

428-432 Race Street

Proposed renovations and
improvements by
Alpha Genesis



Project Objectives:

- Stabilize and Repair the Building
- Improve Access to the Second Floor
- Improve building systems and infrastructure for the benefit of current and future tenants.
- Improve Second Floor Interior Space.
- Create a gathering space in proximity to the Harriet Tubman Mural, which has become a destination for many visitors to the City.

Stabilizing and Repairing the Building



Stabilizing and Repairing the Building

- The second floor has been disused for decades due to the awkward access to the space.
- Crumbling finishes need to be replaced.
- Structural issues must be addressed
- Major systems require updating
- The Roof needs to be thoroughly inspected and stabilized.
- Floors need to be repaired and reinforced to ensure safe use by the owners and/or tenants.
- Windows and Doors need to be repaired or replaced
- Insulation and other energy efficiency measures need to be updated to ensure cost effective operations for years to come.



Improving Access

- Access to the second floor space is currently via a narrow stairway in the adjacent building.
- This narrow passage connects the two buildings.
- The present arrangement does not conform with current building codes, and without a new access, the second floor can not be occupied.
- There are two options to improve this:

Exterior Stairway Addition

- There is presently no access to the second floor within the footprint of the property.
- Access has been made available through the adjacent Harriet Tubman Organization museum at 426 Race Street.
- Project will require an easement from the city to use 6' to 8' of the public way next to the building, and approval by the city's Historic Preservation District Commission.
- Project will help the second floor be more code compliant and accessible with a new wider staircase, and an elevator.

Convert Existing Leasable Space



- The narrow unit at 428 Race could be converted from leasable space into a lobby and stairway.
- Advantage: Access could be created within the footprint of the building.
- Disadvantage: Loss of revenue producing space which is currently obligated under a three year lease, which would significantly delay any conversion of the space, or add substantially to the cost.

Existing Conditions



Proposed Addition



View from Cannery Way



Stairway and Elevator

- In order to meet current building codes, the staircase must extend a minimum of 17 treads and be a minimum of 39” wide, with hand rails on both sides.
- Ideally, a three foot landing would be included about halfway up.
- The elevator would have to be sized to meet the minimum accessibility requirements of the Americans with Disabilities Act in order for the second floor to be considered fully accessible.

The Addition



Exterior Finishes

- At the side of the building, and retaining the existing landscaping, the addition will have minimal impact on the streetscape of Race Street.
- Finishes will be complementary to the original brick, but not an attempt to “copy” it. We are planning a simple painted metal siding to give the addition a traditional industrial look, but repeating the existing window pattern to reflect the original building in our design.
- New roofing will be of galvanized corrugated metal, to reinforce the industrial appearance of the addition, and to provide a modest nod to the City’s canning house traditions, for which Cannery Way is named.
- Including the primary entries to the second floor business, the addition will become a part of the foot traffic that exists as visitors and residents alike pass through the area to visit the Tubman Mural.

Improve Building Systems and Infrastructure

- Update electrical and HVAC systems to improve energy efficiency and to bring the building into compliance with current building codes.
- Improve the insulation values of the walls, floors and ceilings, and to provide for modern windows and doors to reduce the cost of operating the building.
- Update fixtures and systems throughout the building.

Prepare the 2nd Floor for Occupancy



Prepare the 2nd Floor

- All plaster and lathe to be demolished and removed
- Identify structural repairs needed once framing is exposed.
- Stabilize floor system to repair years of settling and other damage
- Prepare space for a more functional floor plan
- Update bathroom(s) and Catering Kitchen to enable the organization to host gatherings.
- Install new insulation, drywall and trims to finish the space.

New Interior Workspace

- Flexible floor plan utilizing moving partitions and sliding glass doors



New Interior Work Space

- New bath and catering kitchen
- New lobby with stairs and elevator



New Exterior Space
(Part of Exterior Work funded By Legislative Bond)

Create a space to enjoy the new Mural



New Exterior Space Roof top decks



New Exterior Space
with a great vantage point to enjoy concerts and other
activities at the Harriet Tubman Mural below.
(Deck part of exterior work funded by Legislative Bond)

