ADDRESS: 2035 S COLLEGE AVE
Proposal: Install mechanical equipment; modify openings; provide ADA accessibility
Review Requested: Final Approval
Owner: The Trustees of the Estate of Stephen Girard
Applicant: Doug Seiler, Seiler + Drury Architecture
History: 1833; Founder's Hall, Girard College; Thomas U. Walter, architect
Individual Designation: 6/26/1956
District Designation: None
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:
This application proposes to make a series of upgrades to Founder's Hall, in part so Girard College can return the building to its original use as an educational facility and also be used as an event space. Founder's Hall has long been used to host events, many of which generate income for the school. The proposed work addresses current issues the building has with heating and cooling, ventilation, and interior space configuration. The application also addresses ADA accessibility.

The Architectural Committee reviewed this same scope of work at its last meeting of 15 December 2020, where it provided several comments and recommendations about the proposal. The main concern of the Architectural Committee was the lack of detail in the presentation, given the local and national significance of the building. While reviewing the nine proposed modifications, a member of the Architectural Committee commented that due to the lack of detail, the proposal should be considered as an In-Concept application rather than a Final Review and suggested that the applicant return the following month with more detailed plans. The minutes from this meeting have been included as part of this overview.

The application moved on to the Historical Commission's meeting of 8 January 2021 where it was reviewed as In-Concept. The applicant presented an updated set of drawings that reflected the recommendations made at the Architectural Committee's December meeting. The application was received with enthusiasm and the Historical Commission agreed that it would benefit from further review by the Architectural Committee. The current application is for Final Approval of the revised plans.

SCOPE OF WORK:
- Install mechanical equipment.
- Modify openings.
- Provide ADA accessibility.
- Remove existing ceiling panels and replace with louvers.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 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.*
    - The proposed changes are motivated, in part, by Girard College's decision to return Founder's Hall to its original use as an educational facility, as well as to address issues that currently negatively impact the interior spaces used for events, including heating, cooling and ventilation.

- *Standard 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 the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
    - The application proposes to pin back the front doors at the north and south entrances to create interior vestibules with frameless glass doors. The revised application includes the requested details (modifications #3 and #5).
    - The application proposes to convert two windows into doors by removing and storing the existing windows and stone spandrels and installing doors in the openings. The proposed door configuration and landings have been revised to reflect the comments from the Architectural Committee and the requested details have been provided. Several exterior door alternatives are also presented for consideration (modification #6).
    - Rather than removing an existing window to accommodate a new louver, the applicant updated the plan to install the louver behind the existing sash, and details have been provided, per the Architectural Committee's recommendation (modification #7).
    - The revised application includes the requested details regarding the new ADA ramps proposed for the north and south entrances (modifications #2 and #4).
    - The ADA lift proposed at the east side of the building has been relocated closer to the column to protect the spacious views of the building between the columns (modification #1).
    - The revised application includes the requested details regarding the new equipment ramp proposed at the west side of the building (modification #8).
    - The application includes a future scope of work that proposes to remove six original cast iron ceiling panels at the north side of the building and install louvers as required for the new HVAC system. The revised application provides the requested details, including mechanical drawings (modification #9).
- *Standard 10: New additions and adjacent or related new construction shall 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.*
    - If all removed elements like windows, stone sills and panels, and ceiling panels are securely stored on site, the proposed alterations could be reversed in the future, and the essential form and integrity of the building would be unimpaired.
- *Accessibility Guidelines: Recommended: Providing barrier-free access that promotes independence for the user while preserving significant historic features. Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.*
    - The proposed ramps would provide barrier-free access while preserving significant historic features. The proposed ramps would provide accessibility while minimizing the impact on the historic building.

STAFF RECOMMENDATION: Approval with the conditions outlined above, with the staff to review details, pursuant to Standards 1, 9, and 10 and the Accessibility Guidelines.

MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 15 DECEMBER 2020
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Amy Stein, AIA, LEED AP	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:
Jon Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:
Karen Arnold, Pennsylvania Historical & Museum Commission
Harrison Haas, Esq.
Jay Bills, Olson Kundig
Dominic Folino
Sam Little
Tom Kundig, Olson Kundig
Sean Narcum, PZ Architects
Paul Steinke, Preservation Alliance
Michael Forman
Uk Jung, Studio Hada
Elizabeth Armour
Monserrate Gonzalez
Doug Seiler, Seiler + Drury Architects
Nicolas Charbonneau

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BACKGROUND:
This application proposes to make a series of upgrades to Founder's Hall, in part so Girard College can return the building to its original use as an educational facility. Founder's Hall has long been used to host events, many of which generate income for the school. The proposed work addresses current issues the building has with heating and cooling, ventilation, and interior space configuration. The application also addresses ADA accessibility.

SCOPE OF WORK
- Install mechanical equipment.
- Modify openings.
- Provide ADA accessibility.
- Remove existing ceiling panels and replace with louvers.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 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.*
    - The proposed changes are motivated, in part, by Girard College's decision to return Founder's Hall to its original use as an educational facility, as well as to address issues that currently negatively impact the interior spaces used for events, including heating, cooling and ventilation.
- *Standard 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 the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
    - The application proposes to pin back the front doors at the north and south entrances to create interior vestibules with frameless glass doors. The doors are important details of the exterior of the building. However, the modification still allows visitors to see the doors upon entering the building and is also reversible.
    - The application proposes to convert two windows into doors by removing and storing the existing windows and stone spandrels and installing doors in the openings. There is a need to permit an easier flow between the indoor and outdoor spaces but the applicant should explore whether the programmatic needs could be met by limiting this alteration to one opening rather than two.
    - The application proposes to remove an existing window and replace it with a new window and louver as required for HVAC function. The applicant should

investigate retaining the existing window sash and installing the louver behind it rather than removing the window.
    - Modifications to improve ADA accessibility are proposed at the north, south and east sides of the building. At the north and south entrances, new ADA ramps are proposed to increase accessibility into these main entrances.
    - An ADA accessible wheelchair lift is proposed at the east elevation that would replace the existing lift.
    - When fasteners are required for loading or ADA ramps, existing holes in the masonry should be reused to the greatest extent possible.
    - The application includes a future scope of work that proposes to remove six original cast iron ceiling panels at the north side of the building and install louvers as required for the new HVAC system. The panels would be saved on site. The louvers should be finished in a color that matches the adjacent ceiling panels as closely as possible.
- *Standard 10: New additions and adjacent or related new construction shall 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.*
    - If all removed elements like windows, stone sills and panels, and ceiling panels are securely stored on site, the proposed alterations could be reversed in the future, and the essential form and integrity of the building would be unimpaired.
- *Accessibility Guidelines: Recommended: Providing barrier-free access that promotes independence for the user while preserving significant historic features. Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.*
    - The proposed ramps would provide barrier-free access while preserving significant historic features. The proposed ramps would provide accessibility while minimizing the impact on the historic building.

STAFF RECOMMENDATION: Approval with conditions, with the staff to review details, pursuant to Standards 1, 9, and 10 and the Accessibility Guidelines.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:22:20

RECUSAL:
- Ms. Gutterman recused from the review of the application.

PRESENTERS:
- Ms. Schmitt presented the application to the Architectural Committee.
- Architect Doug Seiler represented the application.

DISCUSSION:
- Mr. Seiler explained that the goal of these modifications is to turn Founder's Hall into an amenity for the city, return the building to an educational use, and create an event space that could be used by both Girard College and the public.
- Mr. Seiler explained that the majority of the work is interior; however, there is an exterior scope happening at the same time that is being handled by a different firm. He provided a brief overview to the members of the Architectural Committee, at which point Mr. McCoubrey asked if there were any general questions before they began looking at each aspect in more detail.

- Mr. D'Alessandro asked if it is correct that they are proposing three different ADA accessible entrances.
    - Mr. Seiler responded that there are two primary ADA accessible entrances and other areas that are accessible to comply with egress requirements.
- Mr. McCoubrey suggested that they begin by reviewing the inclined ADA lift scope. Mr. Seiler began to explain the scope. Ms. Stein interjected that she has a general comment. She stated that everyone is familiar with what a beautiful and significant building this is, and therefore the success of any of the proposed interventions being proposed is going to be in how the work is detailed. Ms. Stein remarked that she did not see the level of detail necessary for a building of such significance and wondered if this is more of an in-concept application rather than a final approval application. Mr. D'Alessandro agreed with Ms. Stein.
- Mr. Cluver asked why the location of the new lift for the southeast corner is situated nine and a half feet off the centerline of the column.
    - Mr. Seiler responded that it would place the lift at the center of the columns.
    - Mr. Cluver argued that by placing the lift closer to one of the columns, the original space between the columns would be retained.
    - Mr. Seiler agreed and remarked that this is not a custom lift; however, the location of installation can be adjusted according to what is most appropriate.
- Mr. Cluver asked why the lift is being installed on this particular façade of the building.
    - Mr. Seiler responded that the south circle is where visitors arriving by vehicle are dropped off, adding this would likely be the most common arrival point for those in need of an accessible path coming from outside of Girard College. He added that it allows visitors to enter through the main entrance of the building, providing equal access.
- Mr. Cluver asked if this lift would serve a fundamentally different purpose than the proposed loading ramp. He said that his understanding was the proposed equipment ramp was removeable and would only be in place when needed.
    - Mr. Seiler confirmed that the functions of the two pieces of equipment are different. He explained that the equipment ramp is removeable in the sense that it would have no adverse impact on historic fabric should it be removed; however, the school is not intending on disassembling it after each use.
- Ms. Stein asked if this equipment ramp would essentially serve as a loading dock for catering trucks and event-associated equipment that would be dropped off at the building daily.
    - Mr. Seiler responded that the events would more likely occur a few times a week, rather than every day. He explained that the equipment ramp would be set flush into the bluestone walk so that people could walk around the base of the steps.
- Ms. Stein asked what the school is currently using to load equipment into the building.
    - Mr. Seiler responded that they have a temporary ramp made of plywood. He acknowledged that while their proposal is not intended to be removeable on a daily basis, it is intended to be reversible.
- Mr. McCoubrey asked if this piece of equipment is an off-the-shelf item.
    - Mr. Seiler replied that it is something they would fabricate, likely out of aluminum. He explained that the two-stage lift is a bought item, and the controls would be located in the basement of the building, underneath the stairs.

- Mr. Cluver asked for confirmation that this ramp would only be used for equipment and not for people.
    - Mr. Seiler confirmed this is accurate.
- Mr. Cluver explained that his reason for wanting to review the previously discussed ADA lift and this equipment ramp together was because he wanted to see if there is a solution that would allow these two functions to be combined, resulting in single point on the building requiring equipment.
    - Mr. Seiler responded that he believes the execution of such a ramp would end up being quite intrusive, whereas their solutions are being proposed with the most minimal adverse effects to the building, per the recommended Accessibility Guidelines. He also explained that the location of the proposed equipment ramp was chosen because of its proximity to an access road, whereas the location of the previously discussed ADA lift was chosen because of its proximity to the circle most frequently used by vehicles dropping off visitors arriving from outside of the campus. He remarked that part of the motivation for their proposed design of the equipment ramp is to prevent it from extending out beyond the bottom step the way the existing ramp does.
- The Committee and applicant generally discussed the scale of the building and the challenges of working with it, in particular when trying to design ramps.
- Mr. Cluver commented that he believes that the building deserves more than the noted modular walkway, and while he agrees that a simple design is appropriate, he wants to see something more refined.
    - Mr. Seiler responded that he considered using aluminum with bars rather than tubing with braces.
- Mr. Cluver commented that his inclination is to design the ramp to be as light as possible. Mr. McCoubrey agreed with Mr. Cluver.
- Mr. Detwiler remarked that he has the same comment about the railings for the ramps at the doors, in keeping them light and transparent, and using materials and detailing that is in keeping with the quality of Founder's Hall.
- Mr. Cluver asked why they did not consider sloped walkways at the doors instead of ramps, which would minimize the impact to the entrance.
    - Mr. Seiler responded that the intent is to build a solution that will sit on top of the stone.
- Mr. Detwiler asked for confirmation that the stone at this location is historic.
    - Mr. Seiler confirmed that it is.
- Mr. McCoubrey expressed concern about placing one-and-one-half inch paving on top of a steel support which could end up feeling hollow.
    - Mr. Seiler agreed and explained that sand would be used as fill to prevent a hollow sound.
- Mr. McCoubrey questioned whether curbs would be required in this case, and if not, that it would be better to minimize or eliminate them.
- Ms. Stein commented that she wants to see details that are just as beautiful and elegant as the building. She added that perhaps her opinion differs from her fellow Committee members, but she does not oppose these interventions being more permanent, because accessibility always needs to be a part of this building. Ms. Stein suggested that perhaps more permanent solutions could be more beautiful, which was extremely important. Mr. Detwiler agreed that this building will always need to be accessible.

    - Mr. Seiler responded that his team needs some certainty that the application can move forward. He explained that they met with representatives of the Preservation Alliance and the Design Advocacy Committee, including Bruce Laverty. He noted that his team was also meeting regularly with the Pennsylvania Historical and Museum Commission. He stated that he also reached out to Kathy Dowdell and asked if his team could review the details discussed today with some of these individuals or groups.
- Mr. Cluver commented that he believed they are getting close to being on the same page. He stated that this building is all about symmetry, so the ramps at the north and south entrances should be treated with the same symmetry.
- Mr. McCoubrey stated that the team needs to develop details and options.
- Mr. Cluver asked about the glass door enclosure and Mr. D'Alessandro asked if the doors will be activated with mechanical equipment.
    - Mr. Seiler responded that the doors will be hand operated.
- Mr. McCoubrey remarked that the push bars on the doors should be as minimally visible as possible.
    - Mr. Seiler responded that the proposed door configuration addresses egress requirements and attempts to minimize the wear and tear to the historic doors. He requested to review the proposal to convert two windows into two doors for egress purposes.
- Mr. D'Alessandro commented that it is important to minimize demolition and therefore he did not see how two historic windows could be converted into doors, regardless of the egress needs.
    - Mr. Cluver stated that compositionally, since this is a grouping of four, it makes sense to convert the doors on both ends of the grouping.
    - Mr. D'Alessandro agreed with Mr. Cluver that converting both windows would look better than converting only one window.
    - Mr. McCoubrey commented that the spandrel panels are very beautiful, and he believes that only one of the windows should be converted into a door. He recognized that the symmetry of converting both windows is a better alternative in terms of design; however, it is more important to protect the historic fabric of the building.
- Mr. Cluver stated that the question has become whether it is appropriate to create any doors, adding that he believes that if doors are going to be approved, they should be approved in the location proposed here by the applicant. Mr. Cluver stated that his main objection is the proposed landing extension and wondered if there is a more sympathetic approach. Mr. McCoubrey agreed that an extension was not preferable.
    - Mr. Seiler responded that the reason for the extensions is due to the grates that are in front of the windows. Mr. Cluver stated that he would rather see some sort of plate placed over the grate instead of the proposed extensions.
- Ms. Stein asked whether the applicant had actually met with the Department of Licenses and Inspections to determine if all of these egress options are required.
    - Mr. Seiler responded that they had spoken with someone, however additional questions remain.
- Ms. Stein asked if one of the single windows on the south façade would be a more appropriate location for an additional door.
- Mr. D'Alessandro commented that the applicant could look at making more changes at the interior of the building to help address egress issues.

