

Study for:  
The Wyoming Business Council  
Wyoming Main Street Program

# 521 Broadway Downtown Building

521 Broadway  
Thermopolis, Wyoming



Stateline No 7  
ARCHITECTS

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# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

**Scope and Goals:** The information contained in this report is a detailed assessment report and is intended to provide current, precise information on the physical condition of the historic structures and immediate site and will assist the present owners in evaluating the technical and economic feasibility of rehabilitating the landmark while preserving those qualities which make it a contributing property to the existing historic district. This assessment is two-fold: first to define and identify immediate repairs at the structure that are necessary to stabilize the structure and secondly to define and identify the long-term repairs and replacements necessary for long-term rehabilitation of the structure.

The assessment is based on a comprehensive field inspection and interviews with the current building owners and research into the history of the buildings conducted by a team comprised of an historic architect. The field inspection team analyzed and photographically documented the existing conditions of the building and site, emphasizing the areas of accelerated deterioration and stability of the structure.

Since the structure is located within a Main Street district, within a national register downtown historic district (city of Thermopolis), and because it is eligible for individual historic designation, the guide used for this assessment is the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Within the *Secretary of the Interior's Standards for the Treatment of*

*Historic Properties*, one of four approaches must be chosen for application: *Preservation, Rehabilitation, Restoration* or *Reconstruction*. These approaches are neither technical nor prescriptive, but are intended as a guide to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources such as the 521 Broadway Downtown Building, by promoting philosophically consistent preservation practices.

According to the current owner, the building will retain its current use as a retail store on the first floor, but the vacant second floor will be returned to a living unit in the form of a large loft for the owner in the front half with potential for additional rental living unit(s) in the back half. Of the four treatment approaches available, only *Rehabilitation* includes an opportunity to make possible an efficient contemporary use through alterations and additions, and hence *Rehabilitation* was selected as the treatment guide for the purpose of this study. The ten standards for *Rehabilitation* per the *Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*



3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damages to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The scope of the assessment is limited to architectural observations/evaluations of the structure at 521 Broadway Downtown Building and excludes geotechnical exploration, a site survey, an environmental/asbestos survey, structural engineering, mechanical engineering, and/or electrical engineering. The scope of the assessment is also limited to assessment and evaluation, not for construction documents or specifications; although consideration of the future buildings' use and design has been included for the second floor living unit(s) area. It is important to note that this report is strictly an account of items that were visually observed at the time of the field inspection trips; demolition or verification of framing or construction was not conducted, nor were any structural calculations performed. This report is not an exhaustive evaluation of the building and should not be considered a guarantee of conditions and no warranty is implied.



Neither formal approval of the design through the Thermopolis Main Street Historic District Review Panel (or other historic governing entities) nor approval of the second floor design from authorities having jurisdiction such as the Thermopolis City Building Official has been sought or gained for the purpose of this study and report.

**Cost Estimate:** For the estimate of construction costs, select local recent similar projects and their associated contractors who specialize in historic renovation work have been consulted to provide the most realistic costs possible. These are the very same contractors who would actually be bidding if the work were bid on the competitive market; however the contractor's identities have been concealed so as to not give said contractors an unfair advantage if the work were to be bid at a future date. As with all cost estimates, they are specific to a time and the cost analysis contained in this assessment are specific to late 2015. If the costs in this assessment are to be used at any other later date, inflation must be added and other local construction industry influences must be taken into consideration.

Any further design fees for architects, engineers, surveyors, and environmental/asbestos consultants have not been included.

**History:** The 521 Broadway Downtown Building was built sometime around 1914. Based on available Sanborn Maps, from 1907-1914 two to three smaller buildings occupied this site before the current two-story commercial building was constructed. Around 1916 it became a general merchandise store called the "Golden Rule Store". Then in 1928 the Golden Rule Store changed its name to J.C. Penney Company.

In the second story there were apartments called the "Del Rey Rooms".

The retail storefront on the first floor changed appearances several times during the life of the building. During the 1930's an addition was added to the back of the building to expand the retail store including a mezzanine, this also expanded the basement. The J.C. Penney storefront was changed in the 1940's and the apartments became the Gladstone Hotel. The J.C. Penney store remained until 1987 when it closed. This building is located in the heart of downtown in the Thermopolis' Historic District. Although located within an historic district, the building itself has not been evaluated individually for the National Register.



**Circa 1916 Streetscape: The Golden Rule Store (center building)**



**Circa 1928: The Golden Rule Store changed its name to J.C. Penney Co.**







**Circa 1940's: J.C. Penney storefront**



**Circa 1950's on: J.C. Penney storefront**

The current building remains as a two story, multi-wythe brick masonry exterior bearing walls with wood stick-framed floors, interior walls, and roof framing. The basement has exposed heavy timber columns and beams supporting the main floor above.

The total building footprint is approximately 4,100 gross square feet and the second floor area is approximately 2,400 gross square feet. The current total gross square footage of the building on all levels including the basement and mezzanine is approximately 10,850.

Since the closing of J.C. Penney's, this building has remained a retail store. It is currently called Needful Things and is a clothing and household decor shop. The second floor was used as an impromptu storage area but is currently empty. The overall apartment/hotel layout on the second floor has been preserved containing 12 rooms.

**Zoning:** The building is zoned within the Thermopolis - Hot Springs municipal zoning code as Central Business.

**Building Code:** The current building code being enforced is the 2006 International Building Code or the 2006 International Existing Building Code under the jurisdiction of the City of Thermopolis Building Department.

**Condition:** Currently the building is in good condition despite water damage to the second floor ceilings and walls. The main facade is in good condition including the brick and storefronts. The roof is nearing the end of its life and there are multiple areas where the parapets need repair as well as some other brick areas.







**2015: View of current north façade**

The first floor and basement are currently occupied and have been maintained. The unoccupied second floor has not been occupied for several decades and will need rehabilitation to become occupied again.

**Building Systems:** The building is currently equipped with power/lighting, plumbing/restrooms, and heating/swamp cooler for the first floor only. There is no HVAC for the second floor. There is no fire sprinkler system, fire alarm, or security system for the building.

**Asbestos:** An environmental/asbestos survey and/or report of asbestos-containing materials in the existing facility has not been conducted as a part of this study nor is it known that this type of survey has been conducted in the past. The Wyoming DEQ requires that an environmental/asbestos report be undertaken for the building prior to any future renovations.

**Structural System:** This study does not address the structural system of the building. But a cursory visual observation of the exterior walls and foundation showed no visible signs of movement in the building's structure nor any visible signs of eminent structural issues elsewhere in the building.



# DEFINITIONS



## DEFINITIONS

### TREATMENT RATINGS:

*Rehabilitation:* Defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

*Element:* Defined as the basic component or issue on which the program collects information for inventory use. An *element* may be an architectural feature, structural component, engineering system or a functional requirement.

### 1 PRESERVE

#### Statement of Importance:

- The element is associated with those qualities for which the property is eligible for historic designation and dates from the period(s) of significance, or
- The element is highly distinctive architecturally and dates to the historic period(s) of significance, and
- The level of damage or deterioration is such that it is still feasible to preserve

#### Condition:

- If “*poor*” to “*good*”, then *PRESERVE*

### 2 PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, MUST BE REPLACED IN-KIND

#### Statement of Importance:

- The element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property, or
- The element makes a significant contribution either to the property’s historic appearance or as an integral part of the building’s historic construction, or
- The element meets all of the criteria for “*PRESERVE*”, except that preservation is not feasible

#### Condition:

- If “*fair*” to “*good*”, then *PRESERVE*.
- If “*poor*”, then *REPLACE*
- *Exception: If the element is antiquated and no longer serves a functioning role, retain it as a historic artifact, wherever possible*

### 3 PRESERVE WHEREVER POSSIBLE – IF TOO DETERIORATED TO SAVE, ELEMENT MUST BE REPLACED WITH COMPATIBLE MATERIAL AND DESIGN

#### Statement of Importance:

- The element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work, or



- The element dates to the historic period(s) of significance of the building and represents a substantial amount of historic fabric
- Condition:
- If “*fair*” to “*good*”, then *PRESERVE*
- If “*poor*”, then *REPLACE*

4 *PRESERVE WHERE THERE IS NO COMPELLING REASON FOR REMOVAL; UNDERTAKE ALL NECESSARY ALTERATION WORK AS SENSITIVELY AS POSSIBLE, INCLUDING ANY DEMOLITION WORK*

