

LANDMARK



SURVEY

-86-

IDENTIFICATION

Street Address: 409 East High Street
Map and Parcel: 53-33
Census Tract & Block: 3-501
Present Owner: Albemarle County
Address:
Present Use: Jail and Jailor's Residence
Original Owner: Albemarle County
Original Use: Jail and Jailor's Residence

BASE DATA

Historic Name: Albemarle County Jail
Date/Period: 1875
Style: Vernacular
Height to Cornice: 25
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 15 x 114
Assessed Value (land + imp.): 23,490 + 35,700 = 59,190

ARCHITECTURAL DESCRIPTION

The Jailor's house (c. 1870) is a simple three bay, two story structure built on the traditional single pile plan. The cornice is decorated with brackets supporting a low tin roof. As with other houses of the period, the front entrance is sheltered by a single story veranda. The jail itself is reached through a wide arch connected to the west end of the residence. The arch has been partially filled to provide room for the jailor's office. The jail structure, naturally enough, is solidly built with walls three feet thick pierced with tiny splayed windows covered with thick iron bars. The interior houses seven cells originally floored in stone, now covered with cement. Fireproofing is assured with the vaulting of the roof to make the entire structure free of any wood members.

HISTORICAL DESCRIPTION

The construction of the county jail was begun on September 15, 1875. At that time the City of Charlottesville transferred the title of the Crusman and Simpsin lots to Albemarle County. The city had purchased the Crusman lot on September 3, paying \$1,000 for the house and lot. The jail was the scene of the last legal hanging in the state.

GRAPHICS

CONDITIONS

Average

SOURCES

City/County Records

Architectural And Historic Survey



Identification

STREET ADDRESS:
 MAP & PARCEL: 53-33
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING:
 ORIGINAL OWNER: County of Albemarle
 ORIGINAL USE: Jail
 PRESENT USE: Vacant
 PRESENT OWNER: County of Albemarle
 ADDRESS:

HISTORIC NAME: Albemarle County Jail
 DATE / PERIOD: 1875
 STYLE:
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA:
 CONDITION:
 SURVEYOR: Bibb
 DATE OF SURVEY: Summer 1985
 SOURCES: County Records
 Alexander, Recollections of Early Albemarle

ARCHITECTURAL DESCRIPTION

The Albemarle County Jail consists of two sections of similar size, the western section built of stone and the eastern of brick. Both are two storeys in height. The walls of the western section are constructed of coursed roughly cut stone. The stones are of uniform height, but of varying width. The walls have been painted white at the first storey level. The medium-pitched hip roof has projecting eaves and a boxed cornice and is covered with composition shingles. The facade is three bays wide. Windows at the second storey level are narrow, double-sash, 6-over-6 light, with vertical iron bars on the inside. The windows have cut stone lintels. The eastern section projects slightly beyond the western on both north and south elevations. Its walls are constructed of brick laid in 5-course American bond. The mortar joints have been penciled. Its hip roof is continuous with that of the western section, but it has more deeply projecting eaves and it is covered with slate. There are large exterior chimneys centered on the front and rear elevations and small interior chimneys at the eastern ends of the front and rear elevation, all with corbelled caps. There is also another exterior chimney, possibly newer. This section is four bays wide. Its 2-over-2 light windows are somewhat taller and wider than those in the western section, and they have exterior iron bars and stone sills and lintels.

The jail yard is surrounded by a brick wall seven bays long on the north and south elevations and three bays on the east and west. The brick is mostly in 7-course American bond. The brickwork at the eastern end of the northern wall is inferior to the rest. The piers have corbelled brick cornices and stepped caps. The wall between the piers has the same corbelled cornice and stepped cap above recessed panels. The western section of the wall is set on a high foundation of coursed fieldstone. The Jailor's House replaces the wall at the eastern end of the southern elevation. Entrance to the jail is through a shed-roofed wing at the western end of the house that covers the central bay of the jail wall. It is constructed of brick laid in 5-course American-with-Flemish bond on the facade and 7-course American bond on the side, with penciled mortar joints. Its medium-pitched shed roof is covered with standing-seam metal. A large round-arched entrance fills most of the facade. It has a circular-headed pair of board-&-batten doors. There is a circular-headed pair of wrought iron gates in the matching opening in the jail yard wall. There is a 6-over-6 light window with moulded surrounds in the western wall of this entrance wing.

HISTORICAL DESCRIPTION

When Albemarle County (then including the present counties of Fluvanna, Buckingham, Nelson and Amherst) was formed in 1744, orders were issued for the construction of a courthouse, prison, stocks, and pillory just west of Scottsville. The county seat was moved to Charlottesville in 1762, and a new jail was built on Court Square, probably by William Terrell. It was replaced about the end of the Revolution. There was dissatisfaction with the work of the builder, probably Henry Gambell, and that building was only used for a few years. A 1-storey stone jail, 16 feet square, was built in 1785 and was replaced by another stone structure in 1798. This jail, built by Thomas Whitlow, was renovated in 1846 and used until 1876. Alexander says it stood on the north side of the Public Square and that a high wall was built around it sometime between 1828 and 1876. New shipping post, stocks and pillory were built in 1820, and the whipping post is mentioned as late as 1857. When the County began making plans for a new jail in 1875, the City of Charlottesville requested that it not be built on the same site. In return for the brick jailor's residence in front of the old jail on Court Square, the City donated land for the new jail north of High Street (ACDB 72-42; 73-163, 172, 173 & 476; Supervisor's Minutes 9/3/1875). Construction began on 9/16/1875. G. W. Spooner was the architect, and J. J. Spooner was the contractor. It seems logical to assume that the two sections of the jail were not built at the same time and that the stone section is the older, but local histories do not mention it. It would not seem likely for the 1798 jail to have been moved and incorporated into the new building.

Street Address: 409 E. High St.

Historic Name: Co Jail

Map & Parcel: 53-33

Date/Period: 1876

Census Tract & Block:

Style:

Present Owner:
Address:

Height to Cornice: 25
Height to Stories:

Present Use:

Present Zoning: B office

Original Owner:

Land Area (sq. ft.): 15 x 14

Original Use:
press article

Assessed Value (land+imp)
18,680 + 8320 = 27,000

HOUSE = 3 bay hip roof = ceramic cornice
double window brackets - ~~wooden~~ wooden cornice 1 room deep

brick paid 1900's - regular part 7 cells -
36" walls
Iron doors - stone floors -
#

vaulted upper story -



slate roof -

CW - use after 1865
jail was on C.H. green
1900 - 1900 wall
1900 for house

House to be torn down
Historic father's house 1911
killed wife
1906 Mr. McCue hung
last legal hanging in Va. scaffold
go to Richmond for electric chair inside wall
Julian Thomas Fitz Warden
(B. chamberlain)

Louis DUNN

Name of Persons Interviewed:
Lewis Dunn

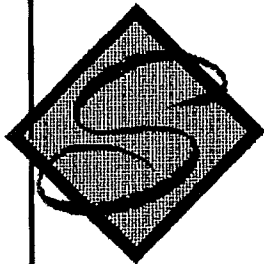
GENERAL CONDITION ASSESSMENT

**ALBEMARLE COUNTY'S
OLD JAIL, YARD WALL, AND JAILER'S HOUSE**

4th Street NE
Charlottesville, Virginia

Prepared September 13, 2006
for
Albemarle County Public Services
401 McIntire Road
Charlottesville, Virginia 22902-4596

Prepared by:



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#0619

GENERAL CONDITION ASSESSMENT
ALBEMARLE COUNTY'S
OLD JAIL, YARD WALL, AND JAILER'S HOUSE

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GENERAL CONDITION ASSESSMENT

**ALBEMARLE COUNTY'S
OLD JAIL, YARD WALL, AND JAILER'S HOUSE**

**4th Street NE
Charlottesville, Virginia**

Prepared September 13, 2006
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Respectfully Submitted,

Daniel S. Suggs, P.E.
DANIEL S. SUGGS ENGINEERING

GENERAL CONDITION ASSESSMENT

ALBEMARLE COUNTY'S OLD JAIL, YARD WALL, AND JAILER'S HOUSE

Summary and Comments

The old Albemarle County jail and jailer's house are in generally good structural condition and could be adapted for alternative uses. The jailer's house could more readily be converted due to its more traditional structure and layout. For alternative uses, e.g., any use other than as an old jail curio, the old jail itself should be considered a two-story shell. Existing interior partitions could be reused or, after a comprehensive structural assessment, modified or possibly removed.

Three features at the facility that would have little or no alternative use are: (1) yard wall; (2) yard wall foyer; and (3) the mechanical room addition on the north side of the jail. Stabilization and renovation costs versus probable alternative use should be weighed early.

Two main environmental threats to the structural condition of the jail and jailer's house exist: (1) water entry, and (2) storm water runoff. Each is equally important, as their impact to structures is different. They do, however, have one major commonality: they both will contribute to and support mold growth. Storm water runoff poses the greatest threat to the structures, as its impact is on foundation stability. Foundation differential movement, often caused by bearing soil weakening due to water saturation, results in a multitude of adverse building conditions; among these is masonry cracking. Since the exterior walls at this facility are structural masonry, as opposed to masonry veneer, any cracking is a structural issue that must be dealt with. Control of storm water runoff is extremely important to the stabilization and longevity of the structures.

Water entry due to rain, snow, etc., pose the greatest threat to the buildings' roof structures and internal structural wood components. The most likely source of water entry is through the roof. Deterioration of the roof covering will always result in water entry. In the case of low slope/flat roofs, water entry through breached roofing is significant. At the jailer's house, low slope/flat roofs were used at the two additions at the back of the structure. The potential for significant damage, especially if the structure is unoccupied for an extended time, is high. The continued use of this type of roof structure for this application should be carefully reviewed.



The jail and jailer's house are currently in good structural condition and can, with work, be adapted for an alternative use. With future use of the structures anticipated, measures to eliminate water entry into the structures and to control storm water runoff need to be implemented. The jail needs to be cleaned and made more presentable, thus encouraging routine inspections and maintenance until such future use is implemented. As with any structure, care and maintenance are paramount to the longevity of the buildings. Also, as with any structure, habited uses lead to increased care and maintenance.



