

BETH-EL TEMPLE FEASIBILITY STUDY DRAFT ISSUED 05.24.2013



PREPARED BY:
BROWNING DAY MULLINS DIERDORF ARCHITECTS

CREDITS

Mapleton Fall Creek Development Corporation
Leigh Riley Evans, Executive Director

Indiana Landmarks
Mark Dollase, Vice President of Preservation Services

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Friends and Neighbors
Tyson Domer
Dean Illingworth
David Kosene
Isaiah Kuperstein
Jackie Nytes
Al Polin
David Resnick
Rabbi Dennis Sasso
Rabbi Sandy Sasso
Jay van Santen
Zeff Weiss

Prepared by:
Browning Day Mullins Dierdorf Architects
626 North Illinois Street
Indianapolis, IN 46204
317.635.5030
Jonathan Hess AIA, Principal
Jonathan Young AIA, Project Manager

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EXECUTIVE SUMMARY

The Beth-El Temple is a historic Jewish synagogue building located in the Mapleton - Fall Creek Neighborhood on the near north side of Indianapolis. The temple was built between 1924 and 1925 and was designed by prominent Indianapolis architecture firm Vonnegut, Bohn, and Mueller. After serving as a Jewish synagogue for much of its life, the building has recently served as a worship space for a Christian church but has been vacant for several years. Unfortunately, during the vacancy, the roof has failed leading to water infiltrating much of the building and subsequent water damage. Since 2012, a group of stakeholders consisting of members of the Jewish community, neighborhood advocates, and historic preservationists have come together to begin a dialogue about the future of the building. These conversations have encompassed many topics but have included the following themes:

- Legal Ownership - Contacting the current ownership group and city in order to move forward with acquiring ownership of the property.
- Feasibility Study - Engaging an architecture firm to conduct a feasibility study in order to observe current maintenance and preservation issues with the building.
- Legal Entity - Establishing a legal entity that serves as the official organization for the building.
- Future Use - Creating a vision for a future use for the building that honors its Jewish heritage, engages the neighborhood, and is economically sustainable.



In order to move forward with the feasibility study portion of the work, Indiana Landmarks awarded a grant to Mapleton-Fall Creek Development Corporation (MFCDC) from the Marion County Historic Preservation Fund. In November of 2012, MFCDC hired Browning Day Mullins Dierdorf Architects (BDMD) to conduct a feasibility study on the building.

During the course of early 2013, representatives from BDMD Architects traveled to the site to complete the necessary field work. This field work consisted of taking measurements of the building, noting problem areas, and photographing any relevant issues. This data was then compiled in a Condition Assessment with a written narrative of the existing conditions and corresponding photographs.

With the Condition Assessment in hand, BDMD produced Recommendations for the treatment of the building taking into account the best use of the site and space, as well as cost, maintenance, and historic preservation concerns. These recommendations take the form of a written narrative with concept plans, and elevations.

Along with the Recommendations, BDMD produced a Cost Magnitude. This part of the study provides a general cost magnitudes for the work and breaks them down into phases.

DESCRIPTION AND HISTORY

SITE LOCATION

Indianapolis is centrally located within the state of Indiana in the midwestern United States. With the exception of four independent municipalities (Beech Grove, Lawrence, Southport, and Speedway), Indianapolis occupies all of the land area of Marion County. The original street grid or “mile square” was laid out in 1821 with a circular public space at its center. The circle is intersected with streets in the four cardinal directions consisting of Market Street running east-west and Meridian Street running north-south. This circle, now known as Monument Circle, sits as the ceremonial center of the city and is often used in orienting oneself in the city.



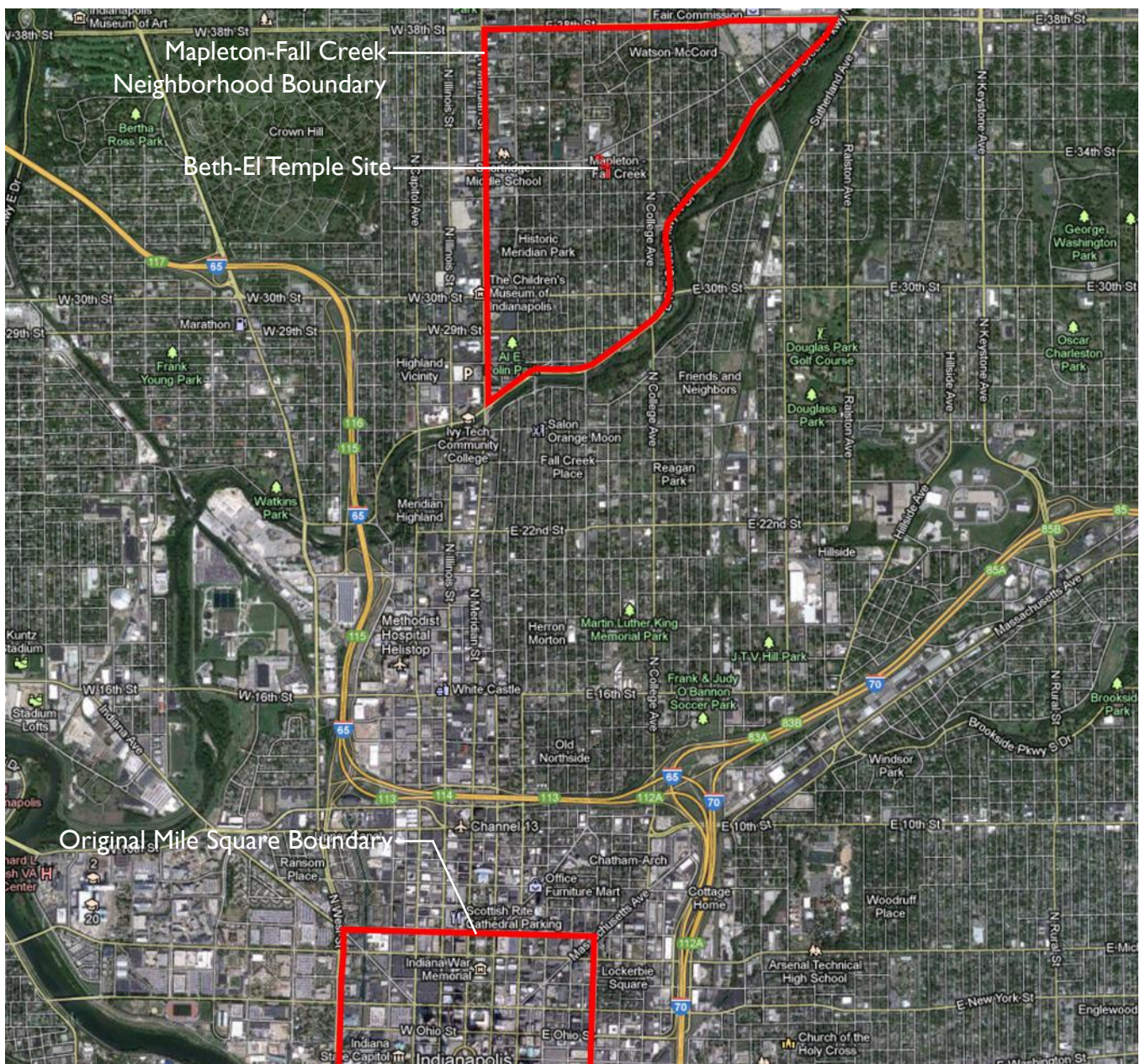
Map of Original Mile Square Plat



Panoramic Photo of Monument Circle from 1897 (Indiana Historical Society)

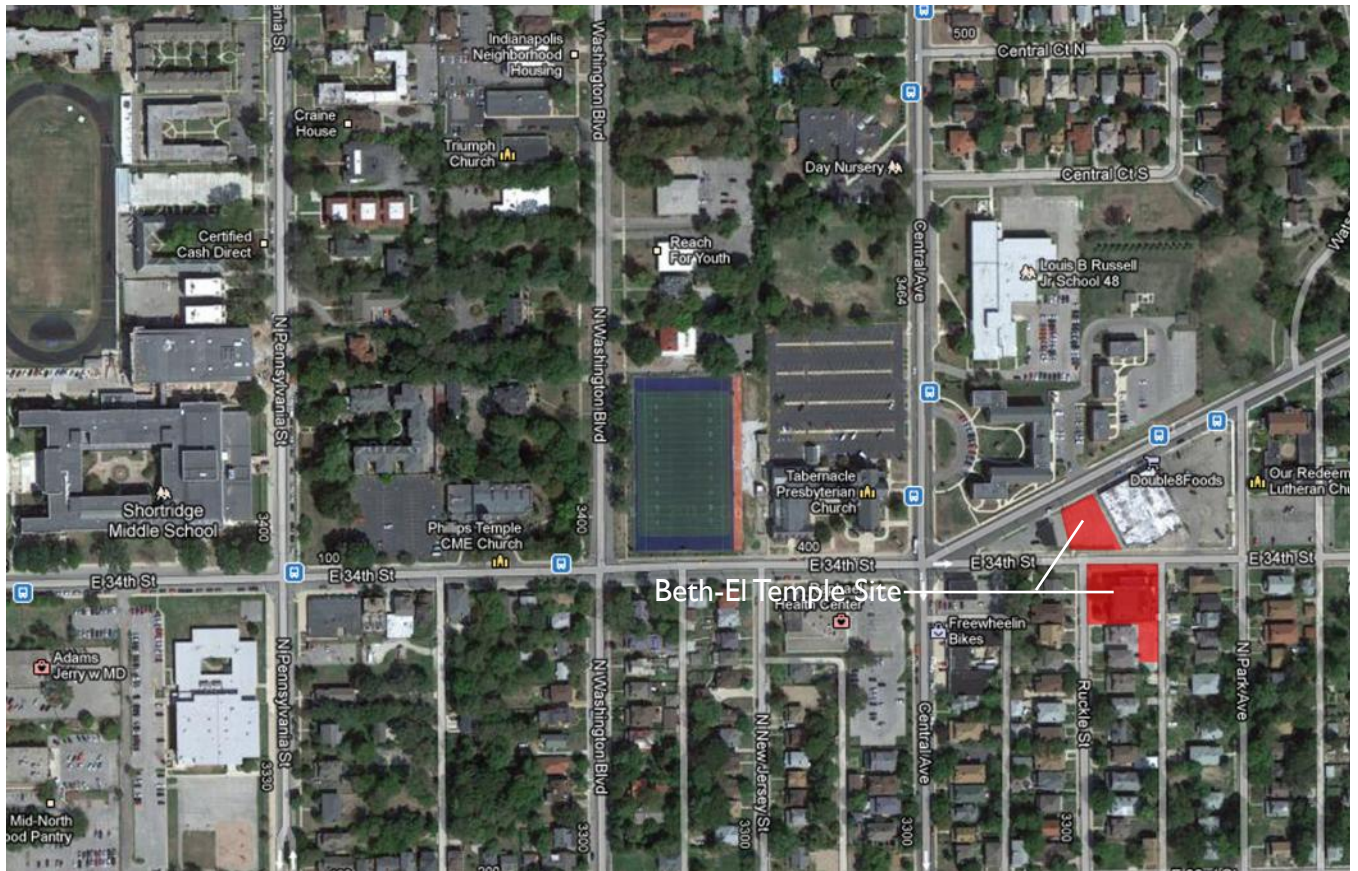
The Mapleton-Fall Creek Neighborhood is located approximately 2.5 miles north of Monument Circle along Meridian Street. It is triangular in shape and bound by Meridian Street on the west, 38th Street on the north, and East Fall Creek Parkway North Drive on the southeast.

The Beth-El Temple site is at 34th and Ruckle Streets within close proximity to several other prominent houses of worship. This includes Our Redeemer Lutheran Church at Fairfield and Park Avenues; Tabernacle Presbyterian Church at 34th Street and Central Avenue; Philips Temple CME Church at 34th Street and Washington Boulevard; and Trinity Episcopal Church at 33rd and Meridian Streets. Although the official legal boundary for the site is unclear at this time, for the purposes of this study, the design team has assumed the southeast corner parcel at 34th and Ruckle Street and an adjacent parking lot to the south that extends behind two houses. A parking lot parcel on the north side of 34th Street is believed to be part of the site, but because of the uncertainty of this parcel, it was not studied.

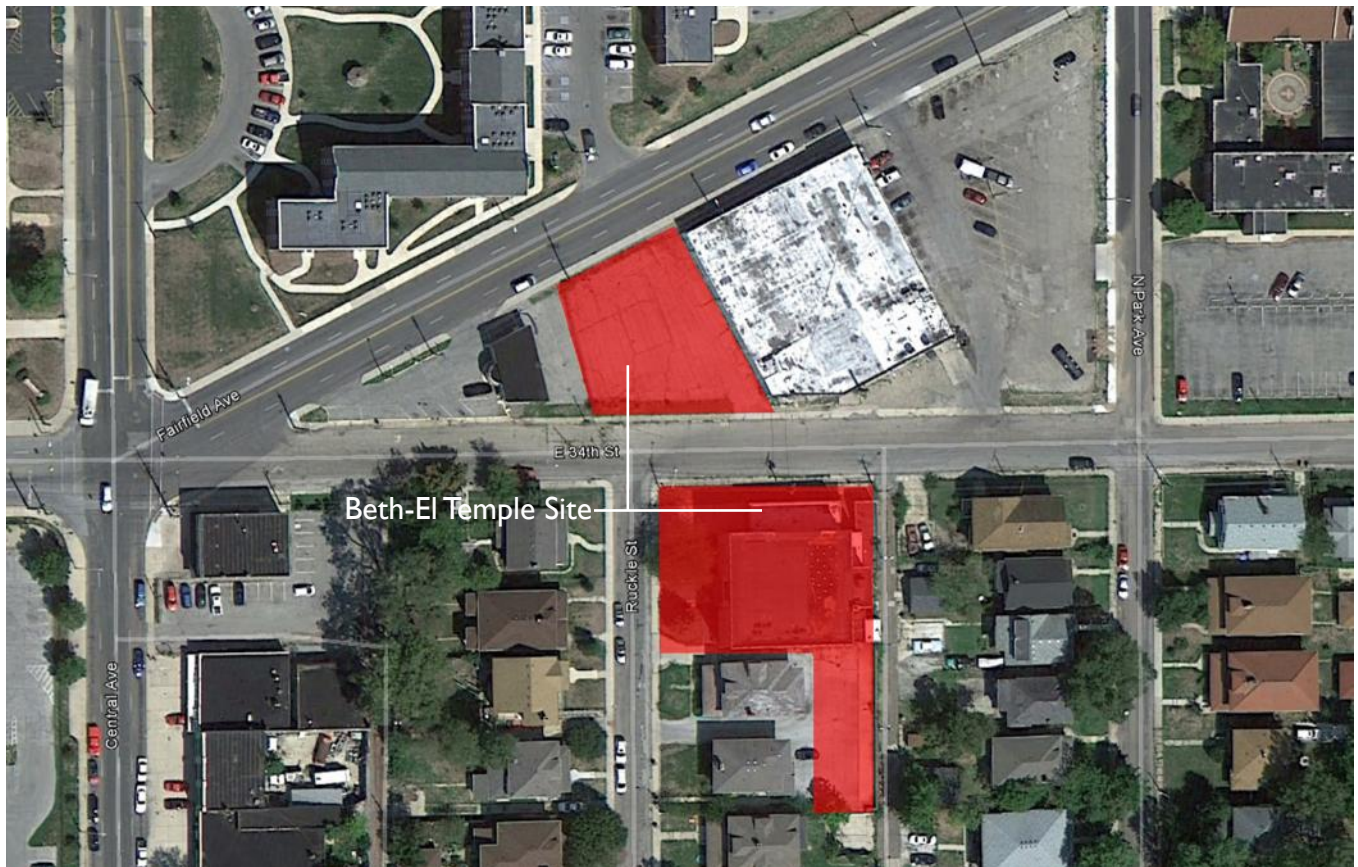


Satellite Image of City Context (2013 Google Maps)

BDMD ARCHITECTS ©2013



Satellite Image of Site Context (2013 Google Maps)



Satellite Image of Site (2013 Google Earth)

CONGREGATION HISTORY

The building was constructed for use as a Jewish temple for Congregation Beth-El. Congregation Beth-El was established by former leaders of Sharah Tefilla in 1915. Sharah Tefilla, which was originally called Polische Shul, was a congregation founded by Polish immigrants in Indianapolis around 1870. In 1927, Congregation Beth-El merged with the Hungarian immigrant founded Ohev Zedeck. The new congregation was called Congregation Beth-El Zedeck and met in Beth-El Temple. In 1958, Congregation Beth-El Zedeck moved into a new building on the city's north side following patterns of Jewish movement farther north. The United Central Hebrew Congregation occupied the temple until 1967. Since that time, various Christian churches have used the building as a worship space. The building is currently vacant.

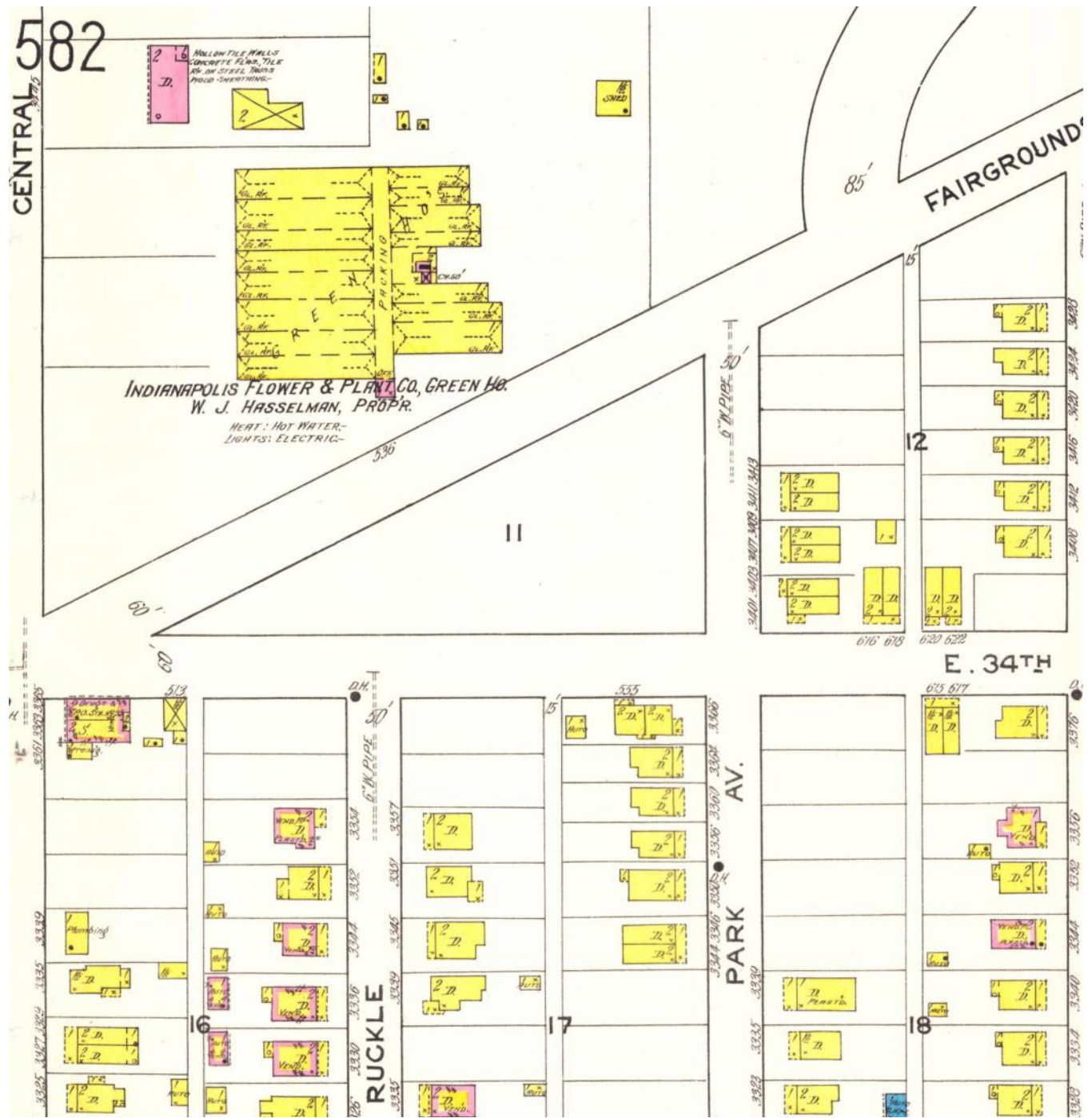
ARCHITECTS - VONNEGUT, BOHN, AND MUELLER

