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M I S S O U L A

HISTORIC PRESERVATION COMMISSION

Date: _____

Name: _____

Address: _____

Phone: _____

Agent: _____

Address: _____

Phone: _____

Request Type: _____

Site Address _____

The following items must be submitted as part of the application:

Legal Description:

Lot(s): _____; Block(s): _____; Subdivision: _____

Township: _____; Range: _____; Section: _____

COS#: _____; Metes and Bounds Description (Attached Typed Description)

Zoning: _____

PACKET (One prototype to be certified, once certified make **15 Copies**)

	Completeness
a. Application	
b. Cover Letter	
c. Site Plan/Landscaping Plan	
d. Elevation Drawings	
e. Topography Map	
f. Photographs	
g. Other	

Building and Property Frontage:

Street: _____; Building Frontage: _____; Property Frontage: _____

Street: _____; Building Frontage: _____; Property Frontage: _____

Street: _____; Building Frontage: _____; Property Frontage: _____

Street: _____; Building Frontage: _____; Property Frontage: _____

Please note: All materials shall be collated, bound (staple or other binding method) and folded to 8 1/2x11 inches

Missoula Historic Preservation Commission

Application Type

Historic Preservation Permit

Public Meeting:

(Monthly)

1st Thursday

Application

Deadline:

30 Days Prior

APPLICATION FEE:\$0.00

I hereby attest that the information on this application form is accurate and complete.

Applicant Signature _____; Date: 11.13.17

I Nick Caras, owner of said property authorize to act as my agent in this application.

Owner's Signature: _____

Applicant's Responsibility:

An Historic Preservation Commission (HPC) application must be made to the Historic Preservation Officer by the property owner, business establishment owner or a designated agent. The application and all required supporting documentation must be received and approved by the Preservation Officer at **thirty (30) days** prior to the regular scheduled public hearing, which is held on the first Thursday of each month in the City Council Chambers at 7:00 p.m., unless otherwise scheduled. The owner of the property is solely responsible for supplying to the Missoula Historic Preservation Commission, in care of the Missoula Historic Preservation Officer, all information and documents necessary to evaluate the project. If sufficient information and documentation is not supplied by the owner for consideration to make an informed decision, the application will be denied. **The applicant or his agent must be present at the public meeting. Failure to appear at the public meeting is grounds for denial.**

Historic Preservation Officer Responsibility:

The Historic Preservation Officer shall inspect all submitted material for compliance and submit a report to the HPC and the applicant prior to the Meeting. Once the Commission has approved a motion, the Preservation Officer shall send written notification of the motion to the applicant. The Preservation Officer shall keep, on file, a record of the case.

Missoula Historic Preservation Commission Responsibility:

The Missoula City Council designated the Missoula Historic Preservation Commission as its local review board and directed said board to establish an application and review process to certify eligible properties as specified in 20.30 and 20.85.085 of the Missoula Municipal code (City Zoning). **Said process must include, but is not limited to, the design review criteria based on the Secretary of Interior's Standards for Rehabilitation or other standards approved by the City Council .**

Exterior improvements to the National Register Listed Hammond Arcade
The Hammond Arcade: 101 S Higgins Ave. Missoula Montana

The Hammond Arcade, listed on the National Register of Historic Places, is a single story commercial building constructed in 1934 after a fire in the early 1930s destroyed the original Hammond building that stood in its place, at the corner of Front and Higgins in downtown Missoula. Designed by R. C. Hugenin, the Hammond Arcade is a fine example of commercial art deco architecture, which is one of the reasons for its historic significance. The polychrome masonry facades, stepped roofline battlements, and original color pallet all accent the interior arcade, which stood out during this era of building.

Also notable on the historic listing, is the construction of the Hammond Arcade during the great depression era, an otherwise quiet time for commercial building in Missoula. The arcade also housed numerous Missoula businesses throughout the era, gaining local popularity beyond its architectural significance, creating a reputation as a commercial hub.

While much of the historic integrity of the Hammond arcade remains, minor renovation and deferred maintenance throughout the years has led to the slow degradation of the buildings original luster. The masonry battlements on the street facades are deteriorating, the storefront glazing has been altered at the street level, with the majority of the upper glazing boarded over, and some of the original basement openings, namely a coal delivery door, have been closed off. The intent with the proposed exterior alterations, is to restore the building to its best state, while improving natural light and accessibility throughout.

