09:12:00 OCA PAD INITIATION - PROJECT HEADER INFORMATION 11/21/89

Active

Project #: D-48-620 Cost share #: Rev #: 0
Center # : 10/24-6-R6854-0A0 Center shr #: OCA file #:
Work type : RES
Contract#: AGREEMENT DATED 10/20/89 Mod #: Document : AGR
Prime #: Contract entity: GTRC

Subprojects ? : N
Main project #:

Project unit: ARCH COLL Unit code: 02.010.164
Project director(s):
MYERS J H ARCH COLL (404)894-3390

Sponsor/division names: WOLFBERG, ALVAREZ & ASSOC. / MIAMI, FL
Sponsor/division codes: 222 / 025

Award period: 891113 to 900212 (performance) 900212 (reports)

Sponsor amount	New this change	Total to date
Contract value	19,151.84	19,151.84
Funded	19,151.84	19,151.84
Cost sharing amount		0.00

Does subcontracting plan apply ?: N

Title: HBPP FOR US CUSTOM HOUSE - CHARLESTON, SC

PROJECT ADMINISTRATION DATA

OCA contact: William F. Brown 894-4820

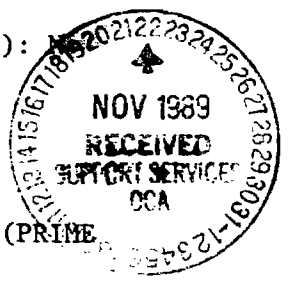
Sponsor technical contact

MR. MARCEL R. MORLOTE
(305)666-5474
WOLFBERG, ALVAREZ & ASSOC.
5960 SOUTHWEST 57TH AVENUE
MIAMI, FL 33143

Sponsor issuing office

MR. MARCEL R. MORLOTE
(305)666-5474
WOLFBERG, ALVEREZ & ASSOC.
5960 SOUTHWEST 57TH AVENUE
MIAMI, FL 33143

Security class (U,C,S,TS) : U ONR resident rep. is ACO (Y/N): N
Defense priority rating : NA NA supplemental sheet
Equipment title vests with: Sponsor GIT
NONE PROPOSED



Administrative comments -
INITIATION OF D-48-620. FIXED PRICE AGMT. UNDER SPONSOR'S GSA PRIME (PRIME CONTRACT NUMBER IS UNKNOWN).

GEORGIA INSTITUTE OF TECHNOLOGY
OFFICE OF CONTRACT ADMINISTRATION

NOTICE OF PROJECT CLOSEOUT

Closeout Notice Date 10/17/90

Project No. D-48-620 Center No. 10/24-6-R6854-0A0

Project Director MYERS J H School/Lab DEAN ARCH

Sponsor WOLFBERG, ALVAREZ & ASSOC./MIAMI, FL

Contract/Grant No. AGREEMENT DATED 10/20/89 Contract Entity GTRC

Prime Contract No.

Title HBPP FOR US CUSTOM HOUSE - CHARLESTON, SC

Effective Completion Date 900212 (Performance) 900212 (Reports)

Closeout Actions Required:	Y/N	Date Submitted
Final Invoice or Copy of Final Invoice	Y	
Final Report of Inventions and/or Subcontracts	N	
Government Property Inventory & Related Certificate	N	
Classified Material Certificate	N	
Release and Assignment	N	
Other	N	

Comments

Subproject Under Main Project No.

Continues Project No.

Distribution Required:

Project Director	Y
Administrative Network Representative	Y
GTRI Accounting/Grants and Contracts	Y
Procurement/Supply Services	Y
Research Property Managment	Y
Research Security Services	N
Reports Coordinator (OCA)	Y
GTRC	Y
Project File	Y
Other	-
	-

Center for Architectural Conservation

College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

(404) 894-3874 Fax
(404) 894-3390

September 24, 1990

Marcel Morlote
Wolfberg, Alverez & Associates
5960 Southwest 57th Avenue
Miami, Florida 33143

Re: U.S. Custom House, Charleston, S.C.

Dear Marcel,

Enclosed are the five copies of the supplemental report concerning the masonry deterioration at the U.S. Custom House. I had hoped to send the final HBPP reports at the same time but the final software for the HBPP program which we received on Friday has yet another bug in it which prevents the work recommendation report from printing. We will forward the final HBPP building reports as soon as we get the final program software and can print the final report.

Sincerely,

Bethanie C. Grashof
Chief, Technical Assistance

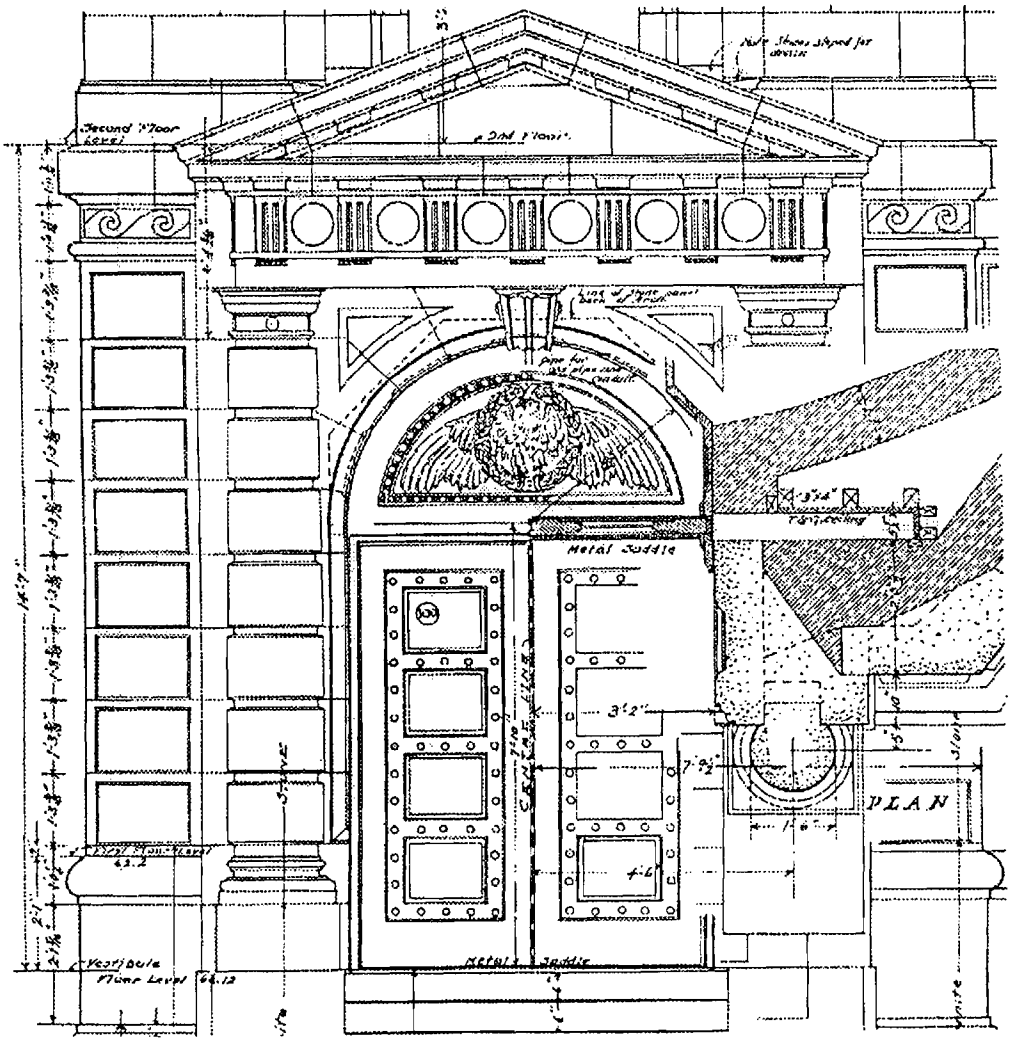
Enclosures

MORLOTE9.24

H B P P

HISTORIC BUILDING PRESERVATION PLAN

SUPPLEMENTAL REPORT - CHARLESTON, S.C.



U.S. GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDING SERVICE

Center for Architectural Conservation

College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332-0155

(404) 894-3874 Fax
(404) 894-3390

September 17, 1990

James Smith
Facility Planning Specialist
General Services Administration
Richard B. Russell Building - Room 412
75 Spring Street
Atlanta, Georgia 30303

Dear Jim,

As part of the HBPP for the U.S. Custom House in Charleston, South Carolina, GSA requested additional study of the masonry deterioration found on the building. The agreement was that we would perform the HBPP first, then develop a customized scope of work for the masonry conservation study, both of these tasks have been completed. Preliminary investigations indicate that most of the problems found are the result of the normal deterioration process which would be expected on a building over 100 years old. Some of the problems are serious and will require remedial work, but generally the stone appears to be in good condition. The scope of work has been developed to study these problems further and determine possible solutions, and is included here as an attachment. Selected photocopies from that scope are also included and are keyed to the applicable sections within the scope. The following is a summary of the masonry problems thus far identified.

General Erosion: Exposure to wind, rain, etc is causing the erosion of many of the decorative limestone features due to the loss of binder. The binder is what holds the calcium carbonate and/or magnesium carbonate crystals and fragments (depending on the type of limestone) together. Rain water, dew, fog - any type of moisture, is causing the binder to dissolve. This type of deterioration is especially evident at column arrises, door and window trim and the urns and railing of the roof balustrade. Little can be, or really needs to be, done to the columns or door and window trim. Because pieces of the urns are falling, however, and posing a threat to the buildings users, something will need to be done to restore and preserve their integrity. In the past, consolidation has not been recommended for limestone. For those urns which are severely deteriorated, either replacement in-kind, or reinforcement of the existing material will probably be required.

Staining: There are a number of different types of surface discoloration on both the granite and limestone surfaces.

There are two primary colors of staining affecting the granite walls; brown, sometimes associated with dark brown, almost black edges and mortar joints, and a vivid blue-green. The brown staining is most evident at the entablature, so to speak, of the basement walls, with a few scattered areas elsewhere. There are two possible causes for this staining, either the result of past cleaning where copious amounts of water were used to rinse the chemicals, or due to water standing on the ledge between the basement and first floor. Moisture inside the stone from whatever source appears to be mobilizing mineral salts which naturally occur in the masonry causing them to move to building's surface. With the evaporation of the moisture, particulate matter is being deposited on the building's surface as this brown and black staining.

The blue-green stains are concentrated in four locations: the south wall of the west wing; the north wall of the west wing; the north wall of the east wing; and the south wall of the east wing. In the first instance there are about a half-dozen areas scattered along the entire length of the wall. The latter three areas of staining are almost exclusively found on portions of the wall either below the portico floor or on the wall of the steps. As with the brown staining, large amounts of water used in previous cleaning may have also caused some of the staining Recent caulking around the steps may have eliminated the major source of moisture which probably mobilized these salts.

The primary staining associated with the limestone is a splotchy, uneven coloring of many of the surfaces, as if sunlight was being reflected off of a puddle or other shinny surface onto the building. Rather than an actual stain this is possibly the result of a past cleaning process where the surface was inadequately rinsed and/or chemicals inadequately neutralized. It may be that the water pressure used to rinse the wall was too high and certain areas have been over cleaned or scoured by the pressurized water.

Chipping/Detachment: Though both the granite and limestone are generally in good condition, there are a number of areas where sharp edges have chipped or broken away. The number of dutchmen already in place suggests that this is not a new problem. Those areas which are especially affected include the roof balusters, column arrises and capitals, and the heavy moldings of the side walls of the entry stairs. Apparently several old dutchmen have either popped off or were never installed into the prepared space because there are a number of neatly cut but empty slots. At any rate, several new areas need to have such repairs made including two poorly executed plastic repairs to the granite on the south wall of the east stairs.

Failing Plastic Repair: The lintel which spans the engaged column and full column at the north end of the west portico has had some type of repair, or possibly consolidation treatment, done to it. This repair is beginning to fail and needs to be properly repaired.

Peeling: The appearance of "peeling" stone is evident on both the granite and limestone, though it is much more prevalent on the granite. Within the granite, this could be the result of trapped water freezing and causing the surface to pop off as the water expands. Limestone generally does not peel. When a condition such as this appears it is usually an indication that a previous surface treatment has failed.

Cracking of Portico Columns: The column bases of both the east and west portico display a number of cracks which need to be investigated to determine whether they are endangering the structural integrity of the building. Vertical cracking on the south columns of the west portico looks to be along the grain, so to speak, and may be the result of a loss of binder.

Entablature: The modillions, the corona, and the cymatium along the entire length of the building's entablature and the raking cornice of both pediments, are blackened to various degrees by atmospheric pollution resulting in what look like sulphate skins. These skins can blister and exfoliate.

It is our understanding that your office reviewed and approved this scope, therefore it has been mailed to nine companies and/or individuals who specialize in this type of work. Responses to this proposal will be reviewed by the Center and sent along with recommendations to you for your review.

Once we complete this process, we will provide you with a budget proposal and request authorization to proceed with the actual study. If you have any further questions please do not hesitate to call me or Beth Grashof at (404) 894-3390.

Sincerely,

John H. Myers
Assistant Dean for Research

Enclosure

JM:bg

SMITHGSA.917

REQUEST FOR PROPOSAL
EXTERIOR MASONRY
UNITED STATES CUSTOM HOUSE
CHARLESTON, SOUTH CAROLINA

The Center for Architectural Conservation, hereafter known as (CAC) or the contractor, is requesting proposals from qualified professionals, hereafter known as the consultant, to analyze existing conditions and recommend conservation treatment(s) for the exterior masonry of the United States Custom House in Charleston, South Carolina. It is the desire of the building's owner, the General Services Administration (GSA) to develop a plan of masonry stabilization rather than restoration, and implement a maintenance program for the building. Responses to this scope of work should reflect this philosophy.

BACKGROUND

Construction on the Custom House began in 1853 based on a design by Ammi B. Young and under the supervision of Col. E. B. White. The building was not completed, however, until 1879 due primarily to the interruption of the Civil War. Work was halted in about 1860 and not resumed again until the early 1870s. As the building stands today, it has a full three stories including a fully exposed basement. The basement, or ground floor, walls are granite with deeply beveled edges giving the walls a heavy, solid, rusticated appearance. Two broad flights of steps lead up to the main west and east entries at the first floor level. These entries are further marked by wide pedimented porticos supported by two-story Corinthian columns, all made from limestone. Additional limestone features such as two-story engaged Corinthian columns and pilasters with a full entablature, pedimented door and window trim, and a balustrade atop the entablature of the north and south elevations, further accent the otherwise smooth ashlar limestone surfaces of the first and second floors.

The *History of Public Buildings Under the Control of the Treasury Department*, published in 1900 states that the building stone came from a quarry in Hastings, New York, and later, after the Civil War, from Tuckahoe, New Jersey. The same book, however, says that the stone is marble. It apparently was at least planned to be marble as the July 15, 1854 issue of the *Courrier* says that the basement walls "are granite . . . " and that "The two upper stories will be (CAC's underline) of the finest marble."

Certainly the building we see today is not as grand as was originally planned, nor even as grand as the actual construction up to the Civil War. It is noted in several sources that the building suffered considerable damage in the Civil War during the bombardment of Charleston. A photograph found at the Atlanta Branch of the National Archives shows a partially completed building. There is no date on the photograph but it is said to from about 1860 and it generally corresponds to a number of drawings from the early 1870s which show the extent of the existing construction in preparation for completing the building. These and dozens of other copies of the original drawings can be found in the Charleston offices of GSA. (Numbers on the drawings indicate that the original linen drawings are at the National Archives, most likely the Cartographic and Architectural Branch in Alexandria, Virginia.) It is difficult to tell the orientation of the photograph but there appears to be a break at the mid-point in the stairs which would correspond to the west flight of stairs but not the east flight. The variation in the color, however, of the individual drums of the engaged columns which support the completed entablature, corresponds to the same columns on the north elevation of the east wing. It matters not, however, since the building is basically a symmetrical design. At any rate, assuming that the photograph is of the northeast corner of the building, then not only is there the portico in progress on the east elevation, but also on the north elevation- though this one was to be without

stairs. In addition, there are three different planes to the east elevation rather than the existing one plane, and there is a second row of two columns (which corresponds to the clearly visible pilasters to either side of the center door), behind the first row of columns. The damage caused by the Civil War, and also probably considerably less funding, resulted in a much scaled down building design. (A circular interior space and central dome were also eliminated from the original design.)

On August 31, 1886 Charleston was hit by a major earthquake. Damage to the Custom House is said to have been limited to the porticos and what must have been minor damage to the walls. Photographs taken in late 1886 and a year later in late 1887 show scaffolding underneath both porticos. In one of the photos, that of the west front, dated 9/10/1887, a number of new stones can be seen stacked on the steps awaiting installation. The full extent of the damage is unknown at this time but there are also dozens of dutchmen repairs scattered all over the building which may have been made as a result of the earthquake. They range in location from the granite walls of the porticos to the floors of the porticos, the arrises of many of the columns and pilasters, and the urns of the balustrade at the roof. There are also several plastic repairs from any number of unknown dates. A major rehabilitation project began in 1966 and was completed in January 1968. Though it dealt mainly with the interior of the building, some exterior painting and pointing was also completed. The only other major intervention of the stonework was the cleaning of the building in 1974 by some unknown method. Damage from Hurricane Hugo, in September 1989, appears to have been limited to roof slates and one broken window.

SURROUNDING ENVIRONMENT

The Custom House sits on the east side of the peninsula that makes up the city of Charleston, the east elevation fronting on the Cooper River. River traffic includes ships sailing to and from the South Carolina Port Authority and the US Naval base north of the city. Storms generally come from the south and southeast. Industry in and around Charleston includes several chemical manufacturing companies.

STATEMENT OF PROBLEMS

A comprehensive inspection of the materials, finishes, and systems (both inside and out) of the Custom House was completed in January of 1990. In the inspection, a number of stone problems were identified, the most serious of which seem restricted to the building's cornice and roof balustrade, but which also include peeling of the stone surfaces (granite, and to a limited extent the limestone), staining (mainly of the granite), cracking at the base of the columns of both the east and west porticos, and erosion of some of the limestone details. The following discussion describes many of the problems found beginning with the less serious and finishing with those problems associated with the cornice and roof balustrade. See slides 1 and 2 and photo 1 for overall views of the building.

PEELING:

Granite - Small localized areas of granite, not much more than 1/32" thick and generally a few inches across, are peeling. They are often associated with a brown (iron?) or a blue-green (copper?) stain. Possibly due to the freezing of trapped water. (Slide 3, 4)

There is one instance where a slightly larger piece of granite has popped off, next to a window, possibly due to the rusting of an iron cramp. (Slide 5)

Limestone - "Peeling" of the limestone seems to be restricted to only a few areas. Two such areas on the south elevation look to have been successfully patched, while one on the west elevation of the portico, at the base of the south-most engaged column, is still "peeling". (Slide 6)

STAINING:

Granite - There are two primary colors of staining affecting the granite walls; brown, sometimes associated with dark brown, almost black edges and mortar joints, and a vivid blue-green. The brown staining is most evident at the entablature, so to speak, of the basement walls, with a few scattered areas elsewhere. Possibly the result of past cleaning, or due to water standing on the ledge between the basement and first floor, this moisture may be mobilizing mineral salts which naturally occur in the masonry causing them to move to building's surface. With the evaporation of the moisture, particulate matter is being deposited on the building's surface as this brown and black staining. (Slide 3, 4, 7, 8)

The blue-green stains are concentrated in four locations: the south wall of the west wing; the north wall of the west wing; the north wall of the east wing; and the south wall of the east wing. In the first instance there are about a half-dozen areas scattered along the entire length of the wall. The latter three areas of staining are almost exclusively found on portions of the wall either below the portico floor or on the wall of the steps. Recent caulking around the steps may have eliminated the source of moisture which probably mobilized these salts. Previous cleaning may have also caused some of the staining. (Slide 7, 9)

Limestone - There is only one instance of blue-green staining on the limestone: on the north elevation of the north wing, between the first and second floor, east-most windows, in either a crack or a mortar joint.

The other staining associated with the limestone is a splotchy, uneven coloring of many of the surfaces. It looks as if sunlight was being reflected off of a puddle or other shinny surface onto the building. Again, possibly the result of the past cleaning process where the surface was inadequately rinsed and/or chemicals inadequately neutralized. (Photo B, C)

GENERAL EROSION

Erosion of many of the decorative features is also a problem. This seems to be the result of a loss of binder. On the west elevation at least one column and the trim around one of the windows show extensive erosion. The erosion, however, is not consistent, even within the same piece of stone, probably due to the stone's exposure to prevailing winds and weather conditions. (Photo C, D, E, F; Slide 10)

Photo C also shows a problem common to several second floor windows. The half round molding at the window head, just below the pediment exhibits a sort of scaling of the stone. This same problem can also be found on the sheltered, horizontal portion of the window head.

CHIPPING/ DETACHMENT

Limestone - Though the limestone is generally in good condition, there are a number of areas where sharp edges have chipped especially at window and door trim, and column arrises and capitals. Considering the number of

dutchmen already in place (especially on the columns and roof balusters), this is not a new problem. Several dutchmen have either popped off, or were never installed into the prepared space, because there are a number of neatly cut but empty slots. At any rate, several new areas need to have such repairs made. (Slide 10, 11)

Granite - There are many fewer areas on the granite surfaces that require such repair. Again, there are several nicely done dutchmen in several places; one area on the south wall of the west stairs that needs to be repaired; and two poorly executed plastic repairs on the south wall of the east stairs that need to be replaced with granite dutchmen. (Slide 12)

FAILING PLASTIC REPAIR

The lintel which spans the engaged column and full column at the north end of the west portico has had some type of repair, or possibly consolidation treatment, done to it. This repair is beginning to fail and needs to be properly repaired. (Photo G)

CRACKING AT PORTICO COLUMNS

West Portico - Four of the six columns have a number of cracks at the base and one pilaster has cracking and pitting along one of its edges. Vertical cracking on the south columns looks to be along the grain, so to speak, and may be the result of a loss of binder. (Slide 13, 14; Photo H)

East Portico - All six of the columns on this portico have a number of cracks, especially at their bases, on the north side of each column. (Photo I)

ENTABLATURE

The modillions, the corona, and the cymatium along the entire length of the building's entablature and the raking cornice of both pediments, are blackened to various degrees by atmospheric pollution resulting in what look like sulphate skins. (Slide 15; Photo K)

ROOF BALUSTRADE

The limestone balustrade consists of a number of heavy square newels between which a railing with urn shaped balusters runs. There are eight balusters per run of handrail. There are a number of problems evident on the various pieces of the balustrade. The top of the handrail has some pitting and peeling probably due to the freeze/thaw cycle acting on trapped water. There are also several areas where portions of the corona and cymatium of the railing are also seriously deteriorating similar to the main building cornice. (Slide 16; Photo K, L, M)

The condition of the individual balusters, however, is perhaps the most serious problem. A number of the urns are seriously pitted and/or have had a face split off, or are in danger of splitting. A copper band holds one such piece in place. Distinct vertical striations are visible on a number of the balusters. Salt crystallization, combined with chemical degradation from acid rain and their harsh exposure, are probably causing this to happen. In addition, at least one of the urns appears to have a horizontal break completely through where the urn meets its base. (Slide 17, 18; Photo L, N)

SCOPE OF WORK

The project areas include both the granite and limestone elements of all four exterior elevations, including both the east and west porticos, and the roof balustrades. The scope of the project is as follows:

A) GRANITE - Approximately 7900 SF

A1. Determine the type and properties of the granite used to construct the basement walls.

A2. Document the extent and causes of the granite deterioration including staining/discoloration, surface delamination, differential moisture and salt content, and, if possible, previous treatments used on the stone. Documentation shall be recorded on base sheets of each elevation as provided by CAC. Data is to be collected through visual and non-destructive methods. If, however, the consultant finds it necessary to take samples to complete the analysis, approval must first be obtained from CAC.

A3. Make recommendations as to any masonry conservation measures including but not limited to, cleaning and patching, which might be required. For each such measure indicate whether immediate action is required, action is required within six to twelve months, or action may be postponed until funds are available, i.e. one to two years. All recommendations must conform to the *Secretary of the Interior's Standards for Rehabilitation.*

B) LIMESTONE - Approximtely 16000 SF, excluding entablature

B1. Determine the type(s) and properties of the limestone used to construct the building.

B2. Determine the extent and cause of the following areas of limestone deterioration:

- the overall blotchy and uneven coloration of the facades, and the blue-green stain on the north elevation,
- the discoloration/deterioration of the previous repair to the lintel spanning the north engaged column and north free-standing column of the west portico,
- the erosion of limestone elements as described above in BACKGROUND above under "General Erosion",
- the east and west portico column bases,
- the building cornice as described in BACKGROUND above, approximately 600 LF, and
- the roof balustrade, approximately 440 LF.

B3. Surface delamination has been noted on about three locations and appear to be localized in nature rather than symptomatic of a larger problem. These conditions shall be inspected to determine if this is indeed the case or if further study is

required. The further study of a larger problem is NOT a part of this scope of work. If the delamination is localized, the recommendation of conservation measures will be a part of this scope, see #B5 below.

B4. For both B2 and B3 above it is necessary to use visual and non-destructive methods for investigation. If, however, the consultant finds it necessary to take samples to complete the analysis, approval must first be obtained from CAC.

B5. Make recommendations as to any masonry conservation measures which may be necessary to maintain the integrity of the limestone elements including but not limited to cleaning, stabilization, patching, replacement, etc. For each such measure indicate whether immediate action is required, action is required within six to twelve months, or action may be postponed until funds are available, i.e. one to two years. All recommendations must conform to the *Secretary of the Interior's Standards for Rehabilitation.*

DRAFT AND FINAL REPORTS/TIME FRAME

Analysis and recommendations shall be presented in a written and illustrated report. A draft report shall be presented to CAC within twelve (12) weeks of award of this contract. Upon receipt of draft comments from the owner, it may be necessary to return to the consultant for clarification of the recommendations. The consultant will then have one month in which to submit the final report which will have incorporated any agreed upon changes.

QUALIFICATIONS

The successful individual/firm shall have demonstrated experience in conducting field surveys of historic masonry structures and documenting and diagnosing conditions, materials science and conservation, and field and laboratory materials testing and instrumentation.

