

CHAPTER IX



CHAPTER IX

DESIGN GUIDELINES/REHABILITATION ACTIONS

INVENTORY OF SIGNIFICANT SPACES AND DETAILS

Due to the architectural significance of the spaces and finishes extant in the Housing and Urban Development (HUD) Building, it is recommended that all building material of special significance as described in this inventory be preserved or maintained in place.

In maintaining, repairing or altering the building, it must be kept in mind that all new installations should in no way harm the original features of the building and that no irreparable changes or alterations made. Areas of the building have been divided into the following three categories based upon the architectural significance and physical condition (see Illus. Nos. 9-1 - 9-6).

- ◆ **Restoration Zones:** These areas are of special architectural significance and should be restored as nearly as possible to their original form and condition. Restoration zones include the entire exterior of the building, first floor public areas of the interior of the building, elevator lobbies, and executive office areas (executive office suites on floors four through ten, Secretary and Deputy Secretary's Suites and Departmental Conference Room on the tenth floor).
- ◆ **Rehabilitation Zones:** These are areas of lesser import but which contain significant architectural details which should be retained and restored as part of any overall repair or alteration projects. These areas and elements are subordinate to the significant architectural details covered under Restoration Zones, however, the areas must be retained and restored during any and all alterations and repairs. Rehabilitation areas of the building include typical office suites, typical conference rooms, office corridors from the basement through ninth floors, second floor staff dining room (now converted to office space), Library on the eighth floor, stairwells at the ends of wings, cores and garage entrances, toilet rooms, serving areas in the cafeteria, and the roof observation deck.
- ◆ **Renovation Zones:** These areas are not considered an integral part of the significant fabric of the building and may be altered as long as these alterations do not adversely impact the restoration or rehabilitation areas. These areas are of minimal importance due to their location in the building. These spaces may be altered, provided the alterations have no negative impact on the significant elements outlined in the Restoration and Rehabilitation Zone descriptions. Spaces include the entire sub-basement; garage, loading dock, storage rooms, fitness center, machine rooms, offices and mail room in the basement; guard's room, electrical closets, storage rooms, building management offices on the first floor; typical offices and freight elevator lobbies and cabs, storage rooms, data processing rooms on the upper floors; and the penthouse.

RESTORATION ZONES

As every facade of the Housing and Urban Development (HUD) Building is a street facade, the entire exterior of the building is considered architecturally and historically significant, both as an exceptional example of the architectural design of Marcel Breuer and of the style "New Brutalism." Additionally, public areas of the interior of the building, as well as executive office areas, are considered significant. The following areas and details are considered worthy of restoration and are identified as restoration zones.

EXTERIOR

Site and Landscaping

The level, paved site on which the building sits is one of the design elements that defines the style of the building. The plaza offers a visually strong level base on which the building's pilotis stand, as well as to create a public plaza and take the most advantage of the ground plane of the small site. The paved plaza was originally unarticulated with the exception of light standards and concrete stanchions. Low screen walls were used to conceal the surface parking and ground cover and trees were used on the south, west and north elevations to "soften" the edges of the site. The elimination of some of the screen walls and the addition of planters on the site and construction of asphalt paved drives has altered the original intent of the design. Original significant site features to be restored and preserved include:

- ◆ New York State Bluestone with natural cleft finish, plaza and arcade paving.
- ◆ Cast concrete stanchions (Illus. No. 3-5).
- ◆ Precast concrete light standards with 18 inch diameter aluminum globes (Fixture Type "OA") (Illus. No. 3-4).
- ◆ Cast-in-place concrete "Banner" and building lighting (fixture types OB-1, OB-2, OB-3, OB-4, bracket mounted) (Illus. No. 3-3).
- ◆ Precast triangular concrete block screen walls (Illus. No. 4-31).
- ◆ Cast-in-place concrete "pits" and galvanized metal grates and frames at corners of building for up-lighting (fixture types OB & OC) (Illus. No. 4-32).
- ◆ Concrete retaining wall and metal railing at west side of building (Illus. No. 4-21).
- ◆ Cast-in-place concrete retaining walls at ramps to the basement garage (Illus. No. 4-1).
- ◆ Cast-in-place garage air shaft walls under southwest wing of building.
- ◆ Lawn and garage vent shaft grills at west side of building (Illus. No. 4-17).
- ◆ Trees and ground cover at north, south and west side of building.
- ◆ Parking attendant booths (Illus. No. 4-33).
- ◆ Flagpoles at southeast and northeast corners of building.

Exterior Elevations (North, South, East and West)

Because the exterior elevations of the building are identical in design and materials, they are considered together. The contrast of man-made materials (concrete) to natural

RESTORATION ZONES (cont'd)

materials (granite and bluestone), the use of precast concrete for a building exterior, the massive pilotis that support the building and the curving mass of the building are all elements that define the architectural and technological significance of the building. The building appears much as it was originally constructed. Original significant features to be restored and preserved include:

- ◆ Cast-in-place concrete pilotis with "V" grooved and smooth formed faces (structural "tree columns" at the first floor supporting the exterior walls of the building) (Illus. No. 4-11).
- ◆ Granite walls with thermal finish of the first floor of the building (Illus. No. 4-14).
- ◆ Black anodized aluminum entrance doors and "storefronts" and glazing (Illus. No. 4-12).
- ◆ Black anodized aluminum "storefront" entrance doors and glazing on the first floor (west elevation) of the Cafeteria (Illus. No. 4-25).
- ◆ Flush metal stair and storage room doors and frames with painted finish.
- ◆ Sand finished plaster ceiling (Illus. No. 4-26).
- ◆ Recessed light fixtures (Type "A" & "B") (Illus. No. 3-26).
- ◆ Trough mounted spot lighting Type "C-1" (Illus. No. 3-27).
- ◆ Cast-in-place concrete walls with random width board formed finish at first floor at corner stair towers (Illus. No. 4-16).
- ◆ Precast concrete exterior wall panels with smooth formed finish at the second through tenth floors. (Illus. No. 4-10).
- ◆ Black anodized aluminum window frames and glazing.
- ◆ Grey Venetian blinds at all windows from the second to the tenth floors.
- ◆ Granite cladding with thermal finish on exterior of corner stair towers (Illus. No. 4-34).
- ◆ Cast-in-place concrete with random width board formed finish at penthouse walls and mill finish aluminum louvers.
- ◆ Mill finish aluminum louvers at penthouse (Illus. No. 4-42).

INTERIOR

The Housing and Urban Development (HUD) Building contains ten stories, a double penthouse, a basement, and a sub-basement with three levels of underground parking located under the east plaza and a truck loading dock area located under the south end of the west plaza. Designed in the shape of a double "Y" or an elongated "X" with a central area curving out to diagonal wings, the building is symmetrical in plan. The building's cores, located at the north and south ends of the center portion of the building contain the elevator lobbies and services.

RESTORATION ZONES (cont'd)Basement

The basement of the building contains the service and storage spaces for the building as well as the fitness center. The only significant spaces are the elevator lobbies in the cores of the building. These lobbies are finished with exposed concrete matching that in the upper levels of the building and are worthy of restoration.

Elevator Lobbies Located at the North and South Cores

Original significant features to be restored and preserved include:

- ◆ Cast-in-place concrete walls with bush hammered finish and smooth formed finish joints and door surrounds.
- ◆ Cast-in-place concrete soffit with board formed finish.
- ◆ Painted metal elevator doors and frames.
- ◆ Vinyl tile floor.
- ◆ Acoustical tile ceiling (removed).

First Floor

The first floor of the building contains the building's entrances, lobbies, and cafeteria as well as the kitchen and support spaces. The public spaces are defined by curving surfaces and are finished with exposed concrete, metal and stone, continuing the parti expressed on the exterior of the building. Because these public spaces create the transition from the exterior to the interior of the building and contribute to defining the style of the building, they are considered significant and worthy of restoration.

Entrance Lobby located at the Northeast Corner of the Building

The Entrance Lobby is a simple space separated from the exterior of the building with a glass wall. A bluestone floor, curving exposed concrete walls, and a flat ceiling define the space. This lobby has been altered with the removal of the original revolving doors and the addition of a new glass partition and doors to create a enclosed vestibule. A single round concrete column stands in the center of the lobby. Significant features of the lobby to be restored and preserved include:

- ◆ New York State Bluestone flooring laid in "European" bond with grey mortar joints and a natural cleft surface.
- ◆ Cast-in-place concrete walls and column with bush hammered finish.
- ◆ Painted flat ceiling.
- ◆ Lighting fixtures; recessed lights Types "D & D-1" and surface mounted spot lights Type "C" located in trough adjacent to concrete walls (Illus. No. 3-27).
- ◆ Display case with black anodized aluminum frame (Illus. No. 4-47).

RESTORATION ZONES (cont'd)

- ◆ Painted metal doors and frames to electrical closet, storage, stair and cafeteria (Illus. No. 4-52).

Entrance Lobby located at the Southeast Corner of the Building

The lobby at the southeast corner of the building, although identical to the northeast lobby, was designated as the public entrance and contained the guard's desk and reception area. This lobby has been altered with the removal of the guard's original granite desk and revolving doors and the addition of a new glass partition and doors to create an enclosed vestibule. Significant features of this lobby to be restored and preserved include:

- ◆ New York State Bluestone flooring laid in "European" bond with grey mortar joints.
- ◆ Cast-in-place concrete walls and column with bush hammered finish.
- ◆ Painted smooth ceiling with sanded finish.
- ◆ Lighting fixtures; recessed lights Types "D & D-1" and surface mounted spot lights Type "C" located in trough adjacent to concrete walls (Illus. No. 3-27).
- ◆ Display case with black anodized aluminum frame (Illus. No. 4-47).
- ◆ Painted metal doors and frames to electrical closet, storage, stair and cafeteria (Illus. Nos. 4-48, 4-49 and 4-52), including hardware.
- ◆ Cast aluminum "Great Seals" (Illus. No. 4-46).
- ◆ Guard's room window with black anodized aluminum frame.
- ◆ Wall mounted building directory.
- ◆ Missing original fabric includes: Granite guard's desk.

Elevator Lobbies located at North and South Cores

The north and south elevator lobbies are identical "L" shaped spaces except that they are mirror images of each other. The long leg of the "L" contains the elevator doors with the short leg being a corridor to the Cafeteria dining room. The west entrances to the building are located at the intersection of the legs. The entrance lobby floor, wall and ceiling finishes are continued into the elevator lobbies. Dark grey painted metal elevator doors and frames are used in the elevator lobbies as a "negative" element against the light colored concrete. The seamless connection between spaces and materials of the entrances and elevator lobbies makes these spaces significant and worthy of preservation. Significant materials, elements and finishes to be restored and preserved include:

- ◆ New York State Bluestone flooring laid in "European" bond with grey mortar joints.
- ◆ Cast-in-place concrete walls with bush hammered finish (Illus. No. 4-51).
- ◆ Painted smooth ceiling.
- ◆ Lighting fixtures; recessed lights Types "D & D-1" (Illus. No. 3-27).

RESTORATION ZONES (cont'd)

- ◆ Painted metal doors and frames to offices, stair and cafeteria (Illus. Nos. 4-49 and 4-52).
- ◆ Painted metal elevator doors and frames (Illus. No. 4-51).
- ◆ Aluminum mail collection boxes with black anodized finish.
- ◆ Telephone alcove with peg board walls with plaster ceiling.
- ◆ Toilet vestibules with cast-in-place concrete walls (Illus. No. 3-62).
- ◆ Sculpture and niche (south elevator lobby only) (Illus. No. 3-62).
- ◆ Missing elements include: skeleton clocks, aluminum wall hung ashtrays.

