FIGURE 168. Portion of the east elevation of the service yard screen wall.

FIGURE 169. South end of the east elevation at the first floor level of the concessionaire component.

FIGURE 170. North end of the east elevation at the first floor level of the concessionaire component.

The second floor level of the east elevation is divided into two sections defined by differing window configurations and relationship to the breezeway (Figure 171). The south end of the elevation has three window openings consisting of five metal-framed single-pane fixed windows with tinted glazing, with small hopper window units below each fixed unit. These windows were installed in 2002. The north end of the elevation has two rectangular window openings containing three square-shaped aluminum-framed single-pane window units and is connected to the south portion of the breezeway.

FIGURE 171. East elevation of the concessionaire component.

Between the two sections of the elevation is a concrete U-shaped stair with a concrete landing supported on concrete columns and beams and an aluminum handrail. The stair provides access from the upper level plaza to the south end of the breezeway.

The service yard is an asphalt paved area defined on three sides by a masonry screen wall. The wall is constructed of hollow core concrete block with a 12 inch concrete cap and a 1 inch stucco coating. The east wall extends perpendicular from the south elevation of the west wing, along the south wing, and extends approximately 35 feet beyond the building. At the point where it runs along the south wing, the wall is 9 feet tall and has square-shaped punched decorative openings. The openings have been infilled with plywood. Beyond the south wing, where the wall extends from the building, it steps down to 7 feet tall and has no

penetrations (Figure 172). The south wall is 80 feet long and is divided into six sections (Figure 173). Each section has twelve square punched openings configured in a six column by two row pattern. The west wall is approximately 120 feet long and has a 30 foot opening at the south end. Existing physical evidence and a review of original construction documents indicates that the original wall opening has been expanded to either side (Figure 174). To the south of the opening is a 7 foot tall wall with twelve punched openings in a six-over-six formation (Figure 175). The north portion of the wall follows the contours of the sloping site and is 9 feet tall (Figure 176). The wall is divided into five sections, each section containing a configuration of twenty punched openings arranged in a five by four grid. The wall extends to meet the west elevation of the stair tower. A small flat roofed concrete structure with stucco-cladding is located west of the west wall, outside of the service yard (Figure 177). The structure has a metal-framed louvered door centered on the south elevation and houses high voltage electrical equipment for the concessionaire component.

FIGURE 172. East elevation of the service yard screen wall.

FIGURE 173. South elevation of the service yard screen wall.

FIGURE 174. Exposed masonry indicating alteration to original wall construction.

FIGURE 175. South end of the west elevation of the screen wall.

FIGURE 176. North end of the west elevation of the screen wall.

FIGURE 177. Mechanical room adjacent to screen wall.

Windows and Doors. The original drawings for the museum and office portion of the building call for a mixture of awning, jalousie, and fixed window types, all of which were to be framed in aluminum (Figure 178). Rather than traditional jalousie style windows, in which narrow strips of glass are supported only at either end (as implied by the drawings), most of the existing windows are configured as multiple aluminum-framed sash that operate as grouped awning units. Although not indicated on the drawings, based on historic photographs, it is likely that these are the original window units. What appear to be original traditional jalousie style windows exist at the west elevation of the concessionaire portion of the building and at the second floor south elevation of the concessionaire portion (at the kitchen).

Window assemblies are typically grouped into ganged horizontal bands of windows as well as larger window wall areas configured with a combination of fixed and operable units (Figure 179 and Figure 180). Windows at the upper north elevation of the concessionaire portion of the building are trapezoidal-shaped fixed units consistent with the period and style of the building (Figure 181). At the perimeter of each window assembly, the joint between the aluminum frame and the stucco or stone substrate is filled with mortar, or is nonexistent with the window frame tight against the window opening; sealant is present at these joints at limited locations (Figure 182 and Figure 183). The aluminum window components have a mill finish. Some of the joinery at the ganged mullions is unsealed. At operable awning units, monolithic glazing is secured in the frame by quarter-round aluminum spring clips, or stops, on the exterior. In some areas, tempered safety glazing is present. Typical window details are shown in Figure 184 and Figure 185.

Original clerestory windows that were present in the main second floor lobby were removed as part of the 1994 re-roofing, and a solid wall has been installed at this location (Figure 186).

At the southern portion of the second floor of the concessionaire portion of the building, the original windows have been replaced with new aluminum units finished in a dark bronze color with fixed upper lights and hopper-style operable lower lights (Figure 187). These windows were installed in 2002 (Figure 188).

At the second floor offices at the north portion of the building, aluminum hurricane shutters have been added at the building exterior. These shutters fold back for storage on the wall beyond the window openings, and slide into place on aluminum tracks mounted to the building wall above and below the window openings (Figure 189).

