

STRUCTURAL ASSESSMENT REPORT

FOR

WASHINGTON PARK NATIONAL BANK

6300 South Cottage Grove Ave.
Chicago, Illinois 60637



Prepared For:

Cook County Land Bank Authority
69 W. Washington, Chicago Illinois

April 2018

Revised August 2018

Prepared By:

P R O B E
CONSULTING SERVICES, INC.
CHICAGO, ILLINOIS



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April 15, 2018

Revised August 20, 2018

Mr. Gene Kelley
Cook County Land Bank Authority
69 W. Washington, 29th Floor
Chicago, IL 60602

RE: Structural Assessment Report for
Washington Park National Bank Building
6300 S. Cottage Grove
Chicago, Illinois, 60637
Probe Project No: 2018.529

Dear Mr. Kelley:

At your request, Probe Consulting Services, Inc. is pleased to submit this Structural Assessment Report for the Washington Park National Bank Building located at 6300 S. Cottage Grove. The specific objective was to determine if the existing building is salvageable or beyond repair and should be torn down. The report is based upon site visits and review of available information.

PROJECT UNDERSTANDING

Built from 1922-24, the 4-story building was designed by Albert Swartz as a prominent Bank structure at the corner of Cottage Grove and 63rd street. The original plans featured a classically designed building finished with white stone, fluted columns on the Cottage Grove side, and an elegant Bedford limestone elevation. The main bank floor was built with tall ceilings and open atrium skylight roof. The 3rd and the 4th floors were designed for office space. Other than this no other information including drawings or floor plans were available for review. The bank changed ownership several times in the course last few decades and was abandoned and gradually fell into total disrepair.

Background: *The CCLBA acquired the building December 2017 in tax sale. The CCLBA obtains, refurbishes, and sells off vacant, abandoned, or tax-delinquent properties across the city. The building has not been declared a federal, state, or municipal landmark; it's not listed on the National Register of Historic Places or the Chicago Landmarks list. That means that it's not subject to certain protective regulations governing its redevelopment, and that a demolition, or an otherwise radical restructuring of the building, remains an option. The nonprofit group Preservation Chicago had put the building on its annual list of the city's most endangered buildings at the end of 2016*

Building Description: The 4-story building with basement is approximately 120 ft long, 100 ft wide and about 68 ft high. The 3rd and 4th stories have a U-shaped foot print. An open atrium

structure with skylights was located on the 3rd floor. The structural framing system of the building consists of steel columns, girders, and beams encased in concrete or mortar. It is believed that exterior walls are supported by steel spandrel beams with in-fill brick masonry. The floors are composed of composite structural clay-tiles and reinforced concrete joists. The building facades on the Cottage Grove and 63rd street are composed of limestone and the facades on the south and west sides are composed of exposed brick masonry.

The building framing plans and elevations, based upon data gathered through our investigations and research, are included in **Appendix A**.

FINDINGS AND OBSERVATIONS

A site visit was made on Feb. 22nd to observe the existing conditions and structural framing details to gather sufficient information for structural assessment. The basement areas were observed on August 9, 2018. Based upon visual observations and our experience with similar buildings, the following key findings are presented:

A.1 Existing Conditions: The building was found to be total disrepair with vast amount of debris on the floors mainly on the 2nd floor. The debris was mainly composed of damaged and loose ceilings, partitions, wall and floor coverings, and broken fixtures. The windows were stripped and boarded on all floors. The atrium skylight roof framing had totally collapsed with debris lying on the 2nd floor which was found to be unsafe for inspections. The first floor and 3rd and the 4th office floors were in a little better condition for visual observations.

The building roof was in a poor condition with water puddles especially in the northern portion of the building. Vegetation and plant growth were observed along the edge of parapets,

The street side limestone facades and roof-top parapets also indicated damage and deterioration which is common for buildings which have been vacant for several years.

The basement was found to be partially filled with one-foot deep water on the day of inspection. It was cluttered with old equipment and loose debris and access was limited to few areas.

The photographs with observed and relevant conditions and details are included in **Appendix B**. Unfortunately, key structural details for steel columns, beams, and their connections are hidden behind the concrete encasing.

A.2 Structural Framing: The structural framing system of the 4-story building consists of steel columns, girders, and beams encased in concrete or mortar. It is believed that exterior walls are supported by steel spandrel beams with in-fill brick masonry. The 3rd, 4th, and the roof-top floors are composed of clay tiles and reinforced concrete joists. The observed construction is consistent with our experience with similar buildings built in 1920's. The Appendix A includes typical building cross sections assembled by us based upon the available information.

Very little if any, structural steel was exposed and there were no signs of wide-spread cracking and spalling of concrete encasement.

A.3 Floor Plans and Framing Cross Sections: Based upon the data obtained photographic survey and aerial maps, we have established approximate floor plans, column layout, and typical building cross sections with approximate dimensions. These floor plans and cross sections are included in Appendix A. Also, we have presented typical floor cross sections showing the clay tiles, concrete joists and steel support beams embedded in concrete or mortar

A.4 Facades and Exterior walls and Parapets: The building facades on the street fronts are composed of Bedford Limestone and were generally found to be in fair condition. A portion of limestone had previously fallen down on the Cottage Grove side. A street side canopy has been installed as a precautionary safety measure. The facades on west and south elevations include in-fill brick masonry walls supported by perimeter steel girders. The brick walls were found to be in fair condition with few signs of cracking and spalling.

The tall roof top parapets are composed of brickwork supporting the limestone cornice and balusters and balustrades. The parapets exhibited moderate damage in the form of open mortar joints, loose brickwork, and plant growth. The limestone elements showed some displacements and open and deteriorated joints.

It is believed the limestone is supported by steel shelf angles attached to the building framing girders and columns. The façade elements exhibit only nominal cracking and spalling of masonry thereby confirming that the back-up steel framing is good and stable condition. The observed damage is common for older buildings due to lack of maintenance.

A.5 Basement: The building has a full basement with perimeter concrete walls and exterior steel columns embedded in concrete. The walls were in good condition with no obvious signs of cave-ins, spalling, exposed corroded steel, and cracking. The basement floor was concrete slab-on-grade and in walkable condition. The basement ceiling (underside of 1st floor) clay tiles and concrete encased steel beams were visible and in good condition. The interior columns were observed at many locations and were covered with concrete encasement. In general, among all the debris, we could not find any signs of structural distress, loose concrete, corroded steel, sagging floors, etc. The observed conditions in basement are photographically shown in Appendix B. pages 9 and 10.

Structural Assessment

We did not see any visible signs of damage to the main structural framing system which is composed of beams, girders and columns. The under-side of the floors was found to be in good condition. Although, the atrium skylight framing roof had collapsed, it is considered secondary since it was supported by main structural framing of the building (mainly the 3rd floor). The main east and west concrete walls supporting the Atrium roof framing were still standing and intact.

The observed damage was more superficial and there were no visible signs of structural distress in the form of excessive deformations, movements, cracking, spalling, sagging floors, bent beams and buckled columns. The basement walls were intact and columns were found to be in good condition. Even in the atrium area, the observed debris is mainly composed of ceilings, finishes, broken skylights. There were no obvious signs of damage to the supporting steel framing beams, girders, and columns. However, any decision to restore the building, would require further detailed investigations to evaluate the hidden structural details and conditions.

We believe that the existing framing system of the building is structurally sound, intact, and still in good condition. We believe that the building is salvageable and can be repaired to restore its full structural integrity.