GENERAL CONDITION ASSESSMENT

ALBEMARLE COUNTY'S OLD JAIL, YARD WALL, AND JAILER'S HOUSE

Project Description

Daniel S. Suggs Engineering performed general, non-invasive visual inspections of the old Albemarle County jail buildings and perimeter yard wall located on 4th Street, Charlottesville, Virginia. These inspections were performed with the intent of:

- (1) Identifying existing deficiencies which have caused, or have the potential to develop into, conditions detrimental to the structures;
- (2) Assessing existing conditions and recommending measures to stabilize structures in their current condition; and
- (3) Identifying measures necessary to renovate the facilities for alternate use.

It is understood that the buildings are not considered historic structures, and restoration as such is not desired.

Construction plans for the buildings were not available for review. The assessments contained in this report are based solely on the physical inspections, and on short interviews with the building's occupant. No attempt was made to determine the active state of any deficiencies found, or the extent of such deficiencies.

Inspections

The physical inspections were performed in three phases:

- (1) Jailer's house
 - a. Initial building envelope inspection;
 - b. Building interior inspection; and
 - c. Building exterior inspection.
- (2) Jail yard and yard wall
 - a. Wall exterior surface inspection; and
 - b. Wall interior surface and yard inspection.
- (3) Jail
 - a. Initial building envelope inspection;
 - b. Building interior inspection; and
 - c. Building exterior inspection.

The building envelope inspections consisted of a quick visual inspection of the structures' exterior surfaces and immediate grounds for obvious signs of problems, such as loose bricks and brick cracking, water intrusion, inadequate storm water runoff control, uneven building lines, etc. Following the building envelope inspection, a walk-through of the entire building interior space was performed. Visual observations of walls, ceilings, floors, and mechanicals were noted with regard to general condition and specific



deficiencies. Emphasis was given to areas where potential problems may exist due to exterior conditions noted during the initial building envelope inspection. A brief interview with Kenbridge Construction's on-site representative was conducted to identify existing conditions that would warrant closer inspection or which might not be evident during a visual inspection.

Jailer's House

Visual inspections of the jail keeper's quarters were performed on July 25, 2006 (exterior) and August 1, 2006 (interior).

The jailer's house is a traditional two-over two-story brick structure with three apparent additions—two (2) added to the rear of the building within the jail yard, and one (1) on the west side at the jail entrance. The roof covering the jailer's house is standing seam metal over most of the structure, with a sealed rubber sheeting flat roof over the lower rear addition (see sketch). The current layout configuration suggests the building's last use was for office space. Kenbridge Construction Company, contractor for the Juvenile Court building renovation, is currently using the building as a site construction office. Excavation along the entire east side of the building has been done as part of the Juvenile Court building project. Retention of the soil along the excavation is via a shotcrete wall.

Exterior Assessment

The jailer's house is in relatively good condition. Exterior brick walls are in fair condition with brick rework and re-pointing required in a few places. The porch roof is heavily rusted with flashing at the east end pulling away from the main structure. Cracking of the front porch concrete was noted. The cracking pattern is indicative of foundation settling along the front of the porch. Saturation of the soil under the porch foundation is suspect.

The main roof appears to be in acceptable condition. However, the very low slope above the high addition at the rear may be a source of concern. Similarly, the flat roof on the lower addition at the rear of the building is somewhat concave, thus preventing rainwater from freely running off. Whereas this roof section does not appear to be leaking at this time, its design and execution will inevitably lead to a future leak. The flashing on the west addition (jail foyer) at the intersection of the jail yard wall and the addition was poorly installed and has the potential for water intrusion.

Storm water runoff at this site is toward the structure. Storm water runoff control from the parking area is poor and the potential for water related problems exists. Control of roof runoff is also poor. Several downspouts are missing and control of water from the existing downspouts is non-existent. The potential for soil saturation and associated foundation and mold problems is of concern. Installation of a vapor barrier within the crawl spaces will help in reducing mold growth.



The placement of the shotcrete retaining wall around the east and north ends of the site, and the construction of a new structure in the same directions has the potential to impede subsurface water movement and may lead to problems that previously did not exist.

The building foundation appears to be in acceptable condition with limited settling noted. No cracking of exterior walls was noted. Floor joists where visible from crawl space access doors appear to be in good condition. One problem was noted, however, at the access door under the high addition where support for two joists were apparently removed and replaced with stacked brick piers. The brick piers, as constructed, are inadequate and need to be replaced.

Interior Assessment

In general, the interior of the jailer's house, with the exception of the west addition (jail foyer), is in good condition. However, the use of suspended ceilings and wood paneling in select rooms and relatively new drywall in the high addition, first floor, suggests past problems. Suspended ceilings were used in all second floor ceilings and in both rooms on the west side of the building on the first floor. Wood wall paneling was used in the second floor of the high addition, west side second floor main building section, and in the low addition. Inspections above the suspended ceilings revealed water damage to the original ceilings at both rear additions, and possible light water damage to the ceiling on the west side, second floor of the main section. The cavity between the suspended ceilings and the original ceilings was used extensively for routing electric lines and mechanical ducts. Extensive damage to the plaster-over-lath ceiling of the west side addition was also noted. Past damage to the ceilings is most likely due to water entry through the roof coverings due to neglected maintenance, improperly designed "flat" roofs on the rear additions, and inadequate flashing.

All walls not covered with wood paneling are in good condition, with only one damaged area noted on the front wall, west side, first floor. Damage appears to be due to water intrusion through the deteriorated brick mortar joints on the front wall.

Floor covering is inexpensive wall-to-wall carpet in average condition. The condition of the floor system under the carpeting is unknown; however, no sagging of the floors was noted.

The building electrical system has been upgraded more than once, and all but the latest is questionable. The breaker panel, located on the first floor in the high addition, is a 200-amp panel with several breakers. Proper labeling and current use and condition were not checked.

Current plumbing is limited to the single bath located in the high addition, with the water heater located in the break room below. The bath consists of a toilet, vanity sink, and a recently installed shower. The toilet and sink are dated units, but are serviceable. The



water heater is a relatively new 40-gallon electric unit. Waste line is PVC with vertical stack located outside rear building wall (north side).

HVAC is via a relatively new heat pump, with the indoor unit located in the bathroom closet and the outdoor unit located on the roof of the low addition, just outside of the bath. Duct mains are predominately galvanized sheet metal with an occasional flex duct used. The HVAC system is in satisfactory condition. Original fireplaces have been sealed with plywood and are expected to be non-serviceable.

Noted Problems/Deficiencies

Building exterior:

1. Poor storm water runoff control.
2. Concrete porch cracking due to porch foundation settlement.
3. Deteriorating brick mortar joints/loose brick.
4. Building gutters and downspouts need repair.
5. Inadequate "flat roof" design for rear additions—high probability for leaks.
6. Severely rusting porch roof.
7. Main roof in early stage of rusting.
8. Porch flashing needs replacement.
9. West side addition flashing poorly installed.
10. Inadequate floor joist piers under high addition.
11. Excavation for low addition foundation needs to be backfilled under building..
12. Exterior trim and windows need repainting

Building interior:

1. Minor wall damage below window on front wall, west side.
2. Original ceiling damage above suspended ceilings due to water entry in rear additions.
3. Original ceiling damage due to electrical, mechanical ducts, and suspended ceiling installations.
4. Possible dry rot and peeling paint noted at several windows.
5. Minor sloping of flooring in bath and stair landing.
6. Short hand/guard rail at stairs.
7. Vermin (mice or rats) in second floor ceiling.

Recommendations and Order of Magnitude Costs for Stabilization of Jailer's House in Current Condition

The two major contributors to rapid deterioration of structures are (1) water, e.g., water entry and storm water runoff; and (2) inadequate environmental control, e.g., temperature and humidity. To prolong the life of any structure, the two must be controlled. The following specific recommendations are intended to provide such control through sealing the building envelope and diverting water away from the structure.



Item No.	Recommendation	Order of Magnitude Cost
1	Re-grade surrounding "yard." Provide minimum slope away from building of 0.05 ft./ft. for a minimum of 10 feet (current Building Code requirement).	\$1000
2	Provide storm drain with sufficient drop inlets to handle runoff from uphill parking lot.	6000
3	Have roof inspected by reputable roofing contractor. Repair as recommended—main building section only.	2200
4	Acquire proper design of low slope/flat roof for installation on rear high and low additions.	5000
5	Replace roof flashing on all sections. Utilize modern materials and techniques where possible. Ensure watertight seals.	500
6	Rework gutters and downspouts. Resize as necessary to handle 10-year design storm.	1500
7	Provide positive drainage, e.g., piping of downspout flows to storm drains. Size piping to handle 10-year design storm.	2000
8	Re-point brick mortar and re-set brick as necessary, including chimneys. Use lime-based mortar only.	3000
9	Replace stacked brick piers under high addition at crawl space access door. Provide proper footers.	1500
10	Backfill foundation excavation for low addition inside crawl space.	200
11	Repaint all windows and trim.	1500
12	Remove original ceiling for all rooms with suspended ceilings. If immediate occupancy is not expected, do not replace suspended ceiling panels. This will provide easy inspection for early detection of water entry.	2000
	Total	\$26,400
13	Provide minimum year round heat and dehumidification. Drain water from entire plumbing system if immediate occupancy is not expected.	
14	Provide semi-annual inspection.	



Recommendations and Order of Magnitude Costs to Renovate Jailer's House

Item No.	Recommendation	Order of Magnitude Cost
1	Perform all above measures for condition stabilization.	\$26,400
2	Remove all unused electrical components. Upgrade electrical capacity for intended use.	3500
3	Remove suspended ceilings. Re-install wiring and duct system as necessary for installation of drywall ceilings.	2500
4	Remove wood paneling. Repair/replace walls as necessary. Use drywall for replacement wall sections.	5000
5	Replace entire restroom. Delete shower. Depending on projected use, a second restroom may be warranted and can be installed below existing restroom.	3000 ea.
6	Repair all windows to operable status.	2000
7	Repair all fireplaces. Reline chimneys with stainless steel liners. Use of fireplaces is not intended.	5000
8	Replace stair railings to current Building Code requirements for intended use.	1500
9	Replace carpet or refinish existing floors.	4300
	Total	\$53,200

Note: If surface wiring is not acceptable, demo all interior wall surfaces, re-wire per Code, and resurface walls with drywall.