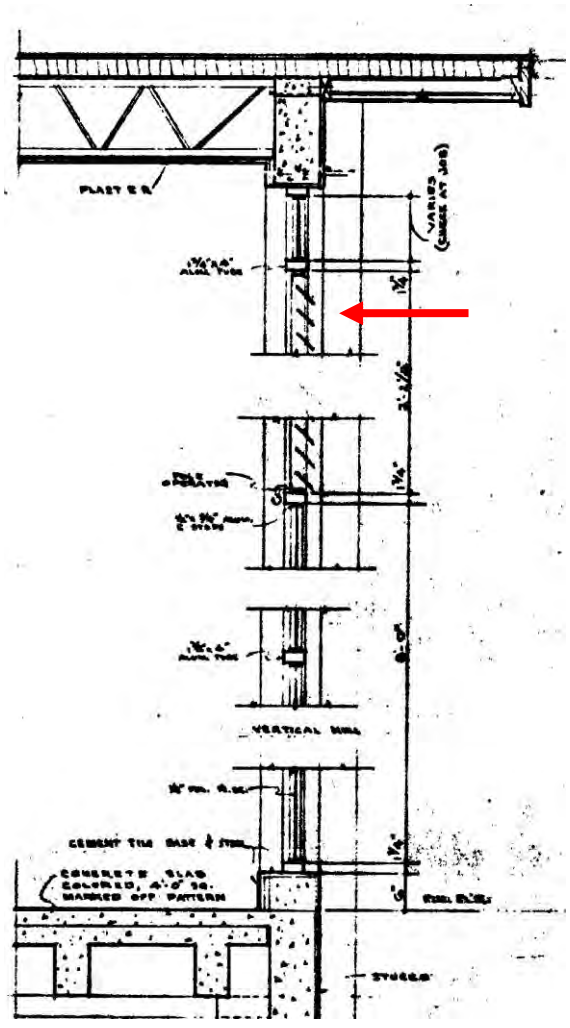

FIGURE 178. Excerpt from original construction drawings showing window detail. The arrow indicates the jalousie type window units. In lieu of jalousie windows, it appears based on early photographs that awning type units were instead installed during original construction. Source: NPS drawing 160-3020D, dated October 1956.

FIGURE 179. Typical window assembly at the first floor level.

FIGURE 180. The window assembly at the east elevation of the main lobby. Based on historic photographs and the original drawings, this window group was apparently installed after Hurricane Donna in 1960 in place of the original window group. The original section drawing in Figure 178 shows this window location.

FIGURE 181. Windows at the upper north elevation of the concessionaire portion of the building are trapezoidal-shaped fixed units.

FIGURE 182. Stucco or stone wall cladding returns at the exterior window jambs to the aluminum window units.

FIGURE 183. Detail at the window sill and jamb at Keystone cladding.

FIGURE 184. Detail of vertical ganged mullion and meeting rail between awning window sash. The arrow indicates the typical quarter-round spring clip (stop) that secures the monolithic glazing.

FIGURE 185. Detail at the ganged mullion at the sill of awning window units.

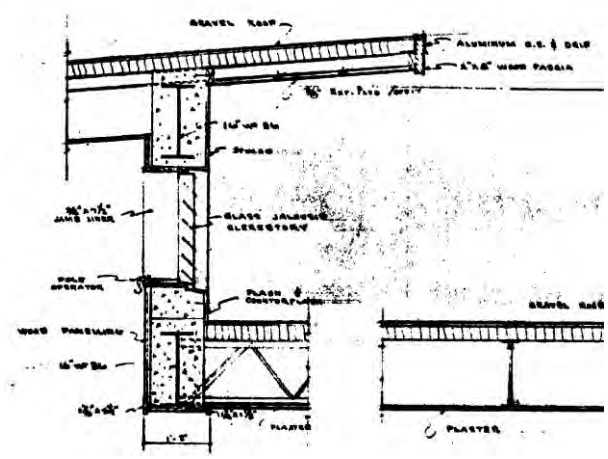

FIGURE 186. Excerpt from original construction drawings showing lobby clerestory window detail. Source: NPS drawing 160-3020D, dated October 1956.

FIGURE 187. Non-original window units at the concessionaire component of the building.

FIGURE 188. Installing new windows in the restaurant, 2002.

FIGURE 189. Non-original hurricane shutters at the second floor office windows.

Some of the original exterior doors, for example at the north end of the office wing, are simple, flat-panel painted steel hollow core door units. At the entrances to the main lobby at the first and second floor levels of the office and museum component, the door units were mill-finish aluminum-framed units with insect screening. The door units in place at the first floor are likely original, as the match the appearance of those shown on the original drawings (Figure 190). These doors have exterior-mounted closers and steel hinges (which may indicate a retrofit of the door hardware). Expanded metal security screening has been added to the doors behind the insect screening.

At the concessionaire component of the building, exterior aluminum-framed storefronts with aluminum-framed entrance doors exist. These units appear to be original (Figure 191 and Figure 192).

In addition to the window and door units, the building originally featured aluminum-framed insect screening enclosure around the entire second floor loggia area (Figure 193). This screening was apparently damaged by Hurricane Donna in 1960, and the framing was removed and not replaced.

FIGURE 190. Original first floor lobby entrance doors.

