



# SCHOFIELD BLOCK

HISTORIC PRESERVATION OPTIONS DISCUSSION



# THE SCHOFIELD BLOCK

BLDG 1: 600 MAIN STREET

- BUILT: ~LATE 1880'S

BLDG 2: SCHOFIELD BLDG

- BUILT: ~1906

BLDG 3: 106 W SIXTH STREET

- BUILT: ~1910





# THE SCHOFIELD BLOCK

BUILDING 1: 600 MAIN STREET



BUILDINGS 1&2: MAIN STREET SIDE





# CURRENT STATUS OF THE BLOCK



MAIN STREET FRONTAGE



6th STREET FRONTAGE



ALLEY FRONTAGE

# CURRENT STATUS OF THE BLOCK



FORMER TOP-SHELF BAR



MAIN FLOOR – 605 MAIN



UPPER FLOOR

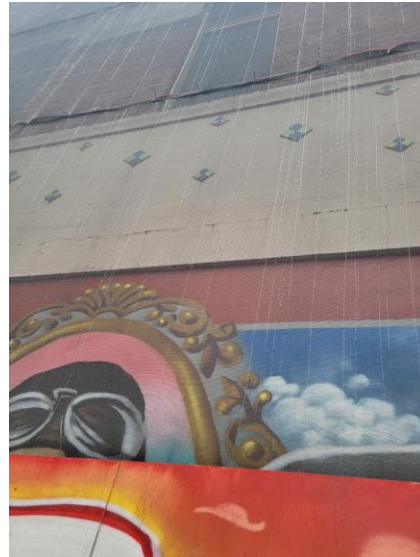


# STRUCTURAL CONDITION

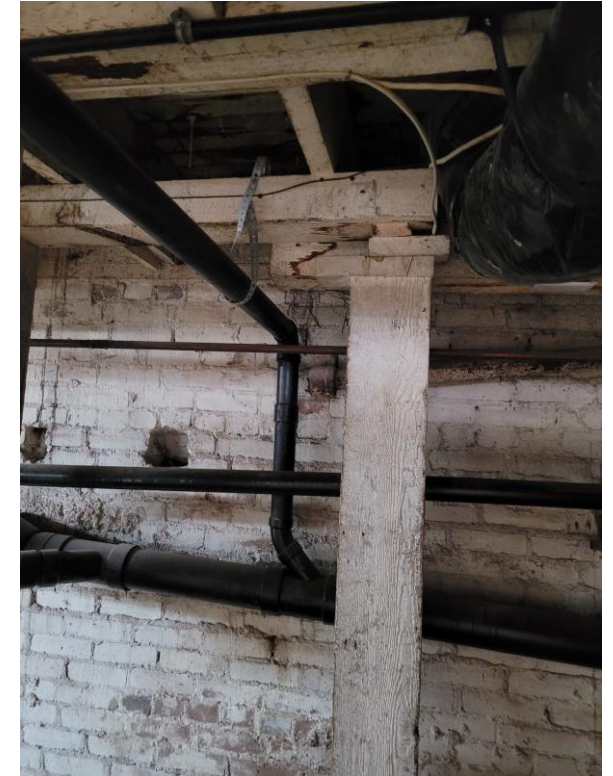
**PARAPET BRACING**



**FLOOR-TO-WALL CONNECTIONS**



**BASEMENT FRAMING**





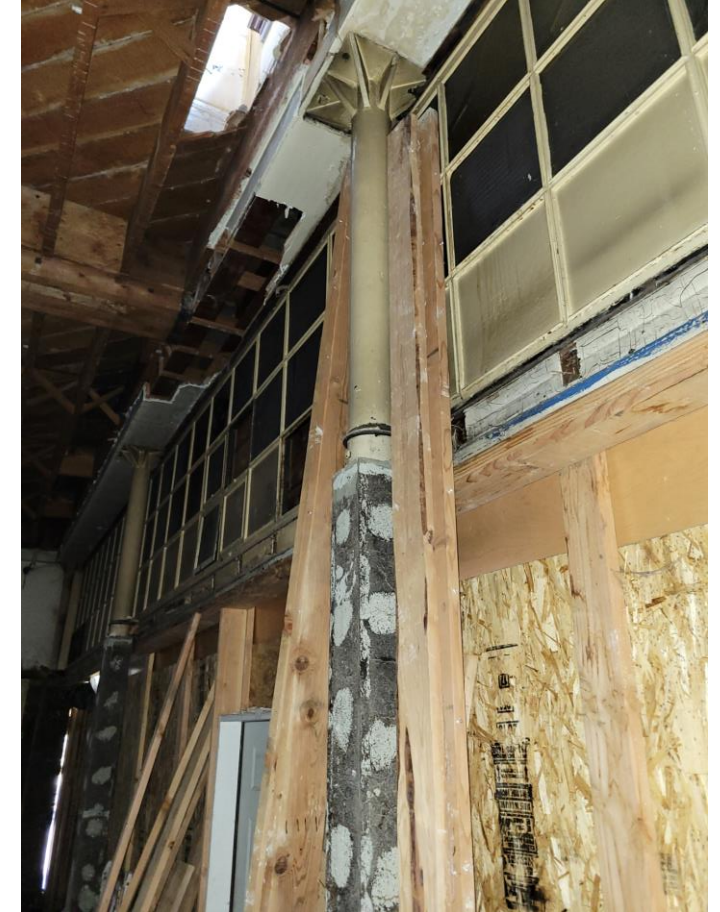
# STRUCTURAL CONDITION



NO FOOTING UNDER  
BEARING WALLS



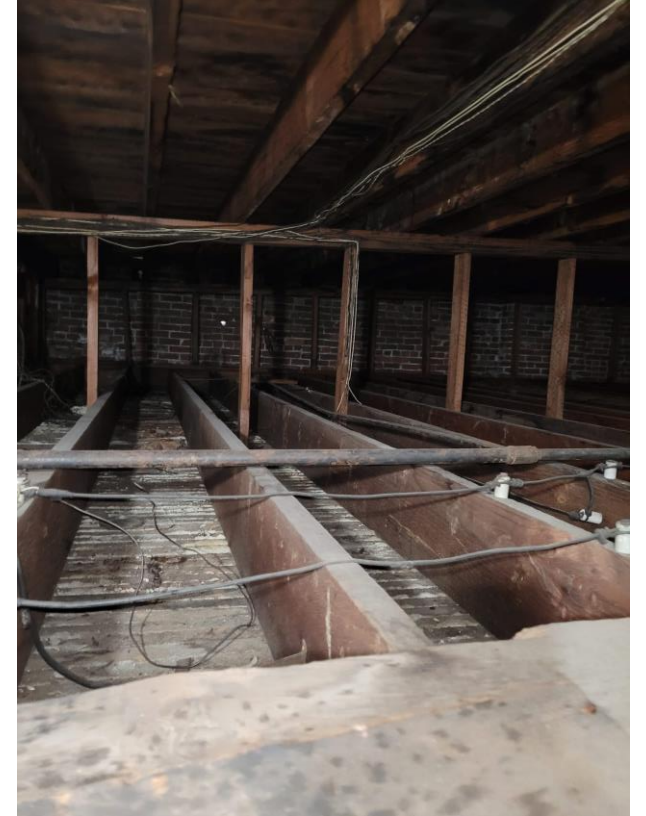
BEAM BENDING  
UNDER ROOF LOADS



POSTS SUPPORTING  
WOOD BEAM



# STRUCTURAL CONDITION







## STRUCTURAL CONDITION – SIGNIFICANT ISSUES

- Roof joists and supporting ceiling construction have very long spans, and are more than 1.5 times the working stress allowed by the building codes.
- Basement beams and posts are not secured with positive connections.
- Some parapets are not braced.
- Insufficient foundation.
- Second floor joists supporting discontinuous wood bearing walls at long spans.
- The ground floor storefront on the east side of the building is composed of a brick façade supported by a wood beam.
- Stucco is failing and falling off the building.

CONCLUSION: The building is unfit for occupation as-is, and would pose a danger to the occupants. A change of occupancy will require full seismic upgrade to meet current building code, or the Existing Building Code at a minimum.



# WHERE DO WE GO FROM HERE?

- PROJECT GOALS

- MAKE BUILDING USABLE AGAIN
- REVITALIZE 6<sup>th</sup> AND MAIN.
- TIE INTO THE MAIN STREET PROMISE.
- ADD SQUARE FOOTAGE

- PRESERVATION OPTIONS

- FULL PRESERVATION
  - ADAPTIVE RE-USE
  - MATERIAL SALVAGE
- CONTROL CASE
    - DEMOLISH AND REBUILD

# DEMOLITION AND REBUILD

## PROJECT SCOPE INCLUDES:

- Complete demolition of existing building and construction of new building complying with Heritage Overlay Design standards.

