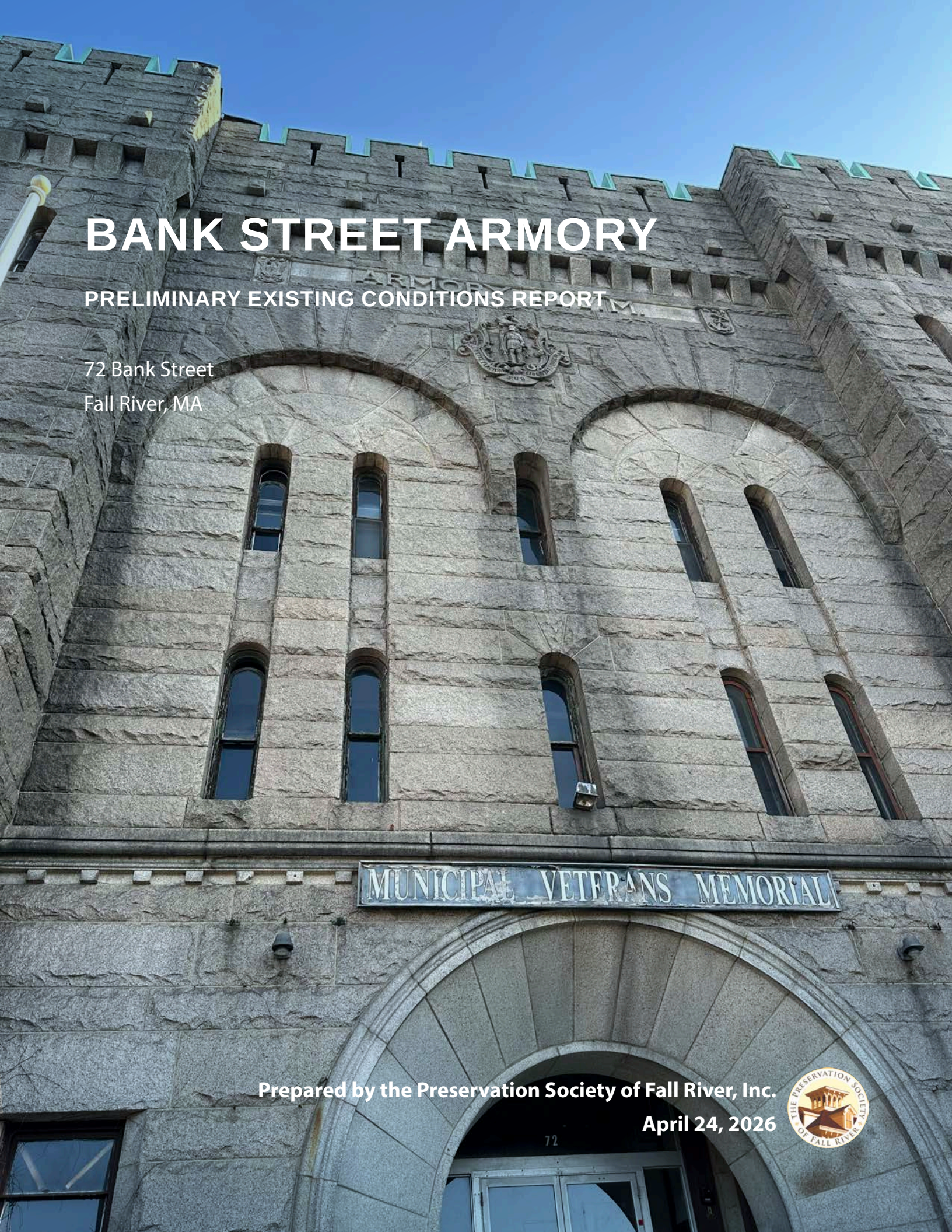

BANK STREET ARMORY

PRELIMINARY EXISTING CONDITIONS REPORT

72 Bank Street
Fall River, MA

Prepared by the Preservation Society of Fall River, Inc.

April 24, 2026

ROUND 32
MASSACHUSETTS PRESERVATION PROJECT FUND APPLICATION

Massachusetts Historical Commission

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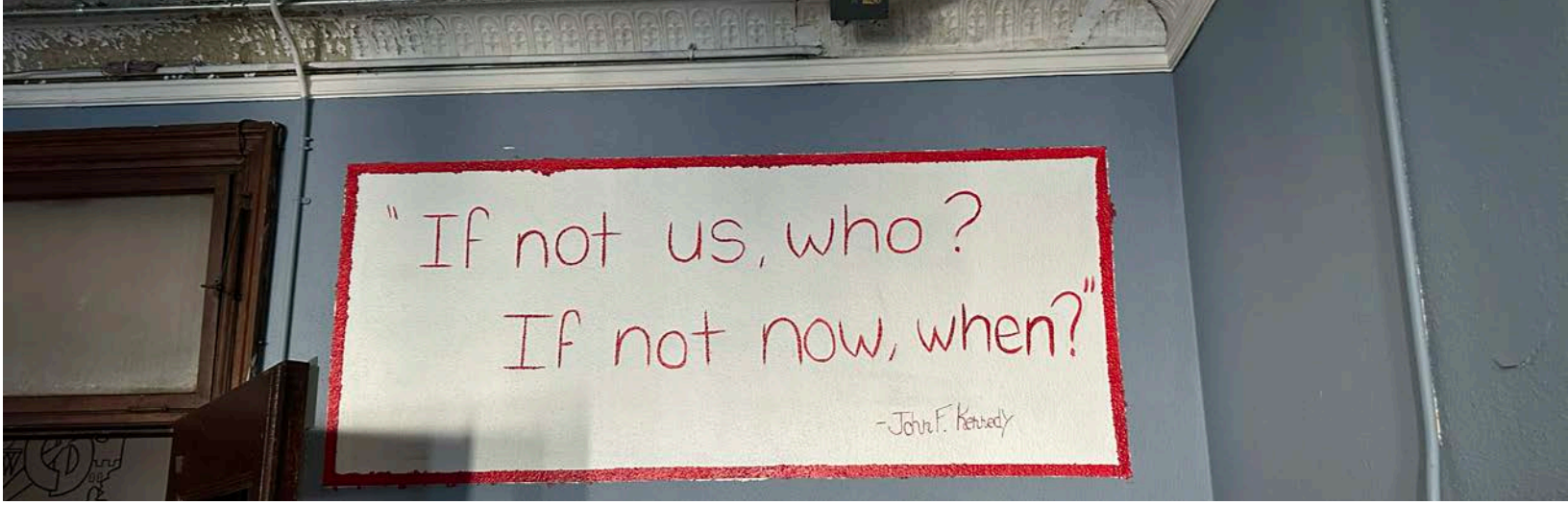


PURPOSE

The purpose of this preliminary existing conditions report is to provide supplemental information to the Massachusetts Historical Commission (MHC) regarding the City of Fall River's Round 32 Massachusetts Preservation Project Fund (MPPF) grant application for an updated conditions assessment and feasibility study for the Bank Street Armory in Fall River, MA.

This report includes updated photographs of current conditions at the site and a summary of findings. Existing conditions were compared to photographs from a previous site walkthrough conducted by Preservation Society volunteers in November 2023 as well as the Existing Conditions and Feasibility Study conducted by William Starck Architects, Inc., for the City of Fall River in 2015.

The 2015 assessment is still the most recent performed for the Armory, but it does not account for a variety of factors that have changed since then like a series of significant repairs to stabilize the building following its closure, including repairing the drill hall roof, rebuilding one of the chimneys, and masonry repointing.

This report was compiled by volunteers of the Preservation Society of Fall River and should be considered a visual inspection only to document existing conditions at the site through non-destructive means. Volunteers did not have access to the roof during this site visit and all exterior conditions at higher elevations were documented as witnessed from the ground.

BANK STREET ARMORY WALKTHROUGH

CONDUCTED ON APRIL 10, 2026

City of Fall River Historical Commission
Richard Mancini, Chair

Preservation Society of Fall River, Inc.
Alexander Silva, President - Board of Directors
Kejon Sampson - Board of Directors

BUILDING HISTORY

The Bank Street Armory, built in 1895, is a significant Fall River landmark and an architectural monument of the Romanesque Revival Style. The Armory once housed two local volunteer militias, both of which were later incorporated into the Massachusetts National Guard. However, after the construction of a new armory in the City rendered the Bank Street Armory redundant, the building was sold to the City of Fall River for one dollar in 1976. The City then began utilizing the building for offices, programming, storage, and to host community events.

In April 2015, a conditions assessment of the building was completed to determine its structural integrity after visual concerns with one of the chimneys. Due to structural deficiencies detected in this assessment, the City Building Inspector deemed the building unsafe for habitation. All tenants, including notable community organizations Greater Fall River Re-Creation and YouthBuild Fall River, were ordered to evacuate and the building was never reopened to the public again.

A series of key repairs were then made to the Armory, largely with Community Preservation Act funds.

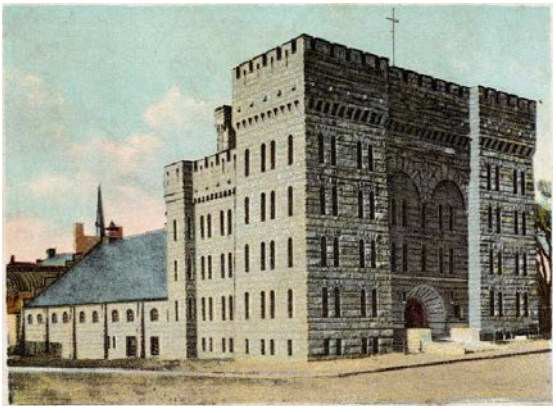
Today, the Bank Street Armory remains largely vacant aside from municipal storage and has sustained water damage. There have been several attempts to redevelop the building.

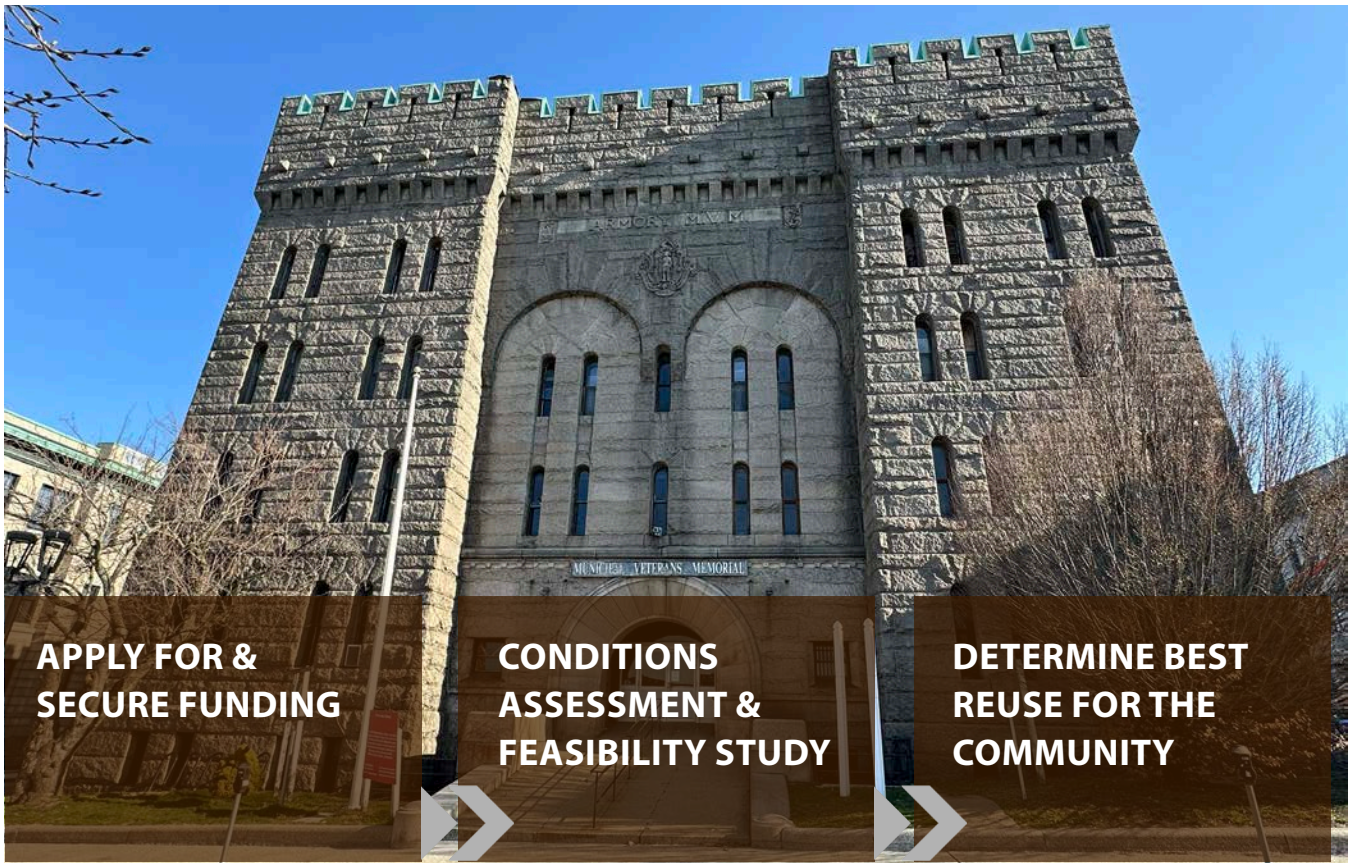
At the Fall River City Council's Committee on Finance meeting on December 3, 2024, the City Council directed the Preservation Society of Fall River, Inc., and the Fall River Historical Commission with exploring plans and funding sources for the future of the Armory.

As a result, the Historical Commission and Preservation Society have been working with the City of Fall River on the submission of multiple grant applications with the goal of creating an updated structural assessment and feasibility study for the Bank Street Armory to guide its future redevelopment for the best use of the community.

BANK STREET ARMORY: COMMUNITY PRESERVATION ACT FUNDING

YEAR	PROJECT	AMOUNT
FY 17	Repair center roof & two chimneys	$ 283,000
FY 18	*Emergency Funding*: Repair center roof & two chimneys	$ 57,932
FY 21	Urgent masonry repairs and removal of vegetation from the building exterior, roof and parapet	$ 50,000
FY 26	*Emergency Funding*: Conditions assessment and feasibility study	$ 55,000





ACTION PLAN FOR THE ARMORY

To help avoid future redevelopment failures and prevent additional damage to this community resource, the Fall River Historical Commission is requesting an MPPF grant in the amount of $30,000, which will be matched with an already awarded $55,000 Community Preservation Act grant, to conduct an updated feasibility study and structural assessment of the Bank Street Armory.

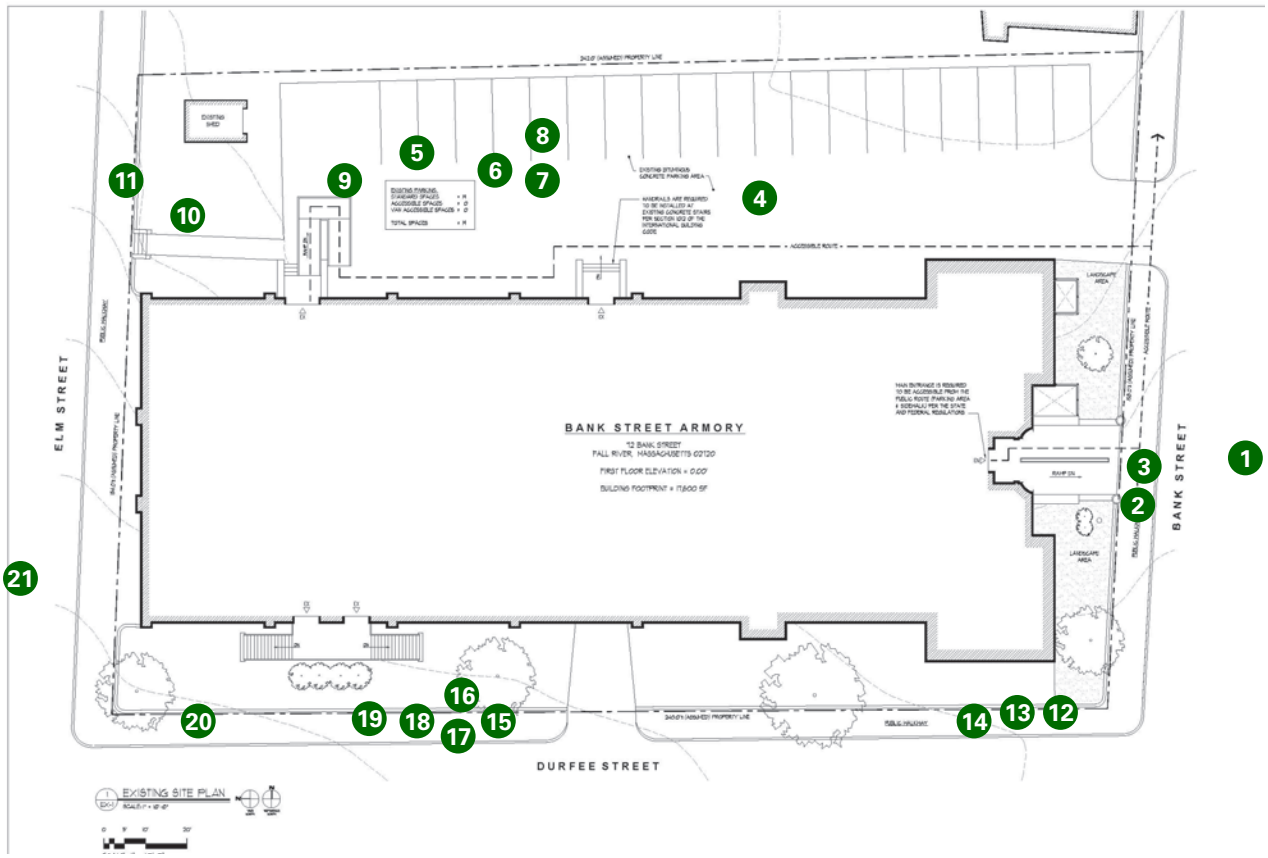
The goal of the proposed study is to help create conditions necessary for the successful rehabilitation of the vacant Armory building. The City strongly prefers uses that include community engagement or public access so that residents and the public at large can continue to be able to visit this historic property to some degree. As such, the long-term goal of the proposed project is to return a historically and culturally significant building to the people of Fall River after a decade following its abrupt closure.

This project proposes a comprehensive conditions assessment and feasibility study to evaluate the building's existing physical condition, identify immediate and long-term preservation needs, and assess viable reuse scenarios that align with community goals, historic preservation standards, and overall economic sustainability.

The study will provide the City and its partners with a clear, actionable framework for informed decision-making, enabling future capital planning, phased implementation, and successful reuse.

