

The Grand Department Store
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Historic Name: **The Grand Department Store**

Address: **1101-1113 W Historic Mitchell St.; 1711 S 11th St. Milwaukee, WI 53204**

FEATURE 01: HISTORIC EXTERIOR WALLS

Date of Feature: 1911, 1937, 1949

Description of existing feature and its condition:

Exterior walls are clad in masonry and stone elements which vary across the various facades.

At the north elevation and northern portion of the east elevation, exterior walls are clad in a combination of granite and limestone. In general, the first floor features black, cast and polished granite panels which are exposed and unpainted. These granite panels are original to the 1937 Art Deco remodel and are a manufactured product. Condition varies by location, but some degree of weathering is present at all locations due to prolonged weather exposure and insufficient UV-stabilized coatings. At the lower portions of the walls, granite panels are in poor condition with surface erosion, through cracks, exposed aggregate, exposed rebar, and spalling. There are portions that have been patched using non-compatible materials like spray foam insulation or cementitious parge coatings. In general, the cast granite panels located higher up on the façade are in better condition and largely intact, but some areas are still cracked or have surface mounted anchor remnants from past wall-mounted signage. Additionally, there is existing spray paint graffiti present in one location (see **IMAGE 3** in photo document).

There is an existing projecting limestone belt course which separates the first floor cast granite panels from the cut limestone on the second floor; it is generally in good condition, but some cracks are present and the limestone is stained and covered in biological growth. At the second floor, cut limestone blocks are oriented horizontally with corresponding horizontal reveals between blocks. There is also an ornamental frieze with carved limestone in a geometric square spiral motif. Rounded over matching limestone parapet caps finish off the walls at the top roof edge. Existing limestone on these facades is generally in good condition, but it is soiled and stained. There are localized instances of through-cracking, surface chipping, and spalling. A few of the lintel pieces above windows are cracked and separated.

At the former main entrance constructed in 1937, cast granite panels and cut limestone are combined and rotated to stress verticality with recessed reveals running vertically up to the stepped parapet. Both materials extend above the adjacent parapet with matching parapet caps. In general, the upper portion of this ornamented former main entrance is in good condition with minor cracks and areas of weatherization.

There are existing wall-mounted signage elements that do not date back to the period of significance for the historic district. At the west end of the north elevation, an existing "Holzman furs" sign is mounted at the second floor and projects towards the sidewalk. Above the former main entrance, an existing "Market Place" sign is surface mounted to the vertical cut limestone façade. At the north end of the east elevation, there are remnants of a modern backlit box wall-mounted sign. (See **IMAGE 1 - IMAGE 29**)

The east elevation is divided into three parts. The 1891 portion of this façade was reclad in 1937 with Art Deco elements as described in the sections above. The central portion, built in 1911, of the east elevation is vernacular and lacks Art Deco ornamentation. Its basement is

expressed via rusticated limestone which is currently painted. The first and second floors are exposed, painted brick masonry walls laid in a running bond pattern with horizontal brick stringer courses about half way up the façade. Brick pilasters aligning with interior structural bays are expressed vertically on this façade and the top parapet is limestone. Overall, the exterior wall is in decent condition; some areas require tuckpointing and the existing paint is chipping off. (See **FEATURE 02** for additional information about brick details surrounding openings). (See **IMAGE 30 - IMAGE 35**)

The southern portion of the east elevation was constructed in 1949 as an addition. It again has a differing architectural style and features 20th century Contemporary styling. The basement is not expressed on the exterior. The first floor, mezzanine, and second floor are formed by exposed and unpainted Chicago pink brick exterior walls. Brick is laid in a running bond pattern with rowlock course every five rows and capped by exposed and unpainted terra cotta parapet caps. In general, bricks are in good condition; tuckpointing is needed in some areas. At the first floor, there is spray paint graffiti present. Additionally, there are some exposed and unpainted limestone-clad sections on this façade; (See **FEATURE 02** for additional information about windows and surrounding limestone). Roughly centered on the façade, there is an existing modern backlit box wall-mounted sign. (See **IMAGE 36 - IMAGE 43**)

The south elevation of the building was also constructed in 1949. A large portion of it is concealed from view by an abutting building to the south. This façade is also exposed and unpainted Chicago pink brick laid in a running bond pattern with rowlock every five rows. A corresponding brick chimney is present at the roof level along the western end and topped by a limestone perimeter cap. Brick on this elevation is in similar condition to the southern portion of the east elevation; however, additional graffiti is present at the first floor of the exposed west end of the façade which extends all the way to the abutting neighbor's building. (See **IMAGE 44 - IMAGE 46**)

The west elevation jogs in alignment with the property line. The southern portion of the west façade faces a public alley. It was constructed in 1949 and features the same Chicago pink brick. However, the brick on this side is fully painted and the first floor section is additionally covered in opaque spray paint graffiti. At the roofline, there are exposed and unpainted terra cotta parapet caps. There is a large existing mechanical louver opening in this exterior wall. And at the first floor, there are remnants of modern applied signage elements resembling triangles over an applied, projecting horizontal band. (See **IMAGE 47 - IMAGE 48**)

The remainder of the west elevation steps back further east and was constructed pre-1888. A large portion of this exterior wall is concealed by an abutting neighboring building. The façade features painted brick masonry with limestone parapet caps. Paint is loose and flaking off; tuckpointing is also needed at select areas. (See **IMAGE 49**)

Photo numbers: IMAGE 1 - IMAGE 49

Drawing numbers: A400

Related Attachments: AM-01, AM-02, AM-03

Description of proposed work to feature:

All facades will be washed with warm water at low-pressure. Additional cleaning scope will be applied to select areas as detailed below.

