

# English Building Adaptive Re-Use

Samohi PTSA Review

10.24.23

Structural upgrade

# Overview

## 1. Constructed: 1924

- No available record drawings

## 2. Seismically Upgraded: 1935

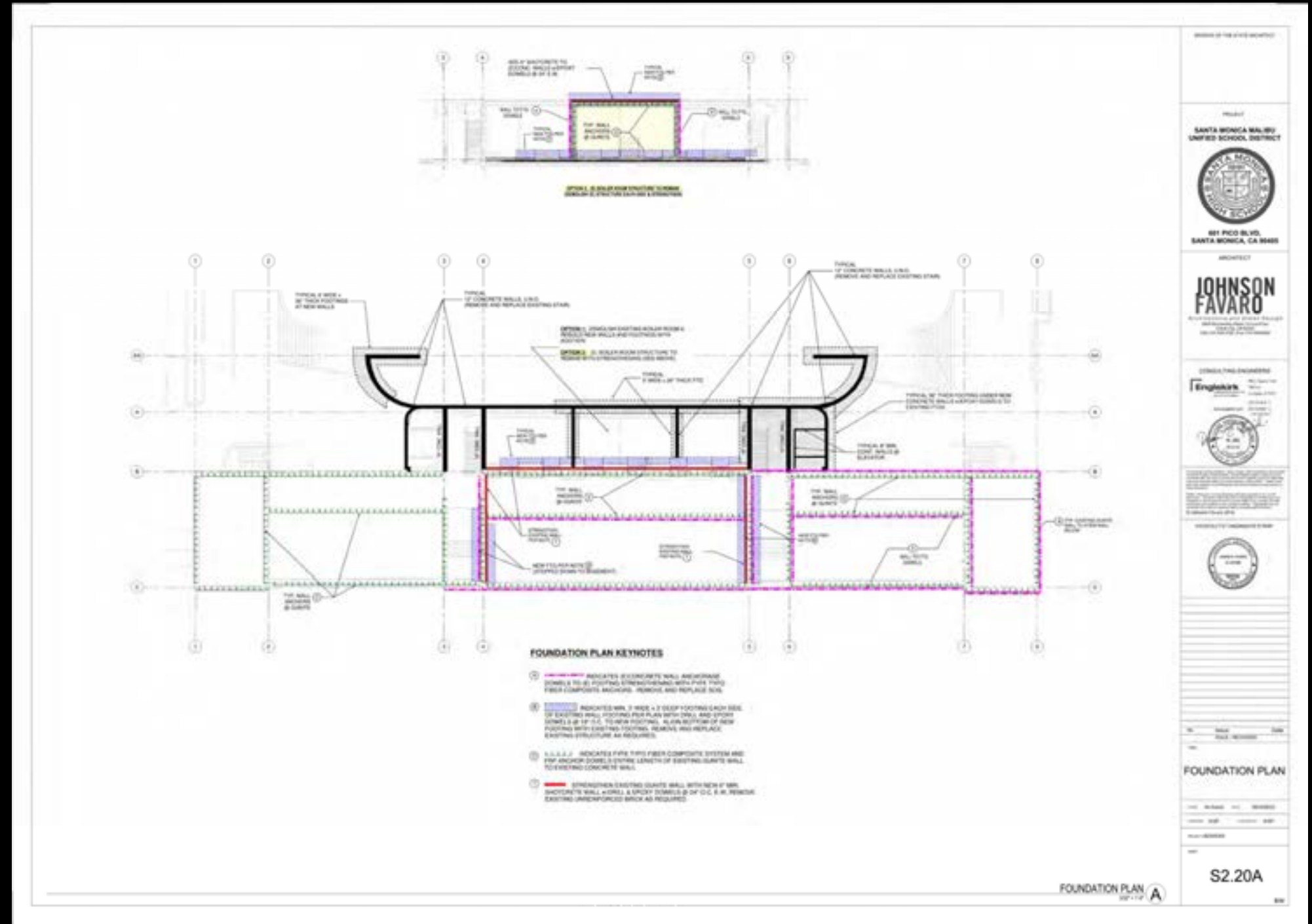
- Record drawings show some then-existing conditions
- DSA did not certify the upgrade as compliant

## 3. Current Effort

- Proposed project triggers mandatory evaluation (and upgrade)
- Conduct materials testing program – evaluating results
- Perform seismic evaluation
- Develop recommended seismic upgrade scope

# Scope

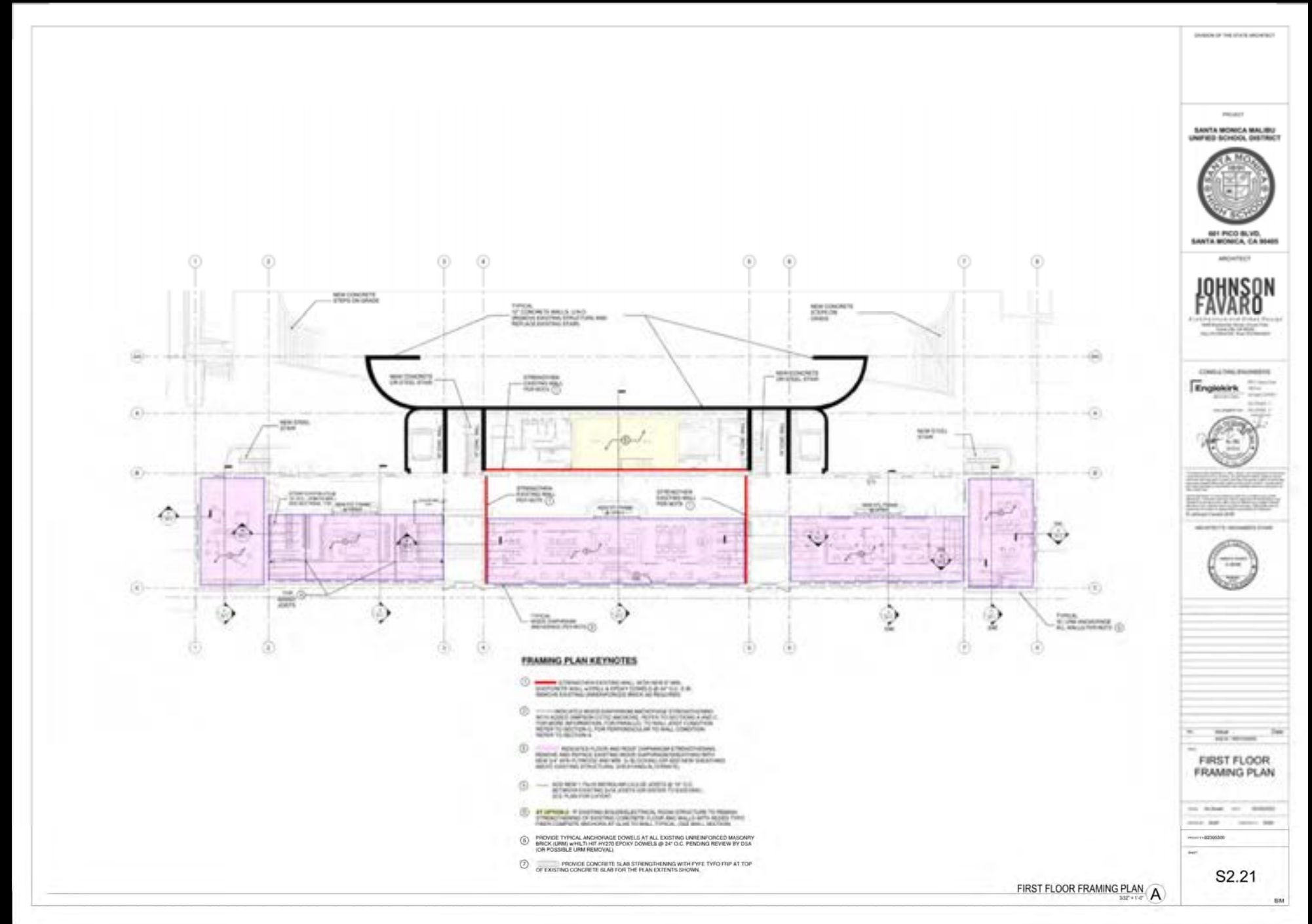
- Strengthen (E) foundations
- Connect walls to foundations



## FOUNDATIONS

# Scope

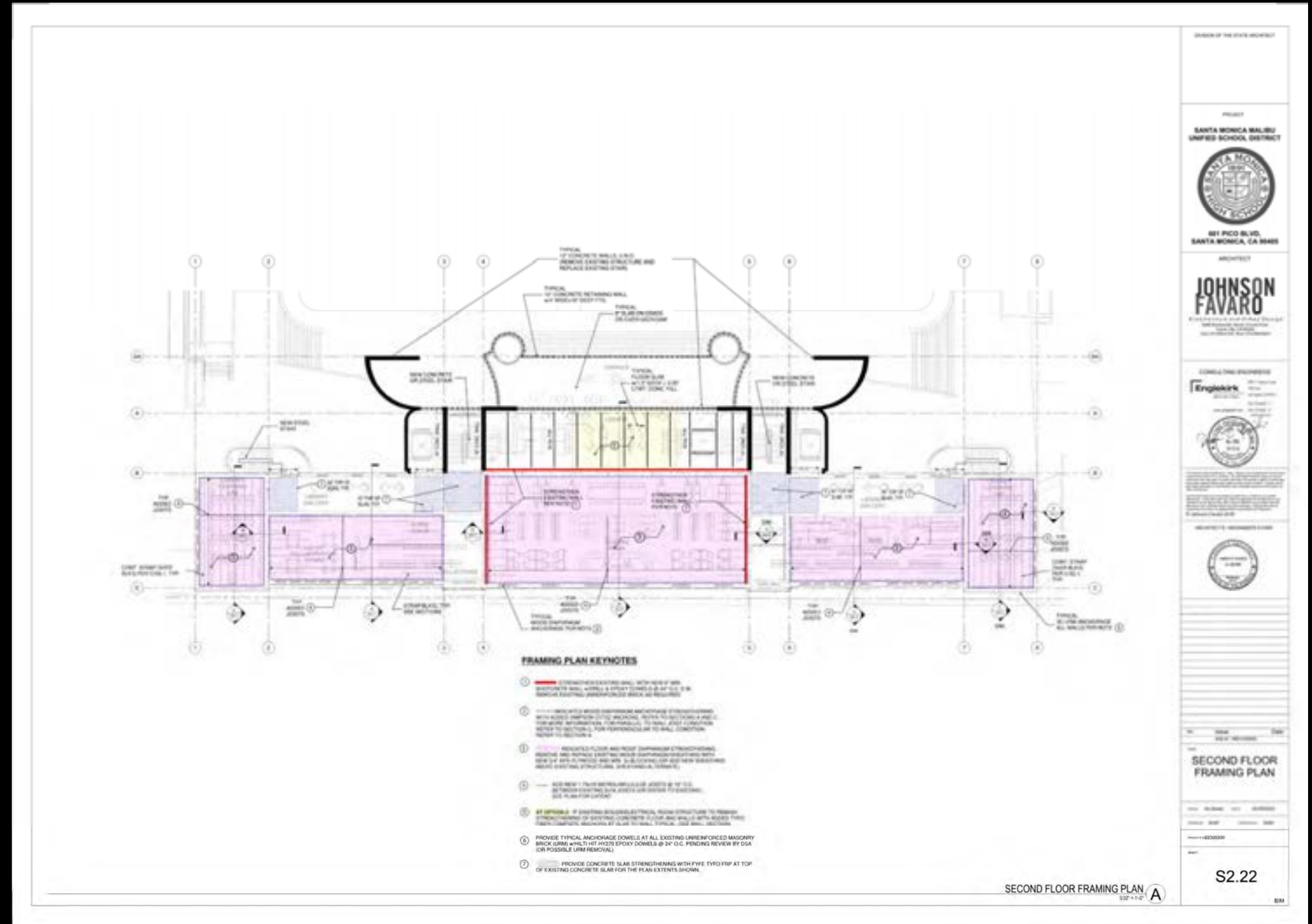
- Strengthen (E) foundations
- Connect walls to foundations
- Tie URM to (E) gunitite
- Strengthen (E) walls using FRP
- Strengthen 2<sup>nd</sup> Floor joists
- Strengthen (E) floor/roof sheathing



FIRST FLOOR

# Scope

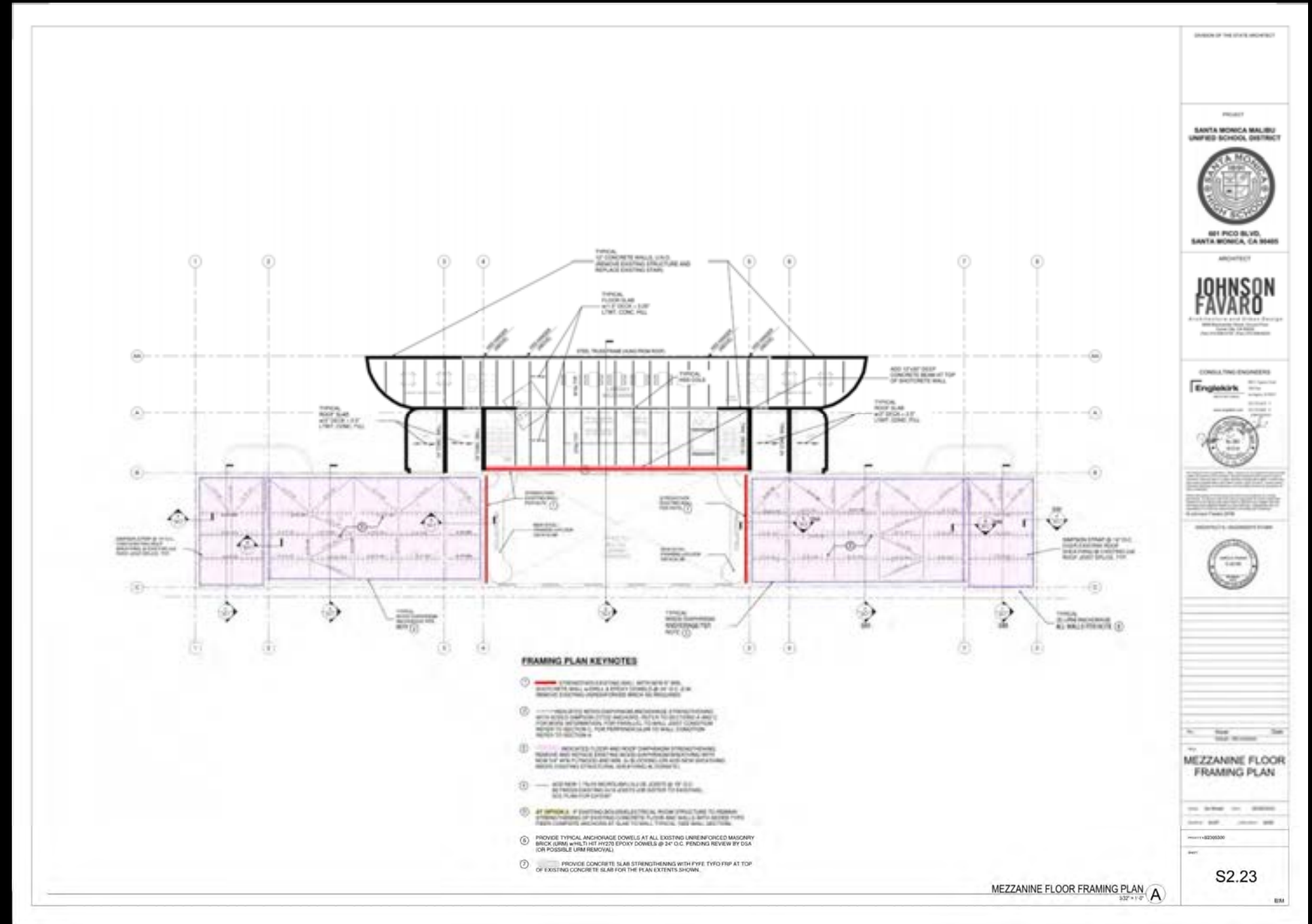
- Strengthen (E) foundations
- Connect walls to foundations
- Tie URM to (E) gunitite
- Strengthen (E) walls using FRP
- Strengthen 2<sup>nd</sup> Floor joists
- Strengthen (E) floor/roof sheathing
- Tie floor and roof to walls



SECOND FLOOR

# Scope

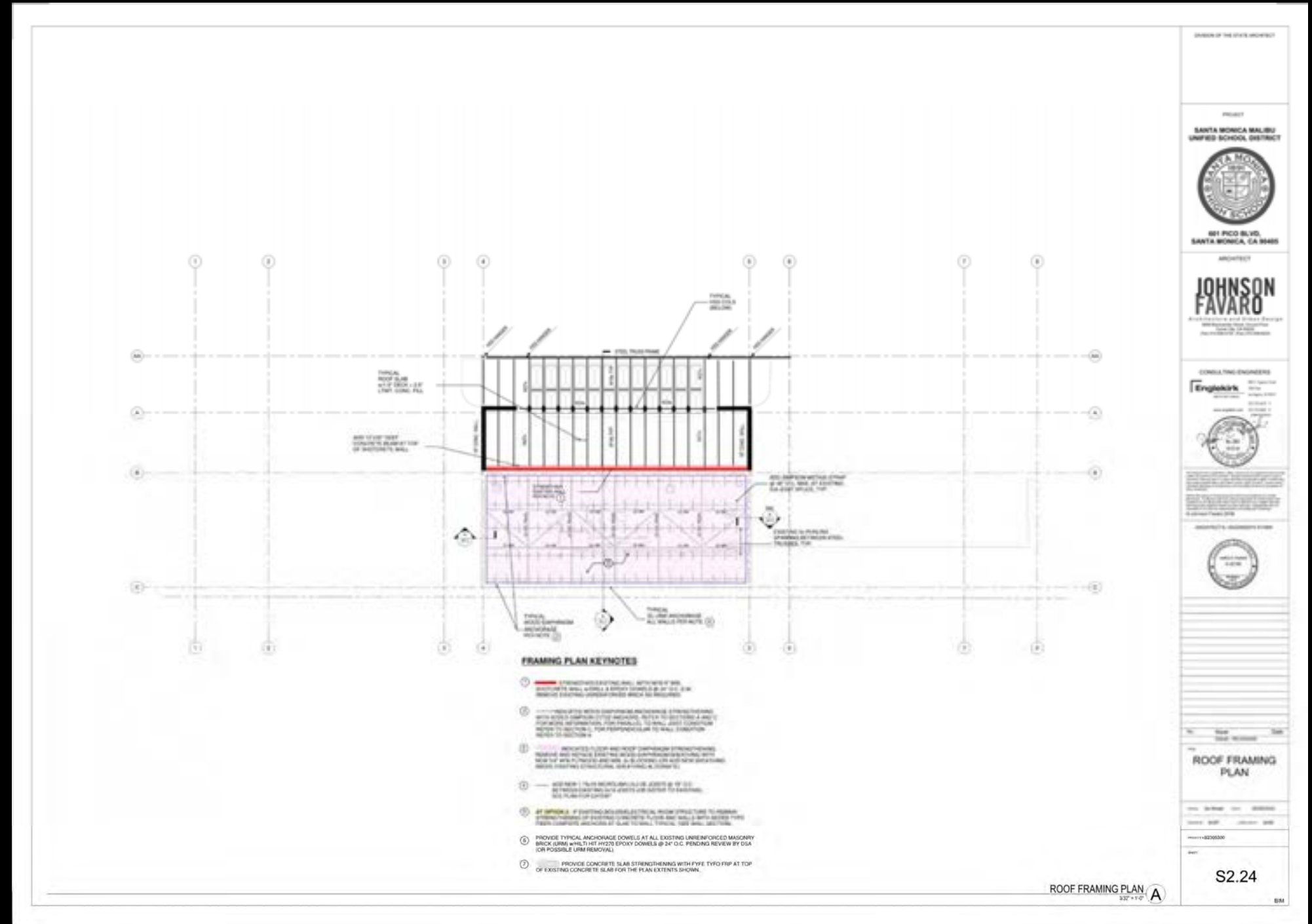
- Strengthen (E) foundations
- Connect walls to foundations
- Tie URM to (E) gunitite
- Strengthen (E) walls using FRP
- Strengthen 2<sup>nd</sup> Floor joists
- Strengthen (E) floor/roof sheathing
- Tie floor and roof to walls



