

**DRAFT**

## **Part IV: Treatment and Work Recommendations**

By Misiaszek Turpin pllc

The Greenfield Meetinghouse suffers from overall age-related condition issues both to the interior and exterior of the building. These overall conditions are described in Part III of this report.

It is recommended that all work to the Greenfield Meetinghouse be undertaken in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (Appendix A). As this is a building that has evolved over time, with multiple renovations and modifications, it is not recommended that the structure be returned to a specific date in its history. The structure has maintained its prominence in the Greenfield community, acting as a cultural stimulator and community convener.

The recommendations put forth in this Historic Building Assessment provide a list of needed building improvements, a suggested phasing according to the immediacy of the condition issues and programmatic needs of the Town of Greenfield, and a starting point for the creation of architectural and engineering drawings and specifications for each item. As funding becomes available, the Town of Greenfield will want to create more detailed architectural and engineering drawings and specifications for each item, based on National Park Service recommendations and obtain the approval of the NH Division of Historical Resources and NH Land and Community Heritage Investment Program prior to beginning any construction.

The recommendations for rehabilitation will enhance and strengthen the current programmatic use of the building. The meeting hall and stage of the first floor and second floor sanctuary will be emboldened by restorative efforts and will continue to be used for cultural and community programming, and the lower level community room will be refreshed and made more functional. The rehabilitation will address existing accessibility limitations and code upgrades in the most sensitive manner as practicable, creating a space that can be accessed safely by the entire community of Greenfield.

### **Site:**

***Parking & Driveway*** – The two northern driveway entries will be maintained, and the southeastern driveway entrance is to be removed and pedestrianized with a new gravel path (*see Site Plan, page [REDACTED]*). The paved parking spots on the western side of the Meetinghouse are to be reconfigured to add additional spaces; which are not required to be accessible parking spots. In addition, a simple fence is to be installed along the front of each spot, providing a barrier to prevent vehicles from going forward and down the hill. The driveway will continue behind the Meetinghouse, providing connection to the main parking lot for the building, where today a large dirt patch exists. Parallel parking options should be evaluated at this northern edge of the site, adjacent to the cemetery and along the connector drive. Defined parking spaces are to be designed and located within this area, providing the maximum number of spots achievable within the space without encroaching on the Common. Parking should be designed to limit and prevent thru-traffic between Routes 136 and

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

31. New accessible parking spots are to be located within this area, adjacent to a new drop-off area. All parking is to be paved, appropriately marked, and fully kept off the immediate perimeter of the Meetinghouse. Parking and driveway design expressed within the drawings and the text is schematic, and a civil engineer should provide design and consultation services.

**Approximate cost:** \$ [REDACTED]

***Performance Terrace & Building Entry*** – Carefully remove all components of the existing modern concrete stairs and ramp that provide access into the Meetinghouse. There are several ways in which to address increased accessibility to the Greenfield Meetinghouse. The primary façade has been chosen as the site of the accessible entrance to the Greenfield Meetinghouse in an effort to minimize impact to the historic building fabric and maximize continued use of the building, allowing for the continued use of the historic twin entrances and providing a welcoming, communal space at the main level.

One design approach is to update the existing ramp to ensure it meets modern building code, and maintain a separate, removable performance element. This approach would maintain the present indirect accessible route to the building through a single doorway and would not solve some of the condition issues raised in Part III of this report.

A stronger design option is to construct a new performance terrace and building entry at the south face of the building, projecting out towards the Common at the site of the present dirt driveway circling the front of the structure. Public gatherings at the Common are an important part of the Greenfield community heritage and continue to integrate the Meetinghouse into everyday life of the community; with this performance terrace, the Meetinghouse will be solidified as the true backdrop and focal point of all community gatherings. This terrace is to be constructed fully separate from the Meetinghouse with minimal direct connection, to maintain both as separate elements. Two raised planters are to be installed at the west and east ends of the north edge of the terrace, establishing a visual separation of two structures. Power outlets within the planters will provide electrical hook-ups for exterior functions and needs, replacing the need to run extension cords from the building interior across walkways, limiting trip hazards. An accessible ramp is to be installed within the northeast corner of the terrace, immediately to the south of the eastern planter, providing a direct and accessible connection between the drop-off area and the interior of the Meetinghouse. The terrace is to be a flat structure, level with the main floor of the Meetinghouse; approximately twenty-four inches above existing grade around the front entrance. No railings are required for the stairs by *Building Code*; however, simple railings could be installed

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

at key locations to assist in stair usage. Creating an integrated terrace level with both primary entries to the Meetinghouse will create two accessible entrances, allowing for increased traffic-flow and accessibility. The topography of the Common naturally slopes away from the front doors, which will assist in integrating the new steps with the sloping grade and provide access to the terrace from all three sides. The radius design of the terrace is intended to contrast with the vernacular construction of the building, while also allowing the terrace to blend in with the natural topography of the site. In order to comply with the *Standards*, the materials of the terrace are to be modern and easily distinguishable as non-historic. Despite the previous disturbance of this area by the insertion of the access driveway and the stairs/ramp into the building; archeological review and approval is required before commencing any site work. Where required, minor grade manipulation will occur to strengthen the connection between the Meetinghouse, performance terrace and the Common.

