ADDRESS: 500-10 S BROAD ST

Proposal: Rehabilitate building; construct building on parking lot Review Requested: Final Approval Owner: Broad Lombard Associates LP Applicant: Kevin T. King, Voith & Mactavish Architects History: 1959; District Health Center 1; Newcomb Montgomery & Robert Bishop, architects Individual Designation: 10/13/2017 District Designation: None Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes the rehabilitation of the Mid-Century Modern health center at the southwest corner of S. Broad and Lombard Streets and the construction of a residential tower on the surface parking lot adjacent to the health center building. The property is individually designated. It is not in a historic district.

Most of the work to the historic building would be restoration work. Windows and doors would be replaced with units to match the originals. Glass block would be repaired and replaced in kind. Masonry would be repaired and repointed. Concrete would be cleaned and repaired. Exterior metal shaft ways and other later additions and alterations would be removed. Roofing would be replaced.

The historic building would be altered to create a parking entrance at the rear, northwest corner. Materials removed to create the opening to access the basement garage would be salvaged and reused during the restoration. The new building would lightly connect to the historic building at the recessed entranceway at the first floor of the north façade, creating an entry plaza to the complex.

The proposed tower would be 43 stories and 573 feet tall. It would be clad in glass and metal panels. The Lombard Street façade of the base of the tower would be clad in masonry to echo the masonry buildings to the west on Lombard. Although tall, the height of the building is appropriate for the area, which is zoned CMX-4. Arthaus, a new building one block to the north on S. Broad Street, is 47 stories and 542 feet tall. Symphony House, one-half block to the north, is 31 stories and 375 feet tall.

SCOPE OF WORK

- Rehabilitate health center building,
- Construct residential tower.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where
 the severity of deterioration requires replacement of a distinctive feature, the new feature
 shall match the old in design, color, texture, and other visual qualities and, where
 possible, materials. Replacement of missing features shall be substantiated by
 documentary, physical, or pictorial evidence.
 - Deteriorated historic features will be repaired when possible and replaced in kind when necessary, owing to the severity of deterioration, satisfying Standard 6.
- 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 works 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 new construction will not destroy historic materials, features, and spatial relationships that characterize the property, satisfying Standard 9.
- The new construction will 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, satisfying Standard 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.
 - The 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 will be unimpaired, satisfying Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, with the staff to review restoration details for the historic building, pursuant to Standards 6, 9, and 10.



VOITH & MACTAVISH ARCHITECTS LLP Architecture, Preservation, Planning, Landscape, & Interiors 2401 Walnut Street, 6th floor, Philadelphia PA 19103, 215-545-4544, voithandmactavish.com

Philadelphia Historical Commission 1515 Arch Street Philadelphia, PA 19102

June 10, 2022

Re: 500-510 S. Broad Street Application for Final Approval

Members of the Philadelphia Historical Commission:

On behalf of The Goldenberg Group and in collaboration with SITIO architecture + urbanism, Voith & Mactavish Architects is pleased to submit a package outlining a proposal for the parcel at 500-510 S. Broad Street, including the building commonly known as the Broad Street Health Center or Health Center District No. 1.

The proposed project consists of the preservation of the existing, historically designated Health Center as well as a residential tower addition to its north. Preservation of the Health Center will include exterior envelope upgrades for inclusion in the LEED boundary of the combined project, removal of obsolete rooftop mechanical units and ductwork, façade cleaning and in-kind repair of existing, damaged concrete elements and masonry units.

The ground floor and cellar of the 468-unit residential tower addition will connect to those levels of the Health Center to provide 30 parking spaces to serve the tower as well as a dedicated lobby space. The connection will include preserving and repurposing the Health Center's exterior covered 'porch' as an interior portion of the lobby. An additional 20 parking spaces are reserved off-site for building tenant use.

The massing of the tower addition pulls back from the Health Center by creating a narrower podium to provide a generous entry plaza and light court between the two and to allow the north façade of the Health Center to be uninterrupted across a majority of its area.

We appreciate your time reviewing the attached information and look forward to our discussions with the Historical Commission in the coming weeks.

