




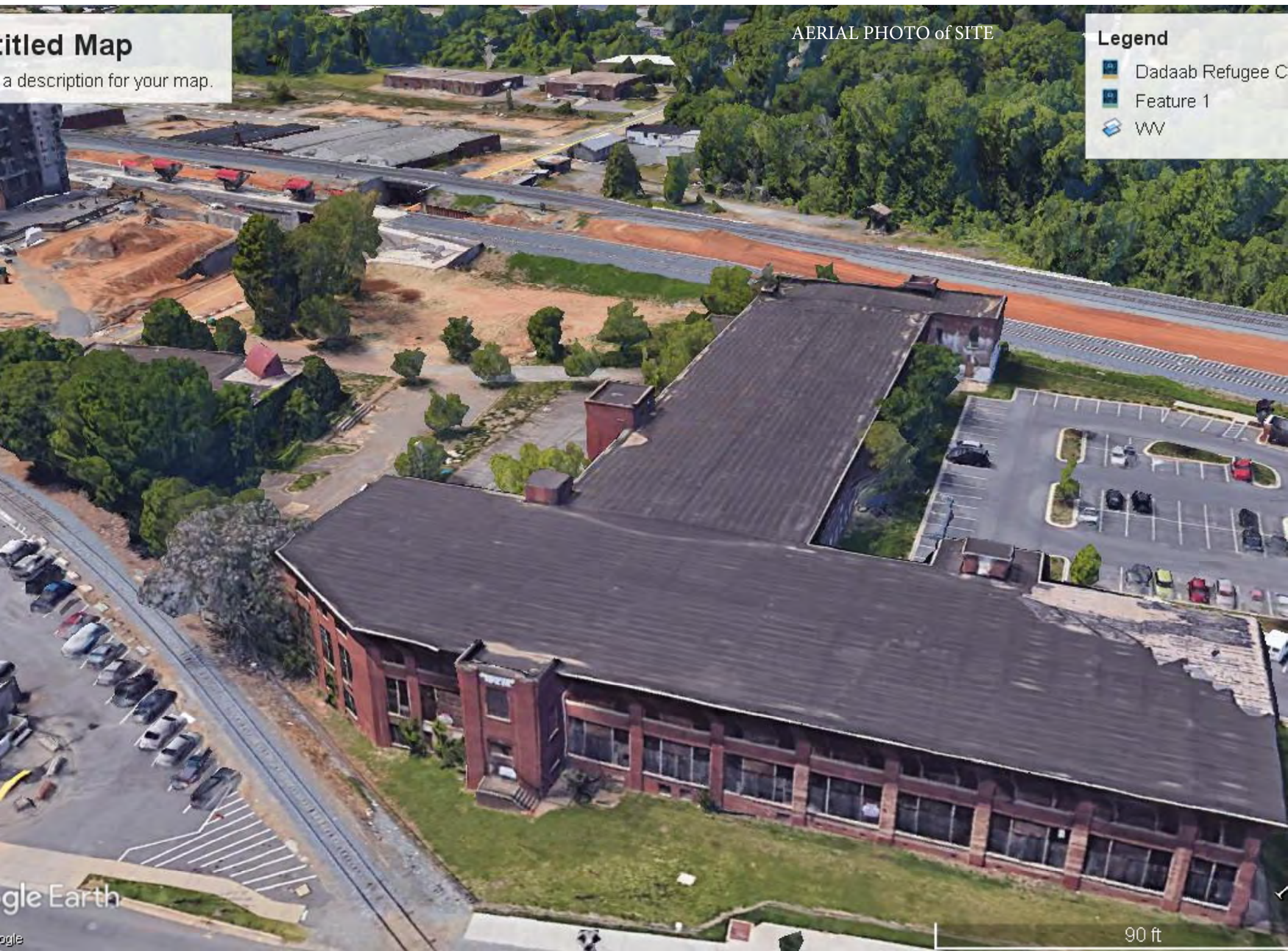
Untitled Map

A description for your map.