The firm originated in the late 1880s in Indianapolis as Vonnegut and Bohn. Both Bernard Vonnegut (1855-1908) and Arthur Bohn (1861-1948) came from German immigrant families and were trained in Germany. The firm rose to prominence and is responsible for some of Indiana's most well known landmarks. The first major project of the firm was The Athenaeum (1893-1897), which was originally named Das Deutsche Haus. Bernard Vonnegut died in 1908, and his son, Kurt Vonnegut Sr., carried on the practice along with Arthur Bohn. During this period the firm designed the William H. Block Company Building in downtown Indianapolis. O.N. Mueller, an engineer, became a principle at the firm in 1920, and the firm's name was changed to Vonnegut, Bohn, and Mueller. This name remained until 1944. It was during this period of the firm's history that the Beth El Temple was designed and built. After this time period, the firm took on several different names including:

Vonnegut and Wright (1944-1945)
Vonnegut, Wright, and Yeager (ca. 1945-1955)
Vonnegut, Wright, and Porteous (1955-?)
Wright, Porteous and Associates(?-1961)
Wright Porteous, and Lowe, Inc. (1961-1991)
Bonar and Associates - subsidiary (1991-2010)
GAI Consultants - merger (2010-current)

HISTORIC MAP STUDY

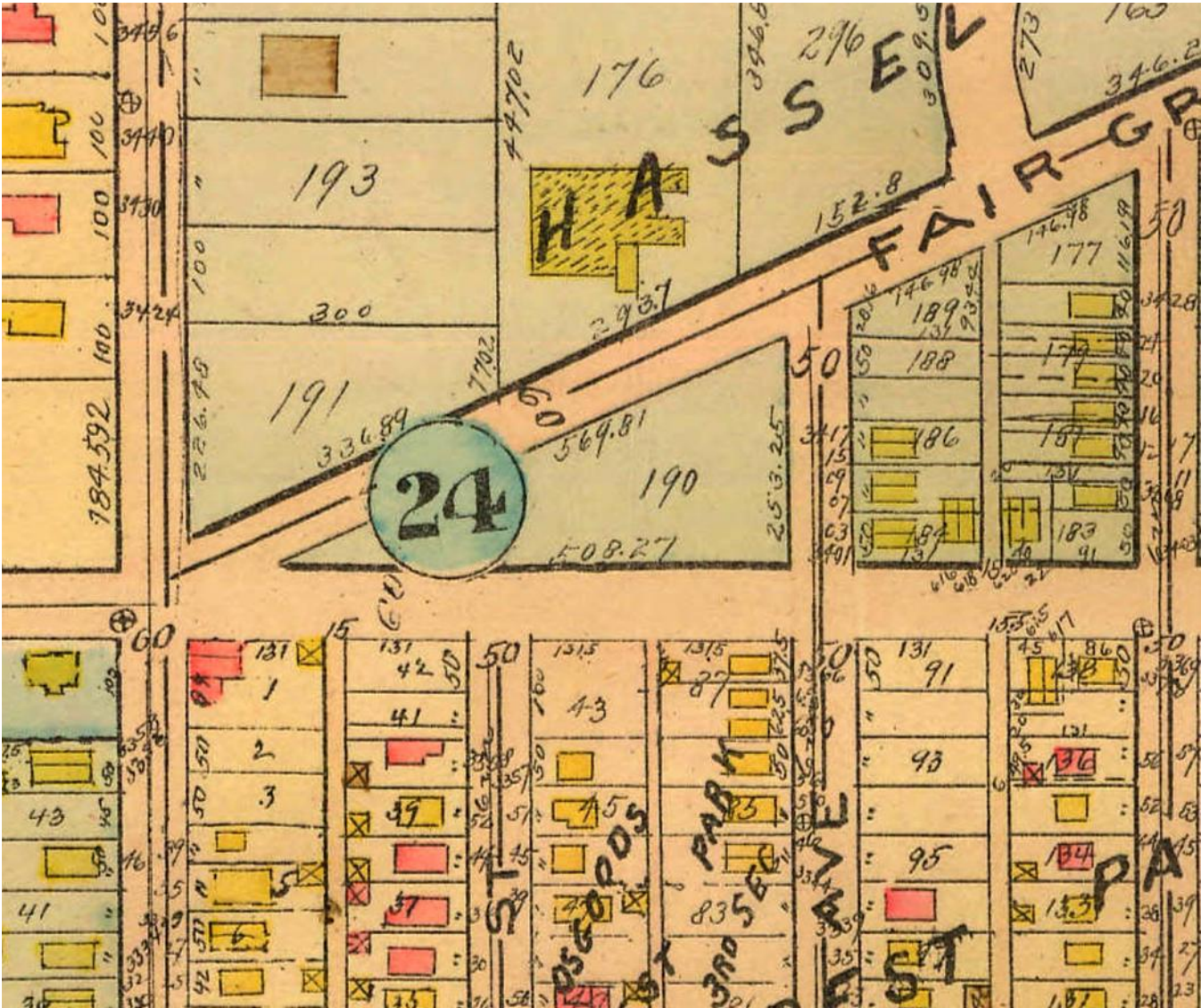
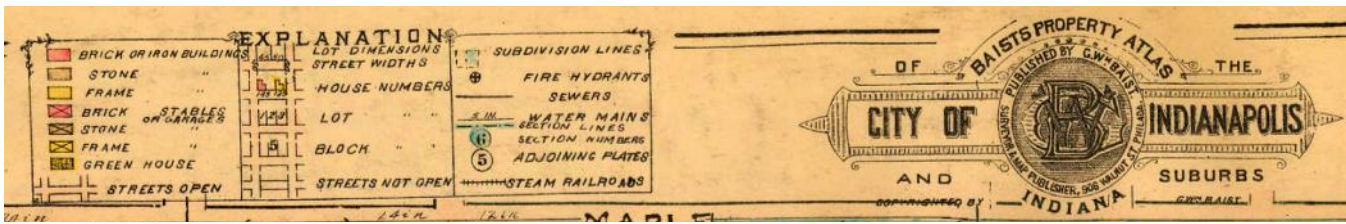
Historic maps often convey valuable information to architects and architectural historians when studying a particular building, site, or neighborhood. In order to understand the development of the Beth-El Temple site and surrounding neighborhood, a study of the available historic maps was conducted and then compared to each other and modern satellite imagery. Sanborn Fire Insurance Maps and Baist Real Estate Atlases are the two map companies that are often used for these endeavors. These maps were produced for insurance underwriters in order to determine risks and establish premiums for buildings based upon building materials, height, access to fire service, etc. The Sanborn Fire Insurance Maps typically show more information and often include number of stories, location of doors and windows, chimneys, elevators, occupancy use, address, etc. The Sanborn Fire Insurance Maps of Indianapolis date to 1887, 1898, 1915, and 1915 (that was updated to the 1930s, 1940s, and 1950s). The Baist Real Estate Atlases date to 1916, 1927, 1929, and 1941. All of the Baist maps show the Beth-El Temple site.



1915 - INSURANCE MAPS OF INDIANAPOLIS, INDIANA - VOLUME 5A

Sanborn Map Company - New York, NY

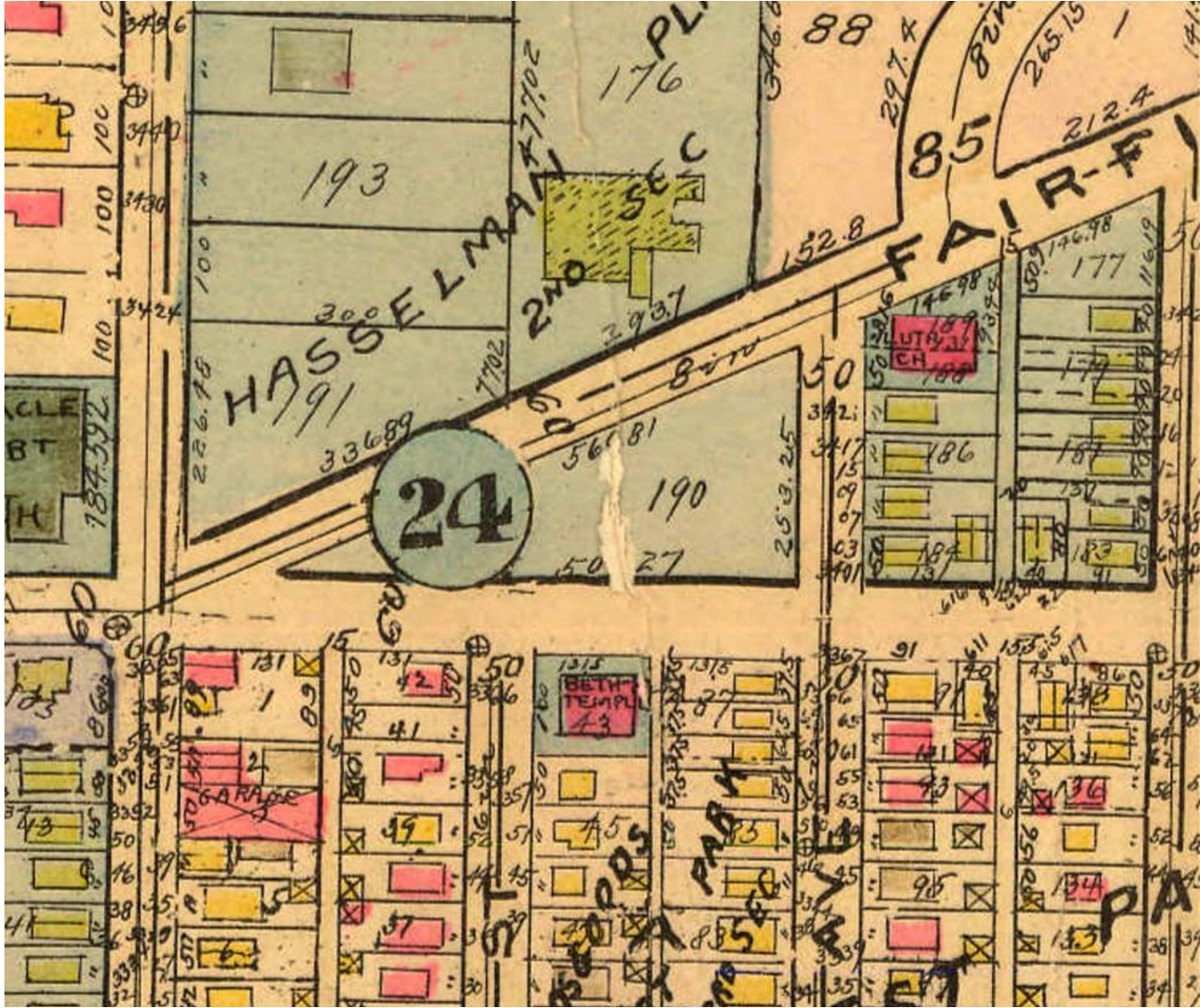
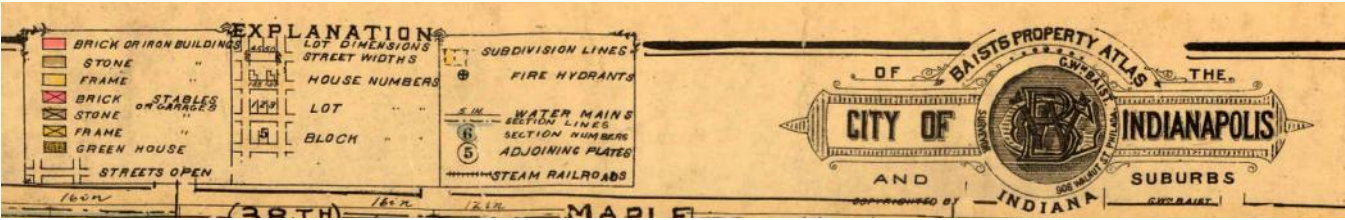
The earliest map showing the site dates to 1915. This is nine years prior to construction beginning on the temple. The map shows significant residential development in the neighborhood consisting mostly of single-family residential dwellings. Despite this, there are many open parcels including the two northernmost parcels at the southeast corner of East 34th and Ruckle Streets where the temple was to be constructed. The two parcels directly across Ruckle Street were empty as well as the triangular parcel to the north across East 34th Street.



1916 - BAISTS PROPERTY ATLAS OF THE CITY OF INDIANAPOLIS AND SUBURBS

G.Wm. Baist - Philadelphia, PA

Just one year later in 1916, G.Wm. Baist published their first property atlas of Indianapolis. The southeast corner of 34th and Ruckle Streets is still shown as empty, although it is depicted as a double parcel and labeled with parcel # 43. Just like the 1915 Sanborn Map, the two parcels across Ruckle Street and the triangular parcel to the north across East 34th Street were open as well.

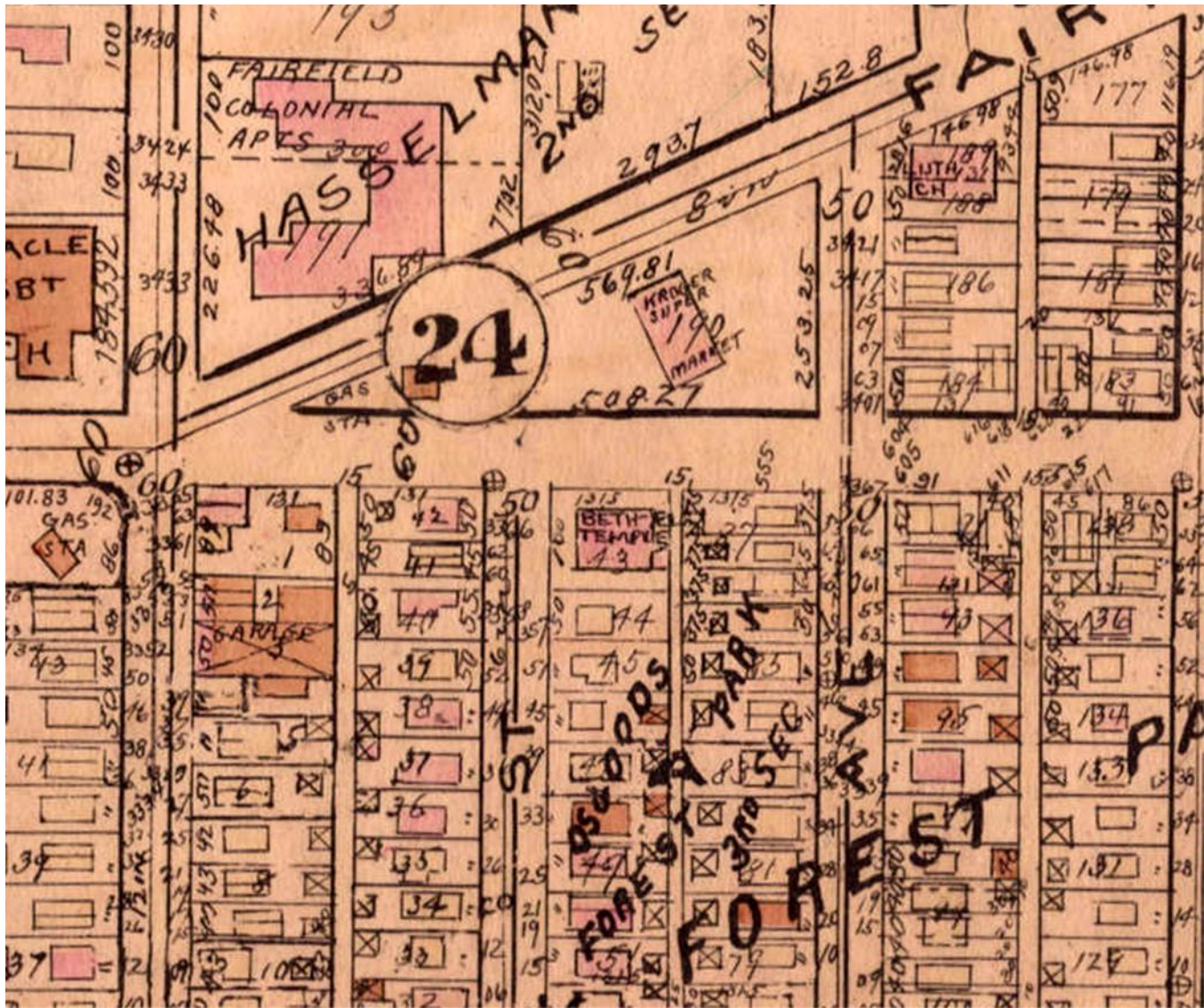
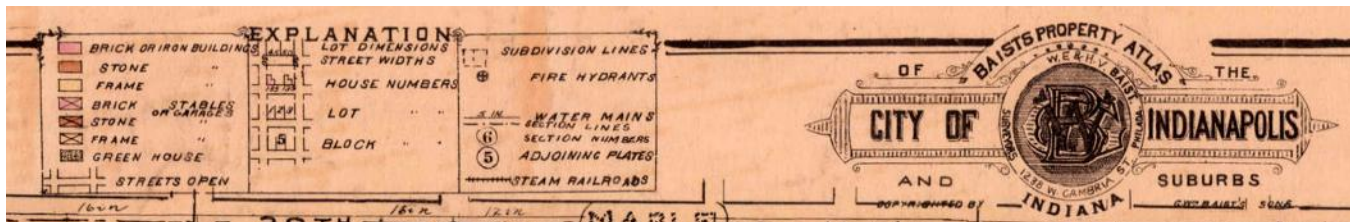


1927 - BAISTS PROPERTY ATLAS OF THE CITY OF INDIANAPOLIS AND SUBURBS

G.Wm. Baist - Philadelphia, PA

The 1927 Baist map is the first map showing the Beth-El Temple. This map would have been published two years after construction was completed on the building. The pink color of the building indicates that the building is brick. The temple is indicated with a rectangular footprint with a small rectangular wing located at the northern extent of its east facade. By this time, a brick house has been constructed across the street from the temple on the southwest corner of East 34th and Ruckle Streets. The triangular parcel across 34th Street remains empty as of 1927. It is also interesting to note, that Tabernacle Presbyterian Church has been constructed and is indicated at the northwest corner of East 34th Street and Central Avenue.