FIGURE 191. Original first floor entrance doors to concessionaire portion of the building.

FIGURE 192. Original second floor entrance doors to concessionaire portion of the building.

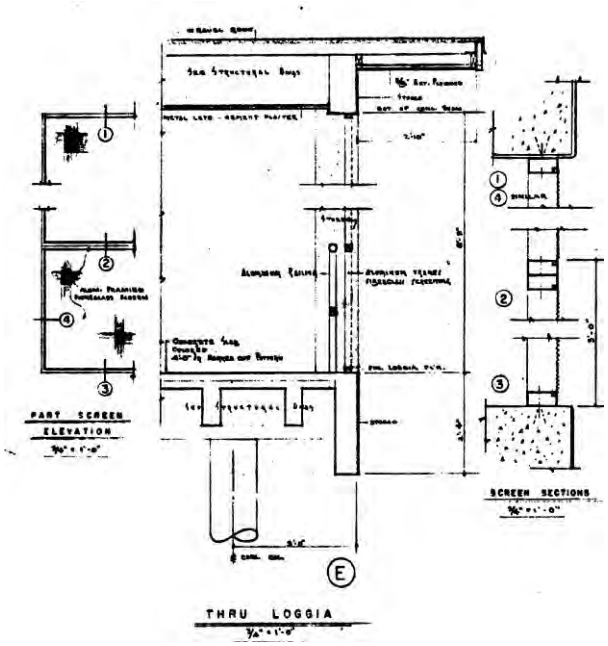

FIGURE 193. Original drawing details showing loggia insect screening, installed in aluminum framing outboard of the second floor level railings. Source: NPS drawing 160-3020D, dated October 1956.

Roofing. The roofs of the visitor center are typically low sloped assemblies protected by an apparent fully adhered white-coated thermoplastic membrane, 23 to 24 inch exposure, with heat welded seams. According to Park Facility staff, the existing roof membrane was installed in 1994 and is a reinforced thermoplastic membrane with a ketone ethylene ester (KEE) based hybrid polymer vinyl coating, FiberTight, as manufactured by the Seaman Corporation. The roof was recoated in 2005 with a liquid applied solvent based thermoplastic rubber membrane identified as Topcoat Surface Seal SB as manufactured by GAF Materials Corporation. The existing membrane (1994 installation) is further discussed in the History section.

Roof configurations consist of low sloped shed roof forms at the museum and office component of the building, and an offset gable roof at the concessionaire component of the building; the breezeway that connects the two primary building components has a relatively flat roof.

The existing roof membrane is judged to be in fair condition, exhibiting un-bonded wrinkled areas, tenting at presumed insulation fasteners, open seams, and numerous patches from previous repairs. Patches were formed with both matching thermoplastic membrane and granule surfaced modified bitumen (Figure 194 through Figure 196). Many of the existing membrane patches were installed in late 2003 (Figure 197).

The perimeter of the roof has a thermoplastic coated metal fascia integrated with the roofing membrane; splice joints in the fascia are covered by strips of membrane that appear to have been heat welded to the surface of the fascia (Figure 198). The metal fascia laps over and covers the original solid wood fascia, which is painted where exposed along its bottom edge. Where roof overhangs exist there is a painted plywood soffit.

The stair tower at the concessionaire component of the building has a separate roof area at a higher level than the main roof. The stair tower roof has a parapet wall and one drain inlet at the southwest corner.

FIGURE 194. A large roof membrane patch near the breezeway.

FIGURE 195. An example of a small membrane patch.

FIGURE 196. An example of a roof patch using modified bitumen membrane.

FIGURE 197. Installing a patching at the visitor center roof, 2003. This location is shown in Figure 194.

A telecommunications cable runs across the roof surface from one end of the building to the other. The cable is secured to the membrane with spots of mastic (Figure 199).

The roof structure is exposed to view at some areas of the museum and office component of the building due to the loss of the plywood soffit. At these openings, the galvanized clips used in the original construction to secure the tectum roof deck to the steel framing were observed (Figure 200). Where observed, the steel roof structure exhibited minor corrosion; the galvanized clips were in good condition as was the tectum deck.

Originally the building was designed without gutters; storm drainage was intended to occur off the roof edge to the site below. As noted in the History section, gutters were added to selected portions of the building roof in 1972. The 1972 gutters have been removed. Currently, hanging gutters supported by painted wood brackets are present at two locations only. A gutter extends across the north end of the office wing roof, draining to a single downspout with a splash block at the northwest corner. In addition, a gutter is located at an approximately 8 foot long segment of the breezeway roof at the top of the ramp; this gutter does not have a downspout but is open at one end for drainage (Figure 201; also refer to Figure 128). It is not known when the existing gutters were installed, but they likely post-date the 1994 roof replacement. The gutters were installed prior to roof repair work in 2005, as they are visible in photographs from that project. At all other roof areas, drainage occurs over the edge of the roof to the site below.

FIGURE 198. At joints in the fascia, strips of membrane have been applied.

