“Building Analysis” and “Recommended Renovation Work” from the 1996 Diekema Hamann report.
III. EXISTING BUILDING ANALYSIS

A. General Building Overview

East Hall is made up of four buildings constructed between 1904 and 1947. Primary materials are brick, limestone, and decorative sheet metal, and approximately 382 large double hung wood windows. Overall, the building measures 480 feet long in the north/south direction, by 94 feet wide, by approximately 45 feet high, excluding the cupola. There is 111,706 S.F. of interior space in two floors and a basement. The east face originally had three porticoes and main entrances. Today, two of the porticoes are gone, and most people enter the building from the west side, adjacent to the parking lot.

1. Site Overview

East Hall is located on Prospect Hill, on Western Michigan University’s East Campus. The east face of the building, which was designed as the “front” of the building, sits on the edge of the hill overlooking downtown Kalamazoo. As mentioned in the history section of this study, there were gardens at the base of the hill that have been removed and recreational playing fields have been installed. The stairs that lead down the north and south sides of the hill remain, but the inclined railcar has been removed.

Lawn space around East Hall is minimal with parking areas on the north, south and west elevations and a paved access drive along the east elevation. The existing parking areas that are minimal, will not provide the parking required for complete occupancy of the building. Paving and sidewalks around the building are in poor condition with the exception of some curbing along the west parking area that is recent. Landscaping is limited to a small area at the west entrance into the Connector Annex and vines growing up various walls of the building.

Utilities to the site and building come from the west across the quadrangle. Electric service is underground and steam supply piping enters the building via a tunnel into the Gymnasium Building. Site lighting is by non-original building mounted fixtures. The condition of the storm drain system is questionable and almost all of the downspouts spill onto the grade at the base of the building.

2. Building Shell Overview

For its age, East Hall is in good to fair condition. With the exception of the Training School Building, it is structurally sound. It is mostly closed to the weather, and even though the removal of the porticoes was a radical change, the majority of the historic materials are intact. Of course there are common problems. For instance, most windows need repair, mortar
joints have deteriorated, finishes have weathered, and sheet metal has rusted. Some buildings need more work than others, due to varying maintenance plans and different exposure to the elements. The protected and continuously occupied Administration Building is in much better shape than the north facing and under-used Gymnasium Building. The south building finishes are in better condition than the north buildings, but it has visible damage and settling.

3. Interior Space Overview

Similar to the conditions for the building shell, the interior spaces for East Hall are generally in good to fair condition. Since the use of the building has not essentially changed since the building was constructed, alterations and/or upgrading have been very minimal. The interior construction; walls, floors, ceilings, doors/frames, trims and moldings, stair railings, are 95% original. Changes are only the finish (paint), replacement hardware, and a few newer space dividing partitions.

As would be expected with a building of this age, years of use (wear and tear) have taken their toll on much of the interior construction. Profiles of trims, casings and moldings are worn, chipped, cracked, broken or missing and have been painted many times resulting in a loss of definition. Doors and frames, as well as the interior of the windows trim and stools are showing age from use, repairs, hardware changes and modifications. The walls have been patched and painted many times due to use, stress cracks, and in some areas, water and moisture damage. The linoleum and/or vinyl asbestos tile flooring is worn, chipped or missing.

As a whole, the conditions cited above for the interior spaces is typical for all building areas with the exception of areas with recent repairs or areas of more severe water damage. It should also be noted that a majority of East Hall, outside of the Gymnasium Building, is used as studios for the art department. Some new partition walls have been added to form gallery space(s) and rooms have been painted white to provide a neutral background for artist’s work. It appears the nature of some medium chosen by the art students has caused even more wear and tear on the interior surfaces of the spaces.

4. Code Issues

East Hall, constructed between 1904 and 1947, was designed and built under a very different set of building code requirements than those of buildings today. Essentially there has been no change in ownership or use over the ninety some years since it was constructed, so upgrading to modern code requirements has been minimal. It appears the general building areas, heights and space divisions could meet the current code
requirements with some moderate modifications. The majority of the conditions that fail to meet current codes relate to a lack of or inadequacies of proper fire/smoke separation assemblies, fire alarm/signaling systems, emergency systems (i.e., emergency egress lighting, exit lights), and fire protection systems (i.e., sprinklers).

