

Historic Structure Assessment Report



Carderock Pavilion
East Comfort Station
West Comfort Station

Potomac, Maryland

Chesapeake & Ohio Canal National Historical Park

Historic Structure Assessment Report



For Chesapeake & Ohio National Historical Park

LeeAnne R. Brooks, Architectural Conservator

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Cover Photo: Carderock Pavilion, April 27, 2023. (Photo taken by the author).
Title Page Photo: Carderock East Comfort Station, April 27, 2023. (Photo taken by the author).

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CHAPTER 1 PROJECT OVERVIEW

Overview

Architectural Conservator, LeeAnne Brooks was contracted to the National Park Service (NPS) to prepare an Interior and Exterior Historic Structure Assessment Report (HSAR) for the Carderock Pavilion, and Carderock's East and West Comfort Stations in Potomac, Montgomery County, Maryland. A HSAR is the result of an assessment survey of the architectural fabric of a structure(s). The assessment identifies maintenance deficiencies in the condition of the structure's features and materials.

This assessment was conducted using non-invasive, observation-based investigation and evaluation survey techniques to determine condition ratings and maintenance deficiency ratings for all building features. These ratings assist in determining treatment recommendations for existing historic architectural fabric and materials.

Scope and Objectives

This HSAR includes the following chapters:

Project Overview: provides administrative information.

Physical Description: contains a brief architectural description.

Standards and Definitions: provides policies, and guidelines that inform the project.

Condition Assessment Survey: description of the building investigation; assessment investigation results; and maintenance deficiency determinations.

Recommended Treatments: prioritized recommendations for treatment to meet stated project goals.

Appendices: additional building drawings.

A field visit, conducted by the contractor, produced an assessment of the three buildings at Carderock, Maryland. The inspection, assessment, and recommendations were aided by the NPS Building Feature Master List (adjusted for the Carderock structures).

The condition assessment survey is part of a larger administrative process known throughout the federal government as the asset management process, and internally at NPS as the Capitol Asset Management process. The NPS and other federal agencies apply this process to their historic structure portfolio in an effort to determine their condition, inform the management process, and maintain them in good condition. ¹

The historic structure assessment process includes establishing a Building Feature Master List. This list is derived from UNIFORMAT II ² as developed and widely adopted by the federal government for use in the

¹ Jennifer Leeds, "Exterior Historic Structure Assessment Report," (Historic Preservation Training Center, Frederick, MD., December 2020). 1.2.

² Uniformat II Breakdown Structure (WBS) (Rev 02.13.08).

asset management process. This list is used as the guideline for the inspection and condition assessment of all three structures.

Building features are identified and assigned a Qualitative Condition Rating of Good, Fair, or Poor condition; and a Maintenance Deficiency Rating of Critical, Serious, or Minor. These ratings allow for the development of immediate, short and long-term treatment planning. The severity of a condition issue drives planning decisions. Planning phases for issues determined to be less severe are defined as Minor or long-term, and are assigned a three-to-ten-year treatment period. Condition issues that are more severe or Serious are defined as short-term, and are assigned a one-to-three-year treatment period. Those issues that are Critical, and have an immediate need (such as structure stabilization) are assigned a treatment period of within one year of inspection.

Definitions of the previously listed terminology are derived from the NPS asset management process and adopted for use for this project. Definitions are provided in Chapter. ³

Project planning is based on these ratings, and the affected item's significance as a character defining feature. All recommended treatments meet the Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) and NPS Bulletin #28 as it pertains to historic buildings. All treatments are intended for execution by trained historic preservation professionals.

The following services have been completed:

Non-destructive, non-invasive building fabric survey and assessment of Carderock Pavilion, and the East and West Comfort Stations.

Building Feature Master List (BFML checklist) customized for building condition survey.

Condition assessment of existing building fabric base on BFML checklist.

General treatment recommendations for short-term maintenance, and long-term restoration of existing building components base on the Standards (1995) used for the management of historic structures.

A narrative depicting building conditions (with associated photographs), and recommendations for treatment.

Methodology

The building feature inventory and condition assessment were created through building inspection and the resultant list of conditions. Further details of the methodology are as follows:

Inspection and Condition Assessment

Architectural conservator, LeeAnne Brooks conducted a site visit on April 27, 2023 to perform an assessment of the Pavilion and the East and West Comfort Stations based on the Building Feature Master List (BFML). The BFML was adjusted to accommodate unique, individual elements of the subject

³ "Exterior Historic Structure Assessment Report," 1.2.

structures. Each building feature was inspected, assessed, and photographed. Maintenance deficiencies were determined using non-destructive evaluation techniques and visual observation.

Condition Assessment Report

The overall goal of this report is to provide prioritized recommended treatments based on the current condition of the buildings. This allows the NPS at CHOH to responsibly maintain and preserve these significant structures.

The results of the April 2023 site visit and assessments are included in this report. All recommended treatments to correct existing maintenance deficiencies for both short-term preservation maintenance and long-term preservation are identified and categorized in this HSAR. The recommended treatments are meant to ensure stabilized buildings are in good repair where character-defining features are preserved and respected.

Treatments were developed based on the investigation of the structures and the understanding that preservation maintenance is the preferred treatment. These treatments will maintain and improve the overall condition of the structures by addressing all building features, including simple housekeeping. The short-term deficiencies identified in the survey are treatable during a one-to-three-year period, as determined in this report. After treatment, routine, cyclical maintenance is required. During the long-term (ten-year period), restoration treatments are recommended to return a building to its period of significance.

Chapter 2 - Physical Description

Resource Information

The following information provides the many ways in which the structures at Carderock Recreational area may be identified. These identifiers include their National Register status, period of significance, and their NPS identifying structure numbers. The current and intended uses and the intended treatment were determined by CHOH staff.

Administrative Data

Preferred Structure Name	Carderock Picnic Pavilion, East & West Comfort Stations
Address	Potomac
Latitude/Longitude	Pavilion: 38° 97' 158" N, 77° 19' 970" W East Comfort Station: 28° 58' 21.62" N, 77° 12' 00. 88" W West Comfort Station: 38° 58' 34.03" N, 77° 12' 16.14" W
NPS/Park Structure Number	10.42
Park	Chesapeake and Ohio National Historical Park
Structure State	Maryland
Structure County	Montgomery
NPS Region	National Capital Region
CRIS ID#	Pavilion: 1073400. East Comfort Station: 1073486. West Comfort Station: 1073498
Date of Construction	1965

Cultural Resource Data

National Register Status	Listed
National Register Date	February 3, 2015
National Historic Landmark	No
Significance Level	Contributing Resource
NR Period of Significance	1964-1965, Mission 66
NR Criteria	Criterion A, C
NR Information System #	14001236
FMSS Asset Number	Pavilion: 226482. East Comfort Station: 80777. West Comfort Station: 80786.

Note: All photos were taken by the author, April 27, 2023.



Pavilion – North Elevation.



Pavilion – South Elevation.



Pavilion – West Elevation.



Pavilion – East Elevation.



East Comfort Station – East Elevation.



East Comfort Station – West Elevation.



East Comfort Station – North Elevation.



East Comfort Station – Southwest Oblique.



West Comfort Station – Northeast Oblique.



West Comfort Station - West Elevation.



West Comfort Station - North Elevation.



West Comfort Station – South Elevation.

Management Data Summary (Executive Summary)

Current Uses – Recreational Area

Intended Uses – Recreational Area

Pavilion: Short-Term, Picnic Pavilion
Long-Term, Picnic Pavilion

East Comfort Station: Short-Term, Restrooms
Long-Term, Restrooms

West Comfort Station: Short-Term, Restrooms
Long-Term, Restrooms

Intended Treatment: Exterior Rehabilitation and Maintenance
Interior Rehabilitation and Maintenance

Summary of Findings – Carderock Pavilion

The Overall Quality Condition Rating of the Carderock Pavilion is **FAIR**, and an overall Maintenance Deficiency Priority Rating of **SERIOUS**.

The Overall Quality Condition Rating of **FAIR** is indicated by:
The structure generally provides an adequate level of service to operations, but
The structure requires more than routine or cyclical maintenance attention.

This rating also indicates that repair/rehabilitation work will be required in the future.

The Maintenance Deficiency Priority Rating of **SERIOUS** indicates:

If conditions are not corrected within one to three years it could result in the failure of a feature, and There is ongoing deterioration of adjacent or related materials or features as a result of the feature's deficiency.

Summary of Findings – East & West Comfort Stations

The Overall Quality Condition Rating of the East and West Comfort Stations is **FAIR**, and an overall Maintenance Deficiency Priority Rating of **MINOR**.

The Overall Quality Condition Rating of **FAIR** is indicated by:

The structures generally provide an adequate level of service to operations, but require more than routine or cyclical maintenance attention and

Indicates that repair/rehabilitation work will be required in the future.

The Maintenance Deficiency Priority Rating of **MINOR** indicates:

That standard preventative maintenance practices and preservation methods have not been followed, and

There are conditions that could have long-term structural impacts within three to five years and beyond.

See Chapter 4, Condition Assessment Survey for complete structural assessment.

Physical Description

Carderock Pavilion, East and West Comfort Stations

The Carderock Pavilion and the East and West Comfort Stations are located 15 miles northwest of Washington D.C. in Montgomery County, Maryland in an area known as Carderock. They sit within the 100-acre Carderock Recreation Area and the Chesapeake and Ohio Canal National Historical Park (CHOH). The Pavilion faces north and sits on level ground located south of Clara Barton Parkway. Access to the Pavilion is via Carderock Road's nearby parking area. The East and West Comfort Stations are located west of the Pavilion and are also accessed via Carderock Road. The East Comfort Station faces east and sits on level ground near to the parking areas. The West Comfort Station faces east and is located on ground that slopes away (west) from the nearby parking area. All three structures were built in the Park Service Modern Style.⁴

⁴ Ethan Carr, Elaine Jackson-Retondo, Len Warner, et al., "National Register Nomination – National Park Service Mission 66 Era Resources," (National Park Service, August 13, 2015).