FIGURE 199. A telecommunications cable, secured to the membrane with spots of mastic, runs across the roof surface.

FIGURE 200. In the original construction, galvanized clips secure the tectum decking to the steel framing elements.

FIGURE 201. The hanging gutters are supported by painted wood brackets bolted to the underside of the roof soffit and the wood edge blocking.

Exterior Condition Assessment

Exterior Paving.

- Organic growth in the form of small plants was observed on upward facing surfaces at construction joints and between concrete construction joints (Figure 202). Organic growth was most pronounced at the south end of the site, where pedestrian traffic and routine maintenance are less frequent.

- Differential settlement at the control and construction joints in the concrete pavement slabs were noted at the first floor patio. The differential settlement ranged from 1/2 inch to 3 inches, with the basin side of the patio typically being lower (Figure 203).

- Cracks indicating differential settlement in the plaza pavement were observed just south of the office and museum component (Figure 204 and Figure 205).

- Extensive erosion and deterioration of the rock salt finish of the first floor paving was noted (Figure 206). Pavement at the south end of the site showed the most severe erosion and deterioration.

FIGURE 202. Vegetation growing from joints in concrete paving.

FIGURE 203. Differential settlement at construction joints between concrete pavers.

FIGURE 204. Crack in concrete paving due to differential settlement.

FIGURE 205. Crack in concrete paving and differential settlement.

FIGURE 206. Erosion of textured concrete finish.

- Sections of the original first floor patio pavement on the north and west sides of the building have been replaced by new concrete pavement. The replacement paving does not retain the texture, color, or paving pattern of the original pavers (Figure 207 and Figure 208). Differences in pavement texture and color were most noticeable at the north end of the office and museum component and at the foot of the concrete ramp on the west side of the site.

- Minor spalling and cracking at edges of concrete paving were observed at the first floor level (Figure 209).

FIGURE 207. Areas of replaced concrete paving do not match the original in color or texture (original concrete in the foreground).

FIGURE 208. Localized replacement of concrete paving that does not match the original in color or texture (original concrete in the background).

FIGURE 209. Minor spalling and cracks in first floor concrete slab.

- Physical impact damage in the form of holes in the first floor concrete pavement was observed (Figure 210). Holes in the concrete pavers were located at edges of the pavers where construction joints were displaced.

FIGURE 210. Impact damage to concrete pavers.

Exposed Concrete and Stucco Walls.

- Peeling paint was observed on all painted surfaces (Figure 211 through Figure 213). Extensive peeling was identified at the base of the first and second floor columns and on stucco walls and spandrel panels. Blistering and peeling paint were observed at several locations on the first and second floor columns and piers (Figure 214).

- Organic growth in the form of mold, vegetation, and algae were observed at roof gutters and on vertical surfaces such as the raised stucco panels (Figure 215). Organic growth was most pronounced on the west elevation, where landscape vegetation is most dense.

FIGURE 211. Peeling paint on concrete columns.

FIGURE 212. Peeling paint on stucco spandrel panel.

FIGURE 213. Peeling paint on stucco walls.

FIGURE 214. Blistering paint on concrete piers.

FIGURE 215. Organic growth on stucco cladding.

- Biological impacts in the form of yellowjackets' nests were observed on the underside of the double-tee beams. An osprey nest is present on top of the telecommunications tower adjacent to the office and museum component (Figure 216).

- Peeling paint and surface corrosion was observed on metal top plates above columns under the south wing of the concessionaire component (Figure 217 and Figure 218). There appeared to be no sectional loss to the metal plate.

- Exposed surfaces of the double-tee beams and concrete girders have an abraded and etched appearance (Figure 219). The deterioration may be related to prior use of abrasive cleaning or preparation techniques.[125]

FIGURE 216. Yellowjacket nest on underside of concrete structural framing.

125. "Sandblast and Paint Restaurant and Marina, Everglades National Park, Project No. 5280-82-3, May 21, 1982." Specification in Everglades National Park archive, accession 406, box 3. Park staff were unable to confirm if abrasive techniques have ever been implemented.

FIGURE 217. Surface corrosion of metal column top plates.

FIGURE 218. Surface corrosion of metal column top plates.

FIGURE 219. Overall abraded appearance of concrete framing members attributed to prior use of high pressure water cleaning techniques.

- Small spalls were noted at the edges of the second floor concrete slab (Figure 220).

- Corrosion staining and concrete patches were observed on the west side of the second level flooring (Figure 221). The staining and repairs were associated with the removal of previously existing seating units.

- Grout within pockets at metal handrail supports was observed to have deteriorated and in many instances the grout pockets contained moisture and organic growth (Figure 222). Previous repairs included the infill of grout pockets with what appeared to be a gypsum-based grout (Figure 223). Expansion of the gypsum grout when exposed to moisture resulted in cracking and spalling of the textured concrete adjacent to the pockets.