This effort will be visible from the street facades, with the removal of the deteriorating awning, which currently leaks and sinks in its run along higgins ave. New, smaller awnings above the entrances to the interior arcade will be a tip of the hat to the original, which opening up the sidewalk and facade to new light and visibility from the pedestrian level, similar to the storefronts that existed prior to the fire. In the back of the building, the alley will be rejuvenated with a new deck to create common outdoor space for the upstairs businesses, promoting alley traffic. Simultaneously, the doors and windows at the back of the building will be opened up to allow more natural light, and improve accessibility to the basement level, which will bring foot traffic through the arcade.

HISTORIC DOCUMENTATION

HAMMOND ARCADE

5.

- NATIONAL REGISTER OF HISTORIC PLACES CERTIFICATE
- HISTORIC PHOTOGRAPHS

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-500a). Type all entries.

1. Name of Property

historic name Hammond Arcade

other names/site number _____

2. Location

street & number 101 South Higgins Avenue

n/a not for publication

city, town Missoula

n/a vicinity

state Montanacode 030county Missoulacode 063zip code 59802

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

1

Noncontributing

_____ buildings

_____ sites

_____ structures

_____ objects

1

_____ Total

Number of contributing resources previously
listed in the National Register 0

Name of related multiple property listing:

Historical Resources in Missoula, 1864-1940

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official _____

Date _____

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper _____

Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)
Commercial arcade

Current Functions (enter categories from instructions)
Commercial arcade

7. Description

Architectural Classification
(enter categories from instructions)

Art Deco

Materials (enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other ceramic tile

Describe present and historic physical appearance.

The Hammond Arcade is a one-story, irregular shaped, Art Deco style brick commercial building with five front bays and five north-side bays, all demarcated by stepped polychrome brick battlements, polychrome brick walls, a fixed metal wrap-around awning, and concrete foundation. The building is located at the southeast corner of Higgins Avenue and Front Street, the center of the historic commercial core in a half block of one-story historic commercial buildings, some of which have been remodeled. However, the historic fabric of the intersection at which this building is located is generally intact.

The building's basic construction consists of vertical concrete columns connected by nonbearing brick walls. The building features an interior arcade or mall. The top of the building has a flat header cornice interrupted by battlements (six on the north side of the building and nine on the east side of the building). Unique header and stretcher detailing runs vertically from just above the doors and windows to the top of the battlements. Vertical stretchers serve as lintels above glass or masonite panels located just above the metal awning that divides the upper and lower halves of the building. Brick veneered concrete pilasters divide bays at lower half of the north side of the building at the same intervals where the battlements are placed. Ceramic tile (about 5"x 5") depicting pastoral scenery and tipis are located at about the 6 1/2-foot level of the pilasters. One bay on the lower half of the building displays unique polychrome detailing. East side of the building has five bays, which are more widely spaced than the northside bays. The east side of the building has nine battlements, spaced about equally to those on the north side of the building.

Windows and doors on both sides of the building are metal frame. Most of the windows retain their aprons. The shop on the northeast corner of the building has recently been remodeled and has a ceramic tile apron with a variety of sizes and designs, and anodized metal frame doors and windows. The polychroming of the building is pronounced. The main body of the building is done in red, green, brown, and caramel-colored brick. Detailing is done with horizontal cream-colored headers and stretchers. The wrap-around metal awning is an original part of the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1 Hammond Arcade

building. It is secured to the building by iron bolts and long iron rods. The canopy is about 12 inches thick and has metal trim. Inverted, triangular, illuminated metal and plastic store signs hang from the underside of the canopy. Metal signs are secured to each side of the northside entryway to the interior arcade and read, "Hammond Arcade Building."

The rear of the building has two floors because the building is built on a slope. The concrete columns and reinforced concrete floors at the top and bottom of the second floor (the street side first floor) are visible. The top and bottom floors are stretcher bond brick. The top floor has a header cornice, metal gutter, five bays with metal frame, multi-pane windows with imbedded wire mesh and header sills. The ground level floor has two fixed metal frame three-light windows and stretcher sills. A steel fire escape is attached to the rear of the building.