MEZZANINE FLOOR AND LOW ROOF

# Scope

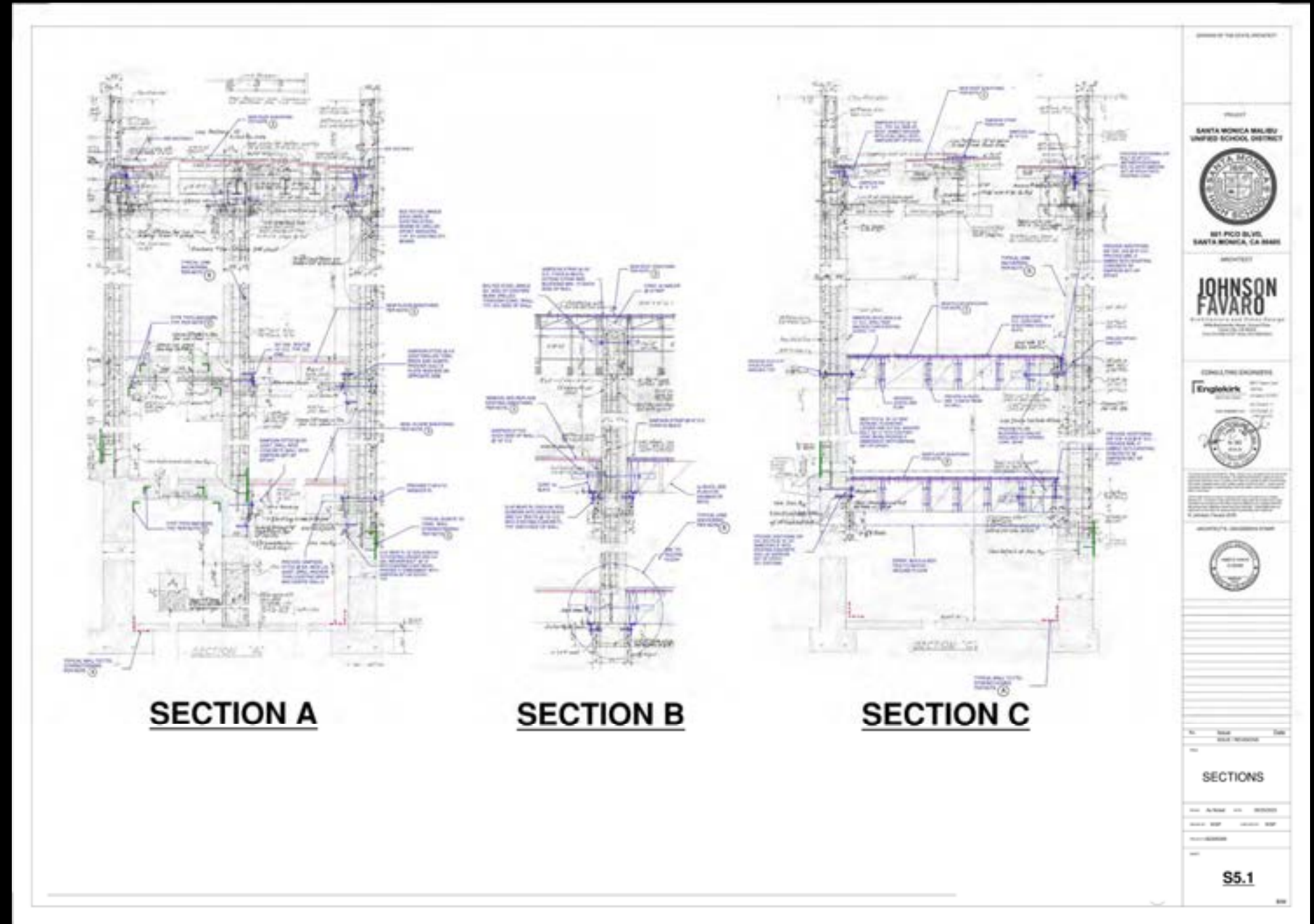
- Strengthen (E) foundations
- Connect walls to foundations
- Tie URM to (E) gunitite
- Strengthen (E) walls using FRP
- Strengthen 2<sup>nd</sup> Floor joists
- Strengthen (E) floor/roof sheathing
- Tie floor and roof to walls



HIGH ROOF

# Scope

- Strengthen (E) foundations
- Connect walls to foundations
- Tie URM to (E) gunitite
- Strengthen (E) walls using FRP
- Strengthen 2<sup>nd</sup> Floor joists
- Strengthen (E) floor/roof sheathing
- Tie floor and roof to walls



WALL SECTIONS

# Renovation

## Pros

- Keeps one of two original campus buildings
- Preserves 100-year-old building
- Respects symbolic, sentimental value
- Avoids community controversy
- High architectural quality
- Program fits well

## Cons

- Less than ideal siting
- Requires extensive, costly testing
- Requires extensive structural upgrades
- DSA will be difficult, prefers replacement
- Minor savings in cost, many unknowns, risk
- Some inefficiencies in program fit

# Replacement

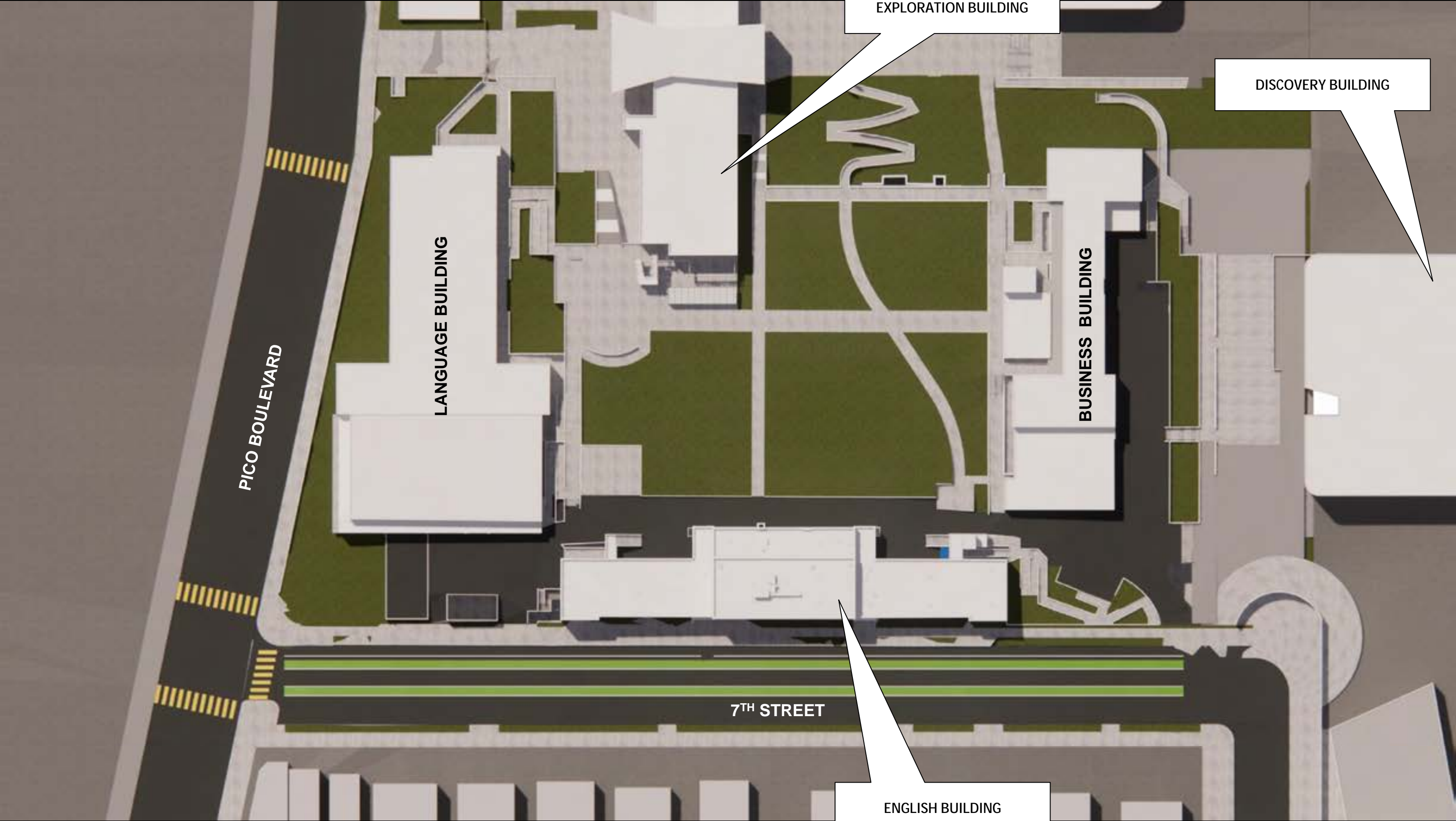
## Pros

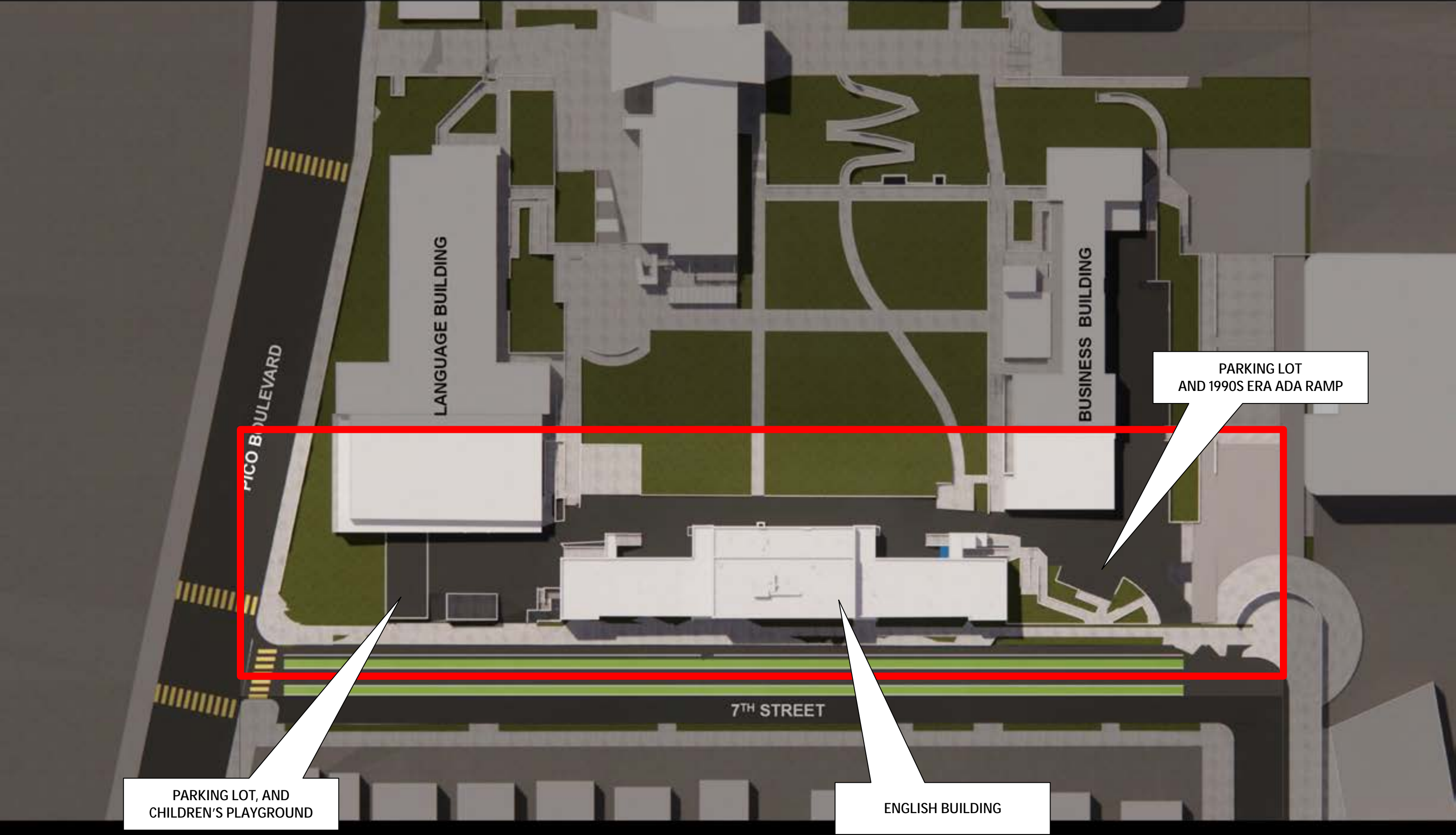
- Smaller, more efficient building
- More design and program fit flexibility
- Long term flexibility and adaptability
- More predictable cost planning and construction
- DSA prefers this option
- Improved siting

