

MASTER PLAN



for RENOVATION of the

AGRICULTURAL CENTER BUILDING ESSEX COUNTY CCE OFFICES

WESTPORT, NEW YORK

PREPARED FOR:

ESSEX COUNTY PLANNING OFFICE
P.O. BOX 217
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ELIZABETHTOWN, NEW YORK 12932

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DECEMBER 2005

TABLE OF CONTENTS

INTRODUCTION

EXISTING CONDITIONS

- Exterior Conditions
- Interior Conditions
 - Deflection
 - Interior Finishes
 - Electrical System
 - Plumbing System
 - Heating System
- Existing Floor Plans and Elevations
- Condition Assessment Plans

ARCHITECTURAL INTEGRITY

PROGRAM CONSIDERATIONS

- Meeting Needs
- Office/Program Facility Needs
- Storage Needs
- Kitchen Needs
- Handicapped Accessibility
- Safety Needs
- Outdoor Needs
- Proposed Master Plans and Elevations for Renovation

CODE REVIEW SUMMARY

APPENDIX

- Chapter K4 • REPAIRS
- Chapter K5 • RENOVATIONS
- Chapter K6 • ALTERATIONS
- Chapter K10 • HISTORIC BUILDINGS
- ThyssenKrupp "Porch Lift" Brochure

INTRODUCTION

AGRICULTURAL CENTER BUILDING
ESSEX COUNTY CCE OFFICES
Westport, New York

MASTER PLAN FOR RENOVATION
December 2005

INTRODUCTION

The 1920s, Colonial Revival building, known as the Agricultural Center Building, is situated at the Essex County Fairgrounds in Essex, New York. The building has served as a community resource since its construction and its spatial configuration suggests that it was probably designed to be an architectural entrance to the fairgrounds. The main, ornamental front entrance is on axis with the main meeting space and a north portico (an open porch which looks out through a single-bay colonnade), which exits to the east end of the dirt racetrack. This north-south centerline axis is the shorter dimension of the rectangular and in fact elongated floor plan. Although there are some five other entrance doors, the building's long facades face the village streets to the south and the fairgrounds to the north, featuring the primary entrances. Long eaves, elevated above what would otherwise be a hipped roof, allow the second floor, which is divided into offices, to participate in this dichotomy of orientation. At the narrow ends of the building, an east dormer looks toward Lake Champlain and the Mountains of Vermont and a west dormer is blocked by heating and storage rooms. With its multiple south and east entrances, the Agricultural Center Building was designed to be a pedestrian destination. Now with overwhelming dependence on the automobile, the single northeast entrance receives virtually all the daily visitors. Consistent with that, the other entrances receive little use, and the main south and north portals are used for special assembly events and the county fair respectively. The long and relatively narrow building is therefore entered at the west end and, unless some major site plan changes are in the offering, it will remain that way. This is not the most efficient way that the building can have its interior circulation work because of both distance and the fact that daily use of the ground floor is interrupted by the usually vacant main meeting space in the center.

The purpose of this evaluation is three fold: to assess physical condition, architectural integrity and program compatibility. Beyond that, it is mandated to make recommendations for renovation. This effort may also be referred to as a master plan, which is tasked with complying with the Secretary of the Interior's Standards for the treatment of historic properties. The Agricultural Center Building is in the process of being listed on the State and National Registers of Historic Places as a contributing resource at the Essex County Fairgrounds. In addition to a narrative, a set of floor plans with recommended renovation and rehabilitation is included.

**EXISTING
CONDITIONS**

EXISTING CONDITIONS

This handsome, wood frame building is in good condition, despite some persistent roof leakage, the partial loss of paint on lower facades and varying amounts of wood deterioration. It continues to serve its occupants on a daily basis and for special events on an occasional basis and yet, it is starting to look somewhat worn. The roof shingles are relatively new and the standing seam metal roofs are serving well. The leakage, however, appears to come through the louvered cupola and through various flashings. Deterioration is observed in exterior architectural detailing whose preservation is very important to the building and also in specific components, which are obsolete and should be removed. The site plantings are extensively overgrown, to the point of concealing much of the first story of the facades. Moisture is thereby trapped against the building.

Exterior Conditions

As shown in the accompanying photographs, the Agricultural Center Building presents some maintenance and repair challenges. There are no eaves troughs, so that the painted wooden facades are subjected several times to roof water. The building is soaked once by roof water on the way down on windy days, again from ground splash and yet again from soil, vegetation and foundation saturation. Even if there were a roof drainage system, cornice returns and crown moldings, both horizontal and raking are exposed to run off and need a higher level of maintenance than vertical surfaces. This is also true of window sash, sills, entablatures and drip caps. First the paint coatings give way and then the wood beneath continues to turn gray, crack and deteriorate as it is cyclically wetted and dried in the sunlight.

The observations and respective recommendations follow, so as to summarize the existing conditions. Photographs, keyed to the lists are also included.

EC 1. Ornamental vegetation is overgrown, meaning lilacs, crab apple, yews, and other shrubs. This is the case at both of the long facades of the building, particularly along the north perimeter and against the north (back) porch.

Photograph EC-1a: South facade, west portion.

EC-1b: North facade, adjacent to north portico.

Recommendation: Trim back shrubs and vegetation within three feet of the facades.

EC 2. The cupola and some of the roof flashings leak although the asphalt shingles are a recent replacement.

Photograph EC-2a: Looking up into cupola from roof void. Note water stains.

EC-2b: Dormer flashing which leaks, east end of main roof.

Recommendations: Install top flanges on the cupola louvers to arrest rain intake. Otherwise, install a metal drain pan in the main attic beneath the cupola with a drain

tube to the exterior. This would have to be elevated sufficiently so that one could still enter the attic through the corridor ceiling hatch.

EC 3. The roof and porch cornices, cornice returns, facade trim, windows and siding all show the start of wood deterioration beyond the loss of paint coatings.

- Photograph EC-3a: Palladian window in need of repair and maintenance. Note missing plinth on pilaster.
EC-3b: Detail of entablature at north portico missing crown and portion of tenia molding.
EC-3c: Detail of water table with loss of paint.

Recommendations: Repair in kind by replacing only rotted elements and rotted portions of elements so as to retain the maximum amount of historic material possible. Match missing moldings.

EC 4. Ground level is up around the wooden water tables, particularly at the southwest corner of the building coming toward the main front door. Also, the basement floods periodically during spring thaw. The concrete stoops or lowest steps are either broken or are out of place.

- Photograph EC-4a: Detail of southwest corner with ground against wooden facade.
EC-4b: Broken concrete stoop at south portico.
EC-4c: Broken concrete stoop at north portico.

Recommendation: Re-grade so that the ground is at least 6 inches beneath the water table and it slopes away from the foundation walls and piers. Whether or not to install eaves troughs is a topic to settle. Eaves troughs can be put up which will withstand winter ice but they still require a level of maintenance, which is not to be taken for granted. In short, it is recommended that half-round gutters be installed, with downspouts, along the south main eaves on either side of the center door and along the north main eaves, west of the center door. Repair the concrete stoops with a polymer modified concrete patching mix, if possible, and reset for elevation. Otherwise cast new ones.

EC 5. The decks of all the open porches are shabby looking and they have been replaced with pressure treated material except the north portico on the north-south axis. The north portico deck has been spliced at the five foot line and the lowest concrete step at each of the north and south center porticoes is fractured and in need of repair. The square and round columns are also deteriorated at the center entrances, the north colonnade being particularly cracked. All wooden steps are also becoming deteriorated, especially the set at the east end of the long north porch.

- Photograph EC-5a: Porch edge rotted away at northwest entry.
EC-5b: Railing deterioration at southeast entrance landing.
EC-5c: Decking starting to weather at north portico.
EC-5d: Deterioration at east steps to north porch.

Recommendation: Replace deteriorated decking in kind, painting each tongue and groove piece first and securing with non-ferrous fasteners. Prepare, prime and paint with a non-skid additive. Repair the columns in kind. Vent the shafts and paint.

EC 6. The roof cornice intake vents are rusted and are partially painted shut. It is suspected that they are also blocked by the blown-in insulation in the main attic.

Photograph EC-6: Rusty vents in planceer piece (soffit).

Recommendation: Replace with new, metal vents with micro-louvers. If total area for intakes is still less than free area of cupola louvers, increase number of or redesign soffit vents to equate. Also, install vent chutes to allow air circulation if necessary.

EC 7. Painted wooden trellis along the north (back) porch perimeter is damaged and deteriorated.

Photograph EC-7: Deteriorated trellis.

Recommendation: Repair in kind, prepare and paint.

EC 8. The obsolete concrete masonry unit chimney is unsightly and it is a threat. The propane tanks in the same area cause water-born deterioration.

Photograph EC-8a: Obsolete chimney, which deflects roof water against the north facade.

EC-8b: Propane tanks and facade detail.

Recommendation: Remove to ground level, including roof braces.

EC 9. The painted metal roofs appear to be in good condition, but the building-mounted timber flagpoles are showing signs of weathering and the metal anchors are rusting.

Photograph EC-9: Wooden flagpole.

Recommendation: Prepare and paint the four flagpoles.



EC-1a: South Façade, west portion.



EC-1b: North façade, adjacent to north portico.



EC-2a: Looking up into cupola from roof void. Note water stains.