The interior arcade exhibits the same design pattern as the outside of the building with vertical brick pilasters separating wood frame windows with narrow metal trim and wood frame wood doors with vertical full-length glass panels and wood frame transoms. The wood is a natural, light brown finish. The upper half of the interior arcade is plaster wall with a broad-gauged, multi-layered molding along the ceiling. Scalloped pattern wood course separates the top and lower levels of the arcade. Skylights are located in the arcade. The floor of the arcade is recently applied ceramic tile. A two-tiered stairway with a landing is located in the arcade. It has a decorative wrought iron railing with a molded wood banister. The steps are granite. The landing consists of a variety of blue, light gray, and green ceramic tile in different sizes, which is original.

The building has generally good integrity except for the remodeling of some of the outside doors and windows, particularly the commercial space at the building's northeast corner, with its exterior ceramic tile apron. Some of the original wood frame fixed windows and the aprons between the base of the windows and the sidewalk have been removed and replaced with full-length plate glass windows. However, the aprons of most of the shops remain, as do some of the wood frame plate glass windows with their original wood frames and narrow metal trim, similar to the windows in the interior arcade.

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Section number 7 Page 2 Hammond Arcade

The interior arcade retains its original design and materials integrity, except for the recent replacement of the original octagonal-shaped floor tile with the existing brown ceramic tile. The ceilings of some of the shops also have been lowered and about two-thirds of the skylights originally located in the shops have been covered over. A large entryway at the lower level at the rear of the building, which was originally used for the delivery of coal, has been infilled with concrete block.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1934-1940

Significant Dates

1934

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

R. C. Hugenin

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hammond Arcade qualifies for listing in the National Register of Historic Places under criterion A because it was one of the few commercial buildings constructed in Missoula during the Depression and maintains a strong association for the city with that period. Its construction helped to stimulate the economy of the city and the building was occupied by a number of long-term Missoula area businesses during the Depression era. Its historic location and unique and attractive interior arcade was the major reason for its popularity and use by businesses and professionals.

The building also qualifies for listing in the National Register under criterion C as an excellent example of Art Deco commercial architecture. Its concrete column construction, stepped ornamental polychrome battlements, the variety of soft-tone red, green, and brown brick composing the exterior walls of the building, the exterior ornamental ceramic tile, and the unique (for the period) interior arcade, which still possesses excellent integrity and is still used, make this building one of the major commercial amenities of the Missoula central business district.

The Hammond Arcade building was constructed in 1934, when the property was owned by the Hammond Building Company, Inc., (founded by A. B. Hammond), which still owns the building. It was built to replace the original Hammond building, which was built about 1890 and was destroyed by fire in the early 1930s. It has been a commercial arcade building since it was constructed and has historically contained a variety of businesses. Some of the early businesses located in this building include the Missoula Drug Company, the Watson Insurance Agency, and the Arcade Fountain Lunch. The Missoula Drug Company was located on the northeast corner of the building and also was located in the original Hammond Building.

The Hammond Arcade was one of the few buildings constructed in

☒ See continuation sheet

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Section number 8 Page 1 Hammond Arcade

Missoula during the Depression, and was financed by the insurance money paid with the destruction of the original Hammond Building. Its construction provided much needed employment during the Depression and served to stimulate the Missoula-area economy and to mitigate somewhat the impact of the Depression on the Missoula area. The original building was planned to be a two-story building, but economic factors prevented the construction of the second floor. Polk City Directories indicate that the building was a popular place to locate a business during the 1930s, with 14 businesses located there in 1938, for example.

The building has generally good integrity except for the remodeling of some of the outside doors and windows, particularly the commercial space at the building's northeast corner, with its exterior ceramic tile apron. Some of the original wood frame fixed windows and the aprons between the base of the windows and the sidewalk have been removed and replaced with full-length plate glass windows. However, the aprons of most of the shops remain, as do some of the commercial windows with their original wood frames and narrow metal trim, similar to the windows of the interior arcade.

9. Major Bibliographical References

McDonald, James, and Gary Williams, Missoula Historical Resource Survey. Missoula: Porky Press, 1980.