    - Mr. Seiler noted that there is a covenant with the Pennsylvania Historical and Museum Commission that protects the entire interior of the building.
- Ms. Stein asked if one of the single windows at the south façade was converted into a door, if it could also be used for ADA accessibility.
- Mr. McCoubrey suggested that the Committee discuss the proposed louver. Mr. D'Alessandro asked if it would be possible to tie into one of the vents at the floor rather than install the proposed louver.
    - Mr. Seiler responded that is not an option due to the construction of the vaults.
- Mr. McCoubrey noted that the staff had suggested leaving the window in place, removing the glazing, and installing a louver behind the sash.
    - Mr. Seiler responded that this could be a good idea.
- Ms. Stein asked the applicant if he wanted to return to the Architectural Committee in the future with more details to review.
    - Mr. Seiler responded affirmatively.
    - Mr. D'Alessandro asked if the application is withdrawn.
    - Mr. Seiler started to respond with a question.
    - Mr. Cluver and Mr. Detwiler recommended that the applicant withdraw the application and resubmit it with additional details and revisions that reflect the comments of the Architectural Committee members. Mr. Cluver stated that, owing to the lack of details, he would have to recommend denial of the application if the Committee were to vote on the matter.
    - Mr. McCoubrey stated that the focus of the revisions should be on keeping the historic fabric, and wherever it is removed, it is done minimally and with a very particular purpose.
- Mr. Seiler asked for additional guidance on the Board Room where they are proposing to convert two windows into doors.
    - Mr. Cluver responded that they could not alter the windows at all and find another solution. He suggested that another option would be to convert the windows to doors but without the proposed extensions. He then stated that once the door treatment was decided upon, it could be determined whether one window or both windows should be converted.
- Committee members thanked Mr. Seiler for the thoughtful application and discussion. They agreed that it was productive and will lead to a more detailed proposal which will allow for a greater use of the building.

PUBLIC COMMENT: None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:
The Architectural Committee found that:

- The application did not provide sufficient detail about the execution of the proposed interventions.
- The design of all proposed details, including but not limited to railings, louvers, ramps, and door handles must be highly compatible with this significant building.

The Architectural Committee concluded that:

- The application will be supplemented with additional details and resubmitted for review.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee made no recommendation, owing to the expectation that the application will be supplemented and resubmitted.

SEILER + DRURY
ARCHITECTURE

January 11, 2021

Mr. Jonathan Farnham
Executive Director
Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

Re: Girard College and The Campus for the City—Revitalization of Founder's Hall

Background

This project involves the Rehabilitation of Founder's Hall at Girard College. While the majority of the proposed work is to the interior of the building, the scope will impact portions of the exterior. At the same time as the work proposed by this application is to be constructed, a related project, under a different building permit and contractor, is being undertaken to restore portions of the exterior stone peristyle and entablature.

Originally, Founder's Hall was used as classrooms for the orphans who attended Girard College. It is the first building constructed on the campus and was completed in November 1847. Designed by Thomas U. Walter, per the direction of Stephen Girard's Will, it took more than fourteen years to construct.

The use of Founder's Hall as a classroom ended in approximately 1910, as other, more suitable, buildings were added to the campus. Since then, the building has been used for social gatherings, such as alumni events, galas, and open houses for incoming students.

The Need for Change

The revitalization of Founder's Hall is intended to address three key issues:

1) Return Founder's Hall to its original use as an educational facility for use by students and guests through the installation of modern technology and systems and by adjusting some of the interior spaces to support teaching activities and host educational webinars and conferences. Educational uses will include lectures, convocations and seminars.

2) Serve as a signature space that anchors Girard College's strategic objective of serving as A Campus for the City.
3) Provide an attractive and more open interior space for event rentals, that will provide the College with significant revenue, while also serving the students of Girard College.

Financial Impact

Girard College is largely dependent upon a single source of revenue: interest that is generated by the principal endowment left by philanthropist and founder Stephen Girard. There are two other sources of revenue, residuals from a once booming coal mining investment and property rentals. Both have become unreliable, especially during the pandemic.

In 2019, Girard College's new president launched a Strategic Plan and initiated a professionally managed Office of Advancement, whose purpose is to secure external sources of philanthropic income as well as to identify alternative sources of earned income.

The College's most obvious asset is its 43-acre campus, anchored by magnificent, historic buildings such as Founder's Hall, the Chapel, and the Armory. Rental income from these and other locations generate approximately $100,000 annually. A partnership with an outside events company, combined with the proposed improvements, has the potential to provide the College with significantly more revenue each year than it has received historically. These funds will be of great value to the College, as it undertakes other projects such as renovating its residential facilities and building a new state-of-the-art Science Center.

Proposed Project

The proposed scope of work primarily impacts the first floor of Founder's Hall, with some improvements required in the basement to support the primary function areas. The proposed work was developed to meet code, energy, comfort, function and life-safety needs and to allow for the use of the building as a modern educational and event venue.

In addition, there is a proposed Second Phase of work, which is to install a new HVAC system to heat and cool the second floor Museum spaces and update the second floor electrical system.

SEILER + DRURY
ARCHITECTURE

Preservation Philosophy

While the exterior of the building has changed remarkably little since its completion in 1847, changes in the use and arrangement of interior spaces have been significant, beginning with the installation of library bookcases in the current Board Room in 1855. Other reorganization, or renovation, projects have taken place in 1916, 1928, 1946-7, 1981 and 1999. The building has been on the Philadelphia Register of Historic Places since 1956 and has been recognized as a National Historic Landmark since 1969. The campus was placed on the National Register of Historic Places in 1974.

The overall project is guided by the premise that the best way to preserve a building is to use it, even if some original fabric is impacted. The approach suggests that for an historic building to continue to be used and maintained, its arrangement and condition must be relevant and appropriate for this generation.

All of the proposed work is reversible and with a minimum of effort, can be undone in the future. Particular care is to be taken to minimize the impact on the building's existing features.

Sincerely,

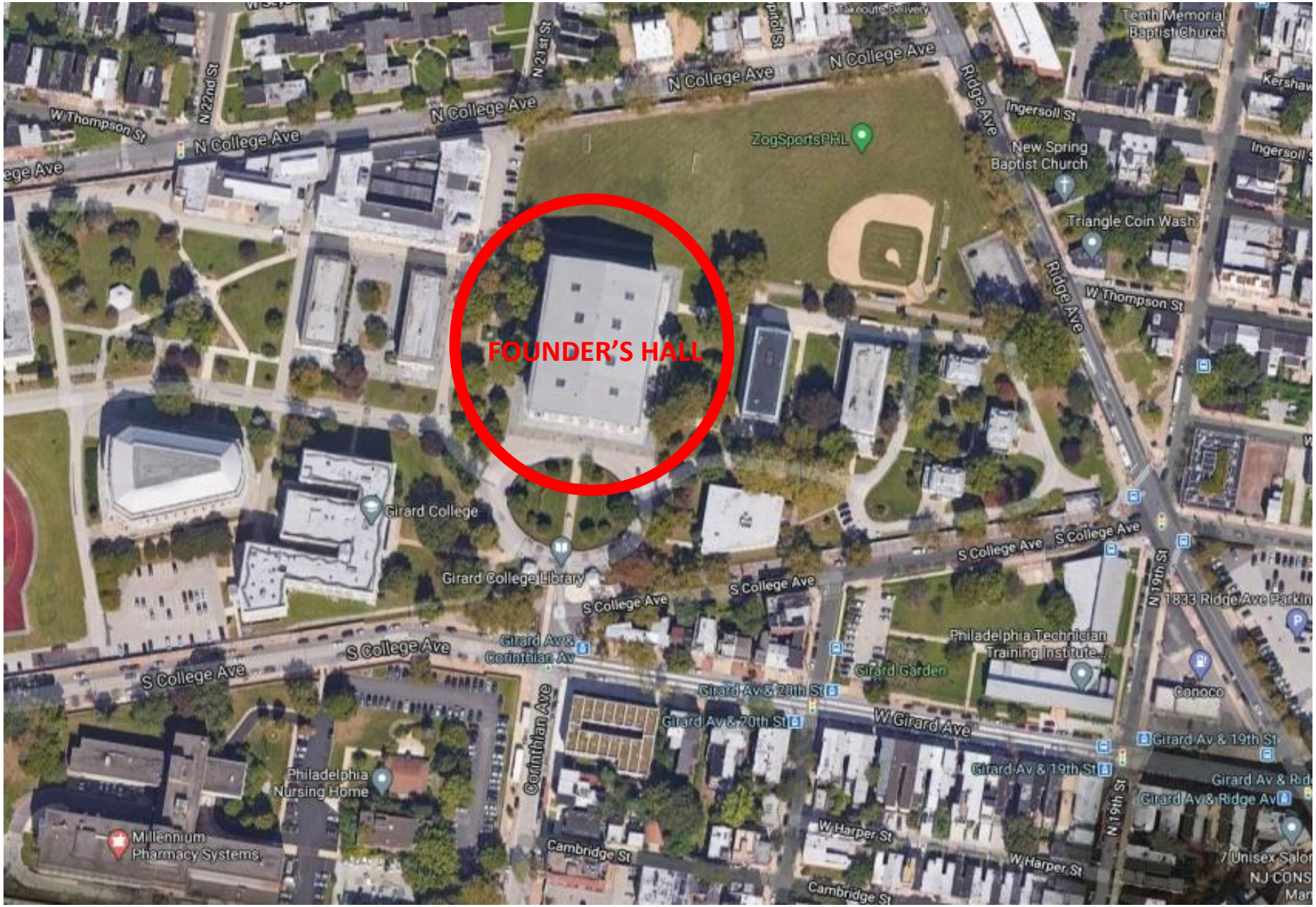
Douglas Seiler, AIA, LEED AP
Seiler + Drury Architecture

City of Philadelphia Historic Commission

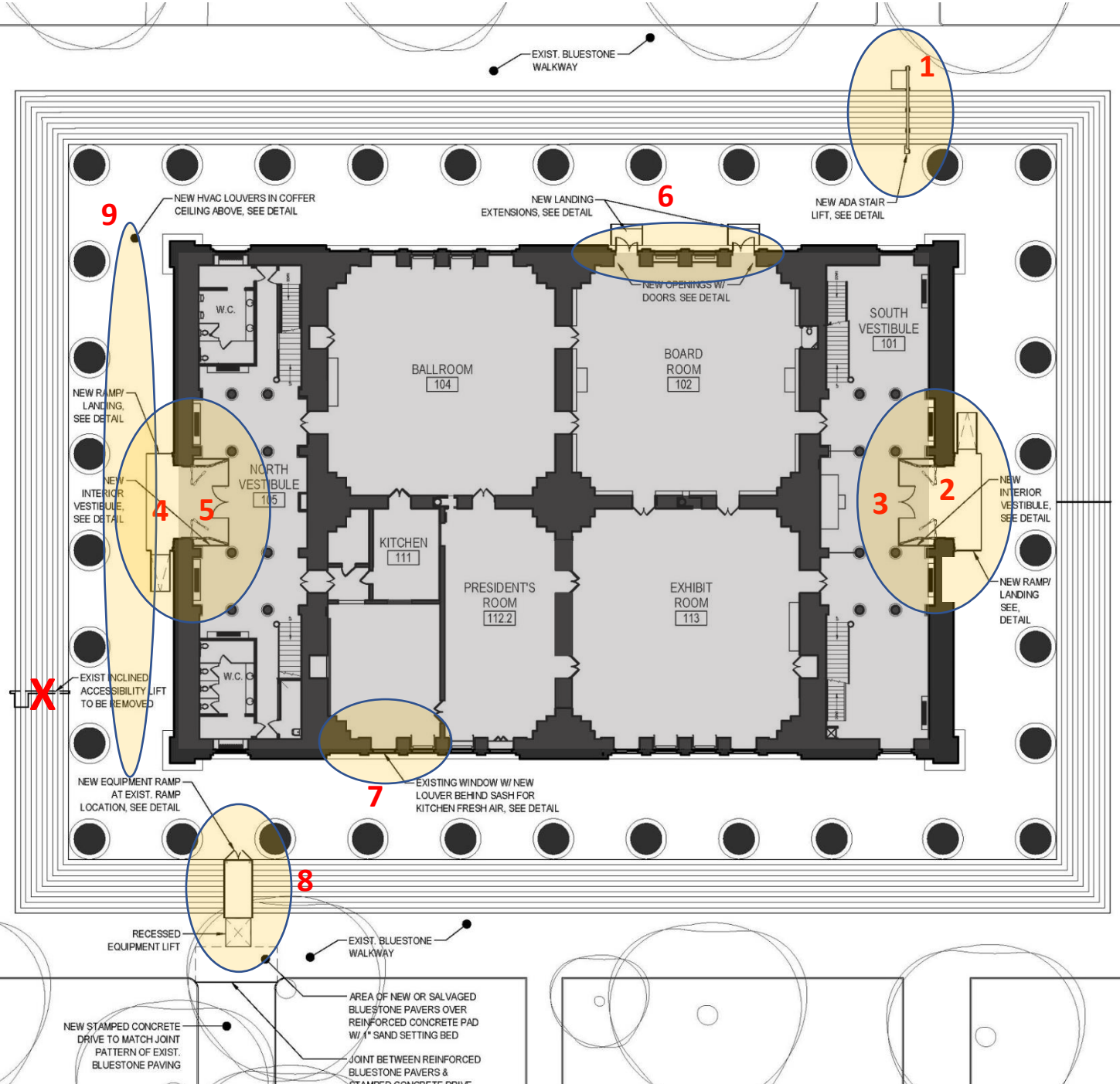
FOUNDER'S HALL @ GIRARD COLLEGE

Architectural Committee Presentation

1.26.21


FOUNDER'S HALL
N College Ave
N 22nd St
N 21st St
W Thompson St
ZogSportsPHL
Tenth Memorial Baptist Church
New Spring Baptist Church
Triangle Coin Wash
Ingersoll St
Ridge Ave
W Thompson St
Girard College
Girard College Library
S College Ave
Girard Av & Corinthian Av
Girard Garden
Philadelphia Technician Training Institute...
Girard Av & 20th St
W Girard Ave
Girard Av & 19th St
N 19th St
1833 Ridge Ave Parkin
Conoco
Corinthian Ave
Philadelphia Nursing Home
Millennium Pharmacy Systems
Cambridge St
W Harper St
Girard Av & Ridge Av
N

