



**APPENDIX A**





## APPENDIX A

### REPAIRS AND ALTERATIONS OVERVIEW

The HUD Building has undergone alterations and repairs since the completion of construction in 1968. These alterations and repairs are documented in Chapter IV, Existing Conditions Survey. Exterior alterations include modifications to the plaza on the east elevation, the addition of a playground and handicapped ramp on the west elevation, and modifications to building entrances on both the west and east elevations. Interior alterations have included the modernization of the cafeteria, replacement of elevators, and installation of new lighting fixtures and acoustical ceiling tile following the addition of a sprinkler system.

Following is a prioritized summary of recommended repair and alteration work items. Also included is a review of existing repair and alteration work items which have been completed for the building since 1987.

#### PRIORITIZED SUMMARY OF RECOMMENDED REPAIR AND ALTERATION WORK ITEMS

The summary below has been prioritized into three levels: urgent, necessary and desirable. The work categorized under "urgent" should be carried out as soon as possible in order to prevent further deterioration of the materials. The work described as "necessary" should be carried out in the near future or the materials will deteriorate. The work described as "desirable" is primary cosmetic work which will remove and reverse past undesirable changes made to the historic and architectural fabric of the building.

The listing below is abbreviated; reference should be made to Chapter IX, Recommendations and Design Guidelines for Repair, Restoration and Alterations for more detailed explanation and cross references to the guideline specifications contained in Chapter X.

#### URGENT WORK

##### **Exterior**

Bluestone: Remove and reinstall loose bluestone pavers.

Granite: Inspect panels which are out of alignment to determine cause of movement, extent of movement and condition of anchors.

URGENT WORK (cont'd)

- Concrete: Seal the cracks in the exterior concrete beams at the second floor level under the northeast, northwest, southeast and southwest granite endwalls.
- Metalwork: Dismantle, remove corrosion, paint and reinstall metal railing on the west elevation.

NECESSARY WORK**Exterior**

- Site Features: Reinstall displaced stanchions adjacent to pilotis on north and south elevations.
- Bluestone: Clean exterior bluestone pavers.
- Granite: Inspect granite walls and remove graffiti, tape stains, mortar stains and scuff marks.
- Clean soiled granite walls at first floor. Install wheel blocks to prevent car bumpers from scuffing and damaging granite walls and car exhaust from staining granite walls.
- Remove signage from walls; remove stains and repair anchor holes.
- Concrete: Repair cracks to prevent moisture from corroding the steel.
- Clean heavily and moderately soiled concrete to reduce potential of permanent staining.
- Remove rust stains and patched spalled concrete.
- Remove signage from walls; remove stains and repair anchor holes.
- Remove signage and steel bands from concrete light standards and clean to remove rust stains.
- Prepare and conduct a testing program to evaluate condition of concrete, estimate rate of deterioration, and determine optimum treatment.

URGENT WORK (cont'd)

## Precast Concrete

Screen Walls: Remove cracked and broken precast copings and replace missing copings.

Dismantle and reconstruct damaged sections of screen walls at north side of building.

## Entrances/Window

Walls: Clean glass, frames and hardware to restore original appearance of aluminum framing and glass and prevent damage to metal finish.

Plaster Ceilings: Clean ceilings to remove soil, dust, insect nests and spider webs; apply repellent to prevent nesting of bugs and spiders.

Metalwork: Clean, prime and paint painted metal railings, access panels in plaster ceiling, and galvanized metal grates and frames.

Clean soiled aluminum louvers at penthouse.

**Interior**

Bluestone: Remove built-up wax coating from bluestone flooring at first floor to prevent permanent staining of the floor.

Concrete: Clean original unpainted concrete walls in lobbies and stairwells.

Remove wax build-up from the recessed base at the bottom of interior concrete walls.

Hardware: Replace worn out hinge on Departmental Conference Room door with new hinge matching the original.

DESIRABLE WORK**Exterior**

Site Features: Restore site to be consistent with original design intent, including removal of non-original site elements from plaza, removal of non-original light fixtures, signs, metal fences and bicycle storage areas.

Bluestone: Remove asphalt paving and install bluestone paving to restore original appearance of plaza.