Statement of Importance:

- The element dates to the historic period(s) of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive, nor does it make any measurable contribution to the building’s historic appearance of system of construction

Condition:

- If “*fair*” to “*good*”, then *PRESERVE*
- If “*poor*”, then *ALTER/REPLACE*

5 *REMOVE/ALTER/REPLACE; UNDERTAKE ALL SUCH NEW WORK AS SENSITIVELY AS POSSIBLE*

Statement of Importance:

- The element is not significant and through design or condition detracts from the historic appearance of the building
- The element is a poor design and/or construction detail which contributes to the deterioration of the landmark, or

- The element creates a serious code violation that cannot be mitigated (in cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over higher ratings normally assigned to the element)

Condition:

- If “*poor*” to “*good*”, then *REMOVE/REPLACE*

6 *SPECIFIED TREATMENT IS NOT REQUIRED, HOWEVER, IF ANY WORK IS DONE ON THIS ELEMENT IT SHOULD BE SYMPATHETIC TO THE HISTORIC QUALITIES OF THE LANDMARK*

Statement of Importance:

- The element has no historic value

*CONDITION:*

An element is evaluated as “*good*” when:

- The element is intact, structurally sound and performing its intended purpose
- There are few or no cosmetic imperfections
- The element needs no repair and only minor or routine maintenance

An element is evaluated as “*fair*” when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose
- There is failure of a sub-component of the element
- Replacement of up to 25% of the element or replacement of a defective sub-component is required



An element is evaluated as “*poor*” when:

- The element is no longer performing its intended purpose
- The element is missing
- Deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired
- The element shows signs of imminent failure or breakdown
- The element requires major repair or replacement

**PRIORITY:**

*Critical* deficiency of an element exists where:

- There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within two years, and/or
- There is accelerated deterioration of adjacent or related building materials as a result of the element’s deficiency, and/or
- There is a threat to the health and/or safety of the user, and/or
- There is failure to meet a legislative requirement

*Serious* deficiency of an element exists where:

- There is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- A threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or

- There is deterioration of adjacent or related building materials and/or systems as a result of the element’s deficiency

*Minor* deficiency of an element exists where:

- Standard preventative maintenance practices and building conservation methods have not been followed, and/or
- There is a reduced life expectancy of affected or related building materials and/or systems, and/or
- There is a condition with long-term impact beyond 5 years

**WORK RECOMMENDATIONS:**

Within the Detailed Building Summary of this report, each time a priority has been cited for a particular element, i.e., *Critical*, *Serious* or *Minor*, a work recommendation will appear for the element. Where no priority has been cited, no work on the element is either necessary or recommended solely for the rehabilitation of the structure. There may exist instances of related deficient elements that either may or must be accomplished together or within a logical sequence. For instance, one would not replace deteriorated windows in a failing wall first, and then reconstruct the wall that the windows occur in second. All deficient items have been listed individually for clarity purposes and responsibility for grouping and sequencing deficient items is left to the responsibility of the user of this report and/or funding availability.



# DETAILED SUMMARY



## DETAILED SUMMARY

### **Building Code and Renovation Design:**

Per the 2006 International Existing Building Code, the first floor building construction is a Type V-B (structural elements are of any materials permitted by this code). The existing occupancy group is Group M (mercantile - retail store) and will remain this type of occupancy as it is currently. The allowable height/stories for Group M is 40 feet with one story. The first floor allowable building area is 9,000 square feet for Group M. The existing space and height meet these requirements. The basement is used as storage and was not addressed in this code review since it is tied to the retail space and not the second floor residential space.

The second floor construction type is also Type V-B (structural elements are of any materials permitted by this code). The former occupancy group is Group R-1 (Hotel - transient) and it will be changing to Group R-3 (dwelling units). The allowable height/stories for Groups R-3 is 40 feet with three stories. The second floor allowable building area is unlimited for Group R-3. The existing space and height meet these requirements.

All Group R-3 occupancies must be equipped with either a NFPA 13D sprinkler system, quick response or residential type sprinkler system. There are no exceptions or limits to this requirement. This building will be considered a mixed use occupancy and will not be required to be protected throughout with fire sprinklers as long as the R-3 occupancy is separated by a minimum 2 hour fire rated barrier, including horizontal assemblies from the first floor below. The

owner is advised to confirm the fire code official's approval prior to any future second floor renovations.

The Group R-3 occupancy areas on the second floor only require one exit due to the occupancy load not exceeding 10 people or two dwelling units. The existing corridors and entry stairs meet the egress requirement. But due to the sleeping rooms in a Group R-3 occupancy, window escape exits are required. The minimum net clear opening of the window must be 5.7 square feet, a minimum net clear opening height of 24", a minimum net clear width of 20", and the bottom of the opening cannot be greater than 44" above the floor. The two rooms that are in the far south of the second floor would not be able to become bedrooms due to windows being too small and too high off the floor. Also, since the middle bedrooms would be escaping through windows into the former light-well, the light well roof would need to be removed and a fire escape fixed ladder installed to allow escape off the roof. This would also require code-compliant fire escape fixed ladders to be installed from the upper roof to the lower roof and to the ground at the south end of the building.

A second floor renovation and associated design for the R-3 occupancy use has been prepared as a part of this report (see Second Floor Schematic Layout on page 49 of this report). The schematic design is meant to provide a dwelling unit for the owner with multiple guest bedrooms. At the most the second floor could be split into two dwelling units in the future, but there would be exiting requirements to address before this could be accomplished.

**Overview and Current Condition:** The building's structure is a two-story





brick/masonry commercial building in a downtown setting. The addition is also a two-story space, but it is constructed as a mezzanine that is only connected to the first floor retail area. There is a full basement minus a 825 s.f. crawl space section below the addition that is not accessible (filled in with soil with foundation walls surrounding).

The overall condition of the 521 Broadway Downtown buildings' first floor and basement is good due to it being occupied and maintained for the majority of its life.

The second floor has not been used for several decades, but the existing layout is well preserved. This second floor area has a leaking roof and parapets causing damage to the ceiling and walls as noted later in this report. This water damage is also apparent in areas on the first floor.

**Foundation and Bearing Walls.** The 521 Broadway Downtown building shares bearing walls and foundations on the east and west sides with the neighboring buildings (party walls). The east party wall is a stone masonry wall and the west wall is a multi-wythe masonry wall. The north and south exterior walls are also multi-wythe masonry walls and foundations. No serious cracks or separations were observed from the visible locations at the exterior or interior of the building during the time of this report.

The east stone wall is covered with plaster on the first and second floors, with the exception of the light well area on the second floor. In the basement the stone wall is covered with an unidentified lightweight concrete or Perlite insulation material that would slough off when touched. This is in

*fair* condition and is a *minor* deficiency that is not structural in nature, but should be removed and replaced with cement plaster to provide protection to the stone wall foundation.



**View of east basement stone wall showing sloughing material**

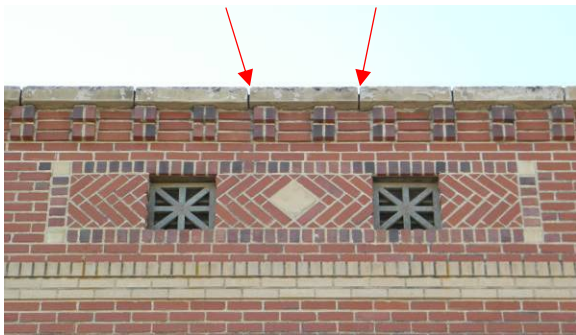
**Masonry.** The original exterior facade wall construction is of multi-wythe brick with the exception of the east party wall. Most of the interior masonry/stone is covered in plaster and most of these walls appear to be in *good* condition except for the water damage on the second floor. Most masonry walls also appear to be relatively plumb. Overall the brick and mortar on the exterior facade is intact and not showing signs of wear or distress beyond normal weathering. There are a few areas where the mortar is missing or worn away, likely from water running over the surface due to a leaking gutter or downspout. There are also a couple areas on



the south facade where a couple brick faces have popped off and should be replaced. The masonry is still in *good* condition and is only a *minor* deficiency. These areas can be taken care of with some isolated tuck-pointing.



