

City of Beaver Falls, Beaver County
Widmer Engineering Building, 811 Seventh Avenue, Beaver Falls PA 15010

Project Description/Scope:

This commercial two (2) story building is located within the commercial business district of the City of Beaver Falls. The structure was built in 1925 for a Hudson car dealership. The first floor was the showroom with a mezzanine level for salesmen; the upper level was offices and service garage for the dealership. The dealership had closed and the building remained vacant though various individuals/now-defunct companies purchased the building. In 1979 the building was partial remodeled and all original signage, and historic arched clerestory glass was removed in “modernization” renovations. The current owner, an engineering firm, purchased the building in 2005 as an additional office for their existing office housed in an adjacent former church. The storefront is currently vacant; the second floor remains offices and a garage. On the left side of the building was a former furniture store that was vacant and on the right side a commercial structure which had been destroyed by fire. The firm acquired both buildings/parcels and had the blighted structure removed. The remnant of the adjoining wall of the structure on the left remains and has recently been painted and a project mural completed by a local art class. The parcel on the left was converted into a parking lot for the firm.

Renovations to the building will include removal of all lower level “modern” enamel Masonite panels, glass windows, and exterior aluminum entry doors to re-expose original façade openings. The following renovations will be made:

Main street elevation

- a. Install in existing arched 3 *lower storefront openings* newly installed 1” Insulated Low-E Kawneer 451T windows. Repair existing wood framing at windows, repair, caulk, clean frames. No interior renovations.
- b. Install new matching full width heavy or medium stile Kawneer aluminum doors in existing center door opening to match original doors.
- c. Install new matching glass units at 3 *upper double hung windows* replicating original configuration. Upper arched area to receive new Fypon, Azek or Hardipanel top arched infill at upper windows in keeping with historical precedents.
- d. Upper office center divider wall removed back 8 feet and reinstalled in offset condition to deal with newly opened center window. Rework/infill existing drop ceiling to accommodate new wall location. Rearrange existing lighting.
- e. Remove existing blade sign armature framing, patch.
- f. Install new hood lighting across windows utilizing existing power feed from sign.
- g. Paint any exposed framing in historically inspired color palette under direction of tenant.
- h. Light power wash to clean brick: tuck point existing mortar as required.
- i. Stone top cornice to be inspected and reset in place as per field review.

Left Side Elevation- 881 Seventh St.

- a. Power wash and tuck point areas as required (limit 10% total area).
- b. Install new Hardipanel infill at existing T-111 covered opening.
- c. Involve structural engineer to design rigid standoff panel for local artist tiled piece structurally mounted to side of façade. This is an optional item and installation will be dependent on cost.
- d. Install hood lighting over panel, connect to new electrical circuit. Lighting to be controlled by photo eye and 24 hour astronomical clock.

Right Side Elevation- 881 Seventh St.

- a. Power wash and tuck point areas as required (limit 10% total area).
- b. Install new Hardipanel infill at existing T-111 covered opening.

Rear Elevation- 820 Church St.

- a. Install in existing paired *storefront openings* newly installed 1" Insulated Low-E Kawneer 451T windows. Repair existing wood framing at windows, repair, caulk, clean frames. No interior renovations.
- b. Power wash and tuck point areas as required (limit 10% total area).
- c. Paint Security Mandoor.

Please refer to the attached drawings for a detailed description and illustration of the proposed renovations.

Building – Before Renovations



Building – After Renovations