This new ramp will continue the circulation path used by the general public and create a new accessible route that conforms with current code regarding width, slope, and surface texture, and is to be located in close proximity to designated accessible parking to minimize impact on significant landscape features. The ramp should be constructed with a 1:20 or less pitch so no railings are required. Setting the ramp and terrace apart from the building will allow for greater reversibility and a visual break between modern and historic, keeping in compliance with the *Secretary of the Interior's Standards for Rehabilitation* and following the guidance of the National Park Service "Preservation Brief 32: Making Historic Properties Accessible" (Appendix G).

**Approximate cost:** \$ [REDACTED]

**Greenfield Common** – Improvements are to be made for overall site circulation and lighting. *Site Circulation:* the existing dirt driveway leading from the southeast is to be removed in its entirety and replaced by a new pedestrian path leading from the southeastern sidewalk corner up to the performance terrace and entrance to the Meetinghouse. A second, new pedestrian path leading from the southwestern sidewalk corner up to the performance terrace should be added. At the base of the performance terrace, develop a level convergence space, connecting both paths as well as providing access to both the eastern and western parking lots. All paths to be of the same natural material. *Site Lighting:* install new Sternberg Lighting, 8930 Classic Series lamp posts or similar, at equal intervals along both pedestrian paths and around the perimeter of the parking lots. This light fixture is to match the newer lamp posts installed within the Town Center, creating a continuity of public space. Install new, energy-efficient flood lighting to illuminate the western, southern and eastern facades of the Meetinghouse, replacing existing fixtures.

## Part IV: Treatment and Work Recommendations

By Misiasek Turpin pllc

Approximate cost: \$ [REDACTED]

***Meetinghouse Signage*** – Remove the existing white sign for the Meetinghouse located along Forest Road and replace with a modern sign, indicating the Greenfield Meetinghouse and providing a protected message display board. The sign should be constructed of durable material that complements the building and the surrounding environment. Externally illuminate the sign and provide power. Secondary, supplemental signage to be designed and installed at each driveway entrance (one sign at the Sawmill Road entrance and one sign at the Francestown Road entrance).

Approximate cost: \$ [REDACTED]

***Street Parking*** – In addition to developing parking on the site, adjacent to the building, additional street parking should be explored along Sawmill Road. There currently exist no on-street parking between the driveway entrance to the Meetinghouse and the intersection with Forest Road; however, based on site observations, constructing parking in this section appears feasible. Some retaining walls will be required to manage the slope of the Common; the design for the retaining and the parking should affect the Common as sensitively as possible. Parking layout expressed within the drawings and the text is schematic, and a civil engineer should provide design and consultation services.

Approximate cost: \$ [REDACTED]

***Sewer/Septic System*** – At present, there are two on-site septic tanks connected to and used by the Meetinghouse. These tanks are to be removed and the building is to be connected to the Municipal Sewer line. Review plumbing design and requirements for the Meetinghouse to provide the proper connections. For further information, please see the February 2018 Existing Conditions Assessment Report generated by RFS Engineering (Appendix C).

Approximate cost: \$ [REDACTED]

### Exterior:

***Foundation and Perimeter Re-Grading*** – Expose the full height of the foundation walls and fully clean the exterior surfaces in preparation for the installation of a new air and water barrier system by Tremco or similar manufacturer. Apply the required water-proofing membrane to the existing concrete foundation wall, install a layer of insulation board and then apply another layer of water-proofing membrane. This barrier solution should be kept below finished grade and fully sealed at the top of the system to prevent moisture penetration. This work will increase thermal performance and water resiliency for the lower level. Install a perimeter gravel drip trench at grade level to

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

collect all water shedding from the building. Re-grade the adjacent land to the north side of the building to shed water away from the building; coordinate this work with the requirements for the driveway access. Prior to any ground-disturbance, an historic archaeologist will be contacted to ensure that no archaeological evidence or artifacts remain at the site.

**Approximate cost:** \$ [REDACTED]

***Exterior Siding, Trim and Woodwork*** – The exterior wood siding, trim and woodwork should be inspected for rot, excessive paint cracking resulting in exposed wood surface, and areas of crazing. Where rot is found, any replacement shall be kept to a minimum, and all replacement shall match the existing material in terms of texture, dimensions and design. The surface shall then be completely cleaned of all dirt and grime, and any loose paint shall be removed by lightly scraping and hand sanding. Where required, additional sanding by mechanical means may occur, in the most sensitive fashion, using a belt sander, removing unstable paint to the next sound layer. Finish all surfaces white, to match the existing, original color, unless otherwise noted. Wood elements in this section includes: horizontal clapboard siding, window sills and casings, door headers and trim, roof eaves and soffits, and fascia and corner boards. All work to be performed in accordance with *National Park Service Preservation Brief 10* (Appendix F).


