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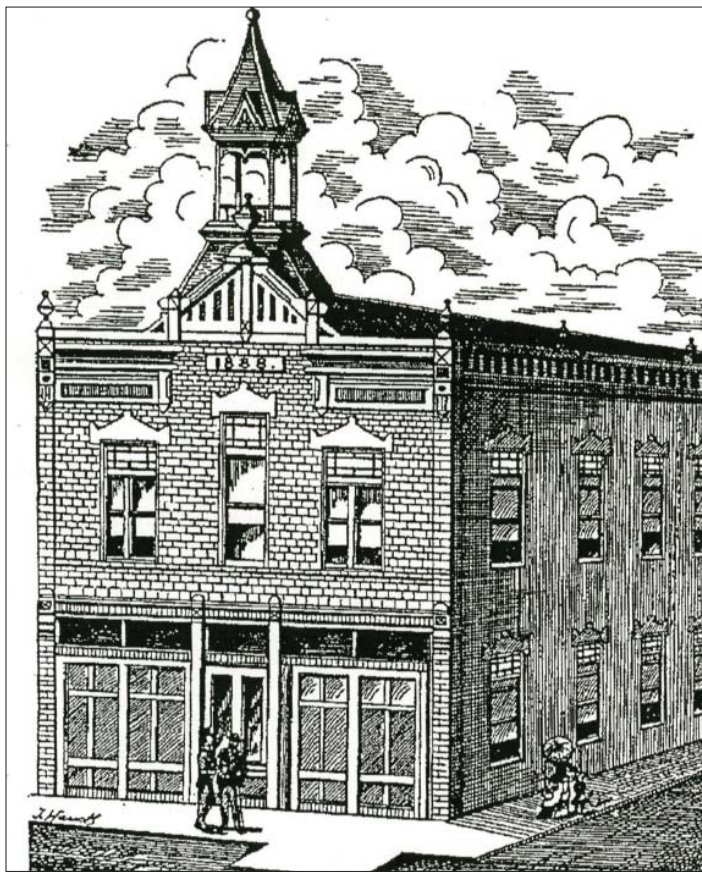


Image 1. Historic Drawing. The building located at 614 Grant Avenue, built in 1888, originally served as city hall for York, Nebraska. The building was a two-story structure in its original configuration.



Image 2. Historic Photograph. In later years the building was used as a fire hall. A large garage door to accommodate fire fighting equipment was added, thereby significantly altering the first story front façade of the building. The original second story had an unusually high floor-to-ceiling dimension.



Image 3. Existing Condition. In more recent years, the second story was vertically divided to encompass a third story in the building. The building façade was dramatically altered by the addition of a false front, consisting of butt-joined plywood sheets with stone aggregate applied to the surface. Now deteriorating badly, this false front covers the entire second and third stories of the building and includes three arched elements, constructed with wood frames and louvers that cover the second and third story windows.



Image 4. Front Façade Window Locations. The locations of the second and third story windows were derived by projecting the lintel lines of the windows on the north wall around the northwest corner of the building and across the front façade. The presumed locations of the windows behind the louvers are marked with yellow shading in the photograph.



Image 5. Front Façade Wing Wall. The wing wall above the enclosed stairway on the south side of the building, viewed here from the southwest, is stabilized with braces attached to the south wall of the building.



Image 6. Front Façade Wing Wall. This view from the building's rear fire escape, looking west, shows the back side of the wing wall projection of the building's west front façade above the enclosed stairway leading to the second story.



Design assistance for:
Peck Properties LLC
Cy North
614 Grant Avenue
York, NE 68467

Produced under the direction of:
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Project Code:
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01 JUN 2009

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Image 7. Existing Streetscape. The subject building, at left in the photograph, was remodeled some years ago to include reconfiguration of the original second story into a lower-height second story and new third story, with rental housing on both floors. The original tall second story window openings were infilled with masonry, and smaller double hung windows were installed in the reconfigured second and third stories. While the second and third story windows are likely aligned vertically, they may be unevenly spaced (but not too noticeably) in the horizontal dimension on the façade. The remodeling included the addition of an enclosed stairway from the street to the second story on the south side of the building. The false front with three arched, louvered, elements was built full-height across the building's entire front façade, including a wing wall above the enclosed stairway on the south side of the building (see Images 5 and 6).



Image 8. Option 1A in Context of Streetscape. The subject building, shown at left in the context of the existing streetscape, is depicted with changes that are further described as Option 1A in Image 10.



Image 9. Option 1B in Context of Streetscape. The subject building, shown at left in the context of the existing streetscape, is depicted with changes that are further described as Option 1B in Image 12.



