

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board

FROM: Betsy Poulin, Deputy City Planner

DATE: December 10, 2020

RE: South Parish Congregational Church Parish House – Bridge Street Stairs

SUMMARY OF REQUEST

Request: The request is for a Historic Preservation Certificate review as per section 300-316.5 of the Augusta Land Use Ordinance. The applicant proposes to replace an existing wooden entry stair on the Bridge Street side of the Parish House. The board will review the change in materials of the handrail and balusters only, as they are changing from wood to a black powder coated aluminum. The wooden treads, risers and deck boards are proposed to be replaced with wood and painted to match the building. Replacement of the wood is a “repair” and is not subject to board review.

Applicant: South Parish Congregational Church

Owner: South Parish Congregational Church

Location: 9 Church Street

Tax Map Number: Map 34, Lot 109

Base Zoning: Institute/Business/Professional District (BP)

Historic Overlay District: Winthrop Street

Contributing Building: Yes

Individually NR Listed: Yes

Planning Board Project: No

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Historic District Review Board with the following items:

1. Historic Preservation Certificate Application
2. Images of Existing Stairs
3. Images of Proposed Stairs

Areas of Concern

1. None.

Code Enforcement Review

1. Code Enforcement notes the railing surrounding the deck must be a minimum of 42" high to provide adequate fall protection and handrails are required on both sides of the stairs.



*View looking east from State Street at the stairway (indicated with arrow).
Picture taken at the establishment of the Winthrop Street Historic District.*

Winthrop Street Historic District

The National Register paperwork states that 9 Church Street is the South Parish Congregational Church and the Parish House was constructed in 1889. Attached are excerpts from:

1. National Register – Winthrop Street Historic District (2001)
2. National Register of Historic Places Inventory Form



Stairway to be replaced.

CRITERIA FOR REVIEW OF A HISTORIC PRESERVATION CERTIFICATE (Section 300-316.5 of the LUO)

Standards of Evaluation (Section 300-316.5.O of the LUO)

The review standards which apply to this application are § 300-316.5.O(2). Reconstruction, renovation and alteration.

- (a) Except as specified in Subsection L (*Activities not requiring an historic preservation certificate*), a structure designated as an historic landmark or site or a structure located in

a designated historic district, or related structures or improvements, such as walls, fences, lights fixtures, steps, or paving located in a designated historic district, shall not be altered, and no historic preservation certificate shall be issued for such actions unless these actions will preserve or enhance the historical and architectural character of the structure, and are visually compatible with the viewscape.

Staff Review: The change from lattice wood to black painted aluminum is not visually incompatible with the viewscape.

- (b) Every reasonable effort shall be made to use a property for its originally intended purpose or to provide compatible use for a property that requires minimal alteration to the character-defining features of the structure or site and its environment. When NFPA Life Safety 101 Code modifications subject to the Historic District Ordinance are made to a structure, every effort shall be made to accommodate the standards of the Historic District Ordinance while meeting the NFPA Life Safety 101 Code requirements. The Board shall review the cost of complying with the NFPA Life Safety 101 Codes and determine that the changes made have the least impact possible on the historic characteristics of the structure, while still enabling the building to generate a reasonable return to the owner. In cases where the originally intended purpose of the structure has been modified over time, those changes shall be considered during the Board review of the application.

Not applicable.

- (c) Rehabilitation work shall not destroy or displace the distinguishing features or character of a structure and setting. Distinctive stylistic features that characterize historic structures shall be preserved wherever possible.

Staff Review: The existing wooden stairway does not have any stylistic features to be preserved and no distinguishing features of character of the parish hall will be impacted.

- (d) All structures and sites shall be recognized as products of their own time. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.

Not applicable.

- (e) Changes that may have taken place in the course of time are evidence of the history and development of a structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. Features not original to the structure that have not acquired their own significance are deemed noncontributing and, therefore, can be replaced according to standards under Subsection O(2)(g) or (j).

Staff Review: The stairway is not original to the structure and staff is of the opinion that it is non-contributing.



Stairway on southern side of the Parish Hall, replaced in 2019.

- (f) Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site shall be treated with sensitivity.

Staff Review: No distinctive stylistic features will be impacted by the project.

- (g) Deteriorated architectural features of structures, or settings, shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other structures.

Staff Review: The existing wooden stairway is not considered contributing to the structure, therefore repair in kind is not considered to be necessary.

- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building materials shall not be undertaken.

Not applicable.

- (i) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Not applicable.

- (j) Contemporary design for alterations and additions to existing properties is permitted when it does not destroy significant historical, architectural or cultural material, and the design is compatible with the size, scale, material, and character of the property, neighborhood or environment. In particular, modern energy systems and their features (solar panels, heat pumps, etc.) shall be allowed to be incorporated into properties with an effort to make them fit into the character of the property and neighborhood as best as possible.

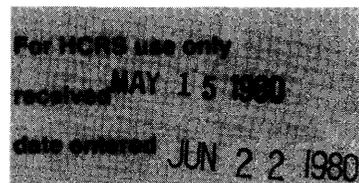
Staff Review: The proposed aluminum painted guardrails and handrails will not destroy significant historical, architectural or cultural material and the design is compatible with the size, scale, material and character of the property, neighborhood and environment.

- (k) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Not applicable.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic South Parish Congregational Church and Parish House

and/or common

2. Location

street & number Church Street _____ not for publication

city, town Augusta, _____ vicinity of _____ congressional district First

state Maine code 23 county Kennebec code 011

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other:

4. Owner of Property

name South Parish Congregational Church

street & number Church Street

city, town Augusta, _____ vicinity of _____ state Maine 04330

5. Location of Legal Description

courthouse, registry of deeds, etc. Kennebec County Registry of Deeds

street & number

city, town Augusta, _____ state Maine

6. Representation in Existing Surveys

title _____ has this property been determined eligible? yes no

date _____ federal state county local

depository for survey records

city, town _____ state _____

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The South Parish Congregational Church and Parish House is an impressive architectural complex.

The church, built in 1865, is a dramatic example of the Gothic Revival style in granite. It is a monumental building with gabled roofs, clerestory, attached buttresses, and facade towers.

The facade, which faces south, is asymmetrical. In the center is the principal entrance, consisting of recessed double doors within a Gothic arch. Above the entrance is a double Gothic window containing bar tracery. To the right is a lesser tower of three stories with a secondary entrance in the first floor, a pair of lancet windows in the second story, and a double Gothic window with plate tracery in the third story. To the left of the facade is the principal tower which has in its first and second stories double windows with plate tracery and paired lancets in the third story which contains the belfry.

The sides of the church are six bays long. At first story level each bay consists of a stained glass window separated from its neighbor by an attached buttress. At the clerestory level each bay is a pair of recessed lancets below labelled lintels.

The rear of the church has a large projection which contains two lancets below a rose window.

Between the church and the parish house is a one-story addition to the latter, built in 1963. Although of recent date, its low profile and simple design are no detraction.

The parish house is a large and well-designed building in the Stick style, rare in Maine. Built in 1889, this 1½-story structure is of frame construction with cross-gabled roof, internal brick chimney, clapboard siding, and granite foundation. Like the church, the parish house faces south. Throughout the building exterior wall surfaces are divided horizontally and vertically by narrow wooden strips. Unfortunately its original square corner tower as well as decorative iron roof cresting have been removed.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1865, 1889 **Builder/Architect** Francis H. Fassett, James H. Cochrane

Statement of Significance (in one paragraph)

The South Parish Congregational Church is significant as one of the most important works of Francis H. Fassett, Maine's leading mid-19th century architect and as a dominant landmark on the Augusta skyline. Its attached parish house is also a notable example of the Stick Style, examples of which are comparatively rare in Maine.

