

APPENDIX B
MAINTENANCE RECOMMENDATIONS

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In the course of undertaking preparation of this preservation plan for Washington and Lee, John Milner Associates, Inc. (JMA) noted a number of maintenance issues at existing historic buildings. In general, the historic buildings at Washington and Lee are very well-maintained. JMA's purpose in examining the existing buildings was to identify typical maintenance issues to support the preparation of maintenance design guidelines, not to perform a building by building conditions assessment.

Below is a list of maintenance issues and recommendations for the buildings observed. The buildings are listed by campus group in chronological order. With respect to prioritization, the recommendations are divided into three levels according to their urgency.

Level 1: Urgent – Level 1 is for recommended work on building elements or systems that are in an advanced state of decay or that might pose a life-safety hazard. This work should be addressed as soon as possible.

Level 2: Required – Level 2 is for recommended work on building elements or systems which, if left unattended for any length of time, will likely deteriorate to Level 1. This work should be planned for the next 3–5 years.

Level 3: Maintenance – Level 3 is for recommended work on building elements or systems which should be part of a cyclical maintenance program. This work may be addressed by maintenance staff and/or contractors, as appropriate.

THE COLONNADE AND CHAPEL

WASHINGTON HALL

Urgent

- Clean and inspect gutters and downspouts. Repair and/or replace.

Required

- Inspect window air-conditioning units to ensure they are properly installed and drained.
- Scrape, prime, and paint exterior wood trim and gutters.
- Remove mounded mulch along brick walls.
- Remove ivy from masonry walls.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

PAYNE HALL

Required

- Repair damaged column surfaces.
- Repair stone steps.
- Correct uneven walkway conditions.
- Remove ivy from masonry walls.
- Inspect window air-conditioning units to ensure they are properly installed and drained.
- Evaluate code compliance and life safety issues. Update as needed.

Maintenance

- Develop a cyclical maintenance program.
- Screen existing mechanical equipment.
- Retain and preserve significant exterior and interior features and materials.

ROBINSON HALL

Urgent

- Conduct a structural evaluation of settlement issues. Repair as needed.
- Repair damaged column surfaces.
- Clean and inspect gutters and downspouts. Replace or repair.

Required

- Repair stone steps.
- Correct uneven walkway conditions.
- Remove ivy from masonry walls.
- Remove mounded mulch from north brick.
- Inspect window air-conditioning units to ensure they are properly installed and drained.

- Evaluate code compliance and life safety issues.
- Locate any new mechanical equipment in an unobtrusive location.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

NEWCOMB HALL

Urgent

- Repair foundation and masonry defects.
- Evaluate gutter and downspout system. Replace or repair as needed.

Required

- Avoid placing downspouts on the face of prominent features; rectify problematic placement of existing downspouts when modifying and/or repairing roof drainage systems.
- Repair stone steps.
- Scrape, prime, and paint deteriorated wood surfaces.
- Correct uneven walkway conditions.
- Remove ivy from masonry walls.
- Inspect window air-conditioning units to ensure they are properly installed and drained.
- Evaluate code compliance and life safety issues.
- Locate any new mechanical equipment in an unobtrusive location.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

TUCKER HALL

Urgent

- Evaluate gutter and downspout system. Replace or repair as needed.

Required

- Scrape, prime, and paint deteriorated wood, masonry, and metal surfaces.
- Remove ivy from masonry walls.
- Inspect window air-conditioning units to ensure they are properly installed and drained.
- Evaluate code compliance and life safety issues.
- Locate any new mechanical equipment in an unobtrusive location. Avoid roof-top installations.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

LEE CHAPEL

Urgent

- Clean and inspect gutters and downspouts. Repair as needed.

Required

- Remove mounded mulch along brick walls.
- Remove ivy from masonry walls.
- Evaluate code compliance and life safety issues.
- Prune shrubs and tree limbs away from building.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

THE FACULTY RESIDENCES

LEE HOUSE

Urgent

- Repair or replace sagging gutters. Add downspouts.
- Clean the roof drainage system.
- Repair and inspect damaged brick surfaces.

Required

- Scrape, prime, and paint exterior wood elements especially on the upper floors.
- Prune shrubs and trees in close proximity to the building.
- Evaluate/monitor porch pier settlement and repair as needed.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

LEE-JACKSON HOUSE

Urgent

- Clean and inspect gutters and downspouts. Repair as needed.
- Evaluate portico roof leaks and repair.

Required

- Repair damaged wood boards on the portico ceiling.
- Prune shrubs and trees in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

MORRIS HOUSE

Urgent

- Clean and inspect gutters and downspouts. Repair as needed.

