

INTRODUCED: March 11, 2019

Expedited Consideration

A RESOLUTION No. 2019-R010

To authorize the Chief Administrative Officer to submit an application to the Virginia Department of Housing and Community Development Industrial Revitalization Fund on behalf of Virginia Union University for a grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of approximately 6,970 square feet of the educational facility known as Industrial Hall, including classroom, gallery, and artifact preservation space, as part of an approximately \$4,700,000 restoration of the property located at 1500 North Lombardy Street.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 11 2019 AT 6 P.M.

WHEREAS, the City of Richmond desires to submit an application to the Virginia Department of Housing and Community Development Industrial Revitalization Fund on behalf of Virginia Union University for a grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of approximately 6,970 square feet of the educational facility known as Industrial Hall, including classroom, gallery, and artifact preservation space, as part of an approximately \$4,700,000 restoration of the property located at 1500 North Lombardy Street; and

AYES:            7            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:    MAR 11 2019    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

WHEREAS, for the City to apply for funds from the Industrial Revitalization Fund, the Commonwealth requires that the City submit a resolution adopted by the City Council authorizing an application to the Virginia Department of Housing and Community Development; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Chief Administrative Officer is authorized to submit an application for the City of Richmond on behalf of Virginia Union University to the Virginia Department of Housing and Community Development for an Industrial Revitalization Fund grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of approximately 6,970 square feet of the educational facility known as Industrial Hall, including classroom, gallery, and artifact preservation space, as part of an approximately \$4,700,000 restoration of the property located at 1500 North Lombardy Street.



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST
4-8647
MAR 05 2019
Office of the Chief Administrative Officer

RECEIVED

O&R REQUEST
MAR 7 0 2019

DATE: March 4, 2019

EDITION: 1

TO: The Honorable Members of City Council

OFFICE OF CITY ATTORNEY
hand delivered

THROUGH: The Honorable Levar M. Stoney, Mayor

[Handwritten signature and date 3/5/19]

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

[Handwritten signature]

THROUGH: Douglas Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Nicholas Feucht, Special Assistant to the DCAO for Economic Development and Planning

SUBJECT: A resolution to support Virginia Union University's grant application for \$600,000 from the Virginia Department of Housing and Community Development's Industrial Revitalization Fund to support the restoration of the historic Industrial Hall, the future home of the Center for African-American History and Culture at Virginia Union University.

ORD. OR RES. No. \_\_\_\_\_

PURPOSE: Virginia Union University seeks to apply for \$600,000 of funding to help with the restoration of the historic and blighted Industrial Hall, and its conversion into the future home of the Center for African-American History and Culture at Virginia Union University.

REASON: The Virginia Department of Housing and Community Development, which administers the Industrial Revitalization Fund grant program, requires the locality's governing body approve a resolution of support when applying for funds on behalf of a non-profit entity.

RECOMMENDATION: City Administration recommends approval of this resolution.

BACKGROUND: An exploratory design was conceptualized for the restoration and renovation of the Historic Industrial Hall located on School Road adjacent to Interstate 95 on the Virginia Union University campus. The existing Industrial Building is two stories with an attic (all above grade), approximately 6,970 square foot building constructed as an educational facility. When

built, Industrial Hall (Pump House) served as technical resource for students, learning such skills as metalwork, drafting, and animal husbandry. As the university moved toward a stronger academic focus, the building was re-purposed and ultimately became unused. The conversion is an ideal use for the building with its Romanesque architecture and open floor plan. If feasible, the renovated building would have three floors with an open floor plan for the first and second floors and storage on the top floor (the existing attic). Additionally, the move would release the much needed Library archival space. The Industrial Hall building provides an opportunity for the first and second level open floor plans for exhibits; and a third level (existing attic) floor plan for much needed storage. Current galleries would be relocated from their present location in the L. Douglas Wilder Library to a restored Industrial Hall facility.