Cafeteria Dining Room

The cafeteria occupies the west half of the first floor and is the largest single space in the entire building. The west wall of the space is a storefront wall creating a transparent barrier between the exterior and interior of the building. Portions of the north and south walls are concrete as are the pairs of round columns that run the length of the room. The remaining walls are smooth plaster. The dining room was originally separated into three areas by two plaster walls. These walls have been removed and the room redecorated. The interior of the cafeteria originally continued the theme established on the exterior of the building with the architect's use of a restrained pallet of materials, expression of the building's structure, using curving non-rectilinear forms and allowing the enclosure of the glass wall to run free of the structure of the building. Significant materials, elements and finishes include:

- ◆ Painted metal doors and frames and hardware (Illus. No. 4-49).
- ◆ Cast-in-place concrete columns with bushhammered finish (Illus. No. 4-53).
- ◆ Cast-in-place concrete walls and soffit at west entrance with bushhammered finish (Illus. No. 3-19).
- ◆ Black anodized aluminum window wall at west side of room (Illus. No. 4-54).
- ◆ Painted plaster walls.
- ◆ Missing Original Elements Include: Original round dome-type recessed incandescent indirect light fixture "Type G" (Illus. No. 3-27), acoustical tile ceiling, carpeted flooring, tapered plaster partition "spur" walls (Illus. No. 3-20).

Passenger Elevator Cabs

The elevator cabs were finished simply with plastic laminate side and back walls and a brushed stainless steel front wall. Materials were durable and utilitarian while compatible with the natural materials used in the remainder of the significant spaces in the building. Significant materials, elements and finishes to be restored and preserved include:

- ◆ Stainless steel panels with brushed finish on door side of cab.
- ◆ Missing Original Elements Include: vinyl tile floor, rosewood plastic laminate walls, aluminum metal panel ceiling with recessed lights and ventilator (Illus. No. 3-18).

RESTORATION ZONES (cont'd)Floors 2-10

Upper Floor Elevator Lobbies

The upper floor elevator lobbies consist of a long corridor running through the center of the building's cores, loaded on both sides with elevators. The original sand finished plaster ceiling was raised in front of the banks of elevators and sloped down on either side of the elevators to meet the lower corridor ceilings. The existing gypsum board ceilings are installed flat and lower than the original plaster ceilings. Exposed concrete walls are used to continue the architectural expression of the building's structure as the concrete walls are designed to resist the wind loads and horizontal forces acting on the building. Significant materials, elements and finishes to be restored and preserved include:

- ◆ Telephone alcoves (Illus. No. 4-60) and recessed fixtures type GSA #395.
- ◆ Vinyl tile floor (Illus. No. 4-55).
- ◆ All cast-in-place concrete walls with bush hammered finish (Illus. No. 4-55).
- ◆ Cast-in-place concrete soffit with board formed finish (Illus. No. 4-55).
- ◆ Painted metal elevator doors and frames (Illus. No. 4-55).
- ◆ Smooth ceilings with white sanded finish (Illus. No. 4-55).
- ◆ Recessed light fixtures in plaster ceilings (Illus. No. 4-55).
- ◆ Indirect fluorescent light fixtures Type "FI" located above concrete soffit (Illus. No. 3-29).
- ◆ Recessed light fixtures cast into the concrete soffit similar to type "F", above the elevator doors (Illus. No. 4-55).
- ◆ Painted flush hollow metal doors and frames and hardware.

Executive Office Suites (Floors 4-10)

Centered in the south end of the building, the Executive Offices are finished with naturally finished wood paneling. Similar offices are located in the southeast and southwest wing of the tenth floor adjacent to the Secretary's Suite. The use of a natural material (wood) and curving forms (in the corners of the rooms) are an extension of the architect's original design elements. These spaces are largely intact with the exception of refinishing the wood paneling with a stain and gloss varnish. Significant materials, elements and finishes to be preserved and restored include:

- ◆ American White Ash plywood paneling with natural finish (Illus. No. 4-70).
- ◆ American Cherry Vertical tongue and groove paneling with natural finish (Illus. No. 4-71).
- ◆ Painted flush wood doors and metal frames and hardware (Illus. No. 4-76).
- ◆ Painted concrete and plaster exterior wall with painted metal fancoil cabinet cover (Illus. No. 4-73).

RESTORATION ZONES (cont'd)

- ◆ Round, concave recessed fluorescent light fixture, type "FG" in Executive office (Illus. No. 3-29).
- ◆ Missing original elements include: 12"x12" concealed spline acoustical tile ceiling, semi-recessed fluorescent light fixture type "FA" in office areas.

Tenth Floor

Corridors at Tenth Floor

The corridors are identical on the second through tenth floors, curving to follow the structural grid defined by the exterior surface of the building. The corridors are adjacent to the exposed concrete faces of the buildings cores, and at the center of the building separate the windowed offices from the windowless center spaces in the building. The corridors are the only element in the building where color was used. Because all of the corridors were identical, the doors and transoms of the quadrants of the corridors were painted different colors. Color was thus used as an orientation device and as signage rather than decoration. The exposed concrete continuation of the building parti, definition of the corridor by the structural system of the building, and the use of color are all significant features of the building. Because the tenth floor corridors connect the significant Secretary's Suites and Departmental Conference Room, the corridors are Restoration Zones. Significant materials, elements and finishes to be restored and preserved include:

- ◆ Exposed concrete walls with bushhammered finish at cores (Illus. No. 4-61).
- ◆ Wall mounted drinking fountains (Illus. No. 6-20).
- ◆ Vinyl tile floors.
- ◆ Painted plaster walls (Illus. No. 4-63).
- ◆ Painted flush hollow metal stair doors and frames and hardware (Illus. No. 4-63).
- ◆ Painted flush wood doors and transoms in painted metal frames (with original quadrant color), and hardware (Illus. No. 4-63).
- ◆ Photo murals.
- ◆ Missing original elements include: concealed spline acoustical tile ceilings, semi-recessed fluorescent light fixtures type "FA".

Departmental Conference Room and Foyer

The finishes in the Departmental Conference Room match those in the Secretary's Suite of offices with amenities such as concealed chalk boards, closets and a projection room. Major alterations to the room include the removal of the acoustical tile ceiling and light fixtures, refinishing the wood paneling with a gloss varnish, and changing the coat closet into a mechanical room. Significant materials, elements and finishes to be restored and preserved include:

RESTORATION ZONES (cont'd)

- ◆ Carpeted floor.
- ◆ Vertical tongue and groove American Cherry paneling (Illus. No. 4-80).
- ◆ Cherry paneled entrance doors and hardware.
- ◆ Cherry paneled foyer doors with diamond shaped lites and hardware (Illus. No. 6-25).
- ◆ American White Ash plywood paneled closets (Illus. No. 4-83).
- ◆ Ground glass rear projection screen.
- ◆ Cork display boards and chalk boards (Illus. No. 4-82).
- ◆ Missing original elements include: skeleton clocks, rough textured acoustical tile ceiling, round concave recessed fluorescent light fixtures type "FG" (Illus. No. 3-29), recessed incandescent fixtures type "F" (Illus. No. 3-26) and surface mounted track light fixtures type "J".

Secretary's Suite and Deputy Secretary's Suite

This suite occupies the area on the south side of the south core of the building. Here all of the architectural elements employed in other locations of the building can be seen: exposed concrete, naturally finished wood, curving forms and exposed structure. Finishing the interior partitions with naturally finished cherry paneling while exposing the bushhammered concrete core and painted back of the precast concrete exterior panels is the culmination of the architect's Brutalist theory of contrasting finely finished natural materials with the rough texture and mass of exposed concrete. Alterations to the space include replacement of the original acoustical tile ceiling and the subdivision of the reception area with the addition of partitions. The paneling has been refinished with a gloss finish and drapes have been hung to conceal the exposed concrete. Significant materials, elements and finishes are:

- ◆ Carpeted floor.
- ◆ Vertical tongue and groove American Cherry paneling with natural finish (Illus. No. 4-90).
- ◆ American Cherry frames and 1/4" polished plate glass partitions between the reception and secretarial areas (Illus. No. 4-88).
- ◆ American Cherry paneled closets with existing natural finish.
- ◆ American Cherry built-in book cases with natural finish (Illus. No. 4-101).
- ◆ American Cherry paneled doors with brass hardware with polished finish (Illus. Nos. 4-85, 4-96, 4-98, and 4-99).
- ◆ Brass letter signage (Illus. No. 4-85).
- ◆ Painted concrete and plaster with painted metal fancoil cabinet covers at exterior walls (Illus. No. 4-73).
- ◆ Cast-in-place bushhammered concrete walls (Illus. No. 4-86).
- ◆ Recessed circular ceiling mounted fluorescent light fixtures type "FG" (Illus. Nos. 3-29).

RESTORATION ZONES (cont'd)

- ◆ Missing original elements include: rough textured concealed spline acoustical tile ceiling, indirect light fixtures type "G-1" in dining room (Illus. No. 3-27) and skeleton clocks.

REHABILITATION ZONES

The following spaces and elements are subordinate to the significant spaces covered under Restoration Zones. The following spaces and details, however, must be retained and restored during any and all alterations and repairs.

INTERIOR**Basement**

The basement of the building contains the service and storage spaces for the building as well as the fitness center. The circulation spaces such as the corridors and stairs remain with only few changes and contain elements that are indicative of the original design intent of the building. The rehabilitation of these spaces is acceptable as long as efforts are made to preserve the following elements whenever feasible.

Stairs at ends of wings (Illus. No. 4-64)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Painted steel pipe railing

Stairs at cores (Illus. No. 4-65)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Stainless steel railing with round white oak handrail

Stairs from garage to exterior of building adjacent to east entrances (Illus. No. 4-66)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Painted steel railing with square cherry handrail

Basement Corridors

- ◆ Plaster walls
- ◆ Concealed spline acoustical tile ceilings
- ◆ Vinyl tile floor

REHABILITATION ZONES (cont'd)

Toilet Rooms and Vestibules

- ◆ Tile floors and walls
- ◆ Painted metal toilet partitions
- ◆ Painted plaster walls and ceilings

First Floor

The semi-public spaces of the first floor, while being primarily utilitarian, do contain elements that continue the architectural part of the building. Exposed concrete and the juxtaposition of natural materials and finishes is the primary feature of these spaces. The rehabilitation of these spaces is acceptable as long as efforts are made to preserve the following elements whenever feasible.

Stairs at cores (Illus. No. 4-65)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Stainless steel railing with round white oak handrail

Public Toilet Rooms (Illus. No. 4-56)

- ◆ Tile floors and walls
- ◆ Painted metal toilet partitions
- ◆ Painted plaster walls and ceilings

Cafeteria Serving Areas

- ◆ Painted plaster ceilings
- ◆ Ceramic tile
- ◆ Plaster walls

Floors 2-10

The semi-public spaces of the second through tenth floors, while being primarily utilitarian, also contain elements that continue the architectural part of the building. Exposed concrete and the juxtaposition of natural materials and finishes is the primary feature of these spaces. The rehabilitation of these spaces is acceptable as long as efforts are made to preserve the following elements whenever feasible.

Public Toilet Rooms and Vestibules (Illus. Nos. 4-57, 4-58 and 4-59)

- ◆ Ceramic tile floor and walls
- ◆ Plaster walls and ceilings

REHABILITATION ZONES (cont'd)

Stairs at cores (Illus. No. 4-65)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Stainless steel railing with round white oak handrail

Stairs at ends of wings (Illus. No. 4-64)

- ◆ Cast-in-place concrete steps and landings
- ◆ Cast-in-place concrete walls
- ◆ Painted steel pipe railing

Corridors at Second through Ninth Floor

The corridors are identical on the second through tenth floors, curving to follow the structural grid defined by the exterior surface of the building. The corridors are adjacent to the exposed concrete faces of the buildings cores, and at the center of the building separate the windowed offices from the windowless center spaces in the building. The corridors are the only element in the building where color was used. Because all of the corridors were identical, the doors and transoms of the quadrants of the corridors were painted different colors. Color was thus used as an orientation device and as signage rather than decoration. The exposed concrete continuation of the building parti, definition of the corridor by the structural system of the building, and the use of color are all significant features of the building. The rehabilitation of these spaces is acceptable as long as efforts are made to preserve the following elements whenever feasible.

- ◆ Exposed concrete walls with bushhammered finish at cores (Illus. No. 4-61).
- ◆ Wall mounted drinking fountains (Illus. No. 6-20).
- ◆ Vinyl tile floors.
- ◆ Painted plaster walls (Illus. No. 4-63).
- ◆ Painted flush hollow metal stair doors and frames and hardware (Illus. No. 4-63).
- ◆ Painted flush wood doors and transoms in painted metal frames (with original quadrant color), and hardware (Illus. No. 4-63).
- ◆ Photo murals.

