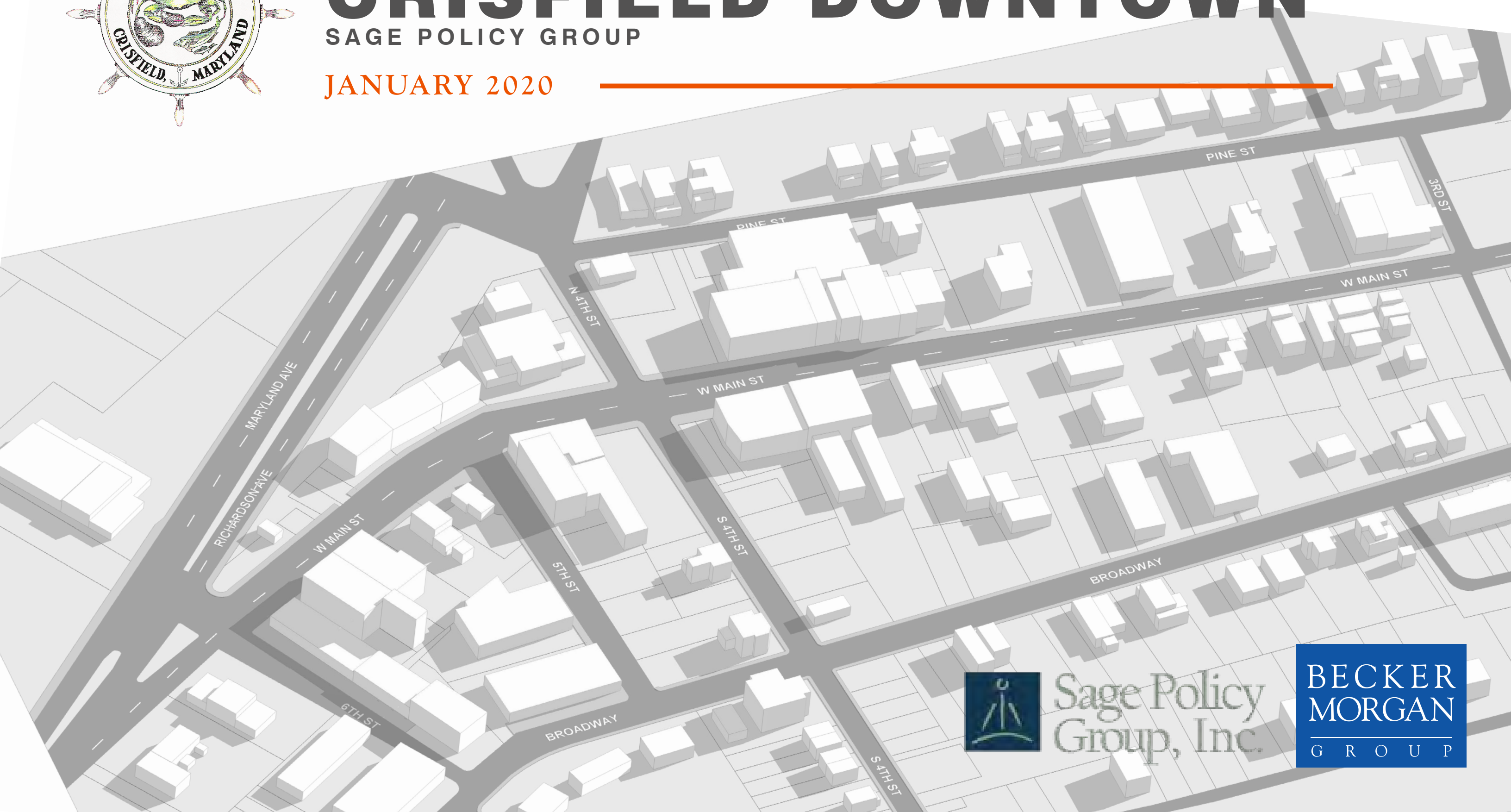


FEASIBILITY STUDY

# CRISFIELD DOWNTOWN

SAGE POLICY GROUP

JANUARY 2020



Sage Policy  
Group, Inc.

BECKER  
MORGAN  
GROUP



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## ADVISORY SERVICES

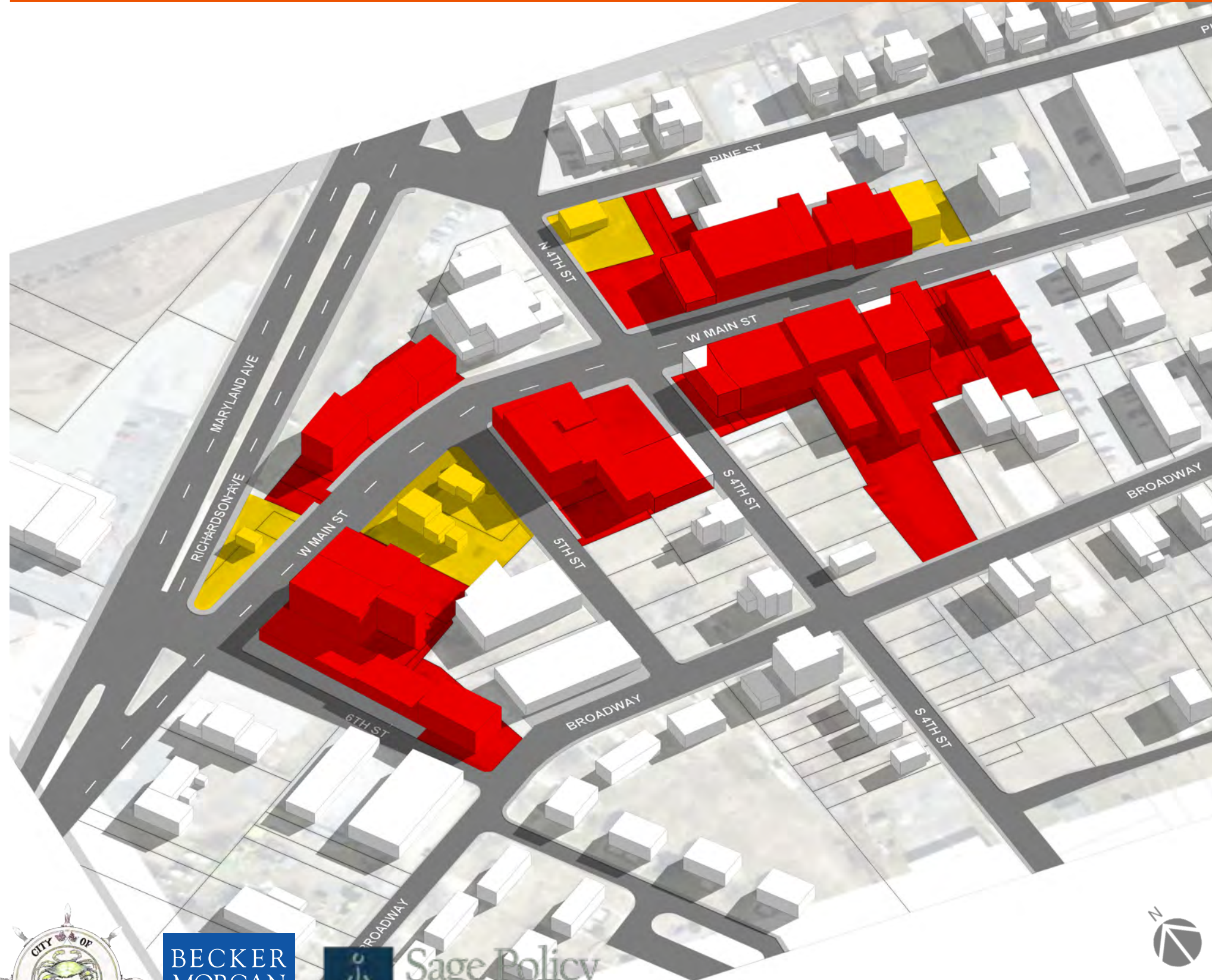
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# **ONE** | OPERATIONAL ASSESSMENT & STRATEGIC PLANNING

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# PRIORITY STUDY



The project scope extends along West Main Street between 6th Street on the west and the Town Hall Building on the east.

A property priority map was determined after touring the site with town officials.

Properties designated as ‘High Priority’ may comprise one or more of the following:

- Underutilization (vacancies, large areas of unused land, etc.)
- Poor condition (structural failures, over grown landscaping, etc.)
- Historical or functional significance (high quality construction, large buildings, etc.)
- Inappropriate program for ‘Main Street’ district (warehouses, etc.)
- High potential for improvements (small improvements will make a large impact)
- Potential to contribute to improving the overall downtown development

Properties designated as ‘Low Priority’ may comprise one or more of the following:

- Good condition
- Few vacancies
- Contributes to the downtown development

■ -HIGH PRIORITY

■ -LOW PRIORITY



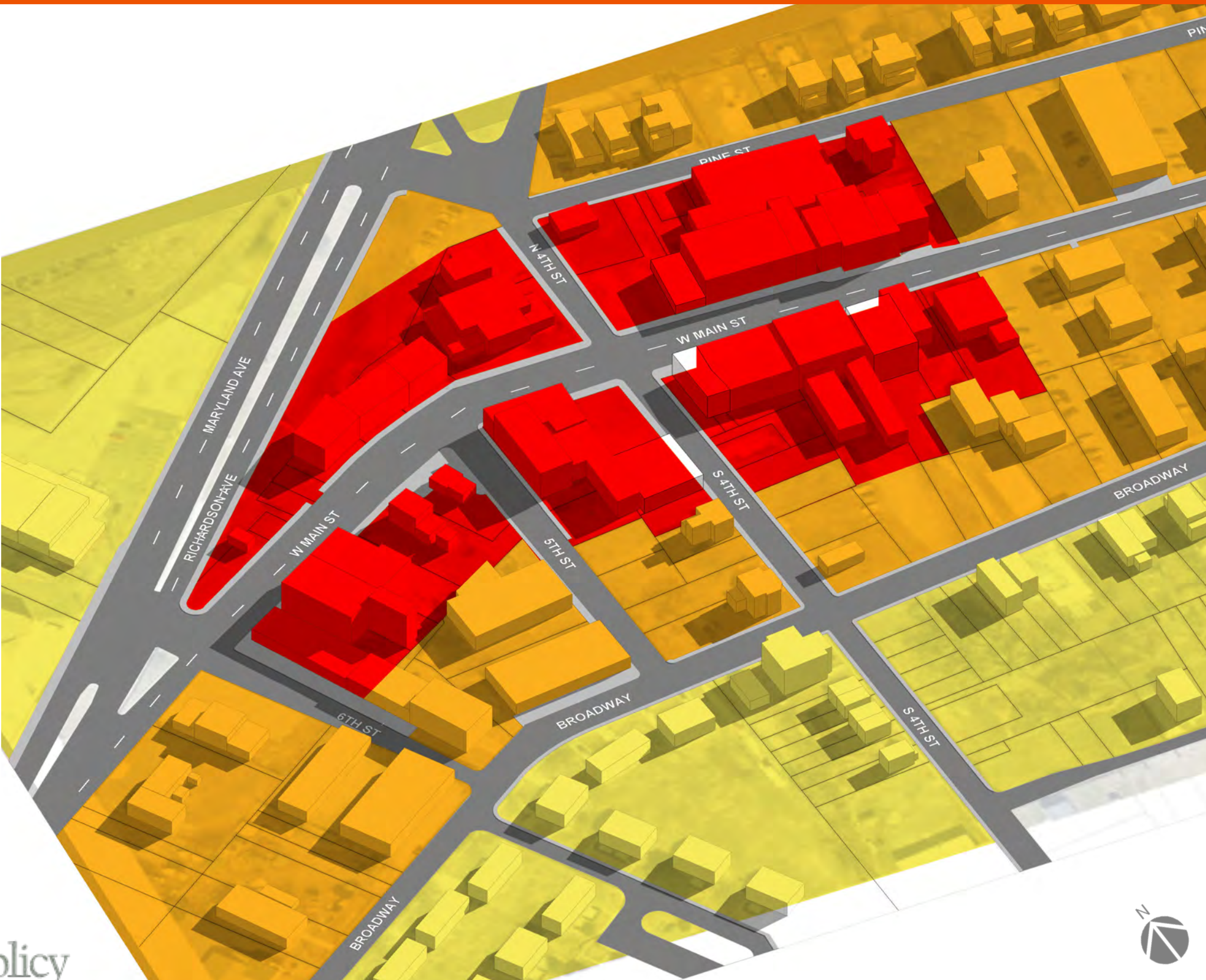
# DENSITY STUDY

This map illustrates preferred density for the downtown district. The density along main street is typically more intense with continuous building facades and few breaks. Buildings tend to be taller than those on side streets, usually comprised of mixed-use occupancies with retail on the ground floor and residential on upper floors. These buildings also tend to have large glass walls facing the street with awnings above.

The density just outside this area is less intense with lower buildings of one to two stories. Functions for these buildings vary from storage facilities to townhouses or single-family residences on small lots.

Beyond this is a low-density residential district. Typically, this is comprised mainly of single-family residences on large lots with a few commercial properties dispersed throughout.

- -HIGH DENSITY
- -MEDIUM DENSITY
- -LOW DENSITY



# PROPOSED BUILDINGS



The density analysis was utilized to determine where new structures should be provided, and which existing structures should be retained. These new structures enforce the preferred density along the main street corridor. Locations for new buildings was edited by considering the additional parameters of each property such as value of existing buildings, incorporation of open park areas (shown further in this study), and the impact to adjacent properties.

The total new square footage was further limited based on current needs by the town of Crisfield.

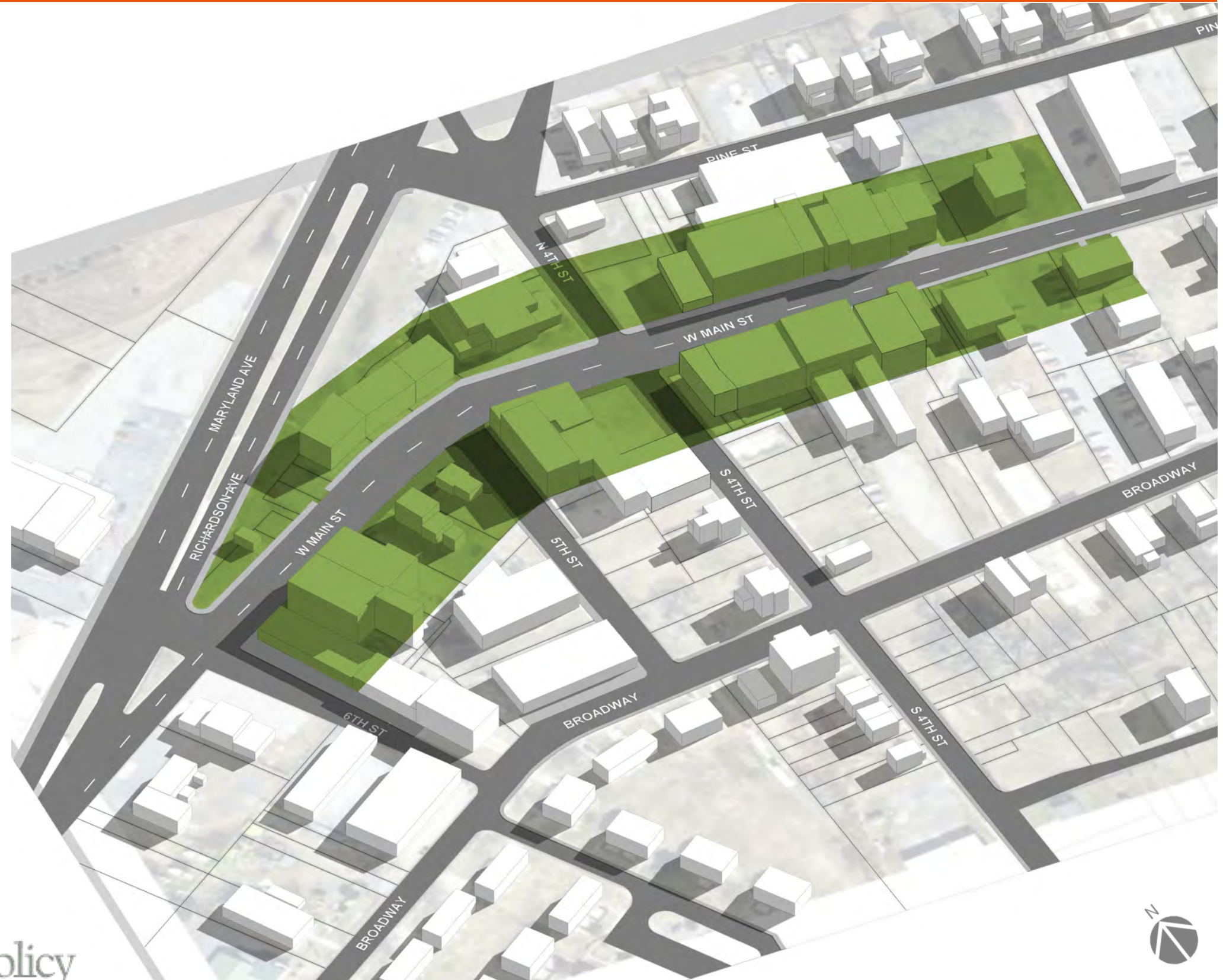


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# LANDSCAPE DENSITY

The diagram shown here illustrates the ideal location for green spaces within the downtown district. These green spaces are essential to promote pedestrian activity. They provide areas to gather or rest and create a friendlier pathway between the vehicular traffic on Main street and the tall vertical walls of the buildings. The green zone follows along Main street since the majority of pedestrian traffic will be travelling along its sidewalks. The width of this landscape area extends approximately to the rear of the buildings. This opens the opportunity to bring the green areas between buildings. These extensions can connect to rear parking lots and allow for additional public gathering areas off Main street, such as café seating or street performance stages. Encouraging the public to occupy areas that were previously unused and unsightly alleyways helps improve public safety.



# PROPOSED LANDSCAPING



The Landscape diagram provided a direction for locating potential green areas. Several of these areas are already in place, such as the lawn adjacent to the Post office. To create a downtown plaza or park area, green spaces are shown surrounding the intersection of Main street and N 4th street. New buildings are placed along the perimeter of this park to improve its sense of place. Additional design for the green areas shown in this illustration are provided in the individual property's analysis further in this report.