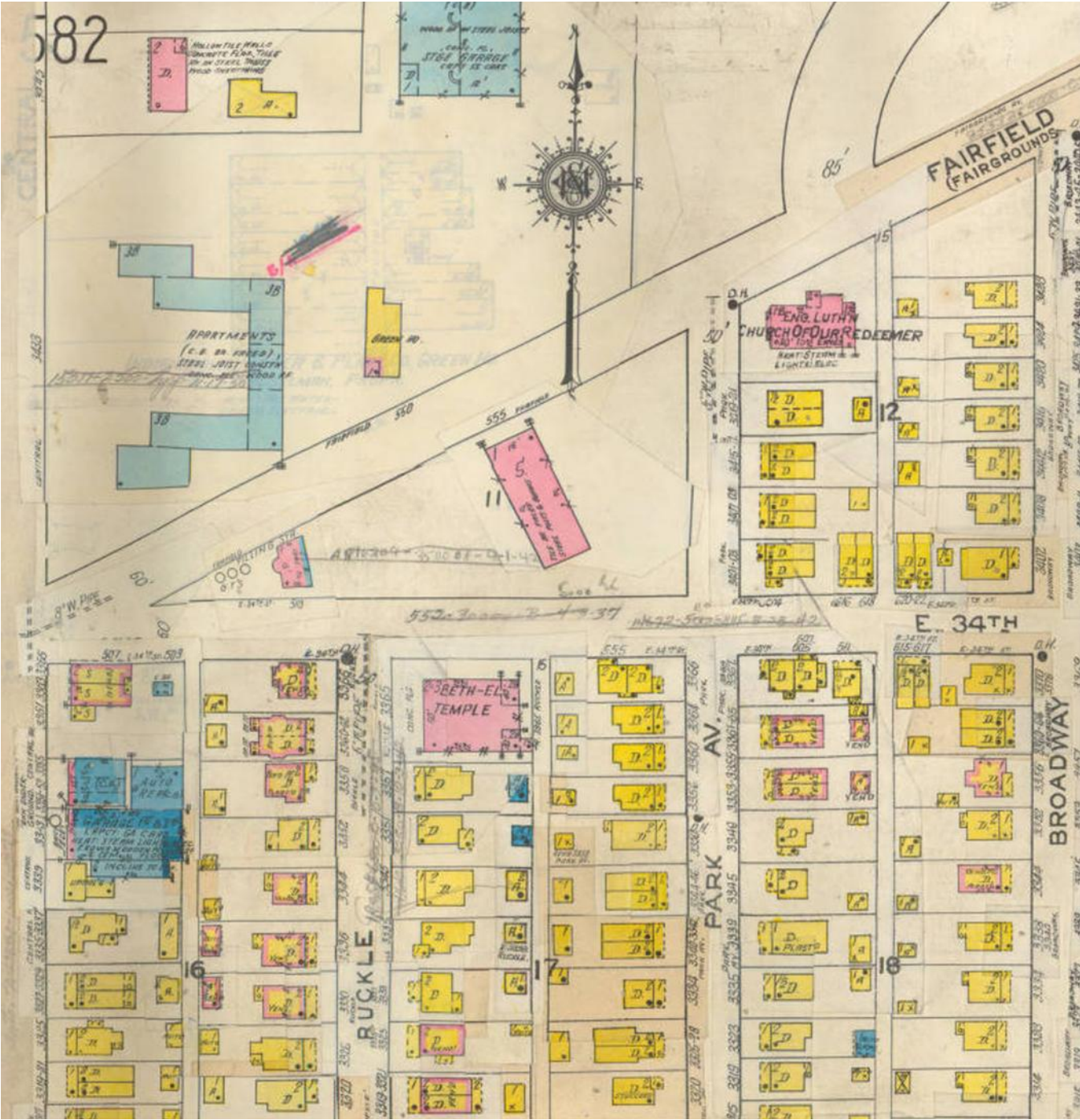
BDMD ARCHITECTS ©2013



1929 - BAISTS PROPERTY ATLAS OF THE CITY OF INDIANAPOLIS AND SUBURBS

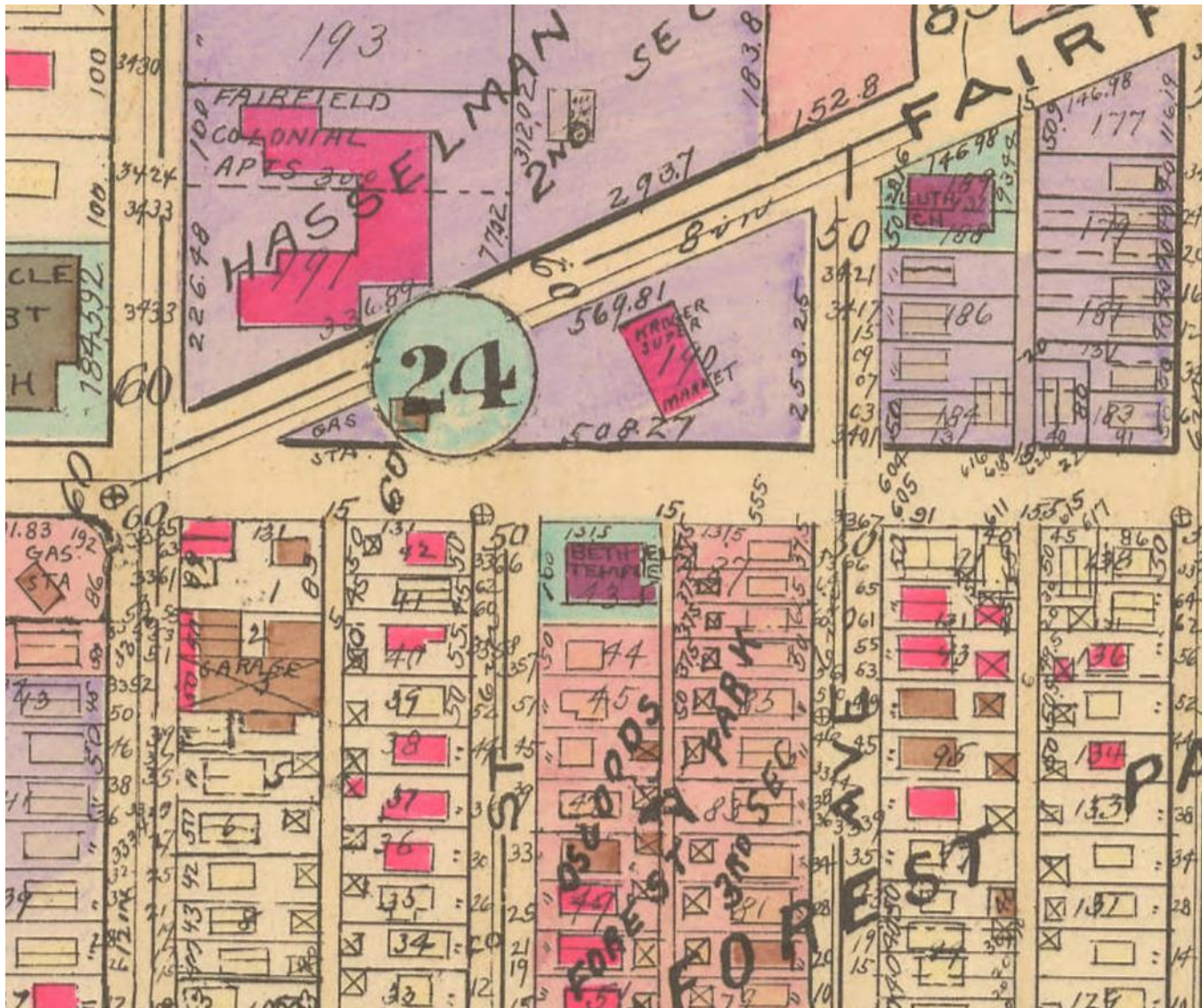
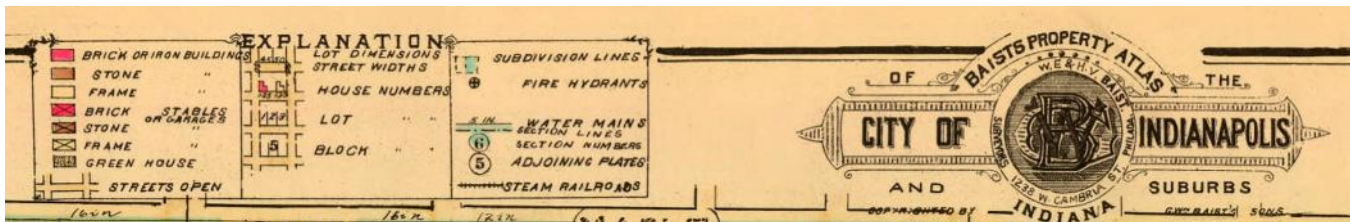
G.Wm. Baist - Philadelphia, PA

Another Baist map was published just two years later. It is not known why this was done, but by looking at the map, it is clear that a substantial amount of development was occurring in the neighborhood. The building footprint of the temple remains as a rectangle with a small rectangular wing at the southern extent of the east façade. It is not known if the previously described wing from the 1927 map was demolished and a new wing constructed, or if it was an error in the drawing. All parcels adjacent to the temple had been built on by 1929 including the triangular parcel across East 34th Street where a gas station and Kroger Super Market had been constructed.



1915 - UPDATED 1939 - INSURANCE MAPS OF INDIANAPOLIS, INDIANA - VOLUME 5A
 Sanborn Map Company - New York, NY

This portion of the 1915 Sanborn Map was updated in 1939. Remnants of the 1915 are still visible, as the map makers often covered over and marked over the top of previous features. This is the first Sanborn Map that shows Beth-El Temple.



1941 - BAISTS PROPERTY ATLAS OF THE CITY OF INDIANAPOLIS, INDIANA AND SUBURBS

G.Wm. Baist - Philadelphia, PA

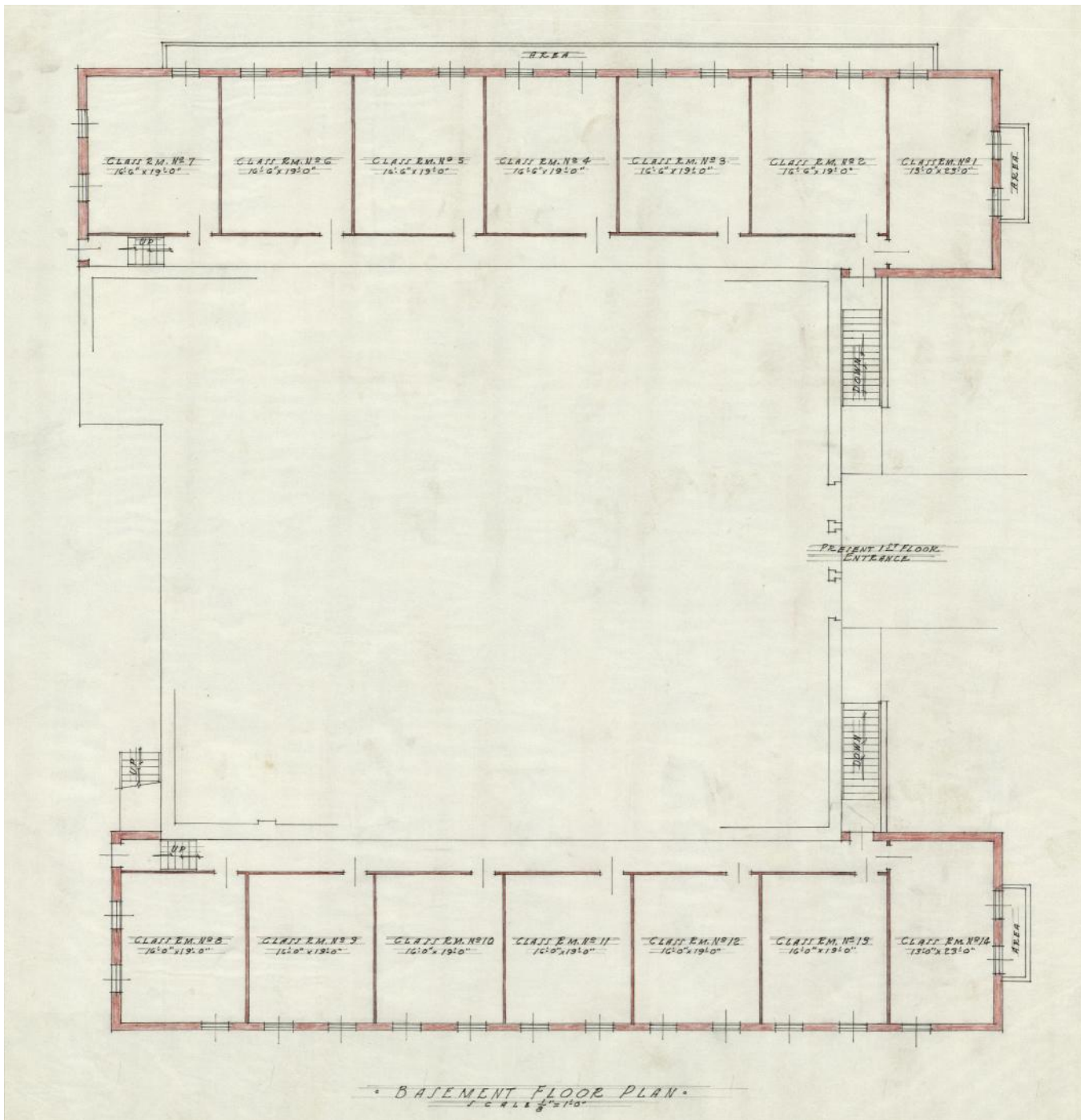
The 1941 Baist map of Indianapolis doesn't indicate much change from the 1929 map. By 1929, the surrounding parcels were largely developed and that remains true in 1941. The temple is indicated the same as on the 1929 map with a rectangular footprint and small rectangular wing at the southern extent of its east façade.



2013 - GOOGLE EARTH IMAGE
Google.com - Mountain View, California

The satellite image from google.com indicates a neighborhood that today is very similar to the neighborhood of the late 1920s in terms of its remaining building stock. Beth-El Temple remains at the southeast corner of East 34th and Ruckle Streets. The footprint of the building has changed with two additions. One addition was built on the north and the other at the northeast corner. These additions will be discussed further during the Description portion of the study.

BDMD ARCHITECTS ©2013

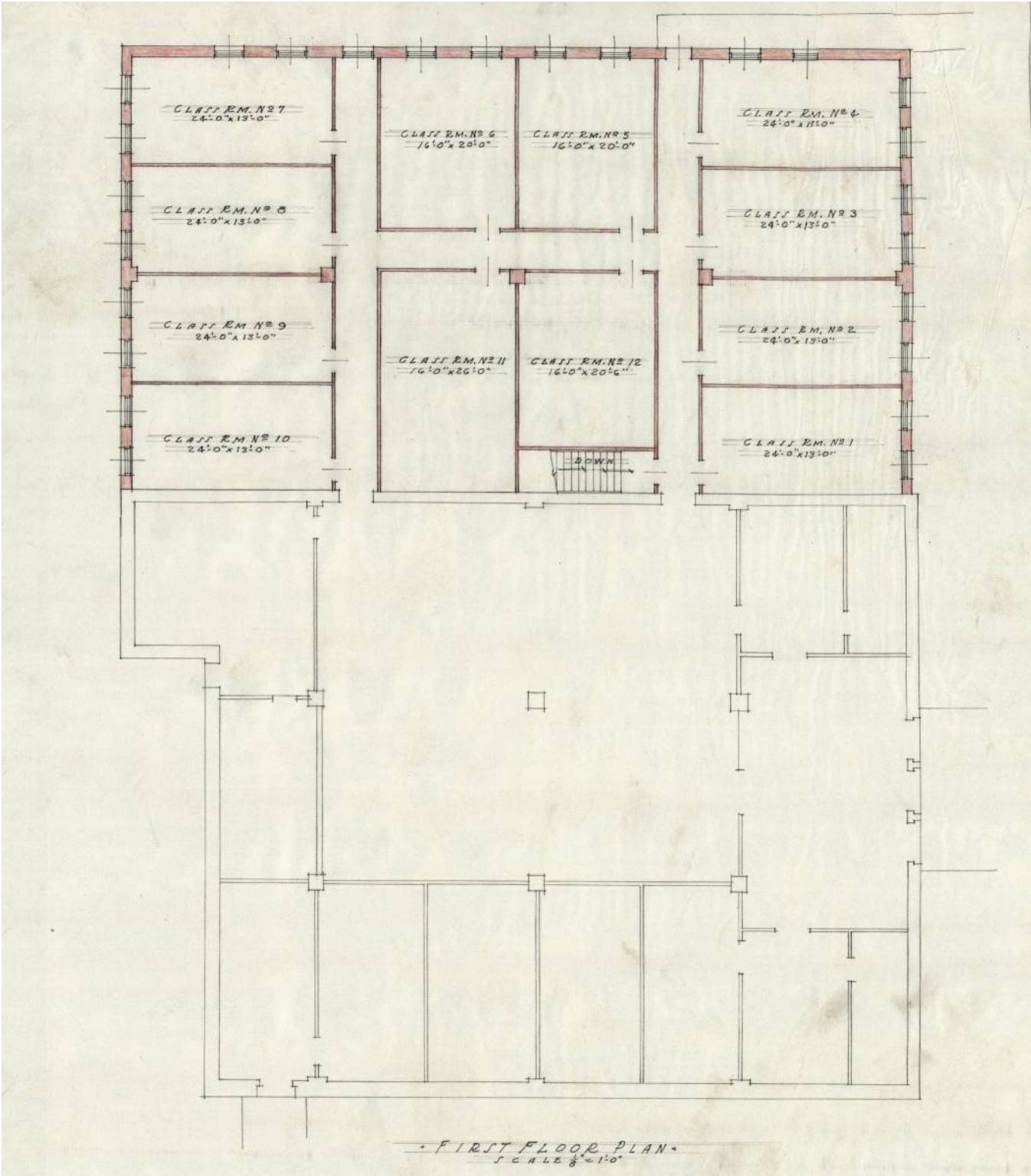


Schematic Floor Plan by Philip Weisenburgh showing a below grade addition to the north and south

HISTORIC DRAWING STUDY

Although Vonnegut, Bohn, and Mueller was a prominent firm in Indianapolis and many of the drawing for their projects are available for research, the original Beth-El Temple drawings have not been located. A total of thirteen schematic drawings were located showing concepts for modifying the original building. Four of these drawings were labeled and produced by Rubush and Hunter Architects. Two of these four drawings are dated March 1, 1938. The other nine drawings are labeled Philip A. Weisenburgh, Architect. It is not clear if there was any affiliation between Philip Weisenburgh and the firm Rubush and Hunter, although the drafting appears to be similar and they are housed in the same file at the Indiana Historical Society. These thirteen drawings depict a total of nine different design schemes. Two design schemes depict remodeling the

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Schematic Floor Plan by Philip Weisenburgh showing an above grade addition to the south

BDMD ARCHITECTS ©2013

first floor so that it can be subdivided and allow for additional individual classrooms. One of these schemes also shows the house directly to the south being remodeled to accommodate classroom spaces. The other seven schemes depict additions being built. These schemes take two general forms, as the additions are shown as either one-story above grade structures to the south, or below grade structures on the north and south sides of the building.



HISTORIC PHOTOGRAPH STUDY

1925 - Bass Photo Collection

This photograph dating from 1925 was taken shortly after the building's construction was completed. There are several things to be noted from this photograph that are different than the building as it sits today.

- The north façade, along East 34th Street, is prominent, as the current north addition had not yet been constructed.
- There is no addition at the northeast corner as well.
- The large six light windows are visible on the second floor of the north façade. It is not clear if these windows were wood like the windows on the first floor. They were most likely wood or steel. At some point, these windows were replaced with modern aluminum windows.
- The west façade, along Ruckle Street, shows the original configuration of the entry bay. This includes a pair of double entry doors which were most likely wood. These have been replaced with modern aluminum doors.
- Above the entry doors the canopy appears to be painted a darker color than it is currently.
- Above the canopy sits a stone carving that has been removed. This carving appears to be of tablets.
- The large windows above the canopy are visible. These windows are most likely wood or steel. They have been replaced with modern aluminum windows.
- The carved stone sign is visible at the upper extent of the stone entry bay. The sign reads BETH-EL TEMPLE. This sign has been covered with a modern backlit sign.
- The site is also quite simple with a turf lawn and concrete sidewalks. There are no fences, trees, or shrubbery.



1958 - Bass Photo Collection

This photograph dating from 1958 would have been taken the same year the Congregation Beth-El Zedeck moved from this building to their new building farther north. The only difference seen between this photograph and the 1925 is the vegetation. Ivy has been planted and is growing up both the north and west facades. Additionally, a hedge has been planted and shaped along both sides of the entry walk leading up to the west entry and along Ruckle Street. It is not clear from the photograph if the hedge extends down East 34th Street.

ARCHITECTURAL DESCRIPTION

Exterior

Beth-El Temple is two-story brick building designed in the neoclassical style (See Photo 01). Because of its corner location both the Ruckle and East 34th Street facades are prominent. The main façade faces west or Ruckle Street, and the secondary façade faces north and fronts East 34th Street (See Photo 02). Constructed of buff brick with limestone and terra cotta trim, Beth El Temple is three bays wide along both Ruckle and East 34th Streets.

