

EXECUTIVE SUMMARY

PRESERVATION PERMIT REVIEW

101 S. HIGGINS AVE. ALTERATIONS TO NE AWNING AND SW ALLEY – NOV 29, 2017

CASE PLANNER: Emy Scherrer, Historic Preservation Officer

REVIEWED AND APPROVED BY: Laval Means, Planning Section Manager

PUBLIC HEARING: December 7, 2017

AGENDA ITEM: 101 S. Higgins Ave – Alterations to Northeast Awning and Southwest Alley

APPLICANT:
Access Property Management
415 N. Higgins Ave
Missoula, MT 59802
406.203.4467

APPLICANT'S REPRESENTATIVE: Nils Whalstrom, Architect

LOCATION OF REQUEST:
101 S. Higgins Ave, Missoula, MT 59802
Downtown Missoula Historic District
Legally described as: MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 1 - 4,
& FRAC Of Lots 5 & 6
Geocode: 04-2200-22-2-02-12-0000

LEGAL NOTIFICATION: A legal ad appeared in the Missoulian on November 19th, 2017 and November 26th, 2017 and on-site posting occurred 15 days prior to the public hearing.

ZONING: CBD-4

GROWTH POLICY: The 2035 City of Missoula Growth Policy

SURROUNDING LAND USE:
Adjacent (North): CBD-4
Adjacent (East): CBD-4
Adjacent (South): CPD-4
Adjacent (West): CPD-4

PRESERVATION PERMIT REVIEW

101 S. HIGGINS AVE. ALTERATIONS TO NE AWNING AND SW ALLEY – NOV 29, 2017

Access Property Management
415 N. Higgins Ave
Missoula, MT 59802

STAFF DETERMINATION

APPROVE the application with conditions

I. RECOMMENDED ACTION

THAT the Historic Preservation Permit (HPP) for **Alterations to Northeast Awning and Southwest Alley** project be APPROVED with conditions by the Missoula Historic Preservation Commission, based on the findings of fact in the staff report, and pending the fifteen-day review period per section 20.85.085.

II. INTRODUCTION

An application for an HPP was received by the City of Missoula on November 17th, 2017, for proposed exterior alterations to the building located at 101 S. Higgins Ave. Alterations include removing the wraparound awning located on the north and east elevations, restoring the infilled transom windows located above the awning, and alterations to the south elevation of the alley portion of the building. Alley alterations on the lower level of the south facing elevation include the removal of two non-original windows and replacement of a rolling overhead door with glass lites, replacing the non-original door to the rear entrance, and the installation of a side window next to that entrance, to allow for additional light and accessibility. A wood deck is proposed which will span the length of the Hammond Annex (not included in the National Register listing), and will abut a portion of the main level on the south elevation of the Hammond Arcade. Alterations for the main level of the south elevation of the Hammond Arcade include the conversion of one window opening into an entry to provide deck access.

Alterations, by ordinance, must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The building located at 101 S. Higgins Ave is within the Missoula Downtown Historic District, is individually listed in the National Register of Historic Places, and is subject to the Missoula historic preservation ordinance requirements of Title 20 of the Missoula Municipal Code.

The building currently houses residential, office and retail space. The applicant requests approval of the HPP in order to restore and modify certain elements of the exterior on the north, east and south elevations to better accommodate the continued use of retail and office space, to improve accessibility, security and daylighting, in an effort to mitigate deferred maintenance which has accumulated over the past decades. These modifications would provide additional space for retailers and office use and would aid in further adapting the space into a usable setting while honoring architectural and historic significance.

The applicant's representative has consulted with the HPO for best practices, and consulted with the HPC during a special presentation at the 11/2/17 Historic Preservation Commission meeting. The proposed plan has been established with respect to the historic significance of the building and in an effort to minimize any adverse effect.

The proposed work includes (See Appendix A, Plans):

-Removing the wraparound awning on the north and east elevations and replacing with two entrance awnings, approx. 12'x 5', to be located above the Front Street arcade entrance and the Higgins Ave. arcade entrance.

-Restore transom lites located above the awning to their original condition and in kind with the continued row. Relocate

air handling units to the roof.

-Remove two unoriginal windows on the west side of the lower level of the south (alley side) elevation and replace with an overhead rolling door, approx. 7'x 7'-6" with glass lites.

-Replace the unoriginal entry door on the east side of the lower level of the south (alley side) elevation and replace with a metal door equipped with proper emergency exit hardware, new locks, and a single lite glazed panel for additional lighting. Install a sidelite directly to the east of the entrance which is currently filled with concrete masonry units for additional lighting.

-Install a wood framed deck structure along the west elevation (alley side) of the Hammond Annex (not individually listed on the National Register), which would abut the south (alley side) elevation of the Hammond Arcade and the north elevation of the Wilma. The deck would meet the Hammond Arcade and Hammond Annex at the exposed concrete floor-plates.

-Modify the window opening located second from the east on the main floor of the south elevation (alley side) on the Hammond Arcade into an entrance accessible to the deck. This modification would not change the width of the opening, but would change the length to approx. 6'-8". The existing window fill is original and would be reused to replace non-original window fill in the second window opening from the west.

*Note that the existing awning is historically accurate in footprint, but not original to the building. The location of the two windows to be replaced on the lower level was once a coal door entrance, which was later infilled with windows and non-original brick. Three entrances are located on the main level of the west elevation (alley side) of the Hammond Annex, and are currently infilled with plywood, which at one time possibly opened to an original deck which was later removed.