At the north elevation and northmost portion of the east elevation, all existing cast granite panels will be cleaned, repaired, or replaced depending on their degree of deterioration.

Existing graffiti will be carefully cleaned from the face of the cast granite panels. See 'GENERAL NOTES FOR HISTORIC CAST GRANITE PANELS' on Sheet A400 as well as **Attachment AM-02**) for additional information and proposed methods. Additionally, all existing cut limestone will be cleaned and repaired. (See 'GENERAL NOTES FOR HISTORIC LIMESTONE' on Sheet A400 as well as **Attachment AM-01**, **Attachment AM-02**, and **Attachment AM-03** for additional information and proposed methods). All existing signage is modern and does not date to the period of significance; it will be removed and any corresponding holes will be patched. Mockups will be created in inconspicuous areas and submitted to SHPO for review prior to proceeding with the remaining portions of the façade.

At the central portion of the east elevation, existing brick and rusticated limestone will be evaluated and tuckpointed as necessary. All brick which is currently painted, will be tuckpointed as needed, prepped, and repainted. See 'GENERAL NOTES FOR HISTORIC MASONRY' on Sheet A400 as well as **Attachment AM-01** and **Attachment AM-02** for additional information and proposed methods.

All exterior masonry at the southmost portion of the east elevation will be cleaned and kept exposed and unpainted. All brick masonry will be inspected and tuckpointed as necessary; mockups of tuckpointing will be created in inconspicuous areas and submitted to SHPO for review prior to proceeding with all work. Graffiti will be carefully removed with a cleaning product. See 'GENERAL NOTES FOR HISTORIC MASONRY' on Sheet A400 as well as **Attachment AM-01** and **Attachment AM-02** for additional information and proposed methods. Existing wall-mounted signage is modern and does not date back to the period of significance; it will be fully removed and any holes will be patched.

All brick masonry at the south elevation will also be cleaned and remain exposed and unpainted. All brick masonry will be inspected and tuckpointed as necessary; mockups of tuckpointing will be created in inconspicuous areas and submitted to SHPO for review prior to proceeding with all work. The existing brick chimney will be tuckpointed and repaired as needed. Graffiti will be carefully removed with a cleaning product. See 'GENERAL NOTES FOR HISTORIC MASONRY' on Sheet A400 as well as **Attachment AM-01** and **Attachment AM-02** for additional information and proposed methods.

At the southern end of the west elevation, all brick which is currently painted will be prepped and repainted with extra care to cover up existing graffiti. See 'GENERAL NOTES FOR HISTORIC MASONRY' on Sheet A400 as well as **Attachment AM-01** and **Attachment AM-02** for additional information and proposed methods. Existing wall-mounted signage is modern and does not date back to the period of significance; it will be fully removed and any holes will be patched.

At the remaining portions of the west elevation, all brick is currently painted and will be tuckpointed as needed, prepped, and repainted. See 'GENERAL NOTES FOR HISTORIC MASONRY' on Sheet A400 as well as **Attachment AM-01** and **Attachment AM-02** for additional information and proposed methods.

FEATURE 02: WINDOWS AND EXTERIOR DOORS

Date of Feature: 1937, 1911, 1949

Description of existing feature and its condition:

At the north elevation and northmost section of the east elevation, storefront windows are present at the first floor. They are not original to the 1937 renovation, and are believed to be replacements from the 1980's. Cast granite panels are present beneath the storefront assemblies. They are topped by painted fluted bronze headers and horizontally divided by painted fluted bronze mullions; all bronze ornamentation is believed to be original to the 1937 renovation. Doors are present within storefront assemblies. Three integrated swinging doors are present at the west end of the north façade. At the east end of the north façade, as set of existing automatic sliding doors are present at the current main entrance. (Note: the location of the main entrance was renovated in the 1980's and it is not original to the 1937 renovation.) Existing storefront frames are generally in good condition. The condition of the glazing varies by section; all storefront glazing on the north elevation is insulated by double clear glass panels. At the east elevation, there are portions of storefront glazing which are only single panes and are black tinted spandrel glazing (due to existing exterior furred walls up against this portion of the storefront on the interior side). Glass has been damaged throughout the years by vandalism, and sections are boarded up by plywood as a temporary solution.