Restoration and construction will be carried out in three phases: 1) stabilization, 2) structural repairs, envelope (including windows) repairs, and roof replacement, and 3) interior construction. Understanding the need for ongoing maintenance and operations, the university will strive to endow several key areas of the restored building, ensuring the long-term health of both the building and the gallery's programming. The cost projections for the construction of the facility are based on a total square footage of 9,492 square feet at an estimated projected cost of \$3,790,300 for construction cost, architectural fees, legal fees, construction contingency, furniture, fixtures, and equipment. Construction costs include selective demolition, renovation and construction of an addition to the building.

Virginia Union University (VUU) proposes to formally establish the Center for African-American History and Culture to serve as a historical, cultural, arts and educational anchor for the City of Richmond, the Commonwealth of Virginia and global community. Through a strategic and interdisciplinary approach, VUU will facilitate critical dialogue about the impact of enslavement, the resultant systemic educational and economic disparities, and the psychological remnants that continue to manifest through present day. As the oldest historically black university in the state of Virginia, VUU is uniquely positioned to lead initiatives that thoroughly outline the chronological journey of Africans and African-Americans from 1619 through present day, and bring forth solutions rooted in authentic reconciliation. Pursuant to the Center's key initiatives, the historic preservation of artifacts; education and research; training and professional development; and advocacy and civic engagement, VUU will work to build and support a group of transformative leaders who hold a lifelong commitment to fighting for social justice and creating lasting change in the African-American community. Through training, fellowship, mentorship and project-based learning, the Center will explore what it means to be a descendant of and transformative leader rooted in a historical context of the African experience.

**FISCAL IMPACT/COST:** None.

**FISCAL IMPLICATIONS:** The restoration and future use of this property will add an additional asset to Virginia Union University, the City and build upon the existing collection of educational, cultural and tourism assets.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** None.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** March 11, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** March 11, 2019

**REQUESTED AGENDA:** Consent

**AFFECTED AGENCIES:** None

**STAFF:** Nicholas Feucht, Special Assistant to the DCAO for Economic Development and Planning, 646-7438, [Nicholas.Feucht@richmondgov.com](mailto:Nicholas.Feucht@richmondgov.com)

**GRANT APPLICANT:**

Maurice Campbell, Senior Vice President, Corporate and External Affairs, Virginia Union University, 804-257-5606, [MWCampbell@vuu.edu](mailto:MWCampbell@vuu.edu)

**ATTACHMENTS:**

Draft Resolution as requested by DHCD and prepared by VUU staff  
Executive Summary of the Applicant's Grant Application  
Proposed Construction Budget and Funding Sources  
Photos of the existing conditions of the Industrial Hall  
Architectural Drawings of the Industrial Hall

# FIRST AFRICANS IN VIRGINIA



## Industrial Revitalization Fund Application for INDUSRIAL HALL

Center for African-American History and  
Culture at Virginia Union University

February 2019

### RICHMOND 34

On 21 Feb. 1960, 34 Virginia Union University students, 11 women and 23 men, refused to leave the segregated dining facilities here at Thalheimers department store and were arrested. Charged with trespassing, they were later coerced and fined. This sit-in was part of a wave of protests across the South inspired by recent sit-ins in Greensboro, North Carolina. The arrests of the Richmond 34 marked the Campaign for Human Dignity, which organized boycotts and picketed Richmond businesses. Thalheimers and other retailers subsequently desegregated in June 1960. The U.S. Supreme Court overturned the constitutionality of the Richmond 34 in *Belton v. Weirbach*.

# FIRST AFRICANS

## Project Summary

As we commemorate the historic year of 1619 and the 400th Anniversary of the arrival of Africans in Point Comfort, Virginia, Virginia Union University (VUU) proposes to formally establish the Center for African-American History and Culture to serve as a historical, cultural, arts and educational anchor for the Commonwealth of Virginia and global community. Through a strategic and interdisciplinary approach, VUU will facilitate critical dialogue about the impact of enslavement, the resultant systemic educational and economic disparities, and the psychological remnants that continue to manifest through present day. As the oldest historically black university in the state of Virginia, VUU is uniquely positioned to lead initiatives that thoroughly outline the chronological journey of Africans and African-Americans from 1619 through present day, and birth solutions rooted in authentic reconciliation.