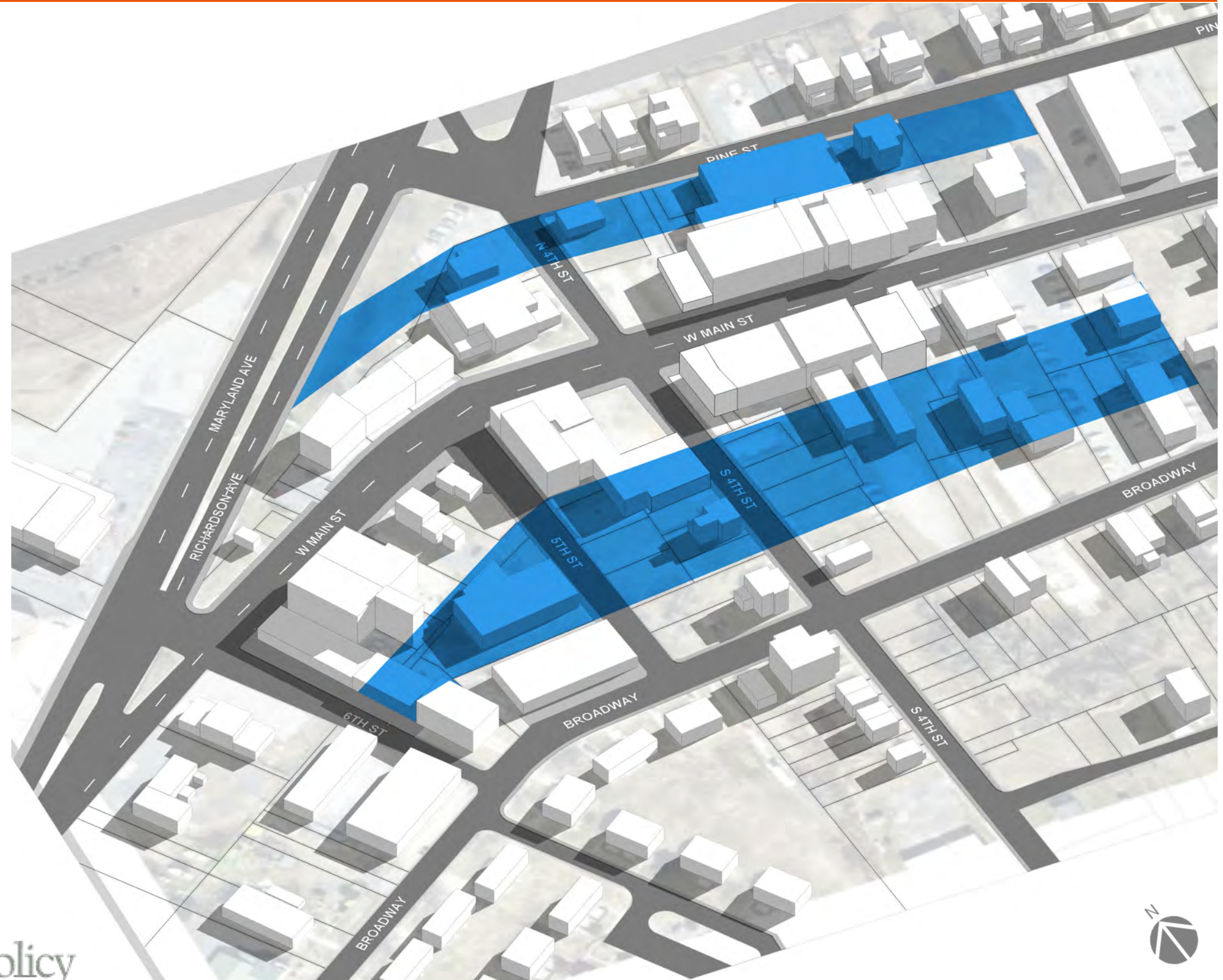
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# PARKING DENSITY

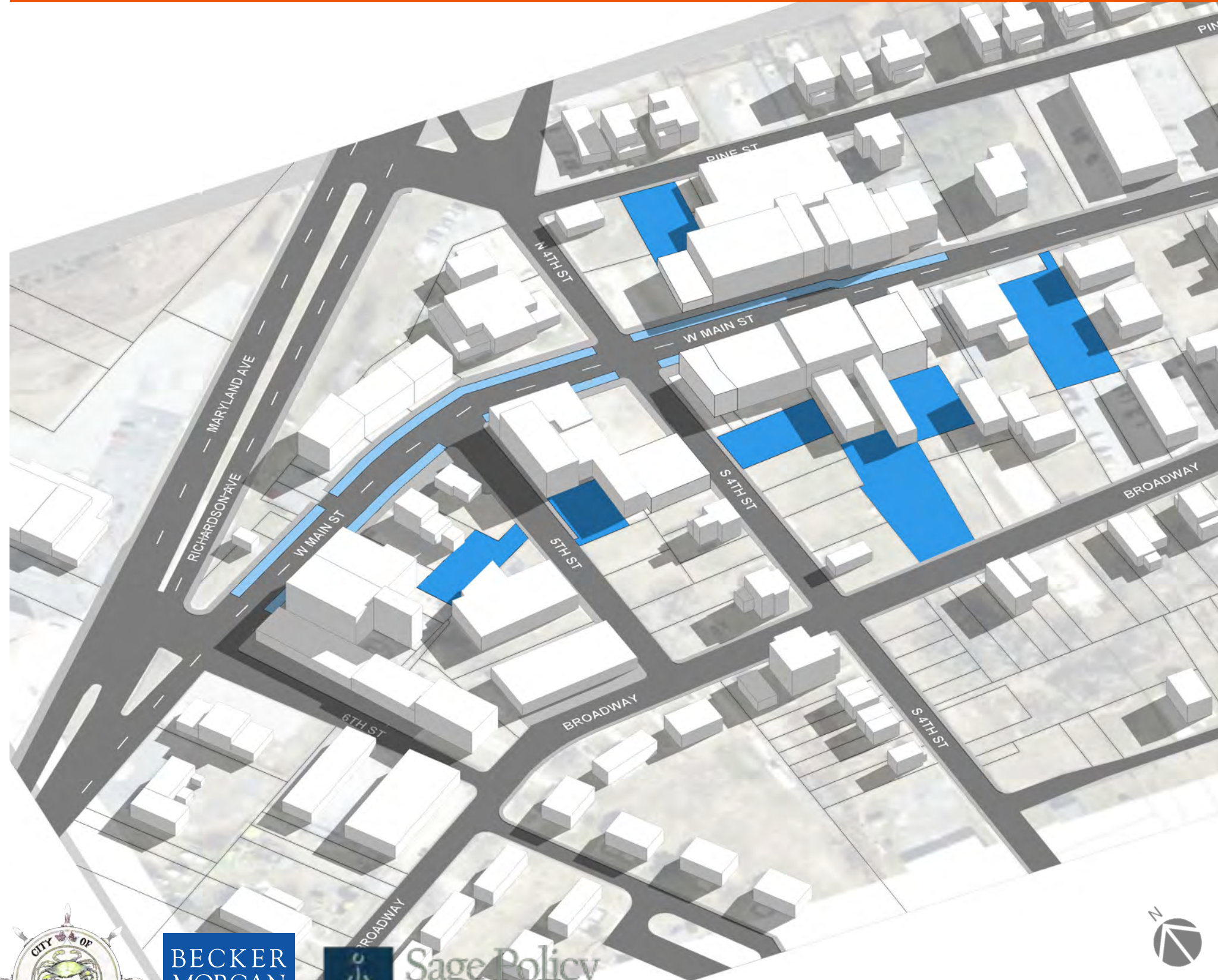
To protect the pedestrian zone and green zone along Main street, Parking lots should be located behind the Main street buildings. Access to these parking lots will be from secondary streets 4th, 5th, Pine and Broadway.



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# PROPOSED PARKING



The Parking diagram provided direction for locating potential parking lots. A few of these lots already exist in the preferred location.

In addition to the parking lots, the existing Main Street parallel and diagonal parking is retained. Street parking adjacent to the businesses along the street encourages public interaction and allows options for short term parking.



# ADDITIONAL COMMENTARY

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Although each property has potential to improve the downtown district, the following items provided by the city would offer improvements beyond the contributions of individual property owners.

- Removal of the tall street lighting and installation of shorter lampposts along Main Street and prominent secondary streets. Lampposts should have side brackets to hold vertical banners.
- Metal trash cans with painted city logos to replace the existing concrete trash cans.
- Sidewalk landscaping and tree lined streets.
- Replacing 10% of the parallel parking spaces with landscaped areas.
- Installation of a landscaped median along the center of Main Street. The current street is very wide and does not promote pedestrian activity.
- Sidewalk benches

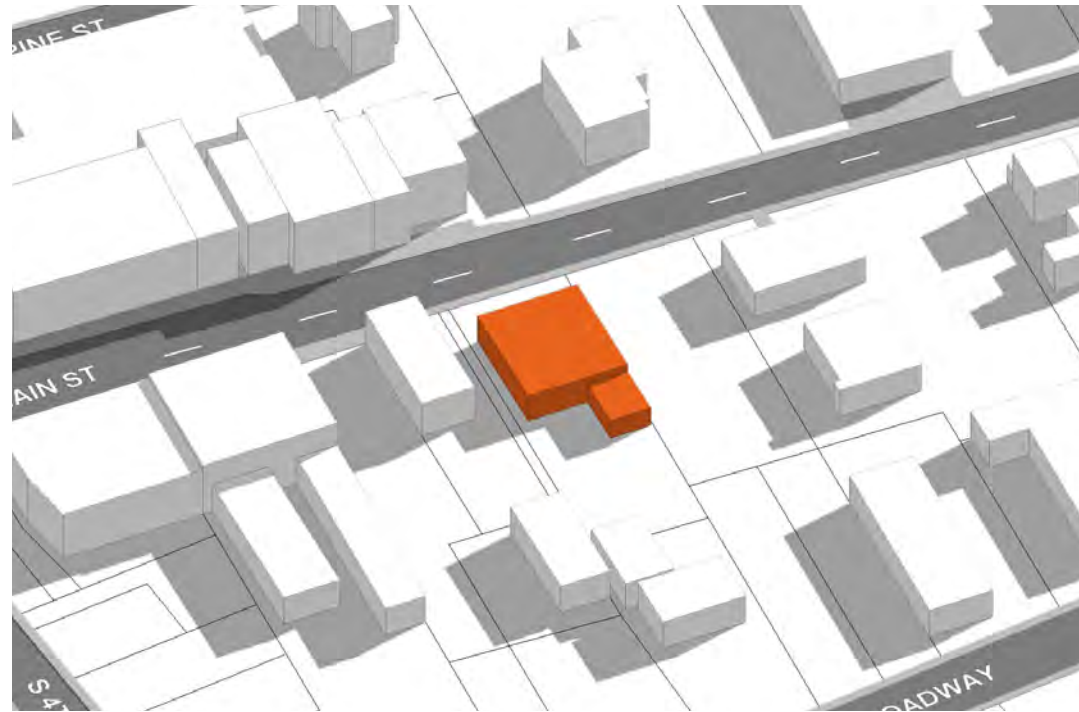


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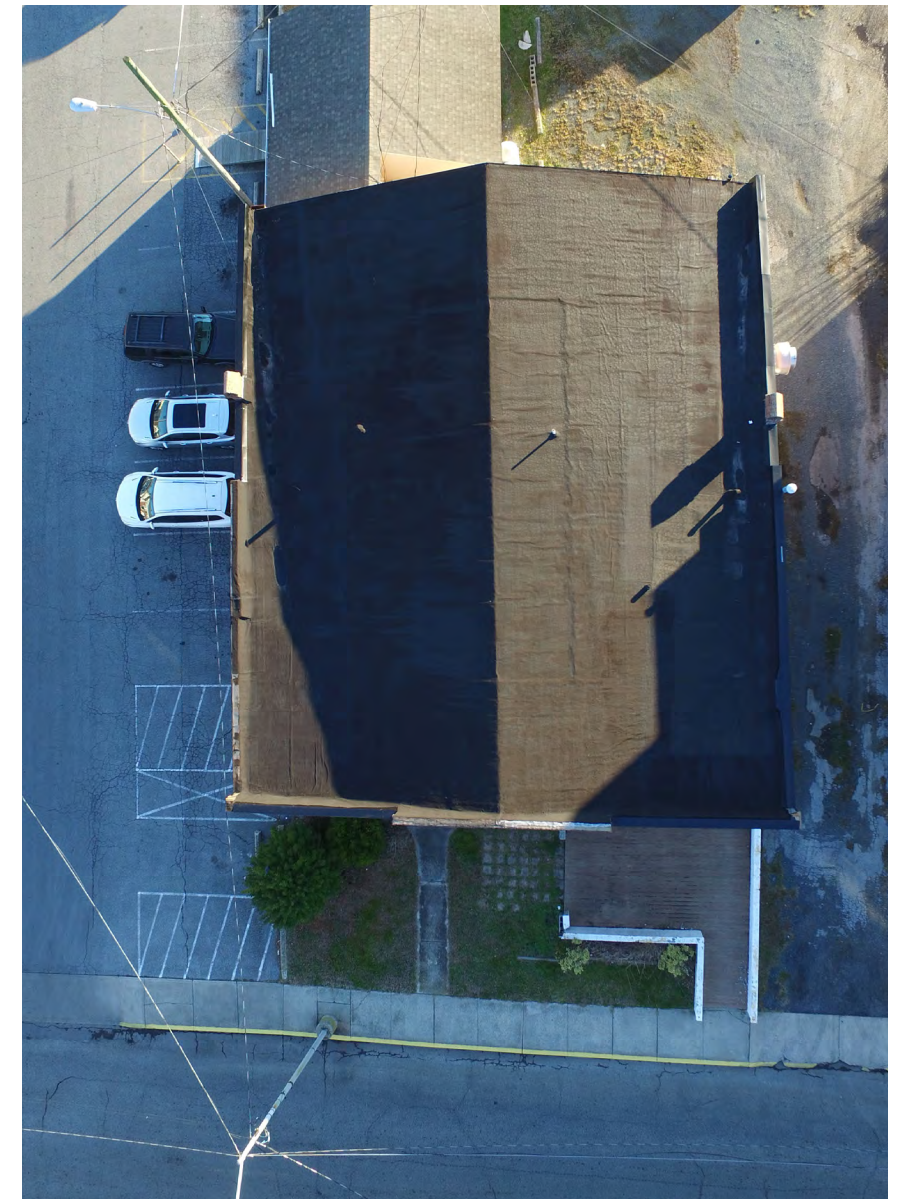
# TWO | STRATEGIC PLANNING & IMPROVEMENTS

---

# BUILDINGS 323, 325, 327



**EXISTING STRUCTURE** - 3,672 sf  
**PROPERTY** - 11,776 sf  
**PRIMARY STRUCTURE BUILT** - 1900



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# BUILDINGS 323, 325, 327

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the partially occupied 1-story masonry building utilized for businesses.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Access was limited to what was visible from a distance. Our observations are provided below:

Becker Morgan Group, Inc. observed the presence of efflorescence, cracked masonry and various areas on the roof which might indicate water infiltration. BMG recommends further investigation to identify the extent of damage/water infiltration.

### EXTERIOR OBSERVATIONS

#### FAÇADE

- Presence of efflorescence and cracked masonry was observed at the southwest corner of the building

#### EAST FAÇADE

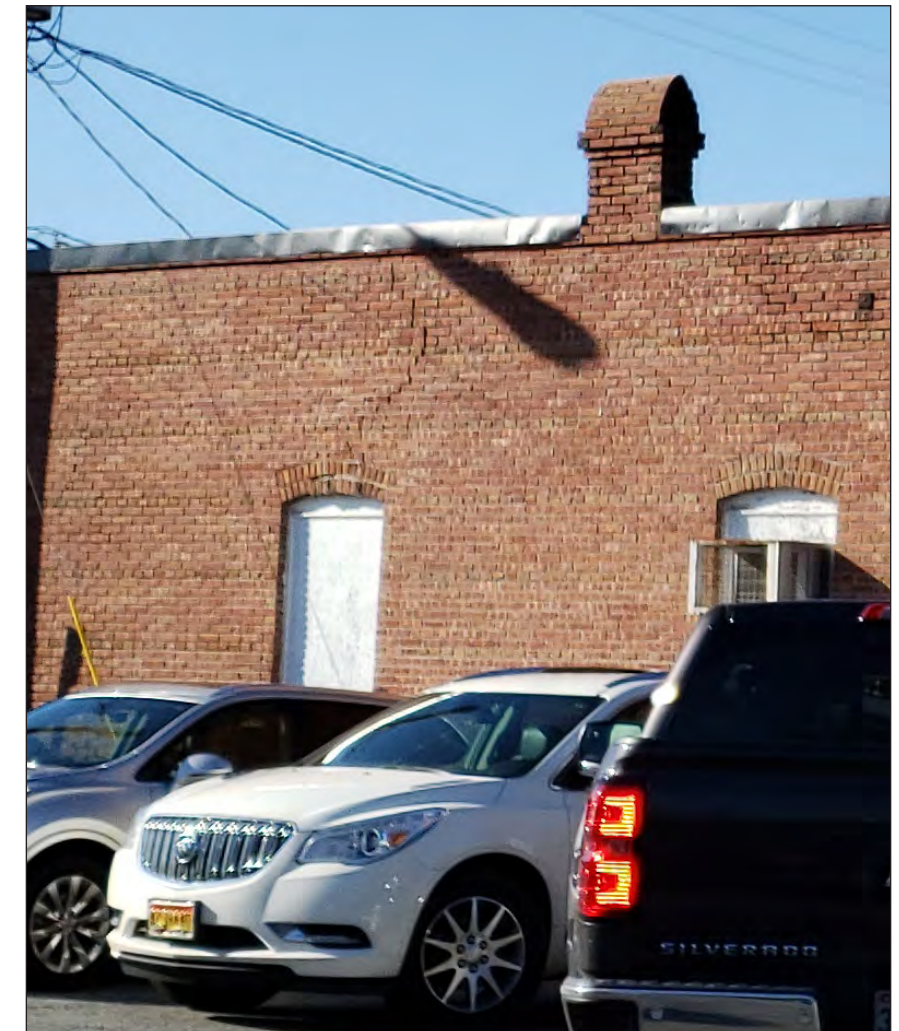
- Cracked masonry was observed on the east façade.

### ROOF OBSERVATIONS

- Various areas on the roof were observed to be potentially damaged and/or areas of concern, leading to water infiltration



BRICK CONDITION



BRICK CONDITION



# BUILDINGS 323, 325, 327

---

## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The existing windows are likely not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system.
- Each front entry requires a new ceiling light fixture.
- New consistent door hardware should be provided for each front entry.
- Trims should be caulked and repainted.
- At address 325, the window air conditioner above the front entry should be removed and the glazing restored.
- At address 325, residue from a previous building sign should be removed.
- At address 325, the concrete pavers should be removed.
- At address 327, the low concrete site wall and deck should be removed and a new concrete sidewalk should be installed.
- The brick façade should be pressure washed and repointed.
- All existing planting should be removed or pruned. New low maintenance, native plants should be planted along Main street elevation.

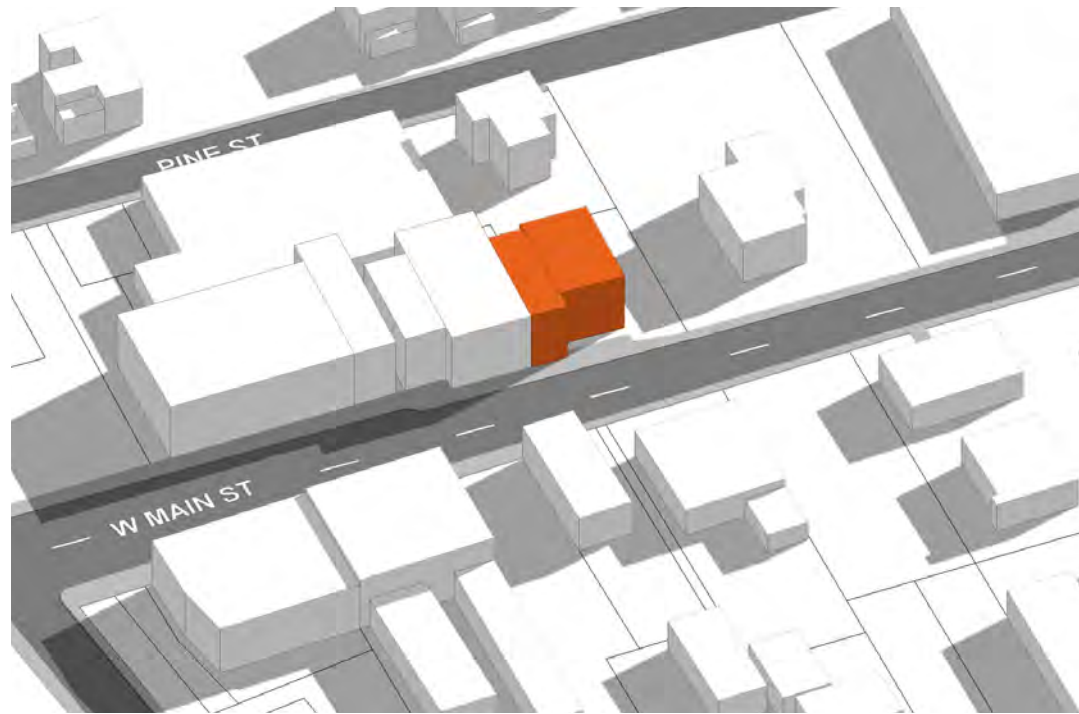
### PROPERTY IMPROVEMENTS

- New signage up-lighting should be provided over each tenant space for tenant provided signage.
- Two new fabric awnings should be provided along Main street elevation.
- At addresses 323 and 355, the existing concrete walk should be removed and replaced with a new concrete walk.
- The adjacent drive aisle on the west side of the building requires weeding, new edging, and new gravel.
- A new dumpster enclosure should be constructed at the rear of the building.

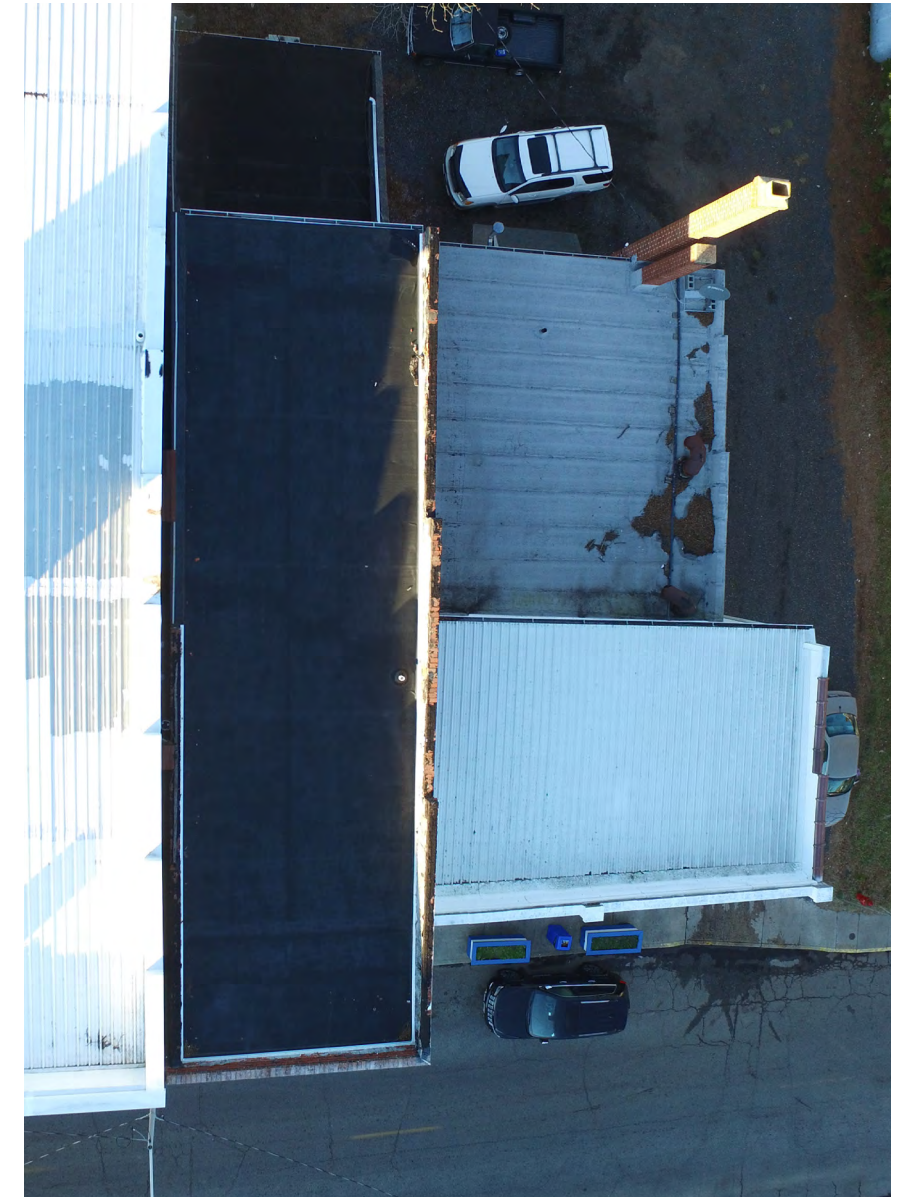


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# BUILDINGS 324, 322



**EXISTING STRUCTURE** - 4,588 sf  
**PROPERTY** - 8,869 sf  
**PRIMARY STRUCTURE BUILT** - 1920



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Group, Inc.