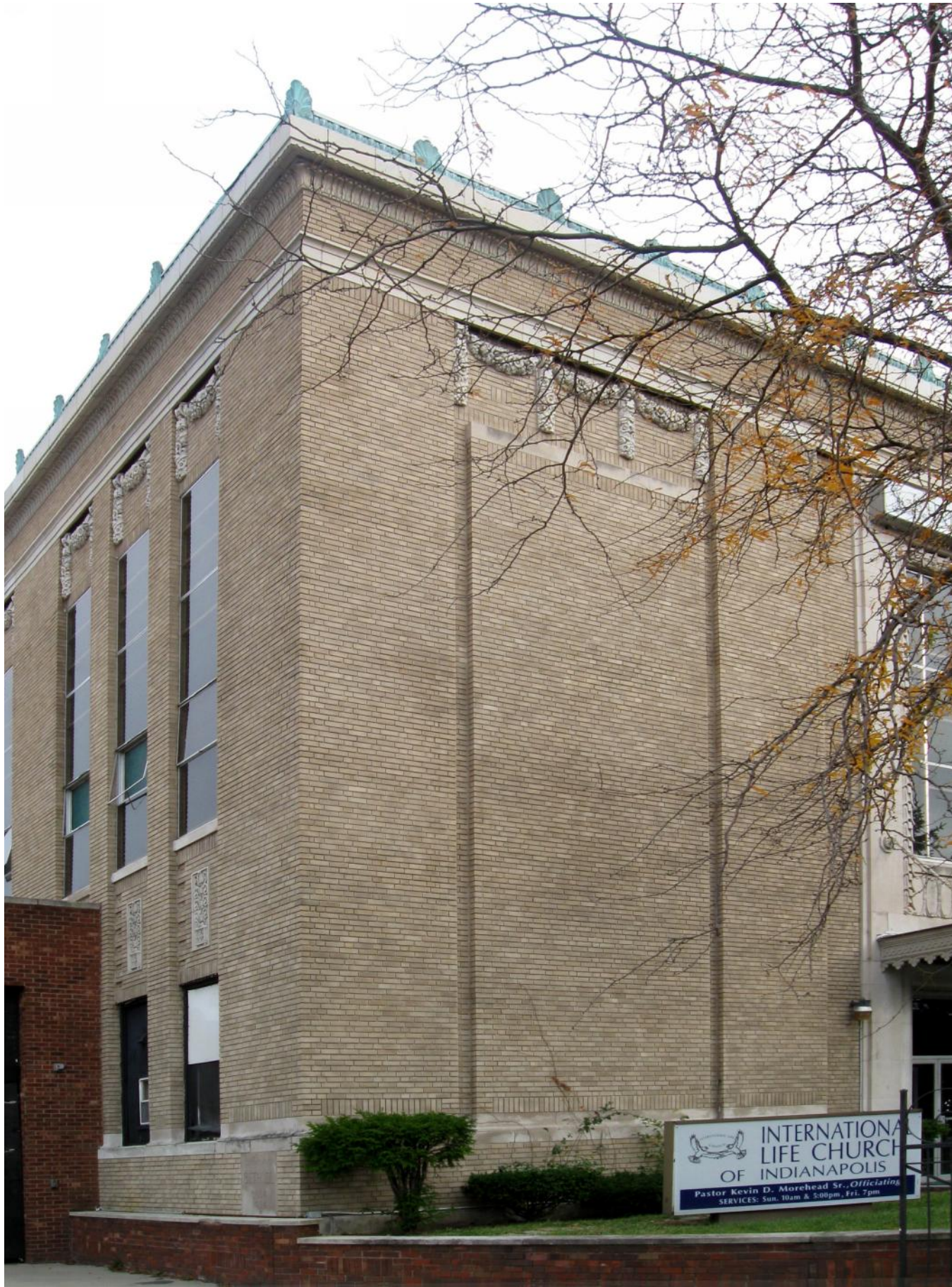
Brick pilasters divide the façade into bays (See Photo 03). The pilasters sit on a brick and limestone base that protrudes out forming a water table. The top of the pilasters are terminated with a band of terra cotta. Above this is a band of brick. A terra cotta cornice terminates the facades. Decorative



Photo 01. West facade



Photo 02. Looking southwest at north facade



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Photo 03. Looking at northwest corner of west facade

terra cotta acanthus leaf details protruding at regular intervals form the top of the cornice (See Photo 04). On the west façade, an elaborate decorative limestone surround delineates the center bay as the main entry (See Photo 05). A cast-iron decorative canopy, with two steel tension cables to either side that connect back to the limestone, serves to further define the entry and protect people from the elements that are entering or exiting the building. The main entry doors consist of a pair of double doors. It is clear from the 1925 historic photograph that the aluminum entry doors and frames are not original and were most likely wood or steel. Above the canopy two limestone scrolled brackets support a shelf. This is where the limestone tablets that were identified in the 1925 photo were once located. Above this is an expansive aluminum framed window. This is clearly not original to the building and was mostly likely wood or steel framed when the building was constructed. The flanking bays on either side have a protruding brick panel defining the lower part of the bay that is capped with limestone (See Photo 03). Above this panel is a series of three decorative limestone swags.



Photo 05. Limestone entry bay with canopy



Photo 04. Looking up at terra cotta cornice

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Photo 06. North Addition

The north elevation is also divided into three bays that are defined with similar brick pilasters to the ones on the west (See Photo 02). Within each of these bays sits three wood double hung windows on the first floor; although a one-story addition has been constructed that covers all but the two westernmost windows (See Photo 06). Above each of the wood double hung windows is a brick spandrel within which sits a decorative limestone panel. The second floor windows sit above this panel. The windows are aluminum framed with a seven light configuration. It is clear from the 1925 photos that the original windows had a six light configuration. Above each of these windows sits a single decorative limestone swag.



Photo 07. Retaining wall at northern extent

With regard to the north addition, it is not clear when it was constructed, although it did not appear in the 1958 photograph which would make it less than 55 years old. It was constructed out of red brick and has limestone coping. This addition was inaccessible during the study, but it is assumed that it was used as a garage or for storage. A red brick retaining wall (See photo 07) with limestone cap extends out from the west façade of the addition, wraps around the base of the existing temple, and extends out to the sidewalk. This brick wall is used to retain earth which allows for a concrete driveway to extend from Ruckle Street to the west façade of the addition.



Photo 08. Northeast entry

At the eastern extent of the north façade of the original portion of the building, the building steps down and is lower in height. At this location, there is a second entry into the building (See Photo 08). Because the grade slopes down at this location, a concrete stairway was constructed. The double door at the entry is protected by a cast iron canopy, which is similar to the east façade canopy.

At the northeast corner of the building is another addition (See Photo 09). This addition is constructed out of concrete block with a sandstone face on its east façade. Clearly this addition post dates the 1958 photo, but like the north addition, the construction date is unknown. This addition also appears to have served as a garage or storage space, as there is a large garage opening and a curb cut in the

BETH-EL TEMPLE FEASIBILITY STUDY

The garage door has since been infilled with a wood framed wall and man door. This garage space was also inaccessible during the study.

The east facade faces the alley and is more utilitarian in nature (See Photo 09 and 10). A portion of its northern extent is covered up by the previously described northeast corner addition. A small brick kitchen addition extends out from its southern extent. The main portion of the façade steps down on both the southern and northern extents.

The south façade is similar to the north façade with a few minor exceptions (See Photo 11). The decorative limestone swags at the upper extent of the façade are only located above the three windows of the westernmost bay (See Photo 12). This was most likely due to the fact that this is a secondary façade and wouldn't be seen from the street. There is also an entry into the building from grade at the eastern bay. The entry contains a modern aluminum framed door with transom.



Photo 09. Northeast addition and east facade



Photo 10. East facade looking north



Photo 11. Looking north at eastern extent of south facade

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BDMD ARCHITECTS ©2013

Photo 12. Looking northwest at western extent of south facade

Interior

From the main entrance on Ruckle Street one enters the building through double doors into a wood paneled air locked vestibule (See Photo 13) and into a common lobby. The lobby acts as the main circulation point for the building (See Photo 14). From that location, one can access the other portions of the first floor or go upstairs to the sanctuary. The lobby is modest but nicely appointed with wood doors and wood paneling up to approximately 8'-0" above the finished floor. Above the wood paneling is a plaster wall with faux ashlar stone pattern. The floor is a ceramic tile, but does not appear to be original to the building. The ceiling has been modified with an acoustical ceiling tile grid and tile with modern fixtures and ceiling fans. On either side of the vestibule are stairways to the second floor (See Photo 15). The stairway is nicely constructed with gray marble stringers, risers, and treads. A cast iron decorative railing with newel post, intermediate posts, and top rail lead up to the landing. A metal wall mounted handrail is used from the landing up to the second floor. The treads on the north stairway have been covered with rubberized



Photo 13. Vestibule wood paneling



Photo 14. Lobby looking south

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Photo 15. North stairs at lobby

treads most likely for fall protection. A modern stairway lift has been installed on the south stairs (See Photo 16). This lift allowed wheel chair access to the second floor.

On either side of the lobby are doors leading into restrooms. To the north is the men's restroom, and to the south is the women's restroom.

Directly to the east of the lobby through double doors is a large open space that historically was used for as a multipurpose space for community gatherings, fellowship, and education (See Photo 17). A kitchen is located at the back southeast corner. The space has been heavily modified from its original configuration. Among the changes include the lowering of the ceiling and installation of a modern acoustical ceiling tile grid, tile, and fixtures. Several non-historic partition walls were added dividing the northern third of the space into a separate space that includes several classrooms. The stage at the eastern extent of the room has also been enclosed with a partition wall in order to capture that space.



Photo 16. South stairs at lobby

At the northeast corner of the first floor is a stairway. This stairway leads down to the basement and up to the second floor.

Although the second floor can be accessed through the northeast stairs, it is most likely that the majority of people would have access the second floor



Photo 17. The education/fellowship hall looking west

through the two stairs at the main entry lobby. Once at the top of the stairs on both the north and south, there is a small vestibule with double doors that leads into the main sanctuary space (See Photo 18). The main sanctuary space measures approximately 70'-0" square and 28'-0" to 30'-0" high at its highest point (See Photo 19 and 20). The altar sits at the east side of the sanctuary which is common in temple architecture as it is toward Jerusalem (See Photo 21). The seating is arranged in three sections with rows of padded wooden pews serving as the seating for the congregation. These pews do not appear to be original to the building. A balcony (See Photo 22), which is accessed by a stairway at the back of the sanctuary, can be used for additional seating. Wooden pews also make up the seating for the balcony, but these pews appear to be original. Flooring for the sanctuary consists of non-historic broadloom carpeting and resilient tile. The walls are painted decorative plaster as is the barrel vaulted ceiling.



Photo 18. North Vestibule doors



Photo 19. Sanctuary looking east



Photo 20. Sanctuary looking west



Photo 21. Altar looking northeast



Photo 22. Balcony looking southeast

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Site

*For the purposes of this study the triangular parcel across 34th Street was not studied, as it was never verified that this parcel was part of the legal boundary.

The site for Beth-El Temple consists of a rectangular parcel at the southeast corner of Ruckle and East 34th Streets and another rectangular parcel that extends behind the two adjacent houses to the south.

Based upon historic maps, it appears that the corner parcel was the original extent of the legal boundary for the building. It is likely that the adjacent parcels to the south were acquired to provide additional parking for the congregation. It is not clear if the two adjacent houses to the south were also at one point part of the site, although one of the 1938 concept drawings shows the house to the south being converted into potential education space for the congregation.

According to the historic maps, the corner parcel measures approximately 100'-0" from north to south and 131'-6" feet from east to west. The majority of the site is occupied by the building. Both the west and north extents of the site are defined by concrete city sidewalks. A small grass lawn is located on the building side of the sidewalk (See Photo 23). An iron fence encloses this lawn and also extends down the north facade to the northeast addition.

At the Ruckle Street (west) facade, a concrete walk leads up to the front entry (See Photo 24). The walk is covered with green indoor-outdoor carpeting. A large deciduous tree sits to the north of the walk. To the south of the walk is a large conifer tree. At the west facade base, sits a row of shrubbery. Just to the north of this, a brick retaining wall allows the grade to make a transition to a lower elevation. A concrete driveway at this lower elevation, allows for vehicular traffic to enter the west side of the north addition (See Photo 25).

At the rear (east) facade. The kitchen wing and the northeast addition abut the property line. The main portion of the east facade sits approximately 13'-0"



Photo 23. Site at northern extent



Photo 24. Main entry sidewalk



Photo 25. Concrete driveway at north addition

BDMD ARCHITECTS ©2013



Photo 26. Concrete retaining wall at south parcel

to west of the east property line. To the south of the east facade is a concrete retaining wall (See Photo 26) which retains earth in order to allow the parcel to its west to be at approximately the same elevation as Ruckle Street. This allows vehicular traffic from Ruckle Street by way of an asphalt driveway on the south extent of the building to the parking area to the south of the building.

This southern parcel measures approximately 100'-0" from north to south and 60'-0" from east to west. The easternmost 10'-0" of the parcel is concrete, while the balance is paved with asphalt. It serves as a parking lot (See Photo 27 and 28). Although many of the parking stripes are worn off, based upon the dimensions, the lot could hold approximately 20 cars in a double loaded parking configuration.



Photo 27. West side of concrete retaining wall



Photo 28. South parcel looking south behind adjacent houses

CONDITION ASSESSMENT

METHODOLOGY

Exterior observations were made from ground level positions. The team used binoculars and a telephoto lens to look at problem area in more detail. Photographs and written notations were made of problem areas. Interior observations were made from finished floor level positions with the aid of flashlights and a telephoto lens. The basic construction type, finishes, and their condition were recorded and photographed.

EXTERIOR ROOF

The roof is a major issue. Most all of the degradation of the interior can be directly attributed to roof issues. Unfortunately, portions of the roof could not be accessed during the study, because access would have required a lift. Some of the description of the roofing was taken from a proposal given to Kosene and Kosene by Superior Roofing of Plainfield, Indiana for roof repair. The date of the proposal is not

known. For continuity, we used their nomenclature for the roof areas. There are eight (8) different roofs areas on the building with several different roofing systems, and decks. All of the roofs are currently leaking and have no remaining life.

Area #1 (Original Building - Wood Deck)

Area #1 is the main roof over the sanctuary and is the largest roof at 5480 SF. This roof is a single ply EPDM roof which was installed over a built up roof. The decking material is wood. The issue with this roof began with a seam failure and shrinkage at the perimeter of the roof causing it to tear away from the termination bar and exposing the underlying roofing and roof deck. This has occurred at both the north and south sides of the roof. At the time of Superior's report, they estimated that approximately 100 sf of roof area had been compromised. Although access to the roof was not available for the current study, based upon visual evidence of the plaster damage and water infiltration below in the sanctuary, as much as 3,000 sf of the 5,480 sf roof is compromised as of May 2013.



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Photo 29. Satellite image of roof from Google Earth

Area #2 (Original Building - Wood Deck)

Area #2 roof covers the slightly lower roof at the northeast corner of the original portion of the building and covers 238 SF. This area has been reroofed with a single ply PVC roof membrane and is in poor condition. It has failed seams, membrane holes, and failed wall flashing.

Area #3 (Original Building - Wood Deck)

Area #3 roof covers the slightly lower roof at the southeast corner of the original portion of the building and covers 230 SF. This area has been reroofed with a single ply EPDM roof membrane and is in poor condition. This area has a significant amount of debris on it including a tarp, compressor, some metal scraps, etc. (See Photo 30). In addition to the debris, there are failed seams, membrane holes, roof penetrations and wall flashings.

Area #4 (Addition - Concrete Deck)

Area #4 is the roof over the kitchen wing at the southeast corner. It is approximately 180 SF. The deck in this area is concrete, which further reinforces that this was an addition, although it would have been an early addition because it shows up in the 1929 Baist map (See historic map study). This roof is a single ply PVC membrane roof and has significant damage including splits and tears. It is clear from visual evidence on the interior that this roof is leaking to the interior.

Area #5 (North Addition - Steel Deck)

Area #5 is located over the red brick addition on the north side of the building. It is approximately 1150 SF. This space was inaccessible during the study, but according to Superior Roofing is has a single ply membrane roof over rigid insulation and a steel deck. The membrane, insulation, and steel deck are severely deteriorated in some areas. The steel deck has collapsed in these same areas. In addition to these issues, the membrane has failed seams, holes, and openings.

Area #6 (West Entry Canopy - Wood Deck)

Area #6 is a membrane roof over the existing canopy. It has an area of approximately 72 SF. Although no water is apparently leaking currently, it is apparent

that there have been water leaks in the past by looking at the underside of the decking. The ceiling for the canopy is also missing indicating that there may have been some water damage in that location. The membrane terminates at the limestone with a termination bar.

Area #7 (Northeast Addition - Steel Deck)

Area #7 roof is located over the sandstone and concrete block addition on the northeast corner of the building. It is approximately 630 sf. This space was inaccessible during the study, but according to Superior Roofing is has a single ply membrane roof over rigid insulation and a steel deck. The membrane, insulation, and steel deck are severely deteriorated in some areas. The steel deck has collapsed in these same areas. In addition to these issues, the membrane has failed seams, holes, and openings.

Area #8 (North Entry Canopy - Wood Deck)

Area #8 is a membrane roof over the existing canopy. It has an area of approximately 28 SF. Although no water is leaking currently, the membrane roofing is severely deteriorated.



Photo 30. Looking down on Area #3

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DOWNSPOUTS AND GUTTERS

Typically, the roofs are drained through a series of scuppers in the soffits of the upper roof and through the parapet walls in the lower roofs. These scuppers lead into decorative metal conductor heads and downspouts. Downspouts are emptied on grade.

Area #1

The entire roof 5480 sf roof of Area #1 drains into to two (2) conductor heads and round downspouts of approximately 6 inches. These downspouts are located at the north and south corner of the east facade. The north downspout drains down to grade, while the south downspout drains to Area #3 below. Although the surface area of the downspouts is sufficient to drain the roof area, the fact that there is no redundancy in the system is not ideal. It appears all of the southern half of the roof drains into the southern downspout and the northern downspout drains the northern half of the roof. If the scupper or downspout gets clogged, there could be a significant backup of water on the roof. This could have contributed to the roof issues to date.

Area #2

Area #2 is drained to a single scupper and conductor head on its east facade. The downspout is missing leading to water draining directly on the masonry. Once again, having a single way for water to exit the roof is not ideal and could lead to standing water on the roof if the scupper is not maintained and debris removed on a regular basis.

Area #3

A single scupper drains this roof along with the southern half of Area #1. A corrugated pipe is currently being used to pipe the Area #1 downspout to the scupper. This likely blocks the roof from draining the Area #3 roof area. The scupper is located in the south parapet wall. Currently the conductor head is in place, but the downspout is missing leading to water draining directly on the masonry.

Area #4

This area is located at the kitchen addition and is drained by a gutter. The gutter is currently in poor condition, and the single downspout is missing,



Photo 31. Detail of parapet, conductor head, and downspout

Area #5

No gutters and/or downspouts.

Area #6

No gutters and/or downspouts.

Area #7

Is drained by a single gutter and downspout located on its southern extent. The downspout is cut off approximately 3 feet above grade allowing water to splash over the base of the concrete masonry.

Area #8

No gutters and/or downspouts.

MASONRY

The vast majority of the exterior is made up of masonry consisting of brick with limestone and terra cotta trim and detailing. Generally, the masonry is good condition. There are a few isolated issues that will be discussed later:

Brick

Brick makes up the majority of the exterior facade and it is in relatively good condition. There are some isolated issues. Most of these issues have been caused by water:

Because the roof has failed, water is making its way through the roof deck and into the interior of the building. This is saturating the walls. There is at least one location where efflorescence can be seen on the exterior brick (See Photo 31). Efflorescence is caused by water getting into the wall system and driving salts that are in the mortar to the surface of the brick. These salts form a powdery film at the locations where this is occurring.

At roof Area #2 and #3, a ferrous metal wall cap was used at the parapet wall. Over time, this metal has rusted leaving significant staining on the east facade brick. There are also a few areas on the north and south facades (See Photo 31) where rust stains are present. There is also additional staining caused by ferrous metal pipes.

There are three (3) locations where downspouts are missing (See Photo 32). As water makes its way out



Photo 31. Efflorescence, rust stains, and mortar deterioration at southeast corner



Photo 32. Rust staining, mortar deterioration, and missing downspout at southeast corner



Photo 33. Mortar deterioration at limestone

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of the conductor heads or gutters, it splashes down the face of the masonry. Over time, this becomes an issue as water eats away at the mortar. In the winter, ice can form and the freeze thaw cycle can do significant damage to both the brick and mortar.

The majority of the mortar deterioration at the brick is located near a downspout. It is estimated that approximately 20% of the entire surface area of the mortar is deteriorated to the point that it will need repointed.

Although the north and northeast additions were inaccessible, it is assumed that the addition construction has done some damage to the brick where the buildings come together. Further study will need to be done of this in the future.