SITE HISTORY & DESCRIPTION

The Hammond Arcade building was constructed in 1934, when the property was owned by the Hammond Building Company, Inc., (founded by A. B. Hammond). It was built to replace the original five story Hammond building, originally constructed around 1890 and was destroyed by fire in the early 1930s. The current Hammond Arcade was designed by R. C. Hugenin as a fine example of Art Deco architecture; with polychrome masonry facades, stepped roofline battlements, and original color palette, which accent the interior arcade and stood out during this era of building, as it does today. 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.

Much like the neighboring Florence, the Hammond Arcade was one of the few buildings constructed in 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 the impact of the Depression. The original building was planned to be a two-story building, yet 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.

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.

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 the 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 6.5' level of the pilasters. One bay on the lower half of the building displays unique polychrome detailing. The east side of the building has five bays, which are more widely spaced than the north side bays. The east side of the building has nine battlements, spaced about equally to those on the north side of the building.

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 wraparound metal awning is an original part of the building. It is secured to the building by iron bolts and long iron rods, is about 12" thick and has metal trim.

The rear of the building has two floors as 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.

Minor alterations of some of the outside doors and windows have taken place over the years, 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. The building retains a high degree of integrity, is located in the heart-of-Missoula neighborhood, and is a major contributing element to the Missoula Downtown National Historic District.

IV. APPLICABLE ZONING REGULATIONS

Title 20 Zoning Ordinance, Section 20.85.085.H outlines the criteria for review of historic preservation permit applications. Regarding CBD-4 permitted uses, the proposed use is permitted and requires no additional discretionary approval.

V. REQUEST FOR HISTORIC PRESERVATION OFFICER/COMMISSION APPROVAL

Except as otherwise approved in section 20.30, the characteristics of an historic resource that qualify it for designation shall be preserved and existing setbacks illustrating historic patterns of development shall be retained. Before issuing an HPP for alterations or new construction, the Historic Preservation Officer shall consider the cumulative effects on the integrity of the city's historic resources resulting from the requested HPP, any other pending HPP applications, and any previously issued HPPs. The Historic Preservation Officer shall also review the HPP application for compliance with the *Secretary of the Interior's Standards for Rehabilitation* and/or any applicable design guidelines with the following criteria:

REVIEW CRITERIA

The building located at 101 S. Higgins is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance, *Section 20.85.085.H*, and the *Secretary of the Interior's Standards for Rehabilitation*. (*Standard in italics*, Staff Findings and Staff Conclusions follows).

The following demonstrates compliance with the Design Guidelines set forth in Sections 20.85.085H, and the *Secretary of the Interior's Standards for Rehabilitation*.

SECTION 20.85.085H:

H-a.) Requirement: *"The characteristics of an historic resource that qualify it for designation shall be preserved and existing setbacks illustrating historic patterns of development shall be retained."*

FINDINGS OF FACT: The applicant has worked with the HPO and members of the HPC in establishing historically sensitive design solutions which harken to the original design at the time when the building was nominated. The proposed alterations would have minimal site disturbance, and the reglazing of transom lites, installation of a rolling overhead door, update of the entrance on the lower level, and reuse of original window infill serves to restore the building to historic accuracy and mitigate adverse effects. Although original in footprint, the wraparound awning is low to the ground and prohibits pedestrian level interaction with the major character-defining-features of the front facades. The removal of the awning will be mitigated with two entrance rectangular metal suspension-system awnings in a conducive color pattern, which will be compatible as a tribute to the original, but differentiated as non-historic.

STAFF CONCLUSION: Mitigating efforts balance adverse effect. Meets the criterion.

H-b.) Before issuing an HPP for alterations or new construction, the Historic Preservation Commission shall consider the cumulative effects on the integrity of the city's historic resources resulting from the requested HPP, any other pending HPP applications, and any previously issued HPPs.

FINDINGS OF FACT: The proposed alterations fit within the purpose of the continued use and aid in the appreciation of the overall site's designation of architectural significance through that use. The Hammond Arcade has sat in a state of deferred maintenance for years and is ripe for restorative efforts, minor alterations and improved use conditions. The cumulative effect of this HPP serves to improve the historic attributes and contemporary use for the building and historic district as a whole.

STAFF CONCLUSION: Meets the criterion.

H1.) Alterations shall be compatible with the relevant characteristics or character defining features that qualify the Historic resource for designation and shall not diminish, eliminate, or adversely effect the historic character of the Historic resource. Consideration shall include, but not be limited to, elements of: Size, Scale, Lot coverage, Massing, Proportion, Architectural style, Orientation, Surface textures and patterns, Details and embellishments, Relationship of these elements to one another.

Size/ Scale: Proposed alterations reduce the awning footprint to two entrance awnings, approx. 12'x5', to be located above the Front Street arcade entrance and the Higgins Ave. arcade entrance. The installation of the lower level overhead door restores the original fenestration as a coal door. The main level entrance alteration is minimal in size and scale. All other alterations do not affect size/scale.

Lot Coverage: The proposed alteration will not increase nor decrease the lot coverage.