# BUILDINGS 324, 322

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses exterior preliminary condition of the multi-use 2-story masonry building. The structure is utilized as an operating business, Sud's N Duds Laundromat, on the 1st floor with 2nd floor apartments. Occupancy of the 2nd floor is unknown. A site visit was conducted to observe existing conditions and identify potential concealed conditions. The survey consisted of a non-invasive walk around of the building with limited accessibility. Drone imagery was utilized to survey the roof. Observations are limited to what was visible (from a distance) at the time of the site visit. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, masonry racking, cracks in exterior masonry and areas on the roof that indicate water infiltration. Masonry debris was observed from what appears to be deterioration of the adjoining wall between #322 & 324 at the roof level. Further structural investigation is recommended to determine the condition of the roof and structural components and level of damage caused by the water infiltration.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion and masonry racking
- Cracking of masonry at the upper parapet/roof line

#### WEST FAÇADE

- No observations to be made from exterior due to construction/adjoining structure

#### EAST FAÇADE

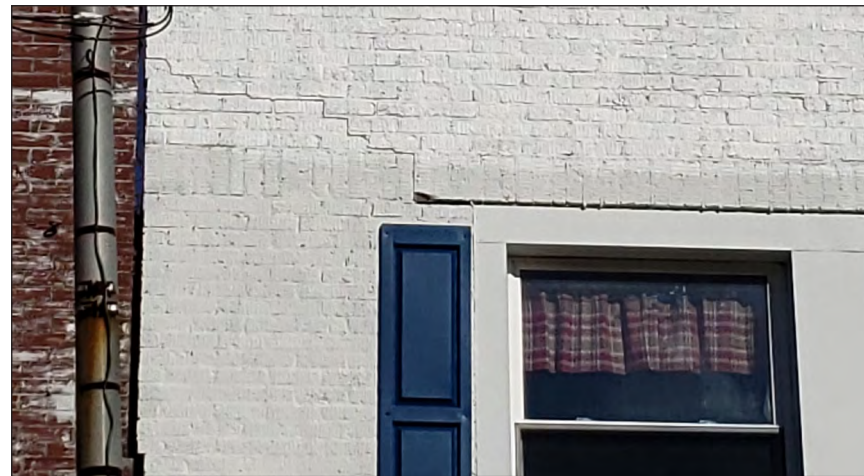
- Appearance of masonry displacement/cracking

#### REAR FAÇADE

- No observations made due to limited access.

### ROOF OBSERVATIONS

- Various areas indicate potential water infiltration on the roof of building 322
- Deterioration of the adjoining masonry wall at the roof level between 322 & 324 causing debris.



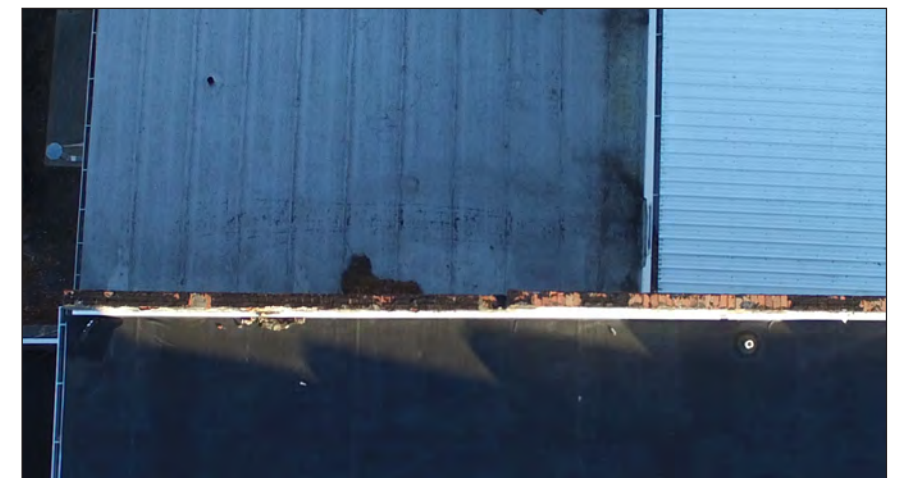
TYPICAL CONDITIONS AT LINTELS



EAST FAÇADE



ROOF CONDITION



LOOSE MASONRY



# BUILDINGS 324, 322

---

## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- This property is in acceptable condition and meets most of the recommendations of the urban analysis from Section 1 of this report.

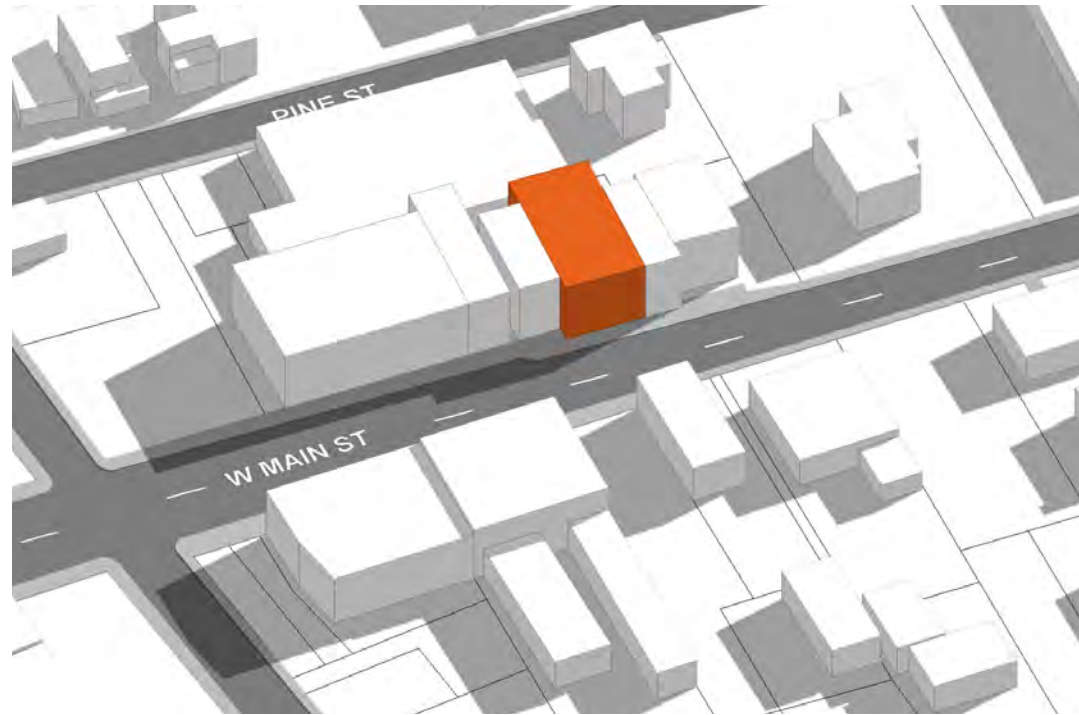
### PROPERTY IMPROVEMENTS

- The Owner provided planters along Main street should be removed and permanent planting areas should be cut into the sidewalk.
- The Owner provided trash receptacle should be removed and a trash can should be provided by the city for consistency along Main Street.



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# BUILDING 326



**EXISTING STRUCTURE** - 2,750 sf  
**PROPERTY** - 3,200 sf  
**PRIMARY STRUCTURE BUILT** - 1937



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Group, Inc.

# BUILDING 326

## STRUCTURAL REPORT

Becker Morgan Group, Inc. has been requested to provide a preliminary structural condition of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses the interior and exterior preliminary condition assessment of the occupied two-story structure that is currently undergoing renovations. A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk through was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the 1st and 2nd interior floors. The roof was not surveyed due to lack of access. Our observations are provided below.

Observations:  
This structure has been and is in the process of renovation. There are no structural concerns to note based on the condition of the structure at the time of the site visit.



TYPICAL EXTERIOR CONDITION



TYPICAL INTERIOR CONDITION



# BUILDING 326

---

## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The ground floor windows and front entry doors should be replaced.
- The second-floor brick façade should be pressure washed and painted.
- The brick support located just above the second-floor middle window should be straightened and painted to match brick.

### PROPERTY IMPROVEMENTS

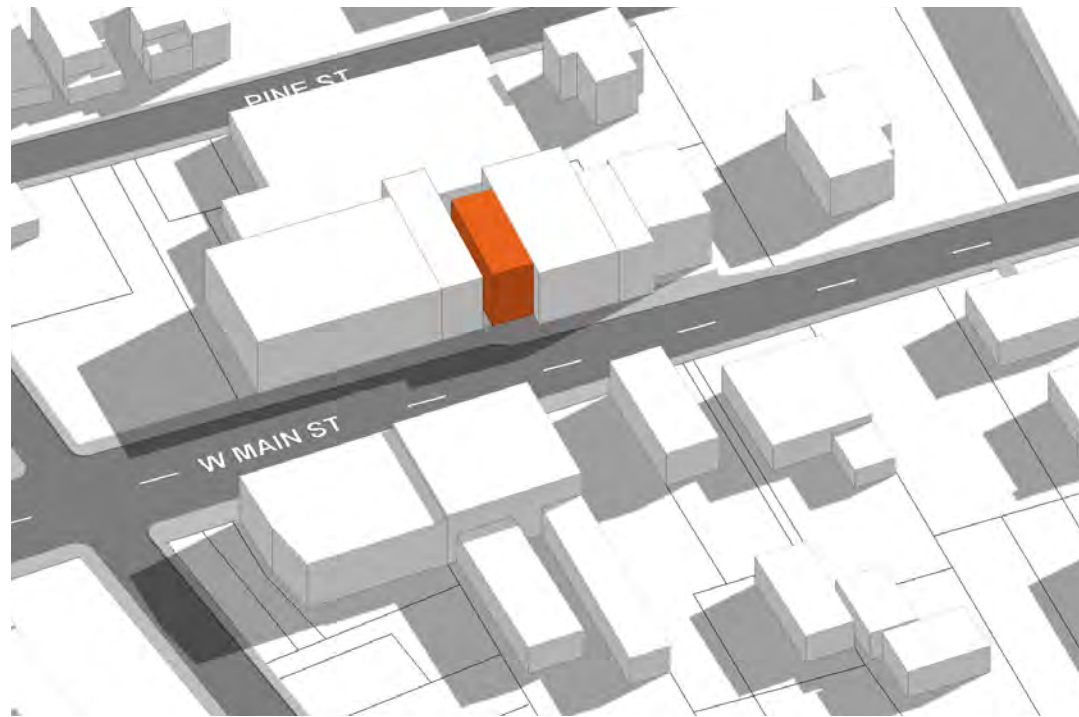
- New fabric awnings should be installed above ground floor windows and entry doors to hide concrete parging.
- The concrete parging on ground floor walls should be painted.
- Wall mounted light fixtures should be installed adjacent to each front entry door.



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# BUILDING 328

---



EXISTING STRUCTURE - 4,180 sf

PROPERTY - 2,500 sf

PRIMARY STRUCTURE BUILT - 1928



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# BUILDING 328

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses the interior and exterior preliminary condition of the unoccupied two-story structure. A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk through was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building, but had limited access to the east and west façades. The interior 1st and 2nd floors were also surveyed, although damaged stairs limited complete access to the interior of the 2nd floor. The roof was not surveyed due to lack of access. Our observations are provided below:

Becker Morgan Group, Inc. observed various items that need to be addressed for the building to be structurally adequate, however if the intent is to restore the structural integrity of the building for future use, it is our recommendation the roof framing and envelope receive immediate attention to prevent further water infiltration and damage. Interior stairs, roof and partial 2nd floor framing are damaged. Isolated 1st floor framing damage was observed. Masonry is cracked and damaged at lintel locations and above the parapet.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Cracks / spalling parging
- Efflorescence
- Rusting shelf and damaged ceiling due to water infiltration at the top of the wall
- Lintel Corrosion

#### WEST FAÇADE

- Although there was limited access, damage to the parapet veneer at the top of the wall was observed, an indication of water infiltration

#### EAST FAÇADE

- Limited access due to the proximity of the neighboring building prevented observations of the exterior condition.

#### REAR FAÇADE

- All rear lintels are damaged. One (1) rear window is detaching from the framing due to the lintel jacking and corrosion from water infiltration.
- Cracked masonry, lintel jacking displacement and corrosion were observed

### INTERIOR OBSERVATIONS

- 2nd floor joists damaged in the southwest front corner.
- Extensive water damage of an area approximately 10' x 20' in size, located in the front southeast corner was observed. In this area, 1st floor, 2nd floor joists, ceiling joists and rafters are damaged
- Access to the 2nd floor in the front of the building was limited due to extensive water damage to the stairs, rendering them unsafe.
- Evidence of water infiltration to the east and west façade was observed
- Stairs located in the rear interior of the building have extensive damage
- Roof rafters, 2nd floor framing, and all lintel damage was observed at the rear of the building due to a roof leak.
- Lintel jacking cracked masonry and window lintel damage was observed at the rear wall of the building



EFFLORESCENCE AND SHELF DAMAGE



2ND FLOOR FRAMING LINTEL DAMAGE



2ND FLOOR & STAIR DAMAGE



FRONT FAÇADE LINTEL CORROSION



# BUILDING 328

---

## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof framing and roof membrane should be replaced.
- Water damaged interior floors, walls, and stairs should be replaced.
- The façade should be pressure washed.
- The ceiling above the entry should be replaced and new recessed light fixtures should be installed.
- The window frames and sills should be scraped and painted and any rotting wood should be repaired.
- The bulletin mounting board to the east of the front door should be removed.
- The planters adjacent to the entry should be cleared of weeds and new plantings should be installed.

### PROPERTY IMPROVEMENTS

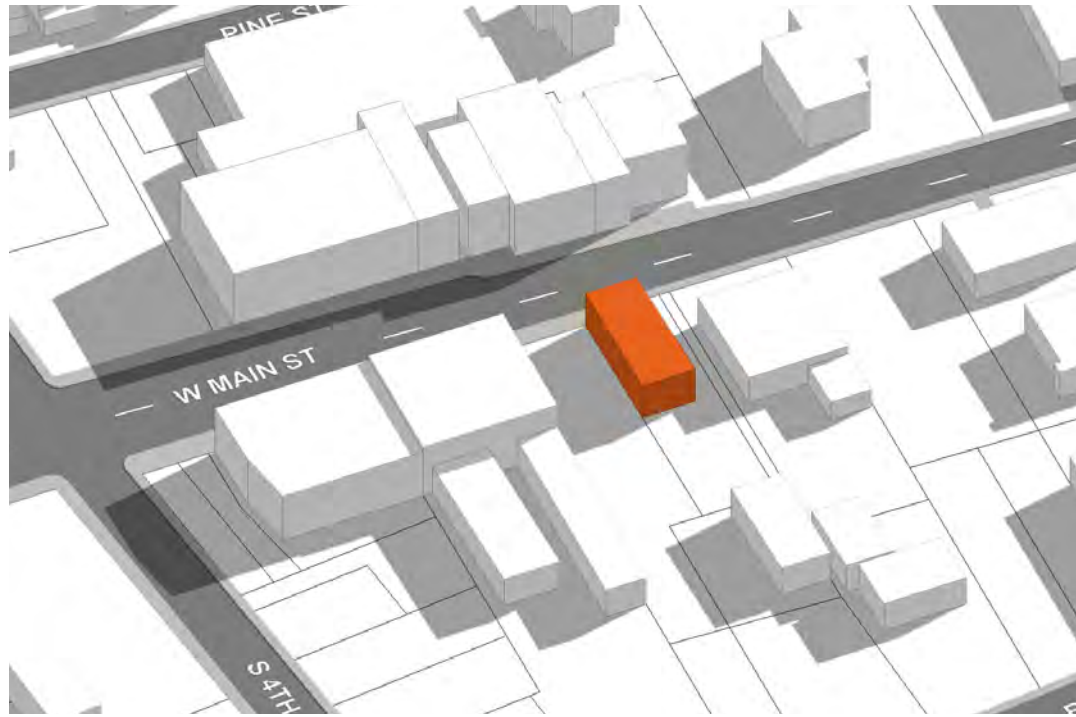
- The interior illuminated sign above the front entry should be removed and junction box should be retained for future signage by tenant.
- Up-lighting should be installed within front planters.
- Wall mounted lighting adjacent to front door should be replaced.





# BUILDINGS 329, 331

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**EXISTING STRUCTURE** - 4,580 sf  
**PROPERTY** - 5,984 sf  
**PRIMARY STRUCTURE BUILT** - 1900



# BUILDINGS 329, 331

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 1-story masonry multi-use building. The building shares the wall with the building to the west.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Access was limited to what was visible from a distance. Our observations are provided below:

Becker Morgan Group, Inc. observed racking masonry at lintels, missing masonry units in the exterior walls and areas of the roof that are potentially damaged and causing water infiltration. BMG recommends further inspections be conducted to determine the structural integrity of the building. Additionally, we recommend immediate attention to the debris from the adjoining building that is on the roof. If the intent is to restore this building actions, to prevent additional damage from the deteriorating adjoining building is recommended.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Racking/cracked masonry at lintel locations and missing masonry units at lower northeast corner of the building.

#### EAST FAÇADE

- Racking/cracked masonry observed on the east façade, a continuation of the condition observed on the front.

#### REAR FAÇADE

- Racking masonry at lintel locations on the rear façade.
- A hole in the masonry was observed.

### ROOF OBSERVATIONS

- The roof was observed to have potential integrity concerns at the perimeter.
- Debris from the adjoining building was observed on the roof.



SOUTH FAÇADE



EAST FAÇADE



REAR FAÇADE CONDITION



REAR FAÇADE CONDITION



# BUILDINGS 329, 331

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

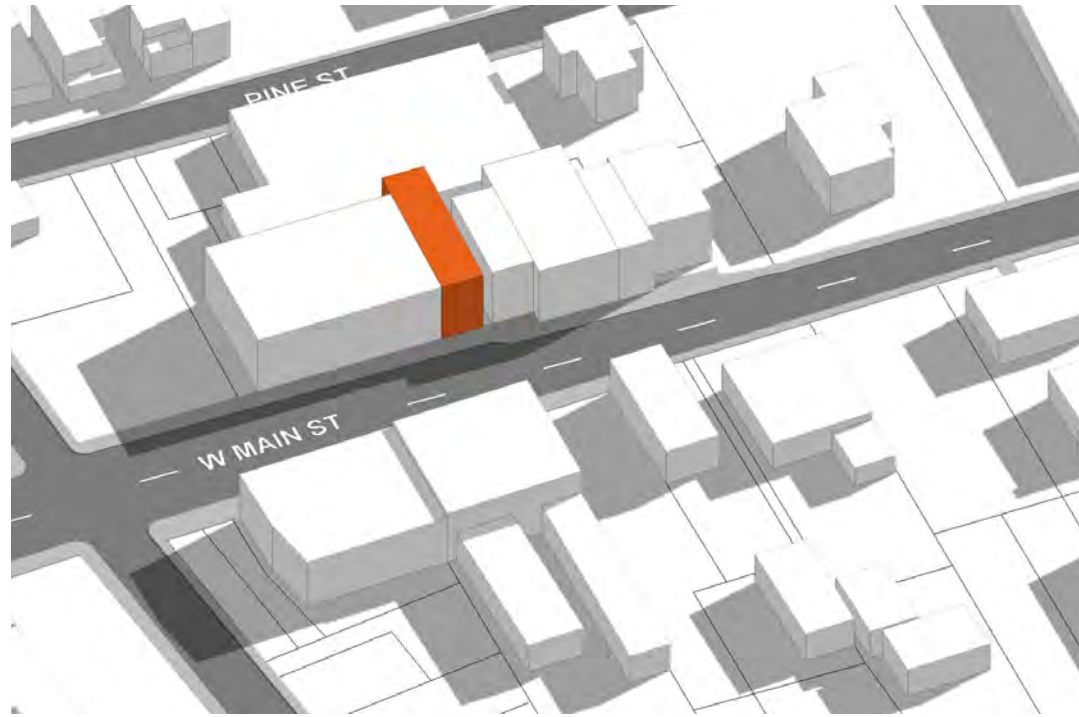
- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The brick façade should be pressure washed and painted.
- The missing windows on the front elevation should be replaced. The remaining existing windows on the ground floor are likely not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system.
- The infill panel above tenant space 329 which contains an opening for an A/C unit should be repaired.
- The wood signage board above the front ground floor windows should be removed.
- The brick at grade should be repaired on the front west corner.

