



**Cony Flatiron Assessment**  
**5 September, 2007**

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**BARBĀ+WHEELOCK**

Architecture, Preservation + Design  
500 Congress Street  
Portland, Maine 04101

Nancy Barba, Principal-in-Charge

**Summary of Observations  
Historic Building Fabric  
Cony “Flatiron” Building  
Augusta, Maine  
5 September, 2007**

**INTRODUCTION**

This report summarizes observations made of the Cony High School, aka the Flatiron Building, in Augusta, Maine. Margaret Gaertner, Director of Preservation Services for Barba + Wheelock Architecture, Preservation + Design visited the site on April 13, 2007 to examine the building and compile the information contained in this summary. Team members Frank O’Hara from Planning Decisions, Matthew Miller and Paul Becker from Becker Structural Engineering, and Nancy Barba, Ewa Kozlowski-Buteau and Gretchen Boulos from Barba + Wheelock also participated in the walk-through.

Cony High School stands on Cony Circle at the junction of Cony and Stone Streets in Augusta, Maine. Built in 1926-1930, it was designed by the architectural firm Bunker & Savage, also of Augusta. A later, ca. 1963 addition to the east was not included in this study. This survey of existing conditions in the historic (1926) portion of the building is based solely on a visual examination of the building exterior and limited interior areas. No openings were made to reveal concealed conditions, no systems were tested, and no materials analyses were conducted. The upper roof was not accessible during the visit. Topics addressed in this report will require more thorough study both individually and as part of a broader context. All current photographs were taken by Barba + Wheelock.



*An early postcard showing the Cony High School. Visible at the left is part of the 1881 Cony Free High School building.*



*The Cony High School today. Note that windows have been removed and the openings filled in with brick.*

## MILESTONES

1881	Cony Free High School built on site of former Cony Female Academy, which was to the east of the present Flatiron building
1909	Wings added to the 1880 building
1926-1930	Cony High School “Flatiron” building built, incorporating portions of the 1909 additions to the 1881 building
1932	Auditorium, a.k.a. “Alumni Hall,” completed
1937	1881 building demolished
1963-66	Addition built to rear (east) of Flatiron building
1984	Major alterations made (described more completely below)
Sept. 29, 1988	Building listed on National Register of Historic Places
2006	New Cony High School opened; Flatiron building abandoned



*The front of the building is on the point of the “flatiron” and faces east towards a traffic circle.*

The three-story Cony Flatiron Building is triangular in plan. The front façade – the “point” of the Flatiron – includes the main entrance and faces (roughly) west towards the rotary that forms the intersection of Cony, Stone and Bangor Streets. The two primary facades face north to Cony Street and southwest to Stone Street. At the rear of the building, two secondary facades form an obtuse angle and face (roughly) east towards a parking lot and the 1963 addition. The roof over the rear of the building is raised to accommodate the height of the Auditorium balcony and stage.

The Cony Flatiron has 12” thick brick masonry walls on poured concrete foundations; the first floor is a poured concrete slab. Wood framing members (joists, rafters) support the upper floors and the roof. The poured concrete foundations extend to the bottom of the first floor window sills, forming a water table. Upper story sills and decorative ornaments are cast stone. The flat roof is finished with a membrane and concealed behind a brick parapet; a pressed metal cornice embellishes the primary elevations.

Original architect’s drawings of the building survive; they clearly show the previous, late-nineteenth centu-



*Photograph of the rear of the Flatiron Building showing the connecting enclosed bridge that leads to the 1963 addition, far right.*



*Decorative, cast stone panels embellish the facades of the Flatiron Building. All of the original wood window sash were replaced with insulated, aluminum window units in 1984.*

ry high school which stood behind (east of) the extant Cony High School. The plans suggest portions of a 1909 addition to the 1881 structure were incorporated into the new high school building in 1926; it is not clear of any of this fabric remains today.

## **EXTERIOR**

The primary (north and southwest) sides of the building are each divided into three bays; the brick piers between the bays are articulated with “stripes” of headers. Originally each bay had nine windows openings, each opening had 9/9, wood sash. Many of the openings were filled in with brick in 1984; the remaining openings have aluminum sash with false mullions. From a distance the upper walls of the auditorium are visible. Once finished with asbestos shingles, it is now clad in metal.

The front of the building and the main entrance were in the “point” of the flat iron. This façade is embellished with panels and engaged columns of cast stone that imitate limestone. Above the cornice, two cast stone scrolls flank a large clock, forming a sort of pediment.