Required

- Repair damaged brick on the north wall.
- Repair damaged wood cornice on the north wall.
- Address site and drainage issues on the south wall.
- Scrape, prime, and paint exterior wood trim.
- Prune shrubs and trees in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

REEVES CENTER

Required

- Scrape, prime, and paint exterior wood surfaces.
- Prune shrubs and trees in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

GILLIAM ADMISSIONS HOUSE

Urgent

- Clean and inspect gutters and downspouts. Repair as needed.

Required

- Prune shrubs and trees in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

ALUMNI HOUSE

Urgent

- Evaluate adequacy of roof drainage systems.
- At a minimum, clean and inspect gutters and downspouts. Repair as needed.

Required

- Scrape, prime, and paint exterior wood trim and shutters.
- Prune shrubs and trees in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

THE HOLLOW

11 UNIVERSITY PLACE

Urgent

- Inspect roof and drainage systems repair.
- Inspect the building for structural settlement.
- Repair and/or replace gutters and downspouts.
- Repair damaged wood
- Scrape, prime, and paint exterior wood.

Required

- Interior building systems and life safety should be assessed. Plumbing systems in particular are faulty.

Maintenance

- Develop regular maintenance to return the building to good condition.
- Maintain original significant exterior and interior features.
- Retain and preserve significant exterior and interior features and materials.

13 UNIVERSITY PLACE

Urgent

- Inspect roof and flashing. Repair and/or replace.
- Repair and/or replace gutters and downspouts.
- Repair damaged wood.
- Scrape, prime, and paint exterior wood.

Required

- Inspect for minor structural settlement.
- Building systems and life safety should be assessed.

Maintenance

- Develop regular maintenance to return the building to good condition.
- Remove vegetation growing on the exterior of the building.
- Prune nearby shrubs.
- Retain and preserve significant exterior and interior features and materials.

15 UNIVERSITY PLACE

Urgent

- Inspect and repair roof and drainage systems.
- Repair and/or replace gutters and downspouts.
- Scrape, prime, and paint exterior wood.

Maintenance

- Develop regular maintenance practices to keep building in good condition.
- Prune nearby shrubs.
- Building systems and life safety should be assessed.
- Retain and preserve significant exterior and interior features and materials.

17 UNIVERSITY PLACE

Urgent

- Inspect and repair roof and flashing.
- Repair and/or replace gutters and downspouts.
- Scrape, prime, and paint exterior wood.
- Vegetation growing on the exterior should be removed.

Maintenance

- Develop regular maintenance practices to keep building in good condition.
- Building systems and life safety should be assessed.
- Retain and preserve significant exterior and interior features and materials.

19 UNIVERSITY PLACE

Maintenance

- Develop regular maintenance practices to keep building in good condition.
- Interior building systems and life safety should be assessed.
- Retain and preserve significant exterior and interior features and materials.

21 UNIVERSITY PLACE

Required

- Remove vegetation growing on the exterior.

Maintenance

- Continue maintenance practices to keep the building in good condition.
- Repair gutters and downspouts.
- Repair exterior wood.
- Assess interior building systems and life safety.
- Retain and preserve significant exterior and interior features and materials.

23 UNIVERSITY PLACE

Required

- Improve maintenance practices to return the building to good condition.
- Repair or replace gutters and downspouts
- Repair and repaint exterior woodwork
- Repair and repaint windows and shutters.
- Prune shrubs and trees.

Maintenance

- Building systems and life safety should be assessed.
- Wall and ceiling surfaces should be repaired and repainted.
- Retain and preserve significant exterior and interior features and materials.

SOUTHWEST CORNER

RED HOUSE

Urgent

- Replace roof system.
- Replace gutters and downspouts.
- Repair decayed wood.
- Scrape, prime and paint wood siding and shutters.
- Repair interior water damage.
- Prune shrubs and trees, and clean-up immediate site.

Maintenance

- Develop regular maintenance practices to return the building in good condition.
- Building systems and life safety should be assessed.
- Retain and preserve significant exterior and interior features and materials.

HOWARD HOUSE

Urgent

- Repair and/or replace gutters and downspouts.
- Evaluate and repair masonry problems.

Required

- Scrape paint, prime, and repaint wood windows.
- Repair and/or replace wood slats on the rear addition.

Maintenance

- Develop a cyclical maintenance plan.
- Repair and repaint exterior wood.
- Keep vegetation trimmed away from the building.
- Retain and preserve significant exterior and interior features and materials.

THE CENTRAL CAMPUS

REID HALL

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior features and materials.

