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Field Report #3

Pocahontas Building Coordination

Hill Studio Project # 0908.06

January 28, 2011

Meeting Date: January 25, 2011

Present on the Site Visit:

Nickels Inc: Dick Landreth
Hill Studio, P.C.: Hunter Greene

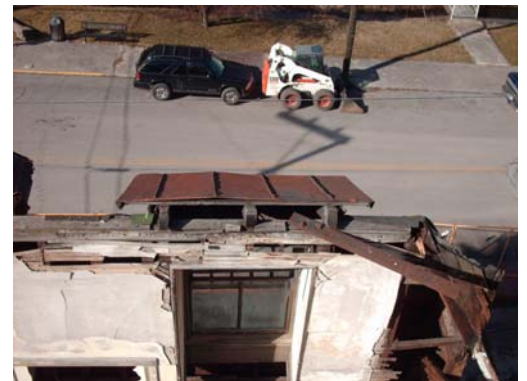
The parties met at 1:00 pm on January 25, 2012 to review the condition of each structure slated to be stabilized, repaired and finished now that 95% of the demolition work has been completed and the condition of the structures to remain can be more easily seen. These comments are primarily addressing the stabilization of the structures, not the repair and finishing of them.

All of the structures are currently in a good enough condition to be stabilized. There was more rotten structural wood observed than was previously known. However the structural wood is in good condition. In the notes below, the rotten wood that will need to be replaced and other conditions that are not currently in the contract are noted. A cost for that additional work has not yet been determined.

Company Store Façade

Back and top of the façade:

1. From viewing the façade at the top (plan view) a noticeable bowing out can be seen. This will be difficult to stabilize and may be brought back into a straight condition but correcting the bowing out of the facade is not guaranteed.



2. The sheathing of the dormer roofs will need to be replaced

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3. The wing walls on both sides of the façade will need to be removed as they have deteriorated beyond repair.



4. On the bottom of the façade where the wood meets the stone foundation there is considerable rotten wood. This will need to be replaced as part of the stabilization process and is additional work.



Front of the façade

1. The right side of the façade appears to have settled due to the rotten wood on the right side. Repair of this wood and the jacking up of the facade with hydraulic lifts can help to repair this condition and may straighten out the other parts of the façade, and will be additional work.





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Café

1. The roof of the Café is in need of extensive replacement and repair.
2. There isn't much rotted wood on the Café and is fixable.



Tower

1. The top, slightly sloping part of the roof will need to be replaced. The shingles making the mansard type part of the roof appear to be in a good condition.



Storage Building

1. The grade beams and joists show some signs of rotten wood but it is fixable.



2. The southwest corner of the building has a rotten grade beam and is missing part of its structural framing but can be repaired.





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3. The northwest corner of the building has no corner support and the structural framing is either not there or is partially rotten. Stabilizing this corner will likely require some additional work.



Ironfront Facades

1. The southern most brick wall is in a very unstable condition. After reviewing its condition I recommend that it be removed and a new wall be reconstructed in its place which would be an additional cost.





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2. The brick of the two interior walls has deteriorated probably due to exposure to the weather. The mortar is soft and not holding the bricks in some places. And in other places the mortar is hard and the bricks have softened and fallen away. The brick walls themselves need to be stabilized and that will be an additional cost.



Nickels Inc is doing the stabilization work. The future repair work on any of these structures will need to be done by experienced workers to insure the proper techniques, materials and processes are followed. The finishing work such as prepping and painting, caulking and window glass replacement can be done by less experienced workers with oversight from an experienced contractor. Much of this work will need to be done on a lift or from scaffolding. Ladders reaching the upper stories would be a challenge for anyone, experienced or not.

The above paragraphs illustrate the main issues addressed in the Site Visit. Any amendments should be made in writing and provided to the author within two weeks of the receipt of this report.

Submitted by:
HILL STUDIO, P.C.

A handwritten signature in black ink, appearing to read 'Hunter Greene'.

Hunter Greene, RA, LEED AP
Director of Architecture

cc: Joy Rumley, Jimmy Wallace, Jackie Stump, Debbie Milton, Greg Jones, Tom Childress, David Hill, Alison Blanton, Evie Slone, please copy members of the Pocahontas Management Team and Doug Creasy, and File 0908.06 code 8