### PROPERTY IMPROVEMENTS

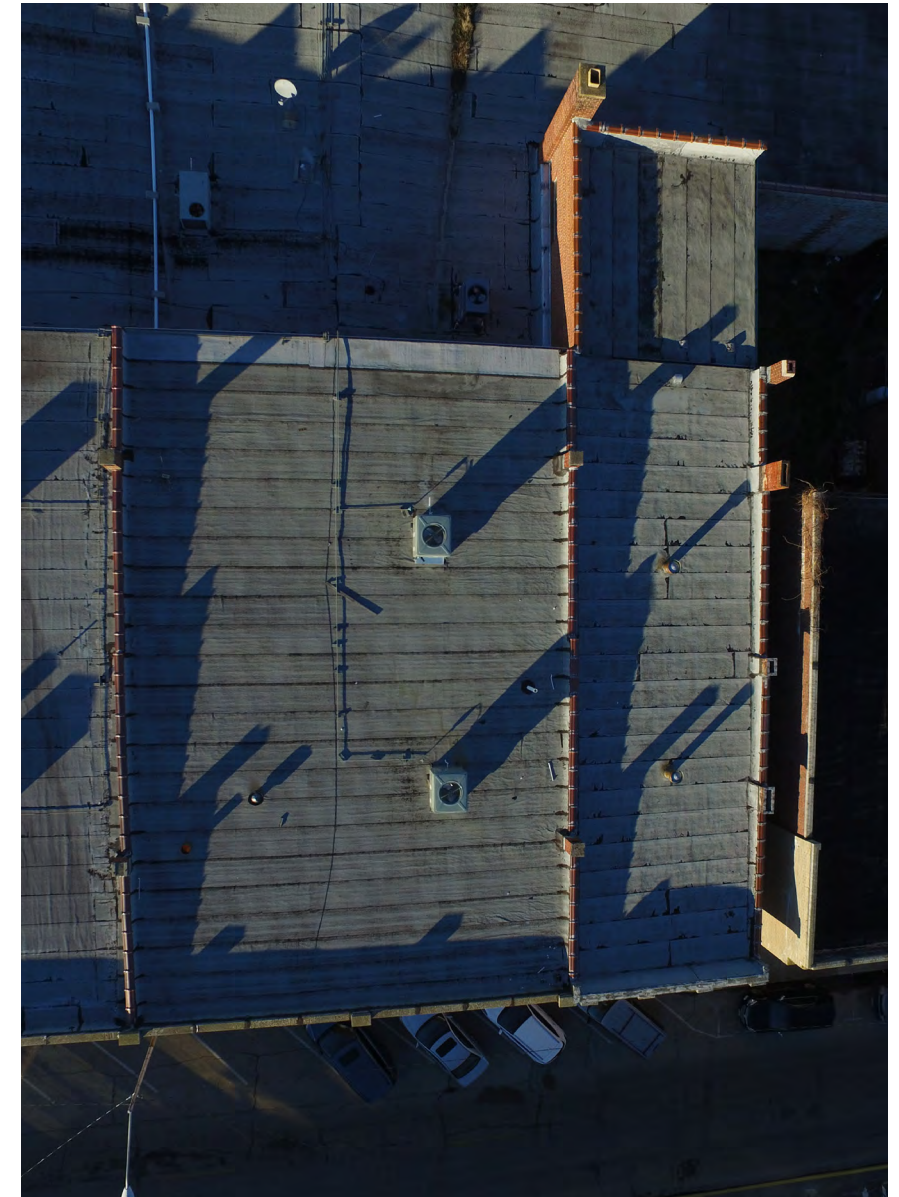
- New recessed lights should be installed in the ceiling above each entry door.
- The front entry doors should be replaced with new aluminum storefront doors.
- Fabric awnings should be installed over each ground floor window.
- New wall washing lights should be installed above each second-floor window.
- Building signage should be provided by a 4'-0" long decorative bracket projecting from the front façade.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.



# BUILDING 330



**EXISTING STRUCTURE** - 1,483 sf  
**PROPERTY** - 1,483 sf  
**PRIMARY STRUCTURE BUILT** - N/A



Sage Policy  
Group, Inc.

# BUILDING 330

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## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses exterior preliminary condition of the 2-story masonry structure that is constructed in a manner that adjoins the neighboring building on the west side with limited access between the building on the east. Use and occupancy of building is unknown.

A site visit was conducted to observe existing conditions and identify potential concealed conditions. The survey consisted of a non-invasive walk around of the building with limited accessibility. Drone imagery was utilized to survey the roof. Observations are limited to what was visible (from a distance) at the time of the site visit. Our observations are provided below:

Becker Morgan Group, Inc. observations were limited. Moderate lintel corrosion was observed at the storefront of the building and the roof was observed to be in adequate condition based on imagery. A further investigation is required to provide a more detailed condition assessment of the building.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

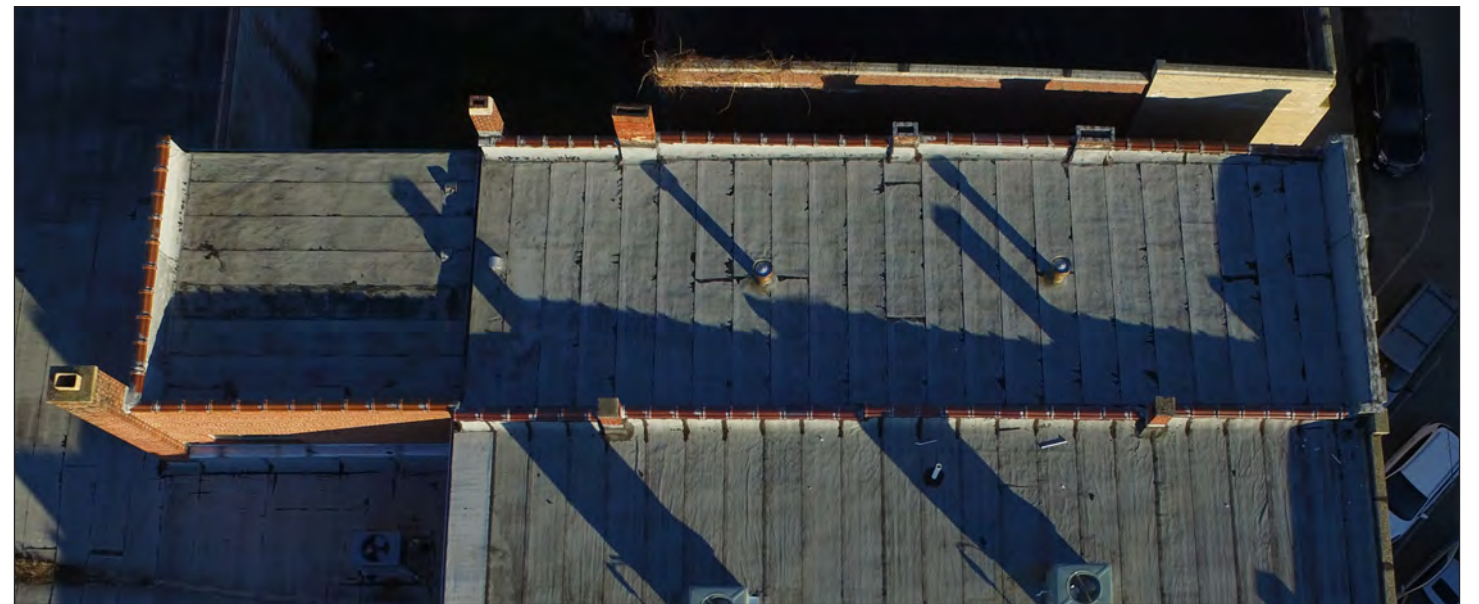
- Moderate lintel corrosion was observed at the storefront window

### ROOF OBSERVATIONS

- Condition of the roof is observed to be in adequate condition based on imagery



LINTEL CONDITION



ROOF CONDITION



# BUILDING 330

---

## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- Wood windows should be scraped and painted.
- Missing panels of milk glass should be replaced.
- Existing fabric awning should be repaired and fabric replaced if necessary.
- Ceiling above entry should be scraped and painted and recessed lights should be replaced.
- Cornice above existing awning should be cleaned and repainted.

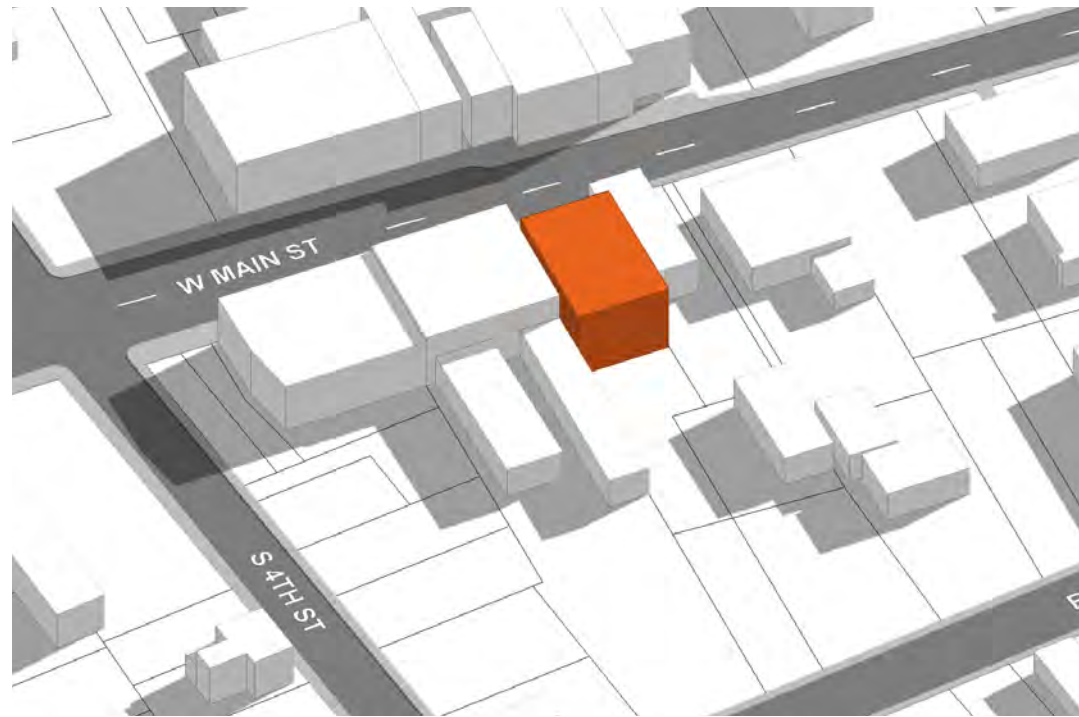
### PROPERTY IMPROVEMENTS

- New linear up-lighting should be installed in a continuous run along cornice above awning.
- Milk glass windows above front windows should be backlit.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.



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Group, Inc.

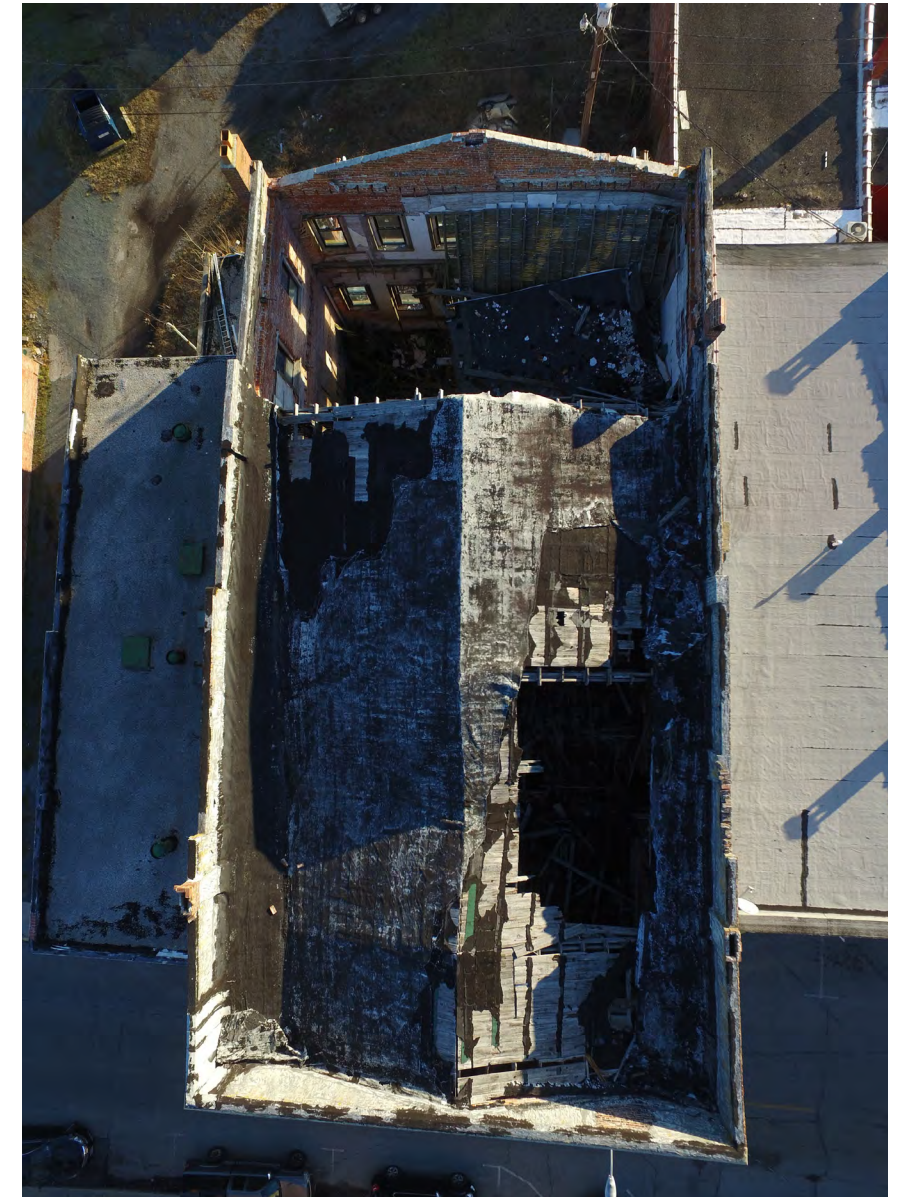
# BUILDING 333



EXISTING STRUCTURE - 10,640 sf

PROPERTY - 9,314 sf

PRIMARY STRUCTURE BUILT - 1900



Sage Policy Group, Inc.

# BUILDING 333

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the unoccupied multi-use 3-Story masonry building. The intended use of the building is a combination of office and/or apartment spaces on the 2nd floor with a restaurant occupying the 1st floor. The building shares its east wall with the adjoining building and is constructed near the building to the west.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed that the structural integrity has been compromised due to the collapsed roof. BMG recommends immediate attention to this building to prevent damage to the buildings to the East and West. Further investigations are recommended to determine the condition of the 1st and 2nd floors.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Caution tape was placed at the front of the building due to the unsafe nature of the building. The roof has completely collapsed at the south and is collapsing at the north, making the structure unsafe.
- Masonry cracks were observed in the façade of the building.



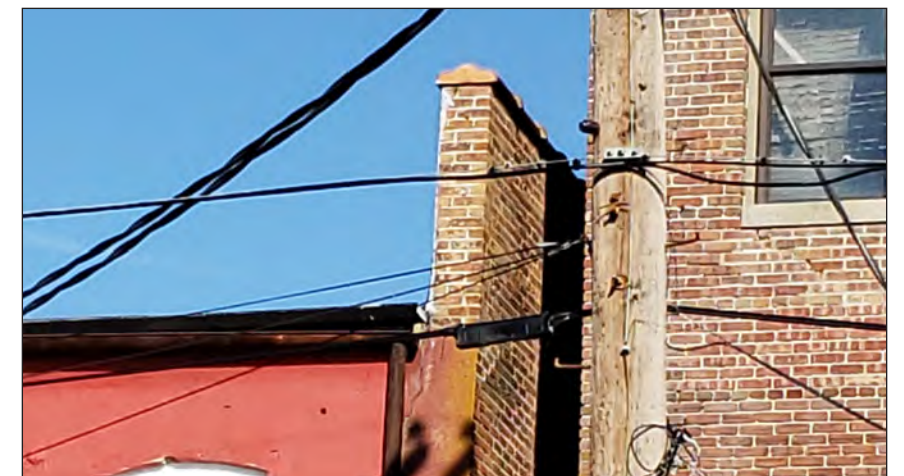
REAR FAÇADE CONDITION



WEST FAÇADE CONDITION



EAST FAÇADE CONDITION



WEST FAÇADE CONDITION





# BUILDING 333

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

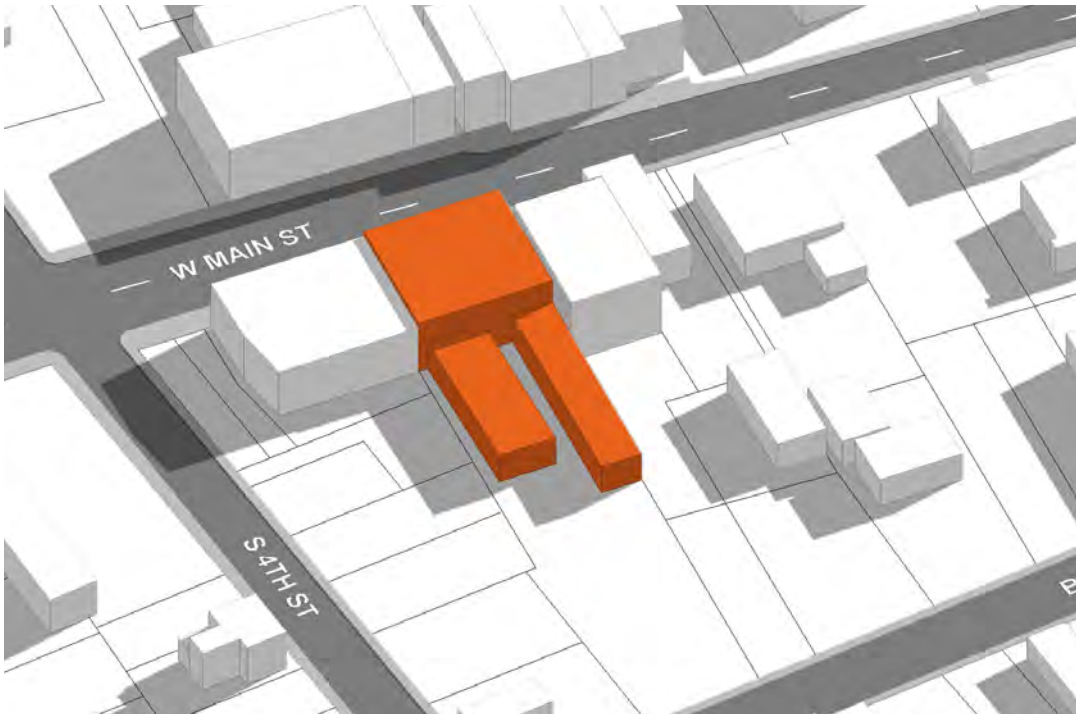
- The existing structure is in severe disrepair and the costs to restore it will likely be too great based on the significance of the building.
- This report recommends demolishing the structure and preparing the site for new construction. The adjacent party walls should be reviewed by a structural engineer and repaired, as required.

### PROPERTY IMPROVEMENTS

- Based on the density analysis, this site should not remain vacant. Moreover, a building of similar size to the existing structure should be constructed in its place. The building should be mixed use with retail on the ground floor and residential on the upper floors. Alternately, the downtown district would benefit from a small hotel in this location.
- The new building should be pulled back from the sidewalk to create a small urban plaza. This plaza creates a place to gather and provides an area for outdoor seating serving the hotel's café.
- As part of the proposed downtown parking analysis, this property will benefit by providing either a public or private asphalt parking lot at the rear of the building with vehicular access from Broadway. A pedestrian path should be provided between this parking lot and the alleyway between properties 327 and 329 for connection to Main Street.



# BUILDINGS 335, 337, 339



EXISTING STRUCTURE - 10,150 sf

PROPERTY - 24,554 sf

PRIMARY STRUCTURE BUILT - 1928



Sage Policy Group, Inc.

# BUILDINGS 335, 337, 339

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street).

This Field Report addresses exterior preliminary condition of the 2-story multi-use building. The building has various 1st floor storefronts and apartments on the 2nd floor. The building is partially occupied.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed some displacement/racking of masonry, cracking of masonry, and areas on a portion of the roof that appear to be compromised. BMG recommends that further inspection of the roof to determine condition.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Displacement/racking of masonry above windows.
- Cracking of masonry between windows at lintels.

### ROOF OBSERVATIONS

- Areas of the roof appear to be compromised.