Jail Yard and Wall

Visual inspections of the jail yard wall were performed on July 25, 2006 (exterior) and August 5, 2006 (interior).

The jail yard wall is a structural brick wall atop a mortared rubble foundation. Excavation along the entire north and east walls has been done as part of the Juvenile Court building project. Retention of founding soils beneath the wall along the excavation is via a shotcrete wall. Temporary bracing of the yard wall has been installed by the contractor.

The wall is in poor condition with:

1. Severe deterioration of mortar joints
2. Deteriorated and loose bricks



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3. Cracking at the northwest corner caused by the growth of an existing tree at that location
4. Cracking at the northeast corner; and
5. Cracking near the center of the east wall at the top of the foundation.

The latter cracking is indicative of differential movement of the wall foundation. Such movement may be the result of mortar deterioration within the rubble foundation, or a result of the recent excavation.

The west side addition to the jailer's house serves as a foyer to the jail yard entrance. Inside the foyer is a side anteroom currently used for storage. Across from the anteroom is the crawl space access door for the jailer's house main building section.

An inspection of the foyer yielded the following observations:

1. Deterioration of brick mortar joints and loose brick on the exterior wall surface.
2. Doors rotting along bottom edge.
3. Rotting door jambs and header on inside wall face.
4. Cracking plaster on inside walls.
5. Falling plaster-on-lath ceiling.
6. Concrete slab cracking.
7. Excessive peeling paint.

Recommendations and Order of Magnitude Costs for Stabilization of Jail Yard Wall and Yard in Current Condition

Item No.	Recommendation	Order of Magnitude Cost
1	Remove tree and roots at NW corner.	\$2000
2	Repair cracks caused by tree and foundation settlement.	4500
3	Re-point mortar in rubble foundation on interior and exterior faces.	15,000
4	Re-point brick mortar on interior and exterior wall faces. Replace missing and deteriorated brick. Level top of wall sections. Construct a mortar cap over entire top of wall surface.	60,000
5	Install storm drains for parking lot runoff.	6000
6	Install soil strip drains to remove rainwater from inside yard.	3000



7	Establish grass cover over yard. Mow regularly.	1000
8	Foyer:	
	Remove trash, peeling paint and falling ceiling	2000
	Re-point brick mortar joints and re-set bricks as necessary.	1600
	Re-paint windows, doors, trim, and gate.	1000
	Remove toilet and sink in anteroom. Plug drain lines.	300
	Total	\$96,400

Note: Use lime-based mortar for all re-pointing and re-setting of brick, and for construction of wall mortar cap.

Recommendations and Order of Magnitude Costs to Renovate Jail Yard Wall and Yard

Item No.	Recommendation	Order of Magnitude Cost
1	Perform all of the above stabilization measures.	\$96,400
2	Remove wall mortar cap and re-build top of wall.	20,000
3	Repair or replace concrete slab in foyer.	1000
4	Repair or replace concrete entrance slab to jail building.	4500
5	Replace ceiling in foyer and anteroom.	500
6	Re-build foyer doors, doorframe, and header. Replace door to anteroom.	2500
7	Repair window to operable service condition.	300
8	Sandblast interior walls of foyer and anteroom and paint.	1000
	Total	\$126,200

Old Jail

Visual inspection of the old jailhouse was performed on August 5, 2006.

The old jailhouse is a two-story granite block and brick structure located within the confines of the jail yard wall. The jailhouse was constructed in two phases, with the granite block section constructed first. The granite block and brick sections are two individual sections without a connecting internal passageway. They do, however, share a common slate tile roof. Both sections have glassed windows with heavy bars, and heavy iron doors, most of which have been made so they will not close. A shed-roofed mechanical room is attached to the north side of the jailhouse sections. The mechanical room is accessible from the yard and the brick section only.



The jailhouse has been abandoned and neglected for many years. It is filled with abandoned and now useless office materials. Pigeons and vermin have taken up residence in the building, predominantly in the brick section. There is a preponderance of fecal matter from these animals, especially on the second floor and attic.

Exterior Assessment

The jailhouse is in fair structural condition with some immediate repairs necessary to avoid major damage due to water entry. Extensive rot in the soffits around the brick section was noted. The soffit rotting appears to be due to water entry caused by a deteriorating gutter and downspout system. Also, several damaged and missing roofing tiles were noted on both the granite block and brick sections. If left unrepaired, these two deficiencies will lead to extensive rotting of the roof structure. Along a similar line, repairs to the mechanical room exterior wall and roof are warranted to prevent rapid deterioration of this part of the structure. Underpinning of the north wall of the mechanical room may be necessary to prevent further settlement of the foundation if storm water runoff control alone is not adequate to stabilize foundation movement.

Lack of adequate control of downspout discharges has led to saturation of the bearing soils. Minor cracking at stress concentration points both inside and outside the structure have occurred. Control of storm water runoff from the roofs is needed to curtail differential foundation movements that lead to this type of cracking.

Exterior walls, with exception of the mechanical room, appear to be in reasonably good condition with minor re-pointing of mortar joints required in both the granite block and brick sections. Chimneys in the brick section, however, do need work. Deteriorated mortar joints were noted in the chimneys along with missing, loose, and deteriorating bricks. Also noted was an apparent tilt to some of the chimneys.

Interior Assessment

The interior building inspection did not reveal any major structural deficiencies with the exception of the mechanical room attached to the north side of the main jailhouse. Both the granite section (west side) and brick section (east side) displayed similar minor stress cracking of the interior surface concrete likely caused by differential foundation settlement as previously discussed, and cosmetic issues such as excessive paint peeling and minor rusting. The mechanical and plumbing systems are unusable, with steel piping completely rusted through in many instances. Considerable amounts of unusable office materials, animal fecal matter, and other debris are present.

Noted Problems/Deficiencies

Building exterior:

1. Extensive rot in soffits on north, east and south sides of brick section due to deteriorating gutters.
2. Brick section main doorframe corroded through.



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3. Cracked window headers and sill on east wall, (Note: Windows were added to originally constructed wall.)
4. Shed-roofed mechanical room:
 - a. Rusting galvanized flashing.
 - b. Sagging roof, missing and severely deteriorated shingles.
 - c. Brick wall cracking and deteriorated mortar joints.
 - d. Loose window header.
 - e. Collapsing eyebrow.
 - f. Rotting door and frame.
5. Some mortar joints in stone walls (granite section) need re-pointing.
6. Missing gutters on north side of building.
7. Missing/damaged roof tiles.
8. Chimneys tilting; loose bricks, deteriorated mortar joints.

Building interior:

1. Granite section:
 - a. Crack in exterior wall at window in northeast cell, first floor.
 - b. Extensive paint peeling; minor steel rusting.
2. Brick section:
 - a. First floor:
 - i. Crack at rear door to mechanical room.
 - ii. North wall, cracking in interior surface concrete.
 - iii. Peeling and minor steel rusting.
 - b. Second floor:
 - i. North wall, crack in ceiling.
 - ii. Cracking floor along entire east side of building.
 - iii. Crack above door at first room on south wall. goes completely through wall.
 - c. Mechanical room:
 - i. Rotting ceiling boards/rafters.
 - ii. Rafters not attached to exterior wall of jail (granite section).
 - iii. Exterior door and frame rotted.
 - iv. Can see daylight through northeast corner roof.
 - d. Attic:
 - i. Signs of vermin habitation.
 - ii. Evidence of damage or missing slate roof tiles (daylight visible).
 - iii. Possibly some water intrusion.
 - e. Mechanical and plumbing systems are obsolete and unusable.



Recommendations and Order of Magnitude Costs for Stabilization of Old Jail in Current Condition

Item No.	Recommendation	Order of Magnitude Cost
1	Have roof inspected by reputable roofing contractor. Repair as recommended.	\$2000
2	Rework gutters and downspouts for entire building. Provide positive drainage, e.g., piping, to storm drain system. Size to handle 10-year design storm.	5000
3	Rebuild soffits.	5000
4	Paint windows and trim.	3000
5	Repair and re-point chimneys.	3500
6	Re-grade jail yard. Provide minimum slope away from building of 0.05 ft./ft. for a minimum distance of 10 feet where possible.	3000
7	Install soil strip drains in jail yard. Connect to storm drain system (also required for jail wall stabilization).	3000
8	Re-point exterior brick and stone blocks as required.	7500
9	Epoxy inject cracks in window headers and sills in east wall.	300
10	Remove all stored trash and indoor appurtenances (carpeting, etc.).	1500
11	Plug all open pipes, especially wastewater; demo mechanical and plumbing systems.	4000
12	Remove peeling paint and rust from steel; repaint.	3500
13	Remove peeling paint from structure.	4000
14	Provide temporary lighting.	2000
15	Mechanical room: Stabilize foundation. Repair exterior brick walls. Use lime-based mortar only. Re-build roof. Repair window and door.	6500
16	Seal off all door and window openings from outside to prevent water entry.	4000
	Total	\$57,800
17	Periodically inspect and repair; look especially for water intrusion, and additional cracking.	