LIMITATIONS AND DISCLAIMER

Our recommendations are based upon limited visual observations and our experience with similar buildings built in 1920's in the Chicago. Due to lack of any drawings, we used various means to

develop floor plans and framing cross sections which may not be accurate and may not represent actual conditions. The data presented in the report are for exclusive use of the CCLBA and shall not be used in any way for design and construction.

We appreciate the opportunity of completing this assignment.

Sincerely,

PROBE CONSULTING SERVICES, INC.



Suresh G. Pinjarkar, Ph. D., S.E.

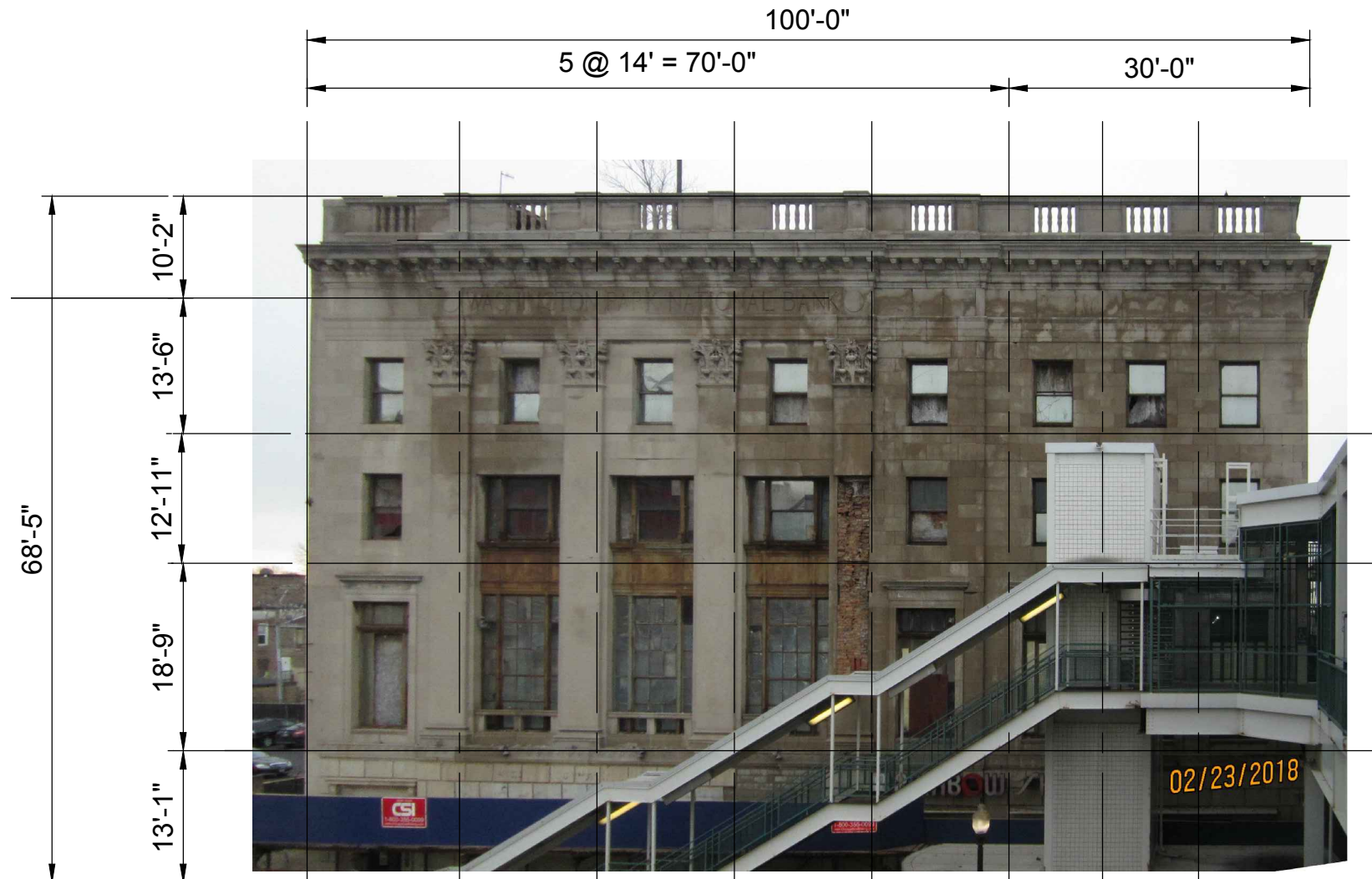
President

License Expires 10-30-2018



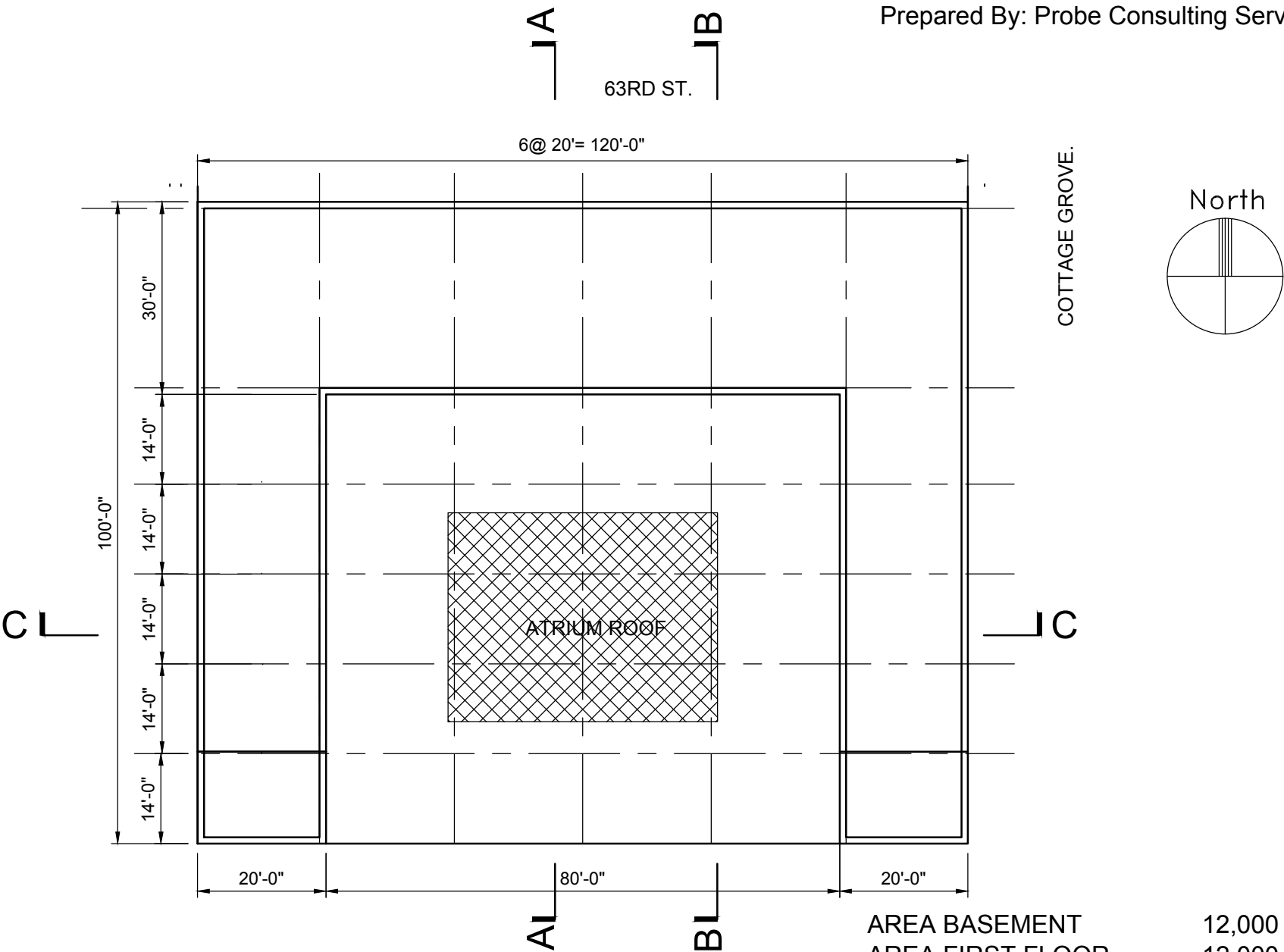
APPENDIX A : FRAMING PLANS AND DETAILS

Prepared By: Probe Consulting Services
Probe Project No. 2018.519



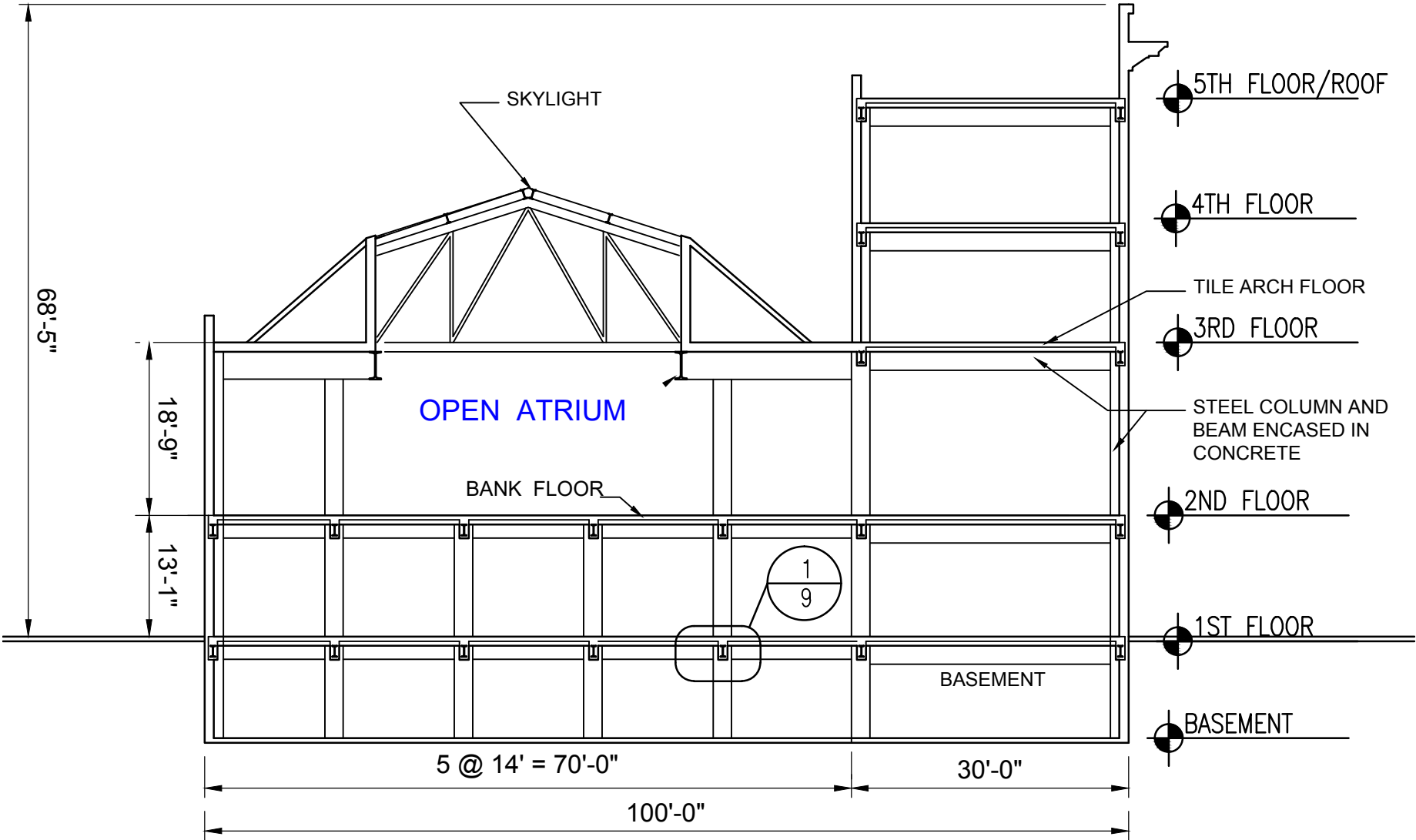
EAST ELEVATION VIEW

WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE

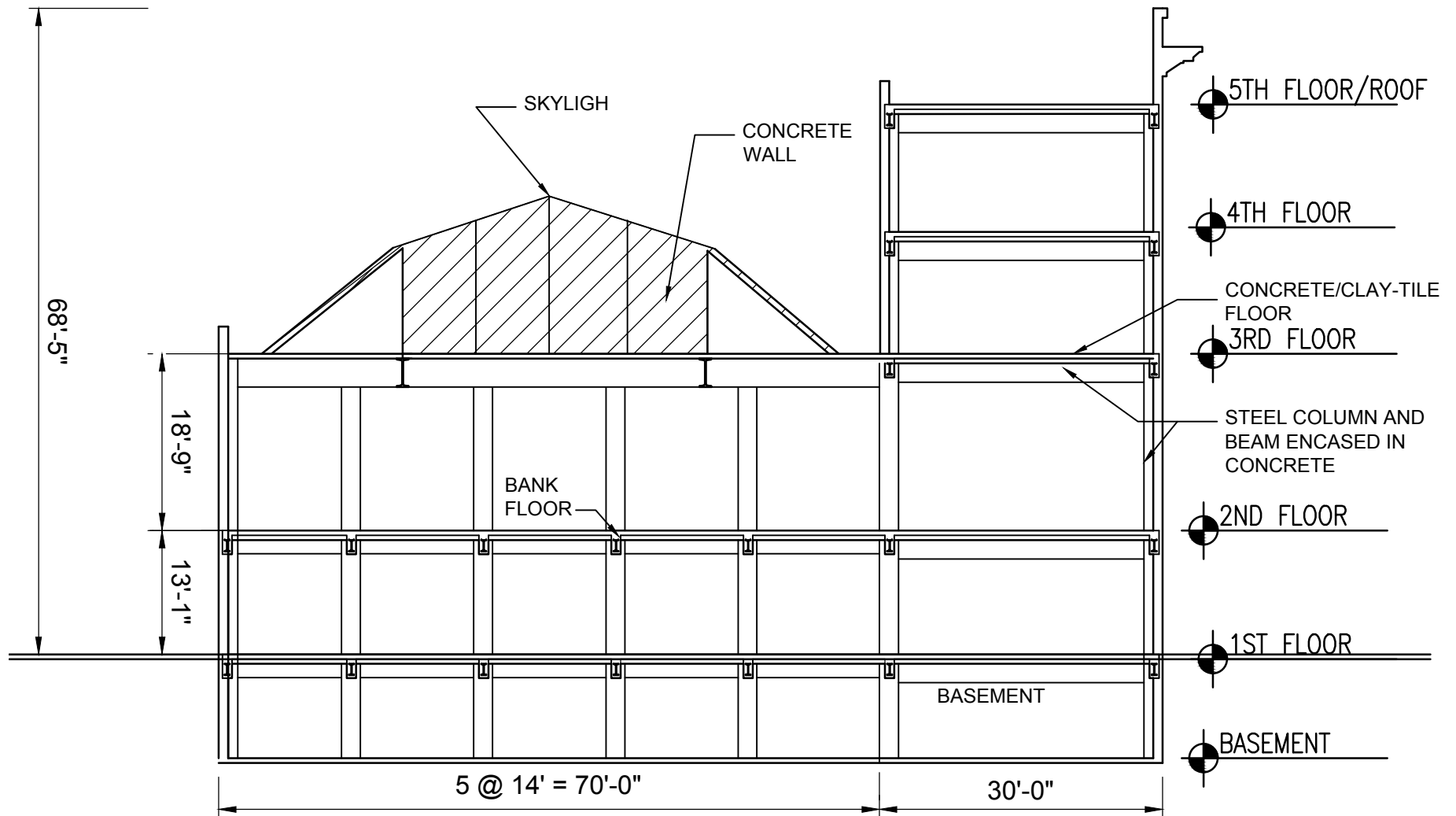


PLAN VIEW
WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE

AREA BASEMENT	12,000 SQ FT.
AREA FIRST FLOOR	12,000 SQ FT.
AREA SECOND FLOOR	12,000 SQ FT.
AREA THIRD FLOOR	6,500 SQ FT.
AREA FOURTH FLOOR	6,500 SQ FT.
TOTAL AREA	49,000 SQ FT.

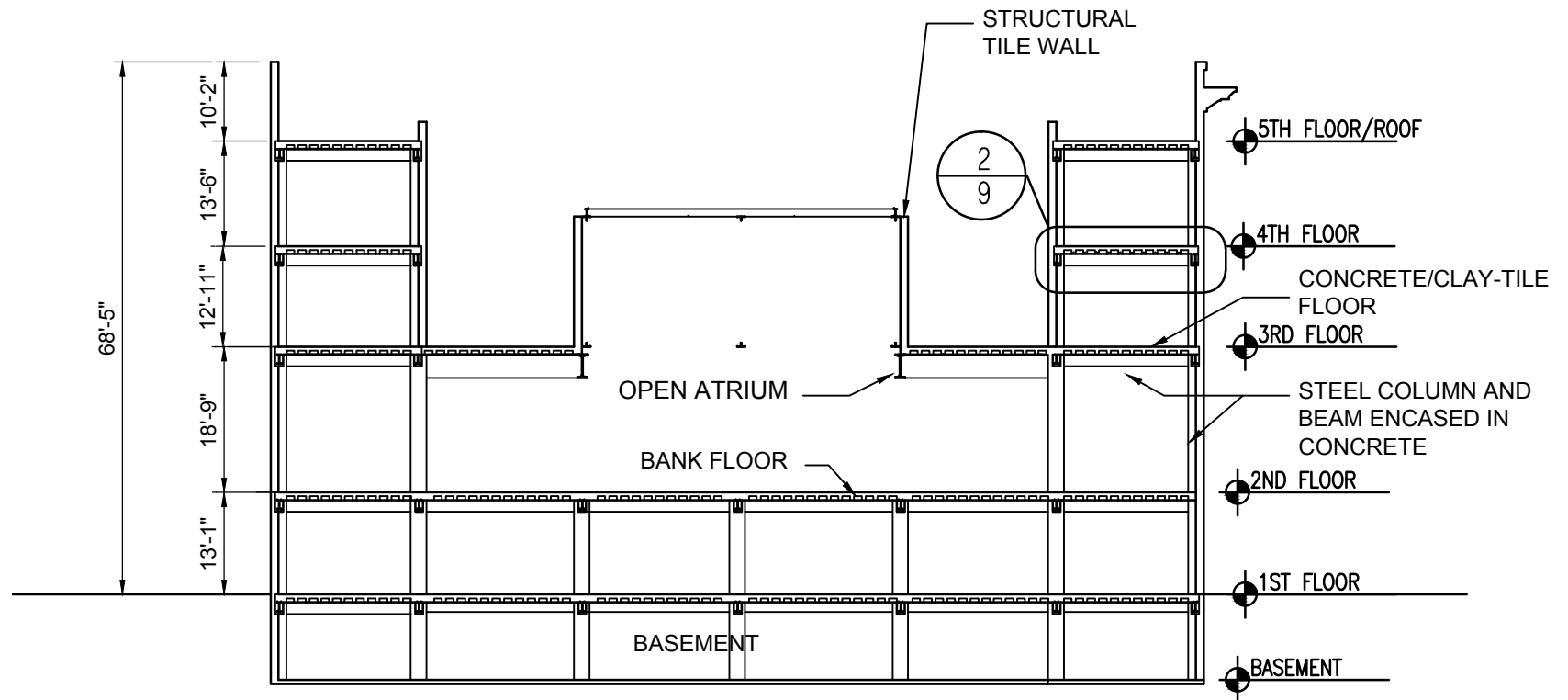


SECTION A-A: CONCEPTUAL FRAMING SYSTEM
WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE



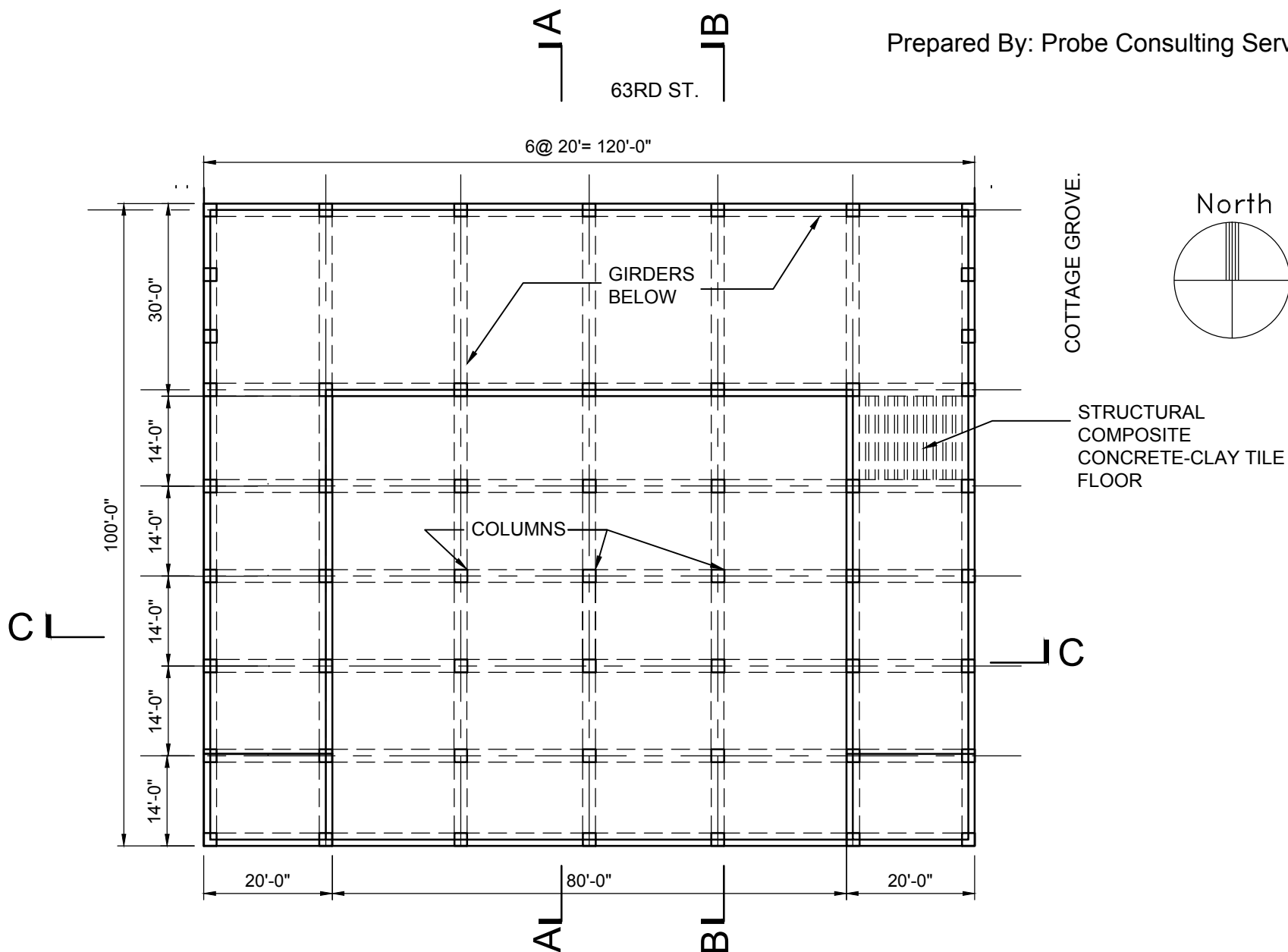
SECTION B-B: CONCEPTUAL FRAMING SYSTEM

WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE



SECTION C-C CONCEPTUAL FRAMING SYSTEM

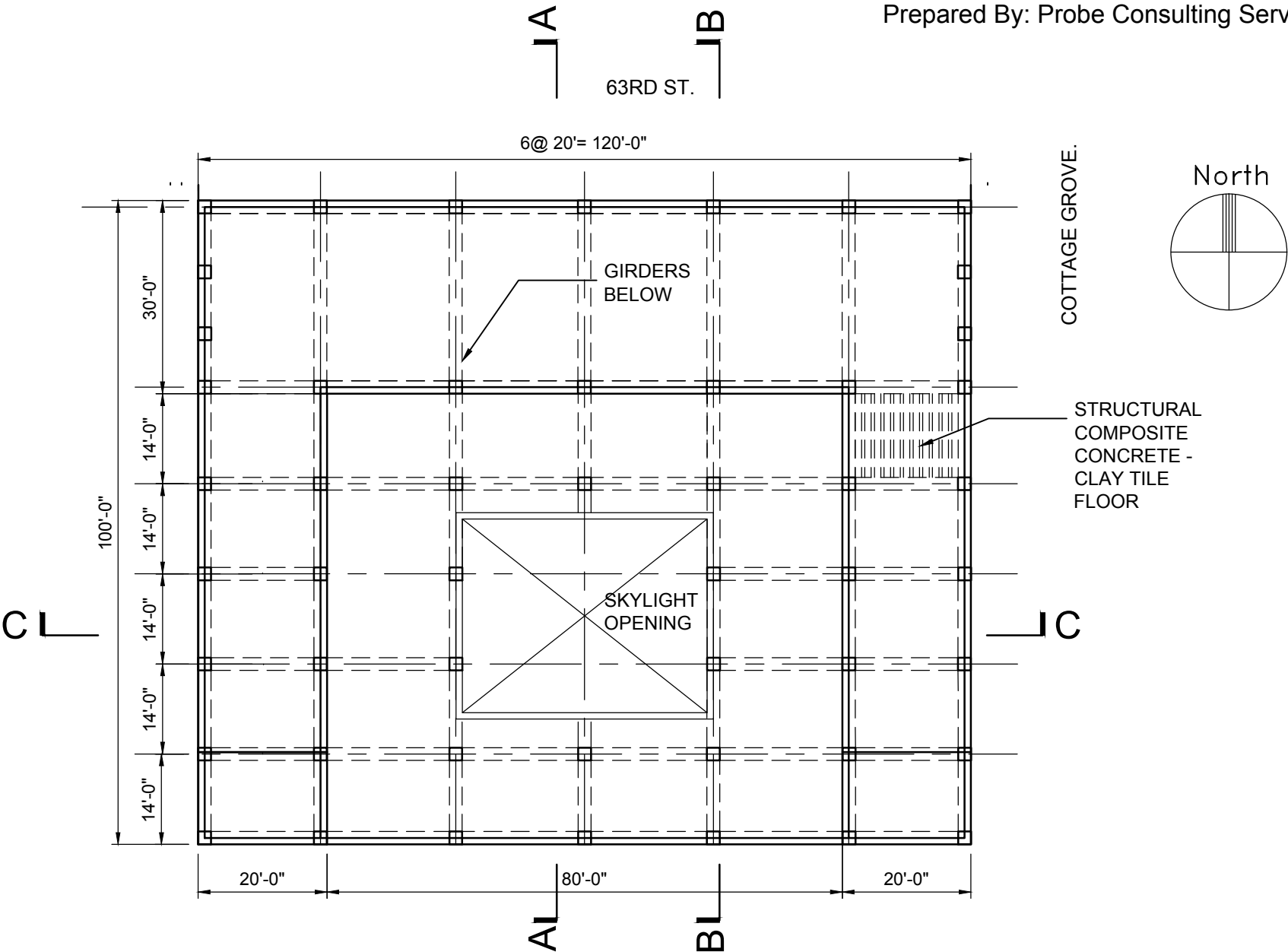
WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE



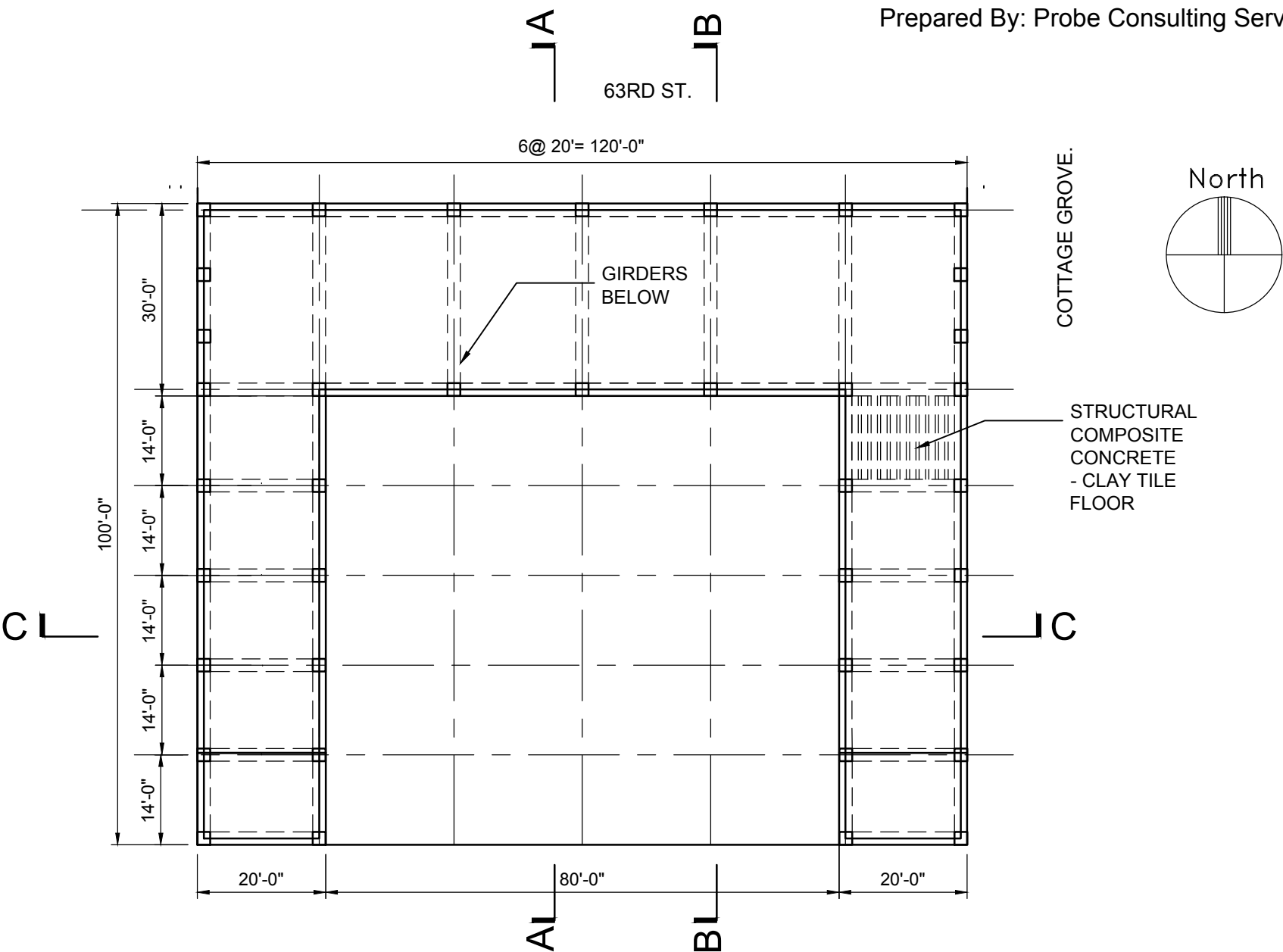
TYPICAL FLOOR PLAN AT 1ST & 2ND FLOORS

WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE

AREA BASEMENT	12,000 SQ FT.
AREA FIRST FLOOR	12,000 SQ FT.
AREA SECOND FLOOR	12,000 SQ FT.



TYPICAL FLOOR PLAN AT 3RD FLOOR
WASHINGTON NATIONAL BANK BUILDING AREA THIRD FLOOR 6,500 SQ FT.
6300 SOUTH COTTAGE GROVE



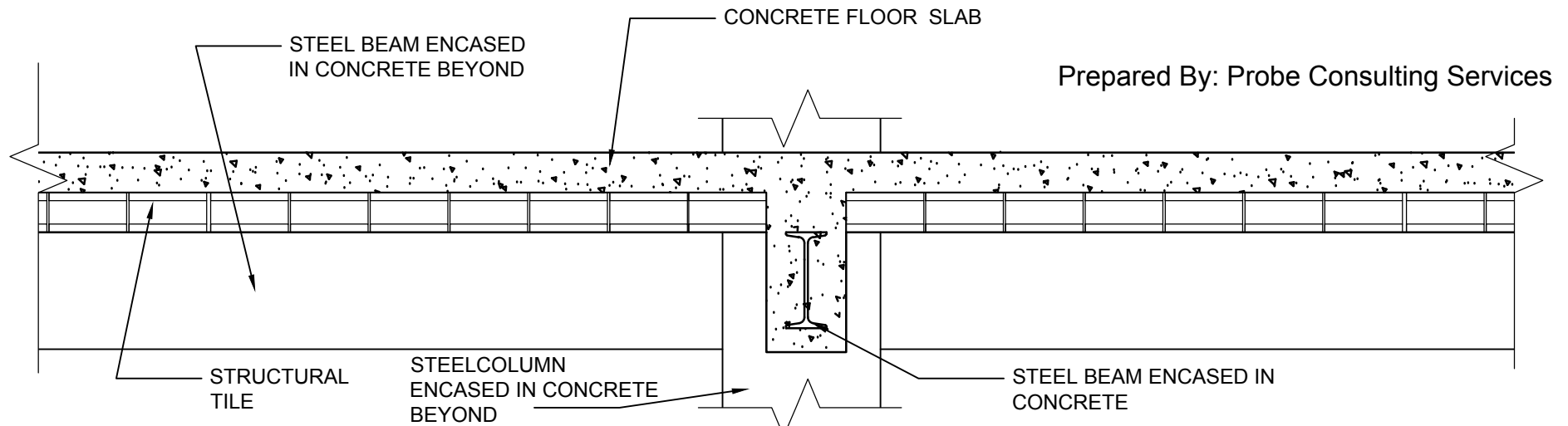
TYPICAL FLOOR PLAN AT 4TH & 5TH (ROOF)

WASHINGTON NATIONAL BANK BUILDING

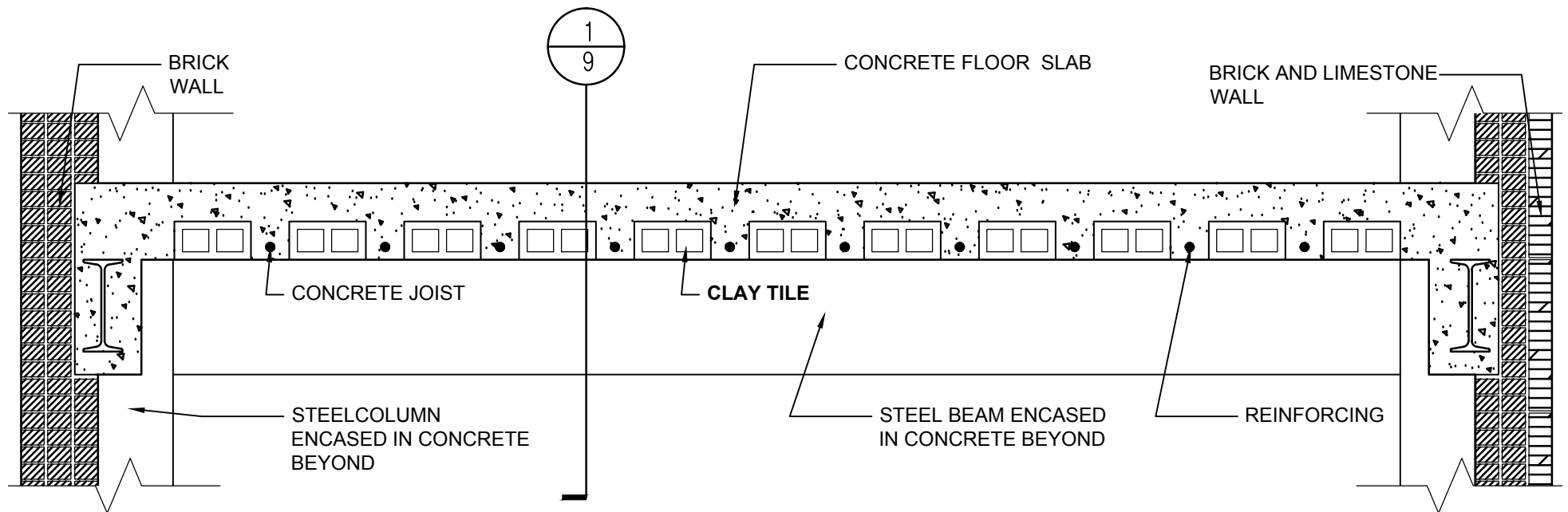
6300 SOUTH COTTAGE GROVE

AREA FOURTH FLOOR

6,500 SQ FT.