**Approximate cost:** \$ [REDACTED]

***Windows*** – The three fixed transom windows providing light to the *Lower Level* are to be re-glazed and re-puttied and are to be securely re-installed back into their historic location. Each window shall be stripped of all flaking paint and repainted to match the existing color. There are five window wells located at each of the original openings to the *Lower Level*; each well is to be repaired where necessary, and new, wooden sloped covers are to be constructed and securely installed on the concrete well walls. The eight, eight-over-eight double-hung windows at the *Main Level*, are to be re-glazed and re-puttied as required and securely re-installed into their historic locations. Additionally, at this level, the two fixed windows at the north wall of the stage storage room, are to be re-glazed and re-puttied and re-installed in their historic location. The two, sixteen-over-sixteen double-hung windows within the *Attic* and the one sixteen-over-sixteen double-hung window in the *Clock Room* are to be re-glazed and re-puttied and are to then be securely re-installed into their historic location. New, energy-efficient storm window units are to be installed at each historic window and are to be of such design as to not obstruct the original glazing and muntin pattern of the windows. These units are to be installed on the exterior of the windows. All work to be performed in accordance with *National Park Service Preservation Brief 9* (Appendix E). A

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

new window should be installed within the southern face of the western egress stairwell. This window is to be a fixed, six-over-six double-hung window with true divided lights, installed to match an original unit observed in historic photographs of this volume (Figure I-12). The dimensions and profiles should match those of other divided light windows throughout the building.

**Approximate cost:** \$ 

***Stained-Glass Windows*** – All ten of the stained-glass windows located at the *Upper Level* are to be removed from the building, restored, and reinserted. Extreme care and attention should be paid to each window unit as it is removed to prevent further damage to the window and its components. Perimeter re-leading and replacement of broken glass is required at varying levels on each unit, as well as addressing the broken tie wires and horizontal support bars. Remove all existing storm windows and/or exterior protection at each of the window locations, and clean and repair the opening in preparation of re-installation of the historic stained-glass windows. Install a new, well-ventilated storm window at the exterior of each stained-glass window. Assure that the protective glazing system is adequately ventilated to prohibit condensation build-up and greenhouse effect between the protective glazing and the stained-glass window. These modern storm windows should be of such a design as to not obstruct the original glazing patterns or to introduce new elements that will modify the shadows produced by the decorative glazing. All work to be performed in accordance with *National Park Service Preservation Brief 33* (Appendix H).

***Exterior Doors*** – The two, main front doors to the Meetinghouse are to be repaired where necessary, repainted and new hardware that complies with *Building and Life Safety Code* is to be installed on each of the doors. In addition, the weather stripping at each opening is to be replaced to improve energy efficiency. The western wooden egress door leading from the *Lower Level* is to be repaired where necessary, repainted and new internal and external hardware is to be installed in compliance with *Building and Life Safety Code*. This door and the door frame are to be further addressed to improve operations and building security, as it is very difficult to open and close the door at present; if the door is beyond repair, install a modern wooden door that matches the existing door in design, color, texture and materials. The door leading from the stage on the north façade and the eastern egress door leading from the *Lower Level* are to be replaced with modern, wooden, six-panel doors to match the door style and profile of the other exterior doors. These doors are to have integral glazed panels, similar to the existing western egress door, are to have increased energy performance, and are to have internal and external hardware compliant with *Building and Life Safety Code*. New weather stripping is required for the door leading from the sanctuary, and the door should be repainted to be on the same maintenance schedule as the rest of the exterior doors.

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

Approximate cost: \$ [REDACTED]

**Exterior Stairs** – Remove the existing, modern wooden landing and stairs leading from the northern stage door. Construct a new landing and stairs conforming to the existing footprint. Material to be durable, maintenance-free decking, finished to contrast the historic building fabric.

Approximate cost: \$ [REDACTED]

**Roof** – New roofs are to be installed at both the eastern and western egress volumes and at the northern storage volume. Existing material should be removed to the roof sheathing. Damaged or rotted sheathing or rafters should be replaced in-kind, and a new air and water vapor barrier should be installed on top of the sheathing. Furthermore, the energy performance of these volumes should be improved with the installation of insulation within the roof structure, so as to not alter the existing roof profiles. The eastern egress volume will require the installation of an interior drywall ceiling to achieve insulation requirements and to provide a finished interior. Architectural asphalt shingles that match the coloring of the main Meetinghouse roof should be installed.

Approximate cost: \$ [REDACTED]

**Bell Tower** – The structure of the octagonal portion of the Bell Tower; the belfry and the lantern, is to be fully reconstructed. All exterior finish and trim materials are to be removed and salvaged to the extent practicable, and reinstalled upon the completion of the tower's reconstruction. The existing louvered panels within each bay of the belfry are to be further evaluated upon removal, repaired in-kind where necessary and are to be repainted. The railings and corner posts are to be further evaluated upon removal, repaired where necessary and are to be repainted. At locations where existing wood finish material cannot be salvaged and restored, new wooden material is to be installed to match the existing dimensions and profiles. The reconstructed tower is to have a copper domed roof that matches the profile, dimensions, and material of the existing roof and the existing, intricate cast-iron weathervane is to be repaired and cleaned where necessary and reinstalled on the tower.

