

Ms. Lisa DiChiera
Director of Advocacy
Landmarks Illinois
30 North Michigan Avenue, Suite 2020
Chicago, Illinois 60602

August 27, 2018

**RE: Yorkville, IL - Old Historic Jail
Site Visit Report**

Dear Ms. DiChiera:

Per your request, we performed a visual inspection of the above referenced site. Upon arriving onsite, I was met by Mr. Steve Raasch, facilities manager for the City of Yorkville, and the city's building inspector. They were very accommodating and knowledgeable about the property. We proceeded into the interior of the building and decided they could then leave as I later conducted my assessment of the exterior building elements.

Upon entering the building, I saw evidence that the west building addition structure has been experiencing water infiltration, compromising the roof's structural framing and creating significant interior finish damage. Since my focus was on the original jail house, I did not spend much time assessing the building addition's condition.

The transition from the building addition to the original jail house was obvious. The robust structural construction is immediately evident to the trained eye. I noted areas of exposed solid mass masonry construction where plaster finishes have been removed from the walls. Considering the circa of construction and building's usage, I deduced that the interior demising walls were constructed of solid masonry. I noted minor structural concerns, which included floor settling in the southwest corner of the front room and a temporary post in the kitchen that may have been supporting the ceiling plaster. I observed some minor non-conforming modifications that had been made to the interior masonry chimney stack.

In the residential 1st floor portion of the building, I noted that minor modifications apparently had been made throughout the years - none of which could not be reversed. Considering the apparent neglect of the building, the interior finishes are in fair condition. The original double hung windows and ornamental casing/trim remain in place. The base board trim, including the original front entrance door, also remains. The 2nd floor consists of bedrooms and a bath. Most of the plaster wall finishes suffer damage due to neglect and moisture infiltration. The primary sources of moisture appear to be a combination of water infiltration through the boarded-up windows and open brick mortar joints on the building exterior. The 3rd floor is built-out attic space. The wall finishes, which include sheetrock and wood paneling, are not original to the house. Water is currently entering this space primarily through the boarded-up windows and it is beginning to circumvent the deteriorating roof shingles.

The 2-story jail cell portion of the structure, which is a 36' deep by 28' wide rectangle, is situated at the north end of the house. The 1st floor consists of a processing and inmate visiting area and the jail cell. The construction consists of plate steel clad walls, concrete floors and a concrete-formed ceiling. I did not observe any apparent structural concerns. I did note failing paint and surface corrosion. The 2nd floor juvenile cell area also appears to be structurally sound. The ceiling/roof structure, which appears to be constructed of steel and concrete, showed signs of surface corrosion only.

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The walls in this area are exposed plaster, which appear to be in serviceable condition.

The exterior facade of the building consists of Joliet Limestone foundation walls and face brick masonry. Upon performing a close-up visual examination of the masonry, I found it to be in "fair to good" condition requiring isolated masonry reconstruction and remedial tuckpointing repairs.

The roof structure requires immediate attention. The roof shingles have deteriorated, and the gable end wall wood cladding requires extensive repair. These conditions are allowing water to migrate into the 3rd floor interior. It is highly probable that water is also migrating into the masonry walls.

Considering the condition of the roof, a new roof system should be immediately installed, including gutter/drain spouts repairs and miscellaneous masonry repairs. Irreparable damage will soon begin to occur to the structural wood roof framing if these issues are not mitigated. Also, the west building addition should be demolished, or the connecting links need to be protected with a temporary roof system to eliminate moisture into the old jail structure.

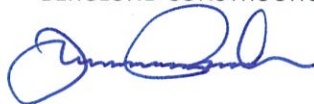
Overall, based upon our experience in restoring/repairing structures of this age and design, we consider the original jail house to be in repairable condition. Please note this report focuses on the building's structural integrity and preserving the existing conditions, not restoring interior finishes. Regardless, the structure in its current condition has "healthy bones" but requires immediate attention.

We have attached photos with captions noting our observations. We have reached out to several roofing firms for pricing and included estimated monies to address the masonry and miscellaneous carpentry required to create a sound, watertight building envelop. We estimate these costs to be in the range of \$65,000- \$75,000. Performing this work would preserve the structure's integrity, eliminating further damage due to weather-related elements.

After your review, please contact me with any questions you may have regarding this report.

Sincerely,

BERGLUND CONSTRUCTION



Jack Tribbia
President - Restoration Division

Enclosures: Photos

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