FRONT FAÇADE CONDITION



REAR FAÇADE



REAR FAÇADE



# BUILDINGS 335, 337, 339

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

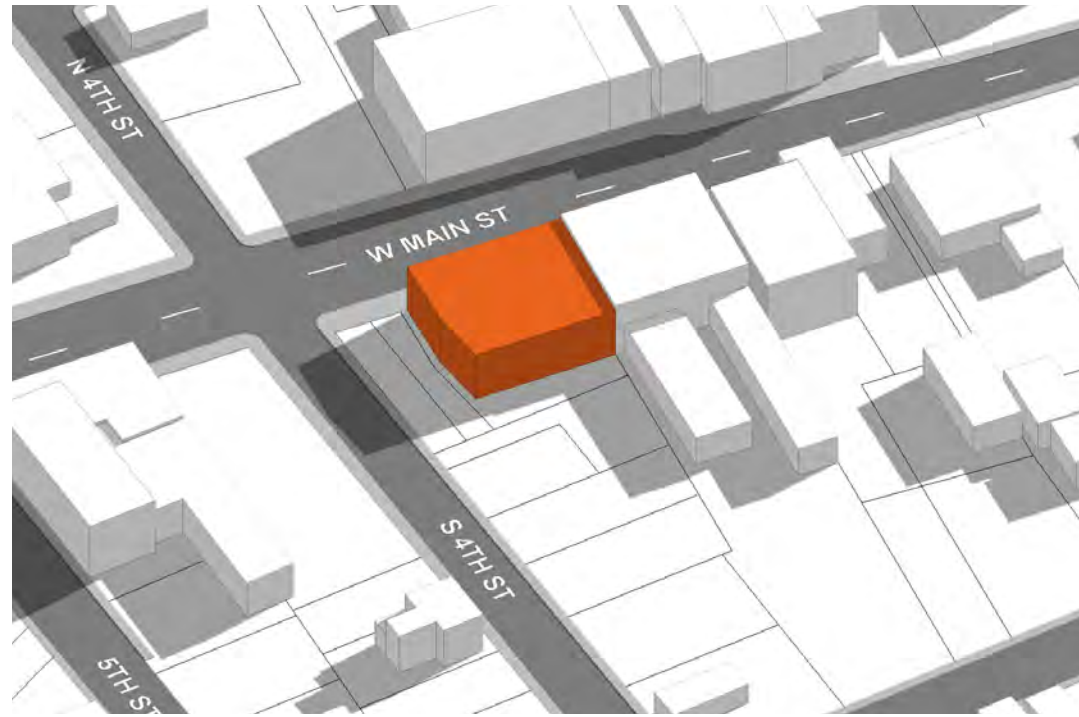
- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- Open masonry joints should be inspected and repointed.
- The existing metal awnings should be pressure washed and repainted. Existing signage should be removed before painting.
- The existing illuminated sign should be removed.
- In tenant space 335, the existing windows are likely not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system. While, this is likely an issue on tenant spaces 337 and 339, the areas behind these windows are still utilized as shop displays and separated from the interior by an additional wall.

### PROPERTY IMPROVEMENTS

- New wall sconces should be installed adjacent to each ground floor window.
- New linear LED downlighting should be placed along the roof cornice.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.
- As part of the proposed downtown parking analysis, this property will benefit by providing either a public or private asphalt parking lot at the rear of the building with vehicular access from Broadway. Tenant space 339 currently provides a direct entry from the rear side of the building. This feature should be extended to the other tenant spaces in the building, all being served by the new parking lot.
- A new dumpster enclosure should be constructed at the rear of the building.



# BUILDINGS 341, 343, 345, 347



EXISTING STRUCTURE - 12,040 sf

PROPERTY - 8,274 sf

PRIMARY STRUCTURE BUILT - 1928



Sage Policy Group, Inc.

# BUILDINGS 341, 343, 345, 347

## STRUCTURAL REPORT

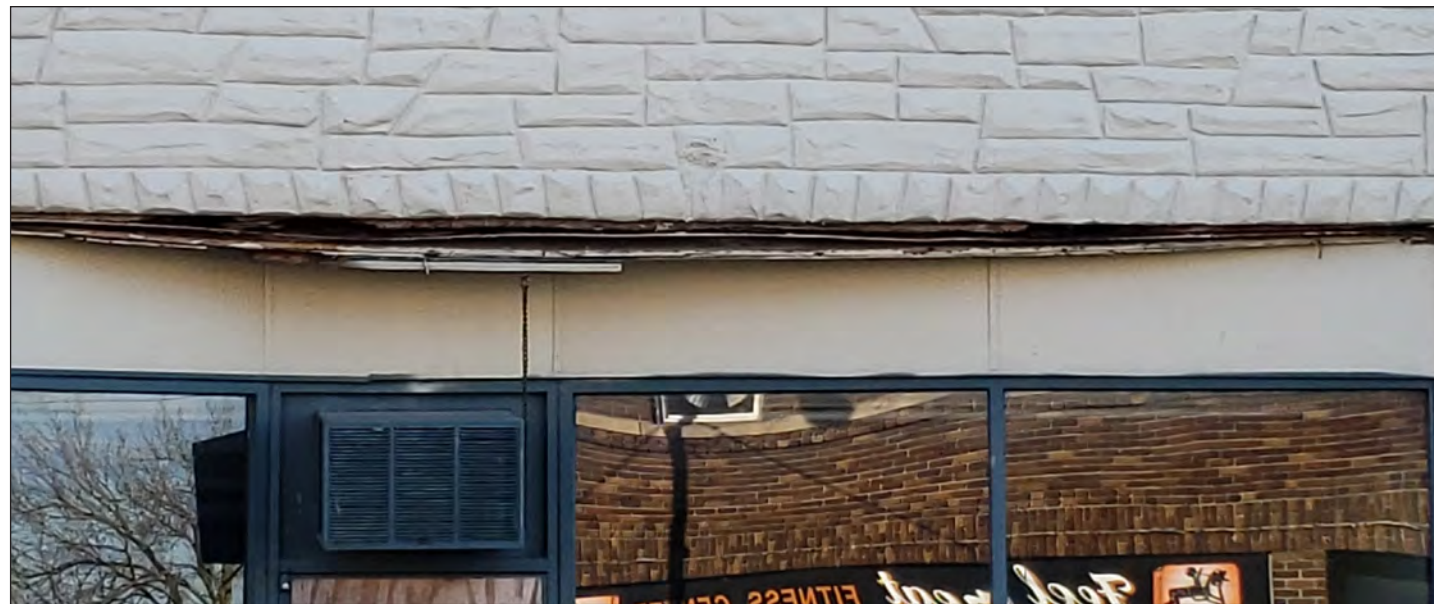
Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses exterior preliminary condition of the multi-use 2-Story masonry building that is partially occupied. The 1st floor consists of storefronts and 2nd floor apartments. The building is constructed within close proximity to the building on the east and the building on the west has been demolished.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, and cracked masonry. Floor and roof joists that have been cut are exposed to the exterior as a result of the removal/demolition of the adjoining building. The roof was observed, via drone imagery, to be in good condition. BMG recommends further inspections of the exposed framing.

### EXTERIOR OBSERVATIONS

- Lintel corrosion at the storefront of 341.
- Cracked masonry on the west façade.
- The building's floor framing and roof framing are left exposed to the exterior environment as a result of the demolition of the building to the west.



FRONT FAÇADE LINTEL CONDITION



WEST FAÇADE CONDITION



# BUILDINGS 341, 343, 345, 347

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The missing shutter on tenant space 341 should be replaced.
- The exposed lintel on tenant space 341 should receive a protective covering to match the condition on the other tenant spaces.
- The exposed roof and floor framing adjacent to lot 351 should be protected from the elements with metal capping and painted to match brick.
- The remaining plaster and roof sealant from the demolished structure on lot 351 should be removed.
- The brick adjacent to lot 351 should be pressure washed and repointed.

### PROPERTY IMPROVEMENTS

- The Main street elevation would benefit from cable supported awnings. Signage should be non-illuminated characters mounted at the front of each awning with consistent sizing and proportions across each tenant space. Signage illumination should be achieved with up-lighting installed at the front of the awning.

Recessed ceiling lights should be installed above each Main street entry door.

Additional downlights should be installed on underside of new awnings.

The vinyl siding should be replaced with a material more suited to commercial district style of the building. PVC boards with raised profiles and trims can achieve a panelized appearance more in line with the historic character of the building.

Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.

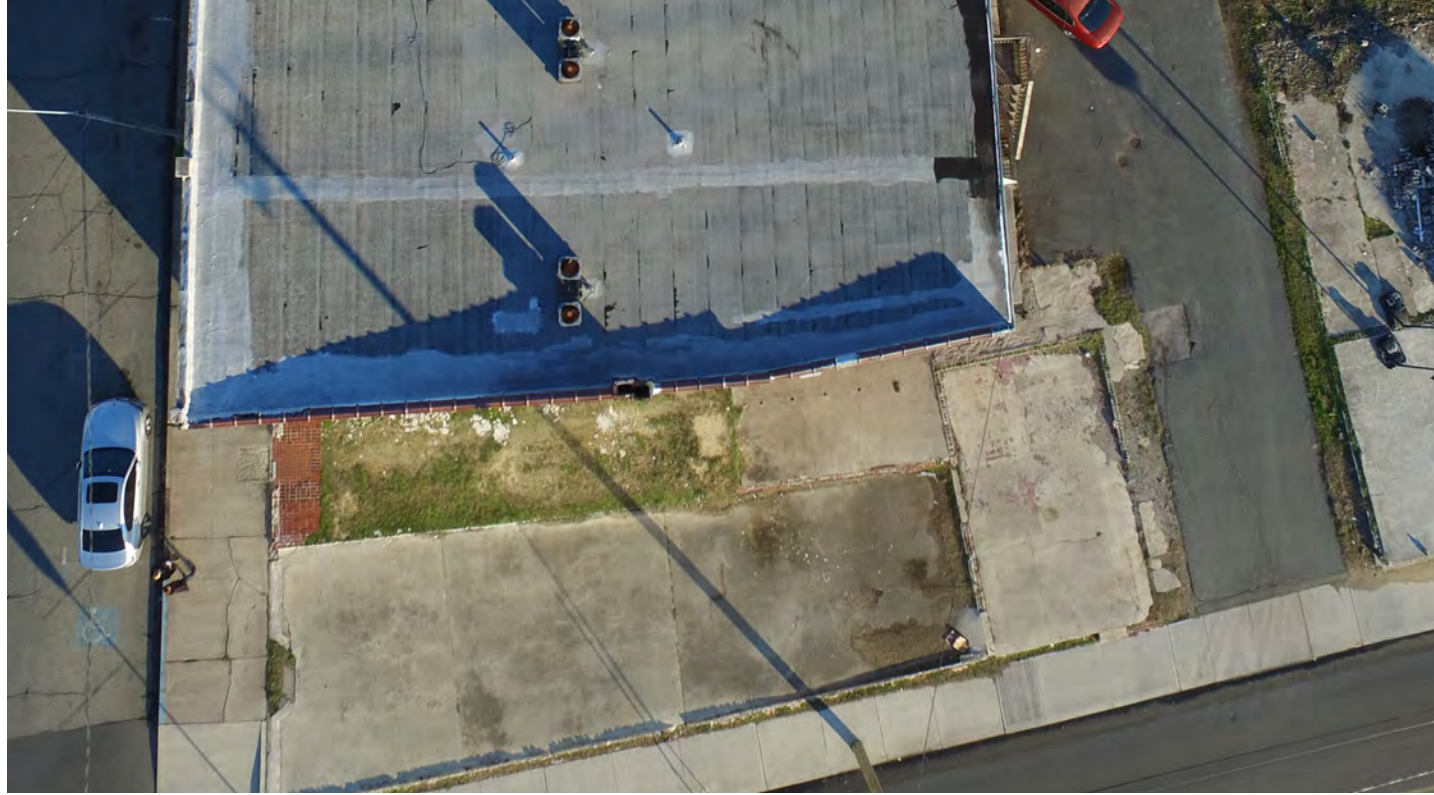
The existing parking lot meets the requirements as illustrated in the downtown parking analysis. A new sidewalk should be constructed between this parking lot and the new parking lot behind lots 335, 337, 339.

A new dumpster enclosure should be constructed at the rear of the building.



# LOT 351

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PROPERTY - 2,943 sf



Sage Policy Group, Inc.



# LOT 351

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The existing brick pavers and concrete pad should be removed and the site prepared for future building.

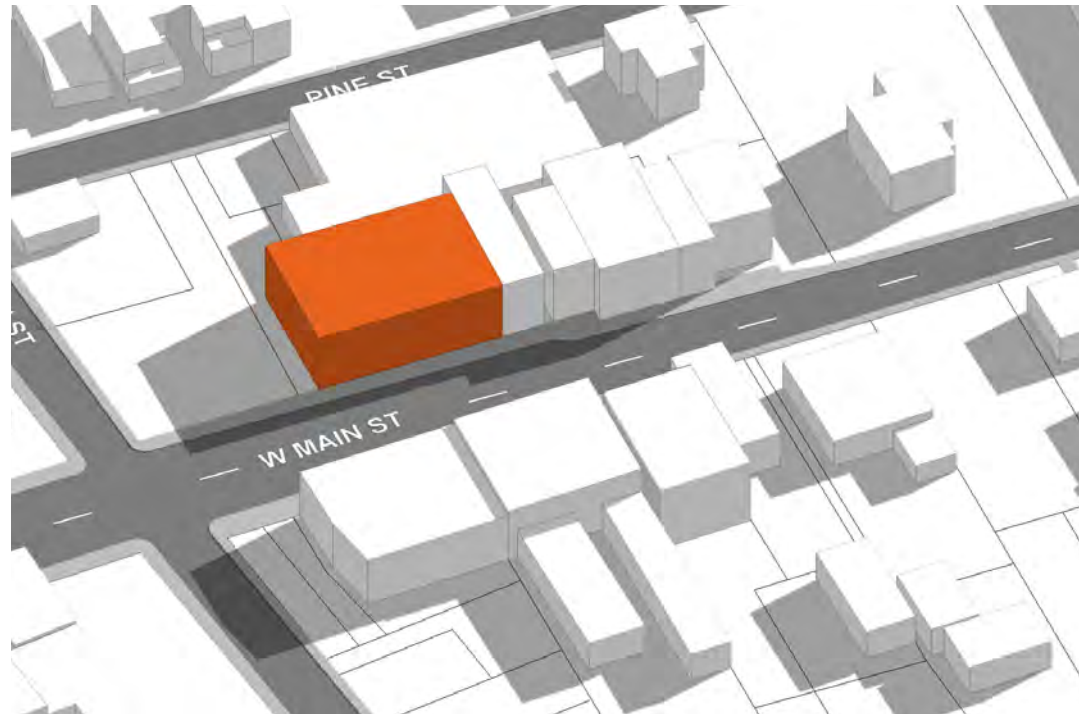
### PROPERTY IMPROVEMENTS

- Based on the density analysis, this site should not remain vacant. A structure in this location continues the Main Street massing across S. 4th Street and enforces 4th Street as a secondary street. A building of similar size to the adjacent property should be constructed. The building should be mixed use with retail on the ground floor and residential on the upper floors and should address both street fronts equally with either windows, entrances, and/or signage.
- With its high visibility, this property would support a small café. Adequate room should be left along S. 4th Street for an outdoor dining area.

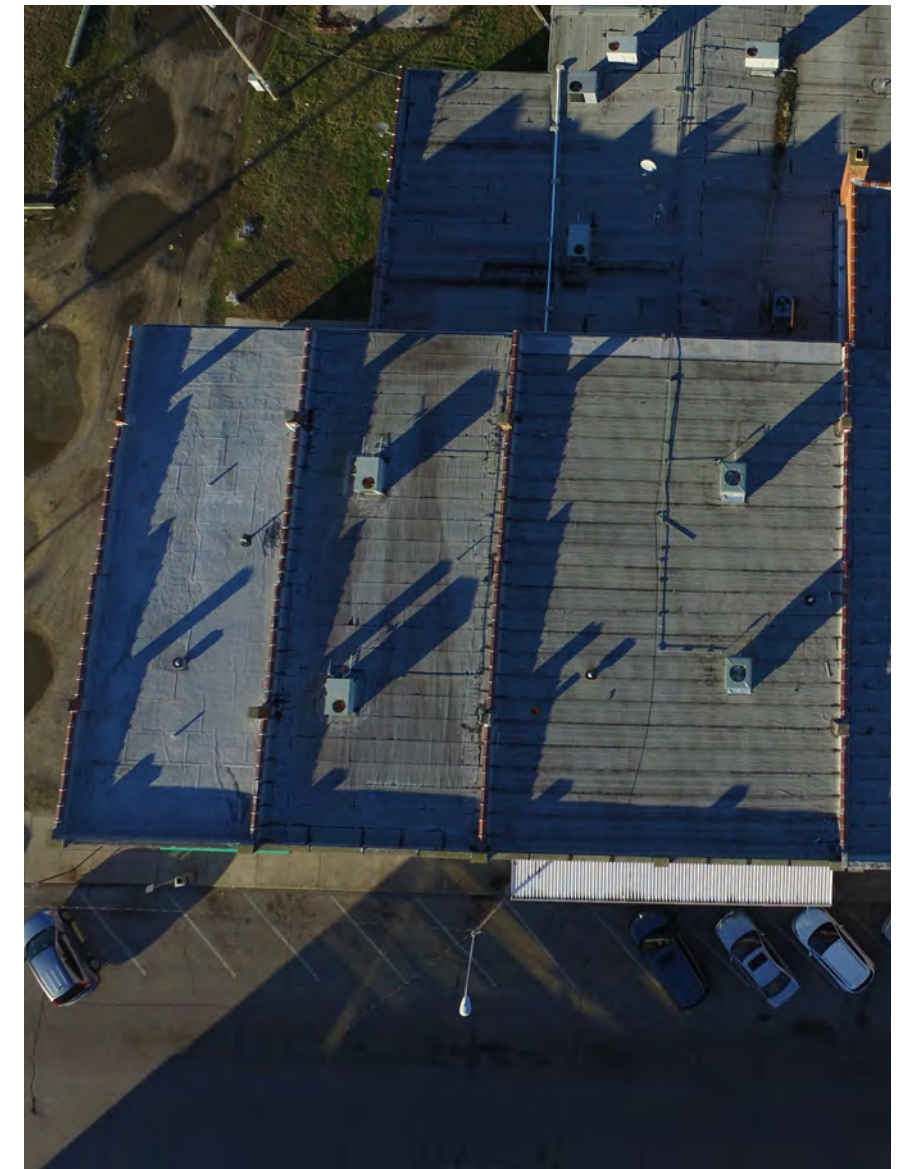


Sage Policy  
Group, Inc.

# BUILDINGS 382, 384, 386, 388, 390



**EXISTING STRUCTURE** - 9,098 sf  
**PROPERTY** - 10,084 sf  
**PRIMARY STRUCTURE BUILT** - 1928



# BUILDINGS 382, 384, 386, 388, 390

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses exterior preliminary condition of the 2-story masonry multi-use structure. The building consists of various storefronts and is partially occupied. Crisfield Pharmacy, Maple Shade Youth & Family Services partially occupy the 1st floor. The 2nd floor utilization and occupancy is unknown.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Access was limited to what was visible from the street. Our observations are provided below:

Becker Morgan Group, Inc. observations were limited to visibility at the time of the site visit. Lintel corrosion and masonry racking/cracking was observed at windows and store fronts and the presence of efflorescence at the rear of the building indicates water infiltration. Based on the imagery there are areas of potential degradation/water infiltration. Further inspections with access to the interior of the building is required for the determination of the extent of water infiltration and roof condition.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion at storefront for address 382 W. Main Street
- Lintel corrosion and masonry racking at windows.
- Lintel corrosion at storefront for address 386 W. Main Street
- Cracked masonry

#### WEST FAÇADE

- Lintel corrosion and masonry racking at windows.

#### EAST FAÇADE

- No observations, building is constructed to adjoin to the neighboring building.

#### REAR FAÇADE

- Efflorescence and evidence of repairs indicate water infiltration

### ROOF OBSERVATIONS

- Potential areas of water infiltration/deterioration. Observation limited to aerial imagery.



TYPICAL LINTEL CONDITION ON WEST FAÇADE



386 W. MAIN STREET STORE FRONT CONDITION



REAR OF BUILDING CONDITION



382 W. MAIN STREET STORE FRONT CONDITION



# BUILDINGS 382, 384, 386, 388, 390

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- Brick façade should be pressure washed and repointed.
- Unused signage frame at rear of building should be removed.
- Diagonal wood siding on exterior of tenant spaces 382 and 384 should be sanded and refinished.
- The water damaged wood behind the storefront in tenant space 390 should be removed or replaced.

### PROPERTY IMPROVEMENTS

- New downlights should be installed on the underside of the existing canopy attached to tenant spaces 382 and 384.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.
- New ceiling mounted recessed lights should be installed above the entry doors to each tenant space.
- Wall mounted downlights should be installed above the existing signage at tenant space 386.



# LOT 392

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Sage Policy  
Group, Inc.

# LOT 392

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The existing concrete pad should be removed and the site prepared for future building.