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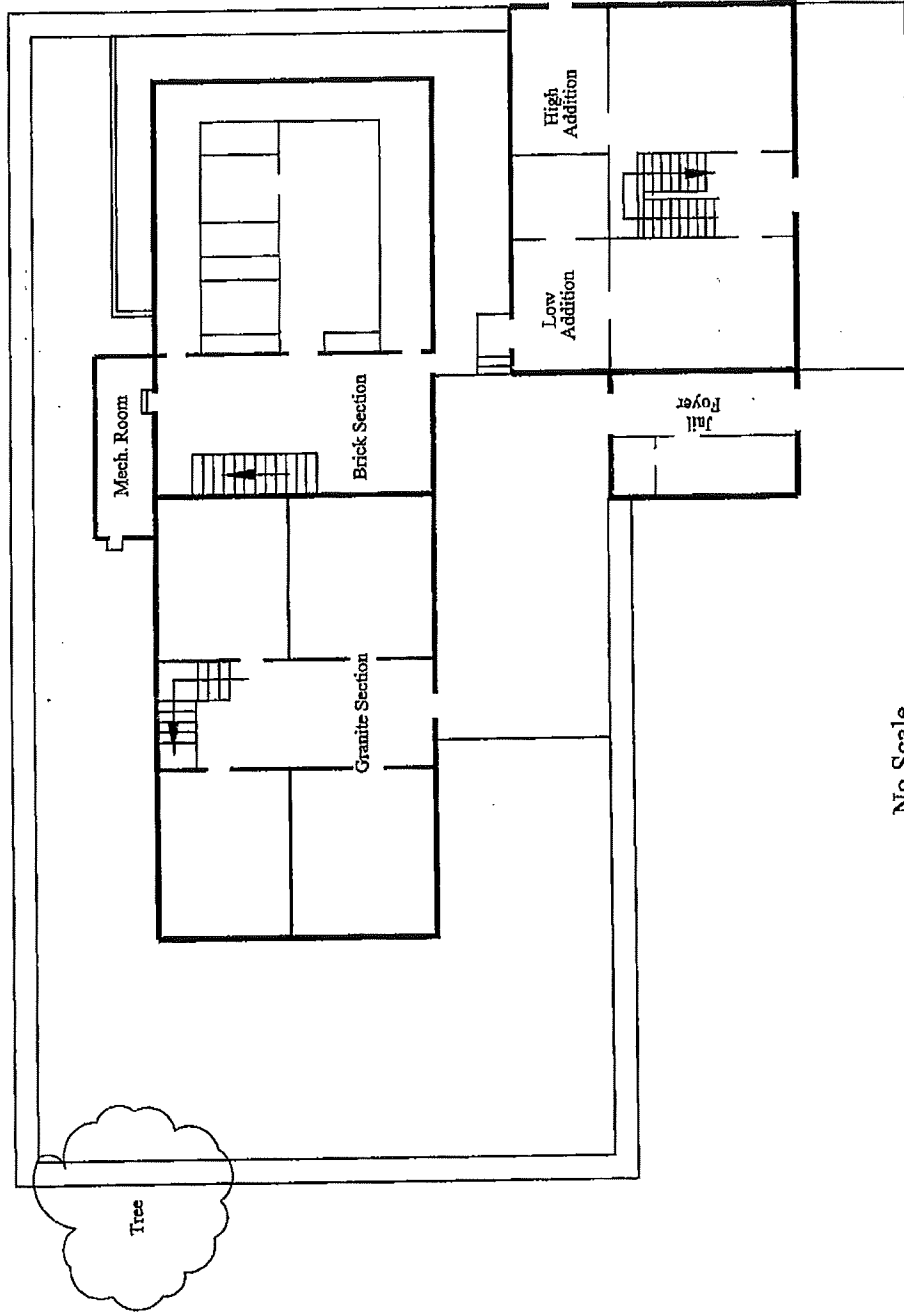
Recommendations and Order of Magnitude Costs for Renovation of Old Jail for Alternate Use

The jailhouse, in its current configuration, is not amenable for use for alternate daily full-time use. To convert for such use, the structure will require reconfiguration in compliance with current Building Code requirements. Safety issues should be paramount. With this in mind, the following recommendations are offered:

Item No.	Recommendation	Order of Magnitude Cost
1	Perform all of the above recommendations for stabilization.	\$57,800
2	Remove all jail steel doors, bars, etc. Remove bars from all windows.	15,000
3	Demo jail yard wall and foyer.	30,000
4	Provide two or more exits from each section.	15,000
5	Sandblast paint from all walls, ceilings, and floors.	10,000
6	Remove paint from exterior wall surfaces.	1500
7	Demo temporary wiring.	500
8	Disinfect all interior surfaces.	3500
9	Frame interior space as required.	70,000
10	Provide restrooms, plumbing, electrical, and HVAC systems.	100,000
11	Provide adequate parking.	10,000
	Total	\$313,300



Old Albemarle County Jail Complex
Site Sketch
First Floor Layouts

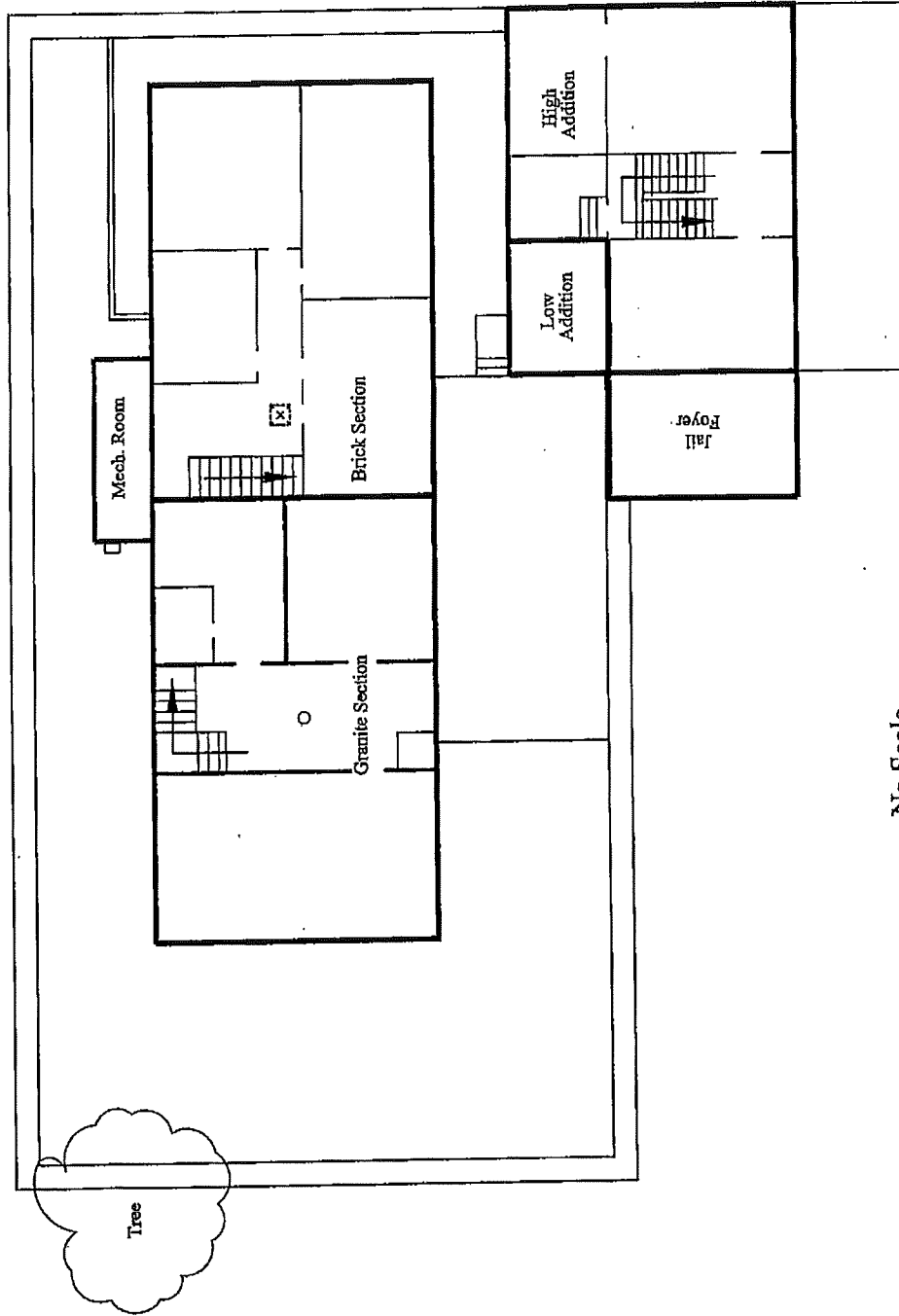


Layouts are
approximate

No Scale

Old Albemarle County Jail Complex
Site Sketch

Second Floor Layouts



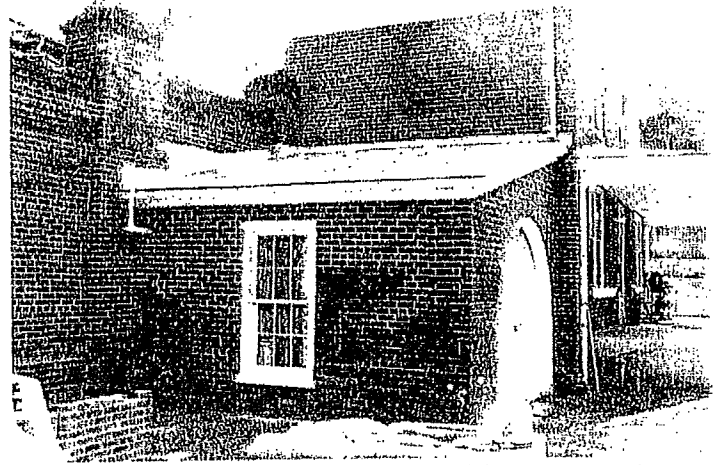
No Scale

Layouts are
approximate

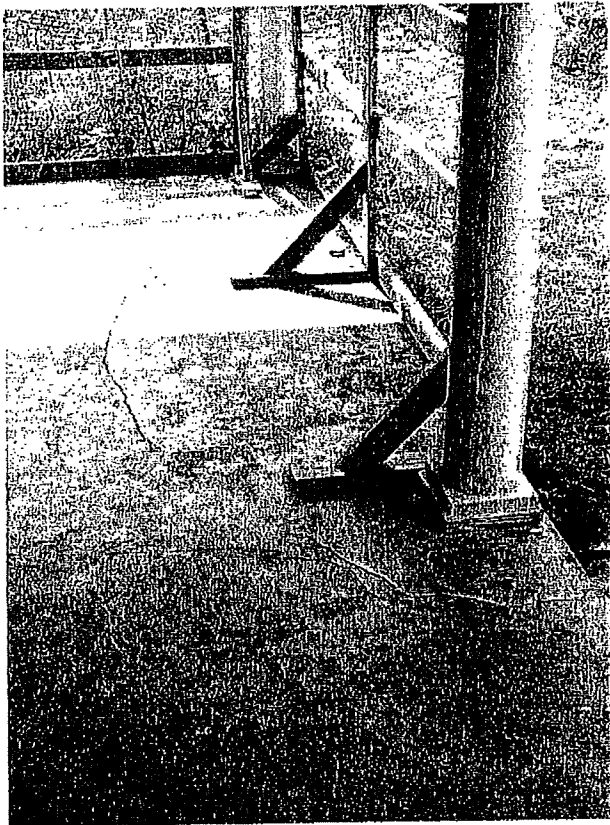
Selected Photo Log
Jailer's House



Porch Pulled Away From Structure Due to Movement of Porch Footer (Note Flashing)



