 1908-1910.

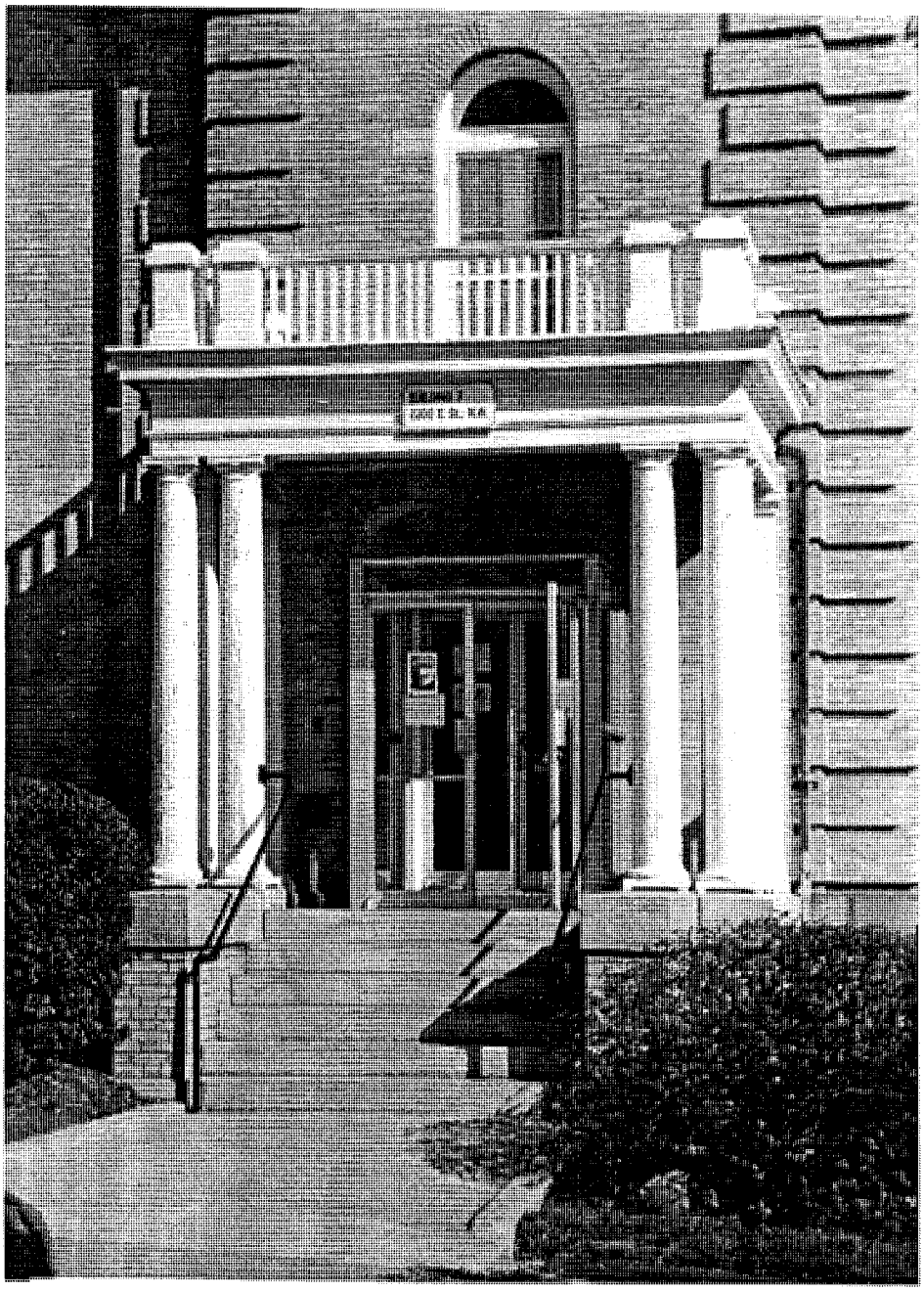


Figure 7-2.

Building 7. West elevation, entry portico. The portico is in its original configuration. The fanlight transom and side panels of the original entry remain, but they were damaged by the installation of the aluminum and glass vestibule. The original door no longer exists. In addition to damaging the fabric of the building, the vestibule detracts from the architectural character of the building. Also note paint failure on the columns.

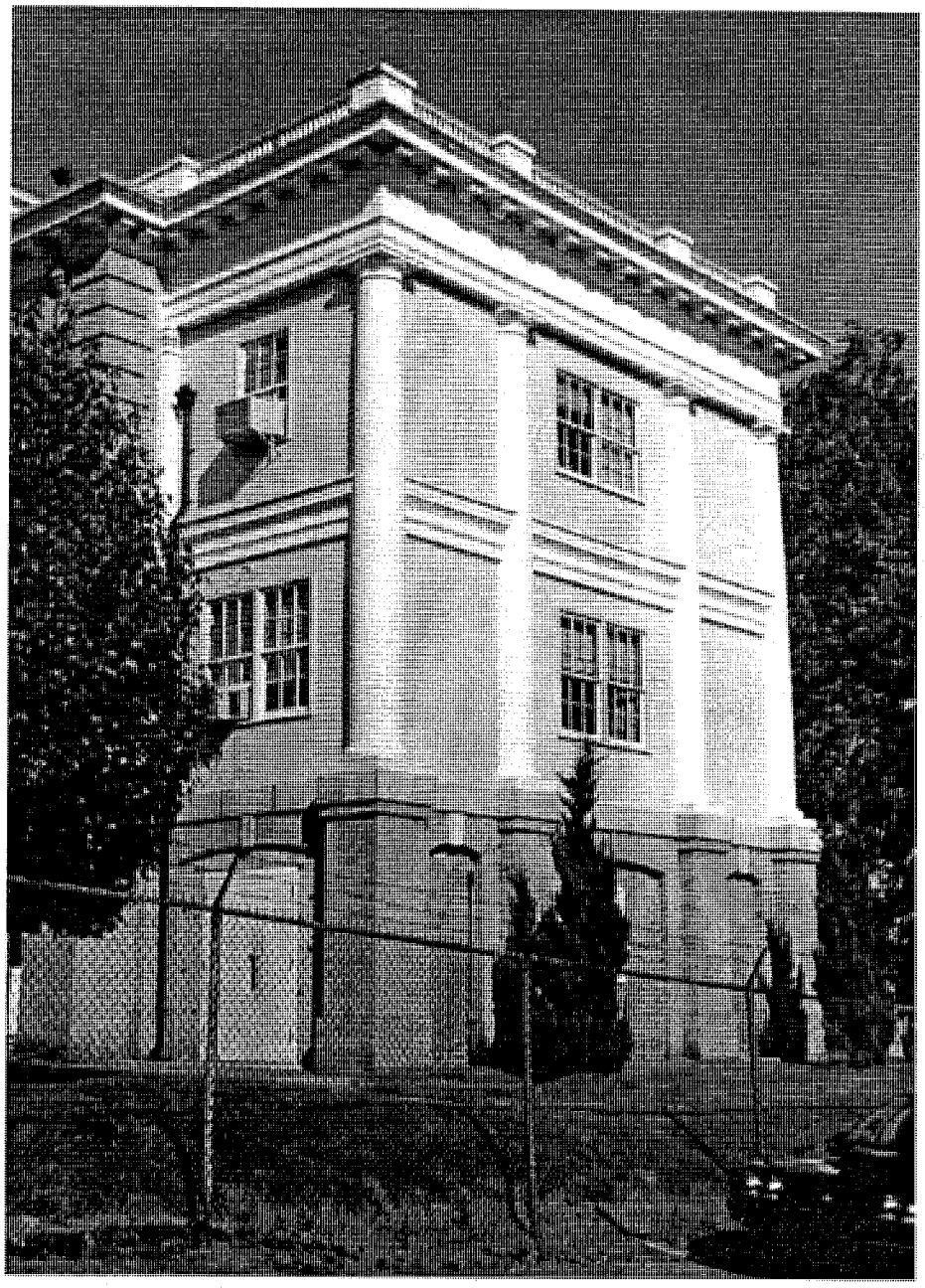


Figure 7-3.

Building 7. South sun porch. The sun porches on most of the buildings on the site were originally designed to be open. The infill between the columns is a later alteration. Creating interior spaces within the sun porches could be compatibly designed; however, the design and installation of the current system detracts from the architectural character of the building. The roof drainage system and construction details of this porch are particularly bad and there is quite a lot of water damage noted on the interior and rotting wood elements in the balustrade.

Figure 7-4.

Building 7. East (rear) elevation. The site slopes sharply to the east down to 23rd Street behind this building so that the basement level is above grade on this side.

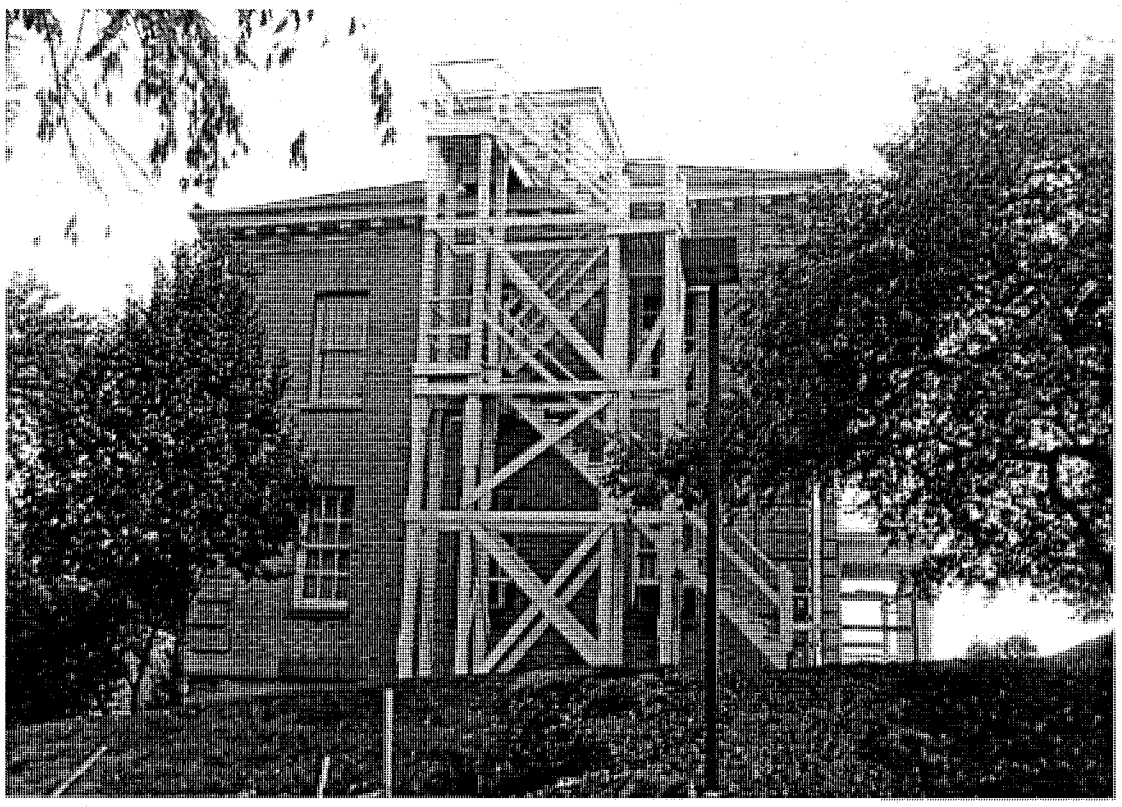


Figure 7-5.

Building 7. North elevation. The fire escape dominates and obscures most of the north elevation; it is a highly obtrusive alteration. The third-floor dormer provides access to the escape by a wood platform projecting over the roof cornice (see Figure 7-21). The second-floor access to the fire escape is through the center bay window (see Figure 7-20).

Figure 7-6.

Building 7. Landscape at northeast corner of site. The areaways are accessed from grade behind a retaining wall at the southwest corner of the building, and by way of concrete steps leading down from grade on the northwest and northeast corners (see Figure 7-7). The areaway retaining walls are bowing and several cracks are evident. Simple iron pipe rails surmount the retaining walls; they appear to be original and in good condition.

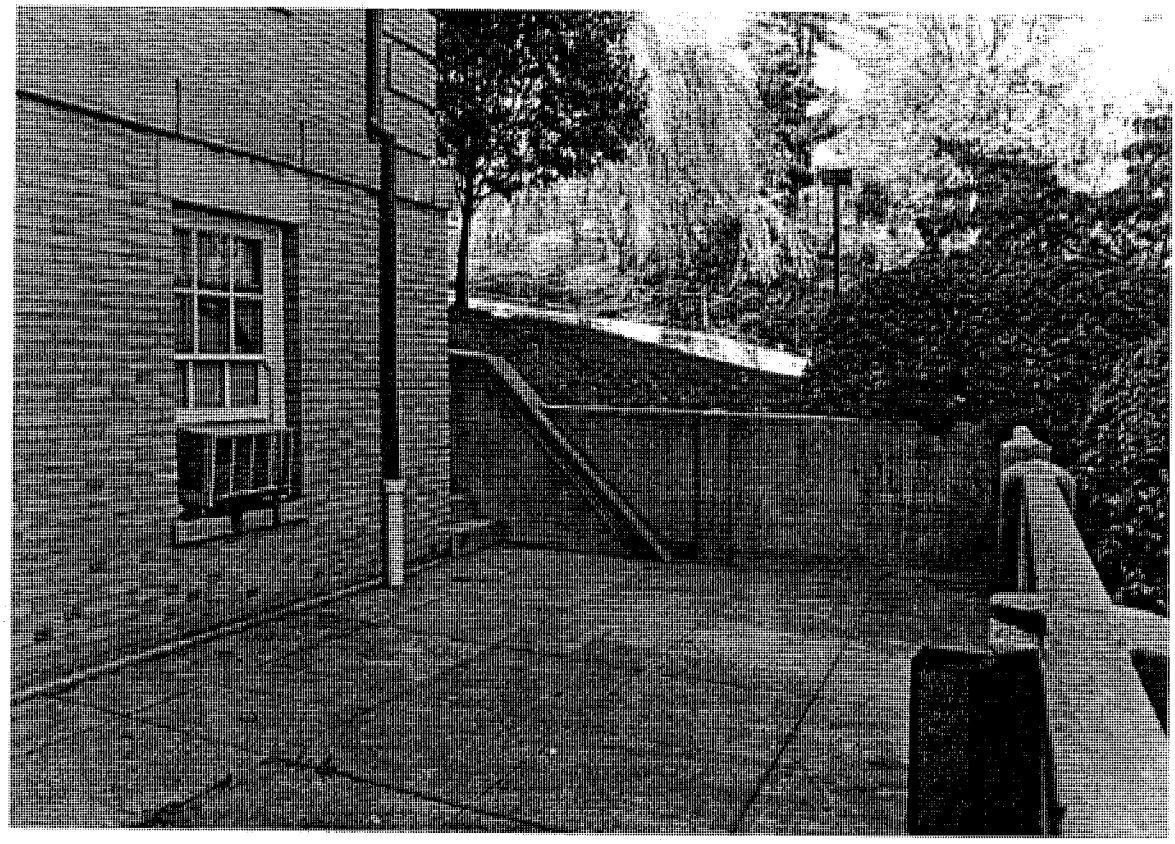


Figure 7-7.

Building 7. Concrete patio at north end of east elevation. Concrete steps, at the edge of the building accommodate the change in grade from the front to the rear of the building. Generally, the concrete paving, steps, retaining walls and coping stones are in poor condition.

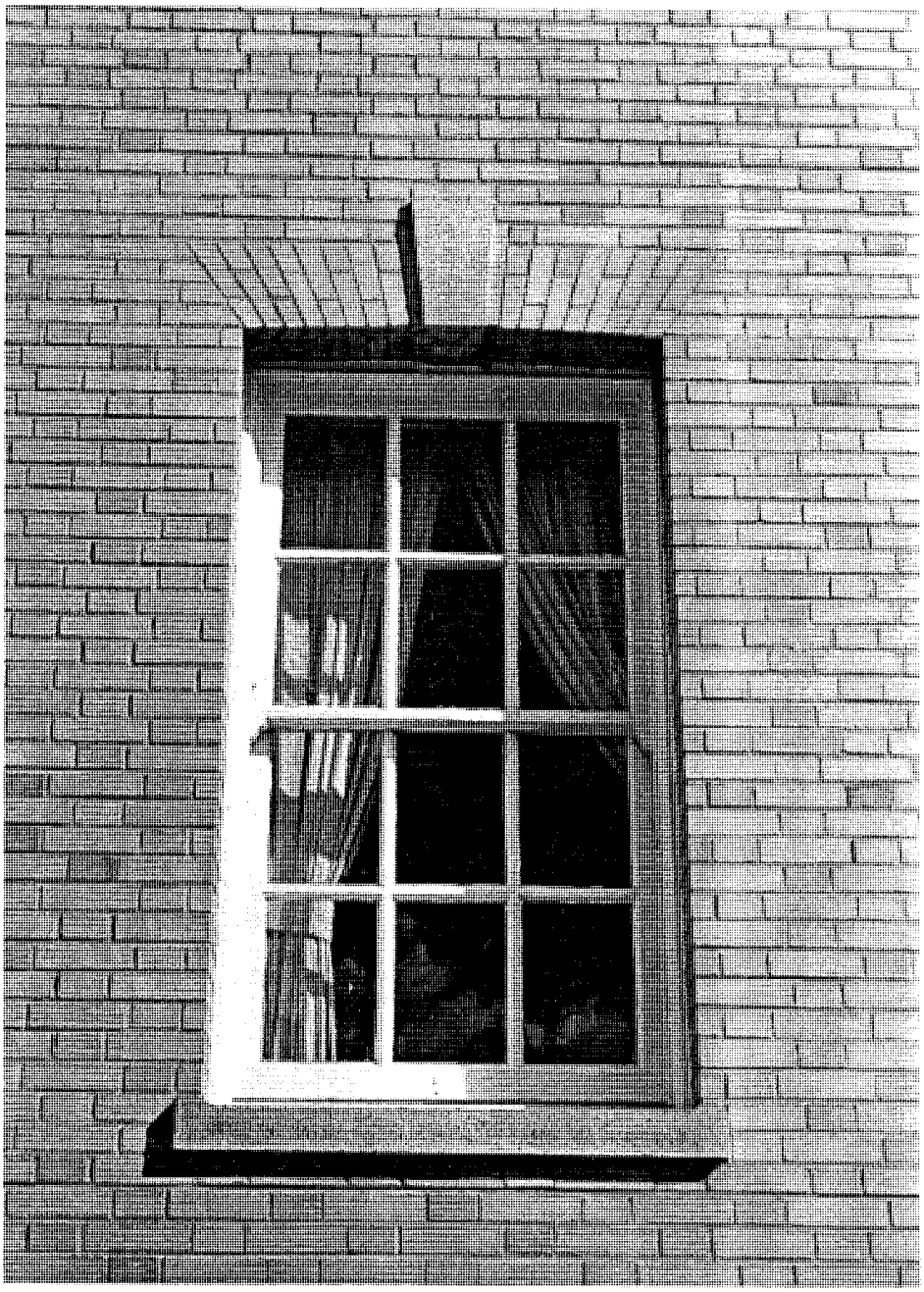


Figure 7-8.

