

Design Review Commission Presentation

Owner: Bethesda Episcopal Church
Applicant: Adelphi Owner, LLC
Design Team: LA Group/Spring Line Design



Project Overview

Relocation of existing historic masonry structure ('Stone Mansion')

From: 19 Washington Street

To: 30 Washington Street

New engineered foundation at Bethesda Episcopal Church property

Structure will be lifted, transported across Washington Street, and re-set

Minimal exterior alteration; foundation designed for historic compatibility



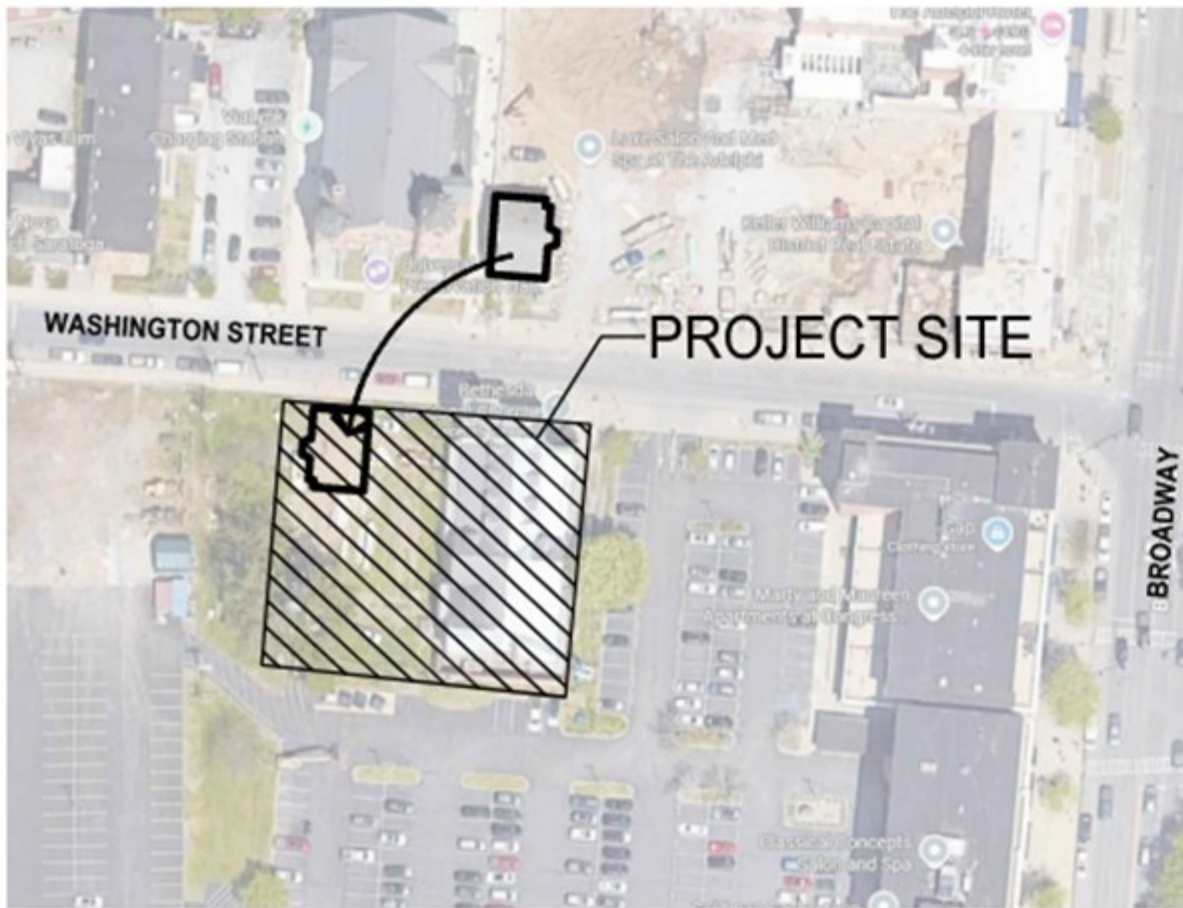
Project Goals

Preserve and protect historic architectural character
Maintain building's presence within the Washington Street corridor
Design new foundation consistent with scale, proportion, and materials of district
Facilitate long-term preservation and adaptive reuse potential