SUBMISSION OF PROPOSALS

Proposals shall be made in writing and submitted by October 15, 1990 to Ms. Bethanie C. Grashof, Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology, Atlanta, Georgia 30332-0155. The proposal shall contain two separate parts, a technical proposal and a fee schedule.

The technical proposals will be evaluated based on the following submittals:

1. Technical approach: outline of diagnostic approach and testing procedures, and a brief description of the methodology used to conduct the testing and determine the recommendations.

2. Technical personnel: brief description of the work done by the firm, resumes of professionals who will be working on this project, including examples of past projects.

3. Project management: organization, personnel assignments and communications.

4. Timetable.

A fee schedule shall be separate but submitted at the same time as the technical proposal. This shall include a breakdown of the approximate allocation of project resources to the tasks outlined in this scope of work.

Questions concerning this proposal can be addressed to Ms. Grashof at 404/894-3390.

D-48-620

H B P P

HISTORIC BUILDING PRESERVATION PLAN

UNITED STATES CUSTOM HOUSE
Charleston, South Carolina

Dates of Inspection and
Condition Assessment Report: 1990

Inspected by:

Center for Architectural Conservation
College of Architecture
Georgia Institute of Technology
Atlanta, Georgia 30332

Prepared for:

Public Building Service
General Services Administration
Washington, D.C. 2040

U. S. GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICE

HISTORIC BUILDING PRESERVATION PROGRAM

COMPREHENSIVE BUILDING REPORT

The General Services Administration (GSA) manages a tremendous number of historic buildings and, like all Federal Agencies, has an obligation to administer these cultural properties under its control in a spirit of stewardship and trusteeship for future generations. The Historic Building Preservation Program (HBPP) was developed in response to GSA's need for a comprehensive management plan to better manage these historic structures.

A comprehensive management plan for historic buildings generally has three steps with each step providing a sound basis for the next. The first step is to identify the historic buildings and put them into some sort of classification system which prioritizes them in relation to one another. Steps two and three deal with each building individually, with step two identifying and prioritizing significant interior and exterior areas, or zones, and step three identifying and rating the significant architectural features of each zone and/or of the building as a whole, as well as providing maintenance and repair instructions.

HBPP collects and organizes data to meet the needs of these three steps. Building data is gathered through a comprehensive field inspection conducted by a team of professional architects and/or engineers. This data is then entered into and managed by a computer program. The computer program is actually four related programs, which have a series of bridges or "jumps" between them. The four programs are as follows:

1) BUILDING MANAGEMENT - This program contains data on agency buildings which is developed at three levels of detail, called "Stages".

   Stage 1 is the general identification information, including the background material necessary to establish a "frame of reference" for the building. It includes data on location, identification, size, codes and related programs.

   Stage 2 involves the division of buildings into zones, or areas of varying importance for historical and architectural reasons. Stage 2 contains both descriptive information and drawings to identify the areas.

   Stage 3 is the identification, evaluation and description of individual architectural features and elements within each established zone. Stage 3 also identifies deficient features, and allows work recommendations and cost estimates to correct these deficiencies. The features are organized into several "divisions", such as Exterior, Interior or Electrical, and are cross-referenced to Construction Specifications Institute (CSI) Divisions for compatibility with standard design and construction terminology. It is the data in Stage 3 which begins to address the agency's information needs for its buildings.

   IT IS THE INFORMATION IN THESE THREE STAGES THAT PROVIDES THE BASIS FOR A COMPREHENSIVE BUILDING REPORT.

2) PREVENTIVE MAINTENANCE - This program is designed to contain preventive maintenance procedures for existing and historic buildings. Again, the organizational basis is the CSI structure, so that it is compatible with the feature listing in Stage 3 of the Building Management program, as well as the other two programs for Repair Specifications and Maintenance Standards described below. Preventive Maintenance (PM) procedures are:

> "Detailed descriptions of routine tasks performed to building materials, components or systems in sound condition, in order to maintain or extend their function, service-life or performance."

3) REPAIR SPECIFICATIONS - This program is designed to contain specific repair instructions for the modification, repair or replacement of deficient building materials, components or systems. The program is designed to link to the Stage 3 features option and provide or supplement recommendations which are made to correct deficiencies identified by the inspectors. Repair Specifications are:

> "Detailed, step-by-step instructions for restoring a damaged, failing or failed building material, component or system to sound operating condition and appearance. Instructions should include procedures, precautions and equipment and materials needed, wherever possible."

4) CONDITION ASSESSMENT/REFERENCES - This program follows the same format as the PM and Repair programs, but they provide necessary information for users. The References contain instructions for inspection and describe how a material or component should appear in different stages of deterioration from "like new" to severely deteriorated. Using the Standards as a reference point, the users can identify when something is wrong, what is wrong, and, by using the Repair and Preventive Maintenance programs described above, can provide any corrective action which may be required.

HBPP REPORTING

The data collected by HBPP can be reported in a variety of ways depending on the needs of the user. A Comprehensive Building Report is the most complete report available of the data collected under the first program-- BUILDING MANAGEMENT. It is organized into two parts: graphic documentation and written information. Photographs and floor plans of the building as it existed at the time of the inspection plus the zoned building plans make up the graphic documentation. The written information is provided by the computer generated report and is broken down into the three stages listed above. Within each of these stages are a number of terms and abbreviations which must be understood by the user of this report.

STAGE 1 - GENERAL INFORMATION

Most of the information found in the first five pages of the computer generated report is, for the most part, quite straightforward having been in the government lexicon for a number of years. A few, however, need explanation.

UTM COORDINATES - Listed under Building Address, this entry represents the 15 digit Universal Transverse Mercator coordinate that defines the location of the building and is now

used instead of latitude and longitude coordinates. If necessary, the user should refer to Cole, Wilford, P. National Register Bulletin 28: Using the UTM Grid System to Record Historic Sites. Washington, D.C.: National Park Service, 1977.

FUNCTION CODES - This entry simply states the function(s) for which the building has been used, both in the past and at the time of the inspection.

NR - National Register of Historic Places, a program of the National Park Service.

NHL - National Historic Landmark, a program of the National Park Service.

HABS - Historic American Buildings Survey, a program of the National Park Service.

HAER - Historic American Engineering Record, a program of the National Park Service.

BUILDING CLASS - The objective of Stage 1 of HBPP is the ultimate classification of all GSA properties. The purpose of the classification is to establish a ranking of architectural and/or historical significance. The resulting database will be used by management as a tool to meet GSA responsibilities for identifying significant cultural resources under its control. Building Class, therefore, is a number from 1 to 6 which represents this classification. The definitions are as follows:

> CLASS 1 - A building which is highly distinctive or unique. A National Historic Landmark or a National Register building of National significance.
>
> Archetypal examples of an architectural style distinguished by unusually fine materials and details. The work of a famous architect, or a building recognized in acknowledged architectural publications.
>
> CLASS 2 - A building on, or eligible for, the National Register at the National significance level. A typical example of a recognized architectural style, having all the primary features and details intact.
>
> CLASS 3 - A building on, or eligible for, the National Register at the State or Local significance level.
>
> CLASS 4 - A building which is potentially eligible for the National Register because it appears to meet the criteria, but which has not been listed or evaluated.
>
> CLASS 5 - Non Historic - Pending. A building which is not eligible for the National Register, but with the passing of time may become eligible and needs re-evaluation.
>
> CLASS 6 - Non Historic.

STAGE 2 - BUILDING ZONES

Building zones establish the framework for the operation, maintenance and rehabilitation of an individual building by dividing the building into logical areas consistent with their use, original design, public access, and integrity. The concept of zoning, while establishing a logical framework, is also consistent with techniques of original architectural programming, design and construction where, for example, primary facades often have richer detailing and materials than

secondary, i.e. side and rear, facades. Interior spaces also are traditionally zoned into public, private and circulation spaces. Areas of public access, ceremony or authority often receive richer detailing and finer materials than do the more common areas.

The zoning of the building seeks to identify the differences between more and less significant interior and exterior building areas and assigns a numerical rating, or level, to each zone. The zone ratings establish management and treatment requirements for each zone, i.e. highly significant, public spaces may be in a "preservation zone" where maintenance is tightly controlled and replacements are restricted. At the other end of the spectrum, larger, more private work areas may be subject to normal maintenance and open to a much broader range of architectural modification. The treatment guidelines for each level convey the general principles of preservation to be applied within the zone.

SUMMARY OF ZONES:

Level 1 - Preservation Zone
Level 2 - Preservation Zone
Level 3 - Rehabilitation Zone
Level 4 - Free Zone
Level 5 - Hazardous Zone
Level 6 - Impact Zone

LEVEL 1 - PRESERVATION ZONE

Areas, both in plan and elevation, exhibiting unique or distinctive qualities, original materials or features; or representing examples of skilled craftsmanship; or work of a known architect or builder; or associated with a person or event of preeminent importance. Level 1 areas may be distinguished from Level 2 areas by concentrations of detailing or "richness" of finish material and detail.

EXAMPLE: Spaces or areas of a building representing the highest degree of detailing and finish level such as the main lobby or public spaces as might be found in an office building or public building; the foyer and parlors of an historic residence; the offices of the most "important" tenants within a building or space such as a judge; assembly spaces such as courtroom or a library reading room, etc.; or the primary building facade(s), i.e. that facade which is the most visible to the public.

GUIDELINE: The character and qualities of this zone should be maintained and preserved as the highest priority.

LEVEL 2 - PRESERVATION ZONE

Areas exhibiting distinguishing qualities or original materials and/or features; or representing examples of skilled craftsmanship.

EXAMPLE: Areas generally less rich in materials and detailing than the large public spaces rated Level 1. These may include circulation spaces, secondary offices, smaller meeting rooms, etc.; side elevations or elevations that are less subject to public view.

GUIDELINE: Every effort should be made to maintain and preserve the character and qualities of this zone.

LEVEL 3 - REHABILITATION ZONE

Areas which are modest in nature, void of highly significant features, material or conditions, but which may be original and maintained at an acceptable level.

EXAMPLE: Secondary and tertiary spaces generally including storage rooms, kitchens, work rooms, mechanical rooms, and areas generally out of public view; rear elevations which are rarely seen or are service entrances.

GUIDELINE: Undertake all work in this zone as sensitively as possible; however, contemporary methods, materials, and designs may be selectively incorporated.

LEVEL 4 - FREE ZONE

Areas not subject to the above three categories and whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure.
EXAMPLE: A recently constructed freestanding concrete block structure, not visible by the public, built to accommodate a new boiler; or generally undistinguished repetitive areas such as open offices; elevations of newer additions to historic buildings which are not already significant in themselves.

GUIDELINE: Treatments in this zone, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials and designs.

LEVEL 5 - HAZARDOUS ZONE

Areas exhibiting hazardous materials or conditions.

EXAMPLE: Exposed materials such as asbestos, flammable liquids or lead paint. Hazardous conditions such as high voltage equipment (transformers), elevator equipment and exhaust fans. Required exit through a mechanical room.

GUIDELINE: Special treatments in this zone are probably not required.

LEVEL 6 - IMPACT ZONE

Areas which are improperly used and may result in code violations or areas insensitively adapted and have resulted in a general loss of character and/or loss of significant historic fabric or features.

EXAMPLE: Corridor walls constructed from nonrated materials creating potential fire hazard. Large stylistically distinctive public spaces such as a lobby or ballroom which has been subdivided into smaller spaces using full height permanent partitions and which results in loss of character; spaces which have been insensitively rehabilitated using modern materials such as prefinished wall panels over original decorative materials; or important elevations which have been insensitively modified.

GUIDELINE: Deficiencies in this zone should be corrected and loss of character, fabric, and/or features should be mitigated where possible.

STAGE 3 - INVENTORY AND CONDITION ASSESSMENT - FEATURE REPORT

The Feature Report is the first part of Stage 3 and provides an inventory of the materials and systems found within the building and is organized into seven categories or divisions. These include site, exterior envelope, interior envelope, foundation, furnishings, utilities/systems, and fire/life/health safety. A feature may be an architectural element, structural component, engineering system or functional requirement. For each feature found within the building a number of items are reported:

DESCRIPTION - The description of the feature provides information beyond the already descriptive name of the feature. This can include the feature's location on or within a building, unique characteristics, or whether or not the feature is original.

HBPP RATING - This three digit number is in reality a three component rating system. The left most digit is the Building Class as defined above.

The middle digit indicates within which building zone the feature can be found.

The right most digit is a number from 1 to 6 which rates each individual feature found within the building. It is also known as the feature's TREATMENT RATING. Maintenance personnel should be particularly concerned with the specific treatments associated with each numerical value, i.e. that a 1 rated feature must be preserved, or that a 3 rated feature should be preserved if at all possible but if it must be replaced, modern materials are acceptable when used in a manner sympathetic to the historic character of the building. The classification levels and corresponding treatment standards are intentionally general at the building level. Their purpose is to heighten awareness, guide management, prevent unnecessary (potentially irreversible) damage and to promote sensitive management and maintenance. The treatment ratings for individual features are as follows:

Preservation: Defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure.

1. PRESERVE.

Statement of Importance:

- the feature is associated with those qualities for which the property was designated historic and dates from this period(s) of significance, or
- the feature is highly distinctive architecturally and dates to the building's period(s) of significance, and
- the level of damage or deterioration is such that it is still feasible to preserve.

Condition: Poor to good - Preserve

Example: Highly ornamental and/or unique details such as carved stone door and window trim; decorative terra cotta elements; a handsome marble fireplace, etc.

2. PRESERVE WHEREVER POSSIBLE - IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED IN-KIND.

Statement of Importance:

- the feature has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or
- the feature makes a significant contribution either to the property's historic appearance or as an integral part of the buildings historic construction, or
- the feature meets level "1" criteria except that preservation is not feasible.

Condition: Fair to good - Preserve
Poor - Replace

Note Exception: If the feature is antiquated and no longer serves a functioning role, retain it, in situ, as an historic artifact, wherever possible.

Example: Original structural materials or windows; textured plaster or stucco surfaces.

3. PRESERVE WHEREVER POSSIBLE - IF TOO DETERIORATED TO SAVE, FEATURE MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN.

Statement of Importance:

- the feature contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or
- the feature dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric.

Condition: Fair to good - Preserve
Poor - Replace

Example: Relatively common and undistinguished materials such as flashing or roof sheathing; smooth plaster walls; or the structure of a later addition.

4. PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK.

Statement of Importance:

- the feature dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building's historic appearance or system of construction.

Condition: Fair to good - Preserve
Poor - Alter/Replace

Example: Undistinguished elements that may or may not be original but are in keeping with the building such as a vinyl asphalt tile floor in place of the original linoleum.

5. REMOVE/ALTER/REPLACE; UNDERTAKE ALL NEW WORK AS SENSITIVELY AS POSSIBLE.

Statement of Importance:

- the feature is not significant and through design or condition detracts from the historic appearance of the building, or
- the feature is a poor design and/or construction detail which contributes to the deterioration of the building, or
- the feature creates a serious code violation which can not be mitigated. (In cases where mitigation is not possible, removal or alteration of the feature may in some cases, take precedence over higher ratings normally assigned to the feature.)

Condition: Poor to good - Remove/Replace

Example: An inappropriate replacement window or other insensitive design modifications.

6. SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS FEATURE IT SHOULD BE SYMPATHETIC TO THE SIGNIFICANT QUALITIES OF THE HISTORIC PROPERTY.

Statement of Importance:

- the feature has no historic value.

Example: Exterior and/or interior paint recently applied; site improvements which are not original such as sidewalks or planting beds.

INVENTORY QUANTITY/UNIT/CONDITION - Included as part of the overall description of a feature is an evaluation of the condition of the feature as Good, Fair, or Poor. The condition is also used as part of the criteria in establishing the treatment rating of a feature.

A feature is evaluated as Good when:

- the feature is intact, structurally sound and performing its intended purpose
- there are few or no cosmetic imperfections
- the feature needs no repair and only minor or routine maintenance

A feature is evaluated as Fair when:

- there are early signs of wear, failure, or deterioration, though the feature is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the feature
- replacement of up to 25% of the feature or replacement of a defective subcomponent is required.

A feature is evaluated as Poor when:

- the feature is no longer performing its intended purpose
- the feature is missing
- deterioration of damage affects more than 25% of the feature and cannot be adjusted or repaired
- the feature shows signs of imminent failure or breakdown
- the element requires major repair or replacement

STAGE 3 - INVENTORY AND CONDITION ASSESSMENT - WORK RECOMMENDATION REPORT

The Work Recommendation Report is the next major section which provides information on each feature, and the last section which needs any explanation. Whenever a fair or poor quantity is listed in the Feature Report, a deficiency description, code violation citation (where applicable), work recommendation, and cost estimate will be listed in this section. Each work recommendation is given a priority of critical, serious or minor with the definitions as follows:

A Critical deficiency of an element exists where:

- there is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- there is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- there is a threat to the health and/or safety of the user.

Critical deficiencies can include, but are not limited to: undersized floor joists which are inadequate for the load of the building; leaking roof; failed drainage system; or a furnace located in an unprotected crawl space.

A Serious deficiency of an element exists where:

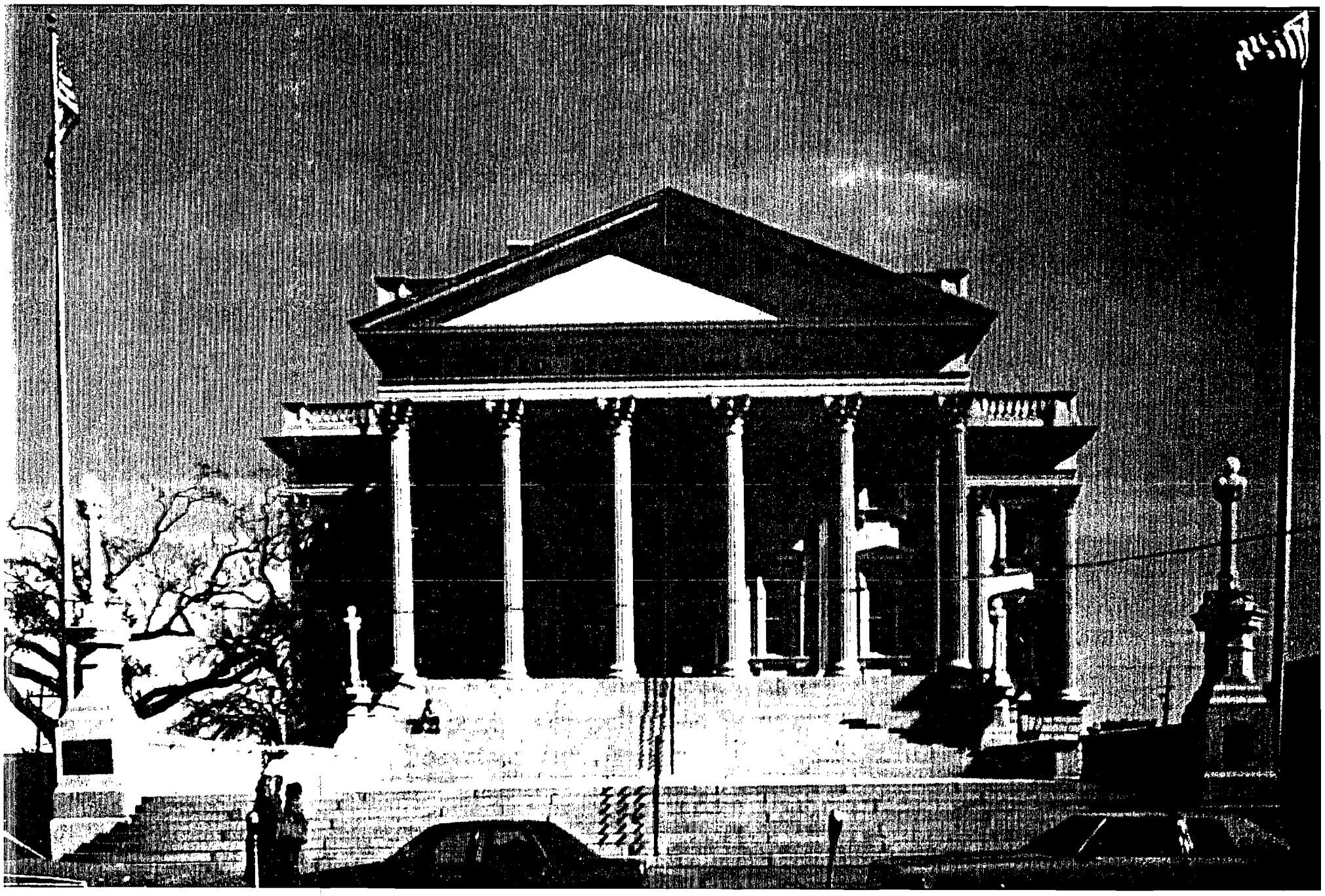
- there is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- a threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- there is deterioration of adjacent or related building materials and/or systems as a result of the element's deficiency, and/or
- there is a failure to meet a legislative requirement.

Serious deficiencies can include, but are not limited to: an old electrical system that is inadequate for present use; inadequate ventilation of the crawl space; a public building which is not accessible to the handicapped.

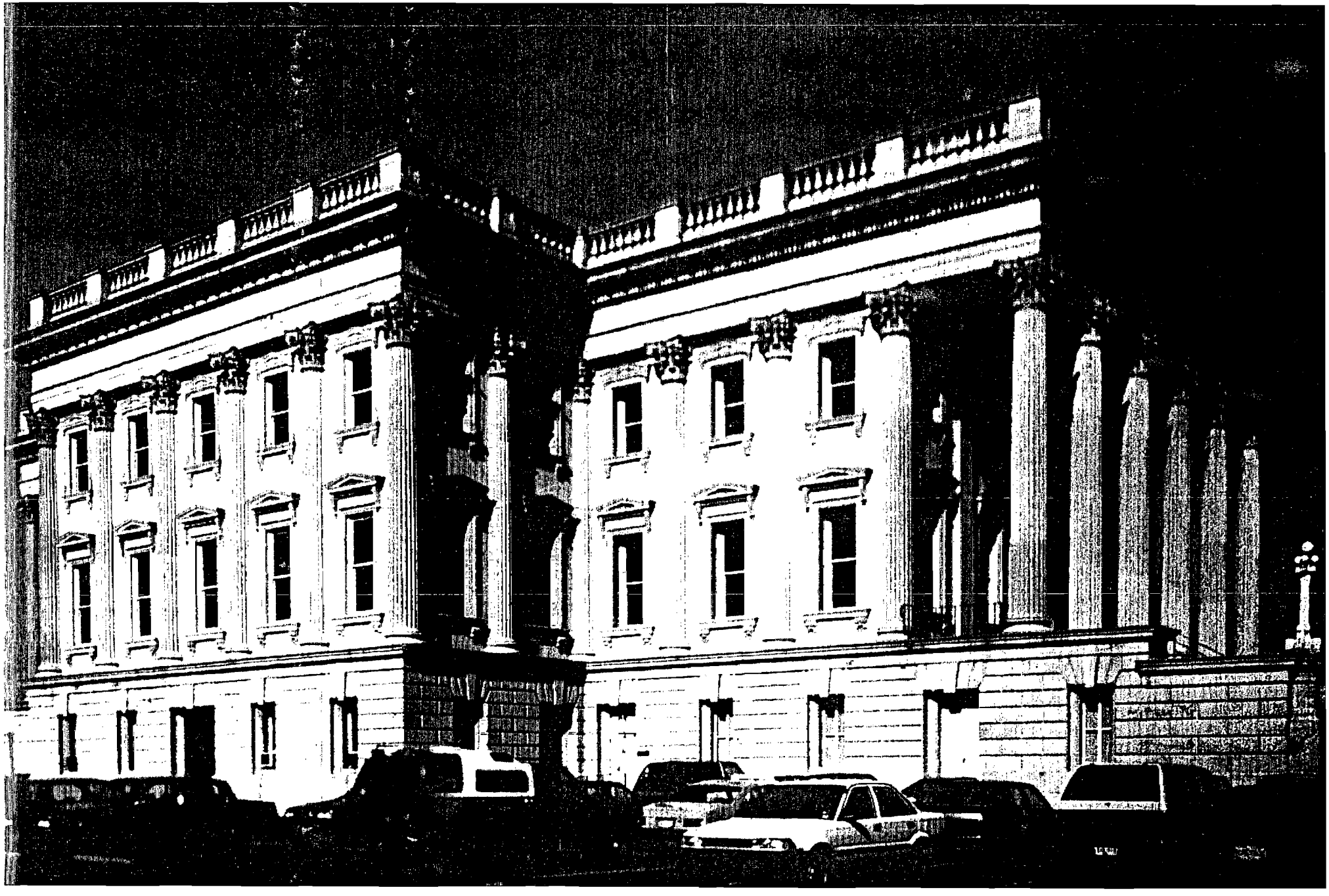
A Minor deficiency of an element exists where:

- standard preventive maintenance practices and building conservation methods have not been followed, and/or
- there is a reduced live expectancy of affected or related building materials and/or systems, and/or
- there is a condition with long-term impact beyond 5 years.

Minor deficiencies can include, but are not limited to: cracked window glass; cracked plaster on interior wall surfaces.