Limestone

Limestone makes up much of the decorative trim, window sills, bands, panels, and coping, as well as the main entry surround (See photo 33). Often limestone sees more deterioration than brick. This is the case at Beth-El Temple. Some of this is because limestone is a sedimentary stone and is inherently porous. More often it is caused by the fact that limestone is often used in locations that it is exposed to a significant

amount of water. This includes areas such as at the base of buildings, at water tables, at window sills, and at parapet copings.

The majority of the limestone on the building exhibits significant mortar deterioration. Likely, all of the limestone mortar joints will need repointed.

Terra Cotta

Terra Cotta makes up a significant amount of the upper portion of the facade including the upper most horizontal band, the cornice, and the decorative acanthus leaf details protruding from the cornice.

Terra cotta can have durability issues if it is not maintained. At least 15 of the acanthus leaf details at the cornice are missing. Several others are leaning and appear to be out of plane (See Photo 34). In total, 40 pieces of terra cotta were identified to be replaced.

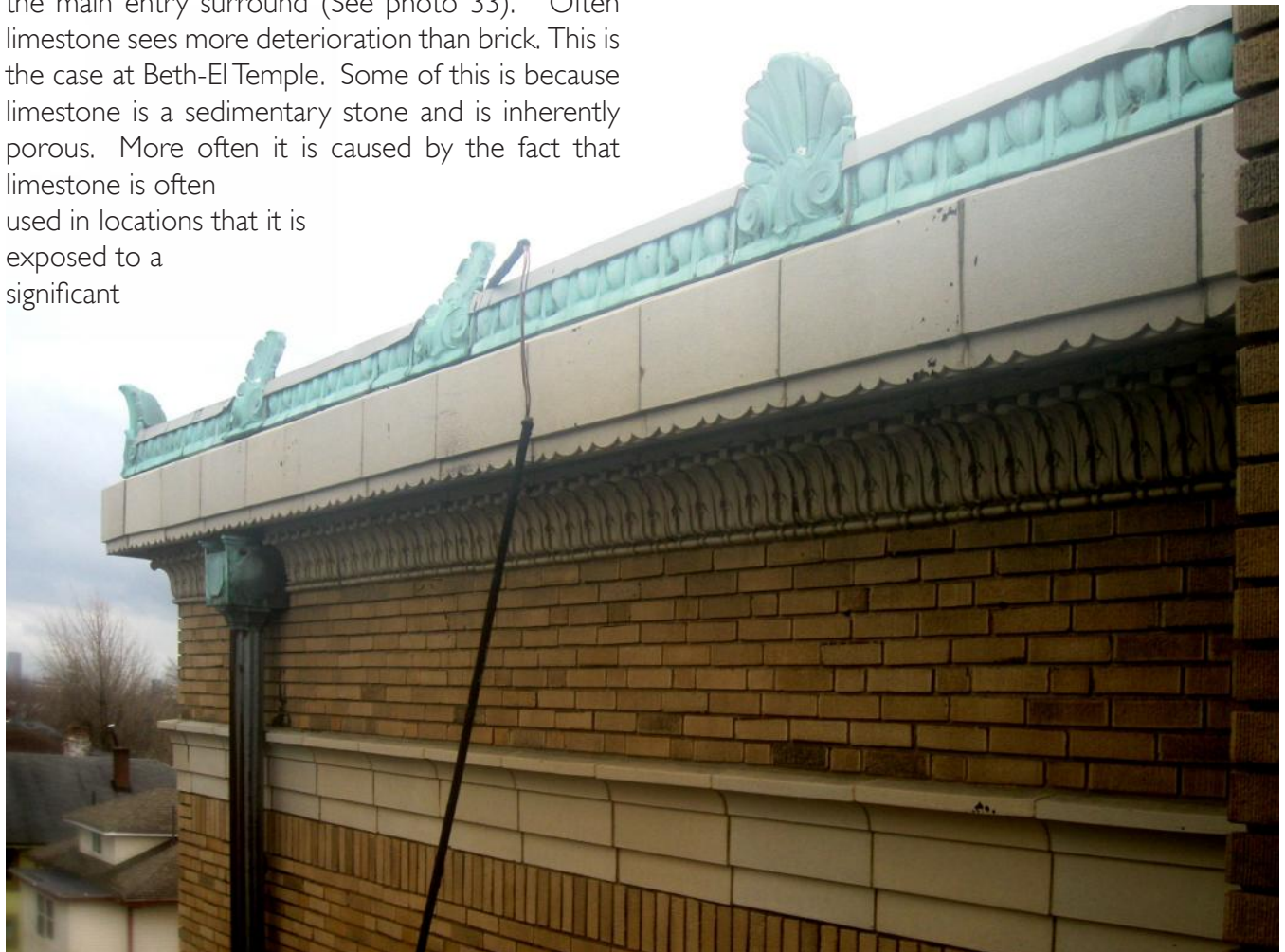


Photo 34. Detail of terra cotta showing out of plane details



Photo 35. Typical first floor windows and south entrance door

WINDOWS

There are several different window types on the building constructed from wood, steel, and aluminum. They vary in condition significantly.

Typical First Floor Windows

The typical first floor windows on the north and south facades consists of a wood double hung unit with a three-over-three light configuration (See Photo 35 and 36). It measures 4'-4" x 7'-4". There are a total of eighteen (18) of this type of window. With the exception of one unit, they are all covered on the north elevation by the addition. From the interior, some of these units are still visible. The south elevation windows are all visible, although one of the units was converted into an entrance door. This is clear from looking at the brick at that location. The windows vary greatly in condition. Several of the windows on the south elevation are continually saturated from water infiltration that is making its way to the first floor from the leaks in the Area #1 roof above. These windows are exhibiting some rot and softening of the wood. Generally, all windows



Photo 36. Typical first floor window

BDMD ARCHITECTS ©2013



Photo 37. Second floor windows on south facade



Photo 38. Second floor windows on west facade

exhibit some deterioration due to water infiltration. Common issues among this window type are peeling paint, cracked window glazing, deteriorated glazing putty, and wood rot. Although these windows have some issues, it is not uncommon of windows of this age. They are original to the building and certainly can be restored.

Second Floor Sanctuary Windows

There are eighteen (18) second floor sanctuary windows on the north and south facades (See Photo 37). These windows are aluminum framed windows divided into a six light configuration and measuring 4'4" wide by 16'-2" high. Some of the lights are operable. The glass consists of a translucent blue and white art glass. There is a storm window on the exterior. These windows are in poor condition. It is also clear that they are not original to the building, as a different light configuration is visible in the 1925 photograph.

Second Floor Entry Windows

A large aluminum framed window sits above the door at the west facade (See Photo 38). This window helps define the front entry and also provide natural light into the sanctuary. Like the other sanctuary windows, this window is aluminum and is not original to the building, as the light configuration in the 1925 clearly differs from the current configuration. This window also has a storm window on the exterior. This window is fair condition.

East Facade Windows

The east facade is a secondary facade and faces the alley, but there five (5) historic wood and two (2) historic steel windows remaining. In addition to this, four (4) historic window locations have been infilled with brick. All of the windows on this facade exhibit similar deterioration. Like the first floor windows on the north and south facades, they can be restored.

DOORS

All of the exterior doors are replacement doors and are not original to the building. At both the west entry (See Photo 39) and south entry (See Photo 35), the door systems consists of a clear anodized aluminum frames and doors. Both of these door systems are dated and are not original to the building.

The north entry (See Photo 40) consists of a pair of slab (no windows) doors. It appears from the 1925 photograph that a wood or metal framed pair of glass doors were originally installed at this location.

CANOPIES

Both canopies consists of a cast iron fascia with steel or cast iron tension rods connected back to the building. Within the cast iron fascia, is wood 2x framing and a wood deck. The roof sits on top of the wood deck. Both the north (See Photo 40) and west (See Photo 41) canopies are missing their original ceilings, so the wood framing is visible and appears to be in good condition. The cast iron is generally in good condition, although the north canopy has some surface rust. Both paint systems are failing.

ADDITIONS

The exterior walls of the both the north and northeast additions are in fair conditions, but both roofs are failing and have significant decking deterioration. Neither addition is sympathetic to the original architecture. The north addition in particular blocks views to the north facade. The north facade was originally intended to be a prominent facade, as it faces East 34th Street.

INTERIOR GENERAL

Because of the previously mentioned roof issues and subsequent water infiltration, the interior has seen significant deterioration. Because this water has been sitting and saturating building materials for an extended period of time, mold is growing on almost all of the places that it can find a food source. Because of this, all of the non-historic materials including partition walls, gypsum board, carpeting, acoustical ceiling tile, and the like are damaged beyond repair.

First

The first floor is generally in poor condition which is a direct result of water infiltrating the second floor from the failed roof above. With exception of the portions of the lobby, very little of the existing material can be salvaged.



Photo 39. West entry doors



Photo 40. North entry doors and canopy



Photo 41. West canopy



Photo 42. Warped veneer at lobby paneling

Lobby

All of the wood paneling is saturated with water and the veneer is warped and delaminating from the substrate (See Photo 42). Very little of the wood paneling can be salvaged. The plaster above the paneling is in fair condition and can be salvaged, but has an enormous amount of mold growth on it (See Photo 43 and 44). The (4) historic wood doors in the lobby are in poor condition, but can be restored (See Photo 45). The acoustical ceiling tile ceiling is a non-historic feature and in poor condition. Portions of the ceiling tile, grid, and historic plaster ceiling above have fallen to the floor. (See Photo 44) The ceramic floor tile is in fair condition.

The two stairs in the lobby and their decorative railing are in fair condition and can be reused.



Photo 43. Mold growth on plaster at upper extent of lobby walls



Photo 45. Historic doors in lobby



Photo 44. Looking south in lobby



Photo 46. Detail of plaster damage at sanctuary ceiling



Photo 47. Detail of plaster damage at underside of balcony ceiling



Photo 48. Damaged and mold covered pews

Second Floor

The second floor is in poor condition as water has been infiltrating the roof and leaking directly into the sanctuary for an extended period of time. This has caused extensive damage to the decorative plaster ceiling (See Photo 46 and 47). The plaster ceiling is constructed as a suspended ceiling that hangs off of the roof structure. This suspended structure consists of a series of steel members attached to a substructure that has metal lath attached to it. The plaster is applied to this metal lath forming a “key” that locks it in place. As water has leaked from the roof, it has dripped on to the plaster, saturated it, and softened it. It in turn has lost its “key” with the lath and fallen to the floor of the sanctuary. Approximately 50% of the plaster is currently compromised and will have to be removed in its entirety. The plaster is very heavy, and it is quite dangerous to be in the sanctuary, as portions of the plaster could fall at any moment.

This water infiltration and subsequent plaster failure has in turn damaged much of the interior of the sanctuary. This includes: approximately 15%-20% of the plaster walls; the main cloth covered pews (which are covered with mold); the broadloom carpet; the tile flooring; portions of the wood altar and platform; many of the wood pews in the balcony. (See photos 48 - 50)

There are several items that can be saved if water infiltration is stopped in the near future. This includes: many of the wood pews in the balcony; the decorative chandeliers and other light fixtures; the terrazzo flooring that is visible at the pew locations, much of the platform and altar wood; the decorative metal railings; and wood doors at the vestibule and the east side of the sanctuary.

SITE

The two large trees in the east yard appear healthy and can be retained, although they do block a good portion of the facade from view. Other vegetation (shrubbery and grass) is in poor condition. The existing west entry walk currently has steps and is not an accessible path which is not ideal. The asphalt on the south parcel is in poor condition. A new pavement solution will need to be provided.



Photo 49. Warped veneer at wood paneling



Photo 50. Water damaged pews at balcony



Photo 51. Decorative chandelier

RECOMMENDATIONS AND PHASING

GENERAL

The Beth-El Temple is an important building to the history of Indianapolis, Mapleton-Fall Creek, and the Jewish community. Although it has some significant and challenging issues, it can be saved and turned into an asset for the community. In order to save the building, some issues need immediate attention to insure its long term viability.

STABILIZATION

In the short term if the project is not going to move forward immediately, there are some stabilization measures that can take place to protect the building from further damage.

Roof

The roofs must be repaired as soon as possible and preferably prior to the fall of 2014. This should include a complete tear off of the existing membrane roofs down to decking at Area #1, #2, #3, #4, #6, and #8. All the decking should be inspected and repaired. It is assumed that there is significant decking deterioration at Area #1. There is also a significant concern about the configuration of the scuppers, conductor heads, and downspouts. The number and placement of these is insufficient and may be contributing to the roof issues. Options could range from adding additional scupper to adding roof drains that include a backup drain in case the primary drain is clogged. It is also very important that the details at the parapet be thought through thoroughly in order to insure that the terra cotta parapet and detailing are handled in a sensitive manner. It is highly recommended that you work with a design professional to get this details correct.

Plaster Inspection and Removal

After the new roof is in place, it is highly recommended that the plaster ceiling be dried out and inspected along with the ceiling substructure. At this time portions of the ceiling that are deemed to be failing can be removed prior to a collapse.

Mold Removal

The entire building should be tested for mold, so that all infested areas are identified. All non-historic materials are to be removed and disposed of properly. This included items such as partition walls, gypsum board, carpeting, acoustical ceiling tile, etc. The historic materials that are to be salvaged are to be cleaned and disinfected by a qualified mold removal firm.

HIGH PRIORITY RECOMMENDATIONS

After stabilization is complete, when funds become available, the next phase of the project can begin. The design team has broken these work items down in to categories based upon their priority and placed them in a Maintenance or Historic Preservation category.

Maintenance

Masonry

All of the masonry should be cleaned to remove atmospheric grime, rust, and general dirt from the facade. This is typically done with an acidic cleaner manufactured by ProsoCo or similar. The limestone and terra cotta should be repointed in its entirety while 20% of the brick is to be repointed. Historic masonry work is vital to the character of the building and care should be taken with this work. This includes matching the color, hardness, texture, and tooling of the existing mortar.

Ceiling at West and North Canopies

At some point in the recent past, the ceiling at the west and north canopies were removed. This may have been due to water infiltration and subsequent deterioration of the ceiling material. This ceiling is to be replaced with a plaster ceiling. When it is replaced, lighting may want to be considered at this location.

Repainting

All of the decorative metal at the canopies is to be prepped and repainted with an exterior epoxy paint system.

North Step Replacement

The north steps are in poor condition and are in

need of repair or replacement. In addition to this, these stairs currently do not have handrails and by code they are required to. New metal handrails should be installed at this location.

Historic Preservation

Terra Cotta Replacement

The terra cotta detail is a character defining feature of the facade. Up to 40 of the terra cotta pieces are either missing or damaged. These pieces are to be replaced in kind. This will require samples of adjacent pieces to be taken off and sent to a terra cotta manufacturer. They will in turn make a mold and fabricate the pieces.

Window Restoration

The first floor windows on north and south facades are to be restored. These windows are original fabric and part of the character of the architecture. There are several companies that specialize in this sort of work. It typically consists of removing the windows and taking them back to a shop where they are stripped to bare wood, repaired if there is any deterioration, reglazed, primed, and painted. There are also options for weather stripping if the windows are to remain operable.

Window Reconstruction

The second floor windows at the north, west, and south facades have all been replaced with replacement windows and are in poor condition. It is highly desirable to replace these windows with windows that more accurately match the historic windows shown in the 1925 historic photograph.

Additions

The north and northeast addition are detrimental to the existing architecture, and although they appear to be in fair condition on their exterior facades, both roofs are in poor condition and would require immediate roof and decking repair if they were to remain. Because of their adverse affect to the architecture and the pending maintenance monies required, BDMD recommends that the north and northeast additions be demolished.

LOW PRIORITY RECOMMENDATIONS

After high priority recommendations are complete,

low priority recommendations can begin. There are only Historic Preservation Category recommendations in this section.

Historic Preservation

West, South, and North Storefront Reconstruction

All of the main entrance doors are replacement doors and frames. It is highly desirable to provide new doors and frames at these locations that more closely match the historic appearance of the facade. This would most likely include wood or metal framed doors with glazing and wood frames.

Window/Door Restoration East Alley Facade

The alley facade is a secondary facade and thus doesn't carry the same importance as the other facades. This work would include restoring the nine (9) existing windows and installing four (4) additional windows in locations that have previously been infilled.

INTERIOR

General

The intent of the interior work is ultimately dependent upon the final use of the space. Given that is not known at this point, the recommendations are general in nature.

First Floor

Lobby

The lobby is the first introduction to the building, and prior to the water damage, it was a modest yet nice space. Because of this, the design team recommends restoring this space to its historic appearance. This would include the following: the replacement of all of the wood paneling; and the restoration of all of the wood doors, plaster, and stairways. In addition to this, the replacement floor tile should be removed and a new flooring material installed. The upper landing of south stairs may have to be abandoned to fit an elevator in the lobby.

Elevator

In order to make the second floor accessible, an elevator is recommended. Because the lobby space is relatively small, and to avoid coming up in the sanctuary space, a LULA (Limited Use Limited

Access) elevator is recommended. These elevators are smaller than standard elevators and typically fit one to two people. This would allow the elevator to stay within the width of the existing stairway.

Second Floor

Historic Sanctuary

The design team recommends restoring the sanctuary to its historic appearance. This would include: repairing the plaster ceiling and walls, restoring the altar, decorative railings, and decorative light fixtures; and restoring the pews at the balcony. The pews at the sanctuary level are to be removed, as many of them are damaged. The sanctuary space could be used for many assembly functions.

General

Interior Buildout

Because the ultimate function the building is not known, for cost purposes, the design team assigned a square footage cost for the buildout of the first floor. This would allow for future buildout of that space.

Mechanical, Electrical, Plumbing, and Fire Prot.

Although MEP was not part of the scope of work for this project, the design team included a square footage cost for new systems throughout the building.

Site

The design team has carried an allowance in the budget for site work. The following things could be included in that work: the removal of shrubbery at the west facade; the removal of the driveway leading to the north addition as part of the north addition demolition; the removal of the cast iron fence at the perimeter of the property; the regrading of the site to allow the west sidewalk to slope up to the west entry in lieu of steps allowing this to be an accessible means of travel; a new pavement solution for the south parking lot and access driveway at the south side of the building; new grass; and new landscaping.

05.24.13

BETH-EL TEMPLE CONCEPTUAL COST MAGNITUDE

	Unit Cost	Quantity	Units	Cost
STABILIZATION RECOMMENDATIONS				
Reroofing - Areas #1, #2, #3, #4, #6, and #8 (Includes tear off of existing membrane, new EPDM membrane, flashing, gutter/downspouts, roof deck repair, cover boards)	\$10.00	6,200	SF	\$62,000
Roof Deck Repair Allowance	\$25,000.00	1		\$25,000
Dry Out and Inspect Decorative Plaster and Ceiling Substructure	\$2,500.00	1		\$2,500
Remove Damaged Portion of Decorative Plaster and Stabilization	\$15,000.00	1		\$15,000
Remediation of Mold (Includes removal of non historic materials and cleaning of historic materials to remain)	\$40,000.00	1		\$40,000
STABILIZATION - SUBTOTAL				\$144,500
HIGH PRIORITY RECOMMENDATIONS - EXTERIOR				
Maintenance				
Brick Masonry Repointing @20% Cleaning 100%	\$10.00	2,800	SF	\$28,000
	\$2.00	14,000	SF	\$28,000
Limestone Masonry Repointing @80% Cleaning 100%	\$10.00	800	SF	\$8,000
	\$2.00	1,000	SF	\$2,000
Reconstruct Ceiling at West and North Canopy (Includes installing new sheathing and plaster skim coat)	\$4,000.00	1	EA	\$4,000
Repainting (Decorative metal repair and repainting of west and north canopies and tension rods)	\$5,000.00	1	EA	\$5,000
North Step Replacement and New Metal Railings	\$15,000.00	1	EA	\$15,000
Historic Preservation				
Terra Cotta Masonry Repair (Includes replacement of approximately 40 pieces)	\$350.00	40	EA	\$14,000
Window Restoration - Main Facades (Includes first floor windows on first floor of North and South Elevations)	\$2,000.00	20	EA	\$40,000
Window Reconstruction - Main Facades (Includes reconstruction of second story windows on North, West, and South Elevations)	\$5,000.00	20	EA	\$100,000
Demolition (Includes the demolition of both the north and northeast addition)	\$15,000.00	1	EA	\$15,000
HIGH PRIORITY EXTERIOR - SUBTOTAL				\$259,000
LOW PRIORITY RECOMMENDATIONS - EXTERIOR				
Historic Preservation				
West Entry and South Entry Storefront Reconstruction (Includes constructing more historically appropriate doors and door frames)	\$6,000.00	1	EA	\$6,000
Window/Door Restoration - Alley Facade (Includes restoration of windows on East Elevation)	\$2,000.00	6	EA	\$12,000
LOW PRIORITY EXTERIOR - SUBTOTAL				\$18,000
INTERIOR RECOMMENDATIONS				
Decorative Plaster Repair Allowance	\$100,000.00	1	EA	\$100,000
Main Lobby Restoration Allowance	\$45,000.00	1	EA	\$45,000
Historic Light Fixture Restoration Allowance	\$20,000.00	1	EA	\$20,000
Historic Sanctuary Restoration Allowance (Includes alter, balcony pews, and misc. restoration)	\$200,000.00	1	EA	\$200,000
LULA Elevator	\$65,000.00	1	EA	\$65,000

Interior Buildout Allowance - 1st Floor	\$40.00	6,600	SF	\$264,000
Mechanical	\$25.00	13,200	SF	\$330,000
Plumbing	\$3.00	13,200	SF	\$39,600
Electrical	\$12.00	13,200	SF	\$158,400
Fire Protection	\$3.00	13,200	SF	\$39,600
INTERIOR - SUBTOTAL				\$1,261,600
MISCELLANEOUS COSTS				
Site Allowance	\$50,000.00	1	EA	\$50,000
Furniture and Finishes Allowance	\$50,000.00	1	EA	\$50,000
MISCELLANEOUS - SUBTOTAL				\$100,000
TOTALS				
Total Rehabilitation Costs				\$1,783,100.00
Total Project Costs (Includes Contractor O and P, Design Fee, and Contingency)				\$2,318,030.00
Cost Per Square Foot				\$175.14

EXTERIOR DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC BACKLIT SIGN.
- D6. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D7. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D8. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.