Existing Building – 19 Washington Street

Historic masonry construction
Documented character-defining features
Current condition overview



PROJECT VICINITY MAP



RELOCATION DIAGRAM

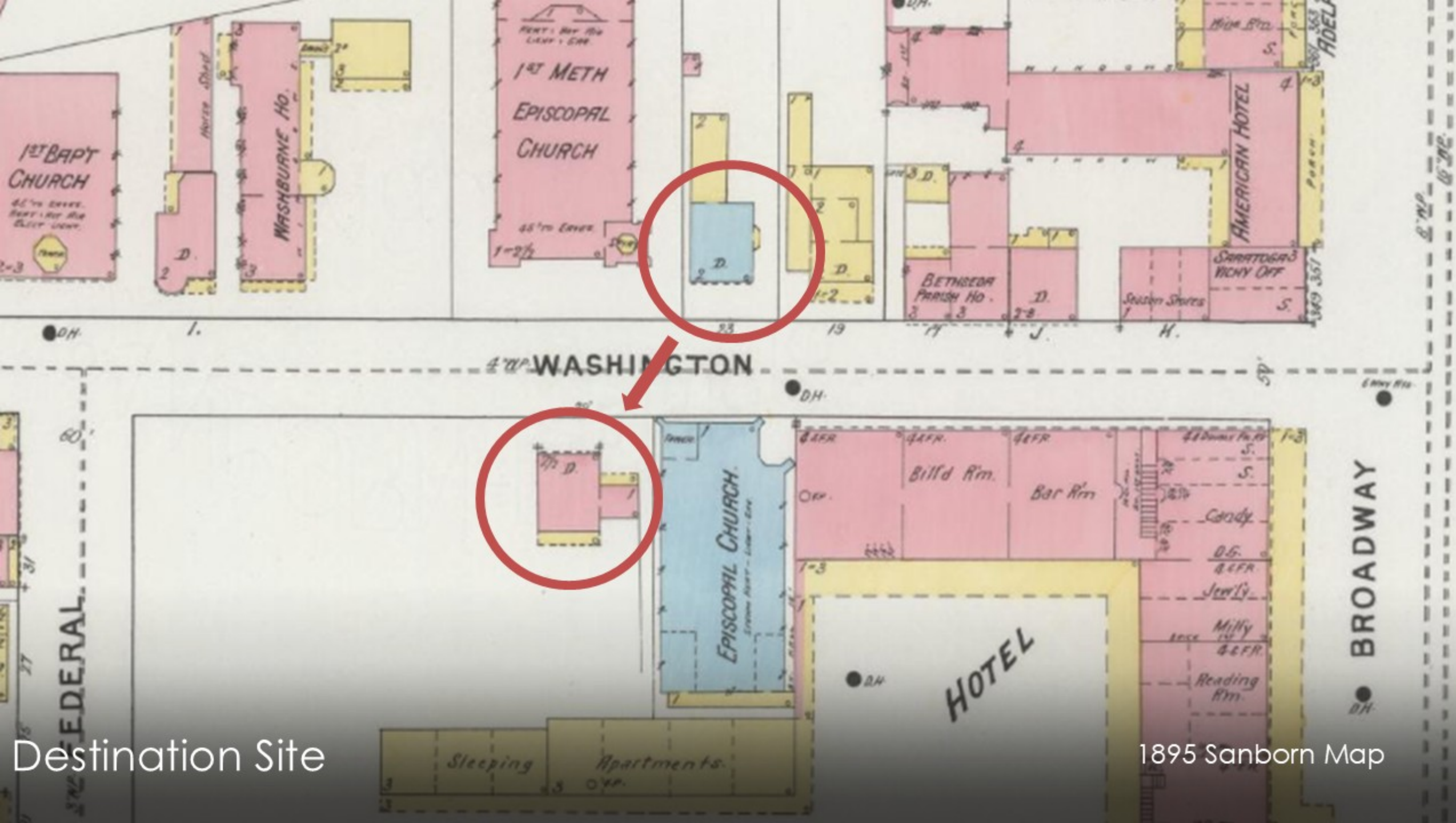