Building 7. Most of the windows are the original wood six-over-six double-hung wood sash set into wood frames. While they have been over-painted, they appear to be in sound condition. Also note the brick and granite detail. The masonry, too, is in good condition.

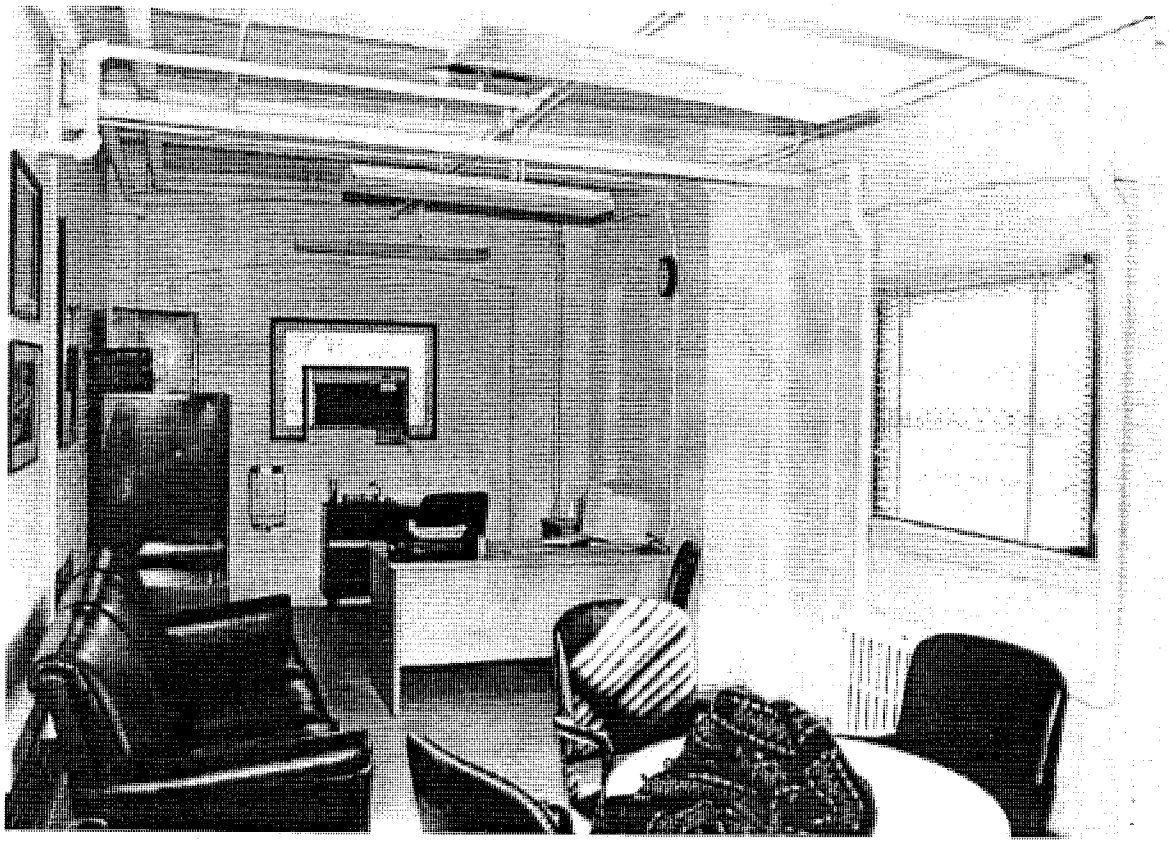


Figure 7-9.

Building 7. Basement room 7001A, room under the sun porch. The brick infill in the arches is not original, but it is close to the original in color. The infill also is set back from the plane of the original brick on the interior and the exterior. Unfortunately, the installation of the windows and air conditioning units does not enhance what would otherwise be a sympathetic alteration.

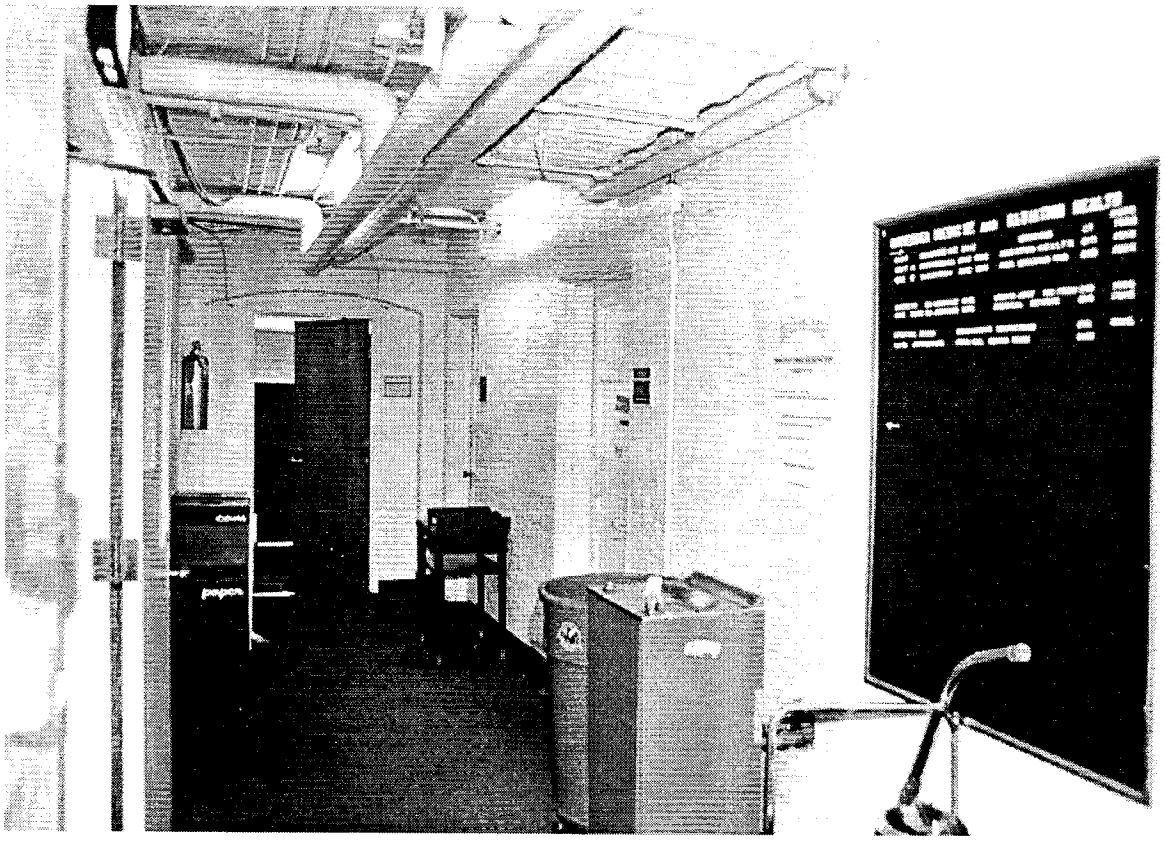


Figure 7-10.

Building 7. Basement corridor. Note infill and non-original flush door at the end of hall. Original doors are noted in the openings to the right.

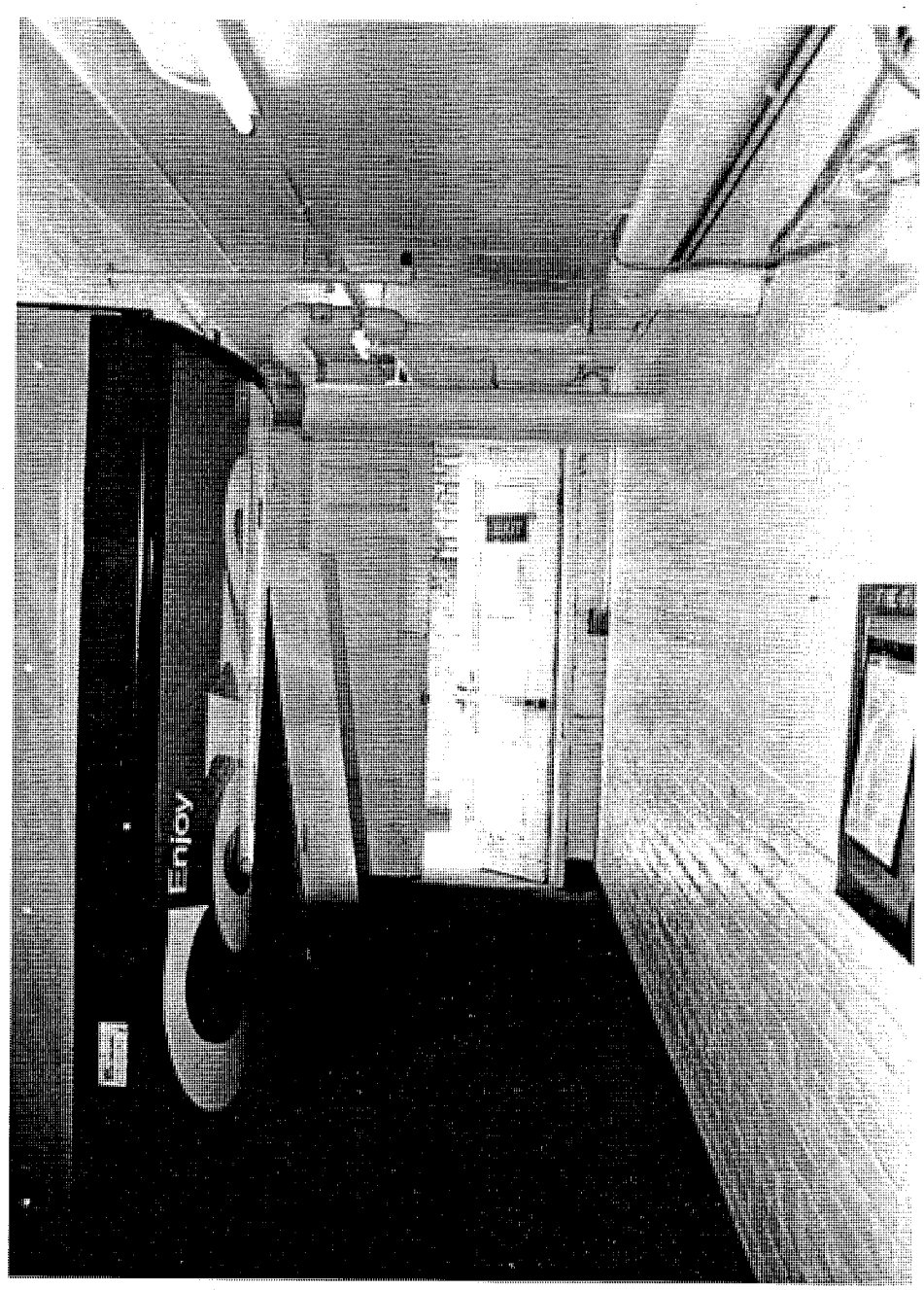


Figure 7-11

Building 7. Basement corridor. Note the original exterior doors. The panic hardware is a later alteration.

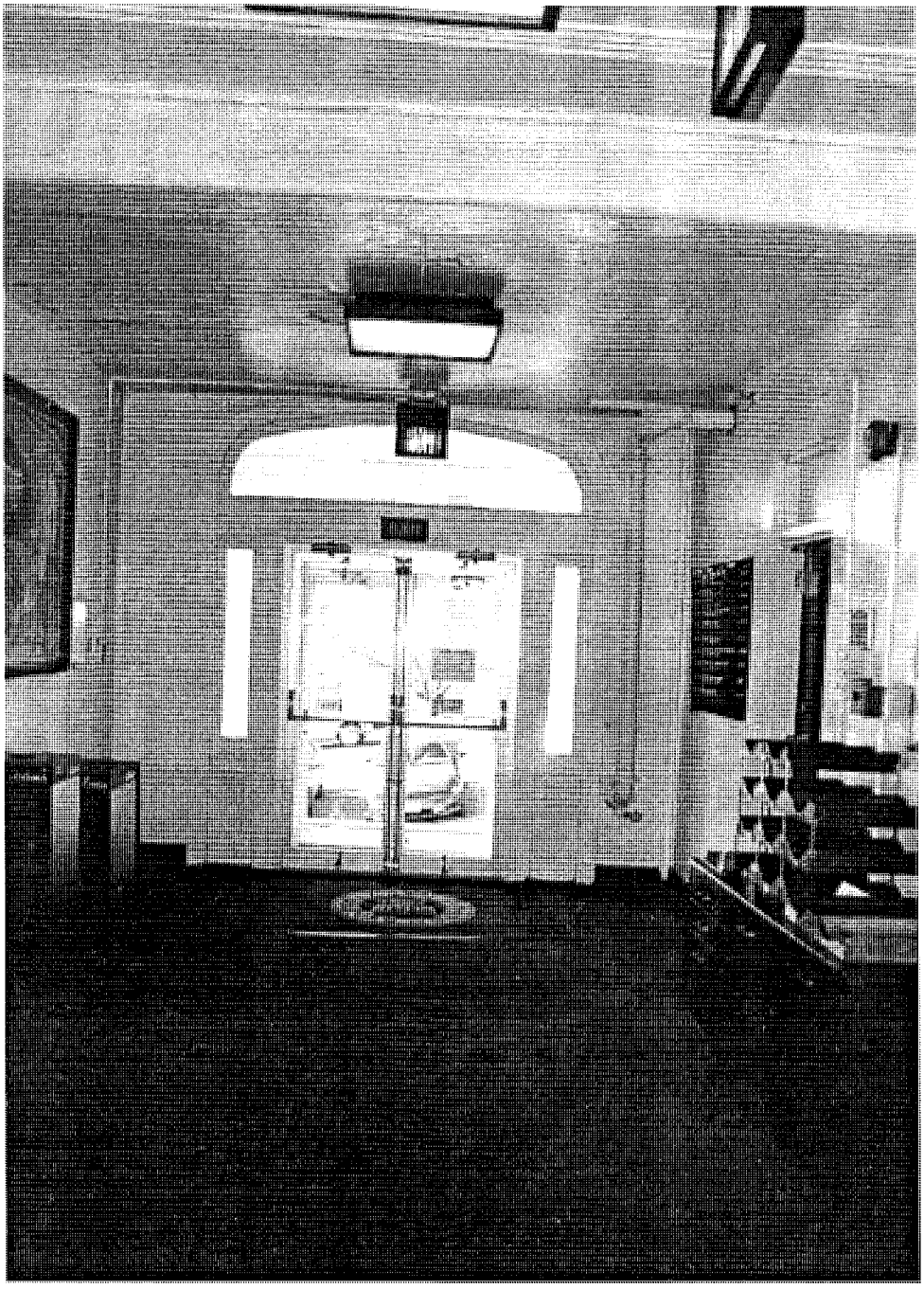


Figure 7-12

Building 7. View of the first-floor lobby space toward the entry. The original transom and sidelight panels are original. However, the original configuration of the glazing was altered by the installation of undivided glazing, and the original doors have been removed. The installation of the aluminum and glass doors and vestibule damaged the original millwork on the exterior. In addition, the design and detailing detract from the architectural character of both the interior and exterior of the building.

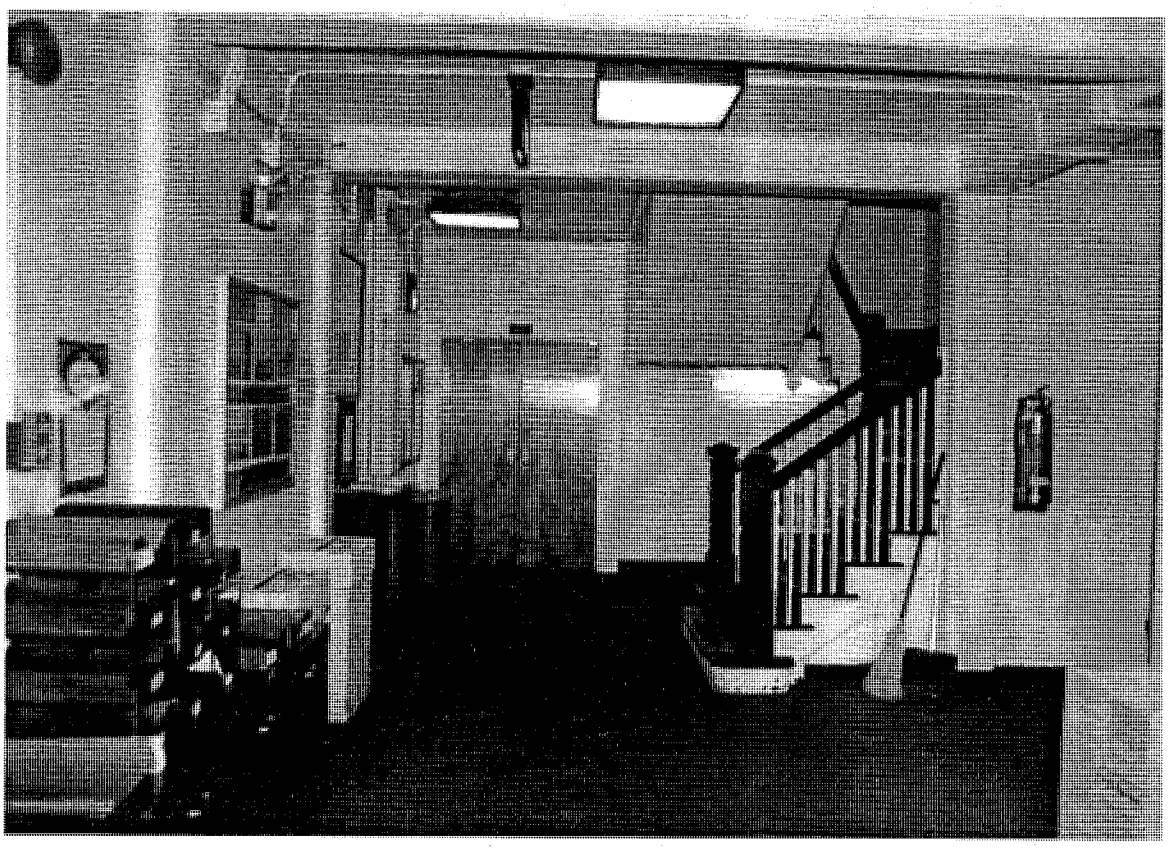


Figure 7-13

Building 7. View of the first-floor lobby space toward the stair. The flush wood doors beyond the stair are not original, but they are set into the original door frame with transom. These doors do not conform to the appearance of the original five-panel wood doors seen in other parts of the building, and they detract from the appearance of this space.