Pursuant to the Center's key initiatives, the historic preservation of artifacts; education and research; training and professional development; and advocacy and civic engagement, VUU works to build and support a group of transformative leaders who hold a lifelong commitment to fighting for social justice and creating lasting change in the African-American community. Through training, fellowship, mentorship and project-based learning, the Center will explore what it means to be a descendant of and transformative leader rooted in a historical context of the African experience.

Since its founding by the American Baptist Home Mission Society of 1865, Virginia Union University and its academic programs have always served as a source for liberation for African-Americans as they made attempts to eradicate the negative impact from the atrocities endured over the past 400 years. This vibrant urban university has educated leaders such as Roslyn Brock, former Gov. L. Douglas Wilder, Dr. Lucille M. Brown, Dr. Yvonne Maddox, Rev. Wyatt Tee Walker, Clarence Townes, Walter Fauntroy, and Elizabeth Johnson Rice, who was among the Richmond 34 arrested during a 1960 lunch counter sit-in.

In response to Gov. Ralph Northam's declaration recognizing 2019 as the year of racial reconciliation and civility in the Commonwealth, VUU is establishing the Center for African-American History & Culture as part of an academic, sustainable strategy in dealing with a resurgence of racial conflict in Virginia.

The Center will engage with the academic community, local activist groups, government and national organizations seeking to advance equity and social justice through research and policy agendas.



## BACKGROUND AND SIGNIFICANCE

From Virginia Union University's inception in 1865, it was designed to give newly emancipated slaves an opportunity for education and advancement. The advancement was intended to create young professionals that would give back in all facets of our community, such as: education, science, justice, politics, business and history. The University is the result of the merger of four institutions: Richmond Theological Seminary, Wayland Seminary, Hartshorn Memorial College, and Storer College.

Virginia Union students and faculty members were at the forefront in advocating for equal rights and justice for African-Americans; impacting public policy; spurring economic and business development; and most importantly educating generations of African-Americans.

Subsequently, Virginia Union has distinguished alumni across the country in fields of endeavor as diverse as: education; social activism; politics and government; journalism; sports and entertainment; ministry; sciences and the military.

The VUU campus was a place of reflection among the great Civil Rights Movement of the 1960s. As evidenced by the "VUU 34" who were arrested for sitting in and boycotting around the City of Richmond to protest unfair treatment and violations to peoples of color Civil Rights.

On February 20, 1960 Virginia Union students and faculty marched to downtown Richmond department store lunch-counters in support of the Greensboro, North Carolina sit-ins to desegregate all such facilities. On February 22, 1960, thirty-four VUU students courageously staged a sit in at Richmond's most exclusive dining facility, and were arrested for "trespassing." The arrest of the "Union 34", the first mass arrests of the Civil Rights Movement was a crucial event that set off the Campaign for Human Dignity that virtually destroyed racial segregation in Richmond within two years.

Some of the nation's most influential African-American Civil Rights leaders spoke at this convention, including Sens. Jacob Javits (R., N.Y.) and Paul Douglas (D., Ill), both of whom were seen as civil rights crusaders; Georgia State Sen. Leroy Johnson; Samuel DeWitt Proctor, president of North Carolina A&T; and Roy Wilkins, National Executive Secretary, NAACP. The School of Theology at Virginia Union University is now named after Samuel Dewitt Proctor.



# FIRST AFRICANS IN VIRGINIA

## FUNDING PRIORITIES

**Historic Role:** The Industrial Hall exemplified an early step in the Civil Rights Struggle of the Twentieth Century by fostering the ideals of physical and mental discipline, self-help, and independence that derive from learning a trade and manual dexterity. The long term effects of campus institutions such as the Industrial Hall have not been adequately studied, and the subject awaits future research. It is almost certain that the training he received at Industrial Hall laid the foundations for the career of the renowned wood-sculptor, and VUU alumnus, Leslie Garland Bolling (1898-1955). As a long-time integral part of the Virginia Union ideal of educating the "whole" student, the Industrial Hall and the training it offered gave rise to a confident, self-reliant generation which would distinguish itself in World War II and help launch the Civil Rights campaigns of the 1950's.