Destination Site

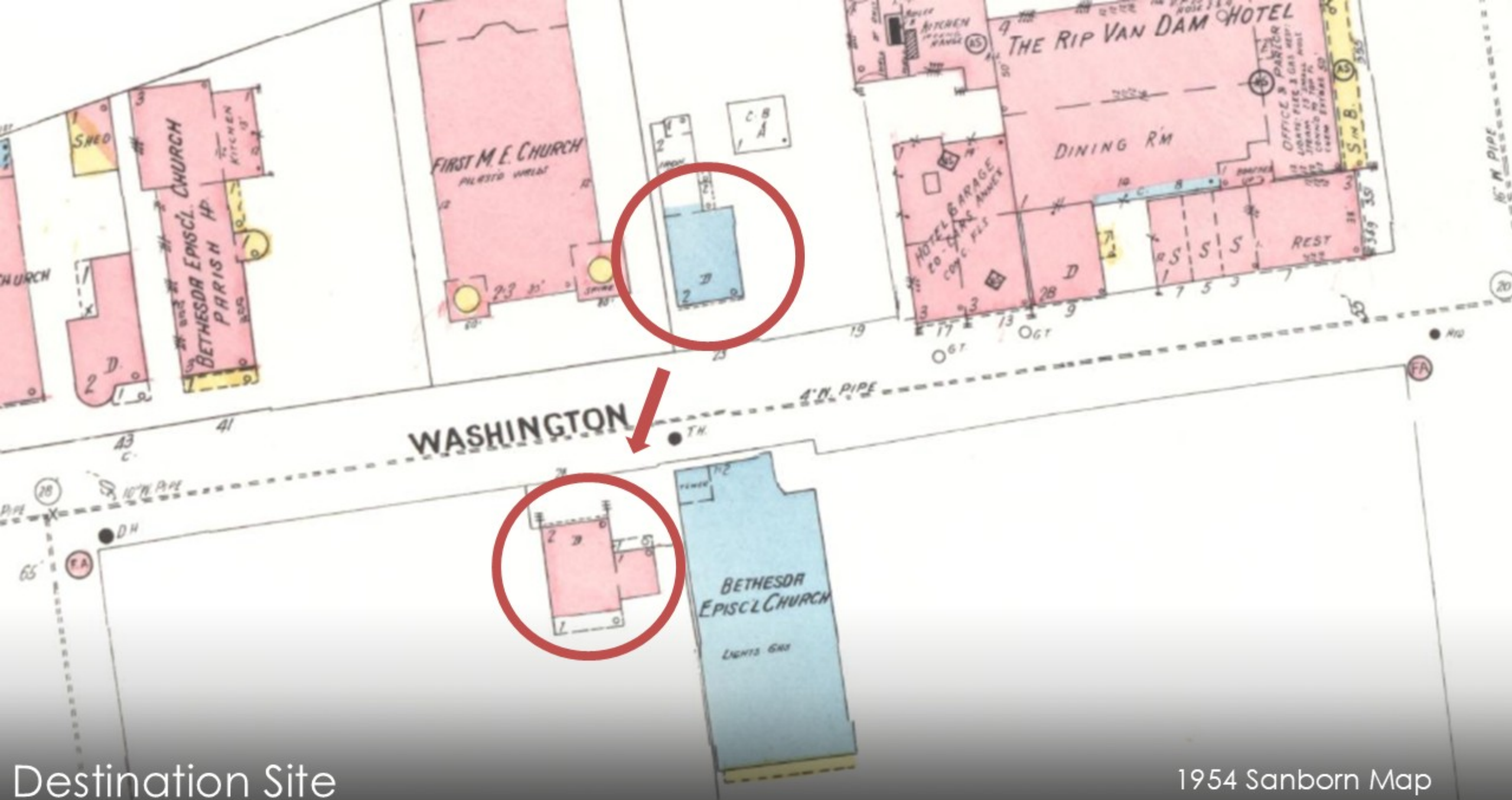


PROJECT LOCATION MAP