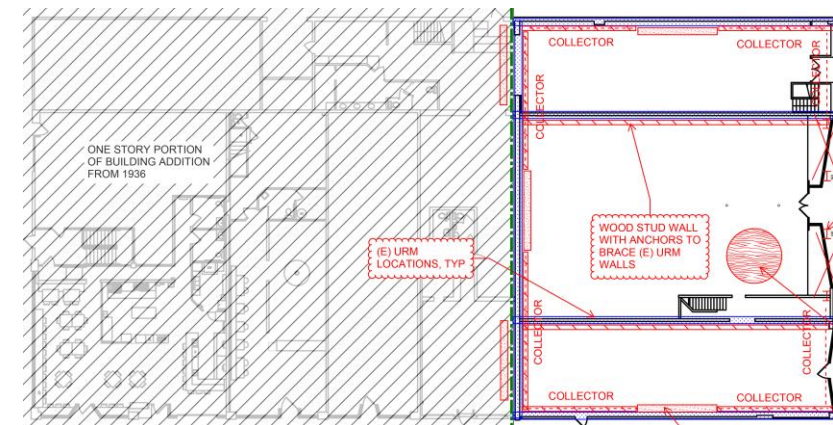
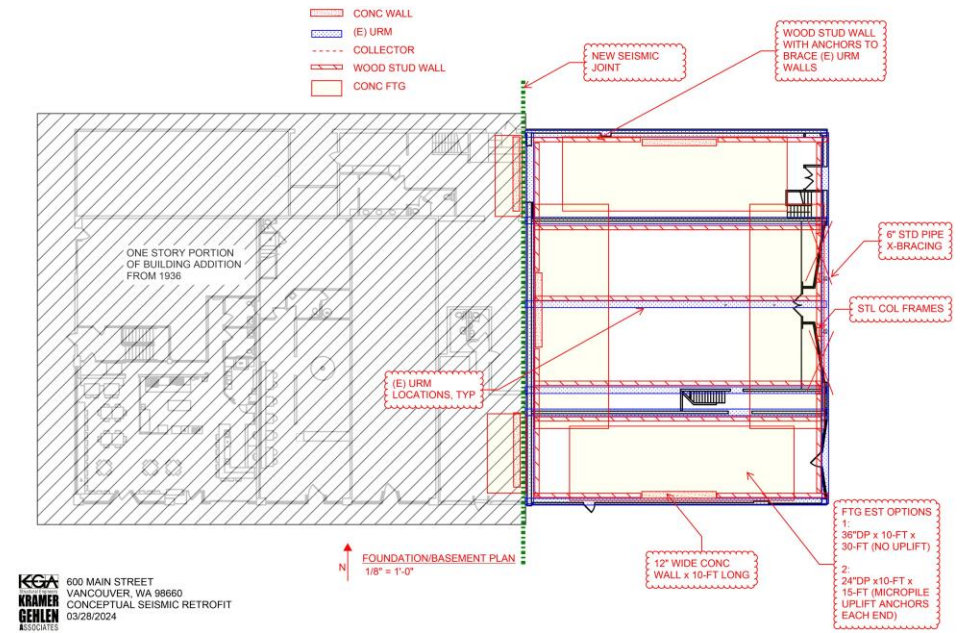




# FULL PRESERVATION

## PROJECT SCOPE INCLUDES:

- EXTERIOR
  - Remove stucco and replace with new stucco.
  - Seismic rehabilitation
  - Replace storefront systems
  - Salvage windows, reglaze and refinish.
  - Replace roof entirely.
- INTERIOR
  - Remove finishes to studs.
  - Remove/replace HVAC, electrical and plumbing.
  - Repair framing as necessary.
  - Install new fire sprinkler.
  - Insulate
- ADDITION
  - Add 2 new levels



# ADAPTIVE RE-USE

## PROJECT SCOPE INCLUDES:

- EXTERIOR
  - Remove stucco and replace with new stucco.
  - Seismic rehabilitation
  - Replace storefront systems
  - Salvage windows, reglaze and refinish.
  - Replace roof entirely.
- INTERIOR
  - Remove all interior elements including interior walls, floors, etc.
  - Construct new building within the exterior shell.
- ADDITION
  - Add 2 new levels







## PROJECT SCOPE INCLUDES:

- EXTERIOR
  - Demolition with an emphasis on salvaging building materials such as brick, wood, windows, doors/frames, etc.
  - Re-use the building materials to re-create the original building as closely as possible.
- INTERIOR
  - Construct new building within the exterior shell.
- ADDITION
  - Add 2 new levels





# COMPARISON OF OPTIONS

## **Cost Estimate**

- Full Preservation: ~\$17MM - \$20MM
- Adaptive Re-Use: ~\$16MM - \$17MM
- Material Salvage: ~\$14MM - \$15MM
- Demo/Rebuild: ~\$14MM



# OTHER PRESERVATION OPTIONS

- Interpretative Display:
  - Located in the building lobby.
  - Photographs, historical signs, storyboards.
  - Preserved materials/artifacts.
- Highlight Use of Preserved/Salvaged Material
  - Call out areas where original building materials used, using signage or other identifying features.
- Building Model
  - Construct a building model replica of the original Schofield Block



# CONCLUSION

- Based on our analysis, the significant increase in cost occurs when trying to salvage the building in-place. There is not much difference between a New Construction versus a Material Salvage option, and then a big jump to the Adaptive Re-Use and Full Preservation options.
- We are interested in re-using the original building materials and incorporating original building detailing, along with interpretive displays and highlighting the original architecture.