

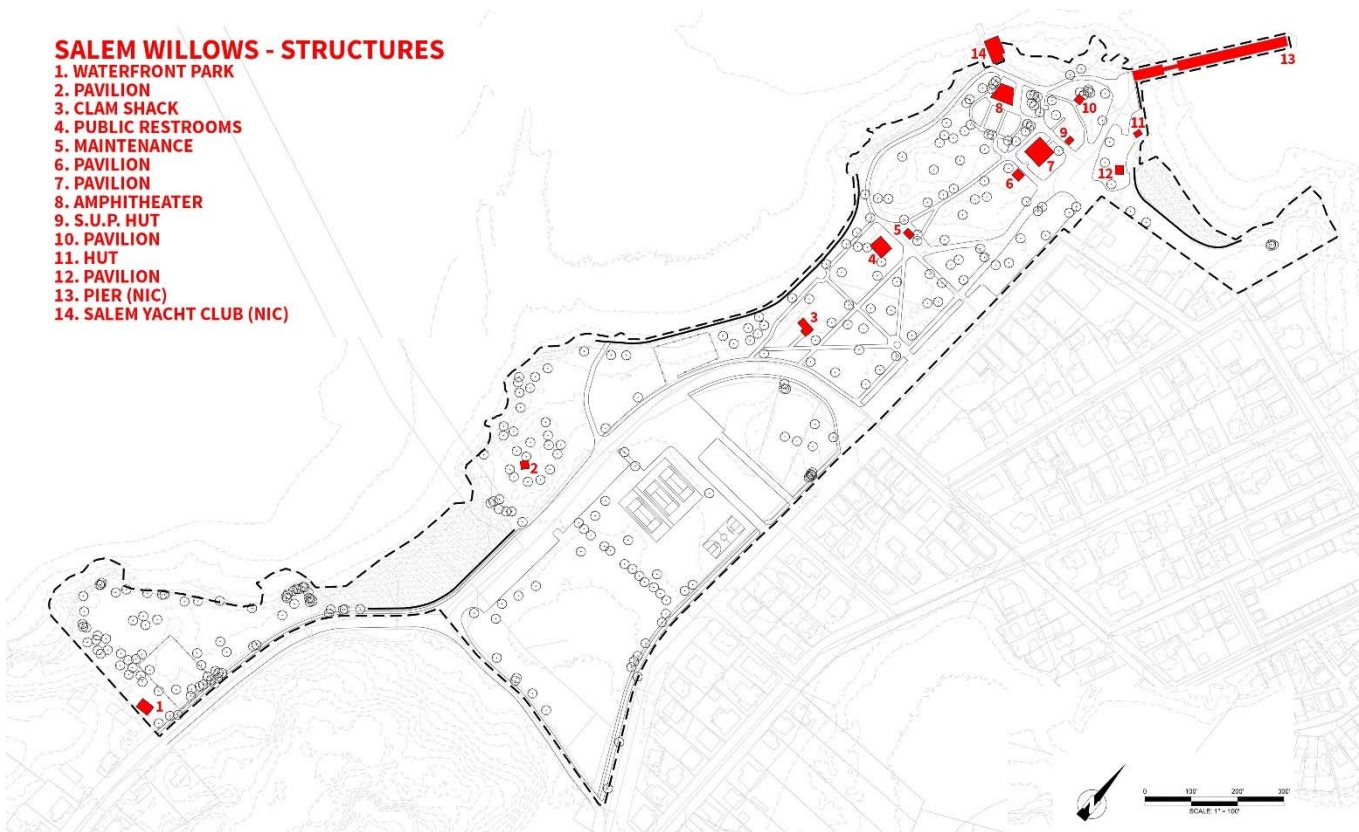
# SALEM WILLOWS

## Existing Conditions Report - Buildings & Structures

*Observed: November 07, 2018*

### Project Description

This is a supplemental report to the EMG report dated 23 March 2018 to be included into the overall site assessment prepared by HATCH for the City of Salem. WSA surveyed the structures across the Salem Willows site to evaluate structural, code, and accessibility issues; for the 'Clam Shack' and the 'Hut', the exterior envelope was evaluated only. This report lists general observations, specific repairs, and remediations to be designed separately in order to address code issues and building enhancements.