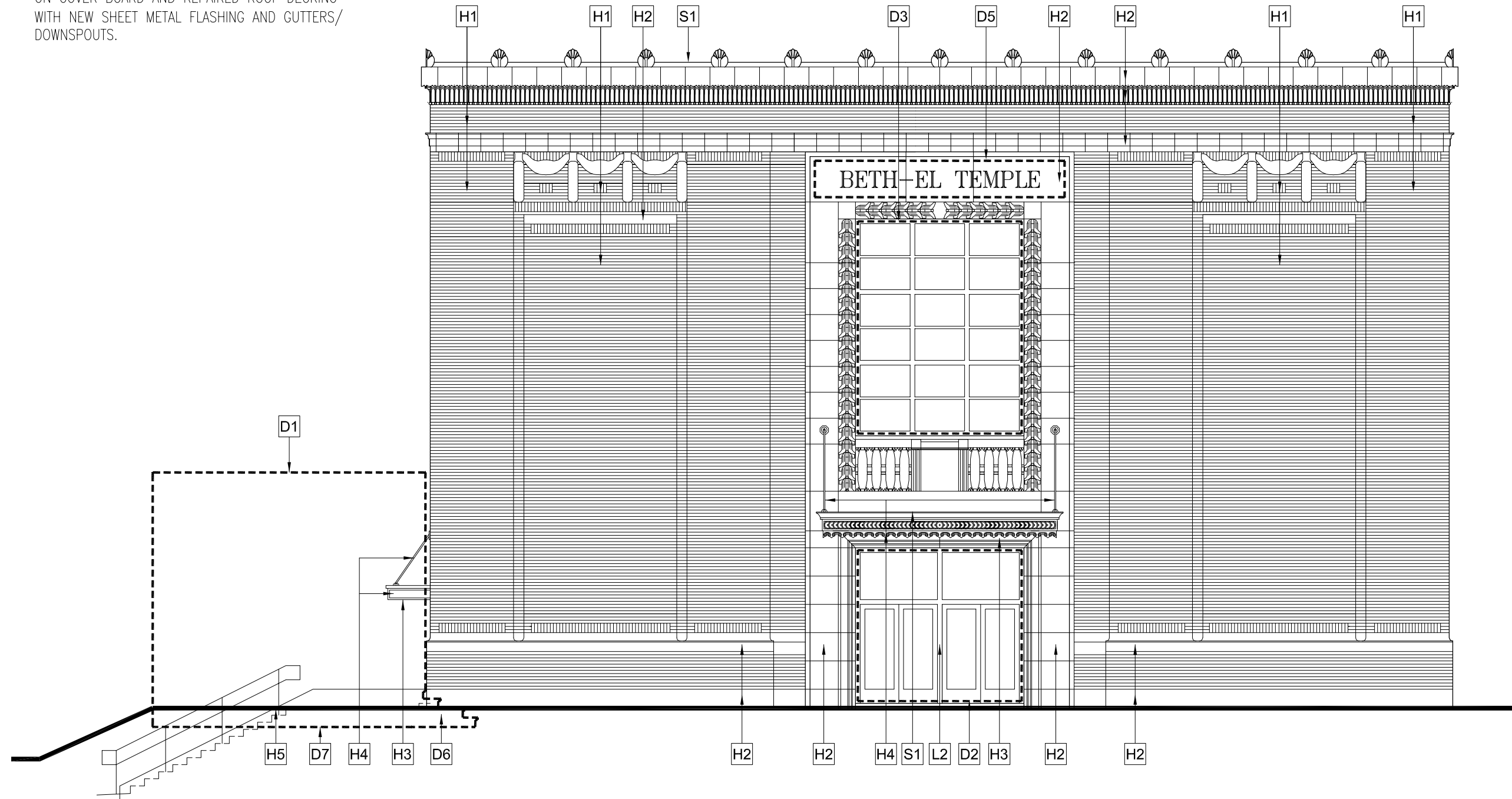
HIGH PRIORITY - EXTERIOR RECOMMENDATIONS MAINTENANCE

- H1. CLEAN AND REPOINT EXISTING BRICK (100% OF AREA IS TO BE CLEANED AND APPROXIMATELY 20% OF THE TOTAL AREA IS TO BE REPOINTED).
- H2. CLEAN AND REPOINT EXISTING LIMESTONE AND TERRA COTTA (100% OF AREA IS TO BE CLEANED AND 100% OF THE TOTAL AREA IS TO BE REPOINTED).
- H3. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H4. REPAIR ALL DECORATIVE METAL, SCRAPE, PRIME, AND REPAINT

- H5. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.
- HISTORIC PRESERVATION
- H6. REPLACE APPROXIMATELY 40 TERRA COTTA PARAPET PIECES WITH NEW TERRA COTTA PIECES TO MATCH.
 - H7. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
 - H8. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.
- HISTORIC PRESERVATION
- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
 - L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
 - L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
 - L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
 - L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.



West Elevation
BETH-EL TEMPLE

SCALE : 1/8" = 1'-0"

05/24/2013

EXTERIOR DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC BACKLIT SIGN.
- D6. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D7. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D8. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS MAINTENANCE

- H1. CLEAN AND REPOINT EXISTING BRICK (100% OF AREA IS TO BE CLEANED AND APPROXIMATELY 20% OF THE TOTAL AREA IS TO BE REPOINTED).
- H2. CLEAN AND REPOINT EXISTING LIMESTONE AND TERRA COTTA (100% OF AREA IS TO BE CLEANED AND 100% OF THE TOTAL AREA IS TO BE REPOINTED).
- H3. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H4. REPAIR ALL DECORATIVE METAL, SCRAPE, PRIME, AND REPAINT

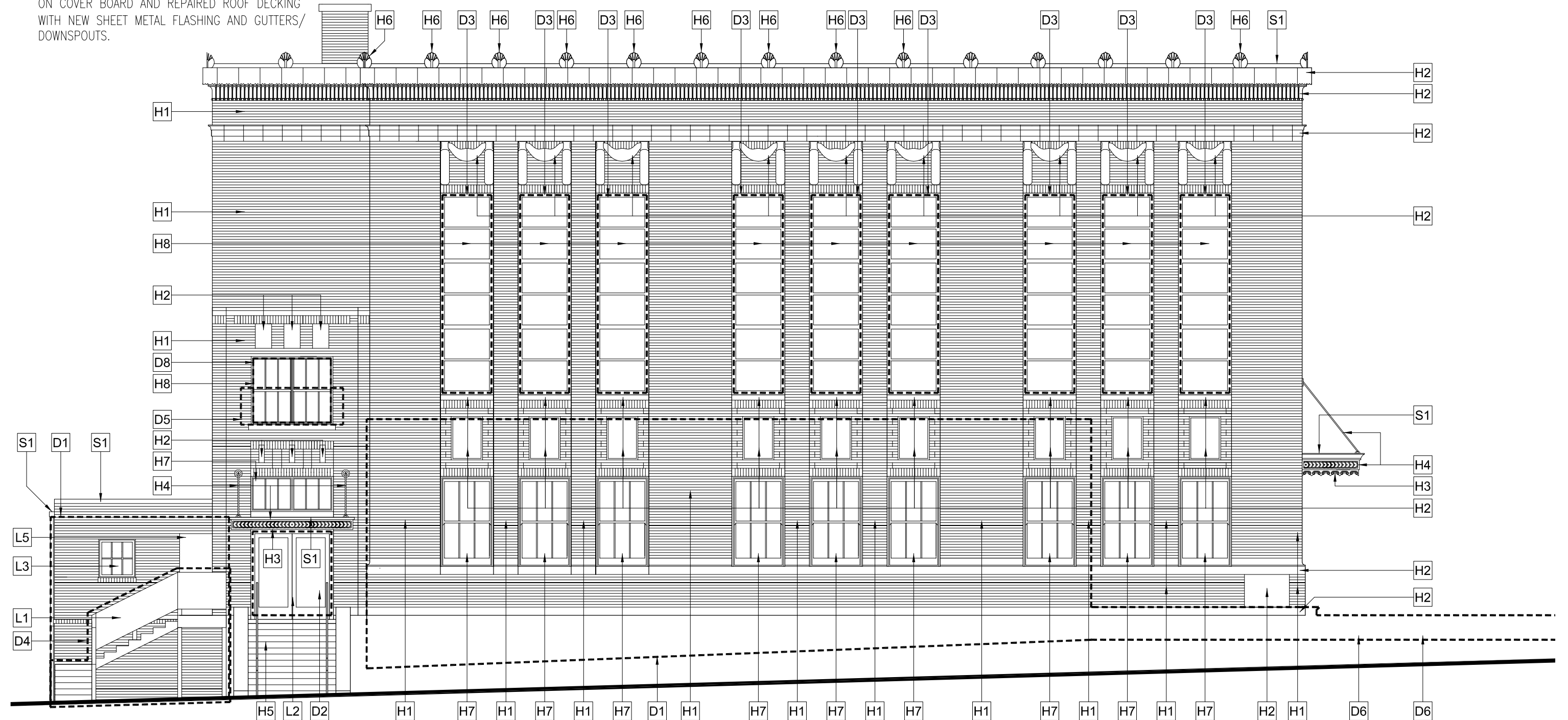
- H5. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H6. REPLACE APPROXIMATELY 40 TERRA COTTA PARAPET PIECES WITH NEW TERRA COTTA PIECES TO MATCH.
- H7. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H8. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.
- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.



North Elevation Elevation
BETH-EL TEMPLE

SCALE : 1/8" = 1'-0"

05/24/2013

EXTERIOR DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC BACKLIT SIGN.
- D6. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D7. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D8. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.

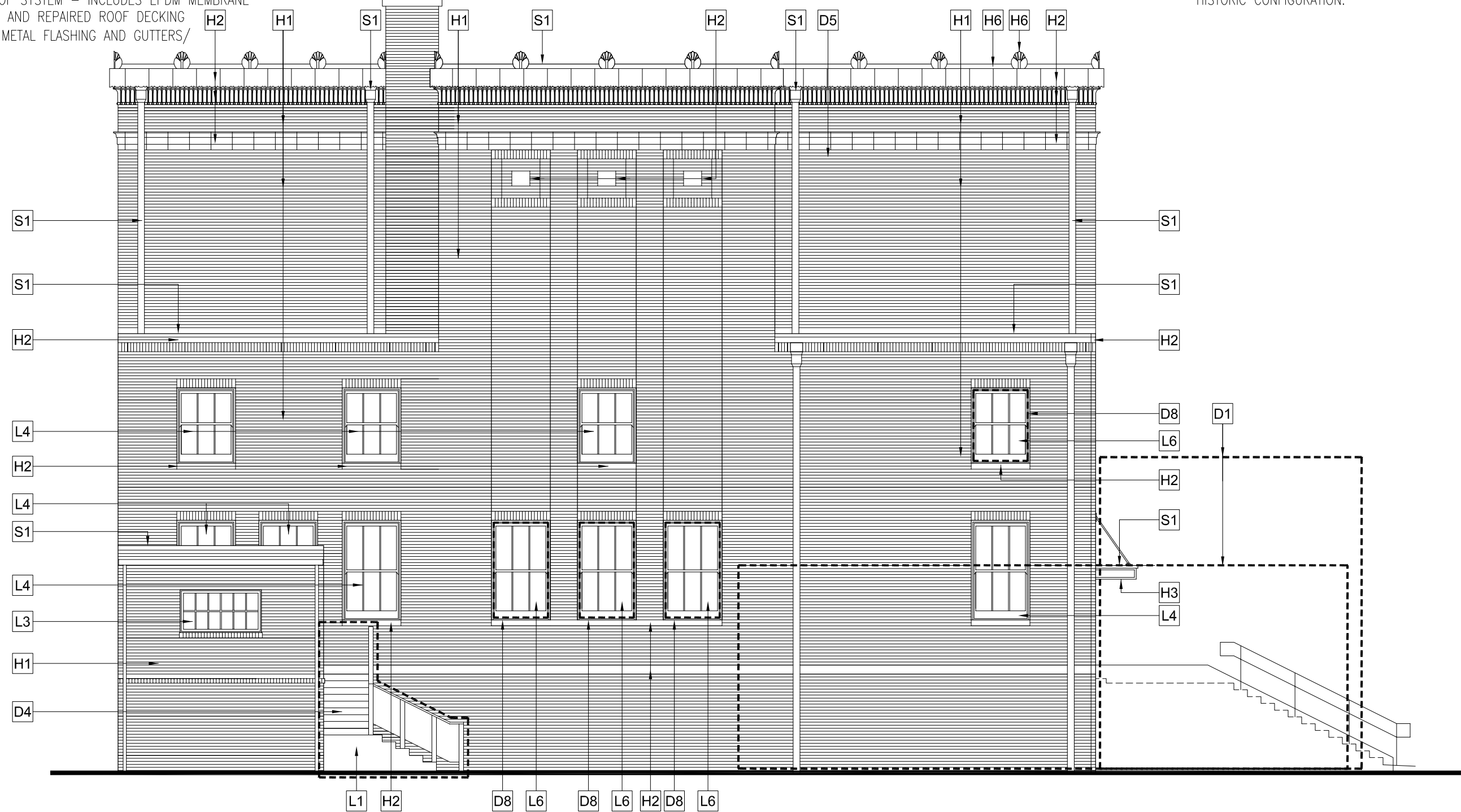
HIGH PRIORITY - EXTERIOR RECOMMENDATIONS MAINTENANCE

- H1. CLEAN AND REPOINT EXISTING BRICK (100% OF AREA IS TO BE CLEANED AND APPROXIMATELY 20% OF THE TOTAL AREA IS TO BE REPOINTED).
- H2. CLEAN AND REPOINT EXISTING LIMESTONE AND TERRA COTTA (100% OF AREA IS TO BE CLEANED AND 100% OF THE TOTAL AREA IS TO BE REPOINTED).
- H3. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H4. REPAIR ALL DECORATIVE METAL, SCRAPE, PRIME, AND REPAINT

- H5. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.
- HISTORIC PRESERVATION
- H6. REPLACE APPROXIMATELY 40 TERRA COTTA PARAPET PIECES WITH NEW TERRA COTTA PIECES TO MATCH.
 - H7. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
 - H8. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR MAINTENANCE

- HISTORIC PRESERVATION
- L1. NEW EXTERIOR STAIRWAY.
 - L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
 - L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
 - L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
 - L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
 - L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.



East Elevation
BETH-EL TEMPLE

SCALE : 1/8" = 1'-0"

05/24/2013

EXTERIOR DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC BACKLIT SIGN.
- D6. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D7. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D8. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS MAINTENANCE

- H1. CLEAN AND REPOINT EXISTING BRICK (100% OF AREA IS TO BE CLEANED AND APPROXIMATELY 20% OF THE TOTAL AREA IS TO BE REPOINTED).
- H2. CLEAN AND REPOINT EXISTING LIMESTONE AND TERRA COTTA (100% OF AREA IS TO BE CLEANED AND 100% OF THE TOTAL AREA IS TO BE REPOINTED).
- H3. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H4. REPAIR ALL DECORATIVE METAL, SCRAPE, PRIME, AND REPAINT

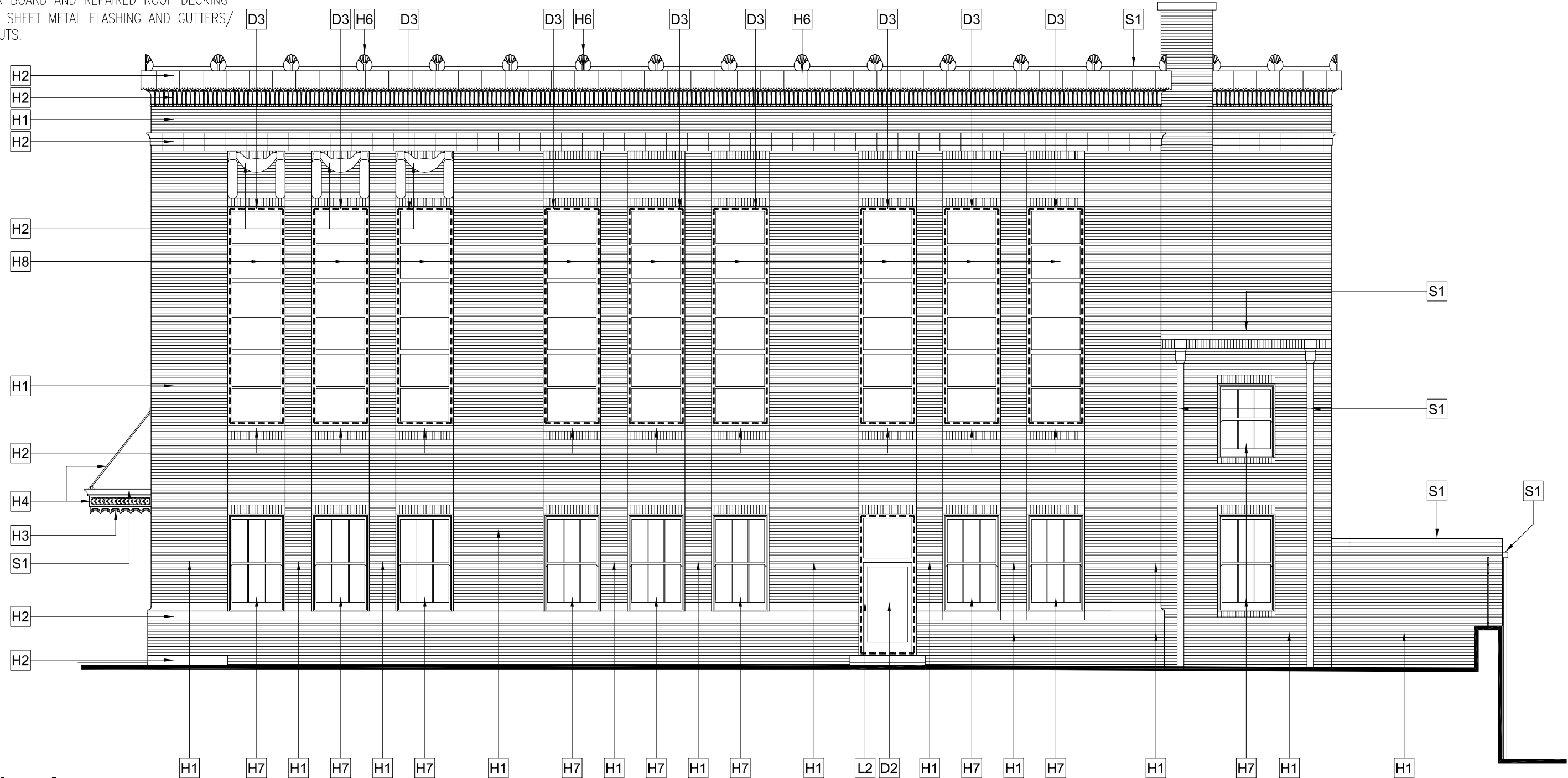
- H5. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H6. REPLACE APPROXIMATELY 40 TERRA COTTA PARAPET PIECES WITH NEW TERRA COTTA PIECES TO MATCH.
- H7. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H8. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.
- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.