Pavilion

The Pavilion is an open-sided structure primarily made of laminated wood, brick, and concrete. It is divided into two cement-floored areas. The larger of the areas measures 48' 6" by 31' ½, and is lined with 1' 1 ½" by 7" concrete posts. Open, laminated-wood beams support the sloped, tar and gravel roof that measures 13' 5" tall at its highest point. It is lined with tongue-and-groove wood planks that are painted a cream-color, and metal gutters with downspouts. Six wire-caged ceiling lights are connected via electrical conduit and are evenly spaced in the center of the ceiling with four spot-lights located on each corner of the roof structure. Four wood-framed, plywood panels measuring 8' wide and 5' 6" tall line the north concrete support columns. Two plywood panels are similarly installed at the east columns. A wooden bench supported by precast concrete supports, line the brown-painted, plywood panels on the north side of the building.

The smaller area attached to the east wall of the larger area measures 24' 6" by 16' 10". Its roof is covered with tar and gravel. It's sloped ceiling measures 9' 10" tall at its highest point, and is supported by open, laminated-wood beams. The ceiling is lined with tongue-and-groove wood planking painted a cream-color, and metal gutter with downspouts. Electrical conduit leads to two, centrally located wire-caged lights. A white-brick fireplace with grey mortar is located on its east wall. It has a concrete hearth with vertical, black, corrugated steel topping its firebox. The north and west concrete support columns are lined with a brick seating wall topped with concrete.

The comfort stations are one-story structures made of concrete block with wood accents and roof structure. The Comfort Stations are painted a pale-yellow color with brown painted accents. They have low-slope, front-gable roofs. Their walls are lined with ribbon-windows filled with a combination of single-paned plexiglass and glass, located at ceiling level. Both Comfort Stations are accessed via wooden entrance doors.

East Comfort Station

The East Comfort Station is located to the north of the Pavilion on Carderock Road. The tar and gravel, front-gabled roof has entry door openings on the north and south elevations. Its walls are made of 3 ¾" thick concrete block. There is an externally accessed utility closet situated between the women's and men's bathrooms that contain plumbing pipes, and mechanical controls. It measures 13' ½" by 2' 8 inches. It is accessed through a wood door with modern hardware. A concrete block half-wall encloses the entryways to both bathrooms.

The men's room is located on the north wall. It is accessed through a door opening that measures 7' by 2' 7" and contains a wood door with modern hardware. The room measures 10' by 13'. It has a concrete floor with a floor drain, and a stained, beveled-edged, tongue-and-groove, wood plank ceiling with open wood beam construction that measures 8' 9" tall. Electric conduit leads to two fluorescent light fixtures. The walls are made of concrete-block with vertical, stained, wood planking terminating at the bottom of the window openings. All but the south wall is lined, at ceiling level, with 3" wood-trimmed, window openings filled with a mixture of frosted glass or plexiglass. Each window measures 3' 1" by 9". Original hardware is present but is inoperable.

The south wall has two wall-mounted sinks, a urinal, and a single stall enclosed by Formica-laminated, wood walls, and a door. There were two stalls at one time but one has been removed. The east wall has a wire-mesh radiator and a two air vents located at near floor level. The north wall contains the entry door opening and a wire-mesh radiator. The west wall contains two air vents and an "Airspeed" brand hand dryer.

The women's room is located on the south wall. It is identical to the men's room except it contains three stalls, and two mirrors are hung above the sinks.

West Comfort Station

The West Comfort Station is located west of the Pavilion on Carderock Road. Its construction and features are identical to the East Comfort Station, with the following exceptions:

Men's Room

"Xlerator" brand hand dryer.

Contains two stalls, with walls made of stainless steel.

Women's Room

Interior walls and ceiling are painted white.

There are no mirrors over the sinks.

Context

The Carderock Recreation Area is located only 15 miles from Washington D.C, and less than a half of a mile from the C&O Canal. Washington D.C.'s urban sprawl has nearly engulfed the site, making Carderock an urban green space amongst the surrounding development and congestion.

Carderock's association with the C&O Canal is from the Mission 66 era (1956-1966, and Parkscape USA-1967-1972). It was built during the era when the federal government was interested in ". . .provid[ing] recreational opportunities to a growing urban population" during the Mission 66 era.

Chronology

According to the 2015 National Register Nomination Form for "National Park Service Mission 66 Era Resources," the three Mission 66 structures at Carderock Maryland are defined by a 1945-1972 period of significance.

The following is the know building chronology beginning with all three structure's original build date of 1963.

1975 East and West Comfort Stations were determined to have a \$15,000 value.

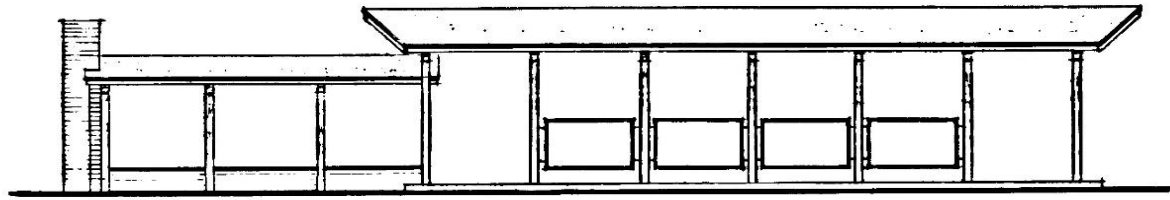
- 1991 The Pavilion was repaired and painted.
- 1992 The Pavilion had posts and chain barrier installed.
- 1994 The Pavilion was repaired and painted; and French drains were installed from the north corner to the south corner of the structure.
- 1994 East and West Comfort Stations were power washed. Loose paint was removed. Masonry was painted with Latex paint. Wood trim was painted with oil-based paint.
- 1995 A new toilet was installed in the East Comfort Station.
- 1997 In February, East and West Comfort Stations interiors were sanded and painted with primer paint. The walls were painted with white Latex paint. Their trim and doors were painted with oil-based trim paint. Their ceilings were varnished with marine varnish.
- In April, West Comfort Station's privacy wall decorative concrete top was reinstalled. ⁵
- In April, East and West Comfort Stations loose exterior paint was scrapped. Bare spots were painted with oil-based primer. Walls were painted with Latex "Desert Beige" paint. Their trim was painted with oil-based paint. Their doors were painted with oil-based brown paint. ⁶
- In September, the West Comfort Station had a broken window repaired. Broken glass was replaced with plexiglass. ⁷
- 2012 The Pavilion roof was replaced with EPDM roofing. Installed new laminated beams, roof decking, gutter, and downspout. Brick was repointed. The north wooden bench was repaired. A new drainage pipe was installed. ⁸

⁵ Unknown, "Job Order Request," (National Park Service, April 1997). C&O NHP Archive: Carderock East-Comfort Station – Paint Exterior, 1996, MP 10.51.

⁶ Ibid.

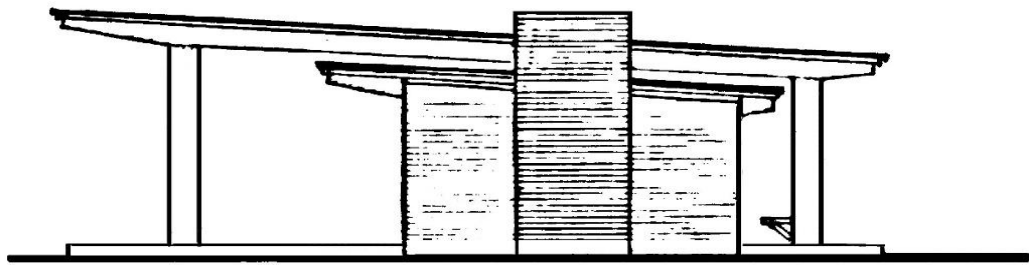
⁷ Unknown, "Job Order Request," (National Park Service, September 1997). C&O NHP Archive: 107 CHOH 10.51, Carderock West Comfort Station, 1975, 1994-1997.

⁸ A.Hady, "Construction Sequence," (National Park Service, March 2012.) C&O NHP Archive: Carderock Pavilion Roof Repair, PEPC #41440.



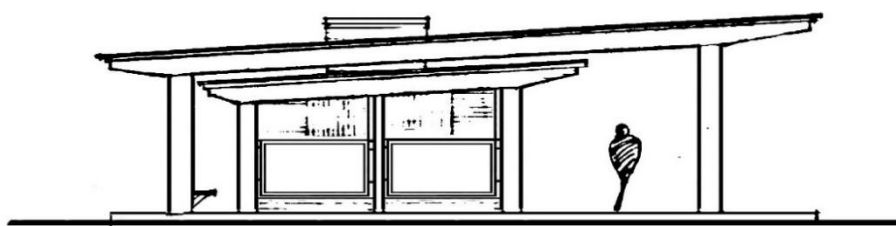
NORTH ELEVATION

Carderock Pavilion - North Elevation, November, 1963.