Approximate cost: \$ [REDACTED]

**Exterior Building Lighting** – The four existing fixtures at the front doors will be cleaned. New energy-efficient light fixtures will be installed at each of the other exterior doors of the Meetinghouse. Install new energy-efficient light fixtures to illuminate each of the three clock faces, and to illuminate the belfry and lantern. Locate additional security flood lights along the north of the building and where required for safety.

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

Approximate cost: \$ [REDACTED]

### **Lower Level:** (See Proposed Lower Level Floor Plan, page \_\_\_\_\_)

***Hazardous Materials*** - Prior to any work, the Town of Greenfield needs to have a Hazardous Material Report generated for the building, to determine the locations and extent of any hazardous material. The report is to be completed by a hazardous material consultant. Any defined locations of asbestos, lead paint or other hazardous materials shall be identified and remediated, prior to any additional work within the Meetinghouse.

Approximate cost: \$ [REDACTED]

***Mechanical System*** – The two existing furnaces can remain as the primary heating source for the building. The furnaces should continue to be maintained on a yearly basis. As part of the Lower Level renovations, including the reconstruction of the restrooms and kitchen, a new dedicated outside air system should be added to provide make-up air for bathroom exhaust and kitchen ventilation. New restrooms and kitchen should include dedicated exhaust as required by Code. Minor modifications to the Main and Upper Levels are recommended such as cleaning the ductwork, minor relocation of indicated ductwork and changing diffusers.

Approximate cost: \$ [REDACTED]

***Electrical System*** – Install new electrical service equipment, with a fully grounded distribution system, and upgrade the service to 200A+. The electrical system and equipment should be located in a dedicated electrical room. Lighting and power upgrades throughout the building should be coordinated with the new, upgraded system in order to meet required performance levels. In addition to the upgraded lighting throughout the building, it is recommended that additional lighting controls be added to comply with the energy code, and the emergency lighting and exit signage should be upgraded and supplemented.

Approximate cost: \$ [REDACTED]

***Fire Alarm & Suppression System*** – Additional notification devices and pull stations are needed throughout the building to supplement that which already exists within the building. The notification system should provide automatic alert to the local fire department to ensure continuous monitoring of the building. Smoke/heat detection and notification is to be installed within the *Attic* of the building. Further discussion is needed with the Town Code Official to review conformance of the historic structure with current Fire and Life Safety Codes and to determine if an automatic



## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

sprinkler system is required to be installed. Where new equipment is to be installed, care should be taken to avoid damaging or permanently altering historic fabric.

**Approximate cost: \$**

**Elevator** – Install a modern, accessible elevator within the Meetinghouse, located and installed in such a manner as to limit the amount and extent of impact the elevator and its components have on the historic fabric of the building. In a series of public meetings, Greenfield residents expressed a strong desire to not only increase accessibility to the main level of the building, but to create an interior that is accessible to all. Several design options for the elevator were explored throughout the Assessment process, as attempts were made to balance the needs of the community with the historic nature of the building. Every effort shall be made to increase accessibility of the building while conforming to the *Secretary of the Interior's Standards* and following the recommendations of NPS Preservation Brief 32 (Appendix G).

The location at the southwest corner of the building, within the most heavily remodeled section of the space, allows for a minimal disturbance of historic fabric. Finding a freight elevator with enough capacity for a coffin, which was suggested at a public meeting, would infringe on the exterior fenestration, would create a large footprint that would infringe on existing structural elements, and would carry a much heavier price; the team recommends the footprint of the elevator be limited to passenger service.

As expressed in the architectural drawings, the elevator should be installed in a secondary area to cause as little disturbance to primary building features as possible, and limit intrusion on historic framing. This elevator shall provide access to the Lower Level, Main Level, Upper Level and Loft Level; however, it will not provide unobstructed access to the Stage or the Narthex and will provide no access to the Attic or Bell Tower, as continuing the elevator shaft to these levels will infringe on the historic roof framing.


**Approximate cost: \$**

**Community Room** – The *Lower Level*, which is considered a secondary space within the Greenfield Meetinghouse, has been identified as a compatible location for many of the building's amenities as this level does not contain any primary character-defining features. Although there will be some demolition at this level, the majority of changes shall be additive in nature and new work will be finished in a way to differentiate it from other historic fabric. This level will now support a functioning community room, with adjacent kitchen, accessible restrooms and a small lounge, and will be accessible by the internal stairs, the two egress stairwells and a new elevator. The elevator