DESIRABLE WORK (cont'd)

Screen Walls: Replace missing sections of concrete screen wall at east end of north elevation with screen wall to match original.

Entrances: Remove exterior vestibule at northwest entrance and replace with entrance that matches original.

Clean, prime and paint originally painted metal doors and frames; paint with original colors.

Windows: Remove solar film from windows on south elevation.

Study options of replacing existing windows with new system including new windows systems and/or insulating the exterior wall of the building.

Exterior Lighting: Remove round globes from light standards and install reproductions of original fixtures.

Provide new energy efficient exterior lighting system to replicate original building lighting design.

Remove all non-original light fixtures, cameras, conduit and boxes from face of building and repair all holes.

**Interior**

Concrete: Remove paint from painted concrete soffit above elevator doors.

Remove "capitals" and paint from columns in cafeteria and repair concrete as necessary.

Remove curtains, signage, pictures and artwork hung on exposed concrete wall of Secretary and Deputy Secretary's reception area; repair holes in concrete.

Metals: Clean, prime and paint originally painted metals; paint using original color scheme (including original quadrant colors).

Ceilings: Refinish gypsum board ceilings in elevator lobbies to match original sand finished plaster ceilings.

Remove acoustical tile ceilings in telephone alcove and install plaster ceilings.

DESIRABLE WORK (cont'd)

Install new concealed spline ceiling to match original rough textured ceiling in Cafeteria Dining Room and Departmental Conference Room.

When ceiling tiles are in need of replacement, replace with tile matching the original (hung with a concealed spline system) in corridors throughout building.

## Entrance Doors

and Window Walls: Clean entrance doors and window wall glass and frames.

Walls: Remove new gypsum board partitions in Secretary and Deputy Secretary's reception area; repair exposed concrete and wood paneling.

## Acoustical Wall

Panels: Remove damaged panels in telephone alcoves and install new perforated panels to match originals; paint original color.

Woodwork: Refinish wood paneling, repair damaged wood, fill holes and scratches and restore natural finish on cherry paneling and ash plywood paneling.

Remove non-original wall mounted devices in Departmental Conference Room and replace with ceiling mounted fixtures; refinish wood paneling.

Paint ash doors in Executive Office Suites white.

Flooring: Remove existing flooring in cafeteria and replace with black carpeting matching original floor.

Replace damaged vinyl floor tile with new replacement tile matching color and pattern of original tile as closely as possible.

Furnishings: Remove existing guard's desk and reproduce original polished granite desk.

Replace carpet runners with smaller "walk-off" mats near building entrances.

Install new grey formica shelf in telephone alcoves to match original.

DESIRABLE WORK (cont'd)

- Remove planters and plastic plants from cafeteria.
- Signage, Displays,  
Bulletin Boards: Remove non-original bulletin boards and signage; repair and clean walls as necessary. Replace with signage and boards similar to existing original display cases and building directory.
- Elevators: Paint hoistway doors their original dark grey color.
- At a time when cab interiors and hoistway indicators need replacement, replacements should match originals.
- HVAC: Replace air filters frequently to prevent air diffusers from soiling ceilings.
- Lighting: Maintain existing original light fixtures; rewire and relamp with energy efficient long life lamps matching original lamps color and beam spread as closely as possible.
- Replace rectangular fixtures in Departmental Conference Room with round fixtures matching the original; replace missing recessed light fixtures.
- Replace existing ceiling fixtures with recessed round fixtures matching the originals in cafeteria; remove existing "colonial" lamp post fixtures.
- Replace light fixtures in corridors with fixtures matching original fixtures (in conjunction with replacement of exposed grid acoustical tile ceiling).
- Clocks: Replace existing clocks in lobbies, Departmental Conference Room, Secretary's and Deputy Secretary's Suites with new skeleton clocks matching the originals.
- Electrical Systems: Remove existing wall mounted speakers and cabling in Departmental Conference Room; replace with new speakers concealed above ceiling.