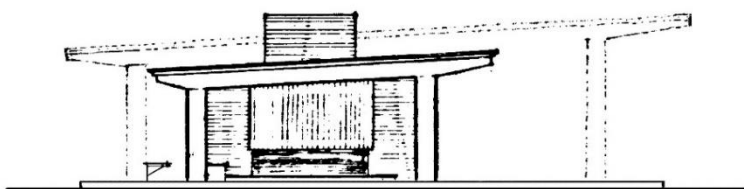
EAST ELEVATION

Carderock Pavilion - East Elevation, November, 1963.



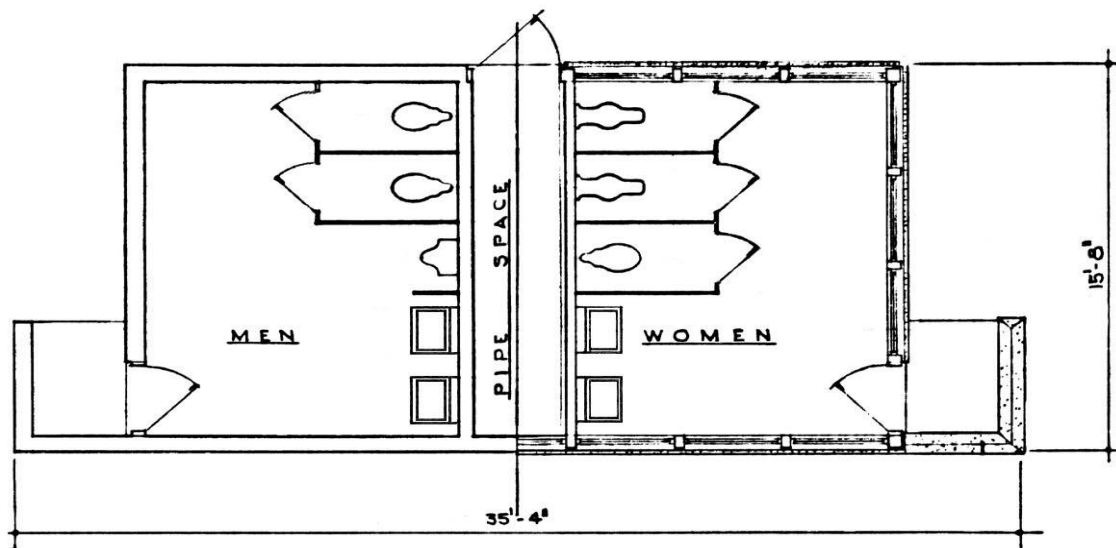
WEST ELEVATION

Carderock Pavilion - West Elevation, November, 1963.

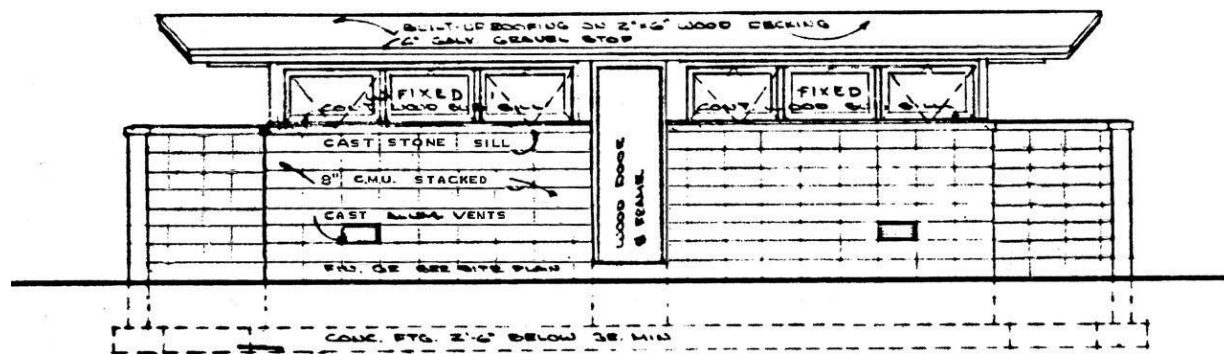


FIREPLACE WALL ELEVATION

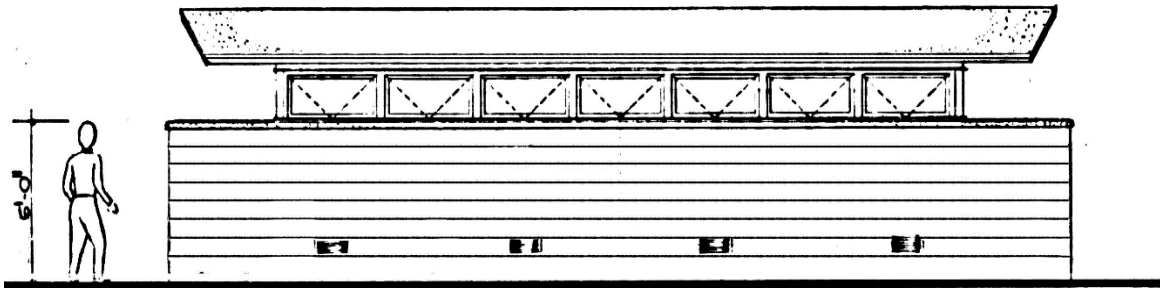
Carderock Pavilion - East Fireplace Wall Elevation, November, 1963.



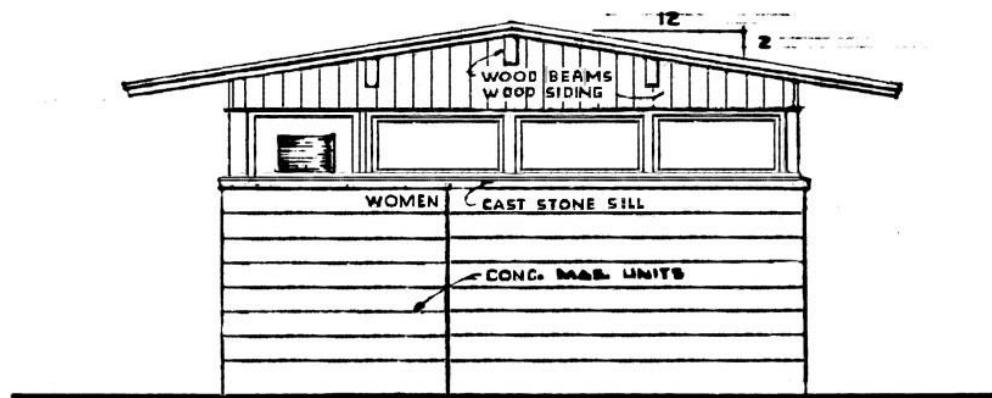
Carderock Comfort Stations, Type D Floor Plans, November 1963.



Carderock Comfort Stations, Type D Elevation, November, 1963.



Carderock Comfort Stations, Type D Elevation, November, 1963.



Carderock Comfort Stations, Type D Elevation, November, 1963.

CHAPTER 3 – STANDARDS, GUIDELINES, DEFINITIONS

The Carderock Pavilion and the two Carderock Comfort Stations are listed in the National Register for Historic Places as contributing resources to C&O Canal National Historical Park (CHOH). They are locally eligible under criteria A “. . . in the area of Recreation as representations of the National Capital Region’s attempt to provide recreational opportunities to a growing urban population under the NPS Mission 66 program.”⁹ It is also eligible under criterion C as an example of National Park Service modern architecture used from 1956-1966. These buildings are used, and will be continue to be used, as was originally intended.

The Secretary of Interior Standards for the Treatment of Historic Properties consists of four treatment standards – Preservation, Rehabilitation, Restoration, and Reconstruction. Based on these structure’s significance, use, and physical condition it is recommended that Preservation guidelines be used in the care of these buildings. The NPS defines the Preservation standards as:

“. . . the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building’s historic form.”¹⁰

Condition Assessment

Condition assessment was performed by the author on April 27, 2023. The NPS uses an industry-based tool known as the Asset Management Process which was used in the assessment of the Carderock Pavilion and two Comfort Stations.

⁹ Susan Cianci Salvatore, Stephen Potter, “National Register Nomination Form Supplementary Listing Record,” (National Park Service, 2015).

¹⁰ Unknown, “The Secretary of the Interior's Standards for the Treatment of Historic Properties,” (National Park Service, 2017). Accessed September 20, 2023. <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Asset Management - Qualitative Condition Ratings

GOOD:

The structure and significant features are intact, structurally sound, and performing their intended purpose. The structure and significant features need no repair or rehabilitation, but only routine or preventative maintenance.

FAIR:

The structure provides an adequate level of service to operations but the feature requires more than routine maintenance attention. For example:

There are early signs of wear, failure, or deterioration through the structure and its features
There is failure of a significant feature of the structure.

POOR:

The significant features are no longer performing their intended purpose, or
Significant features are missing, or
Deterioration or damage affects more than 25% of the structure, or
The structure or significant features show signs of imminent failure or breakdown.

Maintenance Deficiency Priority Ratings (5-Year Rating Period)

The following chapter contains the Feature Inventory Condition Assessment tables. The condition and deficiencies of the structure and/or individual features are assigned a condition rating of critical, serious, or minor.

Critical (Emergency/Immediate)

An advanced state of deterioration which has resulted in the failure of a feature, or will result in the failure of a feature within one year if not corrected; or
There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies if not corrected within one year; or
There is immediate threat to the health and/or safety of the user; or
There is a failure to meet a legislated requirement.

Serious (Immediate/Short term)

A deteriorated condition that if not corrected within one to three years will result in the failure of the feature; or

A threat to the health and/or safety of the user may occur within one to three years if the ongoing deterioration is not corrected; or
There is ongoing deterioration of the adjacent or related materials and/or feature as a result of the feature's deficiency.