**View of north historic facade fronting Broadway**



**View of front stone parapet cap with daylight showing through joints**

The brick/stone areas that are of concern are the parapet walls and caps extending above the roofline. The north facade stone parapet cap is in *good* condition but the joints between the cap stones have worn away resulting in a *poor* condition. The joints on the north edge have daylight showing through which allows water infiltration into the exterior wall. This is a *critical* deficiency and the existing joints should be cleaned out and re-grouted fully and sealed with a seam seal product like EternaBond

RoofSeal ([www.eterabond.com](http://www.eterabond.com)) from the top front edge of the cap to the roof flashing on the backside of the parapet.



**View of stone parapet cap from the rooftop showing joints not filled completely**

The parapets on the east and west edges of the roof are in very *poor* condition. Most of the brick masonry is falling apart, missing bricks and mortar, have deteriorated grout caps, and are not flashed properly. This is a *critical* deficiency and is likely contributing to the water damage on the second floor.



**Typical ceiling damage from water infiltration**

In order to provide a weatherproof seal at these brick parapets, they should have the grout caps removed and all loose bricks and mortar tuck-pointed or reconstructed. Then new mortar should be laid with the existing bricks to build back up the wall to the





appropriate height and steps. In areas where the wall is not re-built, any missing brick mortar should be tuck-pointed. Then roofing membrane should be run up the back side of the parapet and stop at the top front edge of the brick, underneath a new prefinished metal parapet cap that is sloped to drain back toward the roof.



View of an upper east brick parapet



View of lower east brick parapet

There are three existing masonry chimneys on the roof, two on the upper roof and one on the lower. The brick and mortar on these chimneys is in *fair* condition. Some of the masonry is showing wear and deterioration toward the top from the elements. These *minor* deficiencies can be repaired with isolated tuck-pointing and/or masonry repair. If the chimneys are no longer in use, they should be capped with a pre-finished metal cap sloped to drain the water off. Any chimney that is active should be properly flashed and weatherproofed to prevent water from entering the building (i.e. no openings that are open to the sky and elements).



View of chimney with furnace vent - middle west side of the upper roof





View of northwest chimney on upper roof



View of south chimney on lower roof

**Roofing.** The existing upper and lower roof is covered with rolled roofing membrane that has an approximate 10-year lifespan and is in *fair* condition, although the roofing has likely surpassed its expected lifespan. Of course, this roofing material is not original to the building as rolled roofing membranes

did not enter the market until the 1970's; but the roofing of this building does not contribute to the historic designation of the property nor the downtown. This existing roofing membrane has been patched multiple times over the years and has a high potential for water infiltration and deterioration in the near future. It is likely that the roof leaked in the past and allowed water infiltration into the second floor spaces, which caused the plaster to deteriorate and fall off the ceiling and wall lath substrate (see Ceiling and Walls section below). In order to re-occupy the second floor, the roof needs to be replaced and properly flashed.



View of upper existing roof looking south



View of lower existing roof looking north







**View of flashing at parapet where it is pulling away and allowing water/moisture infiltration**

The entire upper and lower rolled roofing membrane are overdue for replacement. Without replacement of the roofing in the near future, multiple cracks and seams will continue to form and deteriorate portions of building where water infiltrates and compromises the weather-tight building enclosure, therefore this is considered a *serious* deficiency. The existing roofing membrane and associated flashings and accessories should be removed down to the roof deck. Once exposed, an inspection can be conducted to determine if any repairs need to be made to the roof deck due to water damage. Then a new fully adhered or mechanically fastened single-ply, internally reinforced, thermoplastic roofing membrane with a protection board underneath can be installed with the proper flashing and parapet details. Since the current roofing likely does not have insulation, it is recommended that rigid insulation (minimum R-30) be placed below the new roofing membrane on the lower roof during the new roof install to increase the thermal efficiency of the building and bring the insulation into compliance with the current building code requirements. The upper roof area should have insulation added to the

attic space above the second floor ceiling since the attic is vented. Also, see the following sections in this report for additional areas requiring roofing: Masonry, Skylights, and Light Wells.

Proper management of the roof water drainage to direct the water off the roof and to the ground is also necessary to ensure an overall proper roof drainage system as outlined in the "Gutters and Downspouts" section below.

**Gutters and Downspouts.** Each of the upper and lower roofs have gutters along the south edge. The upper roof gutter is split into two due to the roof projection from the south door of the second floor that exits onto the lower roof. These gutters drain to the corners (southeast and southwest) of the upper roof into downspouts that discharge onto the lower roof. The lower roof gutter also runs the entire south edge and drains into a downspout on the southwest corner to the ground.



**View of gutters and downspouts from upper roof discharging onto lower roof**





**View of gutter and downspout from lower roof discharging to the ground/alley**

All of the gutters and downspouts are in *fair* condition, but are approaching the end of their lifespan. Based on current design calculations, the existing gutter and downspouts are sized large enough to handle the watershed coming off the roof. Replacement gutter and downspouts would be recommended to be at least the same size. The number of existing downspouts is also adequate. The downspouts from the upper roof to the lower roof have the proper amount of extension to direct the water away from the corners and to flow out onto the lower roof main surface. The downspout from the lower roof to the ground discharges a couple feet from the ground. This will cause the water to fall and splash on the ground and back against the building causing the mortar in the brick to erode. (At the time of this inspection the owner had repaired the brick mortar in this area.) This downspout should extend down and out away from the building a minimum of 3'-0"

with a splash block to get the water out to the alley and away from the building.

An issue with the gutters is the installed height. All of the gutters are mounted below the roof line, which allows a rush of water to bypass over the gutter as it flows down the roof which can happen in heavy rain events and/or ice damming situations. This amount of water not being captured and directed may contribute to the erosion and deterioration of brick mortar joints and other areas of the roofing where water is infiltrating to the inside. For this reason it is given a *serious* deficiency. These gutters should be raised so that the top edge of the gutter is at least at the top edge of the roof surface. When the roofing is replaced, these gutter and downspouts should be replaced also.



**Gutter on east end of upper roof showing severity of offset between top of roof and top of gutter**

**Skylights.** The building has two existing skylight locations that are currently covered over by the existing roofing. One is on the north end in the unoccupied second floor area of the original building. The other is on the south end in the first floor retail space of the addition, before the mezzanine. Neither location has retained the historic skylight and both locations have been framed in and



sheathed over and the roofing continues over top, so there is no presence of them from the rooftop. The skylights could be reinstated and utilized for natural light to the interior. If desired, a curb should be constructed built up around the opening before a skylight is re-installed. This will provide space for vertical flashing. An alternate option would be to build up walls around the skylight opening and create clerestory windows with a solid roof over top of the clerestory. The south existing skylight opening needs to be evaluated by a structural engineer for potential reinforcement because of the bounciness of this roof when walked upon.

**Light Wells.** In the original two story portion of this building, the second floor layout had 12 sleeping rooms. This building was "land-locked" by commercial buildings on the east and west sides, so daylight and fresh air was provided to the bedrooms by skinny, long, light wells that were open to the sky on the east and west sides of the second floor. These light wells provided locations for "exterior" windows in the rooms and ensured that all of the interior spaces had access to daylight and fresh air.



**View of north skylight location, currently covered up and roofed over**



**View from inside of covered light well on east side looking south**



**View of south skylight location, covered up over roofed over**







**View of covered light well on east side looking north**



**View of covered light well on west side looking north**



**View from inside of covered light well on west side looking south**

Both of these light wells have been framed in at the top, sheathed and covered over by roofing. This was likely done during a re-roof or when the second floor was used as an impromptu storage area. The roof drainage system for these light wells was not discovered during this study and may have been removed when the light wells were covered over.

In order to return these light wells to their former use, and allow the second floor to be used for dwelling units, the over-framing and roofing should be removed. The roofing from the main roof can be terminated at the parapet walls surrounding the light well with a prefinished metal parapet cap. There would likely be some roof patching and a metal parapet cap needed on the shared wall between the light wells and the adjoining neighboring buildings. The exterior walls and roofing of the light wells are in *fair* condition with a minor deficiency rating due to being covered up and would likely only need patching.