Leod, Paul. "Significant Architecture of Downtown Missoula, Montana." Unpublished brochure, n.d.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings
Survey. # _____
☐ recorded by Historic American Engineering
Record # _____

☐ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository: _____

10. Geographical Data

Size of property less than one acre

UTM References

A 12 271760 5194870
Zone Easting Northing

B
Zone Easting Northing

C

D

☐ See continuation sheet

Verbal Boundary Description

Original Townsite, Block 4, Plat P (Lots 1-4).

☐ See continuation sheet

Boundary Justification

The boundary includes the city lots upon which the historic building was erected.

☐ See continuation sheet

11. Form Prepared By

name/title William A. Babcock, Jr., Missoula Historic Preservation Officer
organization City of Missoula date August 1989
street & number 201 West Spruce St. telephone 406/721-4700 ext 250
city or town Missoula state Montana zip code 59802

HISTORIC PHOTOGRAPHS

HAMMOND ARCADE PRE. FIRE OF 1932



IMAGE 1. THE HAMMOND ARCADE CIRCA 1890, VIEWED FROM ACROSS THE INTERSECTION OF HIGGINS AVE. AND FRONT ST.



IMAGE 2. THE MISSOULA DRUG COMPANY STOREFRONT LOCATED IN THE HAMMOND ARCADE CIRCA 1894.



IMAGE 3. THE HAMMOND ARCADE (BEHIND THE WILMA) CIRCA 1900 VIEWED FROM HIGGINS AVE. BRIDGE.

HISTORIC PHOTOGRAPHS

HAMMOND ARCADE POST FIRE OF 1932



IMAGE 4. ORIGINAL HAMMOND BUILDING BEING EXTINGUISHED



IMAGE 5. NEW HAMMOND ARCADE AT THE STREET LEVEL, ON BOTH HIGGINS AVE. AND FRONT ST. FACADES

PROPOSED IMPROVEMENTS

HAMMOND ARCADE

15.

- SITE MAP
- EXISTING FRONTAGE VIEWS
- FLOOR PLANS
- AWNING
- STREET FACADE GLAZING
- BACK ALLEY MAP
- BASEMENT WINDOW ALTERATION
- BASEMENT ENTRY DOOR ALTERATION
- SECOND LEVEL WINDOW ALTERATION
- SECOND LEVEL DECK ADDITION

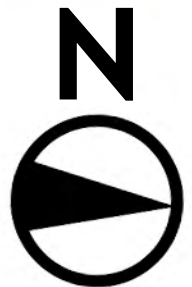
SITE MAP

16.

HAMMOND ARCADE AT THE CORNER OF HIGGINS AND FRONT



THE HAMMOND ARCADE CAN BE SEEN HERE AT THE CORNER OF HIGGINS AVE AND FRONT ST, JUST NORTH OF THE WILMA AND CARAS PARK. THE SMALLER DARK ROOF ADJECENT TO THE WILMA TO THE NORTH, IS THE HAMMOND ANNEX, WHICH IS WHERE THE BACK ALLEY DEAD ENDS. THIS ALLEY HAS BASMENT LEVEL ENTRYS INTO BOTH THE HAMMOND ARCADE AND THE ANNEX.



EXISTING FRONTAGE VIEWS

HAMMOND ARCADE

17.