Minor (Short term/Long term)

Indicates standard preventative maintenance practices and preservation methods have not been followed; or
There is reduced life expectancy of affected adjacent or related materials and/or systems within three to five years and beyond; or there is a condition with a long-term impact within three to five years and beyond.¹¹

¹¹ Jennifer Leeds, "Exterior Historic Structure Assessment Report, Ferry Hill Plantation House," (National Park Service, December 2010).

CHAPTER 4 – CONDITION ASSESSMENT SURVEY

This chapter describes the current physical condition (April 2023) of the interior and exterior of the Carderock Pavilion and the Carderock East and West Comfort Stations. This assessment documents mechanical systems and the roofs of these structures, but does not inspect these items or give them a condition rating. A written description of materials and conditions Condition and deficiency ratings are provided for each building feature.

Inspection of the Pavilion and Comfort Stations for condition was accomplished using the NPS Facility Condition Assessment Survey.

Site Visit

An on-site condition assessment was conducted at Carderock Recreational Area on April 27, 2023 by architectural conservator, LeeAnne Brooks. The temperature was warm with bright sunshine. The building was inspected from the ground (no roof inspection conducted). Extensive note taking and photo-documentation was accomplished. The author used existing 1963 drawings for the inaccessible material lists.

Summary of Findings – Carderock Pavilion

The Overall Quality Condition Rating of the Carderock Pavilion is **FAIR**, and an overall Maintenance Deficiency Priority Rating of **SERIOUS**.

The Overall Quality Condition Rating of **FAIR** is indicated by:

The structure generally provides an adequate level of service to operations, but
The structure requires more than routine or cyclical maintenance attention.

This rating also indicates that repair/rehabilitation work will be required in the future.

The Maintenance Deficiency Priority Rating of **SERIOUS** indicates:

If conditions are not corrected within one to three years it could result in the failure of a feature, and
There is ongoing deterioration of adjacent or related materials or features as a result of the feature's deficiency.

Summary of Findings – East & West Comfort Stations

The Overall Quality Condition Rating of the East and West Comfort Stations is **Fair**, and an overall Maintenance Deficiency Priority Rating of **Minor**.

The Overall Quality Condition Rating of **FAIR** is indicated by:

The structures generally provide an adequate level of service to operations, but require more than routine or cyclical maintenance attention and
Indicates that repair/rehabilitation work will be required in the future.

The Maintenance Deficiency Priority Rating of **MINOR** indicates:

That standard preventative maintenance practices and preservation methods have not been followed,
and
There are conditions that could have long-term structural impacts within three to five years and beyond.

The following tables provide an overview of the major building feature categories and their associated condition assessment ratings.

SUMMARY OF CONDITION ASSESSMENT RATINGS (MAJOR HEADINGS)					
UNIFORMAT II Outline Data				Condition Assessment	
Category	Topic	Subtopic			
A - Substructure	A10 – Superstructure	A1030 -Slab on Grade	Individual Elements & Location	Condition Rating	Deficiency Rating
			A1031 -Pavilion – Concrete Slab	GOOD	MINOR
			A1031 -Comfort Station (West) - Concrete Slab	GOOD	MINOR
			A1031 -Comfort Station (East) - Concrete Slab	GOOD	MINOR
B - Shell	B10 - Superstructure	B1020 – Roof Construction	Individual Elements & Location	Condition Rating	Deficiency Rating
			B1022 -Pavilion - Laminated beam & Tongue-and -groove	POOR	SERIOUS
			B1029 -Comfort Station (West) – Front Gable with prow overhang.	POOR	SERIOUS
			B1029 -Comfort Station (East) - Front Gable with prow overhang. Soffits.	POOR	SERIOUS
B – Shell	B20 - Exterior Enclosure	B2010 - Exterior Walls	Individual Elements & Location	Condition Rating	Deficiency Rating
			B2011 -Pavilion - Brick, Grey mortar	GOOD	MINOR

			B2011 -Comfort Station (West) - Stacked CMU	GOOD	MINOR
			B2011 -Comfort Station (West) - T1-11	GOOD	MINOR
			B2011 -Comfort Station (East) - Stacked CMU	FAIR	SERIOUS
			B2011 -Comfort Station (East) - T1-11	GOOD	MINOR
B - Shell	B20 – Exterior Enclosure	B2020 - Exterior Windows	Individual Elements & Location	Condition Rating	Deficiency Rating
			B2021 -Exterior Windows – Pavilion	N/A	N/A
			B2021 - Exterior Windows – Comfort Station (East)	Good	MINOR
			B2021 -Exterior Windows – Comfort Station (West)	Good	MINOR
B- Shell	B20 – Exterior Enclosure	B2030 - Exterior Doors	Individual Elements & Location	Condition Rating	Deficiency Rating
			Exterior Doors - Pavilion	N/A	N/A
			B2032 -Exterior Doors – Comfort Station (East)	FAIR	MINOR
			B2032 -Exterior Doors – Comfort Station (West)	FAIR	MINOR
B – Shell	B30 – Roofing	B3010 - Roof Coverings	Individual Elements & Location	Condition Rating	Deficiency Rating
			B3011 -Pavilion Roofing Material - EPDM	Inaccessible	N/A
			B3014 -Pavilion Flashing & Trim	Flashing – Inaccessible Trim - GOOD	N/A MINOR
			B3016 - Pavilion – Gutters & Downspouts	GOOD	MINOR
			B3011 -Comfort Station (East) –Roofing Material, Unknown	Inaccessible	N/A

			B3014 - Comfort Station (East) – Flashing & Trim - Wood	Flashing – Inaccessible Trim - Soffit/POOR	N/A CRITICAL
			B3016 -Comfort Station (East) – Gutters & Downspouts	N/A	N/A
			B3011 - Comfort Station (West) –Roofing Material, Unknown	Inaccessible	N/A
			B3014 - Comfort Station (West) – Flashing & Trim - Wood	Flashing – Inaccessible Trim – Soffit/ POOR	N/A SERIOUS
			B3016 -Comfort Station (West) – Gutters & Downspouts	N/A	N/A
C – Interiors	C10 – Finishes	C1010 – Partitions	Individual Elements & Location	Condition Rating	Deficiency Rating
			C1016 – Pavilion Wood Dividers	GOOD	MINOR
			C1011 – Comfort Station (East), All CMU Partitions	GOOD	MINOR
			C1011 – Comfort Station (West), All CMU Partition	Good	MINOR
C - Interiors	C10 – Interior Construction	C1030 – Fittings	Individual Elements & Location	Condition Rating	Deficiency Rating
			C – 1031 East & West Men’s Comfort Stations -Fabricated Toilet Partitions	FAIR	SERIOUS
			C-1031 East & West Women’s Comfort Stations-Fabricated Toilet Partitions	GOOD	MINOR
C - Interiors	C30 – Finishes	C3010 - Fittings	Individual Elements	Condition Rating	Deficiency Rating

			C3013 - Pavilion Posts– Paint	FAIR	MINOR
			C3012 -Comfort Station (East) – Paint	FAIR	MINOR
			C3012 -Comfort Station (East) – Stain	GOOD	N/A
			C3012 -Comfort Station (West) - Paint	FAIR	MINOR
			C3012 -Comfort Station (West) – Stain	GOOD	N/A
C – Interiors	C30 - Finishes	C3030 - Ceiling Finish	Individual Elements	Condition Rating	Deficiency Rating
			C3031 -Pavilion – Paint	GOOD	MINOR
			C3031 -Comfort Station (East) – Stain	GOOD	MINOR
			C3031 -Comfort Station (West) Men’s Room - Stain	GOOD	MINOR
D – Services	D20 – Plumbing	D2010 – Plumbing Fixtures	Individual Elements	Condition Rating	Deficiency Rating
			Pavilion - None	N/A	N/A
			D2012 - Comfort Station (East) – Urinals	GOOD	MINOR
			D2012 - Comfort Station (West) – Urinals	GOOD	MINOR
D – Services	D20 - Plumbing	D2010 – Plumbing Fixtures	Individual Elements	Condition Rating	Deficiency Rating
			Pavilion - None	N/A	N/A
			D2011 – Comfort Station (East) - Toilets	GOOD	MINOR
			D2011 – Comfort Station (East) - Toilets	GOOD	MINOR
D – Services	D20 - Plumbing	D2010 - Plumbing Fixtures	Individual Elements	Condition Rating	Deficiency Rating
			Pavilion – None		
			D2014 - Comfort Station (East) – Lavatories/Sinks	GOOD	MINOR

			D2014 - Comfort Station (West) – Lavatories/Sinks	GOOD	MINOR
D – Services	D20 - Plumbing	D2020 - Domestic Water Distribution	Individual Elements	Condition Rating	Deficiency Rating
			D2021 – Comfort Station (East) – Cold Water Service D2021 – Comfort Station (West) – Cold Water Service	GOOD	MINOR
D – Services	D20 – Plumbing	D2030 – Sanitary Waste	Individual Elements	Condition Rating	Deficiency Rating
			D2031 - East & West Comfort Stations - Waste Piping	GOOD	MINOR
D – Services	D20 – Plumbing	D2030 – Sanitary Waste	Individual Elements	Condition Rating	Deficiency Rating
			D2033 –East & West Comfort Stations –Floor Drains	Unknown	Unknown
D – Services	D30 – HVAC	D3060 – Controls & Instrumentation	Individual Elements	Condition Rating	Deficiency Rating
			Pavilion - None	N/A	N/A
			D3061 - Comfort Station (East) – Heating Generation System	Inaccessible	N/A
			D3061 - Comfort Station (West) – Heating Generation System	Inaccessible	N/A
D – Services	D50 – Electrical	D5020 – Lighting & Branch Wiring	Individual Elements	Condition Rating	Deficiency Rating

			D5022 - East & West Comfort Stations – Lighting Equipment	GOOD	MINOR
F – Special Construction & Demolition	F10 - Special Construction	F1020 – Integrated Construction	Individual Elements	Condition Rating	Deficiency Rating
			Pavilion - None	N/A	N/A
			F1022 - Comfort Station (East) – Special Purpose Rooms/Utility Room	GOOD	MINOR
			F1022 - Comfort Station (West) – Special Purpose Rooms /Utility Room	GOOD	MINOR

Building Feature Master List

The Building Feature Master List is the guide used in this report's condition assessments. The nomenclature used utilizes the format of the Uniformat system used by many facility management industry leaders. A description of the Uniformat methodology can be found in Chapter 1. The outline used for the Carderock buildings has been amended to match its building components.