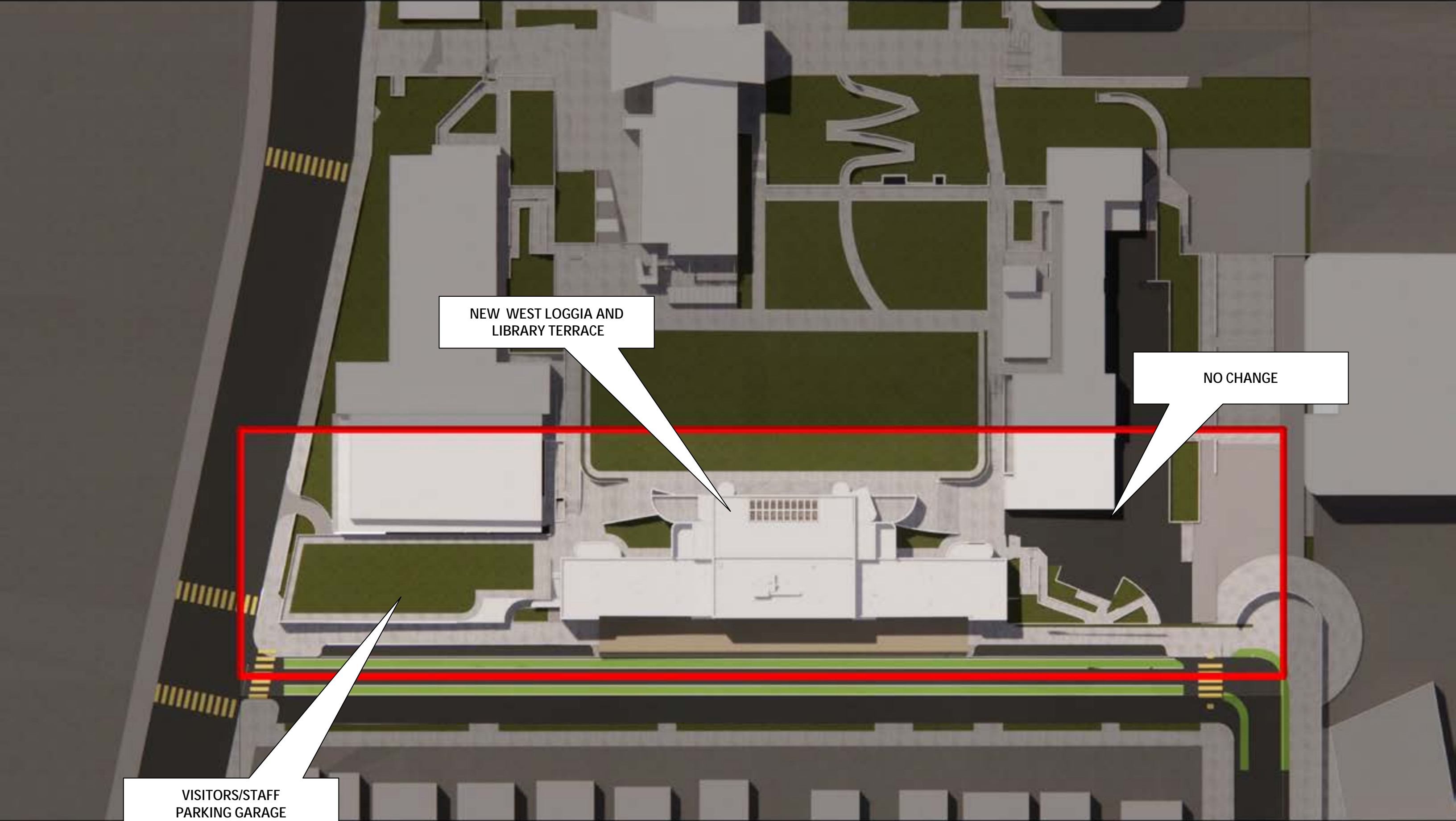
## Cons

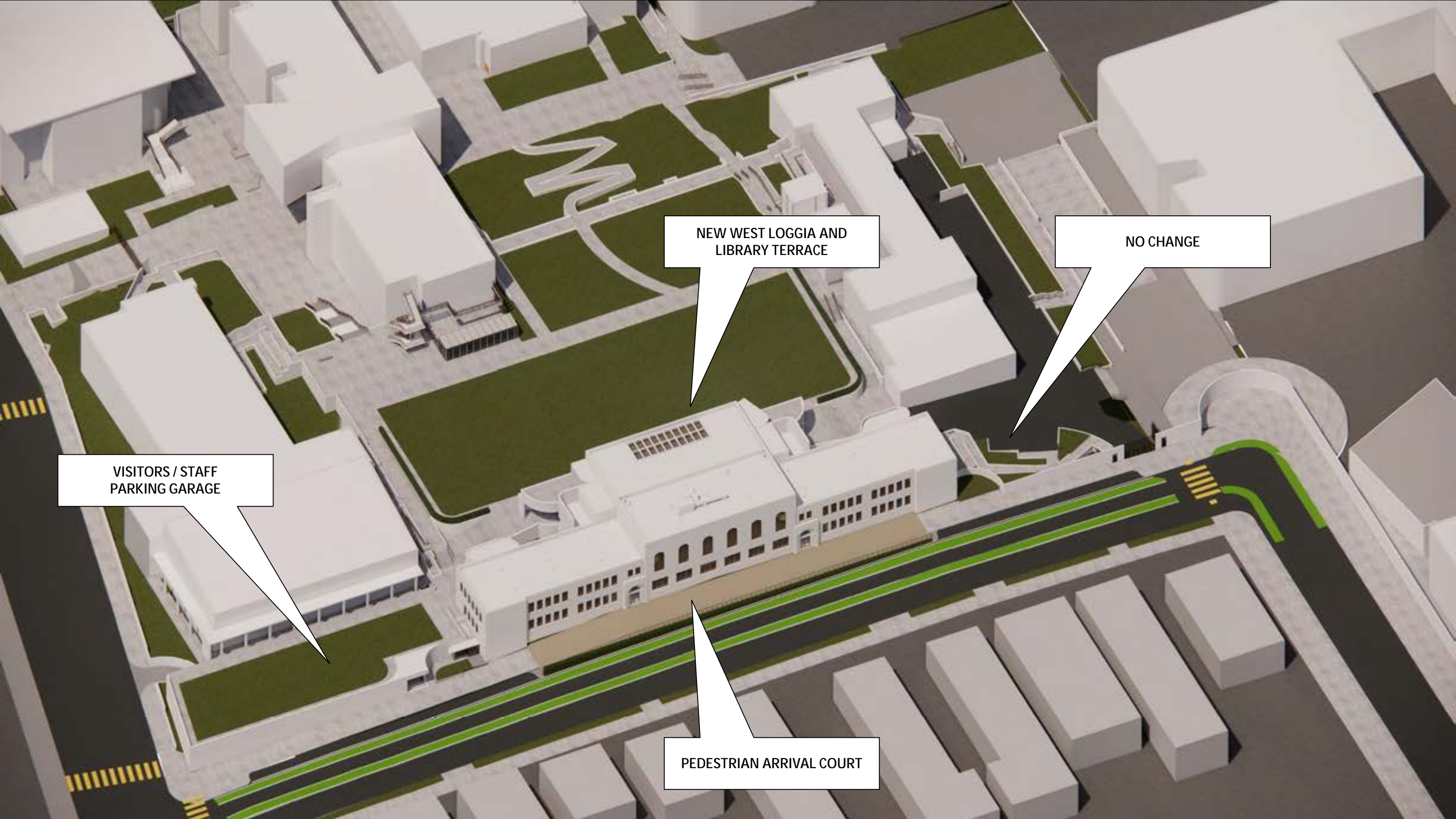
- Generates community controversy

# Proposed site plan

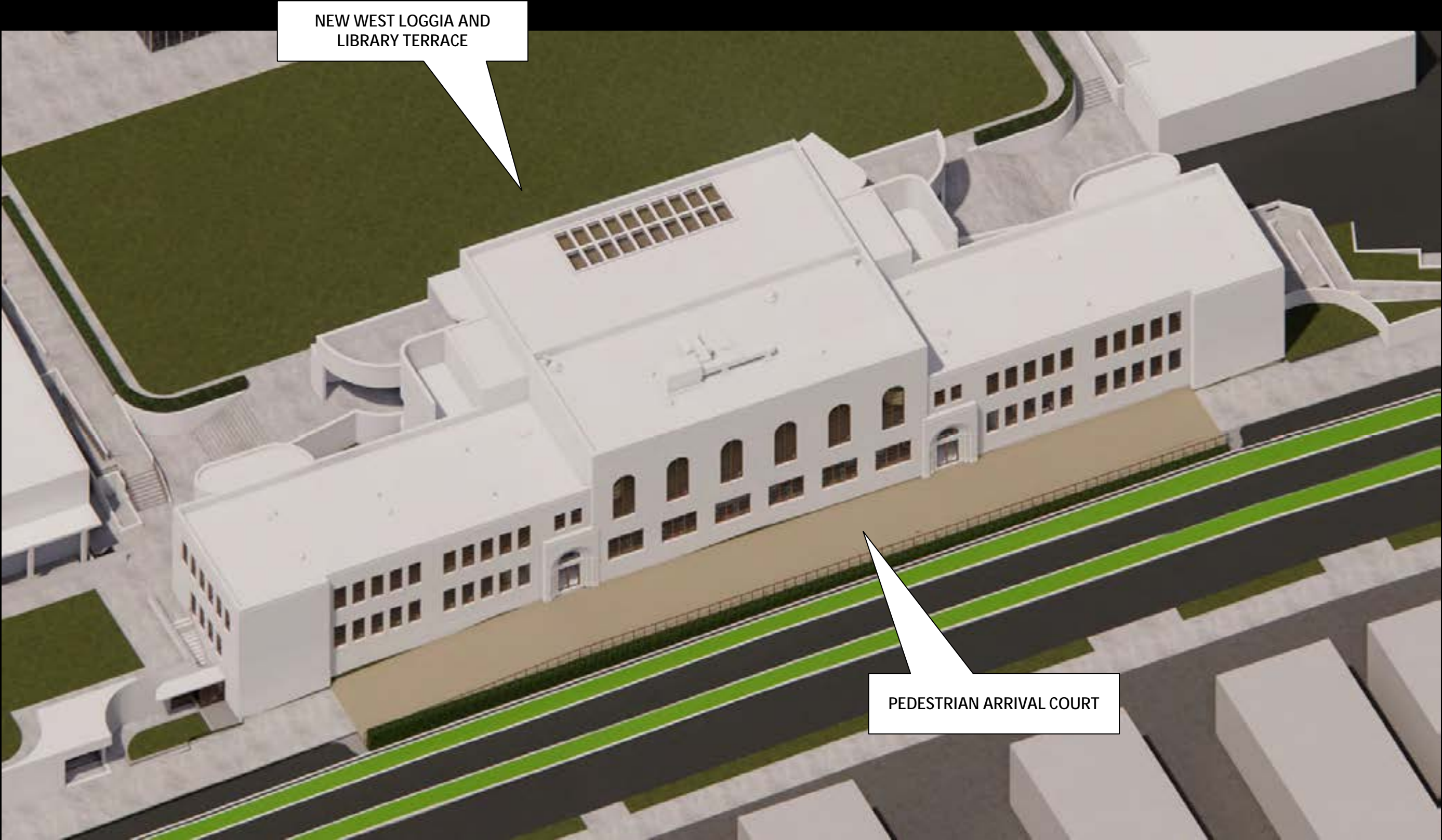








# Proposed floor plans

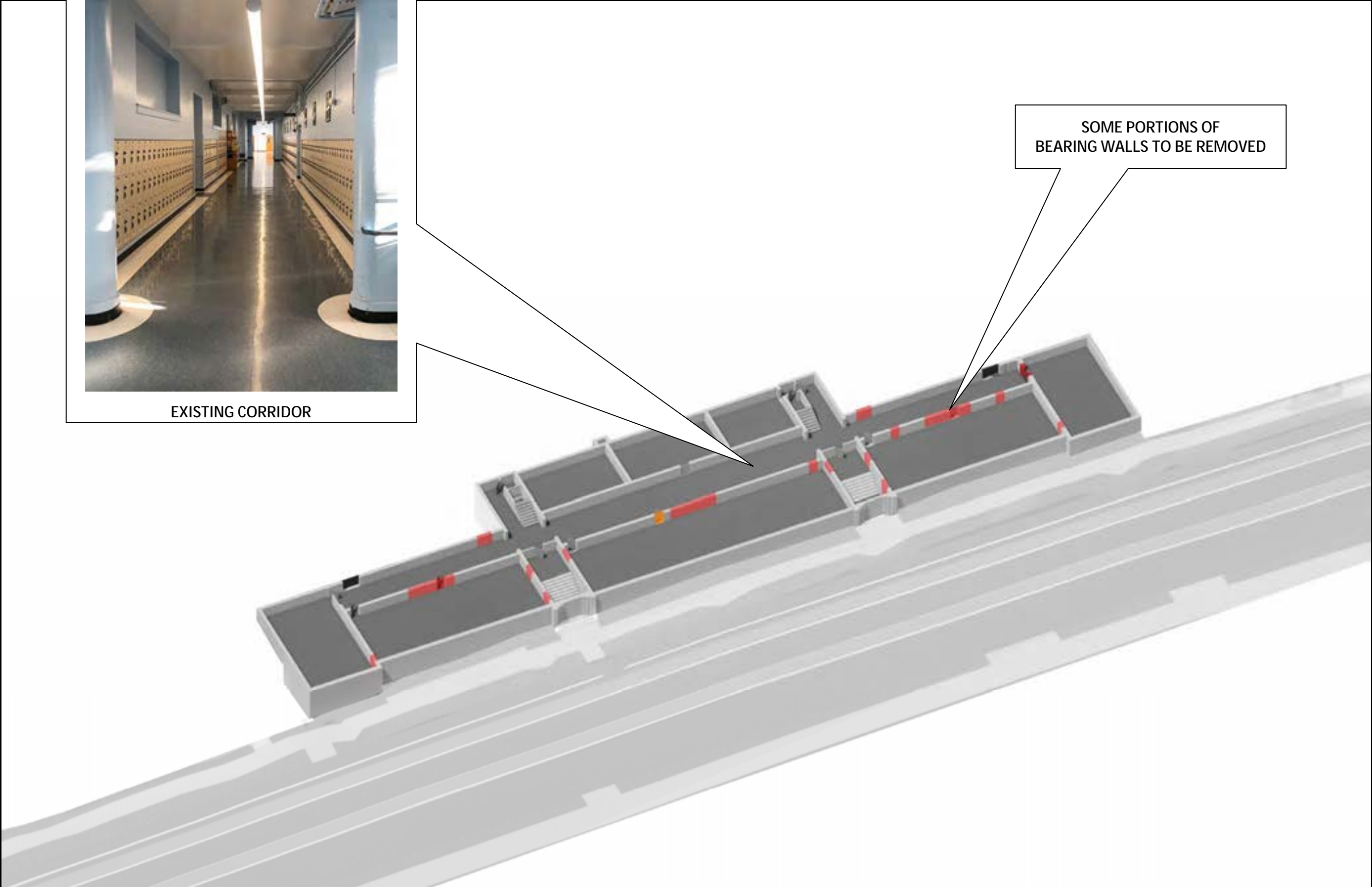


EXISTING EAST FAÇADE – 7<sup>TH</sup> STREET FRONTAGE



EXISTING CORRIDOR

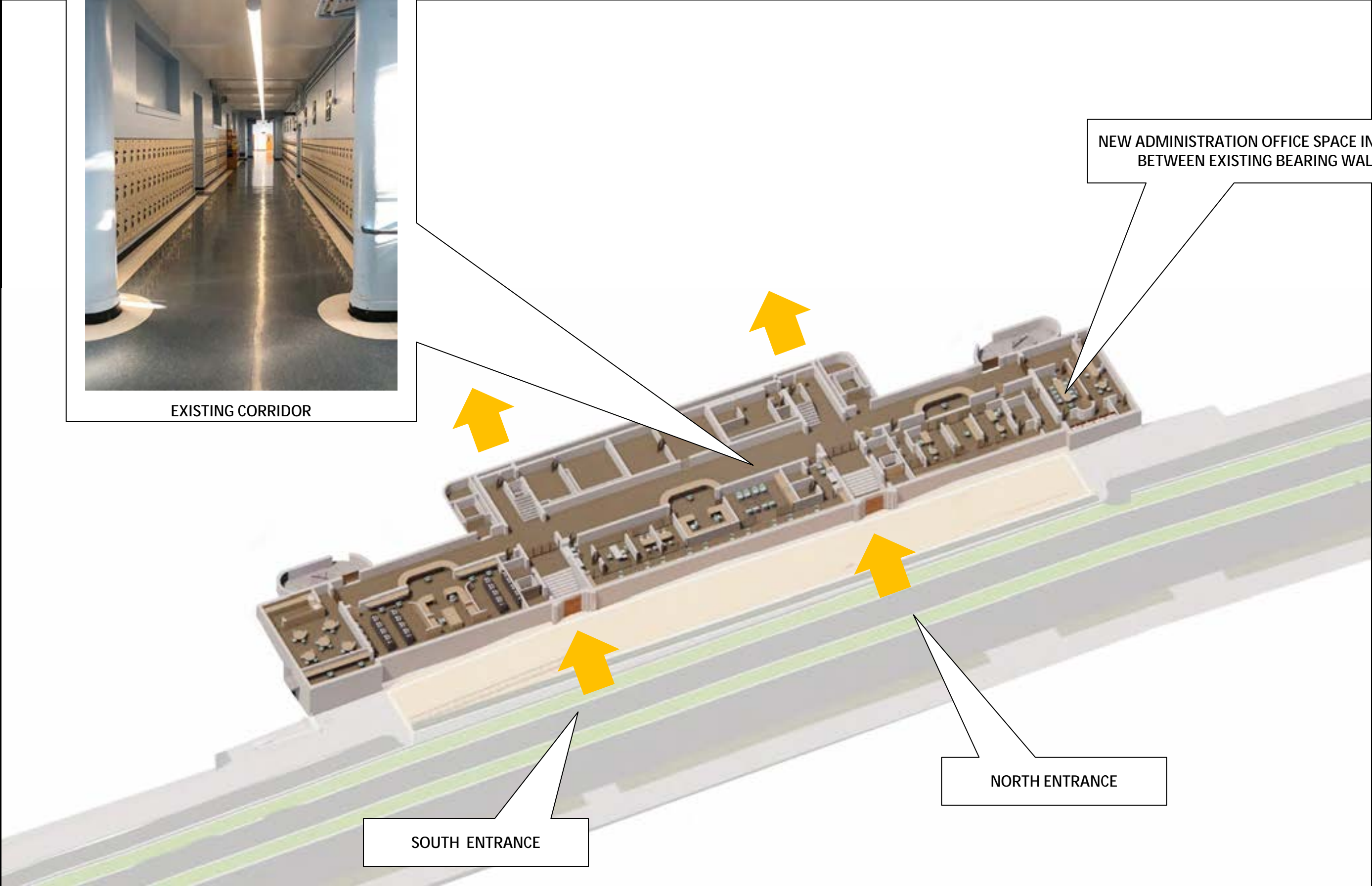
SOME PORTIONS OF  
BEARING WALLS TO BE REMOVED



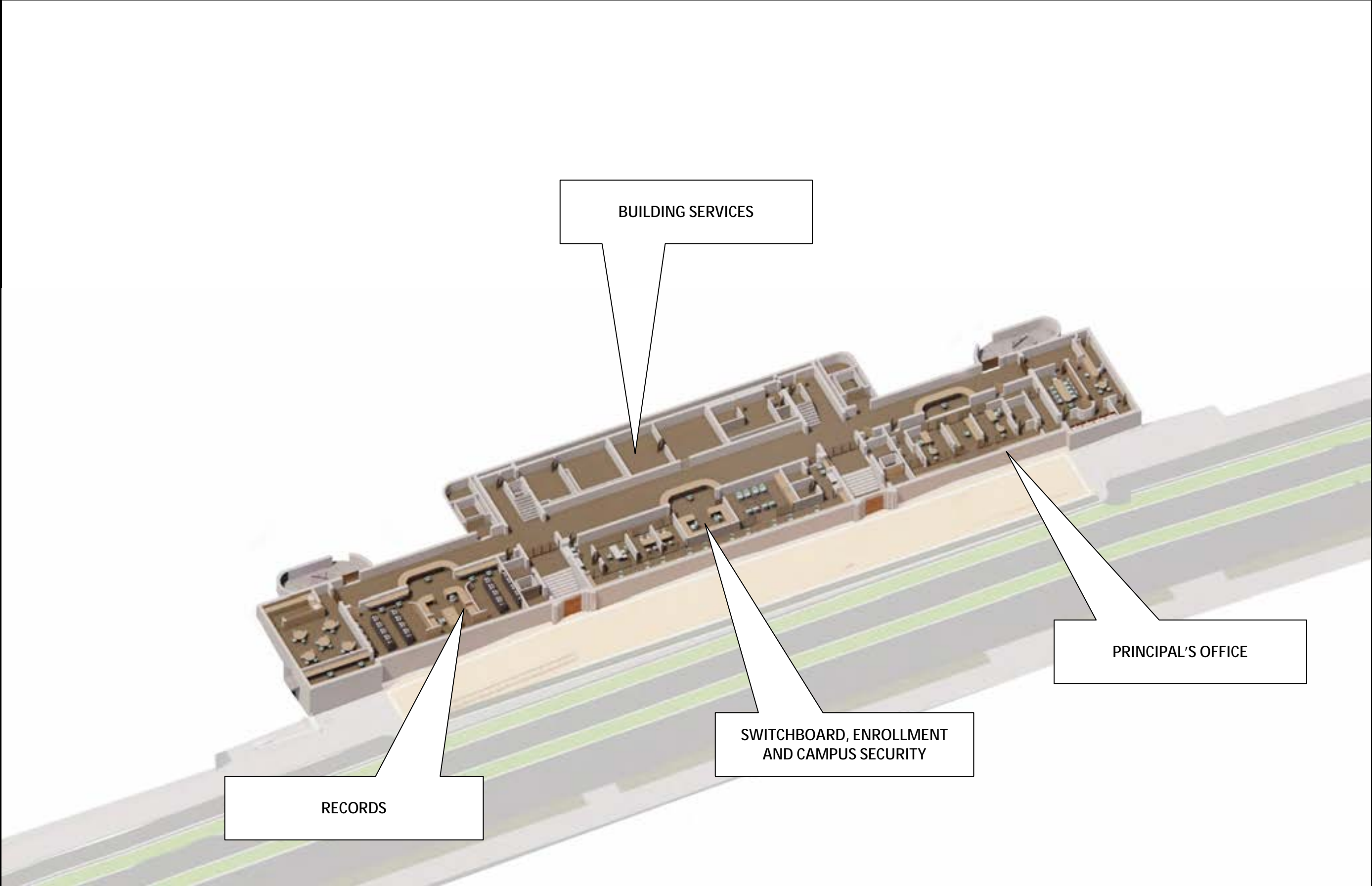
1<sup>ST</sup> FLOOR EXISTING CONDITIONS