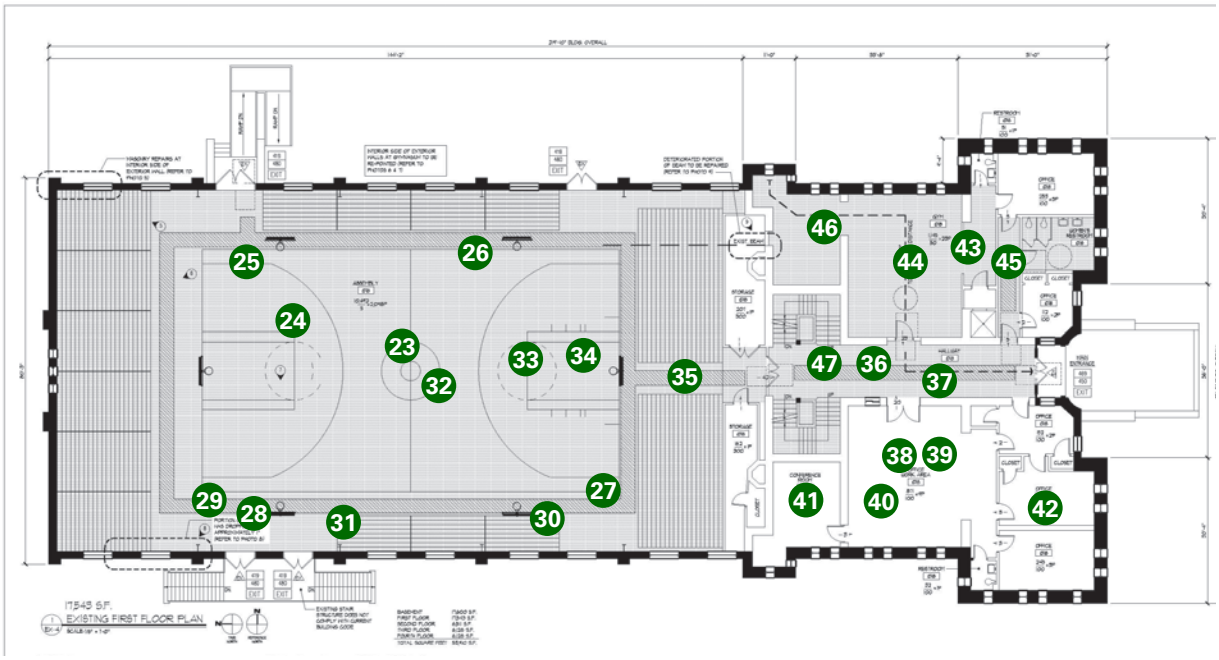
EXTERIOR

PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT



FIRST FLOOR

FLOOR PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT



EXTERIOR

Figure Number	Location
Figure 1	Exterior Front (South Facing)
Figure 2	Exterior Front (South Facing)
Figure 3	Exterior Front (South Facing)
Figure 4	Exterior Side (East Facing)
Figure 5	Exterior Side (East Facing)
Figure 6	Exterior Side (East Facing)
Figure 7	Exterior Side (East Facing)
Figure 8	Exterior Side (East Facing)
Figure 9	Exterior Side (East Facing)
Figure 10	Exterior Side (East Facing)
Figure 11	Exterior Side (East Facing)
Figure 12	Exterior Side (West Facing)
Figure 13	Exterior Side (West Facing)
Figure 14	Exterior Side (West Facing)
Figure 15	Exterior Side (West Facing)
Figure 16	Exterior Side (West Facing)
Figure 17	Exterior Side (West Facing)
Figure 18	Exterior Side (West Facing)
Figure 19	Exterior Side (West Facing)
Figure 20	Exterior Side (West Facing)
Figure 21	Exterior Rear (North Facing)
Figure 22	Exterior Rear (North Facing)

DRILL HALL

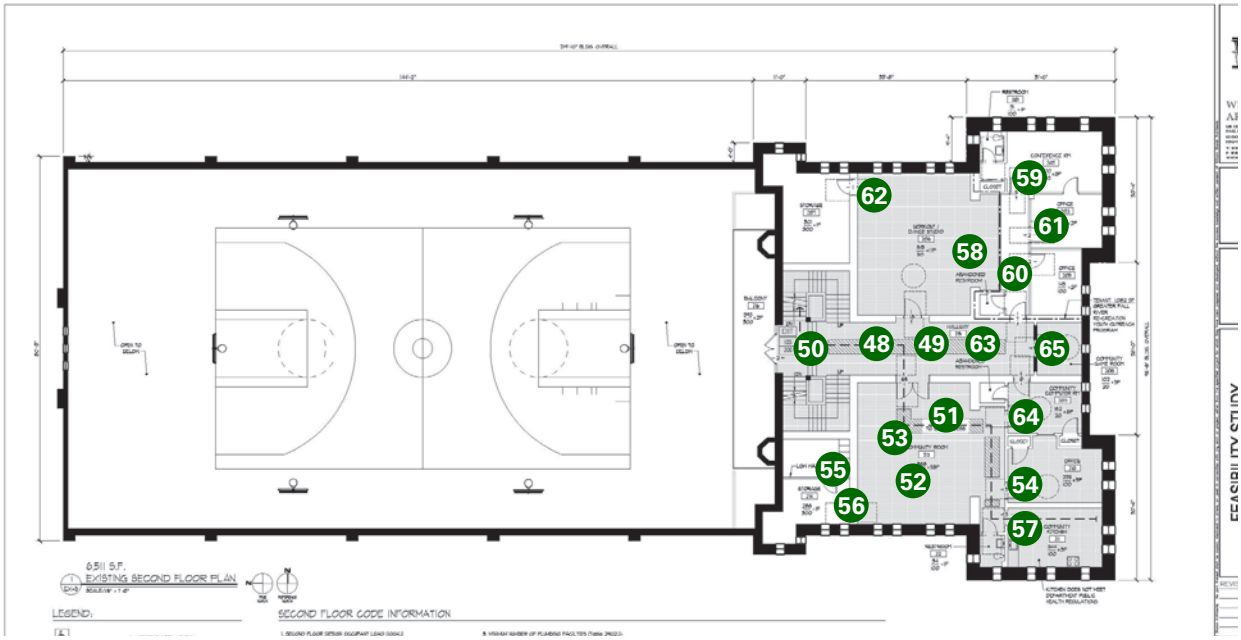
Figure Number	Location
Figure 23	Drill Hall (Rear)
Figure 24	Drill Hall (Rear)
Figure 25	Drill Hall (East)
Figure 26	Drill Hall (East)
Figure 27	Drill Hall (West)
Figure 28	Drill Hall (West)
Figure 29	Drill Hall (West)
Figure 30	Drill Hall (West)
Figure 31	Drill Hall (West)
Figure 32	Drill Hall (South)
Figure 33	Drill Hall (Ceiling)
Figure 34	Drill Hall (South)
Figure 35	Drill Hall (South)

FIRST FLOOR

Figure Number	Location
Figure 36	First Floor (Main Hallway)
Figure 37	First Floor (Main Hallway)
Figure 38	First Floor (West)
Figure 39	First Floor (West)
Figure 40	First Floor (West)
Figure 41	First Floor (West)
Figure 42	First Floor (Southwest)
Figure 43	First Floor (Southeast)
Figure 44	First Floor (East)
Figure 45	First Floor (Southeast)
Figure 46	First Floor (East)
Figure 47	First Floor (Stairwell)

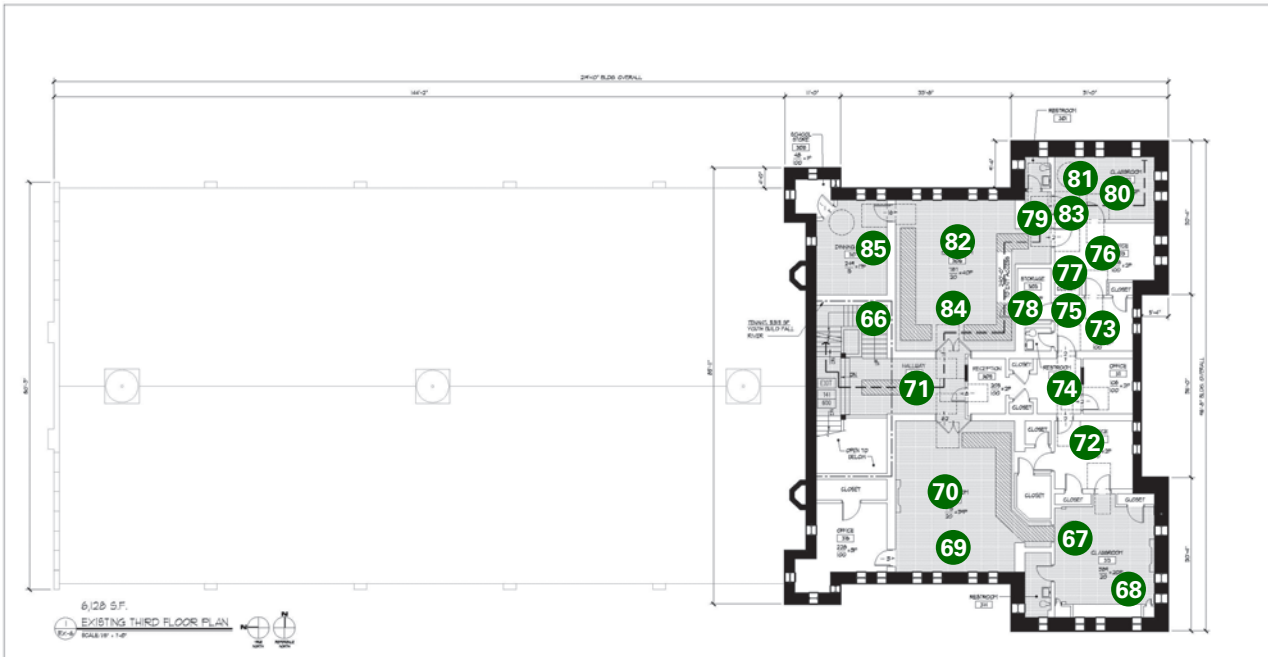
SECOND FLOOR

FLOOR PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT



THIRD FLOOR

FLOOR PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT



SECOND FLOOR

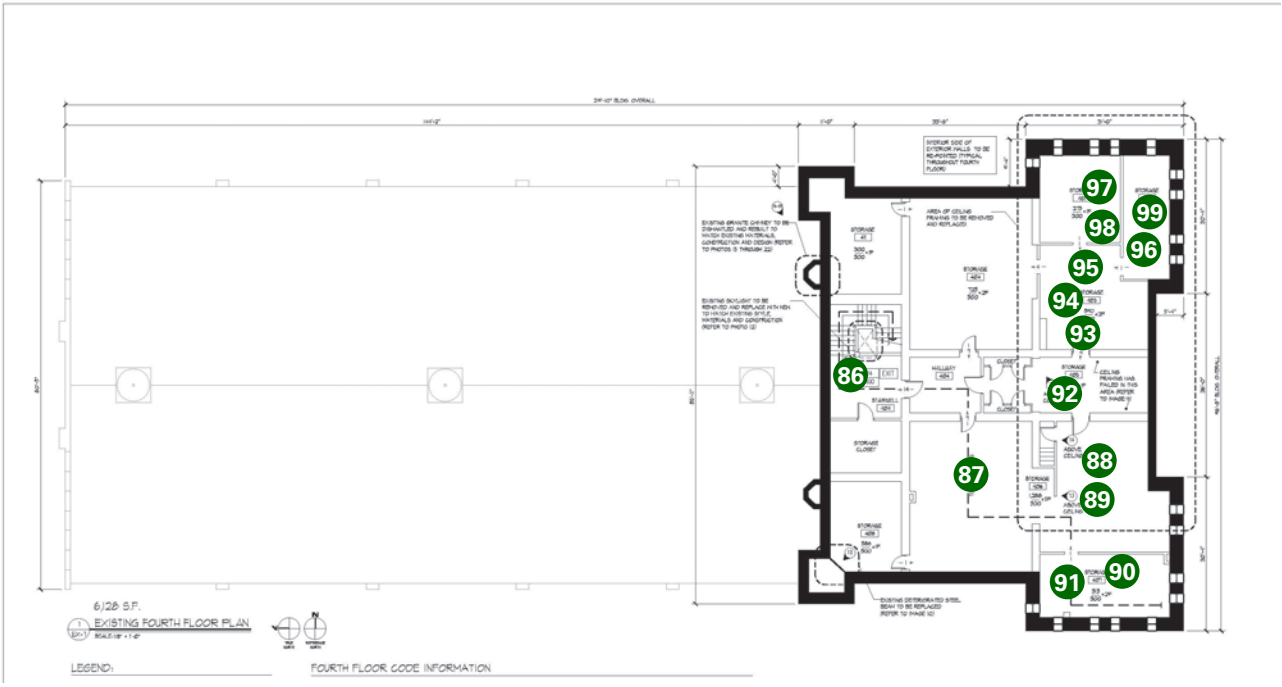
Figure Number	Location
Figure 48	Second Floor (Main Hallway)
Figure 49	Second Floor (Main Hallway)
Figure 50	Second Floor (Drill Hall)
Figure 51	Second Floor (West)
Figure 52	Second Floor (West)
Figure 53	Second Floor (West)
Figure 54	Second Floor (Southwest)
Figure 55	Second Floor (West)
Figure 56	Second Floor (West)
Figure 57	Second Floor (Southwest)
Figure 58	Second Floor (East)
Figure 59	Second Floor (Southeast)
Figure 60	Second Floor (East)
Figure 61	Second Floor (Southeast)
Figure 62	Second Floor (East)
Figure 63	Second Floor (Main Hallway)
Figure 64	Second Floor (West)
Figure 65	Second Floor (South)

THIRD FLOOR

Figure Number	Location
Figure 66	Third Floor (Stairwell)
Figure 67	Third Floor (Southwest)
Figure 68	Third Floor (Southwest)
Figure 69	Third Floor (West)
Figure 70	Third Floor (West)
Figure 71	Third Floor (Main Hallway)
Figure 72	Third Floor (South)
Figure 73	Third Floor (South)
Figure 74	Third Floor (South)
Figure 75	Third Floor (Southeast)
Figure 76	Third Floor (Southeast)
Figure 77	Third Floor (East)
Figure 78	Third Floor (East)
Figure 79	Third Floor (East)
Figure 80	Third Floor (Southeast)
Figure 81	Third Floor (Southeast)
Figure 82	Third Floor (East)
Figure 83	Third Floor (Southeast)
Figure 84	Third Floor (East)
Figure 85	Third Floor (East)

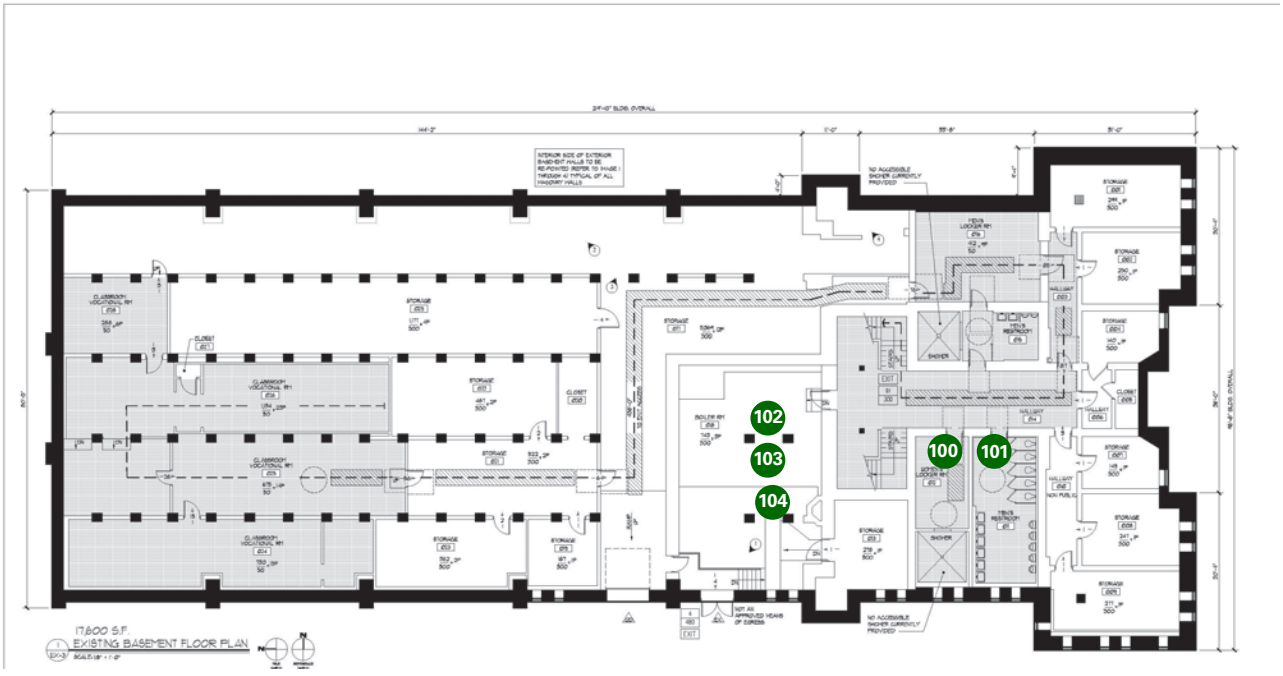
FOURTH FLOOR

FLOOR PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT



BASEMENT

FLOOR PLAN FROM 2015 WILLIAM STARCK ARCHITECTS REPORT

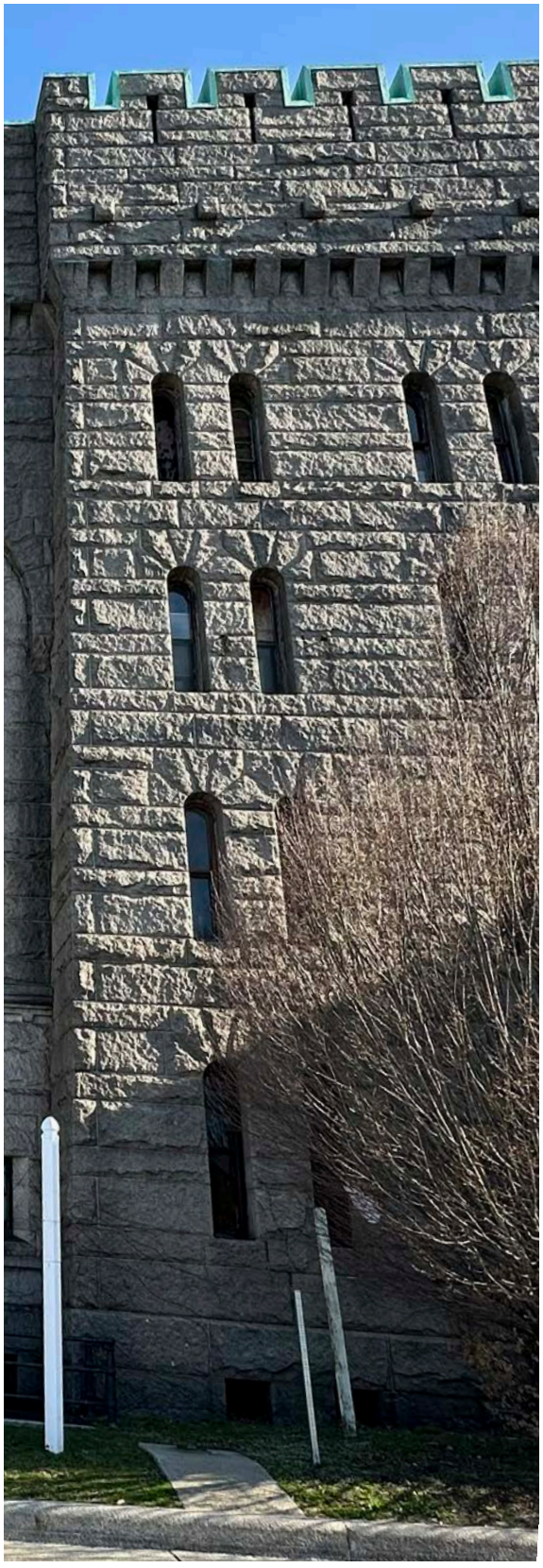


FOURTH FLOOR

Figure Number	Location
Figure 86	Fourth Floor (Stairwell)
Figure 87	Fourth Floor (Main Hallway)
Figure 88	Fourth Floor (Southwest)
Figure 89	Fourth Floor (Southwest)
Figure 90	Fourth Floor (Southwest)
Figure 91	Fourth Floor (Southwest)
Figure 92	Fourth Floor (South)
Figure 93	Fourth Floor (Southeast)
Figure 94	Fourth Floor (South)
Figure 95	Fourth Floor (South)
Figure 96	Fourth Floor (Southeast)
Figure 97	Fourth Floor (Southeast)
Figure 98	Fourth Floor (East)
Figure 99	Fourth Floor (East)

BASEMENT

Figure Number	Location
Figure 100	Basement
Figure 101	Basement
Figure 102	Basement
Figure 103	Basement
Figure 104	Basement



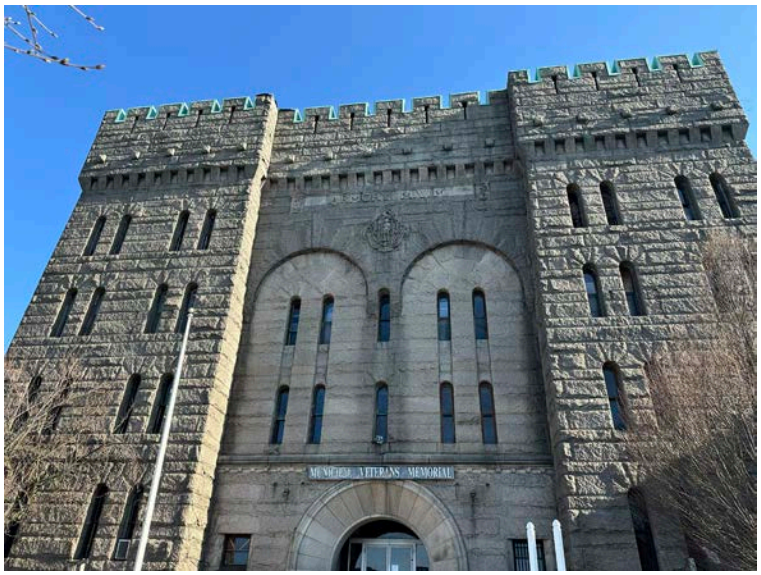


Figure 1 - Exterior Front (South Facing)

Figure 2 - Exterior Front (South Facing)

Figure 3 - Exterior Front (South Facing)

FIGURE 1 - EXTERIOR FRONT (SOUTH FACING)

The front façade of the Bank Street Armory appears to remain in generally fair and stable condition, particularly when compared to conditions documented in the 2015 study. The building's Romanesque Revival masonry construction appears largely intact, with no immediately visible signs of significant structural displacement or widespread material failure. Consistent with prior observations, there remain several damaged or missing windows, which have been temporarily secured with boarding. Encroaching vegetation in close proximity to the south side of the building façade, may also contribute to moisture retention.