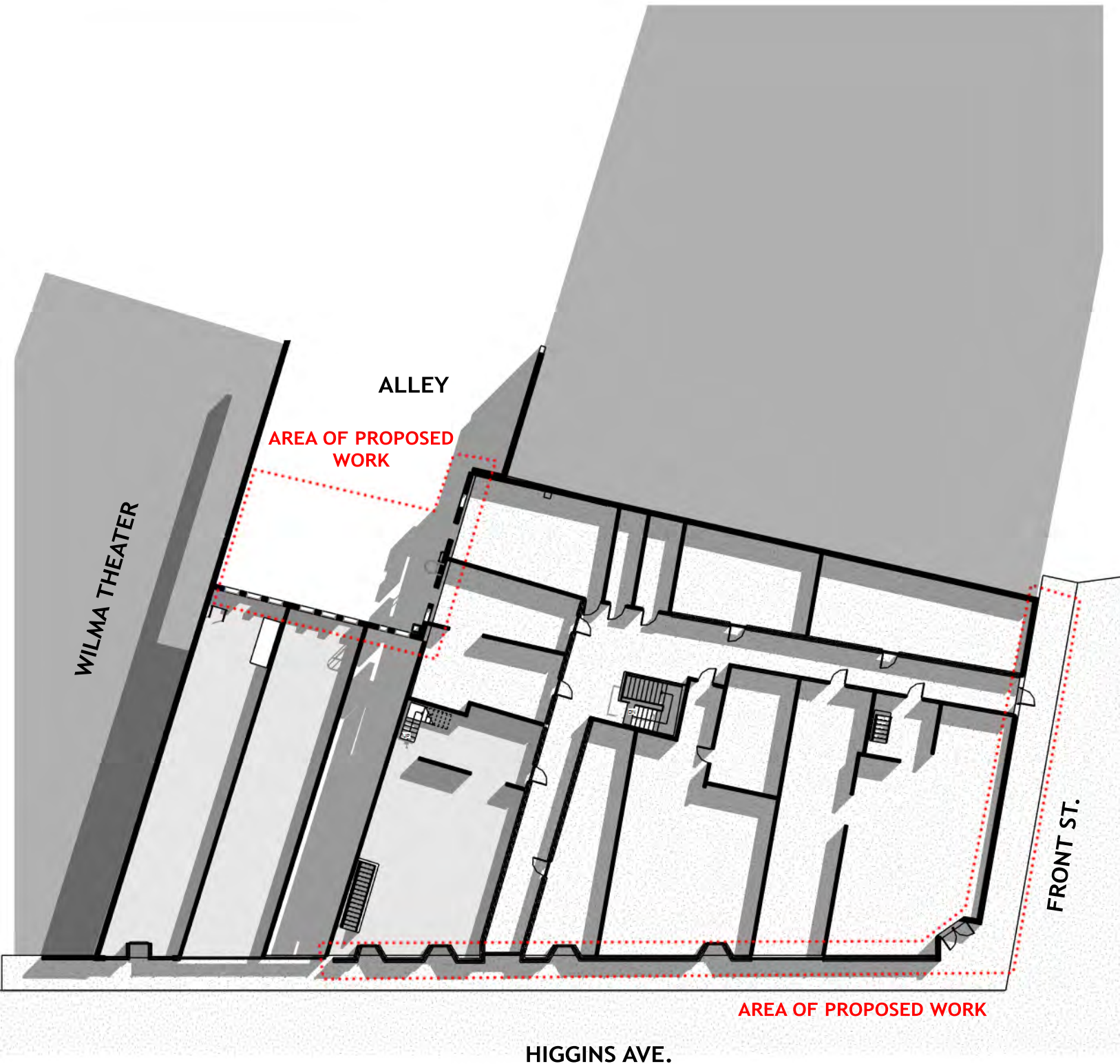
HIGGINS AVE. FRONTAGE LOOKING NORTH



FRONT ST. FRONTAGE LOOKING SOUTH

FLOOR PLANS : LEVEL 1

PROPOSED WORK AREAS



AREAS OF PROPOSED WORK INCLUDES BOTH THE STREET LEVEL, ON HIGGINS AVE. AND FRONT ST. FACADES, AS WELL AS THE BACK ALLEY TO THE HAMMOND BUILDINGS SOUTH WEST.



AWNING REMOVAL

REMOVAL OF EXISTING AWNING AND NEW ENTRY AWNINGS



CURRENTLY THE AWNING PROVIDES SHADE, HOWEVER THE RESULT IS UNINVITING, AND CLAUSTROPHOBIC. IT IS CURRENTLY IN A STATE OF DISREPAIR, WITH MULTIPLE LEAKS.

THE AWNING USED TO EXTEND ALONG THE HAMMOND ANNEX AS WELL, BUT WAS REMOVED MANY YEARS AGO.

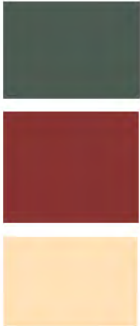
THE SIZE, DARK COLOR, AND LOW HEIGHT CREATES A DARK AND OMINOUS SPACE IN FRONT OF SHOPS, WHILE HIDING THE REST OF THE BUILDINGS UPPER FACADE FROM THE PEDESTRIAN LEVEL.