Although the first area parish was established in Hallowell in 1773, it was not until 1795 that the first meeting house was erected. In 1793 the community was divided into three parishes, the present one being then called the Middle Parish and located in Hallowell proper. After considerable religious upheaval, a united parish was formed which became the South Parish when Augusta was set off from Hallowell in 1797. A new meeting house was built and dedicated in 1809.

In 1864 this building was struck by lightning and burned to the ground. Through the inspiration of their minister, Alexander McKenzie, the church members decided the following Sunday that they must immediately rebuild, this time with more durable materials. Within four months the designs for an imposing granite Gothic Revival structure were accepted and the building with its 178 foot spire was dedicated in July, 1866.

The present parish house, dedicated in 1890, is the third such building in the parish but the first on its site. It was connected to the church by an addition in 1963.

This monumental church structure, located at the brow of a steep hill which slopes sharply down to the commercial district and the river, towers over the city in dramatic fashion. It is certainly one of Francis H. Fassett's most articulate and classic designs in his long career as architect of notable public buildings in Maine.

The parish house, originally referred to as the Chapel, was designed by James H. Cochrane, an Augusta architect, and actually completed in 1889.

9. Major Bibliographical References

Brookes, Rev. Kenneth, Our Fathers in Their Pilgrimage. Unpublished ms. at the South Parish Church, 1969.
 Packard, Anna Beth, A History of The South Parish Congregational Church. Unpublished ms. at the South Parish Church, 1965.

10. Geographical Data

Acreage of nominated property 1 **UTM NOT VERIFIED**
 Quadrangle name Augusta **ACREAGE NOT VERIFIED** quadrangle scale 1:62500

UMT References

A	<u>19</u>	<u>431811310</u>	<u>41901711710</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Assessor's Map 34, Lot 109

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian
 organization Maine Historic Preservation Commission date April, 1980
 street & number 242 State Street telephone 207/289-2133
 city or town Augusta, state Maine

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Carle S. Feltner*
 title S.H.P.O. date 5/9/80

For HCRS use only
 I hereby certify that this property is included in the National Register
 Keeper of the National Register *Anna Sue Dwyer* date 6/22/80
 Attest: *Patrick Andrews* date 6/18/80

*Car
Acty*



JUN 22 1980

South Parish Congregational Church
and Parish House

Church Street

Augusta, Kennebec^{Co.}, Maine

Frank A. Beard 4/80

Me. Historic Preservation Comm.

View from W

MAY 15 1980

(1 of 4)



JUN 22 1980

South Parish Congregational Church
and Parish House

Church Street

Augusta, Kennebec^{CO}, Maine

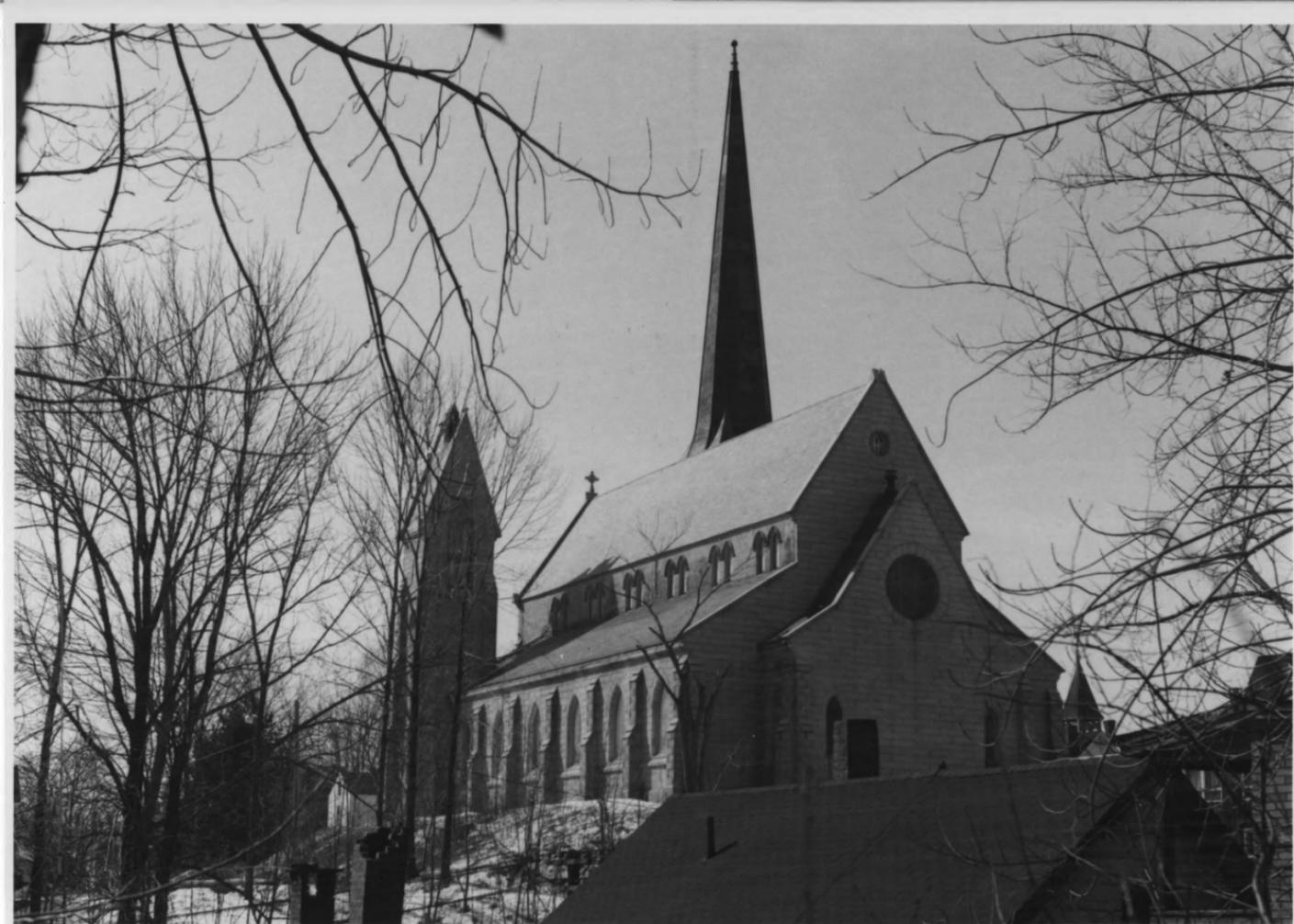
Frank A. Beard 4/80

Me. Historic Preservation Comm.

View from S

MAY 15 1980

(2 of 4)



JUN 22 1980

South Parish Congregational Church
and Parish House

Church Street

Augusta, Kennebec, ^{Ch.} Maine

Frank A. Beard 4/80

Me. Historic Preservation Comm.

View from E

MAY 15 1980 (3 of 4)



JUN 22 1980

South Parish Congregational Church
and Parish House

Church Street

Augusta, Kennebec ^{Co.}, Maine

Frank A. Beard 4/80

Me. Historic Preservation Comm.