DUPONT HALL

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior features and materials.

HUNTLEY HALL

Required

- Evaluate adequacy of roof drainage systems.
- At a minimum, clean and inspect gutters and downspouts. Repair as needed.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

GRAHAM-LEES DORMITORY

Required

- Prune shrubs in close proximity to the building.
- Evaluate code compliance and life safety issues.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior features and materials.

DINING HALL

Urgent

- Roof, gutters, and downspouts need to be replaced.
- Repair deteriorated stairs.
- Seal and repair skylight over the second floor stair landing.

Required

- Scrape, prime, and paint all exterior features.
- Repair moisture-damaged plaster walls, and window and wood trim on the first and second floor.
- The nosing and balustrade of the staircase requires repair.
- Paint on the staircase should be stripped and the original wood surface restored.

Maintenance

- Develop a cyclical maintenance program.
- Remove damaged interior flooring and ceiling tiles.
- Evaluate code compliance and life safety issues.
- Retain and preserve significant exterior and interior features and materials.

DOREMUS GYMNASIUM

Urgent

- Roof, gutters, and downspouts need to be inspected and replaced or repaired.
- Remove oil portrait, conserve, and treat appropriately.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

RED SQUARE

THE THEATRE AT LIME KILN

Urgent

- Roof, gutters, and downspouts need to be repaired and/or replaced.

Required

- Repair damaged and rotted wood.
- Scrape deteriorated paint, prime, and repaint.
- Evaluate repair of moisture-damaged brick.
- Remove ivy from the exterior.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

PI KAPPA ALPHA

Required

- Evaluate and repair gutters, flashing, and downspouts.
- Repair holes in brick and mortar joints
- Evaluate repair of moisture-damaged brick and retaining walls.

Maintenance

- Develop a cyclical maintenance plan.
- Repair and/or replace broken window screens.
- Retain and preserve significant exterior and interior features and materials.

PHI DELTA THETA

Required

- Inspect, clean, and repair gutters and downspouts.
- Repair missing mortar joints.
- Evaluate repair of moisture-damaged brick on east addition and chimneys.

Maintenance:

- Develop a cyclical maintenance plan
- Remove mulch mounded against brick walls.
- Retain and preserve significant exterior and interior features and materials.

BETA THETA PI

Required

- Evaluate, clean, and repair or replace gutters and downspouts.
- Scrape deteriorated paint, prime, and repaint.
- Repair holes in brick and mortar joints.

Maintenance

- Repair spalled and damaged concrete.
- Repair and repaint portico columns.
- Retain and preserve significant exterior and interior features and materials.

PHI KAPPA SIGMA

Required

- Clean and repair gutters and downspouts.
- Evaluate installation of additional downspouts.

Maintenance

- Repair and/or replace loose and broken window screens.
- Repair moisture-damaged brick.
- Retain and preserve significant exterior and interior features and materials.

SIGMA NU

Required

- Clean and evaluate efficiency of gutters and downspouts.
- Install additional downspouts if needed.

Maintenance

- Repair and/or replace loose and broken window screens.
- Retain and preserve significant exterior and interior features and materials.

UNIVERSITY SERVICES AND PRINTING

Required

- Evaluate, clean, and repair or replace inset gutters and downspouts.

Maintenance

- Develop a cyclical maintenance plan
- Retain and preserve significant exterior and interior features and materials.

SOUTH LEXINGTON NEIGHBORHOOD

LEXINGTON RAILROAD STATION

Urgent

- Install gutters and downspouts.
- Consult a masonry conservator regarding treatment of damaged decorative brick.

Required

- Scrape deteriorated paint, prime, and repaint.
- Scrape deteriorated paint, prime, and repaint wood windows.

Maintenance

- Develop cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

SPANISH HOUSE

Urgent

- Replace roof and roof drainage systems, including gutters and downspouts.
- Repair/replace decayed wood.
- Repair/replace damaged stucco.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

CHAVIS HOUSE

Urgent

- Replace deteriorated roof and drainage systems.
- Consult a structural engineer regarding stress cracking.

Required

- Repoint masonry.
- Remove vegetation from the south elevation.

CHI PSI

Required

- Evaluate existing roof and roof drainage system. Repair or replace.
- Repair and/or replace deteriorated eaves.
- Repair cracked concrete spandrels.

Maintenance

- Scrape deteriorated paint, prime, and repaint wood windows.
- Retain and preserve significant exterior and interior features and materials.

HILL HOUSE

Maintenance

- Develop a cyclical maintenance plan.
- Repair cracked concrete porch floor.
- Scrape loose and deteriorated paint, prime, and repaint.
- Retain and preserve significant exterior and interior features and materials.

