



Building Assessment

Residence at Fish Creek Beach

Fish Creek, Wisconsin

GIBRA 141976



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June 12, 2017

RE: Fish Creek Beach
Building Assessment
Fish Creek, Wisconsin
SEH No. GIBRA 141976 4.00

Mr. Richard Skare, Town Chairman
Town of Gilbralter
4097 Main Street
Fish Creek, WI 54212

Dear Mr. Skare:

The following is our facility inspection report for the residential structure on the former York property, which was recently acquired by the Town of Gilbralter.

The goal of this report is to review the existing structure's condition and suggest possible uses for it in the park expansion based on its condition and the needs of the Town.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick H. Fehrenbach".

Patrick H. Fehrenbach, AIA, LEED AP
Sr. Architect

PHF

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Building Assessment

Building Assessment
Fish Creek, Wisconsin

Prepared for:
Town of Gibraltar

Prepared by:
Short Elliott Hendrickson Inc.
425 West Water Street
Appleton, Wisconsin 54911



Patrick H. Fehrenbach, AIA
Sr. Architect

A-8371

License Number

June 12, 2017

Date



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Building Assessment

Fish Creek Beach

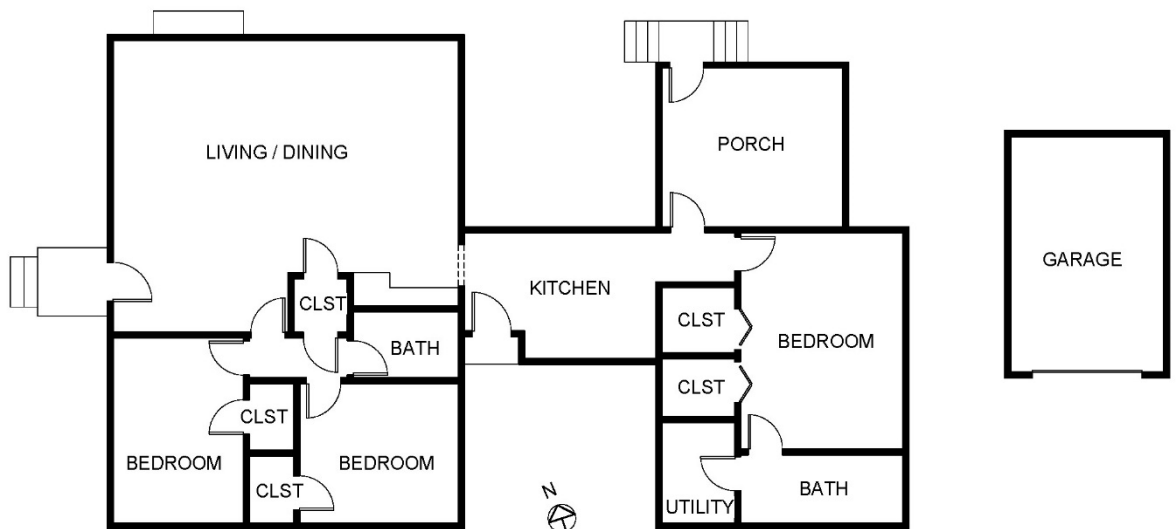
Prepared for Town of Gibraltar

1 General Building Description / Overview

On the morning of May 5th, 2017 a walk thru inspection of the existing residential building located at 4108 Main Street in Fish Creek, Wisconsin. The Town of Gibraltar recently purchased this property, which is adjacent to the Fish Creek Beach with the goal of expanding the beach / park area onto this property.

The existing building is a single story wood framed structure which appears to have been used as a seasonal home by the previous owner. Sources have stated that of the original structure, the 26' x 36' main area, was constructed in approximately 1906. There have been several additions to this original structure over the years, bringing the approximate total building area to nearly 1,480 s.f. plus a 12' x 14' screen porch as well as a 12' x 18' detached garage.

The original, main structure, contains an 18' x 24' living/dining room, two bedrooms (10' x 14' & 10' x 11') as well as full bathroom – 5' x 8'. To the east of the main building is a 10' x 14' walk thru kitchen that leads to a 22' x 18' master suite. The master suite contains a 12' x 15' bedroom with closets, a full bathroom, and a utility / laundry room. There is also a “3 season” porch addition on the lake side of the master bedroom addition.



Building Floor Plan Layout

1.1 Building Structure

The building is a typical wood framed residential structure. The original section of the building is set on a field stone foundation over a minimal crawl space. The remainder of additions are constructed on a concrete block perimeter foundation wall with a shallow crawl space that is accessible via an access panel located in the utility room of the master bedroom addition.

The original building roof is hand framed with wood rafters. There does appear to be a slight sag in the roof along the ridge line and there has been some reinforcing efforts made in the attic to support or repair the roof over the years.

The overall condition of the building structure is in good condition, however the condition of the floor joists below the existing building could not be verified.

1.2 Building Elements

1.3 Windows

Windows in main structure appear to be original single pane double hung windows with storm windows. Building additions' windows also have single pane glazing and are a mixed variety of double hung, sliding, and casement styles.

1.4 Interior Finishes

Walls: Majority of interior wall are covered with plaster and or drywall and appear to be in good shape with no signs of cracking or settlement. Other wall finishes include: wood paneling and tile.