Typical Office Suites (Floors 2-10)

The long office spaces are divided into offices by the use of movable metal partitions. The modular quality of these spaces has remained largely intact and faithful to the original design intent. The continued relocation of partitions is entirely acceptable so long as efforts are made to preserve the following elements wherever feasible.

REHABILITATION ZONES (cont'd)

- ◆ Movable metal partitions
- ◆ Vinyl or carpet floor
- ◆ Concealed spline acoustical tile ceiling
- ◆ Painted plaster corridor wall
- ◆ Painted concrete and plaster exterior wall with painted metal Fancoil cabinet cover
- ◆ Painted flush wood door in metal frames and hardware
- ◆ Gray venetian blinds

Typical Conference Rooms

(located at the northeast and southwest center portion of the building at the second, third, fifth, sixth, seventh, ninth and tenth floors)

The conference rooms, other than being finished with wood paneling, were not significant in configuration or use. These spaces have been renovated into office spaces. This continued renovation is entirely acceptable so long as efforts are made to preserve the following elements wherever feasible.

- ◆ Ash paneling
- ◆ Concealed spline acoustical tile ceiling
- ◆ Carpeting
- ◆ Folding partitions
- ◆ Ceiling mounted light fixtures

Library on the Eighth Floor

The eighth floor Library was finished with plaster, vinyl floor tile, and acoustical tile ceiling. The only feature making the Library distinct is the recessed entrance. The Library has been reduced to about half its original floor area. This continued renovation is entirely acceptable so long as efforts are made to preserve the following elements wherever feasible (see Illus. Nos. 4-77 and 4-78).

- ◆ Alcove entrance and double doors
- ◆ "Library" signage
- ◆ Plaster walls

RENOVATION ZONES

These areas are of minimal importance due to their location in the building. These spaces may be altered, provided the alterations have no negative impact on the significant elements outlined in the Restoration and Rehabilitation Zone descriptions.

SUB-BASEMENT

- ◆ Garage
- ◆ Storage Rooms
- ◆ Mechanical Rooms
- ◆ Mail Rooms
- ◆ Machine Rooms

BASEMENT

- ◆ Garage
- ◆ Loading Dock
- ◆ Storage Rooms
- ◆ Fitness Center
- ◆ Machine Rooms
- ◆ Offices
- ◆ Mail Room and Conveyer System

FIRST FLOOR

- ◆ Guard's Room
- ◆ Electrical Closets
- ◆ Storage Rooms
- ◆ Building Management Offices
- ◆ Freight Elevator Cabs
- ◆ Kitchen

FLOORS 2-10

- ◆ Freight Elevator Lobbies
- ◆ Second Floor Staff Dining Room
- ◆ Typical Offices
- ◆ Storage Rooms
- ◆ Data Processing Rooms
- ◆ Miscellaneous spaces not included in the Restoration or Renovation Zones

ROOF OBSERVATION DECK**PENTHOUSE**

RECOMMENDATIONS AND DESIGN GUIDELINES FOR REPAIR, RESTORATION AND ALTERATIONS

The following are general recommendations for the repair, restoration and preservation of architectural integrity to the HUD Building's significant spaces and details. Criteria for the design and placement of new accommodations and installations are also provided. The following recommendations are based on the preceding inventory of significant spaces, elements and details and on the recommendations in Chapter VI: Materials Conservation. Criteria for the design, configuration, use and placement of new accommodations and installations are that the recommended treatment be reflective of the historic fabric of the structure or that the treatment will create the least impact on the existing fabric.

EXTERIOR**SITE AND LANDSCAPING**

The building's paved plaza and site elements are important design elements that define the style of the building and are recommended for preservation. The elimination of some of the screen walls, the addition of planters on the plaza and the construction of asphalt paved drives have altered the original intent of the design. Bluestone paving has been replaced and the original precast concrete stanchions have also been removed. Because the bluestone paving was not capable of supporting the vehicle traffic and the triangular stanchions proved to be a tripping hazard, restoration and reinstallation may recreate the same problems that necessitated their removal. Restoration of the site should eliminate these hazards while recreating the original design intent of the plaza. The list of actions necessary to restore the site include:

Bluestone Plaza Paving

- ◆ Remove and reinstall the loose pavers. Remove and install on a new rigid substrate in a system designed to allow traffic. Discard red and purple pavers that do not match the original pavers and replace with new pavers matching the original per Chapter X, Guideline Specifications for "Bluestone Paving, Repair and Replacement."
- ◆ Clean exterior pavers. Remove the oil and tar stains from the paving. See procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."

Site Features: Planters, Precast Concrete Stanchions, Fences

- ◆ Remove non-original site elements such as the free standing tree planter boxes because their materials, design and location conflict with the original design intent of the plaza. Restore site to be consistent with the original design intent, which was a strong horizontal plane capable of supporting the massive concrete building. Site design should control traffic, maintain the level open plaza and not impact existing original site features such as the walls, banner and light standards. Traffic

control, parking, and handicapped access are to be provided. Confine signage to the entrances to the site and with free standing signs. Signs are not to be mounted on building or site features. Missing stanchions should be redesigned, relocated or omitted to prevent pedestrians from tripping.

- ◆ Remove the metal fences around and bicycle storage areas adjacent to the northeast and southeast entrances and relocate storage yard to a less public location. The "Front Door" of the building is an inappropriate location for a bicycle and basketball hoop storage lot.
- ◆ Reinstall the displaced stanchions next to the pilotis on the north and south elevations. See Chapter X, Guideline Specifications for "Precast Concrete."

Asphalt Drive

- ◆ Remove asphalt paving and install bluestone paving to restore the original appearance of the plaza. Coordinate design of curbs and traffic control devices with new paving. See Chapter X, Guideline Specifications for "Bluestone Paving - Repair and Replacement."

Precast Concrete Screen Walls

- ◆ Replace missing sections of screen wall at east end of north elevation with new screen walls matching the originals. See Chapter X, Guideline Specifications, "Precast Concrete."
- ◆ Remove cracked and broken precast copings of the screen walls and replace missing copings at screen walls with new precast concrete copings to match the originals. See Chapter X, Guideline Specifications, "Precast Concrete."
- ◆ Dismantle and reconstruct damaged sections of screen walls at north side of building. See Chapter X, Guideline Specifications, "Precast Concrete."
- ◆ Clean soiled concrete screen walls to restore the appearance of the concrete and reduce the potential for permanent staining of the concrete. See procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."

Cast-in-Place Concrete Walls

- ◆ Clean soiled concrete walls and banner to restore the appearance of the concrete and reduce the potential for permanent staining of the concrete. See procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."

Exterior Metals

- ◆ Dismantle, remove corrosion, clean, prime, paint and reinstall painted metal railing at west retaining wall as per Chapter X, Guideline Specifications for "Exterior Painting."
- ◆ Remove wooden stairs at west side of building and replace missing section of metal railing with new railing to match the existing railing. See Chapter X, Guideline Specifications for "Metal Fabrications."
- ◆ Clean, prime, and paint painted metal railings and galvanized metal grates and frames per Chapter X, Guideline Specifications for "Exterior Painting."

Exterior Lighting

- ◆ Remove signage and steel bands and clean concrete to remove rust stains from precast concrete light standards. See procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
- ◆ Remove all non-original light fixtures and conduit from the face of the building and repair all holes to match the original surface. See Chapter X, Guideline Specifications for "Concrete Patching and Repair."
- ◆ Remove the round globes from the light standards and install reproductions of the original light fixture type "OA". See Chapter X, Guideline Specifications for "Light Fixture Reproduction."
- ◆ Provide a new energy efficient lighting system that will replicate the original exterior lighting design. Design the exterior lighting system with energy efficient lamps to replicate the original lighting scheme mounted on the back of the banner and in the pits at the corners of the building. New and additional lighting should be designed to use concealed fixtures or be compatible with the original lighting standards if concealed fixtures are not feasible. Light fixtures should not be attached to the face of the building. See Chapter X, Guideline Specifications for "Light Fixture Reproduction."

EXTERIOR ELEVATIONS (NORTH, SOUTH, EAST AND WEST)

Because the exterior elevations of the building are identical in design and materials, they are considered together. The exterior elevations define the architectural and technological significance of the building and are to be preserved and restored. Actions necessary to restore and preserve the exterior elevations include:

Granite

- ◆ Clean the granite walls at the first floor evenly and remove stains and soiling following the procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
- ◆ Periodically inspect granite walls and remove graffiti. Using trained building maintenance personnel, follow tested and approved methods to remove the graffiti without damaging the granite. See Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
- ◆ Install wheel blocks to prevent car bumpers from scuffing the granite walls and car exhaust from staining granite walls. Wheel blocks should be compatible with the existing materials, design and detailing of the building.
- ◆ Inspect the panels that are out of alignment at the tops of the stair towers to determine the cause of the movement, the extent of the movement and the condition of the anchors.

Concrete

- ◆ **Concrete Testing:** To provide for the long term preservation of the exterior concrete, to identify potential locations of deterioration and to determine the optimum treatment for the concrete, detailed evaluation and testing should be performed. The testing should determine the mechanical properties, chemical make-up and physical condition of the concrete. Testing will help to identify future problem areas, estimate the life expectancy of the concrete and aid in the selection of treatments to prevent deterioration of the structure and deterioration of the concrete surface. The goal is to reduce future costly and potentially disfiguring repairs and preserve the surface detailing of the existing concrete.
- ◆ Remove miscellaneous items attached to the building. Remove all light fixtures, signage, cameras, conduit and boxes attached to the face of the building and repair the remaining holes. See procedures under Chapter X, Guideline Specification for "Concrete Patching and Repair."
- ◆ Repair cracks. Fill cracks in concrete to prevent moisture corroding the embedded steel. See procedures under Chapter X, Guideline Specification for "Concrete Patching and Repair."

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- ◆ Clean heavily and moderately soiled concrete to restore the appearance of the concrete and reduce the potential for permanent staining of the concrete. Clean all concrete if water repellent coating is to be applied. See procedures under Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
 - ◆ Remove rust stains and patch spalled concrete. Remove deteriorated concrete, remove corrosion from the embedded steel and coat steel with a corrosion inhibitor. Prepare the concrete surface and apply a patching material matching the color, texture, and surface detailing of the original concrete. See procedures under Chapter X, Guideline Specification for "Concrete Patching and Repair."
 - ◆ If results of concrete indicate that a treatment is necessary, apply a water repellent coating to keep moisture out of the concrete and slow the deterioration of the concrete and embedded steel.

Black Anodized Aluminum Entrances and Window Walls

- ◆ Remove the existing aluminum capsule shaped vestibule at the northwest entrance and replace with entrance that matches the location, design and materials of the original. Replacement doors and frames shall match the original aluminum black anodized finish and profiles.
- ◆ Clean all of the glass and frames and hardware of the entrance doors and adjacent window walls and window wall at the west side of the Cafeteria to restore original appearance of the aluminum framing and glass. See Chapter X, Guideline Specifications for "Interior And Exterior Aluminum Cleaning."

Exterior Metals

- ◆ Clean soiled aluminum louvers at the penthouse per Chapter X, Guideline Specifications for "Exterior and Interior Aluminum Storefront and Window Cleaning."
- ◆ Clean, prime and paint original painted metal doors and frames. Paint metal security fences at stairs. Paint metals their original color based on the Paint Analysis, Chapter V per Chapter X Guideline Specifications for "Exterior Painting."

Windows

- ◆ Remove the solar film from the windows of the south elevation of the building and reglaze windows with insulating glass to reduce solar gain. See Chapter X, Guideline Specifications for "Exterior and Interior Aluminum Storefront and Window Cleaning."
- ◆ Prepare a study of the existing exterior wall system and evaluate the options and cost benefit for improving the thermal performance of the entire building

envelope. Evaluate both the precast panels and window systems addressing the options of: no action, replacing existing glass with insulated glass, replacing entire window with new insulated window unit, and adding insulation to concealed interior surface of fan coil cabinet on back of precast concrete panel. Replacement windows and alteration of the existing window frames shall match the color, finish and profile of the existing black anodized aluminum window frames.