109 McLAUGHLIN STREET

Urgent

- Replace all roofing and roof drainage systems.

Maintenance

- Develop a cyclical maintenance plan.
- Scrape deteriorated paint, prime, and repaint.
- Repaint and repair wood windows.
- Retain and preserve significant exterior and interior features and materials.

113 McLAUGHLIN STREET

Required

- Inspect and repair or replace roof drainage system, gutters, and downspouts.

Maintenance

- Repair and repaint buckled wood porch ceiling.
- Repair and/or replace wood porch floor.
- Scrape loose and deteriorated paint, prime, and repaint.
- Repair and/or replace vents in front dormer.
- Retain and preserve significant exterior and interior features and materials.

119 McLAUGHLIN STREET

Maintenance

- Develop a cyclical maintenance plan.
- Repair and/or replace porch floor and other damaged wood.
- Scrape loose and deteriorated paint, prime, and repaint.
- Retain and preserve significant exterior and interior features and materials.

MATTINGLY HOUSE

Maintenance

- Develop a cyclical maintenance plan.
- Keep vegetation trimmed away from the building.
- Retain and preserve significant exterior and interior features and materials.

UNIVERSITY CENTER

Urgent

- Inspect and maintain roof drainage systems, gutters, and downspouts. Replace or repair.

Maintenance

- Develop a cyclical maintenance program.
- Retain and preserve significant exterior and interior features and materials.

DAVIDSON PARK

PHI KAPPA PHI

Required

- Inspect, maintain, and repair roof drainage system.
- Repair and repaint damaged and peeling wood.
- Remove ivy on the walls.
- Trim shrubs away from the building.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

OUTING CLUB

Maintenance

- Develop a cyclical maintenance plan.
- Scrape loose any deteriorated paint from exterior wood. Prime and repaint.
- Retain and preserve significant exterior and interior features and materials.

KAPPA SIGMA

Required

- Scrape paint from gutters and downspouts. Prime and repaint.
- Repair and/or replace-in-kind deteriorated wood basement windows.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

SIGMA ALPHA EPSILON

Required

- Inspect, maintain, and repair gutters and downspouts.
- Scrape deteriorated paint, prime, and repaint.
- Trim shrubs away from the building.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

LAMBDA CHI ALPHA

Required

- Clean and evaluate efficiency of inset gutters and downspouts. Plan for replacement.
- Remove roof vent on rear elevation.
- Clean slate tiles with rust stains.
- Evaluate causes and repair of masonry stress cracking on the east elevation.

Maintenance

- Develop a cyclical maintenance plan.
- Keep vegetation trimmed away from the building.
- Repair spalled concrete parging.
- Retain and preserve significant exterior and interior features and materials.

DAVIDSON PARK FACULTY APARTMENTS

Required

- Evaluate roof drainage system. Repair or install gutters and additional downspouts.

Maintenance

- Develop a cyclical maintenance plan.
- Gently clean dirt from painted block.
- Prune forsythia away from exterior envelope.
- Retain and preserve significant exterior and interior features and materials.

KAPPA ALPHA

Urgent

- Inspect and repair or replace roof drainage system including flashing.

Required

- Evaluate cause of and repair masonry stress cracking.
- Address cause of biological growth on brick chimneys.
- Repair mortar joints.
- Remove biological growth.

Maintenance

- Develop cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

LIBERTY HALL AREA

LIBERTY HALL

Required

- Structurally assess existing ruin.
- Repoint existing stone walls.
- Remove vegetation growing in the structure.
- Salvage fallen stones and preserve.

Maintenance

- Develop cyclical maintenance plan.
- Retain and preserve significant exterior features and materials.

ANTHROPOLOGY LABORATORY

Required

- Inspect roof drainage system and repair or replace.
- Replace deteriorated and spalled bricks.
- Repair and/or replace in-kind damaged wood porch floor, stairs and ceilings.
- Remove vines from brick on the front elevation.
- Stabilize outbuilding.

Maintenance

- Develop a cyclical maintenance plan.
- Remove biological growth from masonry and repair.
- Repair and/or repaint as necessary.
- Scrape damaged paint, prime, and repaint.
- Retain and preserve significant exterior and interior features and materials.

CASTLE HOUSE

Required

- Repair damaged wood basement windows.
- Repair pool house.
- Scrape deteriorated paint, prime, and repaint.

Maintenance

- Develop a cyclical maintenance plan.
- Retain and preserve significant exterior and interior features and materials.