Figure 7-14

Building 7. Detail of the stairs in first-floor lobby space. The stair surfaces are scuffed and worn, but generally in good condition.

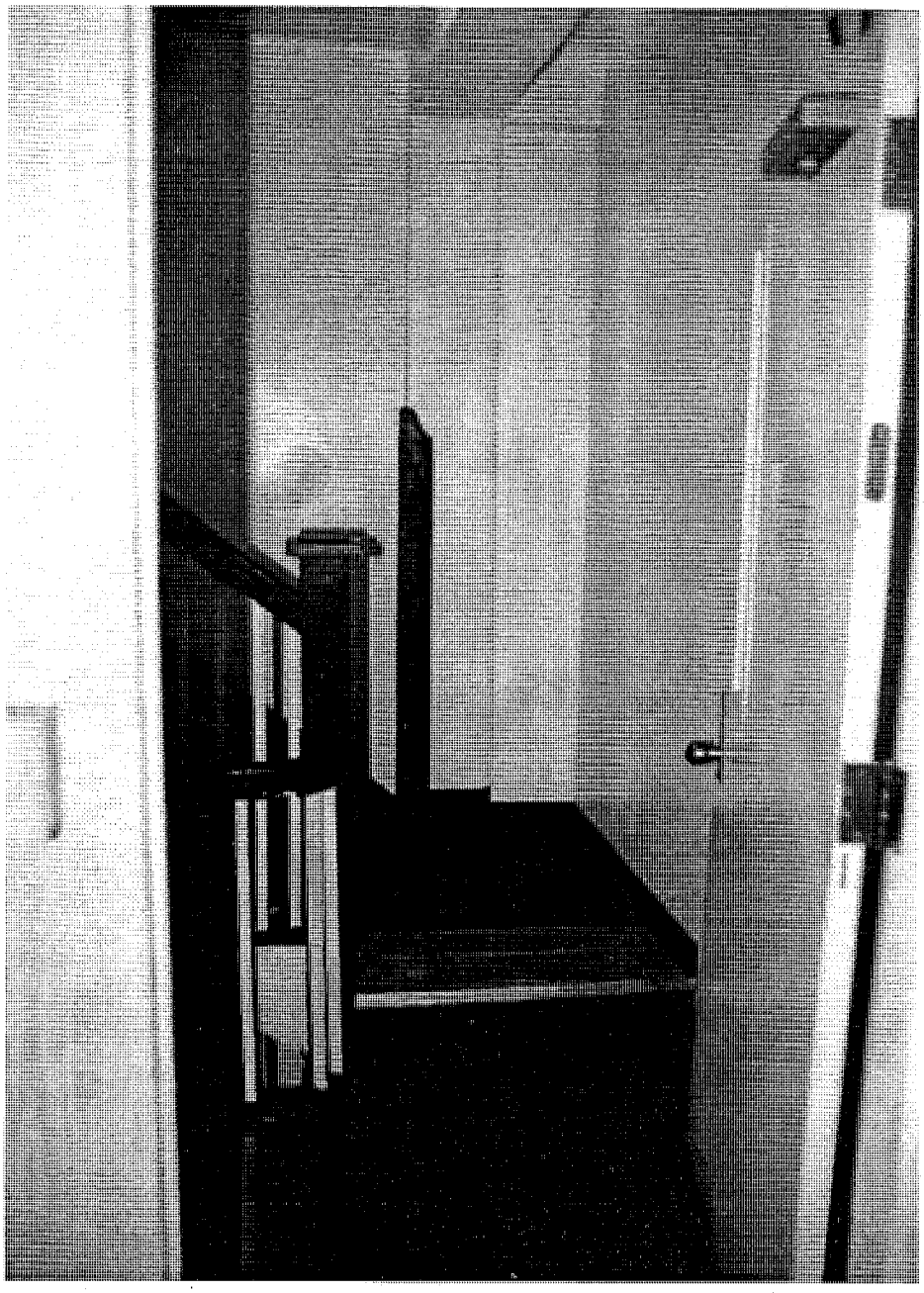


Figure 7-15

Building 7. Detail of the second-floor landing. The return stair at the landing (in the foreground) was probably added with the stair enclosure, which is a later alteration.

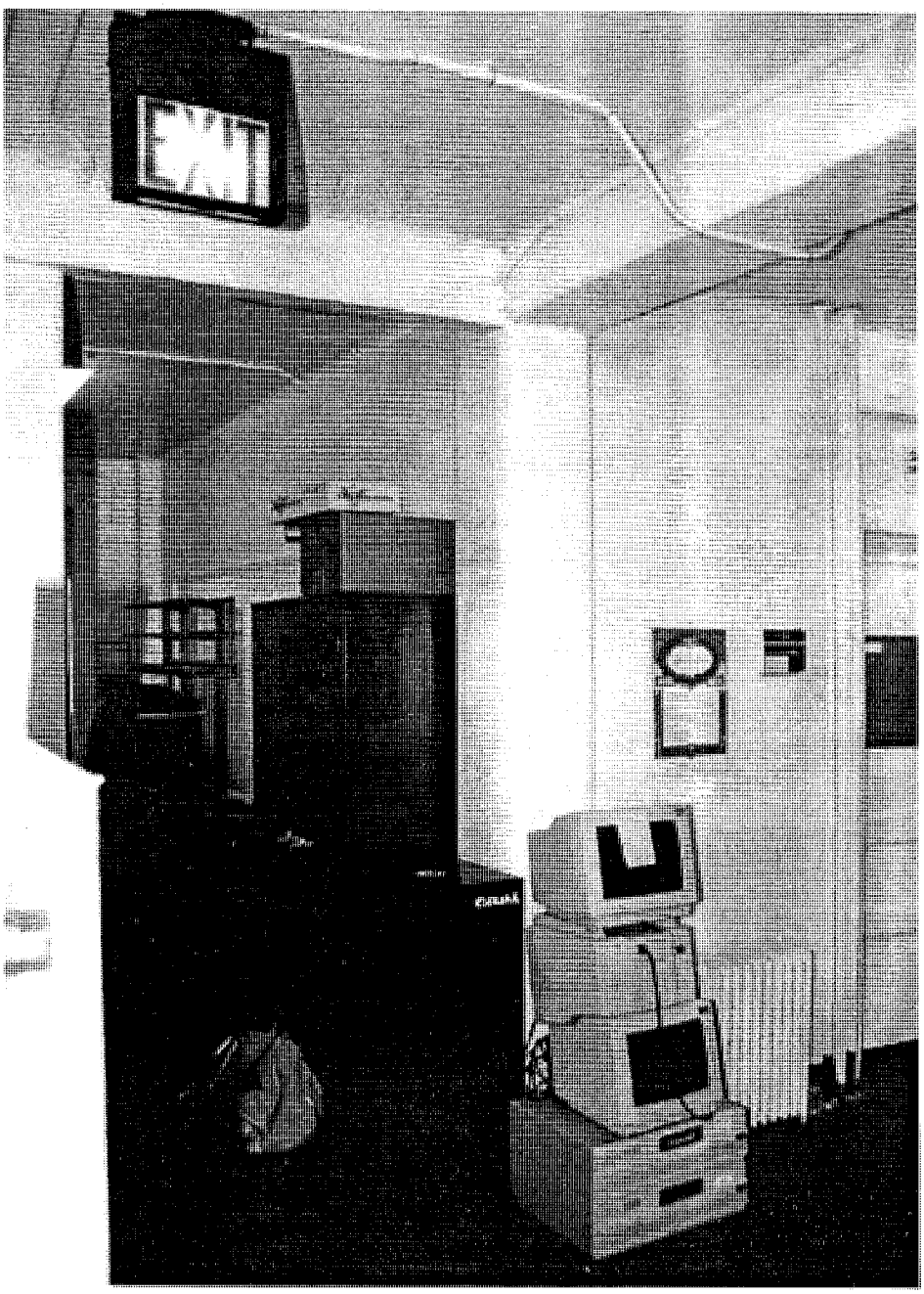


Figure 7-16

Building 7. Second-floor corridor. The double-loaded corridor reflects its original configuration, both in plan and ceiling height.

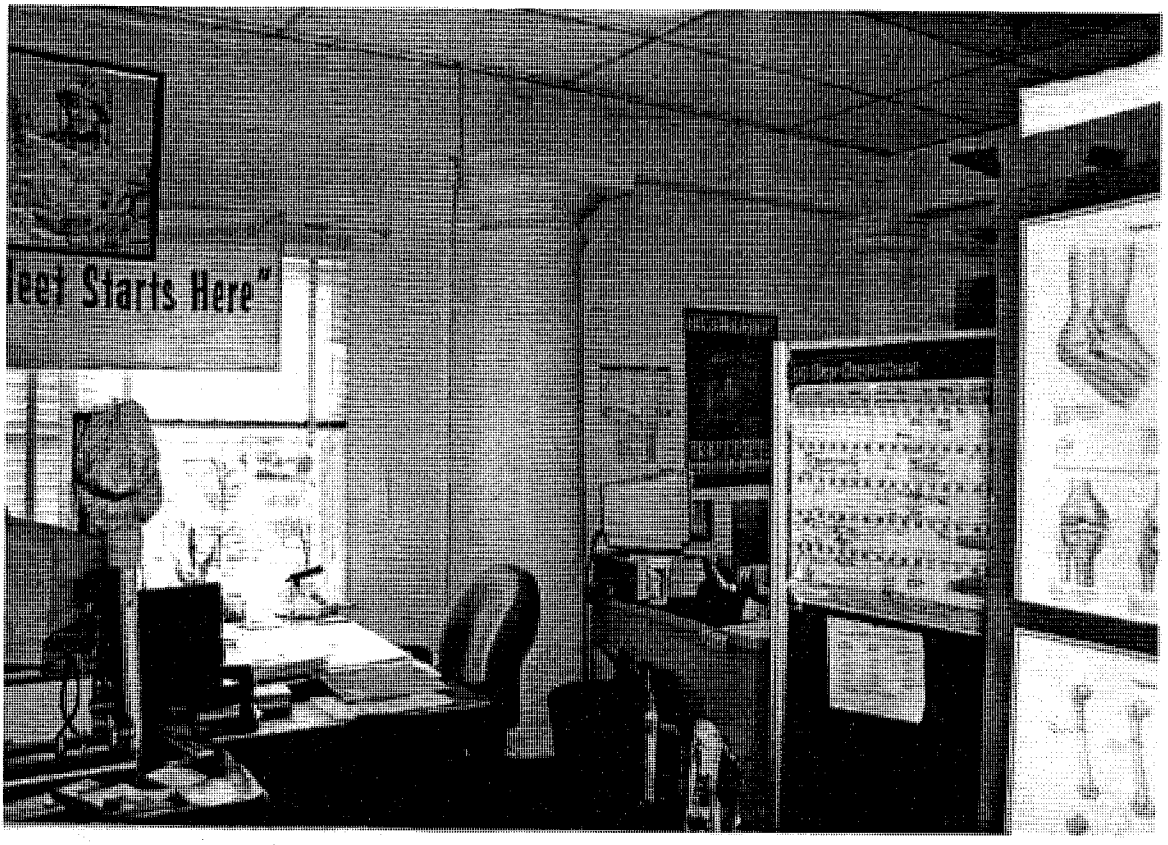


Figure 7-17

Building 7. Room 7201A, sun porch. View toward Tucson columns, which were part of original sun porch configuration. The infill with windows is not original. While an infill system could be compatibly designed, the design and installation of this system is not sympathetic to the architectural character of the building.

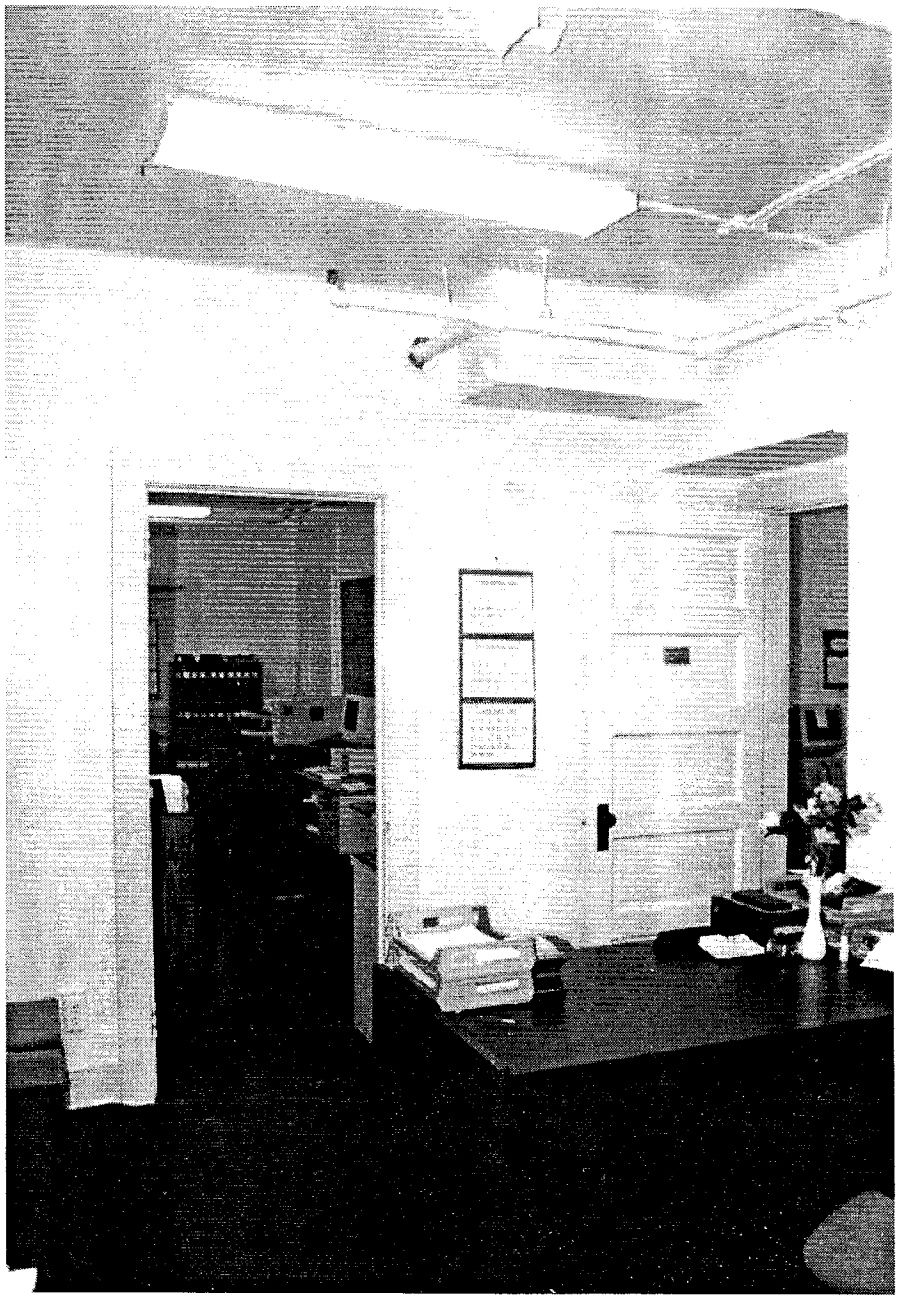


Figure 7-18.

Building 7. Room 7205. The door opening in the foreground appears to be original, although the door has been removed from its hinges. The door and opening to the corridor (on the right) are probably early alterations; they do not correspond to any door opening on the original floor plans. In addition, the door, very similar to other five-panel doors in the building, has molded profiles rather than rounded, which are noted on original doors. Pipes, conduits and lighting detract from the space. Note water damage in the ceiling and wall.

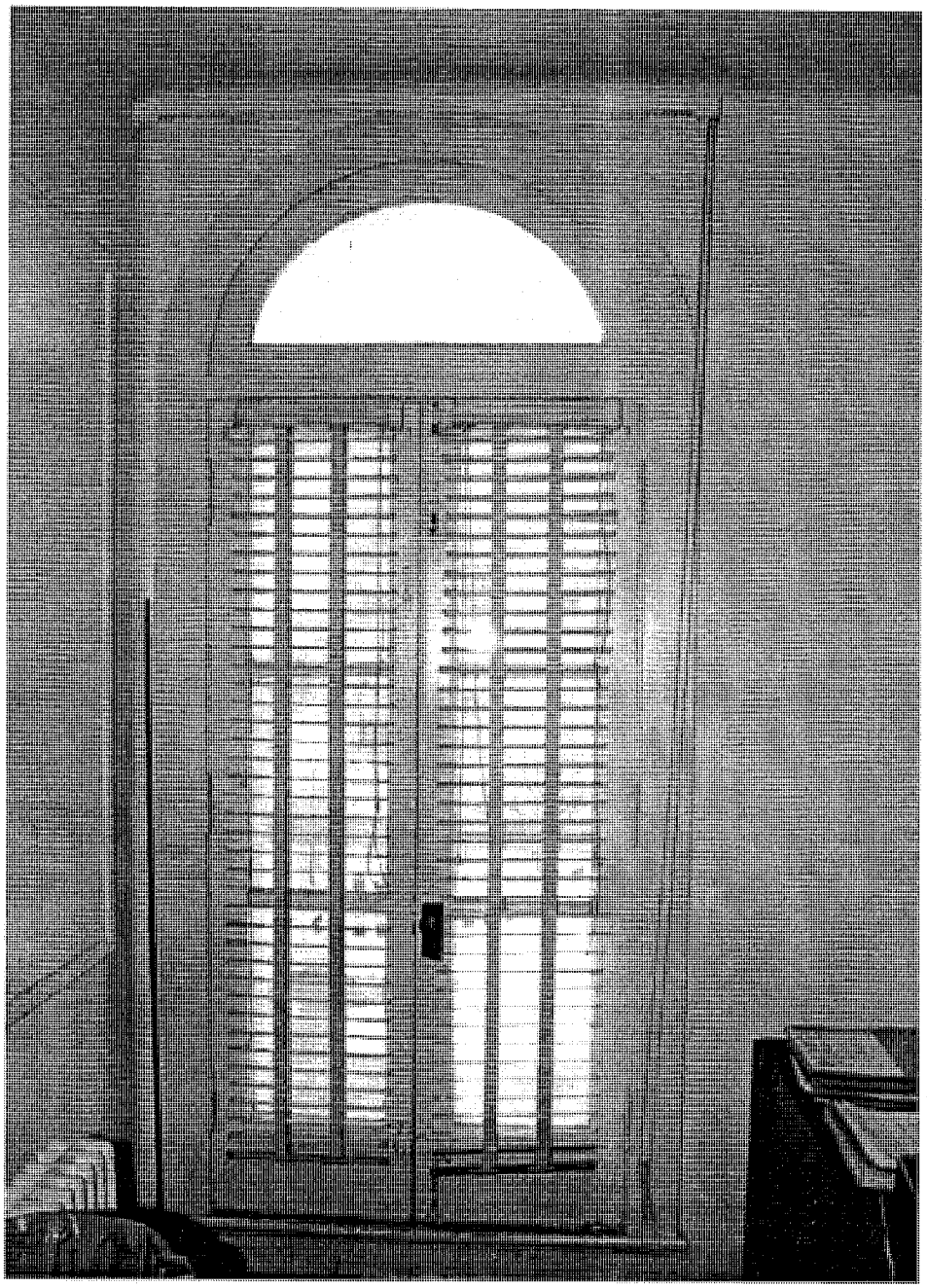


Figure 7-19.