FIGURE 2 - EXTERIOR FRONT (SOUTH FACING)

The stone façade shows localized weathering and minor surface deterioration, consistent with age and long-term exposure, though the overall integrity of the masonry units and mortar joints appears to be holding. The crenellations and upper wall sections do not exhibit obvious deformation or loss.

FIGURE 3 - EXTERIOR FRONT (SOUTH FACING)

It was observed that a section of the copper flashing along the roof line of the primary façade has become detached and displaced,specifically along the crenellated parapet. The flashing appears lifted and uneven in one section, exposing underlying joints and creating a potential point of water infiltration. Given the building's rusticated stone construction and pronounced horizontal ledges, this condition may allow moisture to penetrate behind the masonry, accelerating deterioration of mortar joints and contributing to freeze-thaw damage. The remainder of the southern roof edge appears generally intact from this vantage point.

Figure 4 - Exterior Side (East Facing)

Figure 5 - Exterior Side (East Facing)

FIGURE 4 - EXTERIOR SIDE (EAST FACING)

The east façade of the Armory exhibits notable biological growth, with climbing vegetation extending from grade level up the masonry wall to the second story and additional plant growth emerging from the parapet. This vegetation poses a risk to the long-term integrity of the masonry, as root systems and retained moisture can contribute to joint deterioration, displacement of stone units, and accelerated weathering. Despite these concerns, the stone masonry itself appears to be in generally good and stable condition overall, with no immediately apparent large-scale structural distress.

FIGURE 5 - EXTERIOR SIDE (EAST FACING)

The granite chimneys, which were previously repaired and reconstructed under Community Preservation Act grants in FY17 and FY18, appear to remain in good condition based on visual observation from grade. The masonry units are generally uniform in color and alignment, with no readily apparent displacement, cracking, or loss of material. Mortar joints appear intact and consistent, suggesting that the prior repointing work is performing as intended. The chimney caps and upper courses also appear stable, with no visible signs of deterioration or water infiltration from this vantage point. While the overall condition is favorable, it should be noted that this assessment is limited to ground-level observation; closer inspection would be required to fully evaluate joint integrity, flashing conditions, and any weathering at upper elevations not visible from below.

Figure 6 - Exterior Side (East Facing)

FIGURE 6 - EXTERIOR SIDE (EAST FACING)
Overall, the Drill Hall appears to be in generally good condition. The slate roof, which was recently replaced, is intact and performing well, with no visible areas of significant displacement or failure. The granite masonry walls appear stable and well-maintained overall, with mortar joints generally in good condition. However, localized areas of deterioration are visible, particularly at window openings where joints interface with boarded infill panels. These areas exhibit minor gaps and potential joint erosion, which may allow for moisture infiltration if left unaddressed. All window openings along this elevation are currently boarded, suggesting either prior damage or ongoing efforts to secure the building envelope. The boarded conditions obscure the full extent of window deterioration but indicate that the original window systems are likely compromised or missing.

Figure 7 - Exterior Side (East Facing)

FIGURE 7 - EXTERIOR SIDE (EAST FACING)
The copper flashing and trim elements along the eaves and parapet edges appear largely continuous. Slate shingles not missing.

FIGURE 8 - EXTERIOR SIDE (EAST FACING)
Two notable sections of the copper flashing along the roof line appear to be missing along the center.

Figure 8 - Exterior Side (East Facing)

Figure 9 - Exterior Side (East Facing)

Figure 10 - Exterior Side (East Facing)

Figure 11 - Exterior Side (East Facing)

FIGURE 9 - EXTERIOR SIDE (EAST FACING)

Site elements adjacent to the building, including stored materials and deteriorated wood components near the entrance at the ground level.

FIGURE 10 - EXTERIOR SIDE (EAST FACING)

At the right side of the elevation, the stepped parapet and associated copper coping appear intact, though weathering is evident. Inconsistent coloring of the flashing is likely the result of some material replacement with aluminum flashing instead of copper.

FIGURE 11 - EXTERIOR SIDE (EAST FACING)

The granite blocks are generally intact, though there is visible surface weathering and localized erosion, particularly along the lower courses. Mortar joints appear recessed in several locations, suggesting gradual deterioration and loss of joint material over time. Some joints exhibit open gaps, especially along horizontal bedding planes, which may allow for water infiltration. No widespread repointing is evident, indicating that the mortar may be original or aged.

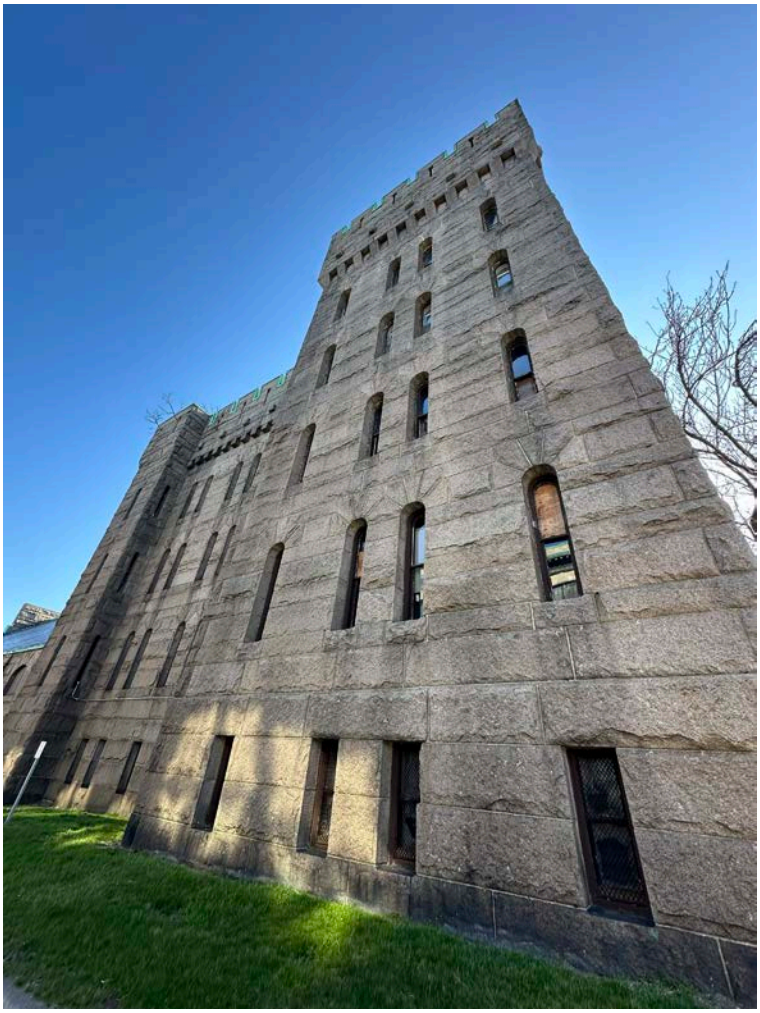


Figure 12 - Exterior Side (West Facing)

FIGURE 12 - EXTERIOR SIDE (WEST FACING)
The masonry façade appears to be generally stable and in good overall condition, with no widespread structural distress evident from the ground-level observation. Localized areas of mortar deterioration are present, particularly at joints that exhibit erosion and loss of material. In several locations, mismatched mortar results in a visually inconsistent appearance that detracts from the historic character of the structure.

FIGURE 13 - EXTERIOR SIDE (WEST FACING)
A number of window openings are currently boarded, suggesting interim measures to secure the building envelope.

FIGURE 14 - EXTERIOR SIDE (WEST FACING)
Vegetative growth is present along the parapet level, including small plants and saplings that persist despite prior removal efforts. This recurring growth is likely facilitated by organic debris accumulation and exacerbated by frequent bird activity — particularly seagulls — which contribute to seed dispersal and nutrient deposits.

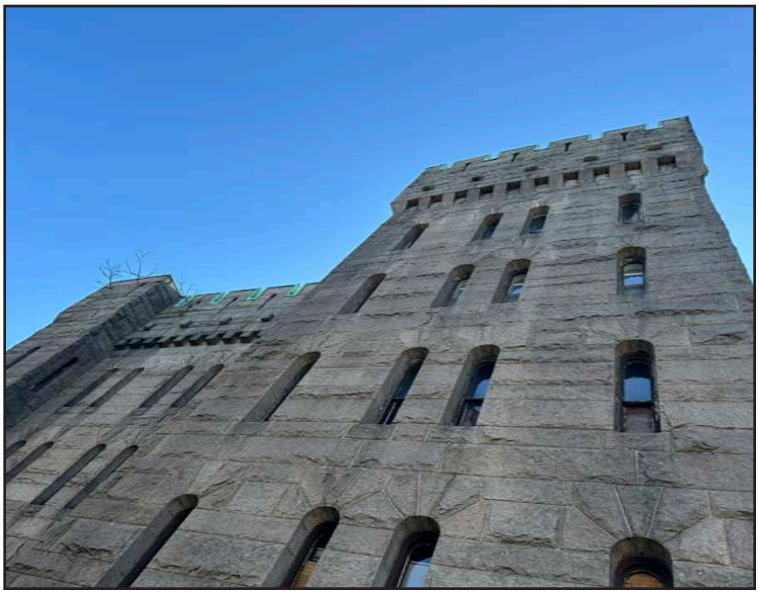


Figure 13 - Exterior Side (West Facing)

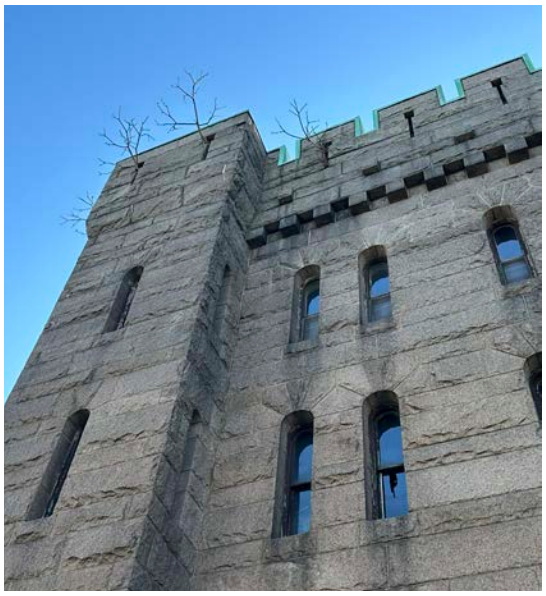


Figure 14 - Exterior Side (West Facing)

Figure 15 - Exterior Side (West Facing)


Figure 16 - Exterior Side (West Facing)


Figure 17 - Exterior Side (West Facing)

FIGURE 15 - EXTERIOR SIDE (WEST FACING)
Mortar joints appear recessed in several locations and some joints exhibit open gaps, which may allow for water infiltration. No widespread repointing is evident, indicating that the mortar may be original or aged with spot repointing.

FIGURE 16 - EXTERIOR SIDE (WEST FACING)
Plant growth emerging from the parapet poses a risk to the long-term integrity of the masonry, as root systems and retained moisture can contribute to joint deterioration, displacement of stone units, and accelerated weathering.

FIGURE 17 - EXTERIOR SIDE (WEST FACING)
The copper gutter system along the roof line shows areas of deterioration and deformation. Sections of the gutter appear bent, misaligned, or possibly separated at joints, which may impair proper drainage. There is visible staining and streaking on the stone façade directly below portions of the gutter, suggesting that water has overflowed or bypassed the system in certain areas. This condition may contribute to localized moisture infiltration and accelerated weathering of the masonry surface. The recent removal of large trees previously located along the west side of the building has altered the environmental exposure of this façade. While the removal likely reduces the risk of physical damage from falling limbs and debris, it may also increase direct exposure to wind-driven rain and solar radiation. This change in conditions could accelerate drying cycles but may also exacerbate weathering of both the masonry and gutter system if drainage deficiencies persist.

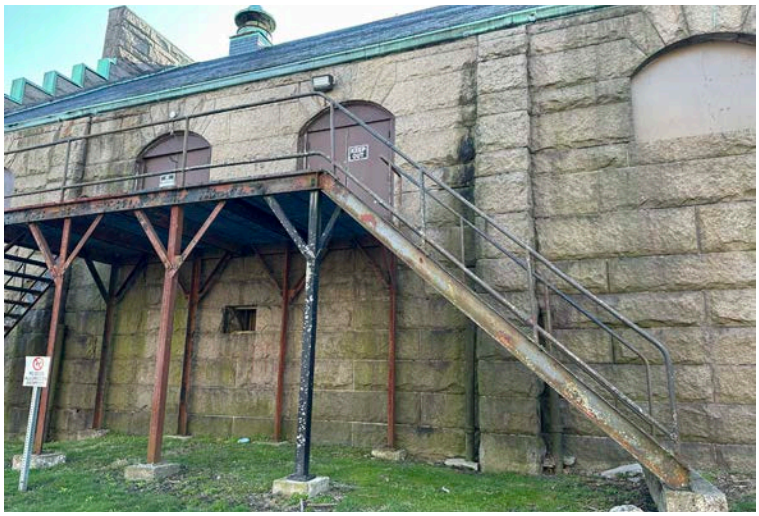


Figure 18 - Exterior Side (West Facing)

FIGURE 18 - EXTERIOR SIDE (WEST FACING)
A prominent feature in the foreground is a steel egress stair and platform assembly attached to the wall. The steel structure exhibits advanced corrosion, particularly at stringers, railings, and connection points. Section loss is visible in some areas, and rust staining is evident on adjacent surfaces. The stair is supported by steel posts bearing on small concrete footings, which appear stable but minimally sized.

Figure 19 - Exterior Side (West Facing)

FIGURE 19 - EXTERIOR SIDE (WEST FACING)
Several window openings along the wall have been infilled with plywood boards, which appear weathered but functional as temporary closures. The lack of glazing or permanent infill leaves these openings vulnerable to air and moisture infiltration, as well as potential pest entry.

FIGURE 20 - EXTERIOR SIDE (WEST FACING)
Mortar joints appear recessed in several locations and some joints exhibit open gaps, which may allow for water infiltration. No widespread repointing is evident, indicating that the mortar may be original or aged with spot repointing.

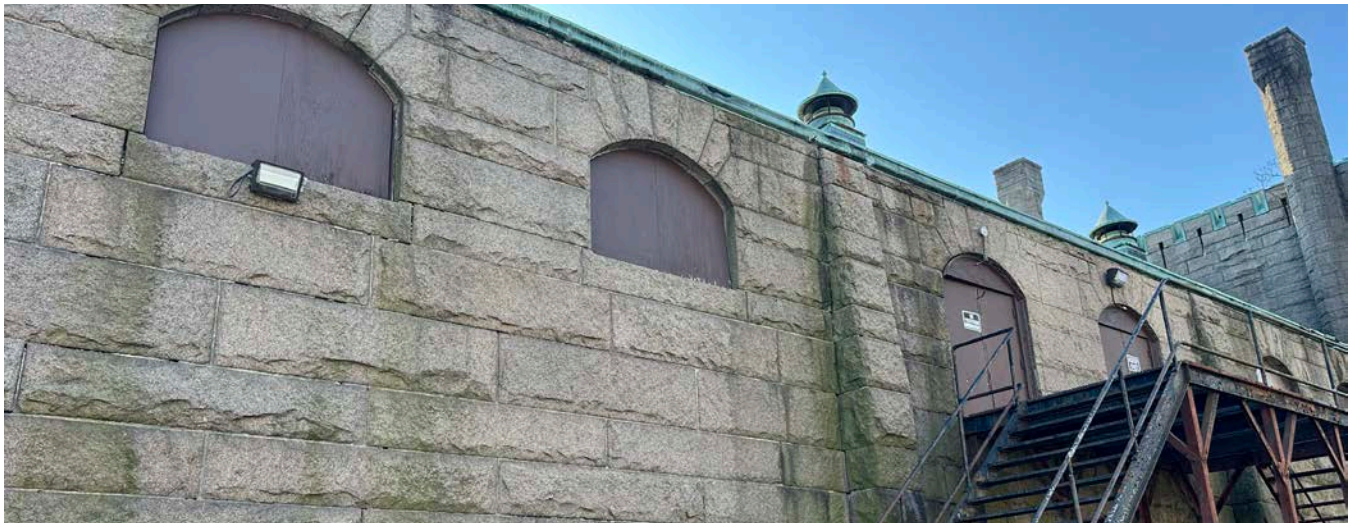


Figure 20 - Exterior Side (West Facing)

Figure 21 - Exterior Rear (North Facing)

FIGURE 21 - EXTERIOR REAR (NORTH FACING)

The north façade appears to be in generally good overall condition, with the granite masonry exhibiting stability and no immediately evident signs of major structural distress from this vantage point. The stone units appear largely intact, with only minor surface weathering consistent with age and exposure. Mortar joints appear sound, but there are localized areas of repointing where the grout is visibly mismatched in color, texture, and tooling. These repairs are not historically accurate and detract from the visual cohesion of the façade.

Figure 22 - Exterior Rear (North Facing)

FIGURE 22 - EXTERIOR REAR (NORTH FACING)

The stepped parapet and vertical buttress elements appear plumb and well-maintained, with no obvious displacement. The window openings are sealed, and no active deterioration is apparent.

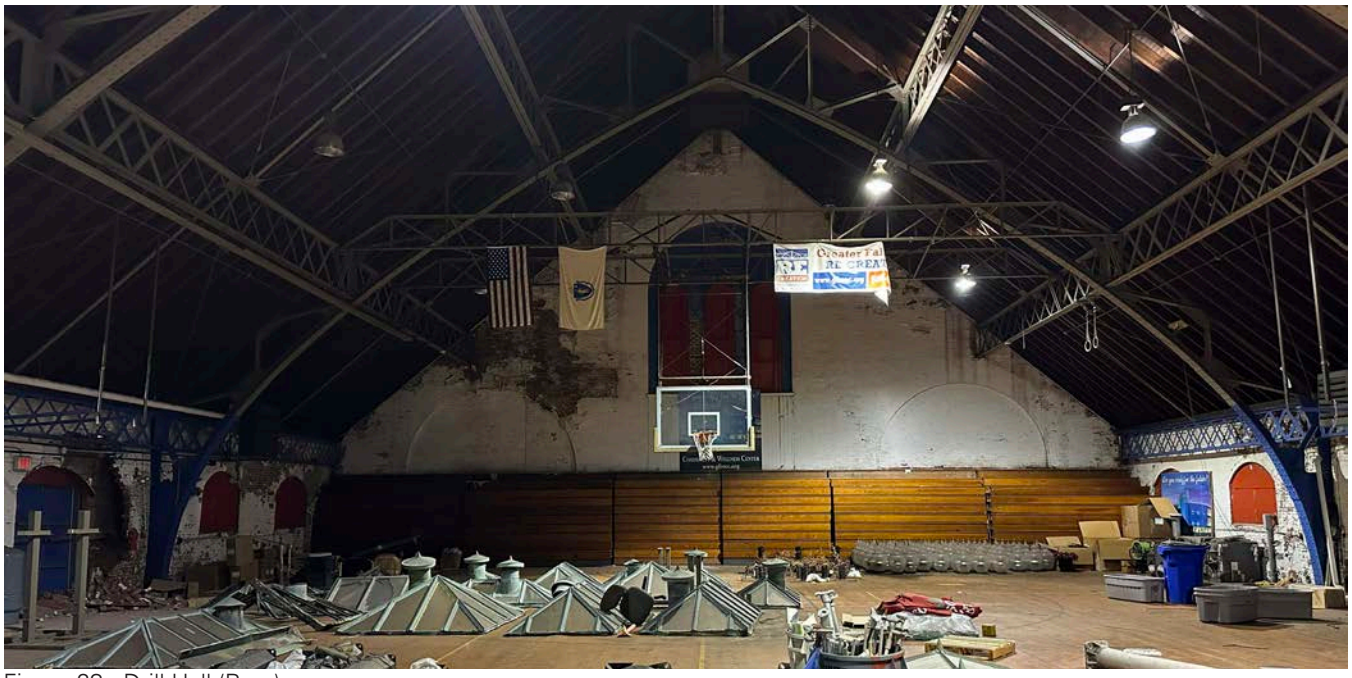


Figure 23 - Drill Hall (Rear)

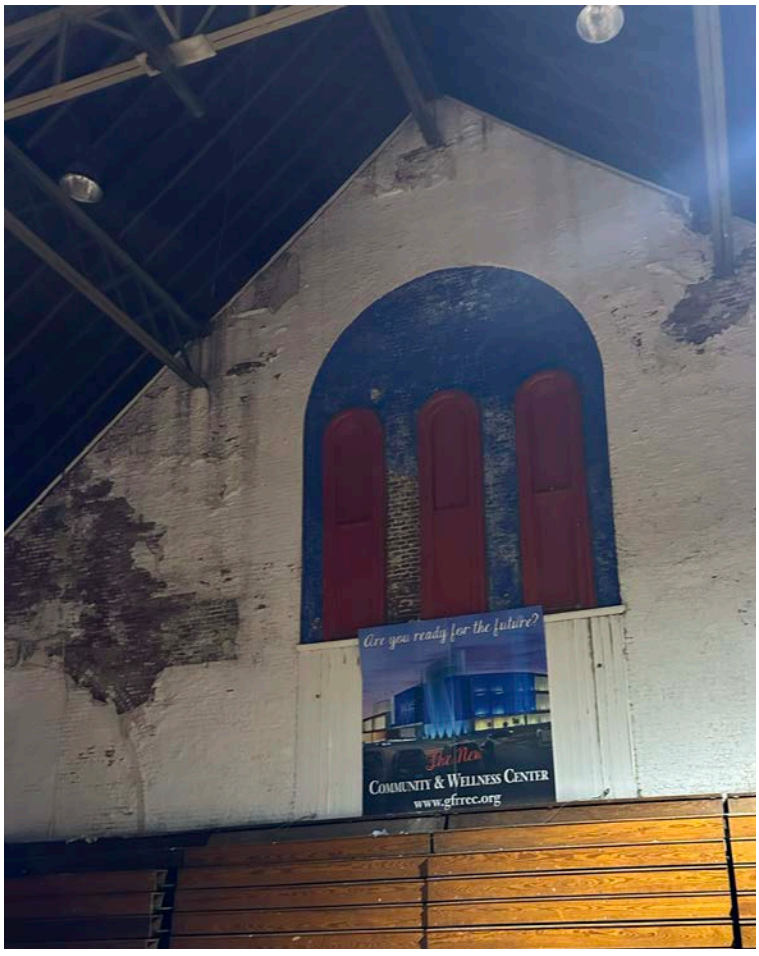


Figure 24 - Drill Hall (Rear)

FIGURE 23 - DRILL HALL (REAR)

The interior of the Drill Hall appears to be generally dry and structurally stable at the time of observation. The hardwood court flooring is intact and level, with no visible signs of buckling, cupping, or staining that would typically indicate prolonged moisture infiltration. Surface debris and stored materials are present across the floor, but these do not appear to have caused damage to the flooring itself.