Parish House from W

MAY 15 1980

(4 of 4)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWINTHROP STREET HISTORIC DISTRICTKENNEBEC, MAINESection number 7 Page 50*Church Street***186. South Parish Congregational Church and Parish House, 1865, 1889 - C**

Church Street

Francis H. Fassett, Architect

(NR 6/22/80)

The South Parish Congregational Church and Parish House is an impressive architectural complex. The church, built in 1865, is a dramatic example of the Gothic Revival style in granite. It is a monumental building with gabled roofs, clerestory, attached buttresses, and facade towers. The facade, which faces south, is asymmetrical. In the center is the principal entrance, consisting of recessed double doors within a Gothic arch. Above the entrance is a double Gothic window containing bar tracery. To the right is a lesser tower of three stories with a secondary entrance in the first floor, a pair of lancet windows in the second story, and a double Gothic window with plate tracery in the third story. To the left of the facade is the principal tower which has in its first and second stories double windows with plate tracery and paired lancets in the third story which contains the belfry. The sides of the church are six bays long. At first story level each bay consists of a stained glass window separated from its neighbor by an attached buttress. At the clerestory level each bay is a pair of recessed lancets below labeled lintels.

The parish house is a large and well-designed building in the Stick style, rare in Maine. Built in 1889, this one-story structure is of frame construction with cross-gabled roof, internal brick chimney, clapboard siding, and granite foundation. Like the church, the parish house faces south. Throughout the building exterior wall surfaces are divided horizontally and vertically by narrow wooden strips. Unfortunately its original square corner tower as well as decorative iron roof cresting has been removed.

187. Arno Bittues House, c. 1835-1838 - C

8 Church Street

Tinware manufacturer Bittues constructed this two and a half story transitional Federal/Greek Revival incorporating the refinement of the Federal period and the Greek Revival temple front form. The main block's first story has a three bay asymmetrical façade, two six-over-six sash windows adjacent to an entry housed in a Greek surround. The second story of the main block contains three six-over-six sash, although placed asymmetrically. Centered in the attic story are two six-over-six sash with a delicate louvered fan above. The gable carries a boxed cornice. The two-story side ell exhibits a modern façade, its original six-over-six sash windows now covered by vinyl. A historic photo reveals a wooden fence surrounding the property.

188. Elizabeth Tuck House, c. 1898 - C

12 Church Street

The only true Queen Anne free classic in the district, the asymmetrical form of this building's facade is readily apparent. Of the hipped roof with lower cross gables plan, a prominent tower with turreted roof draws attention to the use of varying building planes and materials. Sitting on a granite base, the first story is of two bays, an entry at the base of the tower and a bay window arrangement of the cross gable. Attached to the first story is a wrap around porch ornamented with squared paired posts and decorative spandrel scrollwork. The second story contains large one over one sash windows placed in the tower and the cross gable, which has a semi-circular fanlight centered in its attic story. Exterior materials used include scalloped and plain wood shingles in the second and upper stories with clapboards siding the first story. The roofing material is asphalt shingles.

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**South Parish Congregational Church Parish House - Bridge Street Stairs
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
December 15, 2020**

Pursuant to the provisions of the City of Augusta Land Use Ordinance, the City of Augusta Historic District Review Board has considered the application of the South Parish Congregational Church, including supportive data, staff review comments, public meeting testimony, and related materials contained in the record. The Historic District Review Board makes the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. **Project Description:** The applicant proposes to replace an existing wooden entry stair on the Bridge Street side of the Parish House. The board will review the change in materials of the handrail and balusters only, as they are changing from wood to a black powder coated aluminum. The wooden treads, risers and deck boards are proposed to be replaced with wood and painted to match the building. Replacement of the wood is a "repair" and is not subject to board review.
2. **Applicant:** South Parish Congregational Church
3. **Owner:** South Parish Congregational Church
4. **Location:** 9 Church Street
5. **Tax Map Number:** Map 34, Lot 109
6. **Base Zoning:** Institute/Business/Professional District (BP)
7. **Historic Overlay District:** Winthrop Street
8. **Contributing Building:** Yes
9. **Individually NR Listed:** Yes
10. **Planning Board Project:** No
11. The applicant submitted the following:
 - a. Historic Preservation Certificate Application
 - b. Images of Existing Stairs
 - c. Images of Proposed Stairs
12. On December 8, 2020 the Kennebec Journal published a legal advertisement for the public hearing regarding the application.
13. On December 8, 2020, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
14. On December 15, 2020, the Historic District Review Board held a public meeting regarding the application. The Historic District Review Board conducted a detailed review of the materials submitted, the staff review dated December 10, 2020, and considered testimony by the applicant and interested members of the public. __

individuals testified at the public meeting and ___ written communications regarding the application were received. The Board voted to ___ **the application.**

Conclusions of Law

In view of the above actions and the application and supporting documentation in the record, the Historic District Review Board makes the following conclusions of law.

§ 300-316.5.O. Historic District – Standards of Evaluation

The review standards which apply to this application are § 300-316.5.O(2) Reconstruction, renovation and alteration.

300-316.5.O(2)(a) The project is in compliance with this ordinance standard as it preserves and enhances the historical and architectural character of the structure and is visually compatible with the viewscape.

300-316.5.O(2)(b)

This standard does not apply to this project.

300-316.5.O(2)(c)

The project is in compliance with this ordinance standard as it preserves distinctive stylistic features that characterize the historic structure.

300-316.5.O(2)(d)

This standard does not apply to this project.

300-316.5.O(2)(e)

The proposal is in compliance with this ordinance standard as it is compatible with the building architectural style.

300-316.5.O(2)(f)

The project is in compliance with this ordinance standard as it has not disturbed distinctive stylistic features of the structure.

300-316.5.O(2)(g)

The project is in compliance with this ordinance standard as the new materials are not incompatible with existing materials.

300-316.5.O(2)(h)

This standard does not apply to this project.

300-316.5.O(2)(i)

This standard does not apply to this project.

300-316.5.O(2)(j)

The project is in compliance with this ordinance standard as the aluminum painted guardrails and handrails are compatible with the size, scale, material and character of the property, neighborhood or environment.

300-316.5.O(2)(k)

This standard does not apply to this project.

THEREFORE, the Historic District Review Board hereby ___ the application of South Parish Congregational Church as described in the findings above.

Conditions of Approval

The following conditions shall be met prior to the issuance of a permit for the Water Street window replacement from the Code Enforcement Bureau.

1. The height of the guardrail shall be 42" and handrails shall be on both sides of the stairs to meet building code requirements.

Daniel Stevens, Historic District Review Board Chair

Date



CITY OF AUGUSTA

HISTORIC PRESERVATION CERTIFICATE APPLICATION

BUILDING/PROPERTY E-911 ADDRESS: 9 CHURCH ST. AUGUSTA, ME 04330
 BUILDING/PROPERTY PRESENT USE: CHURCH S. PARISH CONGO CHURCH
 BUILDING OWNER'S NAME/CONTACT: DONALD KENEAGY
 BUILDING OWNER'S MAILING ADDRESS: AS ABOVE
 APPLICANT/AGENT'S NAME: DONALD KENEAGY 621-2939
 APPLICANT/AGENT'S ADDRESS: 3 FAIRVIEW AVE AUGUSTA ME 04330
 APPLICANT/AGENT'S INTEREST IN THE PROPERTY: PROJECT MANAGER
 APPLICANT TELEPHONE: 622-0552 APPLICANT E-MAIL: doken3@gmail.com
 TAX MAP: 34 LOT: 109 BASE ZONING DISTRICT: BP

HISTORIC DISTRICT NAME: WINTHROP ST. CONTRIBUTING PROPERTY: YES / NO
 HISTORIC SITE OR LANDMARK: YES / NO INDIVIDUAL HISTORIC PROPERTY: YES / NO
 TYPE OF WORK. PLEASE CHECK ALL WHICH APPLY:

- Reconstruction, restoration, renovation and/or alteration changing the exterior appearance, as visible from the street or associated public land, except for exterior painting. REAR STEP REPAIR
- New construction of a principal or accessory structure visible from the street or visible from public lands associated with the structure where such structure will be located in an historic district.
- Demolition of an historic landmark, individual historic property or any contributing structure in an historic district.
- Moving an historic landmark, individual historic property or any contributing structure in an historic district.
- Improvement projects and objects on contributing properties, such as lighting, sidewalks, raised walkways, handicapped access ramps, paving, curbing, signs, solar panels, heat pumps, and satellite dishes larger than 39 inches in diameter located beyond the right-of-way of any public street or way, but visible from the street, and located within an historic district or affecting any historic site or landmark.