Poor Installation of Roof Flashing at Yard Wall/Foyer; Downspout Missing



Cracked Porch Deck Due to Differential Movement of Footer

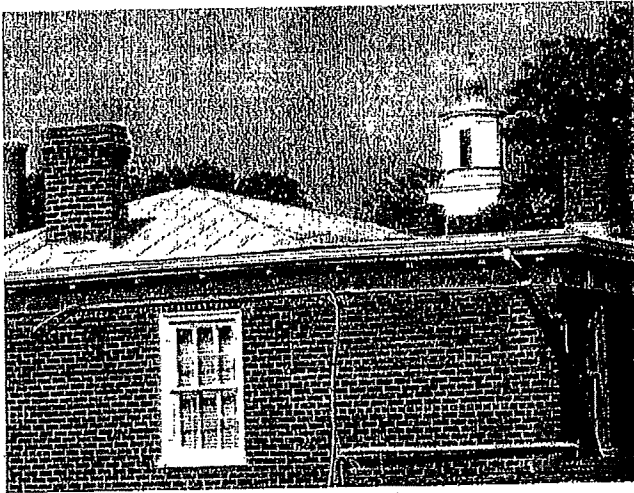


Rusted Porch Roof



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Selected Photo Log
Jailer's House



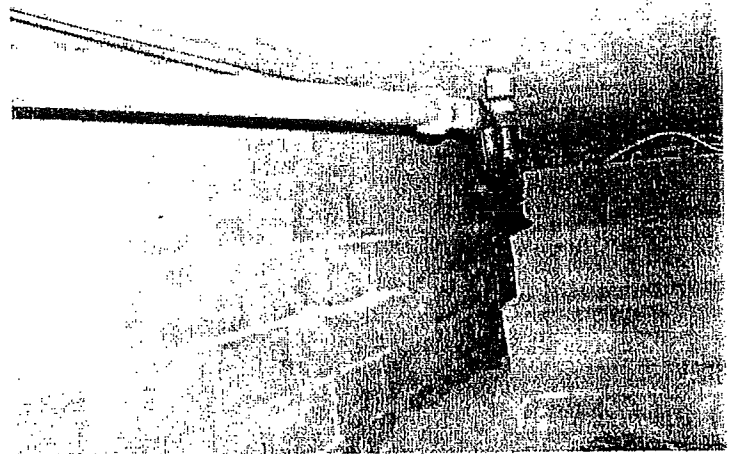
Roof--East Side
Note Flat Roof over High Addition



Inadequate Brick Piers under High Addition



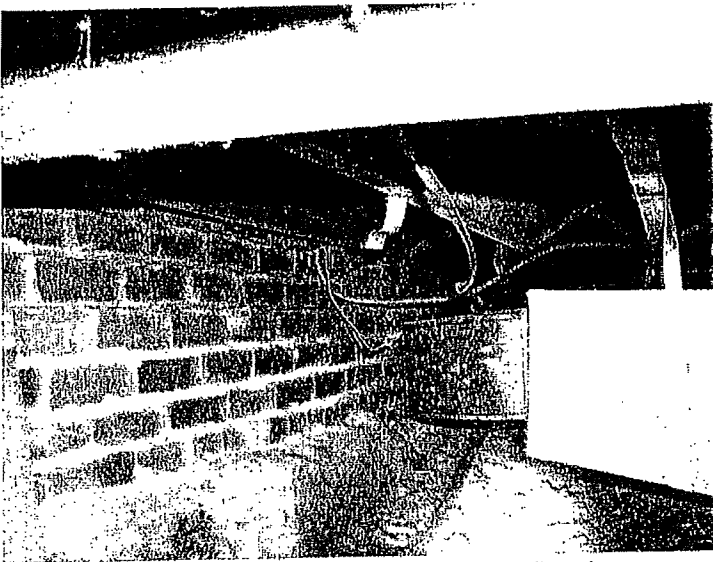
Water Standing on Flat Roof on
Low Addition



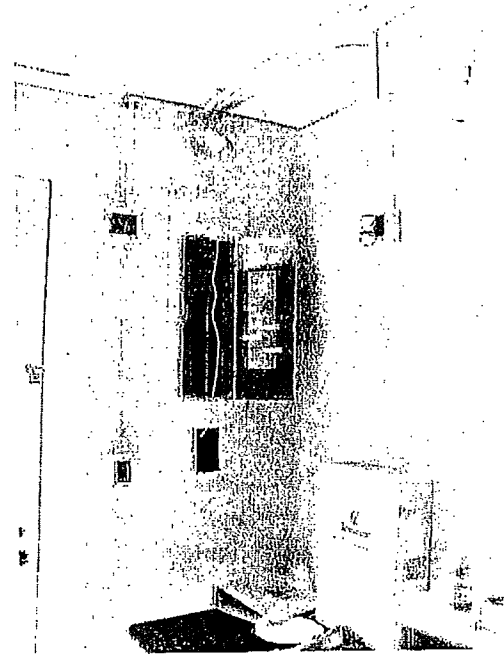
Foundation under Low Addition



Selected Photo Log
Jailer's House



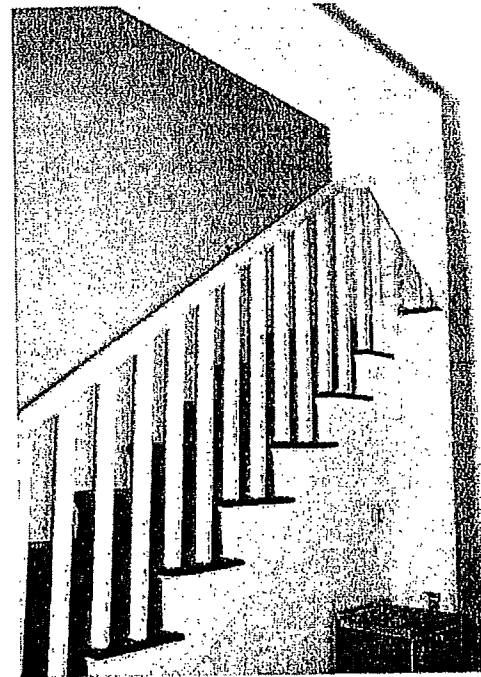
Foundation under Main Building Section



First Floor High Addition
Drywall Walls and Ceiling

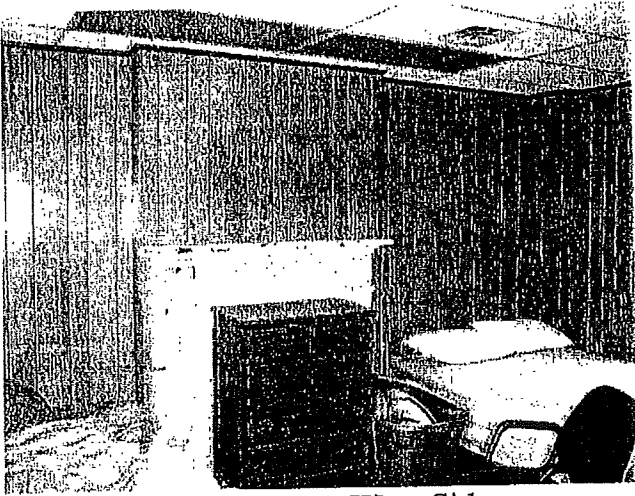


Front Room, East Side

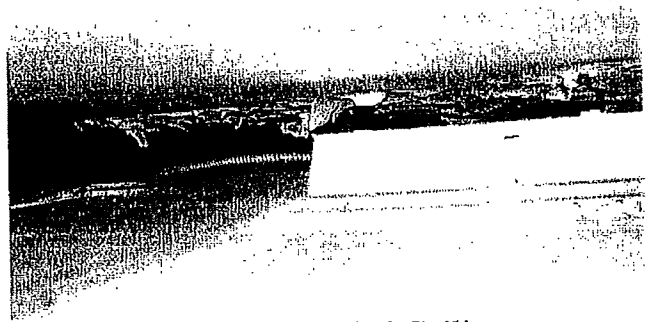


Stairs

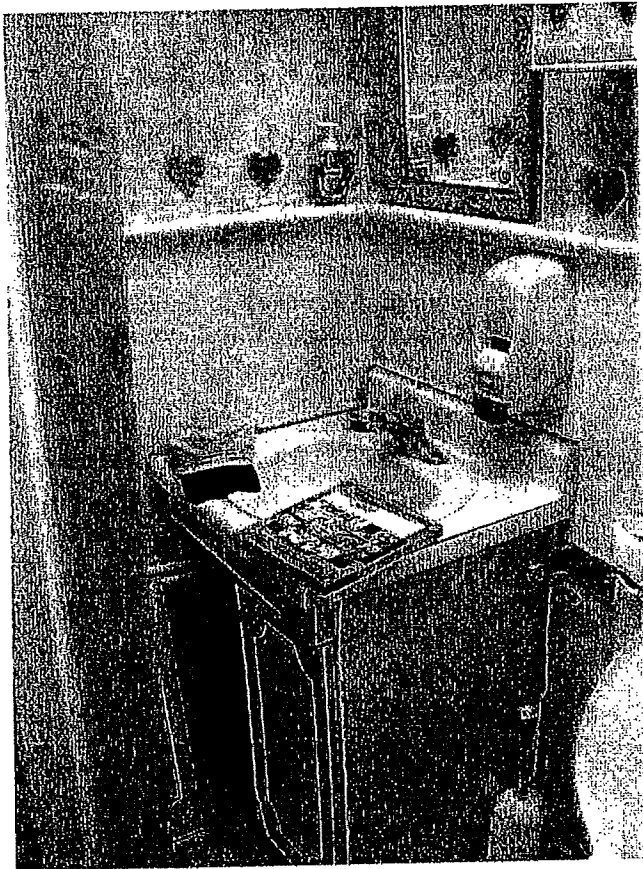
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Jailer's House