FIGURE 24 - DRILL HALL (REAR)

At the north end of the hall, the three primary window openings are boarded over. However, there is visible evidence of past or intermittent moisture intrusion concentrated along portions of the adjacent masonry wall and near the roof line above. This is indicated by discoloration, staining, and localized deterioration of the interior brick and finishes. The moisture presence appears limited to specific areas rather than widespread, suggesting isolated entry points rather than systemic failure.

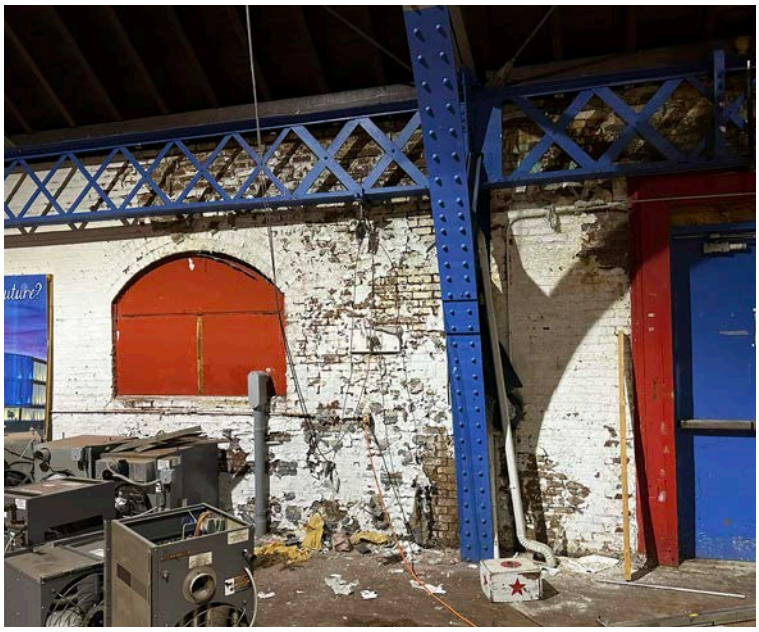


Figure 25 - Drill Hall (East)

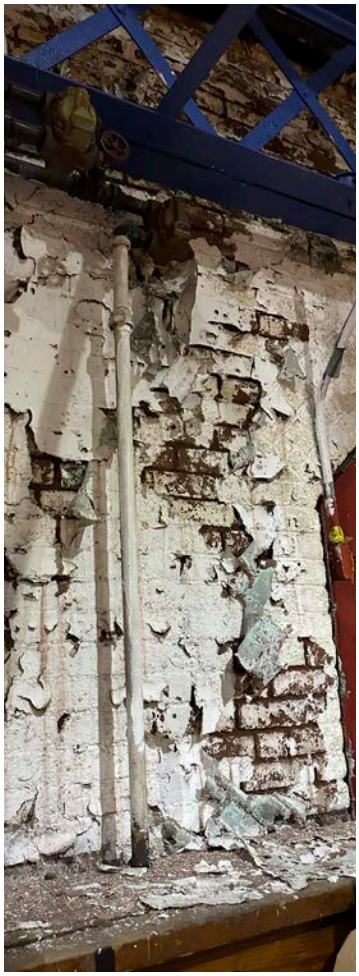


Figure 26 - Drill Hall (East)

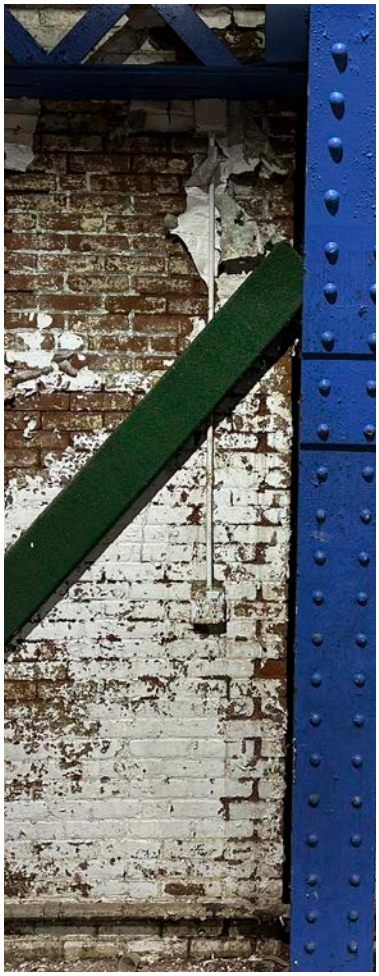


Figure 27 - Drill Hall (West)

FIGURE 25 - DRILL HALL (EAST)

The interior masonry wall shows extensive evidence of moisture-related damage with the painted masonry surface experiencing widespread delamination and loss of adhesion. Large sections of paint are peeling, flaking, and detaching from the substrate, exposing the underlying brick. This condition is consistent with prolonged moisture infiltration, likely from within the wall assembly. At the base of the wall, there is a significant accumulation of fallen paint chips, plaster-like debris, and masonry fragments, indicating ongoing material loss. This debris field suggests that deterioration is active rather than historic. The presence of shelving directly below the damaged wall may also be contributing to debris accumulation and could be at risk of contamination or damage.

FIGURE 26 - DRILL HALL (EAST)

Several vertical and horizontal pipes are mounted directly to the wall. These pipes show signs of corrosion, aging, and potential active or past leakage at joints and valves. The mounting penetrations and lack of proper sealing around these elements may be allowing water intrusion into the masonry assembly.

FIGURE 27 - DRILL HALL (WEST)

The exposed brickwork shows areas of surface erosion and mortar joint deterioration, with localized loss of joint material. Efflorescence and staining are visible across portions of the wall, further indicating chronic moisture presence.

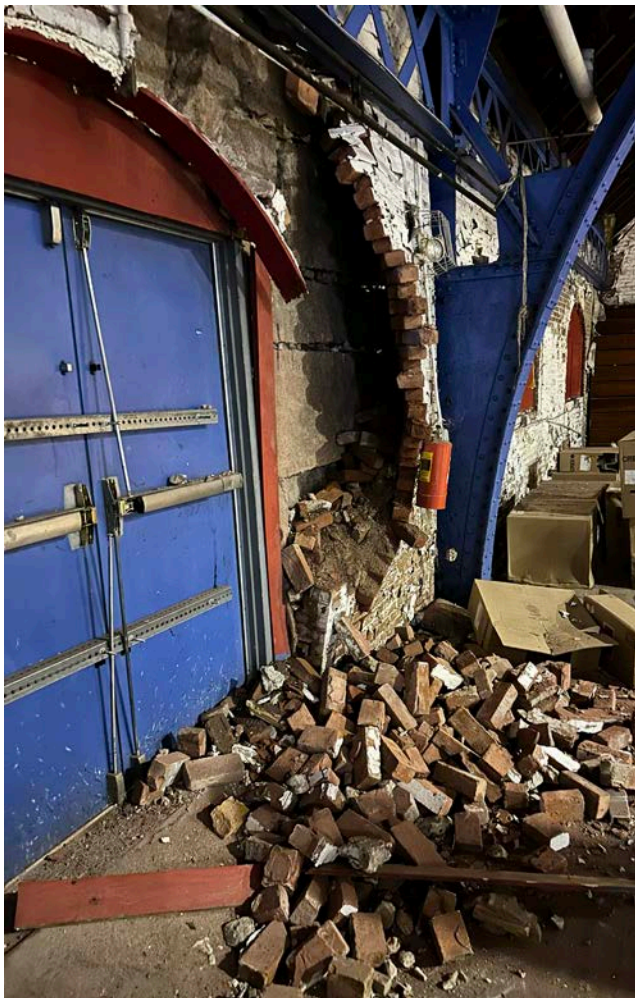


Figure 28 - Drill Hall (West)

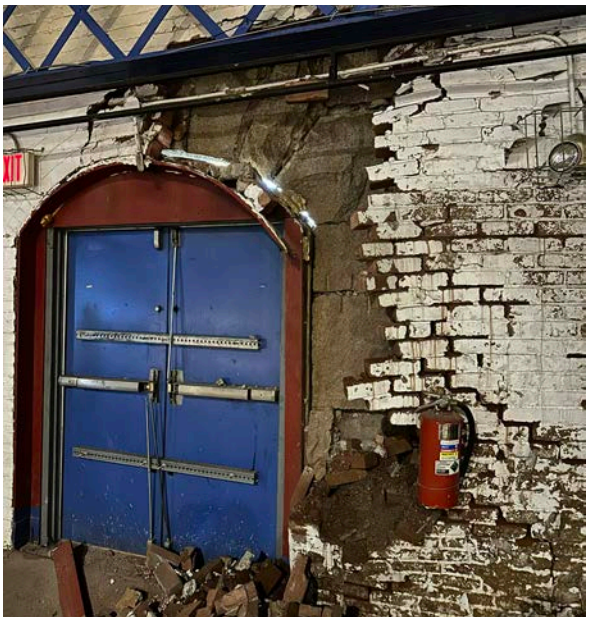


Figure 29 - Drill Hall (West)

FIGURE 28 - DRILL HALL (WEST)

A new, significant localized failure of an interior masonry wall was observed. The conditions indicate both acute structural distress and broader material deterioration. The most prominent condition is the partial collapse of a brick infill wall section adjacent to a large arched opening with double doors. A section of brick masonry has dislodged and fallen to the floor. The arched openings along the wall, including the one immediately adjacent to the collapse, appear to remain intact; however, there are visible gaps and the surrounding masonry shows signs of stress, including cracking and separation at joints. The stability of these arches may be compromised if the adjacent wall sections continue to deteriorate. Overhead, the steel structural framing (painted blue) appears generally intact and not visibly deformed. There is no immediate visible distortion in the steel members, but their reliance on the masonry for bracing should be evaluated. The presence of utilities (conduits and piping) mounted along the wall may have introduced penetrations or localized weaknesses.

FIGURE 29 - DRILL HALL (WEST)

The failure appears to extend vertically from near floor level to above the spring line of the adjacent arch, indicating a loss of structural integrity across a significant height of the wall. The interface between the remaining brick masonry and the exposed backing appears poorly bonded, which may have contributed to the detachment and collapse. The painted brick surfaces show peeling, flaking, and loss of adhesion, indicating prolonged moisture exposure.

BEFORE

(WALKTHROUGH - NOVEMBER 29, 2023)

Figure 30 - Drill Hall (West)

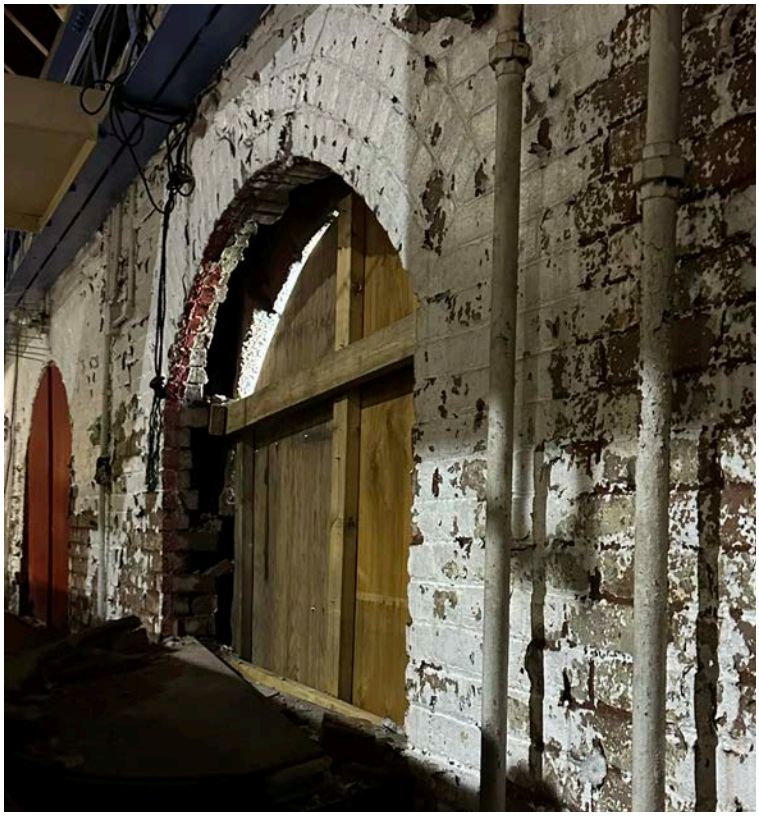


Figure 31 - Drill Hall (West)

FIGURE 30 - DRILL HALL (WEST)

The image depicts another interior masonry wall failure with a partially infilled arched opening, exhibiting notable signs of deterioration and exposure. The brick and painted masonry surfaces show widespread peeling, flaking, and loss of coating, exposing the underlying substrate. This condition is consistent across the wall, suggesting prolonged exposure to moisture and environmental cycling. The arched opening appears to have been infilled with wood framing and boards; however, the infill is incomplete and loosely fitted, with visible gaps at the perimeter.

FIGURE 31 - DRILL HALL (WEST)

Consistent with the observed conditions, there are clear openings between the infilled framing and the surrounding masonry, allowing daylight to penetrate into the interior space. These gaps indicate a compromised building envelope and suggest pathways for water infiltration, air movement, and potential pest entry. Of particular concern is the apparent configuration of the lintel above the opening. The lintel appears to be angled downward toward the interior rather than sloped outward. This improper pitch likely facilitates water drainage into, rather than away from, the wall assembly. Over time, this condition would contribute to moisture intrusion within the masonry, accelerating the breakdown of mortar joints, paint failure, and potential brick deterioration.

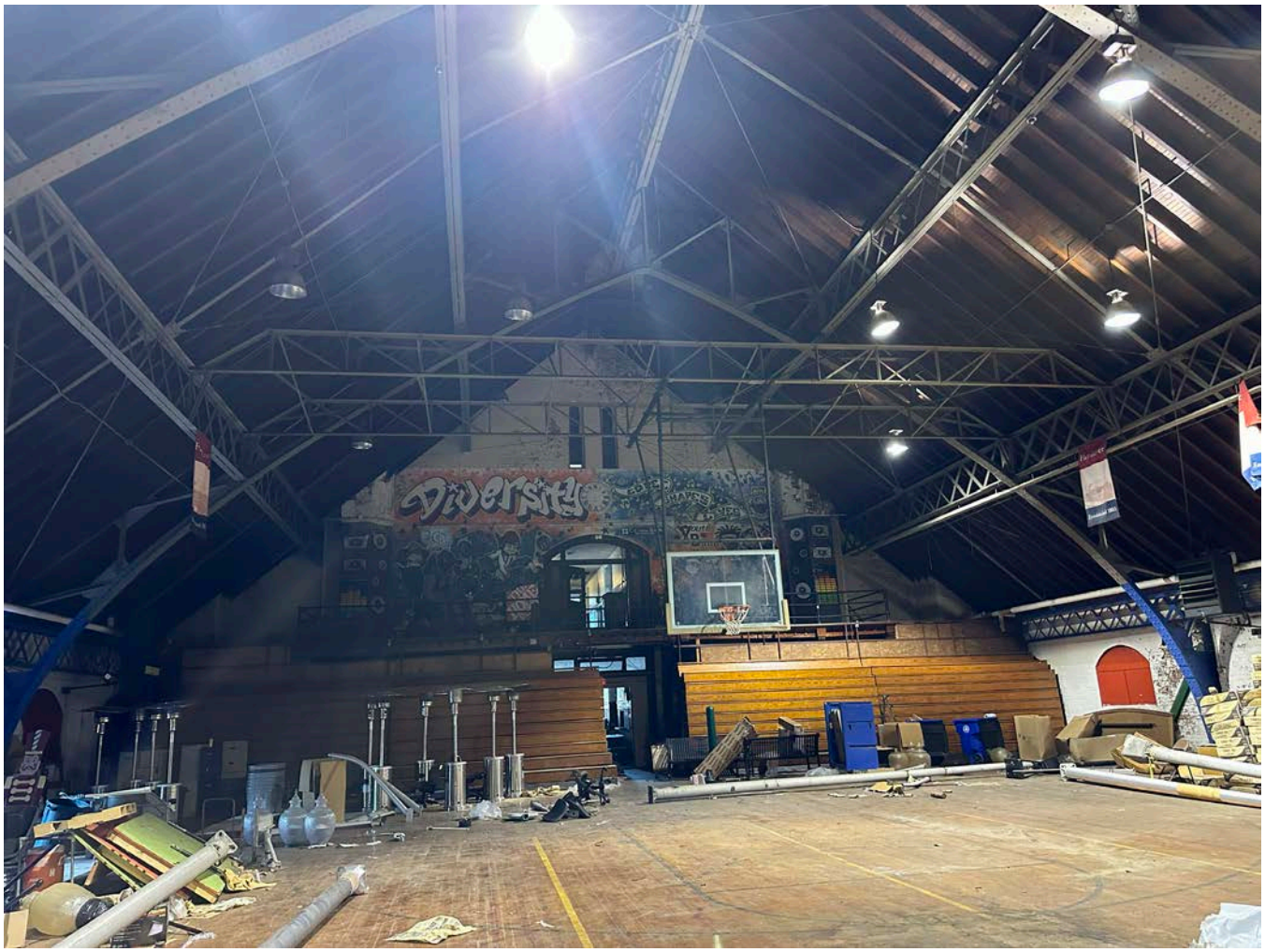


Figure 32 - Drill Hall (South)

Figure 33 - Drill Hall (Ceiling)

FIGURE 32 - DRILL HALL (SOUTH)

The interior north wall of the Drill Hall appears in fair condition with less signs of water intrusion than the opposite wall,

FIGURE 33 - DRILL HALL (CEILING)

The interior ceiling of the Drill Hall appears to remain in good overall condition following the roof replacement completed under the FY18 CPA grant. The exposed wood decking is uniformly intact, with no visible signs of active moisture infiltration such as staining, discoloration, warping, or biological growth. The consistent tone and condition of the wood boards suggest that the roof system above is effectively shedding water and protecting the structure below.