The second story has punched window openings in the cut limestone. The location, quantity, and profile of these openings is original to the 1937 renovation. The jambs of these openings are adorned by rounded limestone transitioning, while their sills and lintels are also constructed of limestone; all limestone is exposed and unpainted. Some of the limestone lintels are cracked, otherwise these openings are generally in very good condition. Within the openings, smaller storefront windows with insulated double glazing are inserted. They also appear to be 1980's replacements, but they follow the original design of the 1937 renovation with three panes and vertical mullions. (See FIGURE 5 in **Part 1 Exhibits**) The storefront windows are in good condition and require little work. (See **IMAGE 1 – IMAGE 29**)

At the central portion of the east elevation, there are four openings at the basement level within the rusticated limestone façade. The northmost opening already contains existing brick masonry infill which is flush to the exterior. The three openings further south have existing infills which appear modern and non-original to the 1911 Structure. It consists of mesh panels and mechanical and plumbing pipes. These basement openings have rusticated limestone lintels, some of which have already been replaced with smooth cast limestone lintels. The first floor has existing openings in the exterior wall and recessed with doors located beyond. The north opening was not visualized as it is currently boarded up with plywood. The central opening has a soldier course brick lintel and existing running bond brick infill below (suggesting the height of this opening was already partially infilled). A steel swinging security gate sits at the face of this opening and the door to the building is located beyond, turned 90 degrees. Halfway between the openings at the first floor and windows at the second floor, there are remnants of former punched windows openings. They currently contain running bond brick infills which are flush with the face of the exterior brick walls. Their soldier course brick lintels remain as well as painted limestone sills and brick vents below. At the second story, there are existing storefront windows with clear insulated glazing and lower operable hoppers. The date of these windows is unknown, but they do not appear to be original to the 1911 Structure. They also have soldier course brick lintels and painted limestone sills with brick vents below. (See **IMAGE 30 – IMAGE 35**)

The southmost elevation was constructed in 1949 as an addition and its openings largely match what was drawn on the corresponding construction documents. (See **Attachment AM-**

08 for historic architectural drawings of this elevation). At the first floor, there are two existing door openings. One is centrally located and is currently boarded up with plywood. This opening and corresponding door do not appear to be original to the 1949 Structure. The existing door could only be visualized from the interior and is a broken fully glazed storefront door. The south door opening aligns with the exit stairs; this opening does appear to be original to the 1949 construction. The door itself could not be visualized as the opening is boarded up with plywood on the exterior. At the mezzanine level, the original steel sash windows are present in their original configuration with corresponding flat steel face fastened dividing mulls between them. The steel window frames receive single panes of clear glazing set by beveled glazing putty. At the mezzanine level, they are divided by horizontal mullions into three lights. At the second story, the same original steel sash windows are present except they are taller and contain four lights instead of three. In general, these original steel sash windows are in good condition for their age. There are some rusted lower frame sections, but all other portions remain intact. The frames are currently painted. At both the mezzanine and second story, these windows sit within continuous ribbon window openings formed by painted steel lintels overhead which support the weight of upper brick masonry. The steel windows rest upon sloped limestone sills which are unpainted. At the mezzanine level, the ribbon windows have additional face applied and projecting limestone frame ornamentation which fully surrounds the entire band of ribbon windows. This limestone frame further turns south to create an L-shape and continuously circles the perimeter frame of the exit stair door below. Additional larger panels of smooth limestone fill in the solid portions of the frame where brick is hidden behind. All portions of this limestone ornamentation are unpainted. At the interior side of steel sash windows, there are existing painted wood interior storm window with single pane clear glazing. (See **IMAGE 36 – IMAGE 43**)

The south elevation does not contain any window or door openings. (See **IMAGE 44 – IMAGE 46**)

The 1949 portion of the west elevation has two existing openings at the first floor. The southmost opening could not be visualized as it is currently boarded up. The northern opening has a set of solid double aluminum-clad doors recessed into the façade with a solid metal panel above. The remaining portion of the west elevation is mostly blocked by the abutting neighboring building and therefore has no existing opening. There are no existing openings on the second story for the entirety of the west elevation. (See **IMAGE 47 – IMAGE 49**)

Photo numbers: IMAGE 1 – IMAGE 49

Drawing numbers: A400, A520

Related Attachments: Part 1 Exhibits (FIGURE 5), Attachments AM-01, AM-05, AM-06, AM-08

Description of proposed work to feature:

At the north elevation and northmost section of the east elevation, all existing first-floor storefronts will be kept in place and repaired as needed. All storefront frames will be prepped and repainted. At sections with insulated clear glazing, all glazing will remain except for broken panes which will be replaced in kind to match existing clear glazing specs. At the section of tinted storefront on the east elevation, all existing tinted spandrel glass will be removed and replaced with new single-pane clear glazing within the existing storefront frames. The furring wall on the interior side of this exterior wall will be removed to restore visibility and daylighting into the building. At the interior side of single-glazed storefronts, new interior storm windows will be installed to provide a second layer of clear glazing and thermal insulation. The frame profiles and mullion locations of the new storm windows will match the

existing so there will be no new site lines visible from the exterior. (See **Attachment AM-05** for a drawing of the proposed new interior storefront storm windows). All existing swinging doors and automatic sliding doors within the existing storefront assemblies will remain. Door hardware, and security access hardware will be upgraded as needed but will remain within the boundaries of the existing frames. All existing fluted bronze storefront headers and mullions will remain, prepped, and repainted. (See 'GENERAL NOTES FOR EXISTING STOREFRONT ASSEMBLIES' on **Sheet A400** for additional information).