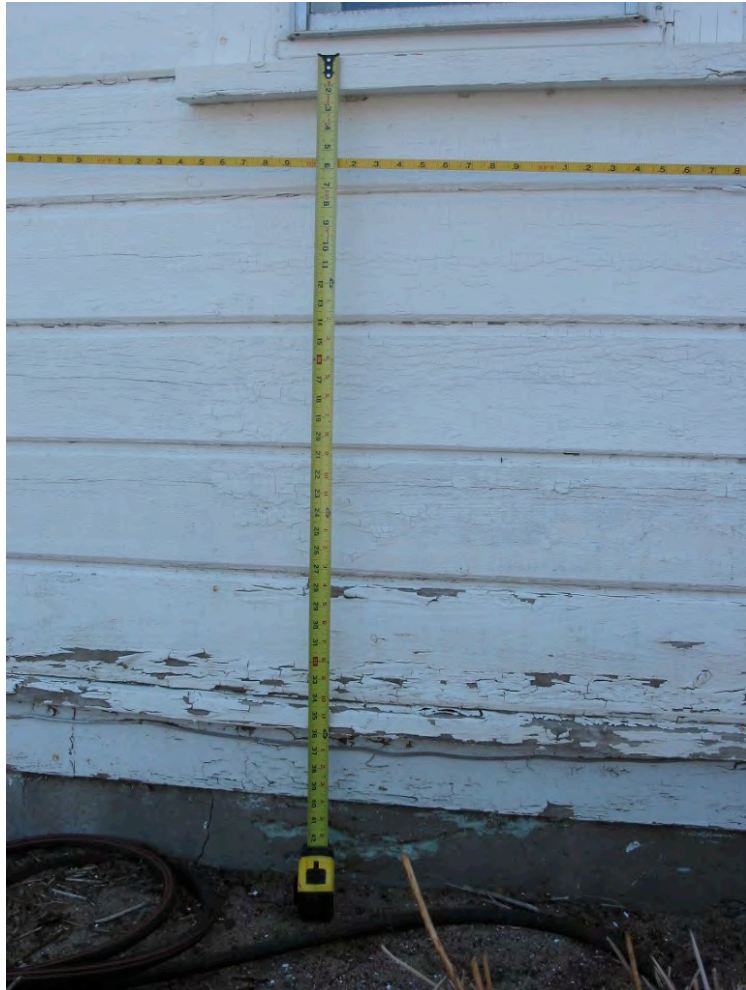
EC-2b: Dormer flashing which leaks, east end of main roof.



EC-3a: Palladian window in need of repair and maintenance. Note missing plinth on pilaster.



EC-3b: Detail of entablature at north portico missing crown and portion of tenia molding.



EC-3c: Detail of water table with loss of paint.



EC-4a: Detail of southwest corner with ground again wooden façade.



EC-4b: Broken concrete stoop at south portico.



EC-4c: Broken concrete stoop at north portico.



EC-5a: Porch edge rotted away at northwest entry.



EC-5b: Railing deterioration at southeast entrance landing.



EC-5c: Decking starting to weather at north portico



EC-5d: Deterioration at east steps to north porch.



EC-6: Rusty vents in planceer piece (soffit).



EC-7: Deteriorated trellis.

Interior Conditions

The interior spaces, despite crowding and fairly worn finishes, are homey and generally have enough windows to be well lit during the day. The building is pleasant to be in, but much of its original interior quality is either covered over by newer finishes or concealed by equipment and files. The wall-to-wall carpeting in the main assembly space is stained and torn in a few areas, whereas the carpeting upstairs is comparatively new.

IC 1. **Deflection** is not apparent in any of the floors. The frame stands plumb and square, and bounce in the floor joists was not observed.

IC 2. **Interior finishes** are damaged by leakage or are old and or worn as follows:

Windows and trim are deteriorated in specific areas.

Above the suspended ceiling in the Fair Office, there is extensive evidence of roof leakage at the ceiling and the partitions, both surfaces consisting of bead board painted white.

The first floor carpeting is stained and, in a few areas, torn.

Photograph IC-2a: Detail of paint deterioration on window components.
IC-2b: Water damage to plaster and paint finishes.
IC-2c: Water damage to bead board ceiling.
IC-2d: Stains and tear in carpet in main assembly space.

Recommendations: Trace the leakage during a heavy rainstorm and reseal the relevant roof and wall intersections by caulking the flashings at dormer sidewalls.

Recommendations regarding the cupola leakage have already been made. The carpet replacement should be coordinated with the next interior renovation. The attached plans schematically show the recommended renovation.

IC 3. **Electrical System:** The contemporary lighting fixtures are still workable but they will be affected by changes of usage in various rooms. The schoolhouse fixtures are historic. Most of the branch circuits are old, having ungrounded outlets. The computer wiring is not linked.

Photograph IC-3a: Electric panel in basement.
IC-3b: Schoolhouse light fixture in main assembly space. Photograph PR-1a in the program section also shows these fixtures with the 8-foot fluorescent fixtures interspersed.

Recommendations: Upgrade the electric service capacity as part of the next renovation project. Paint the fluorescent strip fixtures to blend with the bead board ceiling.

Continue to use the existing fixtures until interior renovation is accomplished. Retain the schoolhouse fixtures. Rewire duplex outlets to be the grounded type.

IC 4. **Plumbing system** is old and a mixture of threaded iron and soldered copper. Second floor toilet room: water closet fills slowly and clogs under heavy use.

Photograph IC-4a: Basement plumbing, a mixture of threaded iron and soldered copper.
IC-4b: The handicapped accessible toilet room is not in use for two reasons. It is not connected to the municipal sewer and its plumbing in the exterior wall freezes.

Recommendation: Continue to use the existing until renovation adds the new toilet rooms at the east end of the building. At that point, replace piping and connect new facilities with the municipal sewer system.

IC 5. **Heating system** is steam with some single pipe and some two-pipe distribution for its cast iron radiators. The steam radiators are of mixed design. The heat is not well distributed because there is only one thermostat in the building and controls on individual loops and radiators do not modulate the heat efficiently. A small furnace heats the west end of the building (not very well according to persons who work there) and propane heats the main assembly space with unit heaters, which are unattractive and noisy.

Photograph IC-5a: Single pipe radiator in second floor toilet room with exposed plumbing.
IC-5b: Typical steam radiator, elevated to improve condensate return.
IC-5c: Radiators in current second floor meeting room, again, elevated to operate as two-pipe system.
IC-5d: Furnace on second floor, west.
IC-5e: One of two propane unit heaters in main assembly space. Note metal shield over flue pipe on ceiling.

Recommendation: Eliminate and replace the three existing heating systems with a new water heating boiler and distribution system.



IC-2a: Detail of paint deterioration on window components.



IC-2b: Water damage to plaster and paint finishes.



IC-2c: Water damage to bead board ceiling.



IC-2d: Stains and tear in carpet in main assembly space.



IC-3a: Electric panel in basement.



IC-3b: Schoolhouse light fixture in main assembly space.



IC-4a: Basement plumbing, a mixture of threaded iron and soldered copper.



IC-4b: Handicapped accessible toilet room, unused.



EC-5a: Single pipe radiator in second floor toilet room with exposed plumbing.



IC-5b: Typical steam radiator, elevated to improve condensate return.



IC-5c: Radiators in current second floor meeting room, again, elevated to operate as a two-pipe system.



IC-5d: Furnace on second floor, west.



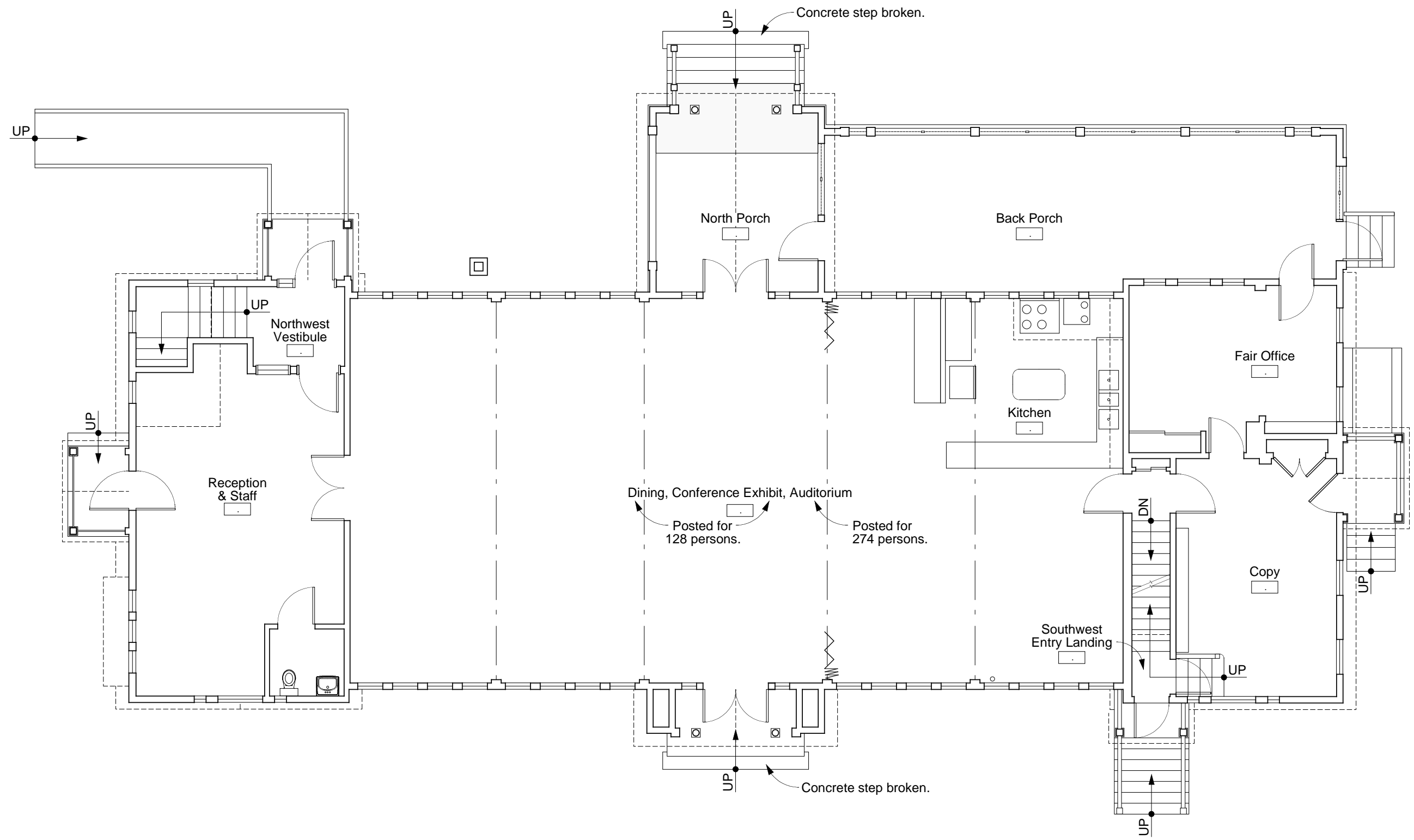
IC-5e: One of two propane heaters in main assembly space. Note metal shield over flue pipe on ceiling.