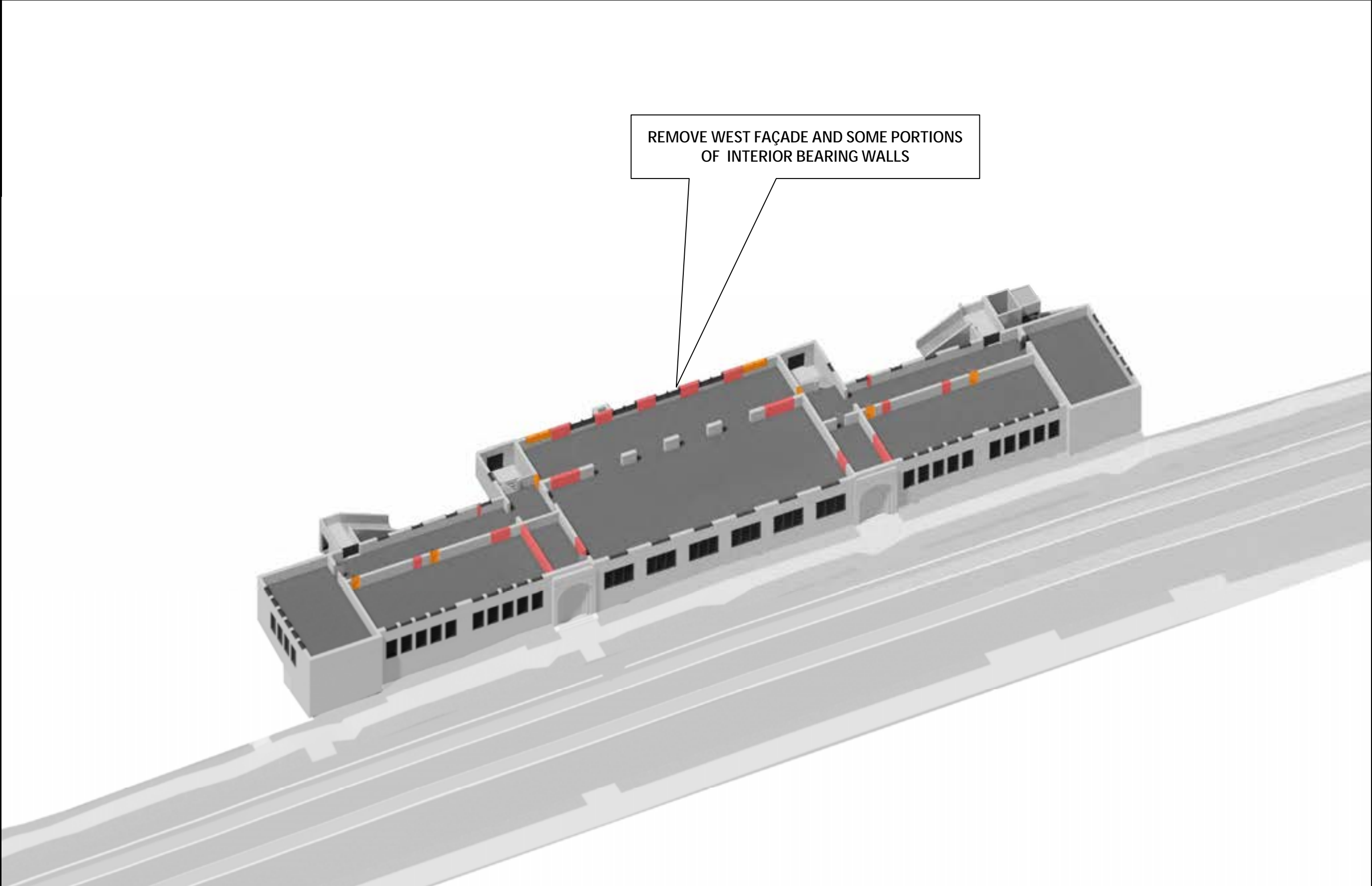
EXISTING CORRIDOR



1<sup>ST</sup> FLOOR RENOVATION

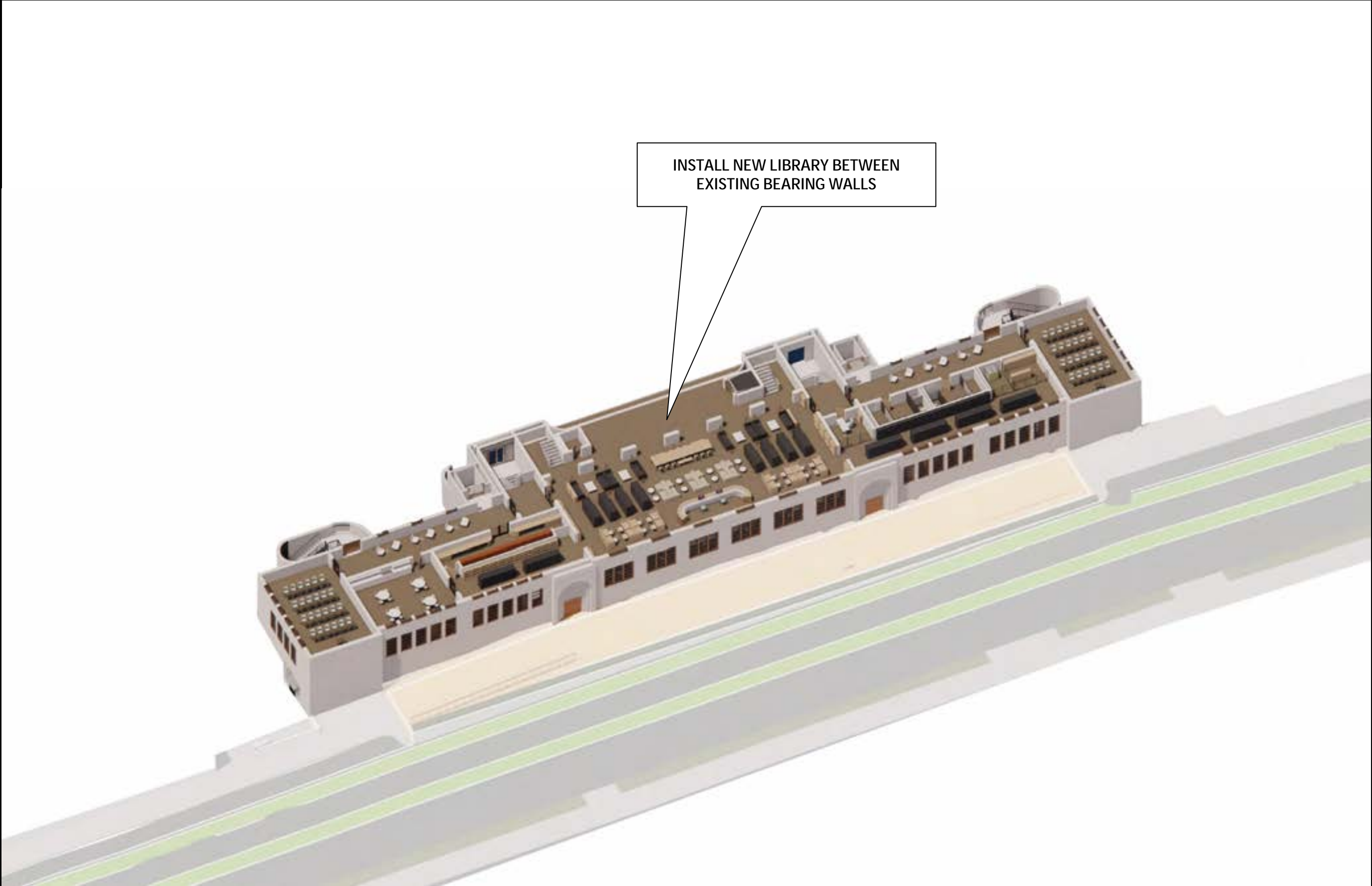


1<sup>ST</sup> FLOOR RENOVATION

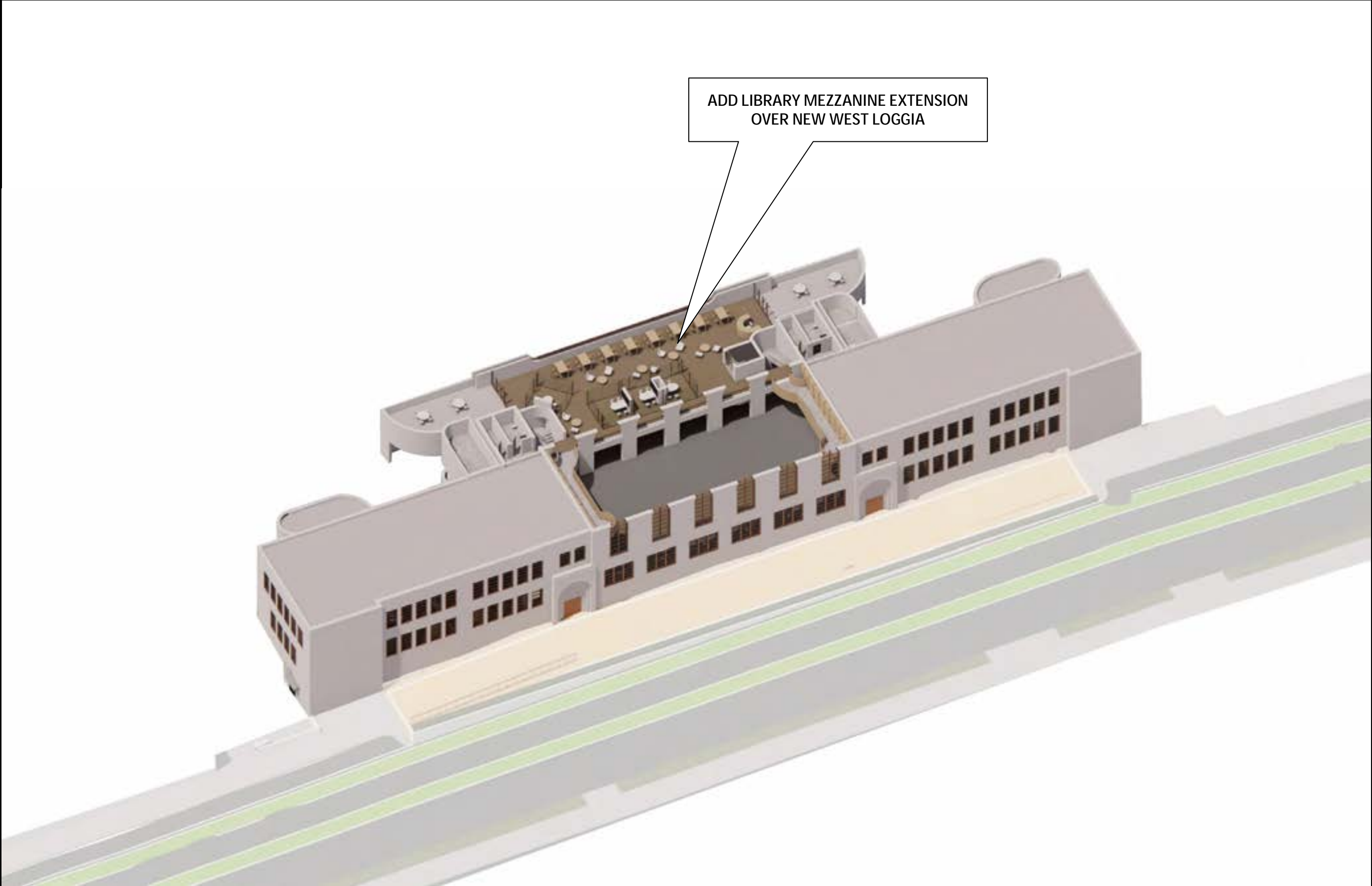


REMOVE WEST FAÇADE AND SOME PORTIONS  
OF INTERIOR BEARING WALLS

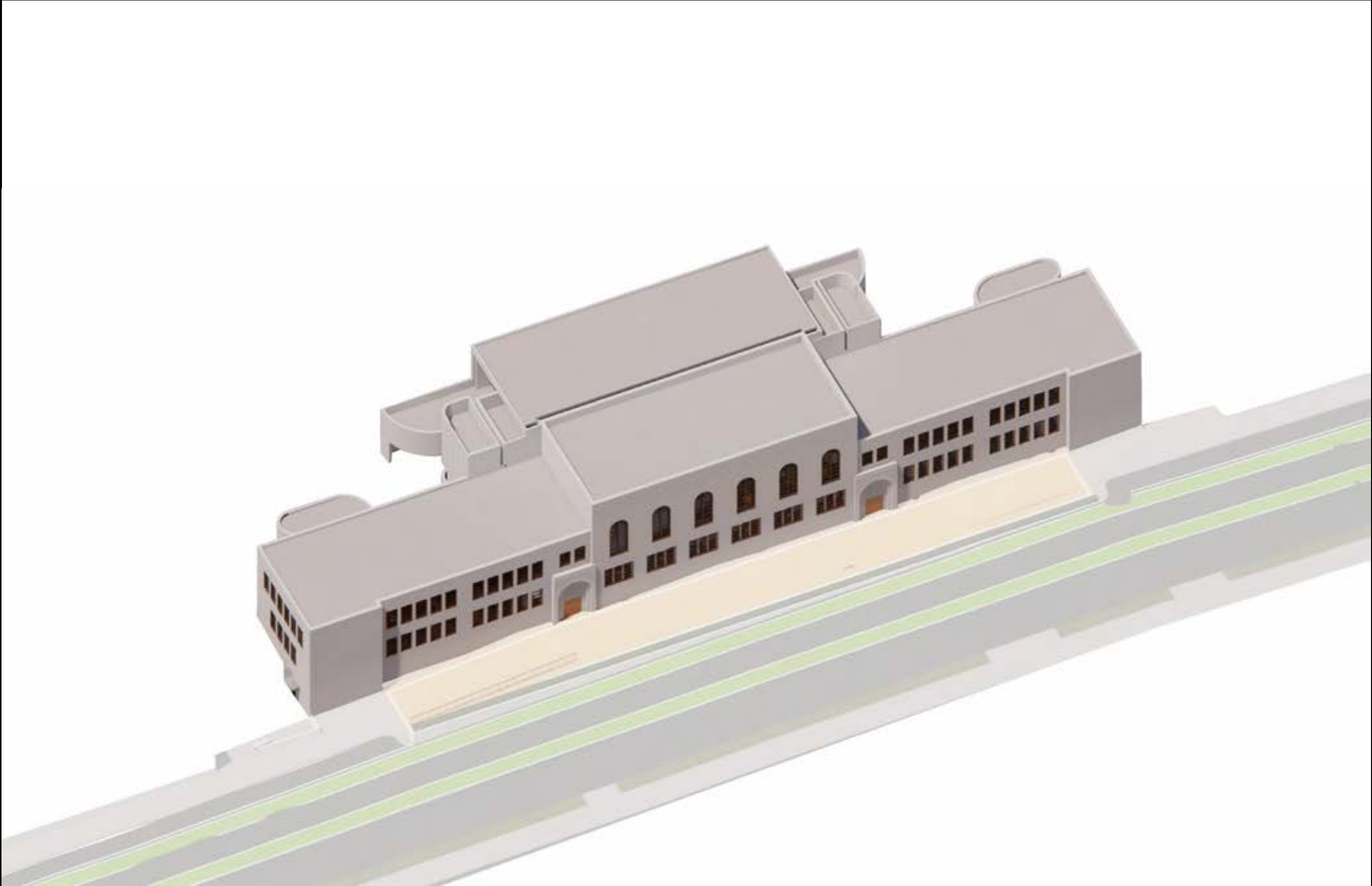
2<sup>ND</sup> FLOOR EXISTING CONDITIONS