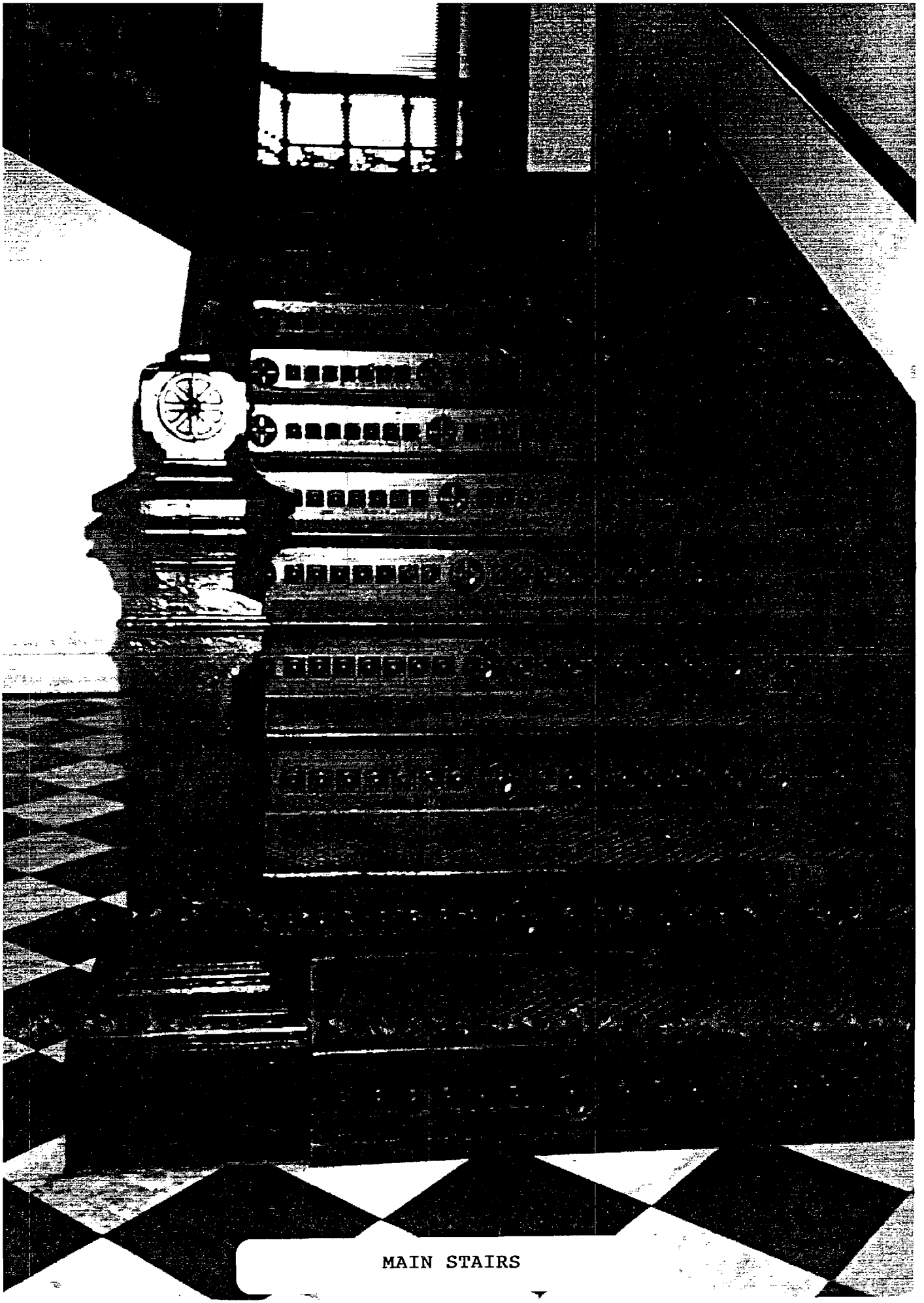


FRONT (WEST) ELEVATION

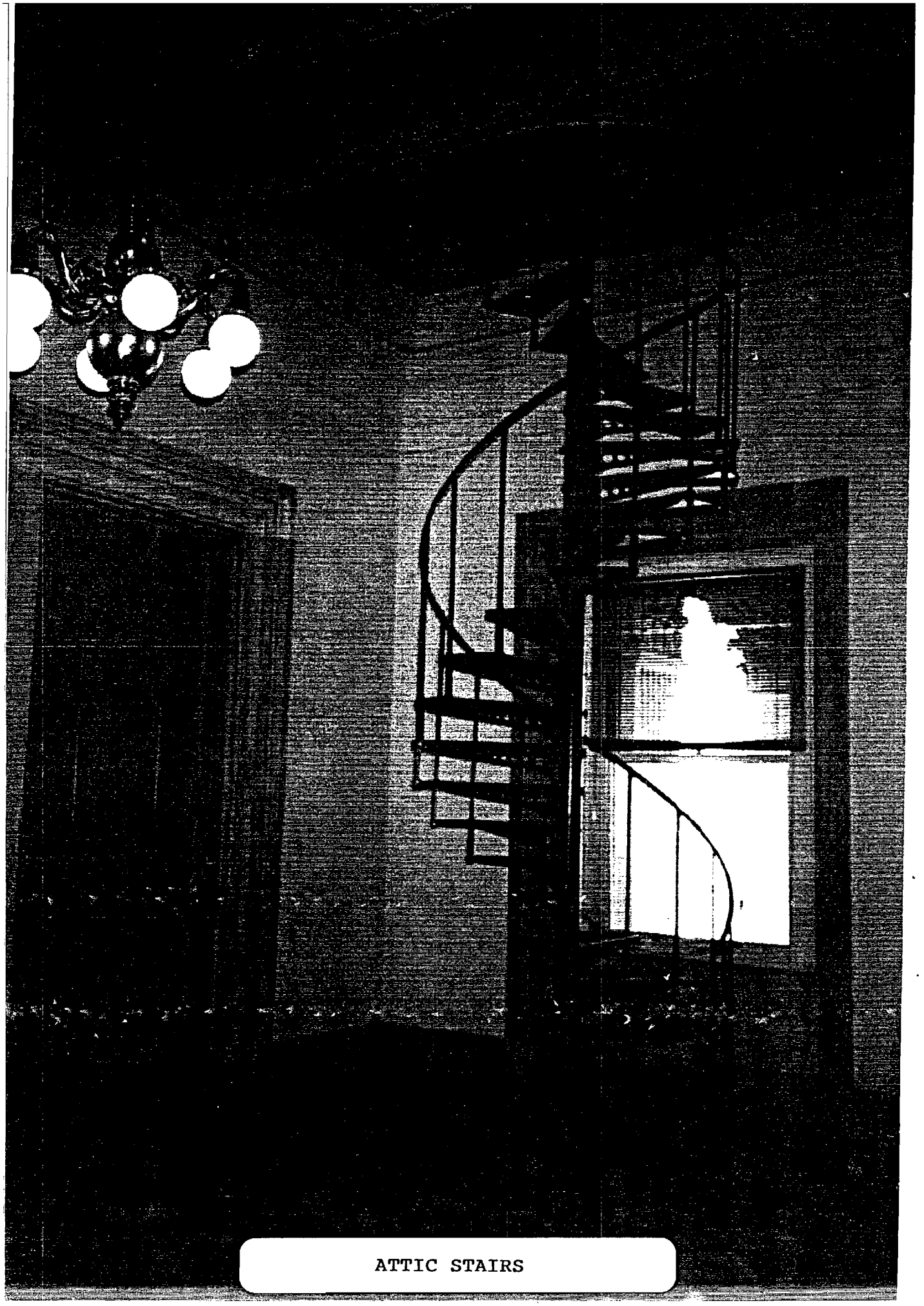


SOUTH ELEVATION

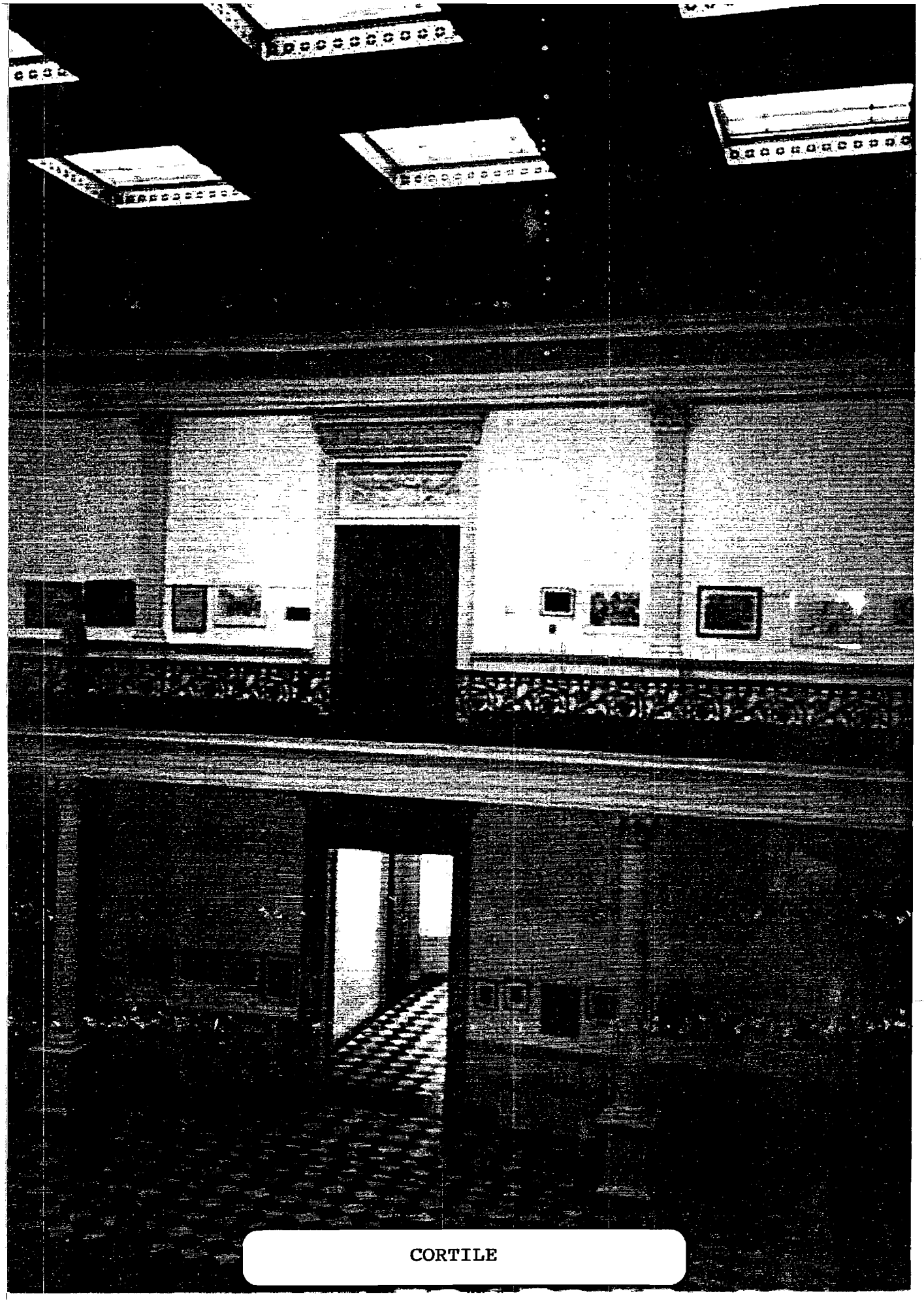
DETAIL - ENTABLATURE



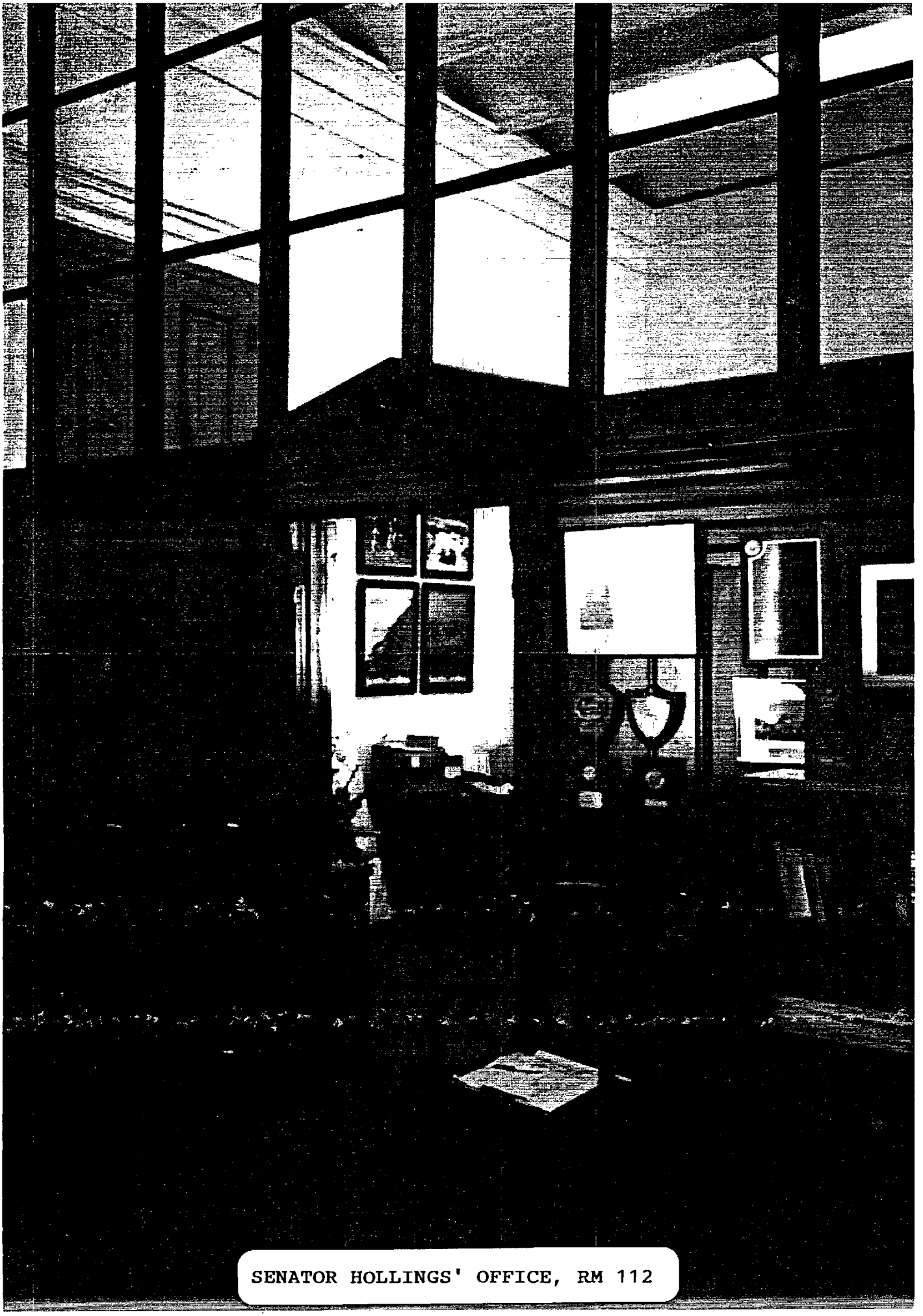
MAIN STAIRS



ATTIC STAIRS

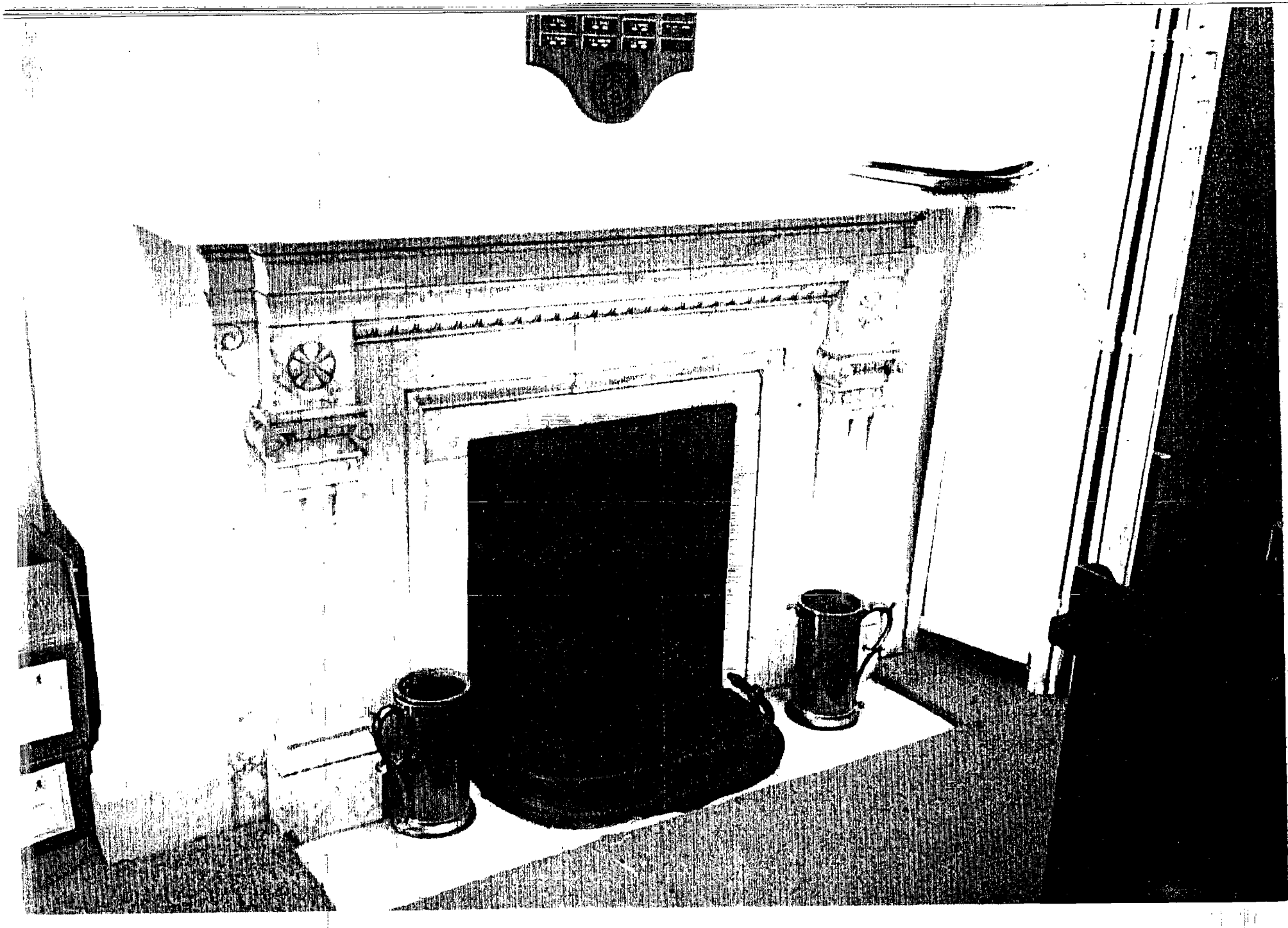


CORTILE



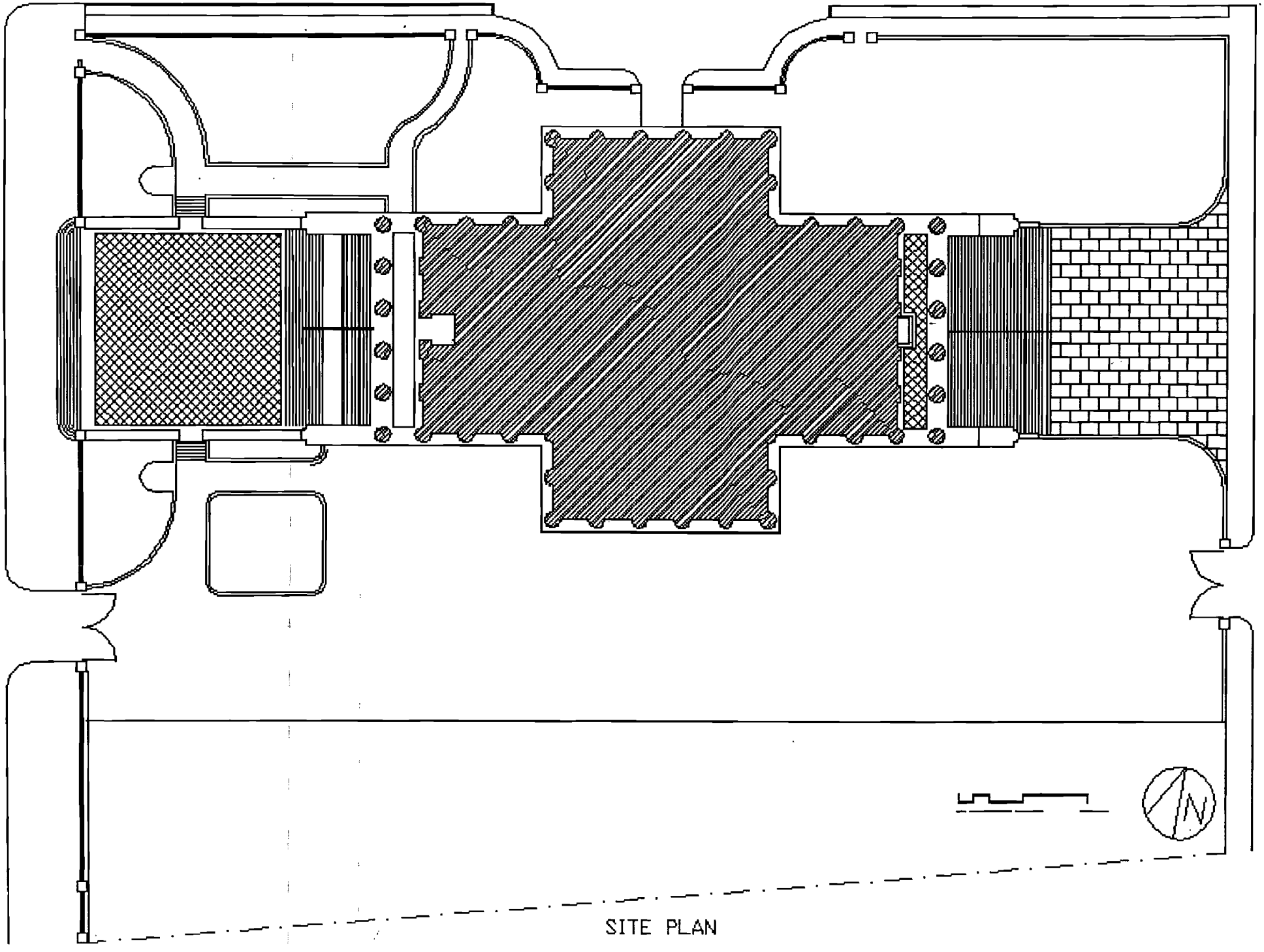
SENATOR HOLLINGS' OFFICE, RM 112

TYPICAL 2ND FLR OFFICE, RM 234

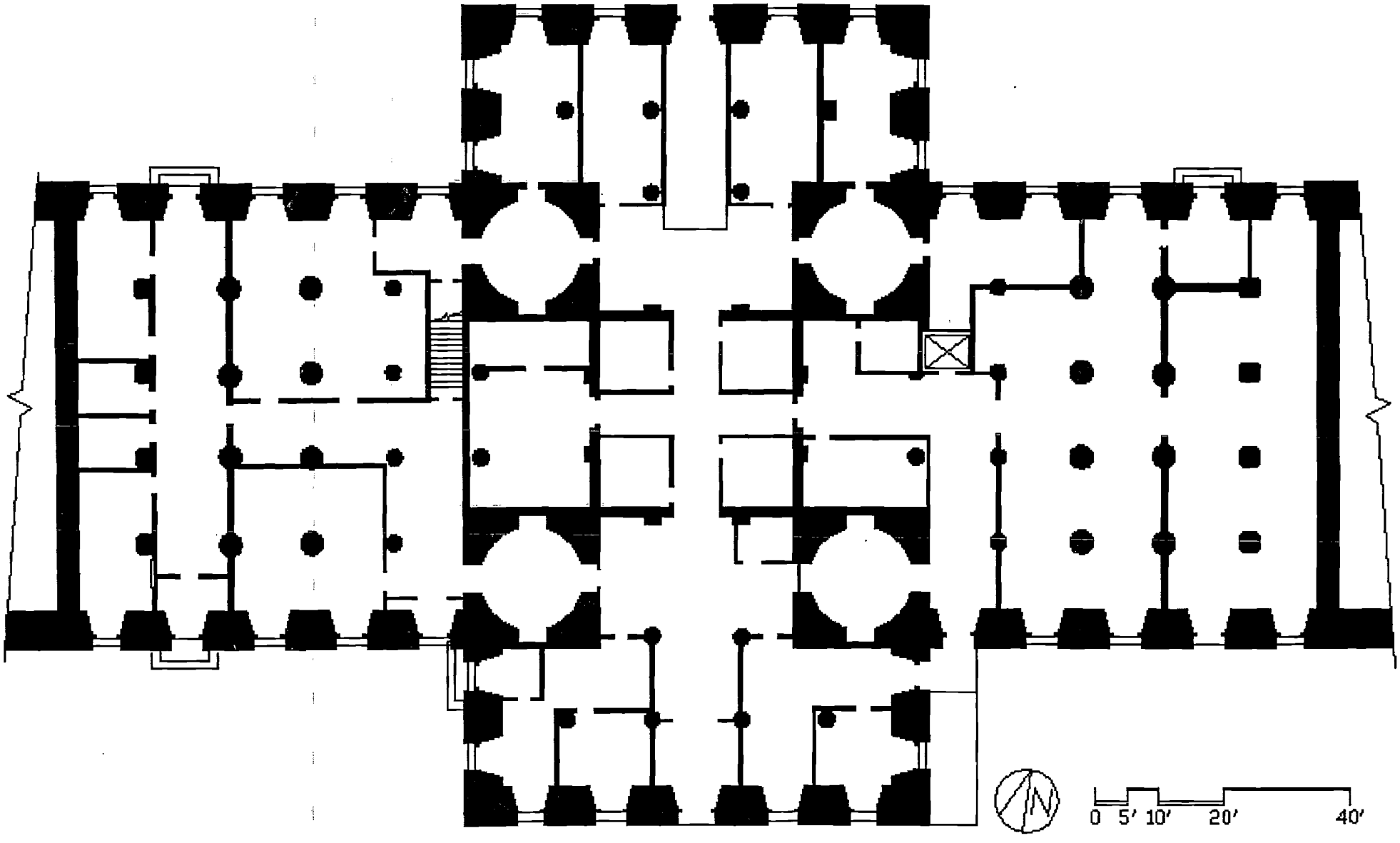


MARBLE FIREPLACE

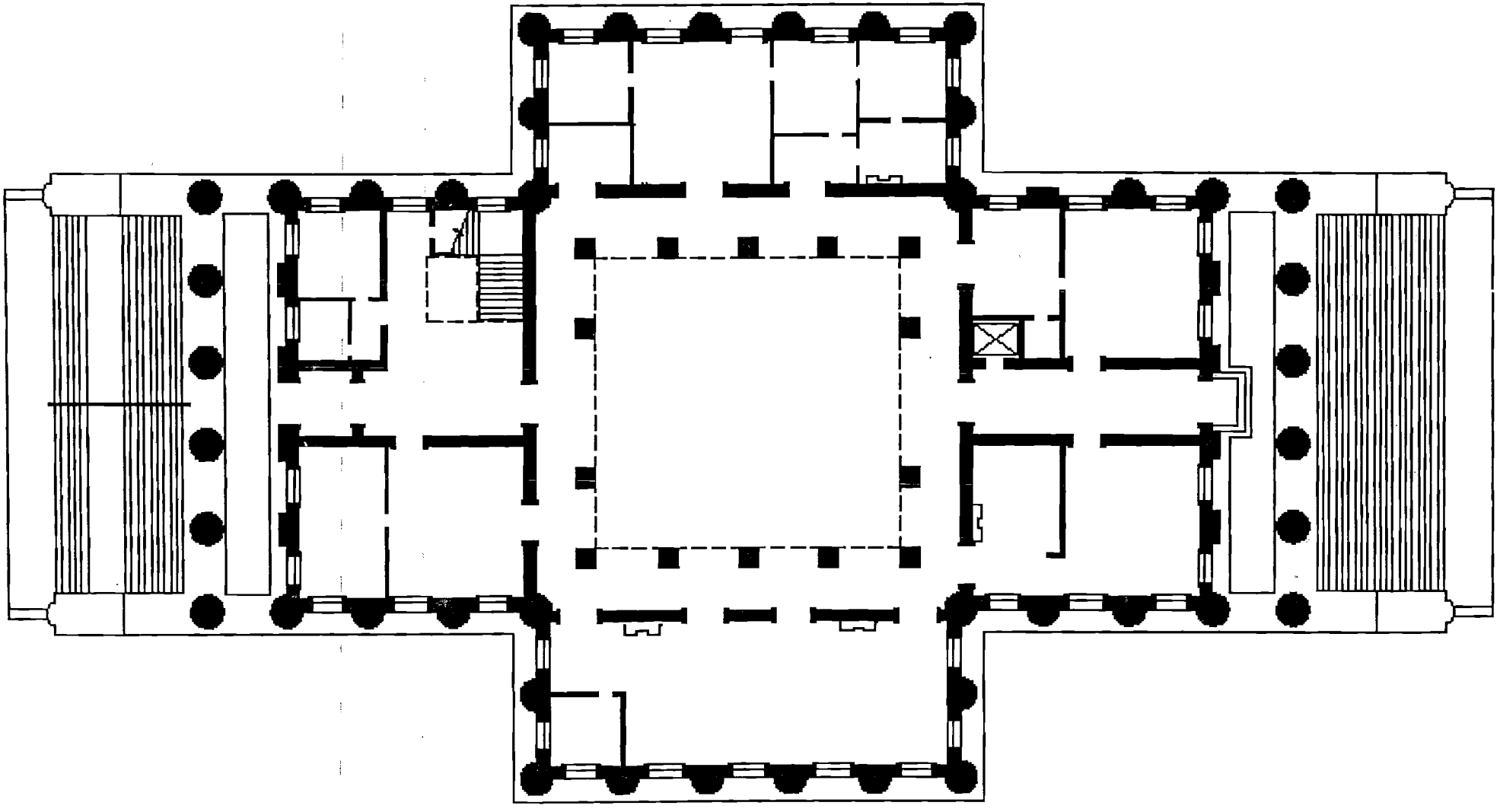
EAST BASEMENT - ORIGINAL FINISHES



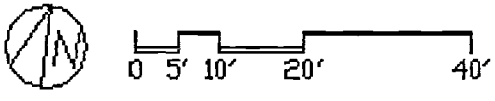
SITE PLAN

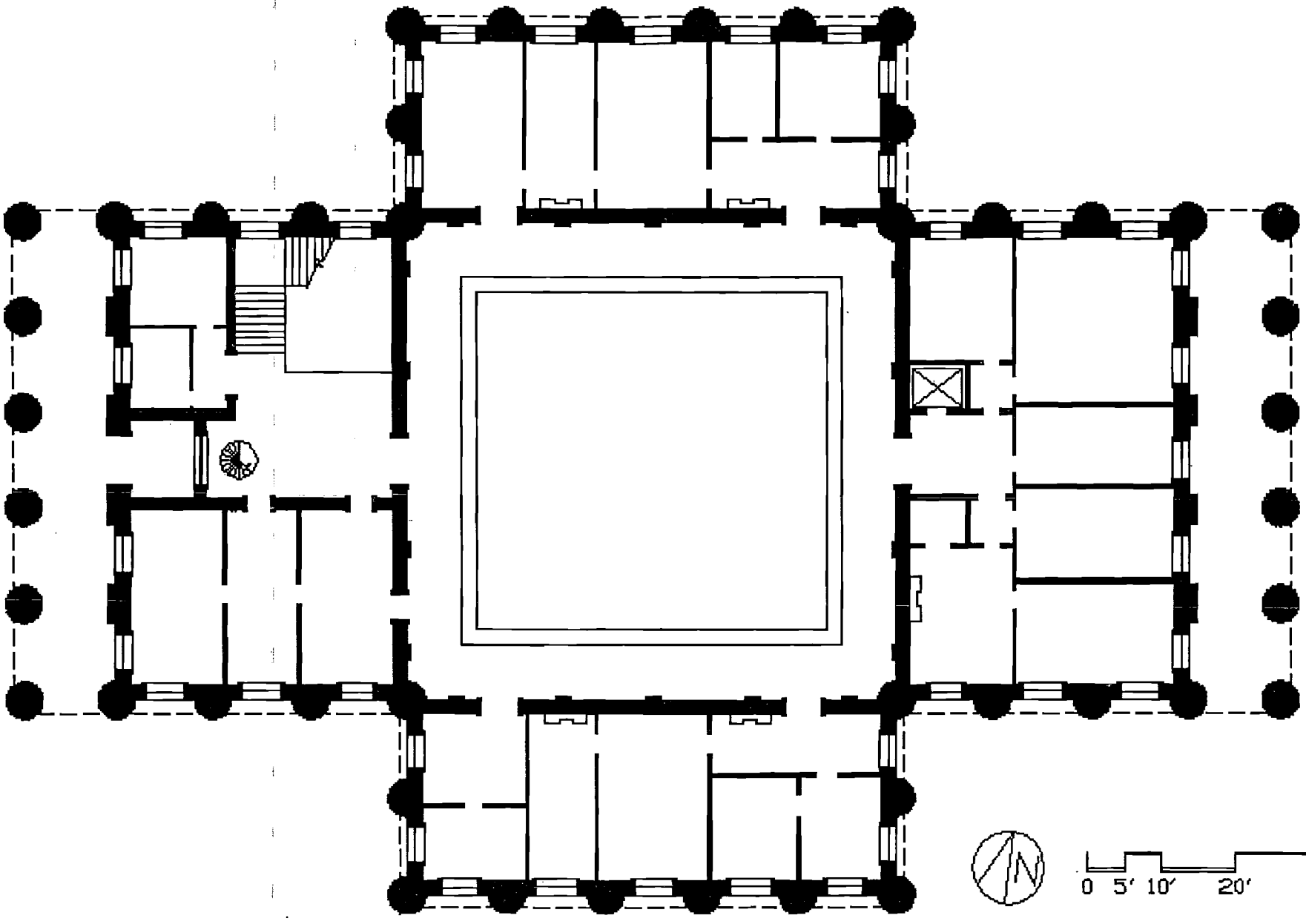


GROUND FLOOR PLAN

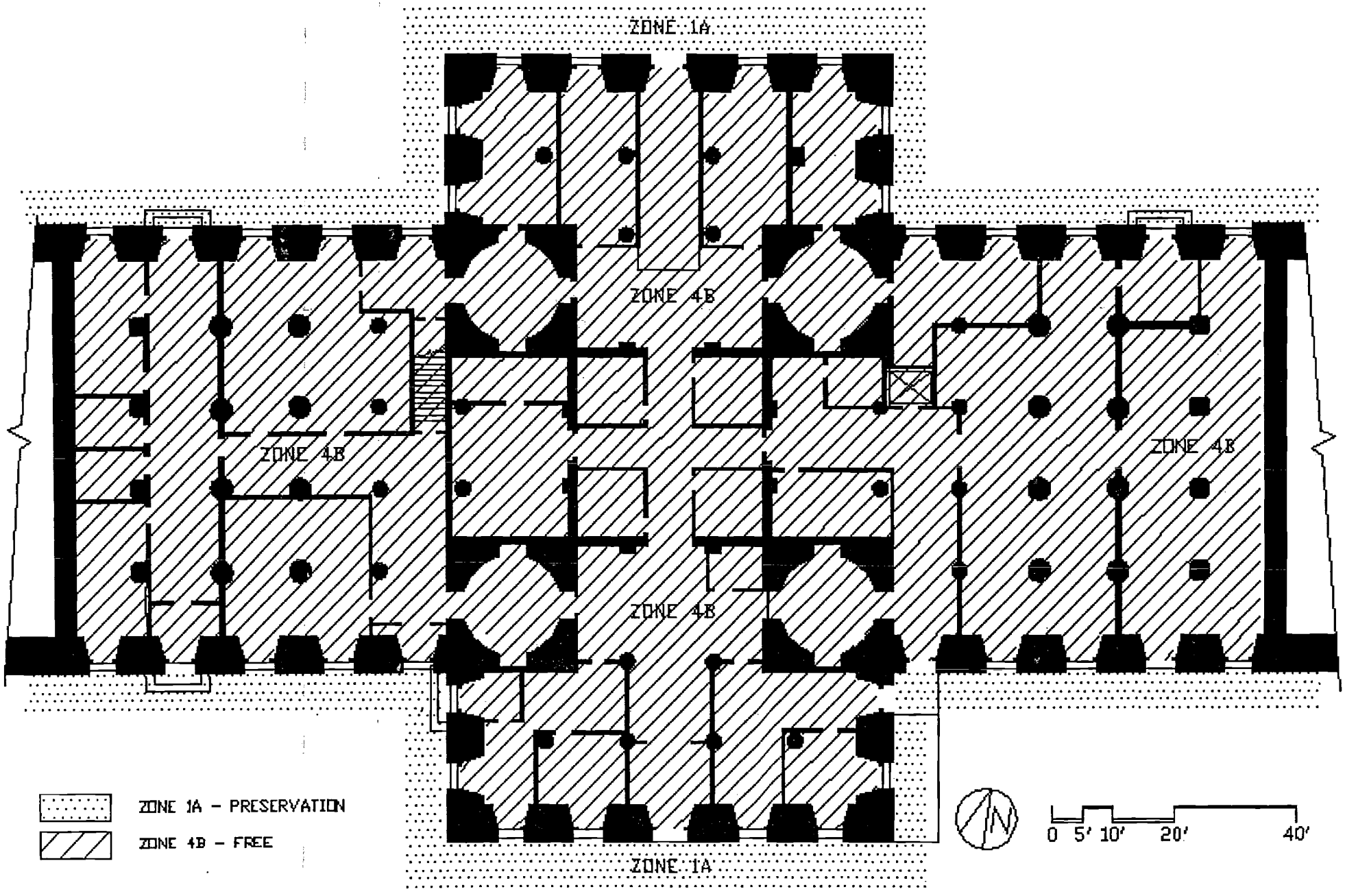


FIRST FLOOR PLAN

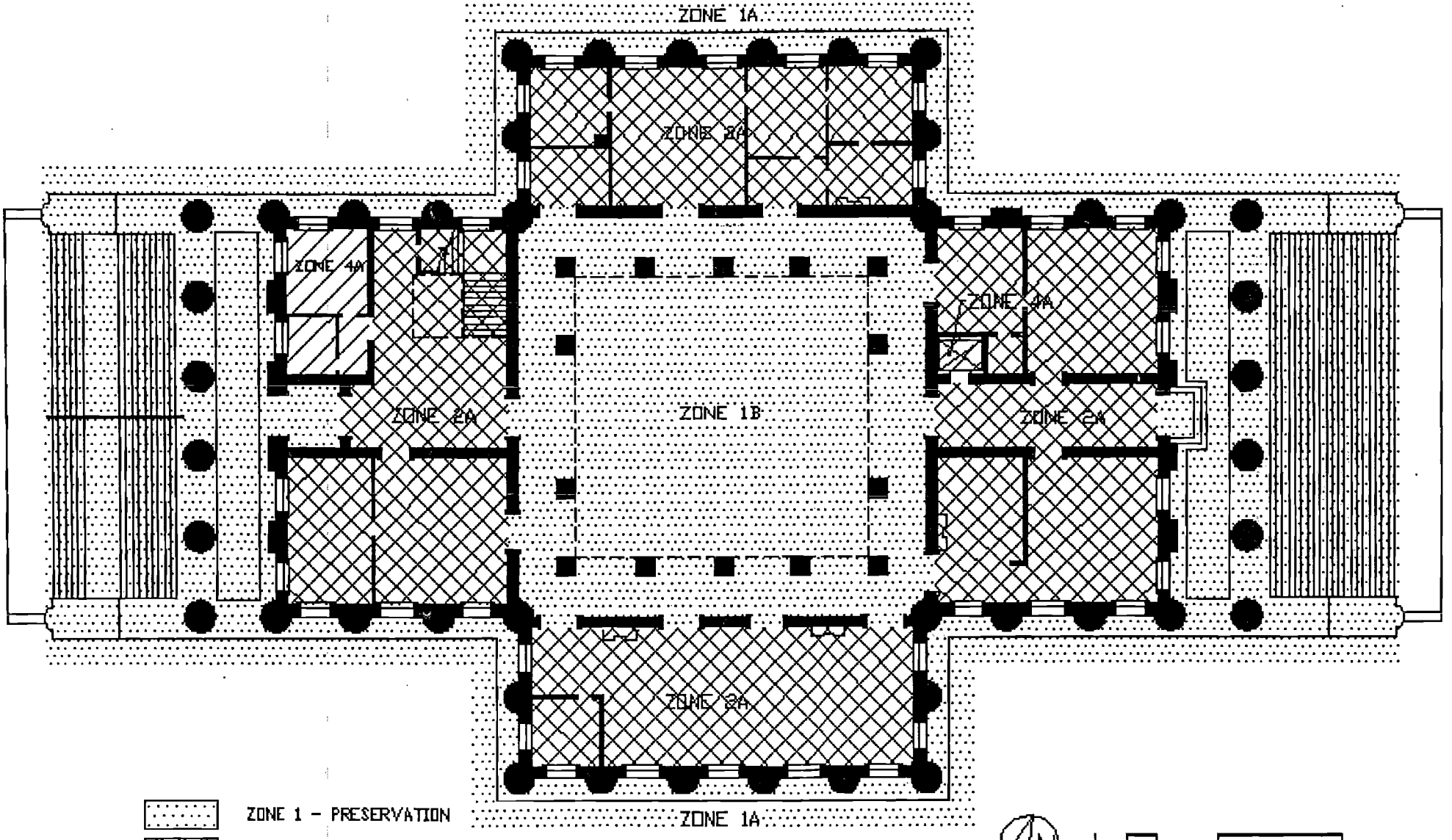




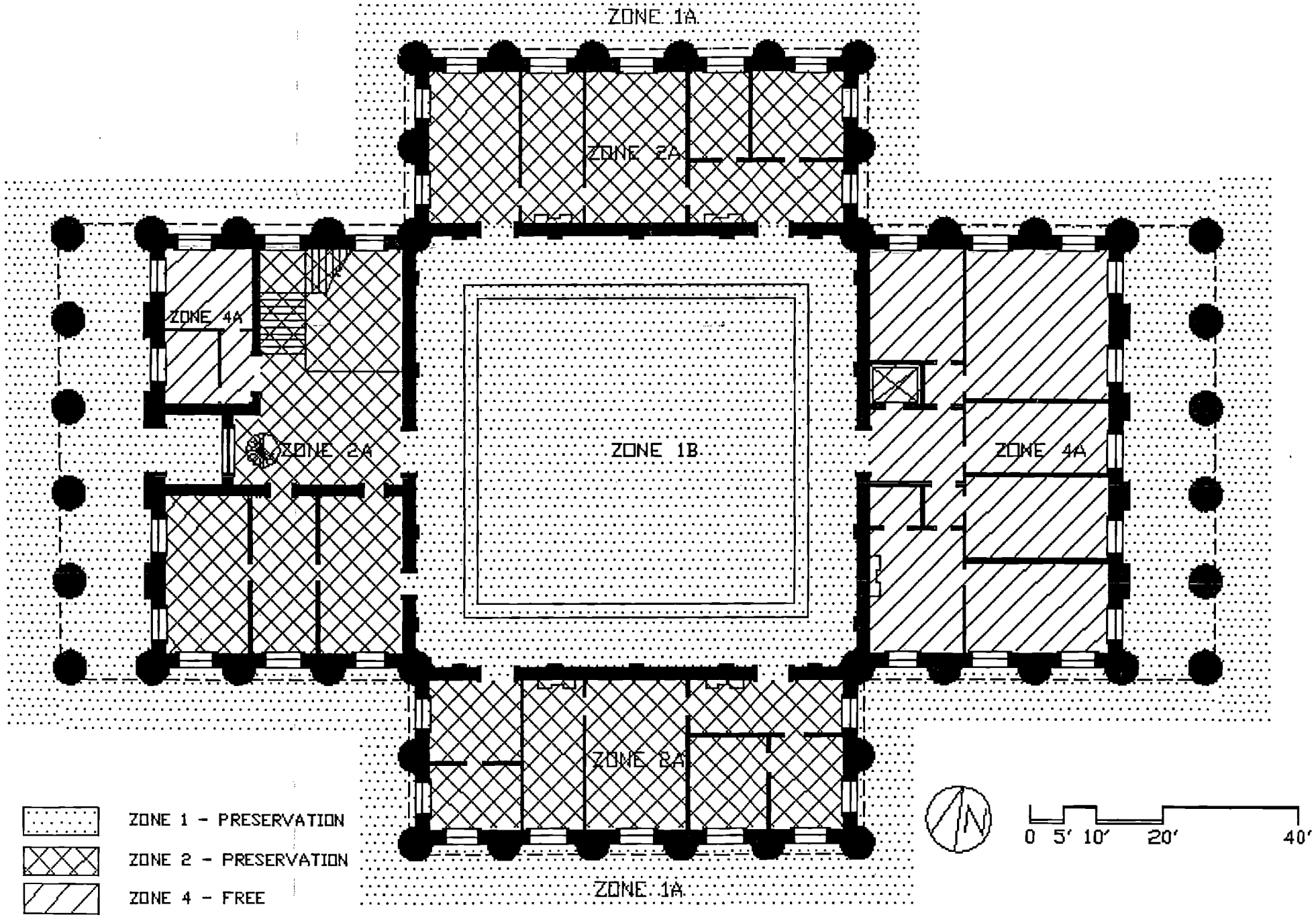
SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXECUTIVE SUMMARY

SIGNIFICANCE

The Custom House was originally designed by one of America's most prominent architects Ammi B. Young. Young also designed the Boston Custom House (as it was originally built), and the Custom House in Georgetown, Washington, D.C. which now serves as a Post Office.

ARCHITECTURAL DESCRIPTION

The Custom House is a full three stories including a fully exposed basement. The basement, or ground floor, walls are granite, each individual stone with deeply beveled edges giving the walls a heavy, solid, rusticated appearance. Two broad flights of steps lead up to the main west and east entries at the first floor level. These entries are further marked by wide pedimented porticos supported by two-story Corinthian columns, all made from limestone. Additional limestone features such as two-story engaged Corinthian columns and pilasters with a full entablature, pedimented door and window trim, and a balustrade atop the entablature of the north and south elevations, further accent the otherwise smooth ashlar limestone surfaces of the first and second floors. The building was designed to be completely fire proof. Brick and granite piers, and iron columns carry the iron and brick vaulting system of the floors. The highly ornate central Cortile is sheet iron and plaster. Throughout the offices doors and windows are trimmed in marble; there is deeply molded wood and marble base trim; and marble fireplaces accent several spaces.

IDENTIFICATION/MANAGEMENT INFORMATION

ILDING ADDRESS
East Bay and Market Streets
CHARLESTON, SC 29403
LOCATION: SE corner of East Bay and Market Street
COUNTY: CHARLESTON

BUILDING INFORMATION
BUILDING CLASSIFICATION: 3
ELEVATION: 10.5 ft.
UTM COORDINATES: 17/600500/362728
PERCENTAGE OCCUPIED: 100%
LAST BER: / /
BER QUALITY INDEX:

AL PRDPERTY INFDRMATION
SF 1166 NUMBER: 1030
SF 1166 DESIGNATION: Customs House
TOTAL IMPROVEMENT/MODIFICATION COSTS: $3137664

HISTORICAL INFORMATION
DATE OF CONSTRUCTION: 1853-1879
SIGNIFICANCE: L
NATIONAL REGISTER STATUS: 1
NR DATE OF DECISION: 10/09/74
NATIONAL REGISTER NUMBER: 74001834
NHL STATUS: N

ZE INFORMATION
TOTAL FLOOR AREA: 20419 SF.
FIRST FLODR AREA: 11220 SF.
ADDITIONAL FLOOR AREA: 9199 SF.
TOTAL BASEMENT AREA: 12200 SF.
FINISHED BASEMENT AREA: 12200 SF.
UNFINISHED BASEMENT AREA: 0 SF.
ROOF AREA: 16000 SF.
PERIMETER LENGTH: 644 LF.
NUMBER OF STORIES: 3
NUMBER OF ROOMS: 60

ZONING INFORMATION
ZONE 1: 2 ZONE 4: 2
ZONE 2: 1 ZONE 5: 0
ZONE 3: 0 ZONE 6: 0

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 0
APPRAISAL SOURCE:

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I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont.)----------

ILDING CODE INFORMATION
APPLICABLE CODES:
NFPA 101

OCCUPANCY CLASSIFICATION: Business
OCCUPANCY LOAD: 326
HAZARD OF CONTENTS: ORDINARY

SEISMIC ZONE: 3
CONSTRUCTION TYPE: Masonry

S I G N I F I C A N C E----------

SIGNIFICANCE: Local
NATIONAL REGISTER STATUS: 1 Entered--Documented DATE: 10/09/74
NHL STATUS: No

H I S T O R I C A L I N F O R M A T I O N----------

ARCHITECT: A.B. Young

STYLE: Renaissance Revival

HISTORIC FUNCTION:
Government Office
Customs House
Courthouse

CURRENT FUNCTION:
Customs House

D O C U M E N T A T I O N----------

AWINGS:

TITLE	DOC ID #	DATE	LOCATION
Original plans		1859-1879	National Archives/GSA-Charleston
Bldg Refurbishment, Misc Repairs	27-33	6/28/85	GSA Regional Office, Atlanta

PORTS:

TITLE	DOC ID #	DATE	LOCATION
History & Renovation of Custom House		Unknown	National Archives, Atlanta Branch

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I S T O R I C A L D O C U M E N T A T I O N----------