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1 First Floor Plan
 A*1 1/8"=1'-0"



DRAWING TITLE

Existing
 First Floor Plan

REVISION DATE

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
 DWG. NO.:



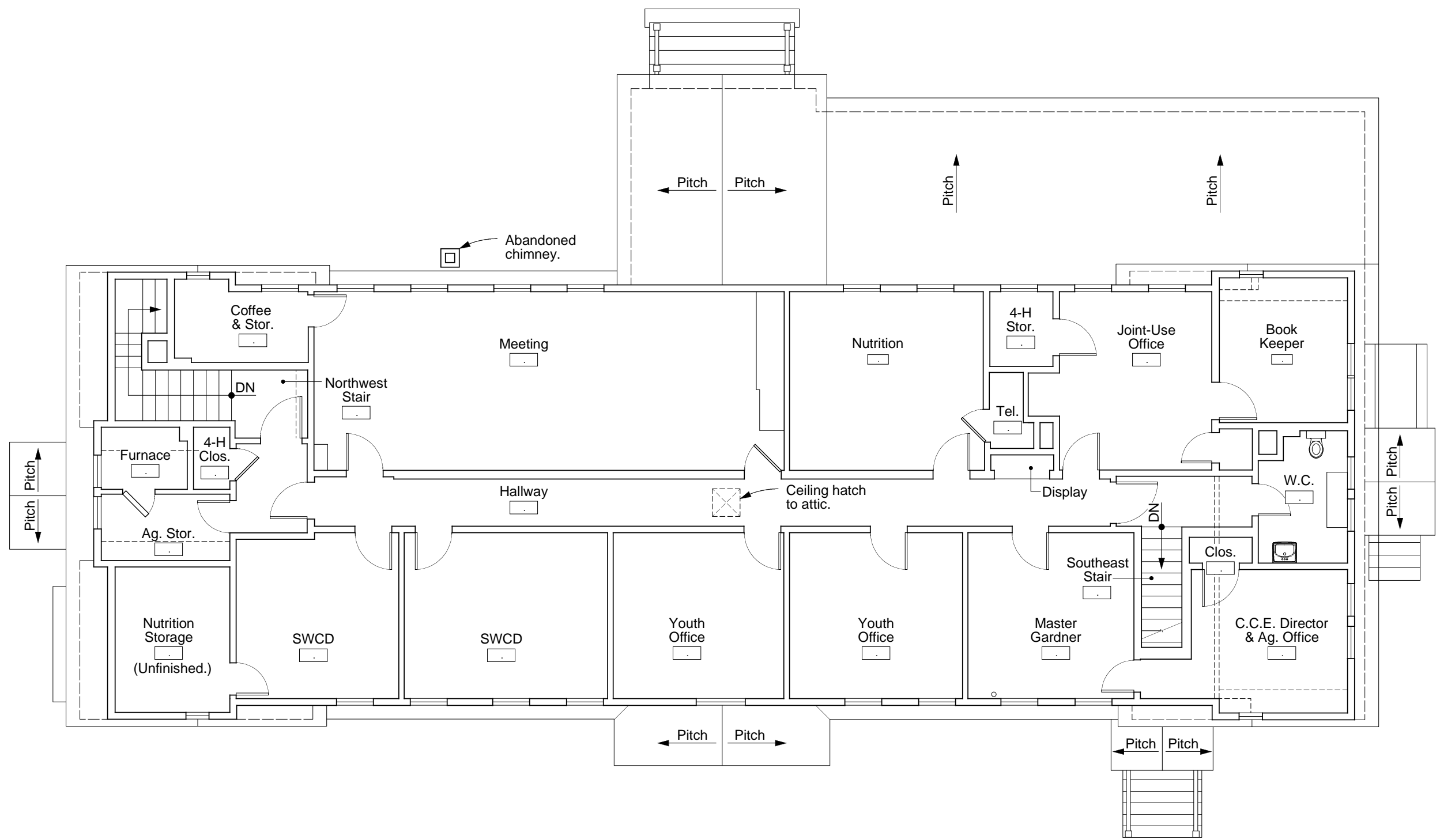
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1 Second Floor Plan
 A2 1/8"=1'-0"

 Called North

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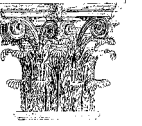
Existing
 Second Floor
 Plan

REVISION DATE

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1 North Elevation
 A•3 1/8" = 1'-0"

DRAWING TITLE

Existing
 Elevation

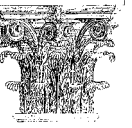
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A•3
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1 South Elevation
 A•4 1/8" = 1'-0"

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Existing Elevation

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1 East Elevation
 A•5 1/8" = 1'-0"



2 West Elevation
 A•5 1/8" = 1'-0"

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Existing Elevations

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A•5
 Record

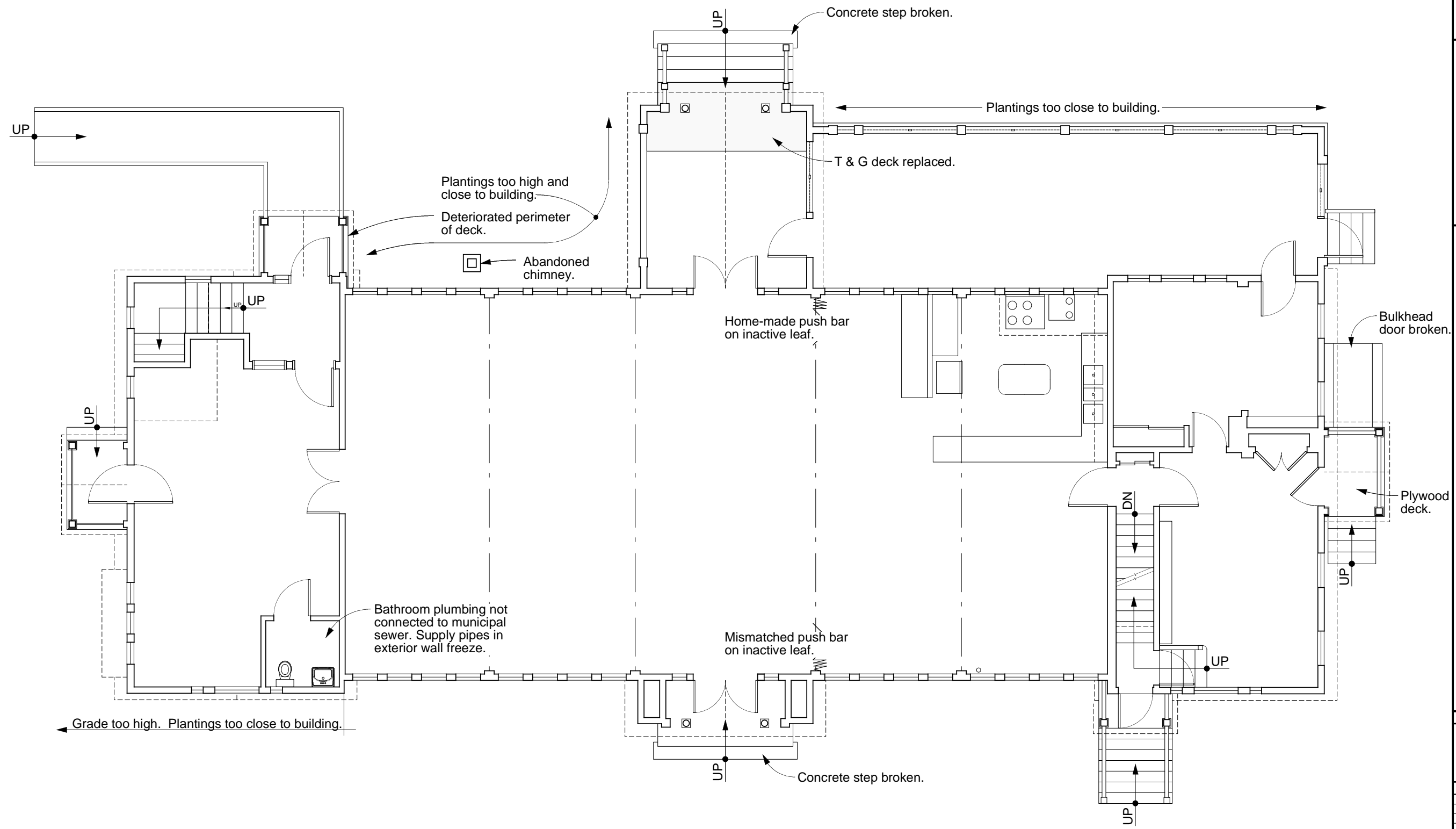
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1 First Floor Plan: Existing Conditions
 A-6 1/8"=1'-0" Called North