Relating to Barrier Free access issues, the main problem is accessibility into the building. The first floor level is approximately 56 to 60 inches above grade and is only accessible by way of stairs. No elevator or lift is available in the building for movement between floors. Because the floor levels of the Connecting Annex are half a story below the rest of the building areas, barrier free movement from north to south is cut off. A majority of the room sizes and door widths would accommodate access but door hardware does not meet current design criteria. Also, the toilet rooms do not meet barrier free design requirements and would require extensive renovation. A detailed per building analysis of existing conditions, with recommendations follows.
IV. RECOMMENDED RENOVATION WORK

The basis of this study is to examine and analyze the existing condition of East Hall, good or bad, and then develop a plan for work to bring the building up to current and acceptable standards for an intended use. The building analysis and recommendations of renovation work was made with the following precedents in mind:

Respect and sensitivity for the historic architecture of the existing buildings.
The condition of the structures with concern for future maintenance and operation.
Building code, life safety and barrier free access issues.
Anticipated use of the building to be primarily for office use.

Based on field observations of the existing building and site, review of existing systems and code compliancy, and the aforementioned precedents, the following is an outline of recommended renovation work. The recommended work is presented as a basis for the following Section V, Renovation Options, and should be viewed as necessary work for any selected option.

A. Administration Building

1. Exterior Work
   Masonry:
   - Repoint entire building.
   - Reset displaced bricks between cornice and tops of second floor windows.
   - Repoint brick spandrels.
   - Repoint wide joints at lintel ends.
   - Repoint brick masonry chimneys.
   - Repair and reattach chimney and ventilation hoods.
   - Replace mismatched brick infills.
   - Clean brick at downspouts.
   - Remove ivy from walls.
   - Apply sealant to joints at end of limestone sills.
   - Generally clean brick masonry.
   - Generally clean limestone.
   - Clean severe stains from limestone.
   - Patch holes in bricks.
   - Damp-proof perimeter of foundation walls.
   - Repoint stone mortar joints.
   - Point cracks in limestone.
   - Replaced spalled limestone at east entry door.
   - Adjust grade to provide positive drainage away from building.

Decorative Sheet Metal:
   - Adjust slope of top of copper pilaster capitals; seal tight to building.
Patch rust holes in galvanized metal with soldered patches of similar configuration.
Remove deteriorated wood from cornice interior as required.
Replicate rooftop balustrade along roof edge based on photographic evidence. Synthetic materials which require less maintenance may be used.
Replace galvanized ledges at porico with new seamless and soldered galvanized sheet metal.
Remove loose paint from all sheet metal surfaces, prime and paint.

Porico:
Replace tubular column covers with new stone or cast stone replacements with appropriate entasis.
Paint coffered ceiling.
Repair open sheet metal joints around perimeter of coffered ceiling.

Roof:
Three options exist for addressing the roof:
1. Repair of existing:
   - Remove bad roofing areas including membrane and sheet metal at the built-in gutters.
   - Replace any unacceptable substrate materials.
   - Repair/replace with new compatible roofing materials.
2. Re-roofing:
   - Remove bad roofing areas including membrane and sheet metal at the built-in gutters.
   - Replace any unacceptable substrate materials.
   - Apply mechanically fastened membrane roofing system.
   (Note: Further study of the roof loading capacities will be required for this option)
3. Standing Seam Metal Re-roofing:
   - Remove entire roofing systems (re-roofing and original metal roof) back to original wood roof deck.
   - Replace any unacceptable substrate materials and conditions.
   - Install new standing seam metal roof system to match intent and character of original metal roof.

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Cupola:
Replace flagpole/spire.
Repair/replace windows.
Repair sheet metal and paint as described in Sheet Metal section above.
Reconstruct decorative sheet metal columns to match original condition.

Downspout/Gutters:
(Note: Exposed downspouts are not original to the building design. They were added as a solution to a problem with the functioning of the original interior downspout system.)
Remove existing downspouts. Gutter work addressed as part of roofing work.
Install new round galvanized sheet metal downspouts.
Install splash blocks or downspout extensions where existing downspouts do not extend below grade. (Note: the storm system needs to be addressed)
Paint downspouts to be compatible with facade.

