

APPENDIX D-DEFINITION OF TERMS ASSOCIATED WITH STRUCTURAL CRITERIA EVALUATION AND SITE PHOTOGRAPHS

EXCELLENT

- 'As New' Condition
- No structural reinforcing or repairs are required
- Limited maintenance is required

GOOD

- Minor deflections, cracking, vibration may be noticeable
- Component is sound
- No structural reinforcing is required
- Normal maintenance may be required

AVERAGE

- Component is performing as expected for age and construction type at the time of construction
- Normal wear and tear is apparent
- Maintenance is required
- Reinforcing may or may not be required
- Monitoring of existing defects may or may not be required

FAIR

- Previous repairs are deficient or have failed
- Deflection, cracking, vibration is noticeable
- Workmanship not in compliance with industry standards
- Component approaching end of expected performance life
- Component has significant deterioration
- Moderate repairs and maintenance and/or additional testing are required

POOR

- Component or system has failed or is imminent to fail
- Significant deflection, cracking, and distress noticeable
- Condition could cause the deterioration or damage to adjacent items
- Repair or replacement is required

CRITICAL

- Elements of the structure considered *Dangerous or Unsafe* as defined in the International Existing Building Code
- Areas surrounding or supported by component should be made inaccessible to public occupancy
- Structure or components exhibits signs of apparent risk of collapse
- Significant immediate repairs are required

Note: All parts of each definition may not apply to every component evaluated.

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4.0 YARD AND PERIMETER WALL - REFERENCE PHOTOS



Photo 1

Location: East wall southern end

Description: Wall in *poor* condition, deteriorated stone and loose debris

Viewpoint: Exterior grade, along Maris St looking south



Photo 2

Location: East wall southern end

Description: Wall in *poor* condition, deteriorated stone and loose debris

Viewpoint: Exterior grade, enlarged



Photo 3

Location: East wall, southern end

Description: Wall in *poor* condition, extensive vegetative growth

Viewpoint: Exterior Grade, interior side of wall, looking south

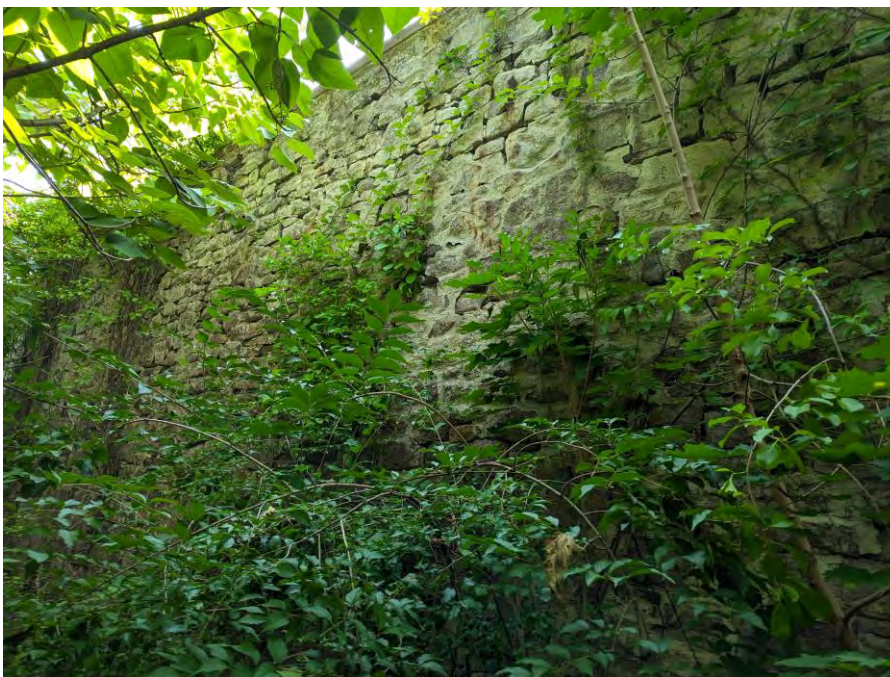


Photo 4

Location: East wall southern end

Description: Wall in *poor* condition, extensive vegetative growth

Viewpoint: Exterior Grade

Viewpoint: Exterior grade, interior side of wall



Photo 5

Location: East wall exterior side, northern end

Description: Wall in *average* condition

Viewpoint: Exterior grade, along Maris St looking south



Photo 6

Location: East wall northern end

Description: Wall in *average* condition, spalled repair parging and missing stone

