

Ms. Dale Lehnig, P.E., C.F.M
Town of Purcellville, Virginia

November 1, 2018
General Review Summary

Aberdeen Farm Complex:

Main House:

- This is probably the most significant structure reviewed, as summarized in this report. It is a historic house in a traditional style with multi-wythe brick walls and conventional floor and roofing systems. Currently, this residential structure is salvageable but it is deteriorating rapidly due to neglect. The foundation system is relatively sound but portions of the walls have fallen and there is severe spalling and deterioration in several brick units. Similar to the foundation system, the walls are sound but must be maintained to ensure that they will not be compromised due to long periods of exposure and neglect. All of the chimneys are suspect and need to be repaired or reconstructed. The fireplaces must be reconstructed, as well. The masonry elements of the foundation, walls, chimneys, and fireplaces need to be cleaned, damaged mortar joints removed, and re-pointed, as needed for any continued use or just general preservation of this building. All of the floor systems have been subjected to water infiltration and have areas of damaged elements that must be repaired, reinforced, or replaced. Generally, this structure needs to have a new metal roofing system installed with a new guttering and downspout system. There are several foundation and masonry wall window and door lintels that need to be adequately designed and reconstructed for future use, as well. This building is worth preserving, but it must be addressed as soon as possible to prevent further damage and deterioration. This is a costly rehabilitation project and it should be budgeted properly. At the very least, this building should be closed-in and waterproofed to prevent continued water infiltration and further exposure to the elements.