Warmly,

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Kevin T. King, Jr., Assoc. AIA

DANIELA HOLT VOITH, FAIA, LEED AP BD+C, IIDA, Founding Partner CAMERON J. MACTAVISH, LEED AP, Partner Emeritus JOHN H. CLUVER, AIA, LEED AP, Partner ***DO NOT MAIL THIS APPLICATION***



Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Use Mochanical / E	this ap	Application for Construction Permit plication to obtain permits for a residential or commercial construction proposal.
Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #. Applicant Identify how you are associated with the property.	1	Parcel Address Specific Location Check box if this application is part of a project and provide project number: PR-2 0 - I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson
Licensed professionals include design professionals, attorneys, and expediters. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	Name Company Address
Property Owner Identify the deeded property owner. *If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	The property owner is a/an: Individual Company* Owner (1) Name Address Owner (2) Name Address
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Name Firm PA License # Phila. Commercial Activity License # Email Phone
 Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/ exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. 		(a) Occupancy Single-Family Two-Family Other, please describe: (b) Scope of Work New Construction Addition and/or Alteration Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance Area of Earth Disturbance (Sq. Ft.) (d) Building Floor Areas
 (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to 	5	New Floor Area (Sq. Ft.) Existing Altered Area (Sq. Ft.) (e) Number of Stories
Provide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.		Modular Construction Façade Work Project Impacts Streets/Right-of-Way *Provide the associated Streets Review number for this project, if applicable: SR - 2 0

DO	NOT	MAIL	THIS	APPL		TION
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Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

-						
Project Details & Contractor Information	(a) Check all that apply:					
(a) Select all disciplines of work	Building Mechanical & Fuel Gas Electrical P	lumbing Fire Suppression				
for which permits are being requested. If 'Building' is not	Note: Trades listed below are mandatory for all residential new construction jobs.	or CP <u>- 2 0 - </u>				
of the associated permit that was previously issued (where	Provide the associated Zoning Permit number for this construction, if applicable: ZP-20 -					
applicable). If a Zoning Permit was issued for this work, provide	(b) General Building Construction Contractor Info	ormation				
(b) Identify the general	Name	Cost of Building Work \$				
contractor and estimated cost of building construction.	License Number	Phone				
(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment	(c) Mechanical/Fuel Gas Work & Contractor Inform	nation				
type, and quantity as:Number of registers/	Name	Cost of Mechanical Work \$				
diffusers (separate new/relocated)	License Number	Cost of Fuel Gas Work \$				
Number of Type I / Type II kitchen hoods	Equipment Types: Registers / Diffusers Appliances Hoods	Phone IIIIIIIIIIIIIIIII				
note the estimated cost of fuel gas work.	Equipment Detail & Quantities					
(d) Identify the licensed electrical contractor, estimated	(d) Electrical Work & Contractor Information	New Installation				
cost of electrical work, and a registered third-party electrical inspection agency	Name	Cost of Electrical Work \$				
(e) Identify the registered master	License Number	Phone I I I I I I I I I I				
plumber, estimated cost of plumbing work, number of fixtures, and check location of	Third-Party Inspection Agency Name					
work as: Interior Exterior Drainage apd/or	(e) Plumbing Work & Contractor Information	New Installation				
Water Distribution	Name	Cost of Plumbing Work \$				
suppression contractor, estimated cost of fire	License Number	Phone				
suppression work, and number of devices:	Number of Fixtures	Interior Work Exterior Building Drainage				
Sprinkler Heads (separate new/ relocated quantities)		Exterior Water Distribution; <u>line size (in.)</u>				
 Standpipes Fire Pumps 	(f) Fire Suppression Work & Contractor Information	New Installation Alteration *Rough-In				
Stand-alone Backflow Prevention Devices	Name	Cost of Fire Supp. Work \$				
 Kitchen Extinguishing Systems Hydrants 	License Number	Phone				
*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an	Sprinkler Heads: Standpipes:	Fire Pumps:				
be submitted already.	Commercial Kitchen Systems: Backflow Devices:	Hydrants:				
(g) Provide the total improvement cost for residential (including multi- family) alterations and additions.	(g) Total Improvement Cost: \$					
	(The total improvement cost must also include the cost of all electrical, plumbing, i	nechanical, life suppression systems work, and interior finishes)				

Declaration & Signature

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature:

P_001_F (Rev 3.2022)

Kever Kungf	Digitally signed by Kevin T. King, Jr. Date: 2022.06.10 14:54:25-04'00'
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Date:







06/21/2022

CITY OF PHILADELPHIA HISTORICAL COMMISSION **REVIEW SUBMISSION**

BROAD & LOMBARD HEALTH CENTER 500-510 SOUTH BROAD ST PHILADELPHIA, PA 19046

Site Map



Health Center Location



BROAD & LOMBARD

Historic Photos & Sketches

PHOTOS & SKETCHES FROM 1960 TO 1962



This building for the Department of Public Health of the City of Philodelphia houses three separate and distinct functions. The ground floor houses District One Health Center, a neighborhood public health clinic similar to nine others through the city, each planned to serve a population of approximately 220,000. Because of its central-city location and its proximity to administrative personnel on the floor above, this par-ticular Health Center differs from the others in that I, it accommodates the city-wide program of tuberculosis screening of employees in food handling and certain other personal service activities; and 2, it is used for demonstration and training purposes.