Viewpoint: Exterior grade, interior side



Photo 7

Location: West wall exterior side, south end, Building 1

Description: Wall in *fair*, condition, failing repair parging and deteriorated stone

Viewpoint: Exterior grade



Photo 8

Location: West wall exterior side, southern end

Description: Wall in *fair* condition, failing repair parging and deteriorated stone

Viewpoint: Exterior grade



Photo 9

Location: West wall, central

Description: Wall in *average* condition, painted surface deterioration

Viewpoint: Exterior grade, interior side of wall, looking north



Photo 10

Location: West wall central

Description: Wall in *average* condition, spalled repair parging and missing stone

Viewpoint: Exterior grade, interior side



Photo 11

Location: East wall, northern

Description: Wall in *poor* condition, bottom of wall pushing inward toward courtyard, soldier steel pile repair stabilization

Viewpoint: Exterior grade, exterior side of wall, looking north

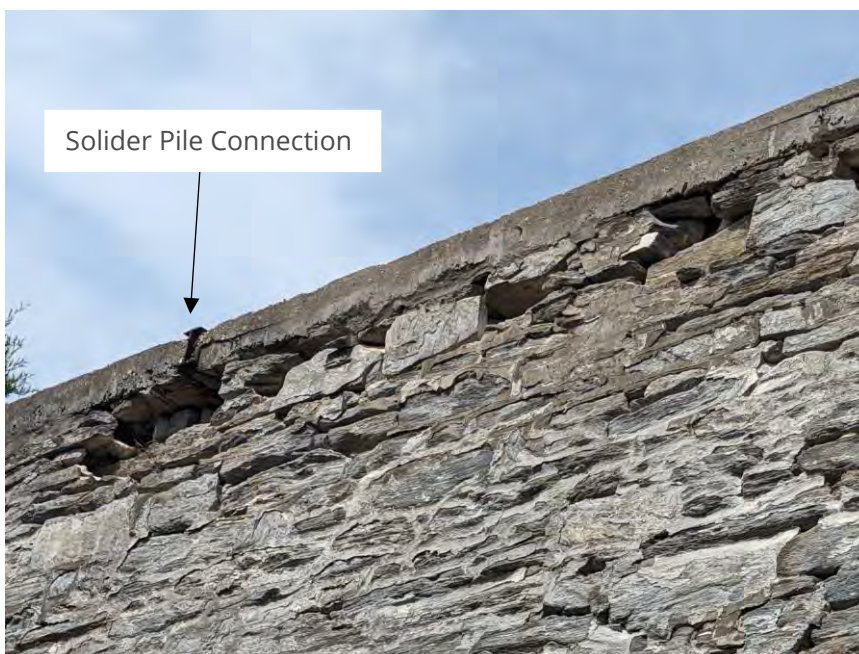


Photo 12

Location: East wall northern end

Description: Wall in *poor* condition, soldier steel pile connection to top of wall deteriorating