Plaster Ceilings

- ◆ Clean soiled plaster ceilings to remove soil, dust, dirt, insect nests and spider webs. Apply insect repellent to prevent nesting of bugs and spiders. See Chapter X, Guideline Specifications for "Exterior Masonry Cleaning."

Lighting

- ◆ Maintain the original existing light fixtures in the plaster ceiling of the arcade types "A", "B" and "C-1." If power consumption of the fixtures is too great, rewire and relamp fixtures with energy efficient lamps to replicate the original lighting scheme. See Chapter X, Guideline Specifications for "Light Fixture Reproduction."

Signage

- ◆ Remove signage from precast concrete light standards, granite walls and concrete walls. Clean materials to remove adhesive stains and repair anchor holes following the guidelines in the respective specification sections in Chapter X.
- ◆ Do not apply or mount signage on original granite or concrete. Traffic control, parking and building direction are to be provided at entrances to the site and with free standing signs.

INTERIOR

ENTRANCE LOBBIES AND FIRST FLOOR ELEVATOR LOBBIES

(These spaces are considered together because they are similar in materials and condition.)

Bluestone

- ◆ Remove the thick wax build-up from the surface of all bluestone paving including that in the toilet vestibules and telephone alcoves. Apply a clear penetrating matte finished sealer and waxed finish as per Chapter X, Guideline Specifications for "Bluestone Paving: Cleaning and Finishing."

Concrete

- ◆ Clean the interior concrete walls, including Toilet Vestibule walls, remove wax build-up at bottom of walls and remove stains and soiling, following the procedures under Chapter X, Guideline Specification for "Interior Masonry Cleaning."

Metals

- ◆ Clean, prime and paint original painted metals. Paint metal doors and frames, fire riser pipes, fire hose cabinets, elevator doors and frames. Paint metals their original color based on the Paint Analysis, Chapter V per Chapter X, Guideline Specifications for "Interior Painting."

Ceilings

- ◆ Refinish gypsum board ceilings of the first floor entrances, lobbies, corridors and reception areas to match the original sand finished plaster ceilings. See Chapter X, Guideline Specifications for "Interior Painting."
- ◆ Remove acoustical tile ceiling in telephone alcove and install a plaster ceiling to match the original.

Acoustical Wall Panels

- ◆ Remove the damaged wall panels and install new perforated wall panels at the Telephone Recess wall to match the original perforated panels. Paint panels to match original color. See Chapter X, Guideline Specifications for "Interior Painting" and "Acoustical Panels."

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Replace mechanical system air filters more frequently to prevent air diffusers from depositing soil on the ceilings.
- ◆ Maintain existing grills in existing locations. Install new duct work and grills to supply these spaces in concealed locations above ceiling and in adjacent spaces.

Lighting

- ◆ Maintain existing light fixtures in existing locations. Rewire and relamp fixtures with energy efficient long life lamps matching the original lamps color and beam spread as closely as possible. See Chapter X, Guideline Specifications for "Light Fixture Reproduction."

Clocks

- ◆ Remove existing surface mounted clocks and instal new skeleton clocks matching the originals. See Chapter X, Guideline Specifications for "Skeleton Clocks."

Furnishings

- ◆ Remove the existing stucco finished guard desk and reproduce the original polished granite desk based on original drawings and specifications (Illus. No. 3-7).
- ◆ Remove the carpet runners from the bluestone flooring. Place small "walk off" mats at the building entrances to prevent soil from being tracked into building.
- ◆ Remove the existing telephone alcove shelf and install a new shelf matching the original grey formica shelf. Coordinate the shelf size and installation with Handicapped access requirements.

Signage, Displays and Bulletin Boards

- ◆ Remove non-original bulletin boards and signage from exposed concrete walls and repair and clean wall as necessary per Chapter X, Guideline Specification for "Interior Masonry Cleaning."
- ◆ Design signage and bulletin boards so that their location, materials, details, size and attachment are similar to the existing original display cases and building directory.
- ◆ Install displays as free standing elements. Do not anchor displays to the concrete walls or bluestone flooring. Displays may be hung from the ceiling as long as methods for hanging the display do not permanently damage the ceiling and the ceiling can be easily repaired to match the adjacent surface when the display is removed.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations. Do not attach or anchor installations to original exposed concrete.

Fire Safety

- ◆ Maintain existing fire safety components, i.e., sprinklers, alarms, pull stations, fire hose cabinets and pipe risers, in their existing locations.

- ◆ Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling provided that they are appropriately located and are compatible in material, design and finish with original ceiling elements. Do not mount new devices or conduit on exposed concrete walls.

Electrical/Telecommunications/Intercom/Data Communications/Security/ Access Control

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in existing ceiling provided that they are appropriately located and are compatible in material, design, shape (round not square) and finished to match the surface to which they are applied. Do not mount new devices or conduit on exposed concrete walls.

CAFETERIA DINING ROOM

Concrete

- ◆ Remove the "capitals" from the tops of the concrete columns and repair concrete as necessary to restore the bushhammered finish per Chapter X, Guideline Specification for "Concrete Patching and Repair."
- ◆ Remove the paint from painted concrete columns following the procedures under Chapter X, Guideline Specifications, "Architectural Concrete - Paint Removal."

Metals

- ◆ Clean, prime and paint original painted metal doors and frames. Paint metals their original color based on the Paint Analysis, Chapter V per Chapter X, Guideline Specifications for "Interior Painting."

Acoustical Tile Ceilings

- ◆ Remove the existing exposed grid ceiling and install new concealed spline ceiling matching the original rough textured ceiling. See Chapter X, Guideline Specifications for "Acoustical Tile Ceilings."

Lighting

- ◆ Remove the existing "colonial" lights and standards and patch concrete floor.
- ◆ Replace rectangular light fixtures in the Cafeteria Dining Room, with recessed round fixtures matching the original fixtures type "G." Perform this work with the replacement of the exposed grid acoustical tile ceiling. See Chapter X,

Guideline Specifications for "Light Fixture Reproduction" and "Acoustical Tile Ceilings."

- ◆ Maintain the existing original recessed fixtures in the concrete soffit of the west entrance and at the acoustical tile ceiling directly inside of this entrance. Clean face of fixture to remove soiling.

Entrance Doors and Window Walls

- ◆ Clean entrance doors and window wall glass and frames on the west side of the Cafeteria to remove dust and dirt and restore the original appearance of the wall. See Chapter X, Guideline Specifications for "Interior and Exterior Aluminum Cleaning."

Furnishing

- ◆ Remove planters and plastic plants from cafeteria.

Flooring

- ◆ Remove the existing flooring and provide a new black carpeting that matches the original flooring.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations.

Fire Safety

- ◆ Maintain existing fire safety components, i.e., sprinklers and alarms in their existing locations.
- ◆ Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling provided that they are appropriately located and are compatible in material, design and finish with original ceiling elements.

Electrical/Telecommunications/Intercom/Data Communications/Security/ Access Control

- ◆ Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in existing ceiling provided

that they are appropriately located and are compatible in material, design, shape (round not square) and finished to match the surface to which they are applied.

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing chases and fan coil cabinets in concrete at west entrance. Maintain existing ductwork concealed above ceiling.
- ◆ Install new grill in new concealed spline ceiling. Install new duct work and grills to supply the cafeteria in concealed locations above ceiling or in adjacent non-restoration zone spaces.

ELEVATORS

Cabs

- ◆ Because the elevators have recently been renovated, restoring the cabs at this time is not feasible. However in the future when it is necessary to replace the cab interiors and hoistway indicators, the replacements should match the originals following original drawings, details and finishes per Illus. No. 3-18. Replace new "up" and "down" indicator lights with reproductions of originals based on original photograph, Illus. No. 3-61.

Doors

- ◆ Paint the hoistway doors their original dark grey color. See Chapter X, Guideline Specifications for "Interior Painting."

BASEMENT AND SECOND THROUGH TENTH FLOOR ELEVATOR LOBBIES INCLUDING TELEPHONE ALCOVES

Concrete

- ◆ Clean the interior concrete walls evenly, remove wax build-up from recessed concrete base and remove stains and soiling following the procedures under Chapter X, Guideline Specification for "Interior Masonry Cleaning."
- ◆ Remove the paint from painted concrete soffit above elevator doors following the procedures under Chapter X, Guideline Specifications, "Architectural Concrete - Paint Removal."

Painting

- ◆ Paint doors and frames. Paint doors and frames in concrete walls white to match original color. See Chapter X, Guideline Specifications for "Interior Painting."

Acoustical Wall Panels

- ◆ Remove the damaged wall panels and install new perforated wall panels at the telephone recess wall to match the original perforated panels. Paint walls and panels to match original color. See Chapter X, Guideline Specifications for "Interior Painting" and "Acoustical Panels."

Vinyl Tile Flooring

- ◆ When replacement of the floor tile is determined necessary, replace existing floor tile with new tile matching the original. Replace damaged floor tile with new floor tile matching the original pre Chapter X, Guideline Specifications for "Vinyl Flooring Replacement."

Lighting

- ◆ Maintain existing recessed light fixtures in existing concrete soffit. Maintain existing fluorescent light fixtures above concrete soffit at elevator doors. Rewire and relamp fixtures with energy efficient long life lamps matching the original lamps color and beam spread as closely as possible. See Chapter X, Guideline Specifications for "Light Fixture Reproduction."

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing grills in existing locations in plaster ceiling. Install new duct work and grills to supply these spaces in concealed locations above ceiling and in adjacent renovation zone spaces.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations. Do not attach or anchor installations to original exposed concrete.
- ◆ Remove the existing telephone alcove shelf and install a new shelf matching the original grey formica shelf. Coordinate the shelf size and installation with handicapped access requirements.

Ceiling

- ◆ If the ceiling is to be removed for any reason, reinstall the ceiling at its original height, sloping the sections of the ceiling at each end of the lobby to meet the corridor ceilings. Redesign the sprinkler system as necessary to accommodate the original ceiling heights.

Fire Safety

- ◆ Maintain existing fire safety components, i.e., sprinklers, alarms, pull stations, fire hose cabinets and pipe risers, in their existing locations.
- ◆ Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling provided that they are appropriately located and are compatible in material, design and finish with original ceiling elements. Do not mount new devices or conduit on exposed concrete walls.

Electrical/Telecommunications/Intercom/Data Communications/Security/Access Control

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in existing ceiling provided that they are appropriately located and are compatible in material, design, shape and finished to match the surface to which they are applied. Do not mount new devices or conduit on exposed concrete walls.

SECOND THROUGH TENTH FLOOR CORRIDORS

Concrete

- ◆ Remove loose mortar patches at drinking fountain locations and install new mortar patches to match the existing concrete color and finish as per Chapter X Guideline Specifications for "Concrete Patching and Repair."
- ◆ Clean the interior concrete walls evenly and remove soiling and rust stains at drinking fountains following the procedures under Chapter X, Guideline Specification for "Interior Masonry Cleaning."

Painting

- ◆ Clean, prime and paint original painted metals. Paint metals their original color based on the Paint Analysis, Chapter V and per Chapter X, Guideline Specifications for "Interior Painting."
- ◆ Paint Doors and Frames. Paint doors and frames in concrete walls and fire stair doors at ends of wings off-white to match original color. Paint doors and transoms in corridors yellow at northeast quadrant, black at southeast quadrant, blue at southwest quadrant and orange at northwest quadrant, to match original quadrant colors. Paint door frames off-white to match adjacent walls. See Chapter X, Guideline Specifications for "Interior Painting."

Vinyl Tile Flooring

- ◆ Replace the damaged floor tile with new replacement tile matching the color and pattern of the original tile as closely as possible. See Chapter X, Guideline Specifications for "Vinyl Flooring Replacement."
- ◆ Future replacement of the floor tile with new tile matching the original should be anticipated.

Acoustical Ceiling Tile

- ◆ Replace ceiling tile with ceiling tile matching the original, and hung with a concealed spline system. See Chapter X, Guideline Specifications for "Acoustical Tile Ceilings."

Lighting

- ◆ Replace light fixtures in the Corridors with fixtures matching the original fixtures. Perform this work with the replacement of the exposed grid acoustical tile ceiling. See Chapter X, Guideline Specifications for "Light Fixture Reproduction" and "Acoustical Tile Ceilings."