The second floor of the building houses the general administrative personnel of the Public Health Services Division of the department, the division which administers all city health centers. The third floor of the building houses the Public Health Laboratory, a third separate and distinct function. Certain special facilities such as the auditorium, the library, basement storage areas, serve all three groups of occupants.

The Health Center is entered from residential Lombard Street. The administrative offices and the laboratory are served by the professional entrance on Broad Street.

The architects believe the chief architectural interest of this building is the attempt to integrate into an organic and unified whole the several different structural systems which create the spaces of varied size and function required by the complex program. The 18 foot spacing of columns was determined by the requirements of an individual laboratory and as an appropriate multiple of the 9 tool square examination cubicles which comprise the heart of the clinic. The Vishaped beams which flow out of the diagonal columns to form the square bays around the perimeter, double themselves for girders, multiply for the auditorium span, multiply and criss-cross for the seventy-two foot clear span of the "cubicle court" in the clinic, and expand into the folded plate slab over the large central space above, all within a well controlled geometry. Likewise, the typical fourteen inch square column multiplies itself as required by the loads brought to it, much as the composite piers of gothic buildings grew from the number of vault ribs flowing into them.

This public building will of course receive hard usage. It has been designed for ease of upkeep and a minimum of maintenance. Its concrete structure is exposed throughout; its permanent partitions are of smooth faced brick; there are a minimum number of painted surfaces. The building is air-conditioned. Office areas are served by underfloor raceways.

MAKE THIS PIMENSION 18%











1958 - SITE PLAN

SCALE: 1/32"=1'-0"



LOMBARD STREET





1958 - BASEMENT LEVEL

SCALE: 1/16" = 1'-0"



LOMBARD STREET

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1958 - GROUND FLOOR

SCALE: 1/16" = 1'-0"



THE Goldenberg VMA GROUP

BROAD & LOMBARD

1958 - SECOND FLOOR

SCALE: 1/16" = 1'-0"



LOMBARD STREET

BROAD STREET



BROAD & **LOMBARD**

1958 - THIRD FLOOR

STREET

BROAD

SCALE: 1/16" = 1'-0"



LOMBARD STREET



BROAD & LOMBARD

1958 - ELEVATIONS - EAST & NORTH





1958 - ELEVATIONS - WEST & SOUTH

SCALE: 1/16" = 1'-0"







SOUTH ELEVATION





GLASS

THIRD FLOOR

SECOND FLOOR

DASEMENT 18.7-

29.6

1958 - SECTIONS





Context EXISTING AERIAL PHOTOS



View from Northwest



View from East



View from Northeast



View from Southeast



BROAD & LOMBARD

Context

OVERALL PHOTOS OF PROPERTY



North Facade Health Center (view from Lombard Street)



South Facade Health Center (view from service way)





Context Overall photos of property



East Facade Health Center (view from Broad Street)



West Facade Health Center (view from parking lot)







не oldenbe**fast Street Elevation** roup





West Street Elevation



S 15TH ST

NORTH & SOUTH STREET ELEVATIONS



North Street Elevation

SOUTH ST

South Street Elevation





PROPOSED MATERIALS FOR TOWER ADDITION







TRANSVERSE SECTION

Tower Addition Concept

LONGITUDINAL SECTION







BROAD & LOMBARD HIS BROAD ON & LOMBARD 022 18

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PROPOSED MODIFICATIONS - SITE PLAN







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0' 50'

PROPOSED INTERIOR MODIFICATIONS - CELLAR FLOOR PLAN



6) EXISTING GUARDRAIL TO REMAIN. PROTECT DURING DEMOLITION.