Viewpoint: Exterior grade, interior side



Photo 13

Location: North wall

Description: Wall in *average* condition, horizontal tie rods, unknown purpose

Viewpoint: Exterior grade, interior side



Photo 14

Location: North wall

Description: Wall in *average* condition, spalled repair mortar and cracking

Viewpoint: Exterior grade, exterior side, west corner



Photo 15

Location: South wall

Description: Wall in *fair* condition, cracking and movement in mortar joint

Viewpoint: Exterior grade, exterior side



Photo 16

Location: South wall

Description: Wall in *fair* condition

Viewpoint: Exterior grade, exterior side

5.0 BUILDING 1 - REFERENCE PHOTOS



Photo 17

Location: Building 1, South elevation

Description: Stone weathering, *average* condition

Viewpoint: Drone



Photo 18

Location: South wall

Description: Stone weathering, *average* condition

Viewpoint: Exterior grade



Photo 19

Location: South wall

Description:
Moderate cracking
due to large vegetive
growth in mortar
joint

Viewpoint: Exterior
grade



Photo 20

Location: South wall

Description: Stone
weathering, *average*
condition

Viewpoint: Exterior
grade



Photo 21

Location: Building 1,
basement

Description: Collapsed wood
floor framing

Viewpoint: Basement level



Photo 22

Location: Building 1,
basement

Description:
Collapsed wood
floor framing
deterioration at
bearing pocket

Viewpoint:
Basement level



Photo 23

Location: Building 1,
basement

Description: Stone
foundation wall, *average*
condition

Viewpoint: Basement level



Photo 24

Location: South wall

Description: Stone
weathering, *average*
condition

Viewpoint:
Basement level



Photo 25

Location: Building 1, first floor

Description: Wood framing in *poor* or collapsed ceiling and floor framing

Viewpoint: First Floor level



Photo 26

Location: Building 1, first floor

Description: Wood ceiling framing in *poor* condition

Viewpoint: First Floor level



Photo 27

Location: Building 1, first floor

Description: Masonry brick arch floor construction

Viewpoint: First Floor level



Photo 28

Location: Building 1, first floor

Description: Collapsed ceiling framing

Viewpoint: First Floor level



Photo 29

Location: Building 1, first floor

Description: Collapsed wood framed side stairs

Viewpoint: First Floor level



Photo 30

Location: Building 1, first floor

Description: Stone weathering, *average* condition

Viewpoint: First Floor level, looking upstairs toward central 2nd floor Building 2 to cell access platform



Photos 31 & 32

Location: Building 1

Description: Roof in average to fair condition

Viewpoint: Drone



6.0 BUILDING 2 - REFERENCE PHOTOS



Photo 33

Location: Building 2,
west elevation near
Building 3 (brick)

Description:
Exterior stone wall
with vegetative
growth in fair
condition

Viewpoint: Exterior

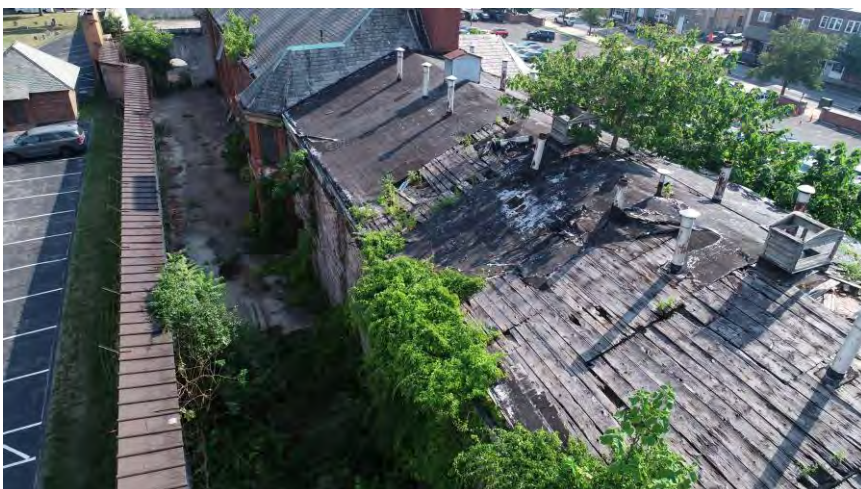


Photo 34

Location: Building 2,
west wall

Description:
Exterior wall with
vegetative growth in
fair condition and
deteriorated wood
roof overlay