SITE PLAN



PROPOSED MODIFICATIONS

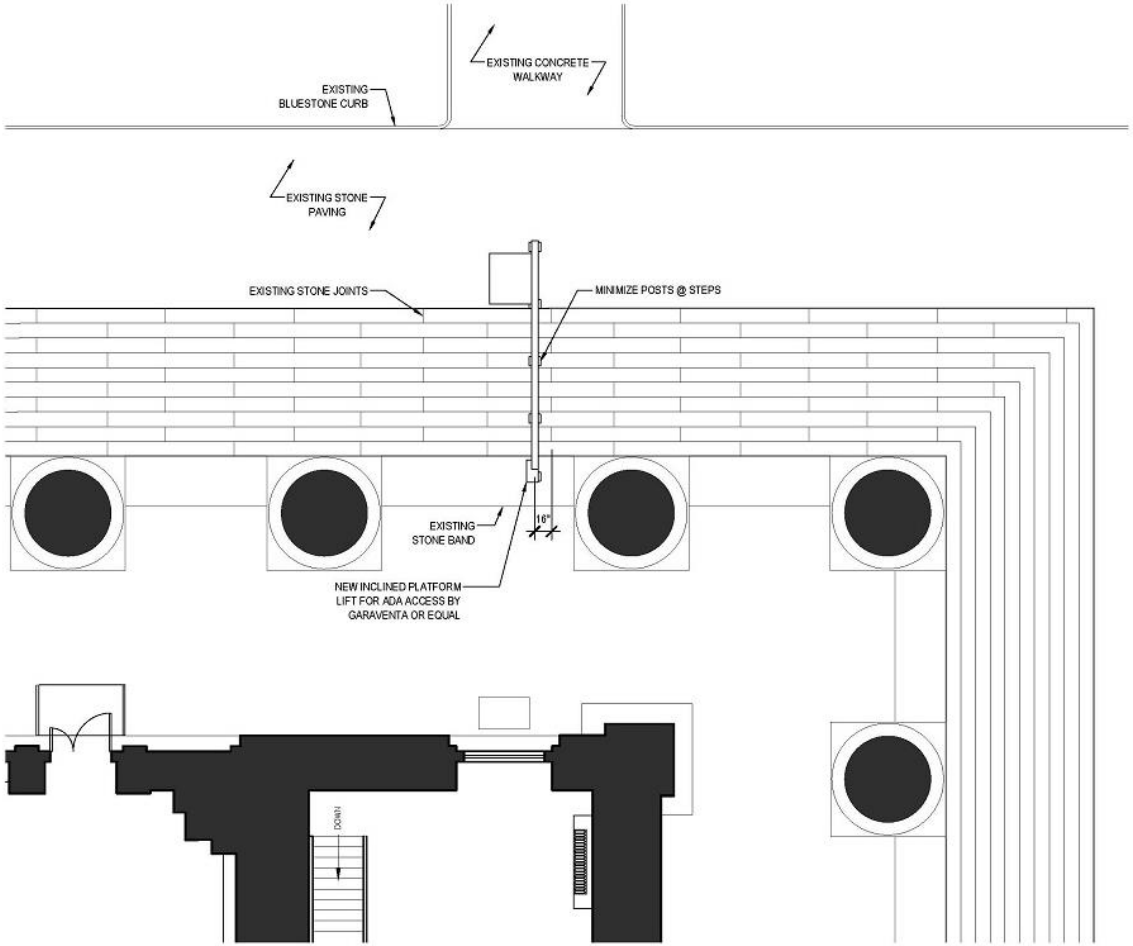
- 1. Inclined ADA Lift
- 2. ADA Ramp at South Entrance
- 3. Frameless Glass Doors at South Entrance
- 4. ADA/Loading Ramp at North Entrance
- 5. Frameless Glass Doors at North Entrance
- 6. Convert Two Windows to Doors
- 7. HVAC Louver Behind Exist. Window
- 8. Loading Ramp with Lift
- 9. Replace Cast Iron Ceiling Panels w/ Louvers

1. INCLINED ACCESSIBILITY LIFT

- NEW ADA ACCESSIBLE WHEELCHAIR LIFT
- REMOVE EXISTING LIFT AT NORTH STEPS
- MINIMIZE BOLTED CONNECTIONS
- MAXIMIZE STAINLESS COMPONENTS

PROPOSED LOCATION OF ADA LIFT ON EAST STEPS

EXISTING LIFT – AT NORTH STEPS



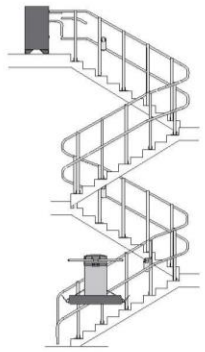
PLAN DETAIL

1. INCLINED ACCESSIBILITY LIFT

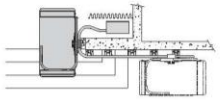
Artira

Technical Information

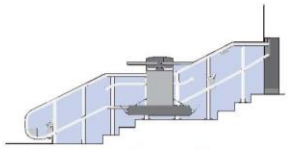
Configurations



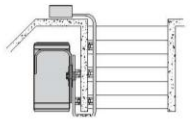
Turning Multi-Stop Stairway



Access onto a Stage



Straight Stairway with Intermediate Horizontal Section



Straight Stairway with Platform Storage off the Stairs

Radiating Stairway

Specifications

Load Capacity	300 Kg (660 Lbs.) up to 45° stair angle for commercial/public use
Power Requirements	208-240 VAC, 50/60 Hz on a dedicated 20 amp circuit
Platform Sizes	4 standard sizes including large ADA-compliant 800 mm x 1220 mm (31.5" x 48") platform.
Attachment	Mounted directly to a wall or attached to stair treads using support towers (requires sufficient substrate strength).
Controls	Smart-Lite Technology TM guides the user through operation by illuminating the appropriate button. Safety code requires continuous pressure on control buttons to operate the lift (keep button depressed to keep moving). Buttons are large and easy to use for everyone.
Platform Storage	Folded platform conceals and protects safety barrier arms and platform controls from vandalism.
Standard Finishes	Indoor units - RAL 7030 fine texture Satin Grey. Outdoor - bead blasted and electropolished stainless steel. Optional RAL colors available.
Standard Safety Features	Under-platform obstruction sensors, pedestrian safety lights, bi-directional ramp obstruction sensors, emergency manual folding and lowering, curved safety barrier arms, overspeed safety
Optional Features	Attendant remote control, under hanger sensors, side of hanger sensors, automatic platform fold, fold-down seat and seatbelt, building fire alarm integration, side load for confined lower landings, wall-mount pedestrian audio-visual alert, pedestrian handrails integrated in to support rail system.

PROPOSED LIFT – PRODUCT INFORMATION

2. & 4. ADA RAMPS @ ENTRANCES

3. & 5. GLASS VESTIBULES @ ENTRANCES

SOUTH FACADE

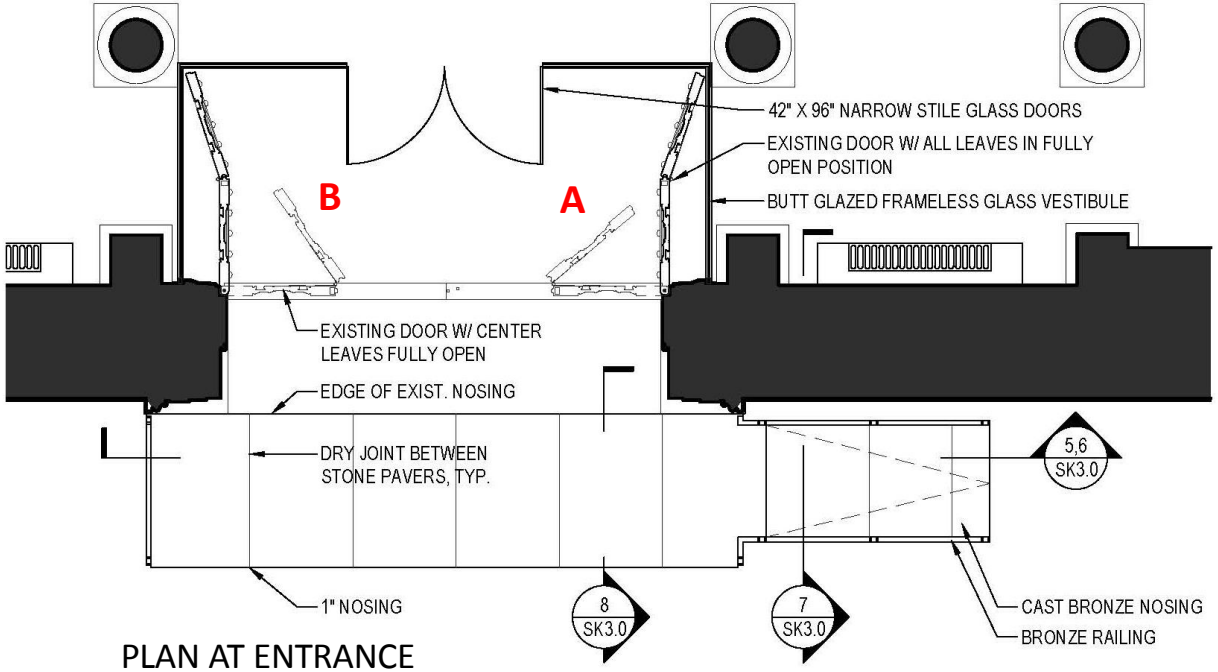
SOUTH DOORS

LOCATION OF PROPOSED SOUTH RAMP

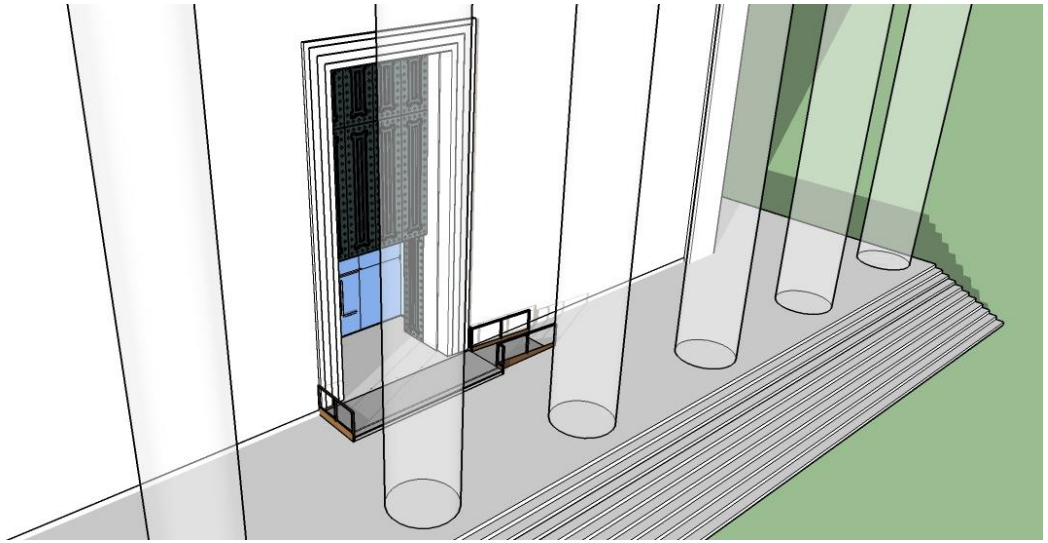
2. & 4. ADA RAMPS @ ENTRANCES

3. & 5. GLASS Vestibules @ ENTRANCES

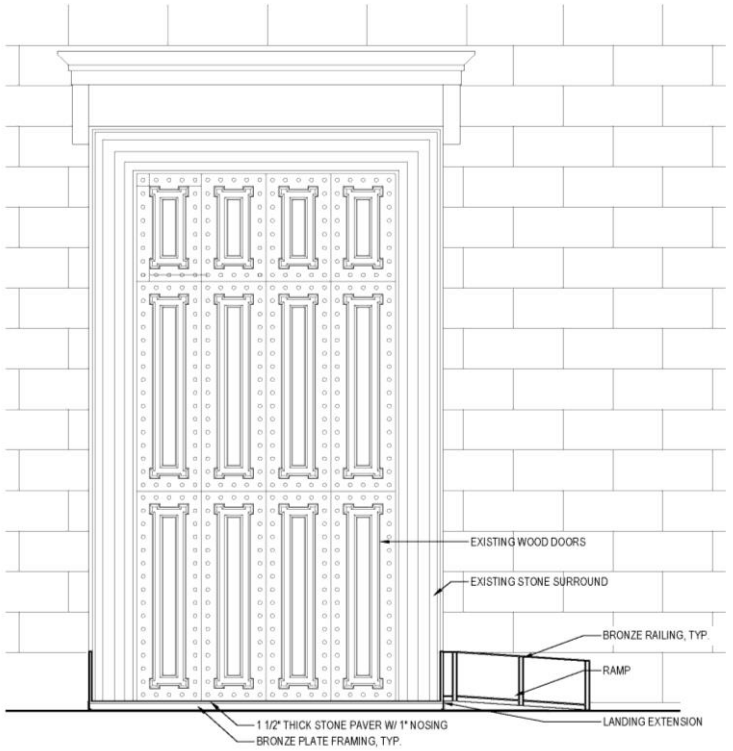
- MASONRY AT LANDING AND RAMP
- MINIMAL ANCHORS INTO STONE
- BALLASTED CONSTRUC. W/ OPEN JOINTS
- BRONZE RAILINGS AND SKIRTS
- FRAMELESS GLASS DOORS AT INTERIOR