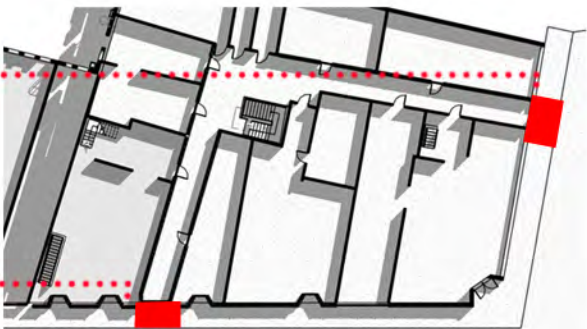
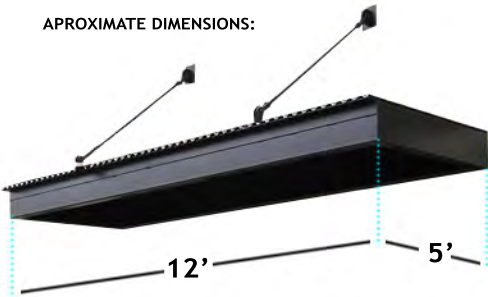
NEW HISTORICALLY SENSITIVE AWNINGS OVER THE ARCADE'S TWO ENTRANCES WILL BE REMINISCENT OF THE ORIGINAL, WITH METAL CONSTRUCTION AND SUSPENSION TIE BACKS, PLACING THE AWNING ABOVE THE STOREFRONT WINDOWS BUT BELOW THE SECOND LEVEL OF GLAZING. NEW AWNINGS WILL BE LESS MASSIVE WHILE STILL PROVIDING ADEQUATE COVER NEAR BUILDING ENTRIES. IT IS ANTICIPATED THAT A WOODEN FASCIA SIMILAR TO THE ONE ALONG THE ANNEX BUILDING WILL BE USED TO COVER THE HORIZONTAL BAND LEFT FROM THE AWNING REMOVAL.



COLOR
PALLET



APPROXIMATE DIMENSIONS:



STREET FACADE GLAZING

20

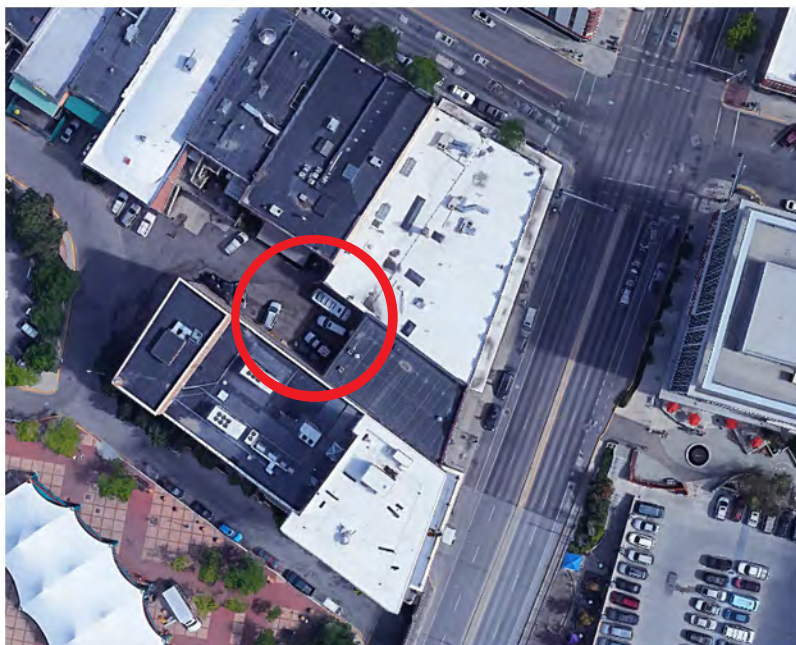
RESTORING THE STREET FACADE GLAZING

CURRENTLY THE GLAZING ABOVE THE AWNING IS ONLY VISIBLE FROM THE STREET, AND MUCH OF THE ORIGINAL IS BOARDED OVER. WITH THE AWNING REMOVED, THE INTENT IS TO RESTORE THIS GLAZING TO ITS ORIGINAL CONDITION AND RELOCATE AIR HANDLING UNITS TO THE ROOF, REFRESHING THE LOOK FROM THE STREET, AS WELL AS ALLOWING NATURAL LIGHT BACK INTO THE SHOPS.