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Image 10. Option 1A. The existing false front is replaced with a new facing of thin brick. The wing wall above the enclosed stairway on the south side of the building is removed. A framed building nameplate is integrated with the new brickwork above the third story windows. New double hung windows are installed in existing window openings as necessary. Awnings with Sunbrella's "Erin Green" (#4600) fabric are installed above the second and third story windows, as well as above the storefront on the first floor. A separate awning demarcates the entrance to the enclosed stairway to the upper story housing.



Image 12. Option 1B. Otherwise similar to Option 1A (Image 10), awnings are installed only at the first floor storefront and stairway entrance.

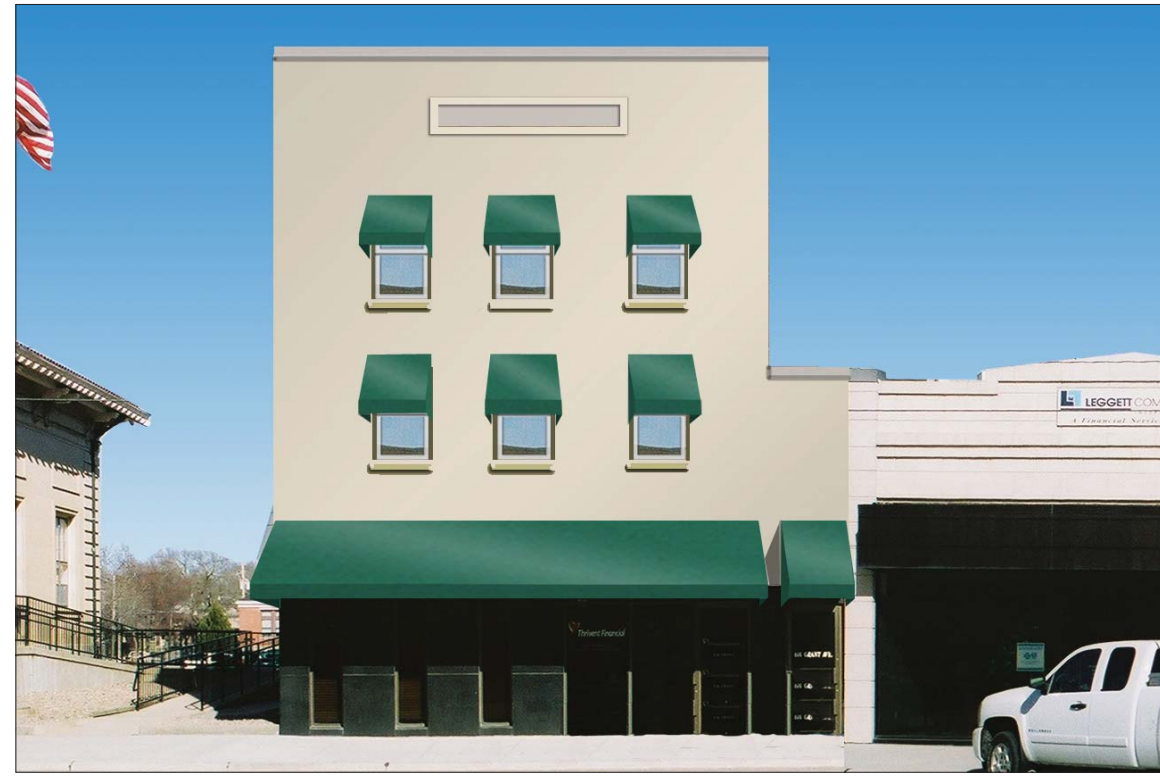


Image 11. Option 2A. Otherwise similar to Option 1A (Image 10), the existing false front is replaced with an exterior insulation finishing system (EIFS), a light synthetic wall cladding that consists of rigid foam insulation panels anchored to the existing exterior masonry wall and covered with a synthetic coating. The finished surface resembles stucco.



Image 13. Option 2B. Otherwise similar to Option 2A (Image 11), awnings are installed only at the first floor storefront and stairway entrance.



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Image 14. Option 1C. Otherwise similar to Option 1A (Image 10), the awnings are constructed with Sunbrella's "Jockey Red" (#4603) fabric.



Image 16. Option 1D. Otherwise similar to Option 1C (Image 14), awnings are installed only at the first floor storefront and stairway entrance.



Image 15. Option 2C. Otherwise similar to Option 2A (Image 11), the awnings are constructed with Sunbrella's "Jockey Red" (#4603) fabric.



Image 17. Option 2D. Otherwise similar to Option 2C (Image 15), awnings are installed only at the first floor storefront and stairway entrance.



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