### Severity of Threat To Property:

Virginia Union University's art gallery was originally housed in White Hall, a small campus building with limited access. It received its first gift of African and Oceanic art in the early 1990s and the collection was moved to its present location in the L. Douglas Wilder Learning Resource Center in 2006. This move enhanced the visibility of the collection greatly. The 3,200 sq. ft. space allocated to the galleries houses an impressive collection of African and South Pacific: Papua New Guinea-art in addition to an impressive collection of African American folk art including the works of the renowned self-taught artist, Thornton Dial, Sr., Guatemalan textiles, and numerous gifts from private collectors with many additional donors interested in contributing to the university. As a result, the current location does not provide sufficient space for rotating exhibitions, archival displays, and appropriate storage for a rapidly growing collection. But due to lack of space and resources proper rotating of the exhibitions result in some receive 100% lighting which causes extreme damage. Ideally exhibitions should not receive more than 20% lighting before being rotated at to prevent permanent damage!

### RICHMOND 34

On 22 Feb. 1960, 34 Virginia State University students, 11 women and 23 men, refused to leave the segregated dining facilities here at The Ritz department store and were arrested. Charged with trespassing, they were later convicted and fined. This sit-in was part of a wave of protests across the South inspired by recent sit-ins in Greensboro, North Carolina. The arrests of the Richmond 34 sparked the Campaign for Nonna Diddy, which organized boycotts and pickets in Richmond and across the South and other states. Subsequent to the sit-in, in June 1960 the U.S. Supreme Court overruled the constitutionality of the Richmond 34 in *Brown v. Board of Education*.

## FUNDING PRIORITIES

### How Effectively The Project Mitigates The Threat:

An exploratory design was conceptualized for the restoration and renovation of the Historic Industrial Hall located on School Road adjacent to Interstate 95 on the Virginia Union University campus. The existing Industrial Building is two stories with an attic (all above grade), approximately 6,970 square foot building constructed as an educational facility. If feasible, the renovated building would have three floors with an open floor plan for the first and second floors and storage on the top floor (the existing attic). Additionally, the move would release the much needed Library archival space.

The Industrial Hall building provides an opportunity for the first and second level open floor plans for exhibits; and a third level (existing attic) floor plan for much needed storage. The museum galleries would be relocated from the present 3,200 square foot space in I. Douglas Wilder Library to a restored Industrial Hall facility.

When built, Industrial Hall (Pump House) served as technical resource for students, learning such skills as metalwork, drafting, and animal husbandry. As the university moved toward a stronger academic focus, the building was re-purposed and ultimately became unused. The conversion is an ideal use for the building with its Romanesque architecture and open floor plan. As part of the conversion, an addition is proposed within the existing structure and the building's exterior restoration with use historic preservation best practices to include temperature control and proper lighting to protect the art collection. Restoring Industrial Hall and converting it into the "new home" of the Museum and Art Galleries is aligned with the mission of the university. As a liberal arts university, Virginia Union embraces the arts as a form of communication, self-expression and discovery, and a critical part of the education process. As a result, the institution continues to grow its art department with theatrical and musical training and performances and artistic installations of students, local artists, and prominent national folk artists such as Thornton Dial and April Harrison. The growing interest in visual arts and an expansive collection of African art at Virginia Union have created a need for instruction, archival and gallery spaces. To that end, the university proposes the conversion of the historic Industrial Hall into the new Center for African American History and Culture.