Windows:
Two options exist for addressing the windows.
1. Repair/repaint of existing wood windows.
2. Replacement of windows.
Note: Wood windows are one of the most significant character-defining elements in historic buildings of this era, and the Secretary of the Interior’s Guidelines for Historic Preservation stress retaining such windows, or if replacement is necessary, replacement with similar wood windows is encouraged.

1. Repair/repaint existing.
Repair existing windows: Add weatherstripping; replace sash chains; replace broken glazing; selectively repair sash.
Install interior storm windows.
Paint all windows
Strip paint from cast iron fan window over cast entry and repair.
Selectively replace severely deteriorated sash to match existing.
Replace anachronistic hardware.
Install sealant around brickmold perimeter and at all fixed wood joins.
Remove air conditioners, and repair sash.
Remove louvers wherever possible, and repair sash. Where louvers are not restain, install and paint louvers in a manner that is compatible with the appearance of the windows.
Replace damaged glazing at attic windows.
Replace and reattach brickmold in round pediment windows; reglaze.
Alternate: if louver is required at this location for ventilation purposes, install round louver in existing round window frame.
Window lintels to be replaced as required.

2. Replace windows.
Remove existing window sash and any rotted frame material. Install a heavy-commercial single-hung aluminum window with insulating glass, historic sill and trim paning, interior trim, and applied extruded muntins in appropriate size, configuration and color for building design. (Note: Replacement alternate for fixed window units in lieu of operable.)

Doors:
Repair, refinishing or replace east doors. Install new historically appropriate hardware. Remove loose rust from the cast iron entrance frame, prime with rust inhibitor and repaint. Remove plexiglass panels and replace with glass. Install new threshold and weather strip.

Ideally, the west entry would be removed, a window installed, and the bow restored to its original condition. Access from the west would be through the Annex. Depending on the space use, this may not be a practical or code compliant solution. As an alternative, the entry should be replaced with new wood and glass doors, sidelights and transoms compatible with the architecture.

Steps:
Patch concrete at exposed reinforcing on east steps. Remove inappropriate handrails and replace as required with rails more compatible with the architecture.

The west entry could be removed as noted in door section above. Depending on the space use, this may not be a practical or code compliant solution. As an alternative, if the doors remain, the stairs would be replaced with new concrete and steel stairs and railings to match those installed in the 1950’s.

Exterior Lighting:
Replicate lanterns based on historic photos, and reinstall at east entry. Remove flood lights from the cornice and replace with appropriate site lighting.

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4. **Structural Work**

The condition of the structural system(s) of the Administration Building is generally in good condition as was noted in the building analysis section. Following is a list of work items which are recommended to be done to the structural system(s) as part of the building renovation:

A. **Foundations**
   Minimal patching of the concrete foundation is required. Waterproofing is recommended.

B. **Floor Structure**
   Existing floor structure appears in good condition so critical work does not appear required. Additional investigation may be required once end use has been determined.

C. **Masonry**
   Repointing of brick is required as noted in the exterior work section. Window lintels require replacement in several locations, both first and second floors. Some replacement of deteriorated brick is required.

D. **Roof**
   Main roof structure in good shape. No required work is apparent at this review. Framing at eves needs to be replaced at many areas, especially areas of visible water damage. Additional work may be required once roof is removed and visual inspection can be made. Install tiedowns at eave outriggers. Rafter, sill and roof sheathing repairs needed at valley and various other areas. Chimney masonry needs repair and repointing.
B. Gymnasium Building

1. Exterior Work

Masonry:
- Repoint entire building.
- Reset displaced bricks at northwest and northeast corners near downspouts.
- Reset displaced bricks between cornice and eves of second floor windows.
- Repoint brick spandrels.
- Repoint wide joints at lintel ends.
- Remove bricks over lintels, sandblast lintels, paint, reinstall brick.
- Repoint brick masonry chimneys
- Clean brick at downspouts.
- Apply sealant to joints at end of limestone sills.
- Clean mold and fungus from northwest corner of building.
- Generally clean brick masonry.
- Generally clean limestone
- Clean severe stains from limestone
- Patch holes in bricks.
- Damp-proof perimeter of foundation walls, especially at common brick wall north end of west elevation.
- Repoint stone mortar joints.
- Point cracks in limestone.