Condition Assessment Reports

The following are the individual building's feature condition assessment reports. They are organized according to the Building Feature Master List and not in any prioritized order.

Prioritized recommended treatments in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties are found in Chapter 5.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	
A - Substructure	A10 - Superstructure	A1030 – Slab on Grade	A1031- Concrete Slab	Pavilion	Condition Rating	Deficiency Rating
				Foundation – Concrete Slab	GOOD	MINOR

The Pavilion has a concrete slab foundation. It is in good condition.



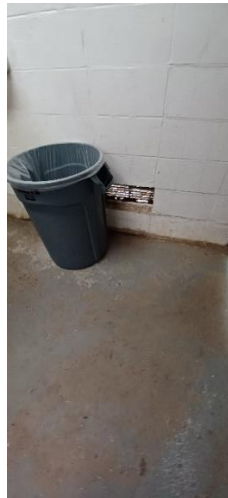
Pavilion slab foundation/floor.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	
A Substructure	A10 - Superstructure	A1030 – Slab on Grade	A1031- Concrete Slab	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Foundation – Concrete Slab on grade	GOOD	MINOR

Both the East and West Comfort Stations are built upon concrete slabs. Although both Comfort Station slab floors are very dirty and in need of cleaning, their condition overall is good.



East Comfort Station (Men's room) foundation slab on grade.



West Comfort Station (Men's room) slab foundation on grade.



East Comfort Station (Women's Room) slab on grade.



West Comfort Station (Women's Room) slab on grade.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	
B - Shell	B10 - Superstructure	B1020 – Roof Construction	B1022 - Pitched Roof Construction	Pavilion	Condition Rating	Deficiency Rating
				Roof Construction	POOR	SERIOUS

The shed-roof on the Pavilion is supported by laminated wood beams. A single beam cannot span the entire width of the structure. Multiple sections of beams are attached using scarf joints. At two locations the scarf joints are beginning to fail, compromising the strength of the beams. The scarf joint located within the smaller picnic area (with fireplace) has also been subject to water ingress which accelerates the deterioration of the joint. Multiple areas of wood rot are present in both areas of the roof.

According to planning documents the roof is covered with EPDM synthetic rubber membrane. At the time of site visit, it was inaccessible to inspect.



Pavilion, smaller area, failing scarf joint. Beam failure due to water ingress.



Pavilion, large picnic area, failing scarf joint.



Deteriorated large rafter tail and tongue-and-groove wood ceiling paneling in need of repair and paint.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B20 - Exterior Enclosure	B2010 - Exterior Walls	B2011 - Exterior Wall Construction	B2011 Exterior Walls - Pavilion, West Comfort Station	Condition Rating	Deficiency Rating
				Walls – CMU & Brick	GOOD	MINOR

The open pavilion has no exterior walls except for the east, brick fireplace wall. Its condition is good with minor mortar repointing and cleaning recommended.

The West Comfort Station has stacked concrete block construction (CMU). There is minor rising damp on all walls caused by a lack of installed drainage gutters and downspouts. The walls are in minor need of paint. The CMU privacy wall and decorative ledge at the Men's Room has one corner that has broken off.



Pavilion – southeast brick wall.



West Comfort Station – east wall.



West Comfort Station – Privacy wall at Women's Room.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B20 - Exterior Enclosure	B2010 - Exterior Walls	B2011 - Exterior Wall Construction	B2011 - East Comfort Station	Condition Rating	Deficiency Rating
				Walls - CMU	FAIR	SERIOUS

The East Comfort Station has stacked concrete block construction (CMU). There is rising damp on all of its walls caused by its lack of installed drainage gutters and downspouts. The walls are in minor need of paint. The CMU privacy wall and decorative ledge at the Women's Room is cracked with the potential for the wall and ledge to collapse.



East Comfort Station – Southwest oblique. Damaged Privacy wall.



East Comfort Station – west wall.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B20 - Exterior Enclosure	B2010 - Exterior Walls	B2011 - Exterior Wall Construction	B2011 – East & West Comfort Station	Condition Rating	Deficiency Rating
				Walls -T1-11	GOOD	MINOR

The gable ends of both Comfort Stations has vertical, T1-11 siding. This siding is in good condition on both Comfort Stations.



East Comfort Station – South elevation.



West Comfort Station – North elevation.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B20 - Exterior Enclosure	B2020 - Exterior Windows	B2021 – Windows	B2021 – Comfort Stations, East & West. Pavilion – N/A	Condition Rating	Deficiency Rating
				Windows	GOOD	MINOR

There are no window openings in the Pavilion.

The Comfort Stations are lined at soffit level with ribbon window openings. Although they are inoperable (painted shut), they are secure and retain most of their original hardware. Some panes of glass have been replaced with frosted plexiglass in good condition. The remaining glass panes are in good condition.



East Comfort Station – southwest oblique.



West Comfort Station – west elevation.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B20 - Exterior Enclosure	B2030 - Exterior Doors	B2032 - Doors	B2032 – Comfort Stations, East & West. Pavilion – N/A	Condition Rating	Deficiency Rating
				Entrance Door	FAIR	MINOR

The Pavilion has no door openings.

Both Comfort Stations have wood doors that are in fair condition. They all have sections where the outer layer of wood has delaminated and flaked off. All of the doors have, in particular, delaminated at the bottom of the door, allowing for water to penetrate the remainder of the door. They are all in need of paint. The Men's Room door on the West Comfort Station has been unevenly cut short.



East Comfort Station, Men's Room door, Interior.



East Comfort Station, Women's Room Door Interior.



West Comfort Station, Men's Room Door, Interior.



West Comfort Station, Women's Room Door, interior.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B30 – Roofing	B3010 - Roof Coverings	B3011 - Roofing	Pavilion	Condition Rating	Deficiency Rating
				Roofing Material (Inaccessible)	N/A	N/A
			B3014	Flashing (Inaccessible)	N/A	N/A
			B3014	Trim	GOOD	MINOR
			B3016	Gutters & Downspouts	GOOD	MINOR

The Pavilion roof was inaccessible to inspection. Its metal gutters and downspouts appear to be in good condition. There is very little wood trim, however trim around the wooden panels located on the north and east walls is in good condition.



Carderock Pavilion gutters and downspouts on northeast corner.



Carderock Pavilion - wood trim around north wooden panel.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B30 – Roofing	B3010 - Roof Coverings	B3011 - Roofing	East Comfort Station	Condition Rating	Deficiency Rating
				Roofing Material(Inaccessible)		
			B3014	Flashing - inaccessible	N/A	N/A
			B3014	Trim	Soffit/POOR	SERIOUS
			B3016	Gutters & Downspouts	N/A	N/A
The roof and flashing were inaccessible on the East Comfort Station. There are no gutters or downspouts, which is likely the cause for the deteriorating trim and soffit. Water from the roof flows to the lowest point, which in this case is metal flashing. Water then moves to the wood soffit on the underside of the flashing, causing severe deterioration.						
  East Comfort Station wood soffit deterioration.						

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
B – Shell	B30 – Roofing	B3010 - Roof Coverings	B3011 - Roofing	West Comfort Station	Condition Rating	Deficiency Rating
				Roofing Material (Inaccessible)	N/A	N/A
			B3014	Flashing – (Inaccessible)	N/A	N/A
			B3014	Trim	Soffit/POOR	SERIOUS
			B3016	Gutters & Downspouts	N/A	N/A
See East Comfort Station narrative.						



West Comfort station wood soffit deterioration.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C10 – Interior Construction	C1010 – Partitions	C1016 – Interior Balustrades and Screens	Pavilion	Condition Rating	Deficiency Rating
				Wood Dividers (screens) – North and East walls	GOOD	MINOR

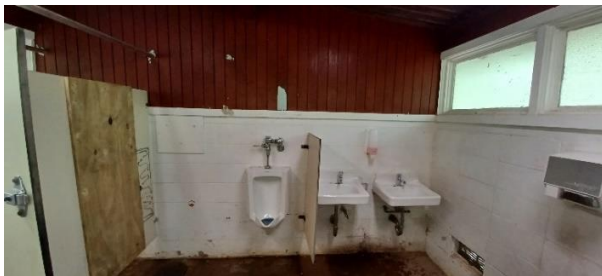
The Pavilion was not constructed to be enclosed by walls. Instead wood screening panels were used on the north and east sides of the Pavilion. The wood panels are in good condition but are in need of paint.