APPLICATION MATERIALS. PLEASE CHECK ALL WHICH APPLY:

- Description of the activity requiring a Historic Preservation Certificate.
- Drawing(s) showing the design and location of proposed alteration or new construction. Drawings may include plans and exterior elevations, drawn to scale, with sufficient detail to show the architectural design, materials and visual textures of the exterior of the building(s). Drawing(s) are not required to be professionally prepared, but shall be clear, complete and specific.
- Sample materials, if necessary.
- Photograph(s) of the building(s) involved and of adjacent buildings.
- A site plan and/or building photos indicating improvements affecting appearance, such as fences and walls, walks, terraces, accessory buildings, lights, signs and other elements.
- Letter of Authorization from the building owner for the project, if the applicant a tenant.
- Letter of Authorization from the applicant, if represented by an agent.
- 10 copies of above listed materials.

APPLICANT'S SIGNATURE: Donald J. Kenefick DATE: 12/3/20

HISTORIC DISTRICT REVIEW BOARD MEETING DATE: DECEMBER 15, 2020
 HISTORIC PRESERVATION CERTIFICATE GRANTED: YES / NO
 PLANNING BOARD REVIEW: YES NO

Parish Hall Step Repair

Bridge St. side, back of parking lot

Repair and or replace deteriorating wood steps, railings and deck at the back of the Parish hall building. To include the following;

Replacing steps and risers with new wood

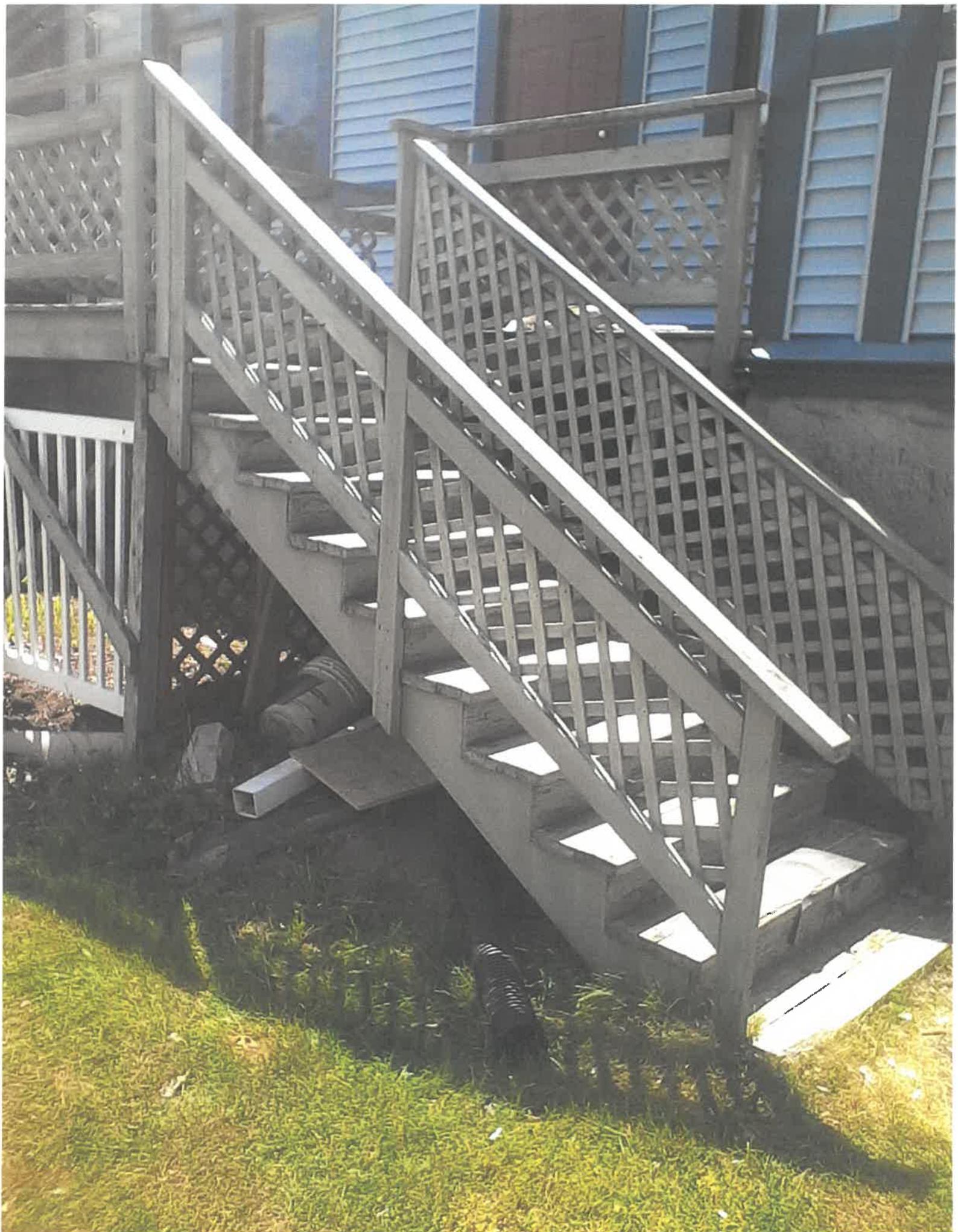
Replace deck boards as needed with new wood

Replace deteriorated railing with new black powder coated aluminum railing to match existing black aluminum railings now on building. See attached new railing picture.

Paint wood deck and stairs to match existing siding and trim color

- A. Steps and deck, light grey
- B. Riser sides and structure dark grey







REPLACEMENT RAILING

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Historic District Review Board

FROM: Betsy Poulin, Deputy City Planner and
Robert Overton, Director of Code Enforcement

DATE: December 10, 2020

RE: Doors and Decks

SUMMARY OF REQUEST

Request: The request is for a Historic Preservation Certificate review as per section 300-316.5 of the Augusta Land Use Ordinance. The applicant also has removed over 1/3 of the brick wall, with windows, on the rear of the building, facing the Kennebec River, to be reconstructed with glass doors and projecting decks on the top two floors of the building. The applicant provided cut sheets for Harvey vinyl patio doors, no divided glass. The architectural elevations note aluminum sliding doors. The deck framing is proposed to be constructed of pressure treated lumber, the decking would be grey composite, and the railings will be glass. Deck dimensions to extend 4 feet from the face of the building and be 9 – 6” wide. Two different framing methods would be used, one of which includes a pressure treated wood strut to support the cantilevered deck. The brick infill and around the openings would match the brick on the façade. The applicant saved brick removed previously for reuse.