S NUMBER: HAER NUMBER: NATIONAL REGISTER NUMBER: 74001834

I B L I O G R A P H Y: H I S T O R I C A L D O C U M E N T S----------

AUTHOR: U.S. Department of the Treasury DATE: 1900
TITLE: History of Public Buildings Under the Control of the
Treasury Department

A J O R I M P R O V E M E N T S / M O D I F I C A T I O N S----------

CONSTRUCTION DATE: 1849 CONSTRUCTION: Built TEXT: Site purchased
COST: $130000 DESIGNER: DESIGNER'S OCCUPATION:

CONSTRUCTION DATE: 1853-1860 CONSTRUCTION: Built TEXT: Construction to Civil War when work halted
COST: $1923000 DESIGNER: A.B. Young DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1870-1879 CONSTRUCTION: Built TEXT: Construction resumed and completed
COST: $753915 DESIGNER: A.B. Young/E.B. White DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1887-1888 CONSTRUCTION: Restoration TEXT: Repairs made to porticos & walls after earthquak
COST: $6000 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1896 CONSTRUCTION: Reconstruction TEXT: Roof reconstructed
COST: $7605 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1902 CONSTRUCTION: Rehabilitation TEXT: Present light standards installed
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1906 CONSTRUCTION: Rehabilitation TEXT: Steam heat installed
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1909 CONSTRUCTION: Rehabilitation TEXT: Wood/glass revolving doors installed- E&W entrie
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1910 CONSTRUCTION: Rehabilitation TEXT: Brick sidewalks installed
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1910 CONSTRUCTION: Rehabilitation TEXT: Plumbing, conduit & lighting installed
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1957 CONSTRUCTION: Rehabilitation TEXT: New electrical system
COST: $14609 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

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AJOR IMPROVEMENTS/MODIFICATIONS (cont.)----------

CONSTRUCTION DATE: 1962 CONSTRUCTION: Rehabilitation TEXT: New handrails
COST: $1380 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1963 CONSTRUCTION: Rehabilitation TEXT: Ext & int paint & plaster repairs
COST: $24243 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1964 CONSTRUCTION: Rehabilitation TEXT: New roof, flagpole, fence repairs, driveway ext
COST: $50380 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Landscaping
COST: $2100 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: New entrance doors
COST: $21200 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Flr covering & clgs in selected offices
COST: $15400 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: New lighting in offices & restrooms
COST: $26200 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Elevator shaft
COST: $3200 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Restore Cortile ceiling
COST: $5100 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Remodel restrooms
COST: $28000 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: New heating & air-conditioning system
COST: $78000 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1966-1968 CONSTRUCTION: Rehabilitation TEXT: Ext&int paint/pointing/partition chgs/misc repai
COST: $47332 DESIGNER: Simons, Lapham, Mitchell & Small DESIGNER'S OCCUPATION: Architect

CONSTRUCTION DATE: 1990 CONSTRUCTION: Rehabilitation TEXT: Roof repairs after Hurricane Hugo
COST: $0 DESIGNER: Unknown DESIGNER'S OCCUPATION: Unknown

TOTAL IMPROVEMENT/MODIFICATION COSTS: $3137664

INSPECTION TEAM INFORMATION

VALUATION PROCEDURE

The evaluation of the Custom House assumes that the building will continue to function as it is now, a business occupancy classification. NFPA 101 - 1985, LIFE SAFETY CODE requires that such an occupancy classification have two remotely located exits from each floor. Presently there is only one exit from the second floor. Close consultation must be maintained with local code officials to insure the continued safety of the building's occupants.

The building is in good condition. The only major problems noted are scattered staining of the granite base, some discoloration and erosion of the limestone, the failure of an old plastic repair made to the west portico, cracking at the base of several of the columns of both porticos, and deterioration of the building's entablature and roof balustrade. Completed in conjunction with this report was a scope of work to study these problems in more detail. Results of this investigation will be presented in a supplemental report.