Once the light wells are exposed to the elements, they will need a means of discharging rain. The bottom of the light



well should be re-roofed with a single-ply membrane roofing and the appropriate flashing up the side walls with a termination bar. Then a roof drain and overflow roof drain should be installed on the south end of the light well and piped in the main floor commercial space (exposed) to the south facade of the building and merge with other roof drains discharge locations. If the bottom of the light well is not already sloped, tapered insulation could be installed under the roofing membrane to help slope the surface toward the roof drain.

**Ceilings and Walls.** The second floor space is intact for the most part, but the plaster on the ceilings and portions of the walls have received major damage due to water infiltration from the roof above (see roofing section for deficiencies). The water damaged walls and ceilings are in *poor* condition.



**View of hall ceiling showing damage from water**



**View of typical ceiling/wall water damage, missing plaster exposing wood lath substrate**



**View of ceiling and wall area near north skylight showing water damage due to water infiltration**



Once the roof is weatherproof (see Roofing section above), the existing damaged plaster areas can be repaired with new plaster and paint. Before the new finish is installed the existing wood substrate should be inspected for any deteriorated areas and patched. The water infiltration will continue to deteriorate the building and in order for this second floor space to be habitable, these ceiling and wall damage areas need to be repaired. Therefore this condition is given a *serious* deficiency rating.

It should also be noted that an inspection of all the wood framing in the space between the ceiling and the roof should be conducted to replace/repair any structural joists or framing damaged due to the water leaks. Additionally, insulation should be installed in the attic space above the second floor ceiling.

The remainder of the walls and floors were in *fair* condition and would only need minor repairs.

**Openings.** The windows on the north, west, and east sides of the building are all in good condition given they are the original windows. The north windows were protected by aluminum storm windows that were installed overtop and the west and east windows were protected by the covering of the light wells. Most of the windows need minor repair with refinishing and re-putty of the glazing. The north windows should have the aluminum storm windows removed and the exterior window frames re-finished and re-caulked to restore the upper north building facade to its original condition. The operation of all windows would also require repairs to get them back into working order. This item is considered *good* and is a *minor* deficiency rating.



View of north windows



Typical east/west window





The south windows have been damaged due to water infiltration from the roof leaks and are in *poor* condition. These windows will likely need to be replaced. The temporary plywood and metal panels on the outside will need to be removed. The exterior wall will likely need some repairs and a new finish (see Gutter & Downspout picture), the new roofing (see Roofing section) could run up the exterior wall from the lower roof and cover this back wall completely. Due to water infiltration issues, this is a *serious* deficiency rating.



**South window showing water damage**



**Exterior view of south window showing plywood and metal covering**

The existing aluminum storefront windows on the main level north facade are in good condition. The door to the second level to the west of the storefront is in need of some minor refinishing and operation maintenance and therefore a deficiency rating is not given. The panel over the door is glass, but is broken so it's condition is *poor* with a *serious* deficiency and needs to be replaced. The transom glass panel over the storefront has been covered and painted. The historic photo from 1929 (see Executive Summary section) shows that this was a full length glass transom and if this transom panel over the storefront was replaced back to a glass, some additional work would be required on the inside to open the interior wall to allow light into the main floor space.



**View of storefront, west door to second floor and transoms above**



There is also a door from the second floor to the roof at the south end that is in very *poor* condition and needs to be replaced. This door has allowed water infiltration at this location and has affected the condition of the walls and ceiling around this area. This is a *serious* deficiency that should be addressed soon.



**South door from second floor to roof**



# RENOVATION COSTS



**RENOVATION COSTS**

*\*See disclaimer on page 3 in Cost Estimate section*

*\*Cost for asbestos abatement is not included*

**MINOR DEFICIENCIES**

**ESTIMATED COST**

Replace lightweight material on stone wall in basement:	\$ 5,818.00
Tuck-pointing of brick joints in isolated areas including chimneys:	\$ 11,255.00
Cover/cap inactive chimneys, proper flashing on active chimneys:	\$ 2,250.00
Light-well re-roof, patching, and drainage:	\$ 25,290.00
<u>Repair operable windows:</u>	<u>\$ 11,202.00</u>
<b>Minor Deficiencies subtotal:</b>	<b>\$ 55,815.00</b>

**SERIOUS DEFICIENCIES**

Re-roof entire upper and lower roofs (includes gutters and downspouts)	\$ 56,905.00
Repair interior plaster walls and painting (patch substrate):	\$ 29,700.00
Replace south operable windows:	\$ 1,974.00
Replace glass panel over second floor entrance door:	\$193.00
<u>Replace door from second floor to roof:</u>	<u>\$605.00</u>
<b>Serious Deficiencies subtotal:</b>	<b>\$ 89,377.00</b>

**CRITICAL DEFICIENCIES**

Repair north facade parapet cap joints:	\$ 1,194.00
<u>Repair/rebuild masonry of east and west brick parapets:</u>	<u>\$ 15,294.00</u>
<b>Critical Deficiencies subtotal:</b>	<b>\$ 16,488.00</b>

**ALL DEFICIENCIES GRAND TOTAL:**

**\$ 161,680.00**

**OTHER RELATED REPAIRS AND/OR DESIGN ITEMS**

*\*No costs estimates provided (items require additional detailed investigation and/or code review/inspections)*

- Skylights reinstallation
- Repair/replacement of existing roof structural joists or attic framing with insulation
- Replace transom over storefront framing with glass panels / open interior walls
- Renovation/alteration to layout of second floor for owner's new layout
- HVAC, electrical, or plumbing renovations for second floor





# PHOTO GALLERY



**PHOTO GALLERY: Exterior**



**North façade looking West**



**North façade looking South**



**Southwest corner looking Northeast**



**Southeast corner looking Northwest**





## North Façade Exterior Details



North façade upper windows



Decorative attic venting and brick detailing, North façade



Corner detail of brickwork at second story, North façade, West edge



North façade brick



South façade brick





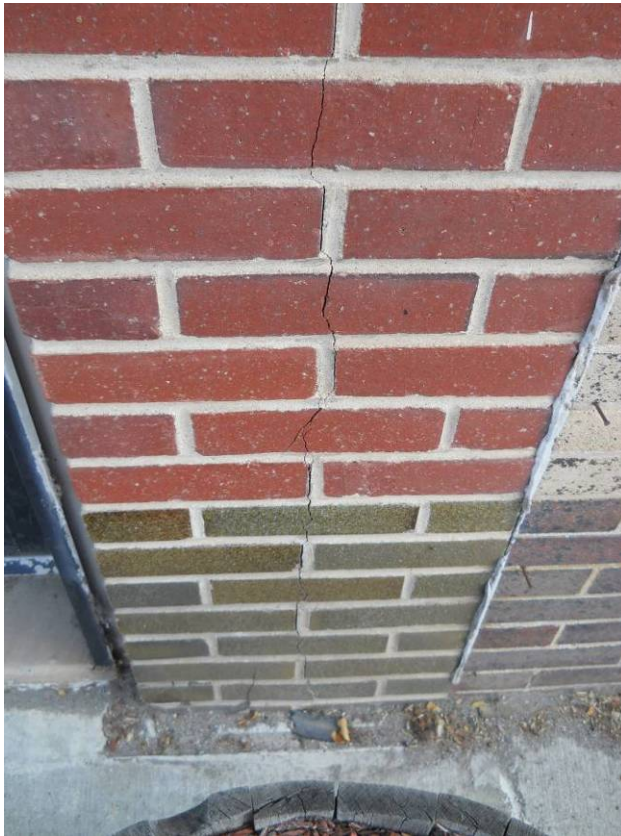
**North Façade Exterior Details (continued)**



