

**Mayor's Award  
Main Avenue Properties, LLC  
"Adaptive Reuse"  
414 Main Avenue, Units A-F**



This project is comprised of two historic downtown buildings (the Hall/Wold building at 416 Main Avenue and the historic Ray's Drug Store & Plumbing Shop at 414 Main Avenue, two buildings on the right shown in the photos). Both buildings are masonry bearing-wall buildings with two levels. Each has a typical 25 feet wide Main Avenue storefront façade, and the 2<sup>nd</sup> floor depth perpendicular to the street was roughly 50 feet for each. The renovation and restoration work focused on needed Main Avenue façade repairs, brick restoration, replacing the existing vinyl replacement windows with new aluminum single-hungs that maximized the full size of the original masonry openings and lintels, and mechanical, electrical and plumbing upgrades that would eliminate the use of window-mounted A/C units. Additionally, the second floor dwelling units in both buildings were gutted and renovated, joining the two buildings with a shared corridor to remedy some significant life-safety deficiencies, and addressing asbestos abatement, as well.



The need for new, energy efficient windows in the second floor tenant units was critical. The previous vinyl replacement windows were undersized for the openings, and since the original wood windows were long gone, and for the sake of the long-term maintenance costs, time, and feasibility for rental units, it was decided to replace with commercial, aluminum single-hung units to coordinate with the aluminum storefronts below rather than introducing any additional new materials. The new windows were installed to maximize the original brick openings on the façade, and maintained the proportions and configuration in keeping with the historic character of the building.

A safe building was also a principle consideration for this project. Upgrading the wiring, switching, and electrical safety devices was needed for tenant safety and to avoid inadvertent property damage. Furthermore, significant plumbing leaks, frozen pipes, and water damage was prevalent throughout the tenant apartment spaces. Upgrades to the water supply and sewer connections, improved thermal control, and better insulation were all needed to preserve this building for continued use, and ensure that window-mounted HVAC units would not be added by tenants in the future.



Wherever possible, door casing profiles and panel configurations were replicated in the new design; however, the existing 30" doors were not conducive to access or tenants moving in and out, and the result is damage to the doors and woodwork. Also, since the original entry doors were not fire rated, replacement doors had to be utilized. The owners and design/build team were committed to retaining the idea of the historic transom above the entry, but had to do so in a way that would be fire-rated. The result is a fixed, rated transom that allows for bi-lateral lighting in all of the apartment units. The tenant entry doors were replaced with 36" wide, 5-panel doors to maintain the required fire rating, facilitate ease of moving and avoid additional damages. The salvaged doors from the project were re-purposed and used as the surface-mounted sliding doors for the bathroom in each unit.

While the original intent was to try to salvage and refinish any existing wood floors, it was discovered during demolition that the floors has been patched numerous times with wood of varying species, widths, and thicknesses. Furthermore, severe water damage in some locations and previously glued and stapled flooring had damaged and splintered what remained of the original flooring in other locations. A commercial-grade resilient floor in a wood plank configuration was selected as an alternate. Windows and doors were trimmed out to match/coordinate with the salvaged front entry door and trim in the 414 building vestibule.

In addition to the above restorations, also included in this adaptive reuse project was significant exterior brick maintenance and/or replacement, roofing repairs, east façade renovations due to water infiltration and damage and asbestos remediation. Thanks to Main Avenue Properties LLC for transforming the Main Avenue storefront façades as well as renovating the 'Chamber Lofts' for sophisticated downtown living.