NSPECTION TEAM

DATE OF INSPECTION: 01/24/90
INSPECTION TEAM PERSONNEL:
(1) BETHANIE C. GRASHOF (2) (3)
Architect
Ctr for Arch Conservation
Georgia Tech
Atlanta, GA 30332-0155
(404) 894-3390
AREAS: ARCH
TIMES:
INSPECTION: 17 hrs.
REPORT PREPARATION: 40 hrs.

ATA ENTRY

DATE OF DATA ENTRY: 06/01/90
NAME: BETH GRASHOF
ADDRESS: CAC/Col of Architecture
Georgia Tech
Atlanta, GA 30332-0155
(404) 894-3390

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9
XTERIOR									
ORTILE & BALCONY									
NTRANCE LOBBIES & OFFICES									
AST OFFICES, 2ND FLR; TOILET ROOMS									
ASEMENT									

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9

EXTERIOR

PRESERVATION Zone Description

PRIMARY CONTRIBUTOR TO HISTORIC SIGNIFICANCE OF THE BUILDING

The Custom House sits in the middle of its site with all four elevations ighly visible. In addition, all four elevations are highly ornamented with laborate limestone trimmings: two grand entry porticos with Corinthian olumns, columns which continue around the building carrying a full ntablature; pedimented window architraves complete with consoles; and roof alustrades. All are resting on a rusticated granite base providing an mpressive, imposing impression.

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9
CORTILE & BALCONY									

PRESERVATION Zone Description

PRIMARY CONTRIBUTOR TO HISTORIC SIGNIFICANCE OF THE BUILDING

The central Cortile and balcony is the primary public space of the uilding. Even today it is used for community functions. Like the exterior f the building, this two-story space is richly detailed. Cast-iron orinthian columns carry the balcony and are repeated as fluted Corinthian ilasters at the second floor level. An elaborate metal cornice and a ichly painted and decorated coffered, "skylit", ceiling crown this space. he doors and door casings into the offices are a warm, red-brown color, rained to simulate a more expensive wood. A cast-iron railing rings the alcony.

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9

NTRANCE LOBBIES & OFFICES

PRESERVATION Zone Description

CONTRIBUTES TO HISTORIC SIGNIFICANCE OF THE BUILDING

The stairhall, located at the west building entry, and the entrance lobby, ocated at the east building entry, are the public circulation spaces for he building. The stairhall communicates with both the first and second loors while the entrance lobby is on the first floor only. Though there re a number of striking details such as a handsome cast-iron stairway, lack and white marble checker board floor and grained doors and trim, these paces lack the richness of detail provided by the columns, cornice moldings nd paintings in Zone 1A or 1B.

he offices that surround the Cortile (not including the second floor, east ffices) are a mixture of old and new features and finishes. Original ireplace mantels, window trim, doors, door trim and door hardware, and ther late nineteenth century details provide interesting architectural haracter to these spaces. With a few exceptions, any modern features enerally respect the historic character of these spaces.

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9

AST OFFICES, 2ND FLR; TOILET ROOMS

FREE Zone Description

DOES NOT CONTRIBUTE TO HISTORIC SIGNIFICANCE OF THE BUILDING

The second floor offices on the east side of the building occupy what was iginally a large courtroom which was also lit from above by a skylight. e elevator shaft and many, if not all, of the office partitions were stalled during the 1966-1968 rehabilitation. Except for the window trim, aster, and marble fireplace and base of the exterior walls, there are no storic features in these offices.

umbing was first installed in the building in 1910 and though one or two iginal sinks remain, all bathrooms were also remodeled in 1966-1968. The nitor's closet, located on the first floor, west end of the north wing is closed in an original space though the ceramic and linoleum floor tiles d the marble wall slab probably date from the 1906 installation and later modelings.

SHORT TITLE	SLIDE 1	SLIDE 2	SLIDE 3	SLIDE 4	SLIDE 5	SLIDE 6	SLIDE 7	SLIDE 8	SLIDE 9

BASEMENT

FREE Zone Description

DOES NOT CONTRIBUTE TO HISTORIC SIGNIFICANCE OF THE BUILDING

Numerous new partitions and modern finishes applied over the original inishes have altered the original appearance and character of most of the asement spaces. The only area that closely resembles its original ppearance includes the two rooms at the east end. Original features in hese spaces are duly noted in the inventory by high historic ratings. lans are underway to remodel this area while maintaining the original haracter. The granite piers and columns and the brick walls and ceilings ill remain exposed.

INVENTORY

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
TE					
1-1A	PAVED AREAS: PARKING AREAS	1	EA	316	05/31/90
1A-1A	PAVED AREAS: PARKING AREAS	1	EA	316	05/31/90
7-1A	PAVED AREAS: ASPHALTIC CONC PAVING	700	SF	316	06/14/90
9-1A	PAVED AREAS: PORTLAND CEMENT PAVING	4880	SF	316	06/14/90
0-1A	PAVED AREAS: CONCRETE PAVERS	3565	SF	316	06/22/90
1-1A	PAVED AREAS: STONE PAVERS	6910	SF	316	06/14/90
1A-1A	PAVED AREAS: STONE PAVERS	3600	SF	312	06/22/90
2-1A	PAVED AREAS: BRICK PAVERS	1000	SF	313	06/14/90
0-1A	SITE FURNISHING: FENCES/WALLS	700	LF	312	07/05/90
0A-1A	SITE FURNISHING: FENCES/WALLS	106	LF	311	08/16/90
1-1A	SITE FURNISHING: GATES	5	EA	312	06/01/90
0-1A	VEGETATION: LAWNS & PLANTING BEDS	35000	SF	313	06/14/90
1-1A	VEGETATION: TREES & SHRUBS			314	08/16/90
TERIOR					
4-1A	WALL STRUCTURE: BRICK MASONRY UNIT	23900	SF	312	08/16/90
6-1A	WALL SURFACE: LIMESTONE VENEER	16000	SF	312	08/16/90
7-1A	WALL SURFACE: GRANITE VENEER			312	06/01/90
0-1A	WALL FLASHING/TRIM: LIMESTONE TRIM	612	LF	311	09/12/90
6-1A	WALL ORNAMENT: LIMESTONE COL/PILASTER	44	EA	311	08/16/90
9-1A	WALL ORNAMENT: OTHER			311	06/26/90
1-1A	ROOF STRUCTURE: IRON TRUSS	16000	SF	312	08/24/90
2-1A	ROOF STRUCTURE: STEEL FRAME			316	06/01/90
3-1A	ROOF DECK/SHEATHING: WOOD	16000	SF	313	06/14/90
3-1A	ROOF SURFACE: SLATE SHINGLES	16000	SF	312	08/16/90
0-1A	ROOF OPENING: HATCHES	1	EA	312	06/01/90
9-1A	ROOF OPENING: PLUMBING STACKS			316	06/22/90
0-1A	ROOF OPENING: OTHER			316	06/22/90
2-1A	ROOF FLASHING/TRIM: COPPER FLASHING	885	LF	314	06/22/90
4-1A	ROOF FLASHING/TRIM: LIMESTONE TRIM	444	LF	311	08/16/90
1-1A	ROOF DRAINAGE: BRNZ/COPP GUTTER/DNSP	444	LF	313	06/14/90
8-1A	ROOF DRAINAGE: LEAD DRAIN	8	EA	314	06/14/90
1-1A	WINDOW FRAME: IRON FRAME	28	EA	312	06/22/90
6-1A	WINDOW FRAME: WOOD FRAME	78	EA	312	06/01/90
6A-1A	WINDOW FRAME: WOOD FRAME	6	EA	316	08/16/90
3-1A	WINDOW SASH: WOOD DOUBLE-HUNG	78	EA	311	06/01/90
5-1A	WINDOW SASH: OTHER	56	EA	312	08/16/90
5A-1A	WINDOW SASH: OTHER	6	EA	316	06/22/90
6-1A	WINDOW TRIM: LIMESTONE	2722	LF	311	06/01/90

United States Custom House

INVENTORY

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
7-1A	WINDOW TRIM: GRANITE	700	LF	311	06/01/90
0-1A	WINDOW GLAZING: FLOAT GLASS	212	EA	314	06/22/90
9-1A	WINDOW LINTEL: GRANITE	26	EA	311	06/01/90
2-1A	WINDOW SILL: GRANITE	26	EA	312	06/01/90
2-1A	WINDOW SHUTTER/BLIND: IRON	26	EA	312	06/01/90
1-1A	DOOR FRAME: BRONZE/BRASS/COPPER	2	EA	316	06/26/90
5-1A	DOOR FRAME: IRON	6	EA	312	06/01/90
6-1A	DOOR FRAME: WOOD	4	EA	315	08/16/90
1-1A	DOOR (OPENING): BRNZ/BRSS/CPPR ENT/STRFT	2	EA	316	06/26/90
2-1A	DOOR (OPENING): IRON DOOR	3	EA	312	06/01/90
5-1A	DOOR (OPENING): PANEL WOOD DOOR	3	EA	312	06/01/90
5A-1A	DOOR (OPENING): PANEL WOOD DOOR	1	EA	312	06/01/90
5B-1A	DOOR (OPENING): PANEL WOOD DOOR	4	EA	316	06/22/90
9-1A	DOOR (OPENING): OVERHEAD COILING DOOR	1	EA	316	06/01/90
7-1A	DOOR TRIM: OTHER	9	LF	312	06/01/90
7A-1A	DOOR TRIM: OTHER	2	LF	311	06/01/90
3-1A	DOOR GLAZING: MIRRORED	4	EA	316	06/01/90
0-1A	DOOR LINTEL: GRANITE	9	EA	312	06/01/90
1-1A	DOOR SILL: BRONZE/BRASS/COPPER	2	EA	316	06/01/90
1-1A	STAIR/RAMP-STRUCTURE: CONCRETE	200	SF	316	06/14/90
5-1A	STAIR/RAMP-STRUCTURE: BRICK	3785	SF	313	06/14/90
1-1A	STAIR/RAMP-SURFACE: GRANITE	3660	SF	312	06/22/90
2-1A	STAIR/RAMP-RAILING: IRON	96	LF	316	06/14/90
6-1A	STAIR/RAMP-RAILING: GRANITE	160	LF	311	06/22/90
TERIOR					
2-1B	FLOOR STRUCTURE: IRON	4288	SF	312	06/22/90
2-2A	FLOOR STRUCTURE: IRON	3950	SF	322	06/25/90
2-4A	FLOOR STRUCTURE: IRON	2410	SF	342	06/22/90
2A-1B	FLOOR STRUCTURE: IRON	2220	SF	312	06/04/90
5-2A	FLOOR STRUCTURE: BRICK	6200	SF	322	06/25/90
5-4A	FLOOR STRUCTURE: BRICK			342	06/22/90
0-1B	FLOOR DECKING: CONCRETE TOPPING	4288	SF	313	06/22/90
0-2A	FLOOR DECKING: CONCRETE TOPPING	10150	SF	323	06/25/90
0-4A	FLOOR DECKING: CONCRETE TOPPING	2410	SF	343	06/22/90
0-4B	FLOOR SURFACE: CONCRETE	12200	SF	343	06/01/90
4-1B	FLOOR SURFACE: MARBLE	4288	SF	312	06/04/90
4-2A	FLOOR SURFACE: MARBLE	1750	SF	322	09/25/90
8-4A	FLOOR SURFACE: CERAMIC TILE	500	SF	346	06/18/90
8-4B	FLOOR SURFACE: CERAMIC TILE	370	SF	346	06/01/90
8A-4A	FLOOR SURFACE: CERAMIC TILE	70	SF	344	06/18/90
4-4B	FLOOR SURFACE: PLASTIC/SYNTHETIC	625	SF	346	06/01/90

United States Custom House

Inventory **********

I N V E N T O R Y

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
45-2A	FLOOR SURFACE: CARPETING	8300	SF	326	08/23/90
45-4A	FLOOR SURFACE: CARPETING	1800	SF	346	08/23/90
45-4B	FLOOR SURFACE: CARPETING	3650	SF	346	08/23/90
46-1B	FLOOR SURFACE: OTHER	2220	SF	313	06/04/90
46-4A	FLOOR SURFACE: OTHER	45	SF	346	07/05/90
46-4B	FLOOR SURFACE: OTHER			344	06/01/90
66-1B	WALL STRUCTURE: IRON FRAMING			312	06/22/90
74-1B	WALL STRUCTURE: BRICK MASONRY UNIT	9942	SF	312	06/04/90
74-4A	WALL STRUCTURE: BRICK MASONRY UNIT			343	06/04/90
74-4B	WALL STRUCTURE: BRICK MASONRY UNIT	7100	SF	343	08/24/90
74A-2A	WALL STRUCTURE: BRICK MASONRY UNIT			323	06/04/90
75-4B	WALL STRUCTURE: CONCRETE MASONRY UNIT	690	SF	346	06/22/90
80-2A	WALL STRUCTURE: WOOD FRAMING			324	06/04/90
80-4B	WALL STRUCTURE: WOOD FRAMING	7355	SF	346	06/01/90
85-4A	WALL STRUCTURE: OTHER			346	06/04/90
94-2A	WALL SURFACE: GYPSUM BOARD SYSTEMS	2400	SF	326	06/25/90
94-4B	WALL SURFACE: GYPSUM BOARD SYSTEMS	6580	SF	346	06/01/90
95-1B	WALL SURFACE: GYPSUM PLASTER	4335	SF	313	06/04/90
95-2A	WALL SURFACE: GYPSUM PLASTER	15300	SF	323	08/23/90
95-4A	WALL SURFACE: GYPSUM PLASTER	3900	SF	343	06/18/90
95-4B	WALL SURFACE: GYPSUM PLASTER	10900	SF	344	06/01/90
06-4A	WALL SURFACE: CERAMIC TILE	600	SF	346	06/18/90
15-2A	WALL SURFACE: PREFIN WOOD PANELING	1900	SF	326	06/25/90
15-4B	WALL SURFACE: PREFIN WOOD PANELING	8755	SF	346	06/01/90
17-2A	WALL SURFACE: WOOD BOARD PANELING	1600	SF	322	06/25/90
18-1B	WALL SURFACE: SHEET METAL VENEER	1514	SF	311	06/04/90
21-2A	WALL SURFACE: OTHER	650	SF	326	06/25/90
21-4A	WALL SURFACE: OTHER	3800	SF	346	08/23/90
21-4B	WALL SURFACE: OTHER	865	SF	346	06/01/90
31-1B	WALL FINISH/COATING: PAINT	8562	SF	314	06/04/90
31-2A	WALL FINISH/COATING: PAINT	20000	SF	326	06/25/90
31-4A	WALL FINISH/COATING: PAINT	7200	SF	346	07/05/90
31-4B	WALL FINISH/COATING: PAINT	21030	SF	346	06/01/90
36-2A	WALL FINISH/COATING: STAIN	300	SF	322	06/25/90
87-2A	WALL TRIM: MARBLE TRIM	1050	LF	322	06/25/90
87-4A	WALL TRIM: MARBLE TRIM	200	LF	342	06/18/90
92-2A	WALL TRIM: WOOD TRIM	235	LF	322	08/23/90
92A-2A	WALL TRIM: WOOD TRIM	200	LF	326	06/25/90
92B-2A	WALL TRIM: WOOD TRIM	38	LF	326	08/23/90
93-4A	WALL TRIM: OTHER	275	LF	346	06/18/90
93-4B	WALL TRIM: OTHER			342	06/01/90
10-1B	WALL ORNAMENT: SHEET METAL	32	EA	311	06/22/90
14-4B	WALL ORNAMENT: GRANITE COL/PILASTER	44	EA	342	06/01/90

INVENTORY

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
1-1B	CEILING STRUCTURE: IRON	6128	SF	312	06/04/90
1-4A	CEILING STRUCTURE: IRON	2400	SF	343	06/22/90
0-2A	CEILING STRUCTURE: OTHER	400	SF	322	06/25/90
0-2A	CEILING SURFACE: GYPSUM BOARD SYSTEM	27	SF	326	06/25/90
1-2A	CEILING SURFACE: CEILING SUSPENSION SYS	3700	SF	326	06/25/90
1-4A	CEILING SURFACE: CEILING SUSPENSION SYS	1900	SF	346	06/18/90
1-4B	CEILING SURFACE: CEILING SUSPENSION SYS	4600	SF	346	06/01/90
3-1B	CEILING SURFACE: SHEET METAL	4288	SF	311	06/04/90
3A-1B	CEILING SURFACE: SHEET METAL	1840	SF	312	06/04/90
7-2A	CEILING SURFACE: GYPSUM PLASTER	6800	SF	323	07/05/90
7-4A	CEILING SURFACE: GYPSUM PLASTER	700	SF	343	09/25/90
7-4B	CEILING SURFACE: GYPSUM PLASTER	3360	SF	344	06/26/90
9-1B	CEILING SURFACE: PAINT	4288	SF	311	06/04/90
2-4B	CEILING SURFACE: OTHER	1380	SF	342	06/01/90
2-1B	CEILING TRIM: SHEET METAL TRIM	444	LF	311	06/04/90
3-2A	CEILING TRIM: PLASTER TRIM	1650	LF	322	06/25/90
3-4A	CEILING TRIM: PLASTER TRIM	200	LF	342	06/18/90
8-1B	CEILING ORNAMENT: OTHER	16	EA	313	06/04/90
8-4A	CEILING ORNAMENT: OTHER			342	06/04/90
7-2A	WINDOW TRIM: OTHER	1450	LF	321	06/25/90
7-4A	WINDOW TRIM: OTHER	495	LF	341	06/22/90
7-4B	WINDOW TRIM: OTHER			341	08/23/90
4-2A	DOOR FRAME: STEEL	1	EA	326	08/24/90
4-4A	DOOR FRAME: STEEL	12	EA	346	06/18/90
4-4B	DOOR FRAME: STEEL	19	EA	346	08/23/90
6-2A	DOOR FRAME: WOOD	16	EA	323	06/25/90
6-4B	DOOR FRAME: WOOD	13	EA	344	08/23/90
6A-2A	DOOR FRAME: WOOD	18	EA	326	06/25/90
7-1B	DOOR FRAME: OTHER	16	EA	312	06/04/90
9-4B	DOOR (OPENING): IRON	1	EA	342	06/01/90
1-4B	DOOR (OPENING): STEEL	11	EA	346	06/01/90
8-2A	DOOR (OPENING): SOLID WOOD	2	EA	326	06/04/90
8-4B	DOOR (OPENING): SOLID WOOD	1	EA	344	06/01/90
9-2A	DOOR (OPENING): FLUSH WOOD	4	EA	326	06/04/90
9-4B	DOOR (OPENING): FLUSH WOOD	3	EA	346	08/23/90
9A-4B	DOOR (OPENING): FLUSH WOOD	8	EA	346	06/01/90
0-1B	DOOR (OPENING): PANEL WOOD	27	EA	311	07/05/90
0-2A	DOOR (OPENING): PANEL WOOD	3	EA	321	08/23/90
0-4A	DOOR (OPENING): PANEL WOOD	12	EA	346	06/18/90
0-4B	DOOR (OPENING): PANEL WOOD	4	EA	343	06/01/90
0A-2A	DOOR (OPENING): PANEL WOOD	1	EA	322	06/25/90
0A-4B	DOOR (OPENING): PANEL WOOD	4	EA	346	06/01/90
0B-2A	DOOR (OPENING): PANEL WOOD	7	EA	322	06/04/90

United States Custom House

INVENTORY

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
50C-2A	DOOR (OPENING): PANEL WOOD	4	EA	326	06/04/90
50D-2A	DOOR (OPENING): PANEL WOOD	2	EA	323	06/25/90
51-4B	DOOR (OPENING): OVERHEAD COILING	1	EA	346	06/01/90
75-2A	DOOR TRIM: WOOD	475	LF	322	06/25/90
75A-2A	DOOR TRIM: WOOD	200	LF	326	06/25/90
75B-2A	DOOR TRIM: WOOD	170	LF	323	06/25/90
76-1B	DOOR TRIM: OTHER	606	LF	312	06/04/90
76-2A	DOOR TRIM: OTHER	560	LF	321	08/23/90
76-4A	DOOR TRIM: OTHER	25	LF	342	06/22/90
76A-1B	DOOR TRIM: OTHER			311	06/22/90
80-2A	DOOR GLAZING: FLOAT GLASS	4	EA	324	06/25/90
80-4B	DOOR GLAZING: FLOAT GLASS	4	EA	343	06/01/90
86-4A	DOOR GLAZING: PATTERNED GLASS	2	EA	346	06/04/90
00-1B	DOOR HARDWARE: BRONZE/BRASS/COPPER			311	06/22/90
00-2A	DOOR HARDWARE: BRONZE/BRASS/COPPER			321	06/04/90
00-4A	DOOR HARDWARE: BRONZE/BRASS/COPPER	12	EA	346	06/18/90
00A-2A	DOOR HARDWARE: BRONZE/BRASS/COPPER			326	06/04/90
12-2A	DOOR HARDWARE: ACCESSORIES	2	EA	326	06/04/90
12-4A	DOOR HARDWARE: ACCESSORIES	6	EA	346	06/04/90
41-1B	DOOR SILL: IRON	7	EA	312	06/04/90
49-1B	DOOR SILL: MARBLE	10	EA	312	06/04/90
63-2A	STAIR/RAMP-STRUCTURE: IRON	275	SF	321	06/25/90
63-4B	STAIR/RAMP-STRUCTURE: IRON	110	SF	343	06/01/90
63A-2A	STAIR/RAMP-STRUCTURE: IRON	20	SF	322	06/25/90
03-2A	STAIR/RAMP-RAILING: IRON	20	LF	322	08/23/90
D4-1B	STAIR/RAMP-RAILING: ORNAMENTAL METAL	196	LF	311	06/04/90
04-2A	STAIR/RAMP-RAILING: ORNAMENTAL METAL	46	LF	321	06/25/90
11-2A	STAIR/RAMP-RAILING: WOOD	30	LF	326	08/23/90
11-4B	STAIR/RAMP-RAILING: WOOD	30	LF	346	06/01/90
37-2A	FIREPLACE MANTEL: OTHER	8	EA	321	06/25/90
37-4A	FIREPLACE MANTEL: OTHER	1	EA	341	06/04/90
OUNDATION					
05-4B	WALL STRUCTURE: BRICK MASONRY UNIT			342	06/01/90
08-4B	PIERS/PILES-STRUCTURE: WOOD			342	08/23/90
54-4B	CHIMNEY SURFACE: BRICK			346	06/22/90
TILITIES/SYSTEMS					
93-1A	ELEC/LIGHT FIXTURE: INCANDESCENT	6	EA	312	08/23/90
93-2A	ELEC/LIGHT FIXTURE: INCANDESCENT	2	EA	321	06/04/90
26-4A	CONVEYING SYSTEM: PASS ELEV-HYDRAULIC	1	EA	346	06/04/90

INVENTORY

CODE	FEATURE	TOTAL QUANTITY		HBPP RATING	REVISION DATE
IRE/LIFE/HEALTH/SAFETY					
00-1A	SEISMIC: STRUCTURAL			316	08/23/90
12-2A	FIRE EGRESS: EMERGENCY LIGHTING	1	EA	326	06/04/90
12-4B	FIRE EGRESS: EMERGENCY LIGHTING	3	EA	346	06/01/90
13-1B	FIRE EGRESS: EXIT SIGNAGE	1	EA	316	06/04/90
13-2A	FIRE EGRESS: EXIT SIGNAGE	2	EA	326	06/04/90
13-4B	FIRE EGRESS: EXIT SIGNAGE	6	EA	346	06/01/90
15-2A	FIRE EGRESS: OTHER			326	08/23/90
15-4A	FIRE EGRESS: OTHER			346	08/23/90
20-1B	FIRE DETECTION: ALARM	3	EA	316	08/23/90
20-4B	FIRE DETECTION: ALARM	3	EA	346	08/23/90
21-2A	FIRE DETECTION: CONTROL	1	EA	326	06/04/90
48-1B	FIRE SUPPRESSION: EXTINGUISHER	4	EA	316	06/22/90
49-4B	FIRE SUPPRESSION: DRY CHEM EXTINGUISHER	6	EA	346	08/23/90
71-4B	HANDICAP ACCESS: ENTRY/ROUTE			346	06/01/90
72-1B	HANDICAP ACCESS: INTERIOR ACCESS			316	06/04/90
73-4A	HANDICAP ACCESS: RESTROOM	1	EA	346	08/23/90
73-4A	HANDICAP ACCESS: RESTROOM	1	EA	346	08/23/90

M CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ONE 1A: EXTERIOR					
ITE					
031-1A	PAVED AREAS: PARKING AREAS	ASPHALT LOT ON SOUTH SIDE OF SITE-	1	EA	TOTAL
BPP RATING: 316		ENTRY FROM EAST BAY ST & CONCORD	1	EA	GOOD
EVISION DATE: 05/31/90		ST/SPACE FOR 81 CARS	0	EA	FAIR
			0	EA	POOR
031A-1A	PAVED AREAS: PARKING AREAS	SMALL AREA ON NORTH SIDE AT BASEMENT	1	EA	TOTAL
BPP RATING: 316		ENTRY- GRANITE PAVER BLOCKS/SPACE FOR 6	1	EA	GOOD
EVISION DATE: 05/31/90		CARS	0	EA	FAIR
			0	EA	POOR
037-1A	PAVED AREAS: ASPHALTIC CONC PAVING	SMALL AREA OF SIDEWALK AT SOUTHWEST	700	SF	TOTAL
BPP RATING: 316		STAIRS TO WEST ENTRY PLAZA	700	SF	GOOD
EVISION DATE: 06/14/90			0	SF	FAIR
			0	SF	POOR
039-1A	PAVED AREAS: PORTLAND CEMENT PAVING	PUBLIC SIDEWALK ALONG NORTH & EAST	4880	SF	TOTAL
BPP RATING: 316		SIDES OF SITE AT MARKET ST & CONCORD ST	4880	SF	GOOD
EVISION DATE: 06/14/90		RESPECTIVELY	0	SF	FAIR
			0	SF	POOR
040-1A	PAVED AREAS: CONCRETE PAVERS	BROAD SIDEWALK/PLAZA AT BOTTOM OF EAST	3565	SF	TOTAL
BPP RATING: 316		STAIRS	3565	SF	GOOD
EVISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
041-1A	PAVED AREAS: STONE PAVERS	PUBLIC SIDEWALK ON WEST SIDE OF SITE	6910	SF	TOTAL
BPP RATING: 316		ALONG EAST BAY STREET- GRANITE	6910	SF	GOOD
EVISION DATE: 06/14/90			0	SF	FAIR
			0	SF	POOR
041A-1A	PAVED AREAS: STONE PAVERS	PLAZA AT WEST ENTRY/BLACK & WHITE	3600	SF	TOTAL
BPP RATING: 312		MARBLE IN CHECKER BOARD PATTERN WITH	3600	SF	GOOD
EVISION DATE: 06/22/90		GRANITE BORDER	0	SF	FAIR
			0	SF	POOR
042-1A	PAVED AREAS: BRICK PAVERS	BRICK SIDEWALK WITH GRANITE CURB IN	1000	SF	TOTAL
BPP RATING: 313		NORTHWEST QUADRANT OF SITE/LAID IN 1910	1000	SF	GOOD
EVISION DATE: 06/14/90			0	SF	FAIR
			0	SF	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
50-1A	SITE FURNISHING: FENCES/WALLS	WROUGHT & CAST IRON:PICKETS OF SQUARE	700	LF	TOTAL
PP RATING: 312		BAR STOCK BETWEEN HEAVIER NEWELS- ALL	0	LF	GOOD
VISION DATE: 07/05/90		WITH FINEALS/SET IN GRANITE BASE	0	LF	FAIR
			700	LF	POOR

Notes: At least the west portion of the fence was installed by 1887. The SE portion may have been removed during construction of the warf across Concord Street and reinstalled after the the warf was completed in 1893. Dates based on photographs found at the National Archives, Atlanta Branch.