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing grills in existing locations. Install new duct work and grills to supply these spaces in concealed locations above ceiling and in adjacent renovation zone spaces.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations. Do not attach or anchor installations to original exposed concrete.

Fire Safety

- ◆ Maintain existing fire safety components, i.e., sprinklers, alarms, pull stations, fire hose cabinets and pipe risers, in their existing locations.
- ◆ Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling provided that they are appropriately located and are compatible in material, design and finish with original ceiling elements. Do not mount new devices or conduit on exposed concrete walls.

Electrical/Telecommunications/Intercom/Data Communications/Security/Access Control

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in the ceiling provided that they are appropriately located and are compatible in material, design, shape and finished to match the surface to which they are applied. Do not mount new devices or conduit on exposed concrete walls.

EXECUTIVE OFFICE SUITES (FLOORS 4-10)**Painting and Finishing**

- ◆ Refinish wood paneling. Remove existing gloss finishes, repair damaged wood, fill holes and scratches, and apply a new finish to match the original natural finishes. See Chapter X, Guideline Specifications for "Wood Repair and Refinishing."
- ◆ Paint Wood Doors. Paint the doors and frames white to create a floor to ceiling panel that would contrast with the wood and recall the exterior wall finishes that the building's designers originally intended. See Chapter X, Guideline Specifications for "Interior Painting."

Acoustical Tile Ceilings

- ◆ Replace exposed grid and ceiling tile with ceiling tile matching the original, and hung with a concealed spline system. See Chapter X, Guideline Specifications for "Acoustical Tile Ceilings."

Energy Conservation

- ◆ Prepare cost benefit analysis of insulating the exterior wall of the building. If adding insulation is recommended, install insulation only in concealed locations at concealed interior surface of fan coil cabinet on back of precast concrete panel and on back of precast panel above ceiling.

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing grills in existing locations. Install new duct work and grills to supply these spaces in concealed locations, at chases between precast panels, above ceiling, below floor and in adjacent renovation zone spaces.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in

concealed locations. Do not remove any original historic fabric while making accessible installations or alterations.

Fire Safety

- ◆ Maintain existing fire safety components in their existing locations. Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling or plaster exterior wall, provided that they are appropriately located and are compatible in material, design and finish with original elements.

Electrical/Telecommunications/Intercom/Data Communications/Security/Access Control

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling, in the existing chase between the exterior wall panels and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in the ceiling provided that they are appropriately located and are compatible in material, design, shape and finished to match the surface to which they are applied.

DEPARTMENTAL CONFERENCE ROOM AND FOYER

Wood Refinishing

- ◆ Remove all non-original wall mounted devices such as emergency lights and speakers and replace with ceiling mounted devices. Fill holes in wood and refinish wood paneling.
- ◆ Refinish wood paneling. Remove existing gloss finishes, repair damaged wood, fill holes and scratches and apply a new finish to match the original natural finishes. See Chapter X, Guideline Specifications for "Wood Repair and Refinishing."

Acoustical Tile Ceiling

- ◆ Replace existing exposed grid and ceiling tile with ceiling tile matching the original, and hung with a concealed spline system. See Chapter X, Guideline Specifications for "Acoustical Tile Ceilings."

Lighting

- ◆ Replace rectangular light fixtures in the Departmental Conference Room with round fixtures matching the original fixtures. Perform this work with the replacement of the exposed grid acoustical tile ceiling. See Chapter X, Guideline Specifications for "Light Fixture Reproduction" and "Acoustical Tile Ceilings."

- ◆ Replace the missing recessed light fixtures in the Departmental Conference Room. See Chapter X, Guideline Specifications for "Light Fixture Reproduction."
- ◆ Fit reproduction light fixtures with emergency lights and connect to emergency lighting circuits to provide emergency lighting.

Hardware

- ◆ Replace the worn out hinge on the conference room door with a new hinge matching the original in size, appearance and finish.

Skeleton Clocks

- ◆ Remove existing surface mounted clocks and install new skeleton clocks matching the originals. See Chapter X, Guideline Specifications for "Skeleton Clocks."

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing grills in existing locations. Install new duct work and grills to supply these spaces in concealed locations, above ceiling, below floor and in adjacent renovation zone spaces.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations.

Fire Safety

- ◆ Remove existing wall mounted emergency lights and conduit. Provide new emergency lighting concealed in reproduction light fixtures.
- ◆ Maintain existing fire safety components, in their existing locations. Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling or plaster exterior wall, provided that they are appropriately located and are compatible in material, design and finish with original elements.

Electrical/Telecommunications/Video/Intercom/Data Communications/Security/Access Control

- ◆ Remove existing wall mounted speakers and cabling. Install new speakers concealed above ceiling with speaker cover flush with ceiling and finished to match ceiling.

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in the ceiling provided that they are appropriately located and are compatible in material, design, shape and finished to match the surface to which they are applied.

SECRETARY'S SUITE AND DEPUTY SECRETARY'S SUITE

Reception Area Restoration

- ◆ Remove new gypsum board partitions, wood doors and metal frames from the Reception Area and remove gypsum board enclosures from the cherry paneled columns to restore the Reception Area to its original appearance.
- ◆ Repair exposed concrete and wood paneling to remove marks of partitions and fill holes from partition anchors. See Chapter X, Guideline Specifications for "Wood Repair and Refinishing" and "Concrete Patching and Repair."
- ◆ Remove curtains, signage, pictures and artwork hung on the exposed concrete wall of the Reception Area. Repair holes in concrete to match the adjacent concrete.
- ◆ Additional private office space should be provided for in Renovation or Rehabilitation Zones.

Furnishings and Art Work

- ◆ Should additional office space be needed, divide the Reception Area with low, free standing partitions not attached to the walls or ceiling. Partitions should be low enough to allow perception of the entire original Reception Area.
- ◆ Do not attach anchors for art work or other displays into the existing exposed concrete wall. Use free standing displays or hang from fasteners located above the ceiling.

Wood Refinishing

- ◆ Refinish wood paneling. Remove existing gloss finishes, repair damaged wood, fill holes and scratches and apply a new finish to match the original natural finishes. See Chapter X, Guideline Specifications for "Wood Repair and Refinishing."

Skeleton Clocks

- ◆ Remove existing surface mounted clocks in Conference Rooms and Reception area and install new skeleton clocks matching the originals. See Chapter X, Guideline Specifications for "Skeleton Clocks."

Energy Conservation

- ◆ Prepare cost benefit analysis of insulating the exterior wall of the building. If adding insulation is recommended, install insulation only in concealed locations at concealed interior surface of fan coil cabinet on back of precast concrete panel and on back of precast panel above ceiling.

Heating, Ventilating and Air Conditioning (HVAC)

- ◆ Maintain existing grills in existing locations. Install new duct work and grills to supply these spaces in concealed locations, at chases between precast panels, above ceiling, below floor or in adjacent renovation zone spaces.

Handicapped Access

- ◆ Maintain existing accessible routes, clearances and devices in their existing locations. Accommodate new accessible devices, accessories and installations in concealed locations. Do not remove any original historic fabric while making accessible installations or alterations. Do not attach new devices to existing exposed concrete walls.

Fire Safety

- ◆ Maintain existing fire safety components, in their existing locations. Accommodate all repair, additions and alterations to the system in the space above the hung ceiling and in the existing device locations using the existing concealed conduit. New devices may be mounted on existing ceiling or plaster exterior wall, provided that they are appropriately located and are compatible in material, design and finish with original elements. Do not attach new devices on exposed concrete wall.

Electrical/Telecommunications/Intercom/Data Communications/Security/Access Control

- ◆ Accommodate all repair, additions and alterations of the systems in the space above the hung ceiling, in the existing chase between the exterior wall panels and in the existing device locations using the existing concealed conduit. New devices may be concealed or recessed in the ceiling provided that they are appropriately located and are compatible in material, design, shape and finished to match the surface to which they are applied. Do not attach new devices on exposed concrete wall.

MAINTENANCE GUIDELINES FOR BUILDING MANAGEMENT

Following is a list of recommended building maintenance and operation procedures. The list describes the cyclical maintenance of the significant fabric and materials and schedules periodic inspections. The goal of these guidelines is to maintain the original appearance of the material, reduce the requirement for costly repairs and refinishing, and make the significant fabric last as long as possible. Appropriate specification sections are referenced where applicable.

EXTERIOR**Daily Maintenance**

- ◆ Sweep exterior bluestone paving at entrances. Sweep to remove dirt and dust from in front of the doors and from the path of travel to parking, drop-off and Metro stations. Collect and dispose of dirt. Complete sweeping of exterior paving before building occupants begin to arrive for work.
- ◆ Clean entrance doors, hardware and adjacent glass. Clean glass and metal frames to remove soil, finger prints and smudges. See Chapter X, Guideline Specification for "Interior and Exterior Aluminum Cleaning."

Weekly Maintenance

- ◆ Inspect exterior granite and concrete walls and pilotis for graffiti and staining. Identify location and type of soiling and schedule removal as soon as possible. See Chapter X, Guideline Specification for "Exterior Masonry Cleaning."

Semi-Annual Maintenance

- ◆ Windows/Window Walls: Clean both sides of all exterior building windows and first floor window walls and entrances including vestibule doors and frames. Clean all glass and anodized aluminum frames. See Chapter X, Guideline Specification for "Interior and Exterior Aluminum Cleaning."
- ◆ Roof: Remove all debris and trash from the roof surface. Check roof drains, remove debris and verify that drains are operating.

Annual Maintenance

- ◆ Bluestone paving: Clean paving in the spring to remove sand and salts deposited by the auto parking and ice removal activities. Sweep paving to remove dirt and then wash to clean paving and remove dust.

- ◆ **Plaster Arcade Ceiling:** Clean plaster ceiling, including light fixtures to remove dirt, soil, stains and insect nests. Clean ceiling prior to cleaning paving. See Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
- ◆ **Insect Control:** Apply insect repellent to eliminate crawling and flying insects and arachnids. Pesticides shall not stain or deteriorate the plaster ceiling, granite, concrete, black anodized aluminum frames or leave spots on the window glass. Apply after cleaning arcade ceiling.
- ◆ **Clean precast concrete screen walls, first floor granite walls and the back sides of the concrete pilotis to remove dust and soil and prevent heavy soil build-up.** See Chapter X, Guideline Specification for "Exterior Masonry Cleaning."
- ◆ **Clean aluminum louvers at penthouse.** Wash louvers to remove dust and dirt to prevent it from soiling the concrete walls below. See Chapter X, Guideline Specification for "Interior and Exterior Aluminum Cleaning."
- ◆ **Clean out lighting pits at corners of building and lighting recess at Banner.** Remove debris and inspect drains. Clean out drains and insure that drains are functioning properly.

Maintenance as Necessary

- ◆ **Snow and Ice Removal:** Remove and pile, remove from site and apply sand, using **NO SALT OR CHEMICALS**. No heavy equipment, front end loaders or dump trucks should be used on paving not designated for driving on. Snow blowers and shovels should be used.
- ◆ **Graffiti and Stain Removal:** Remove graffiti and stains as soon as possible. Determine the type of staining and the type and finish of the substrate. Test small area for effectiveness and affect of existing masonry. See Chapter X, Guidelines for "Exterior Masonry Cleaning."

INTERIOR

Daily

- ◆ North and South Lobby Entrance Walk Off Mats: Remove and clean as directed by matting manufacturer or vacuum mat daily.
- ◆ Carpet Cleaning: Vacuum carpets in rooms with wood paneling using vacuum and cleaner heads that have rubber bumpers to prevent damage to wood paneling, doors and frames. Operate the machine carefully, do not hit the walls with the vacuum head, and do not allow vacuum cleaner to hit the door frames while pulling the unit from one room to another.
- ◆ Bluestone Flooring: Sweep entire floor to remove dirt and dust. Wet mop traffic areas and entrance vestibules and clean floor. Rinse floor with clean water and clean mop after initial wet mopping. Do not allow wet mop to splash or soil walls, doors, glass or window wall frames.