On 22 Feb. 1963, 34 Virginia Union University students, 11 women and 23 men, refused to leave the segregated dining facilities here at Thealtimers department store and were arrested. Charged with trespassing, they were later convicted and fined. This sit-in was part of a wave of protests across the South inspired by recent sit-ins in Greensboro, North Carolina. The success of the Richmond 34 sparked the Campaign for Human Dignity, which organized boycotts and picketed Richmond bus routes. Thealtimers and other retailers subsequently desegregated. In June 1965 the U.S. Supreme Court overturned the application of the Richmond 34 to the desegregation of all business.



# FIRST AFRICANS IN VIRGINIA

## FUNDING PRIORITIES

### Feasibility:

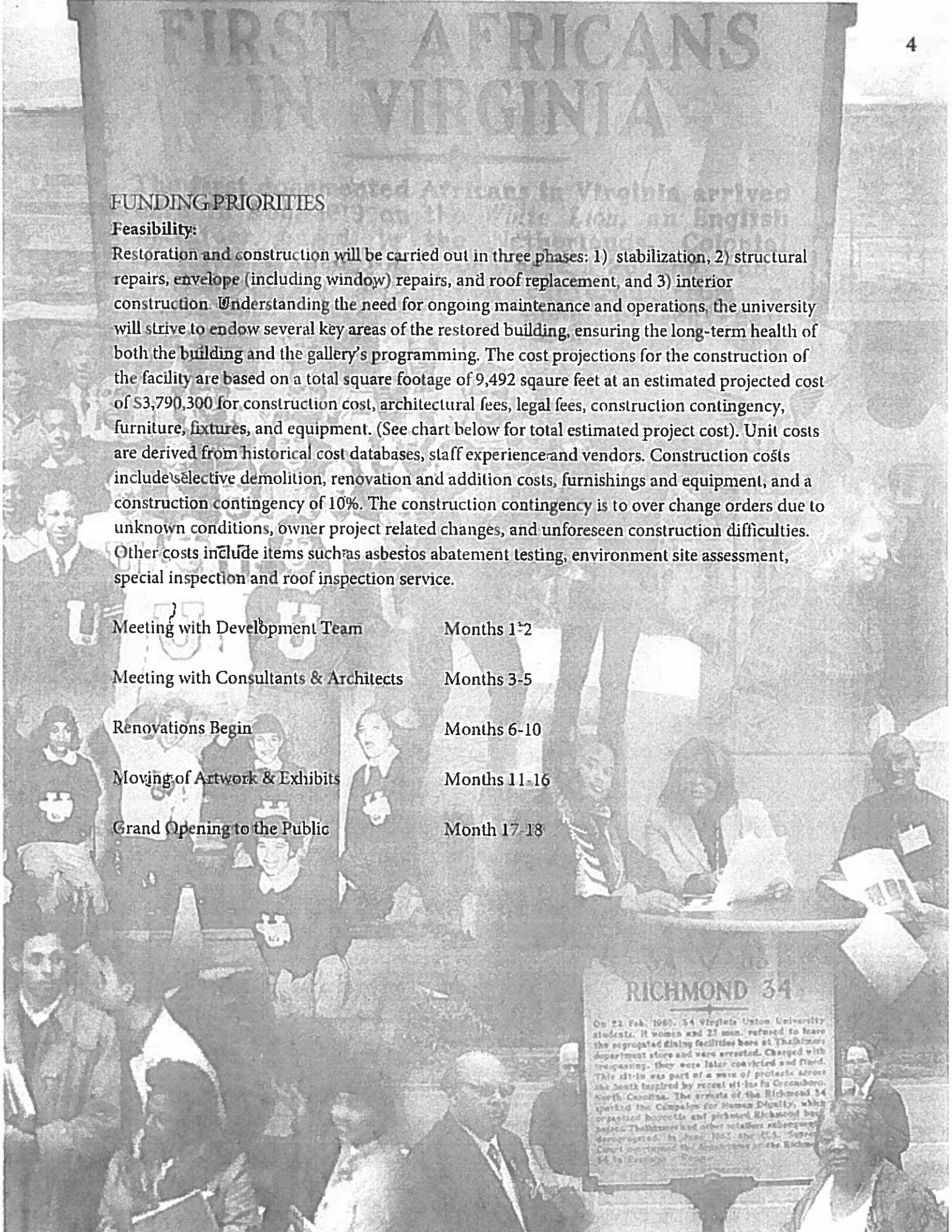
Restoration and construction will be carried out in three phases: 1) stabilization, 2) structural repairs, envelope (including window) repairs, and roof replacement, and 3) interior construction. Understanding the need for ongoing maintenance and operations, the university will strive to endow several key areas of the restored building, ensuring the long-term health of both the building and the gallery's programming. The cost projections for the construction of the facility are based on a total square footage of 9,492 square feet at an estimated projected cost of \$3,790,300 for construction cost, architectural fees, legal fees, construction contingency, furniture, fixtures, and equipment. (See chart below for total estimated project cost). Unit costs are derived from historical cost databases, staff experience and vendors. Construction costs include selective demolition, renovation and addition costs, furnishings and equipment, and a construction contingency of 10%. The construction contingency is to cover change orders due to unknown conditions, owner project related changes, and unforeseen construction difficulties.