AERIAL PHOTO of SITE

Legend

-  Dadaab Refugee C
-  Feature 1
-  WV



gle Earth

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90 ft



JOHNSTON MILL • NORTH WING • PRIOR TO RENOVATION.



JOHNSTON MILL • NORTH WING ADDITION
REMAINING ORIGINAL WINDOWS



JOHNSTON MILL. SOUTH WING. PROPOSED REPLACEMENT WDO.



PROPOSED REPLACEMENT WINDOW + EXISTING WINDOW ABOVE.



EXISTING / ORIGINAL WINDOWS / SOUTH WING



PROPOSED + EXISTING WINDOWS - SOUTH WING





Replacement window (double hung) next to existing top sash awning window



Photo #1: Typical steel framing at column and beam connections.



Photo #2: Overall typical steel framing at roof level.



Photo #3: Excessive reduction in column cross section due to improper modification during utility routing.



Photo #4: Multiple large 2" diameter holes in column for utility routing. Excessive reduction in member cross sectional area is unacceptable.



Photo #5: Large checks in wooden column. White filler material assumed to be drywall joint compound and not an attempt to epoxy the cracks.



Photo #6: Damaged column base either from impact or overloading. Column needs replacement.



Photo #7: Dimensional lumber used to reinforce existing timber beam. Reinforcing likely used to stabilize member due to damages.



Photo #8: Small partial length steel channel and dimensional lumber reinforcing around large notch in wooden beam.



Photo #9: Typical full length channel reinforcing on each side of timber beams. Note the unacceptable torch cut notch in the bottom of the beam. This is a critical section of the beam and should not be notched to this extent.



Photo #10: Rotten end of timber at masonry bearing condition.



Photo #11: Severe checking in beam. This particular check spirals about the length of the beam and the member needs to be replaced.



Photo #12: Steel structure shows heavy surface rusting but appears to be sound although wood decking needs to be removed and replaced.



Photo #13: Buckled finished pine flooring likely due to water damage that could have deteriorated structural wood decking below.



Photo #14: Opening in brick likely for utility routing that needs to be repaired.



Photo #15: Cracking in brick that needs repair.



Photo #16: Addition of basement level below continuous footing.



Photo #17: Addition of basement level under original stepped concrete footing.



Photo #18: Removed wooden framing at crawlspace area and exposed continuous exterior wall footing which has been undermined by water intrusion.



Photo #19: Compacted coal fines and no evident sign of footing size or existence.



Photo #20: Test location of on grade flooring in basement. Notice the numerous large cracks.



Photo #21: Continuous footings possibly from previous renovation to support load bearing walls.



1. South elevation, south wing, view at southwest corner featuring main entry stairtower



2. South elevation, south wing, view northwest at southwest corner and main entry stairtower; small commercial structures in background



3. South elevation, south wing, view northwest at southwest corner and main entry stairtower; small commercial structures in background



4. South elevation, south wing, view north at southwest corner and main entry stairtower; rail spur at left



5. South elevation, south wing, view northeast



6. South elevation, south wing, view northeast;
adjacent unrelated Mecklenburg Mill property at
far right



7. East elevation, south wing, view west



8. North elevation of south wing; with east elevation of original portion at right; view south in east side surface parking lot



9. North elevation of south wing with east stairtower at left; east elevation of original portion at right; view west from surface parking lot



10. East elevation, original portion in center; south wing at left and north wing at right; view west in parking lot



11. East elevation of original portion at left; south elevation of north wing at right; view north



12. East elevation; original portion at left and north wing in foreground; view west; to the right is the light rail line and rail right-of-way



13. Detail at cornice/roof line showing wood fascia and brackets, typical of most



14. Detail of sill at window opening, typical of some



15. Detail of sill at window opening, typical of some



16. West elevationm south wing, view southeast
from railspur along southwestern side of property



17. View northeast from railspur at southwestern edge of property; south wing at right beyond foliage



18. West elevation, original portion at left and north and west elevations of south wing at right; view from the west side surface lot