Massing/ Proportion: The massing of the proposed alterations is designed to be compatible with the character defining features and aesthetically reflect the original materials used, while differentiated as non-historic. The transom lites will be filled with wood trim and fixed glazing to match the existing row and will once again be a character defining feature. The modified awning and alley entrances are in proportion with surrounding elements and compatible in detailing and material.

Architectural Style: The architectural style and integrity of the existing building will not be altered from its current and historic style and state. The proposed alterations utilize distinctive elements to differentiate the old from the new through materials, while articulating historic color palette and design. These alterations serve to improve the overall historicity of the site, while balancing contemporary needs and use.

Orientation: The orientation of the building will not be altered. The proposed alterations have been designed to fit within the existing structure and footprint, and retains 101 S. Higgins Ave. as the primary element on the site, with the north and east elevations as the primary facades.

Surface Textures and Patterns/ Details: The updated openings will reflect what was the historic fenestration and the updated main level entrance is compatible with existing detailing as it continues horizontal patterning. The major character-defining traits associated with Art Deco texture, patterns and detail will not be effected. The deck will abut the Hammond Arcade only at the concrete floor-place which is exposed, and will not harm exterior brick.

Details and Embellishments: The proposed details and embellishments are sensitive to the existing character, and cohesively tie into the proposed updates of the south elevation and awning. Updated openings are historically accurate when appropriate, such as the transoms, and differentiated while compatible for alterations, such as the door openings and awnings. Embellishments have been designed to match the original, while distinguishable as altered. No additional details or embellishments outside of the original materials are planned.

Relation of these elements to one another: The proposed alterations do not alter major architectural features and detailing as nominated, and reflects change over time through cohesive design, feel and aesthetic. Pedestrian views and interaction with the facades will be increased due to the modification of the awning footprint, and accessibility increased through updated entrances and lighting.

FINDINGS OF FACT: The inter-relationship of *Size, Scale, Lot Coverage, Massing, Proportion, Architectural Style, Orientation, Surface Textures and Patterns, Details and Embellishments* in the design proposal serves to minimize adverse impact on the historic character of 101 S. Higgins in general, does not alter patterning, retains elements of character-defining detailing, differentiates the old from the new, and aids in the adaptive reuse of the building.

STAFF CONCLUSION: Meets the criterion.

H2.) New construction in historic overlay districts is not required to conform to specific architectural styles. Design of new construction shall be compatible with the character of historic resources in the immediate area, but shall distinguish itself from historic resources and not create a false sense of history.

FINDINGS OF FACT: The proposed alterations distinguishes the old from the new through materials. New awnings will be of similar style to the existing, rectangular, sensitive color palate, and utilizing a suspension system, while clearly being of modern (metal) metal material and aesthetic. Contemporary metal doors will infill openings in the alley portion and are aesthetically sensitive to the historicity of the building. The alley deck will be wood framed and distinguishable as new. Openings have been planned regarding descriptions from the National Register nomination.

STAFF CONCLUSION: Meets the criterion.

H3.) Alternative materials may be substituted for original materials when they have the same dimensions and form as original materials.

FINDINGS OF FACT: The transom lites will be infilled with matching wood trim and fixed glazing. Alternate yet sensitive materials will be used for alley openings.

STAFF CONCLUSION: Meets the criterion. Materials match the existing when appropriate.

H4.) Photovoltaic and solar hot water equipment are permitted and are not subject to this ordinance.

FINDINGS OF FACT: No photovoltaic and solar hot water equipment are proposed.

STAFF CONCLUSION: N/A

FINDINGS AND CONCLUSIONS:

Missoula Zoning Ordinance Section 20.85.085H

The historical architectural features that distinguish 101 S. Higgins will be minimally effected. The proposed alterations serve to improve working conditions for the building's contemporary use, yet will be differentiated as to preserve the overall historicity of the site. The proposed alterations will not substantially diminish, eliminate, or adversely effect the historic integrity of the original building, and have been designed with sensitivity to individual character defining traits and in effort to restore, appropriately update and maintain the building in a sensitive manner.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS CRITERIA established in Section 20.85.085H.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC PROPERTIES:

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site.

The Standards (36 CFR PART 67) apply to historic buildings of all periods, styles, types, materials, and sizes, and to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

Standard #1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

FINDINGS OF FACT: The Hammond Arcade has been a commercial arcade building since it was constructed and has historically contained a variety of businesses, many well known in Missoula's history. The building continues this use today. The alterations proposed in the HPP represents the minimum updates necessary to continue this historic use.

STAFF CONCLUSION: Meets the standard.

Standard #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

FINDINGS OF FACT: Although the footprint of the existing awning is original, the current awning is suffering from deferred maintenance and is in general disrepair, is low to the ground and darkly lit, and prohibits pedestrian interaction with the major Art Deco character defining features of the facade. Furthermore, the existing awning is made of aluminum, dating it to post WWII and is thus assumed to be a replacement.

STAFF CONCLUSION: Meets the standard to the extent possible and in considering existing conditions and the intended purpose of proposed alterations. The alterations serve to enhance the continued and historic use of the building. Mitigation efforts include restoring the row of transom lites currently boarded over on the north and east elevation above the awning, incorporating if necessary an aesthetically cohesive beltcourse or wood fascia similar to the Hammond Annex in the area where the awning is removed, and installing two smaller awnings over arcade entrances which are reminiscent of the original but distinguishable as new.