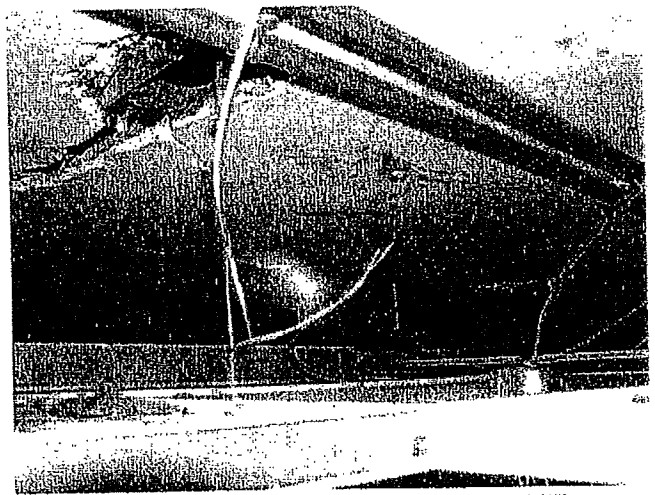
Second Floor, West Side
Paneled Room with Suspended Ceiling



Above Suspended Ceiling,
Low Addition Area



Bathroom

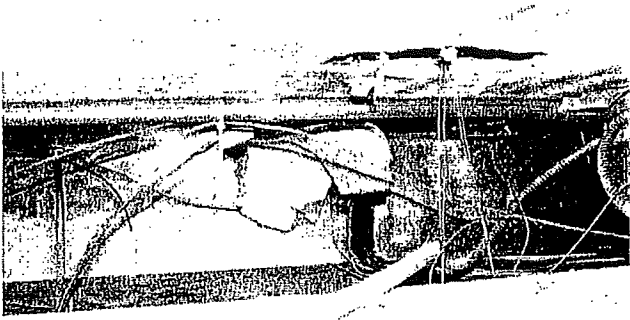


Above Suspended Ceiling, Second Floor
Southeast Room



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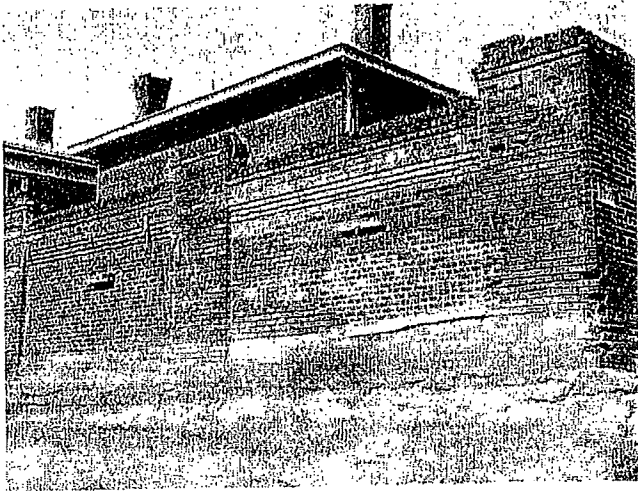
**Selected Photo Log
Jailer's House**



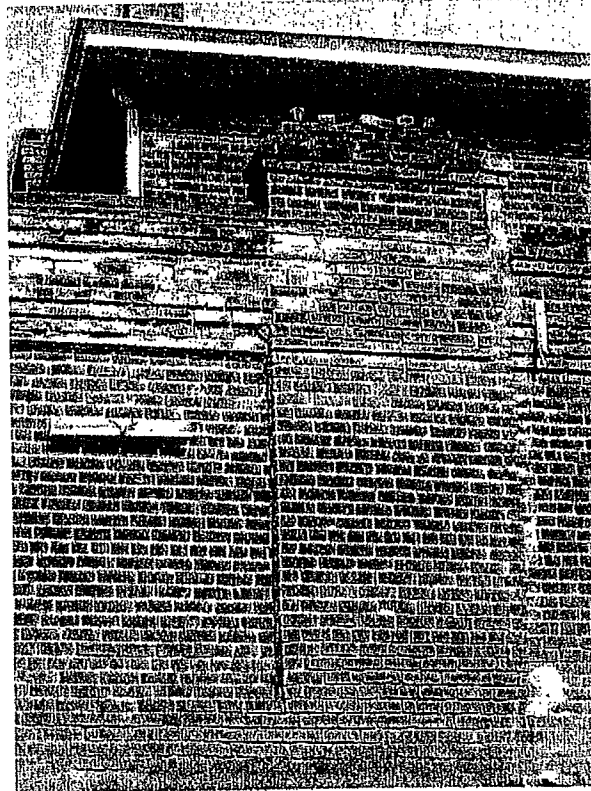
Above Suspended Ceiling, Second Floor
High Addition Area .



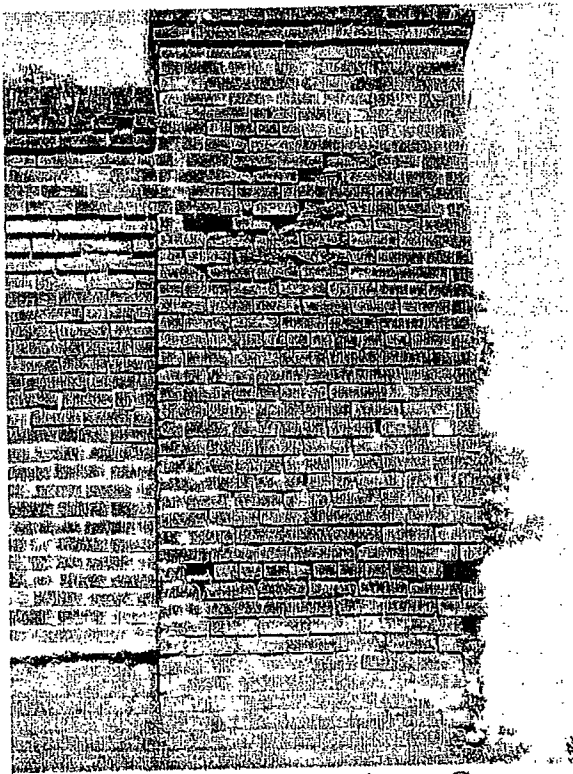
Selected Photo Log Yard Wall



East Yard Wall



Close Up View of Center Pilaster, East Yard Wall



Close Up View of Northeast Corner

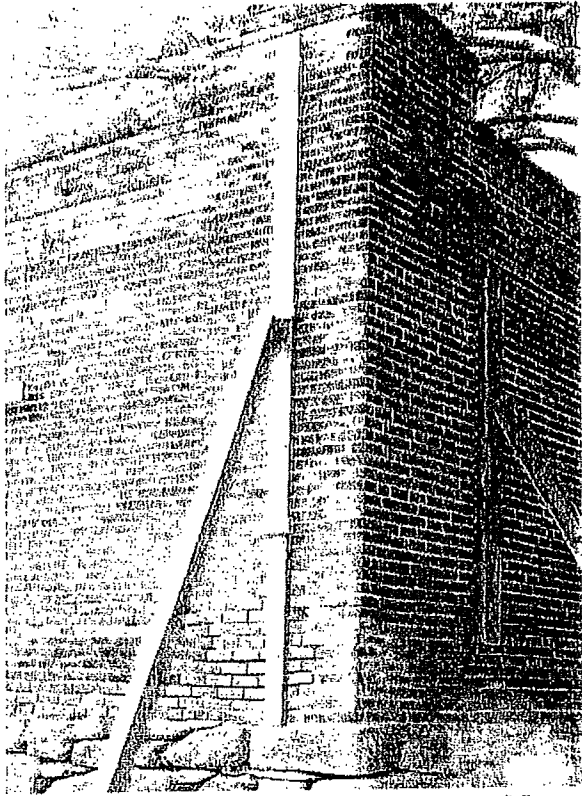


South Wall--Typical of Wall Condition
(Note Lime Leachate Caused by Water Penetration from Top of Wall)

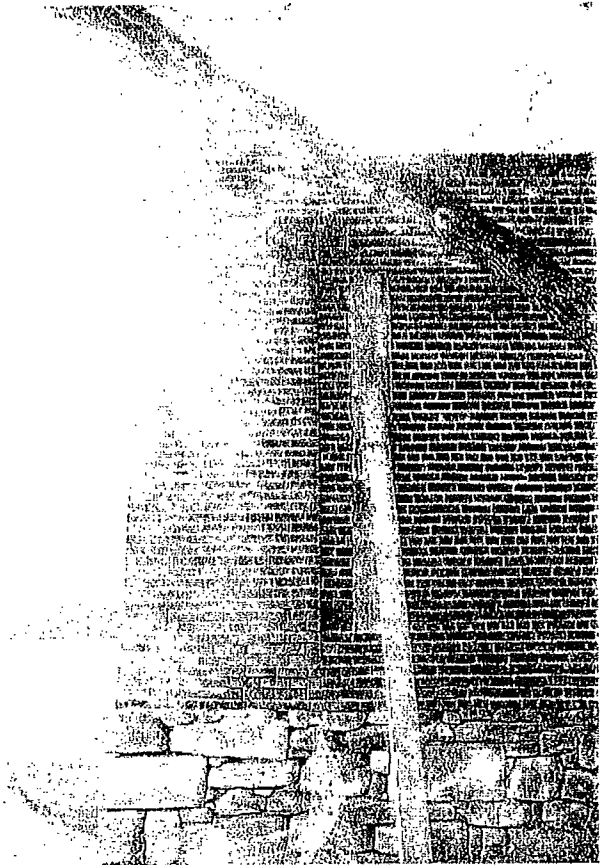


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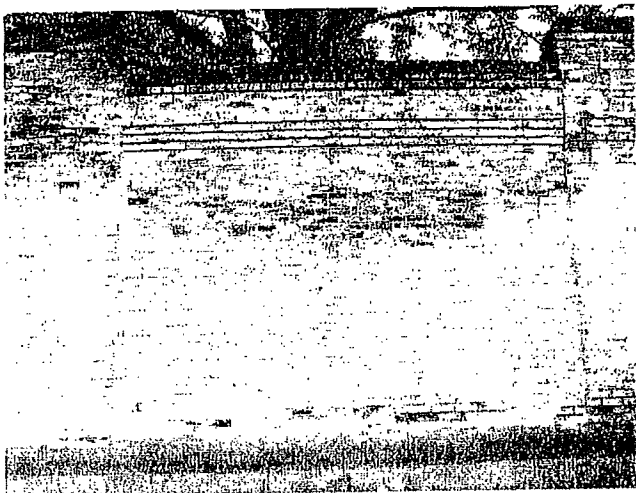
Selected Photo Log
Yard Wall