19. West elevation of original portion with north elevation of south wing at right; view east from west side surface lot



20. View southeast towards original portion's west elevation with north elevation of south wing in background/right





21. West elevation, original portion, view northeast from west side surface lot; north wing's boiler room at upperleft



22. View southeast towards west elevation of original portion from within surface lot



23. West elevation at north wing boiler room, view northeast



24. West elevation at north wing boiler room, view east



25. North elevation of north wing, view southeast; light rail line at left; unrelated Mecklenburg Mill in far background at left



26. (Google Street view for site context) View west at N. Davidson and entry drive to the east side surface lot; east elevation of south wing visible



27. (Google Street view for site context) View northwest at N. Davidson and southwest corner of south wing; railspur at left



28. (Google Street view for site context) View north at sw corner of south wing; railspur at left with parking for commercial structures at left



29. (Google Street view for site context) view NE at intersection of N. Davidson/N. 36th Street; commercial structures in foreground; Johnston Mill south wing at right



30. (Google Street view for site context) View north along 36th Street; commercial structures at right; SRO Building in background right



31. Basement, south wing, view northwest



32. Basement, south wing, view northwest at south wall



33. Basement, south wing, view at pass-through in demising wall in center of the south wing



34. Basement, south wing, view at south wall to basement level windows



35. Basement, original portion, view north from south end



36. Basement, original portion, view south towards south wing



37. Basement, original portion, view southwest



38. First floor, south wing, view west



39. First floor, south wing, view west



40. First floor, damaged floor structure in south wing



41. First floor, south wing, detail at windows (typical)



42. First floor, south wing, detail of steel column



43. First floor, south wing, steel column and floor structure detail; evidence for former gypsum concrete at right



44. First floor, south wing, view west at southwest corner



45. First floor, south wing, view northwest from southwest corner



46. First floor, south wing, view east from west end



47. First floor, south wing, view east from juncture to original portion



48. First floor, south wing, view at tower near original portion



49. First floor, south wing, east tower



50. First floor, south wing, south stairtower/second floor landing



51. First floor, south wing, south stairtower entry lobby



52. First floor, south wing, south stairtower entry lobby



54. First floor, south wing, view along west wall



55. First floor, south wing, detail of steel reinforced timbers



56. First floor, original portion, view south



57. Second floor, south wing, view west near junction to original portion



58. Second floor, south wing, view east at east end



59. Second floor, south wing, view east at east end



60. Second floor, south wing, view west



61. Second floor, south wing, detail of steel and wood structure



62. Second floor, south wing, view west at southwest end



63. Second floor, south wing, view to south stairtower



64. Second floor, south wing, view north to original portion



65. Second floor, original portion, view north along west side



66. Second floor, original portion, detail of flooring structure and infills



67. Second floor, original portion, view north in center



68. Second floor, original portion, window detail; typical



69. Second floor, east stairtower upper floor



70. Second floor, original portion, view north along west side



71. Second floor, original portion, detail of wood structure



72. Second floor, original portion, view at open stair in northeast



73. Second floor, North Wing, view south to original portion



74. Second floor, original portion, view north to North Wing



75. Second floor, North Wing, view east



76. Second floor, North Wing, view west towards north end



77. Second floor, North Wing, view west towards north end



78. Second floor, North Wing, view west towards north end; view to first floor through floor at left (photo credit: BB+M, 2020)



79. SRO Building, aerial view south



80. SRO Building, E. 36th Street facade, view north



81. SRO Building, E. 36th Street facade, view north



82. SRO Building, north elevation, view east from
E. 36th Street



83. SRO Building, North elevation from drive



84. SRO Building, east elevation from parking area



85. SRO Building, east elevation from parking area



86. SRO Building, east elevation from parking area



87. SRO Building, south elevation