**Existing storefront**



**Second Floor Hotel entry door**



**Minor crack in North façade/West party wall**



**Existing entrance and tin ceiling**





## Exterior Roof Details



Upper roof looking south



View of West lightwell looking Northwest



Upper roof looking North



View of East lightwell looking Northeast



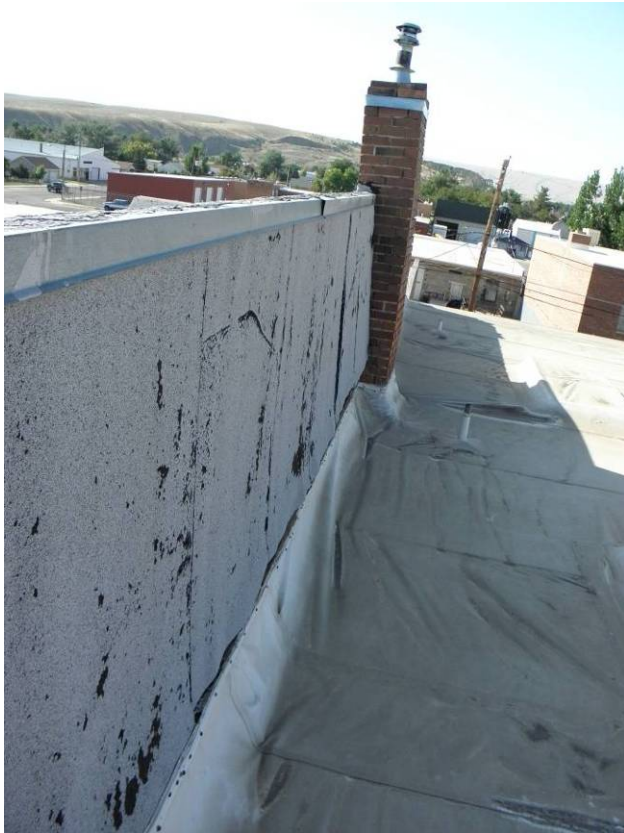
View of West parapet wall, looking West



View of void in East parapet wall, looking West



**Exterior Roof Details (continued)**



**Rolled membrane roofing and over-framing to cover west lightwell**



**Upper roof, looking east**



**Lower roof looking southwest**



**View of east lightwell looking southwest**

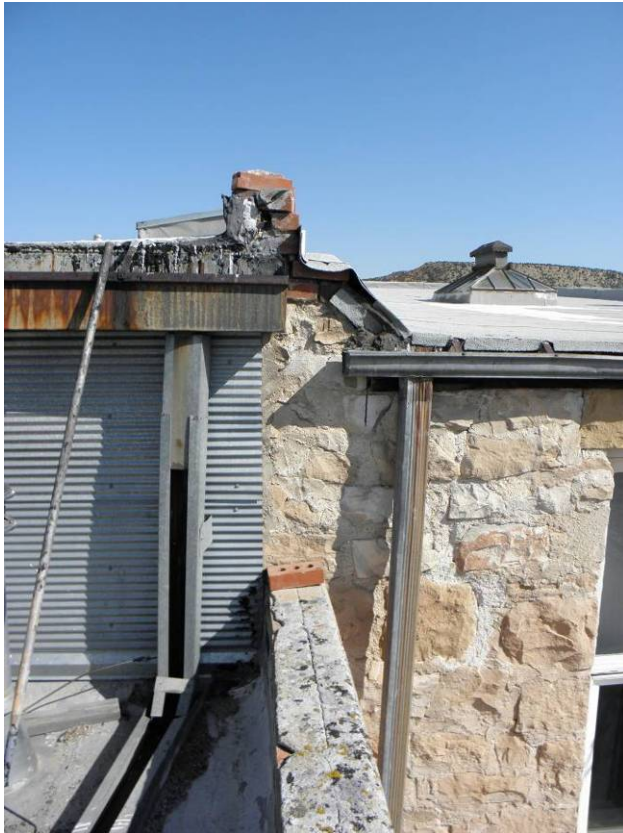


**Lower roof looking northwest**





**Exterior Roof Details (continued)**



**View of connection between original building and addition, east party wall**



**View of southeast parapet**



**View of rooftop mechanical unit on lower roof**



**View of door from 2<sup>nd</sup> floor to lower roof**





**Interior Basement**



**North entry stair from 1<sup>st</sup> floor retail space**



**View of basement looking north**



**View of south stair and adjacent entry into boiler room**



**Boiler room looking south**





**Interior Basement (continued)**



**Boiler room – looking back at entry door/north**



**Main hall looking north**



**View of previous building foundation walls looking south**



**Structural floor beam connection into foundation wall**



**Central storage looking southeast**



**Central storage looking south**





**Interior First Floor**



**View of main entry & point of sale, looking north**



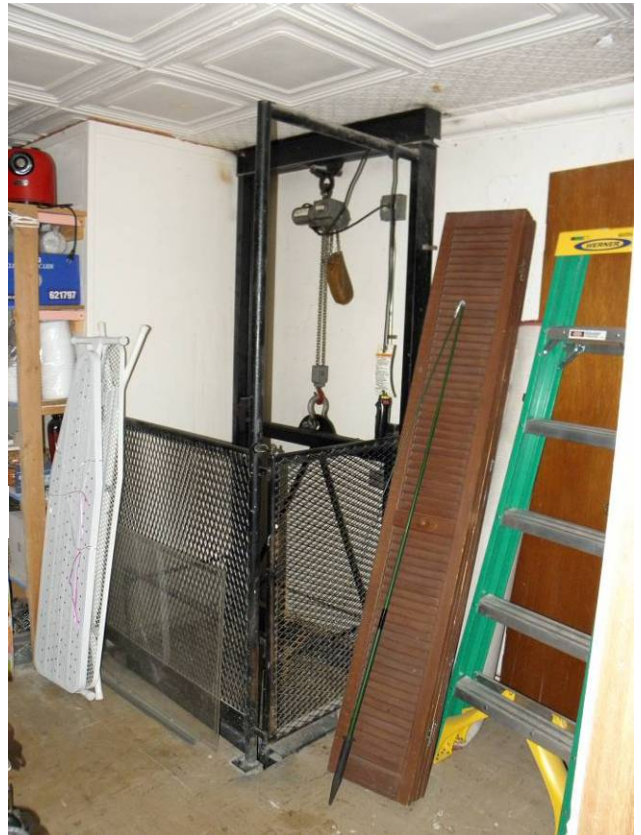
**1<sup>st</sup> floor retail space looking south toward mezzanine**



**View of mezzanine looking south**



**Under mezzanine looking west**



**Elevator/lift at east side under mezzanine**





**Interior First Floor (continued)**



**Back of under mezzanine looking south, storage & south stair to basement beyond**



**Retail space looking east toward mezzanine stair**



**Back of under mezzanine looking south towards restroom**



**Administrative office under mezzanine & adjacent to stair, looking south**





## Interior Mezzanine



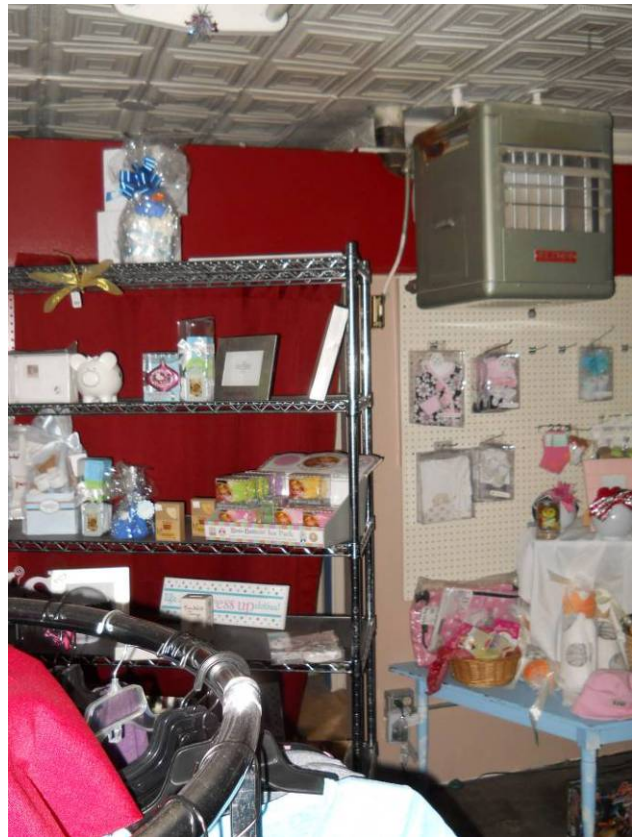
Top of stair at mezzanine, looking south



Office turned into retail space in mezzanine, looking south



Top of mezzanine stair looking southwest



Entrance to restroom and storage areas at back of mezzanine (behind curtain), looking south