PLAN AT ENTRANCE



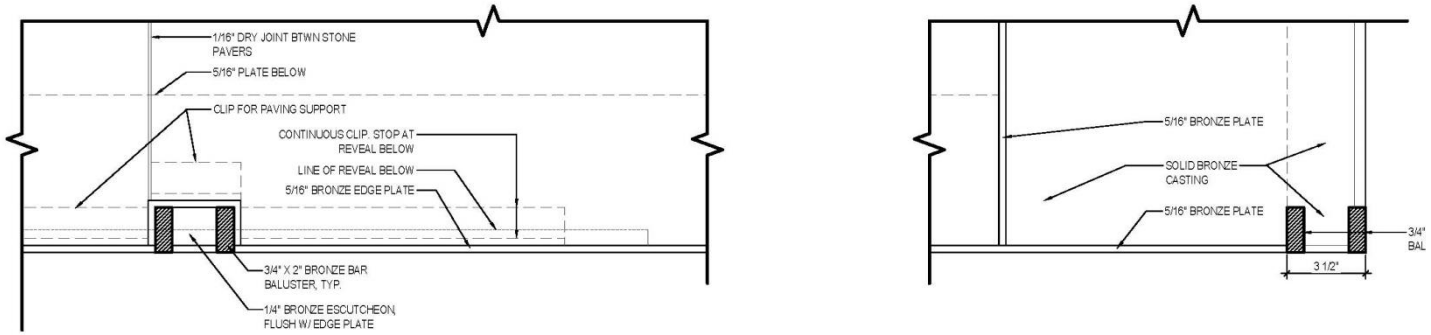
BIRD'S EYE OF ENTRANCE



PROPOSED SOUTH RAMP & LANDING

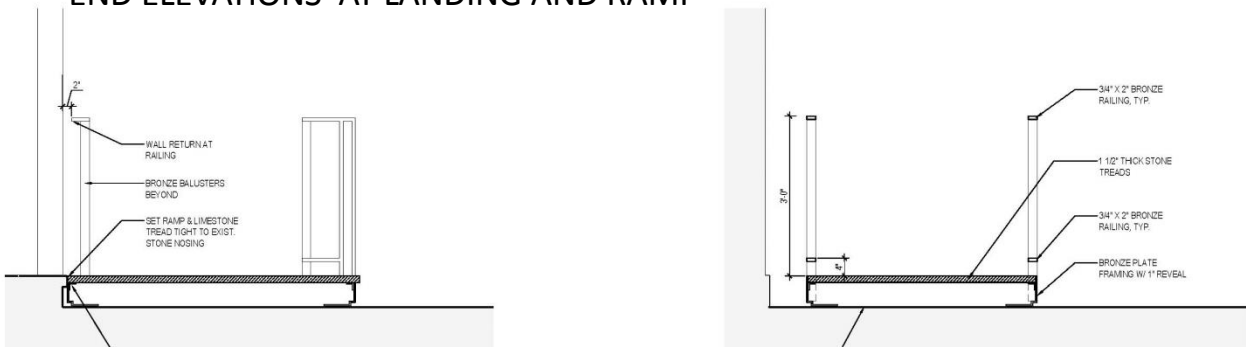
2. & 4. ADA RAMPS @ ENTRANCES

3. & 5. GLASS Vestibules @ ENTRANCES

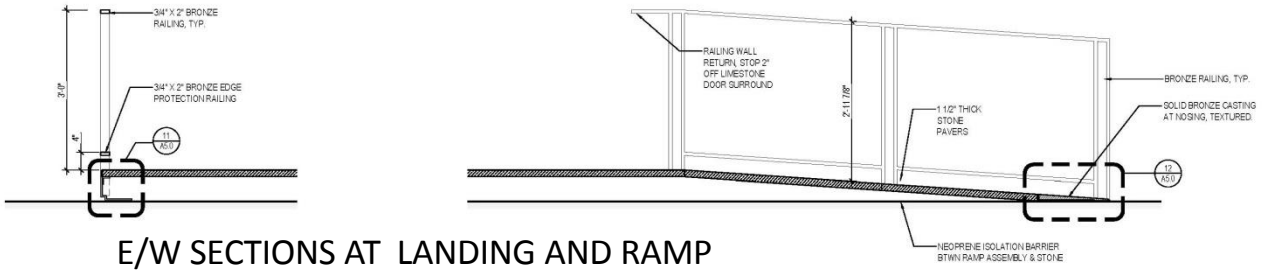


BALLUSTER DETAILS AT RAMP

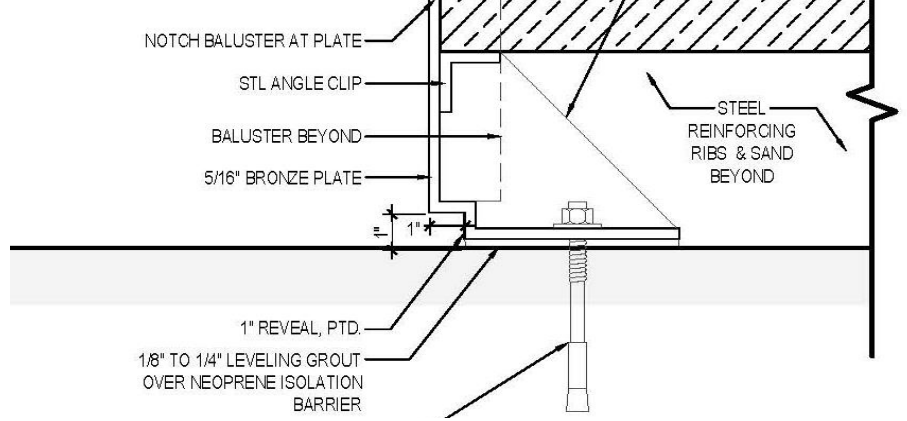
END ELEVATIONS AT LANDING AND RAMP



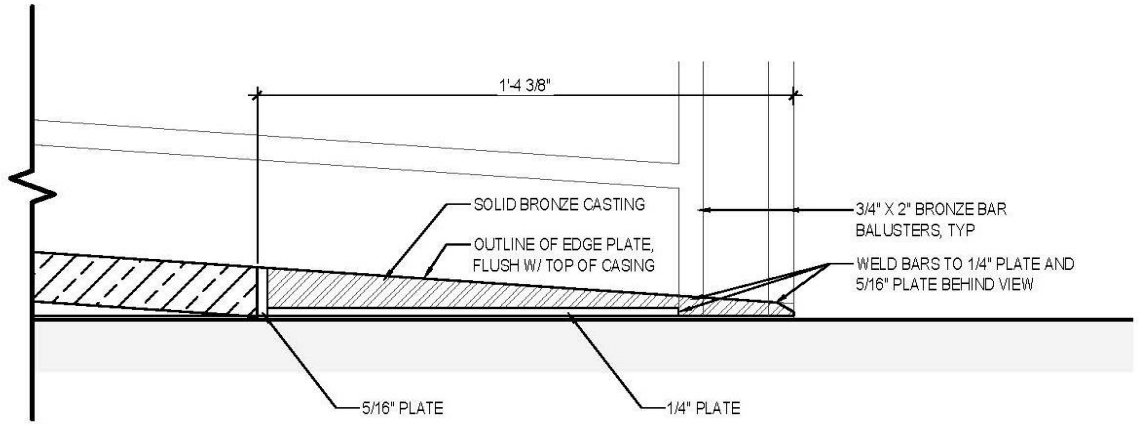
N/S SECTIONS AT LANDING AND RAMP



E/W SECTIONS AT LANDING AND RAMP



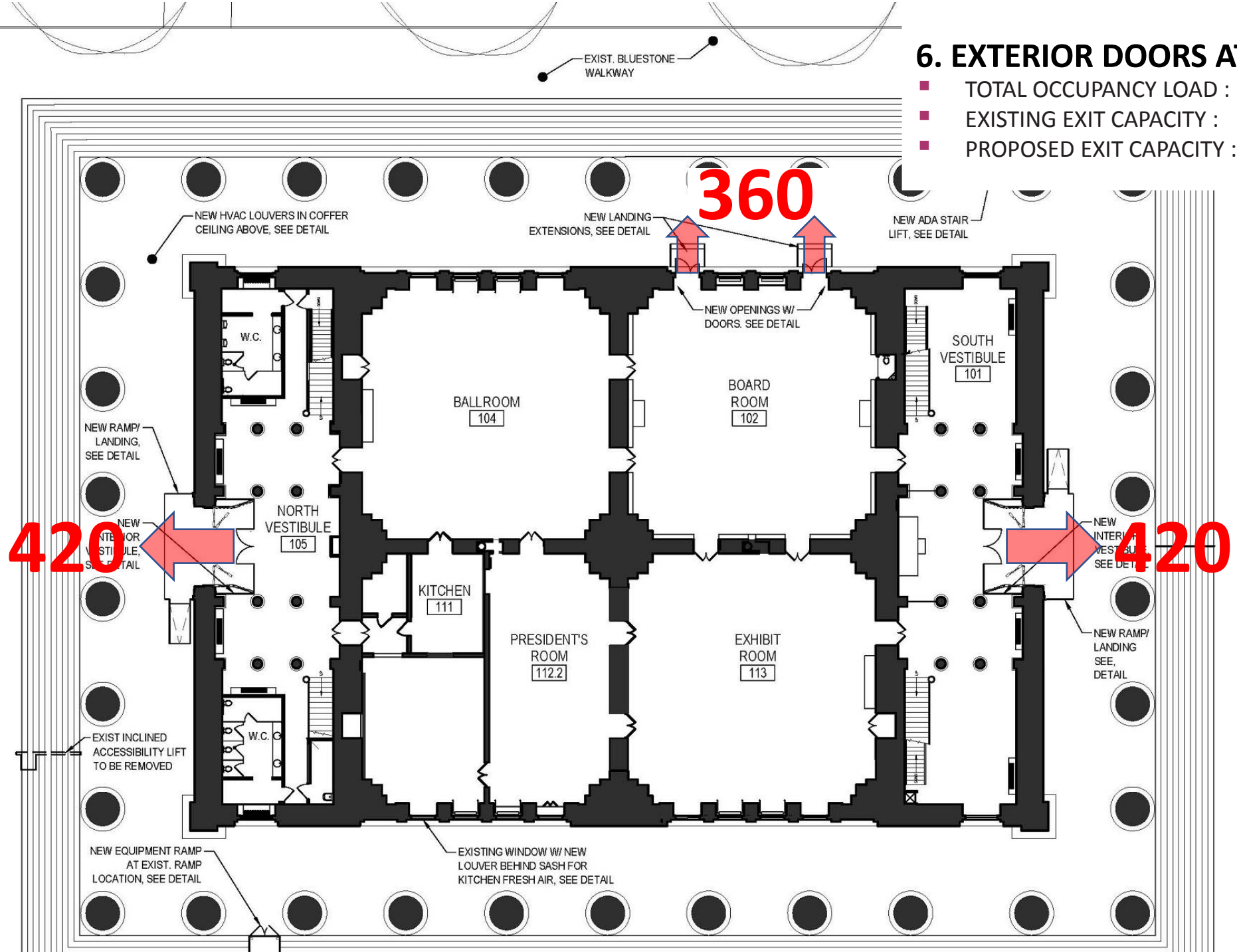
EDGE DETAIL AT RAMP



SECTION AT START OF RAMP

6. EXTERIOR DOORS AT BOARD ROOM

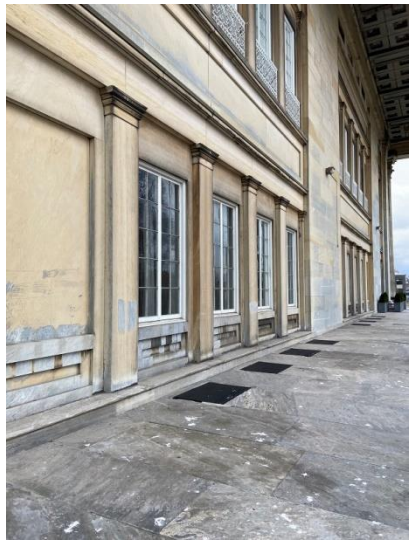
- TOTAL OCCUPANCY LOAD : 1,184 PERSONS
- EXISTING EXIT CAPACITY : 840 PERSONS
- PROPOSED EXIT CAPACITY : 1,200 PERSONS



6. EXTERIOR DOORS AT BOARD ROOM

- REMOVE AND SALVAGE WINDOWS AND SPANDRELS
- NEW DOORS/TRANSOM - FULL WIDTH OF M.O.
- EXTEND LANDINGS TO COVER EXIST. GRATES

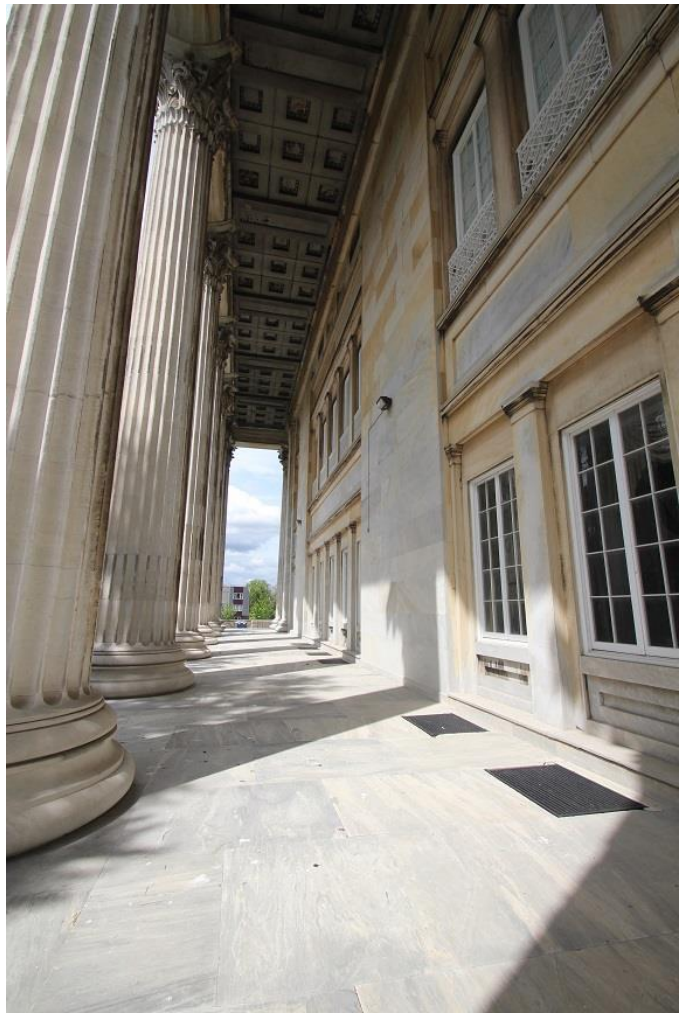
EAST ELEVATION OF BUILDING WITHIN PERISTYLE