Building 7. Room 7207. French door leading to balcony over entry portico. The door and frame appear to be original. The transom light was designed to be articulated by wood muntins or lead caming as noted in the original drawings. The existing is probably a later alteration.

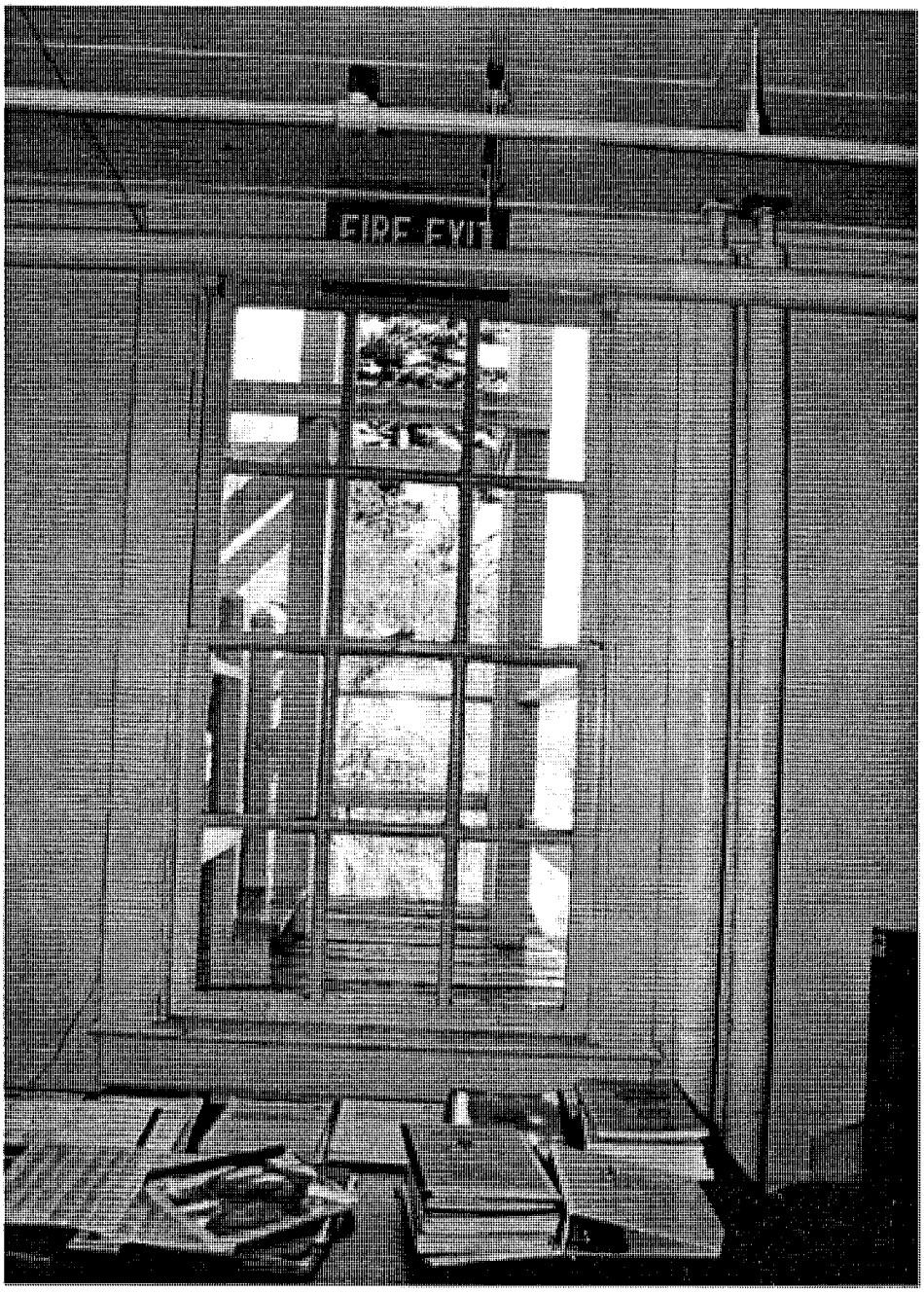


Figure 7-20.

Building 7. Rooms 7209-7210. View shows window opening onto the wood fire escape on the north side. Note that furniture blocks access to the window.

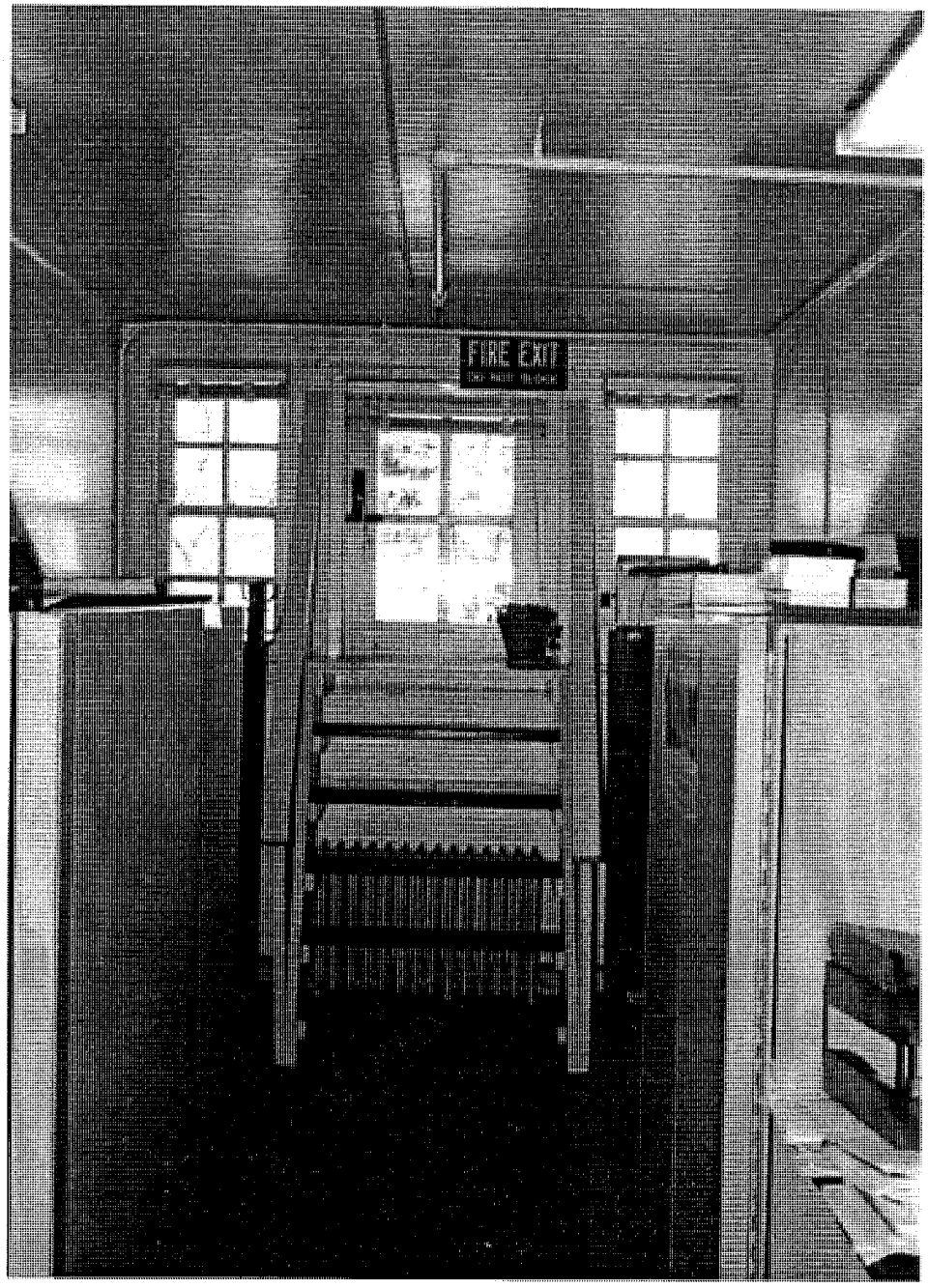


Figure 7-21.

Building 7. Room 7302. View shows the north dormer with wood steps providing access to the fire escape.

Figure 7-22

Building 7. First-floor lobby. Detail of water damage in plaster over the entry. This is probably due to poor flashing and roof drainage. Other water damage noted on the west wall and ceiling in this room may be due to faulty plumbing above.

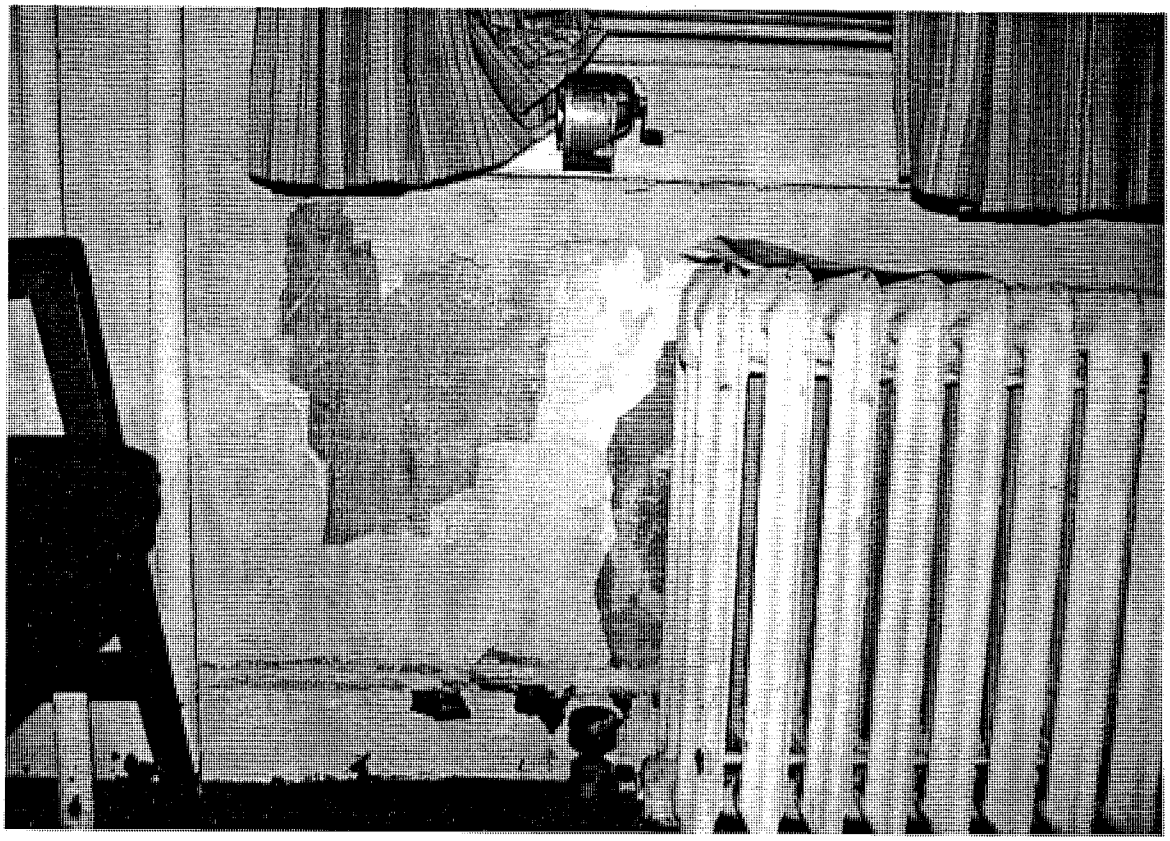


Figure 7-23

Building 7. Room 7106. Detail of damaged plaster on north wall. This may be due to water infiltration from the exterior wall, but it is more likely to be associated with prolonged poor performance of the radiator.

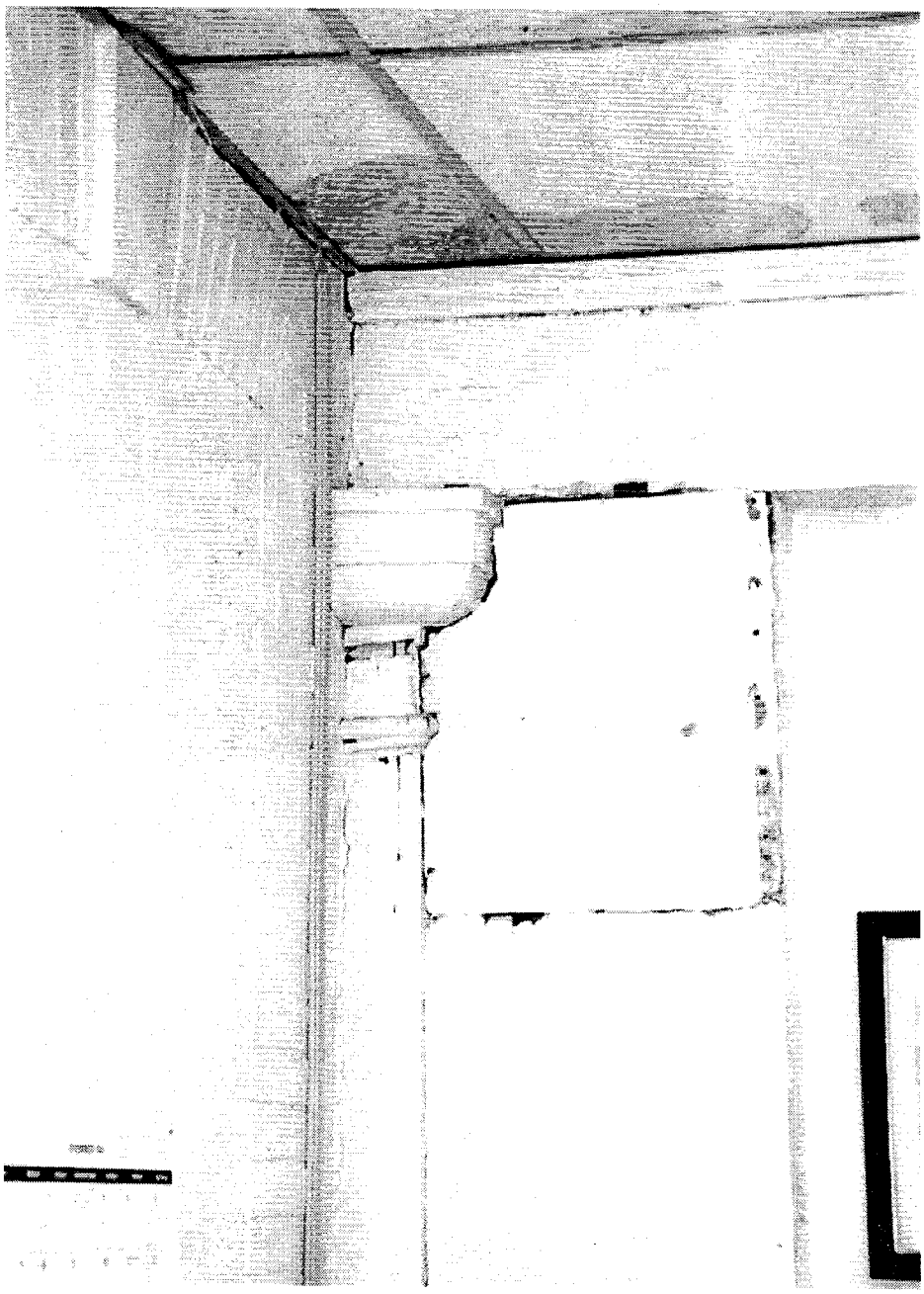


Figure 7-24

Building 7. Room 7201A, sun porch, east corner. Detail of the juncture between the sun porch and the main structure of building. Water penetration has caused wood rot and displacement. Note that original masonry (to left) opening has been infilled with gypsum board, replacing original french doors. This is a typical condition on every floor of the sun porch.

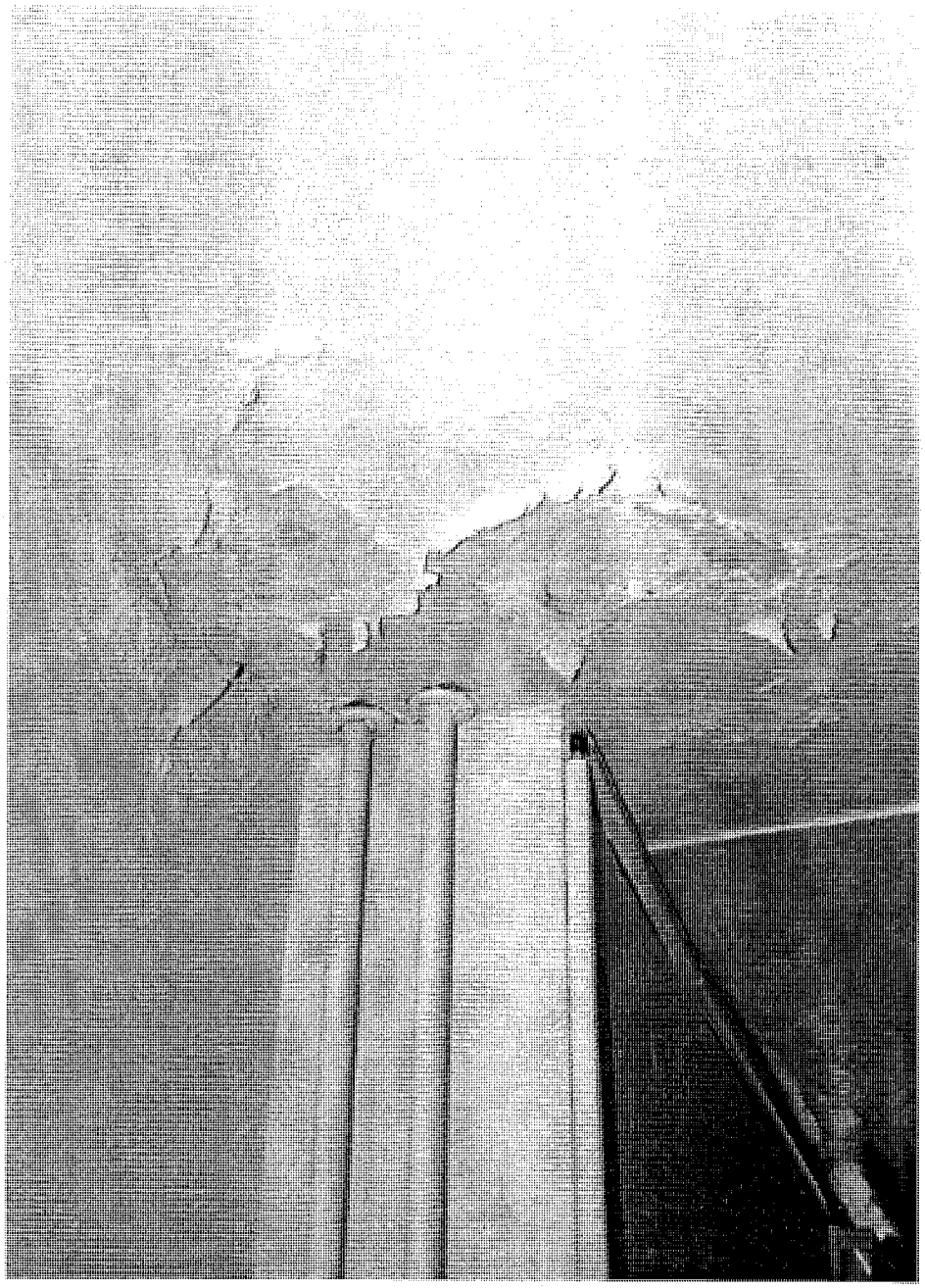


Figure 7-25

Building 7. Room 7207. Detail of water damage in the ceiling, which is probably related to leaks from the third-floor toilet.

