

CITY OF DAVENPORT

City Hall Masonry Restoration



226 West 4th Street
Davenport, Iowa 52801

November 18, 2021

BUILDING ENVELOPE ASSESSMENT

The original City Hall Building was built in 1895. Additions have been added over many years. The last renovation that removed part the north addition was done in 2012.

The original City Hall Building exterior walls consist of large sandstone masonry blocks. There are many ornamental features on the building that are also made of sandstone. The north addition is constructed with standard face brick, EFIS and panel. The north elevation which was renovated in 2012 is constructed of standard face brick, limestone block and ornamental limestone.

The sandstone masonry blocks, and ornamental sandstone are in fair condition, given the age of the building. The mortar joints are deteriorated, and sandstone faces are spalling and deteriorating. The base of the sandstone is being deteriorated by salt along sidewalks and driveways. The sandstone has been repaired in the past. We have determined the repairs were done at least 20 years ago. The repairs are still in good condition; however, they are pinkish in color and do not blend with the rest of the stone. Today's patching materials have a wide variety of colors to help blend in better. The face brick on the west and east elevations is in fair condition. The mortar joints are deteriorated, stone windowsills are staining and need joint sealant. Steel lintels at the windows are rusting.

The EFIS on the east elevation is in good condition. The EFIS on the west elevation is in poor condition. There are many cracks in the face of the EFIS.

The masonry on the north elevation of the building appears to be in good condition. The mortar joints are continuous with no perceivable gaps or cracks in the mortar. The sealant in the control joints is in good condition.

RECOMMENDATION

Based on the above observations, we are recommending to following work to be done

- Clean all sandstone and face brick masonry
- Caulk all stone coping caps
- Patch all spalling and deteriorating sandstone masonry. Approx. 430 SF
- Crack inject broken sandstone. Approx. 25 LF
- Tuckpoint deteriorated mortar joints. Approx. 12,000 SF
- Replace sealant at all windows
- Scrape and paint steel lintels
- Patch and skim coat cracked EFIS
- Paint metal clock faces on clock tower
- Provide sealer on all sandstone masonry
- Replace all scuppers and downspouts

With the help of a local restoration masonry contractor, we have determined the cost estimate for the scope of work listed above to be: \$400,000.00

PHOTOS



South Elevation



South Elevation of Clock Tower



East Elevation



East Elevation



North Elevation



North Elevation



West Elevation



West Elevation



Spalled sandstone



Spalling sandstone



Rusted stone anchors



Deteriorated sandstone and mortar joints



Previous patches



Cracks in EFIS



Rusted face of clock