50A-1A	SITE FURNISHING: FENCES/WALLS	GRANITE WALL WITH RECESSED PANELS &	106	LF	TOTAL
PP RATING: 311		MOLDED CAP LINE NORTH & SOUTH SIDES OF	0	LF	GOOD
VISION DATE: 08/16/90		WEST PLAZA	106	LF	FAIR
			0	LF	POOR

Notes: Walls end at street with heavy, decorative granite piers topped with decorative light stands. Walls match side walls of entry stairs.

51-1A	SITE FURNISHING: GATES	WROUGHT-IRON GATES MATCH DESIGN OF	5	EA	TOTAL
PP RATING: 312		FENCE/SET IN HEAVY GRANITE PIERS OR	5	EA	GOOD
VISION DATE: 06/01/90		NEWELS THAT HAVE MOLDED CAP	0	EA	FAIR
			0	EA	POOR

Notes: 2 sets provide access to south parking area, 1 at east end & 1 at west end. 3 gates to north side of site. 16 granite newels. See work for #1050-1A.

60-1A	VEGETATION: LAWNS & PLANTING BEDS	LAWNS LOCATED IN NW & NE CORNERS OF	35000	SF	TOTAL
PP RATING: 313		SITE & SOUTH OF PARKING AREA/SMALL	35000	SF	GOOD
VISION DATE: 06/14/90		AREAS AT SOUTH STAIRS TO PLAZA	0	SF	FAIR
			0	SF	POOR
61-1A	VEGETATION: TREES & SHRUBS	MISC DECORATIVE SHRUBS & MAGNOLIA	0		TOTAL
PP RATING: 314		TREES/SEVERAL MATURE OAKS/ MOST	0		GOOD
VISION DATE: 08/16/90		PLANTING DONE IN 1966-1968	0		FAIR
		REHABILITATION	0		POOR

XTERIOR

74-1A	WALL STRUCTURE: BRICK MASONRY UNIT	UNREINFORCED MASONRY	23900	SF	TOTAL
PP RATING: 312			23900	SF	GOOD
VISION DATE: 08/16/90			0	SF	FAIR
			0	SF	POOR

United States Custom House

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
06-1A	WALL SURFACE: LIMESTONE VENEER	2ND & 3RD FLOORS- SMOOTH FACED ASHLAR	16000	SF	TOTAL
PP RATING: 312			16000	SF	GOOD
VISION DATE: 08/16/90			0	SF	FAIR
			0	SF	POOR

Notes: Though the limestone is generally in good condition, there are miscellaneous scattered areas which require further study and are addressed in a supplemental report to GSA.

07-1A	WALL SURFACE: GRANITE VENEER	BUILDING BASE (BASEMENT OR GROUND	0	SF	TOTAL
PP RATING: 312		FLOOR):BEVELED EDGES OF INDIVIDUAL	0	SF	GOOD
VISION DATE: 06/01/90		STONES GIVE WALLS A HEAVILY RUSTICATED	0	SF	FAIR
		APPEARANCE	0	SF	POOR

Notes: Though the granite is generally in good condition there are a number of areas of brown and blue/green stains that require further study. See supplemental report to GSA for further discussion.

00-1A	WALL FLASHING/TRIM: LIMESTONE TRIM	FULL CORINTHIAN ENTABLATURE WITH	612	LF	TOTAL
PP RATING: 311		ACANTHUS LEAF MOLDINGS, DENTILS,	0	LF	GOOD
VISION DATE: 09/12/90		MODILLIONS & ROSETTES	612	LF	FAIR
			0	LF	POOR

56-1A	WALL ORNAMENT: LIMESTONE COL/PILASTER	6 2-STORY CORINTHIAN COLUMNS PER	44	EA	TOTAL
PP RATING: 311		PORTICO/ENGAGED COLUMNS & PILASTERS	33	EA	GOOD
VISION DATE: 08/16/90		CIRCLE WALLS OF BUILDING	11	EA	FAIR
			0	EA	POOR

59-1A	WALL ORNAMENT: OTHER	TRIANGULAR PEDIMENTS AT BOTH	0	EA	TOTAL
PP RATING: 311		PORTICOS/RAKING CORNICE SIMILAR TO MAIN	0	EA	GOOD
VISION DATE: 06/26/90		CORNICE OF BUILDING/LIMESTONE	0	EA	FAIR
			0	EA	POOR

Notes: See work recommendation for feature #2200-1A above.

71-1A	ROOF STRUCTURE: IRON TRUSS	ORIGINAL ROOF STRUCTURE:IRON TRUSSES	16000	SF	TOTAL
PP RATING: 312		WITH STEEL PURLINS/RECO CONSTRUCTED IN	16000	SF	GOOD
VISION DATE: 08/24/90		1896	0	SF	FAIR
			0	SF	POOR

Notes: "Phoenix Iron Company, Philadelphia" and "Union Iron Mill, Pittsburgh, Pa" found stamped on many members.

72-1A	ROOF STRUCTURE: STEEL FRAME	ROOF STRUCTURE HAS BEEN REINFORCED WITH	0	SF	TOTAL
PP RATING: 316		STEEL MEMBERS- MOST RECENTLY IN	0	SF	GOOD
VISION DATE: 06/01/90		1978-1979	0	SF	FAIR
			0	SF	POOR

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CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
83-1A	ROOF DECK/SHEATHING: WOOD	WOOD BOARDS	16000	SF	TOTAL
PP RATING: 313			16000	SF	GOOD
VISION DATE: 06/14/90			0	SF	FAIR
			0	SF	POOR
93-1A	ROOF SURFACE: SLATE SHINGLES	GRAY, RED & GRAY-GREEN COLORS/PERIODIC	16000	SF	TOTAL
PP RATING: 312		REPAIRS HAVE BEEN MADE- MOST RECENTLY	16000	SF	GOOD
VISION DATE: 08/16/90		IN JANUARY 1990 AFTER HURRICANE HUGO	0	SF	FAIR
			0	SF	POOR
30-1A	ROOF OPENING: HATCHES	IRON HOUSING AT ROOF ACCESS	1	EA	TOTAL
PP RATING: 312			1	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
39-1A	ROOF OPENING: PLUMBING STACKS	PENETRATE ROOF AT VARIOUS LOCATIONS	0	EA	TOTAL
PP RATING: 316			0	EA	GOOD
VISION DATE: 06/22/90			0	EA	FAIR
			0	EA	POOR
40-1A	ROOF OPENING: OTHER	ROUND & RECTANGULAR ROOF VENTS	0	EA	TOTAL
PP RATING: 316			0	EA	GOOD
VISION DATE: 06/22/90			0	EA	FAIR
			0	EA	POOR
62-1A	ROOF FLASHING/TRIM: COPPER FLASHING	LEAD-COATED COPPER AT VALLEYS, BACK OF	885	LF	TOTAL
PP RATING: 314		PEDIMENTS & PARAPETS, ROOF ACCESS &	885	LF	GOOD
VISION DATE: 06/22/90		RIDGE CAP	0	LF	FAIR
			0	LF	POOR
74-1A	ROOF FLASHING/TRIM: LIMESTONE TRIM	ROOF BALUSTRADE ALONG NORTH & SOUTH	444	LF	TOTAL
PP RATING: 311		ELEVATIONS	0	LF	GOOD
VISION DATE: 08/16/90			444	LF	FAIR
			0	LF	POOR
11-1A	ROOF DRAINAGE: BRNZ/COPP GUTTER/DNSP	COPPER LINED BOX GUTTERS- REPLACED IN	444	LF	TOTAL
PP RATING: 313		1985	444	LF	GOOD
VISION DATE: 06/14/90			0	LF	FAIR
			0	LF	POOR
18-1A	ROOF DRAINAGE: LEAD DRAIN	INTERIOR ROOF DRAINS	8	EA	TOTAL
PP RATING: 314			8	EA	GOOD
VISION DATE: 06/14/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
1-1A	WINDOW FRAME: IRON FRAME	BASEMENT:CAST-IRON, SIMPLE	28	EA	TOTAL
P RATING: 312		PROFILE/COUNT IS FOR NUMBER OF OPENINGS	28	EA	GOOD
ISION DATE: 06/22/90		NOT SASH/SEE WORK FOR #2565, ZONE 1A	0	EA	FAIR
			0	EA	POOR
6-1A	WINDOW FRAME: WOOD FRAME	1ST & 2ND FLOOR WINDOWS:FAIRLY HEAVY	78	EA	TOTAL
P RATING: 312		MOLDED PROFILE/ALL WINDOW FRAMES WERE	78	EA	GOOD
ISION DATE: 06/01/90		STRIPPED & REPAINTED IN 1985	0	EA	FAIR
			0	EA	POOR
6A-1A	WINDOW FRAME: WOOD FRAME	AT BASEMENT WINDOWS WITH WINDOW	6	EA	TOTAL
P RATING: 316		AIR-CONDITIONING UNITS	6	EA	GOOD
ISION DATE: 08/16/90			0	EA	FAIR
			0	EA	POOR
3-1A	WINDOW SASH: WOOD DOUBLE-HUNG	1ST & 2ND FLRS:OVERSIZED SASH SET	78	EA	TOTAL
P RATING: 311		DEEPLY INTO WALL PLANE/ALL WINDOWS	78	EA	GOOD
ISION DATE: 06/01/90		STRIPPED & REPAINTED IN 1985	0	EA	FAIR
			0	EA	POOR
5-1A	WINDOW SASH: OTHER	BASEMENT:CASEMENT SASH-2 LEAVES PER	56	EA	TOTAL
P RATING: 312		OPENING, PROBABLY WROUGHT-IRON	0	EA	GOOD
ISION DATE: 08/16/90			56	EA	FAIR
			0	EA	POOR
5A-1A	WINDOW SASH: OTHER	BASEMENT SASH WITH WINDOW A/C	6	EA	TOTAL
P RATING: 316		UNITS:FIXED WOOD SASH MOUNTED ABOVE A/C	6	EA	GOOD
ISION DATE: 06/22/90		UNIT IN FRONT OF ORIGINAL SASH	0	EA	FAIR
			0	EA	POOR
Notes: Original sash still in place- simply left in the open position.					
6-1A	WINDOW TRIM: LIMESTONE	1ST & 2ND FLR WINDOWS:HIGHLY DECORATIVE	2722	LF	TOTAL
P RATING: 311		CARVED ARCHITRAVES & SILLS/ACANTHUS	2722	LF	GOOD
ISION DATE: 06/01/90		LEAF CONSOLES SUPPORT BOTH PEDIMENT &	0	LF	FAIR
		SILL	0	LF	POOR
7-1A	WINDOW TRIM: GRANITE	BASEMENT:WIDE MOLDED PROFILE	700	LF	TOTAL
P RATING: 311			700	LF	GOOD
ISION DATE: 06/01/90			0	LF	FAIR
			0	LF	POOR
0-1A	WINDOW GLAZING: FLOAT GLASS	PLAIN CLEAR GLASS-SINGLE THICKNESS	212	EA	TOTAL
P RATING: 314			212	EA	GOOD
ISION DATE: 06/22/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
9-1A	WINDOW LINTEL: GRANITE	DEEPLY BEVELED EDGES ARTICULATE EACH	26	EA	TOTAL
P RATING: 311		VOUSSOIR & THE KEYSTONE OF THE BASEMENT	26	EA	GOOD
ISION DATE: 06/01/90		WINDOWS	0	EA	FAIR
			0	EA	POOR
2-1A	WINDOW SILL: GRANITE	SIMPLE PROFILE	26	EA	TOTAL
P RATING: 312			26	EA	GOOD
ISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
2-1A	WINDOW SHUTTER/BLIND: IRON	WROUGHT-IRON SHUTTERS MOUNTED ON INSIDE	26	EA	TOTAL
P RATING: 312		OF BASEMENT SASH	26	EA	GOOD
ISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
1-1A	DOOR FRAME: BRONZE/BRASS/COPPER	AT MAIN EAST & WEST ENTRIES- INSTALLED	2	EA	TOTAL
P RATING: 316		IN 1966-1968 REHABILITATION	2	EA	GOOD
ISION DATE: 06/26/90			0	EA	FAIR
			0	EA	POOR
5-1A	DOOR FRAME: IRON	AT BASEMENT DOORS WHICH RETAIN THEIR	6	EA	TOTAL
P RATING: 312		ORIGINAL INTERIOR IRON DOORS	6	EA	GOOD
ISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
6-1A	DOOR FRAME: WOOD	MODERN WOOD FRAMES IN ORIGINAL BASEMENT	4	EA	TOTAL
P RATING: 315		OPENINGS/SMALLER THAN ORIGINAL-PLYWOOD	0	EA	GOOD
ISION DATE: 08/16/90		FILLS OUT REMAINING OPENING	4	EA	FAIR
			0	EA	POOR
Notes: Found at north & south doors under west portico & at the 2 southeast doors at handicapped ramp.					
21-1A	DOOR (OPENING): BRNZ/BRSS/CPPR ENT/STRFT	DOUBLE BRONZE DOORS AT MAIN EAST & WEST	2	EA	TOTAL
P RATING: 316		ENTRIES- INSTALLED IN 1966-1968	2	EA	GOOD
ISION DATE: 06/26/90			0	EA	FAIR
			0	EA	POOR
Notes: UNITED STATES CUSTOM HOUSE printed in bronze in sign above doors. Bronze grille with fish scale pattern over transom above door. These doors replaced heavy wood and glass revolving doors which were installed in 1909.					
22-1A	DOOR (OPENING): IRON DOOR	MOUNTED ON THE INSIDE OF SEVERAL	3	EA	TOTAL
P RATING: 312		BASEMENT ENTRIES	3	EA	GOOD
ISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR

United States Custom House

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
735-1A	DOOR (OPENING): PANEL WOOD DOOR	ORIGINAL BASEMENT DOORS (EXCEPT CENTER	3	EA	TOTAL
PP RATING: 312		N DOOR):NARROW DBL DOORS-2 PANELS EACH	3	EA	GOOD
VISION DATE: 06/01/90		LEAF & HEAVY PANEL MOLDING	0	EA	FAIR
			0	EA	POOR
	Notes: These doors remain at both basement doors under the east portico & at the west door of the south wing.				
735A-1A	DOOR (OPENING): PANEL WOOD DOOR	CENTER NORTH DOOR:ORIGINAL-OVERSIZED	1	EA	TOTAL
PP RATING: 312		DBL DOORS WITH 6 PANELS AT EACH LEAF &	1	EA	GOOD
VISION DATE: 06/01/90		HEAVY PANEL MOLDING	0	EA	FAIR
			0	EA	POOR
735B-1A	DOOR (OPENING): PANEL WOOD DOOR	MODERN 6 PANEL DOORS AT BASEMENT ENTRY	4	EA	TOTAL
PP RATING: 316		DOORS:UNDER WEST PORTICO & AT RAMP IN	4	EA	GOOD
VISION DATE: 06/22/90		SOUTHEAST CORNER	0	EA	FAIR
			0	EA	POOR
749-1A	DOOR (OPENING): OVERHEAD COILING DOOR	LOCATED AT LOADING DOCK ON SOUTH SIDE	1	EA	TOTAL
PP RATING: 316		OF BUILDING/INSTALLED IN 1966-1968	1	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
767-1A	DOOR TRIM: OTHER	RECESSED MOLDED GRANITE AT BASEMENT	9	LF	TOTAL
PP RATING: 312		DOORS	9	LF	GOOD
VISION DATE: 06/01/90			0	LF	FAIR
			0	LF	POOR
767A-1A	DOOR TRIM: OTHER	HEAVILY MOLDED LIMESTONE TRIM WITH	2	LF	TOTAL
PP RATING: 311		TRIANGULAR PEDIMENT SUPPORTED BY CARVED	2	LF	GOOD
VISION DATE: 06/01/90		ACANTHUS LEAF CONSOLES & DENTIL MOLDING	0	LF	FAIR
			0	LF	POOR
	Notes: Located at both east & west main entries.				
773-1A	DOOR GLAZING: MIRRORED	AT MAIN EAST & WEST ENTRIES	4	EA	TOTAL
PP RATING: 316			4	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
820-1A	DOOR LINTEL: GRANITE	DEEPLY BEVELED EDGES ARTICULATE EACH	9	EA	TOTAL
PP RATING: 312		VOUSSOIR & THE KEYSTONE OF BASEMENT	9	EA	GOOD
VISION DATE: 06/01/90		DOORS	0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
1-1A	DOOR SILL: BRONZE/BRASS/COPPER	AT MAIN EAST & WEST ENTRIES	2	EA	TOTAL
P RATING: 316			2	EA	GOOD
ISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
1-1A	STAIR/RAMP-STRUCTURE: CONCRETE	NEW RAMP AT SOUTHEAST CORNER ENTRIES TO	200	SF	TOTAL
P RATING: 316		BASEMENT/CONSTRUCTED CA. 1986/NO	200	SF	GOOD
ISION DATE: 06/14/90		SPECIAL SURFACE	0	SF	FAIR
			0	SF	POOR
5-1A	STAIR/RAMP-STRUCTURE: BRICK	EAST & WEST PORTICOS & ALL BASEMENT	3785	SF	TOTAL
P RATING: 313		ENTRY STAIRS	3785	SF	GOOD
ISION DATE: 06/14/90			0	SF	FAIR
			0	SF	POOR
1-1A	STAIR/RAMP-SURFACE: GRANITE	EAST & WEST PORTICOS, WEST PLAZA & ALL	3660	SF	TOTAL
P RATING: 312		BASEMENT ENTRY STAIRS/WORK COMPLETED IN	3660	SF	GOOD
ISION DATE: 06/22/90		1985 TO WATERPROOF PORTICO STEPS	0	SF	FAIR
			0	SF	POOR
2-1A	STAIR/RAMP-RAILING: IRON	SIMPLE WROUGHT-IRON RAILINGS AT EAST &	96	LF	TOTAL
P RATING: 316		WEST ENTRY STAIRS & AT RAMP	96	LF	GOOD
ISION DATE: 06/14/90			0	LF	FAIR
			0	LF	POOR
6-1A	STAIR/RAMP-RAILING: GRANITE	RUSTICATED GRANITE BASE OF BASEMENT	160	LF	TOTAL
P RATING: 311		CONTINUES TO FORM SIDE WALLS OF BOTH	160	LF	GOOD
ISION DATE: 06/22/90		EAST & WEST PORTICOS	0	LF	FAIR
			0	LF	POOR

Notes: Decorative granite piers at base of steps support light fixtures.

ILITIES/SYSTEMS

3-1A	ELEC/LIGHT FIXTURE: INCANDESCENT	DECORATIVE METAL LIGHT STANDARD AT WEST	6	EA	TOTAL
P RATING: 312		PORTICO STAIRS & PLAZA & AT EAST	6	EA	GOOD
ISION DATE: 08/23/90		PORTICO STAIRS	0	EA	FAIR
			0	EA	POOR

Notes: Installed in 1902. Probably bronze or bronze plated iron

RE/LIFE/HEALTH/SAFETY

0-1A	SEISMIC: STRUCTURAL	MASONRY BEARING WALL- DAMAGE RECORDED	0	EA	TOTAL
P RATING: 316		DURING 1886 EARTHQUAKE WITH MOST	0	EA	GOOD
ISION DATE: 08/23/90		DAMAGE TO EAST & WEST PORTICOS	0	EA	FAIR
			0	EA	POOR

United States Custom House

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
ONE 1B: CORTILE & BALCONY					
NTERIOR					
02-1B	FLOOR STRUCTURE: IRON	1ST FLOOR:WROUGHT-IRON BEAMS WHICH	4288	SF	TOTAL
PP RATING: 312		SUPPORT SHALLOW BRICK VAULTS	4288	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
02A-1B	FLOOR STRUCTURE: IRON	BALCONY:WROUGHT-IRON I AND ANGLE	2220	SF	TOTAL
PP RATING: 312		SECTIONS	2220	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
20-1B	FLOOR DECKING: CONCRETE TOPPING	1ST FLOOR:OVER TOP OF BRICK VAULTS	4288	SF	TOTAL
PP RATING: 313			4288	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
34-1B	FLOOR SURFACE: MARBLE	1ST FLR:BLACK & WHITE TILES LAID ON	4288	SF	TOTAL
PP RATING: 312		DIAGONAL IN CHECKER BOARD PATTERN/BLACK	4288	SF	GOOD
VISION DATE: 06/04/90		BORDER TILES BETWEEN COLUMNS	0	SF	FAIR
			0	SF	POOR
46-1B	FLOOR SURFACE: OTHER	BALCONY:IRON PLATES, PAINTED	2220	SF	TOTAL
PP RATING: 313			2220	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
66-1B	WALL STRUCTURE: IRON FRAMING	14 IRON COLUMNS SUPPORT BALCONY/SEE	0	SF	TOTAL
PP RATING: 312		#3210 FOR ADDITIONAL DESCRIPTION	0	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
74-1B	WALL STRUCTURE: BRICK MASONRY UNIT	WALLS SURROUNDING CORTILE- AT BOTH	9942	SF	TOTAL
PP RATING: 312		LEVELS	9942	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
95-1B	WALL SURFACE: GYPSUM PLASTER	COVERS BRICK ABOVE WAINSCOT	4335	SF	TOTAL
PP RATING: 313			4335	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR

Zone **********

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
18-1B	WALL SURFACE: SHEET METAL VENEER	SHEET IRON WAINSCOT WITH HIGH, HEAVILY	1514	SF	TOTAL
PP RATING: 311		MOLDED BASE & DEEP HEAVILY MOLDED CHAIR	1514	SF	GOOD
VISION DATE: 06/04/90		RAIL- AT BOTH LEVELS	0	SF	FAIR
			0	SF	POOR
	Notes: Design is repeated on the dados of the columns which support the balcony.				
31-1B	WALL FINISH/COATING: PAINT	PLASTER IS PAINTED WHITE/WAINSCOT,	8562	SF	TOTAL
PP RATING: 314		PILASTERS & COLUMNS ARE CREAM/BASE IS	8562	SF	GOOD
VISION DATE: 06/04/90		BLACK	0	SF	FAIR
			0	SF	POOR
10-1B	WALL ORNAMENT: SHEET METAL	DECORATIVE SHEET IRON FLUTED CORINTHIAN	32	EA	TOTAL
PP RATING: 311		COLUMNS ENCASE COLUMNS WHICH SUPPORT	32	EA	GOOD
VISION DATE: 06/22/90		BALCONY	0	EA	FAIR
			0	EA	POOR
	Notes: Similar pilasters decorate walls of balcony.				
21-1B	CEILING STRUCTURE: IRON	WROUGHT-IRON I SECTIONS	6128	SF	TOTAL
PP RATING: 312			6128	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
43-1B	CEILING SURFACE: SHEET METAL	PRIMARY CEILING:HIGHLY DECORATIVE COVED	4288	SF	TOTAL
PP RATING: 311		& COFFERED CEILING	4288	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
	Notes: Original stenciling by John Gibson of Philadelphia, restored in 1966-1968 by Robert Schmidt and members of his family- according to a report (author & date unknown) in the National Archives, Atlanta Branch.				
43A-1B	CEILING SURFACE: SHEET METAL	UNDERSIDE OF BALCONY:MUCH SIMPLER COVED	1840	SF	TOTAL
PP RATING: 312		& COFFERED CEILING, PAINTED WHITE	1840	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
59-1B	CEILING SURFACE: PAINT	PRIMARY CEILING:HIGHLY DECORATIVE	4288	SF	TOTAL
PP RATING: 311		STENCILING & OTHER PAINTED DESIGNS	4288	SF	GOOD
VISION DATE: 06/04/90		PROVIDE A LIVELY, COLORFUL SURFACE	0	SF	FAIR
			0	SF	POOR
	Notes: Originally painted by John Gibson of Philadelphia. Restored in 1966-1968 by Robert Schmidt and his son and daughter-in-law. Information found in report (author and date unknown) at the National Archives, Atlanta Branch found in folder labeled "History & Renovation, United States Custom House, Charleston, S.C.				