Applicant: 147-153 Water Street, LLC (Soo Parkhurst)

Owner: 147-153 Water Street, LLC (Soo Parkhurst)

Location: 147-153 Water Street

Tax Map Number: Map 34, Lot 17

Base Zoning: Kennebec Business 1 District (KBD1)

Historic Overlay District: Water Street

Contributing Building: Yes

Individually NR Listed: No

Planning Board Project: No

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Historic District Review Board with the following items:

1. Historic Preservation Certificate Application
2. Door Product Literature
3. Architectural Elevations and Details
4. Façade Rendering

Areas of Concern

Construction on the eastern façade facing the river have commenced without permits or review by the Historic District Review Board.

Staff Review

Code Enforcement: Two different framing styles are used for the decks, presumably to avoid ceiling impacts in the first floor of the building. Both methods of framing are acceptable in regards to code implications. Stamped plans by an architect or engineer must be provided for issuance of a building permit.

Historic District Staff Opinion: The removal of a large portion of the façade prior to review with the Historic District Review Board is a concern. Four window openings, with granite lintels and sills, were removed from the building. The character of the building and the viewscape is substantially changed. Conversion of an existing window opening into a door would have been a more historically appropriate method for deck access. The deck is a modern design which has appropriate scale and size, but the material could be changed to better fit the context.

Water Street Historic District

The National Register paperwork states that the Appia J. Whipple and Francis Beach Building was constructed c. 1912. The historical paperwork was provided for the October 20, 2020 meeting.

CRITERIA FOR REVIEW OF A HISTORIC PRESERVATION CERTIFICATE (Section 300-316.5 of the LUO)

Standards of Evaluation (Section 300-316.5.O of the LUO)

The review standards which apply to this application are § 300-316.5.O(2). Reconstruction, renovation and alteration.

- (a) Except as specified in Subsection L (*Activities not requiring an historic preservation certificate*), a structure designated as an historic landmark or site or a structure located in a designated historic district, or related structures or improvements, such as walls, fences, lights fixtures, steps, or paving located in a designated historic district, shall not be altered, and no historic preservation certificate shall be issued for such actions unless these actions will preserve or enhance the historical and architectural character of the structure, and are visually compatible with the viewscape.

Staff recommends that the project does not preserve the historical or architectural character of the structure. The decks and doors are a modern design and similar to another river facing building in the downtown, which was constructed prior to establishment of the Water Street Historic District. The decks could be considered visually compatible with the viewscape, with a change in materials.

- (b) Every reasonable effort shall be made to use a property for its originally intended purpose or to provide compatible use for a property that requires minimal alteration to the character-defining features of the structure or site and its environment. When NFPA Life Safety 101 Code modifications subject to the Historic District Ordinance are made to a structure, every effort shall be made to accommodate the standards of the Historic District Ordinance while meeting the NFPA Life Safety 101 Code requirements. The Board shall review the cost of complying with the NFPA Life Safety 101 Codes and determine that the changes made have the least impact possible on the historic characteristics of the structure, while still enabling the building to generate a reasonable return to the owner. In cases where the originally intended purpose of the structure has been modified over time, those changes shall be considered during the Board review of the application.

Staff finds the removal of the windows was not required to meet NFPA Life Safety 101 requirements.

- (c) Rehabilitation work shall not destroy or displace the distinguishing features or character of a structure and setting. Distinctive stylistic features that characterize historic structures shall be preserved wherever possible.

Staff finds the removal of four window openings on the rear of the façade destroyed distinguishing features and character of the structure.

- (d) All structures and sites shall be recognized as products of their own time. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.

Not applicable.

- (e) Changes that may have taken place in the course of time are evidence of the history and development of a structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. Features not original to the structure that have not acquired their own significance are deemed noncontributing and, therefore, can be replaced according to standards under Subsection O(2)(g) or (j).

Not applicable.



Eastern façade (indicated with arrow) at the establishment of the Historic District.

- (f) Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site shall be treated with sensitivity.

Staff finds the windows removed included granite lintels and sills, which are distinctive feature of downtown historic buildings. These have been eliminated.

- (g) Deteriorated architectural features of structures, or settings, shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other structures.

Not applicable.



Eastern façade, October 2020.

- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building materials shall not be undertaken.

Not applicable.

- (i) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

Not applicable.

- (j) Contemporary design for alterations and additions to existing properties is permitted when it does not destroy significant historical, architectural or cultural material, and the design is compatible with the size, scale, material, and character of the property, neighborhood or environment. In particular, modern energy systems and their features (solar panels, heat pumps, etc.) shall be allowed to be incorporated into properties with an effort to make them fit into the character of the property and neighborhood as best as possible.

Staff finds the proposed deck projections on the building do not extend from the façade further than the building to the north and are similar in size and scale to existing fire escapes on adjacent buildings. Use of metal framing would be preferred over the proposed pressure treated wood to better blend with the character of the nearby fire escapes. The construction of the doors and decks did destroy architectural material. Converting an existing window opening into a door would have been a more acceptable design technique.

- (k) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Staff finds significant work would be required to recreate the essential form and integrity of the façade.

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**Doors and Decks
Historic Preservation Certificate Application
Findings of Fact and Conclusions of Law
December 15, 2020**

Pursuant to the provisions of the City of Augusta Land Use Ordinance, the City of Augusta Historic District Review Board has considered the application of 147-153 Water Street, LLC (Soo Parkhurst), including supportive data, staff review comments, public meeting testimony, and related materials contained in the record. The Historic District Review Board makes the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. **Project Description:** The request is for a Historic Preservation Certificate review as per section 300-316.5 of the Augusta Land Use Ordinance. The applicant also has removed over 1/3 of the brick wall, with four windows, on the rear of the building, facing the Kennebec River, to be reconstructed with glass doors and projecting decks on the top two floors of the building. The applicant provided cut sheets for Harvey vinyl patio doors, no divided glass. The architectural elevations note aluminum sliding doors. The deck framing is proposed to be constructed of pressure treated lumber, the decking would be grey composite, and the railings will be glass. Deck dimensions to extend 4 feet from the face of the building and be 9–6” wide. Two different framing methods would be used, one of which includes a pressure treated wood strut to support the cantilevered deck. The brick infill and around the openings would match the brick on the façade. The applicant saved brick removed previously for reuse.
2. **Applicant:** 147-153 Water Street, LLC (Soo Parkhurst)
3. **Owner:** 147-153 Water Street, LLC (Soo Parkhurst)
4. **Location:** 147-153 Water Street
5. **Tax Map Number:** Map 34, Lot 17
6. **Base Zoning:** Kennebec Business 1 District (KBD1)
7. **Historic Overlay District:** Water Street
8. **Contributing Building:** Yes
9. **Individually NR Listed:** No
10. **Planning Board Project:** No
11. The applicant submitted the following:
 - a. Historic Preservation Certificate Application
 - b. Door Product Literature
 - c. Architectural Elevations and Details
12. On November 10, 2020 the Kennebec Journal published a legal advertisement for the public hearing regarding the application. On November 10, 2020, City staff mailed

notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.

13. On November 17, 2020, the Historic District Review Board held a public meeting regarding the application. The Historic District Review Board conducted a detailed review of the materials submitted, the staff review dated November 16, 2020, and considered testimony by the applicant and interested members of the public. No individuals testified at the public meeting and no written communications regarding the application were received. The Board voted to table the application for additional information.
14. On December 8, 2020 the Kennebec Journal published a legal advertisement for the public hearing regarding the application. On December 8, 2020, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
15. On December 15, 2020, the Historic District Review Board held a public meeting regarding the application. The Historic District Review Board conducted a detailed review of the materials submitted, the staff review dated November 16, 2020, and considered testimony by the applicant and interested members of the public. _____ individuals testified at the public meeting and _____ written communications regarding the application were received. The Board voted to **(approve/approve with conditions/deny) the application.**

Conclusions of Law

In view of the above actions and the application and supporting documentation in the record, the Historic District Review Board makes the following conclusions of law.