- Alterations were previously made to the concrete floor slab in an effort to reduce flooding of the breezeway area. Drainage was enhanced through the saw cutting of existing cracks in the concrete slab and installation of metal drainage channels and cross ties (Figure 224). Additionally, the edges of existing score or control joints in the concrete slab were deepened and widened through saw cutting. The joint was apparently enlarged to enhance drainage. As a result, staining and organic growth have appeared on the stucco of the spandrel panel immediately below the saw cut joints.

FIGURE 220. Concrete spall on top layer of second floor slab.

FIGURE 221. Corrosion staining on second floor slab.

FIGURE 222. Open grout pocket for handrails.

FIGURE 223. Possible gypsum-based grout repair with cracking of surrounding concrete.

FIGURE 224. Drainage channel saw cut in second floor slab to enhance drainage.

- Corrosion staining attributed to the metal expansion bead used to frame the stucco ceiling was observed on the ceiling of the second floor breezeway (Figure 225).

- Concrete spalling and exposed corroded reinforcing was observed in the roof overhang above the loading dock on the west elevation of the concessionaire component (Figure 226).

- Horizontal cracking of the raised stucco panels was observed at multiple locations on the office and museum component (Figure 227 and Figure 228). Typically, the cracks were 30 inches above the bottom of the panels and were related to the location of the concrete floor slab. The reflective cracking in the stucco is associated with differential movement of the concrete slab and concrete spandrel panels.

FIGURE 225. Corrosion of metal expansion bead in stucco.

FIGURE 226. Concrete spalling and exposed corroded steel reinforcing over the loading dock at the south end of the concessionaire component.

FIGURE 227. Horizontal cracking in raised stucco panels.

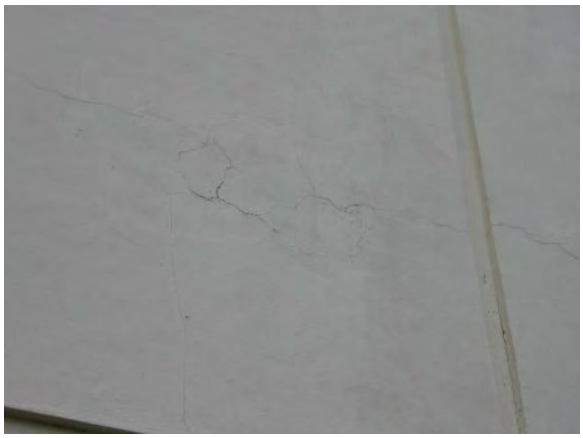

FIGURE 228. Horizontal cracking in raised stucco panels.

- Cracks, spalls, and corrosion staining was observed at the corner of concrete tie beams at the second floor level of the breezeway (Figure 229).
- The concrete topping slab on the second floor slab was debonded at several locations. Cracks were typically observed at areas of the debonded concrete (Figure 230 and Figure 231).
- Severe cracking and spalling of the loading dock concrete was observed (Figure 232).
- Hairline horizontal cracks in precast concrete framing members were noted at isolated locations (Figure 233).

FIGURE 229. Cracking, spalling, and corrosion staining on concrete tie beams at the second floor breezeway.

FIGURE 230. Crack in second floor concrete slab and delaminated top coat.

FIGURE 231. Cracks in the second floor concrete slab and delaminated top coat.

FIGURE 232. Spalling and cracking of concrete at loading dock.

FIGURE 233. Hairline crack in precast concrete framing members.

- Exposed and corroded reinforcing steel was observed at the stair tower of the concessionaire component where a Keystone veneer panel had been removed (Figure 234).

- Staining and organic growth were observed at areas of moisture run-off across stucco spandrel panels and along stair structures (Figure 235 and Figure 236).

- Spalling of stucco spandrel panels due to corroded metals anchors was observed on the east elevation of the concessionaire component (Figure 237).

- Cracking and debonding of previously patched and repaired concrete beams was observed. The previously installed patches appear to be shallow, trowel applied materials that are not mechanically attached to the concrete substrates and have debonded from the original concrete substrate (Figure 238).

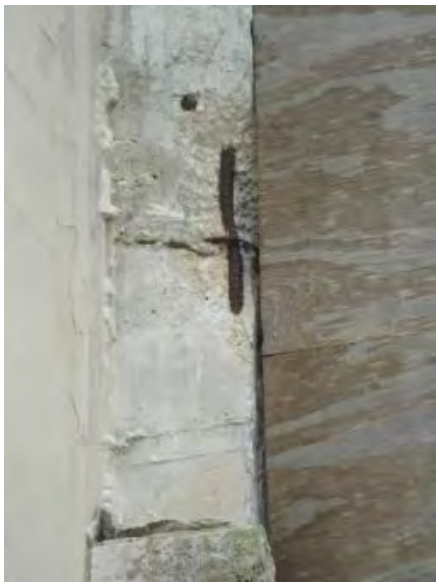

FIGURE 234. Exposed and corroded reinforcing bar in concrete structure of Keystone-clad stair tower.

FIGURE 235. Staining and organic growth at stairs, localized in areas subject to moisture run-off.