BOARD ROOM WINDOWS

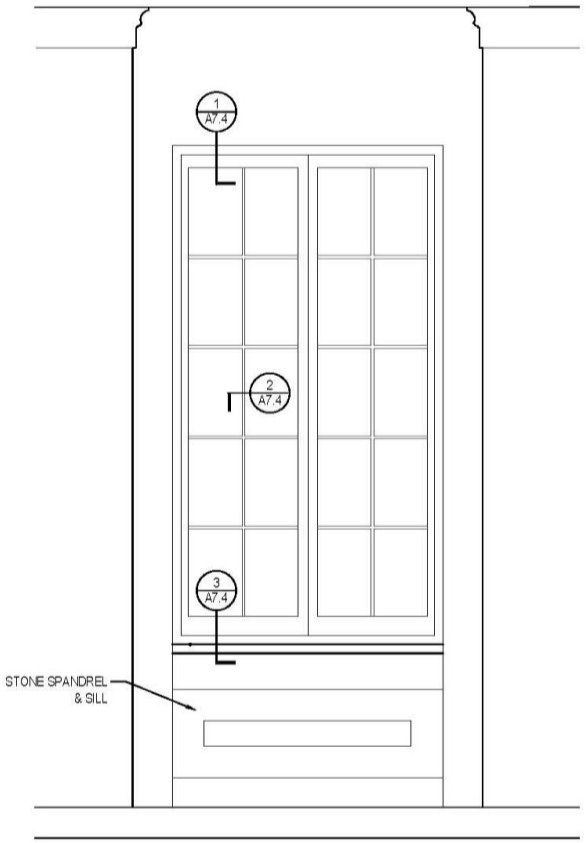
TYPICAL WINDOW

TYPICAL SPANDREL AND GRATE

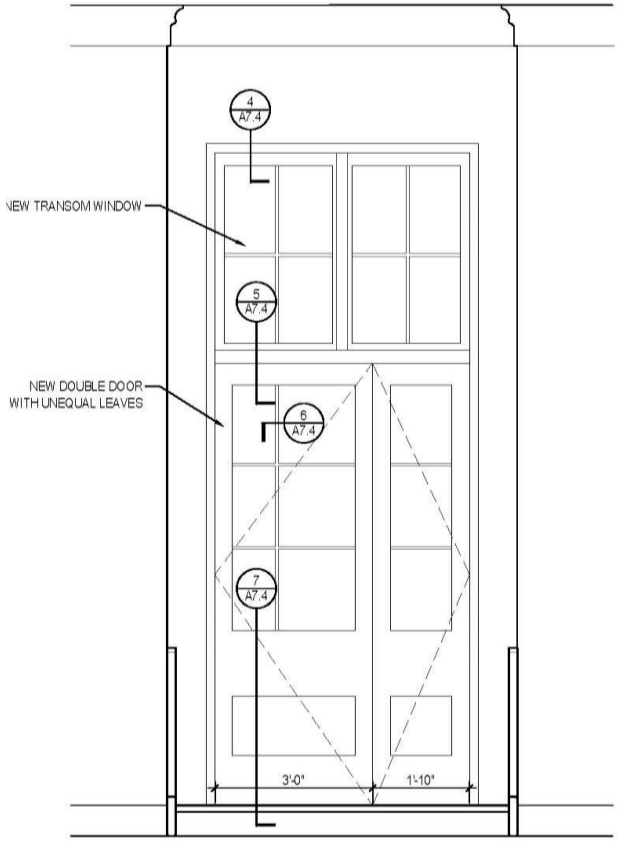


EAST PERISTYLE LOOKING SOUTH

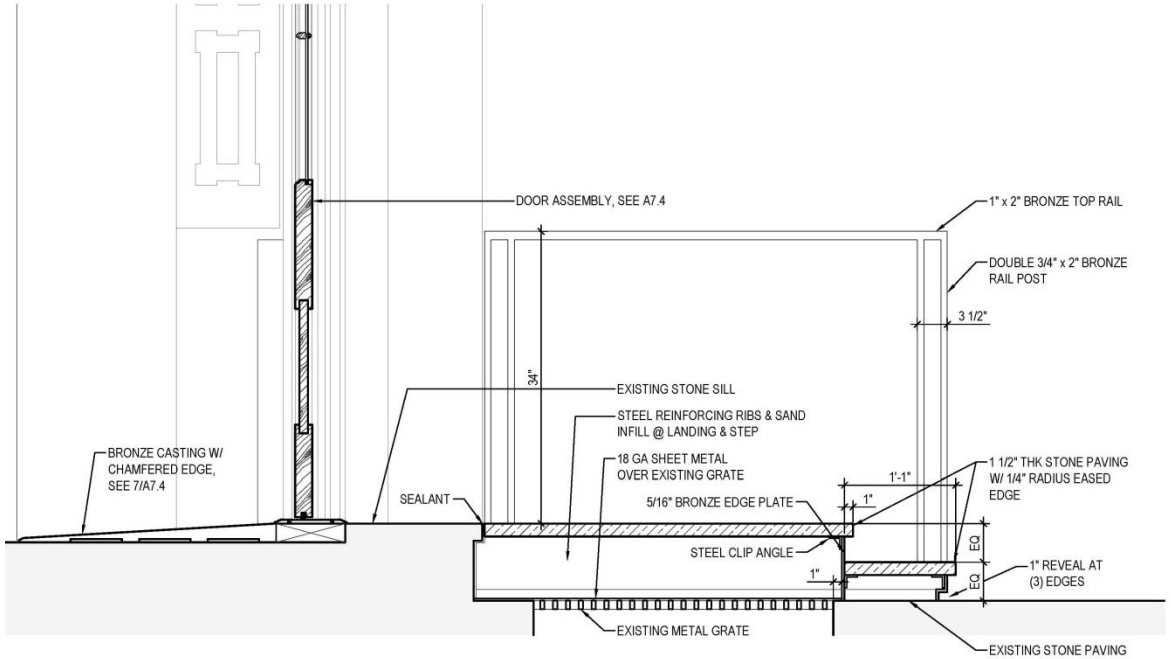
6. EXTERIOR DOORS AT BOARD ROOM



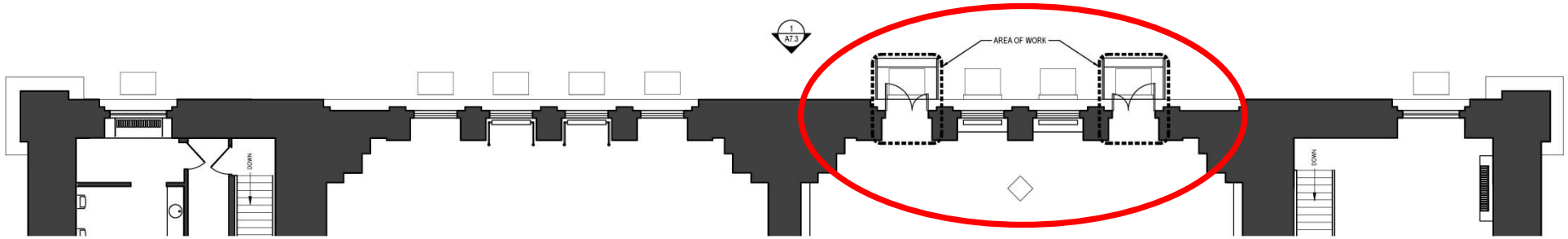
EXISTING WINDOW WITH SPANDREL



PROPOSED DOOR AND TRANSOM

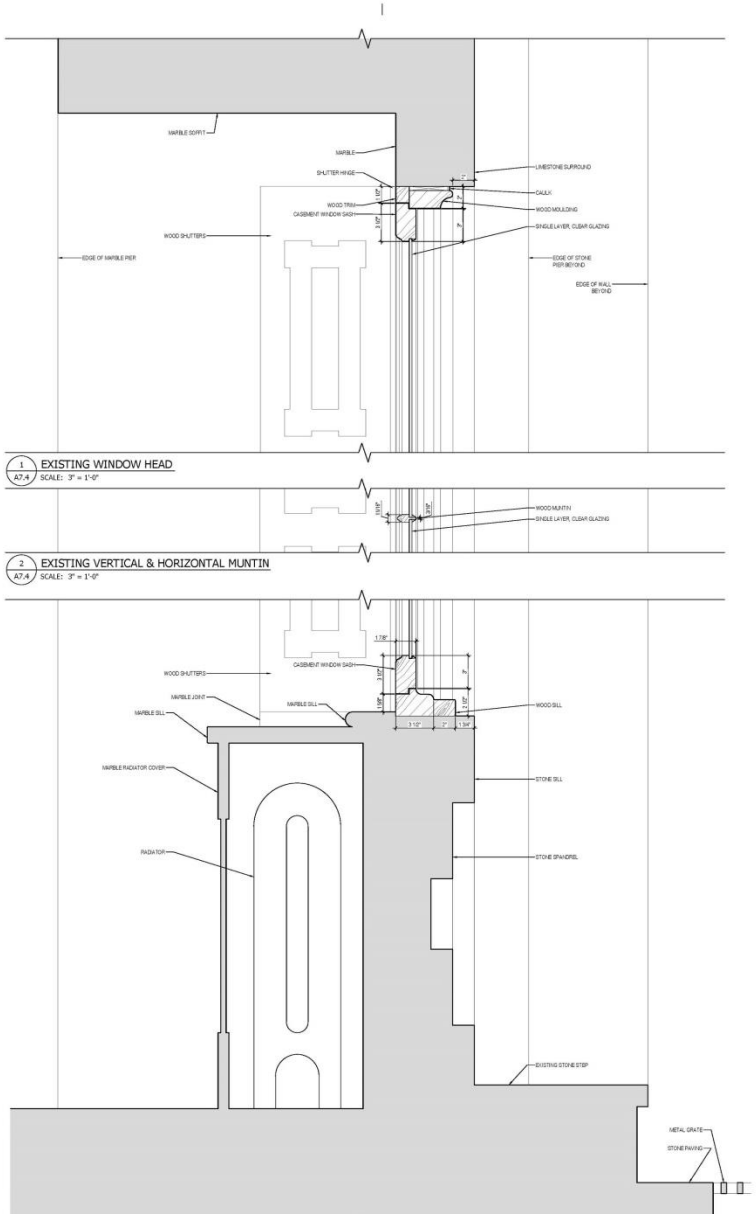


PROPOSED LANDING AT DOORS

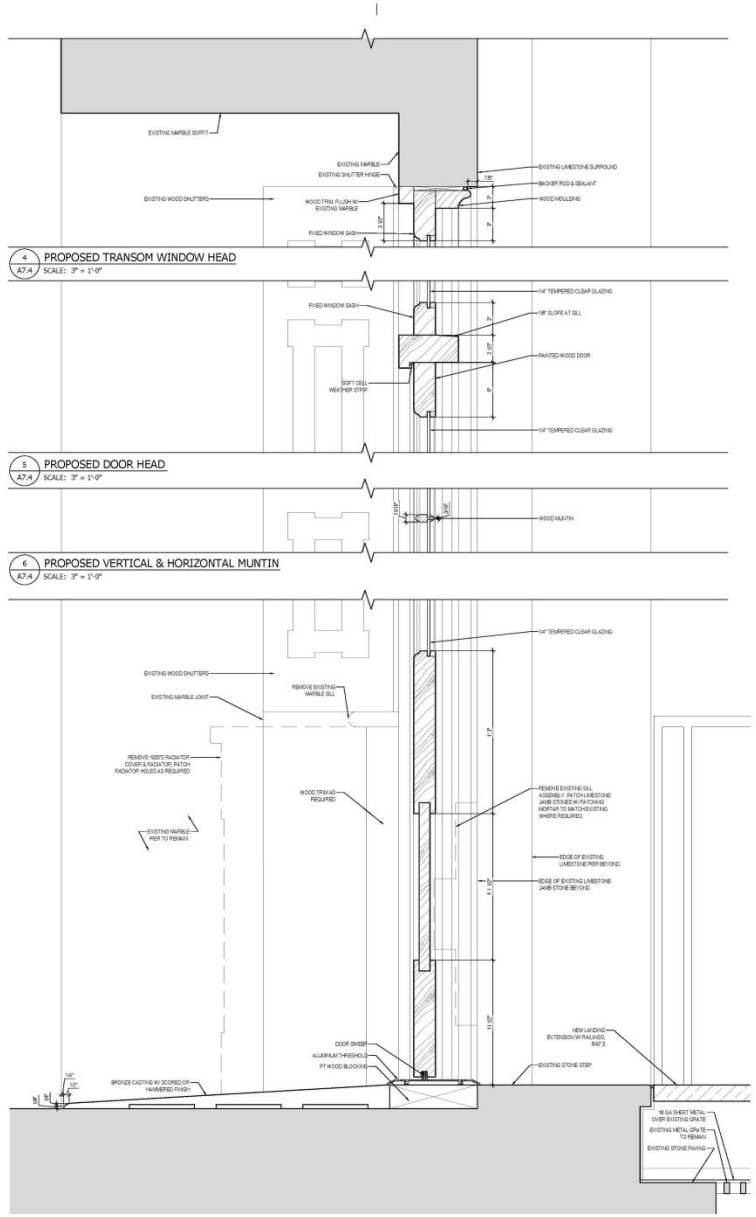


PLAN AT EAST WALL OF BUILDING

6. EXTERIOR DOORS AT BOARD ROOM



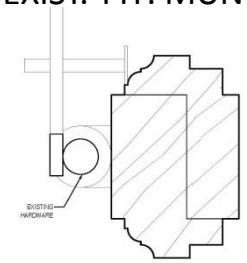
SECTION AT EXIST. WINDOW



SECTION AT PROPOSED DOOR

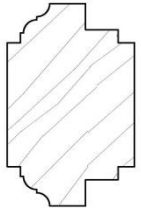
EXIST. TYP. MUNTIN

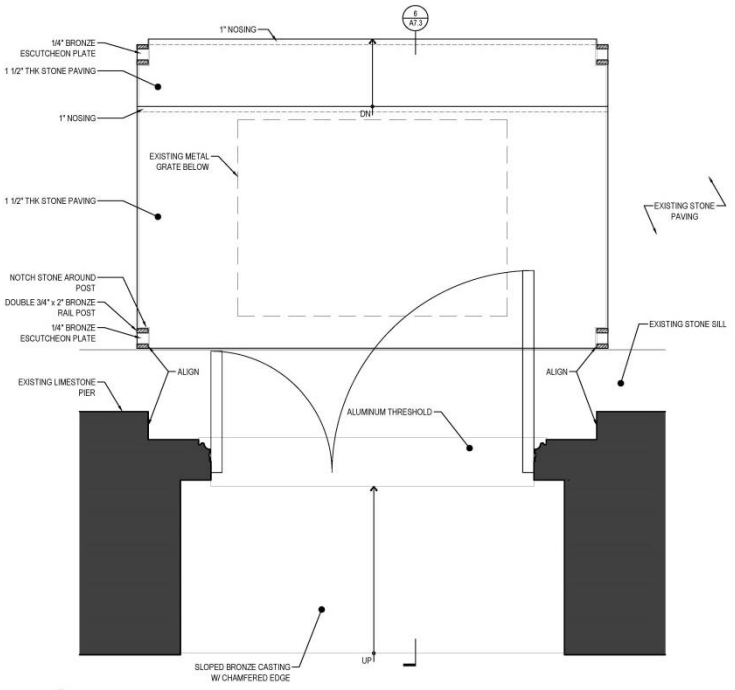
PROPOSED TYP. MUNTIN



EXIST. VERT. MULLION

PROPOSED VERT. MULLION

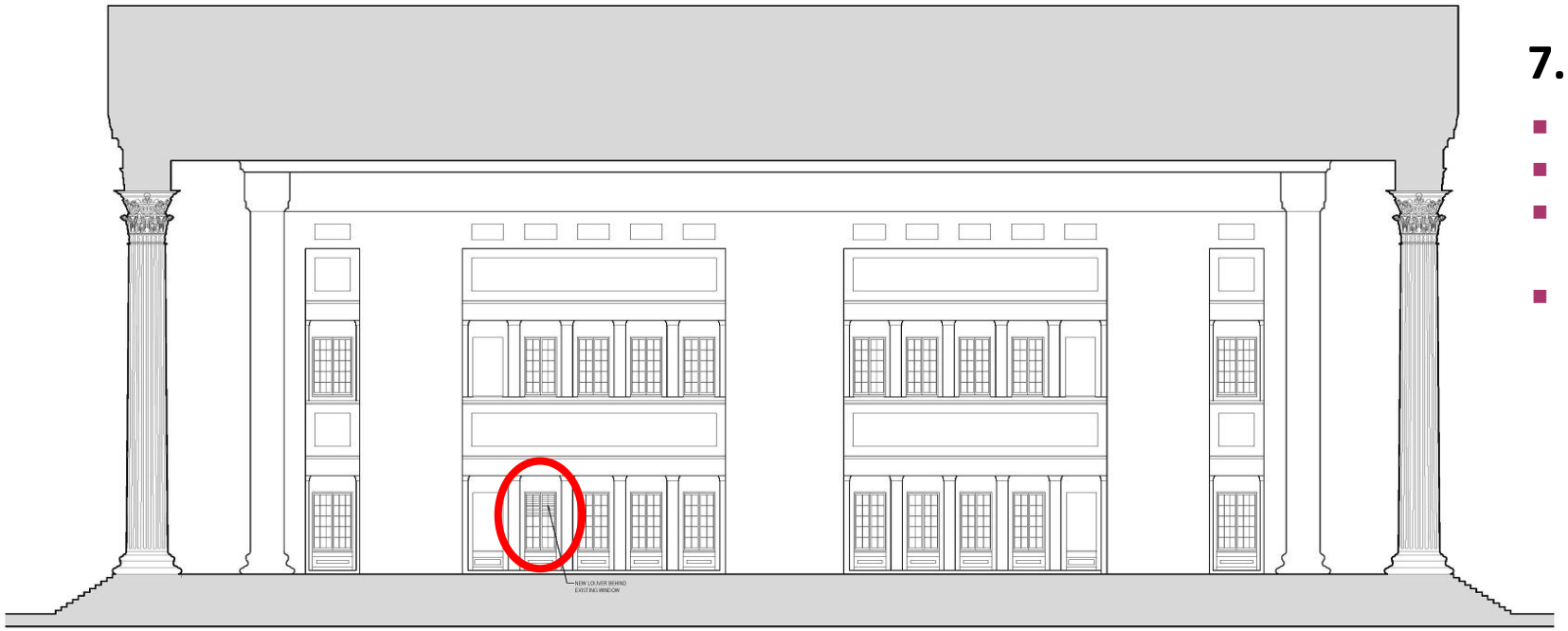




PROPOSED LANDING AT DOORS

6. EXTERIOR DOORS AT BOARD ROOM

DOOR ALTERNATIVES C0NSIDERED



WEST ELEVATION OF BUILDING WITHIN PERISTYLE

7. LOUVER AT KITCHEN WINDOW

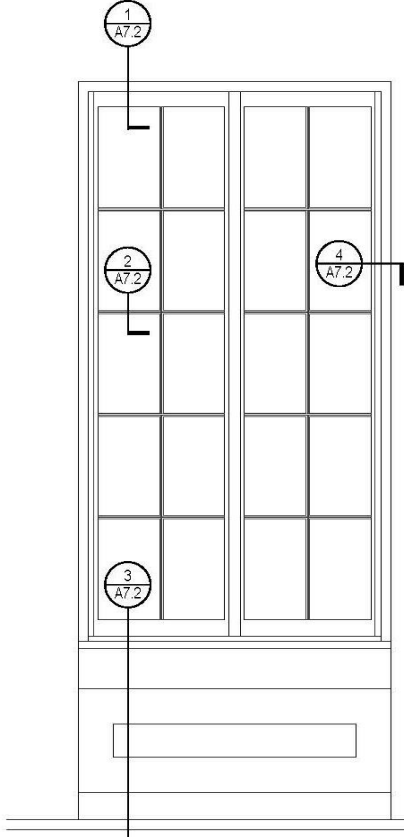
- LOUVER REQUIRED FOR HVAC FUNCTION
- EXISTING WINDOW TO BE LEFT IN-PLACE
- LOUVER LOCATED BEHIND A PORTION OF THE EXISTING WINDOW SASH
- LOUVER FLASHED AT MUNTINS AS REQUIRED