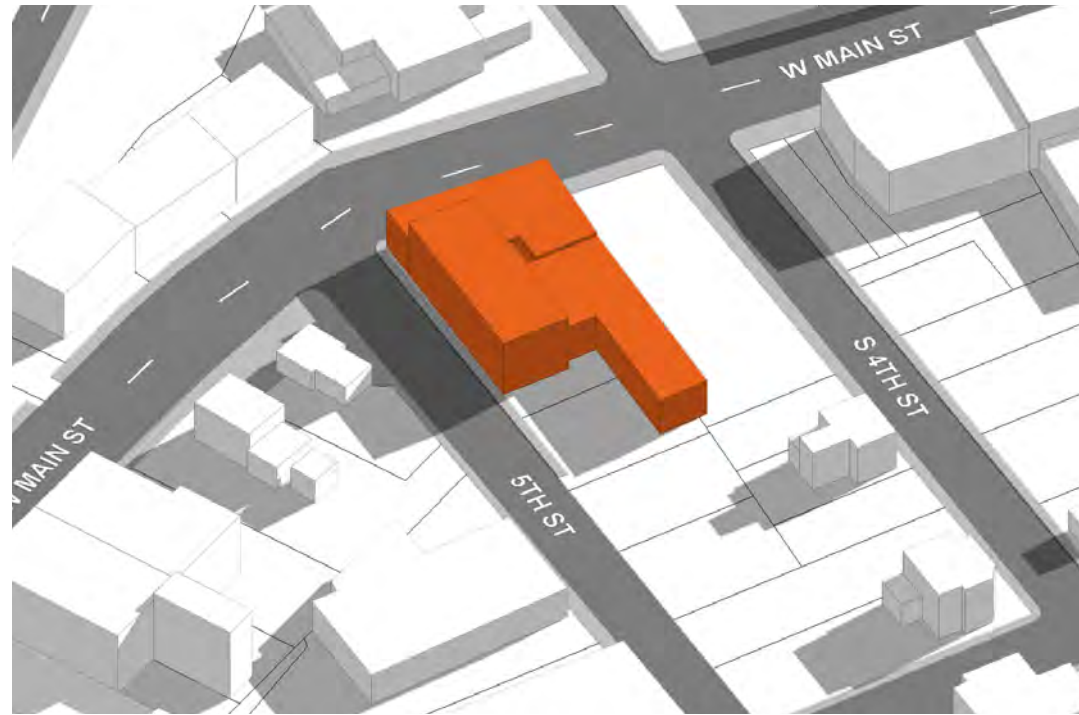
### PROPERTY IMPROVEMENTS

- Based on the density analysis, this site should not remain vacant. A structure in this location continues the Main Street massing across N. 4th Street and enforces 4th Street as a secondary street. A building of similar size to the adjacent property should be constructed. The building should be mixed use with retail on the ground floor and residential on the upper floors and should address both street fronts equally with either windows, entrances, and/or signage.
- The landscaping diagram suggests that the portion of this property at the corner of Main street and S. 4th Street be utilized as a public park or plaza. This intersection is prominent within the downtown district and its adjacency to the Post Office already positions it for public interaction. As described in the landscaping diagram, buildings along the perimeter of this intersection help enforce the boundaries of a plaza environment and separate it from the surrounding urban landscape.



Sage Policy  
Group, Inc.

# BUILDINGS 413, 415, 417, 419



**EXISTING STRUCTURE** - 21,118 sf

**PROPERTY** - 12,138 sf

**PRIMARY STRUCTURE BUILT** - 1928



Sage Policy Group, Inc.

# BUILDINGS 413, 415, 417, 419

## STRUCTURAL REPORT

Becker Morgan Group, Inc. has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This field report addresses the interior and exterior preliminary condition of the structure. Portions of the structure is currently under renovation and is partially occupied. A site visit was conducted to observe existing conditions and identify potential concealed conditions as the walk through was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building, interior 1st, 2nd and 3rd floors (where applicable and accessible). Limited surveying of the roof was conducted due to access and varying conditions. Our observations are provided below.

During the walk-through, Becker Morgan Group, Inc. (BMG) observed evidence of water damage throughout the building. Damage is more evident on the upper levels. Exterior masonry walls are cracked due to the corrosion to lintels and lintel jacking, due to water infiltration. Uneven floors were observed at the upper levels, which indicates there is an interior structural issue. An unsupported / under supported wall was observed in the 1st floor framing. BMG recommends a structural study be conducted to identify bearing elements and determine that a continuous load path exists for the structure.

### EXTERIOR OBSERVATIONS

- East exterior wall consist of a combination of metal siding and CMU. The CMU wall is very porous, has developed blisters, parge coat has failed and column caps damaged
- Cracked masonry, lintel corrosion and efflorescence were observed at the west and rear walls
- Chimney detachment
- Water damage to framing under roof overhang
- Fire Escape platform is corroded
- Signs of water infiltration at the roof level was observed

### INTERIOR OBSERVATIONS

- Water damage to interior walls and ceiling framing at the upper levels due to water infiltration
- Uneven floors were observed, indicating there is an issue with the framing
- Gap / hole between wall and roof framing was observed at the interior southeast corner
- Evidence of water infiltration was observed at the interior walls 1st floor level
- Deflection of trusses were observed at the east side of the structure
- Interior 2nd floor framing damage was observed. Corrosion to lintels, cracks and deflection was observed in supporting beams / walls
- Water damage to upper level floor framing was observed



EAST EXTERIOR WALL



TYPICAL CMU WALL CONDITION



LINTEL CORROSION



TYPICAL CEILING WATER DAMAGE





# BUILDINGS 413, 415, 417, 419

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The exposed CMU walls should be pressure washed, repointed, and a concrete parge coat should be applied.
- The detached chimney should be removed and the brick repaired.
- The exterior fire escape should be sandblasted and coated with an industrial epoxy paint.
- The southwest stair exit door is approximately 1'-6" above grade. A new code compliant platform and stair should be constructed.

### PROPERTY IMPROVEMENTS

- The exterior metal panels should be removed from the east side of the building and the existing brick should be repointed and a concrete parge coat applied.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.
- New ceiling mounted recessed lights should be installed above the entry doors to each tenant space.
- The building will benefit from larger signage. This can be achieved by installing a non-illuminated sign above the second floor windows illuminated by wall mounted downlights. Additionally, A full height mural can be painted on the east side of the building in the previous location of the metal panel.
- The sidewalk along 5th street should be extended to connect to the sidewalk at Main street.
- The existing parking lot meets the requirements as illustrated in the downtown parking analysis. The parking lot should receive new asphalt and be extended to the existing building's walls. Parking lines should be painted to maximize parking.
- A new dumpster enclosure should be constructed at the rear of the building.
- The landscaping diagram suggests that the vacant portion of this property at the corner of Main street and S. 4th Street be utilized as a public park or plaza. This intersection is prominent within the downtown district and its adjacency to the Post Office already positions it for public interaction. As described in the landscaping diagram, buildings along the perimeter of this intersection help enforce the boundaries of a plaza environment and separate it from the surrounding urban landscape.
- The pedestrian plaza boundaries can be enforced further by constructing a new building along S. 4th Street (see Proposed Buildings diagram). This building can be an extension of the functions of the adjacent building or serve as new tenant space with entrances off S. 4th Street and the new plaza. A sidewalk should be provided on the south side of the building connecting the sidewalk along S. 4th street to the rear parking lot.
- The plaza should provide a shaded area for small groups to gather and sit. It should also provide an open area for larger public functions such as craft fairs, outdoor movie nights, etc. Food trucks can park along S. 4th Street to serve these events.



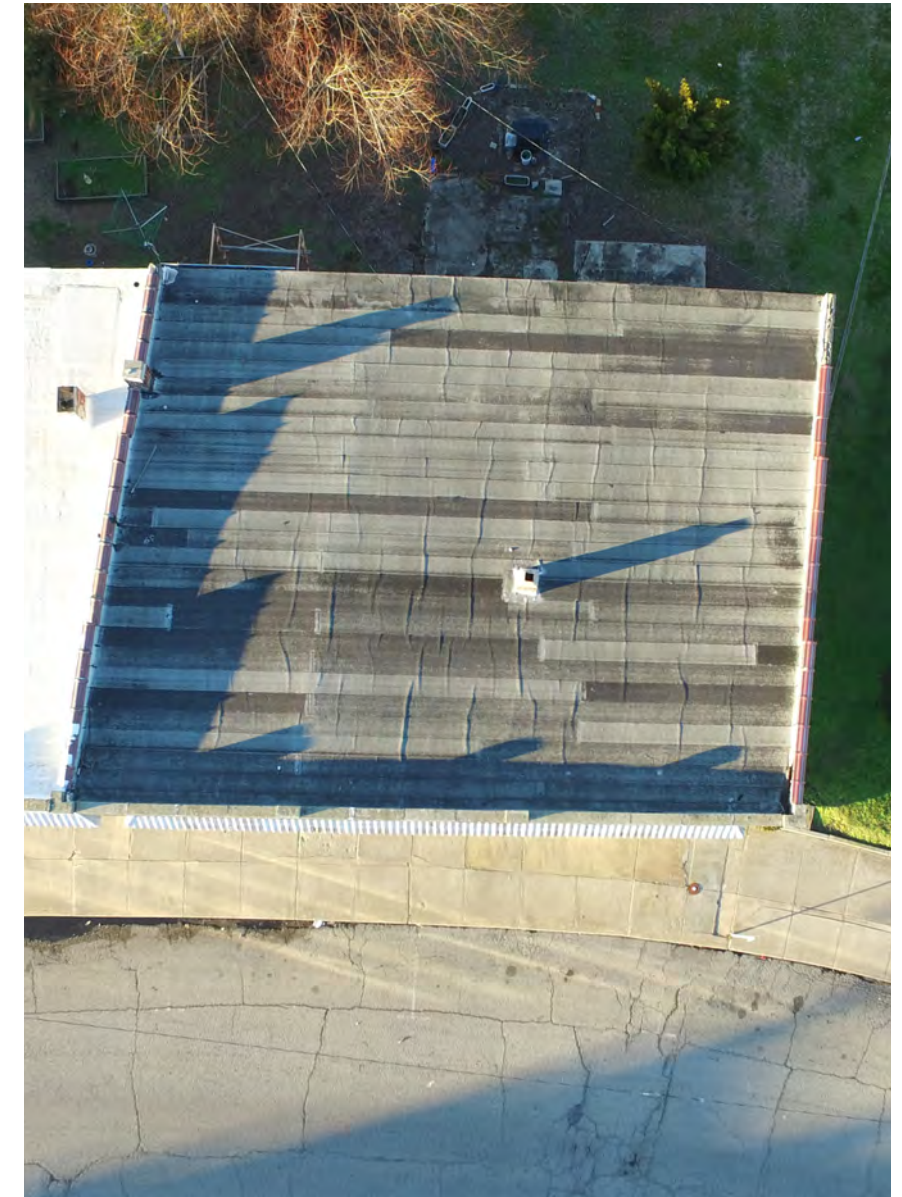
# BUILDINGS 498, 502



**EXISTING STRUCTURE** - 4,000 sf

**PROPERTY** - 3,900 sf

**PRIMARY STRUCTURE BUILT** - 1928



Sage Policy  
Group, Inc.

# BUILDINGS 498, 502

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the multi-use 2-story masonry building. The building was observed to be partially occupied. The building is adjoined to the neighboring building to the west.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk through was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Access was limited to what was visible from a distance. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, and masonry racking, indicating water infiltration. The roof was observed to be in adequate condition except for potential damage at the southeast corner observed via drone imagery. Further inspections are recommended to determine the extent of water infiltration and damage.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion and masonry racking at windows and windowsill deterioration
- Loose/missing masonry units

#### REAR FAÇADE

- Lintel corrosion and masonry racking.

### ROOF OBSERVATIONS

- Damage to the roof was observed in the southeast corner



TYPICAL WINDOW CONDITION



DISPLACED/MISSING MASONRY UNITS



REAR FAÇADE CONDITION



TYPICAL LINTEL/MASONRY CONDITION



# BUILDINGS 498, 502

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

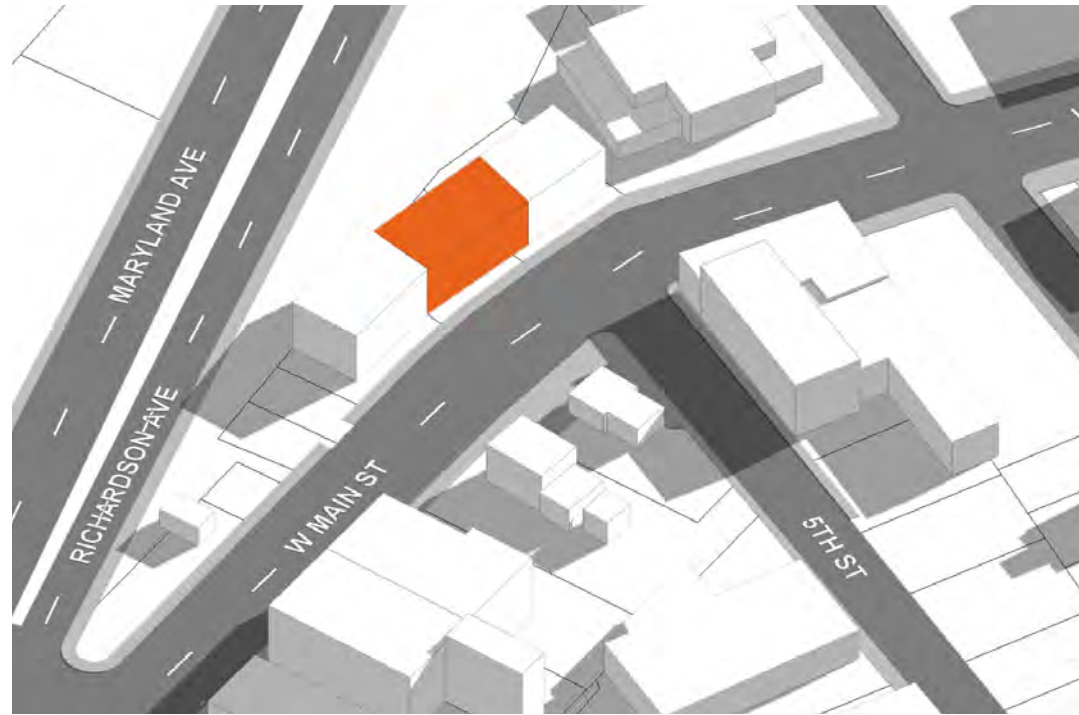
- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The brick façade should be pressure washed and repointed. Missing bricks should be replaced. Broken masonry sills should be repaired.
- The window frames and sills should be scraped and painted and any rotting wood should be repaired.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- The existing Main Street ground floor windows are not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system. The wood infill panels should be eliminated and the new windows should continue down to the brick sill as originally designed.
- The existing Main Street doors should be replaced with aluminum storefront doors.
- The metal awning should be sandblasted and coated with an industrial epoxy paint.

### PROPERTY IMPROVEMENTS

- Additional downlights should be installed on underside of awnings.
- New ceiling mounted recessed lights should be installed above the entry doors to each tenant space.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.



# BUILDINGS 504, 506, 508



**EXISTING STRUCTURE** - 4,800 sf  
**PROPERTY** - 2,700 sf  
**PRIMARY STRUCTURE BUILT** - 1928



Sage Policy  
Group, Inc.

# BUILDINGS 504, 506, 508

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 2-story masonry building. The building shares the east and west walls with the adjoining buildings.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, cracked and racking masonry at windows and doors, indicating water infiltration. The roof was observed to be in adequate condition and appeared to have been repaired based on the imagery.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

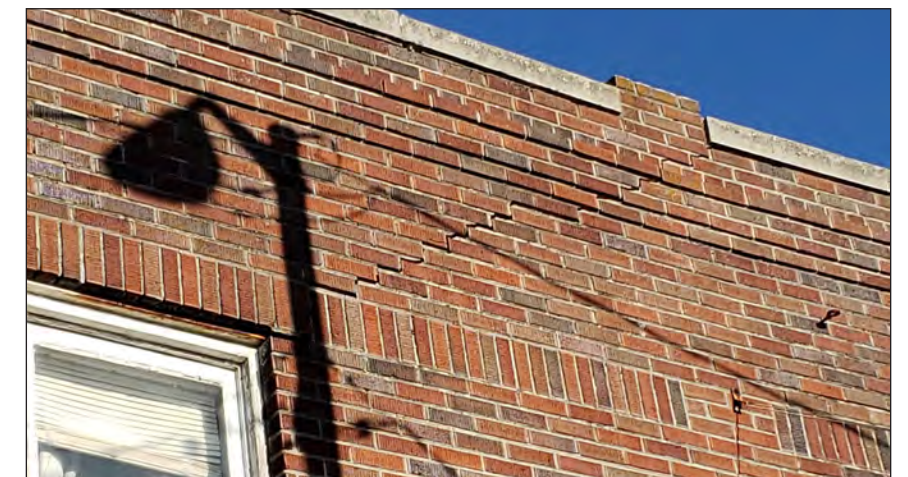
- Lintel corrosion and masonry racking.
- Displaced masonry units.

#### REAR FAÇADE

- Lintel corrosion, racking masonry and cracked masonry.



TYPICAL LINTEL CONDITION



TYPICAL LINTEL CONDITION



DISPLACED MASONRY UNITS



REAR FAÇADE CONDITION



# BUILDINGS 504, 506, 508

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

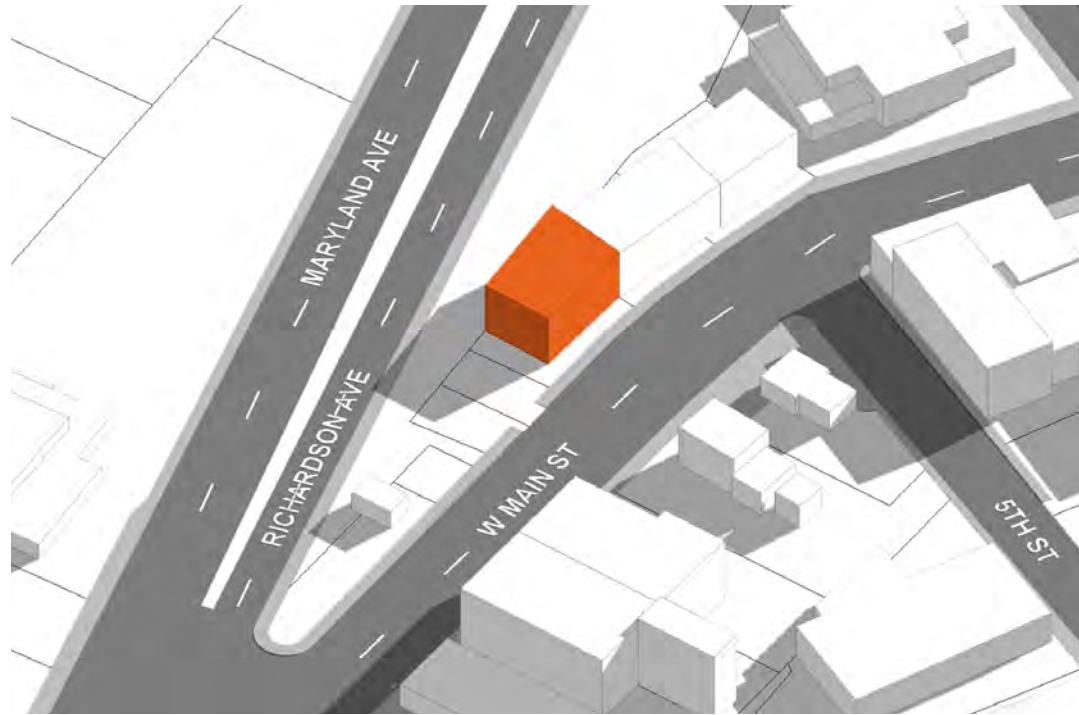
- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The brick façade should be pressure washed and repointed. Missing bricks should be replaced.
- The window frames and sills should be scraped and painted and any rotting wood should be repaired. Trims should be caulked and repainted.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- The existing windows are not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system. However, if the areas behind these windows are to remain as shop displays and separated from the interior by an additional wall, the existing non-thermal glazing is sufficient.
- The existing Main Street doors should be replaced with aluminum storefront doors.
- Temporary bracing has been installed on two of the metal awnings. The support system for these awnings should be reviewed by a structural engineer and appropriate bracing should be installed.
- The metal awnings should be sandblasted and coated with an industrial epoxy paint.
- The unused signage on the second floor should be removed.

### PROPERTY IMPROVEMENTS

- Additional downlights should be installed on underside of awnings.
- New ceiling mounted recessed lights should be installed above the entry doors to each tenant space.
- The building will benefit from larger signage. This can be achieved by installing a non-illuminated sign above the second floor windows illuminated by wall mounted downlights.
- The existing projecting sign bracket attached to tenant space 508 should be sandblasted and recoated with an industrial epoxy paint. The bracket should be used for new building signage.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.