South Elevation
BETH-EL TEMPLE

SCALE : 1/8" = 1'-0"

05/24/2013

DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D6. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D7. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.
- D8. REMOVE NON-HISTORIC PEWS.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.
- S2. DRY OUT AND INSPECT DECORATIVE PLASTER AND CEILING SUBSTRUCTURE IN ORDER TO DETERMINE ITS STABILITY AND PORTIONS THAT CAN BE SALVAGED.
- S3. REMEDIATE ALL MOLD. THIS INCLUDES THE COMPLETE REMOVAL OF NON-HISTORIC MATERIALS EXHIBITING MOLD GROWTH AND CLEANING OF HISTORIC MATERIALS TO REMAIN.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS

MAINTENANCE

- H1. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H2. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H3. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H4. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR RECOMMENDATIONS

MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.

HISTORIC PRESERVATION

- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

INTERIOR RECOMMENDATIONS

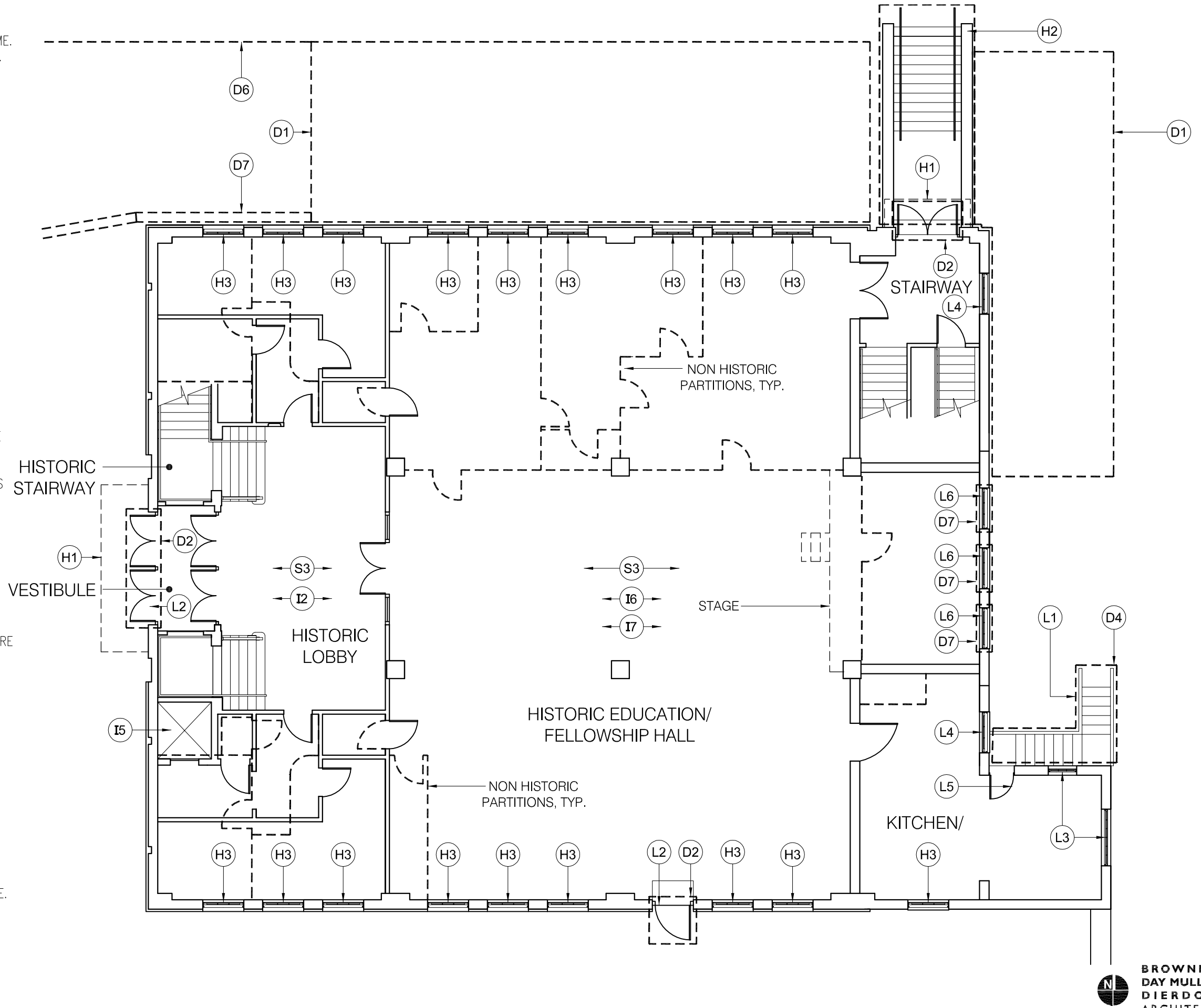
- I1. REPAIR STEEL SUBSTRUCTURE AND DECORATIVE PLASTER. PRIME AND REPAINT PLASTER CEILING.
- I2. RESTORE MAIN LOBBY TO MATCH HISTORIC APPEARANCE.
- I3. RESTORE ALL HISTORIC LIGHT FIXTURES
- I4. RESTORE HISTORIC SANCTUARY TO HISTORIC APPEARANCE.
- I5. INSTALL PASSENGER ELEVATOR TO PROVIDE ACCESSIBILITY TO SECOND FLOOR.
- I6. BUILDOUT FIRST FLOOR FELLOWSHIP SPACE FOR FUTURE USE.
- I7. PROVIDE ALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION.

FIRST FLOOR PLAN

BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013



DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D6. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D7. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.
- D8. REMOVE NON-HISTORIC PEWS.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.
- S2. DRY OUT AND INSPECT DECORATIVE PLASTER AND CEILING SUBSTRUCTURE IN ORDER TO DETERMINE ITS STABILITY AND PORTIONS THAT CAN BE SALVAGED.
- S3. REMEDIATE ALL MOLD. THIS INCLUDES THE COMPLETE REMOVAL OF NON-HISTORIC MATERIALS EXHIBITING MOLD GROWTH AND CLEANING OF HISTORIC MATERIALS TO REMAIN.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS
MAINTENANCE

- H1. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H2. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H3. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H4. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR RECOMMENDATIONS
MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.

HISTORIC PRESERVATION

- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

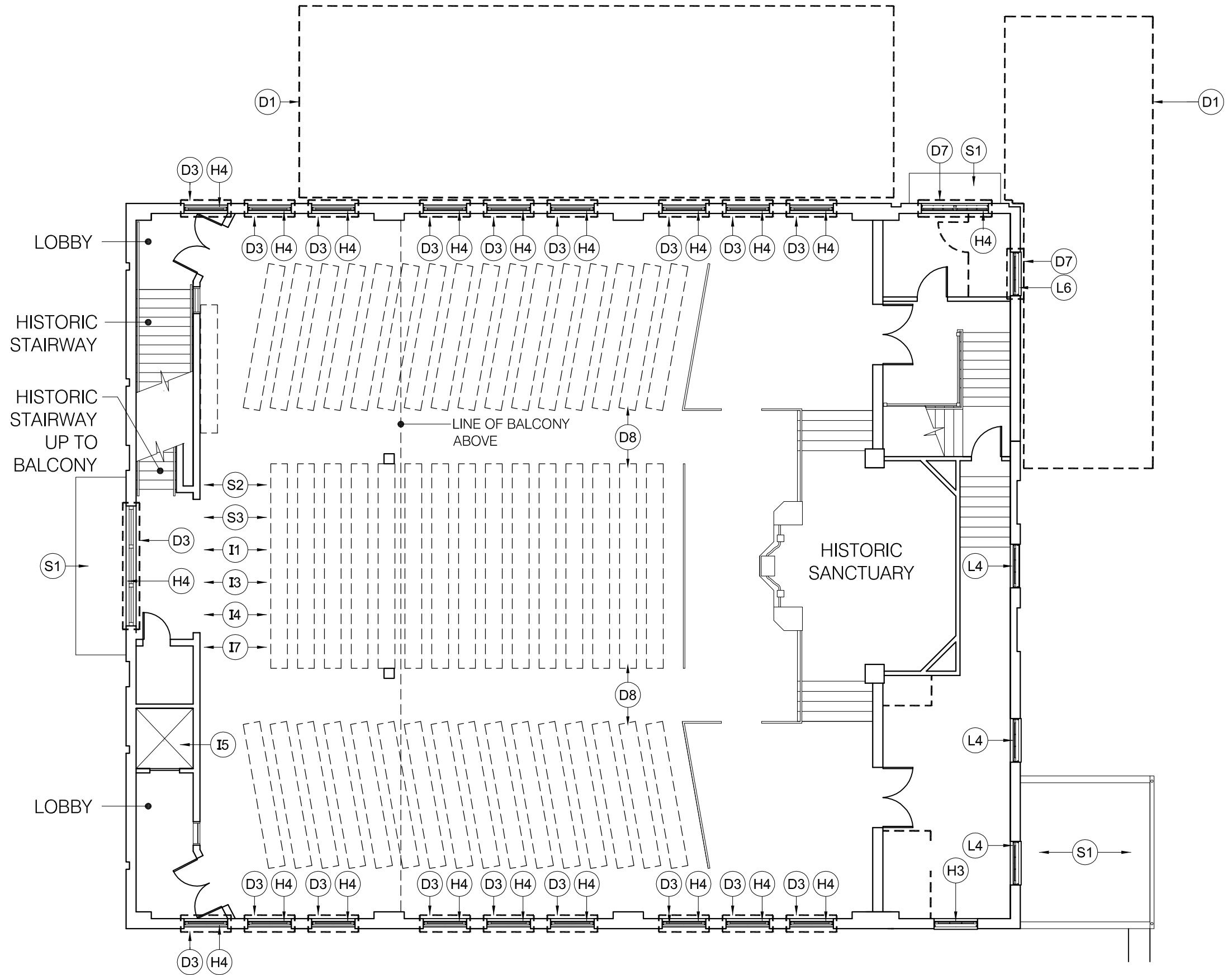
INTERIOR RECOMMENDATIONS

- I1. REPAIR STEEL SUBSTRUCTURE AND DECORATIVE PLASTER. PRIME AND REPAINT PLASTER CEILING.
- I2. RESTORE MAIN LOBBY TO MATCH HISTORIC APPEARANCE.
- I3. RESTORE ALL HISTORIC LIGHT FIXTURES
- I4. RESTORE HISTORIC SANCTUARY TO HISTORIC APPEARANCE.
- I5. INSTALL PASSENGER ELEVATOR TO PROVIDE ACCESSIBILITY TO SECOND FLOOR.
- I6. BUILDOUT FIRST FLOOR FELLOWSHIP SPACE FOR FUTURE USE.
- I7. PROVIDE ALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION.

SECOND FLOOR PLAN BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013



DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D6. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D7. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.
- D8. REMOVE NON-HISTORIC PEWS.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.
- S2. DRY OUT AND INSPECT DECORATIVE PLASTER AND CEILING SUBSTRUCTURE IN ORDER TO DETERMINE ITS STABILITY AND PORTIONS THAT CAN BE SALVAGED.
- S3. REMEDIATE ALL MOLD. THIS INCLUDES THE COMPLETE REMOVAL OF NON-HISTORIC MATERIALS EXHIBITING MOLD GROWTH AND CLEANING OF HISTORIC MATERIALS TO REMAIN.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS
MAINTENANCE

- H1. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H2. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H3. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H4. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR RECOMMENDATIONS
MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.

HISTORIC PRESERVATION

- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

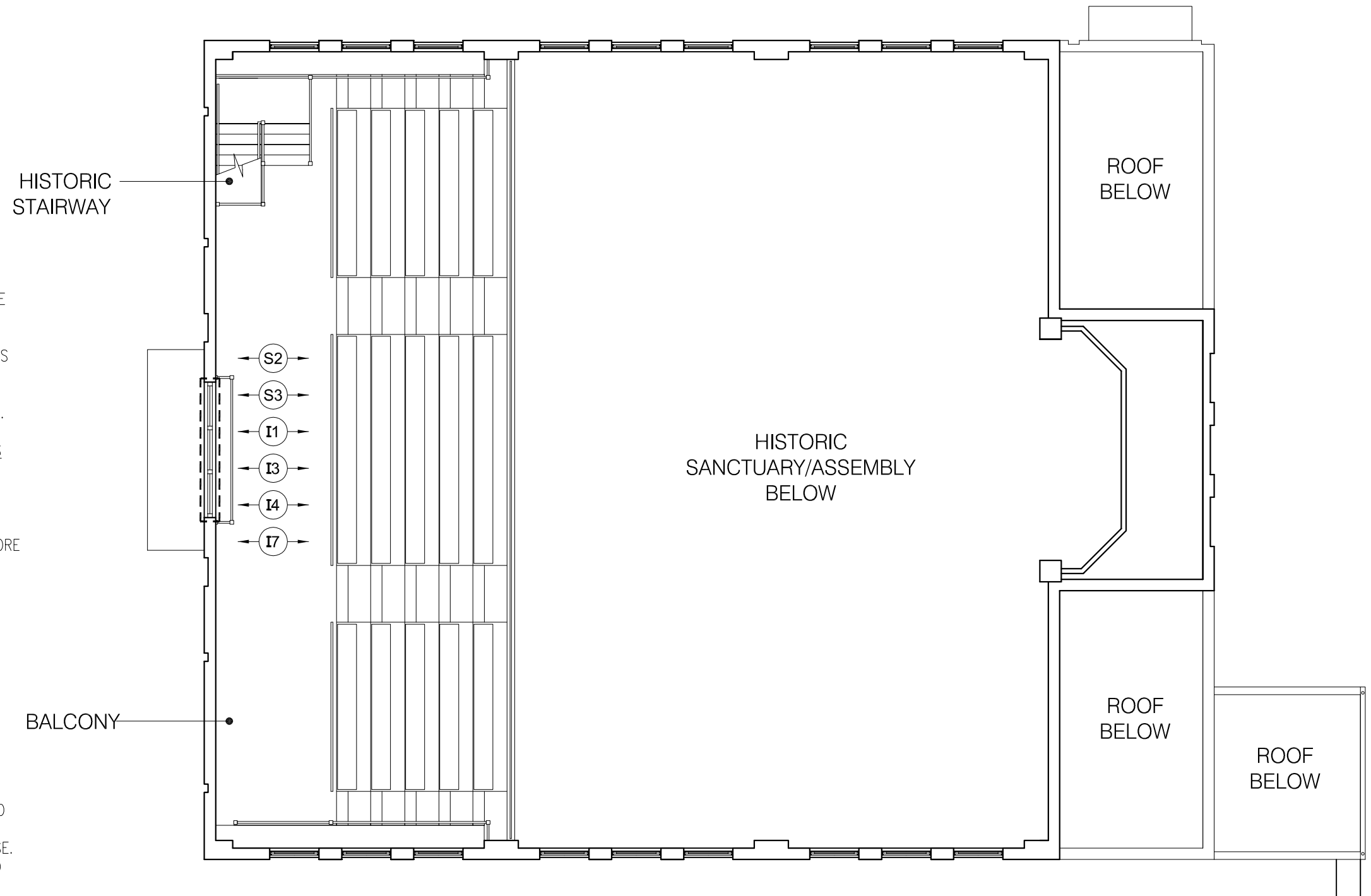
INTERIOR RECOMMENDATIONS

- I1. REPAIR STEEL SUBSTRUCTURE AND DECORATIVE PLASTER. PRIME AND REPAINT PLASTER CEILING.
- I2. RESTORE MAIN LOBBY TO MATCH HISTORIC APPEARANCE.
- I3. RESTORE ALL HISTORIC LIGHT FIXTURES
- I4. RESTORE HISTORIC SANCTUARY TO HISTORIC APPEARANCE.
- I5. INSTALL PASSENGER ELEVATOR TO PROVIDE ACCESSIBILITY TO SECOND FLOOR.
- I6. BUILDOUT FIRST FLOOR FELLOWSHIP SPACE FOR FUTURE USE.
- I7. PROVIDE ALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION.

BALCONY FLOOR PLAN BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013



DEMOLITION RECOMMENDATIONS

- D1. REMOVE EXISTING NON-HISTORIC ADDITION.
- D2. REMOVE EXISTING NON-HISTORIC ENTRANCE DOOR AND FRAME.
- D3. REMOVE EXISTING NON-HISTORIC ALUMINUM WINDOW SYSTEM.
- D4. REMOVE EXISTING WOOD STAIRWAY.
- D5. REMOVE EXISTING NON-HISTORIC RETAINING WALL.
- D6. REMOVE CONCRETE DRIVEWAY TO NON-HISTORIC ADDITION.
- D7. REMOVE EXISTING NON-HISTORIC MASONRY INFILL.
- D8. REMOVE NON-HISTORIC PEWS.

STABILIZATION RECOMMENDATIONS

- S1. PROVIDE NEW ROOF SYSTEM - INCLUDES EPDM MEMBRANE ON COVER BOARD AND REPAIRED ROOF DECKING WITH NEW SHEET METAL FLASHING AND GUTTERS/DOWNSPOUTS.
- S2. DRY OUT AND INSPECT DECORATIVE PLASTER AND CEILING SUBSTRUCTURE IN ORDER TO DETERMINE ITS STABILITY AND PORTIONS THAT CAN BE SALVAGED.
- S3. REMEDIATE ALL MOLD. THIS INCLUDES THE COMPLETE REMOVAL OF NON-HISTORIC MATERIALS EXHIBITING MOLD GROWTH AND CLEANING OF HISTORIC MATERIALS TO REMAIN.

HIGH PRIORITY - EXTERIOR RECOMMENDATIONS

MAINTENANCE

- H1. RECONSTRUCT EXISTING CEILING AT CANOPY WITH NEW SHEATHING AND PLASTER SKIM COAT.
- H2. REPLACE EXISTING CONCRETE STAIRS AND RETAINING WALL WITH NEW CONCRETE STAIRS AND RETAINING WALL. PROVIDE NEW METAL HANDRAILS.

HISTORIC PRESERVATION

- H3. RESTORE, PRIME, AND REPAINT ALL EXISTING WOOD WINDOWS ON FIRST FLOOR OF NORTH AND SOUTH ELEVATIONS.
- H4. RECONSTRUCT WINDOWS ON NORTH, WEST AND SOUTH ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

LOW PRIORITY RECOMMENDATIONS - EXTERIOR RECOMMENDATIONS

MAINTENANCE

- L1. NEW EXTERIOR STAIRWAY.

HISTORIC PRESERVATION

- L2. REPLACE EXISTING NON-HISTORIC ENTRANCE DOORS AND FRAMES WITH WOOD OR METAL ENTRY STOREFRONT THAT MORE CLOSELY MATCHES THE HISTORIC CONFIGURATION.
- L3. RESTORE, PRIME, AND PAINT EXISTING STEEL WINDOWS.
- L4. RESTORE, PRIME, AND PAINT EXISTING WOOD WINDOWS.
- L5. RESTORE, PRIME AND PAINT EXISTING WOOD DOOR.
- L6. RECONSTRUCT WINDOWS ON EAST ELEVATIONS TO MATCH HISTORIC CONFIGURATION.