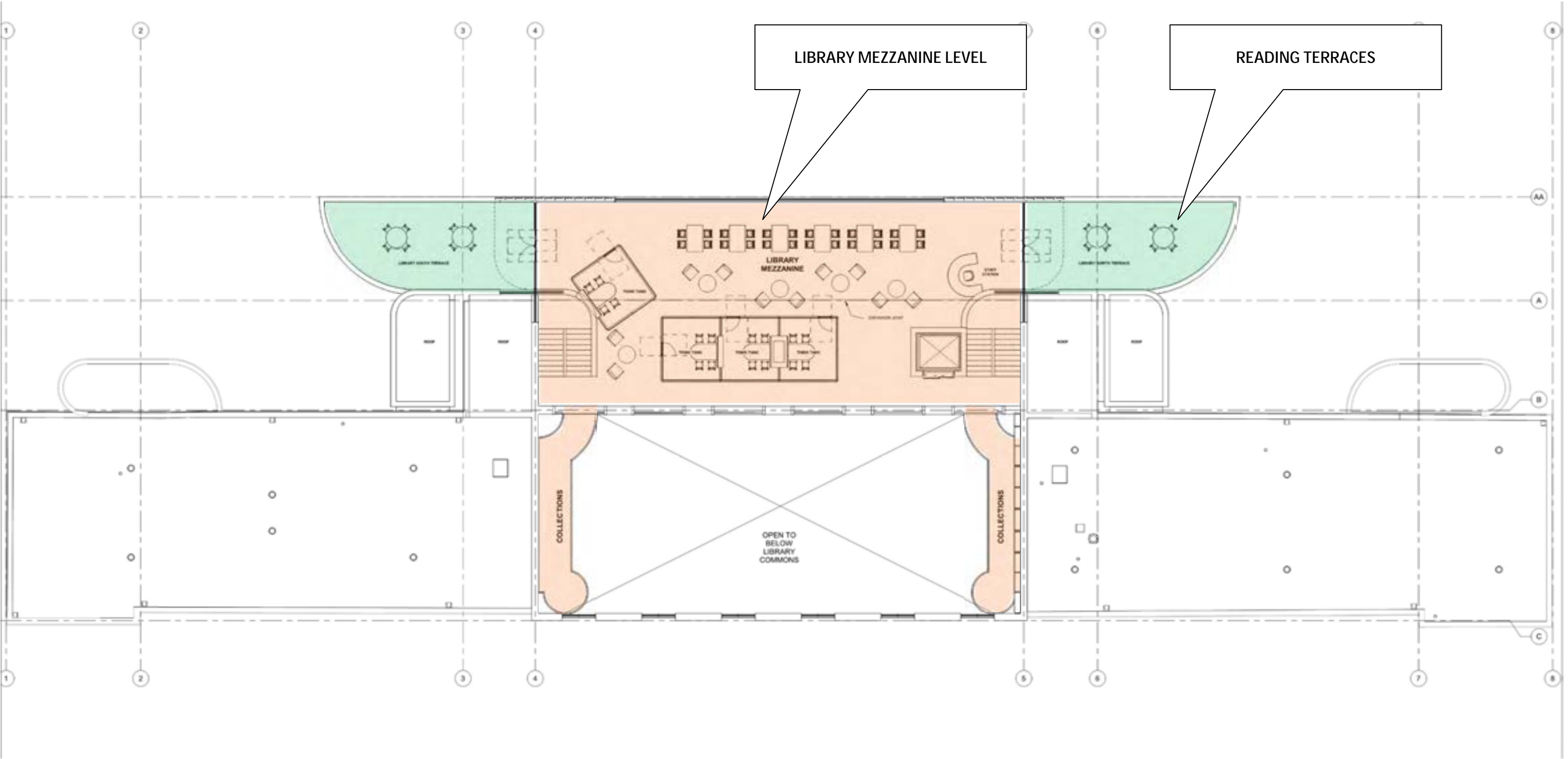
2<sup>ND</sup> FLOOR LIBRARY RENOVATION



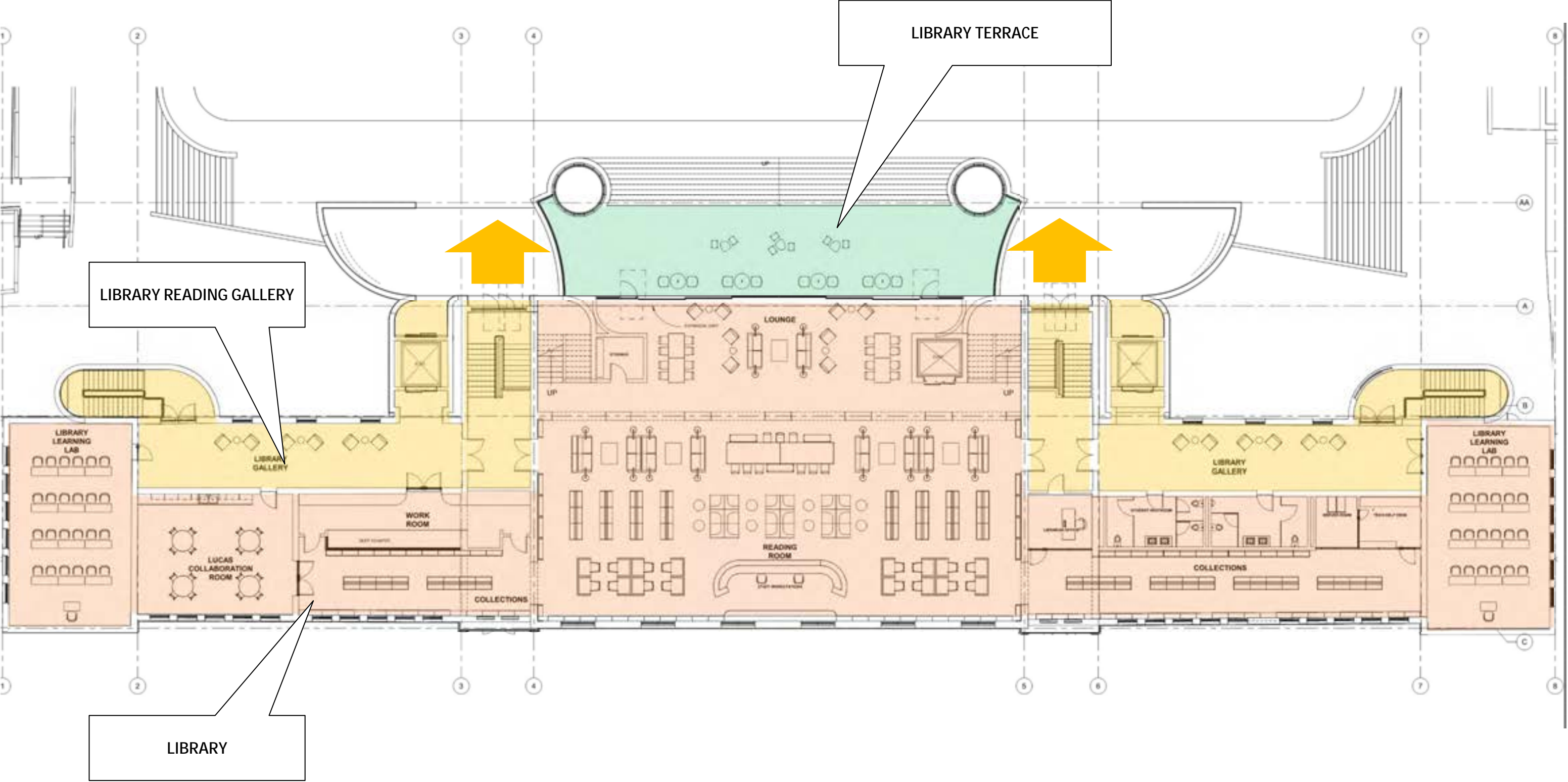
MEZZANINE LEVEL RENOVATION/EXPANSION



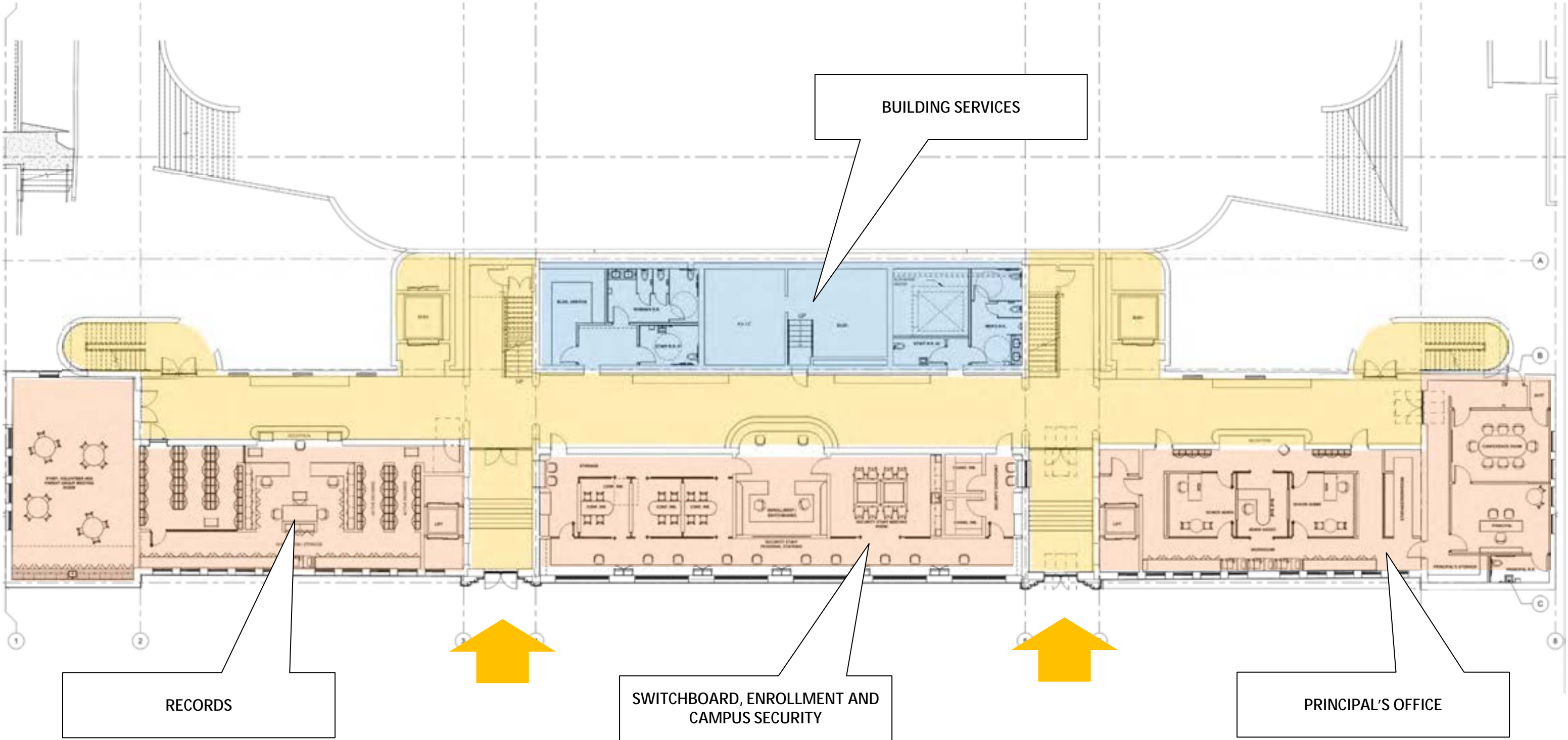
VIEW LOOKING NORTHWEST AT COMPLETION



PROPOSED MEZZANINE FLOOR

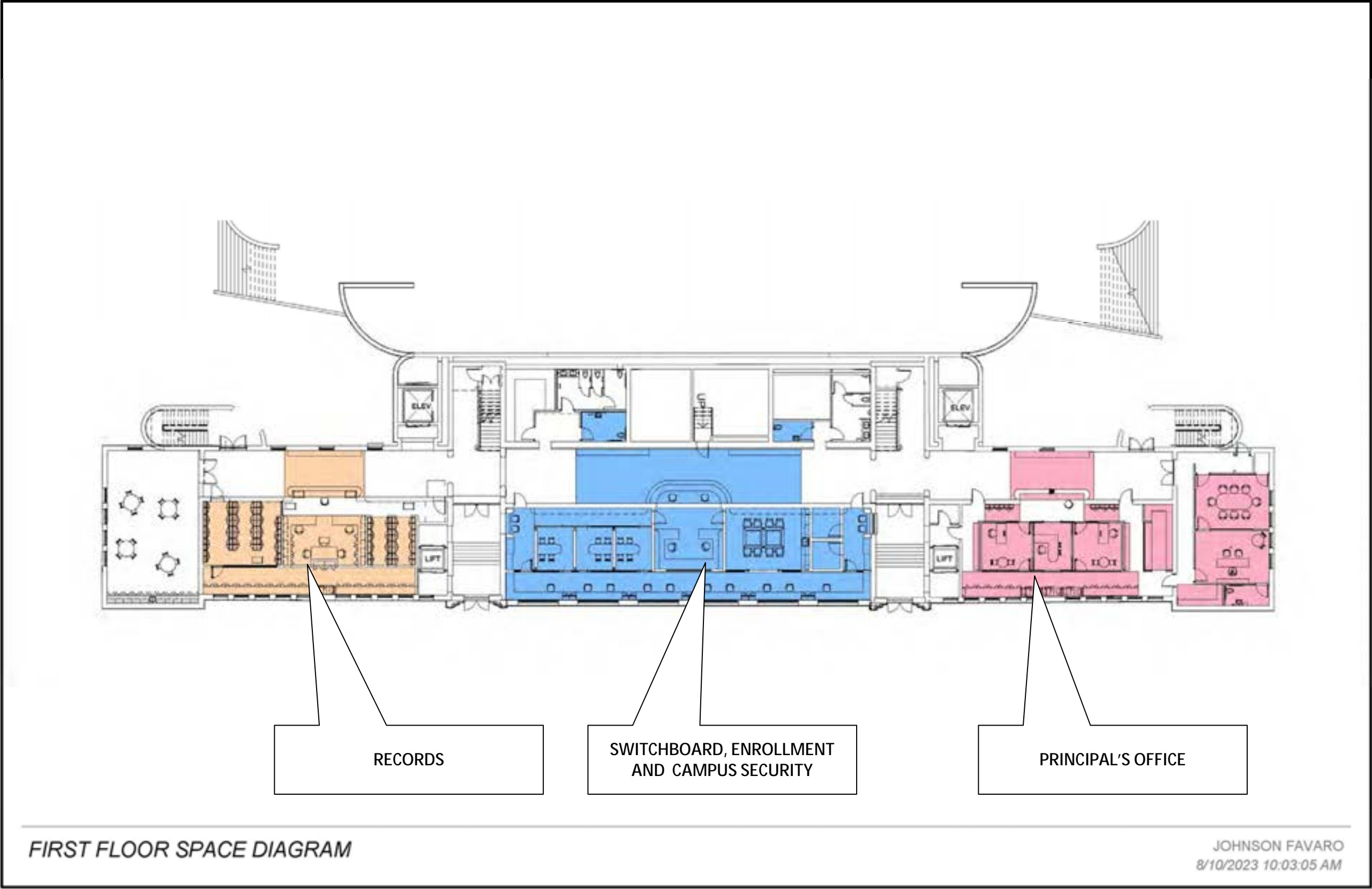


PROPOSED 2<sup>ND</sup> FLOOR

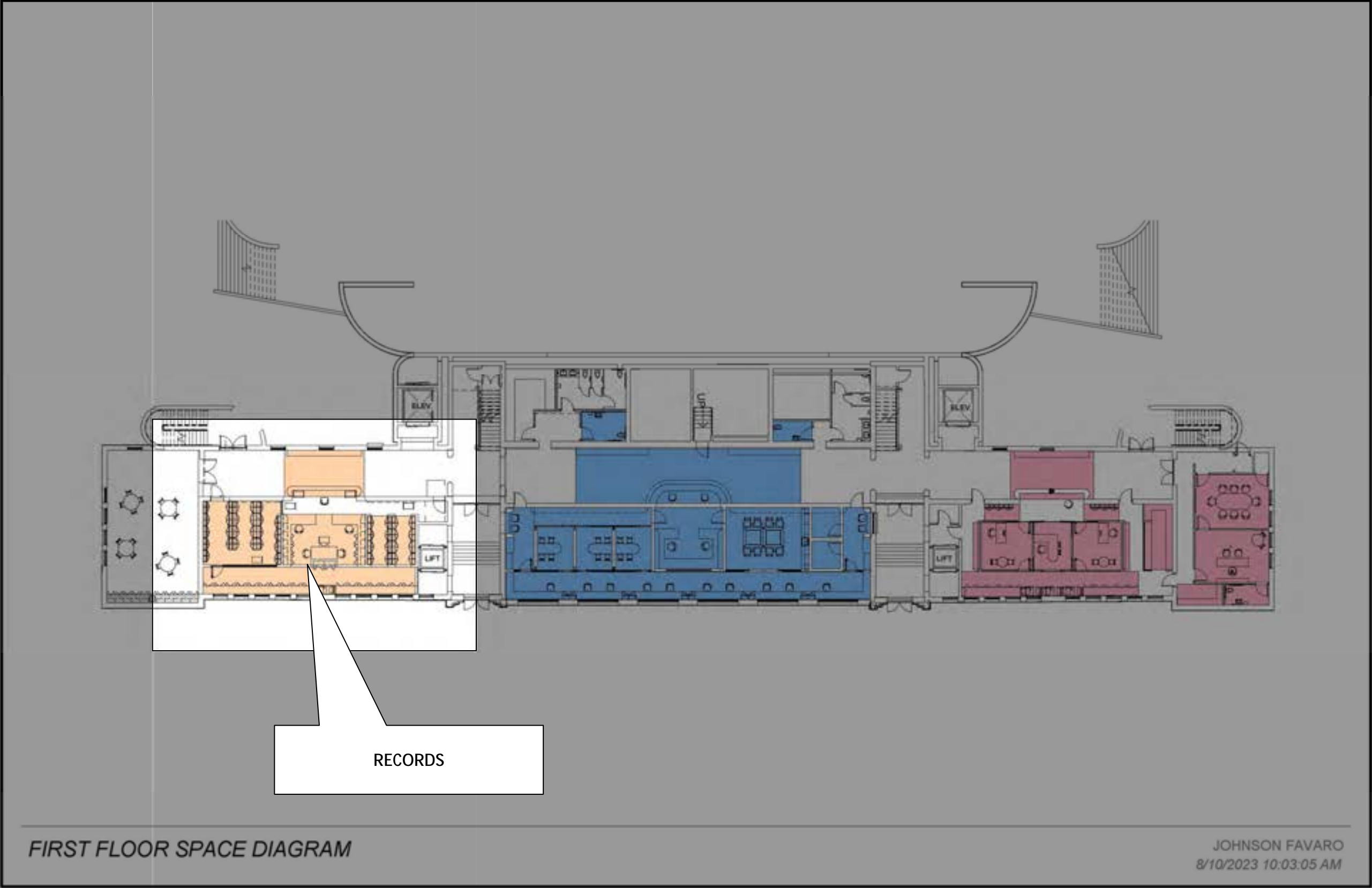


ENGLISH BUILDING ADAPTIVE RE-USE PROPOSED 1<sup>ST</sup> FLOOR

Program fit



ADMINISTRATIVE UNITS AT 1<sup>ST</sup> FLOOR



ADMINISTRATIVE UNITS AT 1<sup>ST</sup> FLOOR