Standard #3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

FINDINGS OF FACT: Conjectural features of false history will not be added. All modifications have been considered in regards to details described in the National Register Nomination and existing conditions, but are differentiated

through materials and design. Alterations, materials and use do not project a false sense of historical development and instead speak to change-over-time.

STAFF CONCLUSION: Alterations will be minimally visible to the public, will serve to restore historic features, and will be clearly distinguishable as a later alteration in an effort to dissuade false interpretation. Meets the standard to the extent possible.

Standard #4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

FINDINGS OF FACT: The proposed project will not alter changes which have gained significance in their own right.

STAFF CONCLUSION: The project will not adversely effect acquired significance. Meets the standard.

Standard #5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

FINDINGS OF FACT: Distinctive features and finishes will be unaffected, and special care and awareness of historic significance will be honored by the contractors.

STAFF CONCLUSION: The applicant has stated their awareness of the building's historic significance and character-defining features. Meets the standard.

Standard #6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

FINDINGS OF FACT: The HPP proposes removing the wraparound awning which has an historically original footprint. Mitigation efforts include replacing the awning with two awnings to be placed over the Front Street arcade entrance and the Higgins Ave arcade entrance. The new awnings will be of similar style to the existing; are rectangular approx. 12'x 5', are made of metal with suspension tie backs, and are aesthetically cohesive in color palette. Other mitigation efforts include restoring the transom lites and coal door opening. Maintenance of the existing north and east brick parapets have been deferred for years.

STAFF CONCLUSION: (See Condition 2). Meets the standard to the extent possible.

Standard #7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

FINDINGS OF FACT: No chemical or physical treatments are currently planned for the project.

STAFF CONCLUSION: Meets the standard.

Standard #8) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

FINDINGS OF FACT: The project does not require digging.

STAFF CONCLUSION: Meets the standard.

Standard #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

FINDINGS OF FACT: The proposed alterations fit within the context of the existing character-defining features, yet remain distinguishable to preserve the historic integrity of the building in general. The alterations do not obstruct the overall design, setting, feel, location, or association with the building's significance and honors existing materials to the extent possible.

STAFF CONCLUSION: Massing, size, scale and architectural features are planned as to minimize adverse effect to the defining qualities of the building. Meets the standard.

Standard #10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FINDINGS OF FACT: The deck will be installed in a manner that is sensitive to the south elevation of the Hammond Arcade. It will meet the building only at the exposed concrete floor-plate, and will not affect exposed brick. No other new additions and adjacent or related new construction is proposed.

STAFF CONCLUSION: (See condition 3). Meets the standard.

Cumulative Effect:

INTENT: Alteration to individually listed NRHP building in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

SCOPE OF WORK: The restoration and renovation of exterior elevations for the building located at 101 S. Higgins Ave. The design calls for proposed alterations to the wraparound awning located on the north and east elevations, restoring the transom windows located above the awning, and alterations to the west elevation of the alley portion of the building. Alley alterations on the lower level of the south facing elevation include the removal of two non-original windows and replacement of a rolling overhead door with glass lites, replacing the non-original door to the rear entrance, and the installation of a side window next to that entrance, all to allow for additional light and accessibility. A wood deck is proposed which will span the length of the Hammond Annex (not included in the National Register listing), and will abut a portion of the main level on the south elevation of the Hammond Arcade. Alterations for the main level include the conversion of one window opening into an entry to provide deck access.

INTENDED USE: Office, retail and residential space.

FINDINGS OF FACT: There are no cumulative adverse effects on historic preservation permit sites with this proposal.

STAFF CONCLUSION: Project SUBSTANTIALLY MEETS the Secretary of the Interior's Standards for Rehabilitation.

VI. PUBLIC COMMENT

ROBERT CAPRICCIO – NEIGHBOR - 131 S. HIGGINS AVE.

I am a resident of the Wilma building. I appreciate all of the interest & improvements in the downtown area. It is a great place to live. While the applied for improvements to the Hammond Arcade building are understood and recognized as areas that need attention it seems somewhat unfortunate to lose the protection that the wrap around front awning provides from the elements. I, for one, always enjoy the "cover" though it has some obvious deferred maintenance issues.

My larger concern is the proposal for a deck in the rear alley and the thought that this would provide alternate pedestrian traffic. Currently there is zero traffic in that area. I know because I look right over it. It is a dark, dead end alley that does

not need to be inviting any traffic. Mostly, I worry about the intended use of a second story deck in that area and how it could add to the noise pollution for residents of the Wilma. The Stockman's Bar on Front Street has a rear deck that faces into that alley which becomes very noisy on many nights (it's where the smokers hang out). I would be disturbed to see/hear that amplified by another business with similar activity even closer to the Wilma (literally, right at our foot).

JEFFREY ARESTY – NEIGHBOR – 131 S. HIGGINS AVE.

I have been a resident in the Wilma building for close to 10 years, beginning when the building became individually owned condominium and commercial spaces in 2008. I have been President of the HOA for most of those years, but am writing you as a concerned homeowner in close proximity to the proposed remodel of the Hammond Arcade.

Most of Missoula does not realize that the Wilma has full-time residents. It is not just a theater, restaurant, and other commercial spaces. The tower portion of the structure has 5 floors of residential condominium units (around 25 units) which are occupied by either full time owners, or short and long term renters. We live, eat, and sleep in the Wilma. Many of us have windows which look down on the Hammond Building or the alley behind the Hammond.