The rear of the building once has large, arched topped window openings; the windows were removed and the openings filled in in 1984 leaving these facades nearly blank.

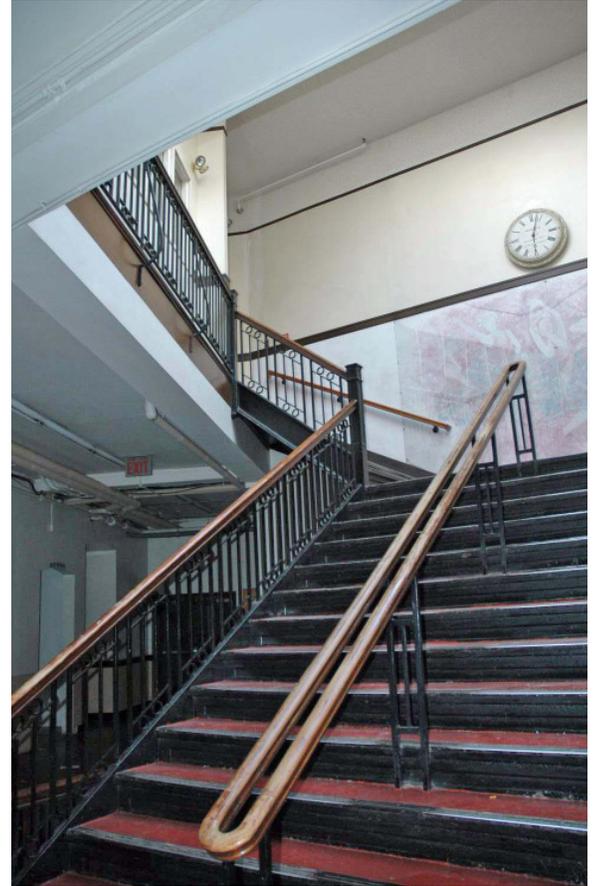
## **INTERIOR**

Triangular in plan, the first three floors typically have classrooms or offices at the perimeter and large spaces such as the gym, lunch room and theater at the center. On the third floor, the center is occupied by an auditorium, formerly known as “Alumni Hall.” This division – smaller, daylit spaces at the perimeter and larger, enclosed gathering spaces at the core – contributes to the character of the building. The long, wide (9'-0” typ.) corridors and high ceilings (12'-0”, typ.) that add to the sense of place.

On the first floor corridor walls between the perimeter classrooms and central common spaces are brick bearing walls. On the upper floors, the corridor walls are wood stud bearing walls. The removal or relocation of these structural elements would be

expensive and also compromise the sense of place. The interior of the central volume (except on the third floor) is more flexible/easily modified.

The interior finishes of the Cony Flatiron are typically simple and utilitarian. Some walls were finished with painted plaster on metal lath, while some were simply brick. Millwork was simple, stained and varnished wood trim. Plain casings are topped with architraves with a molding at the top; complementary millwork was used to trim slate chalkboards. Doors were plain, flush wood doors (no panels), also stained and varnished; some had transoms with a single pane of wired, textured glass. Classroom were provided with closets for storage and wardrobes with coat hooks; wardrobe doors were hung on interesting pivoting hinges that allowed the doors to swing back into the closets. Throughout the building the floors are a high quality, tongue and groove wood flooring with a stained and clear coated finish; the floors are typically in excellent condition.



Significant spaces – the stair hall, the Auditorium – survive largely intact. The dramatic, skylight-lit Stair Hall retains its open stair on two floors, with an iron balustrade and



*Coat rack and hat shelves like this one were installed in the classroom closets. A shaft above the metal grille provided ventilation.*



*Original pivoting hinges remain in a few of the classroom closets.*

wood handrail twisting up to the third floor. On the third floor, the open stair was enclosed, presumably to achieve fire rating. The plaque on the landing is a souvenir of the 1881 building.

Perhaps the most beloved space in Cony High School is the third floor Auditorium. The auditorium was furnished using funds donated by Alumni and thus was known as “Alumni Hall.” The plaster cornice and panels on the walls are decorative features not found in other spaces in the building.



*The balcony in the third floor auditorium retains risers for the since-removed fixed seating. Also visible is the wall of the projection booth and the infilled arched openings which once held windows.*

Another interesting features of the 1926 building was a gallery on the second floor that offered tiered seating to watch the events in the gym below. At a later date, perhaps when the 1963 addition was constructed, a wall was inserted to divide the gallery from the gym, new steps were constructed to accommodate chairs, and the former gallery space became a band room. The original tiered “bleacher” seating remains in place under the current platforms.