LOCATION OF PROPOSED LOUVER

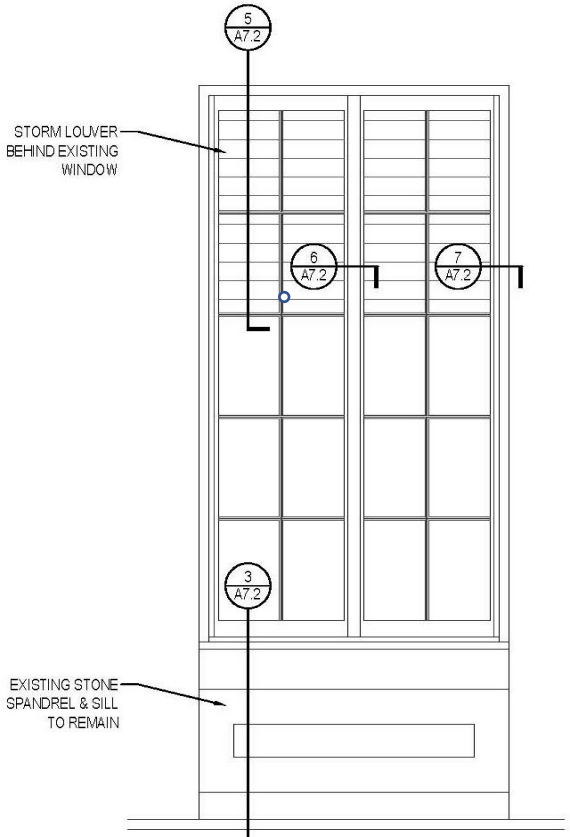
EXISTING LOUVER AT BATHROOMS

PLAN DETAIL AT KITCHEN

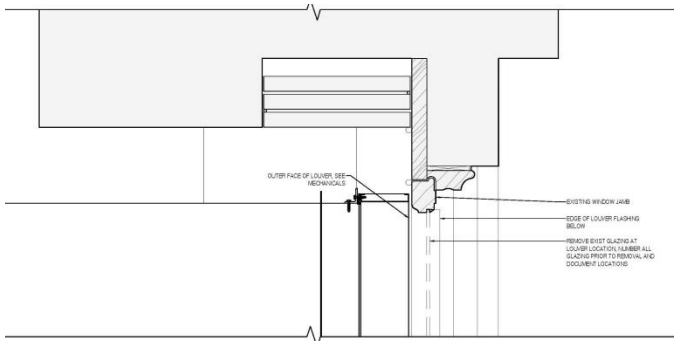
7. LOUVER AT KITCHEN WINDOW



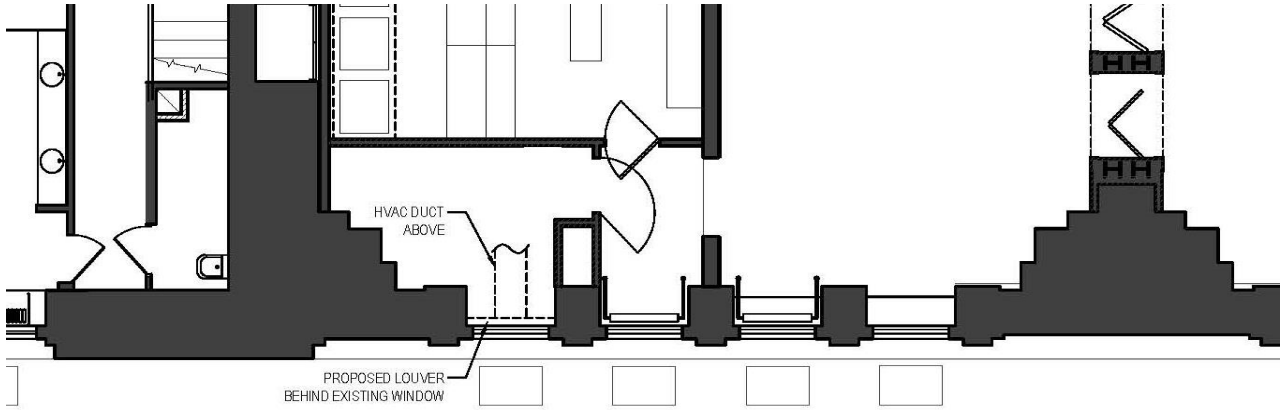
TYPICAL EXISTING WINDOW



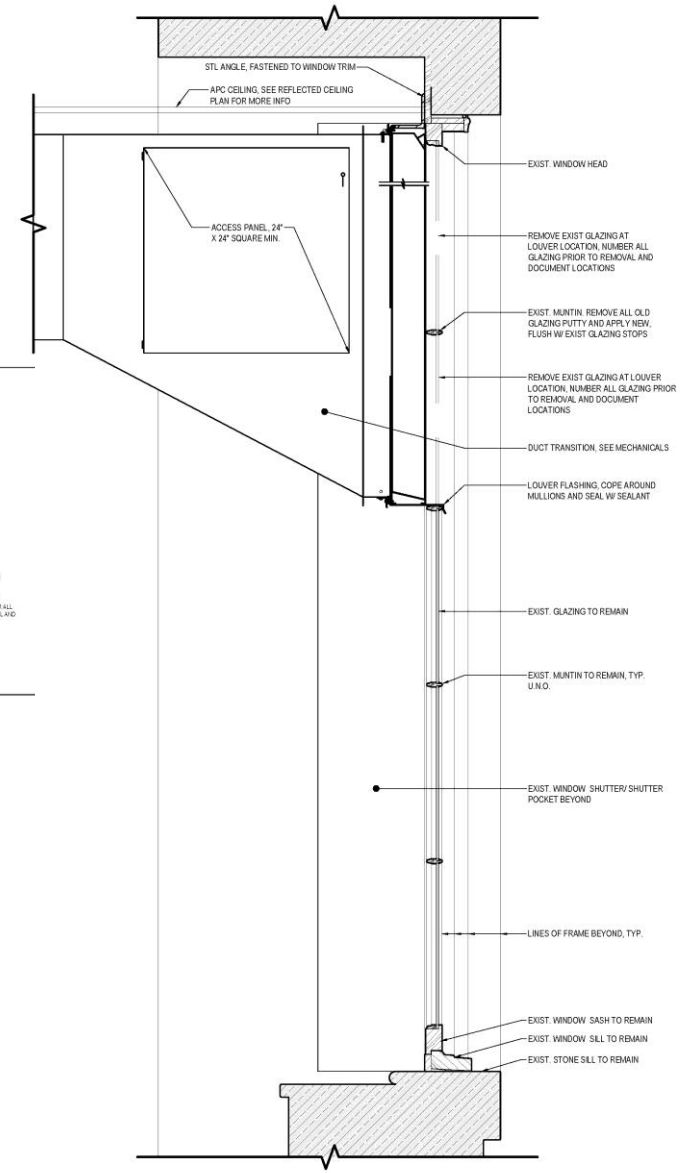
PROPOSED LOUVER BEHIND SASH



JAMB DETAIL AT LOUVER



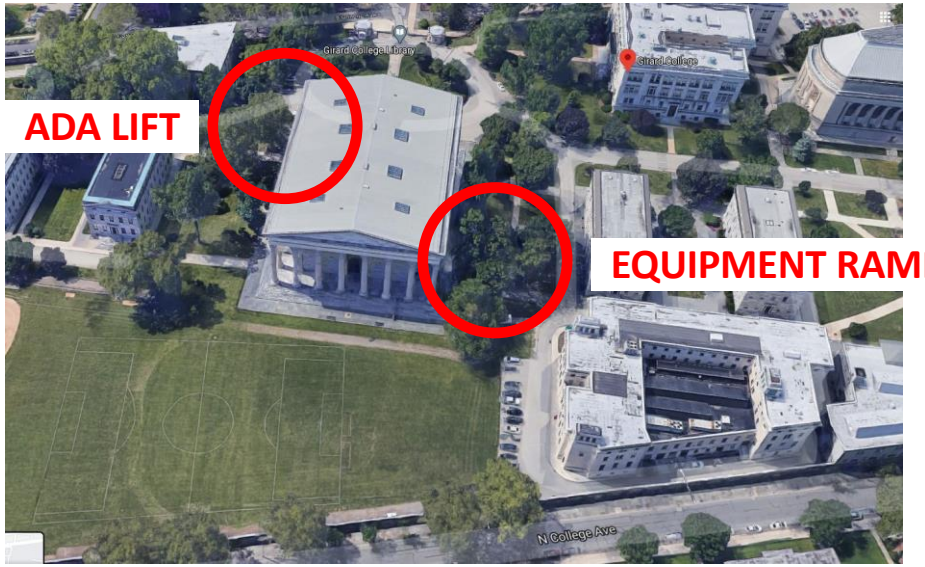
PLAN DETAIL AT KITCHEN WINDOW



SECTION AT LOUVER BEHIND EXISTING SASH

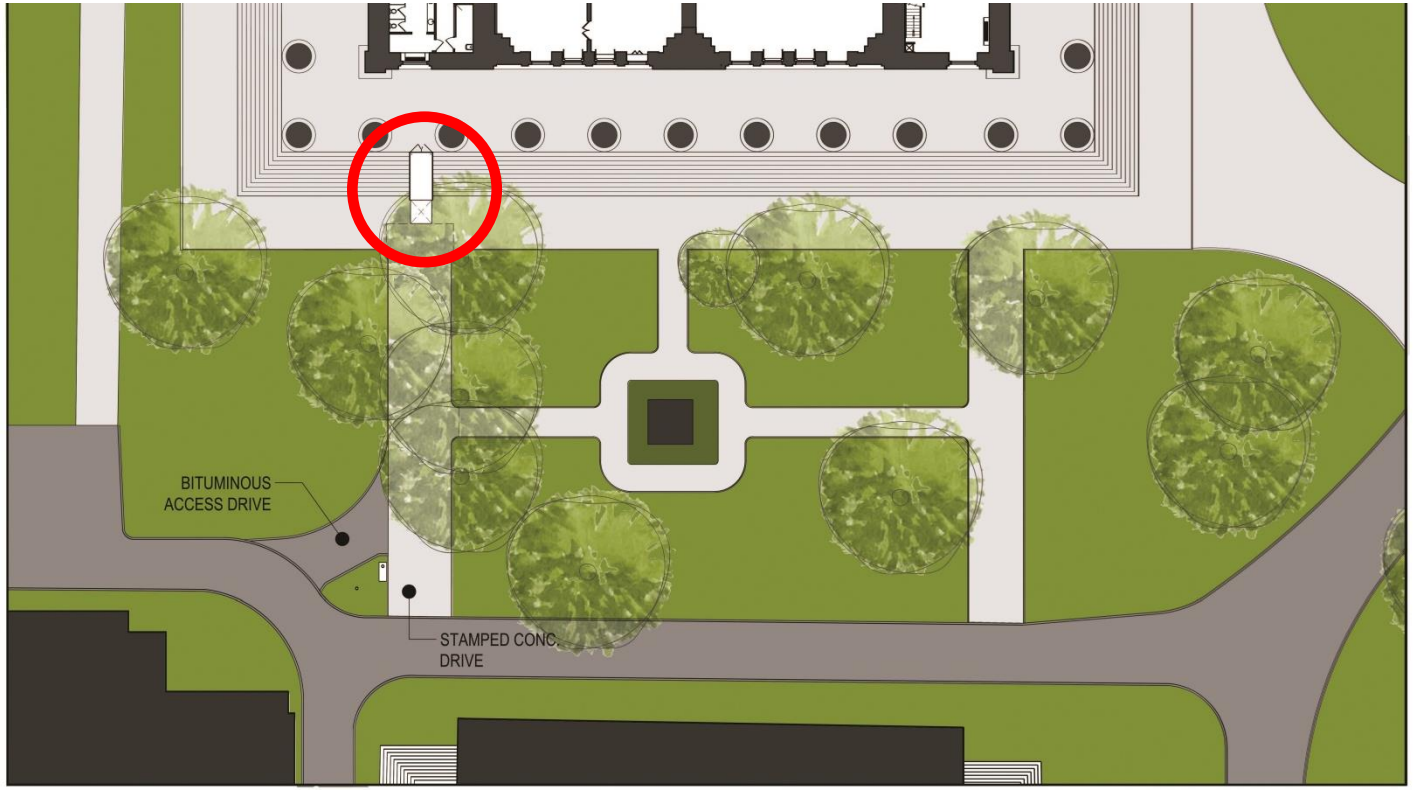
8. EQUIPMENT LOADING RAMP

- PAINTED GALVANIZED CONSTRUCTION
- EQUIPMENT LOADING RAMP W/ RECESSED LIFT
- NO FOUNDATION ABOVE GRADE
- MINIMAL BOLTS INTO STEPS
- MAINTAINS BLUESTONE PATH AROUND BUILDING