A portion of the proposed improvements to the Hammond will directly effect the Wilma. In particular the addition of a raised patio / deck overlooking the alley between the Wilma and Hammond buildings will potentially expose residents to an increase in noise. Noise in the vicinity of our residences is a large part of what we discuss during our annual HOA meetings. While I do not know exactly what the intended use of the patio is, I suspect that once it has been installed we will not be able to mitigate the noise. Other potential issues which come to mind include: light pollution, another place for vagrants to congregate, easier access to our building via their roof (graffiti, Wilma roof access, even break-ins into our building, etc.), increased car traffic, increased pedestrian traffic, amplification of any noise due to sounds bouncing off adjacent structures, etc. Most of these effects occur at night. Just what we need...noise from Caras Park on one side, and this on the other, all while we try to sleep. I truly do not think that anyone understands that people live and sleep in our building.

I strongly want to discourage the approval of the raised patio / deck portion of the project. Thank you for your interest in reaching out to neighbors of the project.

JEFFREY ARESTY – PRESIDENT, WILMA HOA BOARD – 131 S. HIGGINS AVE.

My name is Jeff Aresty. I am President of the Wilma Condominium HOA and Board and am writing on behalf of our owners and Board. The Wilma building contains both commercial and residential spaces, and has been a fixture of Missoula's downtown for nearly 100 years.

Our owners are concerned with the proposal for the remodel of the Hammond Arcade, in particular the addition of a raised deck overlooking the alley between the Hammond and Wilma buildings. Our concerns are:

1. *We do not see a raised deck to be consistent with historic conditions of the building*
2. *While we do not know the intended purpose of the deck, we see it as a likely source of late night noise while our residents are sleeping. We have close to 25 units in the residential tower. We live, eat, and sleep in our units. Many of us have windows overlooking the alley.*
3. *We have observed in the recent past people accessing the roof of the Hammond to gain access to the Wilma. One individual was caught by an owner trying to enter his 3rd floor window at night. Others have painted graffiti on our bricks and still others have attempted to gain access to our theater roof. We believe that the addition of a deck will make conditions more favorable for such mischief.*
4. *Should the deck be lighted, it would only serve to further light pollution immediately adjacent to sleeping individuals.*

5. Pedestrian and automobile traffic will likely increase
6. This dark and quiet alley will become a haven for vagrants to congregate
7. Noise created in this area will be amplified by bouncing off adjacent structures.

While we support such downtown improvements in general, our Board wants to strongly discourage the approval of the raised patio / deck portion of the project. Thank you for your interest in reaching out to neighbors of the project.

* Note that the building owner and HPO are in discussion about possible mitigation efforts regarding potential social impacts mentioned in the public comments that are not historic preservation related, to include sensitive deck lighting which will restrict reflection on the Wilma building.

VII. STAFF CONCLUSIONS AND RECOMMENDATIONS

CONCLUSION:

The major historical architectural features that distinguish 101 S. Higgins will not be adversely effected. The proposed alterations fit within the context of the existing site, yet remain distinguishable to preserve the integrity of the building. The alterations are similar in scale to the existing, and utilize sensitive building materials and design in order to define the distinct historic character of the primary building. Proposed changes would increase pedestrian view, accessibility, and interaction with the building, and would restore certain historic elements which have been lost over time. The removal of the wraparound awning will be mitigated by the restoration of the transom lites and reopening of the alley coal entrance. The updated openings would provide necessary daylighting, would serve to enhance current working conditions, and reference the continued use and contemporary need as office and retail space. There is one other HPP site in the vicinity (111 N. Higgins Ave.) that would not be adversely effected by this proposal, and there are other historic sites in the vicinity, but would not be adversely affected by the physical alterations in this proposal. The proposed project substantially meets the design review criteria set forth in Section V of this report and will not diminish, eliminate, or adversely effect the historic character and integrity of 101 S. Higgins or the Downtown Historic District as a whole.

RECOMMENDED MOTION:

THAT the **Alterations to the Northeast Awning and Southwest Alley** of the building located at 101 S. Higgins be APPROVED with conditions.

CONDITIONS OF APPROVAL:

1. The project shall comply with all applicable City of Missoula municipal code and building code requirements.
2. Additional mitigation efforts shall include repointing the brick parapet on the north and east elevations.
3. New additions, such as the rear deck, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
4. Any patching and repair shall match the old in design, color, texture, other visual qualities and, where possible, material.

VIII. ATTACHMENTS

A- HISTORIC PRESERVATION PERMIT APPLICATION

APPENDIX A
HISTORIC PRESERVATION PERMIT APPLICATION

DOCUMENT INDEX

HISTORIC PRESERVATION COMMISSION APPLICATION

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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: _____

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 Service

National 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 10-900a). 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 Montana

code 030

county Missoula

code 063

zip 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. DescriptionArchitectural 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

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National Park Service

National Register of Historic Places Continuation Sheet

Section 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)