Zone **********

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
72-1B	CEILING TRIM: SHEET METAL TRIM	ORNATE SHEET-IORN CORNICES CARRIED BY	444	LF	TOTAL
PP RATING: 311		COLUMNS & PILASTERS/ PAINTED CREAM TO	444	LF	GOOD
VISION DATE: 06/04/90		MATCH WAINSCOT, COLUMNS & PILASTERS	0	LF	FAIR
			0	LF	POOR
	Notes: Design includes egg & dart and bead & reel moldings, dentils and acanthus leaf modillions.				
98-1B	CEILING ORNAMENT: OTHER	EACH CEILING COFFER OF THE PRIMARY	16	EA	TOTAL
PP RATING: 313		CEILING HAS A SKYLIGHT NOW LIT BY	16	EA	GOOD
VISION DATE: 06/04/90		FLUORESCENT FIXTURES IN THE ATTIC	0	EA	FAIR
			0	EA	POOR
27-1B	DOOR FRAME: OTHER	WOOD WITH BEAD AT INSIDE CORNERS &	16	EA	TOTAL
PP RATING: 312		WHERE IT MEETS MARBLE TRIM/GRAINED TO	16	EA	GOOD
VISION DATE: 06/04/90		MATCH DOORS	0	EA	FAIR
			0	EA	POOR
50-1B	DOOR (OPENING): PANEL WOOD	HEAVILY MOLDED PANELS/GRAINED- POSSIBLY	27	EA	TOTAL
PP RATING: 311		TO LOOK LIKE MAHOGANY/WARM, RICH,	23	EA	GOOD
VISION DATE: 07/05/90		RED-BROWN COLOR	4	EA	FAIR
			0	EA	POOR
	Notes: 1st flr doors:double-3 panels per leaf, 5' wide x 12'-6" high/balcony (except east end):single 6-panel doors, 4' wide x 10' high/east end at former courtroom:double doors- 6 panels per leaf, 7' wide x 10' high. Graining restored during 1966-1968 rehabilitation work				
76-1B	DOOR TRIM: OTHER	MARBLE:MOLDED CASING/PANELD JAMBS &	606	LF	TOTAL
PP RATING: 312		HEAD CREATES RECESS IN WHICH DOORS ARE	606	LF	GOOD
VISION DATE: 06/04/90		LOCATED	0	LF	FAIR
			0	LF	POOR
	Notes: 1st floor doorways to stairhall and entrance lobby have extra cornice piece.				
76A-1B	DOOR TRIM: OTHER	EAST & WEST BALCONY DOORWAYS HAVE	0	LF	TOTAL
PP RATING: 311		ADDITIONAL CARVED MARBLE TRANSOM &	0	LF	GOOD
VISION DATE: 06/22/90		FRIEZE	0	LF	FAIR
			0	LF	POOR
00-1B	DOOR HARDWARE: BRONZE/BRASS/COPPER	DECORATIVE BRONZE OR BRASS KNOBS,	0	EA	TOTAL
PP RATING: 311		ESCUTCHEONS, STRIKE PLATES & HINGES	0	EA	GOOD
VISION DATE: 06/22/90		WITH FINIAL HEAD PINS	0	EA	FAIR
			0	EA	POOR
41-1B	DOOR SILL: IRON	IRON THRESHOLDS AT BALCONY LEVEL DOORS	7	EA	TOTAL
PP RATING: 312			7	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
9-1B	DOOR SILL: MARBLE	MARBLE THRESHOLDS AT 1ST FLOOR OFFICE	10	EA	TOTAL
	P RATING: 312	DOORS	10	EA	GOOD
	ISION DATE: 06/04/90		0	EA	FAIR
			0	EA	POOR
4-1B	STAIR/RAMP-RAILING: ORNAMENTAL METAL	HIGHLY ORNATE IRON & POSSIBLY BRONZE	196	LF	TOTAL
	P RATING: 311	RAILING CIRCLES BALCONY	196	LF	GOOD
	ISION DATE: 06/04/90		0	LF	FAIR
			0	LF	POOR

RE/LIFE/HEALTH/SAFETY

3-1B	FIRE EGRESS: EXIT SIGNAGE	LOCATED AT WEST DOOR OF BALCONY	1	EA	TOTAL
	P RATING: 316		1	EA	GOOD
	ISION DATE: 06/04/90		0	EA	FAIR
			0	EA	POOR
0-1B	FIRE DETECTION: ALARM	PULL STATION & FIRE ALARM BELL LOCATED	3	EA	TOTAL
	P RATING: 316	BY WEST ENTRY, 1ST FL R WITH ADDITIONAL	3	EA	GOOD
	ISION DATE: 08/23/90	PULL STATION AT 2ND FLR, EAST DOOR	0	EA	FAIR
			0	EA	POOR
8-1B	FIRE SUPPRESSION: EXTINGUISHER	LOCATED AT EAST & WEST DOORS, BOTH	4	EA	TOTAL
	P RATING: 316	FLOORS	4	EA	GOOD
	ISION DATE: 06/22/90		0	EA	FAIR
			0	EA	POOR
2-1B	HANDICAP ACCESS: INTERIOR ACCESS	ELEVATOR LOCATED IN ZONE 4A PROVIDES	0	EA	TOTAL
	P RATING: 316	ACCESS TO THE CORTILE & BALCONY	0	EA	GOOD
	ISION DATE: 06/04/90		0	EA	FAIR
			0	EA	POOR

NE 2A: ENTRANCE LOBBIES & OFFICES

NTERIOR

2-2A	FLOOR STRUCTURE: IRON	2ND FLR:WROUGHT-IRON BEAMS WHICH	3950	SF	TOTAL
	P RATING: 322	SUPPORT SHALLOW BRICK VAULTS	3950	SF	GOOD
	ISION DATE: 06/25/90		0	SF	FAIR
			0	SF	POOR

Zone **********

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
05-2A	FLOOR STRUCTURE: BRICK	1ST FLR:BRICK BARREL AND GROIN VAULTS	6200	SF	TOTAL
PP RATING: 322			6200	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
20-2A	FLOOR DECKING: CONCRETE TOPPING	OVER TOP OF BRICK VAULTS	10150	SF	TOTAL
PP RATING: 323			10150	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
34-2A	FLOOR SURFACE: MARBLE	ENTRY LOBBIES, STAIRHALL & SMALL NE	1750	SF	TOTAL
PP RATING: 322		VESTIBULE:BLACK & WHITE TILES LAID ON	1750	SF	GOOD
VISION DATE: 09/25/90		DIAGONAL- CHECKER BOARD PATTERN & BLACK	0	SF	FAIR
		BORDER	0	SF	POOR
45-2A	FLOOR SURFACE: CARPETING	IN OFFICES- MUCH OF THE OLDER CARPET IS	8300	SF	TOTAL
PP RATING: 326		CARPET TILE/CARPET TILE-1400 SF/WALL TO	6900	SF	GOOD
VISION DATE: 08/23/90		WALL- 6900 SF	1400	SF	FAIR
			0	SF	POOR
74A-2A	WALL STRUCTURE: BRICK MASONRY UNIT	AT ALL ORIGINAL INTERIOR PARTITIONS	0	SF	TOTAL
PP RATING: 323			0	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
80-2A	WALL STRUCTURE: WOOD FRAMING	ALL LATER PARTITIONS	0	SF	TOTAL
PP RATING: 324			0	SF	GOOD
VISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
94-2A	WALL SURFACE: GYPSUM BOARD SYSTEMS	ON LATER PARTITIONS	2400	SF	TOTAL
PP RATING: 326			2400	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
95-2A	WALL SURFACE: GYPSUM PLASTER	SMOOTH FINISH	15300	SF	TOTAL
PP RATING: 323			15280	SF	GOOD
VISION DATE: 08/23/90			20	SF	FAIR
			0	SF	POOR

Notes: Small area of spalling plaster and peeling paint outside toilet room vestibule door on 2nd floor.

15-2A	WALL SURFACE: PREFIN WOOD PANELING	2ND FLR:AT NORTHEAST OFFICE & ONE NEW	1900	SF	TOTAL
PP RATING: 326		WALL IN BOTH SOUTHEAST & WEST OFFICES	1900	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
117-2A	WALL SURFACE: WOOD BOARD PANELING	HANDSOME WALNUT PANELING FROM ABOUT	1600	SF	TOTAL
BPP RATING: 322		1878/APPROX 7' HIGH WITH GLASS OR	1600	SF	GOOD
EVISION DATE: 06/25/90		BEADED TONGUE & GROOVE ABOVE TO CEILING	0	SF	FAIR
			0	SF	POOR

Notes: Glass above in Senator Hollings' office (#112) (installed in 1942) and office #121. The wall in #121 is a much simpler design, however. Beaded tongue & groove in office #137 (N wing)- east side of this wall now covered with plywood. A wall perpendicular to this wall, at the NE vestibule, may also be from the 1870s as the north side of the wall has some late 19th century details but the south side of the wall is now covered with drywall. The wall which divides office #131 into two spaces is now covered with plywood but may also be from the 1870s. Though these walls are all in good condition, an investigation should be made of those walls which are now covered with modern materials to determine their condition and see if they can be restored. This should include a paint analysis to determine if the walls in #121 and #137 were originally stained, as in #112, or if they have always been painted.

121-2A	WALL SURFACE: OTHER	VINYL PAPER WITH GRASS CLOTH-LIKE	650	SF	TOTAL
BPP RATING: 326		PATTERN IN 2ND FLR WEST CONFERENCE ROOM	650	SF	GOOD
EVISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
131-2A	WALL FINISH/COATING: PAINT	GYPSUM PLASTER, GYP BOARD & MOST OF THE	20000	SF	TOTAL
BPP RATING: 326		1870'S PANELING PAINTED WHITE	20000	SF	GOOD
EVISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
136-2A	WALL FINISH/COATING: STAIN	WALNUT PANELING IN SENATOR HOLLINGS'	300	SF	TOTAL
BPP RATING: 322		OFFICE (#112) STAINED A DEEP BROWN	300	SF	GOOD
EVISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
187-2A	WALL TRIM: MARBLE TRIM	10" DEEP MOLDED WHITE MARBLE BASE ON	1050	LF	TOTAL
BPP RATING: 322		ALL ORIGINAL EXTERIOR WALLS & CORTILE	1050	LF	GOOD
EVISION DATE: 06/25/90		WALLS	0	LF	FAIR
			0	LF	POOR
192-2A	WALL TRIM: WOOD TRIM	10" DEEP MOLDED WOOD BASE ON ALL	235	LF	TOTAL
BPP RATING: 322		ORIGINAL INTERIOR WALLS EXC EPT	235	LF	GOOD
EVISION DATE: 08/23/90		CORTILE-PAINTED/DESIGN SIMILAR TO	0	LF	FAIR
		MARBLE BASE	0	LF	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
92A-2A	WALL TRIM: WOOD TRIM	SIMPLE WOOD BASE ON MANY NEWER	200	LF	TOTAL
PP RATING: 326		PARTITIONS	200	LF	GOOD
VISION DATE: 06/25/90			0	LF	FAIR
			0	LF	POOR
92B-2A	WALL TRIM: WOOD TRIM	SIMPLE PICTURE MOLDING IN CENTER SOUTH	38	LF	TOTAL
PP RATING: 326		OFFICE, 2ND FLR/PROBA BLY RECENTLY	38	LF	GOOD
VISION DATE: 08/23/90		ADDED	0	LF	FAIR
			0	LF	POOR
30-2A	CEILING STRUCTURE: OTHER	BRICK COVE CEILING OVER MAIN STAIRS	400	SF	TOTAL
PP RATING: 322			400	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
40-2A	CEILING SURFACE: GYPSUM BOARD SYSTEM	SMALL CLOSET IN ROOM #130-PAINTED	27	SF	TOTAL
PP RATING: 326			27	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
41-2A	CEILING SURFACE: CEILING SUSPENSION SYS	AT ALL 2ND FLOOR OFFICES & ONE FIRST	3700	SF	TOTAL
PP RATING: 326		FLOOR OFFICE	3700	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
47-2A	CEILING SURFACE: GYPSUM PLASTER	SMOOTH PLASTER APPLIED TO UNDERSIDE OF	6800	SF	TOTAL
PP RATING: 323		BRICK VAULTS & IRON BEAMS/DECORATIVE	6780	SF	GOOD
VISION DATE: 07/05/90		PANEL-LIKE EFFECT ON BOTTOM FLANGE OF	20	SF	FAIR
		BEAMS	0	SF	POOR
73-2A	CEILING TRIM: PLASTER TRIM	APPROX 18" DEEP MOLDED	1650	LF	TOTAL
PP RATING: 322		CORNICE-PAINTED/ACOUSTICAL TILE CEILING	1650	LF	GOOD
VISION DATE: 06/25/90		HIDES CORNICE ON 2ND FLR	0	LF	FAIR
			0	LF	POOR
317-2A	WINDOW TRIM: OTHER	CARVED MARBLE ARCHITRAVE WHICH MATCHES	1450	LF	TOTAL
PP RATING: 321		DOOR TRIM/NORTH WINDOWS OF STAIRHALL	1450	LF	GOOD
VISION DATE: 06/25/90		HAVE ACANTHUS LEAF CONSOLES	0	LF	FAIR
			0	LF	POOR
Notes: Jambs, head and area below each window to floor also paneled marble.					
324-2A	DOOR FRAME: STEEL	AT ONE OF THE SOUTH OFFICES THERE IS 1	1	EA	TOTAL
PP RATING: 326		DOOR IN A HOLLOW METAL FRAME	1	EA	GOOD
VISION DATE: 08/24/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
26-2A	DOOR FRAME: WOOD	ORIGINAL DOORS:BEAD AT INSIDE CORNER &	16	EA	TOTAL
PP RATING: 323		WHERE IT MEETS DOOR TRIM	16	EA	GOOD
VISION DATE: 06/25/90			0	EA	FAIR
			0	EA	POOR
	Notes: Office/stairhall frames grained to match doors; others painted white.				
26A-2A	DOOR FRAME: WOOD	SIMPLE WOOD FRAMES AT 1870S & LATER	18	EA	TOTAL
PP RATING: 326		DOORS	18	EA	GOOD
VISION DATE: 06/25/90			0	EA	FAIR
			0	EA	POOR
48-2A	DOOR (OPENING): SOLID WOOD	MODERN- 1 PAINTED, 1 STAINED	2	EA	TOTAL
PP RATING: 326			2	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR
49-2A	DOOR (OPENING): FLUSH WOOD	MODERN HOLLOW CORE DOORS	4	EA	TOTAL
PP RATING: 326			4	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR
50-2A	DOOR (OPENING): PANEL WOOD	OFFICES:GRAINED A WARM RED-BROWN	3	EA	TOTAL
PP RATING: 321		COLOR/1ST FLR:1 DBL PANELED DOOR-3	3	EA	GOOD
VISION DATE: 08/23/90		PANELS EACH LEAF/2ND FLR:2 SINGLE	0	EA	FAIR
		6-PANEL DOORS	0	EA	POOR
	Notes: Graining restored in 1966-1968 rehabilitation.				
50A-2A	DOOR (OPENING): PANEL WOOD	TO BASEMENT:2-PANEL DOOR WITH HEAVY	1	EA	TOTAL
PP RATING: 322		PANEL MOLDINGS-PAINTED WHITE/ORIGINAL	1	EA	GOOD
VISION DATE: 06/25/90			0	EA	FAIR
			0	EA	POOR
50B-2A	DOOR (OPENING): PANEL WOOD	ORIGINAL STAIRHALL/LOBBY & INTERIOR	7	EA	TOTAL
PP RATING: 322		OFFICE DOORAS:LARGE 4- PANEL DOORS WITH	7	EA	GOOD
VISION DATE: 06/04/90		HEAVY PANEL MOLDINGS	0	EA	FAIR
			0	EA	POOR
	Notes: Stairhall/lobby doors grained-graining restored in 1966-1968; walnut paneled door in #112 stained; all others painted.				
50C-2A	DOOR (OPENING): PANEL WOOD	SEVERAL MODERN 6-PANEL DOORS/SOME	4	EA	TOTAL
PP RATING: 326		STAINED, SOME PAINTED	4	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

United States Custom House

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
0D-2A	DOOR (OPENING): PANEL WOOD	2 DOORS WITH HEAVY PANEL MOLDINGS &	2	EA	TOTAL
P RATING: 323		WHICH MAY BE ORIGINAL, OR AT LEAST OLD	2	EA	GOOD
ISION DATE: 06/25/90		DOORS, LOCATED IN EAST OFFICE, 1ST FLR	0	EA	FAIR
			0	EA	POOR
5-2A	DOOR TRIM: WOOD	ORIGINAL INTERIOR OFFICE DOORS:HEAVILY	475	LF	TOTAL
P RATING: 322		MOLDED-GENERALLY MATCHES MARBLE DOOR &	475	LF	GOOD
ISION DATE: 06/25/90		WINDOW TRIM	0	LF	FAIR
			0	LF	POOR
5A-2A	DOOR TRIM: WOOD	SIMPLE MODERN TRIM AT LATER PARTITIONS	200	LF	TOTAL
P RATING: 326			200	LF	GOOD
ISION DATE: 06/25/90			0	LF	FAIR
			0	LF	POOR
5B-2A	DOOR TRIM: WOOD	DOORS IN 1870S WOOD PARTITIONS-FLAT	170	LF	TOTAL
P RATING: 323		BOARD TRIM FINISHED TO MATCH	170	LF	GOOD
ISION DATE: 06/25/90		SURROUNDING WALL SURFACES	0	LF	FAIR
			0	LF	POOR
6-2A	DOOR TRIM: OTHER	MOLDED MARBLE ARCHITRAVE MATCHES WINDOW	560	LF	TOTAL
P RATING: 321		TRIM/ADDITIONAL FRIE ZE & CORNICE AT	560	LF	GOOD
ISION DATE: 08/23/90		OPENINGS TO CORTILE	0	LF	FAIR
			0	LF	POOR
	Notes: Jambs & head also paneld marble. Marble cased openings only at Cortile entries and toilet room vestibules.				
0-2A	DOOR GLAZING: FLOAT GLASS	DOORS IN INTERIOR PARTITION AT OFFICES	4	EA	TOTAL
P RATING: 324		# 121 & 130 WITH 2 UPPER GLASS PANELS	4	EA	GOOD
ISION DATE: 06/25/90		EACH	0	EA	FAIR
			0	EA	POOR
0-2A	DOOR HARDWARE: BRONZE/BRASS/COPPER	DECORATIVE BRONZE OR BRASS KNOBS &	0	EA	TOTAL
P RATING: 321		ESCUTCHEONS, STRIKE PLATES & HINGES	0	EA	GOOD
ISION DATE: 06/04/90		WITH FINIAL HEAD PINS	0	EA	FAIR
			0	EA	POOR
0A-2A	DOOR HARDWARE: BRONZE/BRASS/COPPER	MORE RECENT UNDECORATED KNOB AND	0	EA	TOTAL
P RATING: 326		ESCUTCHEON AT STAIRHALL DOOR TO	0	EA	GOOD
ISION DATE: 06/04/90		BASEMENT & RECENT OFFICE DOORS	0	EA	FAIR
			0	EA	POOR
2-2A	DOOR HARDWARE: ACCESSORIES	DOOR TO BASEMENT:PUSH BUTTON SECURITY	2	EA	TOTAL
P RATING: 326		LOCK & AUTOMATIC CLOSER	2	EA	GOOD
ISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

Zone **********

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
63-2A	STAIR/RAMP-STRUCTURE: IRON	CAST-IORN/RISERS WITH DECORATIVE	275	SF	TOTAL
PP RATING: 321		BULLS-EYE PATTERN/LOCATED IN WEST	275	SF	GOOD
VISION DATE: 06/25/90		STAIRHALL	0	SF	FAIR
			0	SF	POOR
63A-2A	STAIR/RAMP-STRUCTURE: IRON	CIRCULAR STAIR TO ATTIC LOCATED AT WEST	20	SF	TOTAL
PP RATING: 322		END OF 2ND FLOOR STAIRHALL	20	SF	GOOD
VISION DATE: 06/25/90			0	SF	FAIR
			0	SF	POOR
03-2A	STAIR/RAMP-RAILING: IRON	AT CIRCULAR STAIR TO ATTIC	20	LF	TOTAL
PP RATING: 322			20	LF	GOOD
VISION DATE: 08/23/90			0	LF	FAIR
			0	LF	POOR
04-2A	STAIR/RAMP-RAILING: ORNAMENTAL METAL	HIGHLY DECORATIVE CAST-IRON & PROBABLY	46	LF	TOTAL
PP RATING: 321		BRONZE RAILING/HEAVY CAST-IRON NEWELS	46	LF	GOOD
VISION DATE: 06/25/90			0	LF	FAIR
			0	LF	POOR
11-2A	STAIR/RAMP-RAILING: WOOD	SIMPLE ROUND RAILING ALONG WALL OF MAIN	30	LF	TOTAL
PP RATING: 326		STAIRS	30	LF	GOOD
VISION DATE: 08/23/90			0	LF	FAIR
			0	LF	POOR
37-2A	FIREPLACE MANTEL: OTHER	MARBLE:DETAILS INCLUDE IONIC PILASTERS,	8	EA	TOTAL
PP RATING: 321		BEAD & REEL & OTHER MOLDINGS, CONSOLES	8	EA	GOOD
VISION DATE: 06/25/90			0	EA	FAIR
			0	EA	POOR

TILITIES/SYSTEMS

93-2A	ELEC/LIGHT FIXTURE: INCANDESCENT	ORIGINAL BRASS CHANDELIERS IN	2	EA	TOTAL
PP RATING: 321		STAIRHALL/RELOCATED FROM CORTILE DURING	2	EA	GOOD
VISION DATE: 06/04/90		1966-68 REHABILITATION	0	EA	FAIR
			0	EA	POOR

IRE/LIFE/HEALTH/SAFETY

12-2A	FIRE EGRESS: EMERGENCY LIGHTING	LOCATED AT DOOR TO OFFICE #112	1	EA	TOTAL
PP RATING: 326			1	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
13-2A	FIRE EGRESS: EXIT SIGNAGE	LIGHTED SIGNS AT EAST & WEST DOORS	2	EA	TOTAL
PP RATING: 326			2	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR
15-2A	FIRE EGRESS: OTHER	ONLY 1 EXIT FROM 2ND FLR/NFPA 101,	0	EA	TOTAL
PP RATING: 326		27-2.4, REQUIRES TWO REMO TELY LOCATED	0	EA	GOOD
VISION DATE: 08/23/90		EXITS FROM EACH FLOOR	0	EA	FAIR
			0	EA	POOR
21-2A	FIRE DETECTION: CONTROL	PULL STATION IN EAST ENTRANCE LOBBY	1	EA	TOTAL
PP RATING: 326			1	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

ONE 4A: EAST OFFICES, 2ND FLR; TOILET ROOMS

NTERIOR

02-4A	FLOOR STRUCTURE: IRON	OFFICES:WROUGHT-IRON BEAMS WHICH	2410	SF	TOTAL
PP RATING: 342		SUPPORT SHALLOW BRICK VAULTS	2410	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
05-4A	FLOOR STRUCTURE: BRICK	TOILET ROOMS:BRICK VAULTS	0	SF	TOTAL
PP RATING: 342			0	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
20-4A	FLOOR DECKING: CONCRETE TOPPING	OVER TOP OF BRICK VAULTS	2410	SF	TOTAL
PP RATING: 343			2410	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
38-4A	FLOOR SURFACE: CERAMIC TILE	CERAMIC TILE IN TOILET ROOMS & TOILET	500	SF	TOTAL
PP RATING: 346		ROOM VESTIBULES- INSTALLED IN 1966-1968	500	SF	GOOD
VISION DATE: 06/18/90		REHABILITATION	0	SF	FAIR
			0	SF	POOR
38A-4A	FLOOR SURFACE: CERAMIC TILE	HEXAGONAL CERAMIC TILE IN JANITOR'S	70	SF	TOTAL
PP RATING: 344		CLOSET ON 1ST FLR- MAY BE FROM 1910	70	SF	GOOD
VISION DATE: 06/18/90		WHEN PLUMBING FIRST INSTALLED IN	0	SF	FAIR
		BUILDING	0	SF	POOR