A concrete vault with concrete walls extends through all three floors. Although less significant than the auditorium and not as visually interesting as the stair hall, it is mentioned as its removal would require extensive reframing and added costs.

### **CURRENT CONDITIONS**

Many changes have been made to the exterior and interior of the building since its completion in 1930. Some alterations, such as the abandonment of the Auditorium balcony and (possibly) the enclosure of the gallery over the gym, were made in 1963. The most major changes appear to have been made in 1984. Some of the 1984 work such as the construction of a ramp on the ground floor and the addition of an elevator to the rear of the building can be considered to be positive additions as they make the building more functional without compromising historic fabric and aesthetics. Others, such as the sealing of the auditorium balcony and the installation of replacement windows, seem less positive. Many of the alterations are listed below, as their restoration may offer opportunities to address contemporary concerns. Of course, any

restoration work must be incorporated into a comprehensive approach so as not create a combination of building elements and appearances that never existed historically.

**Unknown date:**

- Removal of skylight and laylights over the Auditorium.

*Date unknown. This skylight is not shown on 1984 drawings, suggesting it had already been removed by that time. It may have been removed when the balcony was abandoned in 1963.*

- Wall inserted between gym and gallery above it, to create the extant band room.

*Date unknown. The gallery and gym already had a wall between them in 1984. If a new gym was included in the 1963 addition, that might indicate when the gym became a shop and the wall was inserted.*

- Louvers installed on building exterior. The architect's plans indicate the third floor louvers were added in 1984 for the unit ventilators; it is not clear when the other louvers were installed. Louvers weren't shown on the original Bunker & Savage drawings.
- Acoustical ceiling treatment on ceilings. It is not clear if this was done for sound proofing/acoustics or damage concealment.

**1963 Alterations:**

The extent of work within the Flatiron Building in 1963 is not known; we recommend studying any surviving plans for the addition as it is likely some work was also carried out within the Flatiron Building at that time as functions were relocated to the addition. It is likely the Auditorium balcony was abandoned at this time.



*The rear of the building. The wall steps up to accommodate the balcony and ceiling of the Auditorium. The large, arch-topped windows were removed and the openings infilled with brick in 1984.*

### 1984 Alterations:

- The skylight over the main staircase was replaced.
- The third floor stairwell was enclosed.
- The elevator was added/constructed.
- Many corridor doors were removed and replaced either to improve fire safety or perhaps for aesthetics/maintenance ease.
- Many of the doors on the third floor were replaced.
- Columns were added at the stair
- Stairs removed, ramp installed in ground floor corridor, north side.
- Windows replaced or removed altogether.

*All the existing, 9/9 wood window sash were removed. Some were replaced with new aluminum window units, but many openings were filled in with brick. The aluminum replacement windows have false muntins sandwiched between two panes of glazing; they appear to have been improperly fabricated and many of the muntins are now crooked. The replacement brickwork is a close match, although the individual bricks do not have the weathered, aged appearance of the originals. The use of a rough sand aggregated indicates that an attempt was made to match the mortar as well.*

The National Register Nomination Form, written in 1988, states the third floor of the Flatiron Building was no longer occupied; it was only used for storage.



*Steel columns were added to the stair hall in 1984.*



*Original Auditorium doors, trim and hardware survive in the balcony. Also note the early (possibly original) paint scheme and raised panels on the adjacent wall.*



*This water damage in the plaster ceiling of the Auditorium was likely the result of a roof leak.*



*Water runoff from the cast stone sills has left staining on adjacent brickwork.*



*Vegetation should be removed from the building exterior.*

## CONDITION PROBLEMS

In general, the building is in very good condition. Some minor maintenance issues – removal of vegetation (vines) growing on the building, routine painting – require attention. However, overall the building appears to be sound, with not major signs of water infiltration or settlement. The following issues should be addressed:

- Clean, repair exterior masonry. The brick masonry requires cleaning, and some repointing. Bricks are in good condition so a water repellent is not recommended.
- Repair cast stone, concrete sills. Weathering has left aggregate visible on these surfaces. The pitted surfaces will collect water, further accelerating deterioration.
- Paint rusting lintels over windows.
- Repair to plaster ceiling above auditorium. Water damage was most likely from a roof leak (confirm before repairing plaster).
- Repair damaged plaster.
- Remove vines from exterior.