PROPOSED INTERIOR MODIFICATIONS - GROUND FLOOR PLAN





NORTH

GROUP

architecture + urbanism

PROPOSED INTERIOR MODIFICATIONS - SECOND FLOOR PLAN



ng engineers, inc. H ROAD DE G:	CIVIL ENGINEERING STANTEC 1500 SPRING GARDEN ST, SUITE 1100 PHILADELPHIA, PA 19130 215,665,7000	ENVELOPE CONSULTANT RWDI 1606 WALNUT STREET, SU PHILADELPHIA, PA 19103 267.773.8375 ROC	TE 1200 HILADELPHIA PA 19100 <u>of Type¹ RS4</u>	ELEWATOR CONSULTANT VDA 221 LAUREL RD. SUITE 130 VOORHEES, NJ 08043 865 354 8676	LEED CONSULTANT RE:VISION 133 GRAPE STREET PHILADELPHIA, PA 19127 215 482 1133	
Cladding: Glazer n/ Cavity: No ins cladding	d Brick Veneer sulation, 1" air space betweer	• Sti n back-up • Ex fib	ucture: 8" (assumed) Cast-in-place sting Insulation: 1" unknown insu erboard or similar R-2.3	e Concrete lation, assume dense		
e: CMU Back-up, Solid grouted (assumed; U-0.299) nsulation: continuous open-cell spray foam, R-6/in. -1: 2° (R-12 Total)).299) • Ex I-6/in. ph m	 Existing multiple layers of tar or asphalt alternated with felt ply sheets <u>OR</u> NEW 2-ply modified bitumen roofing membrane 			

PROPOSED INTERIOR MODIFICATIONS - THIRD FLOOR PLAN



(10)

(11)



CIRVEERING ENVELOPE CONSULTANT CLAVITIC LEAVITOR CONSULTANT C NWOI C	LEED CONSULTANT RE:VISION 133 GRAPE STREET PHILADELPHIA, PA 19122 215 482 1133	BROAD LOMBACCODE 000 SENTRY PARCODE BLUE BELL PA 19722 215.240.4352	VECCUR, SUIT PHILADELPHIA PA THOS VECCE DR, SUIT PHILADELPHIA PA THOS E MD 31937 2115 200 3020 HATCHED AREA SHOWS EXTENT OF DEPRESSED FL	THE HARMAN GROUP 150 SOUTH WARNER ROAD, SUITE 100 KING OF PRUSSIA, PA 16400 610 337 3360 OOR TO BE FILLED FOR	BALA CONSULTING ENGINEERS, INC. 443 SOUTH GULPH ROAD 8 Wall Type G:	STANTEC 1600 SPRING GARDEN ST, SUITE 1100 PHILADELPHIA, PA 19130 215 665 7000	160 160 PHII 267
AND PATCHED TO MATCH EXISTING. SEE STRUCTURAL DWGS.			NEW PARKING GARAGE SLAB-ON-GRADE FLOOR. SE ELEVATOR SHAFT WALLS TO BE FILLED AND PATCH	EE STRUCTURAL DWGS IED TO MATCH EXISTING.	 Exterior Cladding: Glaze Insulation/ Cavity: No in 	d Brick Veneer sulation, 1" air space betweer	n ba
CHIMNEY TO BE REMOVED. ROOF STRUCTURE TO BE FILLED AND PATCHED TO MATCH EXISTING. SEE STRUCTURAL DWGS.			SEE STRUCTURAL DWGS. NEW MECHANICAL INTAKE DUCT LOCATED W/ IN SH	HAFT. SEE MEP DWGS.	 wall and cladding Structure: CMU Back-up 	, Solid grouted (assumed; U-0).29
EXISTING METAL FRAMING STUD WALL AND PLASTER FINISH ALONG INSIDE FACE OF CMU EXTERIOR BACK-UP WALL TO BE REMOVED.		3	FLOOR STRUCTURE TO BE FILLED AND PATCHED TO STRUCTURAL DWGS.	O MATCH EXISTING. SEE	 (NEW) Insulation: contin EM-1: 2" (R-12) 	uous open-cell spray foam, R Total)	-6/
EXISTING ROOF GRAVEL AND WATERPROOFING MEMBRANES TO BE REMOVED.		<mark>4</mark> 5	NEW GUARDRAIL TO MATCH ADJACENT EXISTING. ROOF STRUCTURE TO BE FILLED AND PATCHED TO	MATCH EXISTING. SEE	Roof Type RS3:		
REMOVE 12"-0" FROM T.O. EXISTING LIGHT-WELL CONCRETE STEM WALL, TYPICAL ALL LOCATIONS.		6 ASSUME EX 6 EXTERIOR V	ASSUME EXPANSION JOINTS ALONG ALL CONNECT HEALTH CENTER AND NEW CONSTRUCTION.	IONS BETWEEN EXISTING	 Structure: 8" (assumed) Existing Insulation: 1" un fiberboard or similar R-2 	Cast-In-place Concrete known insulation, assume de 3	te ssume dense
			EXTERIOR WALL TYPE: G		 Existing multiple layers of tar or ply sheets <u>OR</u> NEW 2-ply modi 	of tar or asphalt alternated wi v modified bitumen roofing	th f
		S2	SOFFIT TYPE: S2		 NEW Insulation: 		
		RS3	ROOF TYPE: RS3		• EM-1: 6" XPS, I	R-5/in, R-30ci	
		RS4	ROOF TYPE: RS4				
		ĤĊÌ	INTERIOR WALL TYPE: HC1 - 5/8" PTD GWB - 6" MINERAL WOOL, R-20 - 6" CFMF			BRO	Δ