BACK ALLEY IMPROVEMENT MAP

PROPOSED ALTERATIONS / NEW CONSTRUCTION



THE ALLEY BEHIND THE HAMMOND ANNEX, SHARING A WALL WITH THE WILMA BUILDING, IS AN AREA THAT COULD BENEFIT FROM MINOR RENOVATIONS, WITH THE GOAL OF IMPROVING NATURAL LIGHT AND VENTILATION, AS WELL AS ACCESSIBILITY.



2 EXTERIOR WINDOWS TO BE REPLACED WITH OVERHEAD GLASS DOOR

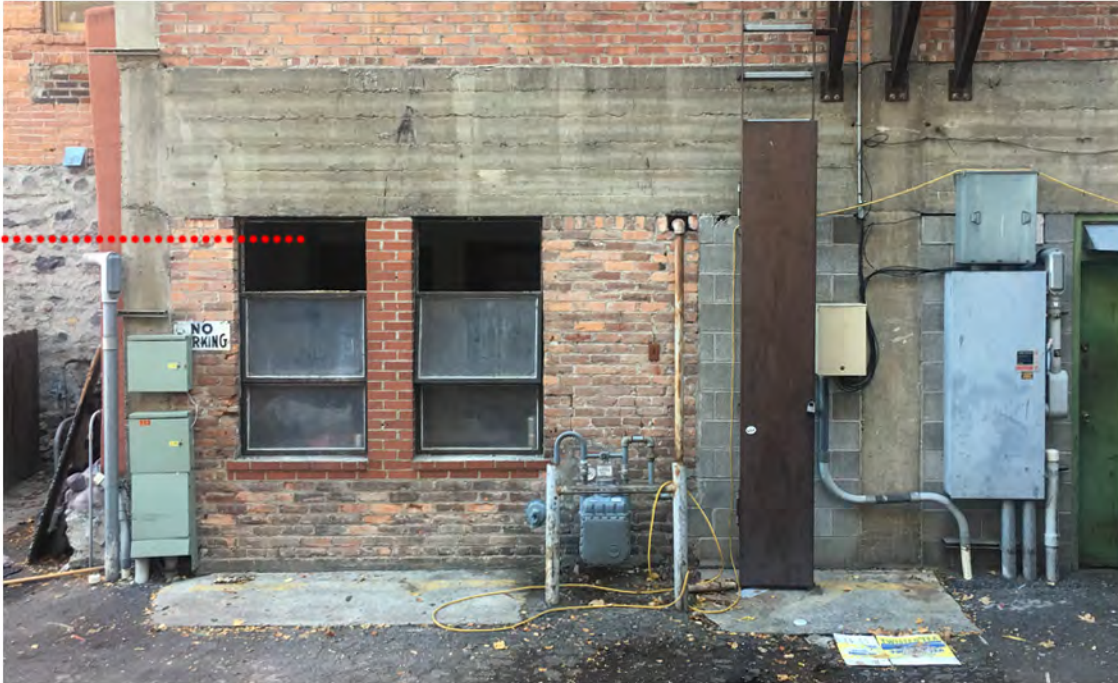
ENTRY DOOR TO BE REPLACED WITH GLASS DOOR

LEVEL 1 WINDOWS TO BE REPLACED WITH DOORS FOR FUTURE DECK LEVEL ACCESS

BASEMENT WINDOW ALTERATION

ALLEY WAY WINDOWS TO LARGE GLASS DOOR

SINGLE PANE TRIPLE HUNG WINDOWS (CURRENTLY MISSING SOME GLAZING) OPEN INTO WHAT WAS PREVIOUSLY A JANITORS APARTMENT. THE NEWER LOOKING BRICK SUGGESTS THAT THESE WINDOWS HAVE BEEN ALTERED IN THE PAST.



THE PROPOSED RENOVATION IS TO REPLACE THE EXISTING WINDOWS WITH AN OVERHEAD SLIDING GLASS DOOR. THIS WILL IMPROVE LIGHTING AND ACCESSIBILITY INTO THE BASEMENT LEVEL.