FIGURE 236. Staining and organic growth on stucco spandrel panels localized to areas of moisture run-off.

FIGURE 237. Spall in stucco and corroded exposed metal anchor at spandrel panel.

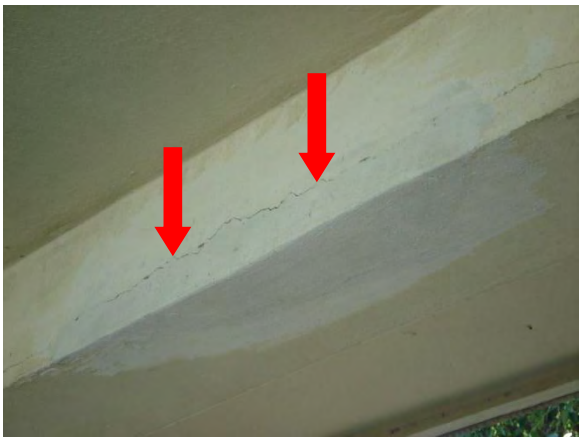

FIGURE 238. Cracking at a previously patched and repaired concrete tie beam.

- Electrical conduit and pipes are surface-mounted and exposed to view on the underside of structural framing members. In some instances, the pipes and conduit penetrate structural concrete columns (Figure 239).

- Exposed grout pockets are located in some second floor columns where railings were once installed and mounted (Figure 240). The railing was removed between two columns on the west elevation to allow for access to an elevator lift.126

- Spalling of parge coating was observed on the concrete columns (Figure 241).

FIGURE 239. Arrows point to electrical conduit penetrating concrete columns and beams (view looking up at ceiling of first floor breezeway).

126. Upon removal of the elevator in spring 2010, a new railing was installed between the two columns.

FIGURE 240. Exposed railing grout pockets at location of removed railing near elevator entrance in concrete column.

FIGURE 241. Spall in parge coating of at base of second floor concrete column.

Masonry.

- Step cracking and open mortar joints were noted at the west elevation of the north wing of the office and museum component (Figure 242).

- Deterioration and delamination of vertically oriented Keystone veneer panels was observed at the concessionaire component stair tower and at elevated planting units at the south plaza (Figure 243 and Figure 244). Deterioration appeared to have occurred at locations where the bedding plane of the veneer panel was exposed or was impact related. Delamination was associated with failure of the mortar setting bed.

- Organic growth in the form of mold, vegetation, and algae is present on the Keystone veneer (Figure 245).

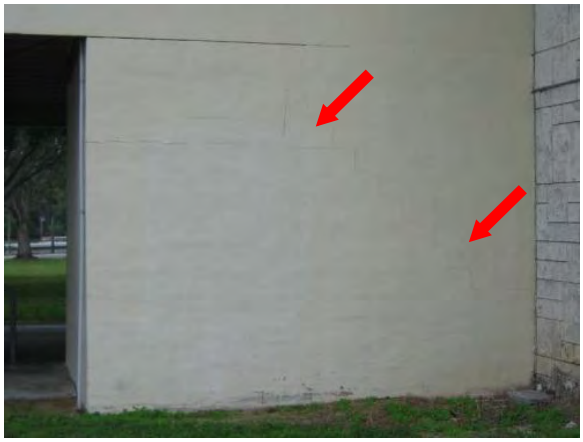

FIGURE 242. Step cracking in CMU wall on west elevation of office and museum component.

FIGURE 243. Deteriorated Keystone veneer panel.

FIGURE 244. Delaminated Keystone veneer panel on planting bed.

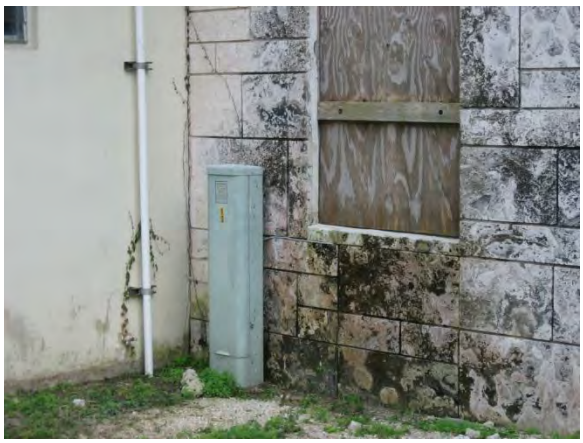

FIGURE 245. Organic growth on Keystone veneer.

Service Yard Screen Wall.

- Physical impact damage to masonry in the form of holes was observed at the south screen wall surrounding the service yard (Figure 246). Reinforcing bar is exposed at the spalls in the screen wall.

- Step cracking and open mortar joints were observed at the concrete block screen wall surrounding the service yard (Figure 247). The cracking and deterioration of mortar joints is associated with differential settlement and lateral movement of the wall structure.

- Corroded reinforcing bar was observed through open joints (Figure 248).