**Interior Second Floor**



**Street entrance to second floor stair, looking north**



**Entry corridor beyond stair landing, looking west**



**Stair looking north to 1<sup>st</sup> floor entrance**



**View upwards at sky light above main circulation, adjacent to entry corridor**





**Interior Second Floor (continued)**



**Main corridor looking north from entry area**



**Room #1 looking east**



**Ceiling damage in Room #1**



**Room #1 looking southeast toward main corridor**



**Room #2 looking west, interior corridor on left, Broadway Street on right outside window**





**Interior Second Floor (continued)**



**Main corridor looking south from skylight to lower roof access stair**



**Room #4 from main corridor looking east to light well**



**Room #3 looking south to closet**



**Room #4 looking northwest, entry corridor beyond**



**Interior Second Floor (continued)**



**Room #5 looking west to light well**



**Bathroom adjacent to Room #5, looking west, window into light well beyond**



**Bathroom interior view looking southwest**





**Interior Second Floor (continued)**



**Utility sink closet adjacent to restroom, looking west**



**Single restroom adjacent to utility sink, looking west**



**Transom windows above entries to single restroom, utility sink, and bathroom (left to right)**



**Room #6 looking east to light well**





**Interior Second Floor (continued)**



**View of west wall & closet, Room #7**



**Room #9 looking west to closet & light well from main corridor**



**Room #8 looking east to light well**



**Room #9 looking southwest**



**Interior Second Floor (continued)**



**Room #10 looking east to closet & light well**



**Room #12 looking east**



**Room #11 looking west**



**Room #12 looking northeast to closet**



**Room #11 looking east to main corridor**





**Interior Second Floor (continued)**



**Stair and door to lower roof access at south end of main corridor**



**Attic space above rooms at north end looking north**



**View of corridor looking north from south stair**



**Attic space above corridor at south end – looking north**





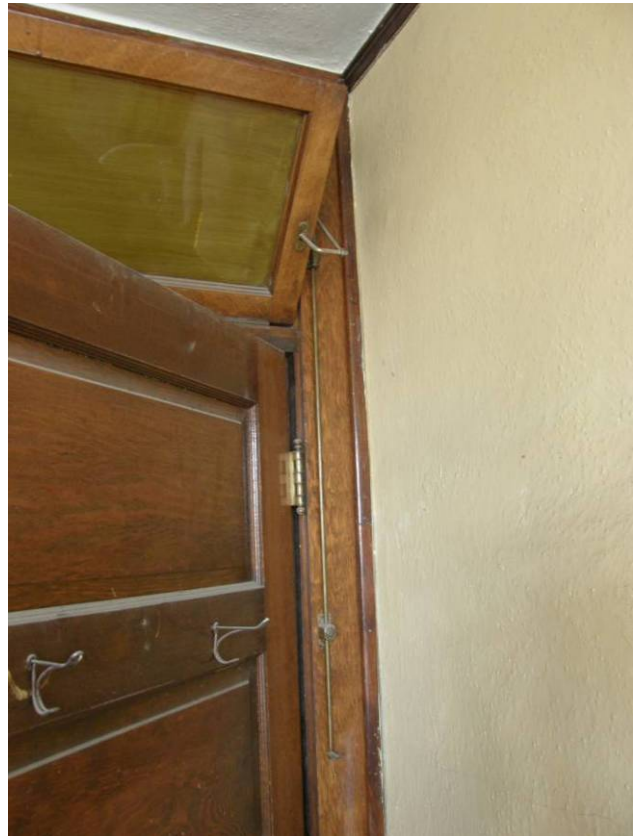
**Interior Second Floor (continued)**



**View of interior of east light well, looking south  
(west light well similar)**



**Original push button light switch**



**Door hardware for manual operation of transom  
open/close**

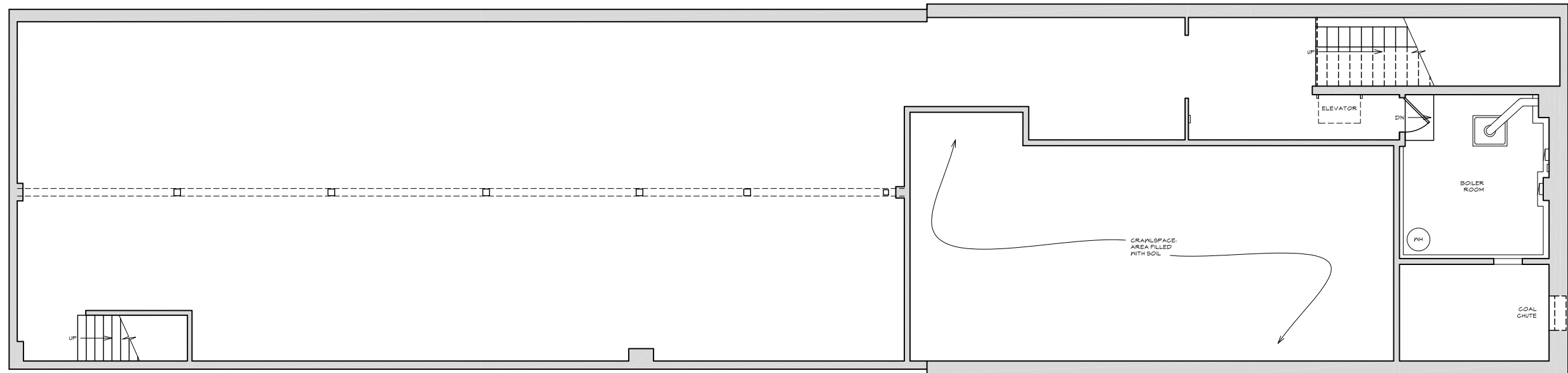


**Original metal door number**



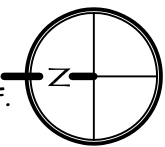
# FLOOR PLANS, ELEVATIONS, AND ROOF PLAN





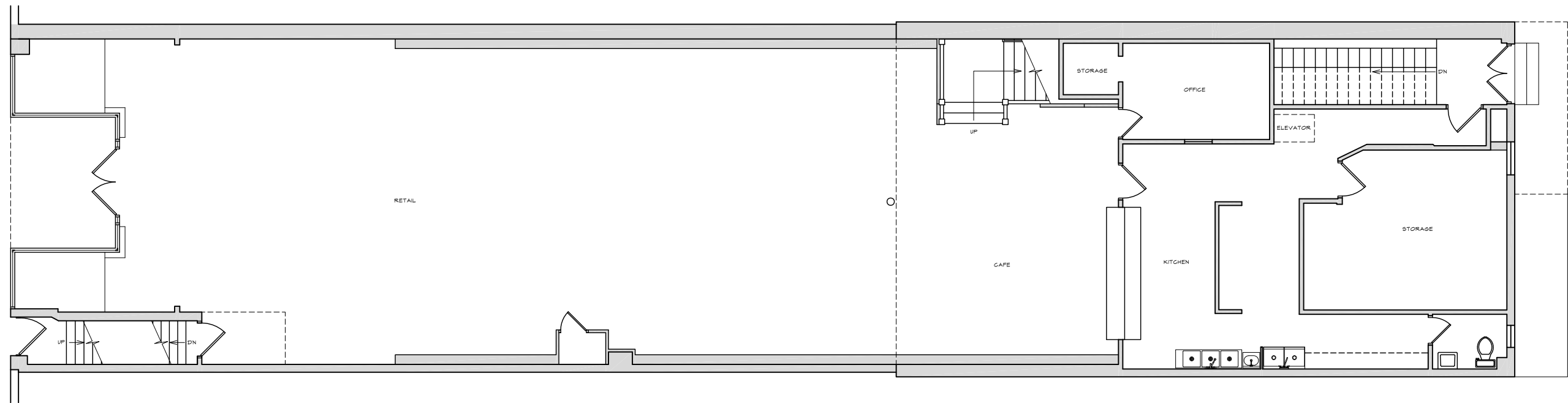
# EXISTING BASEMENT

APPROX. 4,080 G.S.F.