BASEMENT ENTRY DOOR REPLACEMENT

23.

ALLEY DOOR TO BE REPLACED WITH GLAZED DOOR



THE EXISTING BASEMENT LEVEL ENTRY DOOR, SHOWN BELOW FROM THE EXTERIOR AND INTERIOR, LACKS PROPER EMERGENCY EXIT HARDWARE, RELIABLE LOCKS, AND DOES NOT PROVIDE A PROPER SEAL WITH THE GROUND FOR MOISTURE OR COLD AIR.

PROPOSED REPLACEMENT WOULD BE EQUIPT WITH PROPER EMERGENCY EXIT HARDWARE, NEW LOCKS, AS WELL AS A SINGLE LITE GLAZED PANEL FOR NATURAL LIGHT INTO THE OTHERWISE DARK INTERIOR HALLWAY. TO THE RIGHT OF THE NEW DOOR, A SIDELITE WOULD BE INSTALLED IN THE ORIGINAL OPENING WHICH IS CURRENTLY FILLED WITH CONCRETE MASONRY UNITS. BOTH DOOR AND WINDOW FRAMES WOULD BE COLOR MATCHED TO THE OTHER ALLEY DOORS.



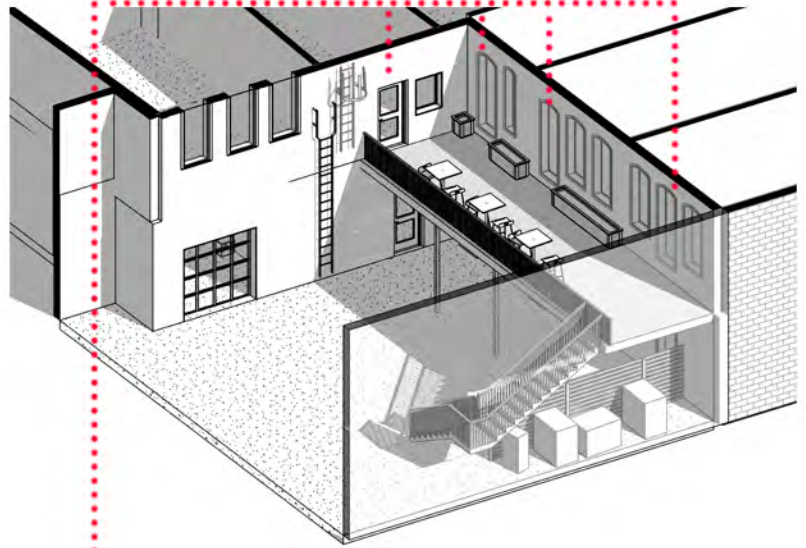
SECOND LEVEL WINDOW/DECK ADDITION

REPLACEMENT OF WINDOWS FOR DOORS AND DECK ADDITION



PROPOSED DECK ADDITION TO ANNEX BUILDING INCLUDES REPLACING WINDOW FOR ENTRY DOOR. THE WINDOW BEING REMOVED (ON THE RIGHT) WOULD BE RE-INSTALLED HERE ON THE LEFT OF THE LADDER, TO REPLACE THE UNORIGINAL WINDOW CURRENTLY THERE. THE BRICKS HIGHLIGHTED BELOW THE WINDOW WILL BE REMOVED FOR THE INSTALLATION OF THE NEW DOOR

DECK WILL BE WOOD FRAMED STRUCTURE AND COLOR MATCHED TO ORIGINAL ART DECO PALLET. THE EXTERIOR BRICK WONT BE HARMED, WITH THE DECK MEETING THE BUILDING ONLY AT THE CONCRETE FLOOR-PLATE WHICH IS EXPOSED.



THE DECK WOULD CONNECT THE TWO BUILDINGS, AND UTILIZE THE EXISTING DOOR OPENINGS.

THE PROPOSED DECK ADDITION IS AN EFFORT TO IMPROVE THE REAR ALLEY SPACE, WITH A FOCUS ON PROMOTING PEDESTRIAN TRAFFIC, AND ACCESS THROUGH THE ARCADE, WHILE ALSO CREATING A SHARED OUTDOOR SPACE.