Figure 34 - Drill Hall (South)

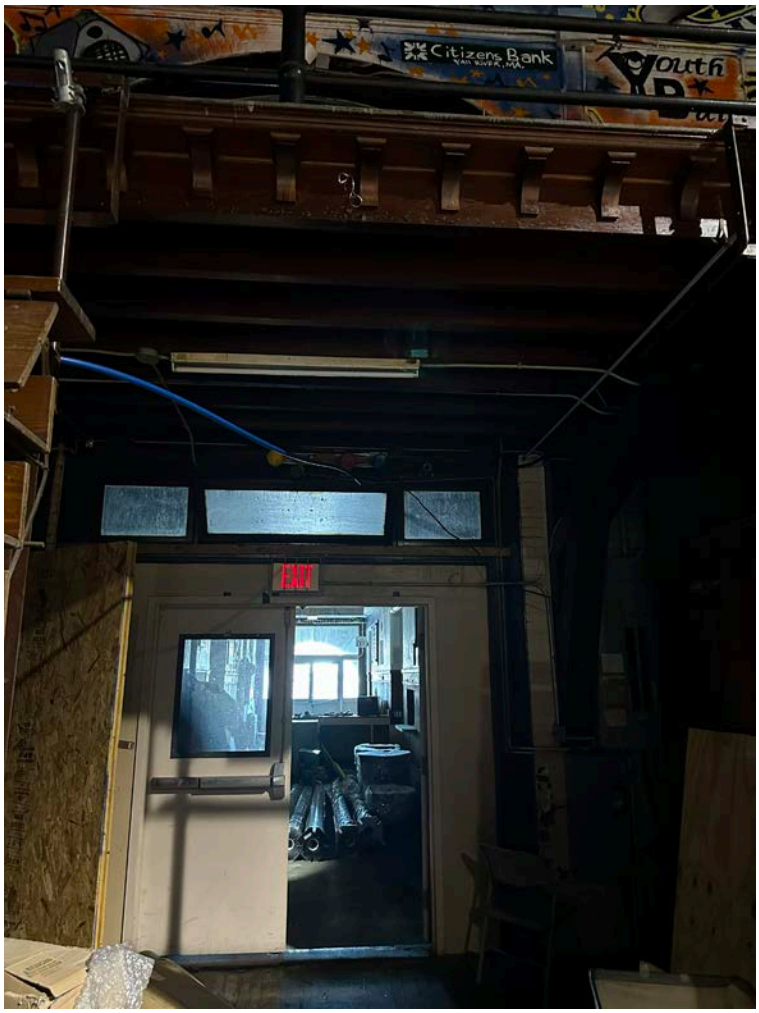


Figure 35 - Drill Hall (South)

FIGURE 34 - DRILL HALL (SOUTH)

Visible signs of moisture infiltration show on the interior north side face of the Drill Hall where the wall meets the roof. The exposed steel roof trusses and decking appear generally sound, with no obvious deformation or corrosion visible from this vantage point.

FIGURE 35 - DRILL HALL (SOUTH)

The architectural features above the main doorway into the Armory building from the Drill Hall remain intact with no signs of water infiltration. The architectural features above the doorway — most notably the exposed wood beam, decorative corbels, and supporting members — appear to remain intact and structurally sound. The wood elements show no visible signs of active deterioration such as warping, staining, rot, or biological growth, which would typically indicate moisture intrusion. The finishes appear consistent in color, suggesting that these elements have remained largely dry over time. There are no observable signs of water infiltration at the beam or adjacent ceiling areas. Specifically, there is an absence of discoloration, efflorescence, peeling finishes, or staining patterns that would typically result from prolonged moisture exposure. The connection points between the beam and surrounding materials also appear tight and undisturbed, with no visible separation or cracking that might suggest movement or water-related damage. The doorway assembly below, including the frame, transom window, and adjacent wall surfaces, also appears free of moisture-related distress. The transom glazing is intact, and while slightly obscured, it does not exhibit signs of condensation buildup or water staining.

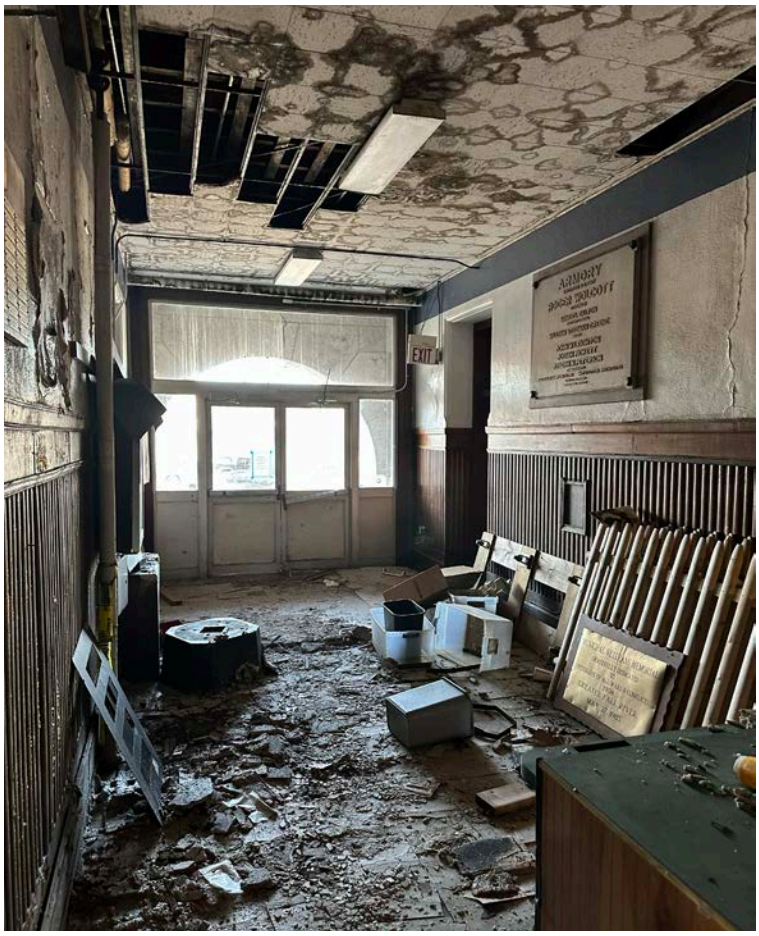


Figure 36 - First Floor (Main Hallway)

Figure 37 - First Floor (Main Hallway)

FIGURE 36 - FIRST FLOOR (MAIN HALLWAY)

The interior entry corridor is in severely deteriorated condition, with the most significant damage observed at the ceiling. Large sections of the ceiling have failed, exposing framing and mechanical systems above, while remaining surfaces exhibit extensive water staining, delamination, and active deterioration. The floor is heavily covered with debris from ceiling collapse, indicating continuous material loss rather than a single failure event.

FIGURE 37 - FIRST FLOOR (MAIN HALLWAY)

The walls, consisting of plaster or painted masonry above wood wainscoting, appear generally intact but visibly impacted by moisture.

FIGURE 38 - FIRST FLOOR (WEST)

Signs of paint flaking and on the tin-ceiling.

FIGURE 39 - FIRST FLOOR (WEST)

Signs of paint flaking and on the tin-ceiling.

Figure 38 - First Floor (West)

Figure 39 - First Floor (West)

Figure 40 - First Floor (West)

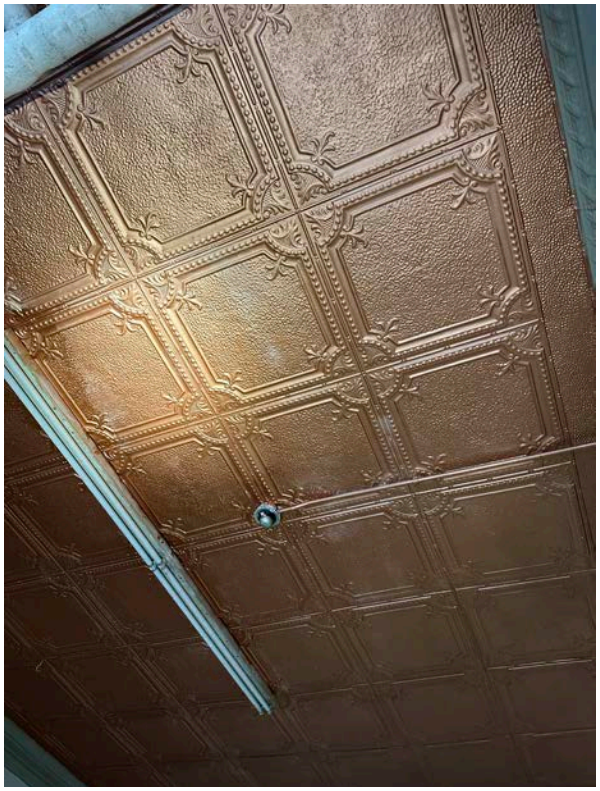


Figure 41 - First Floor (West)

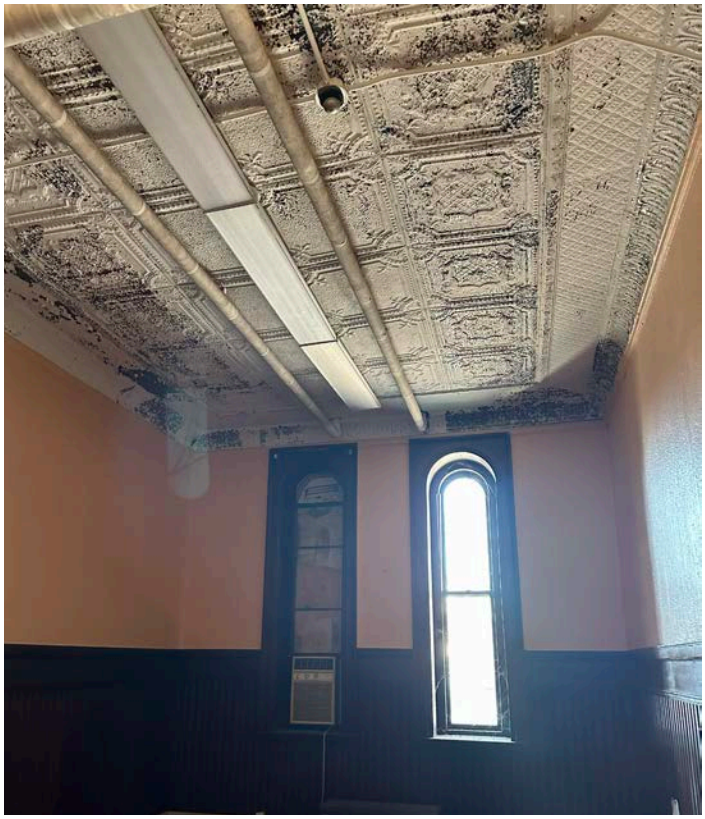


Figure 42 - First Floor (Southwest)

FIGURE 40 - FIRST FLOOR (WEST)

The decorative, hand-crafted pressed tin ceiling panel system, likely original to the building, with ornate embossed detailing remains largely intact. The underlying tin panels appear structurally sound, with no visible deformation, sagging, or major displacement. Panel seams and joints are generally tight and continuous, indicating that the ceiling system has not experienced significant structural failure.

FIGURE 41 - FIRST FLOOR (WEST)

One section of tin ceiling was in better condition than others, possibly having been repainted more recently.

FIGURE 42 - FIRST FLOOR (SOUTHWEST)

There is widespread deterioration of the paint finish and the coating exhibits extensive chipping, flaking, and loss of adhesion, exposing the underlying metal substrate in many areas. Given the age of the building and the type of finish, the deteriorated coating may contain lead-based paint.

Figure 43 - First Floor (Southeast)

Figure 45 - First Floor (Southeast)

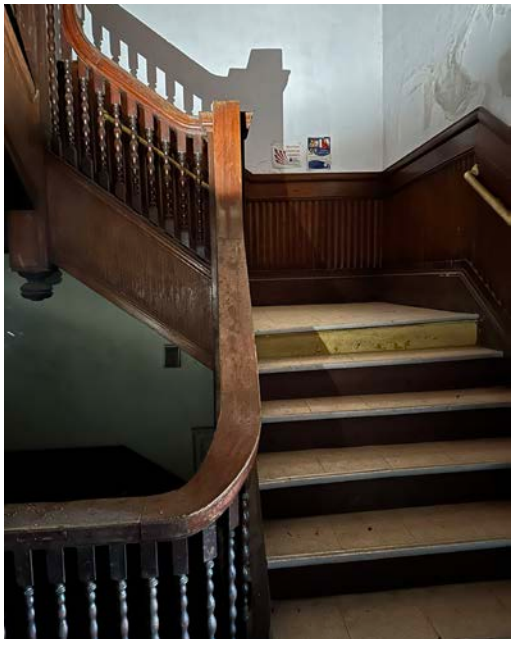


Figure 47 - First Floor (Stairwell)

Figure 44 - First Floor (East)

Figure 46 - First Floor (East)

FIGURE 43 - FIRST FLOOR (SOUTHEAST)

A small interior room exhibiting clear evidence of water infiltration and material deterioration. The plaster finish shows extensive failure, with large sections delaminated and peeling away from the substrate. Exposed underlying layers are visible and the irregular cracking and flaking patterns suggest prolonged moisture.

FIGURE 44 - FIRST FLOOR (EAST)

A section of ceiling tiles has fallen along the interior east wall.

FIGURE 45 - FIRST FLOOR (SOUTHEAST)

The area was in stable condition with no signs of moisture infiltration.

FIGURE 46 - FIRST FLOOR (EAST)

Suspended acoustical tile ceiling appeared generally intact and level, showing no visible sagging or staining in this view.

FIGURE 47 - FIRST FLOOR (STAIRWELL)

The stairwell was in good condition with signs of some moisture infiltration towards the center of the building.

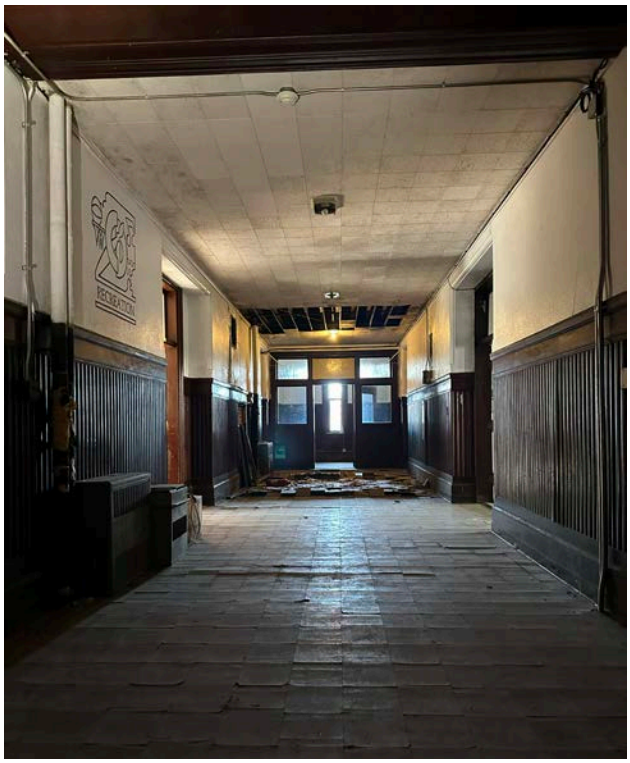


Figure 48 - Second Floor (Main Hallway)

FIGURE 48 - SECOND FLOOR (MAIN HALLWAY)

The corridor exhibits extensive deterioration consistent with significant past water infiltration originating at the roof level and migrating downward through multiple floors.

FIGURE 49 - SECOND FLOOR (MAIN HALLWAY)

The most severe damage is concentrated directly beneath the apparent path of infiltration, where large sections of the finished ceiling have failed. Portions of the ceiling assembly are missing entirely, exposing wood joists and framing members above. The finished tile flooring has experienced substantial displacement and failure, with widespread buckling, heaving, and breakage. Numerous tiles are fractured or fully dislodged. The deformation of the floor suggests prolonged saturation of the subfloor materials, likely resulting in expansion, loss of structural integrity, and eventual collapse of the finished surface in localized areas. Painted plaster wall surfaces exhibit minor staining and possible moisture-related degradation, while the wood wainscoting remains largely in place, though its long-term condition may be compromised.

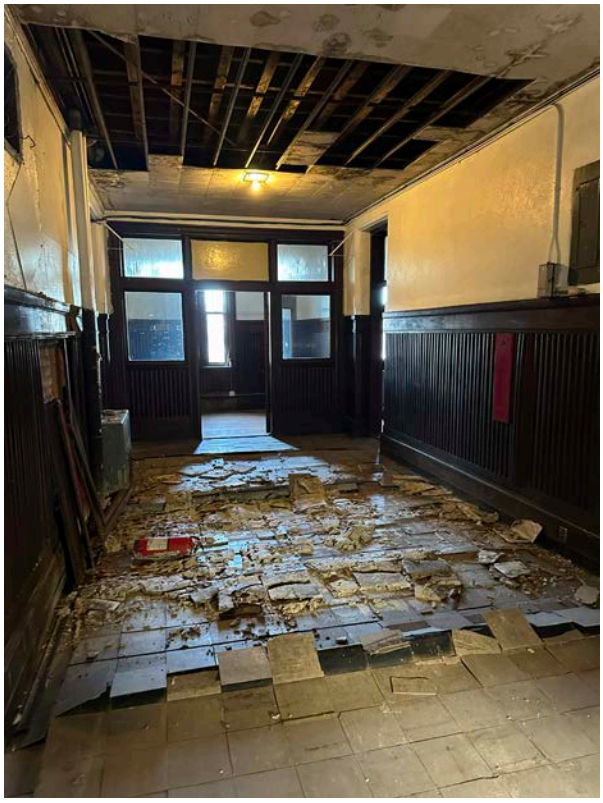


Figure 49 - Second Floor (Main Hallway)

FIGURE 50 - SECOND FLOOR (DRILL HALL)

Condition of the Drill Hall roof looks stable from the second floor balcony at the bleachers on the second floor.

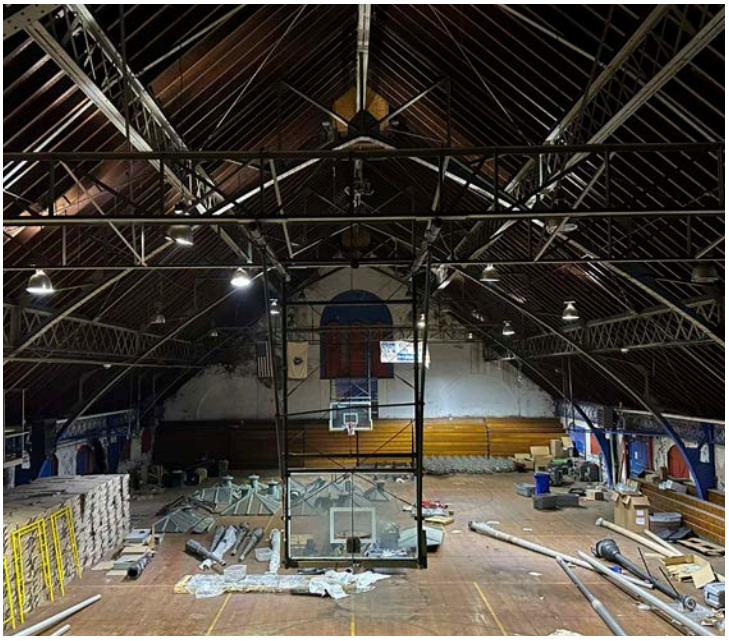


Figure 50 - Second Floor (Drill Hall)

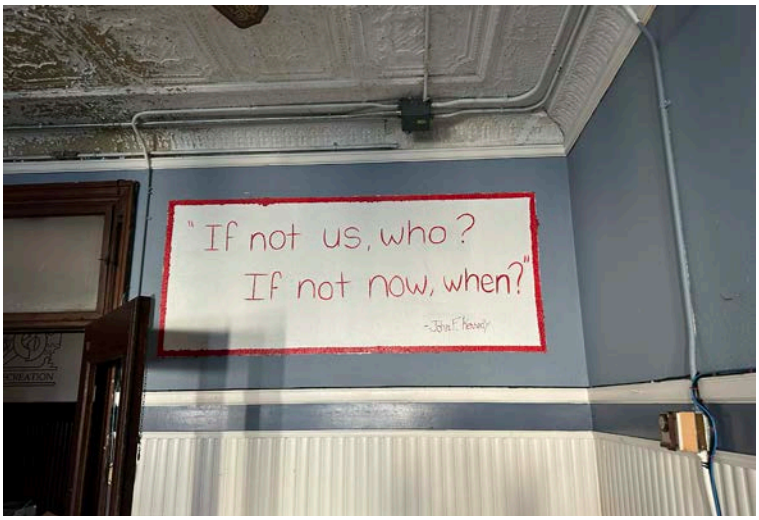


Figure 51 - Second Floor (West)

FIGURE 51 - SECOND FLOOR (WEST)
The interior rooms appear in fair condition, with minimum signs of active or recent water intrusion. The walls are generally intact and finished with painted plaster above a wainscoted lower portion. The finishes show typical wear, but no widespread staining, bubbling, or peeling that would strongly indicate ongoing moisture infiltration at the wall level.

FIGURE 52 - SECOND FLOOR (WEST)
Some windows on the second floor elevation are boarded up or have glass storm windows.