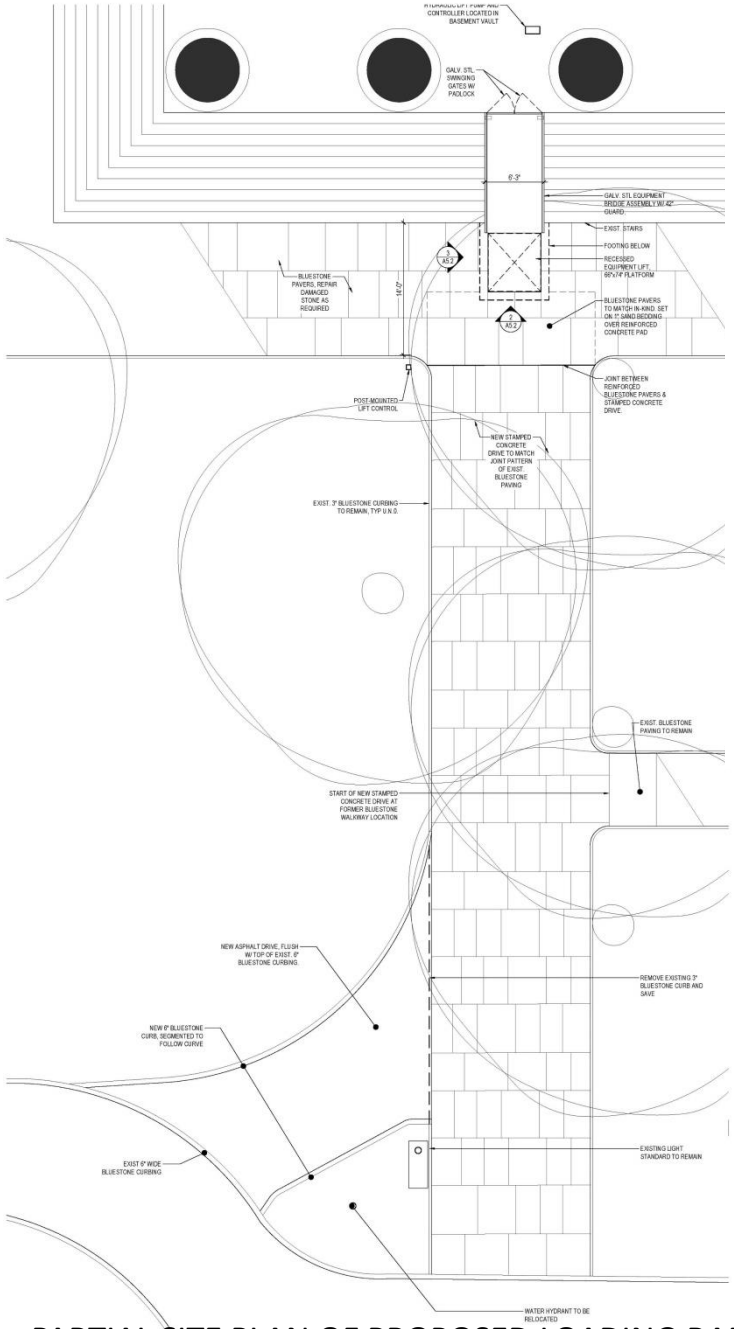
AERIAL VIEW FROM NORTH

EXISTING RAMP TO BE REMOVED

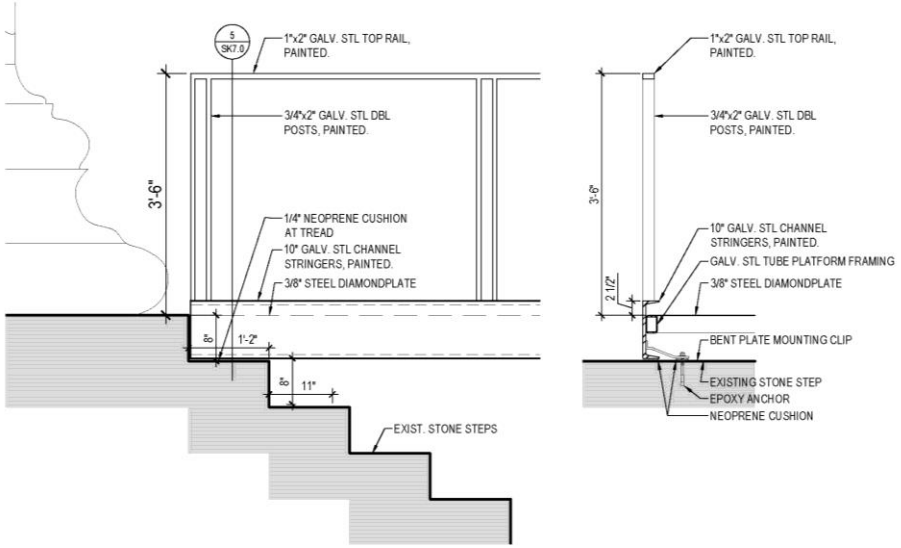


PARTIAL SITE PLAN SHOWING PROPOSED LOADING RAMP

EQUIPMENT LOADING RAMP

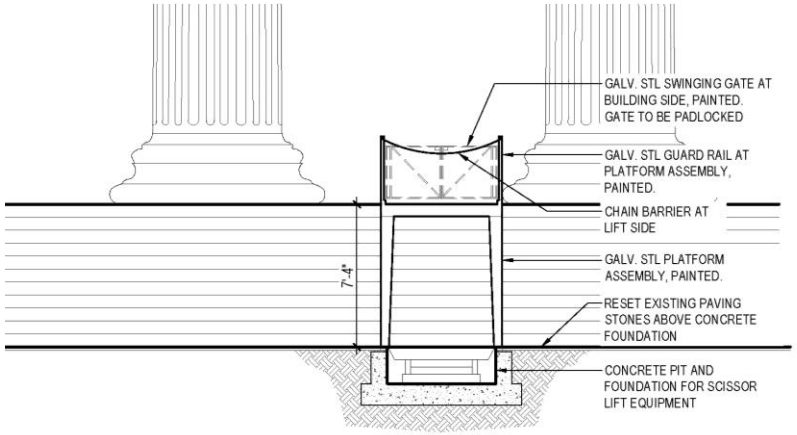


PARTIAL SITE PLAN OF PROPOSED LOADING RAMP

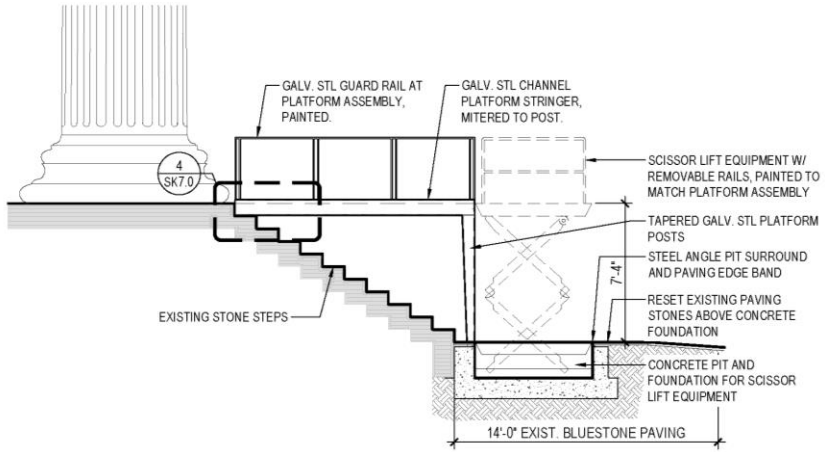


DETAILS AT RAMP

VIEW FROM ACCESS DRIVE



END ELEVATION W/ LIFT DOWN



SECTION THRU PROPOSED RAMP & LIFT

9. LOUVERS IN CEILING AT NORTH PORTICO

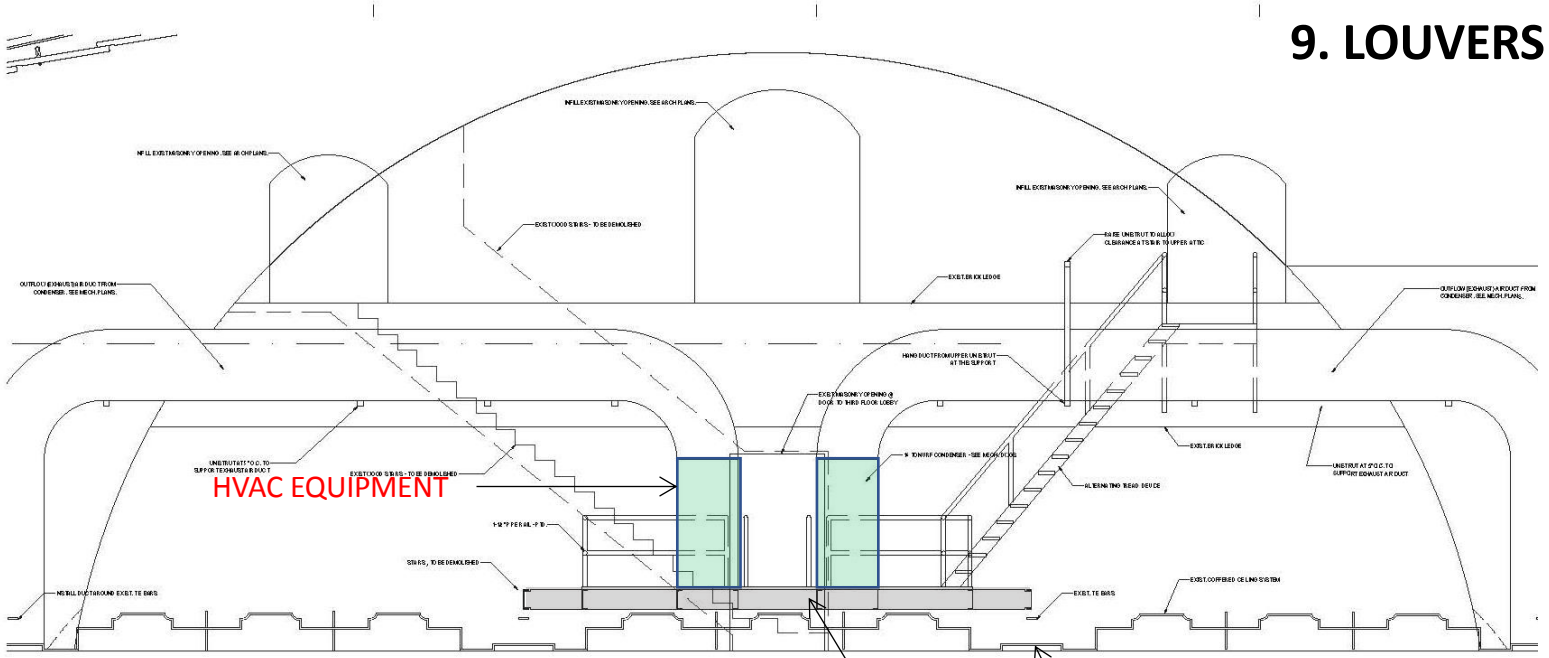
- REMOVE SIX CAST-IRON COFFERS AND STORE ON-SITE
- INFILL OPENINGS WITH OPEN MESH LOUVERS FOR HVAC AIR