Period of Significance

Significant Dates

1934-1940

1934

Architecture

Commerce

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

area of property less than one acre

UTM References

A	1 2	2 1 7 1	7 6 0	5 1 9 4 8 7 0
Zone	Easting		Northing	

C

B Zone Easting Northing
 D Northing Easting Zone

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

1. 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

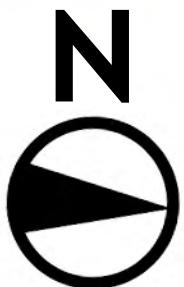
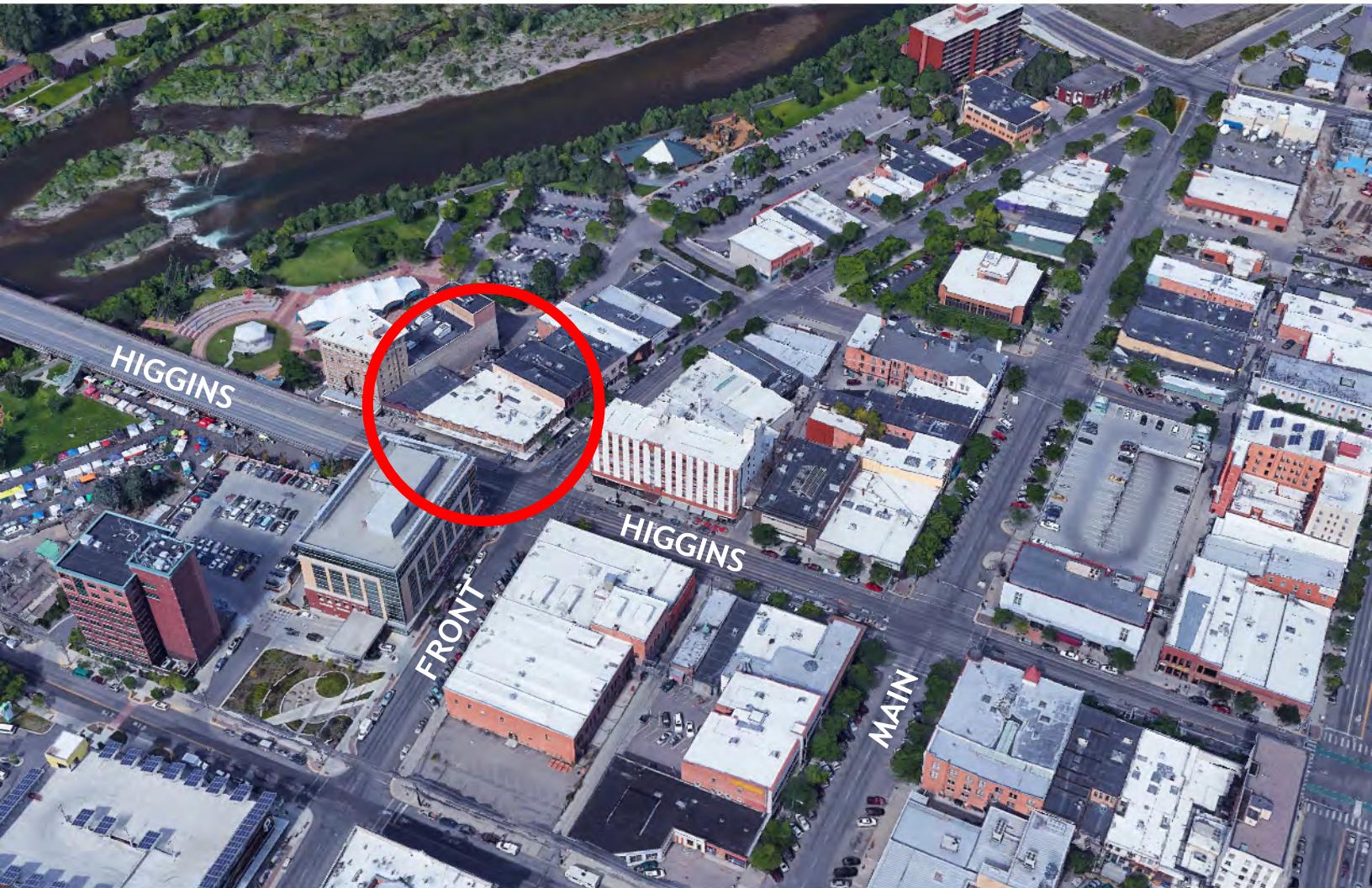
HAMMOND ARCADE

15.

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

SITE MAP

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 BASEMENT LEVEL ENTRYS INTO BOTH THE HAMMOND ARCADE AND THE ANNEX.