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TO BE FILLED AND PATCHED TO MATCH EXISTING. SEE STRUCTURAL DWGS

RESTROOM CORE TO BE REMOVED. FLOOR STRUCTURE TO BE FILLED AND

PATCHED TO MATCH EXISTING, SEE STRUCTURAL DWGS.

EXISTING GUARDRAIL TO REMAIN. PROTECT DURING DEMOLITION.



PROPOSED INTERIOR MODIFICATIONS - ROOF PLAN



- 5/8" PTD GWB - 6" MINERAL WOOL, R-20 - 6" CFMF

EAST AND SOUTH ELEVATIONS

architecture + urbanism

RENDERING

View along Lombard street looking West.

RENDERING

BROAD & LOMBARD

RENDERING

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PRESERVATION SCOPE - OPENINGS

Opening Scope:

O-1 <u>Operable & Fixed Sash:</u> Replace window system with new, thermally broken aluminum frame and new insulated glass units.

O-2 <u>Curved Fixed Sash</u>: Replace window system with new, thermally broken aluminum frame and new insulated glass units.

O-3 Remove plywood and/or Mech. louver; Replace window system with new, thermally-broken aluminum frame and new insulated glass units. O-4 <u>Revolving Doors:</u> Replace doors with new doors at same locations. Coordinate with architectural demo & new work plans.

O-5 <u>Swing Doors</u>: Replace doors with new doors at same locations. Coordinate with architectural demo & new work plans.

O-6 Storefront: New interior and exterior sealants.

PRESERVATION SCOPE - OPENINGS

O-3: Typical clerestory window.

O-5: Typical swing door.

O-2: Typical curved window.

O-1: Typical operable window hardware.

O-1: Typical operable window hardware.

O-4: Typical revolving door.

PRESERVATION SCOPE - GLASS BLOCK

Ma-3: Brick infill and F.D.C. sign.

<u>Glass Block Scope:</u>

Ma-1 Broken Glass Blocks: Replace broken glass blocks inkind; protect surrounding blocks and replace with salvaged blocks from demolished bays from north elevation.

Ma-2 Mechanical Louvers & Vents: Remove Mech. louvers in coord. with MEP demo; protect surrounding glass block from damage during demolition. Replace with glass block salvaged from demolished bays on north elevation.

Ma-3 Brick Infill: Remove brick/Fire Dept. Connection sign and replace in-kind with glass block salvaged from the demolished bays on the north elevation. Protect surrounding glass block from damage during demo. Refer to new work plans for new FDC loation.

Typical glass block wall.

Ma-1 & Ma-2: Brocken glass & Vents to be

replaced.

PRESERVATION SCOPE - MASONRY

Masonry Scope:

Ma-4 <u>Common Brick:</u> Clean brick loading dock at south elevation. Partially relay lower course of brick with compatible mortar to existing. Minor repointing of this area is expected; assume 10%. Mortar testing shall be undertaken to determine the existing mortar makeup. Compatible mortar shall be used to repoint brick.

Ma-5 Glazed Brick: Assume moderate repointing, approx. 5 to 10%. Compatible mortar shall be used.

Ma-6 Pavers will be removed and new tile will be installed.

Ma-4

Ma-4: Common brick south facade.

Ma-5: Typical Glazed brick.

I Icalul Conter Diawings

PRESERVATION SCOPE - MASONRY

Ma-6: Proposed paver replacement material.

Ma-6: Stone at cover porched to be removed.

