

NIBS/VA HISTORIC PRESERVATION REUSE INITIATIVE
 BEST PRACTICES CASE STUDY - LYONS, NEW JERSEY BUILDING 53
 ENHANCED USE LEASE - RESIDENTIAL PROGRAM



Existing Building Characteristics

- VISN: 2
- Station: Lyons
- Building Number: 53
- Floor Area by Level ¹: 19,900 SF (approx)
- Gross Building Area ¹: 79,400 SF (approx)
- Number of Floors: 3 + basement
- Year Constructed: 1940
- Original Use: 180 Bed Acute Psych
- Vacant prior to renovation: yes
- Structural System: Concrete Pan Joist
- Main Corridor Width: 8 ft. clear

Current Use Information

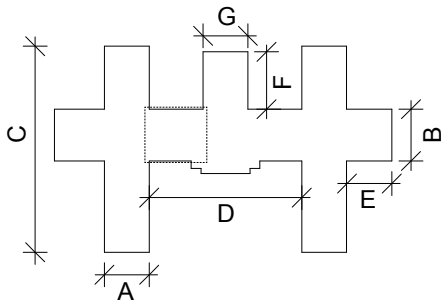
- Addition Area: 3225 GSF (vertical circulation)
- Current Use: Hope for Veterans
Transitional Housing Program
- Developer: Community Hope
- Year of Renovation: 2004
- Type of Renovation: Enhanced Use Lease



¹: Source: Capital Asset Inventory (CAI) database

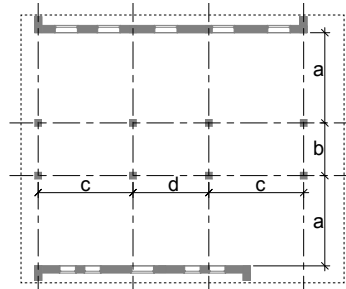
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EXISTING BUILDING DIMENSIONS



Building Layout

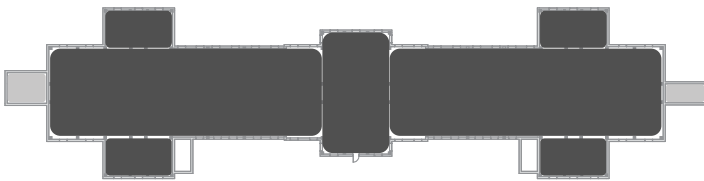
- A = 37' - 0"
- B = 50' - 0"
- C = 88' - 0"
- D = 187' - 0"
- E = 29' - 0"
- F = 7' - 6"
- G = 37' - 0"



Structural Layout

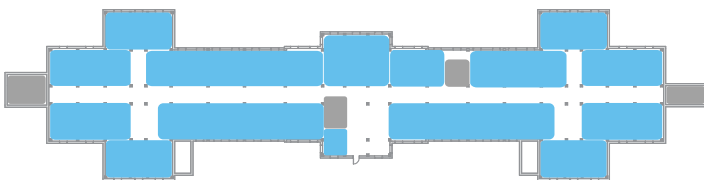
- a = 18' - 6"
- b = 9' - 4"
- c = 19' - 2"
- d = 21' - 0"

ADAPTIVE REUSE DIAGRAMS



- ORIGINAL BUILDING INTERIOR
- NEW ADDITION

1ST FLOOR CURRENT USES



- DOMICILIARY
- VERTICAL CIRCULATION

RENOVATED 3-FLOOR PROGRAM INCLUDES:

95 BEDS

~38 BEDS PER FULL LEVEL