*Most of the original doors have been removed from the building; these doors are a rare survivor.*



*This classroom retains original slate chalk boards and their trim; a wood chair rail and baseboard; and an original door and frame.*

## **SURVIVING AND CHARACTER DEFINING HISTORIC FEATURES**

Following are some of the character defining features and spaces that should be retained and incorporated as discussions regarding and plans for the reuse evolve:

**Corridors:** The long perimeter corridors divide the smaller, day-lit classrooms from the larger gathering spaces in the core of the building.

**Stair Hall:** The skylit stair hall was the dramatic entrance for the original building. The plaque is a homage to patron Daniel Cony and the earlier buildings on the site.

**The Auditorium:** Although some features have been removed (entry doors, first floor seating) and other alterations made (removal of the skylight) the space retains its original volume and configuration and many original features such as the stage and its footlights; the dressing rooms; the stenciling at the proscenium; the ceiling-mounted light fixtures in the balcony; and the balcony railings. Especially interesting is the (likely) original paint treatments that survive in the abandoned balcony space.

**Classroom Features:** Many of the classroom retain original features such as slate blackboards framed in and wood moldings; coat closets; wood chair rails and baseboards; wood floors; and some original interior doors.

**Commemorative Fountain:** site element on north side of building.

## **Cony Flatiron Building**

### **Augusta, ME**

10 May 2007

#### **Building Code Analysis, General**

*Applicable IBC 2006 and NFPA 101 2003 codes.*

CEO comments are taken from a phone call between Richard Dolby, Augusta CEO and Nancy Barba, dated March 12, 2007 and a memo by Richard Dolby dated March 12, 2007

##### Gross Areas (+/-)

Ground Floor	23,000 s.f
Second Floor	21,500 s.f.
Third Floor	21,500 s.f.
Auditorium Balcony	3,000 s.f.
Total	69,000 s.f.

The 3 story existing building is comprised of two major occupancies – educational and assembly. The existing construction type according to the Code Enforcement Official is Type III 200, with full sprinkler system and fire alarm system. The existing construction assemblies would require significant fire resisting materials assemblies upgrades to allow former auditorium and balcony to function as an assembly area. In addition, the NFPA 101 2003 would require providing 2 means of egress from balcony for 200 persons occupant load (this could be achieved by adding back egress stairs to the balcony) and to provide 3 exits from auditorium itself to serve 400 persons occupant load. This would effect egress capacity L.E.D. (Level of Exit Discharge) as it descends to the lower levels.

The building will be designed and reviewed as a Mixed Use Occupancy of Business/ Mercantile with certain spaces classified as Assembly occupancy using capacity factors listed below.

##### Capacity Factors:

Business – 100 s.f./person

Mercantile (ground/upper level) 40 s.f./person

Assembly (less concentrated use) 15 s.f./person

#### **ADA Analysis, General**

*Applicable ADA Accessibility Guidelines codes:*

Alterations to historic properties must comply with the historic provisions of ADAAG 4.1.7 Accessible Buildings: Historic Preservation, pp. 13 and 14, to the maximum extent feasible and Maine Human Rights Act codes.

Although existing building has been partially upgraded to the ADA standards a full ADA assessment should be performed. Most likely, more upgrades and modifications will need to be done to comply with the Federal and State ADA requirements. Alterations to historic properties must comply with the historic provisions of ADAAG 4.1.7.

##### Summary of key access issues:

All public spaces, door sizes, clearances and door closers, toilets and plumbing fixtures and bathroom accessories need to be evaluated and corrected as necessary, that also includes internal building level changes i.e. ramps, lifts and elevators. Other ADA related work needs to be addressed like visual alarms and interior signage.

Designated disability parking and accessible route shall be provided, and building main entrance should be fully accessible.

May 9, 2007

Ms. Nancy Barba  
Barba + Wheelock  
Architecture, Preservation & Design  
500 Congress Street  
Portland, ME 04101

CONY FLATIRON RE-USE  
AUGUSTA, MAINE

Dear Nancy,

Based on your authorization, we have conducted an evaluation of the existing structure of the Cony Flatiron Building in Augusta, Maine. The purpose of this evaluation was to determine the suitability of the structure for a proposed change of use from a school building to a mixed use building containing retail, office, and possible residential spaces. Our findings are based on a review of existing conditions which were visible and accessible during a site visit on April 6<sup>th</sup>, 2007 and review of existing drawings provided by your office. Drawing review included design drawings from the original construction dated 1926 and renovation drawings from 1984.