EXISTING FRONTEAGE VIEWS

HAMMOND ARCADE



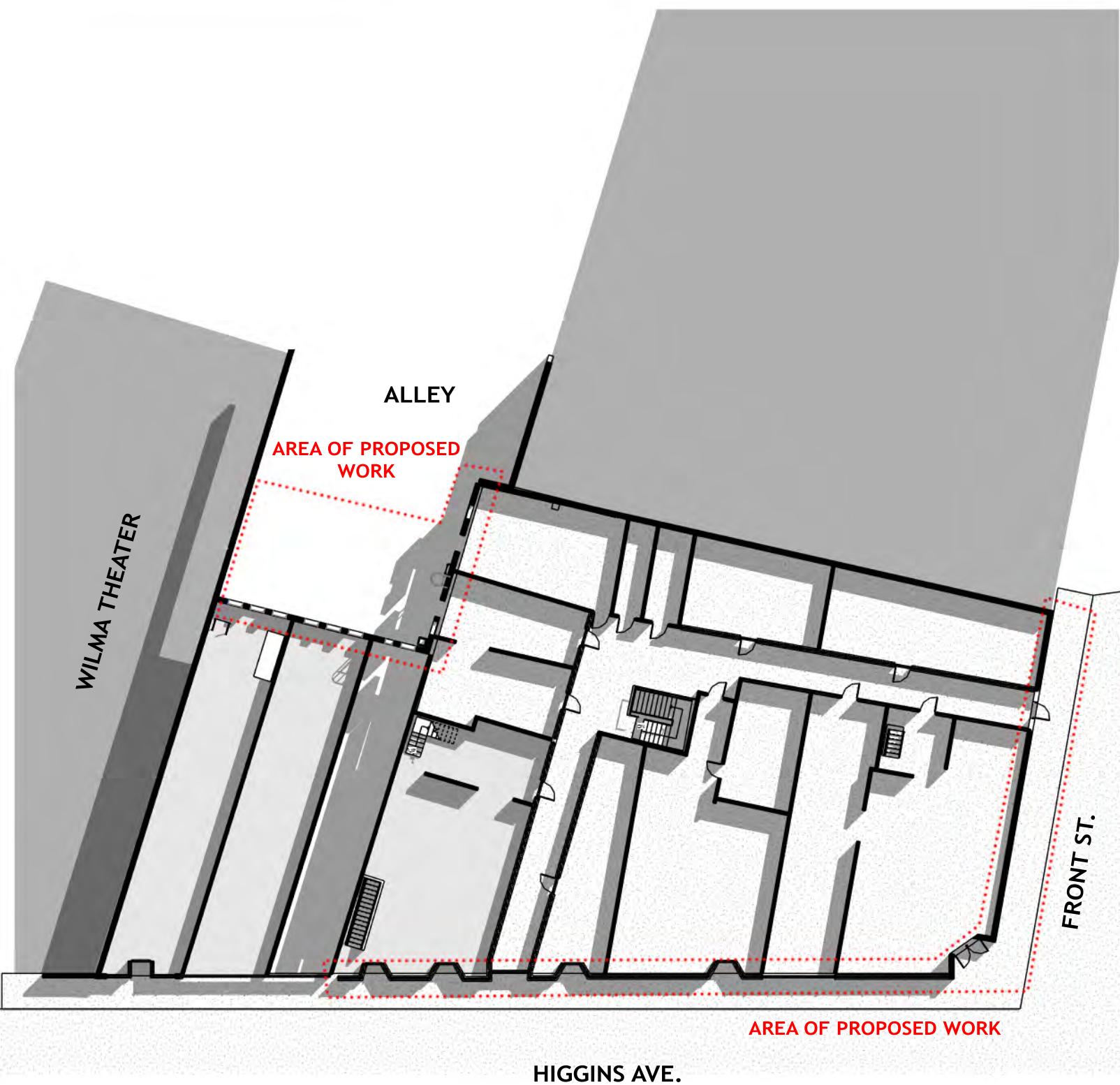
HIGGINS AVE. FRONTEAGE LOOKING NORTH



FRONT ST. FRONTEAGE 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

19.

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.

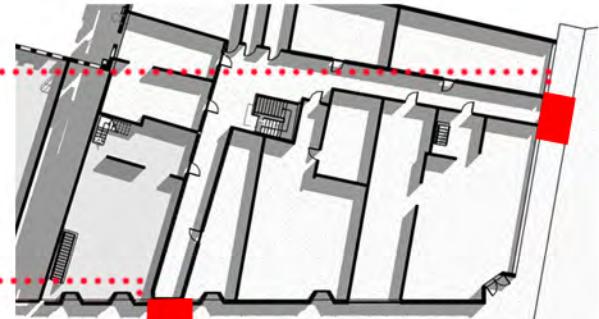
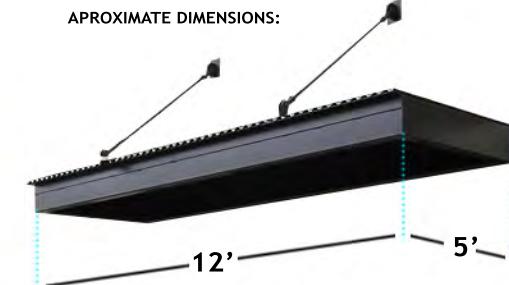
THE SIZE, DARK COLOR, AND LOW HEIGHT CREATES A DARK AND OMINOUS SPACE IN FRONT OF SHOPS, WHILE HIDING THE REST OF THE BUILDINGS UPPER FACADE FROM THE PEDESTRIAN LEVEL.



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 ENTRYS. 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.



APROXIMATE DIMENSIONS:



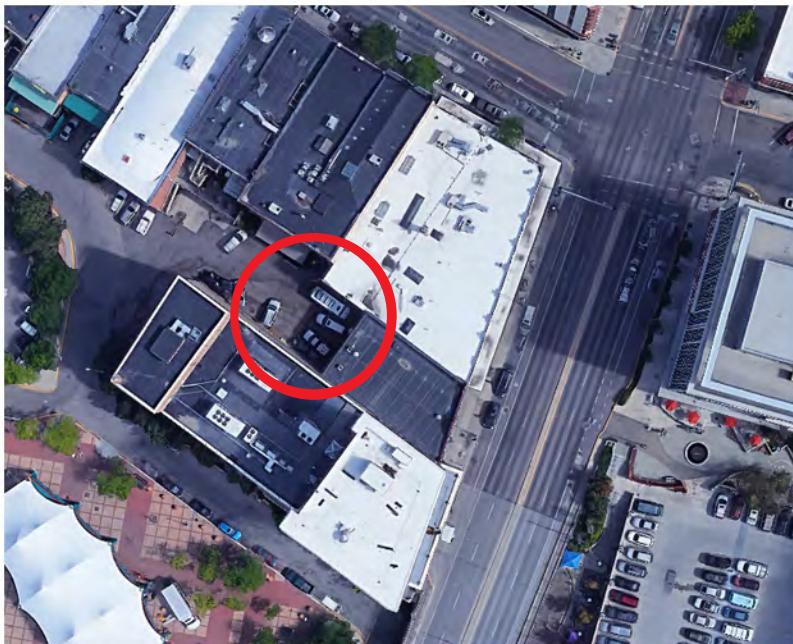
RESTORING THE STREET FACADE GLAZING

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

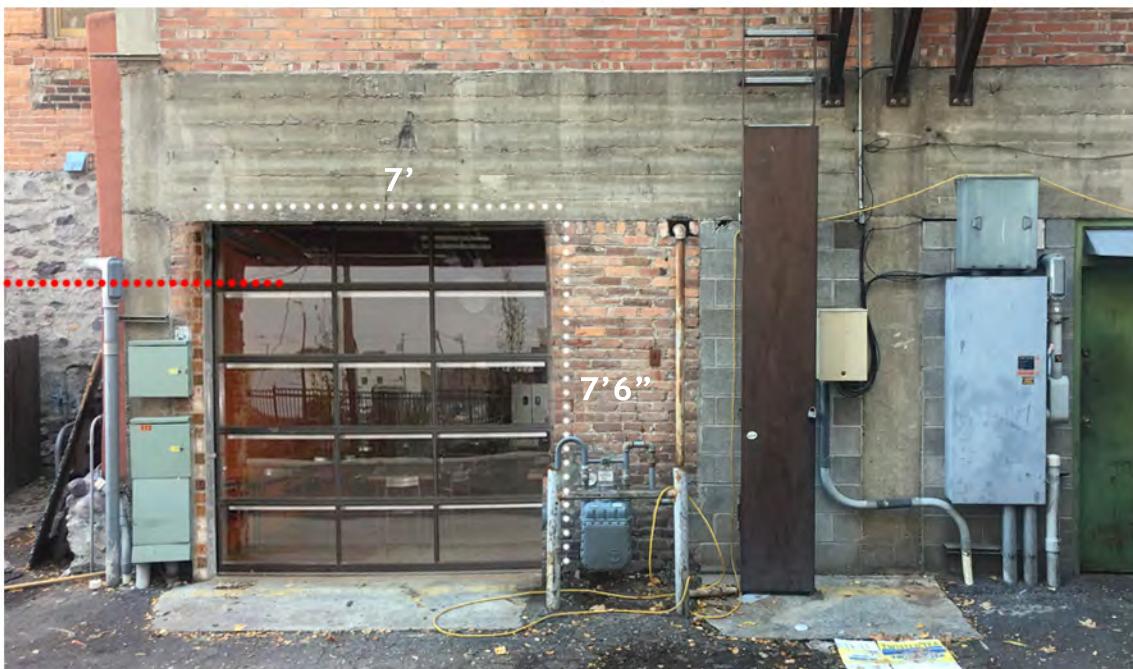
BASEMENT WINDOW ALTERATION

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



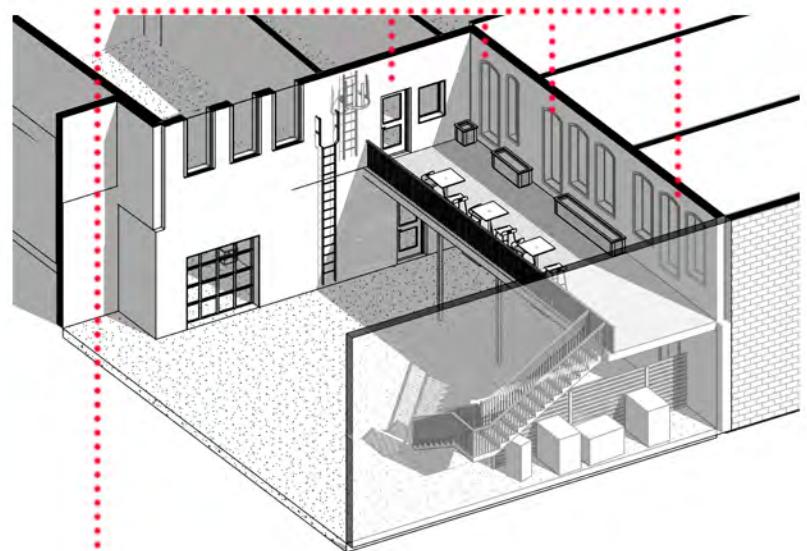
THE EXISTING BASEMENT LEVEL ENTRY DOOR, SHOWN BELOW FROM THE EXTERIOR AND INTERIOR, LACKS PROPER EMERGENCY EXIT HARDWARE, RELIABLE LOCKS, AND DOES NOT PROVIDE A PROPER SEAL WITH THE GROUND FOR MOISTURE OR COLD AIR.

PROPOSED REPLACEMENT WOULD BE EQUIPPED 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.