§ 300-316.5.O. Historic District – Standards of Evaluation

The review standards which apply to this application are § 300-316.5.O(2) Reconstruction, renovation and alteration.

300-316.5.O(2)(a)

The proposal does not preserve the historical or architectural character of the structure, as the window openings and a portion of the façade were eliminated. The decks are modern and are considered visually compatible with the viewscape, with compliance with the condition of approval.

300-316.5.O(2)(b)

No changes were required to the exterior of the building to meet NFPA Life Safety 101 requirements.

300-316.5.O(2)(c)

Removal of the window openings destroyed the distinguishing features and character of the structure. A condition of approval has been added to address this review standard.

300-316.5.O(2)(d)

This standard does not apply to this project.

300-316.5.O(2)(e)

This standard does not apply to this project.

300-316.5.O(2)(f)

Distinctive features of the building, including windows with granite lintels and sills have been removed. A condition of approval has been added for reconstruction of these features to meet this review standard.

300-316.5.O(2)(g)

This standard does not apply to this project.

300-316.5.O(2)(h)

This standard does not apply to this project.

300-316.5.O(2)(i)

This standard does not apply to this project.

300-316.5.O(2)(j)

The size and scale of the decks are modern and compatible with the character of the property, neighborhood and environment. A condition of approval has been added in regards to the material of the framing. Reconstruction of the window openings, with granite lintels and sills, is required. Conversion of one opening, per floor, to a door for deck access is permitted, as outlined in the conditions of approval.

300-316.5.O(2)(k)

This standard is not met as significant work would be required to recreate the essential form and integrity of the façade. Conditions of approval address this review standard.

THEREFORE, the Historic District Review Board hereby **(approves, approves with conditions, denies)**, the application of 147-153 Water Street, LLC (Soo Parkhurst) as described in the findings above, **with the following additional finding(s)**.

1. Removal of 1/3 of the façade, including four window openings, was conducted prior to review by the Historic District Review Board.

Conditions of Approval

The following conditions shall be met prior to the issuance of a permit for the Kennebec River facing facade from the Code Enforcement Bureau.

1. Reconstruction of the window openings, with granite lintels and sills, is required. Conversion of one opening on each floor to a door for deck access is permitted.
2. Deck framing shall be changed to metal to better blend with the character of the environment.

Daniel Stevens, Historic District Review Board Chair

Date

Betsy Poulin

From: Soo Parkhurst <soo@opglass.com>
Sent: Thursday, December 3, 2020 10:37 AM
To: Betsy Poulin
Cc: richardiparkhurst@gmail.com
Subject: RE: Updated Architectural Plans
Attachments: sliders.pdf; IMG_9305.jpg; 153 Water Street Letter to Board.pdf

Betsy,

I have attached the following for review and discussion on December 15th:

1. Exterior rendering with granite lintels added on top of patio units. NOTE: This is added to a zoomed in picture of the back of my building. We want to put individual lintels back over each patio lite.
2. A picture I am submitting that shows the actual distance from the bridge as if you are driving by or standing on the bridge.
3. A letter to the Historical Review Board I would like you to pass along to them in their packets.

Thanks,

Soo K. Parkhurst
Vice President
O&P Glass
140 Capitol St.
Augusta, ME 04330
soo@opglass.com
o: 207-622-3448
m: 207-458-3585
f: 207-622-3268

From: Betsy Poulin [mailto:betsy.poulin@augustamaine.gov]
Sent: Tuesday, November 24, 2020 2:20 PM
To: 'Soo Parkhurst'
Cc: Robert Overton
Subject: Updated Architectural Plans

Hello Soo –

The next Historic District Review Board meeting is on December 15th, so I will need materials for the Board to review by December 3rd.

The board is expecting a revised façade drawing which shows the reconstructed openings for a door and window on each floor with the granite lintels/sills, a revised deck detail with metal framing instead of pressure treated wood, and the façade drawing should show the windows on the lower two floors so they can understand how the openings on the façade relate with each other.

If you have any questions, just let us know.

Betsy Poulin
Deputy City Planner

147-153 Water Street, LLC
283 Water Street, Suite 502
Augusta, Maine 04330

Historic District Review Board

City of Augusta

December 3, 2020

Dear members of the Historic Review Board, Augusta, Maine,

Please let us start by apologizing for our part in the confusion about what has been approved and what has not. This is my first building renovation along with my first experience with the Historical Review Board. I honestly believed that receiving the building permit meant that I was approved to cut the holes, but not move forward with the actual design and build of the decks. Those items were to be determined by us which we stated on our original submission of plans back in March. We want you all to know that we fully intended on coming back to you all to collaborate on the design and materials of the decks. We would be happy to discuss this further at our next review meeting on the 15th and answer any questions you may have.

The proposed Project is an "Adaptive Reuse" of an historic building. The upper floors of this building have been vacant for over 50 years, and obviously the space is not viable as a commercial space. Our intention is to adapt the space into desirable residential living spaces. There are a few factors complicating this development, most relevant to this discussion is the absence of natural light. Because of life safety codes, the bedrooms are required to be on the front of the building. Since the building only has windows on the front and back, the location of the bedrooms blocks light from entering other spaces. Two small windows on the back of the building make for a dark and cave like living space.

Wikipedia defines Adaptive Reuse as follows:

"Adaptive Reuse refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for. It is also known as recycling and conversion. Adaptive Reuse is an effective strategy for optimizing the operational and commercial performance of built assets. Adaptive Reuse of buildings can be an attractive alternative to new construction in terms of sustainability and a circular economy. It has prevented thousands of buildings' demolition and has allowed them to become critical components of urban regeneration. Not every building can qualify for adaptive reuse. Architects, developers, builders, entrepreneurs who wish to become involved in rejuvenating and reconstructing a building must first make sure that the finished product will serve the need of the market, that it will be completely useful for its new purpose, and that it will be competitively priced."

The north end of Water St. has been slower to develop than the south end. Because of the sections blighted reputation, great efforts are required to encourage residential tenants to move to the North end. In addition to all the amenities of modern living; lots of natural light and decks with great views of the River are essential to achieve this goal. Previous Adaptive Reuse projects on Water Street using decks and additional glass have proven to command higher rental income, thereby allowing a “reasonable return to the owner.”

<http://www.studiobka.com/blog/2018/1/2/adaptive-reuse-along-historic-corridor-before-afters>

The above link shows an example of an Adaptive Reuse project which utilized the same components we intend to use at 153 Water Street. You will note that the project added a large expansive deck and glass sliding window, was installed where a solid brick wall previously existed. The Adaptive reuse project at 153 Water Street proposes to add decks and replace existing windows and the brick wall between them with glass doors.

Another example of Adaptive reuse in Maine can be found at:

<https://harriman.com/bowdoin-college-seth-adams-hall/>

The recent Adaptive reuse of Adams Hall, originally built in 1861, includes new lobby spaces, accessible entrances, and a new elevator tower with extensive use of curtain wall glazing.

Another helpful website is:

<https://www.cermakrhoades.com/basset-creek-lofts>

A Google search of “Adaptive Reuse” will yield hundreds of Adaptive reuse projects on historical buildings.

A substantial amount of the planned work at the Colonial Theater will be a Modern Intervention, an expanded version of Adaptive Reuse. Per the direction of the National Park Service, the proposed addition to the Colonial is to be “modern in appearance”. No attempt to duplicate the distinguishing historic features of the Colonial shall be made. Additionally, it is our view that the only way to “save” the remaining Edwards Mill building on Water Street is the extensive use of Modern Intervention and “Adaptive Reuse”.