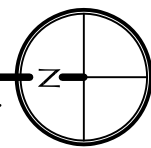
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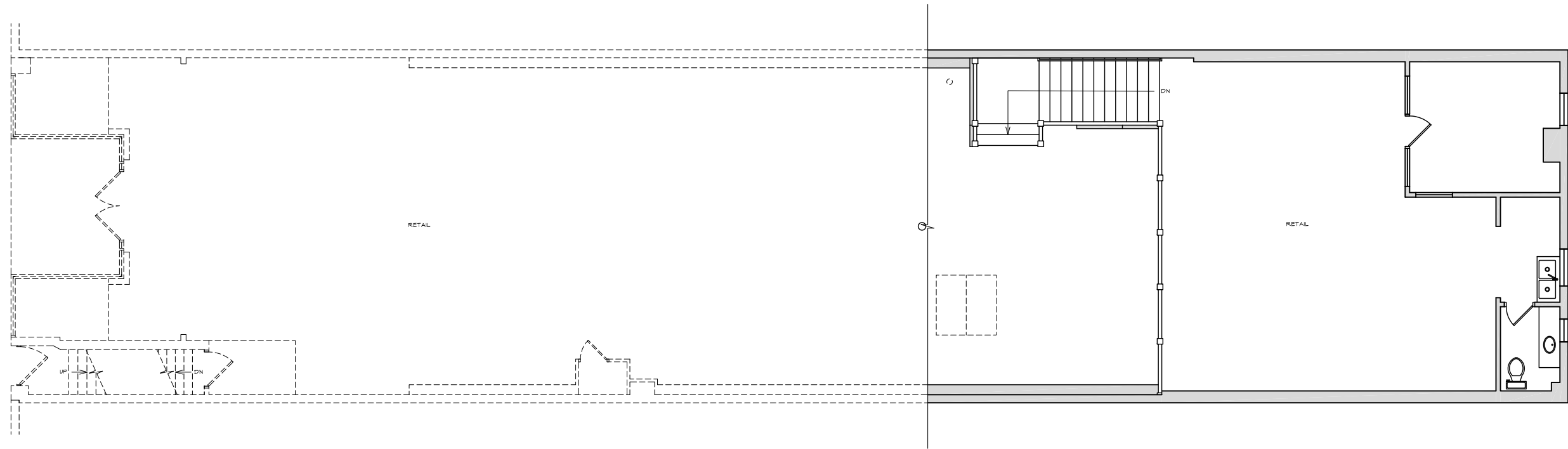


# EXISTING FIRST FLOOR

APPROX. 4,490 G.S.F.

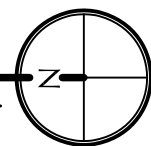


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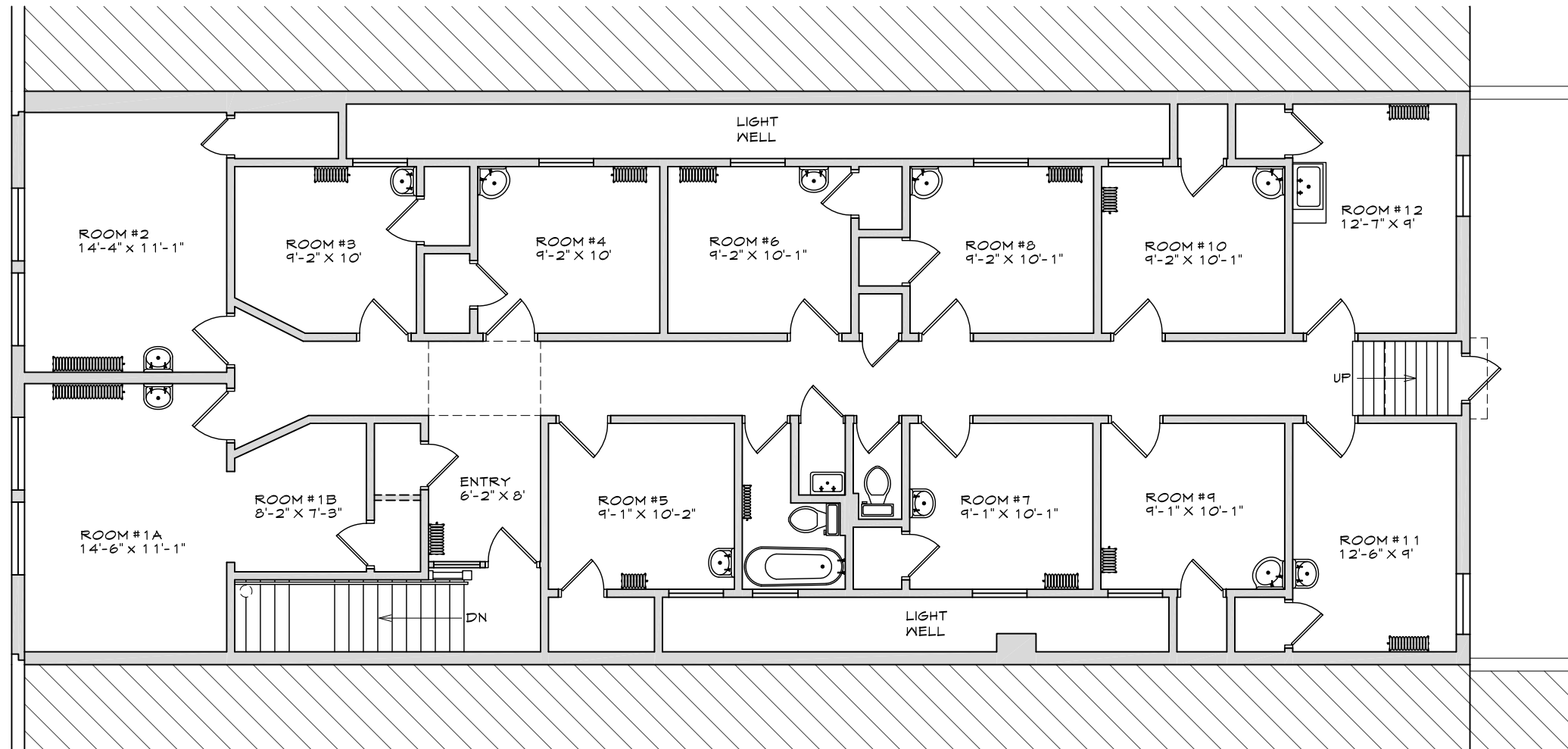


# EXISTING MEZZANINE

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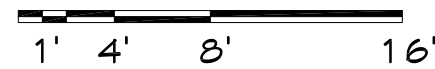
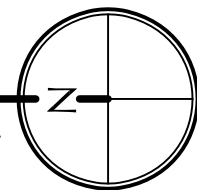


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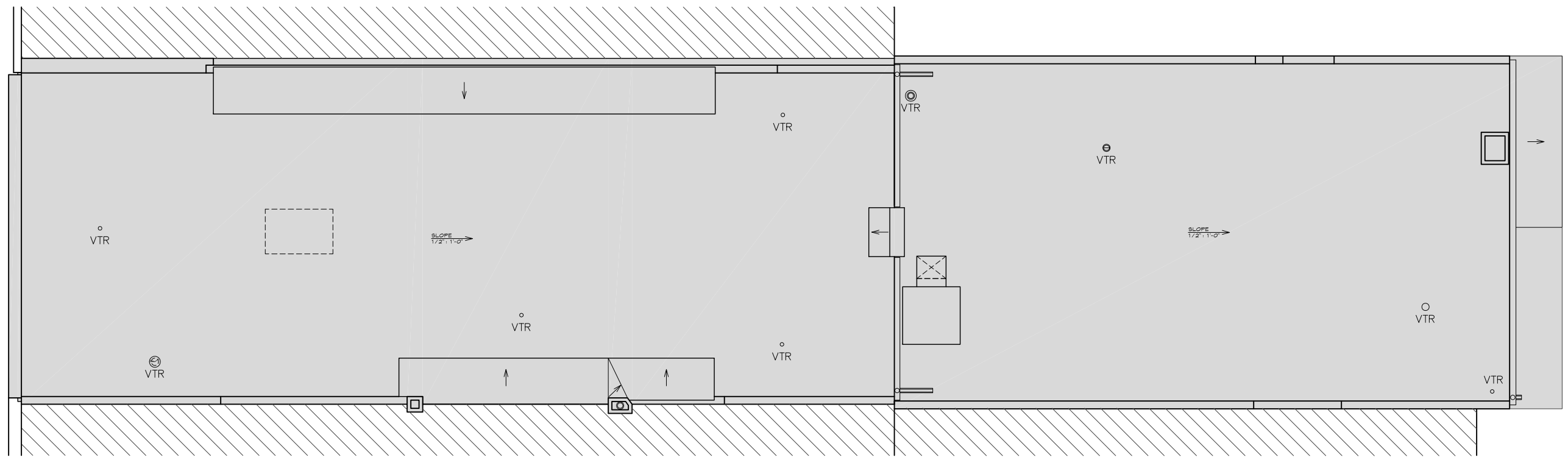


# EXISTING SECOND FLOOR

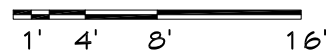
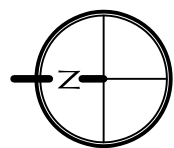
APPROX. 2,370 G.S.F.