EXISTING RECORDS STORAGE  
930 CU FT

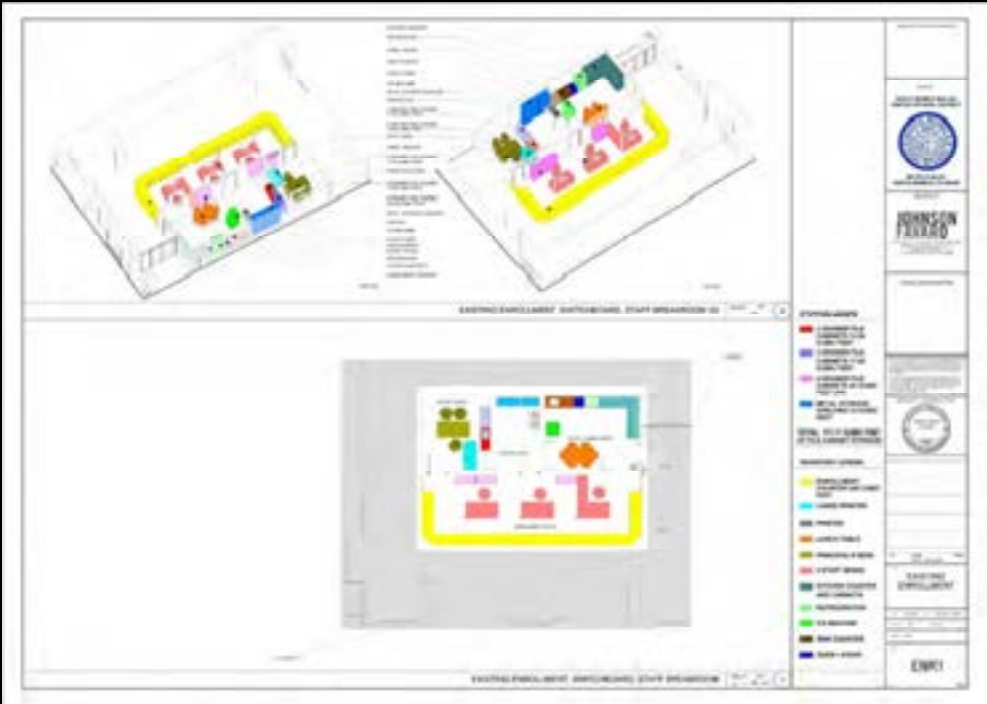
PROPOSED RECORDS STORAGE  
1,060 CU FT



RECORDS IN-OFFICE EXISTING AND PROPOSED STORAGE ACCOMMODATIONS



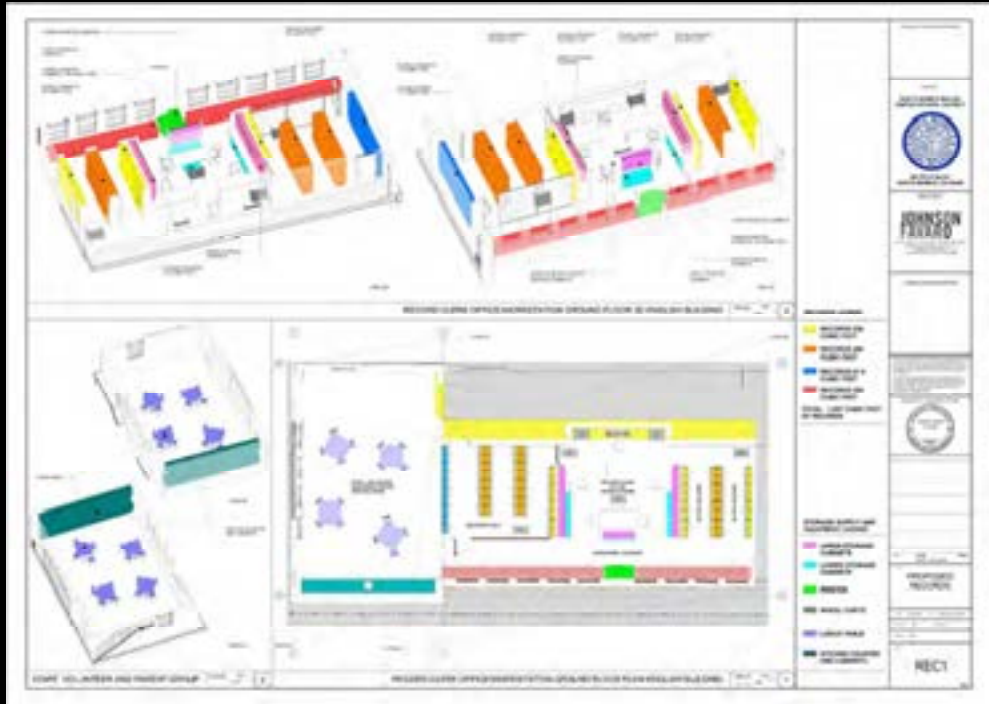
EXISTING RECORDS



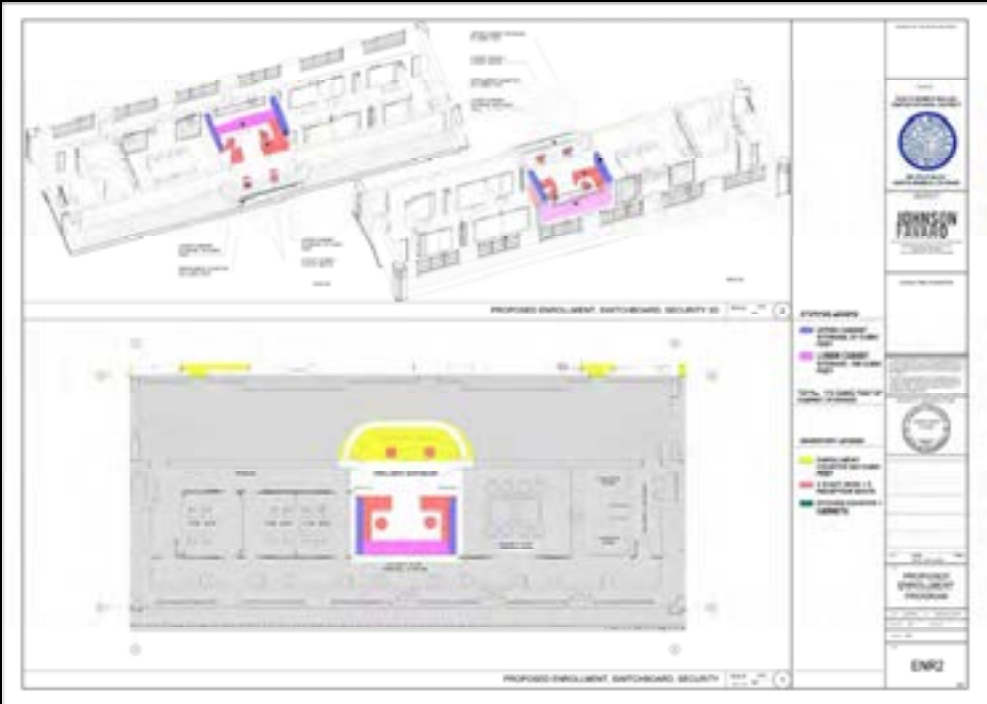
EXISTING SWITCHBOARD, ENROLLMENT AND CAMPUS SECURITY



EXISTING PRINCIPAL'S OFFICE



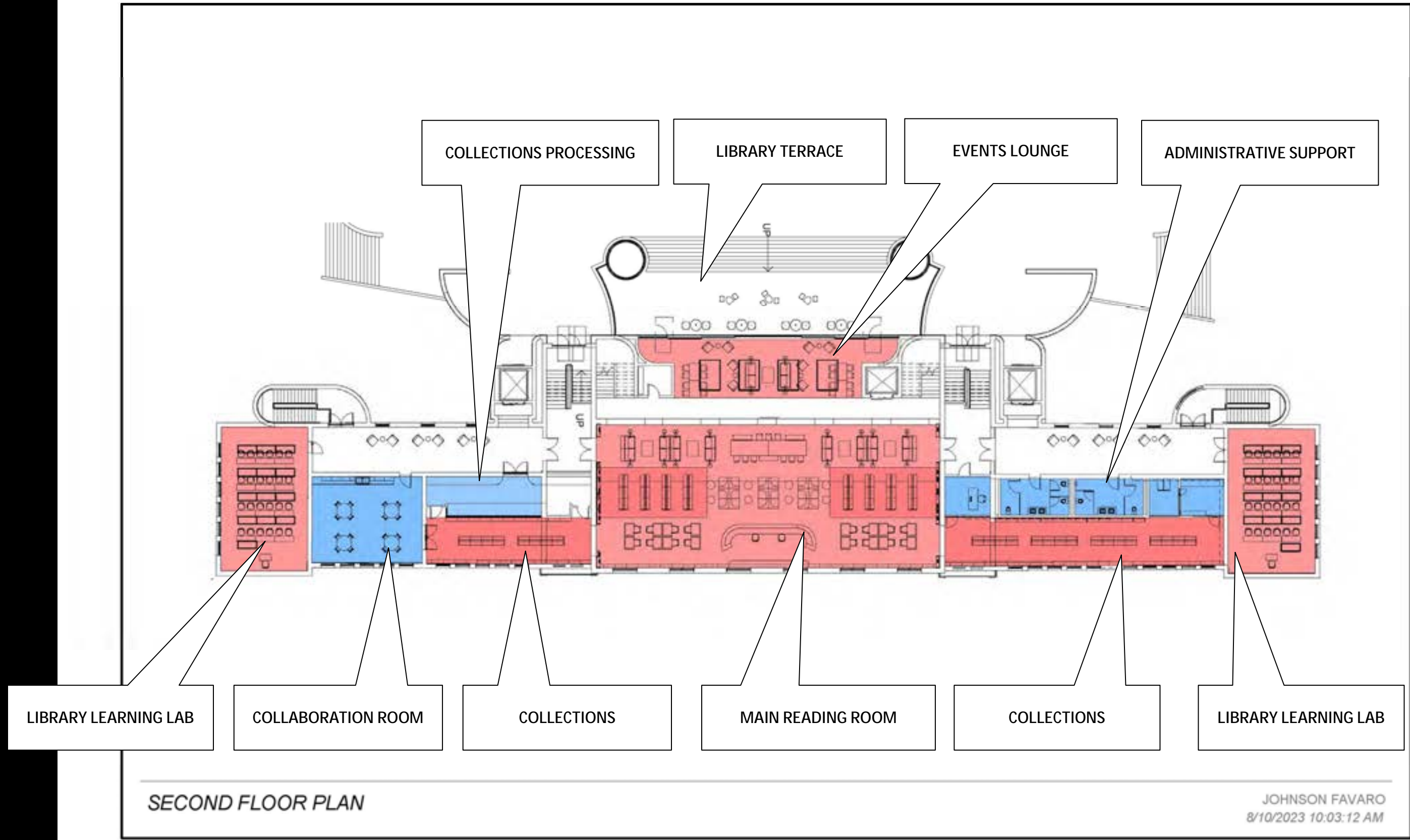
PROPOSED RECORDS



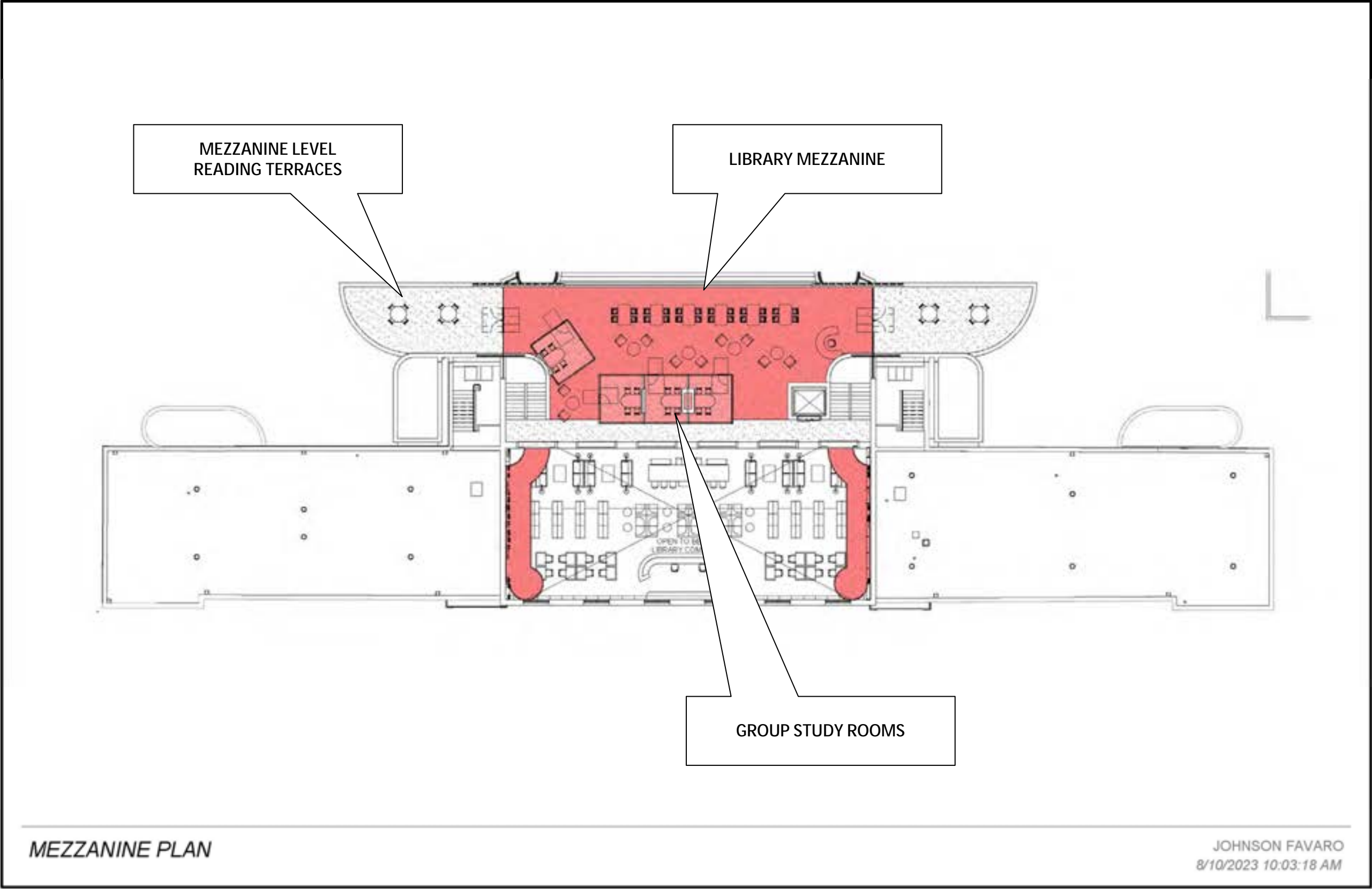
PROPOSED SWITCHBOARD, ENROLLMENT AND CAMPUS SECURITY