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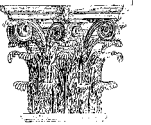
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 Conditions Assessment

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A•6
 Condition

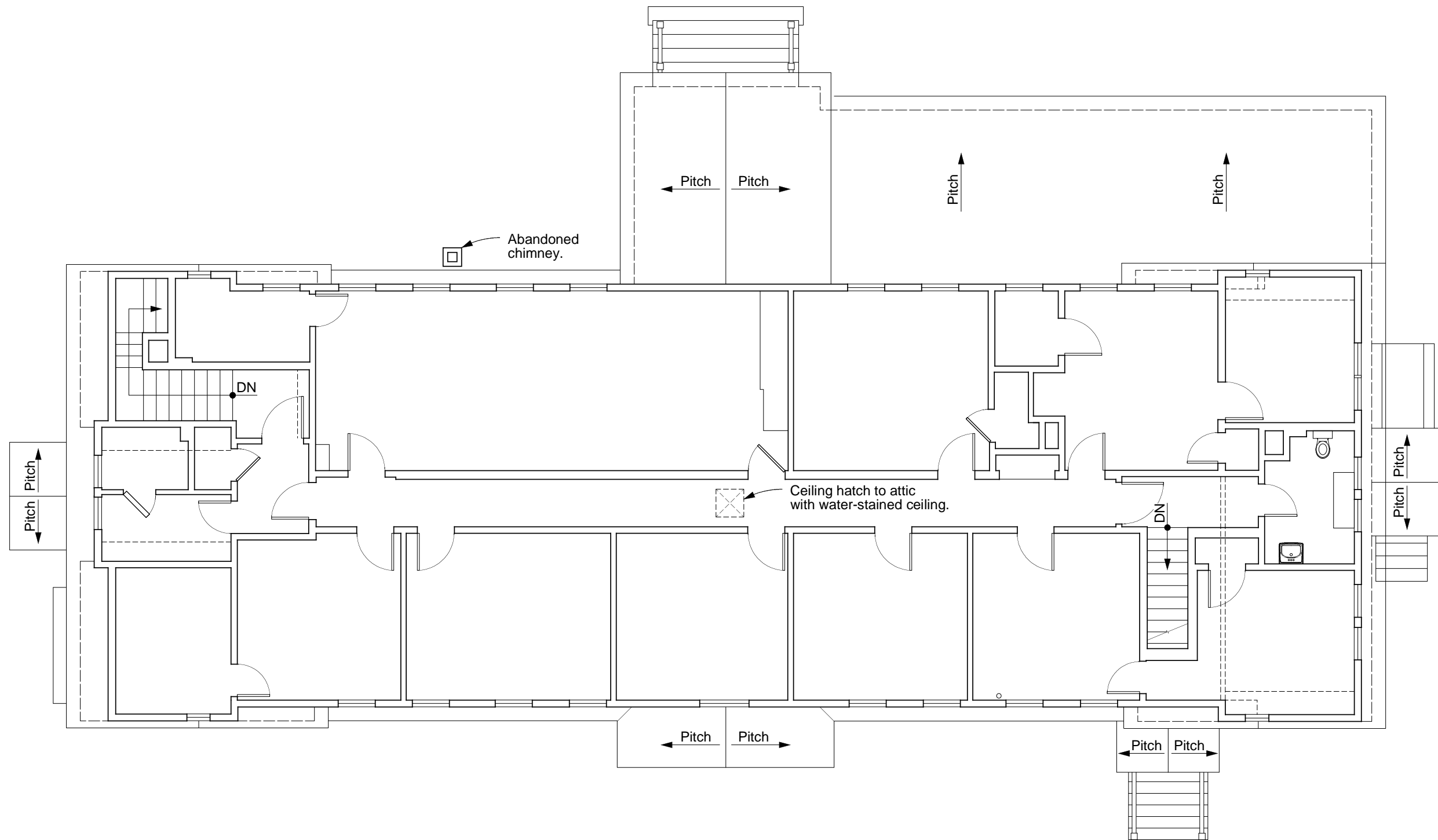
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1 Second Floor Plan: Existing Conditions
 A•7 1/8"=1'-0" 
 Called North

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**ARCHITECTURAL
INTEGRITY**

ARCHITECTURAL INTEGRITY

The Agricultural Center Building is extraordinarily intact, surviving as a significant example of historic architecture. The style is Colonial Revival, including a roof top cupola, Palladian windows, porch gables and engaged gable cornices with built up moldings. The building appears to have been intended to celebrate the fair, with its multiple flagpoles and open porches. The exterior has changed little since the 1920s construction date, with the north (back) porch being the most notable addition/change. The pent roof at the west elevation, which may have once sheltered ticket windows and the doorways to the east façade also may have been modified to some extent. There is clear evidence that the east dormer has been widened left and right, originally having been the size of the west dormer. Replacement doors, consisting of metal-clad sash (window above lock rail) doors and the northeast accessibility ramp complete the list of apparent exterior changes.

Photographs: AI-1: The north or back porch, apparently a later addition.

AI-2: Replacement door, exterior view.

AI-3: Same door, interior view.

Recommendations: Redevelop the interior of the back (north) porch to provide critically needed interior space without adversely impacting the exterior of the Agricultural Center Building. Paint the replacement sash doors white, inside and out, to better blend in with the historic building. Systematically replace these doors, starting with the rusted one at the northeast entrance, with wooden sash doors when renovation is accomplished in the respective portion of the building.

Inside, on the first floor the main assembly space retains its richly colored bead board wall and ceiling finishes. The steel I beams which span across the assembly space ceiling in four places are painted white in glaring contrast to the original bead board. The kitchen is a major intrusion into the main space. In the other first floor rooms, the bead board has been universally concealed behind gypsum board wall finishes and suspended 2 foot by 4 foot acoustic ceiling panels with flush luminaries.

Photographs: AI-4: Main assembly space with varnished bead board finish and five-panel door covered with plywood.

AI-5: Reception area with suspended ceiling, painted gypsum board wall finishes, and stair enclosure to second floor.

Recommendations: Redevelop the main space as discussed in the program section in conjunction with relocating the kitchen. Restore the interior finishes in the secondary rooms when plan changes are accomplished.

The whole second floor ceiling has been lowered almost two feet, and the exit enclosure, consisting of the second floor corridor and a staircase at each end has been enclosed with what appears to be rated construction. In fact, it seems that the second floor was not subdivided in the early years. The ambiguous sense of orientation, with simultaneous views to the north and the south, must have been remarkable. The false ceiling is gypsum

board with a textured compound surface, seemingly better acoustically than in terms of visual compatibility. The rooms seem compressed on the second floor and they are crowded with files and paperwork. In rooms where the radiators have been elevated above the floor to facilitate the piping of condensate (steam condenses into water) back to the boiler at the opposite end of the building, the cast iron elements are a distraction.

Recommendation: The second floor is less a case for restoration and, given heating, lighting and storage recommendations, it can be improved without sacrificing any more architectural integrity.

The basement underlies only about a sixth of the building's floor plan, located at the extreme east end. Above it are the Fair Office and the Copy Room. The stair leading down to it is stacked beneath the stair up to the second floor, leading to a toilet room, a small matching storage room, which was originally a second toilet room both on a short hallway. To the north is a larger room, containing the steam boiler and storage shelves. This boiler room has cast in place concrete walls, but no ceiling finish and no fire resistive rating at all. Nothing has been renovated to current standards, so the historic integrity is certainly intact.

Photographs: AI-7: Toilet room in basement.

AI-8: Boiler room ceiling.

Recommendations: Architectural integrity is not an issue in this area. Rated enclosure of the boiler and improvements to storage facilities are contained in subsequent sections.



AI-1: The north or back porch, apparently a later addition.



AI-2: Replacement door, exterior view.



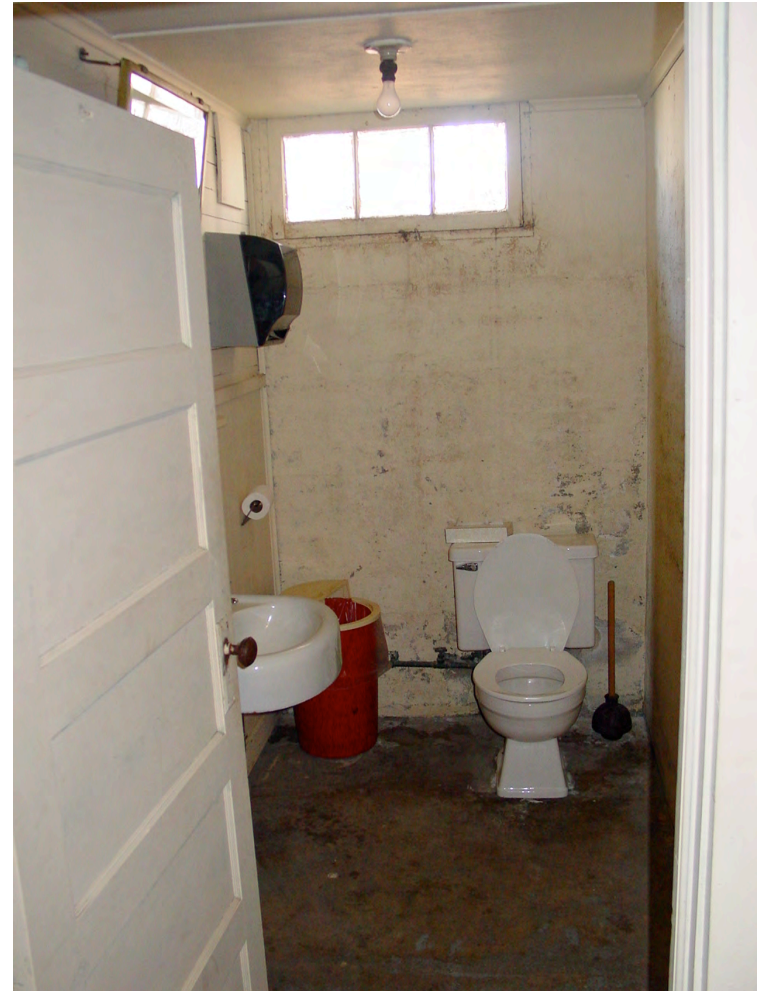
AI-3: Same door, interior view.