Ceilings: Ceilings are plaster and or drywall and also appear to be in good shape with no signs of water damage or major cracking.

Flooring: The majority of the building is carpeted, however there is vinyl sheet flooring in the kitchen and bathrooms.

1.5 Fireplace

The stone fireplace appears to be original to the building structure. It is similar in appearance to historical photographs.

- a. Some maintenance is needed at the caulk joint between chimney and wood siding at exterior.
- b. It is recommended that a more thorough investigation and inspection be done of the fireplace and chimney prior to use.

1.6 Insulation

The only insulation observed during inspection was in the attic space of the original building. Floor system in newer addition is not insulated and it is likely that there is no insulation in building's original walls or floor. As it is believed that this has been used as a seasonal residence, insulation may not have been a concern to building owners.

2 Exterior

The building's exterior walls are covered with painted wood siding and trim. Overall condition of siding and trim is good and appears to have been very well maintained. There are however a couple areas of concern:

- a. There are a few areas where the fascia and soffit area showing signs of rot that should be replaced and repaired.
- b. There are some areas near the south side of the house where landscaping mulch / dirt is in direct contact with the wood siding and framing. This should be regraded to provide adequate clearance between finish grade and wood elements.
- c. With a structure of this age, lead paint is always a concern. Prior to any repainting or repair of the siding or soffit, a lead paint test should be conducted.

Three tab asphalt shingles cover the roof. Shingles appear to be in fair condition and should have 5 to 10 years of life left before they will need to be replaced. Attic venting is provided via decorative half circle gable vents on north and south sides of the building.

3 Utilities / Services

3.1 Electrical Service

There is a new 200 amp electrical panel located in the utility room off the master bath, which provide power to the home.

3.2 Water Service

A well is located between the garage and master bedroom addition of the house. There is a water softener located in the utility room off the master bath. This utility room also houses an electric water heater.

3.3 Heating / Cooling

There is evidence of a conventional forced air furnace in the utility closet in the original section of the house. Some ductwork still exists in the attic space of the original house. All heat is currently provided via electric baseboards located in most rooms.

The only cooling provided is from a window mounted air conditioner located in the master bedroom.

4 Future Uses

4.1 Understanding of Future Park Building Needs

It is our understanding that as part of the park's expansion, the Town is considering the addition of facilities. The facilities that have been discussed are:

1. Toilet Rooms / Showers
2. Tourist Information
3. Beach Equipment Rental

SEH was asked to consider re-purposing the original section of this building for one or more of the uses listed above.

In all cases, based on preliminary discussions with the town, the existing building would need to be relocated as its current location is very close to the road and the town would like to open up the views to beach and provide parking closer to the road.

4.2 Re-Purpose as a Public Toilet Room / Shower

For this building to be re-purposed as a Toilet / Shower Room the following items would need to be addressed in the conversion:

1. Building to be raised off current foundation and moved to new slab on grade foundation.
 - a. Toilet / shower rooms will need to be on concrete slab for a more durable and easy to maintain finish.
2. Remove existing wood floor structure from existing building, prior to placing on new foundation.
3. Remodel interior of existing building. All interior wall and finishes would need to be removed and replaced with new layout and durable finishes.
4. All new mechanical, plumbing, and electrical systems would need to be installed.
5. All windows would need to be replaced and reconfigured to work with new layout or be blocked out.
6. Entry to building would need to be reconfigured to be handicap accessible.
7. Exterior repairs, painting, and possibly new roof shingles.

4.3 Re-Purpose as a Tourist Info / Rental Facility

For this building to be re-purposed as a Tourist / Rental Facility the following items would need to be done:

1. Building to be raised off current foundation and moved to new foundation.
 - a. For this use, foundation would not have to be slab on grade but could be a perimeter foundation system with interior pier supports.
2. Re-configure / remodel interior to work for new use or keep existing layout.
3. Install new, more durable floor finishes.
4. Update mechanical, plumbing and electrical as needed.
5. Add ramp and new entry door to make facility handicap accessible.
6. Exterior repairs, painting and possibly new roof shingles.

4.4 Re-Use Building Off-Site

It is our understanding that the existing garage has been purchased by someone interested in relocating off site for re-use. Perhaps the same could be done for the main residence building. The Building could continue to be used as a seasonal cabin, retail space or tourist info center, at another location.

5 Recommendations

Based on the cost and effort to re-purpose, it is the opinion of the Architect not to repurpose this building as a Public Toilet / Shower facility. Public facilities such as this require long lasting durable finishes that are easy to clean and maintain that will hold up to the heavy use this facility will encounter, we therefore feel that a new facility should be constructed to meet this need.

This facility does lend itself better to be repurposed as a Rental / Tourist Information space. While there would still be a fair amount of work required to convert this building to this use, it is much more feasible than the Toilet Room option.

We feel the best, long term solution for the Fish Creek Beach / Town of Gibraltar would be to remove all existing structures off the current site and construct new facilities that can be specifically designed to meet your needs. These facilities can be designed in such a way as to fit into the existing vernacular / look of the surrounding community and provide a long term solution specifically tailored for the intended purpose.



East Elevation



Lakeside Elevation



Living Room



Front Bedroom



Attic



Kitchen



Porch



Crawl Space Below Addition



Newer Public Restroom on West Side of Town



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We're confident in our ability to balance these requirements.