All second floor punched storefront windows will remain as is except for new paint on the storefront frames. These windows will be evaluated and receive new sealant as needed. All existing limestone jambs, lintels, and sills will remain exposed and be repaired as needed. Dutchman repairs will be provided at severely cracked limestone lintels.

At the central portion of the east elevation, existing infills at basement windows will be removed and replaced with new infills framed within the depth of the opening to create a shadow reveal of the current opening. New infills will be clad in metal and painted to match the surrounding façade. The existing brick infill at the basement will remain and be repainted. All existing openings at the first floor will remain as is and be repainted. The existing steel security gate will remain and be repainted. The existing board up at the north opening will be removed and the door will be replaced with a new painted steel swinging door. The existing brick infilled openings between the first and second story will remain as is and simply be repainted (including their painted limestone sills). The existing punched storefront windows at the second story will remain as is except for repainting the storefront frames and painted limestone sills.

At the 1949 portion of the east elevation, the existing board up on the central first floor opening will be removed. The existing broken door will be removed, and a new aluminum door assembly with sidelite will be installed with clear tempered glazing. The board up at the south exit stair door will be removed; the intent is to keep the original door if possible and repaint the existing frame and door leaf. If it is discovered that this door is too far deteriorated, it will be removed and a new door will be installed. All existing, original steel sash windows at the mezzanine and second story will be kept, refurbished, and repainted. (See 'GENERAL NOTES FOR HISTORIC STEEL SASH WINDOWS' on **Sheet A400** and **Attachment AM-04** for additional information and proposed refurbishment procedures). All limestone sills and ornamentation will be cleaned and repaired as necessary. (See **Attachment AM-01** and **Attachment AM-02** for additional information).

At the west elevation, the existing board up and existing doors at the first floor openings will be removed. CMU infilled walls will be constructed within the depth of existing openings, and new painted steel swinging doors will be installed. Five new punched window openings are proposed to be installed at the second story of the 1949 portion of the west elevation. This is a tertiary façade which does not face any public streets, just an alley. These windows are needed to provide daylighting into new apartment units to be constructed on the second story. These windows are proposed to be simple in design with a fixed single hung visual appearance and clear tempered glazing. Opening will be supported via painted steel plate lintels and new cast limestone sills will be installed below. (See **Sheet A520** and **Attachment AM-06** for additional information).

FEATURE 03: ROOF

Date of Feature: Unknown

Description of existing feature and its condition:

All portions of this building have a low-slope flat roof with EPDM membrane. Some portions on the 1949 Addition are ballasted while others are not. Roof membranes continue up parapet walls on all elevations. Parapet caps vary by location, see **FEATURE 01** for additional information on parapets. Roof drainage occurs via existing roof drains and internal roof conductors. Overflow roof scupper openings are also present at the exterior parapet walls.

At the transition between pre-1888 structures and the 1891 structures, there is a raised wall that extends above the surface of the flat roof and runs all the way south to the start of the 1949 addition. This wall is stepped in height as it transitions from north to south, and the existing roof membrane wraps over this wall with a metal coping on top. Additionally, running north to south above the 1911 Structure, there is an existing gabled sloped portion of structure that is also covered in roof membrane.

There are a few structures extant on the exiting roof. At the southeast corner of the 1949 Addition, there is an existing stair doghouse with a door leading onto the roof. The doghouse is clad in metal sheet panels with exposed fasteners with a sloped shed membrane-clad roof on top. There is also an existing elevator overrun at the north edge of the 1949 Addition which is constructed of running bond red brick. It has an existing rusted steel swinging doors and a small window opening with limestone sill. It is topped by a flat membrane-clad roof which wraps down the face of the brick exterior walls and ends via metal term bars. An existing downspout sheds water to the main roof surface.

See **FEATURE 10** for additional information about existing rooftop mechanical equipment.

Photo numbers: IMAGE 162 – IMAGE 175

Drawing numbers: A204, A302

Related Attachments: AM-07

Description of proposed work to feature:

All existing roof membranes will be removed. Existing roof deck will remain unless it is found to be too far deteriorated; in that case it will be replaced in kind. New continuous rigid insulation will be installed in adherence to the current International Energy Conservation Code, and it will be sloped for roof drainage. All existing roof drains and overflow scuppers will be reused to the greatest extent possible. A new EPDM roof membrane will be installed over the entire roof. All existing parapet caps will be preserved and reinstalled; any cracked or severely damaged parapet caps will be repaired or replaced in-kind. Extra care will be taken to preserve the stepped parapet at the north façade where the Art Deco ornamentation extends above the adjacent roofline.

The existing exit stair doghouse and elevator overrun will remain as is except for a new roof membrane and new sealants to ensure watertightness.

