

Anne Norton Sculpture Garden Restoration Assessment

The following assessment was created based on a survey created with the assistance of an Architect, Structural Engineer and Specialty Trade Professionals to create the most accurate restoration scope for the elements of the property.

Sculptures Restoration/Preservation

The inspections of the sculptures found them to be structurally sound but deteriorating. The brick joints are allowing water intrusion and the moisture is affecting the structure. We recommend the restoration to protect the sculptures for another lifetime.

	<i>Estimated Cost</i>
1979 Sculpture in Pond	
Complete chemical clean of sculpture and pool	\$475.00
Install sculpture drainage piping & pump w/ timer	\$5,250.00
Install structural epoxy @ sculpture cracks	\$7,500.00
Re-install waterproofing @pool	incl.
Tuck & point joints with matching materials at all cracked mortar joints	\$5,800.00
Re-set-up mechanical pump & electric	\$1,900.00
Replace Pump room Door/hardware	\$475.00
Replace Existing Pump and accessories	\$4,750.00
Gateway #1 Sculpture	
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Seal top of Structure	incl.
Gateway #2 Sculpture	
Lower Grade around Structure/Foundation	\$35.00
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Tuck & point joints with matching materials at all cracked mortar joints	\$2,650.00
Gateway #3 Sculpture	
Lower Grade around Structure/Foundation	\$35.00
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Tuck & point joints with matching materials at all cracked mortar joints	\$2,700.00
Gateway #4 Sculpture	
Lower Grade around Structure/Foundation	\$35.00
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Repair mortar joints - tuck/point	\$2,700.00
Seal top of Structure	incl
Replace Steel Bearing Angles @ top	\$3,250.00
Gateway #5 Sculpture	
Lower Grade around Structure/Foundation	\$35.00
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Repair spawling areas of brick & mortar - epoxy resins & non-shrink grouts	\$6,325.00
Seal top of Structure	incl
Knowledge Sculpture	
Lower Grade around Structure/Foundation	\$35.00
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00
Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Repair spawling areas of brick & mortar - epoxy resins & non-shrink grouts	\$3,250.00
Seal top of Structure	incl
Untitled Sculpture 1980-82	
Relocate/Adjust Lawn sprinklers away from Sculpture	\$65.00

Install Weep Holes @ base	\$145.00
Complete chemical clean of sculpture	\$475.00
Repair Broken Brick Area	\$750.00
Seal top of Structure	incl
All Waterproofing tops of Sculptures/Pool Sculpture	\$18,000.00
Estimated Sculpture Restoration Totals	\$70,745.00

Additional Scopes around the Site to Consider

Some of the following scopes may be complete by maintenance personnel to minimize cost.

Site electrical repairs and modifications
 Repair Leak in Grotto Pond
 Replace Railroad steps to upper garden
 Widening Barcelona Gate
 Remove existing site lighting & systems
 New Landscape Lighting – a comprehensive stage by stage plan for exterior lighting,
Stage one – main house-front, Flagler corner, Barcelona Gate, courtyard and main garden by pond this is lighting to benefit the artwork and planting.
Stage 2 - mid garden to Unity Fence
Stage 3 - rear garden (upper area of studio and rear gate)
 Re-finish gates
 Add locking brackets to gates
 Replace signage @ south wall
 Trim landscaping off all walls
 Pressure clean site walls
 Caulking cracks @ site wall
 Patching/repairing of site walls
 Painting of site walls - exterior and interior walls
 Replace broken sidewalks @ Flagler & Barcelona
 Refurbish gravel walkways
 Replace concrete driveway @ main house
 Add drainage @ drive to garage door area
 Replace west service drive & parking area
 Demolish existing maintenance shed.
 Add metal maintenance building @ west drive area
 Replace benches around gravel walkways
 Replace base @ head sculpture - studio area

Studio Assesment&Recommendations

The existing landscaping on the east side has caused settlement to the structure causing separation and cracking of the walls and floor areas.

Recommendations;
 Remove existing Tree @ Southeast Corner (damaging foundation)
 Concrete Restoration @ Foundation
 Concrete Restoration @ Wall/Columns/Beams
 Replace concrete Floor (East Half)
 Replace Large West Doors
 Restore Windows/Sky-lights
 Repair Stucco
 Paint Exterior Interior

Main House Assessment& Recommendations

After a walkthrough with a structural engineer we located interior areas of building movement. Based on the type of foundation of the house, it allows settlement of the interior areas while the exterior may not settle. This is the cause of the floors and wall to be out of level. This type of construction was typical of the time period of construction. The settlement should be finished. In order to repair the movement an entire detail survey will need to be completed and a scope of work determined. The scopes will include major renovation to the building including exterior/interior wall veneers removed and replaced after modifications are complete.

Recommendation;

An Architectural&Engineering firm be employed to perform the survey and scope of work.

A contractor could the provide an estimate or bid for the work.

Window restoration

Install a complete roof gutter system and direct run-off away from the foundations

Replace exterior rotten materials- railings and wood trim boards

Electrical survey and modifications

Garage Assessment& Recommendations

The garage was inspected and found to be damaged beyond restoration. Due to the many roof related leaks, it is recommended to replace the building entirely. Permission from the local authority would be required due to the landmark status.