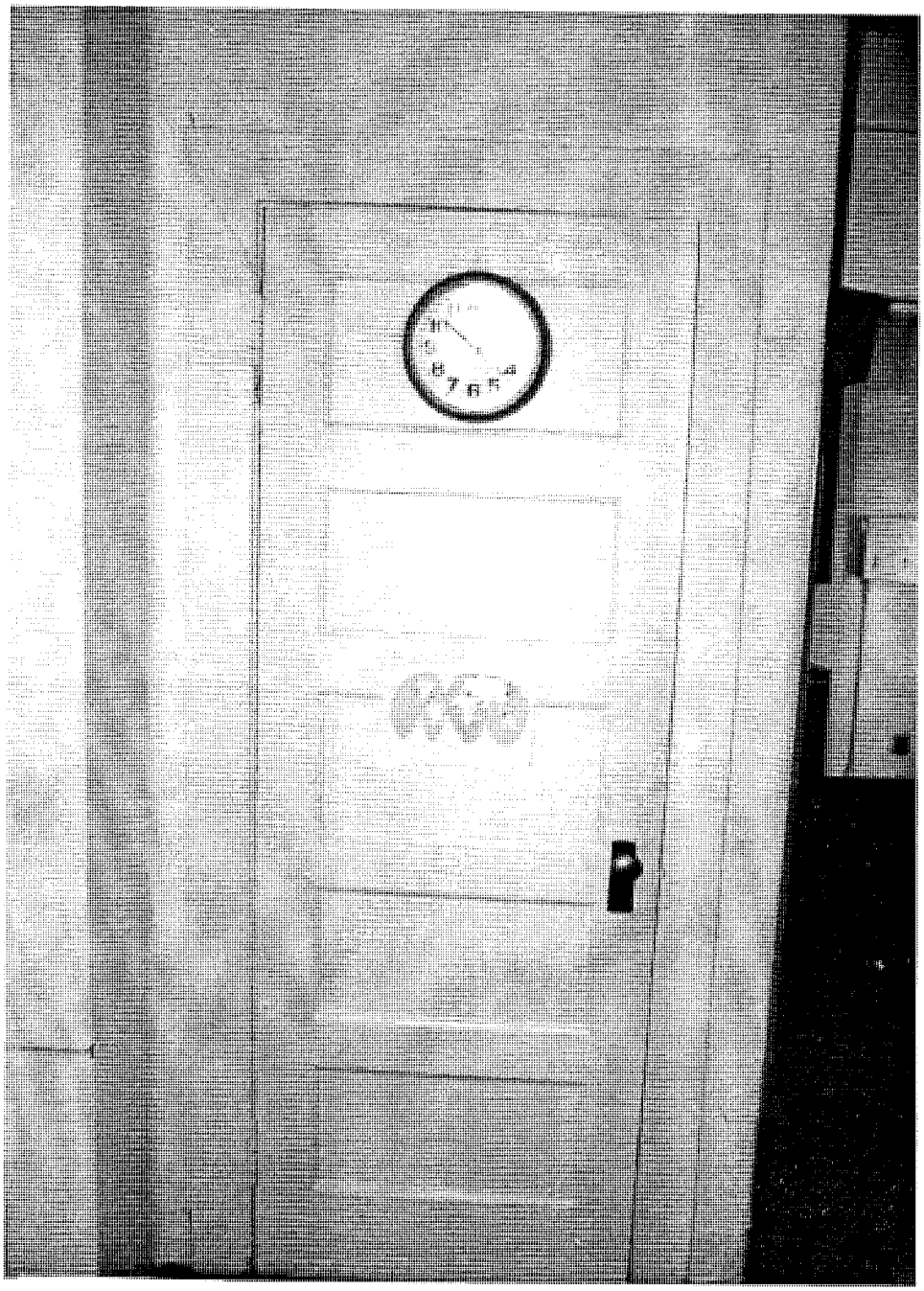


Figure 7-26

Building 7. Typical original five-panel wood door with original brass knobs and lockset. Note the rounded panel moldings, which differentiate the original doors from the early replacements. The simple, flat frames are typical throughout the building.

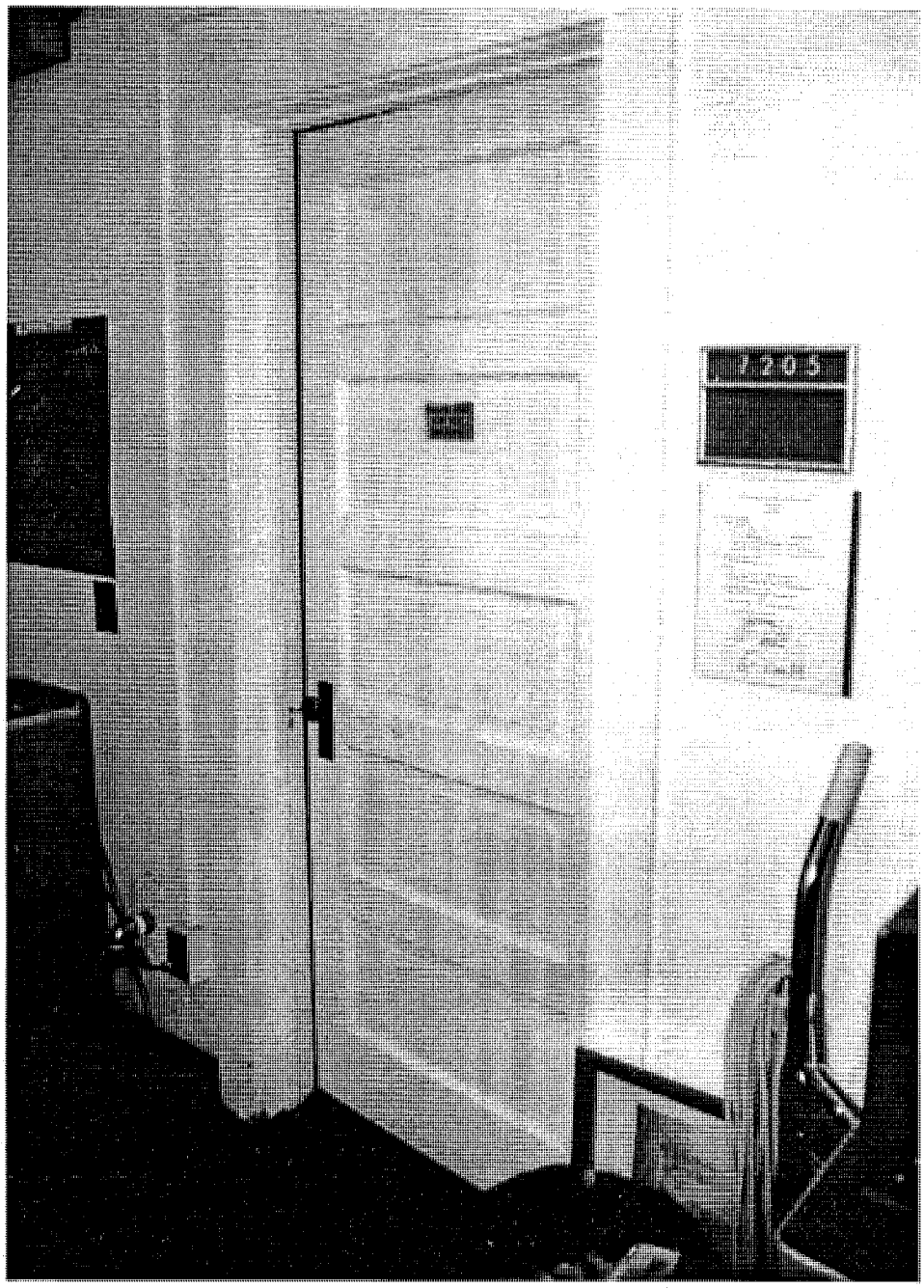


Figure 7-26a

Building 7. Typical early replacement five-panel wood door with original brass knobs and lockset. Note the molded profile of the panel moldings, which differentiate the early replacement doors from the originals.

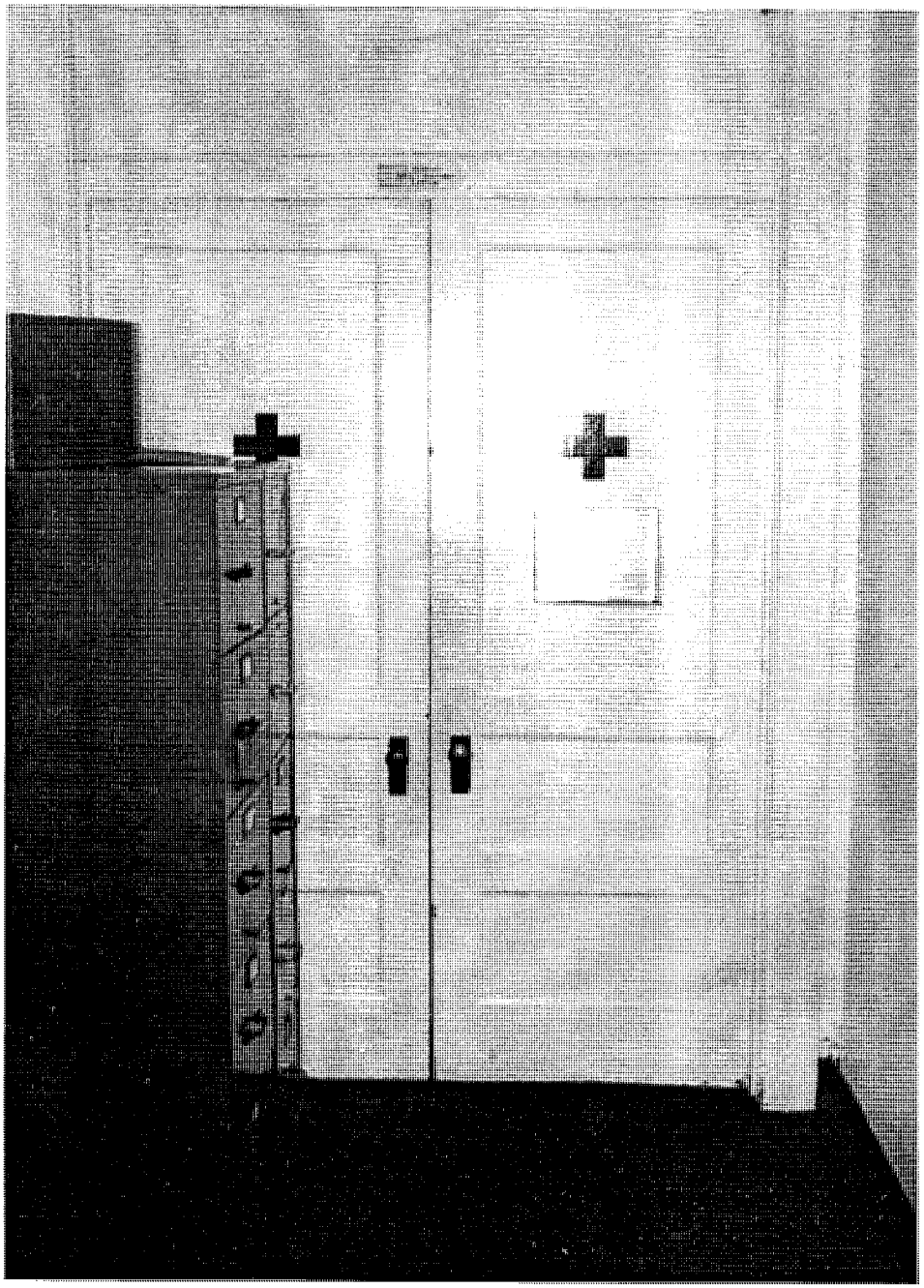


Figure 7-27

Building 7. Original double-leaf door leading to large conference room space. Note transom above.

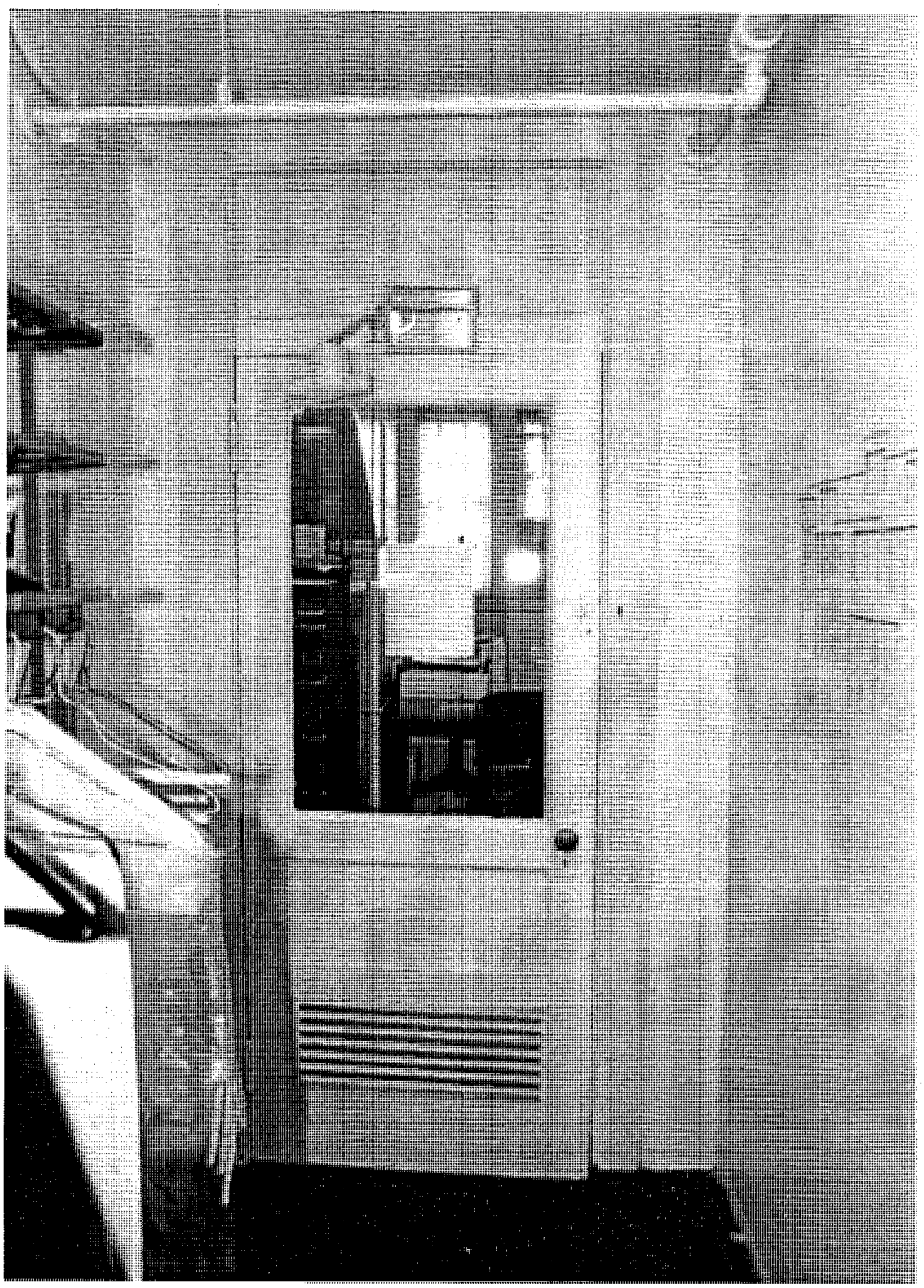


Figure 7-28

Building 7. Typical original wood door reconfigured to accommodate glazing and ventilator panels. The brass knob and lockset are probably original; the latch above, and the automatic closer are not.

Figure 7-29

Building 7. This wood paneled door does not match the configuration of original five-panel doors. It is similar to doors found in Building 2, and it may have been salvaged from there.