#### **DESCRIPTION OF STRUCTURE**

The original existing structure is primarily a wood framed building with load-bearing brick exterior walls. Interior walls are either load-bearing brick or wood bearing walls. Steel beams and columns were used where required to provide long clear spans over the original gymnasium, below the auditorium, and at other isolated areas as required by the original design. The primary floor framing consists of 2x12 Douglas Fir joists at 12 inches on center spanning approximately 24 feet 9 inches at the classrooms and 2x8 Spruce joists at 16 inches on center spanning approximately 9 feet 7 inches at the corridors. The floor below the auditorium consists of 2x14 Douglas Fir joists at 12 inches on center spanning approximately 23 foot 6 inches between structural steel beams. Isolated areas were framed with 2x10 Douglas Fir or Spruce joists depending on the span between supports. The roof structure primarily consists of 2x12 Douglas Fir rafters spanning approximately 24 feet 9 inches. Isolated areas were framed with 2x10 or 2x8 spruce rafters. The foundations are cast-in-place conventional shallow footings and frost walls.

Drawings for the renovation to the structure in 1984 indicated the renovation of the skylight at the roof over the main staircase, the strengthening of a large portion of the existing roof, and a small elevator and elevator machine room addition.

#### **OBSERVATIONS**

Our walkthrough evaluation of the existing building indicated that the building is in good condition, and the overall construction appeared to be of high quality. No major structural concerns were observed during the walkthrough; however isolated areas of distress were noted.

The roof was snow covered during our site visit; therefore a thorough review of the roof could not be completed. One area of concern noted on the lower roof level was an area of standing water adjacent to a roof top mechanical unit below a scupper from the high roof. It is unclear whether this was due to inadequate drainage, or whether the flow to a roof drain was obstructed by the snow.

Loose mortar was noted on the rear elevation in the vicinity of a low roof. It appears the mortar was impacted by an old flashing line which was removed and never repaired.

The floor/ceiling assembly appeared to be in good condition. Where visible, the existing wood structure appeared to be in very good condition and of good quality. Isolated areas of water stains, cracked plaster, and peeled paint were noted on the ceiling. Several areas where the hardwood floors had bulged were also noted. These conditions appear to be attributed to water leaks associated with the unit ventilators.

The interior masonry walls appeared to be in good condition. Cracking was noted at several locations of the interior walls. Previous repair work was also noted at isolated areas.

The exterior brick walls appeared to be in good condition; however the walls were starting to show signs of distress including failed mortar joints and failed sealants between masonry and the windows. Broken and spalled bricks were also noted. A large area on the south-west elevation was overgrown with vines. Many of the original windows were infilled with a brick veneer with stud backup during the 1984 renovation. The brick veneer appeared to be in good condition, although existing loose lintels built into the masonry were beginning to corrode, causing some masonry distress. Additionally, cast stone lintels, banding, and entry elements had isolated areas of cracking, failed mortar joints, and failed sealants at joints.

#### ENGINEERING REVIEW

We reviewed the allowable live load capacity of the typical roof and floor framing members. This review was based on information provided on the original framing drawings and material strengths that are appropriate to the original date of construction and our opinion of the material quality. The live load capacity was determined by calculating the total allowable load and subtracting the current dead loads. The following table summarizes the allowable live load capacity of the typical framing members:

Location	Member Size and Species	Span Length	Live Load Capacity (psf)
Roof	2x12 Douglas Fir at 12" oc	24'-9"	55
Typical Elevated Floor	2x12 Douglas Fir at 12" oc	24'-9"	45
Corridor	2x8 Spruce at 16" oc	9'-7"	86
Music Room	2x10 Douglas Fir at 16" oc	20'-0"	32
Auditorium	2x14 Douglas Fir at 12" oc	23'-6"	80

In addition to the floor framing capacity the 12 inch square brick piers between the windows were reviewed based on the proposed loading after the re-use. This review included the effects of gravity loads causing compression in the piers and bending due to wind loads. The lower level piers are adequate to support the proposed loads; however, the upper level piers may require reinforcing. The reason these upper level piers require reinforcing is that the amount of dead load on these piers is inadequate to counteract the tension caused by the wind load.

At the time which the original structure was designed, seismic forces did not need to be considered. Since then, there have been many updates and changes to the building codes including provisions for seismic design. Based on the location of the building, and assumptions made during our evaluation, this structure is categorized as a building of moderate seismic risk.

The existing lateral load resisting system is a combination of wood shear walls and unreinforced masonry shear walls. These shear walls are generally located along the corridor walls and exterior walls of the building.