New skylights are also proposed on the roof of this building. The scope of this project involves converting the second story of the building into apartment units. The entirety of this building is located on the property line, so there is very limited opportunity to punch additional windows for daylighting due to historic façade elements and interior property lines with a fire separation distance of 0'-0". The City of Milwaukee ordinance requires natural daylight to all

apartment units; we are in the process of securing a variance to allow daylighting via new skylights instead of traditional exterior window openings. A total of twelve new skylights are proposed at the roof. The proposed install method involves selectively removing a portion of the existing roof deck to create the new openings. However, all roof-supporting structure below will remain and be protected. See **FEATURE 07** for additional info about structural modification related to these skylights. (See **Sheet A302** and **Attachment AM-07** for additional info).

A new passenger elevator is proposed at the north end of the building. The intent is to keep all existing roof supporting structure intact if possible, but selective demolition and field verification is required to confirm. If the existing structure does not allow enough vertical clearance for the new elevator overrun, minimal over framing will be required at the roof. The north edge of this proposed elevator is setback from the existing parapet by more than 20'-0". If over framing is required, it will be kept to 24" max above the parapet height so it is not visible from the public right-of-way below. For comparison, there is an existing rooftop mechanical unit located in the same vicinity which exceeds 24" in height and it is not visible from below (See **IMAGE 172** for reference).

FEATURE 04: INTERIOR FACE OF EXTERIOR WALLS

Date of Feature: pre-1888, 1891, 1911, 1937, 1949

Description of existing feature and its condition:

At the basement level, the majority of the exterior walls have remnants of interior stud framed furring walls present. The condition of these furring walls varies, and in some places drywall is missing exposing the interior face of the exterior walls beyond. They appear to be concrete or masonry throughout. There is a portion of the basement that extends beyond the property line and beneath the sidewalk along 11th St. Exterior walls at that location are a combination of brick masonry, clay tile, and concrete. (See **IMAGES 52, 54 - 56, 62 - 64**)

At the first floor, the inside face of all exterior walls is concealed by existing framed wall furring finished with drywall. The only exception is within the stairwells of the 1949 Addition where concrete, CMU, and brick masonry are exposed on the interior side of exterior walls. (See **IMAGES 66 - 96**)

At the mezzanine level, the inside face of all exterior walls is concealed by existing framed wall furring finished with drywall. The only exception is again at the inside of the east stair of the 1949 Addition where concrete and brick masonry are exposed on the interior side of the exterior wall. (See **IMAGES 97 - 102**)

At the second floor, the majority of exterior walls are concealed by existing framed wall furring finished with drywall. At the interior side of the south exterior wall of the 1949 Addition, CMU is exposed and unpainted (See **IMAGE 116**). Further east along this south exterior wall, red brick masonry is exposed and unpainted (See **IMAGE 117**). Within the fur vaults in the southeast corner of the 1949 Addition, the interior face of the exterior wall is painted brick (See **IMAGES 125 - 126**). In the pre-1888 and 1891 Structures, there are small areas where the interior face of the exterior walls can be viewed above the height of interior framed wall furring – they appear to be painted CMU or brick masonry (See **IMAGES 148, 150, 159**).

Photo numbers: **IMAGE 50 - IMAGE 161**

Drawing numbers: **A100 - A102, A200 - A202**

Related Attachments: none

Description of proposed work to feature:

The scope of this project does not include remodeling the basement level. Therefore, all existing exterior walls and existing wall furring will be left as is.

The scope of this project involves only part of the first floor. At portion of the building within the scope of work, all existing interior furring walls will be removed. At the east storefront windows, no new furring wall be installed in order to regain daylighting and clear storefront glazing. New furring walls will be installed at the interior face of most exterior walls and will be insulated to the greatest extent possible via concealed batt insulation (in compliance with Wisconsin SPS code). Within the staircases of the 1949 Addition, the interior face of exterior walls will remain exposed. They will only be repainted if the existing condition is already painted.

The scope of this project does not include remodeling the mezzanine level. Therefore, all existing exterior walls and existing wall furring will be left as is. Within the east staircase of the 1949 Addition, the interior face of exterior walls will remain exposed and unpainted.

At the second floor, all existing interior furring walls will be removed. New furring walls will be installed at the interior face of exterior walls and will be insulated to the greatest extent possible via concealed batt insulation (in compliance with Wisconsin SPS code). At all spaces with existing exposed exterior walls, the interior face of the exterior walls will remain exposed. They will only be repainted if the existing condition is already painted.

FEATURE 05: HISTORIC INTERIOR WALLS

Date of Feature: 1949

Description of existing feature and its condition:

There are very few existing historic interior walls. Most of them were removed as this building was renovated for a variety of tenants following the closure of The Grand Department Store.

At the basement level, there are no known historic interior walls. The only location they might be present is at the juncture of the various structures according to the chronology of the building.

The first floor has been heavily remodeled since the end of the period of significance. The only historic interior walls known are those that separate the various structures according to the chronology such as the east edge of the pre-1888 structure and the north edge of the 1949 Addition. Additionally, the stairs and passenger elevator enclosures for the 1949 Addition remain. (See **Attachment AM-08** for plans of the 1949 Addition).

The mezzanine has been heavily remodeled in comparison to the 1949 Addition drawings. There are no remaining historic interior walls.