Other costs include items such as asbestos abatement testing, environment site assessment, special inspection and roof inspection service.

Meeting with Development Team	Months 1-2
Meeting with Consultants & Architects	Months 3-5
Renovations Begin	Months 6-10
Moving of Artwork & Exhibits	Months 11-16
Grand Opening to the Public	Month 17-18

**RICHMOND 34**

On 21 Feb. 1960, 34 Virginia Union University students, 11 women and 23 men, refused to leave the segregated dining facilities here at Thriftmore department store and were arrested. Charged with trespassing, they were later convicted and fined. This sit-in was part of a wave of protests across the South inspired by recent sit-ins in Greensboro, North Carolina. The arrests of the Richmond 34 sparked the Campaign for Human Dignity, which organized boycotts and pickets. Richmond's department store and other retailers subsequently desegregated. In June 1962 the U.S. Supreme Court overturned the laws that made the Richmond 34 sit-in unlawful.



# FIRST AFRICANS

**EDUCATION & RESEARCH:** Teach students, civic leaders and the community at-large on topics related to race relations in the Commonwealth. Educational programs will implement a strategy to help reverse the impact of the negative effect of 1619, the importation of Africans as slaves in America 400 years ago. Among the 1619 Initiative are other programs aimed specifically to find solutions to the problems created by exploring who we are as Black people; the social impact of our ancestors landing in Virginia; and the economic impact our contributions have made in building this country. VUU will convene African leaders, historians, business leaders and the community to explore how HBCUs and African Nations can unite to advance the global black community through an expansion of wealth generation, elimination of poverty and hunger, and increase in access to quality education.

### **Strategic Goals**

- § Lead efforts to commemorate the historic year of 1619 and the 400th Anniversary of the arrival of Africans in Point Comfort, Virginia.
- § Organize grassroots activism within the community for a dedicated legislative agenda.
- § Facilitate a dialogue between African nations and the Commonwealth.
- § Establish a dedicated academic program for students to major in African-American history and culture.

### **Objectives**

- § Establish degree programs in courses focused on Black studies related to history and culture.
- § Research the impact of the long lasting effect of slavery on the health, wellness and socio-economic status of African-Americans.
- § Convene African leaders, historians, business leaders and the community to explore how HBCUs and African Nations can unite to advance the global black community

### **Community Impact**

- § Promote tolerance while reminding the community that people view issues from differing perspectives and how we can continue to learn from each other.
- § Encourage more critical dialogue surrounding racism and other challenging topics.

### **Outcomes**

- § Develop thoughtful and relevant platforms and programming that bring about inclusion and social change.
- § Establish VUU as an academic institution responding to the call of a transformative discussion on the history of African-Americans in the U.S.