## RECOMMENDATIONS AND CONCLUSIONS

The proposed change in use of the Cony High School Flatiron Building includes retail spaces on the first floor and office space on the upper two floors. Based on the walk through observations and existing drawing review, we feel that the proposed re-use of the existing building is feasible; however additional review and structural modifications are necessary.

The required live loads for the new use according to the 2003 International Building Code are:

Roof (Snow):	56 pounds per square foot (psf) + drifting
Offices (Business):	70 psf (50psf + 20psf for partitions)
Retail (Mercantile):	100 psf
Corridors (First Floor):	100 psf
Corridors (Second and Third Floors):	80 psf
Assembly (Fixed Seats):	60 psf
Residential:	40 psf

The existing capacity of the roof under typical snow loads appear to be adequate to support the code required snow load. However areas of drifting snow may require reinforcement. Drifting snow is a localized increase in the accumulation of snow due to a difference in roof elevations. Reinforcement of the roof structure was designed for the in the 1984 renovation. Additional field review may be required to determine if the roof reinforcement was installed or if it is adequate for current code requirements. If the existing roof system is not modified, additional reinforcing may not be required. Modifications that may require additional review and reinforcing of the roof would include increasing the R-value of the system or the addition of new air handling equipment or other roof mounted HVAC equipment.

The existing live load capacity of the Second and Third floors varies between approximately 30 psf and 80 psf. Where the capacity of the existing floors is less than 70 psf, the floor will require additional structure to increase the capacity. This can be accomplished with the addition of new joists adjacent to the existing joists or with the addition of a new line of support, reducing the span of the existing joists. There are several areas with sloping floor members that will need to be removed and replaced if a level floor is desired.

In general the water damage noted on the floors and ceiling appeared to be from isolated plumbing leaks, additional review of these areas should be completed to confirm this assumption. Repairs to these areas will primarily be cosmetic.

In addition to the structural reinforcing of the floors, the brick piers between the third floor and the roof may require reinforcing. One possible method would be to fasten a structural steel member to the inside face of each pier.

A repair program for the exterior masonry is also warranted. This repair program should include repointing mortar joints, removal and replacement of failed sealants, replacement of damaged bricks, removal of vines, and repairs of cracks, both in bricks and the cast stone. A detailed review of the exterior façade should be performed to determine the extent of this repair.

Since the building is preliminarily categorized as a building of moderate seismic risk the potential for seismic upgrades must be considered in developing the alteration program. In this category of building, unreinforced masonry shear walls are not allowed to resist lateral forces from seismic loads, however, according to Chapter 34, Existing Structures, of the 2003 International Building Code, alterations may be completed without a seismic upgrade if the loads on any structural element are not increased by more than 5 percent. Additionally, the strength of the existing structural elements cannot be decreased to less than required by the current building code.

In order to avoid a seismic upgrade, major modifications to the existing structure should be avoided. This would include minimizing the number and size of new openings in the existing walls and floors. If significant new openings cannot be avoided in existing elements, provisions should be made to improve the lateral load resisting system of the building.

A number of openings from the original design were in-filled during the 1984 renovation. It may be possible to re-open these openings with out the need for seismic reinforcing; however additional review will be required.

Depending on the actual sub-surface conditions on the site it may be possible to re-classify the building into a lower seismic risk category. This may allow for more flexibility in the alterations and may minimize the requirements for seismic upgrades. In order to determine the actual sub-surface conditions a Geotechnical Engineer can be retained to determine the Site Class for the building. This Site Class would be used to more accurately determine the Seismic Design Category of the structure.

#### SUMMARY

The existing Cony Flatiron Building is in good condition with minor areas of distress, and is a good candidate for the proposed change of use.

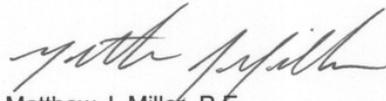
In order to accommodate the proposed change of use, structural modification to the floor framing will need to be completed. Roof framing and lateral load system improvements may also be required. The extent of the structural modifications will depend on the final configuration and use of the floor space.

Additionally, a proactive repair program should be prepared for the exterior masonry. To determine the extent of masonry repairs a comprehensive review of the existing masonry conditions should be completed.

If you have any questions regarding this letter, please feel free to contact me at (207) 879-1838.

Sincerely,

BECKER STRUCTURAL ENGINEERS, INC.