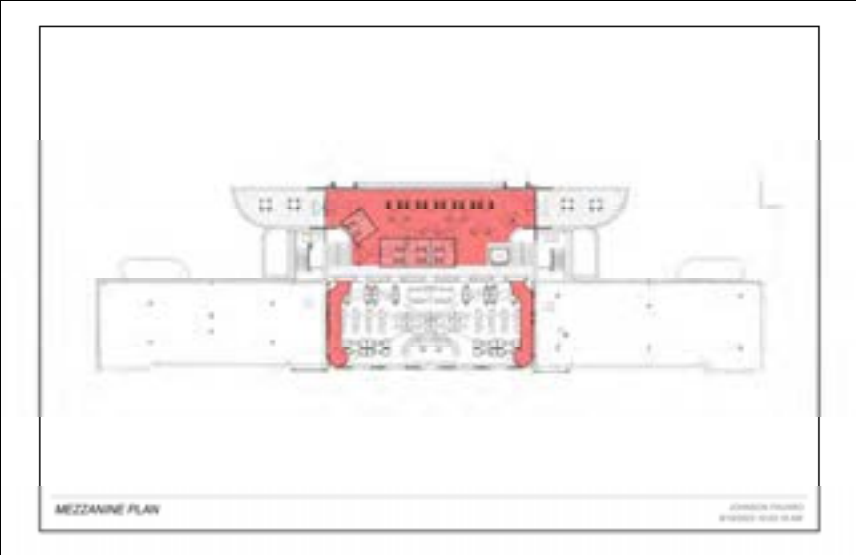
PROPOSED PRINCIPAL'S OFFICE



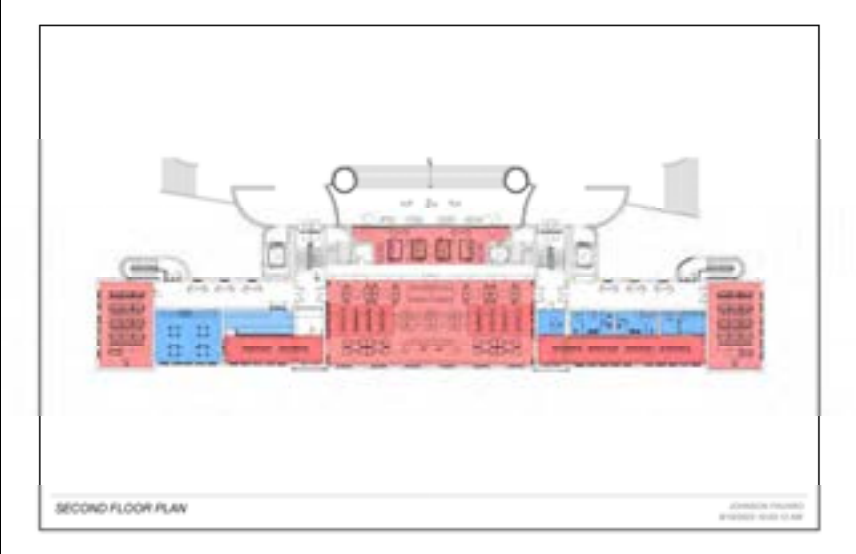
LIBRARY AT 2<sup>ND</sup> FLOOR



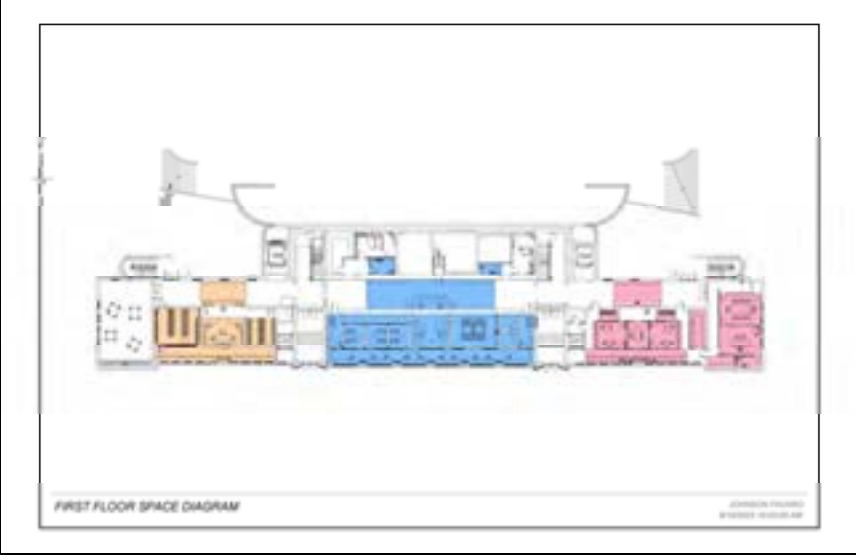
LIBRARY AT MEZZANINE FLOOR



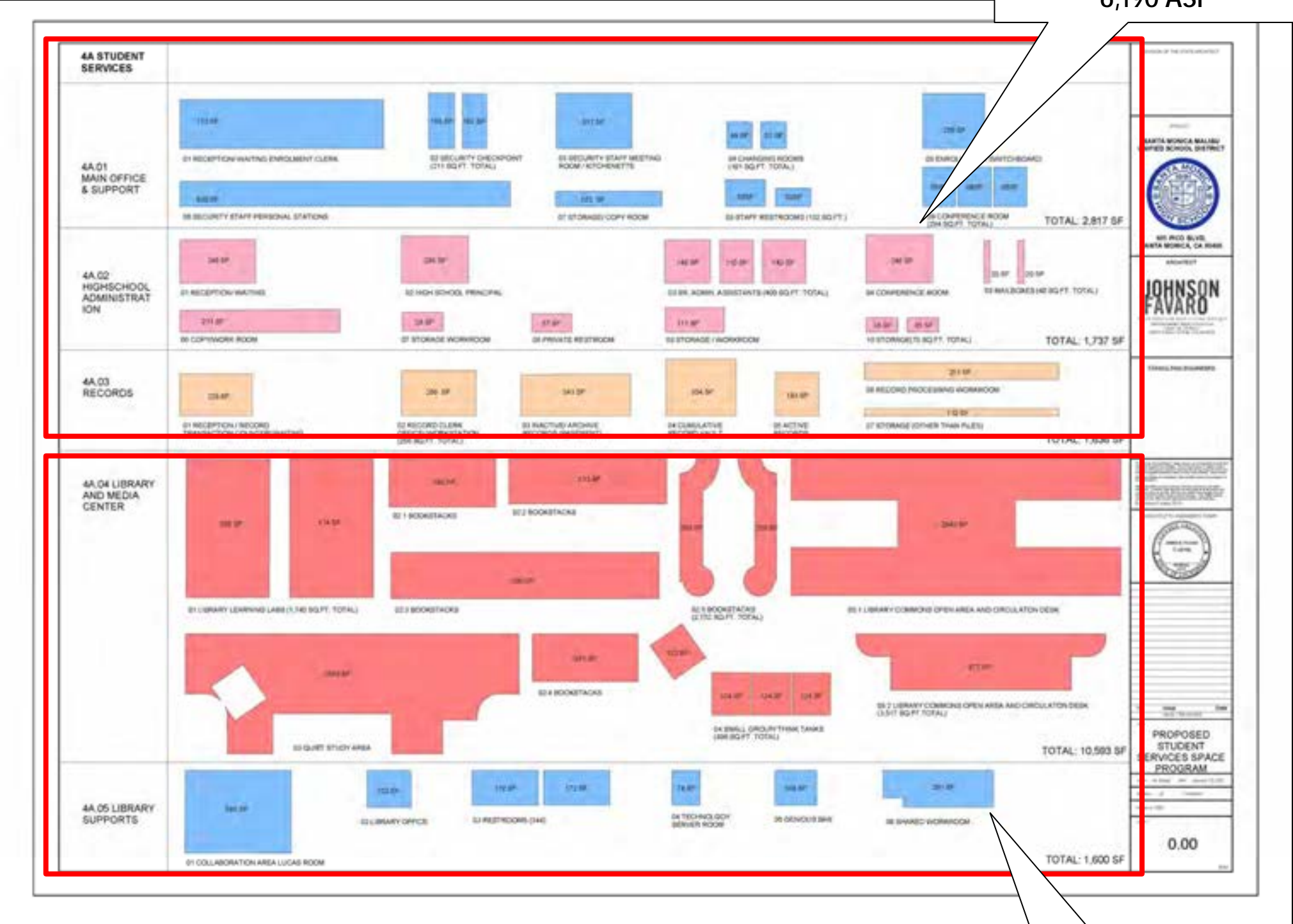
MEZZANINE LEVEL



2ND FLOOR

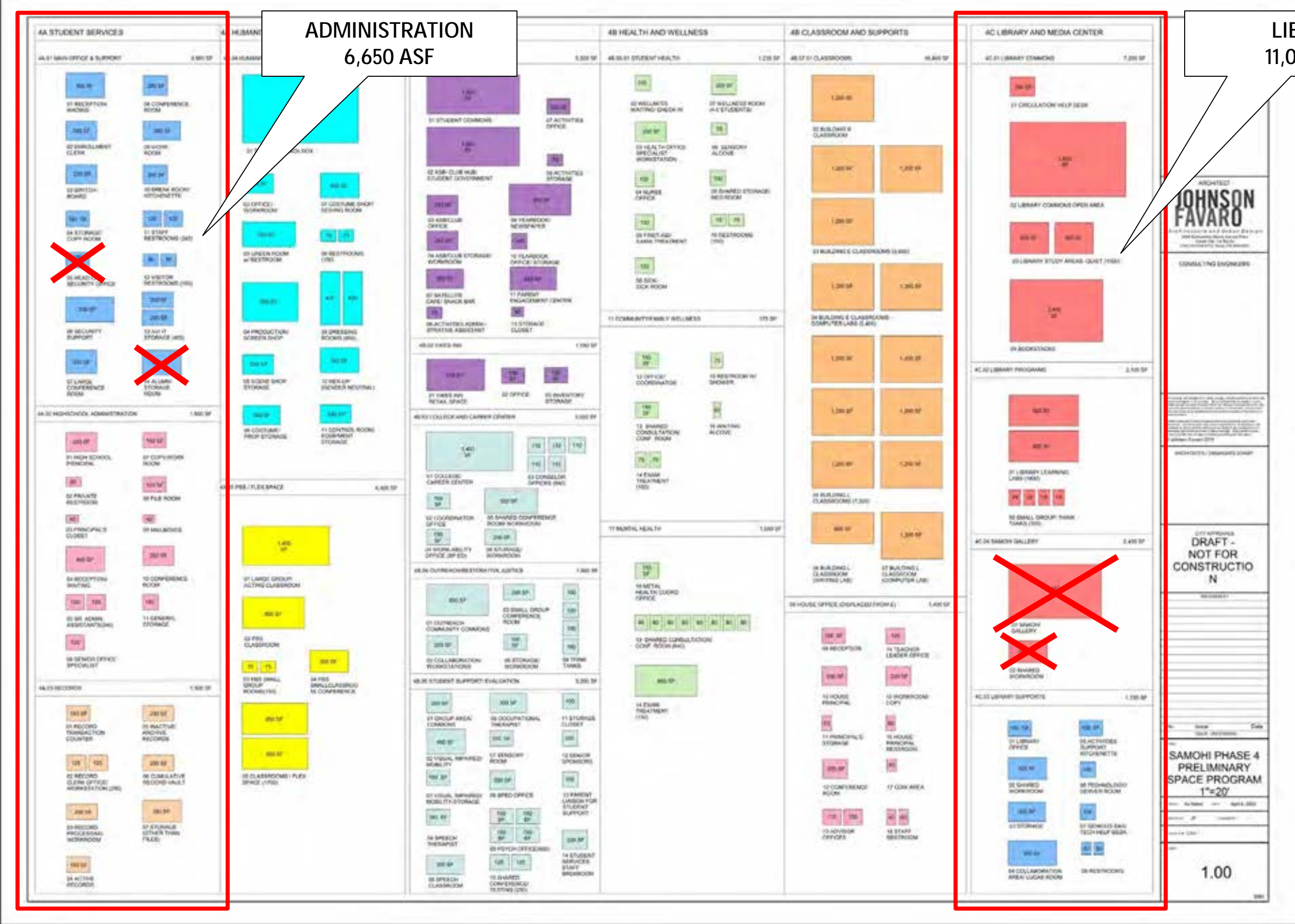


FIRST FLOOR

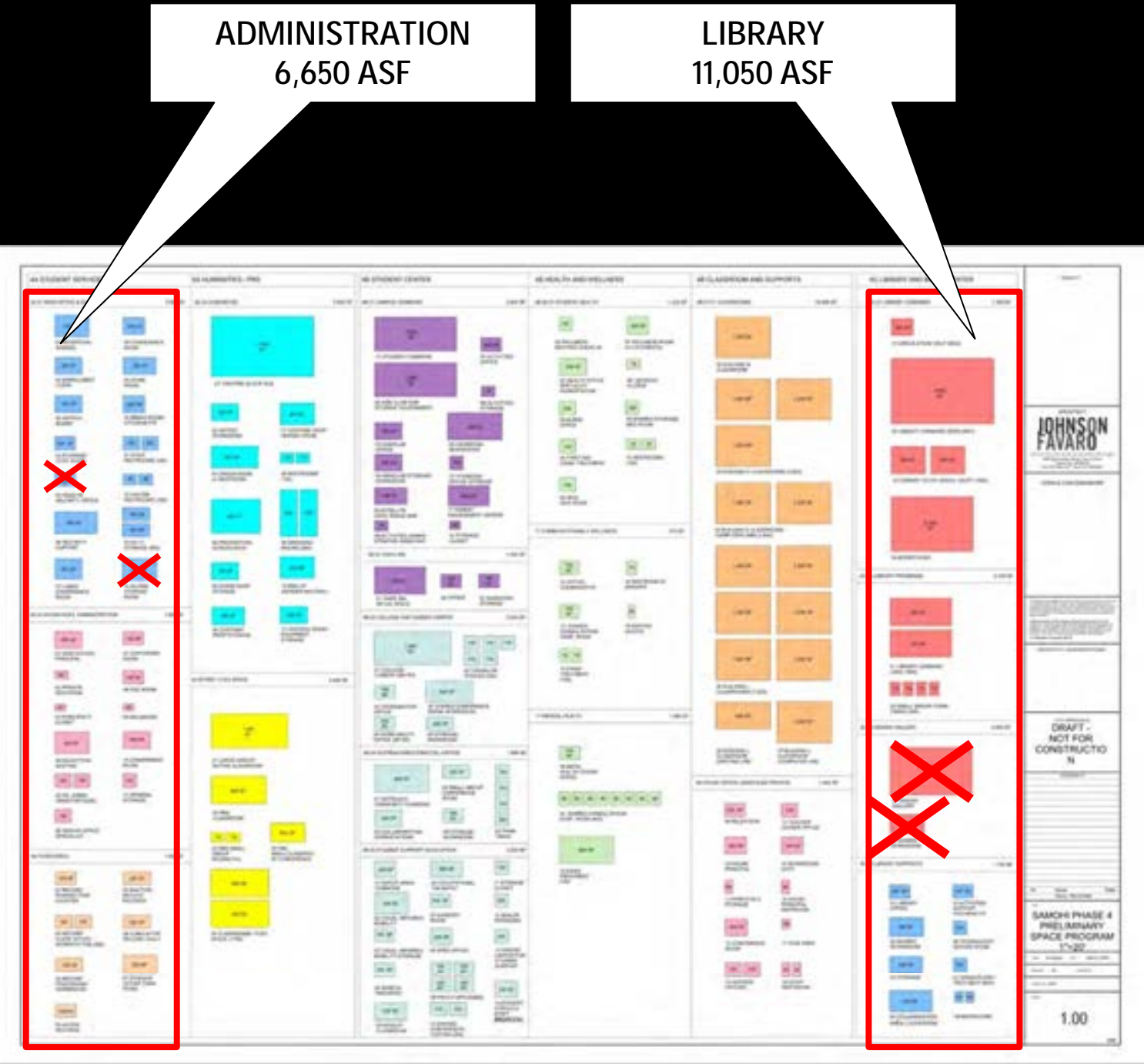


ADMINISTRATION  
6,190 ASF

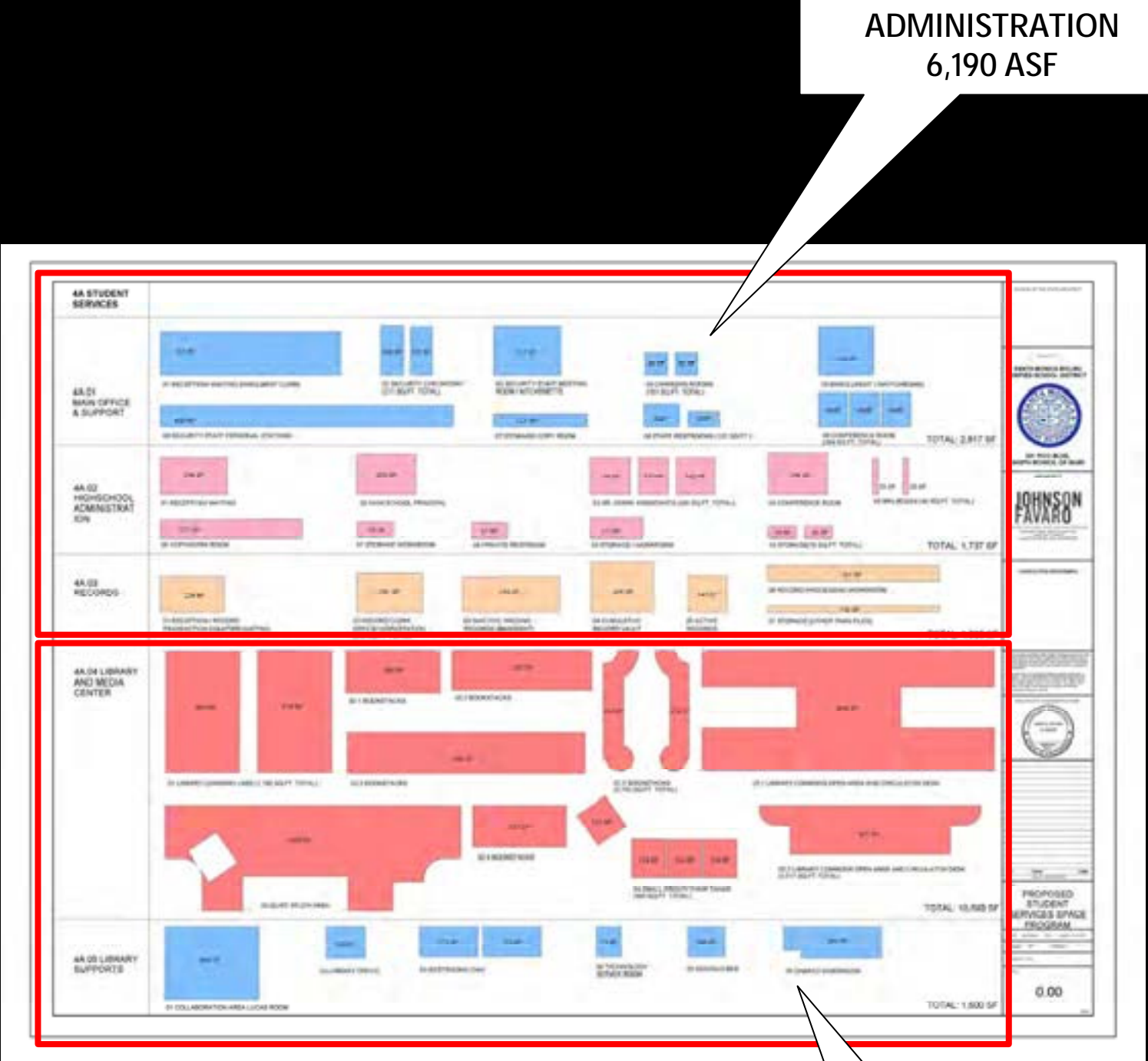
LIBRARY  
12,190 ASF



PHASE 4 BRAIN SPACES ADMINISTRATION PROGRAM



PHASE 4 BRAIN SPACES ADMINISTRATION AND LIBRARY PROGRAM



PROPOSED ADMINISTRATION AND LIBRARY PROGRAM

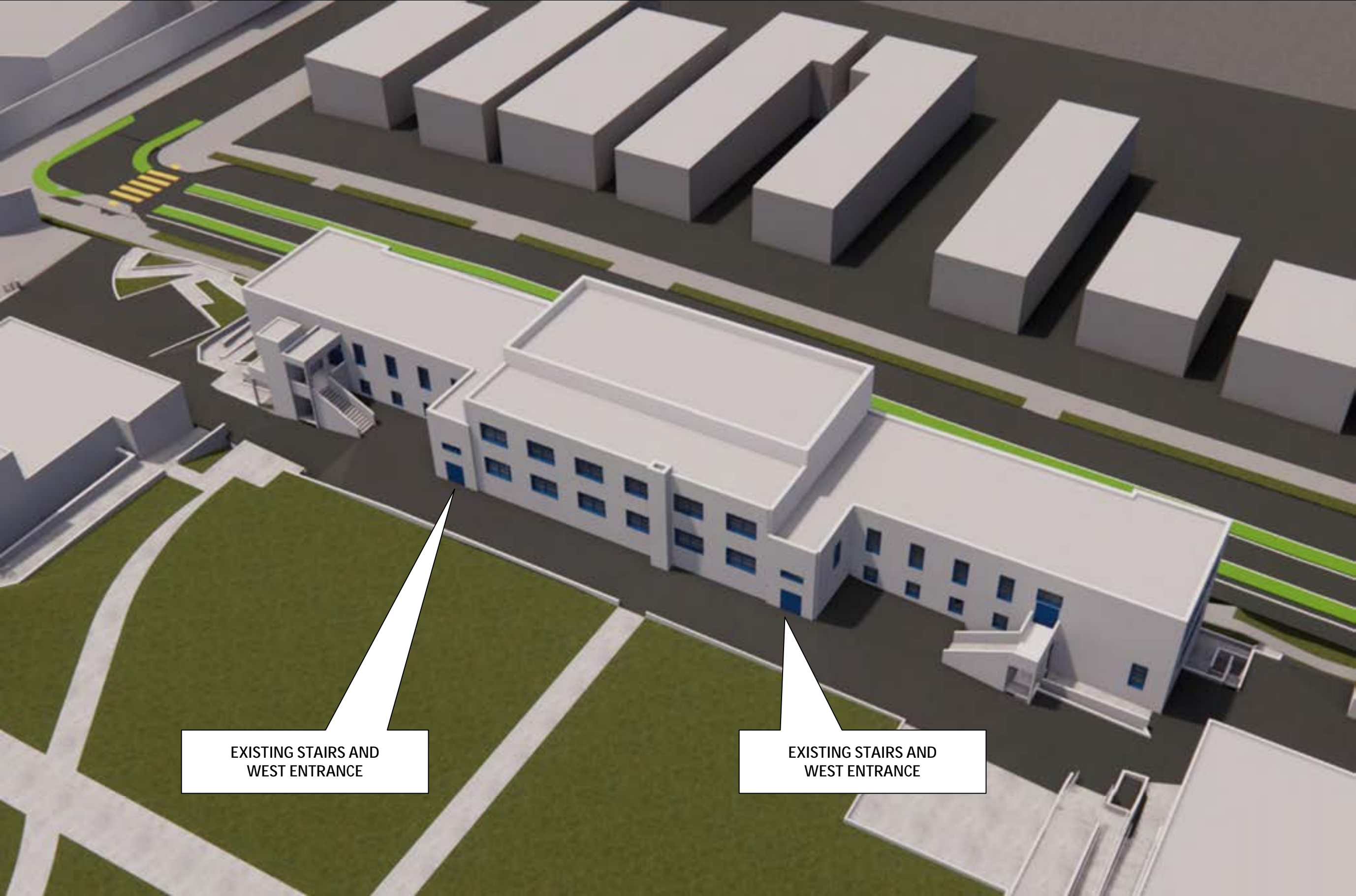
# Renovation approach

LIBRARY ("ENGLISH") BUILDING



MAIN ("HISTORY") BUILDING

HISTORIC CONDITION



ENGLISH BUILDING EXISTING CONDITIONS

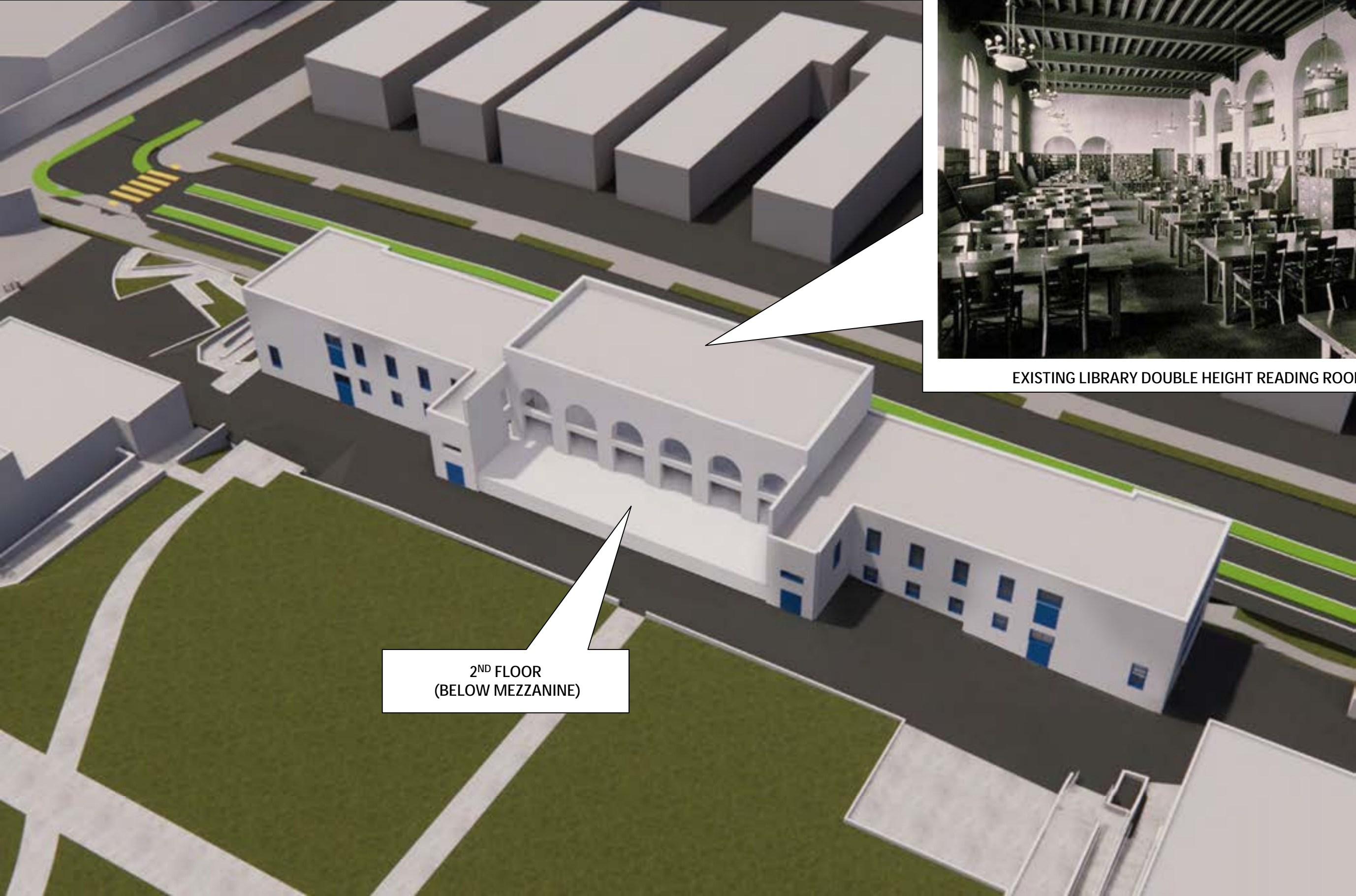


REMOVE EXIT STAIR AND ELEVATOR

REMOVE WEST FAÇADE, MEZZANINE FLOOR AND ROOF BETWEEN EXISTING STAIRS

REMOVE EXIT STAIR

SELECTIVE DEMOLITION



EXISTING LIBRARY DOUBLE HEIGHT READING ROOM

2<sup>ND</sup> FLOOR  
(BELOW MEZZANINE)