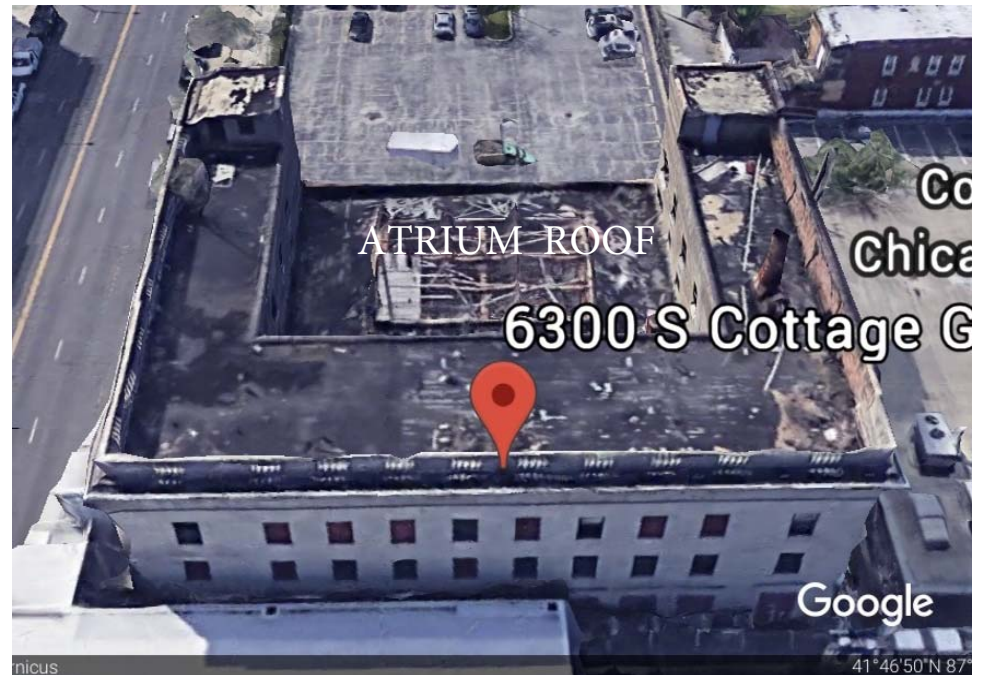


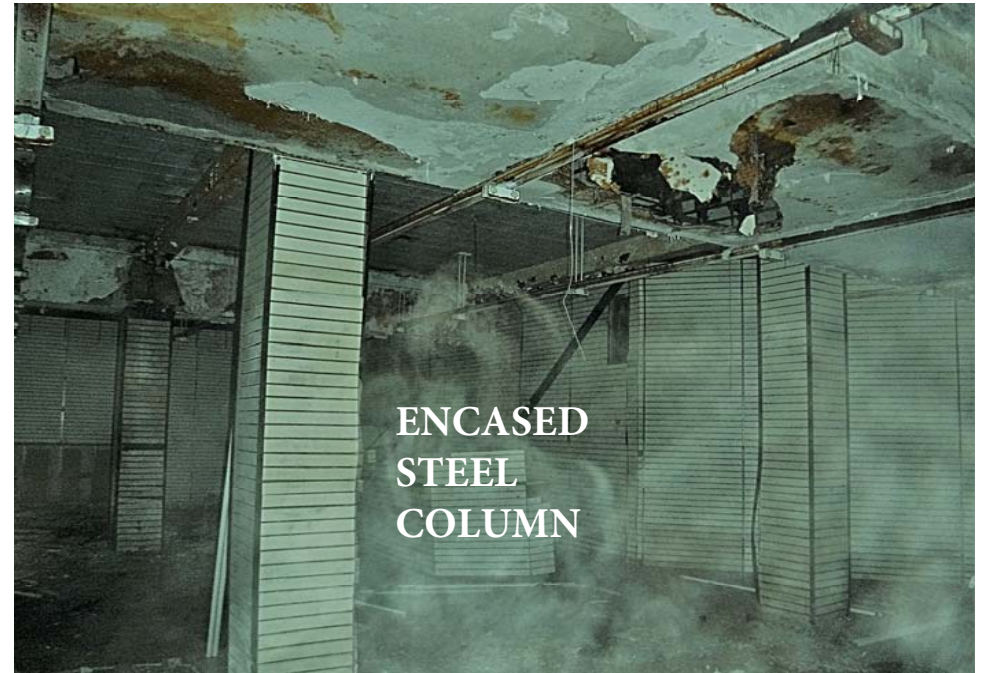
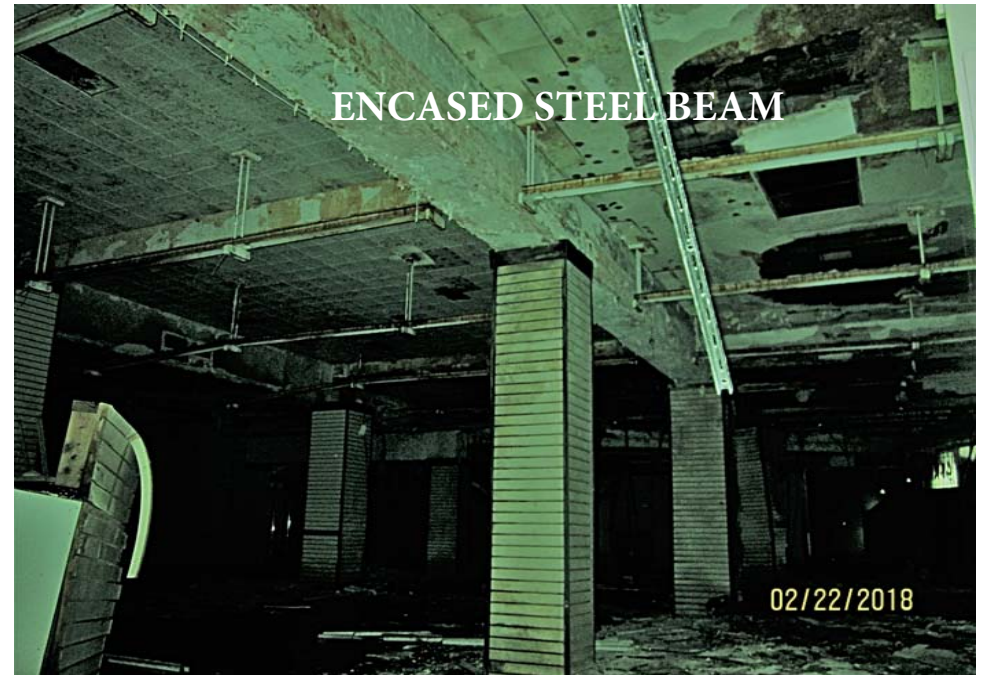
1 TYPICAL FLOOR FRAMING SECTION THROUGH BEAM ENCASED IN CONCRETE