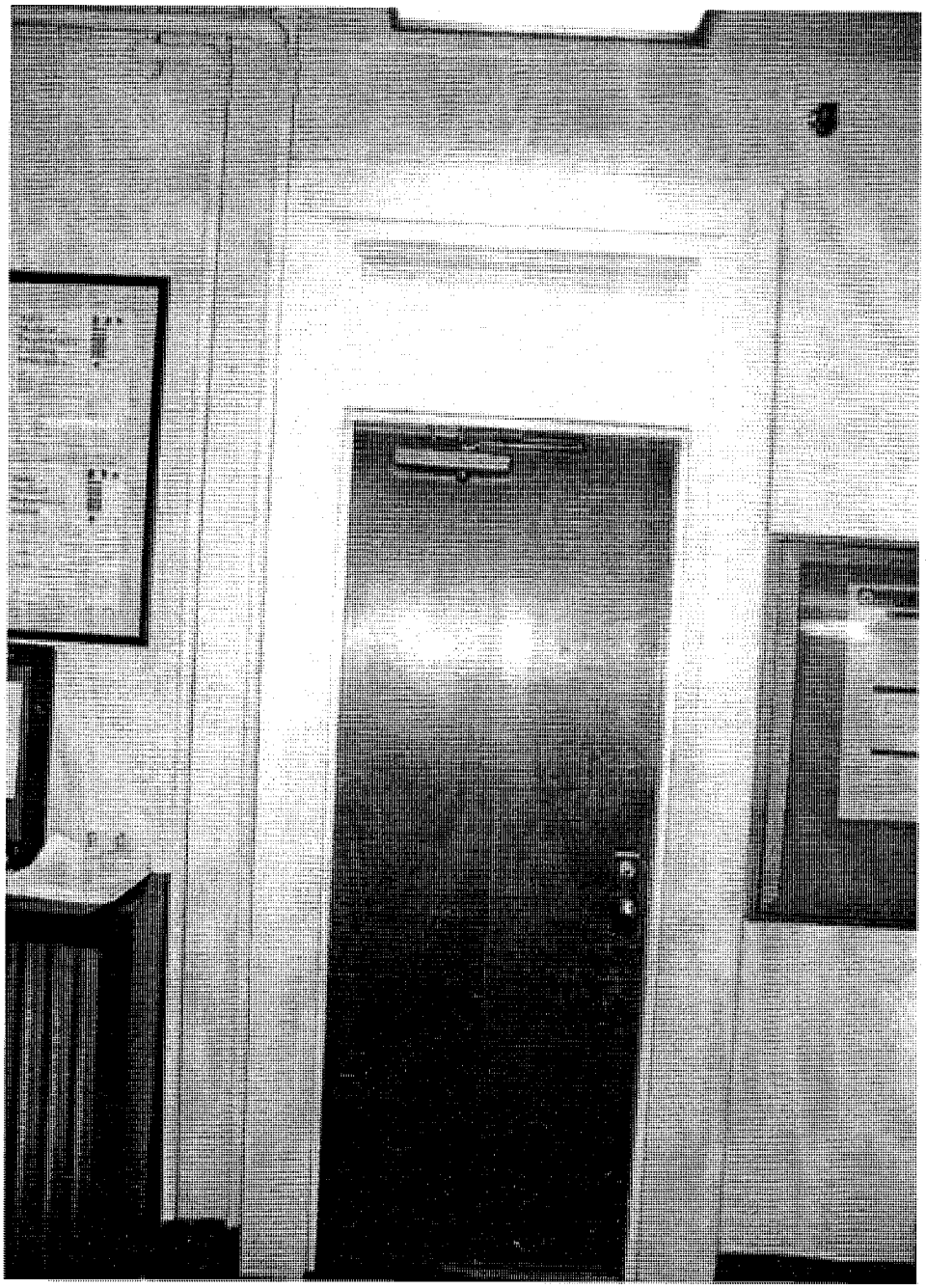


Figure 7-30

Building 7. Typical later replacement doors include flush wood doors fit into original door frames. Transom glazing was frequently painted or replaced with wood panels.

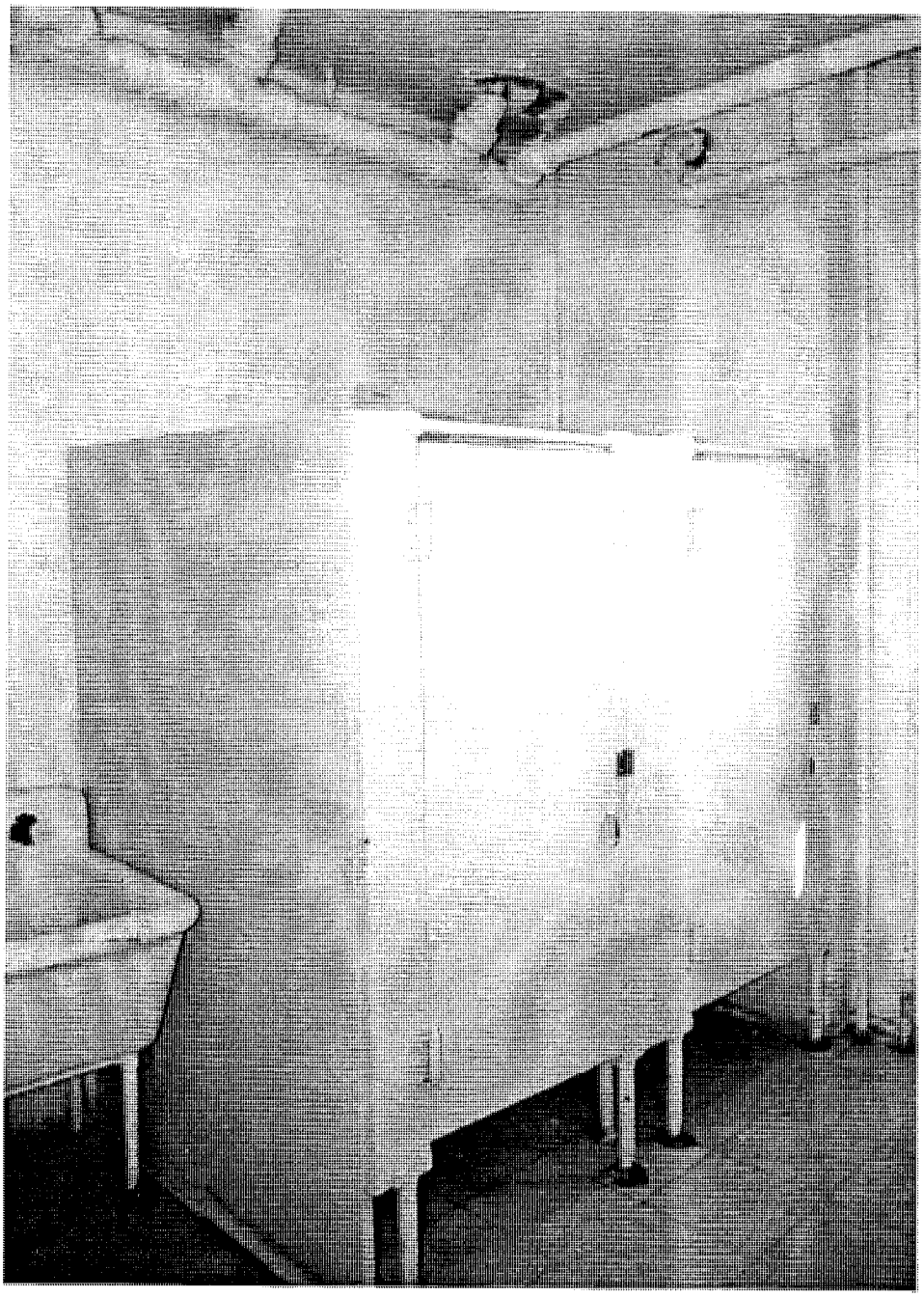


Figure 7-31

Building 7. Typical toilet enclosure.

Figure 7-32

Building 7. Typical toilet. Note poor condition of vinyl tile floor.

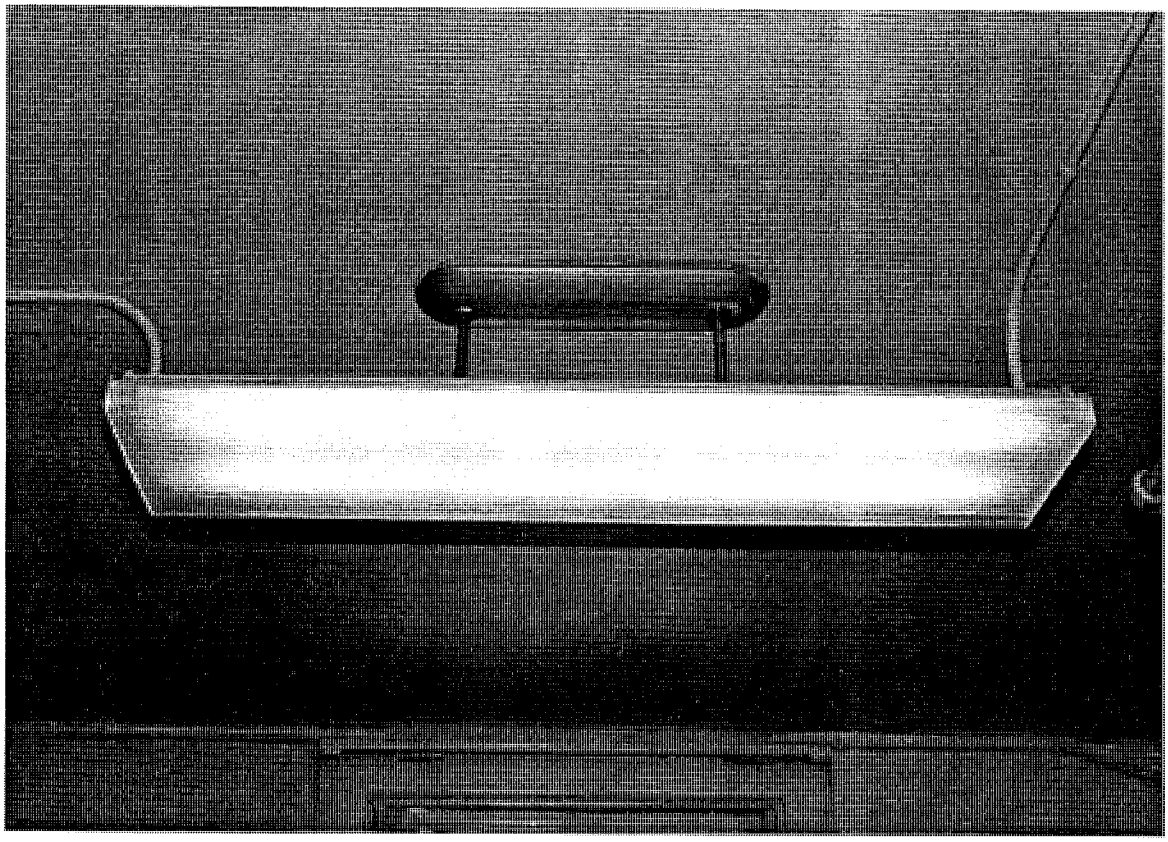


Figure 7-33

Building 7. Typical non-original fluorescent lighting fixture.

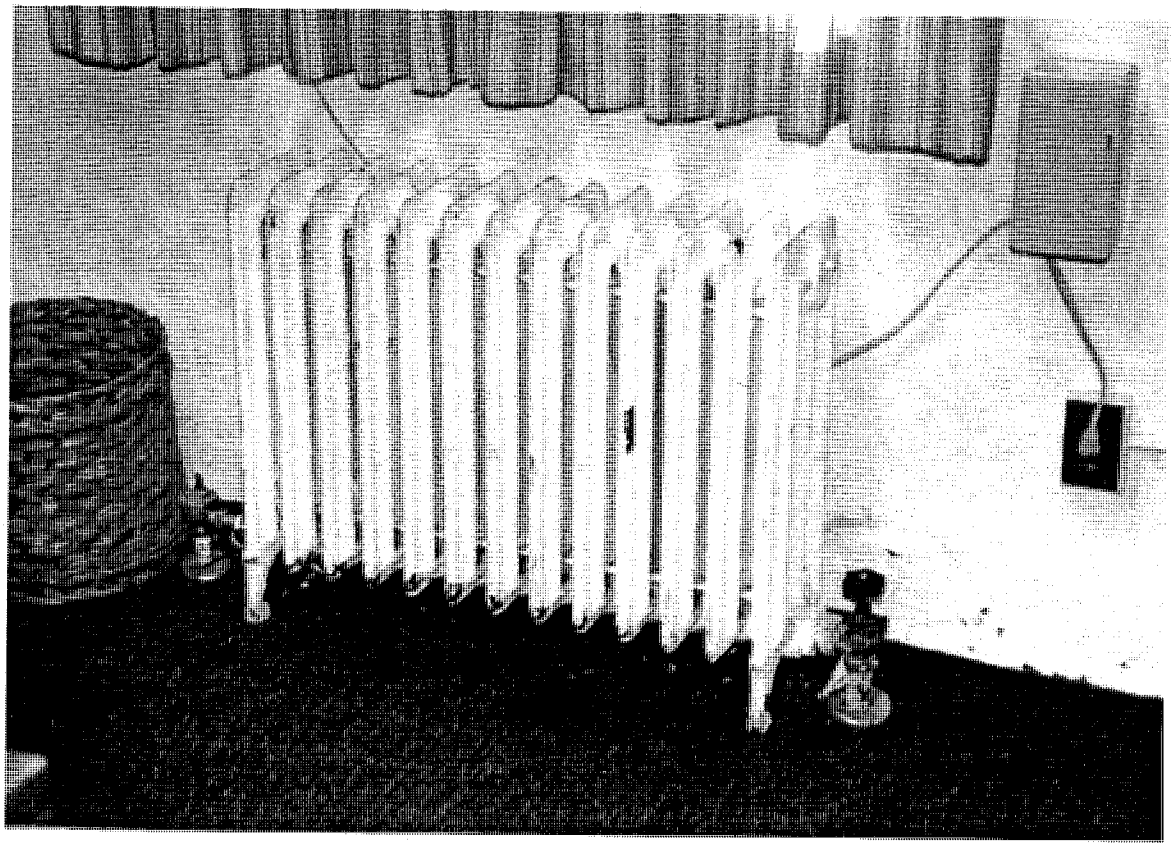


Figure 7-34

Building 7. Typical steam heat radiator.

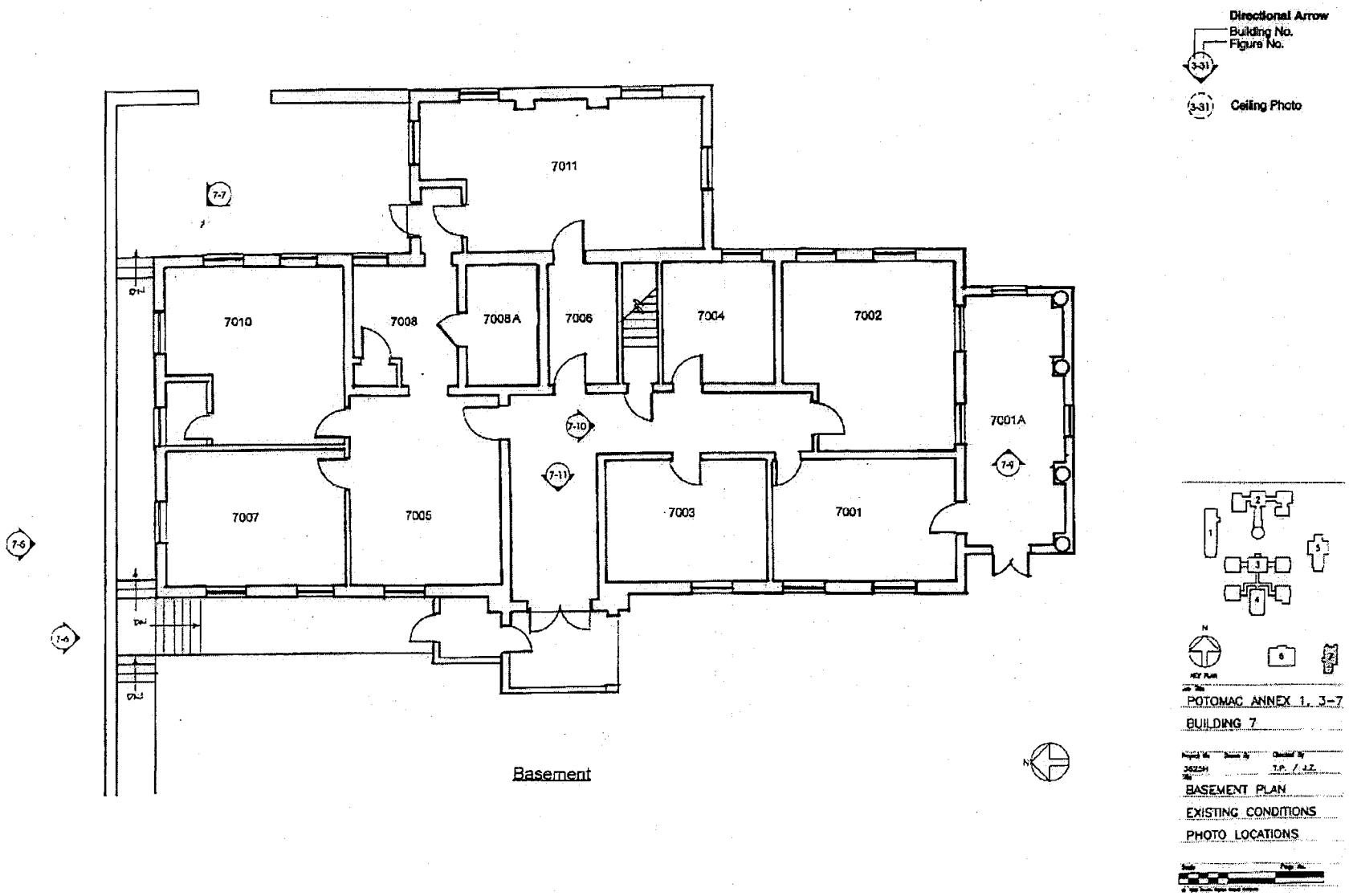


Figure 7-35

Building 7. Basement floor plan. The floor plan represents the conditions of the building as they existed in 1994. It also provides location symbols for the preceding photographs.

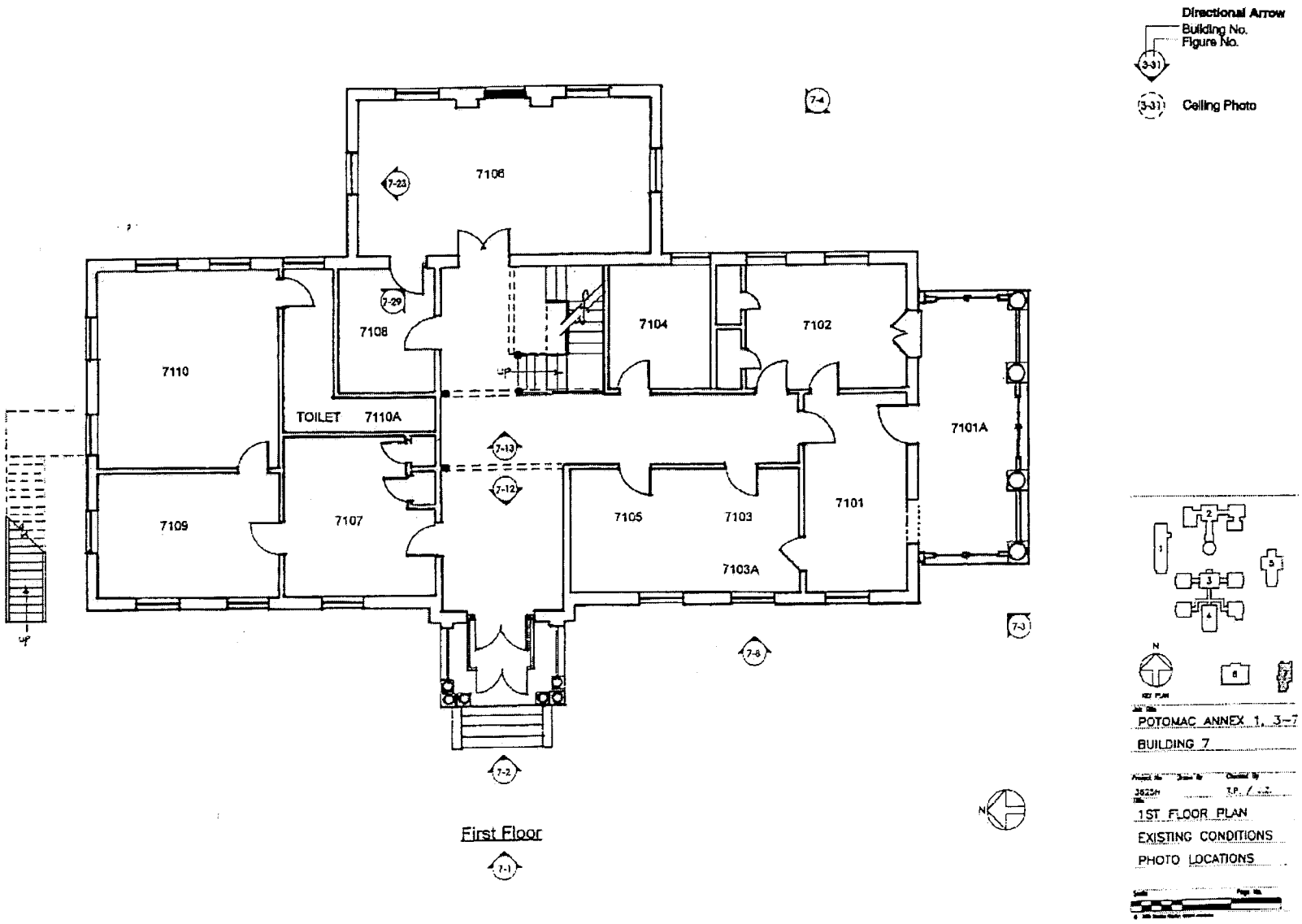


Figure 7-36

Building 7. First floor plan. The floor plan represents the conditions of the building as they existed in 1994. It also provides location ools for the preceding photographs.