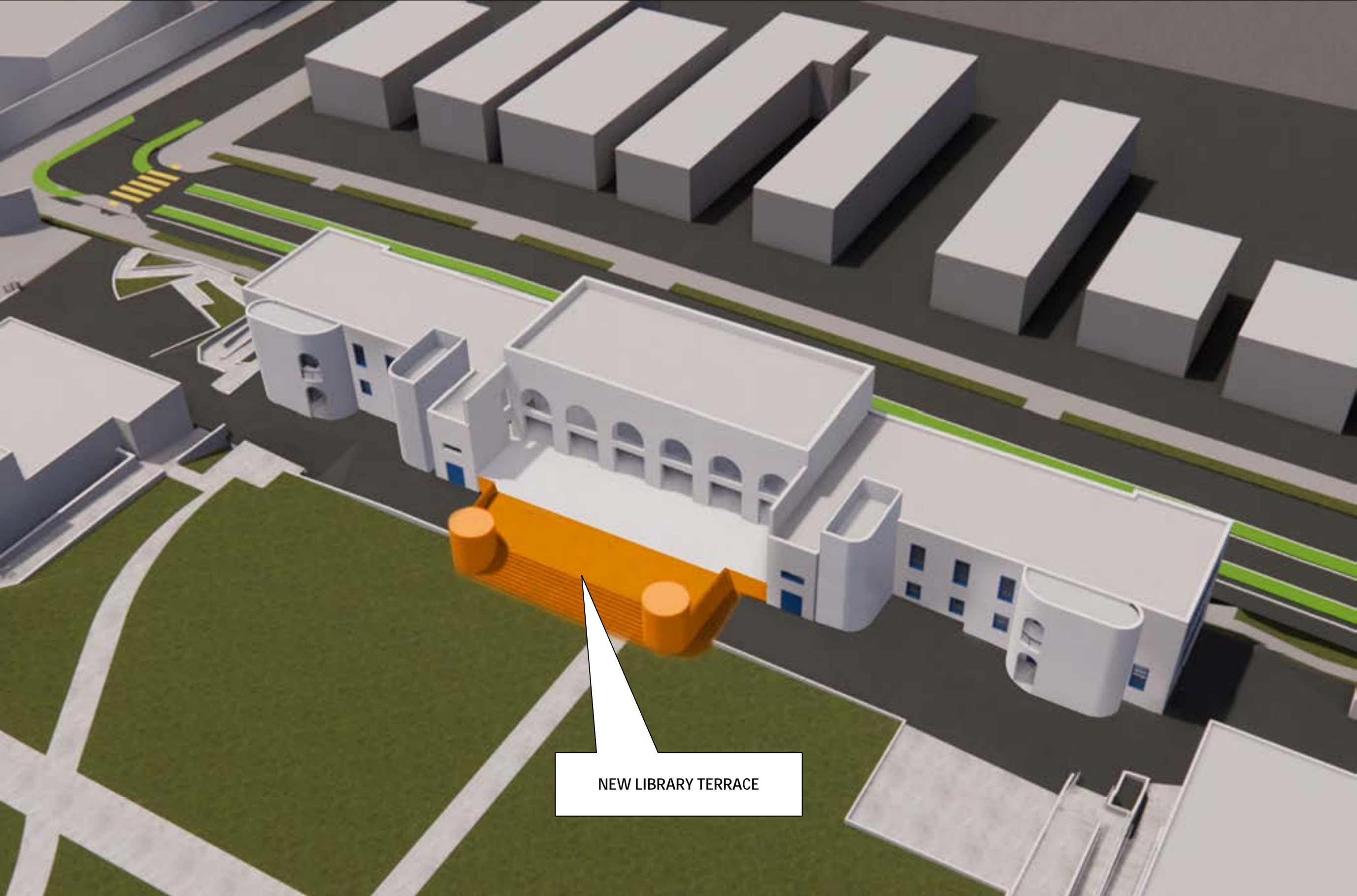
EXISTING CONDITION AFTER SELECTIVE DEMOLITION



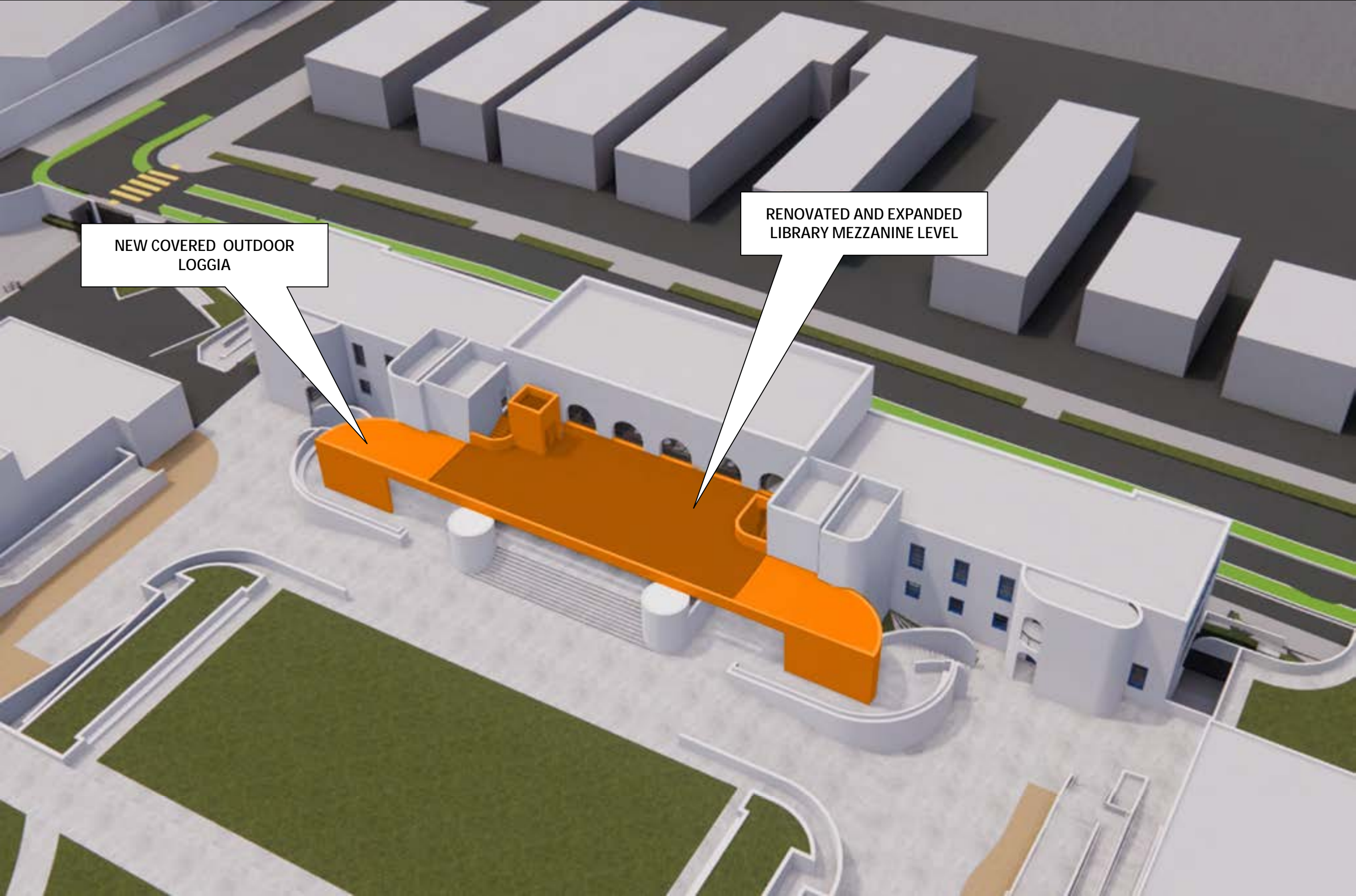
NEW STAIRS AND ELEVATOR

NEW STAIRS AND ELEVATOR

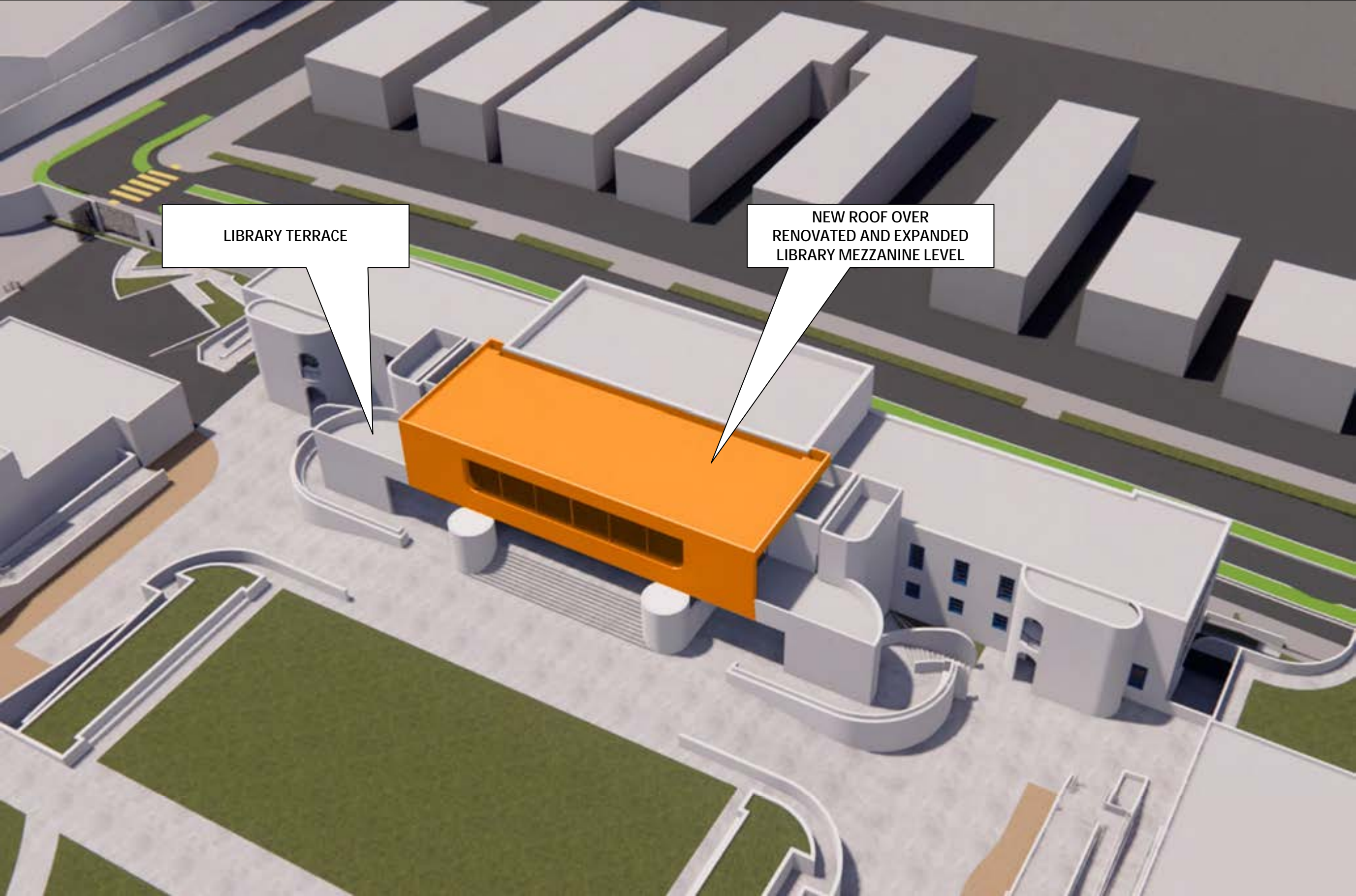
NEW VERTICAL CIRCULATION



NEW LIBRARY TERRACE



NEW WEST LOGGIA, LIBRARY TERRACE AND MEZZANINE RENOVATION



NEW WEST LOGGIA, LIBRARY TERRACE AND MEZZANINE RENOVATION



NEW WEST FAÇADE AT COMPLETION



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING

West facade



EAST SIDE OF BUILDING



EAST SIDE OF BUILDING



EAST SIDE OF BUILDING



MAIN BUILDING ENTRANCES





ROMANESQUE



CONTEMPORARY MINIMALIST



STREAMLINE MODERNE



STREAMLINE MODERNE

HORIZONTALLY COMPOSED WINDOWS

DISTRICT SAMOHI ENGLISH BUILDING ADAPTIVE RE-USE

JOHNSON EWARDS 2/1/24, 2023

HORIZONTAL BANDS

HORIZONTAL BLANK PANELS

ORIGINALLY VIKING WAVE EMBOSSED  
PANELS REMOVED (1960S)

VIKING WAVE EMBOSSED  
CYLINDRICAL SURFACES

STAIRS AT MAIN BUILDING ENTRANCE

ORIGINAL WEST FAÇADE OF ORIGINAL MAIN ("HISTORY") BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING

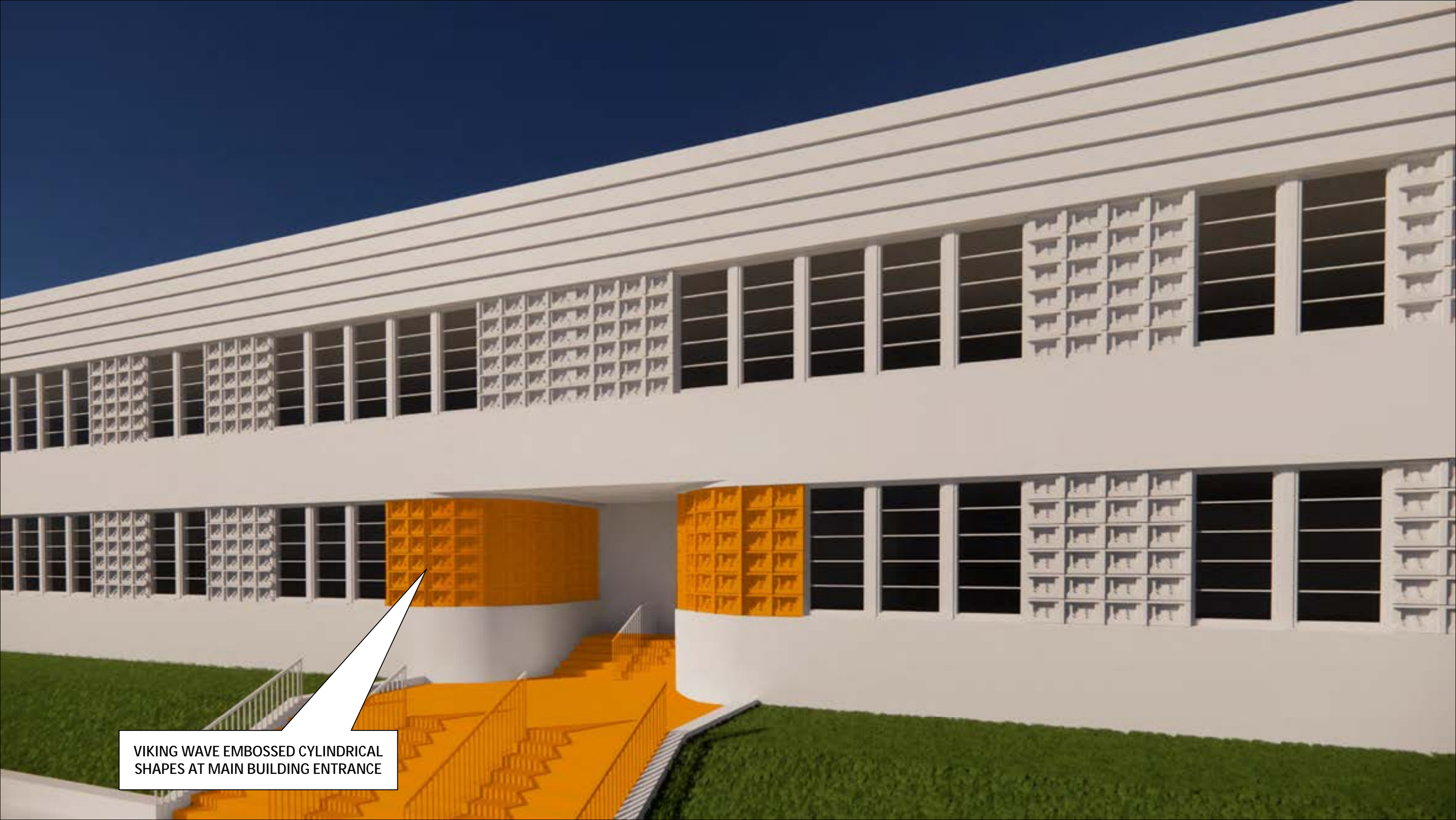


HORIZONTALLY COMPOSED WINDOWS

ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING

BLANK HORIZONTAL AND END PANELS



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



STAIRS UP TO LIBRARY TERRACE

VIKING WAVE EMBOSSED  
CYLINDRICAL SURFACES

WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING

VIKING WAVE EMBOSSED PANELS



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING

HORIZONTAL BANDS



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



ORIGINAL WEST FAÇADE OF ORIGINAL MAIN (“HISTORY”) BUILDING

WEST FAÇADE OF LIBRARY (“ENGLISH”) BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



WEST FAÇADE OF LIBRARY (“ENGLISH”) BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING



7<sup>th</sup> Street entrance and interiors































WEST FAÇADE OF LIBRARY ("ENGLISH") BUILDING