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

is to be located within the southwestern corner of the building and provide direct access into the lounge. An east-west wall will separate the lounge from the community room and will have two cased openings providing access between the spaces. A door located on the western wall of the lounge will provide access into the kitchen and a door on the eastern wall will provide access to the internal stairs leading to the *Main Level*. All mechanical ductwork will be relocated to the perimeter of the space to increase head clearance throughout the floor and will be painted to match the ceiling to create a more comfortable and inviting space. Three structural columns will remain within the community room and are to be painted (the other three columns will remain in place but will be located within the wall between the new ADA-compliant restrooms and the community room). Similarly, all exposed steel beams within the ceiling are to be cleaned and painted. Access to both the eastern and western egress stairs will remain unobstructed. The kitchen and restrooms will be located to the west of the community room; the kitchen accessed through a door at the southern part of the wall, and the restrooms located through a cased opening centered on the wall. Some structural evaluation will need to take place at the entrance to the restrooms, along with coordination with one of the existing steel columns. Additionally, a new cased opening at the northern part of this wall will provide access to the western egress stair and into a small vestibule where wall-mounted coat hooks and a storage bench will be located. The north wall of the community room is to have two doors; the eastern door leading to a storage room and the western door leading to the mechanical room. All new doors are to be wooden doors with modern profiles that relate to the existing two-paneled doors and shall be finished to match. A resilient floor tile shall be installed throughout all spaces on this level. New energy-efficient electrical fixtures will be installed throughout the floor. The design of this floor's layout is intended to allow the *Lower Level* to be used and operating in a separate capacity from the other floors and that concurrent events throughout the building can be happening without patrons having to move between floors. Additionally, the design is intended that the eastern and western stairwells can be used during outdoor performances and events to provide direct access to the restroom so patrons do not have to disrupt a performance and go through the front doors, allowing the rest of the building to be locked.

**Approximate cost: \$** 

**Restrooms** – Two new accessible restrooms will be constructed along the western wall of the *Lower Level* and will be directly accessed from the community room. The restrooms are to have wooden doors that match the other doors on this floor, and both rooms are to have matching modern finishes and fixtures. New light fixtures will be energy-efficient, sinks will be low-flow and toilets will be dual flush.

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

Approximate cost: \$ [REDACTED]

***Kitchen*** – The kitchen will be accessed through a wooden door off the lounge or through a wooden door off the community room. The existing kitchen cabinetry should be further evaluated for potential reuse. If it can be reused, it should be refinished. If the existing cabinets cannot be reused, new wooden base cabinets and upper cabinets are to be installed throughout the space. Install new durable countertops and backsplash on all cabinets. Large storage and prep spaces are to be considered in the layout of the kitchen, to meet the needs of the users and the community. Provide proper mechanical ventilation through the original window location, where a ventilation fan currently exists. New light fixtures and appliances will be energy-efficient and an applicable fire suppression system is to be installed at the range/cooktop. All existing piping is to be replaced.

Approximate cost: \$ [REDACTED]

***Maintenance Room*** – Located within the northwestern corner of the *Lower Level* will be the new Maintenance Room for the storage of all building maintenance supplies and equipment. At present, these supplies are stored at various make-shift locations throughout the building. Storing everything in one location will allow for an increase in efficiency, safety and accessibility. A service sink is to be installed here. The flooring is to be resilient and durable, and new energy-efficient light fixtures are to be installed.

Approximate cost: \$ [REDACTED]

***Interior Stairwell*** – The existing stair connecting the main and lower levels is to be fully refinished; wooden treads and wooden risers are to be sanded and refinished. The existing rubber treads located at the center of each tread are to be removed. The stairwell itself will be enclosed with a modern gypsum board wall with a wooden door accessed off the lounge. The existing wall that is located at the west edge of the stair is to be removed and a new wooden railing is to be installed. This modified enclosure will provide the ability to control access to this level and separately control the climate of this level. New energy-efficient light fixtures are to be installed within the stairwell and should provide appropriate lighting levels for traversing between the floors.

Approximate cost: \$ [REDACTED]

***Egress Stairs*** – The gypsum board along the walls of the eastern egress stair is to be replaced; new gypsum board walls will be constructed that fully cover the exposed foundation wall. Install increased insulation within these walls to reduce air infiltration and increase thermal performance. New railings will be installed on both walls and are to comply with *Building and Life Safety Code*.

## Part IV: Treatment and Work Recommendations

By Misiasek Turpin pllc

This volume will have a full gypsum board ceiling with integrated, energy-efficient light fixtures that provide appropriate lighting levels for traversing along this egress path.

The western egress stair is to be reconfigured to better meet *Building and Life Safety Code*. The existing concrete stairs are to remain to the extent practicable, and new wooden stairs are to be constructed on top of the existing stairs. The stairs shall comply with the appropriate, code-required dimensions, shall have non-slip durable treads and shall have new handrails. The damaged gypsum board on the walls is to be removed, and improved insulation and new gypsum board are to be installed, so that no concrete foundation wall remains exposed. New energy-efficient lighting is to be installed and should provide appropriate lighting levels for traversing along this egress path.