AI-4: Main assembly space with varnished bead board finish and five-panel door covered with plywood.



AI-5: Reception area with suspended ceiling, painted gypsum board wall finishes, and stair enclosure to second floor.



AI-6: Toilet room in basement.



AI-7: Boiler room ceiling.

**PROGRAM
CONSIDERATIONS**

PROGRAM CONSIDERATIONS

The Agricultural Center Building serves a complex mix of constituents, ranging from youth to seniors, daily to occasional visitors, and users of federal, state and county programs and last, but not least, its own staff and county volunteers. The federal program offices (Soil Water Conservation District) are placed along side of and are outnumbered by the Cornell Cooperative Extension offices on a long and lineal corridor, typical of CCE facilities in New York State. What is more unusual is that the customer services, with the exception of reception and large meetings and events, are all located on the second floor. Back when there were more pedestrians entering the building from the street side as opposed to the current parking at the west and northwest along the dirt track, there existed parity between the northwest entrance with its dog-leg staircase and the southeast entrance with its single flight of stairs. Each arrived at the end portion of the second floor corridor. Now, the southeast entrance is not used and the east end stair is used only to access the first-floor copy room from the offices on the second floor.

Discussions with the building users has generated the following list of unsatisfied needs:

PR1. Meeting Needs: There is a need for more flexibility in the size, the furnishings, equipment and darkening shades in meeting spaces. Larger meetings, which then go into "breakout" sessions are the usual requirement. The main assembly space now has only the one folding partition to subdivide it and the kitchen encroaches on the smaller portion. The upstairs meeting room is constricted in width due to the double row of tables in it and it is not handicapped accessible.

Photographs: PR-1a: Assembly space occupant load: 128 persons maximum for "dining, conference and/or exhibit use" and 274 for "auditorium use".
PR-1b: Assembly space, homemade hardware on inactive leaf of exit door.

Recommendations: After relocating the kitchen to the east, per the attached proposed floor plans, rehabilitate the main space with two folding partitions and attendant modifications to doorways. Improve the fire exit bolt door hardware.

PR 2. Office/Program Facility Needs: The second floor serves a tremendous variety of programs. The building occupants have described the following needs:

Nutrition: room is tight for four; need private consultation space.

Youth Development, one room: Double the space.

Youth Development, second room: Need more storage.

SWCD, one room: Need more storage.

SWCD, second room: Need more storage.

Executive Director/Ag: Need more storage and private entry door.

Master Gardener: Part-time, can be relocated.

Bookkeeper: Should be adjacent to Executive Director.

Photographs: PR-2a: Nutrition office with chairs for four occupants.

PR-2b: Office on south side of corridor with typical crowding.

PR-2c: Duplicating room.

PR-2d: Back (north) porch, used for miscellaneous storage and for County Fair activities.

Recommendations: Expand the offices on the second floor by rehabilitating the current meeting room into offices. Shift uses on the first floor east and west ends of the building. This approach is shown on the proposed floor plans, which are enclosed.

PR 3. Storage Needs: There is a tremendous need for increased and more specialized types of storage. The current closets are small and hard to access. The basement floods on occasion. The south, second floor room, which has a truncated (small) window, would seem to make a good storage area.

Photographs: PR-3a: Storage area in southwest attic.

PR-3b: Storage in the basement with the steam boiler.

Recommendations: Insulate and install interior finishes in the southwest attic. Also create new walk in rooms for storage as suggested on the proposed plans.

PR 4. Kitchen Needs: The kitchen function is not well served by the appliances installed in the corner of the main meeting space. Neither the 4H or waiter/waitress program at the fair, nor potential for renting to special events are accommodated. There needs to be a code-compliant kitchen installed, with a better service route for deliveries through the north or east facades of the building.

Photograph: PR-4: The kitchen, as is, without any separation from the main space.

Recommendation: Relocate the kitchen as shown on the proposed floor plans to the current Fair Office in the northeast corner of the first floor. Provide the required fire separation between new kitchen and the assembly space.

PR 5. Handicapped Accessibility: The second floor is not handicapped accessible. This is not required by the Building Code of New York State, because it is neither new construction, nor does upper floor area exceed 3,000 square feet, nor does it contain a "health care provider". There is no operational handicapped accessible toilet facility on the first floor.

Photograph: PR-5a: Existing ramp to northwest entrance.

IC-4b: Existing handicapped toilet room, which is not useable because it is not connected to the municipal sewer.

Recommendation: Regardless of second floor exemption, plan for a new, enclosed accessibility lift in the future, as the building does serve the public. All the offices and the meeting room on the second floor would benefit greatly from having handicapped accessibility. A potential location is shown on the plans. Also, install handicapped accessible toilet facilities as indicated on the proposed plans.

PR 6. County Fair Needs: The current Fair Office is too small during the fair and it takes up too much space during the remainder of the year. There is no designated space

for exhibit preparation and the main assembly space is not readily adapted to exhibition use. The current office is too small to accommodate awards preparation, record keeping and the various other functions, which include parking management.

Photographs: PR-6a: The Fair Office.

PR-6b: The back (north) porch.

Recommendations: Rebuild the interior of the west two thirds of the porch to create a new Fair Office. This is shown on the proposed plans.

PR 7. Safety Needs: The prime building occupant, being the Cornell Cooperative Extension of Essex County, has expressed concern over fire safety and lack of building security at the entrance doors.

Recommendations: As a part of planned renovations, have an automatic fire detection and alarm system installed. Upgrade door-locking hardware as doors are replaced. Also, intrusion detection can be added to the fire detection system to make it an overall security system.

PR 8. Outdoor Needs: Other functions the Agricultural Center Building hosts are:

Conservation Field Days

County Fair

Dog training

Horse shows

Youth events

Master Gardener training

The building's spaces, equipment, and storage must be capable of accommodating these activities. Flexibility of rooms and facilities for a whole range of uses is key to this effort, in a building where time-sharing of space is a given. Having the assembly space divided into two or three rooms when needed is facilitated by the use of two folding partitions.



PR-1a: Assembly space.



PR-1b: Assembly space, homemade hardware on inactive leaf of exit door.



PR-2a: Nutrition Office with chairs for four occupants.



PR-2b: Office on south side of corridor with typical crowding.



PR-2c: Duplicating room.



PR-2d: Back (north) porch, used for miscellaneous storage and for County Fair activities.



PR-3a: Storage area in southwest attic.



PR-3b: Storage in the basement with the steam boiler.



PR-4: The kitchen, as is, with no separation from the main space.



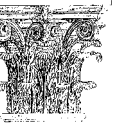
PR-5a: Existing ramp at northwest entrance.



PR-6a: The Fair Office.



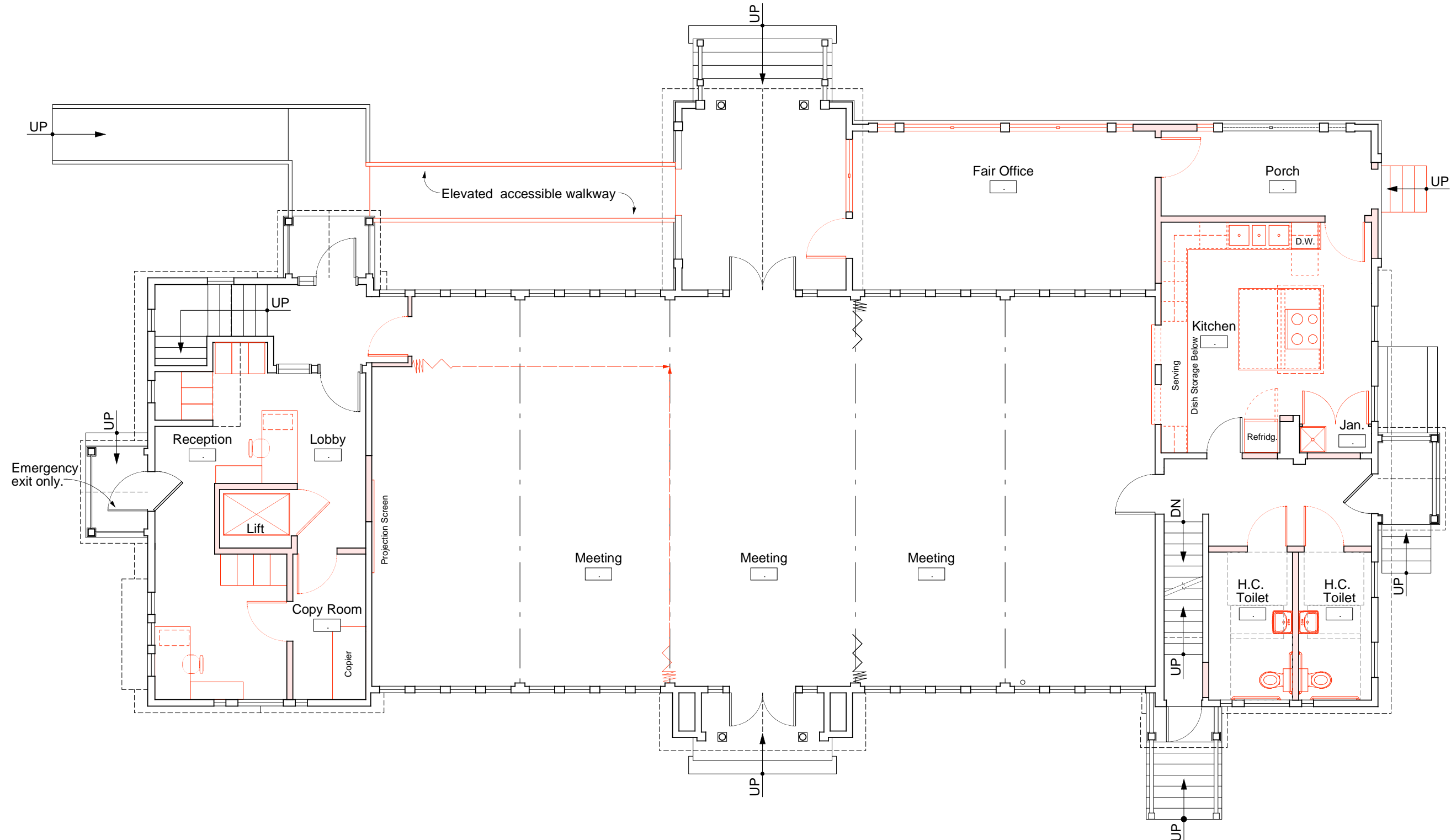
PR-6b: The back (north) porch.



