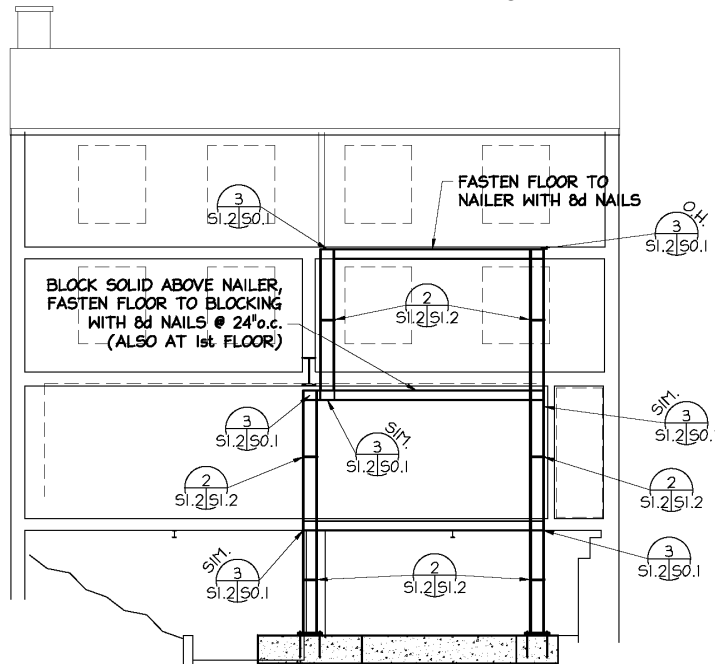


Modern mechanical systems and elevator access were added to a group of unused warehouses to create medical office space, while restoring the facade on Cameron Street (photograph below) to the point in history when Snapp Foundry used the building, parts of which date to 1890. Located next to Our Health Phase I, the space brings a variety of community agencies together, connecting clients to possible assistance. This project was made possible by historic tax credits and is built to LEED Silver standards.

There were no drawings of the existing construction, so member sizes and material grades were determined by survey, which required selective demolition of existing finishes. Little thought was given to drifting snow when these buildings were constructed, so much of the roof framing required reinforcement. The existing building also had no specific system for resisting lateral forces caused by wind or earthquakes. To meet current building codes, new bracing was selected to balance architectural needs with construction cost. One of the construction details for new lateral bracing is shown here.



Our Health Phase II - Community Services Building

Location: Winchester, VA

Architect: SFCS Inc. of
Roanoke, Virginia

Completion Date: June 2010

Construction Cost: \$7 M

Area: 38,000 ft² divided
among three tenants:

10 Baker Street - County
Health Department

24 Baker Street - Social
Services Department

411 North Cameron Street -
Foster Family Division

Floor & Roof Systems:

original wood joists and
steel beams reinforced
where deficient

Lateral System: mixture of
steel frames, braced
frames, and shear walls
with horizontal X-bracing
collector elements