**Approximate cost:** \$ [REDACTED]

### **Main Level:** (See Proposed Main Level Floor Plan, page [REDACTED])

**Foyer** – The ca. 1938 gypsum board western wall of the foyer is to be removed in its entirety, with all existing wainscoting salvaged for reinstallation at the historic southern exterior wall and the northern wall. Throughout the foyer, all of the modern vinyl baseboard is to be removed and a new simple-stock wooden baseboard is to be installed, painted to match the wainscoting, which is to remain and be cleaned, repaired where necessary and repainted. The new gypsum board walls of the elevator and of the restroom are to be painted, have a simple-stock wooden chair rail aligning with that of the original wainscoting and the wooden baseboard is to continue along these walls. All existing plaster walls and the ceiling are to be cleaned, repaired where necessary and repainted. The existing wooden door leading to the *Lower Level* is in conflict with the main front door and limits access downstairs. This door is to be removed and saved, and the cased opening is to be cleaned and repaired where necessary. Coat hooks are to be installed between the two entry doors. The eastern window has a set of internal shutters which are to be removed and put into storage, and the window casing is to be cleaned and repainted. The floor within the foyer matches the thin-board wood flooring throughout the entire floor. The floor should be evaluated further to confirm that complete refinishing can occur; however, the floors are in need of attention and restoration. If the floors need to be replaced, the new flooring should match the old in design, color, texture, and material. New energy-efficient lighting is to be installed.

**Approximate cost:** \$ [REDACTED]

**Interior Stairwell** – The existing 1985 chair-lift is to be removed in its entirety along with the carpeting running the length of the stairs. The wooden treads and risers below are to be cleaned

## Part IV: Treatment and Work Recommendations

By Misiasek Turpin pllc

and refinished and a new central carpet runner is to be installed running the length of the stairs. The wooden handrail and baluster should be cleaned and refinished. The wainscoting and plaster walls and ceiling within the stairwell should be cleaned, repaired where necessary and repainted. Complete the terminated wainscoting at the top of the stairs where the existing chair-lift was located; wainscoting is to match profiles and dimensions of the existing material and is to be finished to match. New energy-efficient lighting is to be installed and should provide appropriate lighting levels for safely traversing along the stairwell.

**Approximate cost: \$**

**Restroom** – The entry to the accessible restroom is to be relocated from the north wall of the restroom to the new east gypsum board wall, to be accessible from the foyer rather than the kitchenette. The six-paneled wooden door previously leading to the *Lower Level* should be installed at this location, and the existing door to the restroom can be disposed of as it is non-historic. Walls and ceiling should be cleaned, repaired where necessary and repainted. New simple-stock wooden chair rail and baseboard should be installed throughout the space. Reinstall the two existing grab bars and install a new vertical grab bar, per the *Americans with Disabilities Act* accessible restroom requirements. All existing floor tile is to be removed and a new modern floor tile is to be installed. Install new energy-efficient light fixture(s). When upgrading the restroom, it is recommended that new energy-efficient, low flow plumbing fixtures should be installed, and that existing piping be replaced.

**Approximate cost: \$**

**Kitchenette** – All aspects of the existing kitchen are to be removed; storage cabinets, counters, dumbwaiter, shelving and all appliances. The existing cased opening between the kitchen and the meeting room is to be closed up and all trim removed, and the opening is to be relocated further west on the same wall, in order to allow for the placement of the elevator and to restore the center wall of the meeting room, showcasing the central double doors. A new four-panel wooden door is to be installed within this opening, with modern profiles that relate to the existing four-paneled doors, and finished to match. The western window has a set of internal shutters which are to be removed and salvaged, and the window casing is to be cleaned and repainted. New wooden base cabinets with durable countertops and backsplash and new upper cabinets are to be installed. Install a new sink and replace existing piping. The floor within the kitchen matches the thin-board wooden flooring throughout the entire floor and is to be refinished. Install new energy-efficient light fixtures.

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

Approximate cost: \$ [REDACTED]

**Meeting Hall** – The main doors into the meeting hall are to be cleaned, repaired where necessary and repainted. Throughout the meeting hall, all of the modern vinyl baseboard is to be removed and a new simple-stock wooden baseboard is to be installed, painted to match the wainscoting, which is to remain and be cleaned, repaired where necessary and repainted. The northern beadboard wall and two doors at the stage are to be cleaned, repaired where necessary and repainted, with the modern vinyl baseboard removed and a simple-stock wooden baseboard installed and painted to match. All perimeter plaster walls, built-in benches and the plaster ceiling are to be cleaned, repaired where necessary and repainted. Where the existing cased opening leading to the kitchen was located, patching is required and must match the adjacent wall finish, with salvaged wainscoting installed. Coat hooks are to be installed on either side of the main doors. New cushions are to be installed conforming to the dimensions of the built-in perimeter benches. Each of the interior window shutters should be cleaned, repaired where necessary and repainted, and adjusted as required to eliminate ceiling scratching that has occurred at several locations. All structural columns within the room are to be cleaned and repainted, and the blocking used for the polling should be removed, any damage patched and finished, and a new system for setting up the polling stations should be established. The thin-board wood flooring within the meeting hall has reached the end of its lifespan and cannot be refinished. New wood flooring that matches the dimensions of the existing floor boards should be installed and finished to match. The pair of steps that lead to both doors of the stage should be refinished. The entire space is to receive electrical upgrades, with new energy-efficient fixtures and upgraded A/V equipment installed.