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MASTER PLAN for RENOVATION of the
AGRICULTURAL CENTER BUILDING
ESSEX COUNTY FAIRGROUNDS
 WESTPORT, NEW YORK

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1 First Floor Master Plan
 A-8 1/8"=1'-0"



Called North

DRAWING TITLE

Master
 First Floor Plan

REVISION DATE

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
 DWG. NO.:

A•8
 Proposed

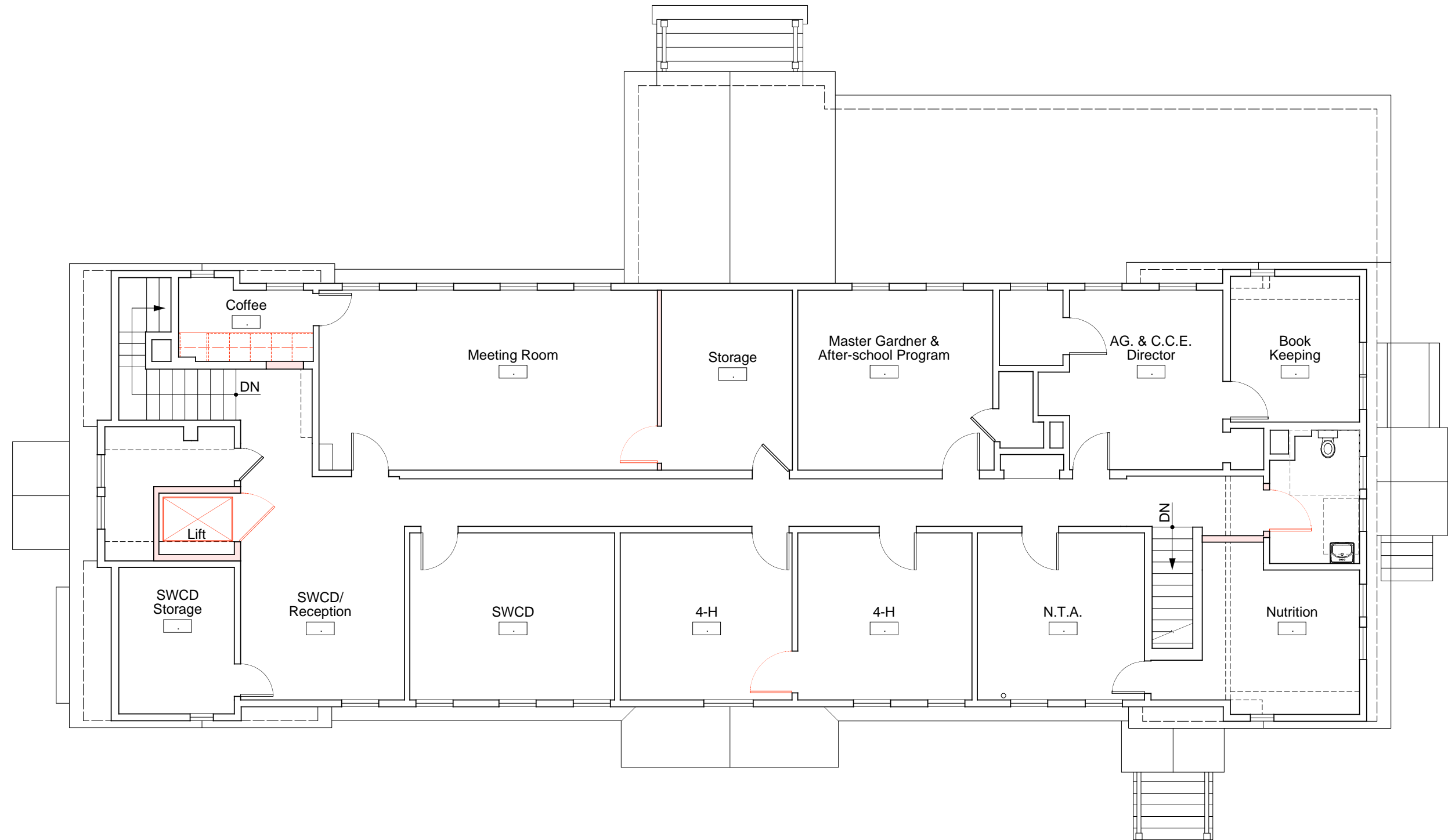
Master Plan Report 12/30/05
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1 Second Floor Master Plan
 A-9 1/8"=1'-0"



Called North

DRAWING TITLE

Master Second Floor Plan

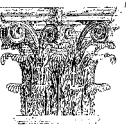
REVISION DATE

NO.	DATE	DESCRIPTION

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
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1 North Elevation
 A•10 1/8" = 1'-0"

DRAWING TITLE

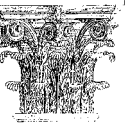
Proposed Elevation

REVISION DATE

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
 DWG. NO.:

A•10
 Proposed

Master Plan Report 12/30/05
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1 South Elevation
 A*11 1/8" = 1'-0"

DRAWING TITLE

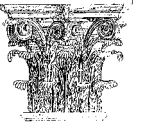
Proposed Elevation

REVISION DATE

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
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A•11
 Proposed

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1 East Elevation
 A-12 1/8" = 1'-0"



2 West Elevation
 A-12 1/8" = 1'-0"

DRAWING TITLE

Proposed Elevations

REVISION DATE

PROJECT #: 0484
 BY: CB CKD: CDS
 DATE: December 30, 2005
 DWG. NO.:

A•12
 Proposed

Master Plan Report 12/30/05
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CODE REVIEW SUMMARY

CODE REVIEW SUMMARY

Under the Building Code of New York State, the Agricultural Center Building qualifies under the definition of an historic building. This means that it can take advantage of the provisions allowed for historic buildings in addition to the allowances specified for the rehabilitation of existing buildings, which are not necessarily historic. The chapter applicable to historic buildings is K10, the others are K4 Repairs, K5 Renovations, K6 Alterations, K7 Reconstruction, K8 Change of Occupancy, and K9 Additions. In short, the set of master plan drawings contained herein show proposed project components, which include repairs, renovations and alterations. The proposed work does not meet the definitions of reconstruction, change of occupancy, nor additions.

To set the stage for this code review summary, the Agricultural Center Building contains A3 (Assembly) and some B (Business) occupancy classification on the first floor and B on the second floor with a small meeting room as an ancillary use. The type of construction is Type V, called light wooden framing in previous New York State Building codes. The subcategory is B, unprotected, as the bearing walls and partitions, first floor ceiling beams and the roof assembly are all unrated/unprotected.

Chapter K10: See attached appendix.

The building has been designated as historic because it is a contributing resource in the National Register listed under the Essex County Fairgrounds Historic District. As such, a written report can be filed with the Code Enforcement Officer identifying “each required safety feature in compliance with this chapter and where compliance with other chapters of this appendix would be damaging to the contributing historic features.”

Accessibility: “Site arrival” and “access to public spaces” have already been substantially provided. One main assembly space entrance will be made accessible via the north portico. Accessible toilet rooms will be installed and an enclosed lift will serve the second floor level. See attached brochure in the appendix.

Repairs and replacements are permitted with like materials.

Means of egress: The second floor exit way has dimensions sufficient for that level’s occupancy.

Door swings: Exit doors swing outward now.

Interior finishes: Historic finishes are accepted except for occupancy 3A, for which exits must have Class C flame spread classification or better. The assembly space has an historic bead board finish.

Stairway enclosures: “May be omitted in a historic building where such stairway serves only one adjacent floor.” The stairs are already enclosed and, according to this, can be opened up.

One-hour rated construction: Granted for lath and plaster. Second floor has already been sheet-rocked.

Sprinkler alternative: “If building does not conform to construction requirements specified in other chapters of this appendix...”.

Door hardware: Must meet intent of ICC/ANSI117.1 and “not create a life safety hazard.”

APPLICABLE OTHER CHAPTERS:

Chapter K4 • REPAIRS: Mostly plumbing, glazing, electrical, and mechanical/heating requirements. See attached appendix.

Chapter K5 • RENOVATIONS: New finishes other than paint, mechanical, and plumbing requirements. See attached appendix.

Chapter K6 • ALTERATIONS: Structural, electrical, accessibility, plumbing, and mechanical requirements. See attached appendix.