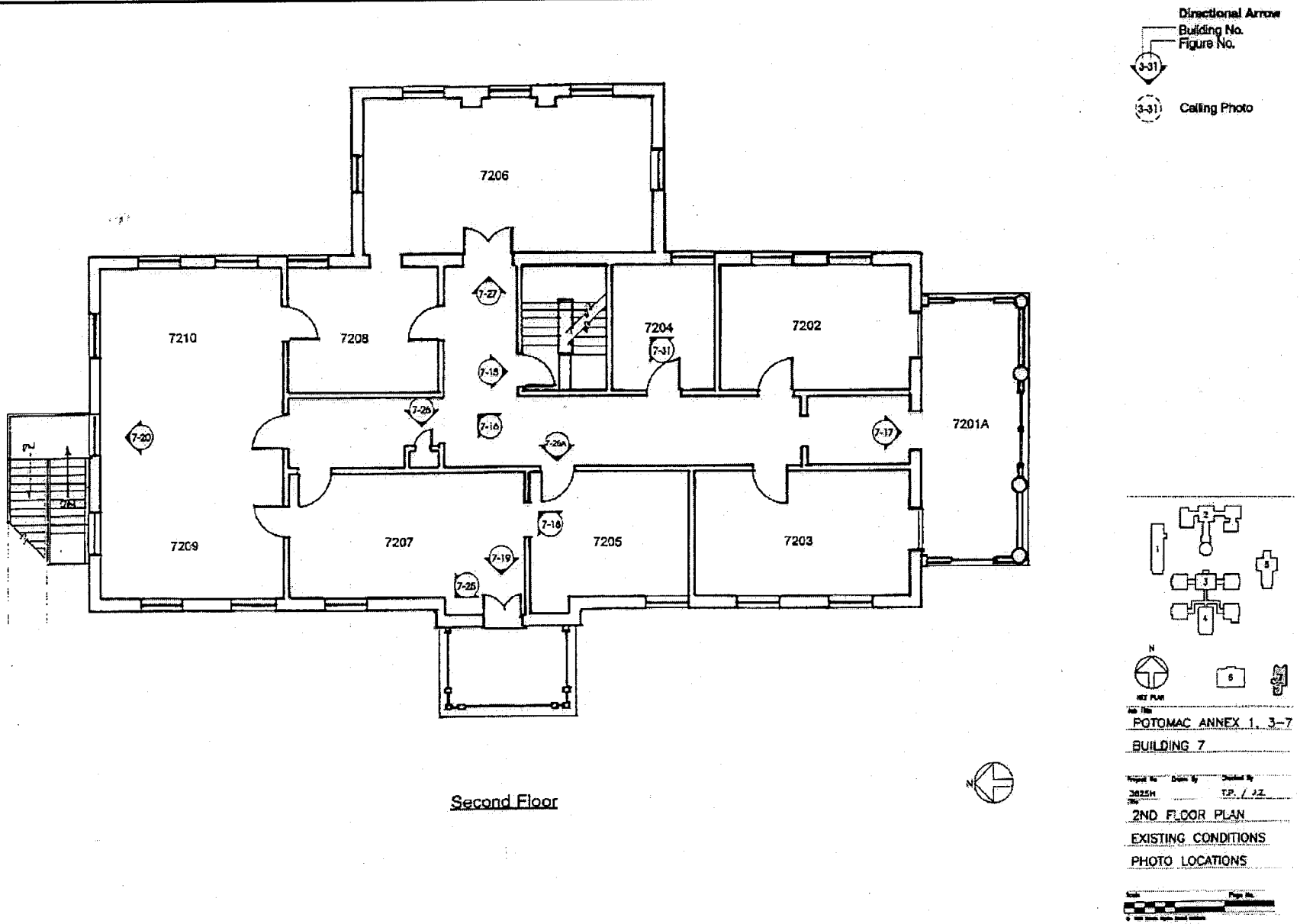


Figure 7-37
Building 7. Second floor plan. The floor plan represents the conditions of the building as they existed in 1994. It also provides location symbols for the preceding photographs.

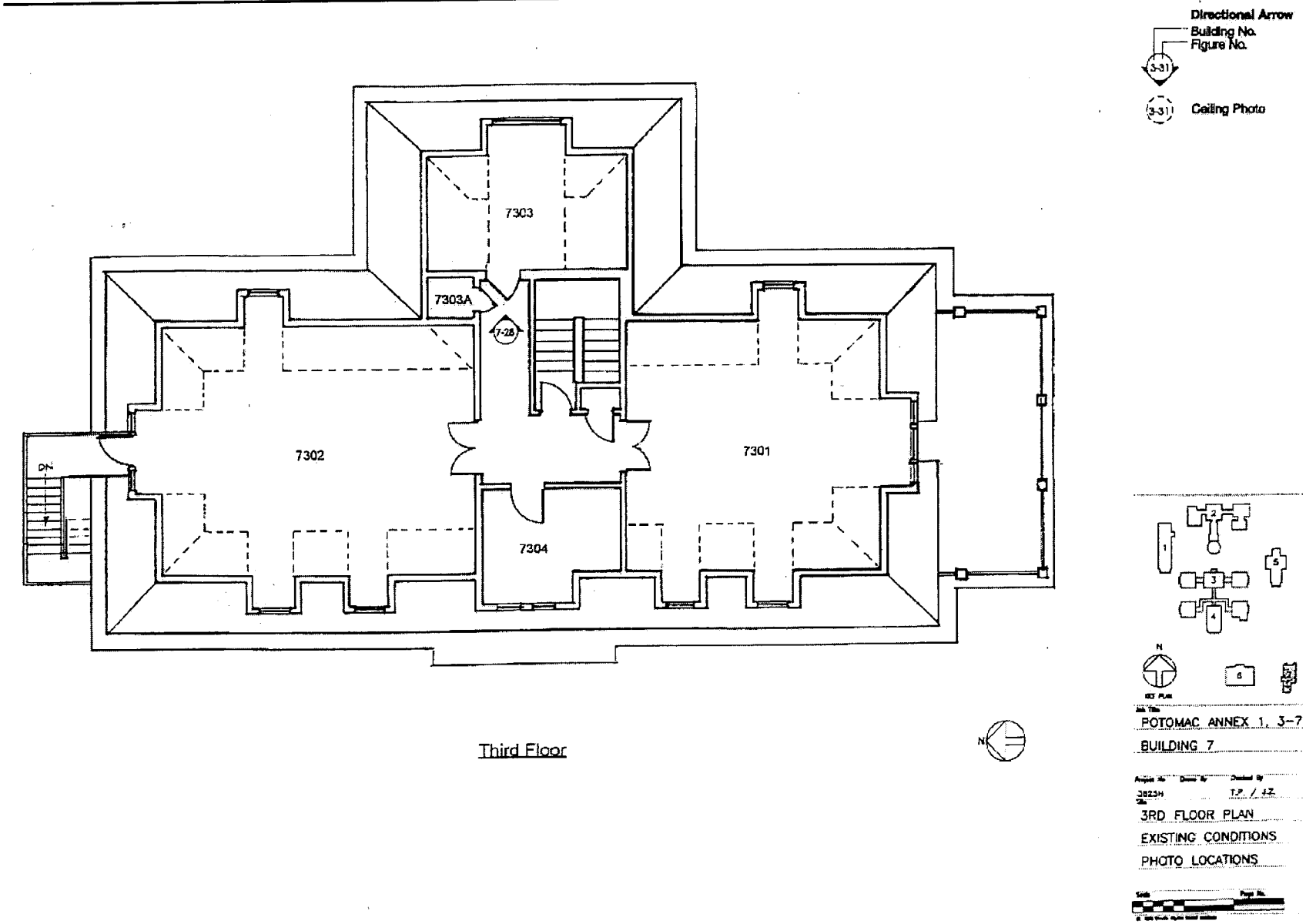


Figure 7-38
Building 7. Third floor plan. The floor plan represents the conditions of the building as they existed in 1994. It also provides location symbols for the preceding photographs.

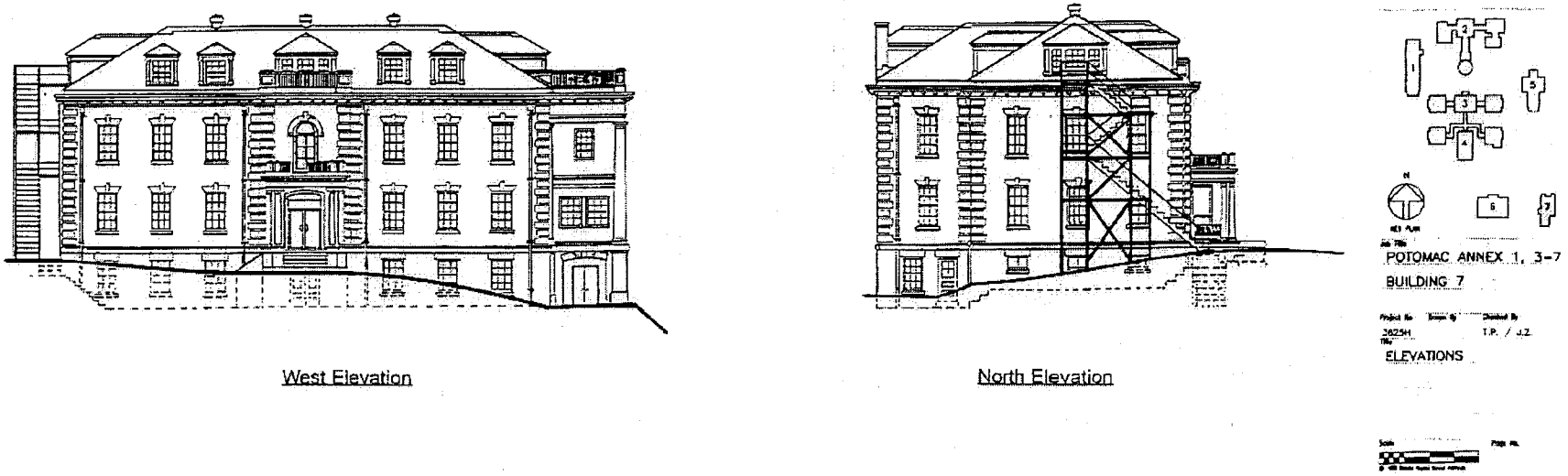


Figure 7-39

Building 7. West and North Elevations. These elevations represent the conditions of the building as they existed in 1994.

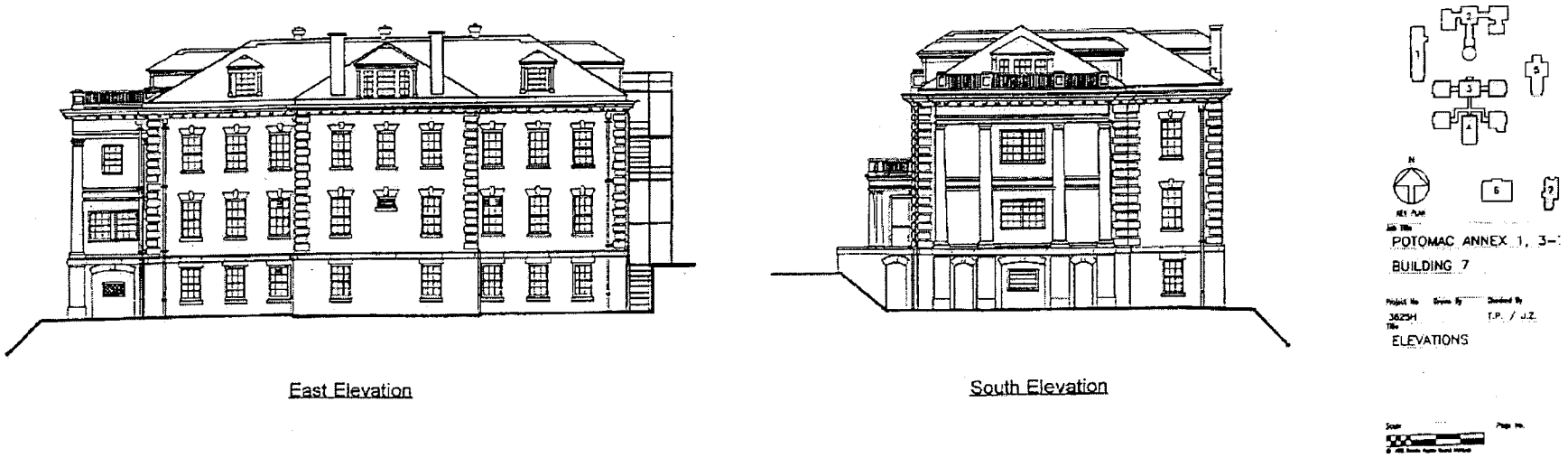


Figure 7-40

Building 7. East and South Elevations. These elevations represent the conditions of the building as they existed in 1994.

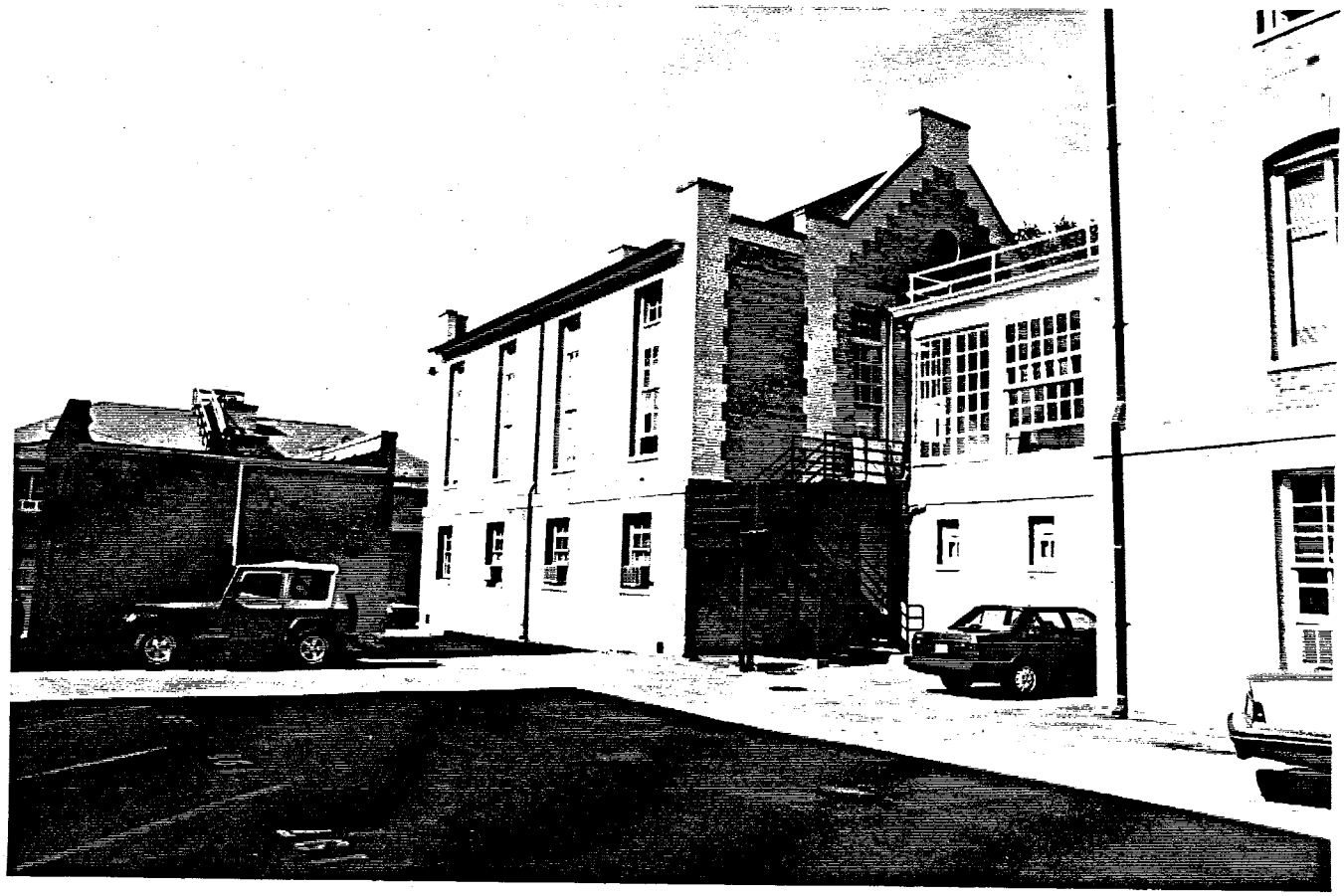


Figure AA: Site and Landscape, view of parking lot behind north-western pavilion.