### Summary Findings

Structures have generally been in use for 30 to 50 years and have been maintained in keeping their original character; however, some materials such as roofs and siding, and post bases should be replaced. Generally, these can be replaced or repaired, in kind, to match the existing detailing with few exceptions.

In the case of posts, the detail at gazebos is for the structural post to sit directly on the exterior slab with a metal strap tie-down; in many cases this has led to the base of the post to rot and the strap to deteriorate. This may be

an instance where the detail should be modified to include a stainless steel or galvanized post base which holds the wood up above the concrete and acts as a tiedown. This method may also allow many existing posts to be saved where the compromised wood can be cut from the bottom of the post at the new elevation.

Other, specific detail modifications are listed within the detailed building assessments, below. Priority items are marked with an asterisk (\*).

## Building Detail

---

### 1- Waterfront Park – Activity Center

**Description** – (690 sqft) CMU construction with wood roof structure and asphalt shingles. Contains an open activity area with table and chairs, a storage closet, and two restrooms with child-sized fixtures.

**Conditions** – *Poor, but stable.* There are no apparent structural concerns, but there is a good deal of material degradation and there is a buildup of leaves, dirt and debris throughout. Specific items to be addressed:

- \* Roof and fascia should be replaced.
- Steel doors and frames are rusting and should be stripped, zinc treated, patched, and repainted.
- \* The wiring in the building is draped loosely in the rafters and should be secured and brought up to code.
- The ceiling tiles are missing from the drop ceiling system.
- Missing door hardware on storage room door to be replaced.
- \* Main entry door hardware is an inaccessible knob type – switch out for lever-type.
- \* Bathrooms are marked as accessible, but fixture types and clearances are non-compliant:
  - o Sinks = 28 ½” AFF.
  - o Toilets = 13” centerline from wall
  - o Only one grab bar provided per room
- Repaint structure



### 2- Pavilion A

**Description** – (320 sqft) Slab on grade foundation / floor with painted timber posts strapped to slab and open wood frame structure above with asphalt shingle roof.

**Conditions** – *Good.* Structure is in good shape but needs maintenance.

- This structure is not currently on an accessible route.
- \* Slab is 8”-10” above grade; the approach from one side should be graded up to the elevation of the slab.
- Roof is missing some shingles.
- \* Rot at most post bases and anchors. (See earlier recommendation.)
- Repaint structure



### 3- Clam Shack

**Description** – (490 sqft) Wood frame and shingle building on a stone foundation. Used for preparation and sales of food and beverage at exterior service windows. (Mech evaluated in EMG report)

**Conditions** – Good. Structure is in good shape but needs maintenance

- \* One of the serving windows, preferable the standalone on the north side, should be dropped to 34” for accessible service.
- There appears to be some wood rot at the cupola that should be replaced.
- New paint at exterior, especially at fascia boards and cupola.



### 4- Public Restrooms

**Description** – (980 sqft) Wood frame and shingle building on a stone foundation.

**Conditions** – Fair. Structure is in good shape but needs maintenance. Interiors need repair and refinishing.

- \* Exterior ramp slope is too steep and requires a 60” landing at the top of ramp at exterior door. Length of ramp would extend further down the path and will require new compliant handrails and guards.
- \* Exterior restroom signage - with braille – should be relocated / replaced to 60” above the top of landing on the latch side of the door.
- Exterior wood sill, adjacent to the entry door, is rotted and should be replaced.
- \* Smoke detector missing.
- \* Floor tiles are missing at entry threshold and should be replaced to prevent tripping.
- Steel doors and frames are rusting and should be stripped, zinc treated, patched, and repainted.
- Broken glass at high windows which are currently boarded up:
  - o Replace with glass or plexiglass, in kind.
  - o Replace with glass or screens and provide exterior awning that can be latched when not in use.
- Toilet partitions are all rusted, graffitied, and pulled off walls in some places. Recommend replacement with new vandal resistant partitions.
- \* Rear door only 30” wide, though not required for egress. Keep locked and mark “NOT AN EXIT”.
- Replace damaged exterior shingles.
- Stone foundation should be packed with new grout where deteriorated.
- Repaint structure



## 5- Maintenance

**Description** – (190 sqft) Wood frame and shingle building on a stone foundation.

**Conditions** – *Poor, but stable.* This structure has been patched up and reconfigured several times. Currently used as storage/vacant.