Decorative Sheet Metal:
- Adjust slope of top of copper pilaster capitals; seal tight to building.
- Replace two missing copper column capitals.
- Patch rust holes in galvanized metal with soldered patches of similar configuration.
- Remove deteriorated wood from cornice interior.
- Replicate rooftop balustrade based on photographic evidence. Synthetic materials which require less maintenance may be used.
- Paint galvanized ledges with zinc-rich paint.

Roof:
Three options exist for addressing the roof:

1. Repair of existing:
   - Repair of existing:
   - Replace any unacceptable substrate materials.
   - Repair/replace with new compatible roofing materials.

2. Re-roofing:
   - Remove bad roofing areas including membrane and sheet metal at the built-in gutters.
   - Replace any unacceptable substrate materials.
   - Apply mechanically fastened membrane roofing system.
3. **Standing Seam Metal Re-roofing:**
   - Remove entire roofing systems (te-roofing and original metal roof) back to original wood roof deck.
   - Replace any unacceptable substrate materials and conditions.
   - Install new standing seam metal roof system to match intent and character of original metal roof.

**Downspout/Gutters:**
(Not: Exposed downspouts are not original to the building design. They were added as a solution to a problem with the functioning of the original interior downspout system. The existing storm water system needs to be addressed.)

- Install new round galvanized sheet metal downspouts.
- Snake out below-grade downspout drain lines, restore to full function.
- Install splash blocks or downspout extensions where existing downspouts do not extend below grade.
- Paint downspouts to be compatible with facade.

**Skylight:**
- Install new aluminum framed sloped skylight with insulating glass or existing skylight structure.
- Restore interior ceiling skylight panels. Install code compliant laminated glazing.

**Windows:**
Two options exist for addressing the windows:
1. Repair/repaint of existing wood windows.
2. Replacement of windows.

**Note:** Wood windows are one of the most significant character-defining elements in historic buildings of this era, and the Secretary of the Interior's Guidelines for Historic Preservation stress retaining such windows, or if replacement is necessary, replacement with similar wood windows is encouraged.

1. **Repair/repaint existing.**
   - Repair existing windows: Add weatherstripping; replace sash chains; replace broken glazing; selectively repair sash.
   - Install interior storm windows.
   - Paint all windows, including transom window over eas entry.
   - Selectively replace severely deteriorated sash to match existing.
Install sealant around brickmold perimeter and at all fixed wood joints.
Remove air conditioners, and repair sash.
Remove louvers wherever possible, and repair sash. Where louvers are must remain, install and paint louvers in a manner that is compatible with the appearance of the windows.
Replace damaged glazing at attic windows.
Install glazing in round pediment windows; repair and reattach brickmold. Alternate: if required for ventilation purposes, install round louver in existing round window frame.

2. Replace windows.
   Remove existing window sash and any rotted frame material.
   Install a heavy-commercial thermo break single-hung aluminum window with insulating glass, historic sill and trim panning, interior trim, and applied extruded muntins in appropriate size, configuration and color for building design.
   (Note: Alternate for fixed window units in lieu of operable.)

Doors:
East Doors
Replace doors and hardware with new doors to match original.
Weatherstrip
Replace plexiglass in sidelights with glass.
Remove loose rust from cast iron frame, prime and repaint.

West Doors
Remove mismatched brick infill.
Remove existing doors and replace with wood doors.

Steps:
Remove east steps and railings. Replace with new concrete steps as a part of portico restoration.

Exterior Lighting:
Replicate historic lanterns.
Remove flood lights from the cornice. Replace with appropriate pole mounted site light.

Porcico Reconstruction:
Prior to its removal, the original portico was the strongest character-defining architectural of the building. The presence of the three porticos at the top of the hill presented a dramatic image to East Hall. The visual strength of these porticos brought unity to the three structures, and created an appearance of symmetry, even though the complex of buildings
is, in fact, not symmetrical. These porticos also contributed to East Hall’s powerful image as the symbol of Western Michigan University. For these reasons, the reconstruction of this portico is recommended.