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**REVIEW OF EXISTING REPAIR AND ALTERATION AND CONSTRUCTION INVENTORY OF WORK ITEMS FOR THE BUILDING**

Oehrlein & Associates Architects reviewed the inventory of completed and scheduled work items for the HUD Building supplied by Elaine Robinson, HUD Building Manager. The records available date from 1987 to the present day. Major alterations have included the addition of the child care center and fitness center in the basement, a new roof, new observation deck, new mechanical/electrical systems, and the renovation of existing restrooms to provide handicapped accessible restrooms. The most typical type of repairs and alterations have included repairs and upgrades to the building's HVAC system and passenger and freight elevators, replacement of the south loading dock and parking garage roll-up doors, miscellaneous ceiling tile replacement and repairs to existing lighting. None of the above mentioned work has had a detrimental affect on the historic and architectural fabric of the building.

The following inventory of work items (completed between 1987 and 1995) has had an impact on the historic and architectural integrity of the building.

**EXTERIOR**

**Site and Landscaping**

**Bluestone Paving:** The original bluestone paving has been removed and replaced with pavers not matching the colors of the original paving during entrance lobby renovations and replacement of the rubber waterproofing membrane around the building.

**Lighting:** The original exterior globe lights (11) were removed and replaced with clear globes.

Lights for HUD signs at northeast and southeast corners of the building were installed.

**Guard's Booth:** Guard's booth on south parking lot was replaced and relocated. Other changes have included wire glass replacement and the addition of a sun shade.

**Handicapped Ramp:** Ramp was constructed encircling playground area to connect arcade walkway to L'Enfant Plaza entrance.

**Exterior Elevations (North, South, East and West)**

**Entrances:** Aluminum capsule-shaped vestibule was added at northwest entrance.

Windows: Solar film was installed on windows on the south elevation with plans to do an additional elevation each year (1994-1997).

Lighting: Spotlights were installed on building; additional lighting was installed in overhang area.

## INTERIOR

### **Entrance Lobbies and First Floor Elevator Lobbies**

Lighting: Original light fixtures were replaced in north and south elevator lobbies.

Other: Flags were hung in the north and south entrance lobbies.

### **Cafeteria Dining Room**

Vinyl Tile  
Flooring: New vinyl floor tile was installed.

Lighting: Fixtures at cafeteria entrances were relamped and new 2'x4' light fixtures have been installed to replace original round fixtures.

Other: "Remodeling work" and "various alterations" (which included painting concrete walls, installation of capitals on concrete columns and other modifications).

### **Elevators**

Elevator Cabs: Complete renovation of elevator system (from 1992-1995). New elevator cab enclosures not matching the original were installed.

### **Basement and Second Through Tenth Floor Elevator Lobbies, Including Telephone Alcoves**

Lighting: Existing lighting was "upgraded" in second to tenth floor lobbies.

Restrooms: New hardware for handicapped restrooms was installed.

Telephone Alcoves: Original lights in some alcoves were replaced with fixtures not matching the originals.

**Second through Tenth Floor Corridors**

Office Doors: Automatic door openers were installed in some locations throughout building.

Vinyl Tile  
Flooring: Damaged flooring was repaired in areas (with tile not matching the original).

**Executive Office Suites (Floors 4-10)**

Wood Paneling: Wood paneling in executive suites 7100 and 10100 was "refurbished."

Clocks: Original Simplex clocks in executive suites were replaced.

**Departmental Conference Room and Foyer**

Acoustical  
Ceiling Tile: New ceiling tile was installed.

Other: New speakers were installed.

**Secretary's Suite and Deputy Secretary's Suite**

Walls: Alterations were made to existing walls in the Secretary's Suite (original open reception area has been divided into individual office areas).

**Typical Offices**

Windows: New white venetian blinds were installed in some locations throughout building (which did not match original grey color and 2 inch slat width).

Acoustical Tile  
Ceilings: New acoustical tile ceilings were installed when sprinkler system was installed throughout building. Original concealed spline acoustical tile ceilings were replaced with a new system of 2'x4' exposed grid lay-in acoustical panels. Since existing lighting fixtures and diffusers were not adaptable to a new ceiling system, they were also replaced.

Lighting: Replacement of all PCB contaminated transformers with silicone filled transformers resulted in the replacement of all of the original fluorescent light fixtures with new fluorescent fixtures throughout the building.

Installation of sprinkler system also resulted in relocation, replacement, and addition of new light fixtures.