- Horizontal cracks were noted in the screen wall surrounding the service yard (Figure 249 and Figure 250). The cracks were located between the precast concrete perforated units and the CMU wall or cast-in-place concrete wall cap. Cracking is associated with differential movement between the CMU wall and cast concrete coping.

- Spalling of parge coating was observed on the screen wall surrounding the service yard (Figure 251).

- Organic growth in the form of mold and algae was observed on the parge coating of the service yard wall (Figure 252).

FIGURE 246. Impact damage to screen wall.

FIGURE 247. Step cracking in screen wall.

FIGURE 248. Cracking in concrete and exposed corroded reinforcing bar in screen wall.

FIGURE 249. Horizontal crack between precast concrete perforated wall unit and cast-in-place concrete wall cap.

FIGURE 250. Horizontal crack between precast concrete perforated wall unit and CMU construction.

FIGURE 251. Spall of parge coating on screen wall.

FIGURE 252. Organic growth on service yard screen wall.

Windows and Doors.

- The aluminum-framed windows of the visitor center are generally judged to be in fair condition, with isolated units in poor condition and in need of immediate stabilization.

- Many window units are missing entire sash sections or have sash that have become displaced (Figure 253 and Figure 254).

- Two pair of what appear to be original jalousie windows are located at the first floor west elevation of the concessionaire component of the building. The frames are in relatively good condition however at least one glass slat is missing (Figure 255 and Figure 256).

- Existing jalousie frames are also located at the second floor south elevation of the concessionaire component of the building; the glass slats have been removed and replaced with plexiglass infill and an exhaust louver has been installed in one of the windows.

FIGURE 253. Two sash are missing from the east elevation of the office and museum component.

FIGURE 254. A dislodged window sash.

FIGURE 255. Possible original jalousie window at the west elevation.

FIGURE 256. One glass slat is missing.

- Most operating hardware for the awning windows is not functional or missing, rendering many sash inoperable (Figure 257). Park staff reported that replacement rotary hardware has become increasingly difficult to obtain, oftentimes requiring them to rely on salvage suppliers.

- The apparent mill finish of the window framing appears to be in relatively good condition, exhibiting only minor surface corrosion. The most significant corrosion was observed on the quarter round glazing stops of the sash (Figure 258).

- Cracks in the monolithic glazing were observed in a number of windows at the office/museum area as well as the concessionaire portion of the building. Cracks in window glazing appeared to be primarily associated with physical impact damage; however, some cracking may be related to intimate contact between the glass and the window frame (Figure 259 and Figure 260).

FIGURE 257. Missing hardware renders the unit inoperable.

FIGURE 258. Most of the surface exhibits only minor corrosion; the quarter round glazing stops have more significant corrosion.

FIGURE 259. Cracked window glazing.

FIGURE 260. Cracked window glazing.

- The large window wall at the east elevation of the second floor lobby area is a non-original replacement unit, as documented in historic photographs and the original architectural drawings. The frame details and mullion configurations vary from other windows at the building. Several sash units are missing from this assembly; openings left by the missing sash are infilled with paneling. In addition, NPS staff report that many of the awning sash are inoperable and as such cannot be completely closed. Cracks exist in several of the glass panes (Figure 261 through Figure 263).

FIGURE 261. Exterior view of the large window wall at the east elevation.

FIGURE 262. Interior view of the lobby window wall.

FIGURE 263. Cracked glass in the east wall lobby window.

- Windows typically do not have sealant at their perimeters, relying on the bond between the window frame and mortar or stucco for weather protection at this interface; cracks exist in the mortar and stucco at a number of these interface conditions. Where sealant does exist at the window perimeter, it is weathered and also exhibits cracking (Figure 264 through Figure 266).

FIGURE 264. Window sill detail.

FIGURE 265. Window sill detail.

FIGURE 266. Weathered and split window perimeter sealant.

- Several windows at the concessionaire component of the building are exterior glazed aluminum-framed storefront assemblies with monolithic glass infill; several glazing stops are disengaged from the frame. In addition, the frames have been cap sealed to the glass; typically an indication of past water leakage (Figure 267 and Figure 268).

FIGURE 267. Aluminum-framed storefront windows at the concessionaire component.

FIGURE 268. The frames have been cap sealed to the glass.

- At the vertical strip window at the north elevation of the stair tower of the concessionaire component of the building, much of the assembly is missing and plywood has been installed to protect the openings. The steel lintel at the head of the window assembly is corroded, which appears to be contributing to cracking and displacement of the stone above (Figure 269 and Figure 270).

- Trapezoidal fixed aluminum-framed windows at the north elevation appear intact from the exterior but have been hidden from the interior by installation of a low suspended ceiling (Figure 271).

FIGURE 269. Vertical strip window at stair tower with steel lintel.