If portico is not reconstructed:

- A more suitable pediment treatment should be provided at the gabled roof end.
- Cementitious coating at the former porch location should be replaced with limestone and brick.
- Permanent and architecturally compatible steps should be installed.
4. Structural Work

The condition of the system(s) of the Gymnasium Building is generally in good condition as was noted in the building analysis section. Following is a list of work items which are recommended to be done to the structural system(s) as part of the building renovation:

a. Foundations - Minimal patching of the concrete foundation is required. Additional repair is required at the northwest corner and under the stairs leading out to the east entry due to water damage. Waterproofing is recommended.

b. Floor Structure-Existing floor structure appears in good condition so critical work does not appear required. Additional investigation may be required once end use has been determined.

c. Masonry-Face brick at the northwest corner where most extensive water damage was located should be completely stripped and rebuilt. Interior wythes of brick will need to be repointed at this area. Some areas of brick above the ceiling line will need to be removed and reconstructed. Repointing of brick is required as noted in the exterior work section. Window lintels require replacement in several locations, both first and second floors. Some replacement of deteriorated brick is required.

d. Roof-Main roof structure is in good shape. No required work is apparent at this review. Framing at eaves needs to be replaced at many areas, especially areas of visible water damage. Additional work may be required once roof is removed and visual inspection can be made. Install tie downs at eave outriggers. Rafter, sill and roof sheathing repairs needed at valley and various other areas. Chimney masonry needs repair and repointing.

e. Portico Replacement-Original portico foundations and structure has been removed. Replacement of structure to fit with original design intent.
C. Training School/South Building

1. Exterior Work
   Masonry:
   Because of extensive damage due to water penetration, it is recommended that the face brick be removed at areas between the pilasters and replaced or reconstructed. The interior wythes of brick must be strengthened as part of this work.
   - Install new window lintels and flashings.
   - Repoint brick masonry at remaining pilasters.
   - Repoint brick masonry chimneys
   - Apply sealant to joints at end of limestone sills.
   - Generally clean brick masonry.
   - Generally clean limestone
   - Clean severe stains from limestone
   - Patch holes in bricks.
   - Dampproof perimeter of foundation walls.
   - Repoint stone mortar joints.
   - Point cracks in limestone
   - Replace concrete bricks at tops of pilasters with fired clay bricks to match existing pilaster bricks.
   - Remove three terra cotta pilaster capitals (see replacement description in Decorative Sheet Metal section below).
   - Replace mismatched brick at base of west elevation at infilled former opening.
   - Remove ivy from masonry walls.
   - Replace deteriorated lintels at ground floor windows.
   - Remove and reset shifted limestone belt course blocks

Decorative Sheet Metal:
   Adjust slope of top of remaining copper pilaster capitals; seal tight to building.
   Replace missing copper column capitals.
   Install new copper column capitals to replace removed terra cotta capitals (terra cotta removal described above)
   Patch rust holes in galvanized metal with soldered patches of similar configuration.
   Replace sections of cornice where rust is extensive.
   Replace deteriorated wood from cornice interior.
   Replicate rooftop balustrade based on photographic evidence. Synthetic materials which require less maintenance may be used.
   Paint galvanized ledges with zinc-rich paint.
   Replace missing attic window grilles with new assembly built from steel bar stock.

Roof:
   Three options exist for addressing the roof:
   1. Repair of existing, 
      - Remove bad roofing areas including membrane and sheet metal at the built-in gutters.
- Replace any unacceptable substrate materials.
- Repair/replace with new compatible roofing materials.

2. Re-roofing:
- Remove bad roofing areas including membrane and sheet metal at the built-in gutters.
- Replace any unacceptable substrate materials.
- Apply mechanically fastened membrane roofing system.
  (Note: Further study of the roof loading capacities will be required for this option)

3. Standing Seam Metal Re-roofing:
- Remove entire roofing systems (re-roofing and original metal roof) back to original wood roof deck.
- Replace any unacceptable substrate materials and conditions.
- Install new standing seam metal roof system to match intent and character of original metal roof.

Downspout/Gutters:
(Note: Exposed downspouts are not original to the building design. They were added as a solution to a problem with the functioning of the original interior downspout system.)
Install new round galvanized sheet metal downspouts.
Snake cut below-grade downspout drain lines, restore to full function.
Install splash blocks or downspout extensions where existing downspouts do not extend below grade. (Note: The storm system needs to be addressed.)
Paint downspouts to be compatible with facade.