Weekly

- ◆ Clean metal doors and frames with damp cloth to remove soil.
- ◆ Clean wood handrails using a clean cloth dampened with clean water. Dry and polish wood handrails by rubbing in the direction of the wood grain.
- ◆ Bluestone Flooring: Remove all free standing displays, furnishing and rugs from bluestone flooring. Sweep entire floor to remove dirt and dust. Wet mop entire bluestone floor to remove all dirt and stains. Rinse floor with clean water and clean mop after initial wet mopping. Do not allow wet mop to splash or soil walls, doors, glass or window wall frames.

Quarterly

- ◆ Scrub vinyl tile floors and apply one coat of finish to all floors. Mask the bottom of exposed concrete walls while cleaning and coating floors to prevent the soiling and staining of the concrete. Remove all stains from the concrete resulting from the floor finishing procedures.

Semi-Annually

- ◆ Wood Paneled Walls, Wood Handrails: Clean all woodwork with a clean cloth dampened in clean water. Remove dirt and grime. Promptly dry wood surface with a clean cloth and polish wood by rubbing in the direction of the wood grain with a clean dry cloth.
- ◆ Floor Finish: Strip and apply four coats of floor finish to floors identified as non-vinyl asbestos tile. Mask the bottom of exposed concrete walls while stripping and

coating floors to prevent the strippers and coating from soiling and staining the concrete. Remove all stains from the concrete resulting from the floor finishing procedures.

- ◆ Mechanical System: Clean vents and diffusers using a brush and clean damp cloth. If possible, remove the grill and wash and dry with a clean cloth. Replace air filters in the mechanical equipment when grill are cleaned.

Annually

- ◆ Venetian Blinds: Remove from building premises to wash. Clean tapes and cords. Dust or vacuum at six month interval from washing cycle.
- ◆ High Cleaning: All surfaces and objects more than 70" high shall be cleaned annually. Drapes shall also be vacuumed in place.
- ◆ Interior Metals and Fixtures: Clean and wax stainless steel railings at core stairs, see Chapter X, Guideline Specification for "Stainless Steel Cleaning." Clean aluminum seals at south entrance, see Chapter X, Guideline Specification for "Exterior and Interior Aluminum Cleaning." Clean light fixtures with a soft duster or cloth to remove dust from louvers. Remove diffusers and clean with a damp cloth. Polish with a dry cloth to remove water spots.

Maintenance as Necessary

- ◆ Removing stains from exposed interior concrete surfaces. See "Interior Masonry Cleaning."

EXHIBIT 9-A: LIGHT FIXTURE SCHEDULE

Following is a list of the light fixtures in the Restoration Zones of the HUD Building. For a description of the original and existing lighting on the exterior and interior of the building, see the "Exterior Light Fixtures" (pp. 483-484) and "Interior Light Fixtures" (pp. 485-487) in Chapter VI, Materials Conservation Analysis. The following schedule indicates fixture type, location, and condition. The lamp shown is from the original "Schedule of Fixtures" found in the building's original specifications. The original drawing of the fixture is also referenced. Photographs of the existing fixtures are referenced from the text included with the original fixture drawing.

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
EXTERIOR SITE AND BUILDING LIGHTING						
9	OA	31-75W, PAR 38 and 24-150W PAR 38	Pole mounted	Light standard	Fixtures removed and replaced with clear round globes on existing orig. precast concrete standards	3-4
23	OB	1-1000W, T60/RCL	Bracket mtd.	Banner	Existing/good	3-3
12	OB-2	1-1000W, T6Q/RCL	Bracket mtd.	Banner	Existing/good	3-3
15	OB-3	1-1000W, T6Q/RCL	Bracket mtd.	Banner	Existing/good	3-3
18	OB-4	1-1000W, T6Q/RCL	Bracket mtd.	Banner	Existing/good	3-3
2	OB	1-1000W, T6Q/RCL	Vault mounted	Endwall Lighting NE	No lamps, fixtures unplugged/poor	3-3
2	OB	1-1000W, T6Q/RCL	Vault mounted	Endwall Lighting NW	No lamps/poor	3-3
2	OB	1-1000W, T6Q/RCL	Vault mounted	Endwall Lighting SE	No lamps, grates not painted, typical/poor	3-3
2	OB	1-1000W, T6Q/RCL	Vault mounted	Endwall Lighting SW	No lamps/poor	3-3
13	OC	1-1500W, PS-48	Vault mounted	Endwall Lighting NE	No lamps, fixtures unplugged/poor	3-3
13	OC	1-1500W, PS-48	Vault mounted	Endwall Lighting NW	No lamps/poor	3-3
12	OC	1-1500W, PS-48	Vault mounted	Endwall Lighting SE	No lamps/poor	3-3

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
EXTERIOR SITE AND BUILDING LIGHTING (CONT'D)						
13	OC	1-1500W, PS-48	Vault mounted	Endwall Lighting SW	No lamps/poor	3-3
39	OD	1-150W, PAR 38	Ground recessed	Tree Lighting	Lighting not installed because trees not planted	3-3
34	OE	2-75W, A-19	Recessed	15"x17"x3-5/8" deep, garage ramp and loading dock drive	Incandescent bulbs have been replaced with compact fluorescents	3-3
EXTERIOR ARCADE CEILING						
1	B	300W, PS-30	Recessed	Stair No. 10 Landing	Existing, missing louver	3-26
1	B	300W, PS-30	Recessed	Stair No. 11 Landing	Existing, missing louver	3-26
142	A	500W, PS-35	Offset w/slot diffusers, Recessed	Plaster ceiling under arcade behind pilotis	Existing, painted grey, soiled. Louvers missing, loose, bent, and not all in same direction	3-26 3-51
44	B	300W, PS-30	Centered with concen. circles/ Recessed	Plaster ceiling of arcade under wings	Existing, painted grey, soiled, louvers missing	3-26
43	C-1	300W, PS-40	Surface	1'-8" wide x 1'-10" high light trough, North Lobby Entrance	8 fixtures have lenses removed and extension arms added	3-27
43	C-1	300W, PS-40	Surface	1'-8" wide x 1'-10" high light trough, South Lobby Entrance	8 fixtures have lenses removed and extension arms added	3-27

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
INTERIOR - FIRST FLOOR						
1	FK	4-40W, RSFL	Surface	Display case in Reception G1 at southeast entrance	Existing/good	3-29
80	C	300W, P40-Spot	Surface	Lighting trough at walls of Reception G1 at southeast entrance	Existing, lens missing	3-27
10	D	300W, PS-35	Recessed	Ceiling at Reception G1 at southeast entrance	10 existing/good	3-27
2	D-1	200W, PS-30	Recessed	Stair door vestibules at Reception G1 at southeast entrance	2 Existing/good	3-27
35	D	300W, PS-35	Recessed	Ceiling at south core, Elevator Lobby G3	Existing, some extension arms added to drop bulb below ceiling	3-27
2	D-1	200W, PS-30	Recessed	Doors in south core, Elevator Lobby G3	Existing/good	3-27
1	N	--	Recessed	Spotlight at sculpture	Existing modified with surface mounted spot/poor	3-26
1	D-1	200W, PS-30	Recessed	Toilet vestibule G5a at south core	Existing/good	3-27
1	D-1	200W, PS-30	Recessed	Toilet vestibule G6a at south core	Existing/good	3-27
1	D-1	200W, PS-30	Recessed	Telephone alcove G10 at south core	Existing/good	3-27
84	G	500W, T-20	Recessed	Cafeteria Dining G12	Removed, replaced w/2'x4' fluorescent lights	3-27 3-64
1	H	300W, R-40	Wall washer recessed	Ceiling between entrance vestibule and plaster wall, Cafeteria Dining G12	Existing/good	3-27
9	D	300W, PS-35	Recessed	Corridor between lobbies and Cafeteria	Some extension arms added	3-27

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
INTERIOR - FIRST FLOOR (CONT'D)						
4	H-1	300W, R-40	In concrete recessed wall washer	Center of west wall in Cafeteria vestibule concrete soffit	Existing/soiled	3-27
1	D-1	200W, PS-30	Recessed	Telephone alcove G14 at north core	Removed and replaced with recessed fluorescent	3-27
2	D-1	200W, RS-30	Recessed	Door vestibule at Elevator Lobby G20 at north core	Existing/good	3-27
1	D-1	200W, PS-30	Recessed	Women's toilet vestibule G17a at north core	Existing/good	3-27
1	D-1	200W, PS-30	Recessed	Men's toilet vestibule G18a at north core	Existing/good	3-27
34	D	300W, PS-35	Recessed	Ceiling elevator lobby G20 at north core	Existing/good	3-27
2	D-1	200W, PS-30	Recessed	In front of interior doors at drop ceiling North Lobby G21 at northeast entrance	Existing/good	3-27
10	D	300W, PS-35	Recessed	Ceiling in North Lobby G21 at northeast entrance	Extension arms have been added to original recessed fixture to create surface mounted spotlights	3-27
80	C	300W, P40-Spot	Surface	Lighting trough at walls of North Lobby G21 at northeast entrance	Existing, lens missing/soiled	3-27
1	FK	4-40W RS, FL	Surface	Display case in North Lobby G21 at northeast entrance	Existing/good	3-29

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

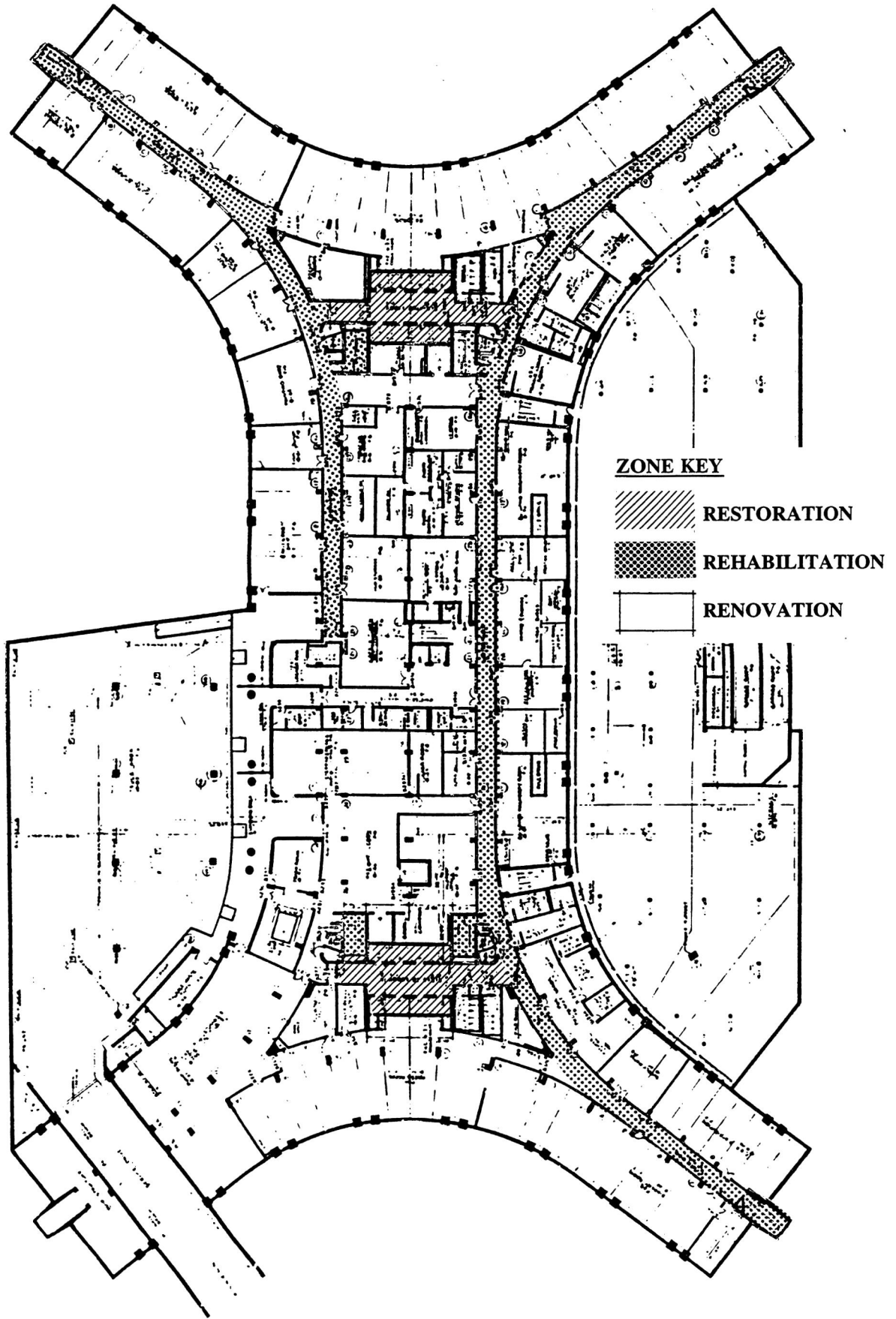
QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
ELEVATOR LOBBY AND CORRIDOR LIGHTING, FLOORS 2-10						
100	FA-1	2-40W RS, FL	Recessed	Corridors, Floors 2-10	Replaced with 2'x4' fluorescents	3-28
100	FA-1	2-40W RS, FL	Recessed	Corridors, Floors 2-10	Replaced with 2'x4' fluorescents	3-28
12	E	1-150W, Par 38	Recessed	Floors 2-10 at south core	4 original fixtures, recessed in concrete soffit, similar to "F" remain; original recessed ceiling fixtures replaced with 16 recessed compact fluorescents	3-26
8	FI	2-40W RS, FL	Surface	Fluorescent strip above concrete soffit at elevator lobby, south core, Floors 2-10	Replaced with new fluorescents to match the originals	3-29
2 (per alcove)	393 GSAS Fluorescent	FL 277V, 1-20W TS	Recessed	Telephone Alcoves, Floors 2-10	Existing, some fixtures have been replaced with new fluorescent fixtures	
8	FI	FL 2-40W RS	Surface	Fluorescent strip above concrete soffit at elevator lobby, north core, Floors 2-10	Replaced with new fluorescents to match the originals	3-29
12	E	1-15W, Par 38	Recessed	Elevator lobby, north core, Floors 2-10	4 original fixtures, recessed in concrete soffit, similar to "F" remain; original recessed ceiling fixtures replaced with 16 recessed compact fluorescents	3-26