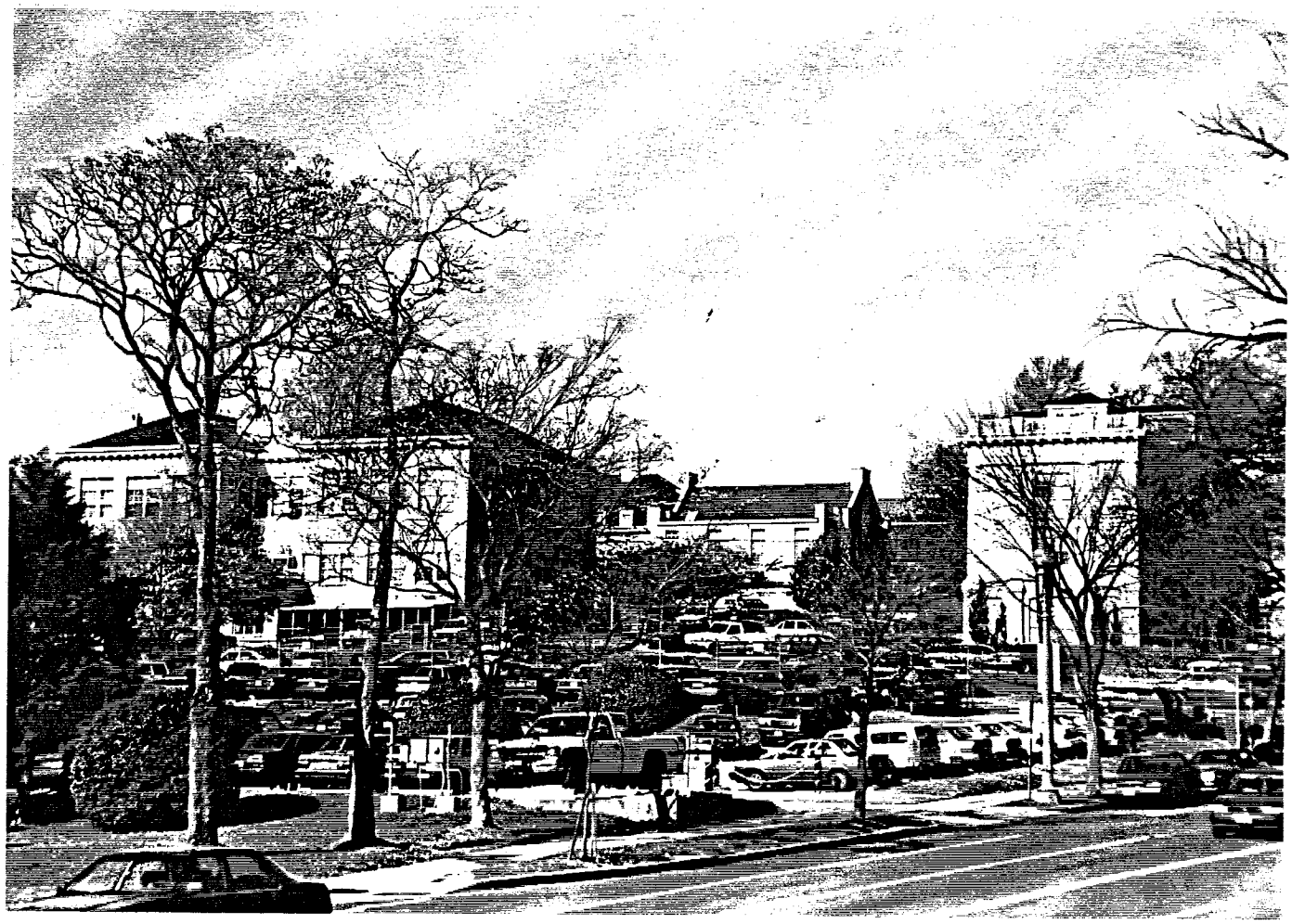


Figure BB: Site and Landscape, overall view from the south-west, depicting buildings 6 and 7.

Figure CC: Site and Landscape, view of retaining wall along eastern edge of site.

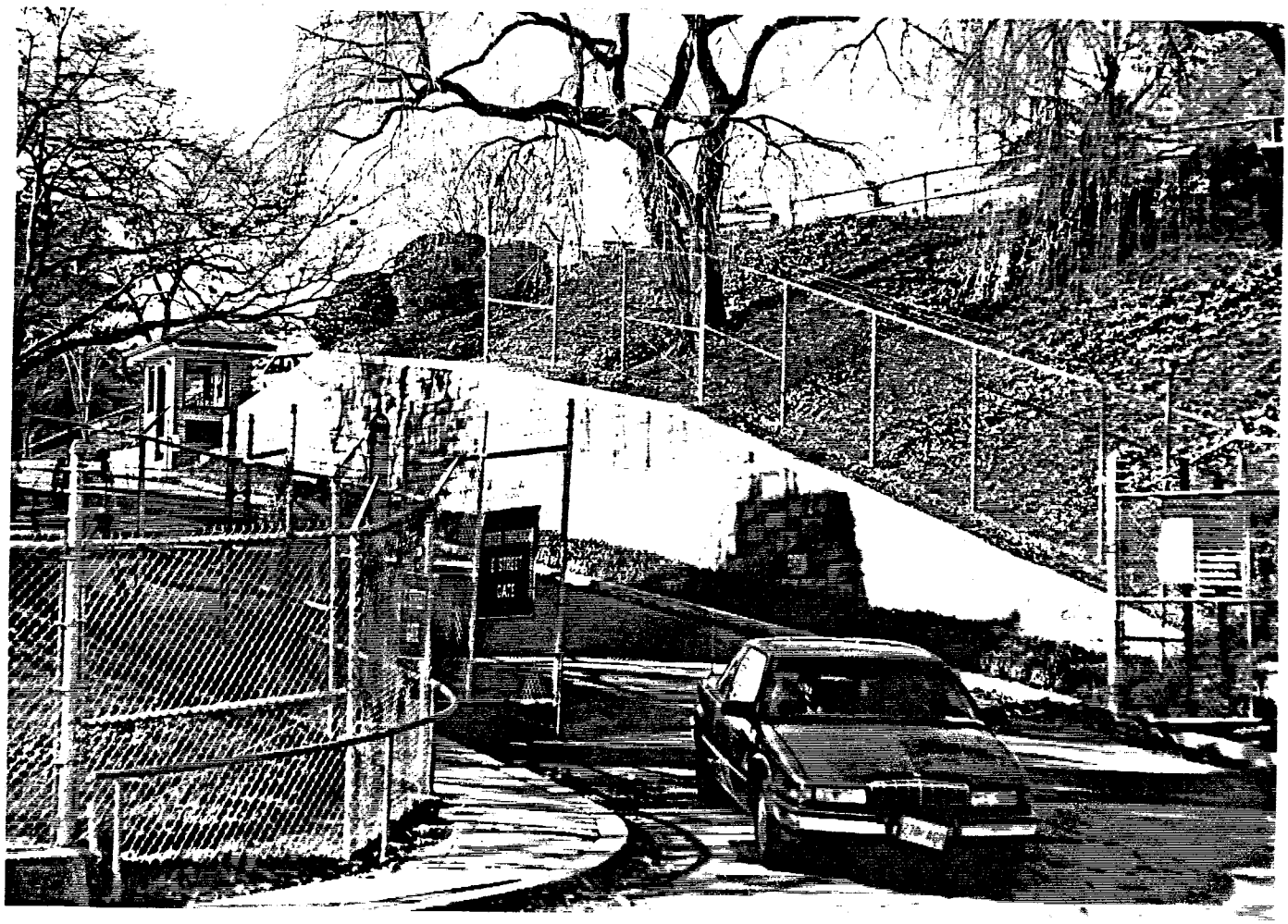


Figure DD: Site and Landscape, view of south eastern driveway.

Figure EE: Site and Landscape, view of retaining wall at north edge of the site.

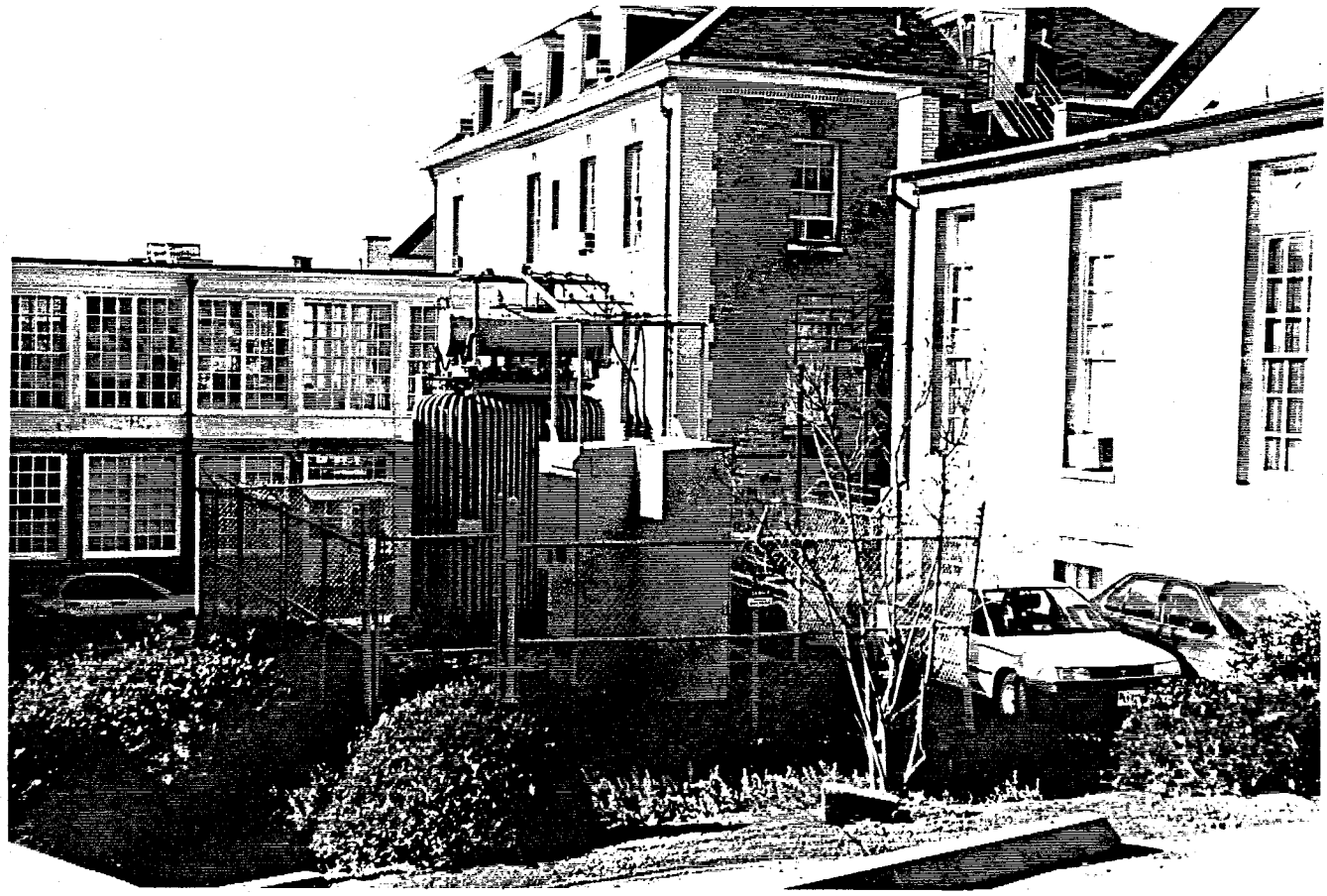


Figure FF: Site and Landscape, view of parking lot south at rear of Building 3.

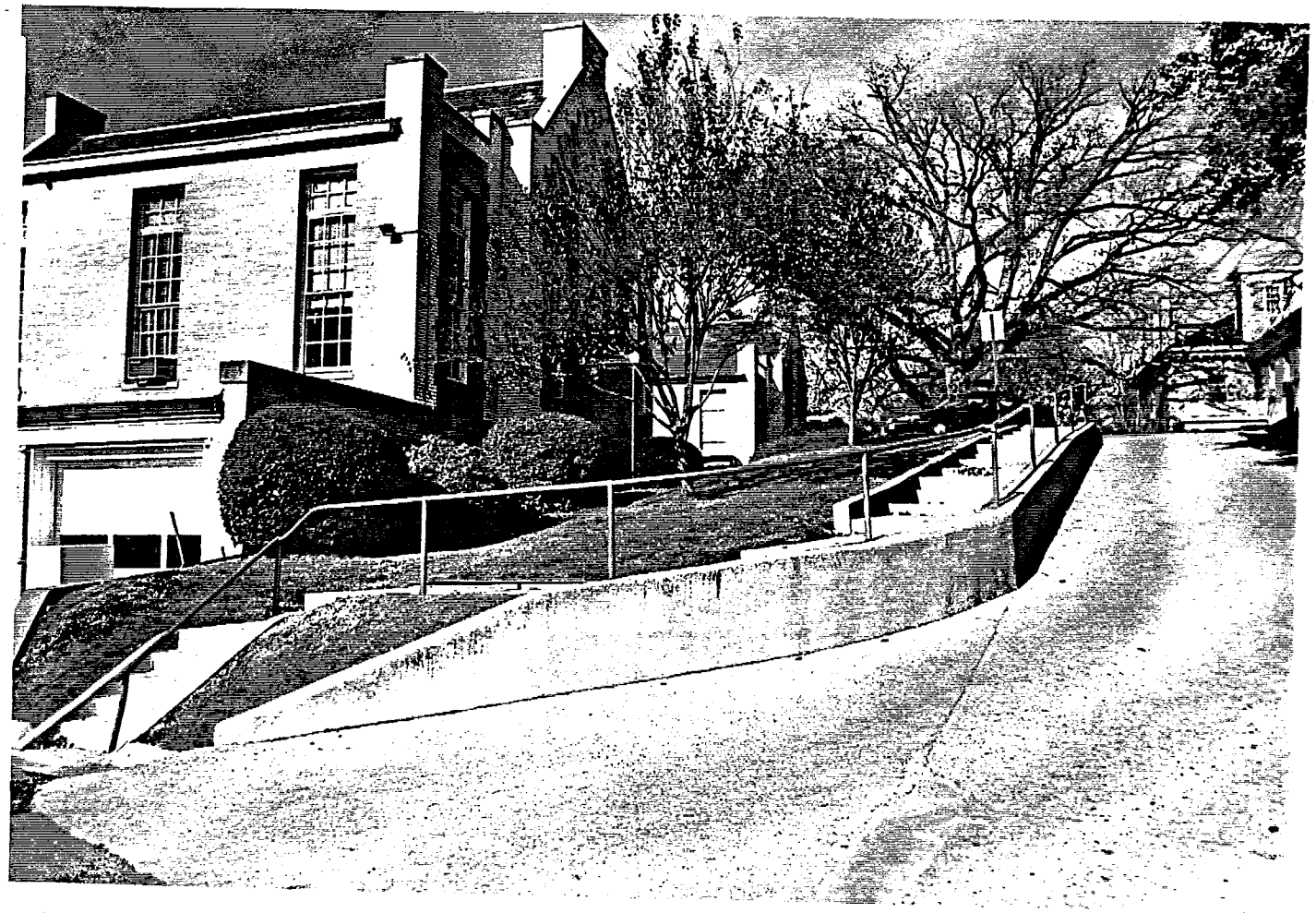


Figure GG: Site and Landscape, view of driveway at south -eastern pavilion.

Figure HH: Site and Landscape, view of sidewalk at north-eastern area of site.

Figure II: Site and Landscape, view of lawns and officers' housing.

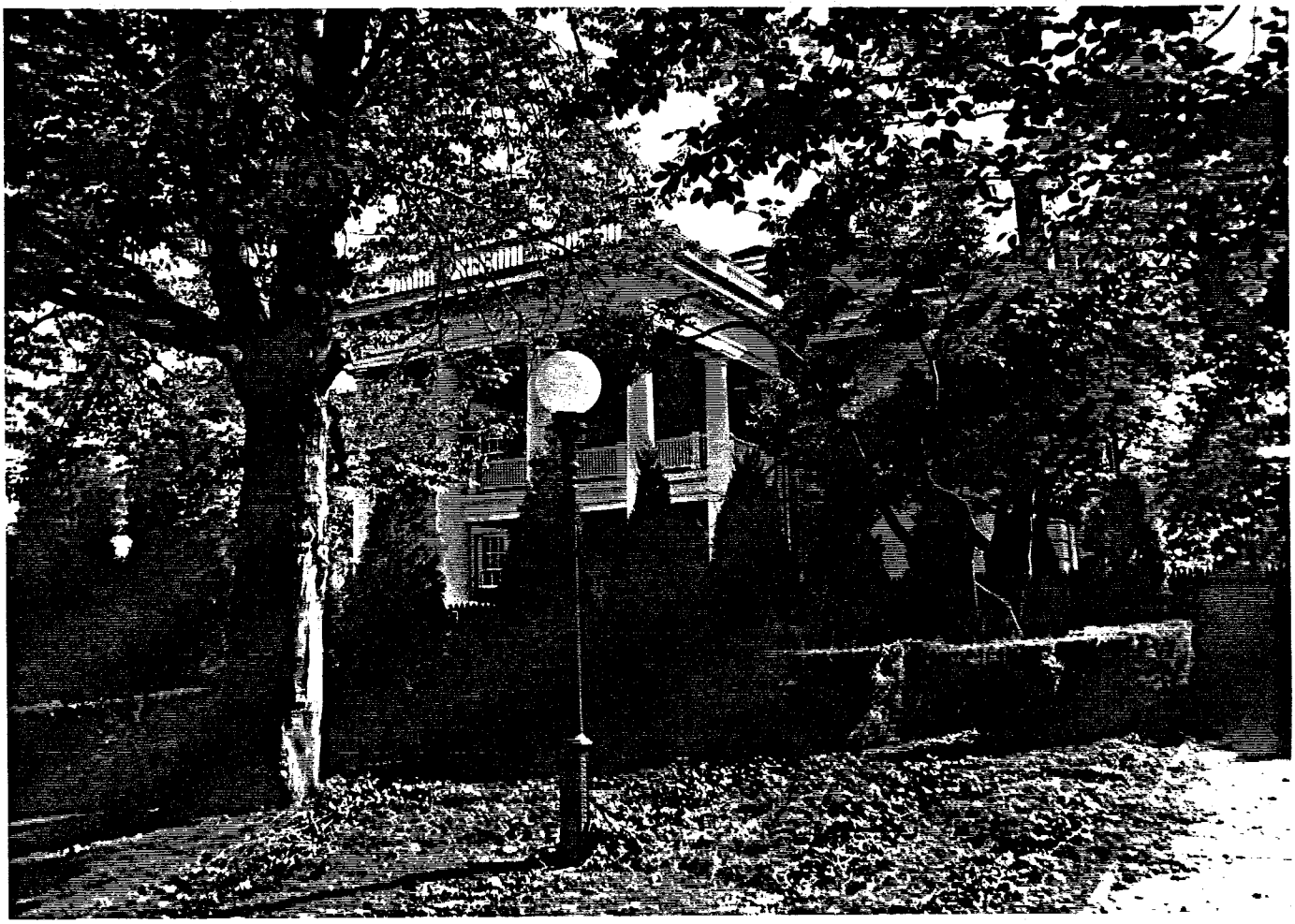


Figure JJ: Site and Landscape, view of lawn and north elevation of Building 5.