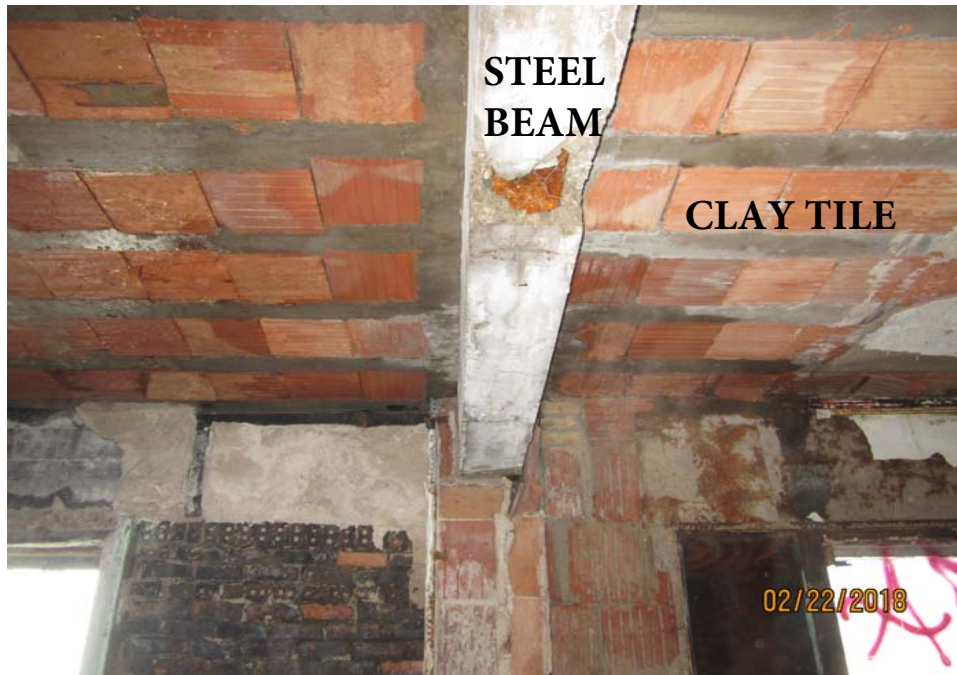
2 TYPICAL FLOOR FRAMING SECTION THROUGH STRUCTURAL COMPOSITE CONCRETE - CLAY TILE FLOOR

WASHINGTON NATIONAL BANK BUILDING
6300 SOUTH COTTAGE GROVE





FIRST FLOOR VIEW : NOTE COLUMNS AND BEAMSSUPPORTING 2nd FLOOR



TYPICAL STRUCTURAL COMPOSITE CONCRETE CLAY-TILE FLOOR , Note concrete encased steel beams and columns . Underside of floors in good condition. View at the underside of 3r, 4th floors and roof. Page 3



ROOF TOP V: Note ponding and deteriorated brickwork and limestone parapets.



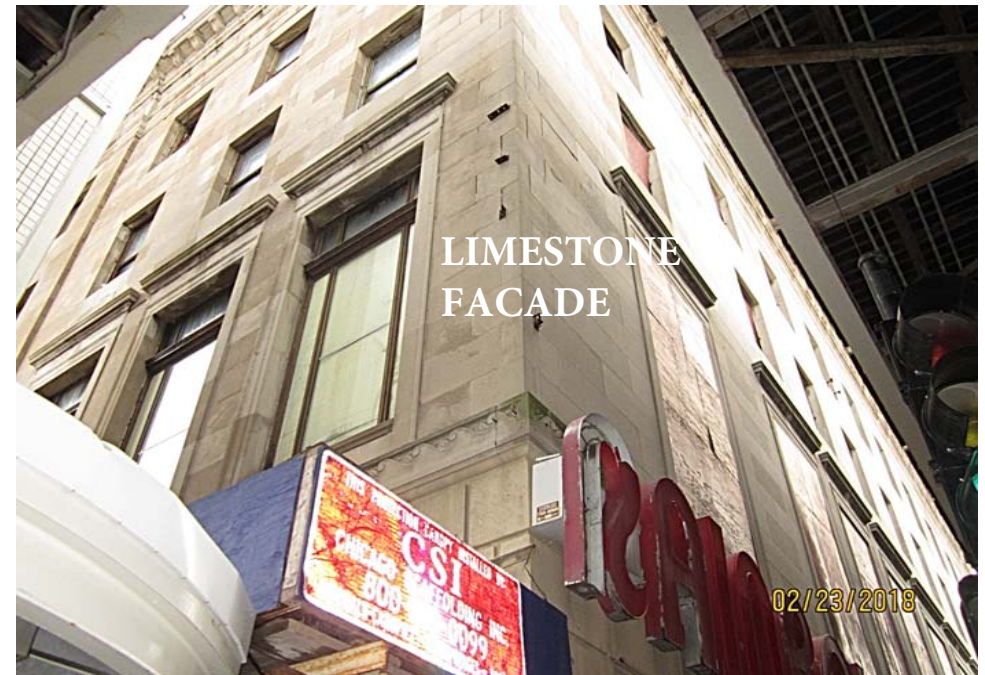
VIEWS OF THE MAIN ATRIUM FLOOR (2nd Floor), Note loose ceiling tiels, framing, and finishings. Page 5



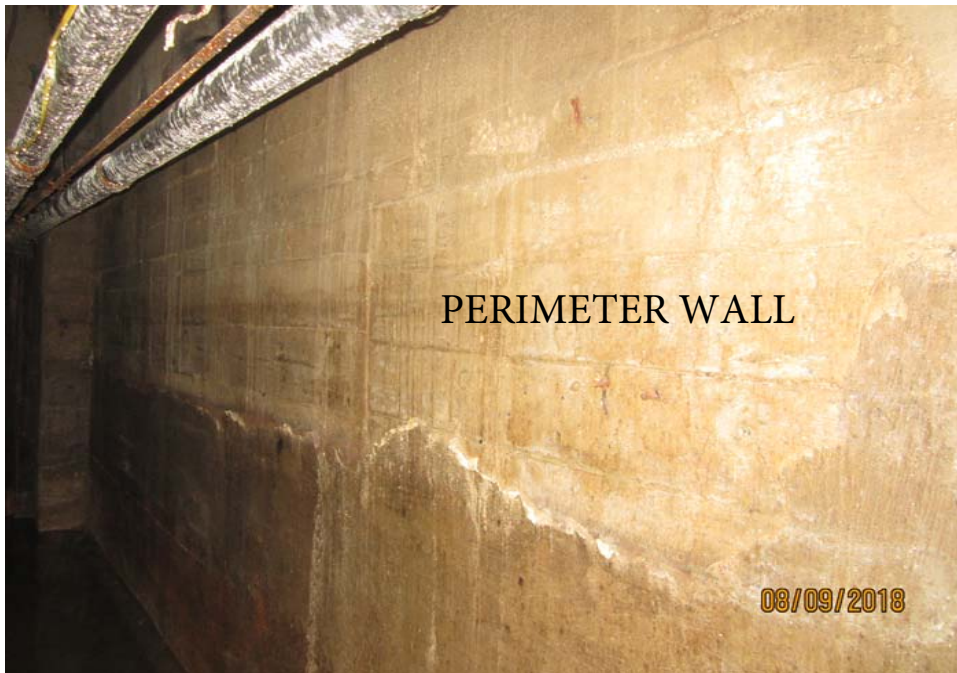
ATRIUM CEILING FRAMING SUPPORTED BY 3rd FLOOR. Note loose secondary framing of atrium roof which not a part of main structural framing of the building. Main steel framing was not visible.



TYPICAL CONSTRUCTION DETAILS : Note interior facing of perimeter masonry walls, steel stairs, and perimeter concrete encased steel columns found to be in sound condition.



EXTERIOR WALLS WERE GENERALLY IN FAIR CONDITION. Exceptions include fallen limestone pieces and open mortar joints which should be repaired. Brick walls on south and west were OK.



BASEMENT PERIMETER WALLS AND CONCRETE ENCASED INTERIOR COLUMNS . NOTE GOOD
CONDITION OF WALLS AND COLUMNS.



INTERIOR VIEW



FIRST FLOOR



BASEMENT CEILING



PERIMETER WALL