

Memorandum

July 16, 2008

To: Plan Commission City of Madison

From: Marc Schellpfeffer Engberg Anderson

Re: Structural/Architectural Assessment of Homes for Proposed Demolition
Findorff Yards Office Lofts
Urban Land Interests
Engberg Anderson Project No. 081780.00

The following memo has been created to provide a structural/architectural assessment of the three homes that would be demolished as part of the proposed Findorff Yards Office Lofts development. The three homes hold the current addresses of 159 Proudfit Street, 167 Proudfit Street, and 171 Proudfit Street.

159 Proudfit Street



The home is approximately 821 sq.ft. and clad with masonry and wood siding on the walls and asphalt shingles on the roof. Single pane windows with a mixture of aluminum and wood framed storm windows cover the openings.

There is noticeable damage to the asphalt shingles as well as flashing or lack of flashing at the chimney and front porch/entry. The deterioration of flashing, or lack of flashing, has led to water infiltration and staining at the chimney in the attic, wall of the back porch and within the ceiling of the back bedroom. A complete removal and replacement of the roofing system would be required to eliminate water infiltration issues. See the following photos that highlight the issues discussed related the water infiltration:



Caulk failing between flashing and masonry and flashing and asphalt shingles



Deterioration of caulking and missing flashing at front porch roof interface with exterior wall



Water staining on roof sheathing and masonry at chimney



Water staining at back porch



Water staining and deteriorated ceiling and wall plaster in back bedroom

The wood siding and masonry appeared to be in generally good condition. The issues appear where either interface with each other, the roof, or opening conditions. At these conditions there is noticeable rot of wood trim.



Rot of window trim and deterioration of masonry/masonry interface



Deterioration of wood trim and caulking at masonry interface

The single pane windows and storms are in poor condition. Most windows were difficult to open, or non-operable, in their current condition. Within the interior of the home there is noticeable cracking and blistering in the plaster; this would suggest water issues in some cases as mentioned earlier. The remainder of the plaster cracking is from typical settling, but would need to be cleaned and recoated. Issues of moisture in the kitchen and bathroom were noticed with the flaking and peeling of finishes on the ceiling and walls.



Blistering and cracking of plaster at window in living room



Peeling paint on ceiling and wall in kitchen

Electrical and mechanical systems are outdated and will need to be removed and replaced with up to date systems.



Outdated furnace



Outdated electrical system (no ground at the outlets)

The issues discussed above and the size of the home make it economically unfeasible to relocate this home to another site. A home of identical size and layout would be less expensive to build new than to move this existing home to a new lot and construct a new foundation and make all of the necessary updates. It is our recommendation to demolish and recycle the existing home at 159 Proudfit.

167 Proudfit Street



The home is approximately 896 sq.ft. and clad with mainly metal siding on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings.

The aluminum cladding of the home extend below grade level; this is not a typical condition for aluminum siding due to the fact that moisture has no place to escape if it moves behind the siding itself. There is noticeable damage to the siding as well as some of the openings on the home. The interface of the masonry chimney and the metal siding has deteriorated over time. It is noticeable that attempts have been made to fix water issues by the numerous sealant joints at the interface.

Within the interior of the home the main room is hardwood floors that have buckled due to excessive moisture. Peeling paint in the bathroom continued to suggest moisture issues. Upon attempting to enter the basement we encountered mold growing on the walls and door leading to the basement. We did not proceed further in to the basement do to the fact that the basement was filled with what we observed as 2-3 feet of water. Although the mold is not visibly growing on other walls in the home, it is assumed that the mold is far beyond the single wall of the basement and the door. See the following support photos for this documentation:





Damage to metal siding and detail of siding continuing below grade



Water staining and attempts to correct at masonry chimney and metal siding interface



Broken/non-operable single pane window and storm



Swollen hardwood floors in main room



Peeling paint on bathroom ceiling



Mold on door leading to basement

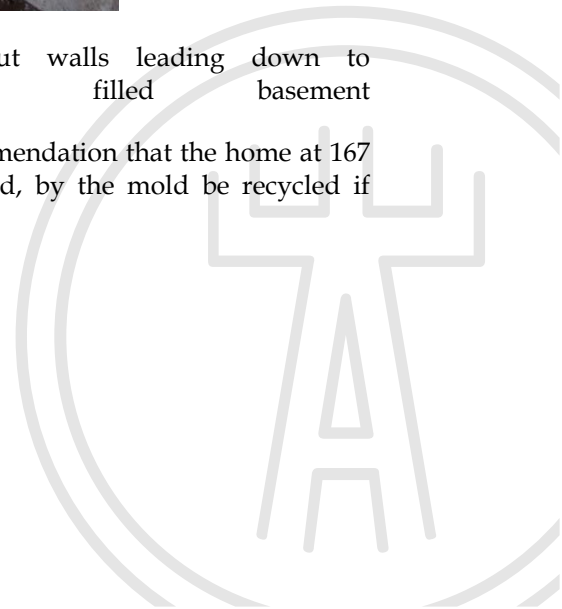


Floor elevation in home is 10" below outside grade



Mold throughout walls leading down to basement/water filled

With the problems listed above and the size of the home, it is our recommendation that the home at 167 Proudfit Street be demolished and any items not destroyed, or affected, by the mold be recycled if possible.



171 Proudfit Street

The home is approximately 1,273 sq.ft. and clad with an architectural concrete masonry system on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings. The exterior concrete masonry appears in good condition with the exception of some tuck pointing to the mortar with caulking. The main issues with the exterior are found at the eaves of the roof and the wood trim. In both cases there are numerous areas of rot and noticeable holes within the two areas mentioned. Animal infestation was confirmed when we opened the attic to the smell of animal /bat feces.



Photo of existing home at 171 Proudfit Street



Rot and noticeable openings in eaves



Caulking within mortar joints to attempt to repair cracking





Rot at wood eave/masonry interface



Rot at wood eave/masonry interface



Rot and noticeable openings in eaves



Rot and insect damage at wood window trim



The rotting and deterioration of the roof and eave system has led to noticeable water damage within the home. The kitchen had a standing puddle of water on the floor and the painted wood panel ceiling was sagging from water damage. Other areas throughout the bedrooms have noticeable sagging in the wood panel ceiling as well as staining on the walls.



Sagging ceiling and water damage in kitchen ceiling/water on the floor



Water damage on ceiling and wall within bedroom



Water damage in kitchen ceiling



Water staining on wall around window



Throughout the house cracking and chipping has occurred in the plaster from typical settling of the house. A non-code compliant stair was located in the center of the home that led to unfinished attic space. Limited insulation was found in the attic, and the smell of feces was very noticeable. Areas of the limited insulation appeared to have been chewed; expected with the number of holes in the eaves on the exterior.



Non-code compliant stair to attic; would have to be removed or renovated



Limited insulation/chewed insulation within the attic



The basement had noticeable signs of water entering the building from the concrete foundation walls and running directly in to the floor drain; staining was prevalent. The mechanicals were not running, but appeared to be in good condition.



Mechanicals in basement

With the extensive water damage to the home on the first floor, it is our recommendation to demolish and recycle the existing home at 171 Proudfit Street.