United States Custom House

Zone

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
045-4A	FLOOR SURFACE: CARPETING	CARPET TILES IN EAST OFFICES	1800	SF	TOTAL
BPP RATING: 346			0	SF	GOOD
EVISION DATE: 08/23/90			1800	SF	FAIR
			0	SF	POOR
046-4A	FLOOR SURFACE: OTHER	RESILIENT TILES IN RAISED AREA OF FLOOR	45	SF	TOTAL
BPP RATING: 346		IN JANITOR'S CLOSET	0	SF	GOOD
EVISION DATE: 07/05/90			45	SF	FAIR
			0	SF	POOR
074-4A	WALL STRUCTURE: BRICK MASONRY UNIT	ORIGINAL INTERIOR PARTITIONS	0	SF	TOTAL
BPP RATING: 343			0	SF	GOOD
EVISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
085-4A	WALL STRUCTURE: OTHER	OFFICE PARTITIONS ARE EITHER METAL OR	0	SF	TOTAL
BPP RATING: 346		WOOD- UNABLE TO DETERMINE WHICH	0	SF	GOOD
EVISION DATE: 06/04/90			0	SF	FAIR
			0	SF	POOR
095-4A	WALL SURFACE: GYPSUM PLASTER	ORIGINAL WALLS	3900	SF	TOTAL
BPP RATING: 343			3900	SF	GOOD
EVISION DATE: 06/18/90			0	SF	FAIR
			0	SF	POOR
106-4A	WALL SURFACE: CERAMIC TILE	TOILET ROOM VESTIBULES & TOILET ROOMS-	600	SF	TOTAL
BPP RATING: 346		CERAMIC TILE WAINSCOT- FROM 1966-1968	600	SF	GOOD
EVISION DATE: 06/18/90		REMODELING	0	SF	FAIR
			0	SF	POOR
121-4A	WALL SURFACE: OTHER	NEW PARTITIONS IN EAST OFFICES APPEAR	3800	SF	TOTAL
BPP RATING: 346		TO BE COVERED WITH FACTORY FINISHED	3800	SF	GOOD
EVISION DATE: 08/23/90		PANEL SYSTEM	0	SF	FAIR
			0	SF	POOR
131-4A	WALL FINISH/COATING: PAINT	ALL WALLS ARE PAINTED	7200	SF	TOTAL
BPP RATING: 346			1400	SF	GOOD
EVISION DATE: 07/05/90			5800	SF	FAIR
			0	SF	POOR
187-4A	WALL TRIM: MARBLE TRIM	MOLDED BASE AT EXTERIOR WALLS OF	200	LF	TOTAL
BPP RATING: 342		OFFICES	200	LF	GOOD
EVISION DATE: 06/18/90			0	LF	FAIR
			0	LF	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
93-4A	WALL TRIM: OTHER	MODERN RUBBER BASE ON LATER PARTITIONS	275	LF	TOTAL
PP RATING: 346			275	LF	GOOD
VISION DATE: 06/18/90			0	LF	FAIR
			0	LF	POOR
21-4A	CEILING STRUCTURE: IRON	SAME IRON BEAM & SHALLOW BRICK VAULTS	2400	SF	TOTAL
PP RATING: 343		OF FLOORS	2400	SF	GOOD
VISION DATE: 06/22/90			0	SF	FAIR
			0	SF	POOR
41-4A	CEILING SURFACE: CEILING SUSPENSION SYS	SUSPENDED ACOUSTICAL TILES IN EAST	1900	SF	TOTAL
PP RATING: 346		OFFICES	1900	SF	GOOD
VISION DATE: 06/18/90			0	SF	FAIR
			0	SF	POOR
47-4A	CEILING SURFACE: GYPSUM PLASTER	IN TOILET ROOMS, TOILET ROOM VESTIBULES	700	SF	TOTAL
PP RATING: 343		& JANITOR'S CLOSET	690	SF	GOOD
VISION DATE: 09/25/90			10	SF	FAIR
			0	SF	POOR
73-4A	CEILING TRIM: PLASTER TRIM	DEEPLY MOLDED CORNICE IN TOILET ROOMS &	200	LF	TOTAL
PP RATING: 342		JANITOR'S CLOSET	200	LF	GOOD
VISION DATE: 06/18/90			0	LF	FAIR
			0	LF	POOR
98-4A	CEILING ORNAMENT: OTHER	ORIGINAL SKYLIGHT STILL IN PLACE ABOVE	0		TOTAL
PP RATING: 342		DROPPED CEILING IN EAST OFFICES	0		GOOD
VISION DATE: 06/04/90			0		FAIR
			0		POOR
17-4A	WINDOW TRIM: OTHER	DEEPLY MOLDED MARBLE TRIM:JAMBS, HEAD	495	LF	TOTAL
PP RATING: 341		AND PANELS BELOW SILL	495	LF	GOOD
VISION DATE: 06/22/90			0	LF	FAIR
			0	LF	POOR
24-4A	DOOR FRAME: STEEL	AT ALL LATER DOORS	12	EA	TOTAL
PP RATING: 346			12	EA	GOOD
VISION DATE: 06/18/90			0	EA	FAIR
			0	EA	POOR
50-4A	DOOR (OPENING): PANEL WOOD	HEAVY PANEL MOLDING AT EAST OFFICE	12	EA	TOTAL
PP RATING: 346		DOORS & 2ND FLOOR TOILET ROOM DOORS	12	EA	GOOD
VISION DATE: 06/18/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
76-4A	DOOR TRIM: OTHER	OPENINGS AT TOILET ROOM VESTIBULES WITH	25	LF	TOTAL
PP RATING: 342		SAME MOLDED MARBLE CASINGS OF WINDOWS &	25	LF	GOOD
VISION DATE: 06/22/90		DOORS	0	LF	FAIR
			0	LF	POOR
36-4A	DOOR GLAZING: PATTERNED GLASS	LARGE PANE IN UPPER PART OF BOTH 1ST	2	EA	TOTAL
PP RATING: 346		FLOOR TOILET ROOM DOORS	2	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR
00-4A	DOOR HARDWARE: BRONZE/BRASS/COPPER	SIMPLE DESIGN	12	EA	TOTAL
PP RATING: 346			12	EA	GOOD
VISION DATE: 06/18/90			0	EA	FAIR
			0	EA	POOR
12-4A	DOOR HARDWARE: ACCESSORIES	AUTOMATIC CLOSER & BRASS PUSH &	6	EA	TOTAL
PP RATING: 346		KICKPLATES ON RESTROOM DOORS	6	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR
37-4A	FIREPLACE MANTEL: OTHER	MARBLE:DETAILS INCLUDE IONIC PILASTERS,	1	EA	TOTAL
PP RATING: 341		BEAD & REAL & OTHER MOLDINGS, CONSOLES	1	EA	GOOD
VISION DATE: 06/04/90			0	EA	FAIR
			0	EA	POOR

TILITIES/SYSTEMS

26-4A	CONVEYING SYSTEM: PASS ELEV-HYDRAULIC	SHAFT CONSTRUCTED DURING 1966-68	1	EA	TOTAL
PP RATING: 346		REHABILITATION/DATE OF ELEVATOR	1	EA	GOOD
VISION DATE: 06/04/90		INSTALLATION UNKNOWN	0	EA	FAIR
			0	EA	POOR

Notes: Metal door trim at basement & 2nd floor door, molded wood trim at 1st floor door.

IRE/LIFE/HEALTH/SAFETY

15-4A	FIRE EGRESS: OTHER	ONLY 1 EXIT PROVIDED FROM 2ND FLR/NFPA	0	EA	TOTAL
PP RATING: 346		101, 27-2.4 REQUIRES 2 REMOTELY LOCATED	0	EA	GOOD
VISION DATE: 08/23/90		EXITS FROM EVERY FLOOR	0	EA	FAIR
			0	EA	POOR

Notes: Occupant load based on NFPA 101, 100 SF (gross)/person. NFPA 101, Chapter 27 (Existing Business Occupancies) requires 2 remotely located exits from every floor

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
073-4A	HANDICAP ACCESS: RESTROOM	NO ACCESSIBLE RESTROOMS PROVIDED	1	EA	TOTAL
BPP RATING: 346			0	EA	GOOD
EVISION DATE: 08/23/90			0	EA	FAIR
			1	EA	POOR
073-4A	HANDICAP ACCESS: RESTROOM	NO ACCESSIBLE RESTROOMS PROVIDED	1	EA	TOTAL
BPP RATING: 346			0	EA	GOOD
EVISION DATE: 08/23/90			0	EA	FAIR
			1	EA	POOR

ONE 4B: BASEMENT

NTERIOR

030-4B	FLOOR SURFACE: CONCRETE	ENTIRE BASEMENT FLOOR- NOW COVERED IN	12200	SF	TOTAL
BPP RATING: 343		MANY SPACES	12200	SF	GOOD
EVISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
038-4B	FLOOR SURFACE: CERAMIC TILE	IN RESTROOMS- INSTALLED DURING	370	SF	TOTAL
BPP RATING: 346		1966-1968 RENOVATION	370	SF	GOOD
EVISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
044-4B	FLOOR SURFACE: PLASTIC/SYNTHETIC	IN ELEVATOR LOBBY	625	SF	TOTAL
BPP RATING: 346			625	SF	GOOD
EVISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
045-4B	FLOOR SURFACE: CARPETING	WALL TO WALL & CARPET TILES IN MANY	3650	SF	TOTAL
BPP RATING: 346		OFFICE AREAS	2630	SF	GOOD
EVISION DATE: 08/23/90			1020	SF	FAIR
			0	SF	POOR
046-4B	FLOOR SURFACE: OTHER	METAL TRENCH COVERS & SEVERAL ACCESS	0	SF	TOTAL
BPP RATING: 344		COVERS TO ORIGINAL CISTERN SYSTEM	0	SF	GOOD
EVISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
074-4B	WALL STRUCTURE: BRICK MASONRY UNIT	ORIGINAL WALLS:BRICK, WITH MASSIVE	7100	SF	TOTAL
BPP RATING: 343		PIERS AT ORIGINAL CENTER	7100	SF	GOOD
EVISION DATE: 08/24/90		OPENINGS/MOLDED STONE CAPS AT PIERS	0	SF	FAIR
			0	SF	POOR

Zone **********

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
175-4B	WALL STRUCTURE: CONCRETE MASONRY UNIT	SOUTH WALL OF BOILER/AC EQUIPMENT ROOM	690	SF	TOTAL
PP RATING: 346		& INFILL AROUND WEST DOOR TO ELEVATOR	690	SF	GOOD
VISION DATE: 06/22/90		LOBBY	0	SF	FAIR
			0	SF	POOR
180-4B	WALL STRUCTURE: WOOD FRAMING	LATER PARTITIONS	7355	SF	TOTAL
PP RATING: 346			7355	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
194-4B	WALL SURFACE: GYPSUM BOARD SYSTEMS	ON MOST LATER FRAME PARTITIONS	6580	SF	TOTAL
PP RATING: 346			6580	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
195-4B	WALL SURFACE: GYPSUM PLASTER	OVER MANY OF THE ORIGINAL BRICK WALLS	10900	SF	TOTAL
PP RATING: 344			10900	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
115-4B	WALL SURFACE: PREFIN WOOD PANELING	FACTORY FINISHED PLYWOOD IN OLDER	8755	SF	TOTAL
PP RATING: 346		OFFICE SPACES INCL JAMBS & HEADS OF	8755	SF	GOOD
VISION DATE: 06/01/90		SEVERAL WINDOW OPENINGS-GENERALLY TO	0	SF	FAIR
		COVER BRICK	0	SF	POOR
121-4B	WALL SURFACE: OTHER	PRE-FINISHED FABRIC COVERED PARTITIONS	865	SF	TOTAL
PP RATING: 346		AT WEST MOST OFFICES	865	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
131-4B	WALL FINISH/COATING: PAINT	DRYWALL, PLASTER, CONCRETE BLOCK & SOME	21030	SF	TOTAL
PP RATING: 346		BRICK WALLS	21030	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
193-4B	WALL TRIM: OTHER	CAST-IRON CORNER BEADS AT JAMBS & HEAD	0	LF	TOTAL
PP RATING: 342		AT RECESSES OF ORIGINAL WINDOWS &	0	LF	GOOD
VISION DATE: 06/01/90		OPENINGS AT ROUND PASSAGES	0	LF	FAIR
			0	LF	POOR
214-4B	WALL ORNAMENT: GRANITE COL/PILASTER	ROUND & SQUARE GRANITE COLUMNS VISIBLE	44	EA	TOTAL
PP RATING: 342		THROUGHOUT/MOLDED STONE CAPS/SQUARE	44	EA	GOOD
VISION DATE: 06/01/90		COLUMNS WITH CHAMFERED EDGES	0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
31-4B	CEILING SURFACE: CEILING SUSPENSION SYS	ALL OFFICE SPACES, BREAK ROOM &	4600	SF	TOTAL
PP RATING: 346		ELEVATOR LOBBY	4600	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
37-4B	CEILING SURFACE: GYPSUM PLASTER	AT NORTH WING, CENTER BLOCK & SOUTH	3360	SF	TOTAL
PP RATING: 344		WING:STILL VISIBLE DOWN N-S CORRIDOR OF	3360	SF	GOOD
VISION DATE: 06/26/90		THESE 3 BLOCKS OF SPACES & AT ROUND	0	SF	FAIR
		PASSAGES	0	SF	POOR
32-4B	CEILING SURFACE: OTHER	BRICK VAULTING OF 1ST FLOOR & EAST	1380	SF	TOTAL
PP RATING: 342		PORTICO LEFT EXPOSED AT EAST MOST SPACE	1380	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
17-4B	WINDOW TRIM: OTHER	IRON PANELED JAMBS & HEAD STILL VISIBLE	0	LF	TOTAL
PP RATING: 341		AT ONE NORTH WINDOW/ MAY BE OTHERS	0	LF	GOOD
VISION DATE: 08/23/90			0	LF	FAIR
			0	LF	POOR
24-4B	DOOR FRAME: STEEL	AT NEW HOLLOW METAL & SOLID WOOD DOORS	19	EA	TOTAL
PP RATING: 346			19	EA	GOOD
VISION DATE: 08/23/90			0	EA	FAIR
			0	EA	POOR
26-4B	DOOR FRAME: WOOD	SIMPLE DESIGN	13	EA	TOTAL
PP RATING: 344			13	EA	GOOD
VISION DATE: 08/23/90			0	EA	FAIR
			0	EA	POOR
39-4B	DOOR (OPENING): IRON	MASSIVE DOUBLE IRON DOORS AT SOUTHWEST	1	EA	TOTAL
PP RATING: 342		ROUND PASSAGE (PASSAGE #2)	1	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
41-4B	DOOR (OPENING): STEEL	HOLLOW METAL-FLUSH FACE/LOUVER AT BASE	11	EA	TOTAL
PP RATING: 346		OF ELEVATOR MACHINE ROOM DOOR	11	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
48-4B	DOOR (OPENING): SOLID WOOD	SQUAD ROOM:IRON STRAPS ON DOOR FACE	1	EA	TOTAL
PP RATING: 344			1	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
49-4B	DOOR (OPENING): FLUSH WOOD	HOLLOW CORE WOOD AT NEWER OFFICES	3	EA	TOTAL
PP RATING: 346			3	EA	GOOD
VISION DATE: 08/23/90			0	EA	FAIR
			0	EA	POOR
49A-4B	DOOR (OPENING): FLUSH WOOD	SOLID CORE AT MANY LATER OFFICES	8	EA	TOTAL
PP RATING: 346			8	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
50-4B	DOOR (OPENING): PANEL WOOD	SEVERAL OLD, POSSIBLY ORIG/DOOR TO GSA	4	EA	TOTAL
PP RATING: 343		SHOP & NW MOST SPACE OF NORTH WING	4	EA	GOOD
VISION DATE: 06/01/90		APPEAR TO BE IN ORIGINAL LOCATION	0	EA	FAIR
			0	EA	POOR
Notes: Other apparently original doors may have been moved. Doors have deep panel moldings. Door to GSA shop appears to have had a transom which is now blocked.					
50A-4B	DOOR (OPENING): PANEL WOOD	SOME OFFICES WITH MODERN OR LATER PANEL	4	EA	TOTAL
PP RATING: 346		DOORS	4	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
61-4B	DOOR (OPENING): OVERHEAD COILING	TO EAST WING FROM ELEVATOR LOBBY	1	EA	TOTAL
PP RATING: 346			1	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
80-4B	DOOR GLAZING: FLOAT GLASS	OLD DOOR TO CLOSET UNDER STEPS HAS 4	4	EA	TOTAL
PP RATING: 343		PANES OF GLASS IN UPPER HALF	4	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
63-4B	STAIR/RAMP-STRUCTURE: IRON	CAST-IRON BASEMENT STAIRS	110	SF	TOTAL
PP RATING: 343			110	SF	GOOD
VISION DATE: 06/01/90			0	SF	FAIR
			0	SF	POOR
11-4B	STAIR/RAMP-RAILING: WOOD	SIMPLE ROUND RAILING	30	LF	TOTAL
PP RATING: 346			30	LF	GOOD
VISION DATE: 06/01/90			0	LF	FAIR
			0	LF	POOR

Zone

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
FOUNDATION					
005-4B	WALL STRUCTURE: BRICK MASONRY UNIT	SERIES OF BRICK WALLS, 13' TO 14' ON	0	SF	TOTAL
PP RATING: 342		CENTER IN EACH DIRECTION REST ON FINAL	0	SF	GOOD
VISION DATE: 06/01/90		CONCRETE FOUNDATION SLAB	0	SF	FAIR
			0	SF	POOR
	Notes: Walls are 7' high, 6' to 9 ' thick at the bottom and 4' to 5' thick at the top. Reverse arches under openings of doors, windows and in cross walls distribute weight of superstructure. Description of foundation found in letter to Mr. Manning J. Ruben from Jas. A. Wetmore, Acting Supervising Architect of the Treasury, dated Jan 21, 1927, found at the National Archives, Atlanta Branch. Also from copies of original drawings at GSA Charleston office.				
008-4B	PIERS/PILES-STRUCTURE: WOOD	APPROX 700 WOOD PILES 30' TO 40' LONG	0	EA	TOTAL
BPP RATING: 342		CUT OFF 12" ABOVE GROUND/SUPPORTS	0	EA	GOOD
EVISION DATE: 08/23/90		ANOTHER LAYER OF BRICK & A LAYER OF	0	EA	FAIR
		CONCRETE	0	EA	POOR
	Notes: This brick & concrete forms a cap for the piles on which 2 layers of timber grillage are placed. Timbers are 10" x 12". The first layer is lagged to every 4th pile. Concrete is poured around the grillage even with the top of the members. The second layer of grillage forms a solid wood platform on which an 18" concrete slab is poured. The brick foundation walls described in 4005 above rest on this final layer of concrete.				
154-4B	CHIMNEY SURFACE: BRICK	ALL CHIMNEYS HAVE BEEN REMOVED-THERE	0	EA	TOTAL
BPP RATING: 346		WERE ORIGINALLY FIVE	0	EA	GOOD
EVISION DATE: 06/22/90			0	EA	FAIR
			0	EA	POOR
FIRE/LIFE/HEALTH/SAFETY					
012-4B	FIRE EGRESS: EMERGENCY LIGHTING	LOCATED IN THREE MAJOR HALL AREAS	3	EA	TOTAL
BPP RATING: 346			3	EA	GOOD
EVISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR
013-4B	FIRE EGRESS: EXIT SIGNAGE	ALL EXITS MARKED WITH GRAPHIC SIGNS	6	EA	TOTAL
BPP RATING: 346			6	EA	GOOD
EVISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR

CODE	FEATURE	DESCRIPTION	INVENTORY QUANTITY	UNIT	CONDITION
20-4B	FIRE DETECTION: ALARM	ZANS 100 FIRE ALARM SYSTEM- 4	3	EA	TOTAL
PP RATING: 346		ZONES/PANEL IN ELEVATOR LOBBY/ PULL	3	EA	GOOD
VISION DATE: 08/23/9D		STATION & ALARM BELLS BY ELEVATOR &	0	EA	FAIR
		BASEMENT STAIRS	0	EA	POOR
49-4B	FIRE SUPPRESSION: DRY CHEM EXTINGUISHER	SCATTERED THROUGHOUT IN HALLWAYS, ROUND	6	EA	TOTAL
PP RATING: 346		PASSAGES & RECEIVING ROOM	6	EA	GOOD
VISION DATE: 08/23/90			0	EA	FAIR
			0	EA	POOR
71-4B	HANDICAP ACCESS: ENTRY/ROUTE	SE ENTRY- MINIMUM 32" WIDE/MOST	0	EA	TOTAL
PP RATING: 346		BASEMENT SPACES ACCESSIBLE	0	EA	GOOD
VISION DATE: 06/01/90			0	EA	FAIR
			0	EA	POOR

Zone/Priority**********

M DE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
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ONE 1A: EXTERIOR

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50-1A	FENCES/WALLS SITE SITE FURNISHING Priority: Serious Condition: POOR Source: INSP/OTHER HBPP Rating: 312	Serious deterioration at base of several newels- severe rusting and delamination of iron causing cracking & fracturing of granite. Approximately 30 granite blocks are severely damaged & require either complete replacement or repair. Approximately 15 newels with serious rusting at base.	Remove fence from granite base. Label all parts for reinstallation. Repair or replace granite as required using either epoxy & stainless steel or teflon pins for repairs or replacing with new granite to match existing in color & appearance. Repair bases of damaged iron members as required. Remove all rust & paint from iron. Clean with mineral spirits or denatured alcohol & prime immediately with rust inhibiting primer. Apply 2 top coats of compatible paint. Reinstall fence. Pack masonry/iron joint with molten lead. Caulk all metal joints especially at base.	700	LF	3200 16000 5760 ======== 24960
50A-1A	FENCES/WALLS SITE SITE FURNISHING Priority: Serious Condition: FAIR Source: MEANS/INSP HBPP Rating: 311	Several open mortar joints along cap of wall lining west plaza.	Rake out joints by hand. Repoint matching color, appearance & strength of original mortar. Mortar analysis will be required.	106	LF	30 200 69 ======== 299
00-1A	LIMESTONE TRIM EXTERIOR WALL FLASHING/TRIM Priority: Serious Condition: FAIR Source: HBPP Rating: 311	Sulfate skins and dark soiling of various elements of the building's entablature indicate deterioration due to atmospheric pollution.	Costs unavailable at this time. See supplemental report.	612	LF	0 0 0 ======== 0

Zone/Priority**********

M DE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
66-1A	LIMESTONE COL/PILASTER EXTERIOR WALL ORNAMENT Priority: Serious Condition: FAIR Source: HBPP Rating: 311	11 of the 12 columns and pilasters of the east and west porticos have a number of cracks at their bases and miscellaneous areas of pitting along their shafts. Some of the pitting may be due to loss of binder. The cause of the cracking is unknown at this time.	Costs unavailable at this time. See supplemental report.	11	EA	0 0 0 ======== 0
74-1A	LIMESTONE TRIM EXTERIOR ROOF FLASHING/TRIM Priority: Serious Condition: FAIR Source: HBPP Rating: 311	Numerous ballusters showing signs of loss of binding material causing pitting and splitting of individual urns. Areas of scaling on the handrail probably due to freeze/thaw.	Costs unavailable at this time. See supplemental report.	444	LF	0 0 0 ======== 0
65-1A	OTHER EXTERIOR WINDOW SASH Priority: Serious Condition: FAIR Source: MEANS HBPP Rating: 312	Deterioration of iron sash & frames particularly at the head & sill: rusting & some pitting.	Remove all paint & clean metal of all rust. Protect surrounding masonry & glass. Fill pitted areas with appropriate patching material such as plumbers epoxy or auto body filler. Apply rust inhibiting primer to smooth, clean, dry surface. Apply 2 top coats compatible with primer. Caulk masony joint with high quality elastomeric caulk.	56	EA	400 5400 1740 ======== 7540

linor

706-1A	WOOD EXTERIOR DOOR FRAME Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 315	Though these doors are in good condition they are out of character with the architectural qualities of the building.	Consideration should be given to replacing these doors with new units to match original design. Use those original basement doors under the east portico & at the west entrance to the south wing as examples.	4	EA	3000 900 1170 ======== 5070

United States Custom House

Zone/Priority**********

IM DE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP

ONE 1B: CORTILE & BALCONY

inor

550-1B	PANEL WOOD INTERIOR DOOR (OPENING) Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 311	Deterioration of grained doors to second floor east offices and on inside of janitor's closet: many nicks and areas of flaking paint.	Repair painted surfaces as required to maintain restored appearance.	4	EA	30 250 84 ======== 364

ONE 2A: ENTRANCE LOBBIES & OFFICES

inor

045-2A	CARPETING INTERIOR FLOOR SURFACE Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 326	Carpet tiles are old and worn.	Replace carpet tiles with wall to wall similar to new carpet in 2nd floor north offices.	1400	SF	2000 700 810 ======== 3510
095-2A	GYPSUM PLASTER INTERIOR WALL SURFACE Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 323	Small area of spalling plaster and peeling paint outside vestibule door of second floor toilet rooms.	Remove all unsound plaster. Patch as required to match surrounding appearance. Prime all new patches and paint.	20	SF	10 150 48 ======== 208
247-2A	GYPSUM PLASTER INTERIOR CEILING SURFACE Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 323	Small area of spalling plaster and peeling paint on the ceiling in first floor center north office.	Remove all damaged plaster. Patch area matching texture and appearance of surrounding sound plaster. Prime new patches and repaint.	20	SF	10 200 63 ======== 273

Zone/Priority**********

	DIVISION / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP

ONE 4A: EAST OFFICES, 2ND FLR; TOILET ROOMS

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73-4A	RESTROOM FIRE/LIFE/HEALTH/SAFETY HANDICAP ACCESS Priority: Serious Condition: POOR Source: MEANS HBPP Rating: 346	No handicapped accessible restrooms are provided in building.	Consideration should be given to converting the janitor's closet to a restroom fully accessible to the handicapped.	1	EA	800 1300 630 ======== 2730

inor

45-4A	CARPETING INTERIOR FLOOR SURFACE Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 346	Carpet tiles old and worn.	Replace carpet tiles with wall to wall similar to new carpet in 2nd floor north offices.	1800	SF	2600 900 1050 ======== 4550
46-4A	OTHER INTERIOR FLOOR SURFACE Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 346	Resilient floor tile in janitor's closet is cracking and breaking apart.	Remove existing tile and install new vinyl composition tile.	45	SF	40 60 30 ======== 130
31-4A	PAINT INTERIOR WALL FINISH/COATING Priority: Minor Condition: FAIR Source: MEANS HBPP Rating: 346	Peeling and cracking paint on many of the office walls. Also general dirt and grime.	Scrape all loose paint. Wash all surfaces. Spot prime and repaint all walls.	5800	SF	600 2000 780 ======== 3380
47-4A	GYPSUM PLASTER INTERIOR CEILING SURFACE Priority: Minor Condition: FAIR Source: MEANS/INSP HBPP Rating: 343	Small area of plaster on vault and beam flange has spalled exposing the brick of the vault and the beam in janitor's closet.	Remove any loose plaster. Replaster and paint to match the original appearance.	10	SF	10 300 93 ======== 403

Zone/Priority**********

	DIVISION / ELEMENT / UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT / LABOR / MARK-UP
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ONE 4B: BASEMENT

inor

5-4B	CARPETING	Carpet tiles old and worn.	Replace carpet tiles with	1020	SF	1500
	INTERIOR		wall to wall similar to new			500
	FLOOR SURFACE		carpet in 2nd floor north			600
	Priority: Minor		offices.			========
	Condition: FAIR					2600
	Source: MEANS					
	HBPP Rating: 346					

VISION	CRITICAL FAIR	CRITICAL POOR	SERIOUS FAIR	SERIOUS POOR	MINOR FAIR	MINOR POOR	SUBTOTAL
ITE	$ 0	$ 0	$ 299	$ 24960	$ 0	$ 0	$ 25259
XTERIOR ENVELOPE	$ 0	$ 0	$ 7540	$ 0	$ 5070	$ 0	$ 12610
Roof	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Walls	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Windows	$ 0	$ 0	$ 7540	$ 0	$ 0	$ 0	$ 7540
Doors	$ 0	$ 0	$ 0	$ 0	$ 5070	$ 0	$ 5070
Other	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
NTERIOR ENVELOPE	$ 0	$ 0	$ 0	$ 0	$ 15418	$ 0	$ 15418
OUNDATION	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
URNISHINGS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
TILITY SYSTEMS	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Plumbing	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Electrical	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
HVAC	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Conveyance	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
IRE/LIFE/HEALTH SAFETY	$ 0	$ 0	$ 0	$ 2730	$ 0	$ 0	$ 2730
Fire/Life Safety	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Handicapped Accessibility	$ 0	$ 0	$ 0	$ 2730	$ 0	$ 0	$ 2730
Public Health	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
UBTOTAL	$ 0	$ 0	$ 7839	$ 27690	$ 20488	$ 0	
OTALS	$ 0		$ 35529		$ 20488		$ 56017