Carderock Pavilion, wood screening on north and east walls.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C10 – Interior Construction	C1010 – Partitions	C1011 – Fixed Partitions	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Interior Partition Walls	GOOD	MINOR

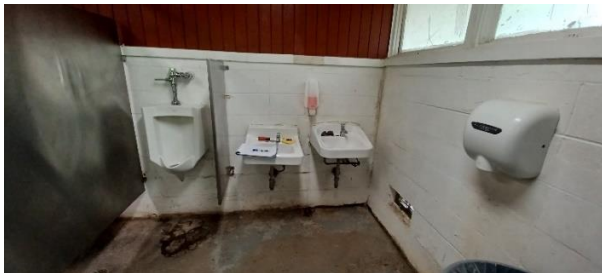
Both Comfort Stations at Carderock have a centrally located utility closet. The closet's two interior partition walls divide the closet from the men's and women's restrooms. All four of these partition walls are in good condition.



East Comfort Station, men's room, south partition wall.



East Comfort Station, women's room, south partition wall.



West Comfort Station, men's room, south partition wall.



West Comfort Station, women's room, south partition wall.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C10 – Interior Construction	C1030 – Fittings	C1031 – Fabricated Toilet Partitions	East & West Comfort Station	Condition Rating	Deficiency Rating
				Men's Room, toilet stall walls	FAIR	SERIOUS

The East Comfort Station men's room has a laminated dividing wall that defines the toilet stalls. Repeated vandalism has degraded the wall. It is recommended it be replaced with metal lined walls similar to those found in the men's room in the West Comfort Station.

The West Comfort Station men's room has metal lined walls and doors that defines the toilet stalls. Vandalism has damaged one of the walls. It is recommended that the hole in the wall be patched with similar material.



East Comfort Station, men's room stall walls.



West Comfort Station, men's room stall walls.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C10 – Interior Construction	C1030 – Partitions	C1031 – Fabricated Toilet Partitions	East & West Comfort Station	Condition Rating	Deficiency Rating
				Women's Room, toilet stall walls	GOOD	MINOR

Both the East and West Comfort Station women's rooms have laminated dividing walls that define the toilet stalls. They are all in good condition and require no maintenance at this time.



East Comfort Station – Women's room dividing walls.



West Comfort Station – Women's room dividing walls.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C30 – Finishes	C3010 – Wall Finishes	C3013 – Column Finishes	Pavilion	Condition Rating	Deficiency Rating
				Column paint. Wood screening	FAIR	MINOR

The Pavilion has an open-air construction, and only the inside and outside of the few wood panels and posts are painted. The paint on the columns supporting the roof is in good condition. The wooden screening panels are in need of paint.



Bench and wood panels. Note: cracking paint on wood panel.



Pavilion support posts.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C30 – Fittings	C3010 – Wall Finishes	C3012 –Wall finishes to interior walls	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Interior Wall Finishes	FAIR	MINOR

The East and West Comfort Stations women's rooms wall paint is in need of cleaning, but otherwise is in good condition.



East Comfort Station – women's room.



West Comfort Station – women's room.



East Comfort Station, Men's Room wall.



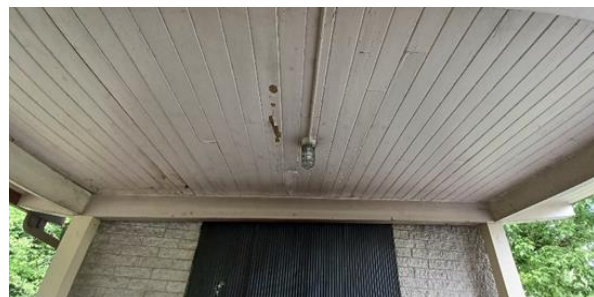
West Comfort Station Men's room wall.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C30– Finishes	C3030– Ceiling Finishes	C3031 – Ceiling Finishes	Pavilion	Condition Rating	Deficiency Rating
				Ceiling finishes	FAIR	SERIOUS

The interior ceiling and beam paint is in poor condition which is allowing water to penetrate, damaging the tongue-and-groove wood ceiling and some of the beams (see section B1022 for beam condition assessment).



Central beams in larger picnic area. Note deteriorating paint on beams.



Smaller area in the Pavilion. Paint deterioration on the ceiling.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
C – Interior	C10 – Finishes	C3030 – Ceiling Finishes	C3031 – Ceiling Finishes	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Ceiling Finishes	GOOD	MINOR
The interior of all bathrooms in the East & West Comfort Stations have stain and paint in good condition. The West women’s room paint needs cleaning or repainting.						



East Comfort Station, men’s room ceiling stain & paint in good condition.



East Comfort Station, women’s room, ceiling stain and paint in good condition.



West Comfort Station, men’s room, ceiling stain & paint in good condition.



West Comfort Station, women’s room, paint needs cleaning or repainting.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D - Services	D20 - Plumbing	D2010 – Plumbing Fixtures	D2012 – Urinals	East & West Comfort Stations - Urinals	Condition Rating	Deficiency Rating
				Men's Rooms	GOOD	MINOR

The East Comfort Station's men's room has one urinal, which is in good condition. The West Comfort Station has two urinals that are in good condition.



East Comfort Station men's room.



West Comfort Station men's room.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D-Services	D20 - Plumbing	D2010 – Plumbing Fixtures	D2011 – Toilet/Water Closet	East & West Comfort Station	Condition Rating	Deficiency Rating
				Toilets/Water Closet	GOOD	MINOR

The East Comfort Station men's room has only one toilet, with the other men's room having two. Both women's rooms have three toilets. All are in good condition.



East Comfort Station, Men's Room.



West Comfort Station, Men's Room.



East Comfort Station, Women's Room.

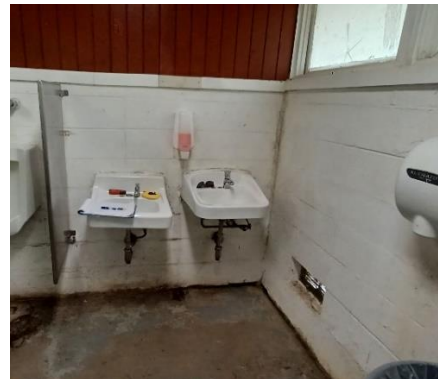


West Comfort Station, Women's Room.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D- Services	D20 - Plumbing	D2010 – Plumbing Fixtures	D2014 – Lavatories	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Lavatories/Sinks	GOOD	MINOR
Three of the four bathrooms at Carderock have two sinks/lavatories. All of the sinks are functioning and are in good condition.						



East Comfort Station, Men's Room,



West Comfort Station, Men's Room.



East Comfort Station,
Women's Room.



West Comfort Station,
Women's Room.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D-Services	D20-Plumbing	D2020 – Domestic Water Distribution	D2021 – Cold water service	East and West Comfort Stations	Condition Rating	Deficiency Rating
				Cold Water Service	GOOD	MINOR
All four bathrooms have functioning cold water service.						

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D- Services	D20- Plumbing	D2030 – Sanitary Waste	D2031 – Waste Piping	East and West Comfort Stations	Condition Rating	Deficiency Rating
				Waste Piping	GOOD	MINOR

Both the East and West Comfort Stations have a utility closet located between each bathroom. Within those closets is all of the mechanical and plumbing. Although only a cursory inspection was accomplished, all plumbing and sewer appeared in good condition.



East Comfort Station, Closet showing plumbing and waste pipes.

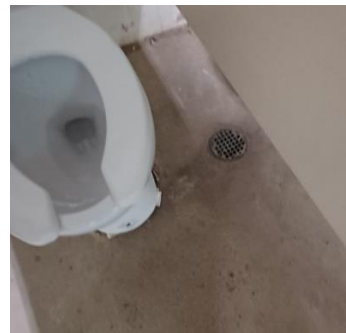


West Comfort Station, Closet showing plumbing and waste pipes.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D-Services	D20-Plumbing	D2030 – Sanitary Waste	D2033 – Floor Drains	East and West Comfort Stations	Condition Rating	Deficiency Rating
				Floor Drains	Unknown	Unknown
All of the restrooms at Carderock have floor drains. None of them were tested during this survey.						



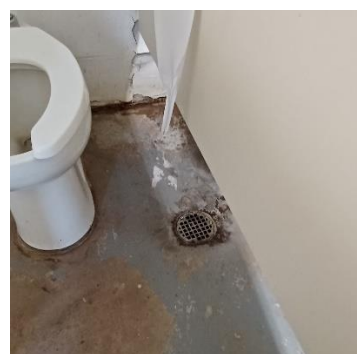
East Comfort Station
men's room drain.



East Comfort Station
women's room drain.



West Comfort Station,
men's room drain.



West Comfort Station,
women's room drain.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D – Services	D30 - HVAC	D3060 – Controls & Instrumentation	D3061 - Heating Generating Systems	East and West Comfort Stations	Condition Rating	Deficiency Rating
				Heating Generating Systems	Unknown	Unknown

Both Comfort Stations have a heater installed inside the mechanical closet. This keeps water pipes warm during freezing weather. These units were inaccessible to inspect.



Mechanical closet, East Comfort Station, Heater.



Mechanical closet, West Comfort Station, heater.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D – Services	D50-Electrical	D5020 – Lighting & Branch Wiring	D5022 – Lighting Equipment	Pavilion	Condition Rating	Deficiency Rating
				Lighting	Unknown	Unknown
A group of wire-caged lights are mounted to the ceiling of the Pavilion. Although, close inspection was not possible, they appear to be in good condition.						



Carderock Pavilion lighting.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
Category D – Services	D50-Electrical	D5020 – Lighting & Branch Wiring	D5022 – Lighting Equipment	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Lighting	GOOD	MINOR
Both Comfort Station restrooms contain two, flush-mount, fluorescent light fixtures. All are in good condition.						



Light fixture in East Comfort Station, men's Room.



