

2125 Ridge Ave: Architectural Evaluation and Reuse Feasibility Study

Description

2125 Ridge Ave is a vacant 3 story plus basement mixed use end of row structure located at the southeast corner of the intersection of Ridge Ave and W Oxford Street, and extending along W Oxford Street east to N 21st Street. Constructed in 1895 and originally one of a row of attached buildings, adjacent buildings have been demolished and the building is now a detached structure, with an exposed party wall on the south lot line. The building has a lot width of 16'-8" at 21st Street and frontage of 117'8" on Oxford Street. The building has a total gross floor area of 5,743 Sf, including the first second and third floor, but excluding the basement and fire stair roof penthouse. Net floor area of the building is 4,988 sf. Floor to floor heights are approximately 11 feet at the first floor and 10 feet at the second and third floors. Overall building height is 34 feet from grade to top of cornice line.

The building includes former commercial spaces on the first floor, as well as a stair enclosure accessed from an entrance door on W Oxford Street that provides access to the second and third former residential floors and roof. The second and third floors accommodate former hotel/ single occupancy rooms with two common hall access bathrooms, one each side of the stair. The first floor accommodates 2 separate commercial spaces. The principal space, of approximately 1,195 sf, accessed from an entrance on the corner of Ridge Ave and W Oxford Street, was formerly occupied by the Checker Club Jazz venue. The space consists of a long bar area and toilet room in the front, and a kitchen area in the back behind the stair tower. A smaller entirely separate commercial space at the east end of the building of approximately 315 sf, is accessed from an entrance at the corner of W Oxford Street and 21st Street. The stair tower, the only means of access to the upper floors, provides access to exterior fire stair landings at the second and third floor, and to the roof via the penthouse. On each of the second and third floors the stair provides access to a common interior corridor on the party lot line that provides access to a variety of single rooms and suites of rooms either side of the stair tower. There are 8 rooms and 2 bathrooms on each floor. The basement is accessed by 2 steel sidewalk doors within the Oxford Street sidewalk. Neither the basement nor the rear commercial space fronting 21st Street were accessible for the conditions survey.

The street facing facades of the building are faced in an iron spot brick. The iron spot bricks have been painted at the first floor. The first-floor commercial spaces include store front windows fronting Ridge Ave, W Oxford Street and 21st Street. Some of the windows have been removed and replaced with concrete masonry, or boarded with plywood. The entrances to the commercial spaces at the corner of ridge and Oxford Street and Ridge and 21st Streets are on the diagonal and inset within the exterior walls. Steel beams and posts support the brick masonry above. The long Oxford Street façade is enlivened by projecting bay windows at the second and third floors and by the metal faced fire escape balconies and a canopy structure supported on steel brackets. There is also a bay window at the second and third floor on the 21st Street frontage. The

intersection of Ridge Ave and W Oxford Street is defined by a projecting circular corner bay at the second and third floors.

Until 2009 the building retained the original decorative formed galvanized metal facings to the bays, roof cornice and first floor cornice as well as a cupola over the corner circular bay. Since 2009 the metal facings have been removed, exposing the wood frame support structure and previously concealed areas of rough brick. Former store front windows and entrance doors at the first floor have been sealed. The exposed former party wall has been stuccoed and painted with a mural depicting the former Pearl Theater.

The interior supporting walls of stair tower are of brick masonry construction. Interior partitions are typically wood stud with lath and plaster finish. Ceilings are plaster on wood lath. Floors are tongue and groove pine on 3 x 10 wood joists

Building Condition

The masonry building shell and wood floor and roof joist structure of the building are in fair condition. The iron spot brick needs cleaning and patch pointing. The now exposed rough brick at the former cornice locations needs pointing. Paint need to be removed from the first-floor brick. Spalling brownstone lintels need to be repaired or replaced. The fire escape balconies are in a deteriorated condition and the support brackets are pulling away from the building. The balconies need to be reconstructed. There has been some deterioration of the roof and floor assemblies at the west end of the building where there has been extensive water penetration through the roof. The first-floor interior is in poor condition. The ceiling at the west end of the building within the former bar area has partially collapsed and the first-floor interior is full of debris and trash. The interior stair tower is in poor condition and many of the wood stairs and risers are broken. The stair configuration does not meet current code provisions. The treads are very narrow and the landings are very shallow. The second and third floor structural assemblies are in fair condition, but there are areas of joist and subfloor that need to be replaced. The exposed wood support framing for the bay windows and cornices has deteriorated due to exposure to weather and needs to be replaced. All windows and doors are deteriorated and broken and require replacement. All interior finishes are in a deteriorated condition and require replacement. All mechanical systems and utility services need to be replaced.

Potential for Rehabilitation

Rehabilitation of the building will require reconfiguration of the first through the third floors. The stair tower that provides access to the upper floors will need to be reconfigured and relocated to provide a code compliant common stair with adequate tread and riser dimensions and landing widths. The new stair would occupy the full width of the building. The first floor would be reconfigured to accommodate 2 commercial spaces each side of the new stair tower. The west space would provide a leasable area of 831 sf while the east space would provide a leasable area of 585 sf. Each commercial space would be finished as shell space ready for tenant fit out. Each commercial space would have access to the basement. All new store front windows and doors would be provided as part of the shell improvements and a 2-hr. fire rated ceiling provided between the commercial space and upper floors. The second and third floors would each accommodate a 633 sf one bedroom or studio apartment east of the stair and a 934 sf 2-bedroom

apartment west of the stair. All the apartments would have large window areas and generous access to daylight.

