1451 Brooklyn

REVISED – 01 04 21

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Description of Existing Conditions:

The existing two-story structure is in "fair" condition. The building is water tight although both roofs, the shingle roof on the entry area and the roof over the main structure both need to be replaced.

ADD-ON STAIR STRUCTURE

The structure enclosing the stairs on the side of the original structure at some point in the history of the property is in extremely poor condition. The roof leaks and the framing has deteriorated on a structure that was built poorly to begin with. ***See the attached photos of the interior and exterior detailing the damage to this add-on stair structure.***

WINDOWS

The windows presently installed are a bit of a "Frankenstein" in an otherwise attractive building. There are a mix of original windows at the 1st Floor retail areas and wood windows, some original, some replacement, almost all with broken glass lites.

Existing Double Hung Windows – The windows are in extremely poor condition. Many of the windows are missing sashes and the sashes and frames that are remaining have suffered significant rot. Most of the window sills are gone

Windows 1 && 5, in the former "retail" area appear to have been double hung windows at one time that now have a large, picture window installed.

Windows 6, 7 and 13 in the "Entry Addition". This portion of the building was added on to the original building. The existing openings have a home-made aluminum "storm" window on the exterior and an interior swinging "casement" window. These windows are roughly "jammed" into the masonry opening and do not appear to be original. As the interior photos and details photos show, the windows were not built to fit into the opening but were rather applied to the interior surface of the brick using exposed hinges. The part we are extremely concerned is without the aluminum storm windows which are an add-on at a later date, done in a completely unsympathetic method, is the interior casement windows lack the basic weather seals to prevent air and more importantly moisture

penetration into the interior. Additionally, the sill lacks any positive slope to shed water to the exterior. To make these windows reach any type of weather-tight condition, they would have to be extensively modified well beyond a traditional window repair. In effect, we would have to repair all the innate design flaws associated with this window. It is one thing to keep the windows as an "interior storm" for appearance but to rely on these windows for the primary means of weather protection is extreme.

The goal of the window replacement is to provide a uniformity and consistency to the windows throughout the entire building. Unfortunately there are no windows that are suffering some damage and the majority windows the damage is so severe that they are beyond repair which would be our preferred method.

DOORS

The doors are not original and have cheap storm doors installed. See attached photos and elevations for doors A, B, C, D & E.

Door A –Wood door with lite – Some of the door is rotted but we intend to repair the door

Door B – Non-original door, to be replaced with a door with a rail and lite

Door C – Non-original door, to be replace with a all wood rail and panel door

Door D – Original 5-panel wood door, door is to be restored in place

Door E – New pair of "French" doors which were installed by the previous owner, they are to remain.

MASONRY

The masonry work is in good condition. Some deferred maintenance has to be corrected, such as areas along the sidewalk where salt has damaged the brick. There are also some preventative masonry repairs which need to occur, such as tuckpointing and caulking, but there are no major failures of the brick envelope.

2ND FLOOR BALCONY

At some point, a previous owner has removed a portion of the rear (west) wall at the 2nd Floor to create an outdoor area accessed by a pair of French doors at the 2nd Floor. The roof above remains in place and is supported by wood columns.

PARAPAT

An attractive cornice/parapet exists on the two street elevations of the building with simple brackets supporting the extension of the parapet out from the masonry wall.