APPENDIX

Porch-Lift®

Commercial Vertical Platform Lifts



ThyssenKrupp Access
Accessibility Division



ThyssenKrupp

Function and design become one statement for your building

For more than 55 years, ThyssenKrupp Access has provided unparalleled versatility in accessibility solutions that fully comply with the ADA Accessibility Guidelines (ADAAG). You can be assured that whatever design, structural or budget challenge you face, ThyssenKrupp Access has a variety of product solutions that will fit your specific needs.

Why a vertical platform lift?

Vertical platform lifts (VPL) are the most popular alternative to unsightly ramps and, in some cases, to low rise elevators. These lifts overcome architectural barriers with cost and space efficiency as they lift a person just a few inches to heights of up to 14 feet.

Since 1974, ThyssenKrupp Access has manufactured reliable, flexible lift solutions. Our Porch-Lift VPLs are proven performers, providing access without the headaches and costs of constant repairs. And we back our Porch-Lifts with a full two-year drive train and one-year parts warranty.

Why choose ThyssenKrupp Access?

Expertise

We have assembled the largest engineering, research, and design staff in the industry dedicated to bringing you products that meet your growing accessibility needs. They are ready to work with you to assist with product customization to meet the most demanding design and application needs. If you have an accessibility problem, there is no other group of people more capable and committed to helping you...it's our tradition.

Convenience

It's easy to include a Porch-Lift VPL in your project. Call for a free CD-ROM or go online for complete CSI specifications, insertable CAD details, comparison charts and more.

Compliance

Our lifts conform to specifications established by the ASME A18.1 (formerly A17.1, Parts XX & XXI). The lifts carry the prestigious Underwriters Laboratories label when appropriately equipped.

While our lifts meet national standards, consult local authorities to establish local code requirements before ordering or specifying a lift. Our nationwide dealer network is well versed in ADAAG and ASME/ANSI requirements and can help ensure compliance with state and local codes.



A hospital needed to provide access to its raised dining area. Architects worked closely with our design engineers to custom design and fabricate a Porch-Lift to look like a spectacular balloon to enhance the appearance of their atrium (hoistway by others).

Five models to choose from:

- **Standard**—Many times this product is encased in a hoistway to provide solutions from the simplest to the most sophisticated design.
- **Toe Guard**—Stationary panels surround and protect the underside of the platform without a hoistway, which means minimal structural changes to your facility.
- **Enclosure**—The lift is enclosed throughout its entire travel in an aluminum frame and acrylic panel hoistway.
- **EZE Enclosure**—This economical lift is enclosed by a modular steel or aluminum frame enclosure with steel or acrylic panels.
- **Portable**—Provides temporary wheelchair accessibility.

Porch-Lift® Standard Model (S)

The most popular lift for custom designs.

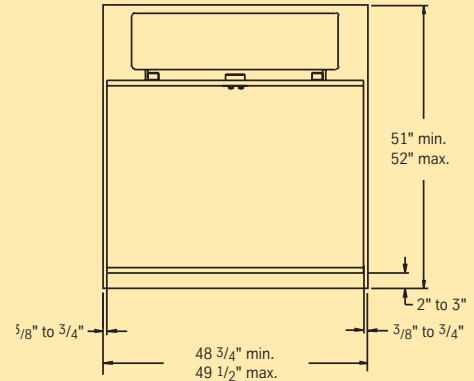
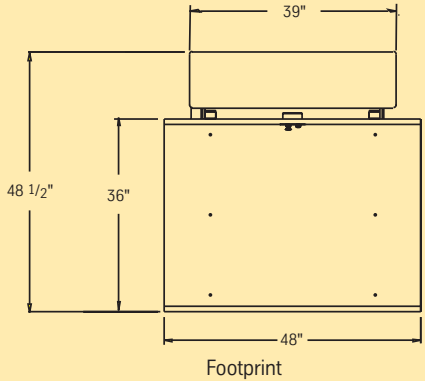
The popular PL-S model can be easily customized to blend with surrounding interiors and exteriors. Your dealer can install the lift in a hoistway that blends with surroundings, or completely concealed (hoistway by others). A selection of hoistway door and gate options available from ThyssenKrupp Access or from your contractor let you tailor the hoistway appearance to your architectural needs.



S model shown with stationary ramp.

Typical Dimensions (Top view with 36"x48" platform)

S Model	Lift Height
S 36	39"
S 50	53"
S 72	75"
S 96	99"
S 120	123"
S 144	147"
S 168	171"



Corporate Headquarters:
Two-stop hoistway features a clear and frosted custom glass door at the lower landing.

Elementary School: A lift in a fully enclosed hoistway provides lower level access for a kindergartner.



Porch-Lift® Toe Guard Model (TG)

The lift with Toe Guard protection meets codes without a hoistway.

This freestanding model provides access to your building with minimal construction, as no hoistway is needed for ADA compliance. Stationary lower landing walls and gate shield the underside of the platform as the platform rises in a telescoping movement.



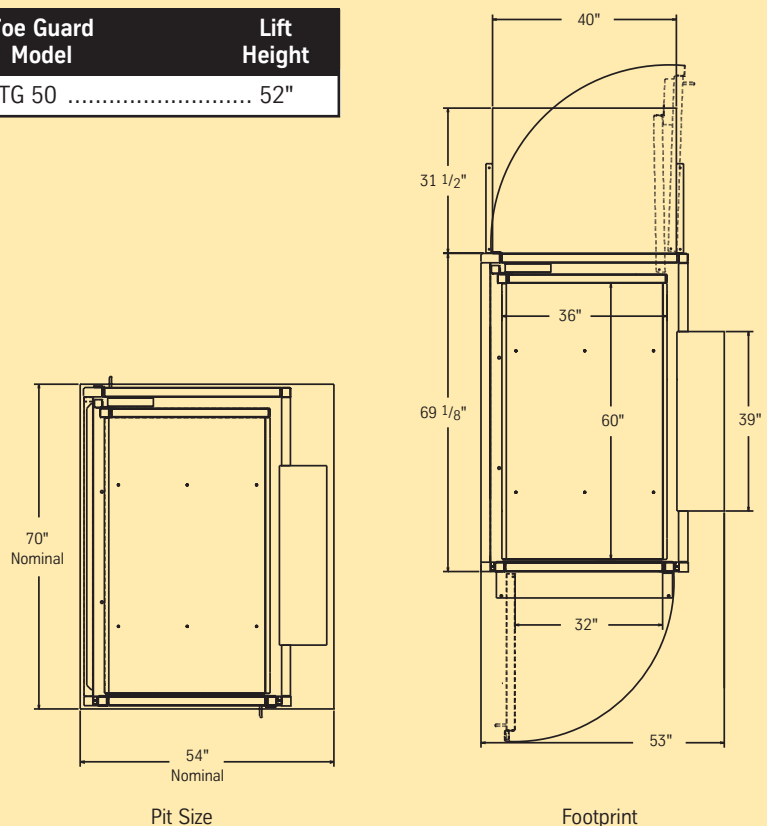
The "toe guard" feature works as a hoistway. Interlocks prevent the gate from opening until the lift has arrived at that level.



Medical Center: The rear parking lot was on a different level from the main floor of this medical center. The Porch-Lift provided a convenient way for patients to get from one level to the other.

Typical Dimensions (Top view with 36"x60" platform)

Toe Guard Model	Lift Height
TG 50	52"



Porch-Lift® Enclosure Models



ENC model



EZE model

The ENC 2.0 model with a stylish enclosure

The ENC model includes a modular aluminum enclosure, ideal for indoor or outdoor use, and gives you an elegant, turnkey installation without the cost and space needs of a contractor-built hoistway.

- Corrosion-resistant aluminum hoistway frame is maintenance-free. Fasteners are hidden for a clean, contemporary look.
- Shatterproof translucent acrylic panels in sides and doors give optimum visibility, or select high-pressure laminate panels.
- A full height door is provided at the lower landing and, for three-stop lifts, at the intermediate landing. A door or gate can be selected for the top landing.
- Select tinted windows, ventilation package, and acrylic dome for exterior installations for weather protection.

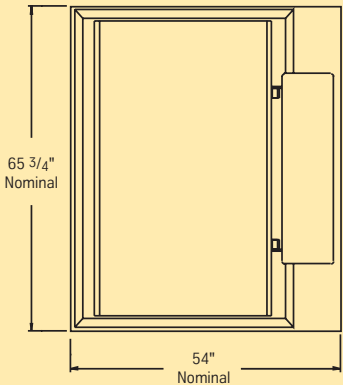
The simple EZE enclosure

This flexible enclosure model is uniquely engineered to quickly provide maximum access to your facility with minimal site preparation. Select the steel frame for indoor applications, or for outdoor use choose the corrosion-resistant aluminum frame with acrylic panels and ventilation package.

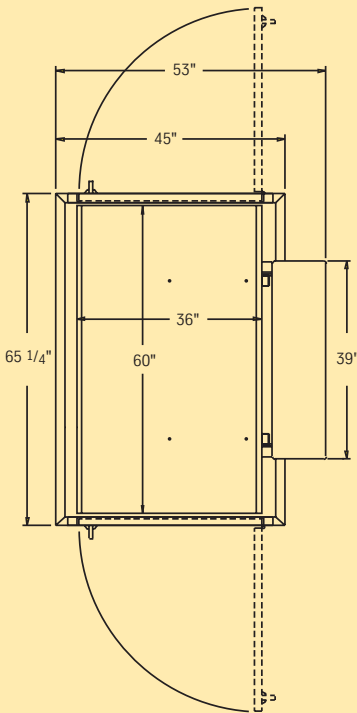
- Select tinted windows, ventilation package, and acrylic dome for exterior installations for weather protection.