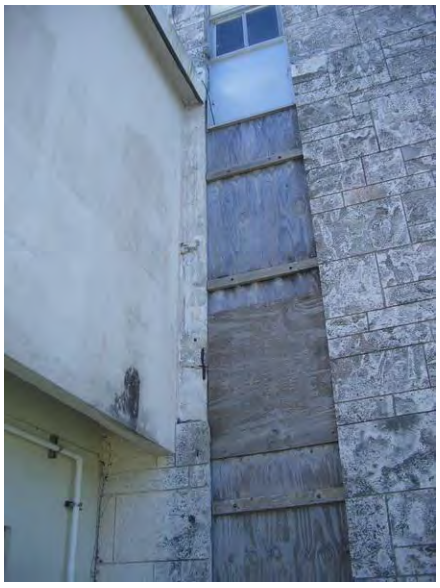

FIGURE 270. Vertical strip window at stair tower.

FIGURE 271. Trapezoidal windows at the north elevation appear intact but have been hidden by installation of a low suspended ceiling

- New aluminum-framed thermally improved windows have been installed at the east and south elevations of the second floor of the concessionaire component of the building. These windows are configured with fixed units over bottom hinged inward projecting operable sash; both fixed and operable units have insulating glass infill. Despite the thermal improvements, these windows are unsympathetic to the original design due to their increased sightlines, dark bronze color, operation, and proportions. Despite the relatively young age of these replacement windows, minor corrosion has started to form on the operating hardware (Figure 272 and Figure 273).

FIGURE 272. New windows at the concessionaire component.

FIGURE 273. Minor corrosion on operating hardware of replacement units.

- Corrosion and corrosion staining were noted at isolated window locations (Figure 274). The cause of the localized staining has not been confirmed.

- Aluminum entrances exist at the first and second floor of the concessionaire component of the building and at the first floor restrooms and second floor office and museum area. The entrance doors are considered to be in poor condition; hardware (closers and hinges) is corroded or missing, frames have been repaired by application of topical metal plates, and the aluminum finish is severely weathered and pitted (Figure 275 through Figure 276).

FIGURE 274. Corrosion staining below metal-framed window unit.

FIGURE 275. Corroded steel hinge, possibly a retrofit, at aluminum door.

FIGURE 276. Detail of corroded steel hinge at aluminum door.

- Aluminum- and wood-framed screens exist at the first and second floor lobbies of the office and museum portion of the building. The aluminum-framed system at the second floor lobby appears to be a relatively new replacement system and is considered to be in good condition. Narrow aluminum-framed screens in wood frames enclose portions of the first floor lobby; the aluminum frames are severely corroded. Wood-framed screens also enclose portions of the second floor lobby; the wood is in varying degree of deterioration (Figure 277 through Figure 281).

FIGURE 277. Failing paint coating and deterioration of wood curb at screen framing.

FIGURE 278. Screen enclosure at the first floor lobby.

FIGURE 279. The frames of the first floor lobby screen enclosure are corroded.

FIGURE 280. Deteriorated wood-framed screen enclosure at the second floor.

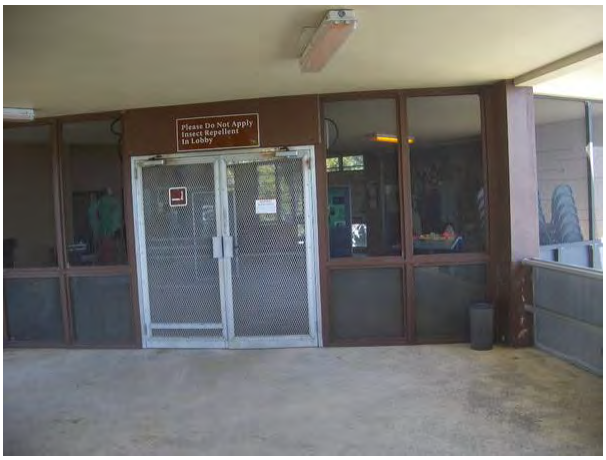

FIGURE 281. Screen enclosure and doors at the second level.

- Corrosion and peeling paint were observed on exterior hollow core metal doors (Figure 282). The most significant deterioration was observed at doors on the west elevation of the concessionaire portion of the building, and other doors that are most exposed to weather conditions.

FIGURE 282. Corrosion of exterior metal doors.

Roofing.

- Storm related damage and deterioration of the plywood eave have led to openings in the overhanging roof structure (Figure 283).
- Paint on the plywood eave is peeling (Figure 284).
- Vegetation is growing in some roof gutters (Figure 285).
- Deterioration of the wood fascia was noted at the southeast corner of the building (Figure 286). Portions of the historic wood fascia are obscured by the application of a contemporary metal fascia.
- At some areas, the membrane is not fully adhered to the roof deck. A few isolated open seams were observed, although most roof seams appear well bonded (Figure 287).

FIGURE 283. Missing plywood eave and exposure of the roof framing.

FIGURE 284. Peeling paint on plywood eaves. (Repainting of the building exterior was undertaken by Park Facility staff in 2010 after completion of the site visit.)

FIGURE 285. Vegetation growing at the roof gutter.

FIGURE 286. Wood fascia appears deteriorated and is covered with metal cladding.