Skylight:
Install new aluminum framed sloped skylight with insulating glass on existing skylight structure.
Restore interior ceiling skylight panels. Install code compliant laminated glazing.

Windows:
Two options exist for addressing the windows:
1. Repair/repaint the existing wood windows.
2. Replacement of windows.
Note: Wood windows are one of the most significant character-defining elements in historic buildings of this era, and the Secretary of the Interior’s Guidelines for Historic Preservation stress retaining such windows, or if replacement is necessary, replacement with similar wood windows is encouraged.
1. Repair/repaint existing:
   Repair existing windows: Add weatherstripping; replace sash chains; replace broken glazing; selectively repair sash.
Install interior storm windows.
Paint all windows, including transom window over east entry.
Selectively replace severely deteriorated sash to match existing.
Install sealant around brickmold perimeter and at all fixed wood joints.
Remove air conditioners, and repair sash.
Remove louvers wherever possible, and repair sash. Where louvers are
must remain, install and paint louvers in a manner that is compatible with
the appearance of the windows.
Replace damaged glazing at attic windows.
Install glazing in round pediment windows; repair and reattach brickmold.
Alternate: if required for ventilation purposes, install round louver in
existing round window frame.

2. Replace windows:
   Remove existing window sash any rotted frame material.
   Install a heavy-commercial thermal break single-hung aluminum window
   with insulating glass, historic sill and trim panning, interior trim, and
   applied extruded muntins in appropriate size, configuration and color for
   building design.
   (Note: Replacement alternate for fixed window units in lieu of operable.)

Doors:
Replace East doors and hardware with new doors to match original. Weatherstrip-
replace plexiglass in sidelights with glass. Remove loose rust from cast iron frame,
prime and repaint. Remove west and south doors to ground floor, and replace with
wood double hung window to match original. Remove awning on west side.

Steps:
Remove east steps and railings. Replace with new concrete steps as a part of
portico restoration.

Exterior Lighting:
Replicate historic lanterns.
Remove flood lights from the cornice and replace with appropriate pole mounted
site lights.

Missing Portico:
Prior to its removal, the original portico was the strongest character-defining
architectural of the building. The presence of the three porticos at the top of the
hill presented a dramatic image to East Hall. The visual strength of these porticos
brought unity to the three structures, and created an appearance of symmetry, even
though the complex of buildings is, in fact, not symmetrical. These porticos also
contributed to East Hall’s powerful image as the symbol of Western Michigan
University. For these reasons, the reconstruction of these porticos is
recommended.
If portico is not reconstructed:
- A more suitable pediment treatment should be provided at the gabled roof end
- Cementitious coating at the former porch location should be replaced with limestone and brick
- Permanent and architecturally compatible steps should be installed.
4. Structural Work

The condition of the structural system(s) of the Training School Building is generally in good condition, though of all the building areas requires the most work. Following is a list of work items which are recommended to be done to the structural system(s) as part of the building renovation:

A. Foundations
   Minimal patching of the concrete foundation is required.
   Additional repair is required at the east wall due to water damage.
   Waterproofing is recommended.

B. Floor Structure
   Existing floor structure appears in good condition so critical work does not appear required. Additional investigation may be required once end use has been determined.

C. Masonry
   Due to extensive water penetration into the masonry walls, it is recommended that the face brick at the windows between the pilasters be removed completely and rebuilt. Interior wythes of brick will need to be repointed after face brick has been removed. Some areas of brick above the ceiling line will need to be reconstructed.
   Repointing of brick is required as noted in the exterior work section.
   Window lintels severely deteriorated will require replacement. (Typical to both first and second floors.)

D. Roof
   Original roof structure would not meet current code requirements and has deteriorated in some areas, but appears not to be in emergent need of repair.
   Saggng members (subsequently the ceiling system sags) will need to be reinforced.
   Framing at eaves needs to be replaced at many areas, especially areas of visible water damage.
   Install tiedowns at eave outriggers.
   Rafter, sill and roof sheathing repairs needed at valley and various other areas.
   If skylight is to be replaced, additional framing work will be needed to support it.
   Additional work may be required once roof is removed and visual inspection can be made.
   Chimney: masonry needs repair and repointing.