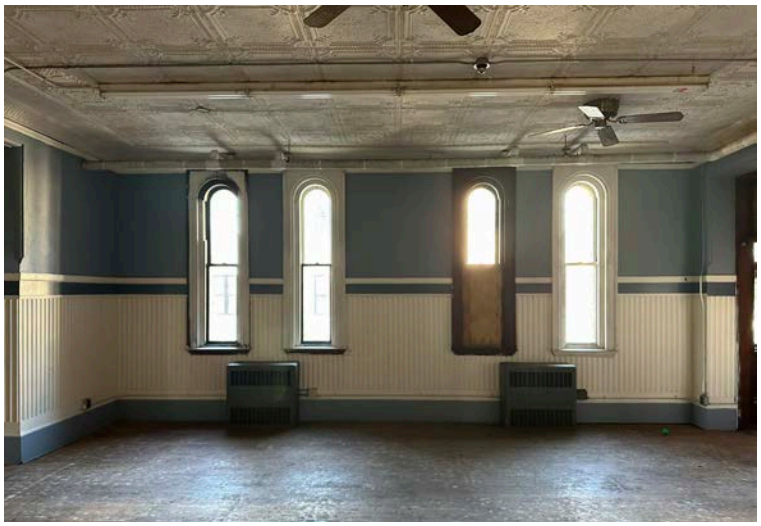


Figure 52 - Second Floor (West)

FIGURE 53 - SECOND FLOOR (WEST)
The decorative tin ceiling remains largely intact. However, there are localized areas where paint deterioration, discoloration, and minor surface degradation are present. The absence of sagging panels or significant deformation indicates that the ceiling system remains structurally stable.

FIGURE 54 - SECOND FLOOR (SOUTHWEST)
The wooden millwork of the former offices and classrooms are in good condition. One glass storm window is not properly attached.

Figure 53 - Second Floor (West)

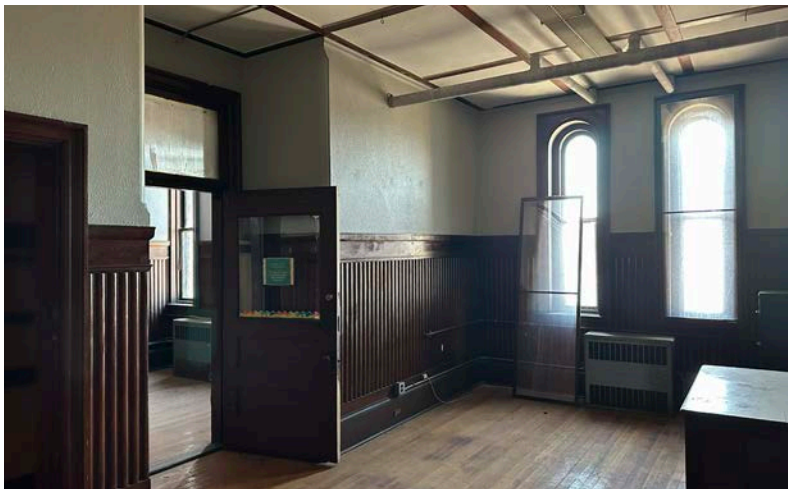


Figure 54 - Second Floor (Southwest)

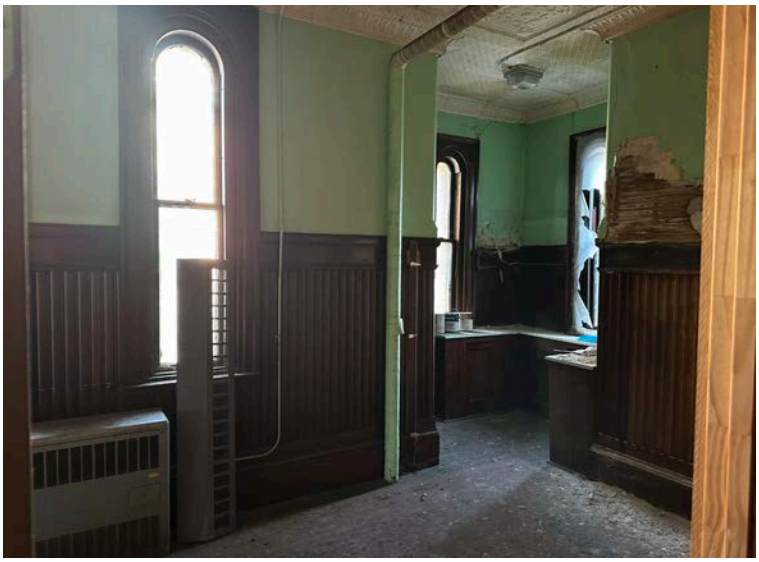


Figure 55 - Second Floor (West)

FIGURE 55 - SECOND FLOOR (WEST)

This section of the second floor showed worse conditions than other areas, possibly because of exposure to the elements from failed weatherproofing at the windows.

FIGURE 56 - SECOND FLOOR (WEST)

A section of plaster has failed and detached from the wall, exposing the underlying wood lath system. The failure appears irregular in shape and is most pronounced above the wood wainscoting. The wood wainscoting below appears relatively intact but may be concealing additional concealed deterioration within the wall cavity.

Figure 56 - Second Floor (West)

FIGURE 57 - SECOND FLOOR (SOUTHWEST)

The southwest corner of the second floor contained a large number of boarded up windows.

FIGURE 58 - SECOND FLOOR (EAST)

The ceiling on the east side of the second floor did not show signs of recent water intrusion.

Figure 57 - Second Floor (Southwest)

Figure 58 - Second Floor (East)

Figure 59 - Second Floor (Southeast)

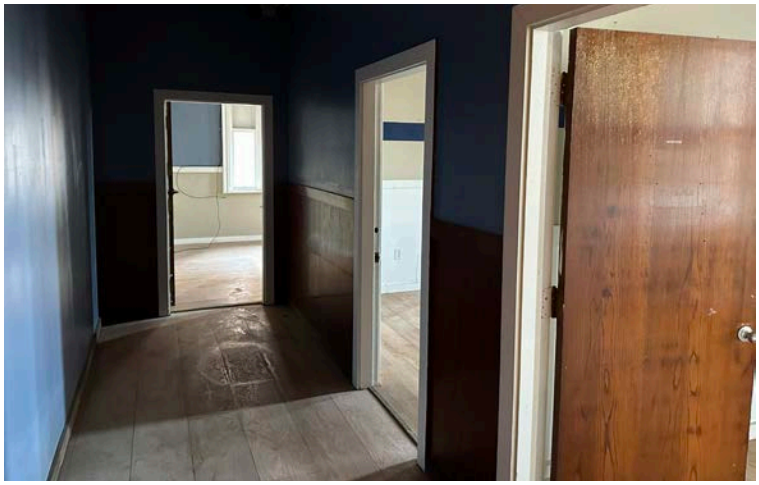


Figure 60 - Second Floor (East)

Figure 61 - Second Floor (Southeast)

FIGURE 59 - SECOND FLOOR (SOUTHEAST)
The ceiling on the southeast side of the second floor did not show any recent signs of water intrusion.

FIGURE 60 - SECOND FLOOR (EAST)
The hallway on the east side of the second floor did not show any recent signs of water intrusion.

FIGURE 61 - SECOND FLOOR (SOUTHEAST)
The ceiling and floor on the southeast side of the second floor did not show any recent signs of water intrusion.

FIGURE 62 - SECOND FLOOR (EAST)
The paint on the tin ceiling in the east side of the second floor showed signs of cracking and chipping, possibly from moisture infiltration.

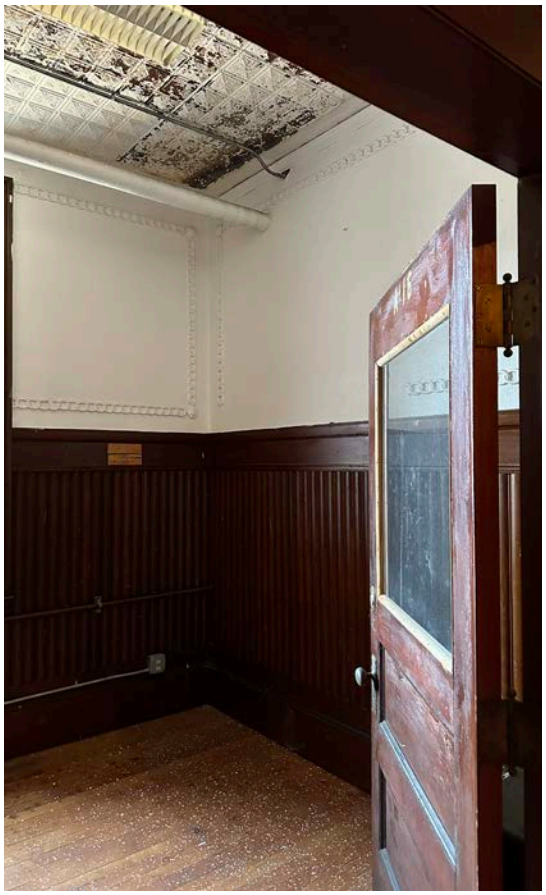


Figure 62 - Second Floor (East)

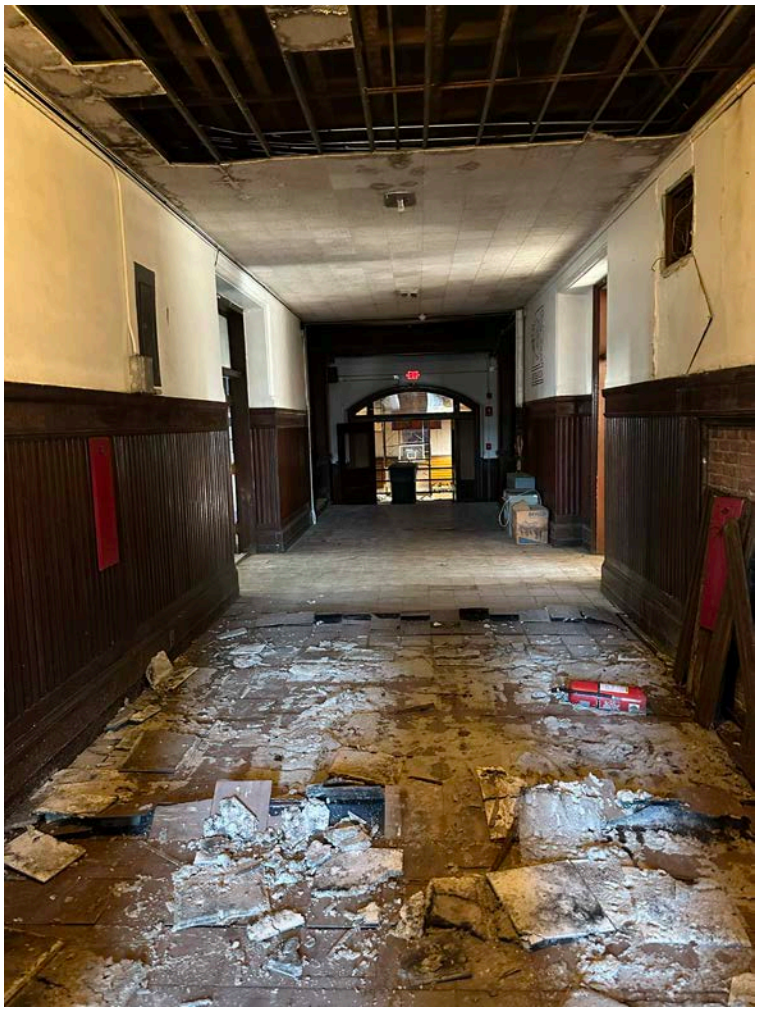


Figure 63 - Second Floor (Main Hallway)

FIGURE 63 - SECOND FLOOR (MAIN HALLWAY)
Wall surfaces and architectural finishes appear comparatively more intact but still show signs of environmental stress. Painted plaster exhibit minor staining and possible moisture-related degradation, while the wood wainscoting remains largely in place, though its long-term condition may be compromised.

FIGURE 64 - SECOND FLOOR (WEST)
Original wood finishes, including paneled walls, door casings, and trim, all appear to remain intact and generally well-preserved. The wood elements show typical signs of age such as surface wear, minor scuffing, and finish dulling, but no significant deterioration, warping, or material failure is evident. The door to the left, including its hardware and glazing, appears functional and structurally sound, with no visible signs of moisture-related damage such as staining, swelling, or rot.

FIGURE 65 - SECOND FLOOR (SOUTH)
No signs of new damage or water infiltration.

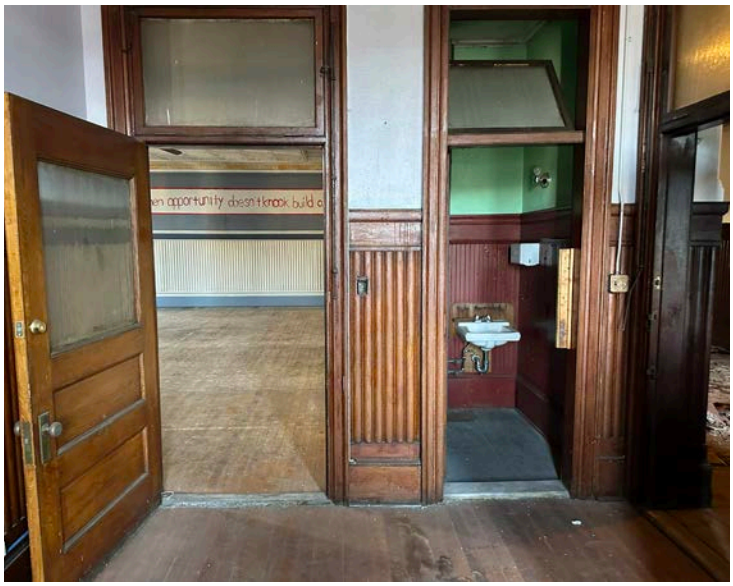


Figure 64 - Second Floor (West)

Figure 65 - Second Floor (South)

Figure 66 - Third Floor (Stairwell)

FIGURE 66 - THIRD FLOOR (STAIRWELL)

A new, significant localized failure of the interior plaster wall located along the stairwell leading to the third floor was observed. Approximately halfway up the stair run, a large section of plaster has detached and fallen away, exposing the underlying historic brick masonry and remnants of wood lath. The exposed substrate reveals aged brick masonry with visible mortar joints and embedded wood lath strips, many of which appear deteriorated, warped, or partially decayed. The condition of the lath suggests prolonged exposure to moisture and environmental fluctuations.

FIGURE 67 - THIRD FLOOR (SOUTHWEST)

The southwest corner room appears to be in generally stable condition, particularly when evaluating the windows and hardwood flooring. The hardwood flooring throughout the space appears structurally sound and largely level, with no visible signs of buckling, warping, or significant displacement that would typically indicate prolonged moisture exposure. Minor surface wear, including scratches, debris, and localized finish deterioration, is present.

FIGURE 68 - THIRD FLOOR (SOUTHWEST)

Deterioration is evident in adjacent finishes, particularly at the ceiling and upper wall surfaces. There is widespread peeling and flaking paint on the ceiling, especially along the beams, which may suggest past moisture exposure or prolonged humidity fluctuations.

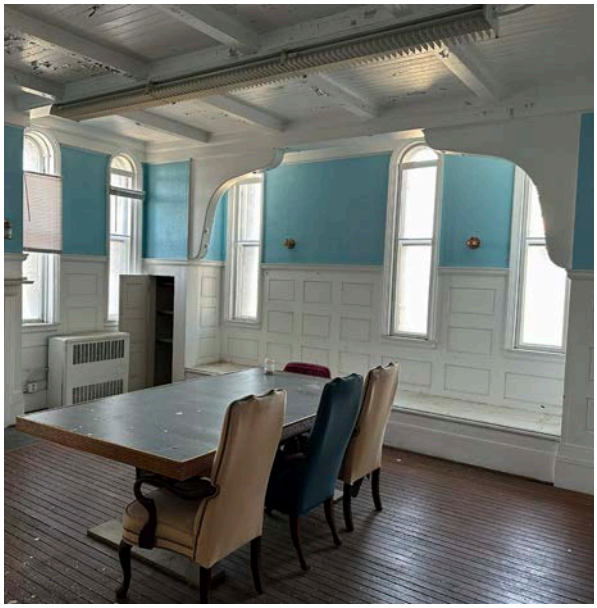


Figure 67 - Third Floor (Southwest)

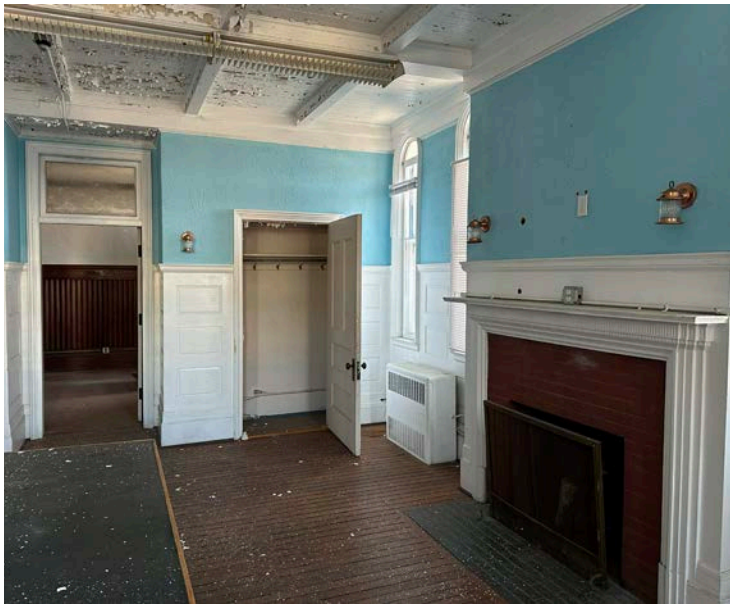


Figure 68 - Third Floor (Southwest)

Figure 69 - Third Floor (West)

FIGURE 69 - THIRD FLOOR (WEST)

Previous weatherproofing measures for the windows on the west side of the third floor appear to remain intact. The ceiling, wooden millwork, and hardwood floors were observed in stable condition.

FIGURE 70 - THIRD FLOOR (WEST)

The fireplace and surrounding wooden mantle appear to be in generally good and stable condition. The wood paneling, including the fluted wainscoting and mantle surround, remains intact with no visible signs of structural failure, warping, or significant material loss. The brick firebox and hearth also appear to be intact and the brickwork itself does not exhibit visible cracking, displacement, or mortar loss. Above the mantle, the hood enclosure is intact and appears securely fastened, though its surface shows minor cosmetic imperfections such as small fastener marks and slight irregularities in the finish.

Figure 70 - Third Floor (West)

Figure 71 - Third Floor (Main Hallway)

FIGURE 71 - THIRD FLOOR (MAIN HALLWAY)
The hallway in front of the landing of the stairwell to the third floor appeared in stable condition with no signs of recent water infiltration.

FIGURE 72 - THIRD FLOOR (SOUTH)
The surrounding wood trim, wall paneling, and window casings appear generally intact and in fair condition, with no immediate signs of active deformation or staining at lower elevations.

FIGURE 73 - THIRD FLOOR (SOUTH)
Signs of moisture were seen at the ceiling where paint was observed peeling, flaking, and falling along decorative finishes. These conditions are most pronounced along the decorative plaster molding with ornate detailing. The pattern and concentration of damage suggest prolonged or repeated exposure to moisture infiltration rather than a singular isolated event. The deterioration appears to be most severe near the corner above the arched window, where plaster failure is more advanced and underlying substrate may be exposed.