Photo 35

Location: Building 2,
east wall

Description:
Exterior wall with
significant root
growth near grade

Viewpoint: Exterior
grade



Photo 36

Location: Building 2,
east wall

Description:
Exterior wall with
significant root
growth near grade

Viewpoint: Exterior
grade



Photo 37

Location: Building 2,
basement

Description: Brick arch
masonry floor construction
on masonry stone bearing
wall in *average* condition

Viewpoint: Basement level,
view into cell



Photo 38

Location: Building 2,
basement

Description: Brick arch
masonry floor construction
on masonry stone bearing
wall in *average* condition

Viewpoint: Basement level,
view down central corridor



Photo 39

Location: Building 2, first floor

Description: Wood and steel framed cell access floor in *poor* condition

Viewpoint: First floor south end, looking up towards 2nd floor



Photo 40

Location: Building 2, first floor

Description: Steel framed cell access platform

Viewpoint: First floor, near Building 3



Photo 41

Location: Building 2, first floor

Description: Brick arch masonry floor construction in *average* condition

Viewpoint: First floor, view into cell

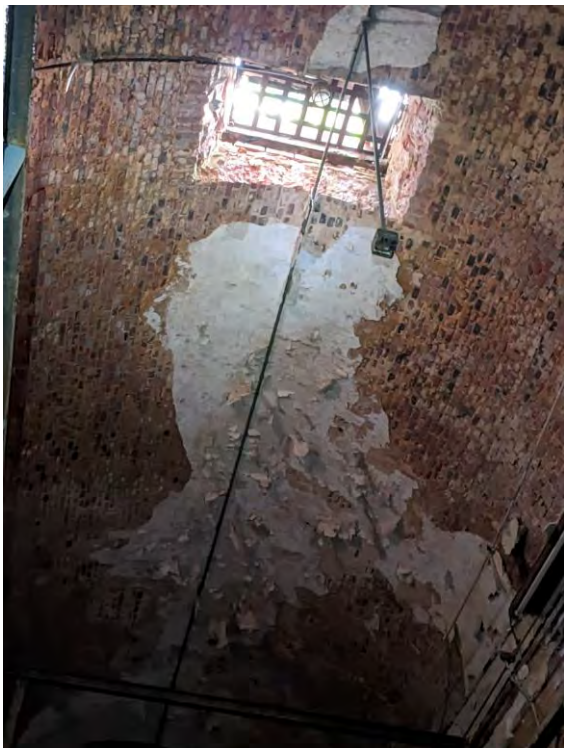


Photo 42

Location: Building 2, first floor

Description: Brick arch masonry roof construction in *average* condition

Viewpoint: First floor, near looking up toward brick vaulted roof structure



Photos 43 & 44

Location: Building 1

Description: Roof in
average to fair
condition

Viewpoint: Drone



7.0 BUILDING 3 - REFERENCE PHOTOS



Photo 45

Location: Building 3, east wall

Description:
Moderate vegetative growth along brick masonry bearing wall

Viewpoint: Exterior



Photo 46

Location: Building 3, west wall

Description: Exterior brick masonry bearing wall in *average* condition

Viewpoint: Exterior grade, looking north



Photo 47

Location: Building 3,
interior east
foundation wall

Description:
Deteriorated parging
and mortar joints,
peeling pain

Viewpoint:
Basement level

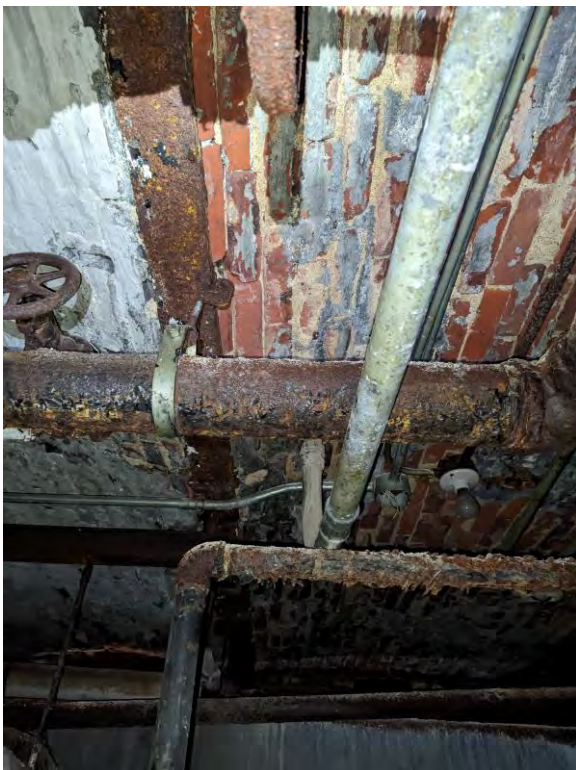


Photo 48

Location: Building 3

Description: Masonry jack
arch first-floor structure in
fair condition

Viewpoint: Basement level,
looking up at first floor



Photo 49

Location: Building 3

Description:
Masonry jack arch
first-floor structure
in *fair* condition

Viewpoint:
Basement level,
looking up at first
floor



Photo 50

Location: Building 3

Description:
Deteriorated mortar
joints in brick arch
floor construction

Viewpoint:
Basement level,
looking up at first
floor



Photo 51

Location: Building 3

Description: Masonry jack arch second-floor structure in *fair* condition

Viewpoint: First floor level, looking up at second floor



Photo 52

Location: Building 3

Description: Mold and Deteriorated mortar joints in brick arch floor construction

Viewpoint: First floor level, looking up at second floor

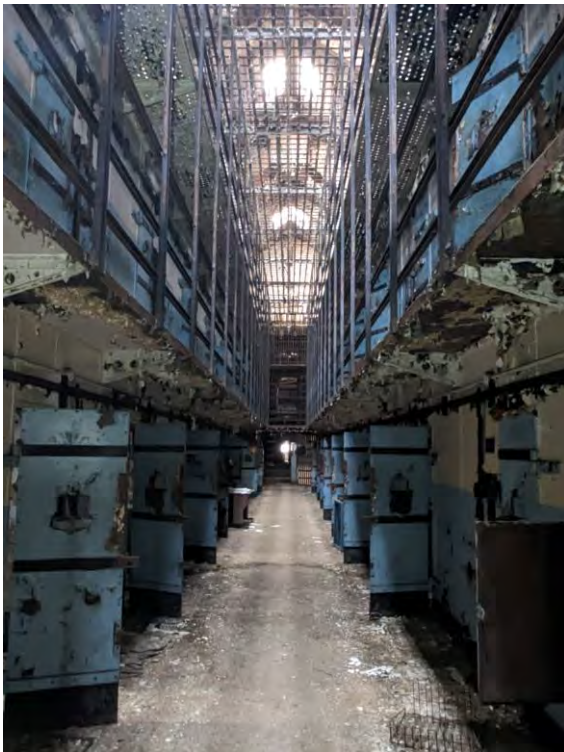


Photo 51

Location: Building 3

Description: Steel framed self-supported (3) level-steel cell structure

Viewpoint: First floor level, looking north down central cell corridor



Photo 52

Location: Building 3

Description: Steel-framed cell structure deterioration and peeling paint

Viewpoint: First floor level, inside a cell



Photo 53

Location: Building 3, along east exterior wall

Description Brick mortar joint deterioration

Viewpoint: First floor level, east side corridor looking north



Photo 54

Location: Building 3, along east exterior wall

Description Brick mortar joint deterioration

Viewpoint: First floor level, east side corridor looking south



Photo 55

Location: Building 3

Description: Roof construction, steel framed gable bents supporting a slate roof system

Viewpoint: Photo from 2020 Gannett Fleming Report; area not accessible at time of survey



Photo 56

Location: Building 3

Description: Roof in average condition with vegetation in gutters

Viewpoint: drone



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