**ADVOCACY & CIVIC ENGAGEMENT:** In keeping with mission, the Center will include a strategic focus on advocacy and civic engagement. Through robust advocacy and civic engagement programming, the Center will work to inspire, organize, and educate constituency groups on the importance of being civically engaged. Specifically, this area will focus on how to accomplish common goals, while also understanding strategies to effectively measure the advancement of an entire community, municipality, or nation. The Center will encourage civil, productive dialogue that inspires sustainable policy solutions to increase equity and inclusion within society.

### Strategic Goals

- § Strengthen community leadership and cross-movement alliances that work to promote social justice and equity.
- § Train constituency groups to increase their civic engagement and advocate for equitable access to resources and assistance across varied institution types.
- § Establish a Policy Think Tank to educate and train community leaders and advocates from underserved groups and local communities.

### Objectives

- § Engage broadly with civic, business, labor, nonprofit, government, educational, and research groups.
- § Provide information that is responsive to both immediate and long-term demands of state policy-making, and help frame policy debates to shape a better future for Virginia.
- § Organize conferences, seminars, lectures, and community gatherings that bring together relevant experts, faculty, undergraduate and graduate students, and community members with diverse interest and backgrounds.

### Community Impact

- § Investment in these critical areas will make a difference in VUU's continued efforts to advance the city's economic development and workforce development priorities; help students and adults from underserved communities receive gainful employment; and expand access to quality healthcare services.
- § Prioritize engagement with local underserved communities, focusing on collaborations with community-based organizations to provide applied experiences in social justice and advocacy.
- § Provide external advocacy skill-building workshops and seminars for VUU students, other academic institutions and community stakeholders.

### Outcomes

- § Learn about the environmental, political and socioeconomic issues affecting the Northside Richmond Community and underserved communities throughout the Commonwealth.
- § Educate on effective theories and strategies in advocacy, community organizing and policy analysis.
- § Empower communities to provide their input to formulate community-based legislative agenda.

**RICHMOND 34**  
 At least 11 women and 21 men refused to have their names listed in the 1955 Richmond 34 trial transcripts; they were later convicted and fined. This sit-in was part of a wave of protests across the South inspired by recent sit-ins in Greensboro, North Carolina. The arrests of the Richmond 34 sparked the Campaign for Human Dignity, which organized boycotts and picketed Richmond bus stations. The boycott and other protests subsequently desegregated. In June 1955 the U.S. Supreme Court overturned the constitutionality of the Richmond 34 law.



## Funding Sources and Uses for the Restoration of Industrial Hall at Virginia Union University

### Project Costs Eligible for Tax Credits

<b>Stabilization- T&amp;P</b>	<b>329,000</b>
Site clean up and storage	\$15,000
AE and Consulting Fees	\$475,272
Permits, Inspections, Testing	\$50,000
Insurance and Legal	\$25,000
Tax Credit management	\$50,000

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**Total Eligible Construction and Project Costs: \$ 4,600,208**

Tax Credit Benefit- 80% of 20% of Eligible Costs: \$ 920,042 \*

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**Net Project Cost Subtotal: \$ 3,680,166**

### Other Project Costs

Furnishings and Equipment	\$250,000
Project Contingency- 15% of Project Costs	\$690,031

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**Total Project Cost: \$ 4,620,197**

### Project Funding Sources as of 3/1/2019

Mary Morton Parsons Foundation Grant	\$250,000
National Park Service "Save Our Treasures" Grant Proposal (due to government shutdown awardees not decided yet)	\$500,000
IRF Grant	\$600,000
Davenport & Company assisting with RFP for lending source for	\$3,350,000