E. Portico Replacement
   Original portico foundation and structure has been removed.
   Replacement of structure to fit with original design intent.
D. CONNECTOR ANNEX

I. Exterior Work

General:

Evaluate the function of the annex in the context of the overall East Hall building. Depending on the option and/or options to be evaluated (See Renovation Options section) this part of East Hall would most likely be the area to address the barrier free access issue.

As noted in the Existing Building Analysis section, the Connector Annex is not on the Historical Register but has in itself unique features. The matter of how this portion of the building will be addressed has not been determined at this time. Following is a list of work which should be done if major alterations for accessibility are not undertaken:

Brick and Stone Masonry
Repoint mortar on the east elevation near the roof.
Repoint mortar at lintel ends on east elevation.

Roof
Remove existing built-up roofing down to the original deck.
Repair/replace any unsuitable substrate conditions.
Install new insulation and membrane roofing system.

Windows
Two options exist for addressing the windows:
1. Repair/repaint the existing wood windows.
2. Replacement of windows.

Repair/repaint existing:
Repair existing windows: Add weatherstripping; replace sash chains; replace broken glazing; selectively repair sash.
Install interior storm windows.
Paint all windows.
Selectively replace severely deteriorated sash to match existing.
Install sealant around brickmold perimeter and at all fixed wood joints.
Remove air conditioners, and repair sash.
Replace windows:
Remove existing window sash and any rotted frame material. Install a heavy-commercial thermo break single-hung aluminum window with insulating glass, historic sill and trim panning, interior trim, and applied extruded muntins in appropriate size, configuration and color for building design.
(Note: Replacement alternate for fixed window units in lieu of operable.)

Doors
New doors meeting barrier free design requirements widths and design will be required if this area is to become the accessible entrance.

Exterior Lighting
Relocate exposed emergency light and conduit to concealed location.

Steps:
Remove stone step and concrete approach. Replace with new concrete approach as a part of barrier free access work.
4. **Structural Work**

The condition of the structural system(s) of the Connecting Annex is generally in good condition. Following is a list of work items which are recommended to be done to the structural system(s) as part of the building renovation:

A. **Foundations**
   - Waterproofing is recommended.

B. **Floor Structure**
   - Existing floor structure appears in good condition so critical work does not appear required. Additional investigation may be required once end use has been determined.

C. **Masonry**
   - Repointing of brick as required as noted in the exterior work section.

D. **Roof**
   - Original roof structure appears in good condition though due to bad roofing areas, it is possible that the original gypsum roof deck may have deteriorated and will require work.
E. SITE WORK

The amount and type of work recommended for the site surrounding East Hall is dependent on the extent of renovation work taken on for the building as noted in the following section V. Renovation Options. Whether the entire East Hall building is renovated or if only a portion is retained will determine the extent of site work to be undertaken. The following is a list of recommended work which in general would be required to upgrade the existing site:

Parking
The existing parking areas around the building will need to be rebuilt or resurfaced (with the exception of the lot to the south). If portions of the building are removed, additional parking areas can be added (existing parking capacity is not sufficient).

Walks/Curbs
The sidewalks and curbs around the building will need to be replaced. Walk and curb work will be contingent on amount of parking areas.

Landscaping
A landscaping plan will need to be developed for the area around the building including the hill area to the east which is overgrown with vegetation. Landscaping will be integrated with additional parking areas created if portions of the building are removed.

Signage
The University's signage program would be extended to the East Hall building and site.

Site Utilities

1. Sanitary Sewer
   Repair or replacement of portions of the sewer as determined by inspection and video taping the interior of the sewer.

2. Storm Sewer
   Connect rainwater conduits, yard drains, and catch basins to new storm sewers and extend to existing adequately sized main or retention areas.

   The storm water from the roofs of the buildings must be directed to a new underground system or to a retention area. Work will be contingent on the size of the building to remain.
3. **Condensate Piping**
   Replacement of the deteriorated existing piping from the Old Power Plant to the building.

4. **Potable Cold Water**
   Replace most of the existing 3" service with new from point of connection to main water service.

5. **Fire Protection**
   New fire hydrant(s) and underground distribution piping around the building.
   Extend fire protection services from new site distribution system into building.

6. **Site Lighting**
   New site and building lighting that is compatible with the existing building design and the University's standard. Site lighting should be pole mounted and building lighting should provide dramatic illumination of the building at night.