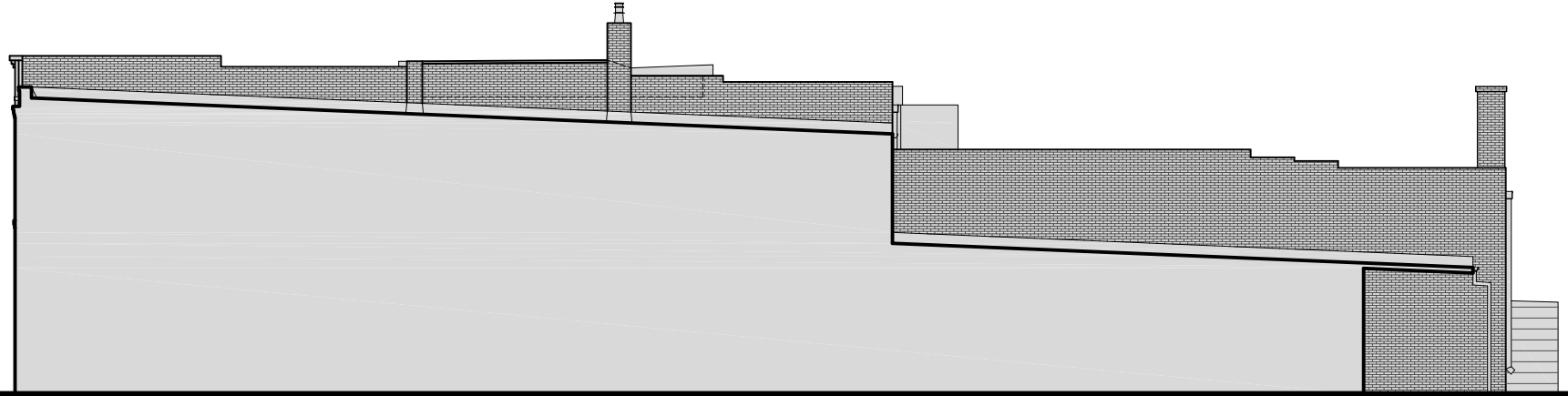


**EXISTING ROOF PLAN**





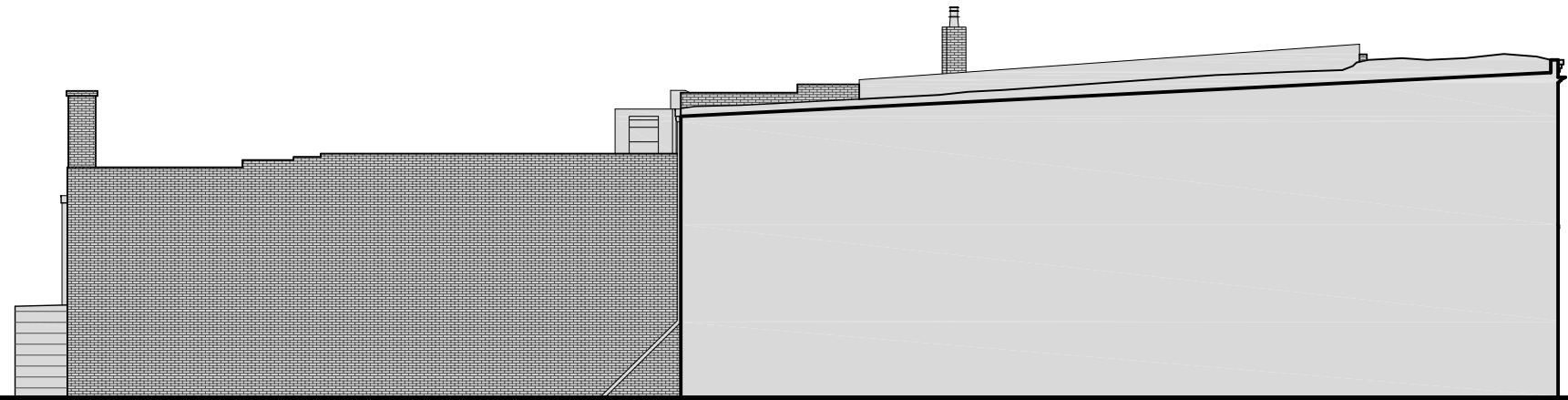
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



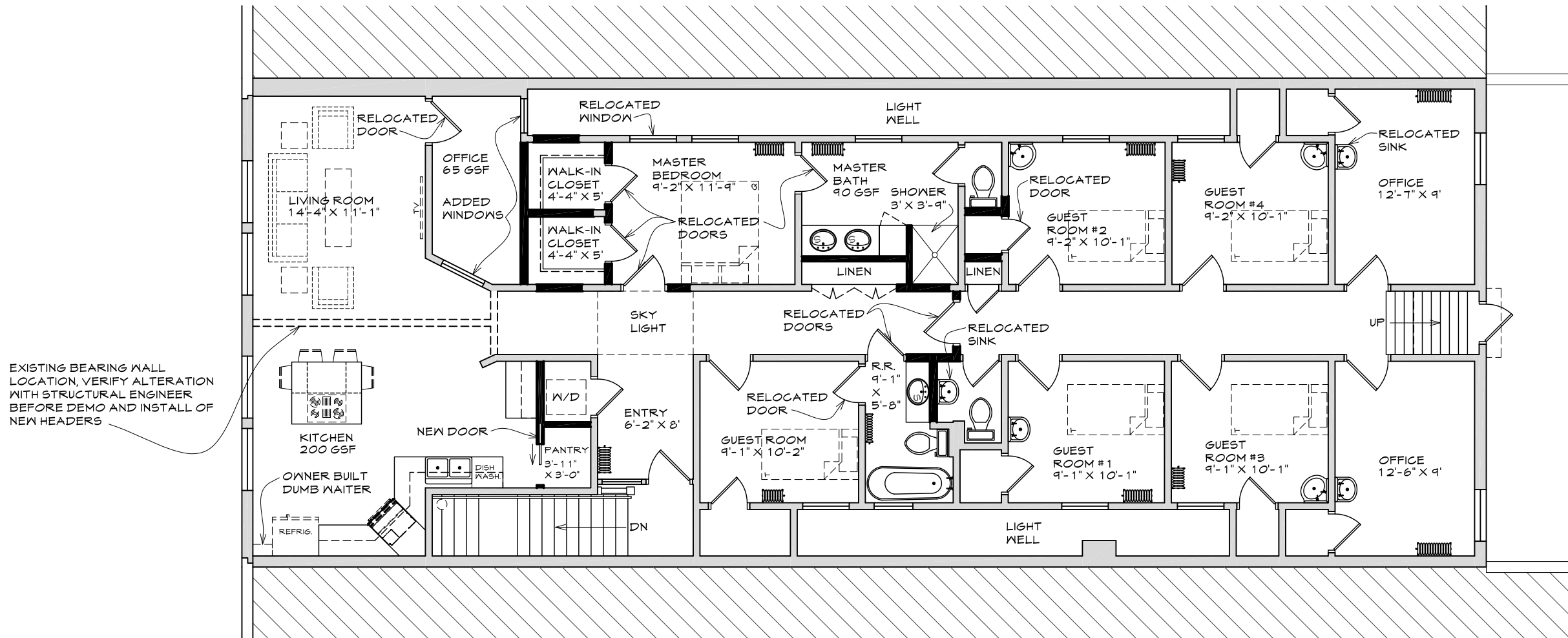
EXISTING EAST ELEVATION

1' 4' 8' 16'

# SECOND FLOOR SCHEMATIC LAYOUT







EXISTING BEARING WALL LOCATION, VERIFY ALTERATION WITH STRUCTURAL ENGINEER BEFORE DEMO AND INSTALL OF NEW HEADERS

# SECOND FLOOR SCHEMATIC LAYOUT

APPROX. 2,370 G.S.F.

