

Condition Assessment Objectives

The main objective of the condition assessment is to undertake sufficient documentary and onsite research and investigations to provide an understanding of the current condition and integrity of the public realm associated with E. Exchange Avenue, within the Stockyards Historic & Cultural Landmark District.

Purpose

The purpose of this condition assessment is to provide a general description of E. Exchange Avenue and to describe the known limitations and problems in consideration of its desired protection and future utilization. The assessment will describe the existing condition, including its original and altered state, as well as other important issues concerning the character of the public realm and its preservation. This information will assist in evaluating feasible protection and development options.

Detailed Survey Plan

An annotated plan of a scale appropriate to the identification of materials and finishes should be used to accurately depict the baseline conditions, and cross-referenced below.

Condition Assessment

Feature	Description of Feature (including approx. date)	Photo # (annotated)	Survey Reference	Description of Condition	Description of Deficiency to Address Condition
Streets	Describe the feature as it presently exists including its approximate date of construction	Cross-reference the feature to a detailed photo	Cross-reference the feature to a detailed survey	Describe the condition of the feature having regard to the Categories of Condition over	Describe any deficiencies that affect its function or compliance with codes or standards
Brick paving					
Curbs and gutters					
Fences					
Lawns in front of Exchange Building and Coliseum					
Ornamental columns and gateway arch					
Ornamental metal streetlamps					
Benches					

Note: The above list is intended to be representative rather than exhaustive. The scope of the condition assessment should reflect the baseline conditions.

The following **Categories of Condition** definitions have been provided for assistance and clarity:

POOR CONDITION:

Materials and elements which have been characterised as being in 'poor condition' are those features that no longer possess the qualities which they possessed when they first formed part of the public realm, such as durability, composition, aesthetic merit and functionality. These features either cannot continue to perform their original function without immediate repair or they are in such a condition that their failure is imminent. These features are in need of extensive repair and/or replacement.

FAIR CONDITION:

Materials and elements which have been characterised as being in 'fair condition' are those features that partially possess qualities such as durability, composition, aesthetic merit and functionality, and were still performing satisfactorily at the time of inspection, however, they require a moderate degree of repair in order to deter further deterioration and/or conservation to a sound or good condition.

SOUND CONDITION:

Materials and elements which have been characterised as being in 'sound condition' are those features that mostly possess qualities such as durability, composition, aesthetic merit and functionality, and were still performing satisfactorily at the time of inspection, however, they may require a minor degree of repair or preventative maintenance in order to deter further deterioration and/or conservation to a good condition.

GOOD CONDITION:

Materials and elements which have been characterised as being in 'good condition' are those elements that possess durability, composition, robustness, aesthetic merit and functionality. These elements are not in need of repair.