PRESERVATION SCOPE - CONCRETE

Concrete Scope:

C-1: Clean all exposed concrete columns, piers, beams, and slabs. Patch areas of spalling with compatible concrete mix.

C-2: Repair/infill area of missing slab.

C-2: South facade concrete repair.

C-1: Clerestory windows.

C-1: Underside of Roof overhang.

PRESERVATION SCOPE - THERMAL & MOISTURE PROTECTION

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PRESERVATION SCOPE - MODIFICATIONS

MOD-2: Exterior metal shaftways.

MOD-1: Shaftway to be removed.

MOD-1 Elevator shaft to be removed.

PRESERVATION SCOPE - WOOD & PLASTICS

1st Floor Reflected Ceiling Plan

Wood & Plastics Scope:

W-1 Replace all soffit panels with painted aluminum panels.

Original soffit panels have been replaced with painted plywood panels at many locations.

Soffit panels believed to be original (a masonite-like material) are damaged or missing in many places

Soffit panels believed to be original (a masonite-like material) are damaged or missing in many places

Roof Scope:

R-1 Remove existing roofing material in coordination with architectural new work plans. Insulation to taper from full thickness specified down to existing coping line at the exterior perimeter of the building.

Clerestory roof.

Broad street roof side.

Lombard street roof side.

SEE - NEW INTERIOR CONSTS; SEE ARCH. NEW WORK DWGS L CONST: - EXG ASSUMED WALL CONSTSPACE GLAZED BRICK OVER AIR SPACE OVER 4" CMU - EXG STL LINTEL TO BEMATER SAND AND REPAINT, SEE SPEC PROVIDE NEW - REMOVE EXG ANDTROW FRAMEW SEALANT, CONT. AT WDW FRAME ALUM. WDW FRAME & - NEW ANODIZED ALUM. WDW FRAME SASH

NEW 1" IGU SET IN NEW FRAME SYSTEM

PROVIDE NEW - REMOVE EXG ANDTFROM FRAMEW SEALANT, CONT. AT WOW FRAME SILL - NEW ALUM WINDOW SILL

. COPING TO CLOSELY — NEW ALUM. COPING TO NEWOSELY — MATCH EXG; PRERITIONEDEW SEALANTS AT PERIMETER SEE

NEW INTERIOR COMOS; SEE ARCH. NEW WORK DWGS

PROPOSED REPLACEMENT WNDOW **PROFILES - OPERABLE UNITS** EXG ASSUMED WALL CONST: GLAZED BRICK OVER AIR SPACE OVER 4" CMU EXG STL LINTEL hýr XIF EXG ALUM. WDW FRAME & SASH LT/ mo μ β , @|"1 6<u>3</u>" ∨IF 15" VIF 6³/8" GLAZING PUTTY $1\frac{1}{4}$ " MATCH EXG EXG SINGLE-GLAZED CASEMENT UNIT $4^{L-5}_{B}^{-1}$ VISIBLE GLASS (CASEMENT) $4^{L}-7\overline{\beta}_{B}^{m}$ VISIBLE GLASS (CASEMENT) ₿₽ EXG ALUMINUM 15;" ______VIF COPING EXG WINDOW SILL - $\frac{\overline{n}}{D}$ <u>61</u>-1 مآمه EXISTING WINDOW DETAILS - CASEMENT NEW WINDOWS DETAILS 3 6 QASK02 QASK02 SCALE: 3"=1'-0" SCALE: 3"=1'-0" THE GOLDENBERG VMA GROUP

- NEW INTERIOR CONST.; SEE ARCH. NEW WORK DWGS
- EXG ASSUMED WALL CONST:
 GLAZED BRICK OVER AIR SPACE
 OVER 4" CMU
- EXG STL LINTEL TO REMAIN;
 SAND AND REPAINT, SEE SPEC
- REMOVE EXG AND PROVIDE NEW SEALANT, CONT. AT WDW FRAME
- NEW ANODIZED ALUM. WDW FRAME SASH
- NEW 1" IGU SET IN NEW FRAME SYSTEM

- REMOVE EXG AND PROVIDE NEW SEALANT, CONT. AT WDW FRAME
 NEW ALUM WINDOW SILL
- NEW ALUM. COPING TO CLOSELY
 MATCH EXG; PROVIDE NEW SEALANTS AT PERIMETER
- NEW INTERIOR CONST.; SEE ARCH. NEW WORK DWGS

PROPOSED REPLACEMENT WINDOW **PROFILES - SAMPLE BAY**

RENDERING