North View of Northwest Pilaster--Note
Mortar Deterioration in Foundation and Wall



Crack at Northwest Pilaster Caused
by Tree

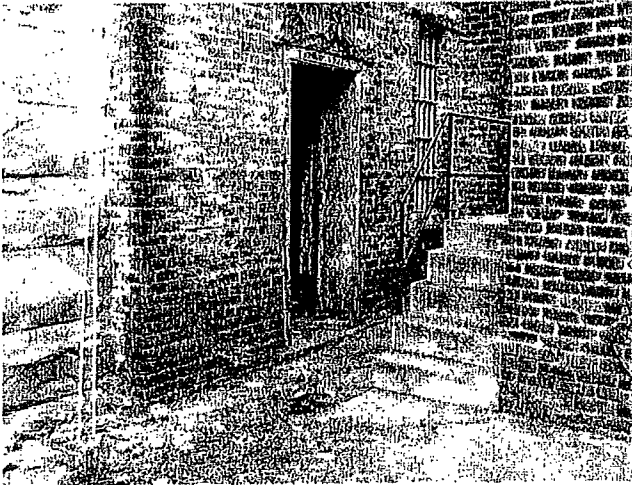


Inside View of Cracking Caused by Tree
(Note: Extent of Water Penetration from Top
of Wall)

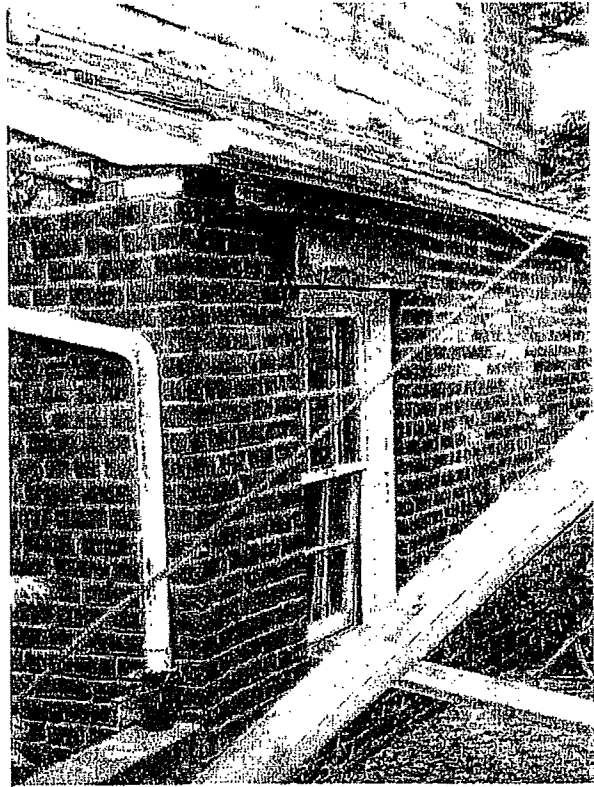


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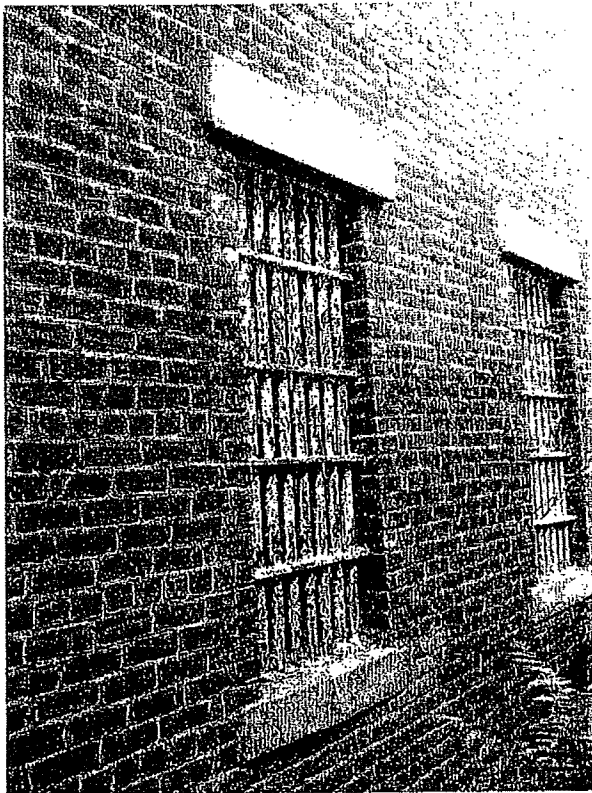
Selected Photo Log Old Jail



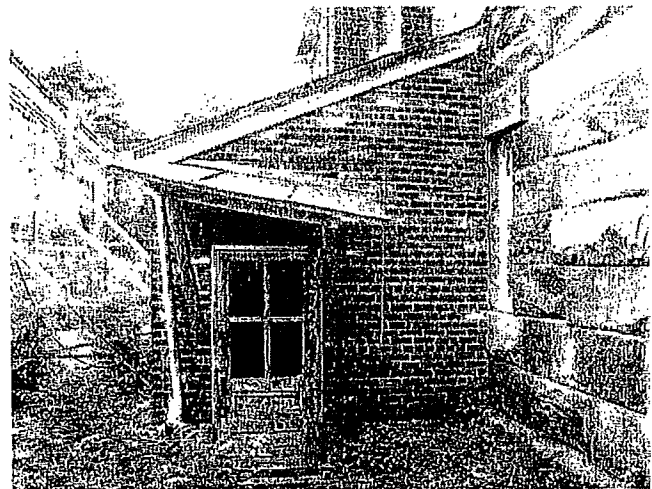
Entrance to Brick Section of Jail
(Note Rusted Door Frame)



Mechanical Room (Note Cracked Wall
Around Window and Roof Condition)



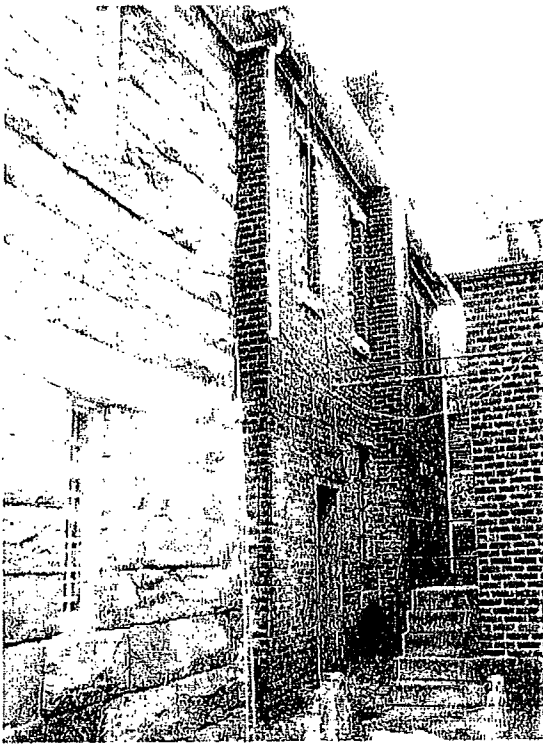
Added Windows, Ground Level, East Wall
(Note Cracks in Headers and Sills)



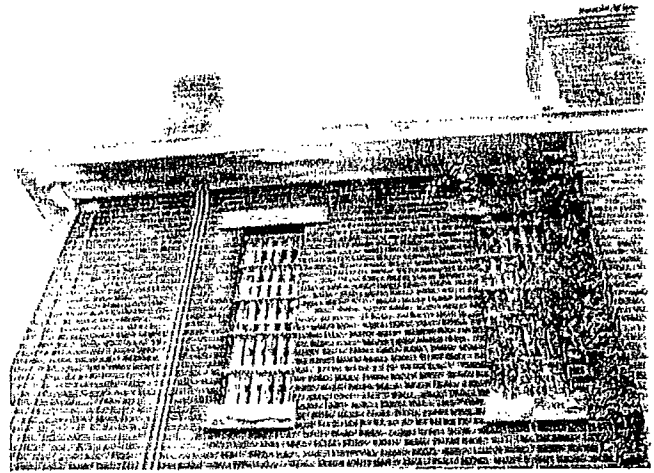
Mechanical Room Outside Entrance (Note
Gap between Brick and Granite Blocks Due
to Movement of Wall Foundation)