At the second floor, a few historic interior walls remain although much of this space has been heavily remodeled. There is an existing masonry wall which separates the pre-1888 and 1891 Structures. All other remaining historic interior walls are located within the footprint of the 1949 Addition. The most prominent of these are the masonry walls which enclose the fur vaults at the southwest corner. They also contain the original heavy steel vault doors. (See **IMAGES 121 – 126**). Additionally, the stairs and passenger elevator enclosures for the 1949 Addition remain. (See **Attachment AM-08** for plans of the 1949 Addition).

Photo numbers: IMAGE 50 – IMAGE 161

Drawing numbers: A100 – A102, A200 – A202

Related Attachments: AM-08

Description of proposed work to feature:

The basement level will remain as is.

At the first floor, the walls separating the various structures will remain and be refinished according to their current conditions only.

The mezzanine will remain as is.

At the second floor, existing masonry walls separating the various structures will remain as is with the exception of a few new openings which will not affect the greater integrity of these walls. They will remain exposed unless a partial height furring is required for apartment units. They will only be repainted if their current condition is painted. The historic interior walls surrounding the fur vaults will be retained and the character of these spaces will remain understood via the footprint of these walls. Some new openings will be necessary to make the spaces usable for apartment units. All of the original steel vault doors will be either kept in place or removed and salvaged (See **FEATURE 06** for additional info). These walls will only be repainted if their current condition is painted. Stair and passenger elevator enclosures will remain as is.

FEATURE 06: MISCELLANEOUS INTERIOR ELEMENTS

Date of Feature:

Description of existing feature and its condition:

There are very few interior elements that date back to the period of significance due to heavy interior remodeling and a variety of tenants after the Grand Department Store.

At the north edge of the 1949 Addition, there is an existing passenger elevator which dates back to the original construction of this structure. It is in very poor condition and has been formally decommissioned.

At the second story, the original fur vaults are still intact at the southwest corner of the 1949 Addition. Related interior elements include the heavy steel vault doors and coat hanging accessories. There are a total of three intact steel vault doors which appear to be original. A fourth currently vault door has been modified for use at the west staircase. Its frame is intact, but the door leaf is not original and has been retrofit into the opening.

Additionally, each vault still contains its floor-to-ceiling fur coat hanging rod and pole system which is made of metal and configured for multiple rows of hung fur coats making use of the vertical space within the vaults.

Photo numbers: IMAGE 121 – IMAGE 130

Drawing numbers: A102, A201

Related Attachments: none

Description of proposed work to feature:

The original passenger elevator within the 1949 Addition will remain in place and remain decommissioned as-is. A new passenger elevator is proposed at the north end of the building (See **FEATURE 07** for additional information).

The clear height of the existing heavy steel vault doors is not sufficient for modern life safety codes; therefore, they cannot be used for user passage. Two of the intact heavy steel vault doors will be carefully removed from existing wall openings – they will be salvaged and reinstalled adjacent to their original locations as relics. The third intact heavy steel vault door will remain in place in a shut and fixed position as an inoperable relic in line with the wall visible from the corridor side. For the fourth vault door, only the frame remains. It is also not sufficiently sized to safely exit occupants down the existing exit stairs; it will be removed.

All of the existing floor-to-ceiling fur coat hanging rod and pole systems will be carefully removed and salvaged. For the apartment units which will occupy these vaults, sections of the salvaged metal rods will be repurposed and reinstalled as a functional coat hanging and storage system.

FEATURE 07: STRUCTURAL SYSTEMS

Date of Feature: pre-1888, 1891, 1911, 1949

Description of existing feature and its condition:

The structural systems of this building vary greatly as they were constructed throughout a span of over fifty years. Some existing structural systems are concealed by existing conditions, and further investigation will be required after selective demolition is completed and they can be field verified.

Pre-1888, 1891, and 1911 Structures are composed of load-bearing exterior masonry walls with pocketed wide flange main beams and secondary wood 2x joists with cross bracing. Most of the existing columns are concealed by furring, but they appear to be a combination of wide flange and tube steel columns. This structural framing system repeats at the first floor, second floor, and roof. At the underside of the roof and visible when looking up from the second story, there appears to be additional non-original wide flange beams added at a later date (See **IMAGES 147** and **149** for reference). The condition of these beams could not be verified and requires additional investigation. There are a few areas where they appear to extend with long cantilevers and might not meet current structural codes. The condition of existing 2x wood joists varies depending on location. In some areas, water damage is apparent and in others they have been cut or spliced for the insertion of other elements.

The 1949 Addition utilized a different structural system. It is composed of load-bearing exterior masonry walls with pocketed wide flange main beams and wide flange columns. However, the secondary framing varies by location. At the east end, open steel web joists span from beam to beam. In general, the condition of steel columns, beams, and joists that could be visualized appear to be in decent condition - rust is present at some locations. At the west end, poured concrete structural slabs are present with concrete encased beams below. This structure also has a mezzanine at the far east end of the structure which is framed with wide flange beams and a ribbed concrete slab with hollow precast concrete panels in between the ribs (See **IMAGES 89** and **94** for reference).

Photo numbers: IMAGE 50 – IMAGE 161

Drawing numbers: S000, S100, S101, S102, S103, S104, S200

Related Attachments:

Description of proposed work to feature:

The first proposed step is to selectively demo ceilings so that existing structural elements can be properly field investigated. The general approach for repairs is outlined below.