Matthew J. Miller, P.E.  
Project Engineer



## Summary of Existing and Required Live Loads for Proposed Uses

Use	Req'd. live load as per IBC (p.s.f.)	Exist. live load typ. upper floor room <sup>1</sup> (p.s.f.)	Exist. live load upper floor corridors <sup>1</sup> (p.s.f.)	Compliant?
Retail	100	45		<b>NO</b>
Offices	70 (50 p.s.f. + 20 p.s.f. for partitions)	45		<b>???</b> <b>(w/restrictions)</b>
Corridors –Public Use 2nd/3rd Floor	80		86	<b>YES</b>
Residential	40	45		<b>YES</b>
Corridors - Residential 2nd/3rd Floor	40		86	<b>YES</b>

1. The first floor is slab on grade and thus accommodates nearly any use.
2. Fixed Seat Assembly requires 60 p.s.f.; existing framing is 80 p.s.f. – so the existing framing is more than adequate.
3. Existing framing in halls and corridors is adequate for Educational use.
4. The music room (existing at 32 p.s.f.) will require reinforcement no matter what use is chosen.

## Summary of Parking Requirements

Parking Required By Code	SCENARIOS "A," "B," & "C"		
	Based on Net S.F.	Current Spaces	Deficit
First Floor (Commercial)	56	98 on site 42 shared	
Second Floor (Commercial or Educational)	56		
Theater Support Space	26		
Theater	216		
<b>Total Required Spaces</b>	354	140 total	214

\*Perhaps there will be give and take in a review process to redefine the area requirements based on usable or net space as this would more accurately reflect use (especially with Cony Flatiron Building's wide corridors.)

\*Arrangements with Hannaford for further use of their parking lot based on time of day and patterns of use could possibly be made to accommodate for some parking deficit.

# **Cony Flatiron Building Visioning Session**

*Augusta Civic Center, Thursday January 25. 26 panelists participating.*

## **Hopes**

### **Civic Pride and Heritage**

- Make a major high-impact statement about the City
- Create Community Pride (Catalyst)
- Maintain connection to Cony, Daniel
- Provide hope
- Serve as an inspiration
- Honor the Cony Name and City heritage
- Historical Preservation of exterior and allow it to Maintain its historic presence

### **Tax and Fiscal**

- Impact property values
- Bring back Cultural Arts
- Self-supporting
- Tax Revenue
- Economic Development tool
- The building becomes self-sustaining
- Creative economy focal point

### **Cultural**

- Educate youth to appreciate classics
- Play the Opera of Hansel and Gretel
- Support Culture
- Support for Performing Arts
- Bring Culture to City
- Revitalize the Arts
- Fills in the void in the Cultural vacuum

### **Improving the Neighborhood**

- Change the 20 north East façade on Cony Street to Entice appropriate Development
- Rotary
- Anchor for Neighborhood
- Improve housing in the surrounding area
- Create a sense of in-town-Community
- Compliment the neighborhood
- Quality of place and space (keep it here)
- Starts redevelopment of downtown

## **Improving the City**

- Hub of the City
- Drawing Card for Community and beyond
- Educate
- Bring Vitality to core of City
- Bring people in
- Centralized City Services (Social Agencies)
- Instill a new identity and sense of place for the city

## **Look**

- Replacing inside walls with glass
- Keep Grand Stairway

## **Fears**

### **Traffic**

- A victim of the traffic circle
- Rotary
- Maine's "Coney Island" rotary stays
- Traffic/lack of parking
- Accessibility

### **Undesirable Uses**

- Elderly Housing
- External Renovation that destroys architectural features
- Fast food/national chains
- Inappropriate signs (neon digital)
- County jail
- Brothel
- Housing
- Supermarket/drug store
- Addition of a floor

### **Lack of Action**

- Abandonment
- Demolition/Neglect
- Razed
- Fall into disrepair
- Destruction
- Nothing happens
- Sold
- Revitalization flops
- Vandals

## **Community Isolation**

- Surrounded by commercial development
- Loss of community value
- Destruction of neighborhood
- Loss of historic integrity
- Loss of auditorium

## **Financial Burden**

- Tax burden
- Money pit
- Financial failure
- Lack of \$\$ to do what we need
- Environmental issues
- Structural issues roof etc

## **Uses**

### **Cultural**

- Cultural arts school connected to higher Ed; UMA Bowdon (our own Julliard School of arts)
- Bring back Augusta Players
- Self support cultural art center
- Performing arts center
- Opera or Dance Company
- Cultural/Artistic center: Art Gallery, Art Studios, Music, Dance
- Develop auditorium for performing arts and events use for smaller venues
- Art museum
- Museum, City Museum, or Art Museum
- Library annex
- Location for 1917 fire apparatus
- Office for AHPC/Augusta Historic Preservation commission
- Day center
- Performing arts center- Maine state museum annex, theatre Kennebec historic society
- Teen Center