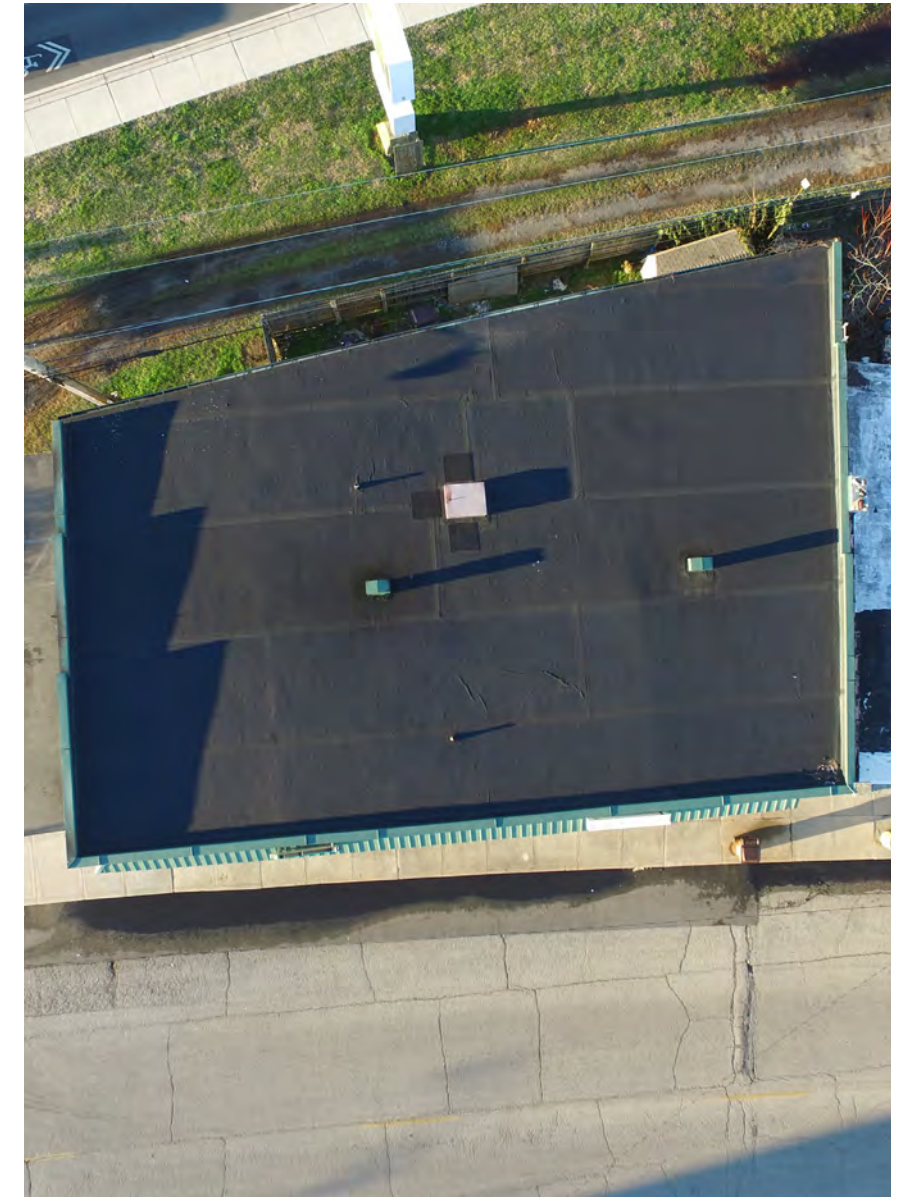
# BUILDING 510



EXISTING STRUCTURE - 5,924 sf

PROPERTY - 3,901 sf

PRIMARY STRUCTURE BUILT - 1946



Sage Policy  
Group, Inc.



# BUILDING 510

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 2-story, multi-use masonry building. Subway and Blancia Rose Faith and Healing Chapel are occupying the 1st floor. Occupancy of the 2nd floor is unknown. The building shares the east wall with the adjoining building.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, masonry racking and cracking that indicate water infiltration. The roof was observed to be generally in good condition apart from the southeast corner which appears to be damaged. Inspection of the roof and areas indicated is recommended to determine the extent of damage and water infiltration.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion and masonry racking

#### WEST FAÇADE

- Cracked/Racking masonry.

#### REAR FAÇADE

- Lintel corrosion and masonry racking

### ROOF OBSERVATIONS

- Potential area of roof damage/water infiltration in the southeast corner.



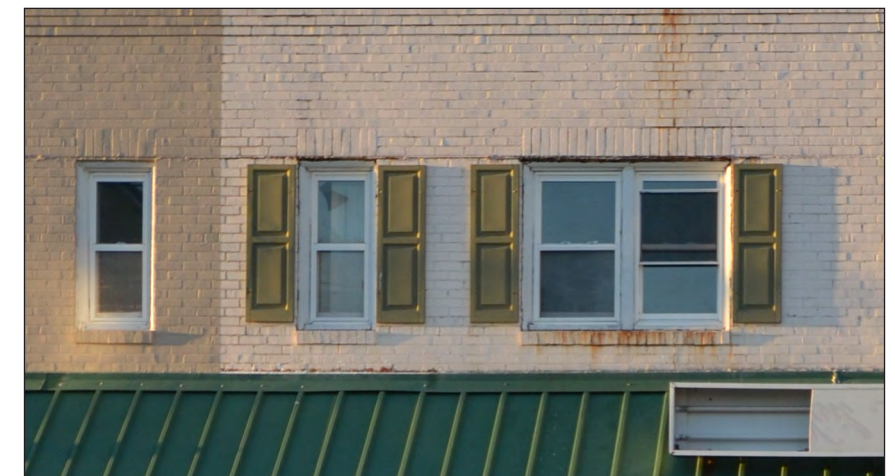
LINTEL CONDITION



CRACKED/RACKING MASONRY



REAR FAÇADE CONDITIONS



TYPICAL LINTEL CONDITION AT 2ND FLOOR FRONT WINDOWS



# BUILDING 510

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

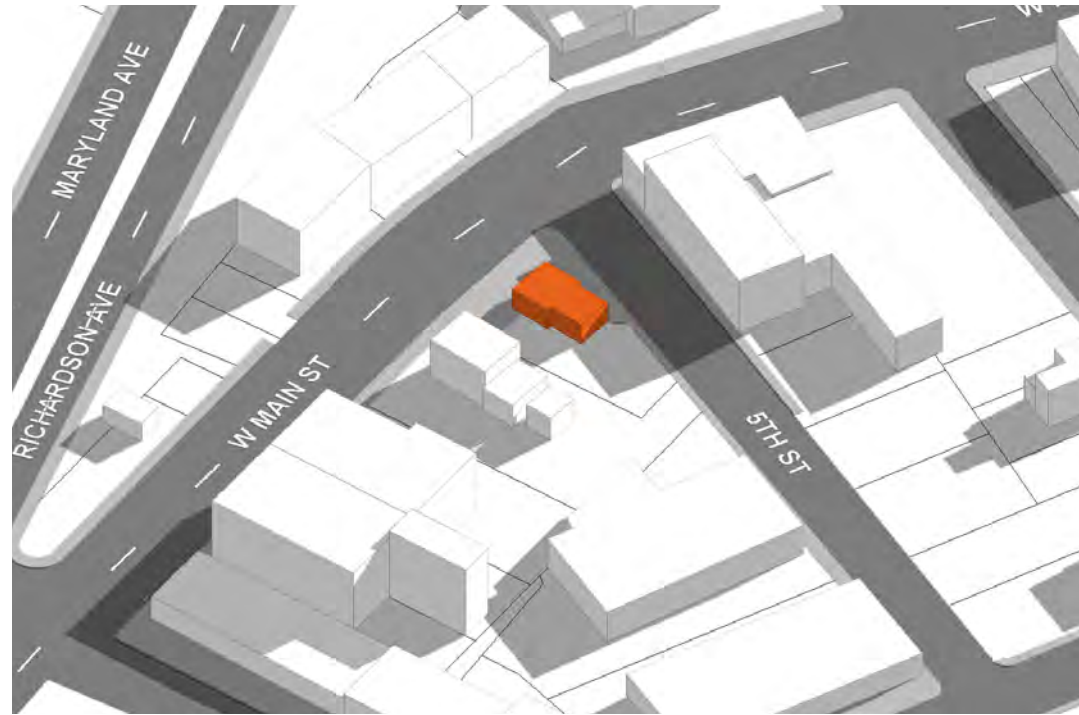
- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- Masonry joints should be repointed.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- There are steel members at the Main Street cornice that are rusting and staining the façade. These areas should be sandblasted and coated with an industrial epoxy paint.
- The storefront infill panels should be cleaned and repainted.
- The unused backlit sign frame should be removed from the metal awning.
- On the north side, the unused backlit sign should be removed.
- On the north side, the vegetation growing along the wall should be removed.
- Missing shutters should be reinstalled on the north side of the building.
- On the north side, the wood awning should be removed.
- The PVC roof drain should be painted to match building color.
- The north side façade should be pressure washed and repainted. Since this building is visible from all sides by traffic and pedestrians, all exterior walls should share the same paint scheme.

### PROPERTY IMPROVEMENTS

- The Owner provided trash receptacle should be removed and a trash can should be provided by the city for consistency along Main Street.
- The existing awning mounted fluorescent light fixtures should be replaced with LED recessed downlights.
- Based on the Landscaping Density diagram, the off-street parking at the west of the property is located within the 'green zone'. This parking lot is not required since there is adequate street parking conveniently located nearby. This parking lot should be removed and a new pedestrian plaza should be installed between this property and lot 514. Outdoor seating should be provided adjacent to the restaurant. This seating area should also connect directly to the plaza and Main Street.
- Dumpsters should be relocated adjacent to Main Street and a new gated enclosure with curb cut should be provided.
- This lot is placed at the entrance to the downtown district. Therefore, the rear sides of buildings visible from Richardson Avenue should be presentable to passing traffic.
  - The wood fence on the north side of the building should be removed and replaced with a new brick site wall. This wall should extend to enclose the restaurant's trash cans and a operable wood slatted gate should be installed on the west end of the enclosure.
  - Deciduous landscaping trees should be planted to screen the north side of the building from Richardson Avenue.
  - The access road north of the property should be closed to vehicular traffic by removable bollards and allow Fire Department access only.



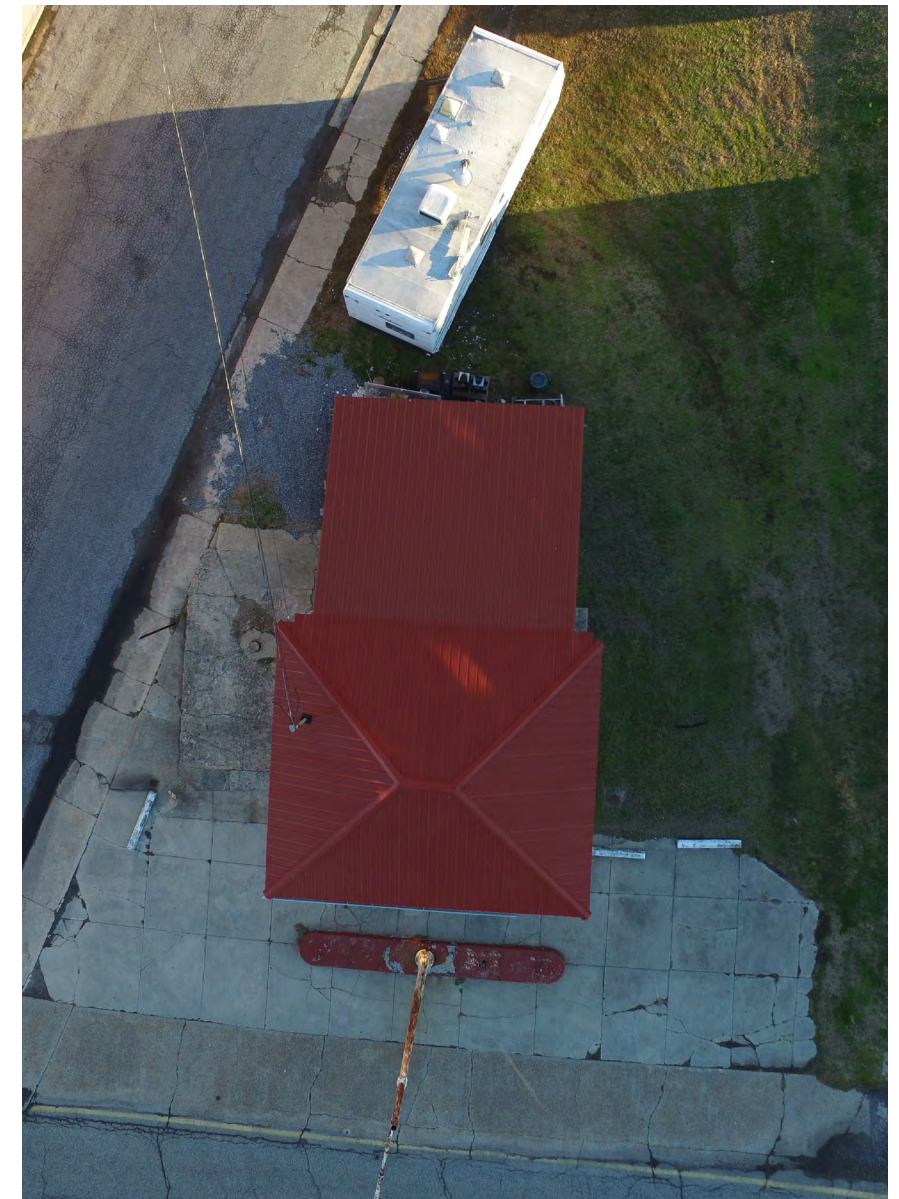
# BUILDING 511



**EXISTING STRUCTURE** - 520 sf

**PROPERTY** - 6,928 sf

**PRIMARY STRUCTURE BUILT** - 1900



Sage Policy  
Group, Inc.

# BUILDING 511

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 1-story building. The building appears to be used as a business and occupancy is unknown.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Access was limited to what was visible from a distance. Our observations are provided below:

Becker Morgan Group, Inc. observed damage to walls. Repairs have been made utilizing plywood. The roof was observed to be in good condition. BMG recommends further inspection to determine the extent of damage.

### EXTERIOR OBSERVATIONS

- Cracking and buckling of East façade observed
- Plywood has been utilized for repairs
- Damaged subfacia indicating water infiltration

### ROOF OBSERVATIONS

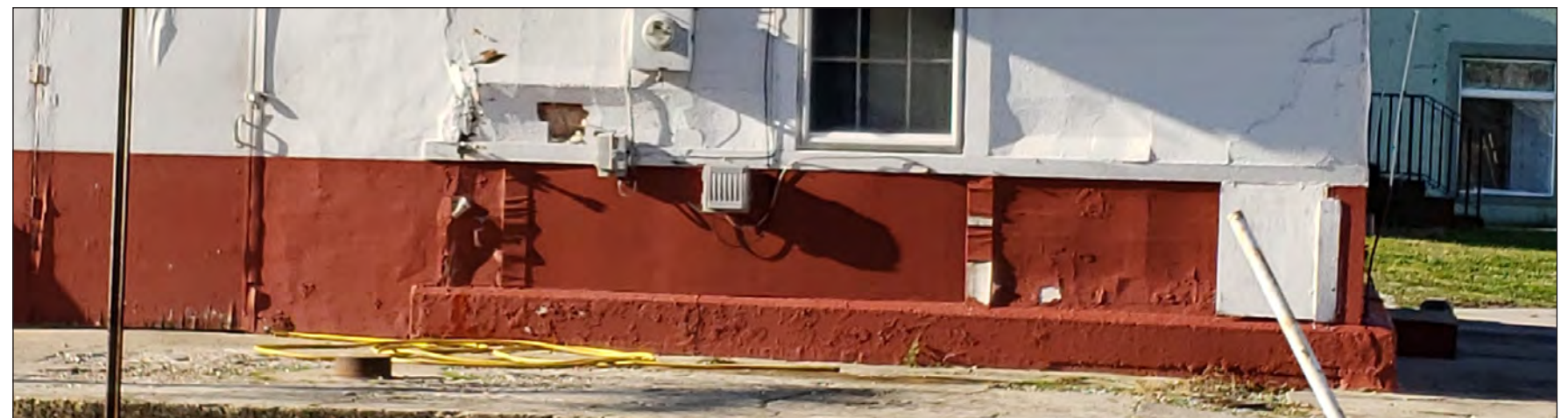
- Roof appears to be in good condition



WEST FAÇADE CONDITION



EAST FAÇADE CONDITION



EAST FAÇADE CONDITION



# BUILDING 511

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

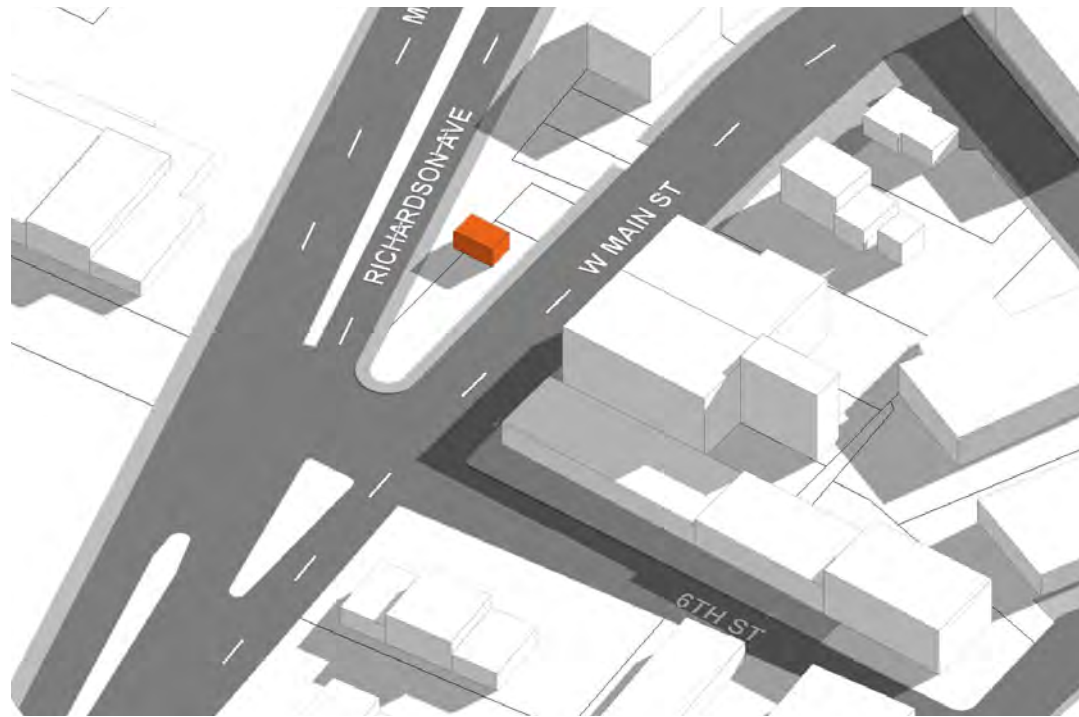
- The conditions of the building's structural framing should be further analyzed to determine if the building is salvageable.
- Gutter and downspouts should be replaced.
- All painted surfaces should be cleaned, scraped, and repainted. Rotted wood should be repaired. Missing windowpanes should be replaced.
- The previous gas pump curb is in poor condition. This curb should be removed and the existing signpost should be reinstalled in the same location on a new concrete pedestal.
- Based on the review of the exterior conditions, the south addition to the original building should be demolished and replaced if necessary for future tenants.
- The exterior skin of the building should be entirely removed and replaced with new sheathing and cementitious lap siding.
- The existing soffit downlights should be replaced with new LED versions.

### PROPERTY IMPROVEMENTS

- The front entry door should be replaced with a more historically accurate design.
- A wooden enclosure should be constructed around the propane tank.
- Although this building is in poor condition, the historical nature and intimate scale add interest to the downtown district. Efforts should be made to restore the building. The open site around the building is ideal for an outdoor market or dining. The small size of the building lends itself to counter service dining or a produce market.
- The concrete pad should be removed and replaced with pavers and landscaping. Larger deciduous trees should be planted around the building to provide shade and support the 'green zone' described in the 'Landscape Density' diagram.
- An ADA accessible ramp should be provided to the front entry.
- Low site walls should be provided along Main street and 5th Street to enforce the intimate scale of the building and provide a privacy buffer to the street. City curbing and sidewalks should be installed along both street fronts.
- Lighting should be provided by post mounted fixtures and commercial quality string lights.



# BUILDING 514



EXISTING STRUCTURE - 240 sf

PROPERTY - 3,041 sf

PRIMARY STRUCTURE BUILT - N/A



Sage Policy Group, Inc.

# BUILDING 514

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the single story, CMU building operated and occupied by The Mermaid Shanty.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. conducted a site visit, which consisted of surveying the exterior and roof via drone imagery. At the time of the site visit, the structure was observed to be in good structural condition.

### EXTERIOR OBSERVATIONS

There are no structural concerns to note based on the condition of the structure at the time of the site visit.



514 W. MAIN STREET



ROOF CONDITION



# BUILDING 514

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The building is in good condition.