All existing masonry load-bearing walls will remain. Any proposed new openings will be supported via new steel lintels.

At the pre-1888, 1891, and 1911 Structures, the intent is to keep all existing wide flange beams unless their condition or method of installation necessitates intervention. Additionally, all columns are expected to remain. The intent is to keep all existing 2x wood joists unless too far damaged – in that case they will be sistered in-kind, spliced, or replaced with new wood joists matching the same size and composition. At the northeast corner of the building, the scope of this project proposes to demolish an existing non-original staircase from level 01 to level 02. At the existing opening, a new wide flange beam and corresponding 2x10 wood joists will be installed to infill the opening.

At the 1949 Addition, the intent is to keep all existing wide flange beams and columns. If necessary, rust will be mitigated and structure will be repainted. Likewise, the existing structural concrete slabs will remain – the only exception is at areas where new skylights are proposed. Select portions of the existing structural concrete roof slab will need to be removed and reinforced with new wide flange beams. There is an existing opening at the existing and non-original freight elevator which is scheduled for demo. At that location, new wide flange beams will be installed to support new metal deck and concrete topping floor infill.

Additional fireproofing of existing structural elements is not currently anticipated.

A new passenger elevator is proposed at the north end of the building. Additional field verification and selective demo are needed to evaluate the existing framing above. The intent is to keep all existing roof supporting structure overhead intact if possible. If the existing structure does not allow enough vertical clearance for the new elevator overrun and associated hoist beam to be installed, a section of the existing joists will be removed and new structure will be inserted around the perimeter to anchor to the new loadbearing CMU elevator shaft (See **FEATURE 03** for additional info).

FEATURE 08: FLOOR ASSEMBLY

Date of Feature: pre-1888, 1891, 1911, 1949

Description of existing feature and its condition:

At the basement level, all existing floors are concrete slab-on-grade. Most areas lack decorative finishes and the top of the concrete slab is visible. In some areas, existing saw cut voids are present at the earth is exposed below. Some portions of the basement floor are finished with mosaic tile or terrazzo.

At the first floor, pre-1888, 1891, and 1911 existing floor assemblies are composed of wood 2x joists with wood subflooring. Where the wood subflooring is not exposed, vinyl composition tile, carpeting, rubber flooring, and floor tile are present. Most flooring materials were modern replacements and are in poor condition. At the first floor of the 1949 Structure, the existing floor assembly is composed of open web steel joists with a concrete subflooring. Where the concrete subfloor is not exposed, existing floor finishes include vinyl composition tile, luxury vinyl tile, carpeting, floor tile, and sheet rubber. All flooring materials appear to be modern replacements and are in poor condition. No original floor finishes remain.

At the mezzanine, the existing floor assembly is composed of a ribbed concrete slab. The existing floor finish is cushioned athletic sheet flooring.

At the second floor, pre-1888, 1891, and 1911 existing floor assemblies are composed of wood 2x joists and wood subflooring. Where the wood subflooring is not exposed, existing floor finishes include luxury vinyl tile, sheet carpeting, mosaic floor tile, and vinyl composition tile. No original floor finishes remain. At the second floor of the 1949 Structure, the existing floor assembly at the east end is composed of open web steel joists with a concrete subflooring. Where the concrete subfloor is not exposed, modular carpet tile, vinyl composition tile, and luxury vinyl tile flooring is present. There are also two rooms with raised floor systems set on pedestals. No original floor finishes remain. At the west end of the 1949 Structure, the existing floor assembly is a structural concrete slab. Where the concrete slab is not exposed, vinyl composition tile is present. All level 02 floor finishes are modern and in poor condition.

Photo numbers: IMAGE 50 – IMAGE 161

Drawing numbers: A201, A202, A203, A900

Related Attachments: none

Description of proposed work to feature:

As a historic building, the intent is to use a code exception which omits the need for typical 1 hour fire-resistance ratings between floors containing differing occupancies where the building is provided with an automatic fire sprinkler system. Sound transmission requirements will be applicable per R-2 Residential occupancy; new resilient channel and gypsum board will be installed on the underside of existing floor joists (See 'FLOOR ASSEMBLY SUMMARY' on **Sheets A201 – A203** for additional information).

The scope of this project does not include renovation of the basement. All existing floor assemblies and floor finishes will remain unaltered.

At level 01, all existing floor framing and subflooring will remain. In the areas where renovation is proposed, the existing non-original flooring will be removed and replaced with new flooring. (See **Sheet A900** for additional information).

The scope of this project does not include renovation of the mezzanine. The existing floor assembly and floor finish will remain unaltered.

At level 02, all existing floor framing and subflooring will remain. All existing non-original flooring will be removed and replaced with new flooring (See **Sheet A900** for additional information). At the fur vaults, the existing concrete slab will remain visible and no additional flooring will be installed.

FEATURE 9: CEILINGS

Date of Feature: unknown

Description of existing feature and its condition:

At the basement level, there are some areas which contain no ceilings and all others contain non-original gypsum board finished ceilings at which conditions vary.