### **Commercial**

- Promote Entrepreneurs
- Our own Merrill Auditorium
- Think tank facility, Job training center
- Restaurant gourmet food promote locally grown
- Tourism center
- Business incubator
- Office Space

- Mixed retail – small shops food court
- Café (in entrance area)
- Office Space (1<sup>st</sup> floor)
- Casino
- Brew Pub
- Restaurant/Lounge
- Movie Theatre
- Meeting rooms to rent small up to 20 med 30-50
- Boutiques
- Hair stylist center
- Telecommunications Center/conferencing
- Small businesses
- Coffee house
- Bookstore
- Internet Café/Coffee Shop

### **Residential**

- Housing
- Condos
- Elderly housing

### **Medical**

- Healthcare
- Medical offices

### **Education**

- Classrooms for promoting Cultural Arts
- Offices for school dept
- UMA music Dept
- College Dorm
- Adult Ed Community College
- Superintendent office
- JR. High
- Magnet school
- USM Muskie School
- UMA or KVCC
- Nursing education

### **Government/Nonprofit**

- Space for state archives
- Community meeting/function space
- Eastside branch of library
- Historic preservation center
- Municipal; offices

- Regional Visitor center
- Office space for non-profit, cultural and social organizations
- City archives
- Maine humanities council related businesses
- Social services/agencies

**Guiding Principles**  
**for the Reuse Plan for the Cony flatiron building**

**Revised Oct. 13, 2007**

The following guiding principles are designed to provide a framework for evaluating proposed new uses for the Cony flatiron building. They are based upon the comments made by the public at the first public input meeting on January 25, 2007, and as reviewed by the Flatiron Reuse Committee on February 15, 2007, and presented at the March 1, 2007 Second Public Input Meeting. We invite your comments and suggested revisions.

No value to order	<b><i>GUIDING PRINCIPLES FOR REUSE OF THE CONY FLATIRON BUILDING</i></b>	<b><i>comment or suggested revision</i></b>
1	Make a positive statement about the City of Augusta	What would it look like? Modern, moving ahead, yet preserve the historic character?
2	Honor the building's heritage, historical character, and the Cony name	Don't change the name. Make museum archives on-site. Try to keep educational use alive
3	Improve the quality of life in the immediate neighborhood	Promote urban design principals to make better moves
4	Become a catalyst for economic development in Augusta	How? By being a visible statement, connectivity to downtown
5	Become fiscally self sustaining, though not necessarily profitable	Tax or non-profit
6	Promote the cultural life of the city	
7	Do not worsen the traffic problems of the area	
8	Become an anchor for the neighborhood, a destination	It's a third place. Attracts people to Augusta because of what's going on in this building

9	Adequacy of parking- "Parking has to work."	Public transportation? <ul style="list-style-type: none"><li>• Layer plan</li><li>• Part of mass transit</li></ul>
10	Integrated green space is important	
11	Serve a broad range of people	Disabilities, etc.

# Summary of How the Three Scenarios Meet the Intent of the Guiding Principles for the Reuse Plan

13 October, 2007

<b>CONY FLATIRON BUILDING REUSE</b>	SCENARIO "A"	SCENARIO "B"	SCENARIO "C"
	City Retains Ownership or a Non-Profit working under the City		City Sells to Private Developer
	MAX ARTS	MIX	MAX REVENUE
<b>Principles for Reuse (Public Input Mtg 2)</b>			
Make a positive statement about the City of Augusta	+	+	-
Honor the building's heritage, historical character, and the Cony name	+	+	-
Improve the quality of life in the immediate neighborhood	+	+	+
Become a catalyst for economic development in Augusta	+	+	+
Become fiscally self-sustaining, though not necessarily profitable	O	O	+
Promote the cultural life of the City of Augusta	+	+	O
Do not worsen the existing traffic problems of the area	O	O	O
Become an anchor for the neighborhood, a destination	+	+	O
Adequacy of parking:	-	-	-
Adequacy of parking: "parking has to work"	O	O	O
Serve a broad range of people	+	+	O



**PLANNING  
DECISIONS**

Research & Planning

**Augusta Flatiron Building Reuse Options:  
Market Overview**

**For: The Flatiron Reuse Committee**

**June 4, 2007**

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