Typical Dimensions (Top view with 36"x60" platform)

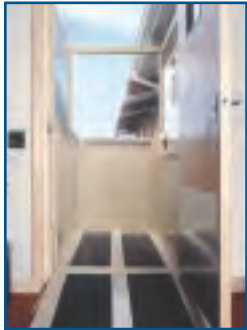
Enclosure Models	Lift Height	
	ENC	EZE
ENC/EZE 50	53"	52"
ENC/EZE 72	75"	74"
ENC/EZE 96	99"	98"
ENC/EZE 120	123"	122"
ENC/EZE 144	147"	146"
ENC/EZE 168	171"	170"



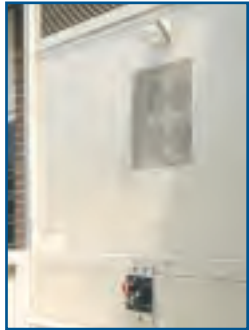
Pit Size



Footprint



(left) Choose a door or gate for the upper landing, and add an optional Auto-Opener™ for maximum convenience. The lift interior shown here is with acrylic panels and fixed access ramp.



(right) Select the forced air ventilation package, which includes automatic fan, battery backup, and emergency light, for passenger comfort and safety. An acrylic dome is also available.

Porch-Lift® Portable Model (P)



This model provides temporary wheelchair accessibility at special events, stages, courtrooms and other venues where the need for access occurs only occasionally.

- Standard with four wheels, which attach to the frame base for easy maneuverability. A lifting lever and support block assist in the installation and removal of wheels.



A 10" ramp automatically unfolds when it has arrived at the upper landing. A 15" automatic folding ramp provides access at the lower level.



An adjustable switch allows you to choose the right lifting height to suit your needs. The model lifts up to 6 feet.

Customize your Porch-Lift® to meet your unique needs.

Gates and doors

Your dealer can assist you in selecting a factory supplied top gate and UL fire rated and non-rated doors tailored to your application. Your contractor can also furnish custom gates and doors to coordinate with the building interior or exterior. Optional clear or bronze tinted acrylic panel inserts are available.



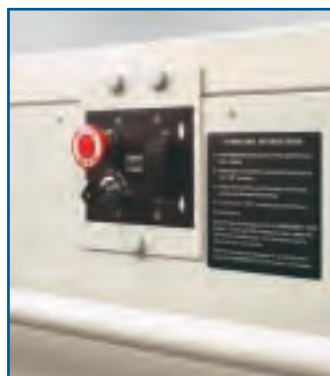
Flush mount 1 1/2 hour fire rated door

AutoOpener™

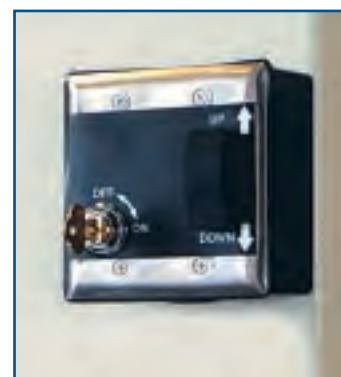
An automatic power door/gate opener option is available for unassisted access at the press of a button.



42" high top landing gate with VDR™ mechanical interlock



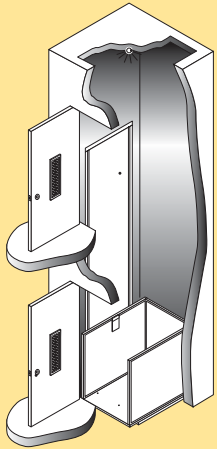
Standard controls on the lifts include a constant-pressure directional paddle, an emergency stop button, illuminated alarm button, and a key lock to secure against unauthorized access.



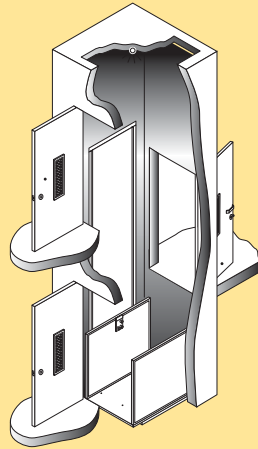
Convenient remote controls can be mounted on or near the lift or in the gate or door frame giving instant accessibility.

Hoistway Configurations:

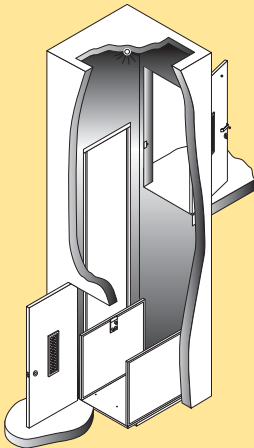
Porch-Lift S model vertical platform lifts are often installed inside of hoistways. Below are popular configurations.



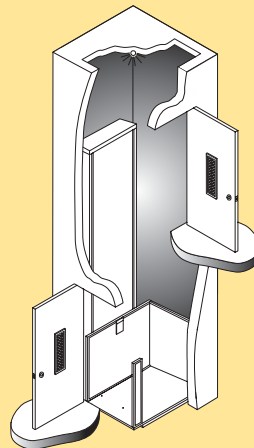
Enter/exit same side



Three stop



Enter/exit straight through



90° side exit

Finish colors

Ivory powder coat is the standard finish color. Powder coating is more durable than typical paint, protecting the lift and adding years of beauty. Or you may select one of 180 special colors.



Ivory (standard)



Taupe



Pearl gray



Sable brown

Special order colors
(from RAL color chart)



Three operating systems

- A/C power recirculating ballscrew drive.
- Battery power recirculating ballscrew drive.
- Battery power 1:2 roped hydraulic drive.

Battery operation ensures dependable, uninterrupted service even in the event of a power failure. Our exclusive SmartCharge™ technology automatically recharges the batteries as needed.

Common features:

- Mechanical interlocks prevent lift operation until gates and doors are closed and locked.
- Two mounting configurations: floor mount with a ramp, or pit mount—which eliminates the need for a ramp.
- Multiple platform sizes with non-skid surfaces to meet varying space and use requirements.
- Three platform enter/exit configurations: same side, straight through, or 90° side exit.
- All models are designed for indoor or outdoor applications.
- Conveniently located platform controls for easy operation.
- Remote controls enable the lift to be operated from all landings.
- Security key locks prevent unwanted use.
- Ivory powder coat is the standard finish color.
- Warranty: Drive train carries a two-year limited warranty and component parts carry a one-year limited warranty.

Site preparation by others

In order to prepare the site for installation, others must complete the following:

- 1) 115V, single phase, 20 amp electrical connection for lift with disconnect switch.
- 2) All lighting.
- 3) Construction of a 4" thick, 3500 PSI, level, reinforced concrete pad which the lift base will be anchored.

Visit our web site at www.tkaccess.com for more information including complete 3-part specifications, CAD details, and typical drawings.

Specifications and/or colors subject to change without notice.

Porch-Lift Specifications/Options	Model				
	S	TG	ENC 2.0	EZE	P
Rated load:	750 lbs.				
Speed with rated load: ballscrew drive optional hydraulic drive	9-12 fpm 18-21 fpm				9-12 fpm
Power supply:	115 VAC, 60 Hz, 20 amp				
Motor:	A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz reversible D/C ballscrew: 1/2 hp, 24 VDC, reversible D/C hydraulic: 3/4 hp motor, 24 VDC				A/C ballscrew: 1/2 hp, 120 VAC, 60 Hz
Drive system: A/C powered ballscrew Battery powered ballscrew Battery powered hydraulic	Standard Optional Optional	Standard Optional Optional	Standard Optional Optional	Standard Optional Optional	Standard n/a n/a
Platform sizes:	36"x48" Std, 36"x56" Opt, 36"x60" Opt, 42"x60" Opt (90° only)	36"x60" Std, 36"x48" Opt	36"x60" Std	36"x60" Std	36"x48" Std
Platform configurations: Straight-thru 90° side exit Enter/exit same side	Standard Optional Optional	Standard Optional n/a	Standard Optional Optional	Standard Optional Optional	Standard n/a n/a
Platform controls:	Constant pressure paddle with key lock and emergency stop and alarm				
Maximum lifting height:	14'-3"	4'-4"	14'-3"	14'-2"	6'-3"
Maximum stops:	3	2	3	3	2
Remote controls with key lock:	Optional	Standard	Optional	Standard	Standard
Ivory powder coat finish:	Standard	Standard	Standard	Standard	Standard
42" high guard panels:	Standard	Standard	Standard	Standard	Standard
Grab rail:	Standard	Standard	Standard	Standard	Optional
Select from gates or standard-sized doors, including fire-rated doors and extra wide gates:	Optional	Optional	Optional	Optional	n/a
Fixed access ramp, or optional automatic folding ramp for applications where there is no pit:	Standard	Standard	Standard	Standard	Powered auto
Over 180 custom colors:	Optional	Optional	Optional	Optional	Optional
Acrylic guard panel inserts:	Optional	Optional	Optional	Optional	n/a
Auto-Opener™ for doors and gates:	Optional	Optional	Optional	Optional	n/a
Attendant operated package:	Optional	n/a	n/a	n/a	n/a
Telephone jack on platform:	Optional	Optional	Optional	Optional	n/a
Warranty: 2 year drive train, 1 year parts:	Standard	Standard	Standard	Standard	Standard
UL listed up to 144" lifting height:	Standard	Standard	Standard	Standard	n/a
ASME A-18.1 code compliant:	Standard	Standard	Standard	Standard	n/a



ThyssenKrupp Access has teamed with McGraw Hill Construction to become a Continuing Education System (CES) provider.

This is a free online-based, self-paced, interactive course. Course credits are automatically reported and a course report and certificate of completion are automatically provided. For more information, go to www.tkaccess.com/ces



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