Light fixture in East Comfort Station, women's Room.



Light fixture in West Comfort Station, men's room.



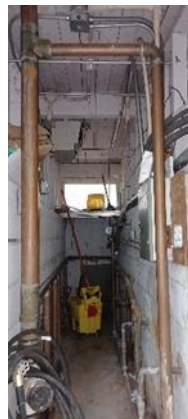
Light fixture in East Comfort Station, women's Room.

Category	Element	Sub-Element	Individual Element	Location	Condition Assessment	Category
F – Special Construction & Demolition	F10 – Special Construction	F1020 – Integrated Construction	F1022 – Special Purpose Rooms/Utility Room	East & West Comfort Stations	Condition Rating	Deficiency Rating
				Utility Room	GOOD	MINOR

Both Comfort Stations have a utility room located between each men's and women's restrooms. All of these rooms are in good condition



East Comfort Station Utility Closet.



West Comfort Station Utility Closet.



CHAPTER 5 RECOMMENDED TREATMENTS

The following recommended treatments for the Carderock Pavilion and East and West Comfort Stations are meant to help CHOH repair, maintain, preserve, or restore all compromised features on these structures with minimal intrusion. These repairs will elevate the Facility Condition Index Ratings to “good” (See p 27). The treatments include limited replacement-in-kind as defined by the Standards. Maintenance issues are grouped by Condition Rating, i.e., Poor, Fair, and Good. This allows for a streamlined decision-making process when determining the priority of work conducted at CHOH.

Treatment Planning

Historic structure treatment involves one or more of the following actions: (a) preservation of existing materials, (b) replication of missing historic features, (c) addition of non-historic features, and (d) removal of existing features or materials. Decisions about treatment occur at three planning levels. First, the ultimate treatment of a structure is established in the park’s general management plan or development concept plan. Second, major conflicts inherent in the ultimate treatment or other related treatments are identified and resolved through an HSR, Part 2. Third, plans and specifications are prepared to direct construction or preservation maintenance. Standardized direction for preservation maintenance is provided by work procedures contained in the Historic Property Preservation Database (HPPD).¹²

Decisions about treatment should reflect the value of a structure as a cultural resource, knowledge of craft techniques and building materials, consideration of current and intended uses, appreciation of threats to the structure, and projections of treatment costs relative to likely funding.¹³

Recommended Treatments for Preservation

Preservation

... is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building’s historic form.¹⁴

¹² Jennifer Leeds, “Exterior Historic Structure Assessment Report,” (Historic Preservation Training Center, Frederick, MD., December 2020). 5.1.

¹³ Unknown, “NPS-28, Cultural Resource Management Guideline (Appendix B),” (National Park Service Office of Policy). Accessed on December 17, 2019, https://www.nps.gov/parkhistory/online_books/nps28/28chap8.htm

¹⁴ Anne E. Grimmer and Kay D. Weeks, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings”, (Washington D.C.: United States Department of the Interior, National Park Service, 2017),

The following standards based on the Secretary's Standards apply:

A historic structure is used as it was historically, or is given a new or adaptive use that maximizes the retention of historic materials, features, spaces, and spatial relationships. Adaptive use of prehistoric structures is prohibited. The historic character of a historic structure is retained and preserved. The replacement or removal of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a structure is avoided.

Each historic structure is recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features from other structures, are not undertaken. Work needed to stabilize, consolidate, and conserve historic materials and features is physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Changes to a historic structure that have acquired historical significance in their own right are retained and preserved. Historic materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic structure are preserved.

Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires repair or replacement of a historic feature, the new feature matches the old in design, color, texture, and, where possible, materials. Repair or replacement of missing features is substantiated by archeological, documentary, or physical evidence. Chemical or physical treatments that cause damage to historic materials are not used.

Archaeological and landscape resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken including recovery, curation, and documentation. Additions, alterations, or related new construction do not destroy historic materials, features, and spatial relationships that characterize the historic structure. New work is differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing of the structure.

Additions and adjacent or related new construction are undertaken in such a manner that if removed in the future, the essential form and integrity of the historic structure would be unimpaired.¹⁵

Prioritized Maintenance Deficiency Summary

The following table list the maintenance deficiencies found during the survey, beginning with the most urgent, or Critical projects, followed in descending order with those project that are considered the most

¹⁵ Unknown, "The Secretary of the Interior's Standards for Rehabilitation," (National Park Service) <https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

Serious or Minor. The information on this list provides a viable path to good conditions and the lessening of a maintenance burden.

This hierarchical list divides the recommended treatments into three basic groupings based on the overall condition ratings of Good, Fair, and Poor, the NPS definitions of which are found in Chapter 3. The maintenance deficiency rating is based on the existing condition of the feature and its predicted remaining service life based on rates of deterioration.

PRIORITIZED MAINTENANCE DEFICIENCY SUMMARY						
UNIFORMAT II Outline Data					Condition Assessment	
Major Group Element	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
POOR						
B- Shell	B10- Superstructure	B1020 – Roof Construction	B1022 – Pitched Roof Construction	Roof Construction (Pavilion)	POOR	SERIOUS
B- Shell	B30 – Roofing	B3010 – Roof Coverings	B2011 – Roofing	Trim – Soffit (East & West Comfort Stations)	POOR	SERIOUS
FAIR						
B – Shell	B20 – Exterior Enclosure	B2010 – Exterior Walls	B2011 – Exterior Wall Construction	Walls (East Comfort Station)	FAIR	SERIOUS
B – Shell	B20 – Exterior Enclosure	B2030 – Exterior Doors	B3032 – Doors	Exterior Door (East & West Comfort Stations)	FAIR	MINOR
C – Interiors	C10 – Interior Construction	C1030 – Fittings	C1031 - Fabricated Toilet Partitions	Men’s Room, toilet stall walls – (East & West Comfort Stations)	FAIR	SERIOUS
C – Interiors	C30 – Finishes	C3010 – Wall Finishes	V3013 – Column Finishes	Column Paint, Wood Screening (Pavilion)	FAIR	MINOR
C – Interiors	C30 – Finishes	C3030 – Ceiling Finishes	C3031 – Ceiling Finishes	Ceiling Finishes (Pavilion)	FAIR	SERIOUS
GOOD						
A – Substructure	A10 – Superstructure	A1030 – Slab on Grade	A1031 – Concrete Slab	Foundation – Concrete	GOOD	MINOR

				Slab on Grade(Pavilion)		
A- Substructure	A10 - Superstructure	A1030 – Slab on Grade	A1031 – Concrete Slab	Foundation - Concrete Slab on Grade (East & West Comfort Stations)	GOOD	MINOR
B – Shell	B20 – Exterior Enclosure	B2010 – Exterior Walls	B2011- Exterior Wall Construction	Exterior Walls (Pavilion, West Comfort Station)	GOOD	MINOR
B – Shell	B20 – Exterior Enclosure	B2010 – Exterior Walls	B2011 – Exterior Wall Construction	Exterior Walls (East & West Comfort Stations)	GOOD	MINOR
B – Shell	B20 – Exterior Enclosure	B2020 – Exterior Windows	B20321 – Windows	Windows (East & West Comfort Stations)	GOOD	MINOR
B – Shell	B30 – Roofing	B3010 – Roof Coverings	B3014 – Trim	Pavilion	GOOD	MINOR
B – Shell	B30 – Roofing	B3010 – Roof Coverings	B3016 – Gutters & Downspouts	Pavilion	GOOD	MINOR
C – Interiors	C10 – Interior Construction	C1010 – Partitions	C1016 – Interior Balustrades & Screens	Wood Dividers/Screens (Pavilion, north and east walls)	GOOD	MINOR
C – Interiors	C10 – Interior Construction	C1010 – Partitions	C1011 – Fixed Partitions	Interior Partition Walls (East & West Comfort Stations)	GOOD	MINOR
C – Interior	C10 – Interior Construction	C1030 – Partitions	C1011 – Fabricated Toilet Partitions	Women's Room, toilet stall walls	GOOD	MINOR

C – Interior	C30 – Fittings	C3010 – Wall Finishes	C3012 – Wall Finishes to Interior Walls	Interior Wall Finishes (East & West Comfort Stations)	GOOD	MINOR
C – Interior	C10 – Finishes	C3030 - Ceiling Finishes	C3031 – Ceiling Finishes	Ceiling Finishes (East & West Comfort Station)	GOOD	MINOR
D- Services	D20 – Plumbing	D2010- Plumbing Fixtures	D2012 – Urinals	Men’s Room Urinals (East & West Comfort Stations)	GOOD	MINOR
D - Services	D20 – Plumbing	D2010 – Plumbing Fixtures	D2011 – Toilet/Water Closet	Toilet/Water Closet (East & West Comfort Stations)	GOOD	MINOR
D – Services	D20 – Plumbing	D2010 – Plumbing Fixtures	D2014 – Lavatories	Lavatories/Sinks (East & West Comfort Stations)	GOOD	MINOR
D – Services	D20 – Plumbing	D2020 – Domestic Water Distribution	D2021 – Cold Water Service	Cold Water Service (East & West Comfort Stations)	GOOD	MINOR
D – Services	D20 – Plumbing	D2030 – Sanitary Waste	D2031 – Waste Piping	Waste Piping (East & West Comfort Stations)	GOOD	MINOR
D – Services	D50 – Electrical	D5020 – Lighting & Branch Wiring	D5022 – Lighting Equipment	Lighting (Pavilion)	GOOD	MINOR
D – Services	D50 – Electrical	D5020 - Lighting & Branch Wiring	D5022 – Lighting Equipment	Lighting (East & West Comfort Stations)	GOOD	MINOR
F – Special Construction & Demolition	F – Special Construction	F2010 – Integrated Construction	F1022 – Special Purpose	Utility Room (East & West	GOOD	MINOR

			Rooms/Utility Room	Comfort Stations)		
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PRIORITIZED RECOMMENDED TREATMENTS SUMMARY

POOR

B – Shell	B10 – Superstructure	B1020 – Roof Construction	POOR	SERIOUS
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Immediate (Within 1 year)

The laminated wood beams in the Pavilion have two failing scarf joints. It is recommended that further inspection be done by a structural engineer to confirm whether the joint is indeed failing. Additionally, some of the tails of these beams are also completely rotted and need to be replaced and painted. Tongue-and-groove soffit is also rotting in places. The rotting rafter tail and soffit should be replaced, retaining any viable wood, and painted.