**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
EXECUTIVE OFFICES AND CONFERENCE ROOM LIGHTING, FLOORS 2-10						
27	G-1	1-500W	Recessed	Staff dining room	Removed	3-29
1	J	Track light	Surface	Staff dining room	Removed	
8	FA	4-40TS, FL	Recessed	Deputy Commission 543	Existing	3-28
10	FA	4-40TS, FL	Recessed	Secretary Reception 544	Existing	3-28
6	FA	4-40TS, FL	Recessed	Assistant Deputy 545	Existing	3-28
—	FG	6-30W RS, FL	Recessed	All executive offices with cherry paneling, Floors 4-10	Existing/good	3-29
22	FG	6-30W RS, FL	Recessed	Agency Conference Room 940	Removed and replaced with 2'x4' fluorescents	3-29
11	J	1-150W, Par 38	Track mounted	Agency Conference Room 940	Removed and replaced with new track light	Pg 65-50 of specif.
22	F	50W, R-20	Recessed	Agency Conference Room 940	Removed	3-26
14	FG	6-30W RS, FL	Recessed	Conference Room 947	Existing, good condition	3-29 4-95
11	FG	6-30W RS, FL	Recessed	Secretary 948	Existing, good condition	3-29

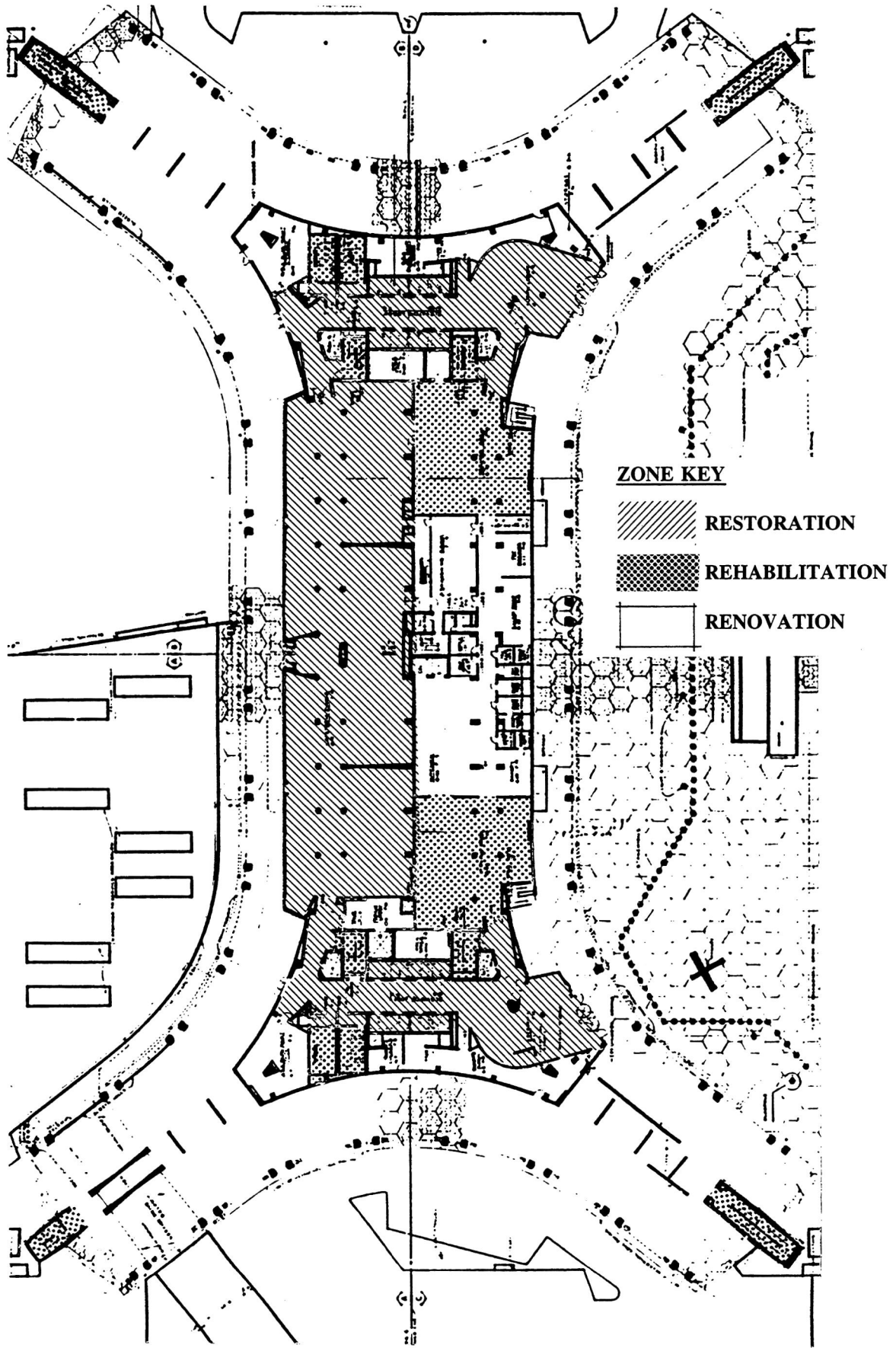
**US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING
LIGHT FIXTURE SCHEDULE**

QUAN.	FIXTURE TYPE DESIG.	QUANTITY AND LAMP WATTAGE PER FIXTURE	MOUNTING METHOD	LOCATION	CONDITION	ILLUS. NO.
EXECUTIVE OFFICES AND CONFERENCE ROOM LIGHTING, FLOORS 2-10 (CONT'D)						
11	FG	6-30W RS, FL	Recessed	Deputy Admin. 949	Existing, good condition	3-29
15	FG	6-30W RS, FL	Recessed	Reception Area 950	Existing, good condition	3-29 4-86
15	FG	6-30W RS, FL	Recessed	Reception Area 950	Existing, good condition	3-29 4-86
1	FG	6-30W RS, FL	Recessed	Toilet Vestibule 954	Existing, good condition	3-29
18	FG	6-30W RS, FL	Recessed	Administrator 955	Existing, good condition	3-29 4-92
11	FG	6-30W RS, FL	Recessed	Secretary 956	Existing, good condition	3-29 4-89
8	G-1	5-OW, T-20	Recessed	Dining Room 957	Original fixtures removed and new fixtures similar to type "FG" installed	3-27 4-90
14	FG	6-30W RS, FL	Recessed	Conference Room 959	Existing, good condition	3-29 4-90



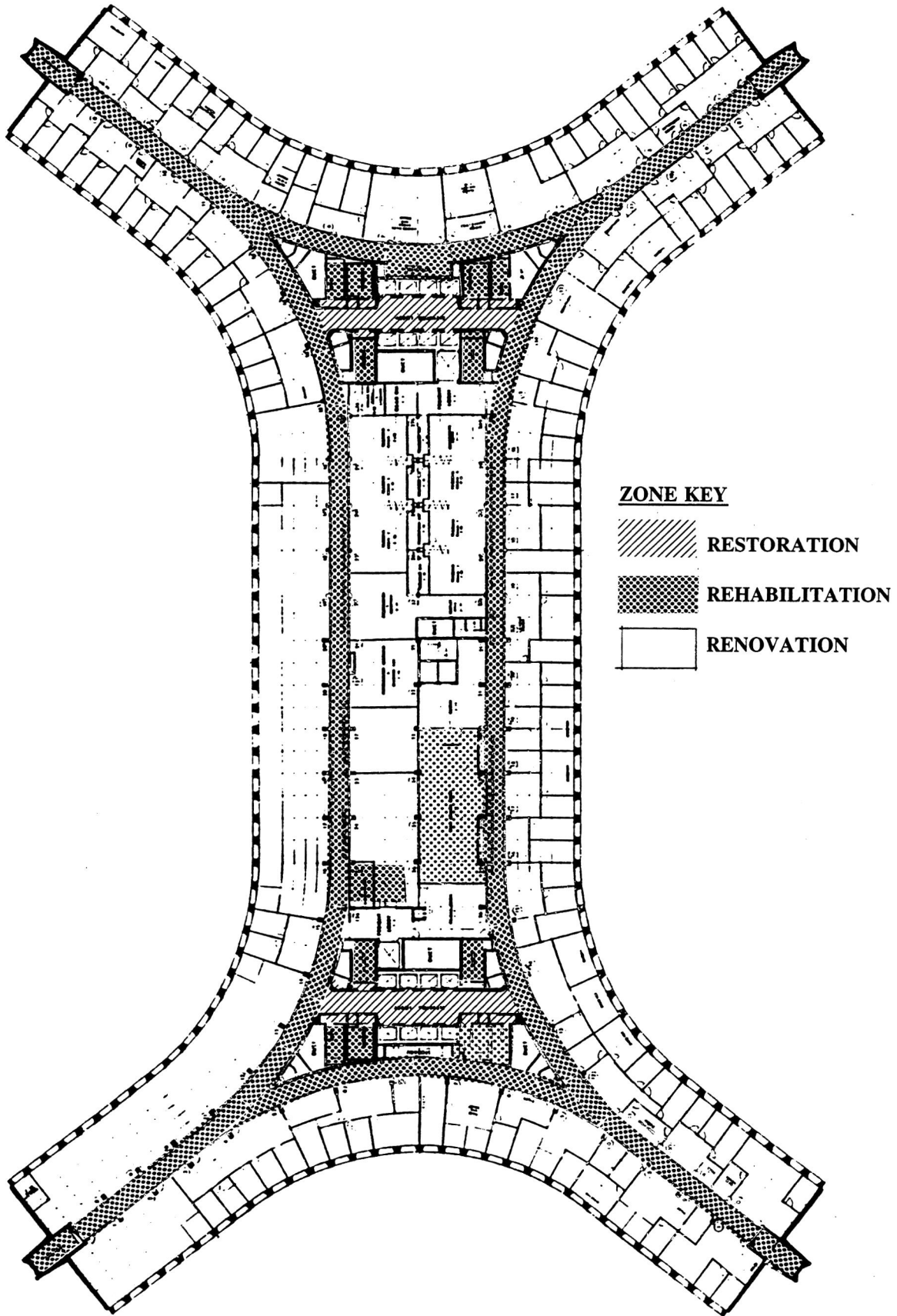
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Basement Plan, Restoration/Rehabilitation/Renovation Zones