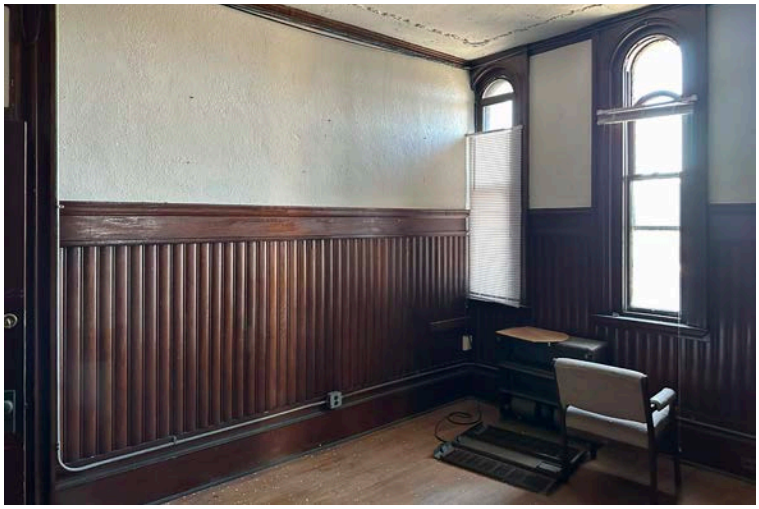


Figure 72 - Third Floor (South)

Figure 73 - Third Floor (South)

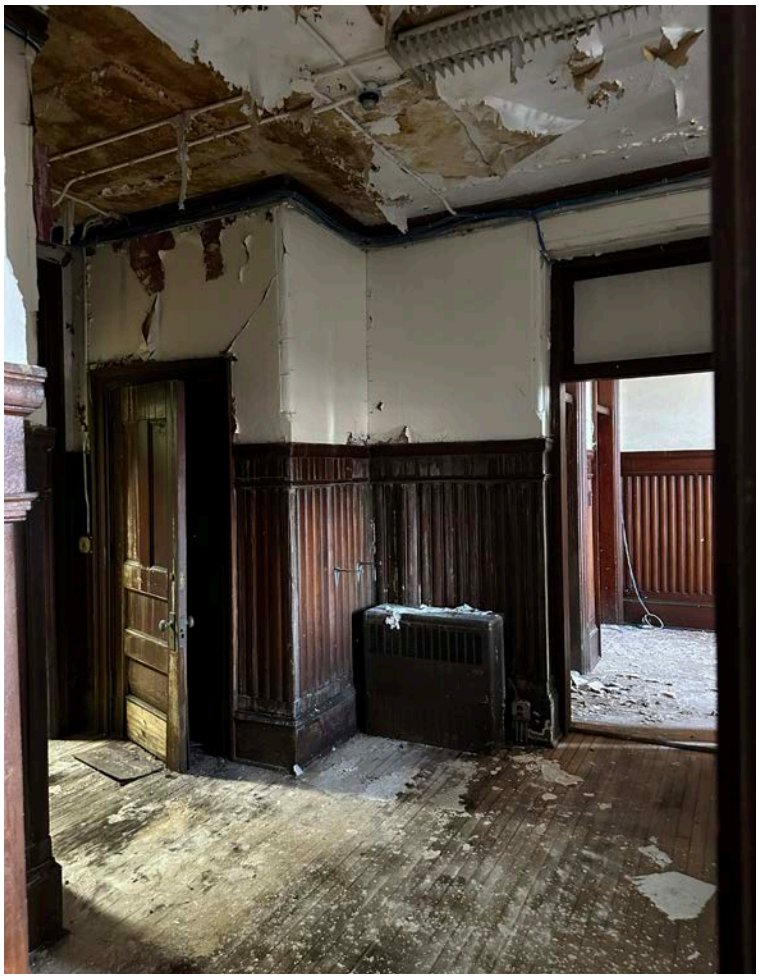


Figure 74 - Third Floor (South)

FIGURE 74 - THIRD FLOOR (SOUTH)

This area was part of the previous water intrusion event. There are no clear signs of active or recent water infiltration, such as fresh staining, visible dampness, or ongoing leakage. The ceiling shows extensive deterioration, with widespread peeling and delamination of paint layers. The pattern and extent of this peeling suggest that while active water entry may have ceased, the materials likely retain residual moisture or were not fully remediated following the initial incident. The walls exhibit cracking and localized surface deterioration, with minor separations visible at joints and transitions.

FIGURE 75 - THIRD FLOOR (SOUTHEAST)

The flooring shows scattered debris from fallen ceiling material, but no obvious signs of active moisture-related deformation such as cupping or buckling are evident in this view.

FIGURE 76 - THIRD FLOOR (SOUTHEAST)

The wood wainscoting and trim appear largely intact and stable.

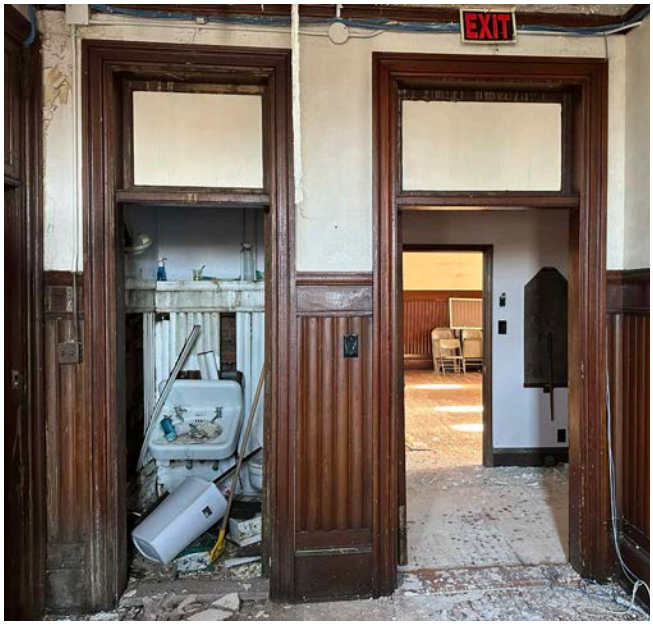


Figure 75 - Third Floor (Southeast)

Figure 76 - Third Floor (Southeast)

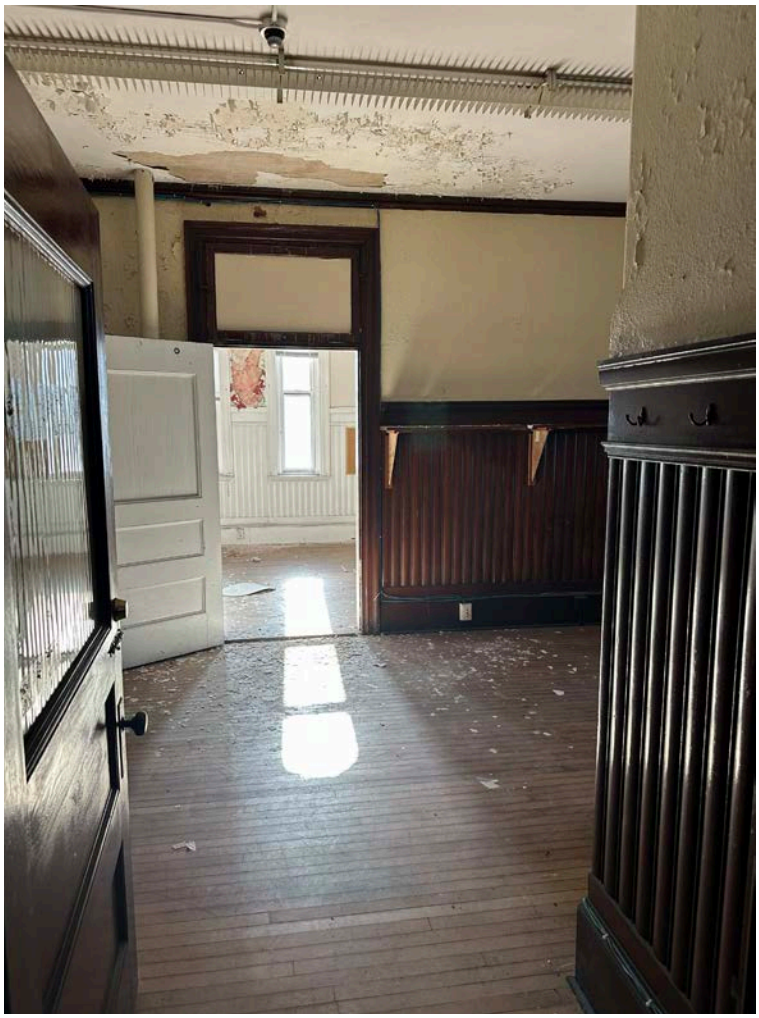


Figure 77 - Third Floor (East)

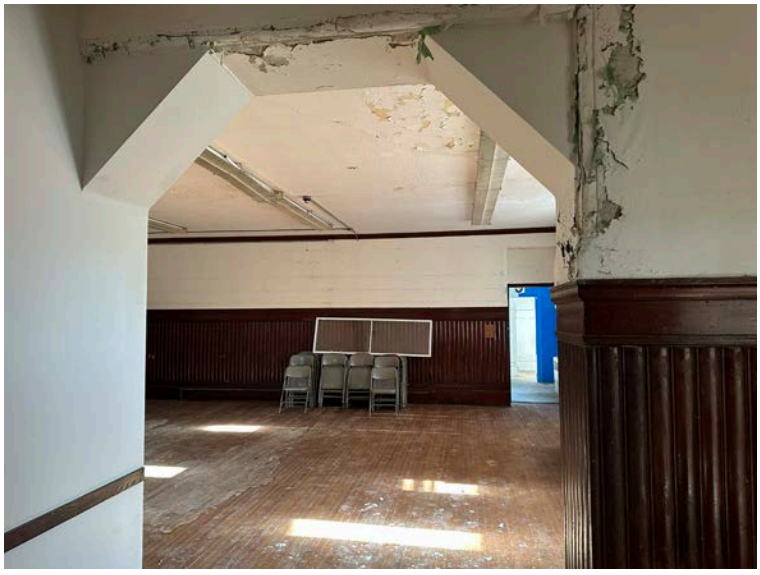


Figure 78 - Third Floor (East)

FIGURE 77 - THIRD FLOOR (EAST)

Signs of moisture were seen at the ceiling and paint was observed peeling, flaking, and falling along the ceiling.

FIGURE 78 - THIRD FLOOR (EAST)

Signs of moisture were seen at the ceiling and paint was observed peeling and falling to the floor.

FIGURE 79 - THIRD FLOOR (EAST)

Signs of moisture were seen at the ceiling and the outer wall in the bathroom with paint observed peeling, flaking, and falling along the ceiling and wall joints.

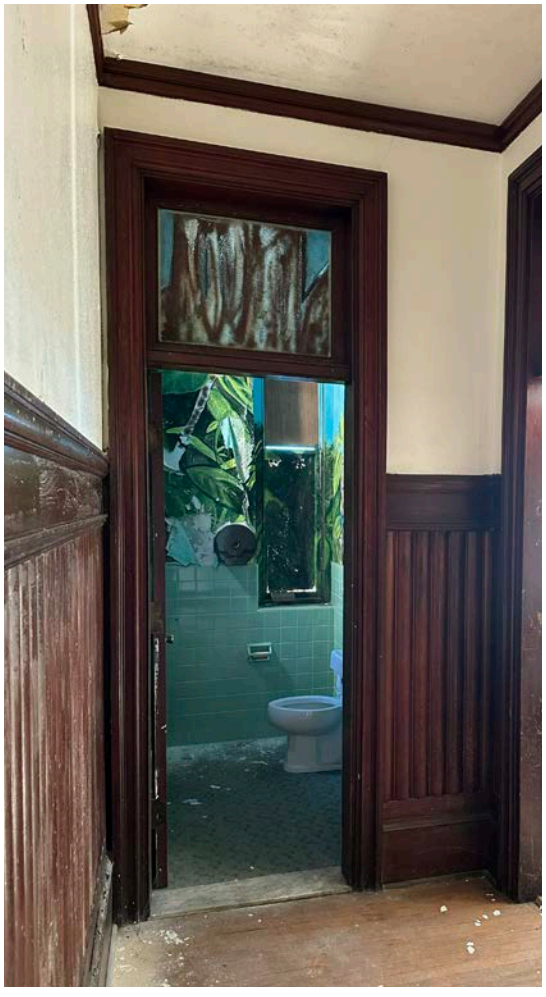


Figure 79 - Third Floor (East)

Figure 80 - Third Floor (Southeast)

Figure 81 - Third Floor (Southeast)

FIGURE 80 - THIRD FLOOR (SOUTHEAST)

The room exhibits clear signs of moisture-related deterioration, most notably at the ceiling and along the exterior wall. The deterioration appears most pronounced near the perimeter of the room, particularly along the wall-ceiling junction above the windows, suggesting prolonged exposure to moisture infiltration.

FIGURE 81 - THIRD FLOOR (SOUTHEAST)

In several locations, the paint has completely separated from the substrate, exposing underlying material and indicating ongoing or past saturation.

FIGURE 82 - THIRD FLOOR (EAST)

Along the exterior wall, particularly around and between the arched window openings, there is visible cracking and localized material loss. The condition of the wall surface suggests repeated wetting and drying cycles, which may have contributed to the cracking and delamination observed.

Figure 82 - Third Floor (East)

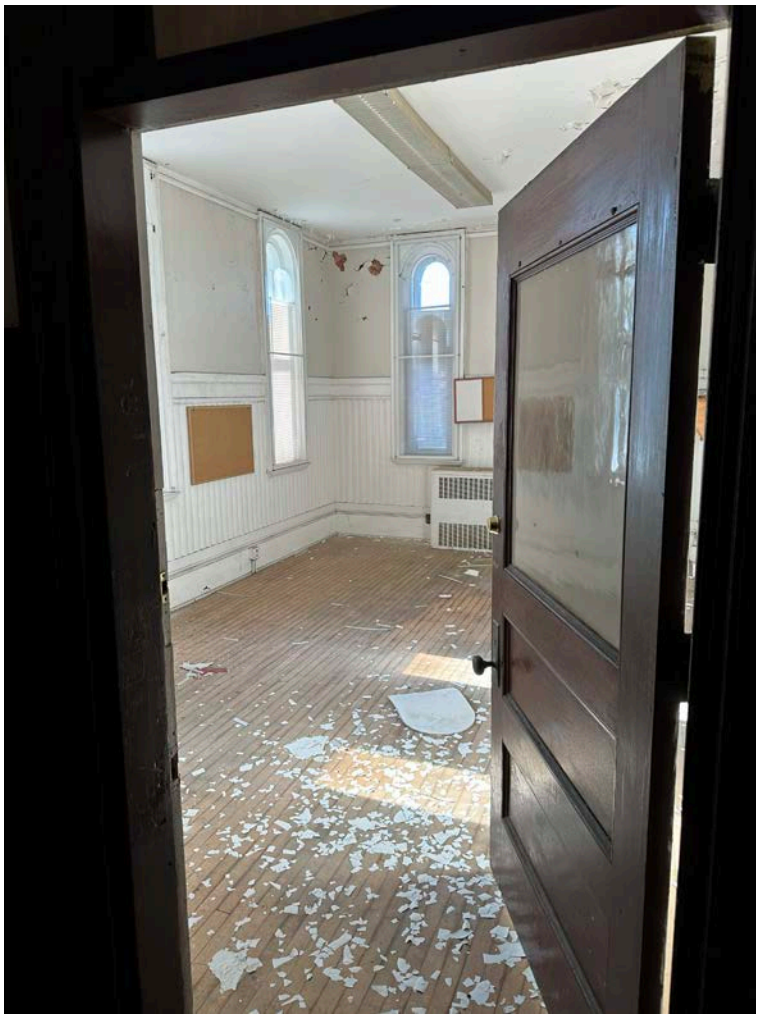


Figure 83 - Third Floor (Southeast)

FIGURE 83 - THIRD FLOOR (SOUTHEAST)
Signs of moisture exposure were seen at the ceiling and the outer wall with paint observed peeling and flaking as well as larger pieces falling to the floor.

FIGURE 84 - THIRD FLOOR (EAST)
Signs of moisture were seen at the ceiling and the interior walls with paint observed peeling and some plaster from the ceiling falling.

FIGURE 85 - THIRD FLOOR (EAST)
Signs of moisture were seen at the ceiling and the outer wall with paint observed peeling and some plaster from the ceiling falling.

Figure 84 - Third Floor (East)

Figure 85 - Third Floor (East)

Figure 86 - Fourth Floor (Stairwell)

Figure 87 - Fourth Floor (Main Hallway)

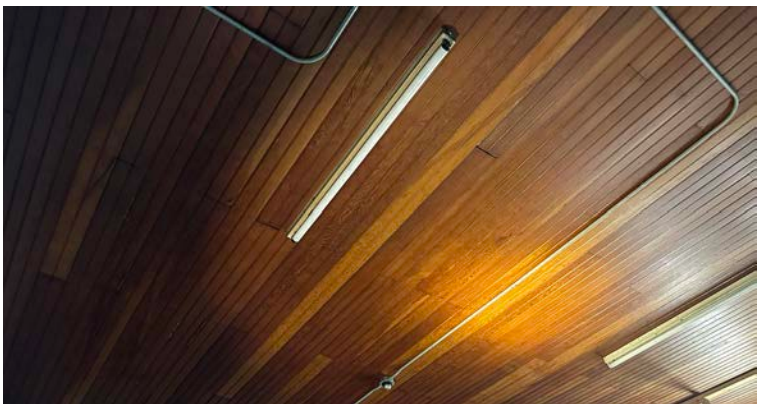


Figure 88 - Fourth Floor (Southwest Ceiling)

FIGURE 86 - FOURTH FLOOR (STAIRWELL)

The stairwell to the fourth floor appeared in stable condition with no signs of water damage to any of the wooden bannisters.

FIGURE 87 - FOURTH FLOOR (MAIN HALLWAY)

The landing area for the stairwell on the fourth floor appeared dry and in stable condition.

FIGURE 88 - FOURTH FLOOR (SOUTHWEST CEILING)

The wooden ceiling in the southwest corner of the fourth floor appeared in good condition and did not show any sings of buckling.

FIGURE 89 - FOURTH FLOOR (SOUTHWEST)

The weatherproofing for the windows in the southwest corner of the fourth floor has failed, but there were limited signs of moisture infiltration or new damage.

Figure 89 - Fourth Floor (Southwest)

Figure 90 - Fourth Floor (Southwest)

FIGURE 90 - FOURTH FLOOR (SOUTHWEST)
Multiple window openings show deteriorated or missing perimeter sealing, with visible gaps and compromised coverings allowing direct pathways for air and water penetration. The painted finishes on the upper wall panels are blistering and peeling, with localized areas of staining and discoloration indicative of prolonged exposure to moisture. In some locations, sections of the interior wall finish have detached entirely, exposing underlying substrates. The lower beadboard wainscoting also shows signs of water-related distress, including staining, surface wear, and potential early-stage deterioration at the base where moisture may be accumulating. The condition of the window assemblies and surrounding materials suggests that water infiltration may be ongoing, particularly during precipitation events or freeze-thaw cycles.

Figure 91 - Fourth Floor (Southwest)

FIGURE 91 - FOURTH FLOOR (SOUTHWEST)
The hardwood flooring in the southwest corner exhibits localized, but significant, deterioration consistent with prolonged moisture exposure. Several floorboards show advanced rot, with sections fully deteriorated and missing, exposing fragmented and splintered wood beneath. The damaged areas appear concentrated along a linear path, suggesting repeated water intrusion.

Figure 92 - Fourth Floor (South)

FIGURE 92 - FOURTH FLOOR (SOUTH)
Notable signs of moisture exposure are visible along the interface between the wood ceiling and the brick wall of the attic access opening. There is a clear separation where a portion of the ceiling has pulled away or broken from the brick wall, leaving a visible gap. This detachment suggests deterioration of fastening points or substrate materials. The brick masonry shows signs of wear, including flaking paint, efflorescence-like discoloration, and minor mortar deterioration.

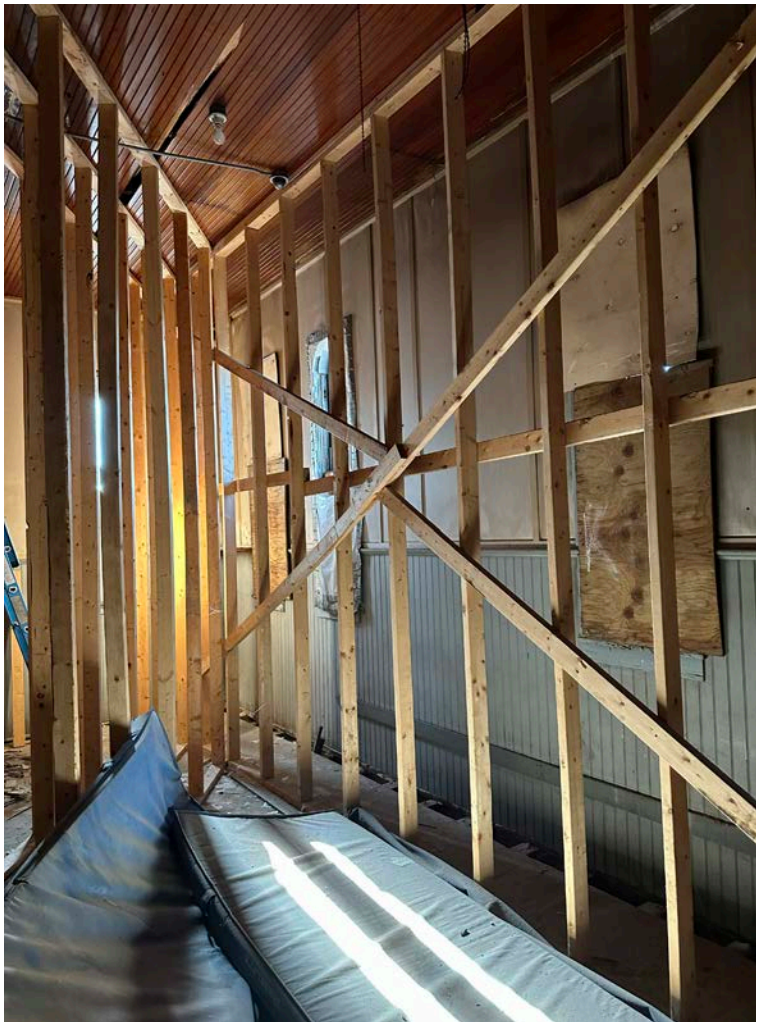


Figure 93 - Fourth Floor (Southeast)

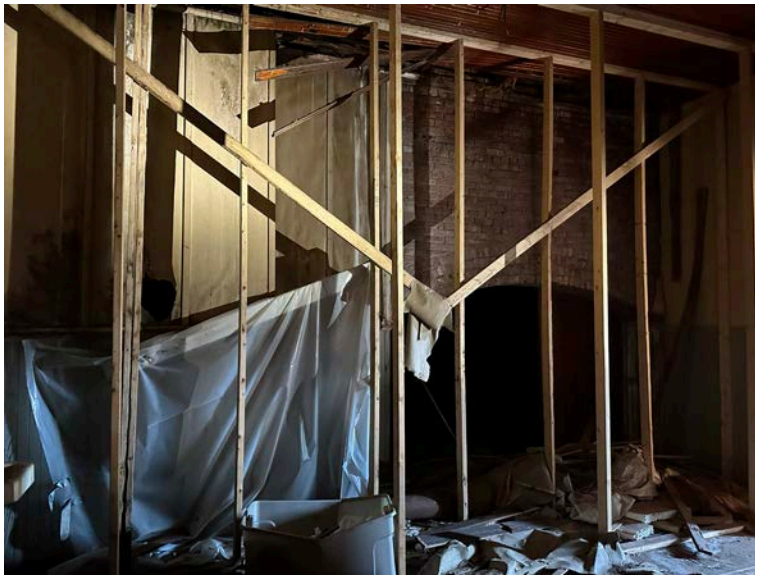


Figure 94 - Fourth Floor (South)

FIGURE 93 - FOURTH FLOOR (SOUTHEAST)
New vertical wood studs have been installed along the length of the wall as part of a reinforcement effort to ensure the ceiling is stabilized. The upper portion of the space features a sloped wood plank ceiling that appears largely intact but shows localized signs of distress. There is a visible opening or separation in the ceiling boards near a light fixture, which may indicate prior moisture intrusion, structural movement, or localized failure.