Total: \$4,700,000

# Virginia Union University

Industrial Hall Current Conditions  
March, 2019



INDUSTRIAL HALL - FIRST FLOOR

## Historic Pictures



INDUSTRIAL HALL - SECOND FLOOR

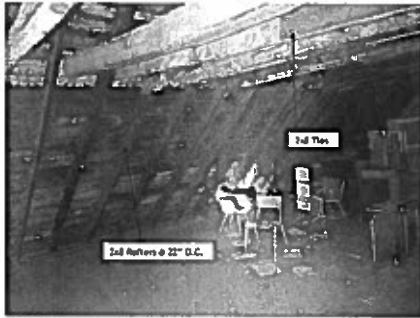


Figure 3: Typical roof framing



Figure 4: Front interior roof framing



Figure 5: 2nd & 3rd floor framing

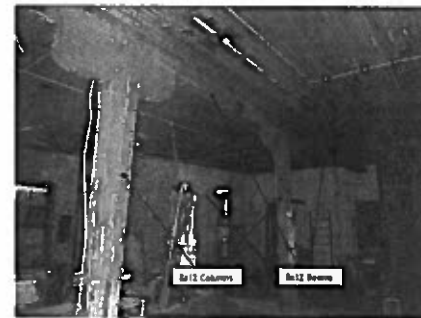


Figure 6: 2nd & 3rd floor supports



Figure 7: 1st floor support



Figure 8: Water damage and bearing failure of roof valley beam





Figure 9A,9B,9C,9D,9E. Water Damage on Lower Levels Due to Roof Valley Beam Failure

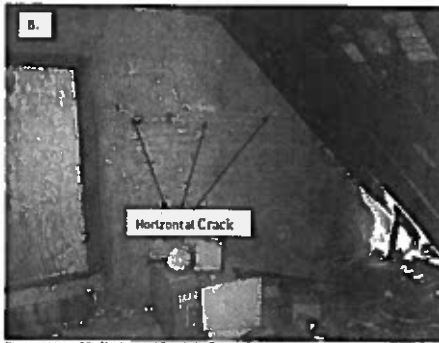
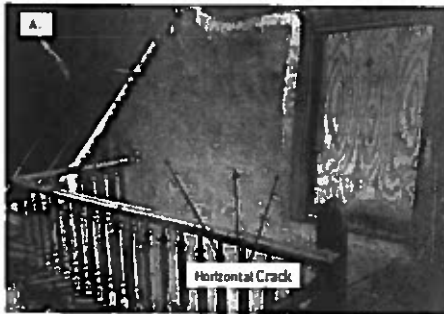


Figure 11A,11B: Horizontal Crack in Proud Gable Wall

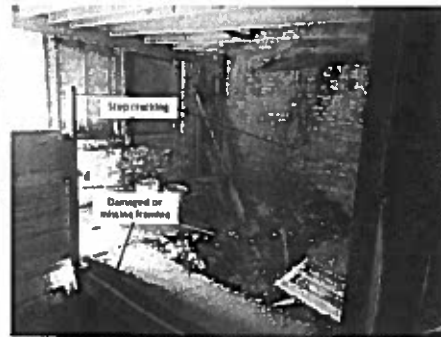


Figure 12: Step cracking on left side wall and damaged or missing first floor framing



Figure 14: Poor Bearing on 3rd Floor Rear Wall



Figure 15: Temporary steel support

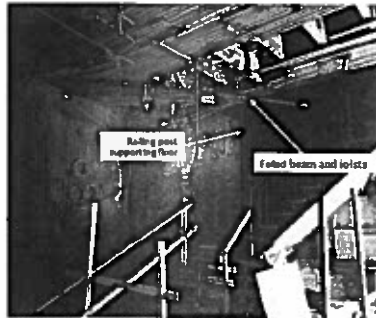


Figure 16: Failed beam and post of 2nd floor stair opening and railing post supporting portion of 2nd floor

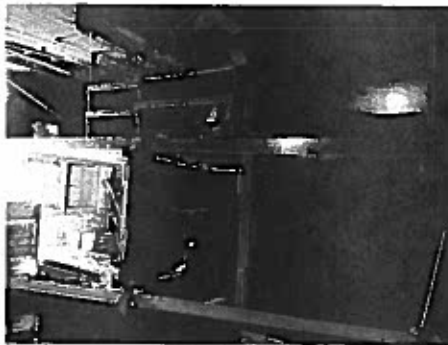


Figure 17: Temporary Mid-Level Platform on 1st Floor



Figure 18: Damaged and missing 1st floor framing