Approximate cost: \$ [REDACTED]

**Stage** – The north, east and west plaster walls are to be fully repaired and painted. The modern gypsum board walls of the storage room are to be removed and reconfigured and a second storage room is to be constructed within the northeastern corner of the stage. Both are to have four-panel wooden doors, with simple-stock casing and wooden baseboard. The southern beadboard stage wall is to be cleaned, repaired where necessary and repainted, and a new set of stage curtains are to be installed within the space. Clean and refinish the two structural wooden columns and the set of interior shutters at the east and west windows. Repair, clean and refinish the central, horizontal board section of the north wall. The existing beadboard wall installed at the center rear of the stage is to be cleaned, repaired and repainted, and its ceiling track is to be evaluated and confirmed for stability. Install two new removable wing walls to the east and west of this beadboard partition; new wing walls are to be differentiated from the original beadboard wall. Clean, repair and repaint

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

the two four-panel wooden doors and casework leading into the northern storage closet, maintain all original hardware and install a new secure lock. Remove all wall-mounted shelving from storage room, and clean, repair and repaint the walls and ceiling. Install new energy-efficient light fixtures within the storage room. Refinish the wood flooring throughout the entire stage level, repair or replace boards in-kind where necessary. Coordinate electrical upgrades for this space and install new energy-efficient fixtures and upgraded A/V equipment.

**Approximate cost:** \$ [REDACTED]

### **Upper Level:** (See Proposed Upper Level Floor Plan, page [REDACTED])

**Narthex** – Remove the non-historic wall that separates the pastor's office, reconfigure the walls encasing the stairwell and install the new elevator. Clean, repair and repaint the plaster walls and the areas of original wainscoting within the narthex. Install simple-stock wooden baseboard and chair rail at the modern gypsum board walls at the interior stairs, the elevator and the restroom walls. Salvage the stairwell door and reinstall in reconfigured stair enclosure. Salvage the double doors leading into the pastor's office and install in their historic location at the main entrance into the sanctuary. Clean, repair where necessary and refinish all interior doors. Install coat hooks at the southern wall of the elevator and the eastern wall of the restroom. Remove all existing carpeting and install new carpet throughout the entire space. Clean and repaint the plaster ceiling, coordinating the work with the new window wells surrounding the stained-glass windows. Install new energy-efficient light fixtures.

**Approximate cost:** \$ [REDACTED]

**Elevator Lobby & Restroom** – At this level, the elevator should be accessed from the west, rather than from the narthex space on the east. The western end of this level is dedicated to the new elevator and a new accessible restroom. Construct a new built-up floor, level with the sanctuary floor, ensuring unobstructed accessibility between the sanctuary, elevator and restroom. This new built-up floor shall be constructed in such a way as to be removeable in the future, should the desire arise to return to the original floor level at this location. The existing stairs at this end of the pastor's office should be left in place and the new flooring should frame over them. The four-paneled wooden door and casework will need to be modified and adjusted to provide required access. The walls of the elevator lobby are to have a simple-stock baseboard installed that matches the existing baseboard within the space. A new, four-paneled wood door with modern profiles that relate to the existing four-paneled doors, and finished to match, provides access to the restroom. Within the

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

restroom, new simple-stock wooden chair rail and baseboard should be installed. Install accessible grab bars and energy-efficient, low-flow plumbing fixtures that comply with the *Americans with Disabilities Act*. A new modern floor tile is to be installed throughout the room. Install new energy-efficient light fixtures.

Approximate cost: \$ [REDACTED]

**Sanctuary** – The four plaster walls of the sanctuary are to be cleaned, repaired where necessary and refinished. The horizontal wood trim detail band spanning the full length of the south wall is to be cleaned, repaired where necessary and refinished. Coordinate cleaning, repair and repainting of the stained-glass window openings and casework with the restoration work of the windows. Remove the northwest mechanical enclosure and relocate ductwork below the altar, integrating simple grates within the southern face of the raised altar. Remove the existing carpet through the entire space. Clean and refinish the existing wood flooring and install new carpet runners throughout the space, coordinating location with pews. Clean, repair where necessary and repaint the entire tin ceiling within the sanctuary. The entire space is to receive electrical upgrades, rewire the ca. 1920 chandeliers and outfit with energy-efficient luminaries, install additional energy-efficient general lighting and upgrade the A/V equipment.

Approximate cost: \$ [REDACTED]

**Loft Level:** (See Proposed Loft Level Floor Plan, page [REDACTED])

**Choir Loft** – Remove all carpeting and interior, non-historic walls in their entirety. The floor structure in the southwest corner is to be fully reconstructed and structurally reinforced. It is unclear from non-invasive means if there is any remaining original flooring below the layer of carpet. If original flooring exists, it is to be cleaned and refinished; if not, the entire *Loft* is to be refloored with a modern, durable floor of a compatible material. In areas where modern plywood exists and no original flooring is located below, install floors to match the original material in species and profile, and finish to match, if applicable. All the walls are to be cleaned, repaired where necessary and finished. A simple-stock wooden base board should be installed at all walls, matching the existing baseboard. The northern wall has areas of plaster, wooden trim and beadboard paneling that need to be cleaned, repaired and refinished. This area also contains a large quantity of conduit and wiring that should be removed from the wall and a new route coordinated to further preserve the integrity of the wall and the moveable beadboard partitions. The channel of the beadboard partitions should be cleaned and repaired to allow for smoother operations of the



## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

partition. Coordinate work on existing ductwork with requirements for the HVAC system; however, at a minimum, both units should be cleaned and repainted. Install simple-stock wooden baseboard at the modern, painted gypsum board walls enclosing the elevator. Clean and repair where necessary, the ceiling of the *Loft*. Maintain the existing flat-stock gridded pattern across the entire ceiling and modify as required with new work to ensure a consistent ceiling plane through the space. Repaint the entire ceiling, including the unused, eastern access hatch. All ceiling work should avoid damaging or altering any decorative original ceiling paint found above the current layer of ceiling material. Repair and refinish the access hatch and opening leading to the *Attic* and install a new, accessible and compliant, retractable ladder that will provide continued access and use of the *Attic*. Install new energy-efficient light fixtures throughout the space.

**Approximate cost: \$**  

***Loft Stairwell*** – The existing stairwell leading to the *Loft* is to be reconfigured to provide a more complaint and accessible stair and to enhance the stained-glass window preservation efforts. Existing treads and risers are to be further evaluated for structural integrity, repaired where necessary and refinished. New treads and risers are to be wood, finished to match, with a central non-slip tread installed at each step, and a wooden, wall-mounted handrail should run the interior perimeter of the stair. To the extent practicable, salvage and reuse material still of good quality. The vertical board, partial-height railing wall is to be salvaged and reinstalled, and where new railing is required, install new partial-height railing walls that match material, profile, dimension and finish. Walls and railings are to be finished to match the existing, and the existing walls are to be cleaned, repaired where necessary and refinished.

**Approximate cost: \$**  

***Window Wells*** – In order to provide increased safety around the stained-glass windows and protect the sash from internal damage it is recommended that window-wells be created between the narthex and *Loft*. In order to achieve this, an approximately 5-foot by 2-foot area of the flooring directly adjacent to each of the four stained-glass windows will need to be removed. The low beadboard rails at each of the windows should also be removed, as the height of these railings creates a safety hazard and do not comply with *Building and Life Safety Code*; the existing rails only protect the window at the floor level and do not prevent an individual from falling out the window. These openings are necessary to allow the complete and unobstructed stained-glass windows to be viewed from the exterior; today they are divided by the visible structure and insulation of the floor abutting

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

the window. These new window wells can remain open with a Code-compliant railing partition installed at the perimeter of each well, which will also increase the level of safety within the *Loft*.

Approximate cost: \$ [REDACTED]

### **Attic Level:** (See Proposed Attic Level Floor Plan, page [REDACTED])

**Attic** – The central platform needs to be reconstructed in its entirety as the existing floorboards are beyond salvaging. New hardware should be installed on the access hatch leading from the *Loft* to provide easier and safer operations. A railing is to be installed at the north edge of the platform, as well as a catwalk access providing safe passage and use to the rest of the *Attic*. To capture additional floor space for storage at this level, flooring could extend to the east and west of the central attic platform, so that all current items to remain in storage at this level will no longer have to be balanced on floor joists and roof structure. Construction and installation of the floor should not permanently damage or negatively affect the historic structure, be constructed in such a way as to be removable, and railings should be provided at any edge of the storage space. The two volumes containing the clock counter-weight system should be properly enclosed and protected. The existing, un-used brick chimney within the space should be further inspected, as access was limited, to ensure it is safe and secure, and it should be moderately repaired to preserve it as a piece of history for potential future reuse. Provide improved insulation within the floor framing and roof structure to increase energy performance of the building. Install new energy-efficient light fixtures throughout the space, providing adequate lighting levels for use of the space. Additionally, the smoke and heat detection and notification equipment are to be upgraded throughout this space.

Approximate cost: \$ [REDACTED]

### **Bell Tower** (Refer to Proposed Bell Tower Floor Plan)

**Clock Room** – New hardware should be installed at the access hatch to the *Clock Room* along with a grab bar to provide easier access into the room. Additionally, new energy-efficient lighting should be installed within the space to provide more adequate levels of lighting for use of the space.

Approximate cost: \$ [REDACTED]

**Bell Tower** – Full reconstruction of the ladders and platforms leading from the *Attic* to the *Bell Tower* will provide greater safety and accessibility to these levels. New ladders should be constructed in such a way as to be removable, must be constructed within the confines of the

## Part IV: Treatment and Work Recommendations

By Misiaszek Turpin pllc

existing Tower's fabric, and make no negative impact on the structure or any existing materials. Install handrails and grab bars where applicable to improve the safety and the access to this area. New hardware should be installed at the access hatch to the *Belfry*. Install new energy-efficient light fixtures throughout the space to provide increased lighting levels for use of the space. Additionally, install smoke detection and notification equipment throughout the space.

Approximate cost: \$ 