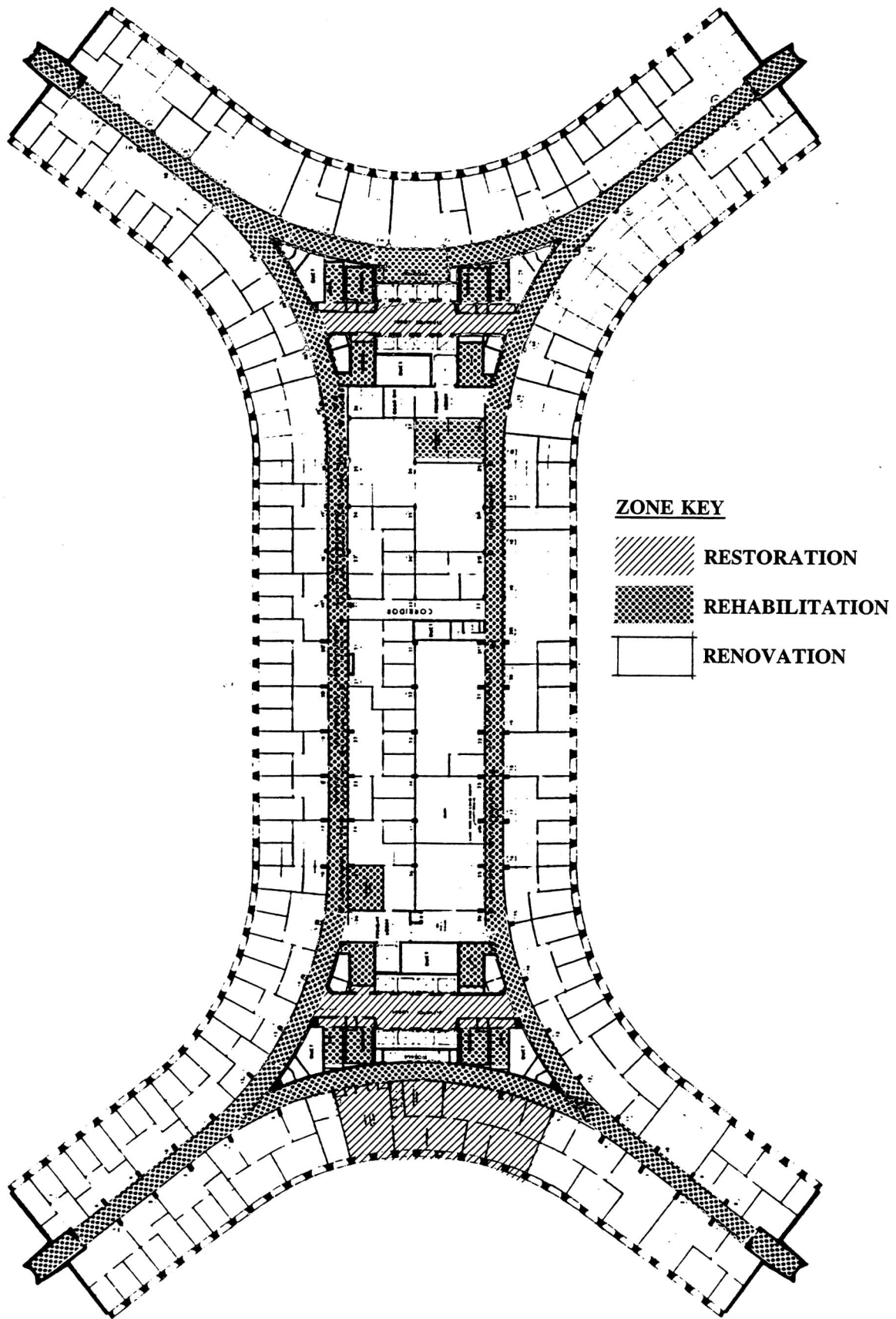
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First Floor Plan, Restoration/Rehabilitation/Renovation Zones



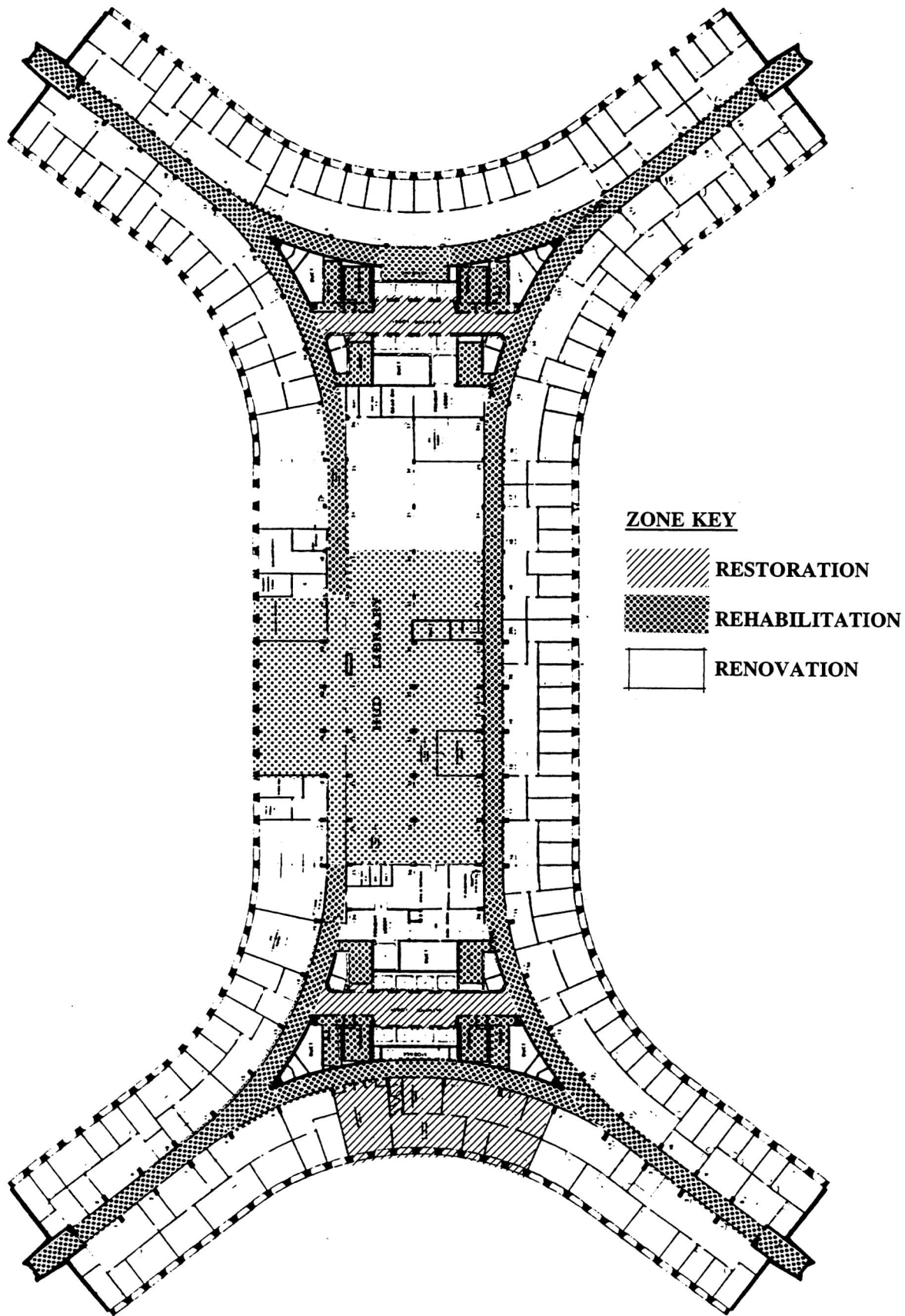
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Second Floor Plan, Restoration/Rehabilitation/Renovation Zones



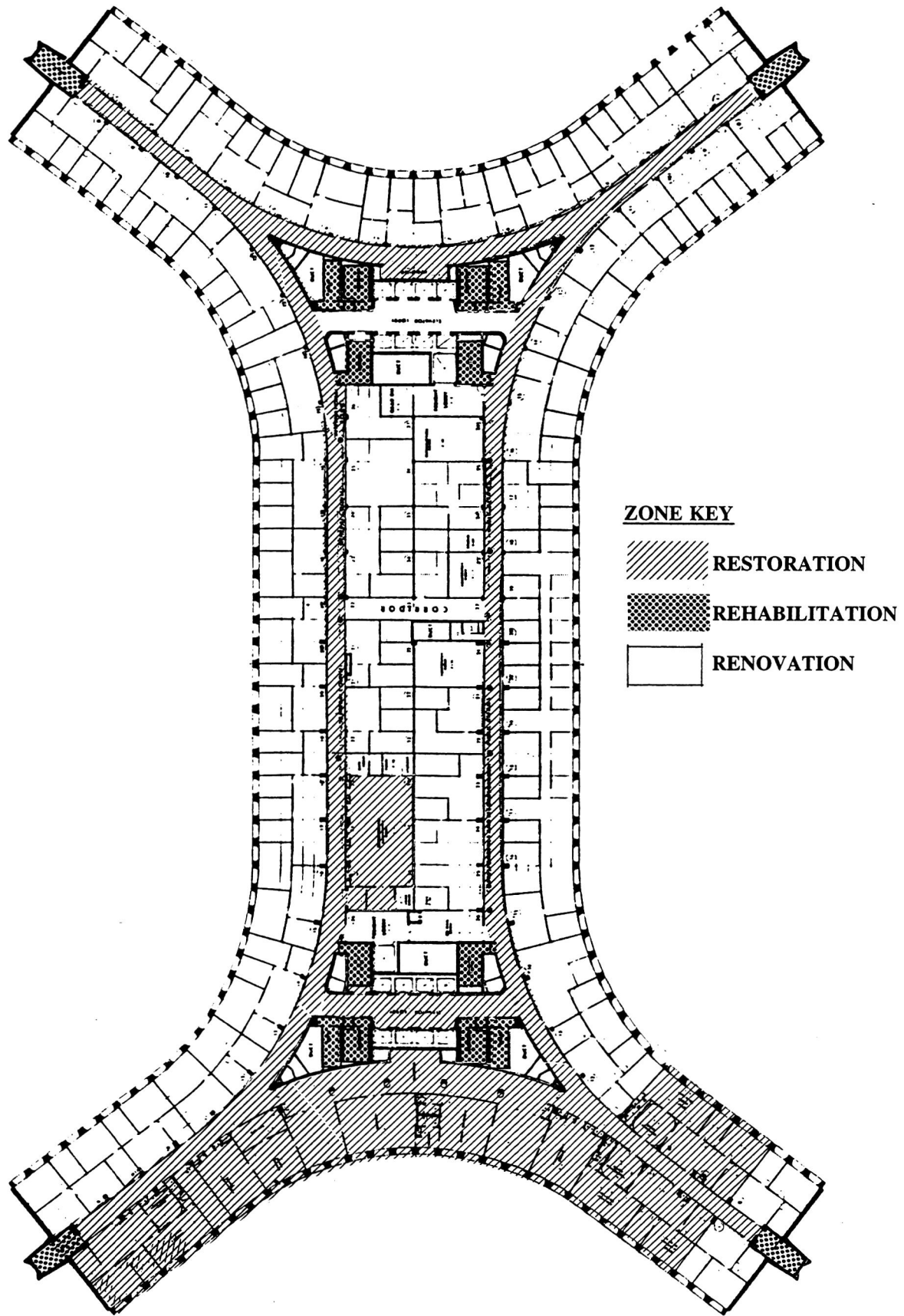
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Typical Floor Plan (Fifth Floor Plan), Restoration/Rehabilitation/
Renovation Zones



Illus. No. 9-5

Eighth Floor Plan, Restoration/Rehabilitation/Renovation Zones



Illus. No. 9-6

Tenth Floor Plan, Restoration/Rehabilitation/Renovation Zones