- COLOR OF LOUVER TO MATCH ADJACENT FINISH

COFFER CEILING AT NORTH PORTICO

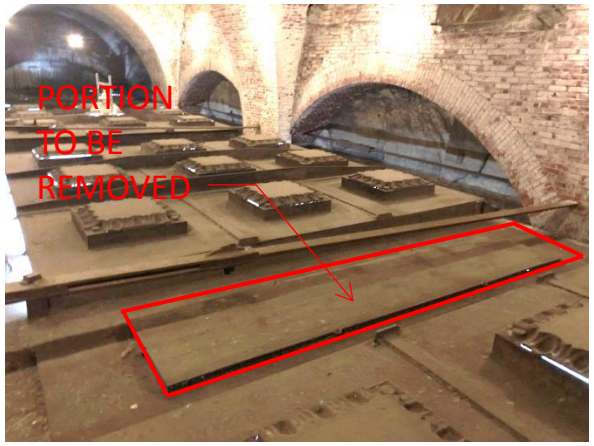
OVERVIEW OF ATTIC

COFFER PLAN SHOWING PROPOSED LOUVERS

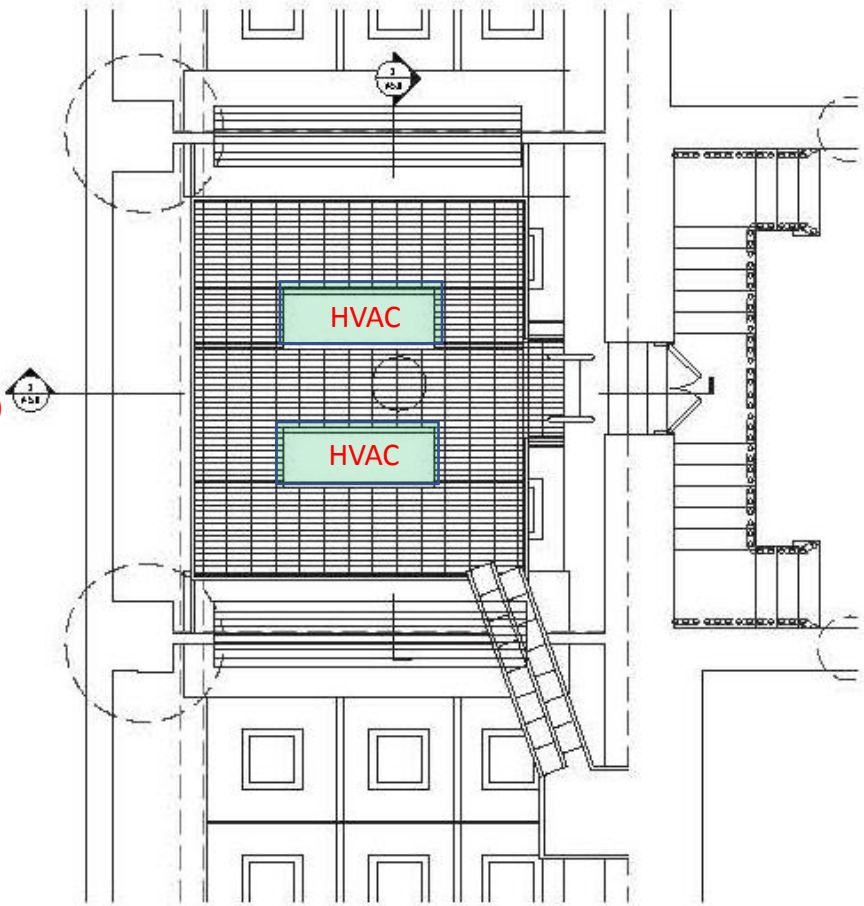
9. LOUVERS IN CEILING AT NORTH PORTICO



SECTION THROUGH HVAC EQUIP. PLATFORM

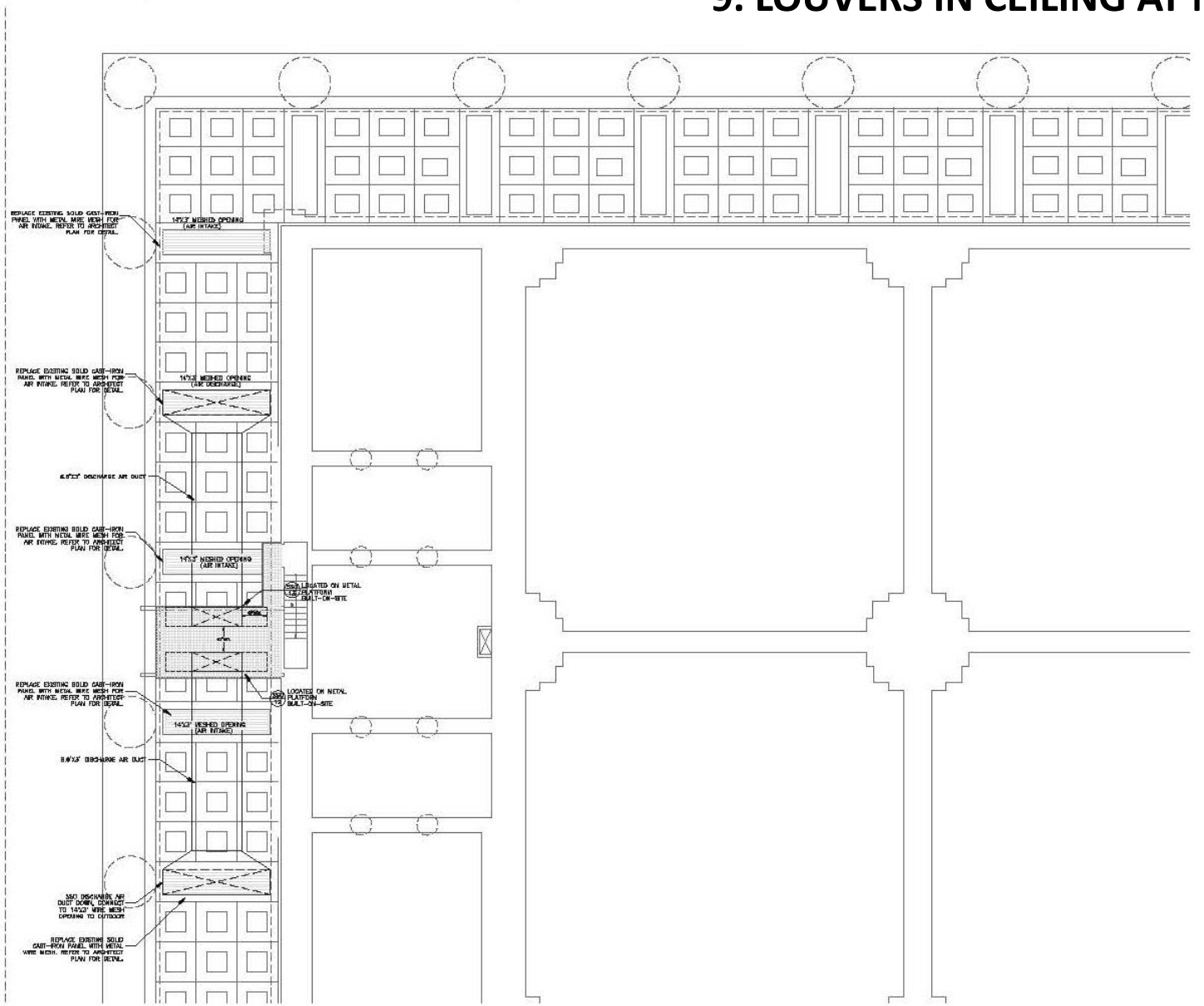


DETAIL OF CAST IRON PANELS



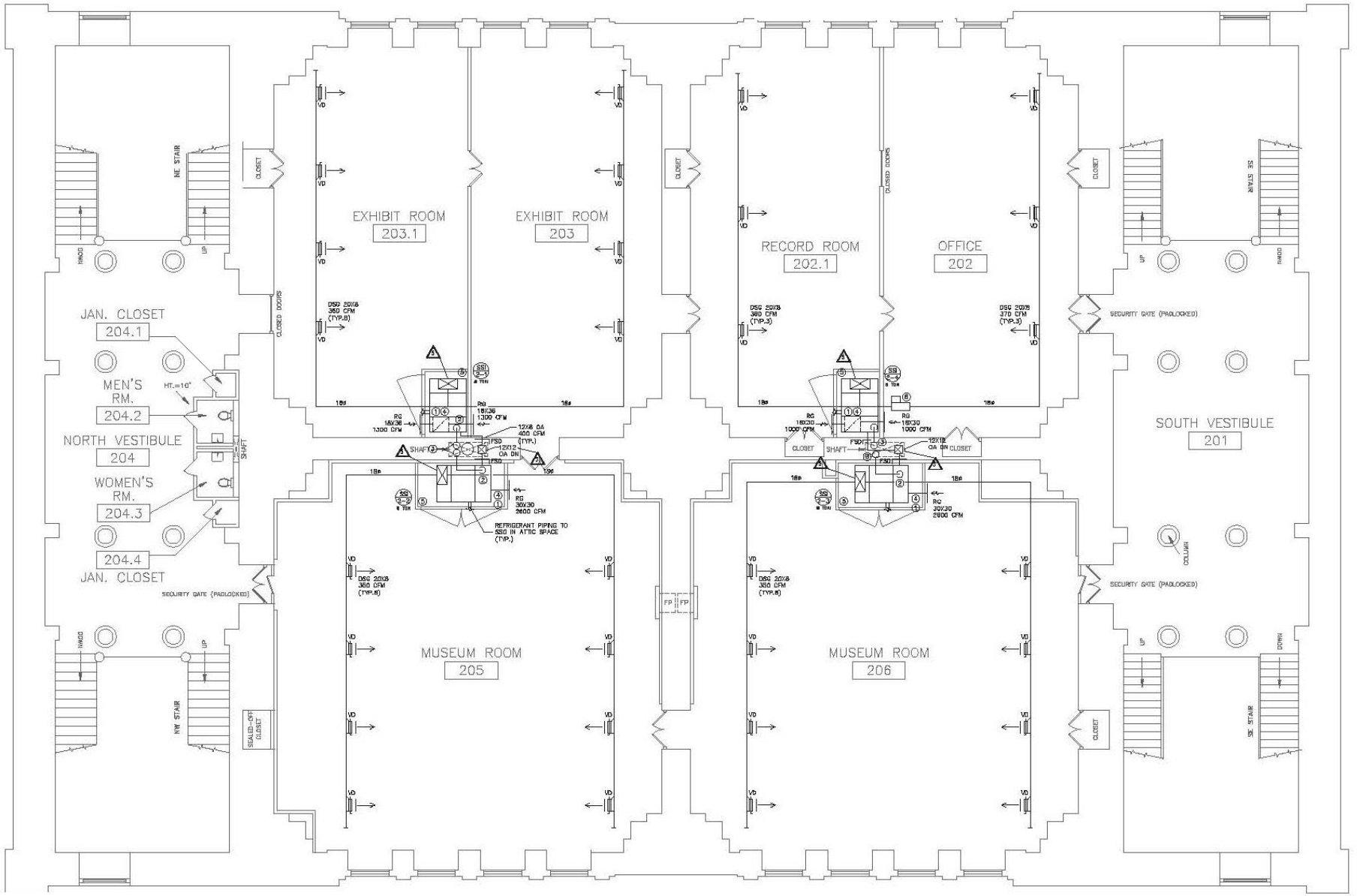
PLAN OF HVAC EQUIP. PLATFORM

9. LOUVERS IN CEILING AT NORTH PORTICO



PORTICO ATTIC HVAC SCOPE

9. LOUVERS IN CEILING AT NORTH PORTICO



SECOND FLOOR HVAC SCOPE

Seiler + Drury Architecture

Dan Bosin Associates

Powers & Company