At the first floor, all spaces contain non-original ceilings such as gypsum board finish or acoustic ceiling tiles. They vary in type and condition. At the 1949 Addition, ceilings are mostly in poor condition or already removed.

At the mezzanine, there are no extant ceilings.

At the second floor, most spaces contain remnants of non-original acoustic ceiling tile and grid ceilings. Many of the acoustic tiles have already been removed to visualize the underside of the structure above, but the grids remain. They do not date back to the period of significance. In the pre-1888 and 1891 Structures, there are small areas where remnants of plaster on wood lath ceilings and insulation above are visible from below. They appear mostly removed and do not cover vast areas; these remnants are in very poor condition and falling out (See **IMAGE 156** for reference). In other areas, modern MDF board is fastened to the underside of wood joists with insulation above. They are also in poor condition and with visible water staining (See **IMAGES 160-161** for reference).

Photo numbers: IMAGE 50 – IMAGE 161

Drawing numbers: A300, A301, A302

Related Attachments: AM-07

Description of proposed work to feature:

Sprinklers must be installed throughout the entire building, which may require partial removal of existing non-original ceilings in addition to interventions noted below. (See **FEATURE 10** for additional information).

The scope of this project does not include remodeling of the basement level. Therefore, all existing ceilings will remain as is. No new ceilings are proposed.

The scope of this project does not include remodeling of the mezzanine. Therefore, no new ceilings are proposed.

At the first floor, existing non-original ceilings will be selectively removed in areas to be remodeled only. New ceilings will be installed at all renovated and occupied areas (See **Sheet**

A301 for proposed ceiling types). At the underside of the mezzanine, a new layer of 5/8" gypsum board will be installed flush to the underside of the existing mezzanine floor assembly.

At the second floor, all existing non-original ceilings in all spaces will be removed. Any remaining portions of plaster ceilings on wood lath fastened to the underside of wood joists will be removed. New gypsum board ceilings will be installed in all dwelling units. Some dwelling units are daylit via overhead skylights. At these spaces, skylight openings will be framed with furred walls and fully finished (See **Sheet A302** for skylight section details). At the dwelling units located within the historic fur vaults, new gypsum board ceilings will also be installed; however, they will be installed at a higher elevation from the finished floor to mirror the expanded volumetric height of the vaults. Some common occupied areas will receive new acoustic ceiling tiles; see reflected ceiling plans. At the common circulation corridors, the underside of existing structural will remain exposed without ceilings below them to highlight the various structural types as related to the chronology of the building. The underside of all exposed roof deck and exposed structural joists below will be cleaned, prepped, and repainted.

FEATURE 10: MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

Date of Feature: unknown

Description of existing feature and its condition:

The exterior façade of the building contains some existing electrical wiring, backlit signage, and wall-mounted security cameras.

The building does not have an existing fire sprinkler system.

Interior spaces contain various mechanical, electrical, and plumbing elements of undetermined dates – most of these systems appear to be modern replacements which were installed or modified after the period of significance.

Existing mechanical equipment is present on the rooftop including air handling units, condensers, and exhaust fans.

Photo numbers: IMAGE 1 – IMAGE 175

Drawing numbers: A204, A300, A301, A302, A400

Related Attachments: none

Description of proposed work to feature:

Exterior electrical wiring and backlit signs that are obsolete will be selectively removed as they do not date to the period of significance.

A new fire sprinkler system must be installed throughout the entire building on all floors in accordance with current life safety codes. At the basement level, all new sprinkler pipes and heads will be exposed. At the first floor, new fire sprinkler pipes will be installed above existing ceilings and above proposed new ceilings to the greatest extent possible with concealed sprinkler heads. At the underside of the mezzanine, there is not enough space to conceal sprinkler pipes and heads due to very low existing head clearance dimensions. The fur vault on this level does not date back to the period of significance; therefore, sprinkler pipes and heads will be exposed beneath the structural deck above. At the second floor, new sprinkler pipes will be concealed above new ceilings with concealed sprinkler heads. However, at common corridors without new ceilings, they will be exposed overhead. At proposed new skylights, side wall sprinkler heads will be required in the vertical finished space of the opening. (See **Sheets A300, 301 and A302** for exposed sprinkler piping locations)

A new fire department connection must be installed on the exterior face of the building facing a public street for ease of fire department access. It is proposed at the southeast corner of the 1949 Addition to keep its visibility minimal and not impact any of the Art Deco façade elements further north (See **Sheet A400** for keynoted location).

New mechanical systems will be installed throughout the building within interior spaces undergoing remodeling. All will be concealed above new or existing ceilings to the greatest extent possible.

New plumbing piping will be installed in the portions of the building undergoing remodeling. All new plumbing will be concealed above ceilings or within soffits.

All existing HVAC rooftop equipment will be removed – a few items may be salvaged and reinstalled but all other rooftop equipment will be new (See roof plan on **Sheet A204**) for proposed rooftop equipment plan. Sizes are also noted for reference. All equipment is proposed in locations that will conceal it from the public right-of-way below so as not to detract any attention from the historic building façade. All serviceable rooftop equipment will be held a minimum of 10'-0" from parapet and skylight edges to avoid the need for fall protection guardrails.