To show the necessity of expanded natural light on east side of the building at 153 Water Street we have installed an interior temporary wall with window openings of the approximate original daylight size and location in one apartment and created the proposed opening in the second apartment. We encourage Board Members to contact Soo Parkhurst at 207-458-3585 for a tour of the apartments. A site visit would allow Board members to make an educated decision on the need for additional natural light.

Below are our responses to the Staff Recommendations provided to you November 16, 2020.

Standards for Evaluation (Section 300-316.5.O of the LUO), Responses to Staff Recommendations:

- (a) We are doing an Adaptive Reuse on this building, converting commercial spaces which have been vacant for 50+ years to desirable residential living. The decks and glass doors are modern in design and function providing natural light and physical exposure to the Kennebec River. The expanded glass area allows much needed natural light into the living spaces that have no windows on either side. Natural light from the Water Street windows is blocked by interior partitions. The Adaptive Reuse of this building will not have an adverse historical or architectural effect on the character of the structure, it will preserve a building with commercial spaces that have been unused for 50+ years by converting it into desirable living spaces, and it will provide "sustainability" by providing a "reasonable return to the owner".
- (b) It's been 50 + years since the spaces being converted have been used for their "originally intended purpose". There will never be a demand for the "originally intended purpose" or a "compatible use"; that era is gone. The only way to preserve this building is through Adaptive Reuse to meet the current demands for living spaces on the Kennebec River. The design and function of the spaces being converted need natural light and exposure to the Kennebec River to attract tenants that are willing to pay enough to give "a reasonable return to the owner". We agree, while they add another means of egress, glass doors and decks are not required to meet NFPA Life Safety 101 requirements.
- (c) In order to preserve 153 Water Street the intended use of the structure must change by using Modern Intervention and Adaptive Reuse. The addition of balconies and the expanded natural light through glass doors are essential in the conversion to desirable residential living spaces. Assuming that the granite lintels and sills are the "distinguishing features and character of the structure" we can incorporate granite lintels into the installation of the glass doors. Granite sills may not be required as the sills will be concealed by the decks. It is not possible to provide the necessary natural light and River exposure in this Adaptive Reuse without removing the existing windows and enlarging the openings. In the exterior rendering provided, the granite lintels are shown above the patio doors.
- (d) We do not agree with the city Staff here. Adding decks with similar design and materials as the adjacent fire escapes, as proposed by the City Staff, is "discouraged" in this paragraph.
- (e) Agreed, not applicable.

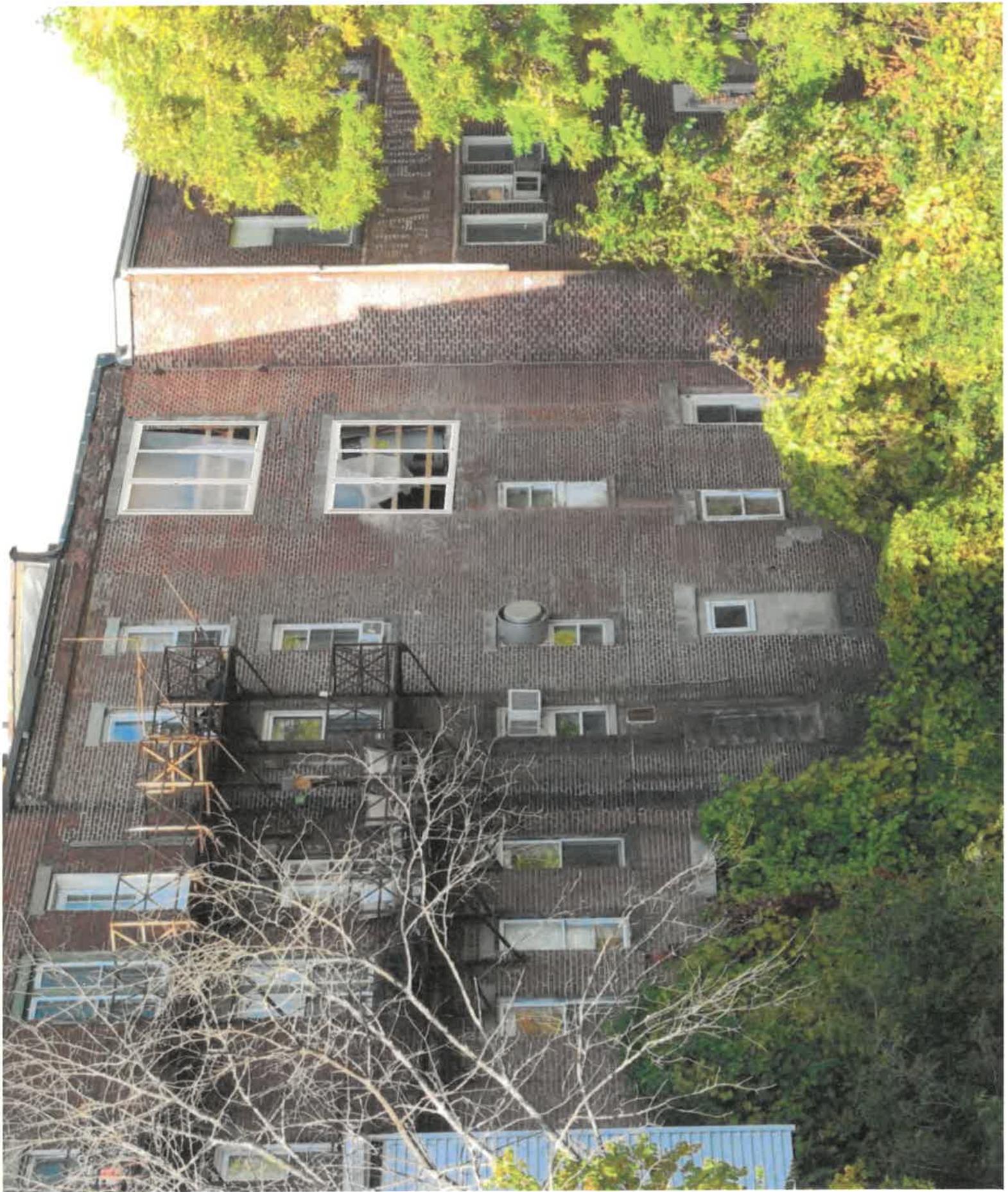
- (f) Granite lintels, similar to the original that were removed can be installed over each panel of the glass doors to retain “the distinctive feature of the structure”. Since the sills will be blocked from view by the decks, granite sills may not be required. We would note that the building immediately to the right of 153 Water Street in the viewscape from the east does not have granite lintels and sills. See “Eastern façade at the establishment of the Historic District” picture in November 17, 2020 Staff findings, page 4 of 6. The individual buildings in the historic viewscape already vary from one another considerably.
- (g) Agreed, not applicable.
- (h) Agreed, not applicable
- (i) Agreed, not applicable.
- (j) Pictures taken during the 1936 flood show that there were no fire escapes on adjacent buildings. The fire escapes were likely added years later as a code requirement but can no longer serve the purpose for which they were once required. The future of the fire escapes is questionable, they will likely need to be repaired, replaced, or removed in the not too distant future for safety or conversion purposes. In recent Historical Restorations, Modern Interventions, and Adaptive Reuse projects on Water Street, many of the fire escapes have simply been removed. We do not want to install decks using dated design and materials similar to the adjacent fire escapes which may not be there in a few years. As a Modern Intervention, we would like the deck framing to look cleaner and safer than the adjacent fire escapes. We believe the use of glass railings make the decks appear nearly invisible. While converting an existing window to a door may be a more acceptable design technique for the City Staff, the 26” high threshold and the 35” wide by 50” high window opening would not allow an individual to safely access the balcony and would certainly not be desirable. Increased natural daylight and balconies added through a Modern Intervention are essential to the successful Adaptive Reuse of these spaces which have been vacant for 50 + years. The repurposing of buildings on the Augusta waterfront is necessary to the revitalization of Downtown and the preservation of its historic buildings. The greatest draw for Downtown revitalization is the Kennebec River. In order to achieve a “reasonable return to the owner”, spaces facing the River must command a higher return to cover the conversion costs along with other River front costs such as the ever increasing costs of Flood Insurance. This can only be accomplished by creating spaces with all the conveniences of modern living, lots of natural light, and increased exposure to the River. We want to preserve the Historic character of the District and create a great Downtown with exceptional living experiences at the same time. Preservation of existing historical buildings on Water Street cannot exist without the use of Modern