### PROPERTY IMPROVEMENTS

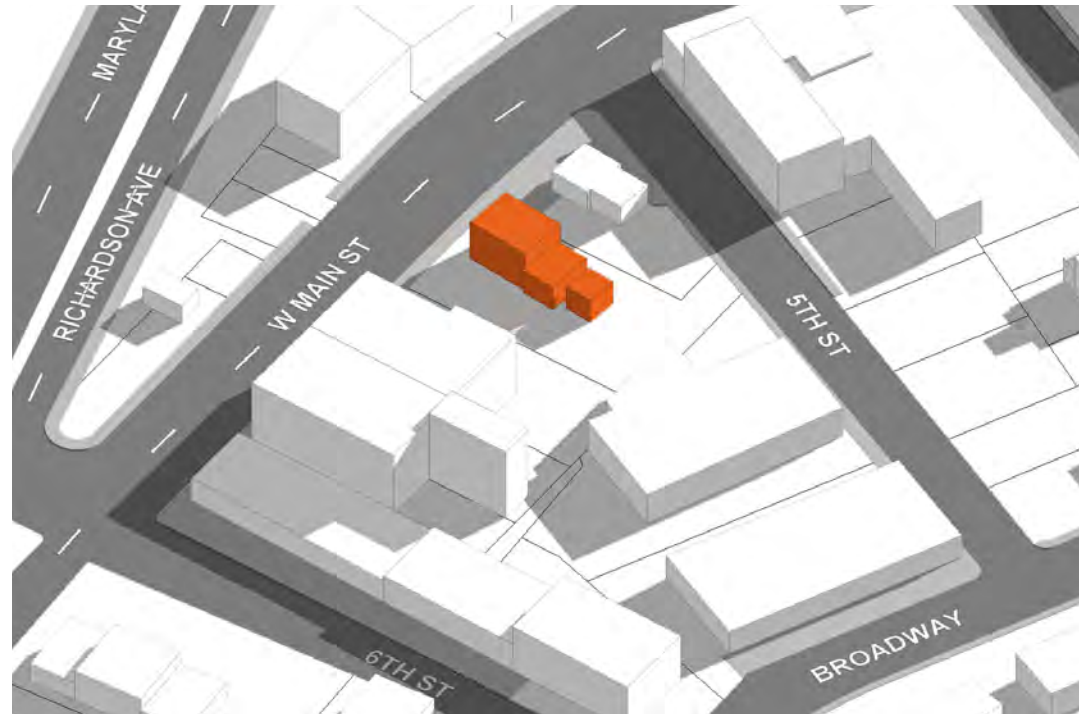
- The building sits within the entrance to the downtown district. Additional landscape plantings should be provided on the west and north sides to help blend the building into the landscape.
- Outdoor seating for the facility can be provided by the adjacent plaza as proposed in the assessment for lot 510.
- A prominent sign noting the downtown district should be installed to the east of this building.



Sage Policy  
Group, Inc.



# BUILDING 517



**EXISTING STRUCTURE** - 1,992 sf

**PROPERTY** - 7,350 sf

**PRIMARY STRUCTURE BUILT** - 1900



# BUILDING 517

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 2-story conventional framed building occupied by AP&H, LLC.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. conducted a site visit, which consisted of surveying the exterior, interior 1st and 2nd floors of the building. The roof was surveyed utilizing drone imagery. At the time of the site visit, the structure was observed to be in good structural condition.

### EXTERIOR OBSERVATIONS

At the time of the site visit, the structure was observed to be in good structural condition.



REAR FAÇADE



EAST FAÇADE



# BUILDING 517

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The building is in good condition

### PROPERTY IMPROVEMENTS

- The existing parking lot meets the requirements as illustrated in the downtown parking analysis by being located at the rear of the building and outside of the 'green zone'.
- The property can benefit from additional landscaping.
- A low picket fence should be installed around the perimeter of the property to separate it from the adjacent properties and enforce the residential nature of the building within the surrounding urban landscape.



Sage Policy  
Group, Inc.

# BUILDING 523, 529



**EXISTING STRUCTURE** - 11,508 sf

**PROPERTY** - 8,637 sf

**PRIMARY STRUCTURE BUILT** - 1930



Sage Policy  
Group, Inc.

# BUILDING 523, 529

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 510 W. Main Street). This Field Report addresses exterior preliminary condition of the multi-use, 3-Story partially occupied masonry building. The building shares its west wall with the adjoining building.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building and the roof was surveyed via drone imagery. Only part of the rear of the building was accessible at the time of the site visit, limiting observations. Our observations are provided below:

Becker Morgan Group, Inc. observed corrosion of lintels and fire escape framing, cracked and racking masonry, and peeling of paint that indicate water infiltration. The roof was observed by drone imagery to be in good condition. BMG recommends further structural inspections of the observed conditions to determine if damage exists.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion at windows and fire escape framing and cracked masonry on the front façade.

#### EAST FAÇADE

- Cracked masonry and masonry racking observed at lintel locations on the east façade.
- Peeling of paint was observed and could be an indication of water infiltration.

#### REAR FAÇADE

- Cracked and racking masonry observed at and above lintel on the rear façade.

### ROOF OBSERVATIONS

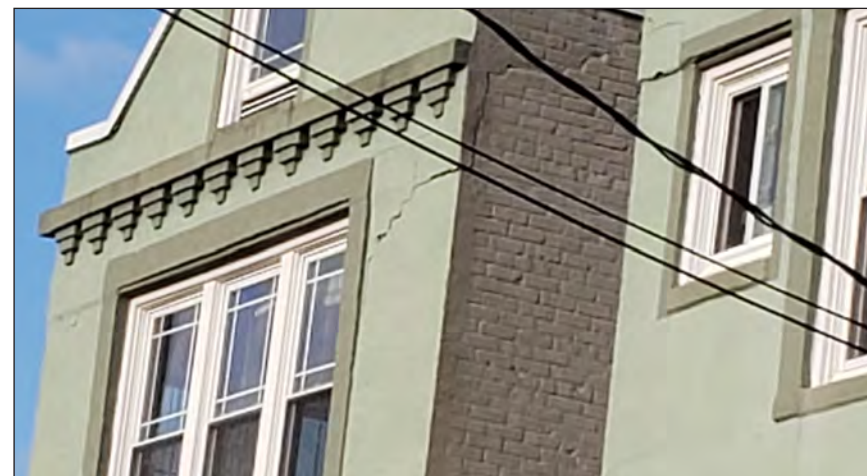
- Observed to be in good condition.



FRONT FAÇADE CONDITION



EAST FAÇADE CONDITION



REAR FAÇADE CONDITION



EAST FAÇADE CONDITION



# BUILDING 523, 529

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The exterior fire escape is rusting and staining the façade. It should be sandblasted and coated with an industrial epoxy paint.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- The brick façade should be pressure washed and mortar joints should be repointed.
- The façade requires repainting.

### PROPERTY IMPROVEMENTS

- Two new fabric awnings should be provided along Main street elevation. These will protect the existing stained-glass windows.
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.
- The off-street parking lot sits within the ‘green zone’ described in the ‘Landscape Density’ diagram. However, since the property does not provide an adequate area to locate parking at the rear of the building, the parking lot can remain in its current location, but a green buffer should be provided between the parking lot and the sidewalk. The parking area should be coated with asphalt and parking lines provided.



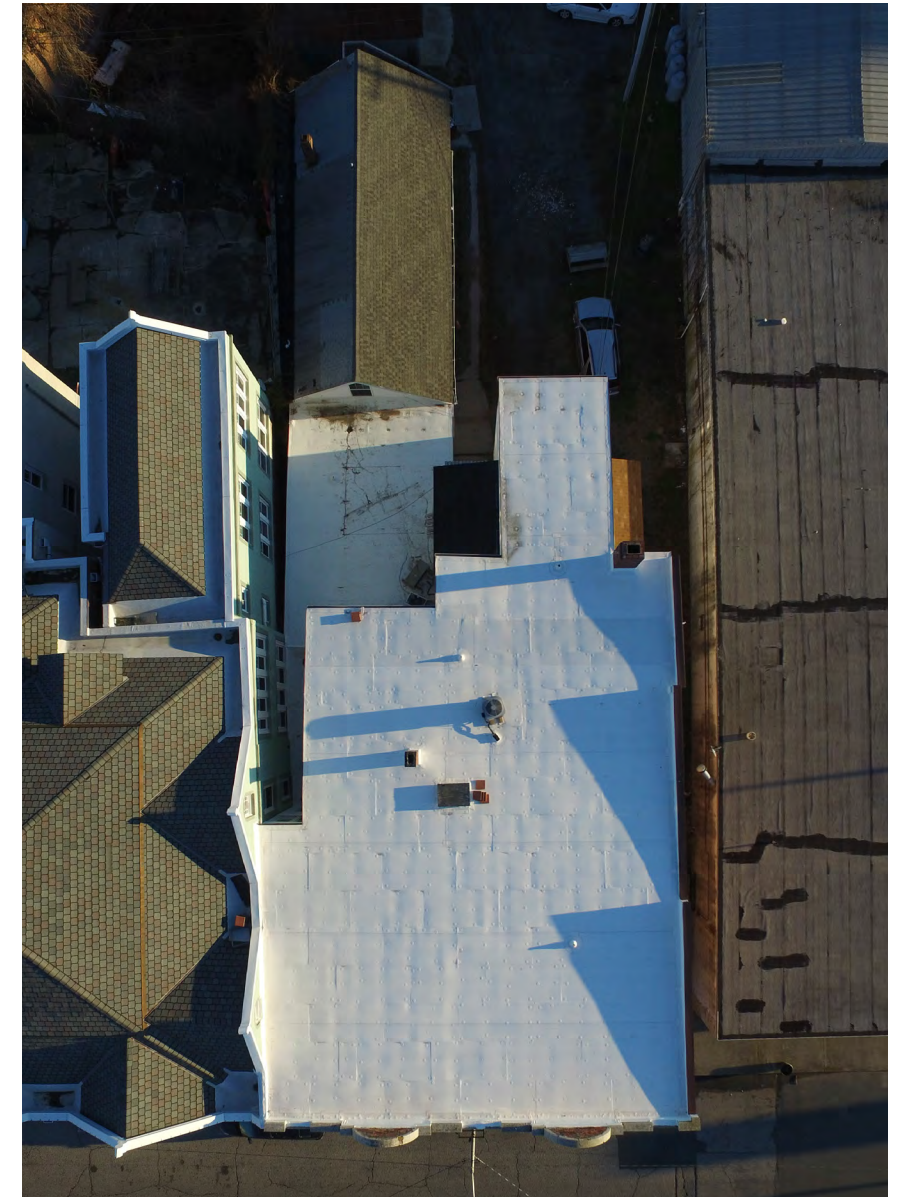
# BUILDINGS 531, 533



EXISTING STRUCTURE - 10,654 sf

PROPERTY - 7,500 sf

PRIMARY STRUCTURE BUILT - 1920



Sage Policy Group, Inc.

# BUILDINGS 531, 533

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the 3-story masonry building that has storefronts and apartments. Occupancy is unknown. The building shares its east wall with the building to the east.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building from the ground level. The roof was surveyed via drone imagery. The rear of the building was not accessible and access to the west side façade was limited. Our observations are provided below:

Becker Morgan Group, Inc. observed efflorescence on masonry, cracked masonry in various locations, which indicate water infiltration. The roof was observed through imagery to be in good condition except for one area. BMG recommends further inspections to determine the extent of damage and roof condition.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Efflorescence and cracking of masonry on the front façade.

#### WEST FAÇADE

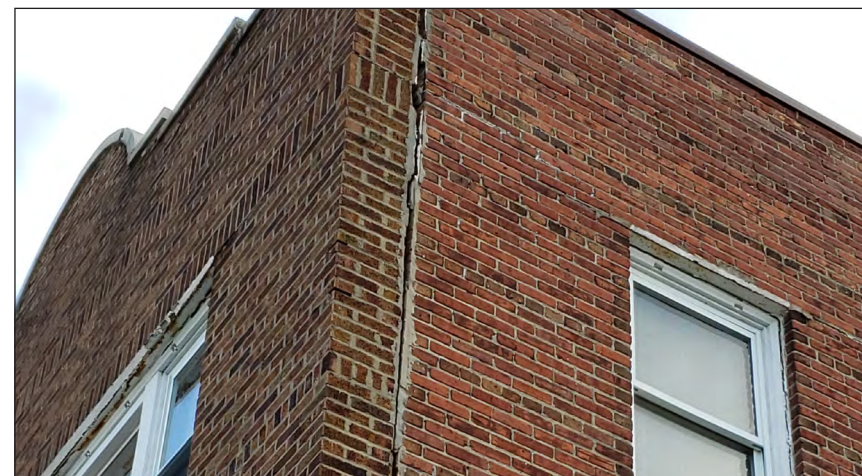
- Separation of masonry at corner and cracked masonry at window lintels on the west façade.

### ROOF OBSERVATIONS

- An area of the roof was observed to potentially be compromised.



FRONT FAÇADE CONDITION



WEST FAÇADE CONDITION



WEST FAÇADE





# BUILDINGS 531, 533

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The east side of the asphalt shingled roof at the rear of the building appears to have damaged shingles. The shingles on this section of roof should be replaced.
- The brick façade should be pressure washed and mortar joints should be repointed.
- The exterior fire escape should be sandblasted and coated with an industrial epoxy paint.
- The single set of shutters on the second floor should be removed.

### PROPERTY IMPROVEMENTS

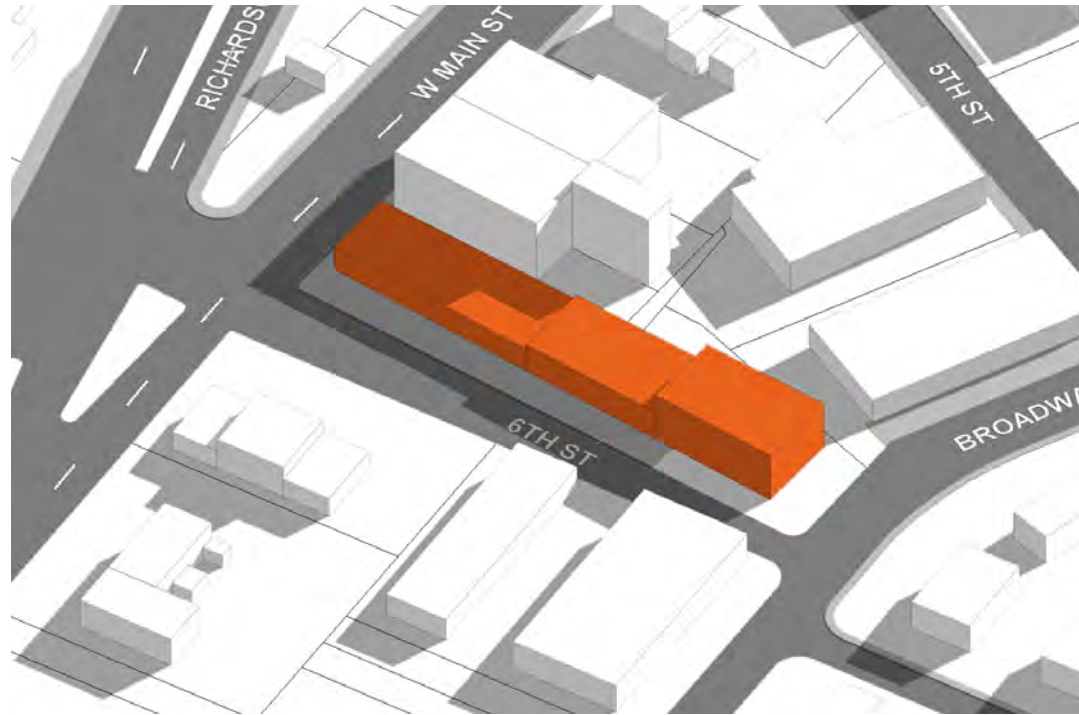
- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.



Sage Policy  
Group, Inc.

# BUILDING 535

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**EXISTING STRUCTURE** - 5,082 sf

**PROPERTY** - 10,426 sf

**PRIMARY STRUCTURE BUILT** - 1970



Sage Policy  
Group, Inc.

# BUILDING 535

## STRUCTURAL REPORT

Becker Morgan Group, Inc. (BMG) has been requested to provide a preliminary structural condition assessment of structures in downtown Crisfield, along West Main Street (322 W. Main Street – 535 W. Main Street). This Field Report addresses exterior preliminary condition of the single-story CMU/masonry building.

A site visit was conducted to observe existing conditions and identify potential concealed conditions, as the walk around was noninvasive in nature and was limited to what was visible at the time of the site visit. We surveyed the exterior of the building. The proximity of the building to the east limited access. The rear of the building was not accessible at the time of the site visit. The roof was surveyed via drone imagery. Our observations are provided below:

Becker Morgan Group, Inc. observed lintel corrosion, masonry racking and cracks in CMU indicating water infiltration. The roof was observed, via imagery, to be in good condition except for one area. BMG recommends further inspections to be performed to determine the extent of the water infiltration/condition of the building and roof condition.

### EXTERIOR OBSERVATIONS

#### FRONT FAÇADE

- Lintel corrosion and cracked masonry on front façade
- Masonry racking at the northeast and northwest corners.

#### WEST FAÇADE

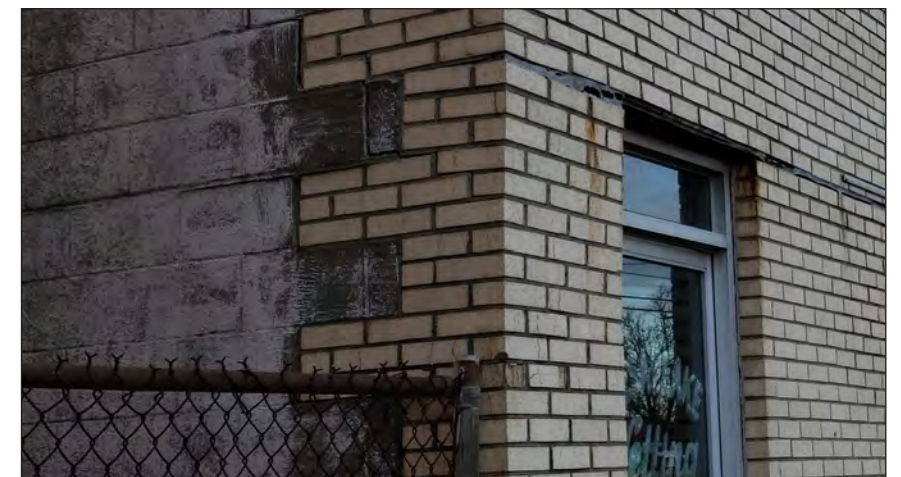
- Lintel corrosion and cracked CMU on the west façade at doors.

### ROOF OBSERVATIONS

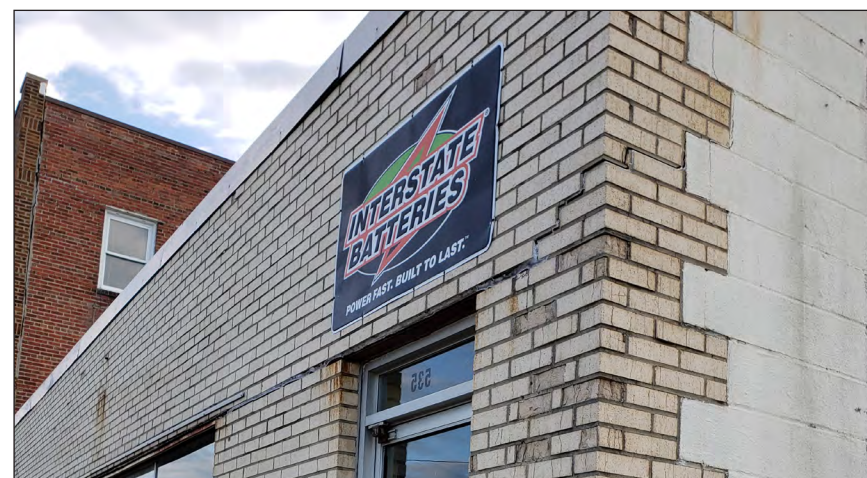
- Area of the roof is potentially compromised.



STORE FRONT LINTEL CONDITION



NORTHEAST CORNER MASONRY CONDITION



NORTHWEST CORNER MASONRY CONDITION



WEST FAÇADE CONDITION



# BUILDING 535

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## PROPERTY REPORTS

### MAINTENANCE AND REPAIRS

- The roof should be inspected by a roofing manufacturer or installer to determine the condition of the roof membrane and details.
- The brick façade should be pressure washed and mortar joints should be repointed.
- Corroded lintels should be sandblasted and coated with an industrial epoxy paint.
- The existing windows are likely not thermally insulated. Energy efficiency, utility costs, and general comfort in the building will be improved by replacing these windows with a new thermally insulated storefront system.
- The unused signage should be removed.
- The chain link fence connecting to lot 533 should be removed. A new wooden fence should be installed located approximately six feet back from the front wall. Landscaping should be provided in front of the fence.
- The steel piping at the northwest corner of the building should be removed.

### PROPERTY IMPROVEMENTS

- Street level window signage and graphics should be encouraged. The downtown district thrives on pedestrian activity. Signage is more easily read closer to eye level for pedestrians walking along the sidewalks.
- The building is a modern contemporary design. The Main street elevation would benefit from a cable supported aluminum or wood trellis over the window. Signage should be non-illuminated characters mounted at the front of this trellis. Signage illumination should be achieved with up-lighting installed at the front of the trellis. Solid cable supported awnings should be installed over each entry door.
- The building sits at the entrance to the downtown district. Concrete paving along 6th street should be removed within the 'green zone' as shown on the 'Landscaping Density' diagram (approximately to the overhead door). Additional landscape plantings should be provided in this area.
- The building should be repainted on all sides. A painted mural should be considered along the west elevation to welcome visitors to the downtown district.



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