FIGURE 94 - FOURTH FLOOR (SOUTH)
Additional bracing with wood plank pieces separated from the ceiling above.

FIGURE 95 - FOURTH FLOOR (SOUTH)
Evidence of water intrusion and deterioration at the brick masonry with signs of moisture causing the paint to peel and flake. A garbage barrel is being used to catch rainwater intrusion and is already full to the brim with water.

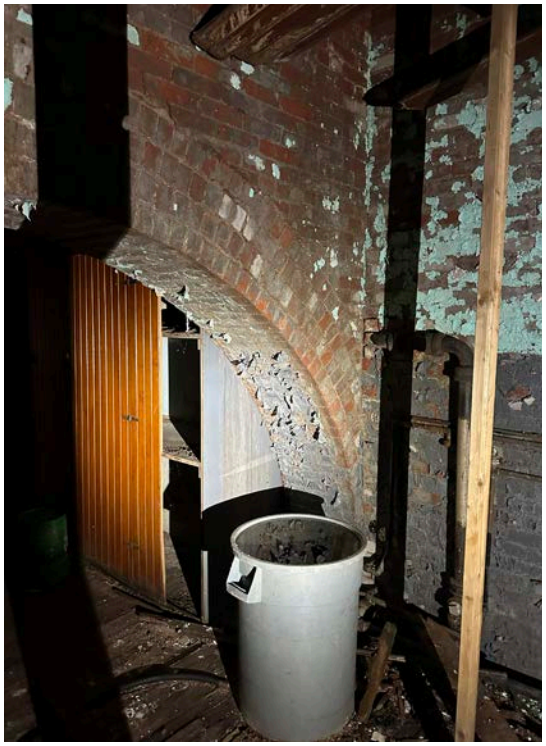


Figure 95 - Fourth Floor (South)

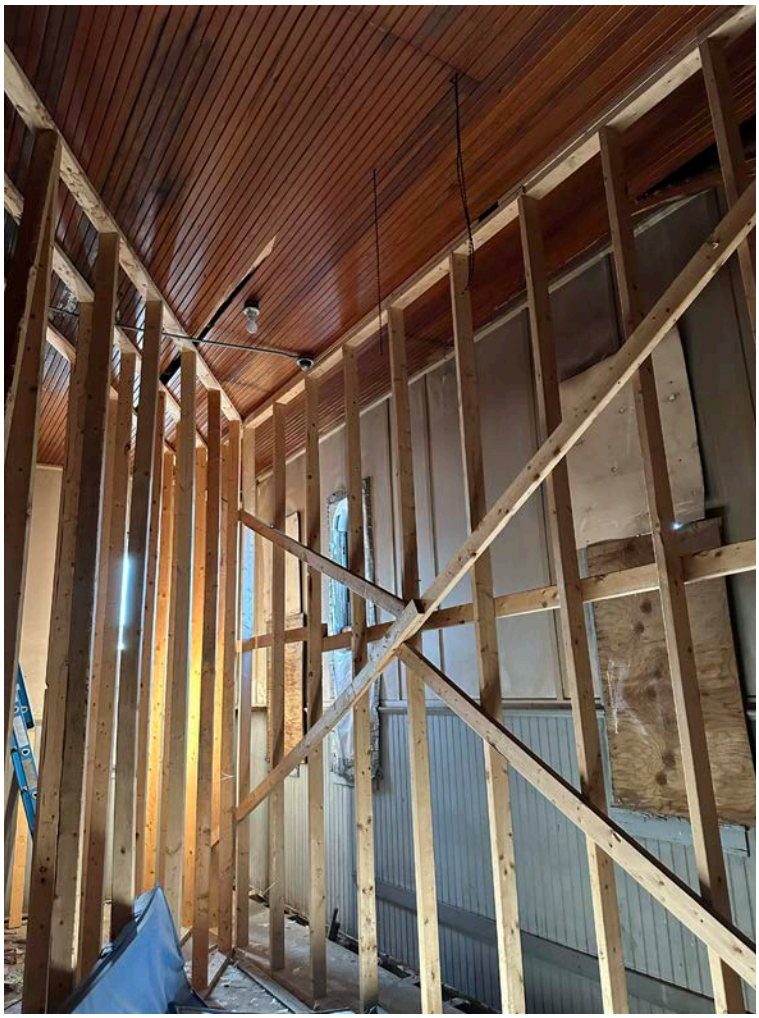


Figure 96 - Fourth Floor (Southeast)

FIGURE 96 - FOURTH FLOOR (SOUTHEAST)
Along the exterior wall, several window openings are visible, many of which are covered or boarded from the interior. The wall surface beneath the windows shows a combination of older finishes, including beadboard paneling and plaster, with areas of patching and deterioration. Some sections exhibit staining and discoloration, which may be indicative of past moisture infiltration. The window framing and surrounding materials appear uneven and inconsistently sealed.

FIGURE 97 - FOURTH FLOOR (SOUTHEAST)
Signs of moisture intrusion at the windows, which are improperly weatherproofed. Observations include discoloration around the wall and window sills as well as bubbling of the paint.

Figure 97 - Fourth Floor (Southeast)

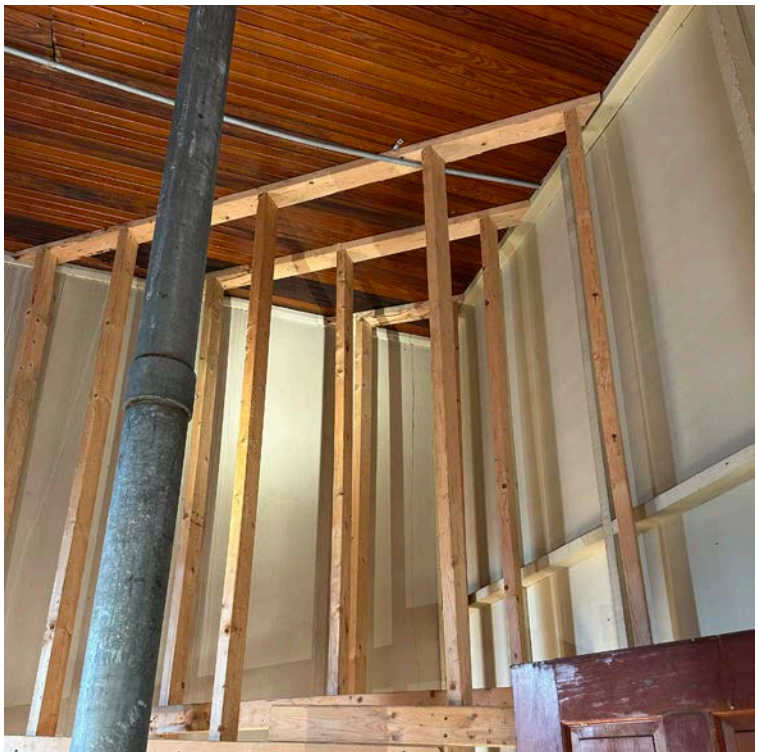


Figure 98 - Fourth Floor (East)

FIGURE 98 - FOURTH FLOOR (EAST)

Diagonal bracing members are present, indicating temporary structural support to stabilize the wood plank ceiling. These stabilization measures appear to have succeeded in preventing the ceiling from buckling in this location.

Figure 99 - Fourth Floor (East)

FIGURE 99 - FOURTH FLOOR (EAST)

Additional bracing for the wood plank ceiling with signs of moisture infiltration and deterioration, especially located at the junction where the wall meets the ceiling. Evidence of prior damage — potentially related to water intrusion or prolonged exposure — remains visible in the ceiling and wall assemblies.

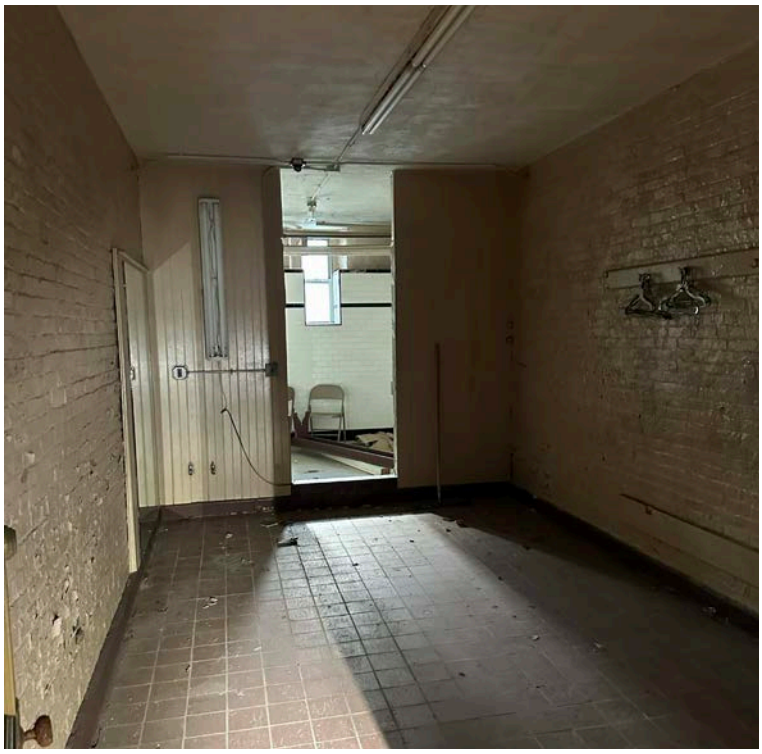


Figure 100 - Basement (West)

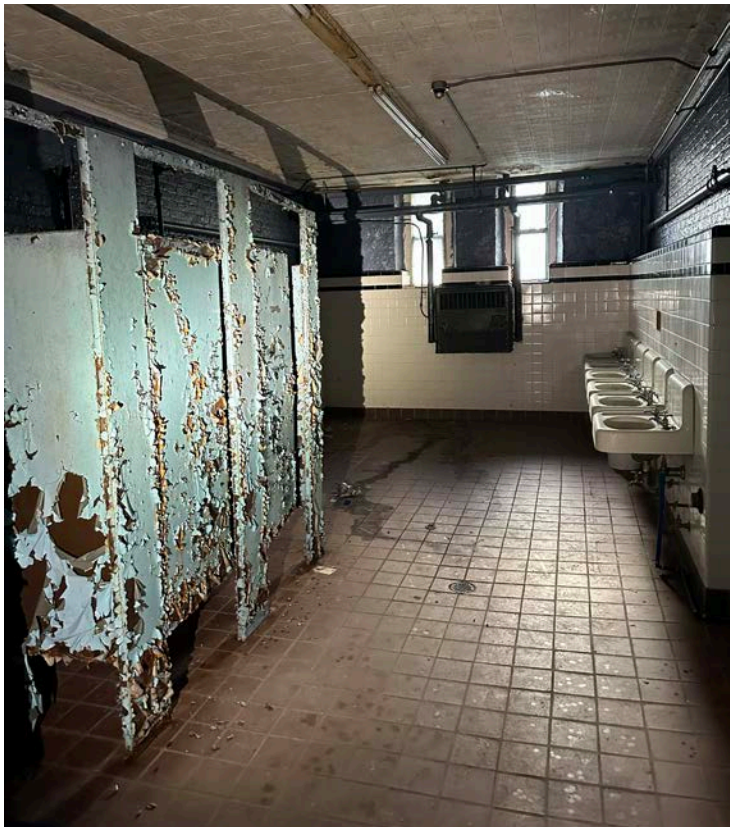


Figure 101 - Basement (Southwest)

FIGURE 100 - BASEMENT (WEST)

The locker room in the basement exhibits signs of moisture deterioration and elevated humidity with paint surfaces peeling and flaking on walls. The extent of corrosion, material loss, and peeling finishes in the basement strongly suggests chronic water exposure, and inadequate ventilation.

FIGURE 101 - BASEMENT (SOUTHWEST)

The rest room exhibits widespread signs of prolonged moisture exposure with the most severe deterioration is observed at the row of toilet partitions. These partitions appear to be constructed of painted metal or fiberboard and are extensively corroded and delaminated. The paint coating has failed almost entirely, with large sections of peeling, flaking, and loss of finish exposing heavily rusted substrate beneath. In several locations, the material has deteriorated to the point of perforation, with visible holes and missing sections at the lower portions of the panels. The damage is most pronounced at the base of the partitions, suggesting repeated wetting and inadequate drying over time. The tiled wall behind the sinks appears stable, though the grout lines may require closer inspection for deterioration. The ceiling features a patterned pressed-tin or similar decorative panel system, which appears mostly intact but shows staining and discoloration in several areas.

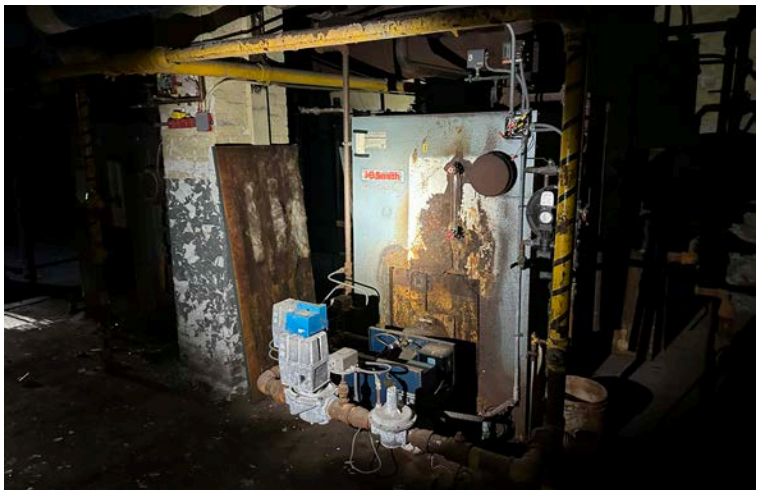


Figure 102 - Basement (West)

Figure 103 - Basement (West)

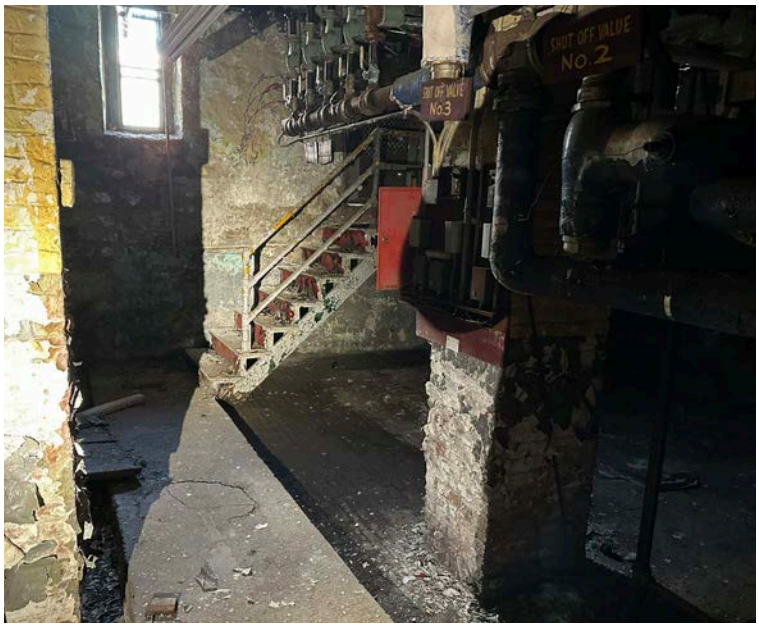


Figure 104 - Basement (West)

FIGURE 102 - BASEMENT (WEST)

The two large, older boiler units located within the basement mechanical room are inactive and in a significantly deteriorated condition following a prior water infiltration and flooding event. The equipment shows extensive surface corrosion, particularly along the lower sections of the housings, burner access panels, and piping connections—consistent with prolonged exposure to standing water and high humidity conditions.

FIGURE 103 - BASEMENT (WEST)

The boiler casings exhibit widespread rusting, paint failure, and material degradation, with the most severe corrosion concentrated near the base where floodwaters likely accumulated. The presence of residue lines and staining on adjacent surfaces is also likely from past flooding.

FIGURE 104 - BASEMENT (WEST)

The floor shows signs of residual moisture staining and debris accumulation, while nearby wall surfaces exhibit peeling paint and delamination, indicative of sustained damp conditions. Given that no active heating system has been operational since the flooding event, the space appears unconditioned, which likely contributes to ongoing freeze-thaw cycles and elevated humidity levels. These environmental factors are accelerating the deterioration of both mechanical equipment and the entire building.


ARMORY M.V.M.
MUNICIPAL VETERANS MEMORIAL

FOR THE FUTURE OF THE ARMORY

The following is a list of recommendations the Preservation Society of Fall River believe would make a significant impact on preserving the Bank Street Armory and stabilizing conditions at the property. These recommendations are made in alignment with the observed conditions and recent developments at the property during the April 10, 2026, walkthrough by volunteers of the Preservation Society.

- **Regular Maintenance:** The building continues to exhibit signs of deferred maintenance and incomplete envelope stabilization, underscoring the need for a comprehensive exterior restoration strategy to address masonry conservation, window rehabilitation, and long-term weatherproofing. It is recommended the City take action to clear all debris from within and around the exterior of the Armory in advance of any study or stabilization efforts. It is also recommended the City determine the long-term future plan for the removal of municipal items currently stored in the Armory and their eventual relocation.

- **Monitoring:** It is recommended that the City develop a schedule for regular monitoring of conditions inside the Armory to identify new or future areas of water intrusion and prevent further degradation.

- **Temporary Heating:** It it recommended that the City invest in a temporary heating system and ensure it is installed before the 2027 winter. This would help prevent further deterioration of the property from enhanced freeze-thaw cycles and reduce overall moisture inside the building.

- **Remove Vegetation:** If left unaddressed, vegetation growing from higher elevations of the Armory may lead to accelerated mortar joint deterioration and potential displacement of masonry units. Given that vegetation was removed a few years ago, the issue is recurring. Access to the elevation has been an issue for timely maintenance in the past and should be regularly scheduled in the future.

- **Drill Hall Masonry Failures:** The localized failure of the masonry wall section should be stabilized to prevent additional collapse. The arched stone lintels above the openings appear angled downward and inward, likely leading to accelerated deterioration. Visible gaps in all windows and doors should be sealed with either temporary weatherproofing or temporary caulking until long term repairs are made.

- **Water Intrusion:** Compromised flashing at the roof line warrants prompt repair to prevent further water intrusion and protect the long-term integrity of the façade assembly. With evidence of water intrusion at the new point of failure in the wall of third floor stairwell as well as observed collected water in the barrel on the fourth floor, any potential intrusions should be dealt with promptly. Continued exposure without intervention will likely accelerate deterioration of interior materials and could contribute to more significant envelope and structural issues over time.

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