Interventions and Adaptive Reuse projects which allow a “reasonable return to the owner”.

- (k) The projected demand for riverfront living negates any possibility that the building conversion will be reversed. The only viable opportunity to preserve 153 Water Street is to change the intended use by converting the upper floors into desirable residential living spaces through Modern Intervention (the addition of decks) and Adaptive Reuse (the addition of expanded natural light through the use of glass doors). In order to finance the very costly conversion of this building, the apartments must be appealing enough “to generate a reasonable return to the owner”. Modern Intervention through the addition of balconies and necessary expanded natural light in the Adaptive Reuse of the space of by the use of glass doors are essential to the Project.

Some additional considerations:

- We would like it noted in the written meeting minutes of November 17, 2020 that no member of the public spoke in opposition to the application submitted by 147-153 Water Street, LLC.
- This project is not a Historic Restoration. We are not attempting to restore the building to its “originally intended purpose”. We are not seeking Historic Restoration Credits or tax increment financing.
- This work is on the back of the building. It is only visible from the river, and certain points on the bridge. The backs of these buildings are where dumpsters, fire escapes, and air handlers are installed. Adding these openings will greatly improve our chances of making this building a viable project, and they will not negatively impact the historic district.





3" spray foam insul.
5/8" gwb X ceiling
existing 4x12 wood beams

1 hr wall

apartment 2

800 label
fire rated 3008 door
h.m. frame B label
self closing (spring hinges)
passage hdr w/ deadbt
new flooring
new underlayment
3" spray foam insul.
5/8" gwb X ceiling
existing 4x12 wood beams
1 hr. assembly

to be determined

new masonry opening
new steel header
new sliding door
new deck

solid blocking
4" min. thickness
1 hr wall
2x4, 5/8" X gwb
(4) 1/2" LVL stringers
3/4" plywood
tracoe/ribs

2nd floor stairway/ corridor wall
non rated
gwb ceiling
non rated

apartment 1

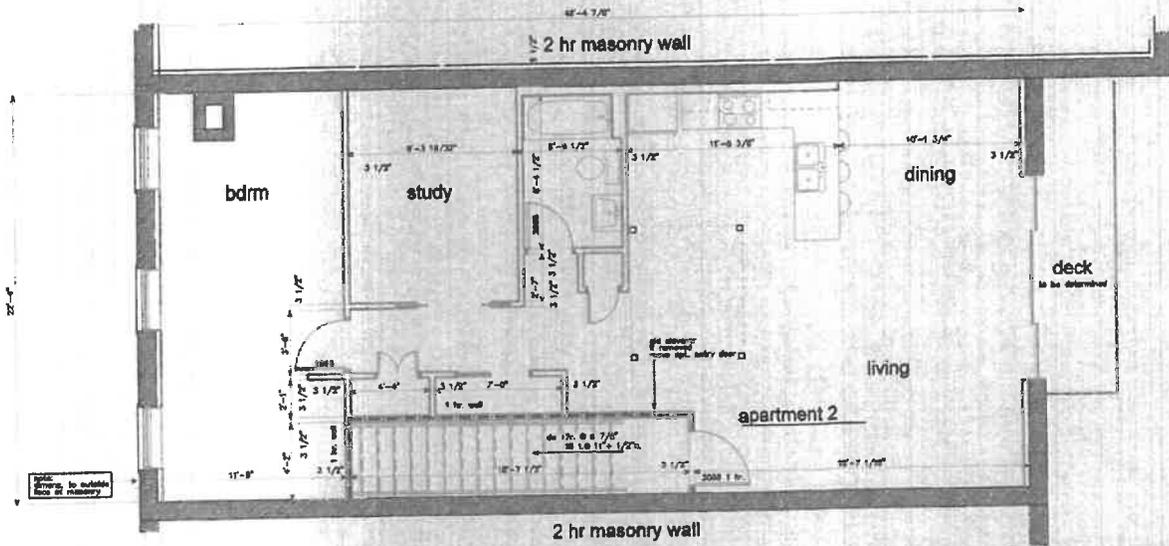
800 label
H.M. frame B label
self closing (spring hinges)
passage hdr w/ deadbt

to be determined

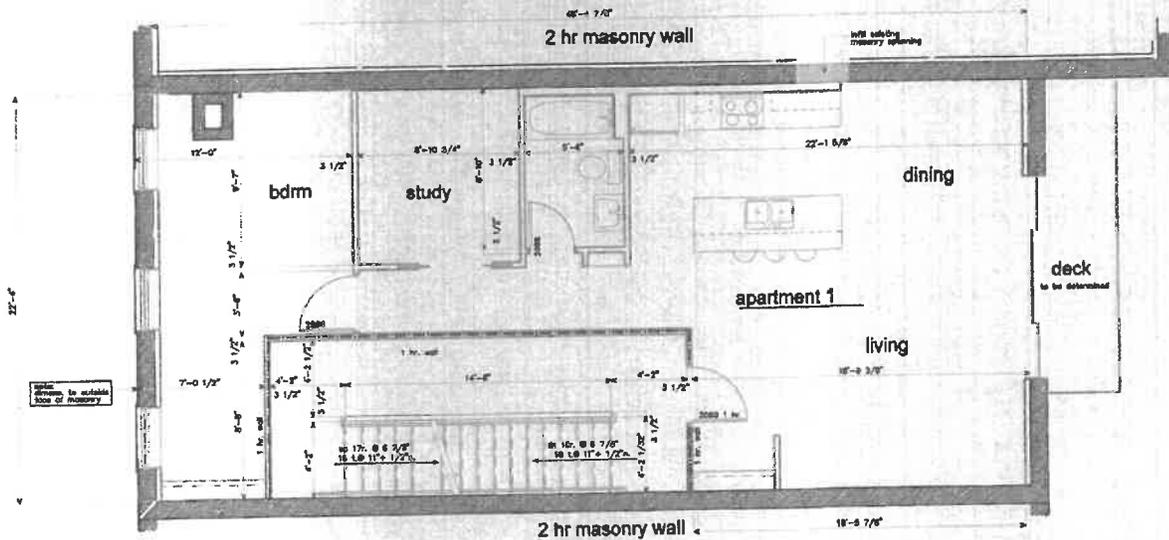
new masonry opening
new steel header
new sliding door
new deck

4'-2"
header
face

2 hr. ceiling
2 layers 5/8" gwb X
2 hr. sloped ceiling



3rd floor plan



2nd floor plan