INTERIOR RECOMMENDATIONS

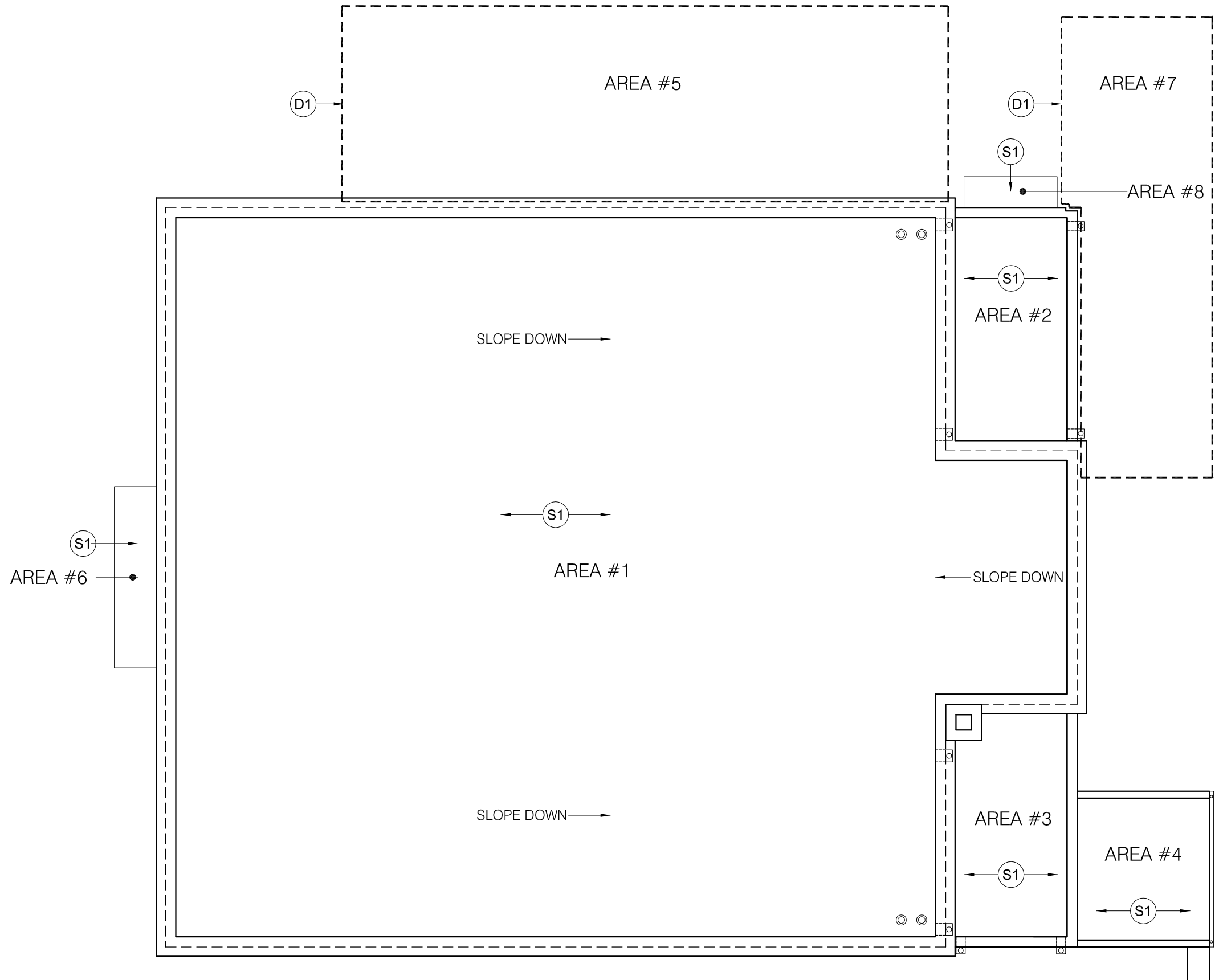
- I1. REPAIR STEEL SUBSTRUCTURE AND DECORATIVE PLASTER. PRIME AND REPAINT PLASTER CEILING.
- I2. RESTORE MAIN LOBBY TO MATCH HISTORIC APPEARANCE.
- I3. RESTORE ALL HISTORIC LIGHT FIXTURES
- I4. RESTORE HISTORIC SANCTUARY TO HISTORIC APPEARANCE.
- I5. INSTALL PASSENGER ELEVATOR TO PROVIDE ACCESSIBILITY TO SECOND FLOOR.
- I6. BUILDOUT FIRST FLOOR FELLOWSHIP SPACE FOR FUTURE USE.
- I7. PROVIDE ALL NEW MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION.

ROOF PLAN

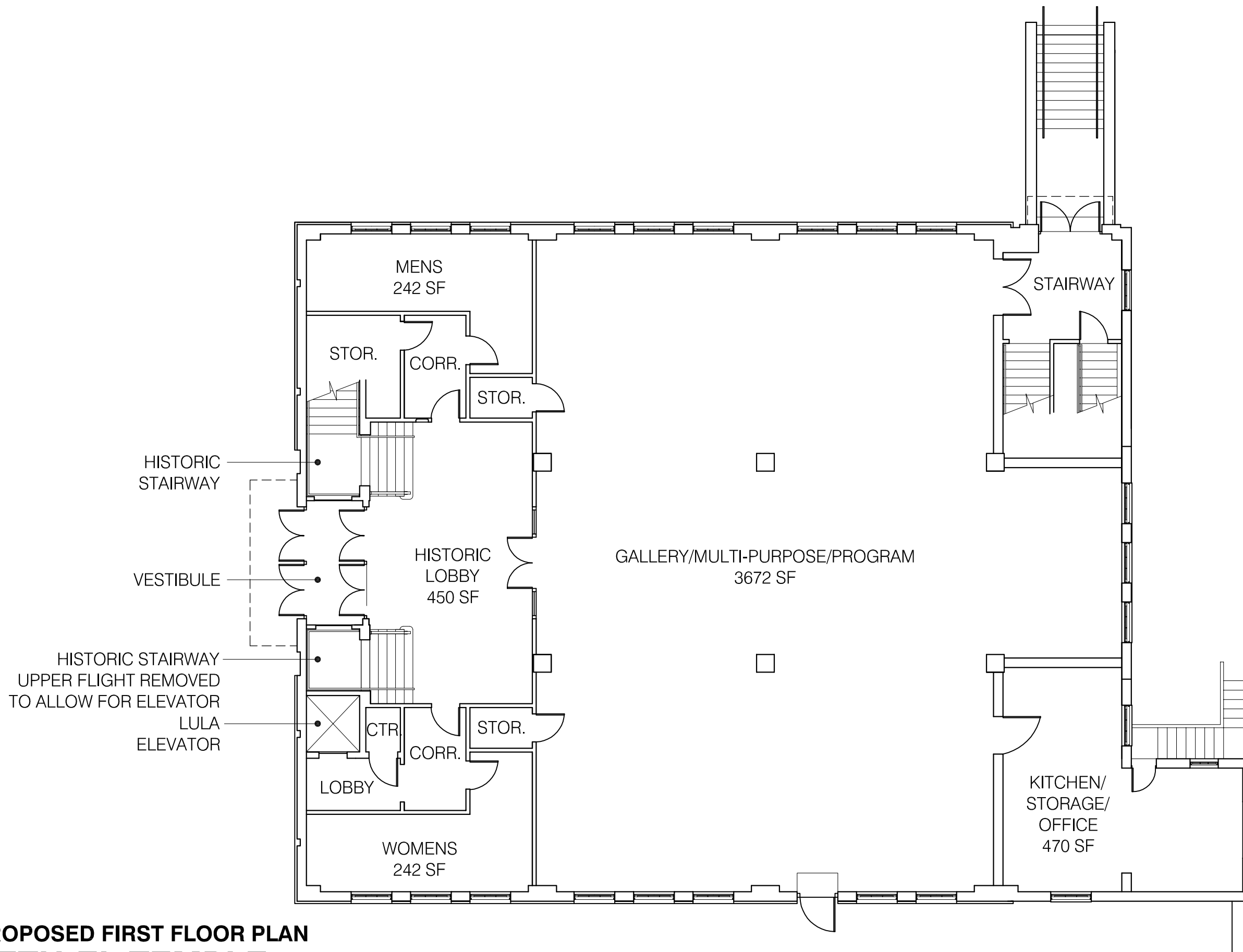
BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013



GROSS SQUARE FOOTAGE
 BASEMENT - +-1,350 SF
 FIRST FLOOR - 6,600 SF
 SECOND FLOOR - 6,600 SF
 BALCONY - 1,750 SF
 TOTAL 16,300 SF

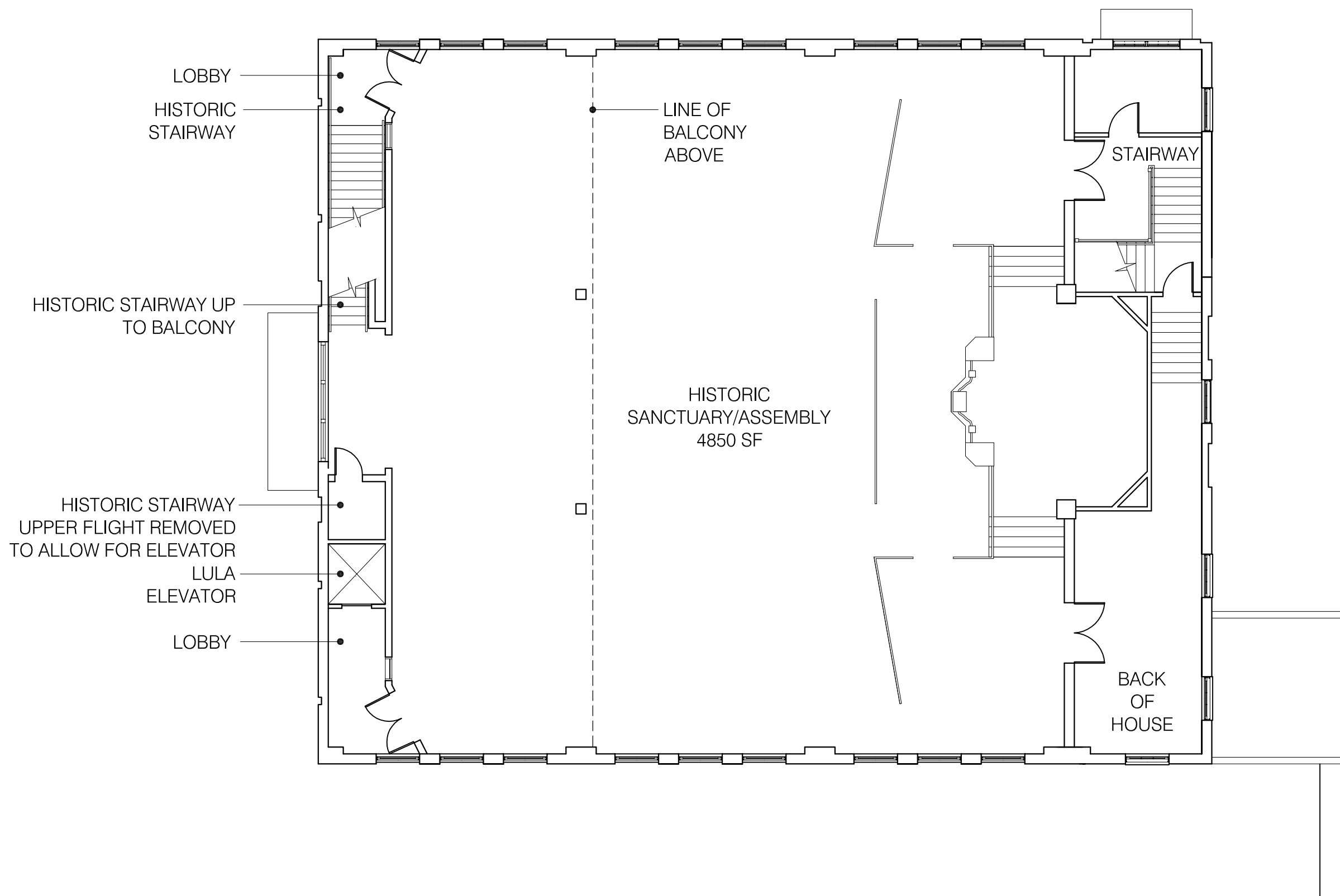


PROPOSED FIRST FLOOR PLAN
BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013

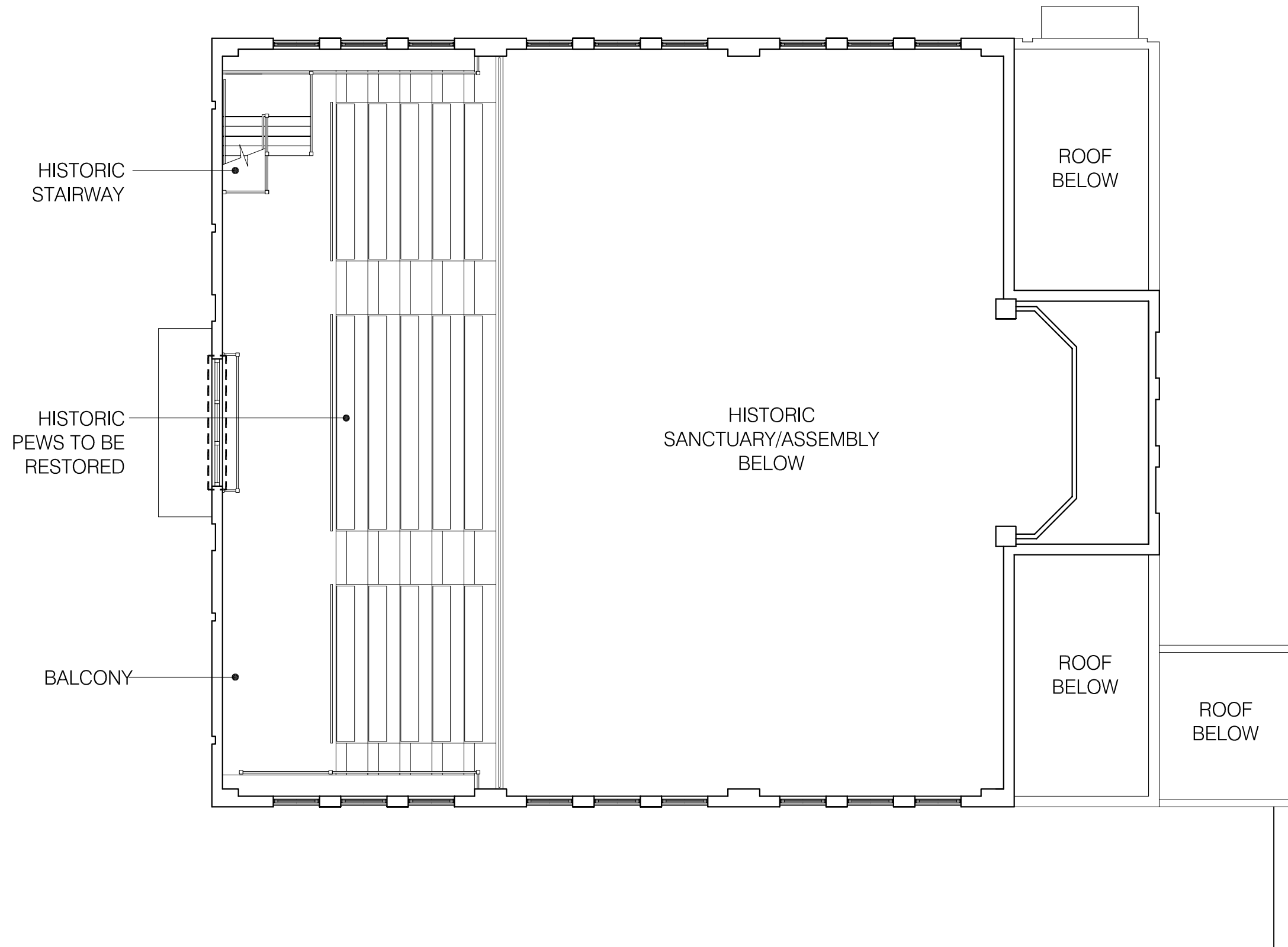
GROSS SQUARE FOOTAGE
 BASEMENT - +-1,350 SF
 FIRST FLOOR - 6,600 SF
 SECOND FLOOR - 6,600 SF
 BALCONY - 1,750 SF
 TOTAL 16,300 SF



PROPOSED SECOND FLOOR PLAN
BETH-EL TEMPLE

SCALE : 3/32" = 1'-0" 05/24/2013

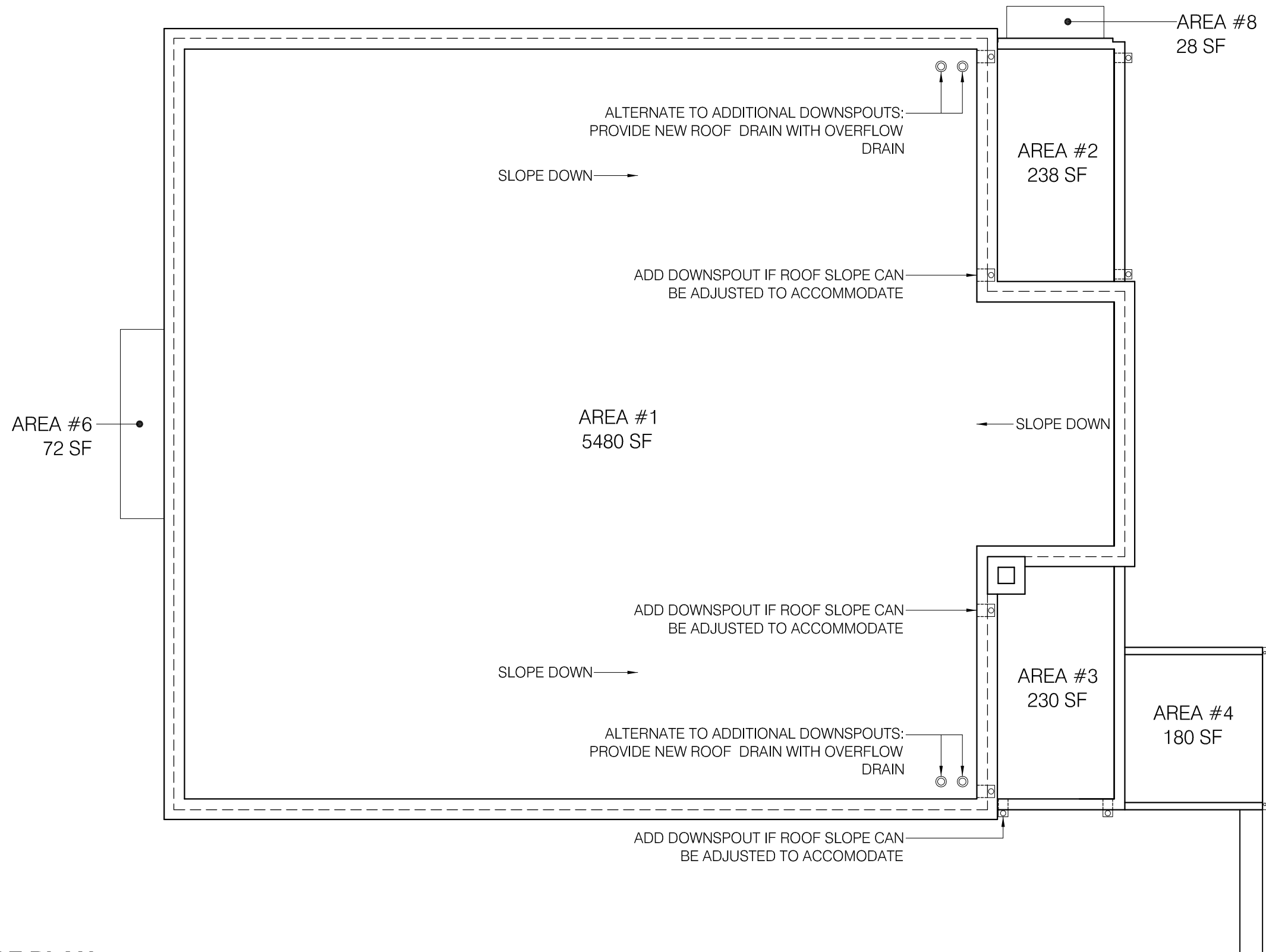
GROSS SQUARE FOOTAGE
BASEMENT - +-1,350 SF
FIRST FLOOR - 6,600 SF
SECOND FLOOR - 6,600 SF
BALCONY - 1,750 SF
TOTAL 16,300 SF



PROPOSED BALCONY FLOOR PLAN
BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013



PROPOSED ROOF PLAN
BETH-EL TEMPLE

SCALE : 3/32" = 1'-0"

05/24/2013