- Entry is 16" above grade. Provide a landing at door with stair and/or ramp recommended for enhanced use.
- Roof is in adequate condition but should be scheduled for replacement.
- Chimney should be repointed at exterior, if it is to remain.
- \* The flooring is uneven throughout and the building inaccessible; should be replaced.
- \* Missing several glass panes that are broken and/or extension cords are run through them.
- Repaint structure



## 6- Pavilion B (Elevated)

**Description** – (320 sqft) Slab raised 48" above grade on concrete foundation with painted timber posts strapped to slab and open wood frame structure above with asphalt shingle roof. Built in benches on three sides double as guards..

**Conditions** – *Fair.* Repair needed to concrete and fascia.

- \* Repair spalling at pad edges and side walls.
- Some rot at fascia, repair and replace.
- \* Section of guard pickets missing adjacent to north stair.
- Repaint structure



## 7- Pavilion C (Picnic)

**Description** – (2,030 sqft) Slab on grade foundation / floor with painted timber posts strapped to slab and open wood frame structure above with asphalt shingle roof.

**Conditions** – *Good.* Structure is in good shape but needs maintenance

- Repair cracks in slab
- \* Stair has a 9" and a 12" riser with no handrails. Provide three risers at 7" and compliant handrails.
- \* East side of pavilion is more than 30" above grade and requires a compliant guard. Recommend bringing grade up approximately 12" on this side to maintain character of existing rail.
- Repaint structure.



## 8- Amphitheater

**Description** – (1,400 sqft) Cast concrete hatch shell with integral concrete beams. Contains a small storage room at back and sits on concrete pad that extends out around structure and protrudes forward to create the stage.



**Conditions** – *Good*. Concrete spalling and in need of repair and maintenance.

- \* Roof should be sealed with penetrating crystalline waterproofing to protect rebar and further deterioration of concrete, likely from saturation and freeze/thaw cycles
- Treat and paint exposed rebar and repair damaged concrete.
- Steel doors and frames are rusting and should be stripped, zinc treated, patched, and repainted.
- \* WSA agrees with EMG assessment that wood ramp should be replaced and recommend replacing with concrete for even surface and long-term durability. Ramp needs required width and compliant handrails on both sides.
- Stair has spalled riser and also needs compliant handrails
- Repaint structure.

## 9- SUP Hut

**Description** – (190 sqft) Prefabricated storage shed on sono-tube piers.

**Conditions** – *Excellent*. Structure is in excellent condition but is temporary in nature and inaccessible. Primary use is for storage of kayaks and paddleboards, not occupancy.



- Door is two feet above grade. Consider building stairs for improved access vs. reach-in.

## 10- Pavilion D

**Description** – (320 sqft) Slab on grade foundation / floor with painted timber posts strapped to slab and open wood frame structure above with asphalt shingle roof.



**Conditions** – *Good*. Structure is in good shape but needs maintenance

- \* Rot at some post bases.
- Repair cracked slab
- \* Repair concrete spall under corner post.
- Repaint structure

## 11- Hut

**Description** – (192 sqft) Wood frame and shingle building on a slab with walkway contained within stone and CMU seawall.

**Conditions** – *Good*. Structure is in good shape but needs maintenance.

- \* Seawall CMU is only 36" above exterior walkway. Recommend adding additional metal top-rail at 42" to meet code for guards.
- \* Portions of seawall need to be rebuilt and repaired. Open to underneath structure.
- Wood rot on window trim and portions of siding.
- Repaint structure



## 12- Pavilion E

**Description** – (320 sqft) Slab on grade foundation / floor with painted timber posts strapped to slab and open wood frame structure above with asphalt shingle roof.

**Conditions** – *Good*. Structure is in good shape but needs maintenance

- \* Rot at some post bases
- Rot at fascia / Loose fascia
- Repair cracked slab
- \* Missing and damaged rails
- Repaint structure



## 13- Pier (N.I.C.)

## 14- Salem Yacht Club (N.I.C.)