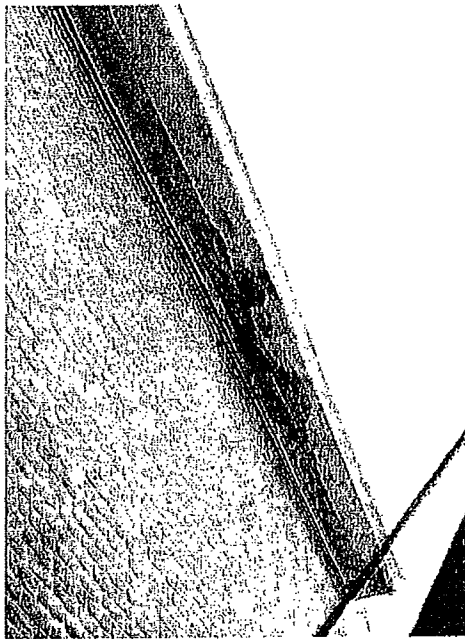
Selected Photo Log
Old Jail



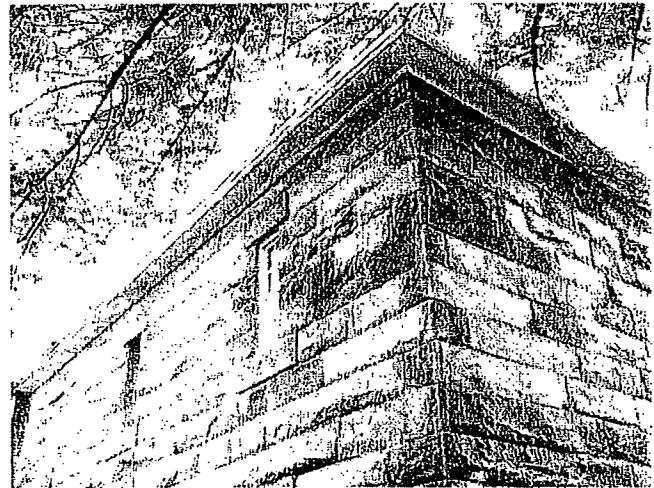
Rotting Soffits, Southeast Side



Rotting Soffits, North Side



Rotting Soffits, East Side

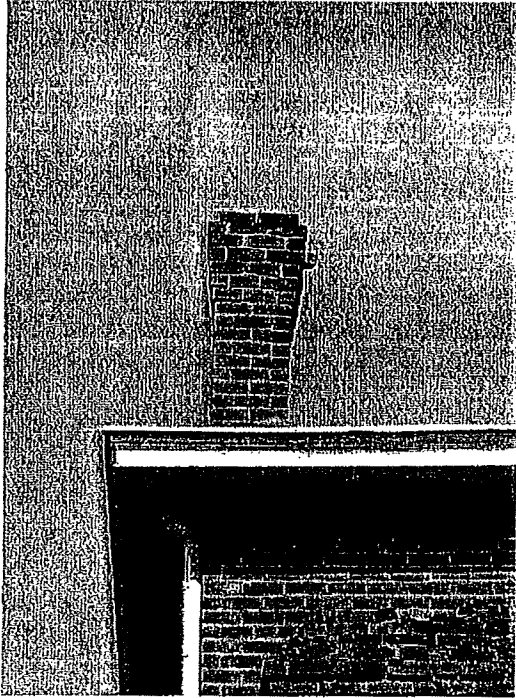


Rotting Soffits, Northwest Corner



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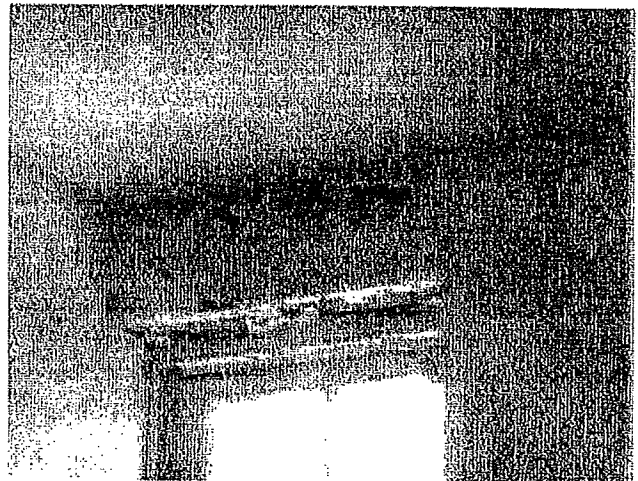
Selected Photo Log
Old Jail



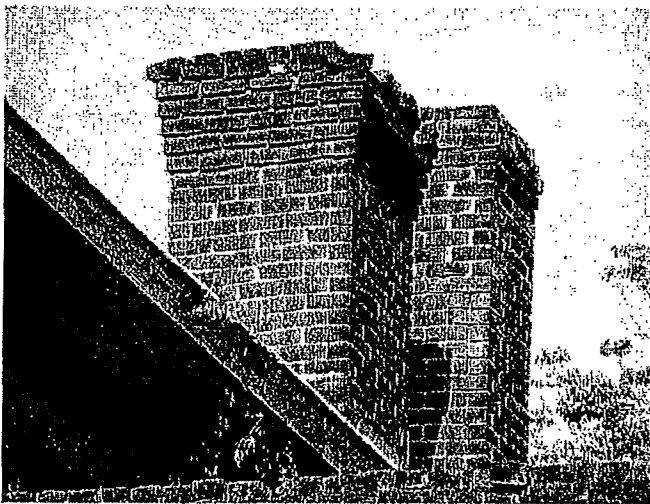
Tilting South Chimney



Settlement Crack in Granite Section

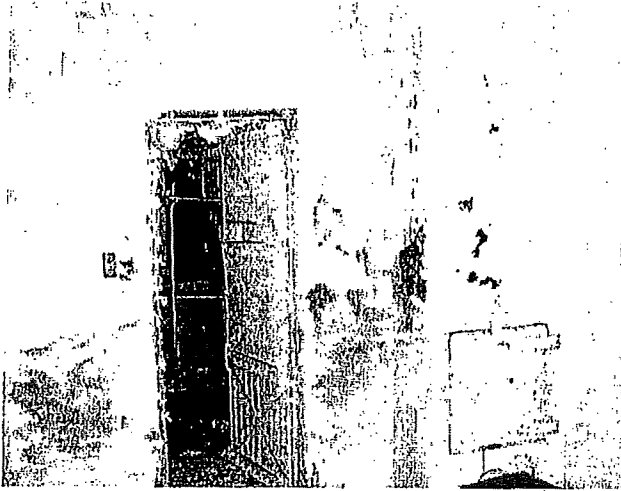


Settlement Crack in Brick Section



North Chimneys

Selected Photo Log
Old Jail



Peeling Paint Typical, First Floor, Granite
Section



Peeling Paint Typical, Second Floor, Granite
Section

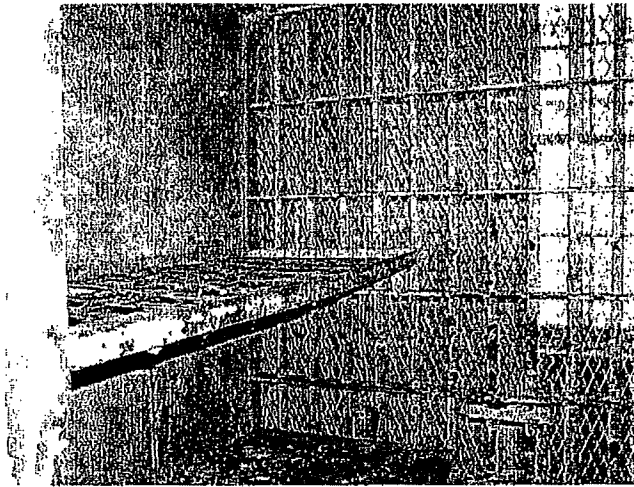


Stairs, Granite Section

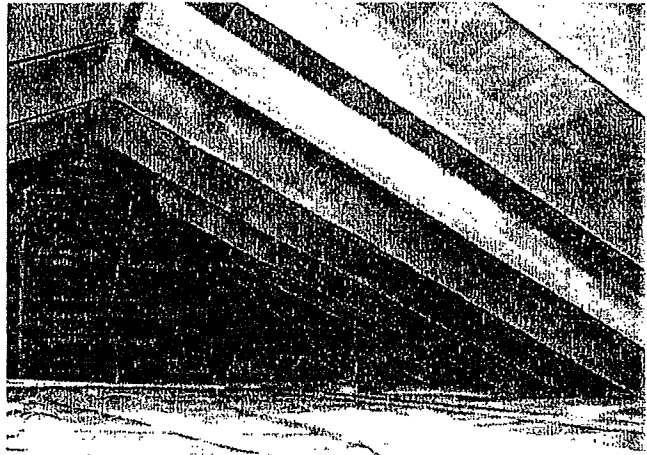


Peeling Paint, First Floor, Brick Section

Selected Photo Log
Old Jail



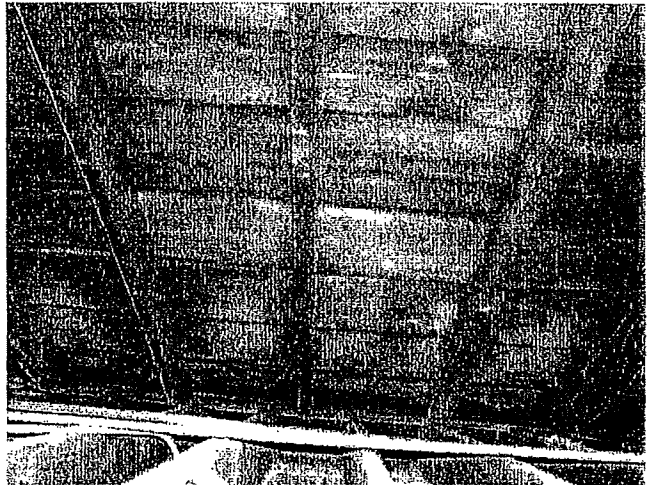
Rusting Jail Cell, Brick Section



Attic, Brick Section, Looking East



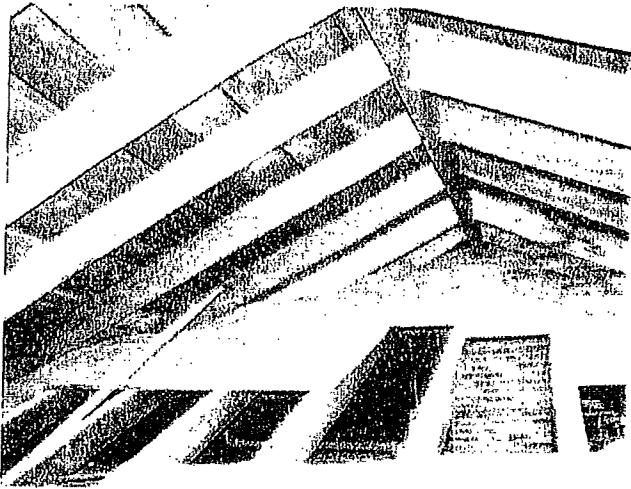
Brick Section Cell Block, First Floor



Attic, Brick Section, Looking South (Note
Water Discoloration)



Selected Photo Log
Old Jail



Attic, Brick Section, Looking West

Reference Photo CD for Additional Inspection Photos