Short Term (1-3 years)

Inspection of the Pavilion should be conducted yearly. Inspection should include monitoring for warping, checking, splitting, bowing, sagging or broken members; rotting or fungal growth; evidence of dampness of long duration; and insect damage.

B – Shell	B30 – Roofing	B3010 -Roofing	POOR	SERIOUS
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Immediate (Within 1 year)

The East and West Comfort Stations have rotting wood soffits severe enough to where pieces of the wood are hanging from the soffit. It is recommended that all of the rotting wood be replaced and stained, while retaining any viable wood.

Short Term Restoration (1 to 3 years)

Consultation with a preservation architect is recommended to determine if and how gutters can be added to the Comfort Stations. At a minimum the existing metal flashing that lines the soffit needs to be examined to determine if they have failed, and if so, they should be replaced with like material.

FAIR

B – Shell	B20 – Exterior Enclosure	B2011 – Exterior Wall Construction	FAIR	SERIOUS
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Short-term (within 1 to 3 years)

The East Comfort Station has rising damp caused by the lack of gutters and downspouts. The metal flashing is potentially failing and should be assessed at roof level. Metal flashing should be replaced if needed.

The East Comfort Station women's room CMU privacy wall has a structural crack on the wall and decorative ledge. This condition should be corrected by repointing the affected blocks.

B – Shell	B20 – Exterior Enclosure	B2032 – Entrance Doors	FAIR	MINOR
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Short-term (within 1 to 3 years)

All four of the Comfort Station entry doors need attention. All are delaminating at the bottom and at the door knob. This is a wear and tear problem. The entrance door on the West Comfort Station men's room has been raggedly cut along its bottom edge.

These doors still have useful life and should be repaired with wood epoxy and paint to seal the bottom edges from wicking water and experiencing further deterioration.

C – Interior	C10 – Interior Construction	C1031 – Fabricated Toilet Partitions	FAIR	SERIOUS
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Short-term (within 1 to 3 years)

Repeated vandalism has degraded the toilet partition walls in both men's rooms. It is recommended the East Comfort Station affected wall, and the West Comfort Station affected wall be replaced with metal lined walls similar to those found in the men's room in the West Comfort Station. Condition inspections should be performed on a monthly basis to check for further vandalism.

C – Interior	C30 – Finishes	C3013 – Column Finishes	FAIR	MINOR
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Short-term (within 1 to 3 years)

The Pavilion is supported by square, wood, posts. They are in good condition. The wood screens that line the north and east side of the Pavilion are in fair condition. All of these features need paint.

C – Interior	C30 – Finishes	C3012 – Wall Finishes to interior walls	FAIR	MINOR
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Short-term (within 1 to 3 years)

All of the rest rooms in the East & West Comfort Stations need paint.

C – Interior	C30 – Finishes	C3030 – Ceiling Finishes	FAIR	SERIOUS
<i>Short-term (within 1 to 3 years)</i> The ceiling at the Pavilion is in need of paint. Water ingress has caused the paint to degrade. It is recommended that those areas be scraped to remove deteriorating paint, and repaint. Areas of tongue-and-groove ceiling deterioration should be repaired, if the wood is viable. If not, replacement tongue-and-groove should be installed and painted.				

C – Interior	C30 – Finishes	C3010 – Wall Finishes	FAIR	MINOR
<i>Short-term (within 1 to 3 years)</i> The walls inside all of the restrooms are in need of cleaning and painting.				

GOOD

A – Substructure	A10 – Superstructure	A1031 – Concrete Slab on Grade	GOOD	MINOR
<i>Short-term Preservation Maintenance</i> The concrete slab/floor in the Pavilion is in good condition but is very soiled at the area near the fireplace. Cleaning with a non-abrasive cleaner and soft-bristled brush is recommended. It should be monitored for cracks on a yearly basis.				

A – Substructure	A10 – Superstructure	A1031 – Concrete Slab on Grade	GOOD	MINOR
<i>Short-term Preservation Maintenance</i> The concrete slab/floor is in good condition at both Comfort Stations. The remains of floor paint can be seen. It is recommended that the concrete be cleaned using a non-abrasive cleaner and repainted using approved floor paint. They also should be monitored for cracks yearly.				

B – Shell	B20 – Exterior Enclosure	B2011 – Exterior Wall Construction	GOOD	MINOR
<i>Short-term Preservation Maintenance</i> The east brick wall and chimney at the Pavilion is in good condition but it is in need of cleaning with non-phosphate soap, water, and soft bristle brush. Random, minor areas of mortar deterioration need to be repointed.				

The West Comfort Station walls are in need of cleaning with non-phosphate soap, water, and soft bristle brush, and paint.

The East Comfort Station is also in need of cleaning and paint.

The privacy wall at the West Comfort Station's women's room has a crumbling top corner. It is recommended that a concrete patch be applied to the crumbling area.

B – Shell	B20 – Exterior Enclosure	B2011 – Walls (T1-11)	GOOD	MINOR
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Short-term Preservation Maintenance

The T1-11 vertical siding on both Comfort Stations is in good shape and should be inspected and maintained on a regular basis for deteriorating paint.

B – Shell	B20 – Exterior Enclosure	B2021 – Windows	GOOD	MINOR
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Short-term Preservation Maintenance

The Comfort Station's windows are in good condition but are in need of cleaning.

There is a high degree of insect activity on both the east and west walls of both the East & West Comfort Stations. Regular cleaning to remove debris, insect nests, and spider webs. Monthly inspection is recommended.

B – Shell	B30 – Roofing	B3014 – Trim	GOOD	MINOR
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Short-term Preservation Maintenance

Wood trim around Pavilion screens is in good condition.

B – Shell	B30 – Roofing	B3016 – Gutters & Downspouts	GOOD	MINOR
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Short-term Preservation Maintenance

Inspection of the Pavilion's gutters and downspouts was cursory. It is suggested that further inspection be performed due to the condition of the wood soffit near the gutters.

C – Interior	C10 – Interior Construction	C1016 – Interior Balustrades and Screens	GOOD	MINOR
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Short-term Preservation Maintenance

The wood panels located on the north and east sides of the Pavilion are in need of paint.

C – Interior	C10 – Interior Construction	C1011 – Fixed Partitions	GOOD	MINOR
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Short-term Preservation Maintenance

The maintenance closet walls in both Comfort Stations are in good condition but in need of cleaning with a non-abrasive cleaner and soft-bristled brush, and paint.

C – Interior	C10 – Interior Construction	C1031 – Fabricated Toilet Partitions	GOOD	MINOR
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Short-term Preservation Maintenance

The East and West women's rooms toilet partition walls are in good condition. They should be inspected on a yearly basis for damage or vandalism.

C – Interior	C10 – Finishes	C3031 – Ceiling Finishes	GOOD	MINOR
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Short-term Preservation Maintenance

The tongue-and-groove, wood ceilings in the Comfort Stations are stained (exception: West Comfort Station women's room is painted). The stain is in good condition. Bi-yearly inspection of the ceiling stain should be performed. The West Comfort Station women's room needs cleaning or repainting.

D – Services	D20 – Plumbing	D2012 – Urinals	GOOD	MINOR
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Short-term Preservation Maintenance

The existing urinals are in good condition. Regular cleaning is advised.

D – Services	D20 – Plumbing	D2011 – Toilet/Water Closet	GOOD	MINOR
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Short-term Preservation Maintenance

All toilets are in good condition. Regular cleaning is advised.

D – Services	D20 – Plumbing	D2014 – Lavatories/Sinks	GOOD	MINOR
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Short-term Preservation Maintenance

All of the sinks are functioning and are in good condition. Regular cleaning is advised.

D – Services	D20 – Plumbing	D2021 – Cold Water Service	GOOD	MINOR
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Short-term Preservation Maintenance

All four bathrooms have functioning cold water service.

D – Services	D20 – Plumbing	D2031 – Waste Piping	GOOD	MINOR
<i>Short-term Preservation Maintenance</i>				
Although only a cursory inspection was accomplished, all plumbing and sewer appeared in good condition.				

D – Services	D50 – Electrical	D5022 – Lighting Equipment	GOOD	MINOR
<i>Short-term Preservation Maintenance</i>				
Both Comfort Station restrooms contain two, flush-mount, fluorescent light fixtures. All are in good condition.				
F – Special Construction & Demolition	F10 – Special Construction	F1020 – Utility Room	GOOD	MINOR
<i>Short-term Preservation Maintenance</i>				
Both Comfort Stations have a utility room located between each men's and women's restrooms. All of these rooms are in good condition				

*The lighting at the Pavilion, and floor drains at the Comfort Stations were either inaccessible to inspect or inspection was not completed. The heaters located in the utility closets at both Comfort Stations was also inaccessible to inspect.

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