Scope of Work for Rehabilitation

Phase 1: Immediate Improvements Required for Stabilization of Building and Address Public Safety Concerns

The proposed scope of work required to clear the unsafe structure violations and maintain temporary weather protection for the building that will last a minimum of 12 months includes the following:

- Repair deteriorated bay window framing to the minimum extent necessary, or add temporary interior bracing, to adequately support temporary plywood sheathing to the bays. Install temporary sheathing at bays with ½" pressure treated plywood and apply layer of roofing felt to weatherproof structure. Install pressure-treated plywood panels at *all* window openings.
- Remove existing roof finish and badly deteriorated areas of sheathing. Replace deteriorated sheathing (assume 25%). Install new single layer 90 lb roll roofing (main roof, penthouse roof and bays), with flashings as required to maintain a waterproof structure and drain to existing downspouts. Repair top roof and lower wood cornice framing to the minimum extent necessary to support temporary plywood facings. Apply temporary pressure treated plywood facings to cornice.
- Remove trash and debris from the building and remove collapsed first floor ceiling finish and support framing in first floor bar area. Properly secure all door openings.
- Deteriorated fire escape landing assemblies. Provide temporary pressure treated wood shoring from ground level to each landing to provide additional temporary structural support to the second and third floor exterior fire escape landing assemblies.
- Deteriorated stone lintels and sills. Remove unsound, loose, and flaking material at stone lintels and sills to leave only sound stone.
- Install protective temporary chain link fencing to keep pedestrians a minimum of 6' from the building.

Phase 2: Full Rehabilitation

Rehabilitation of the building exterior will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

Demolition

- Demolish all interior partitions, and exterior wall furring and plaster, doors and trim and existing stairs and interior masonry stair supporting walls on all floors and within basement. Demolish masonry penthouse enclosure above roof. Repair interior face of existing masonry walls

- Remove all existing ceiling finishes including plaster and lath
- Remove deteriorated fire escape balconies
- Repair and parge existing basement walls (80%)
- Repair/patch existing basement concrete floor (50%)
- Remove storefront window infill panels and cmu infill
- Remove existing roof finish

Masonry

- Patch point existing iron spot exterior face brick to historic standards (50%)
- Clean exterior face of brick and remove paint from first floor brick and lintels
- Point rough soft exterior brick exposed by removal of galvanized metal cornice facings
- Repair/replace spalling brownstone lintels (100%)
- Provide new fire rated stair enclosure walls as required for reconfigured stairs, from basement to first floor level

Wood

- Repair existing first floor structure. Assume 25% replacement of joist and 100% replacement of floor sheathing. Provide new floor structure at former stair opening
- Repair existing second and third floor structures. Assume 25% replacement of floor joists and 100% replacement of sheathing. Provide new floor structure at former stair opening
- Repair existing roof structure. Assume 25% replacement of roof and ceiling joists and 100% replacement of roof sheathing
- Repair/replace deteriorated bay window and cornice framing. Assume 100 % replacement. Provide new roof structure at former stair opening
- Provide new wood frame fire rated stair enclosure from first floor to third floor
- Provide new wood stud interior partitions at second and third floor apartments
- Provide 2x3 wood furring at exterior walls
- Provide new wood stairs within relocated/reconfigured fire rated stair tower enclosure
- Provide new wood standing and running trim within apartments

Metals

- Clean and paint exposed structural steel support members at corner building entrances
- Fabricate new formed galvanized metal bay facings, roof cornice, and first floor cornice to match original configuration
- Provide new galvanized metal faced balconies and balcony canopy to match original

Thermal and Moisture Protection

- Install new EPDM roof on insulation board and flashings
- Install R38 insulation in roof space
- R13 sprayed foam insulation in exterior wall furring spaces

Openings

- New aluminum clad wood double hung/ casement Energy Star rated windows in existing openings to match original window configuration. Match original exterior wood trim
- New solid core apartment entrance doors in wood frames
- New hollow core 4 panel molded hardboard doors in wood frames within apartments
- Aluminum clad wood store front windows at commercial spaces to match original configurations
- Aluminum clad commercial space and apartment floors entrance doors

- New steel sidewalk basement access doors (2)
- Stainless steel finish door hardware

Finishes

- 2hr rated floor and drywall ceiling assembly between commercial space and apartments and at first floor stairs
- 1hr rated floor and drywall ceiling assemblies between 2nd and 3rd floor apartments
- Ceramic tile flooring in bathrooms
- Maple wood flooring to apartments throughout, except bathrooms
- Exterior and interior painting

Specialties

- Stainless steel residential bathroom accessories

Equipment

- Residential appliances, stainless steel finish (refrigerator, stove, dishwasher, washer/dryer, garbage disposal)

Furnishings

- Solid wood kitchen and vanity cabinets, maple
- Quartz countertops
- Mini blinds at all apartment windows

Plumbing

- NFPA 13 sprinkler system throughout and new street connection
- New drain lateral to main sewer
- New water lateral to street main
- New gas lateral to street main
- Residential plumbing fixtures to bathrooms
- New interior plumbing, including stub outs for future commercial space bathrooms

HVAC

- Energy Star compliant multi split inverter heat pumps for heating/cooling in apartment units. Roof mounted condenser units. Supplemental electric radiant heat at bay windows
- Energy Star gas fired furnace and AC systems for first floor commercial spaces in basement. Roof mounted condensers

Electrical

- New electric underground service from pole on W Oxford Street
- New meters, electrical distribution system and panels for each unit in basement
- Fire alarm system