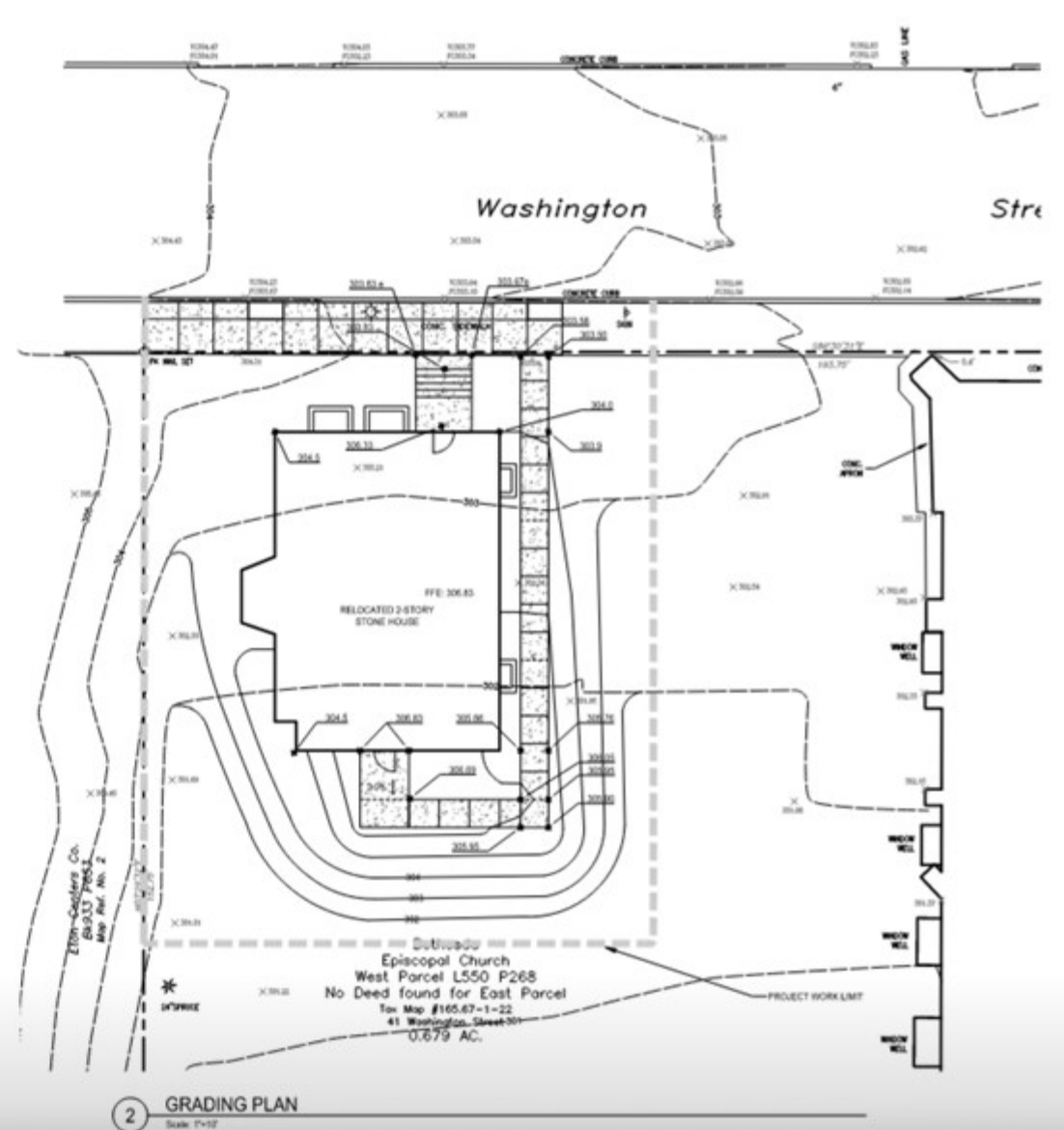
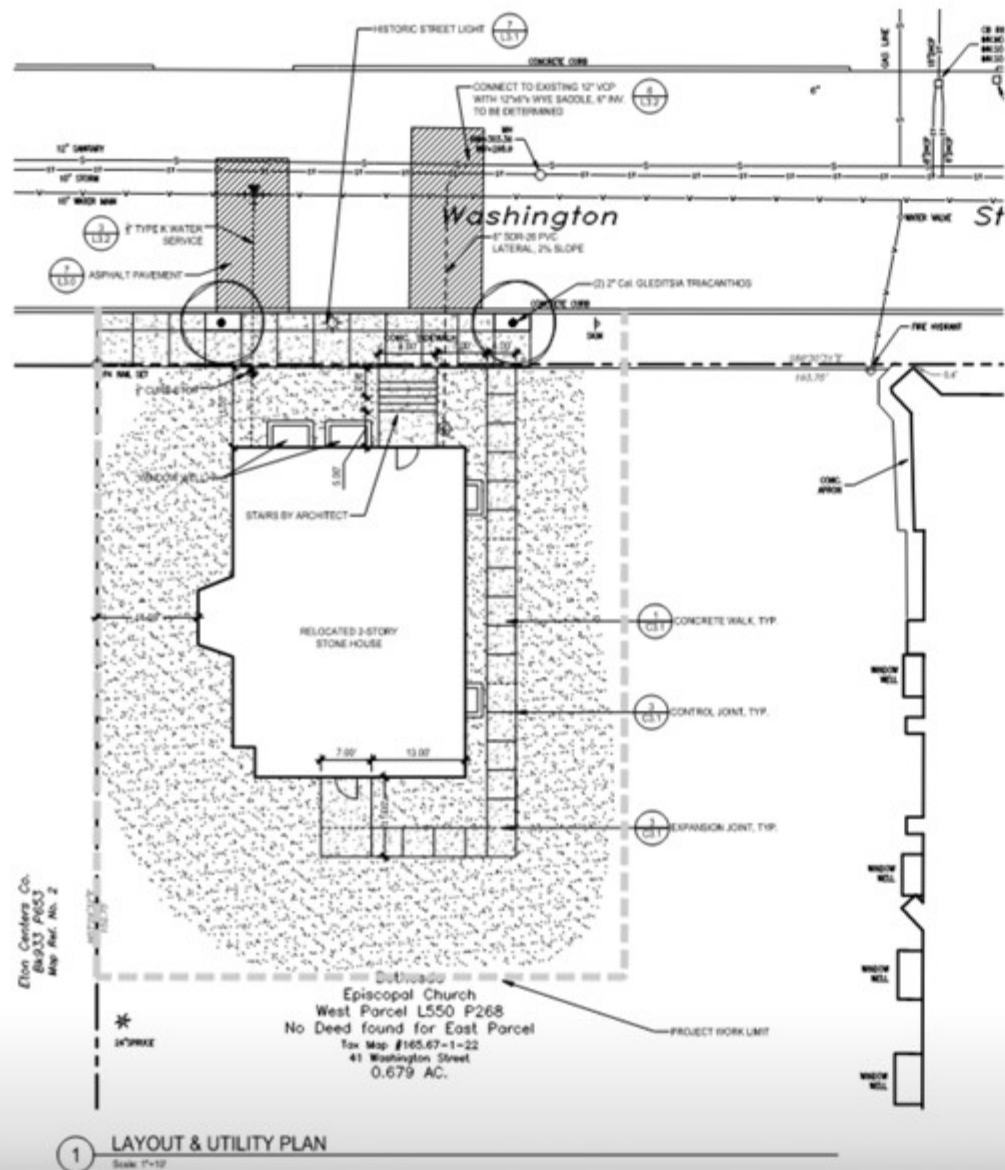
30 Washington Street





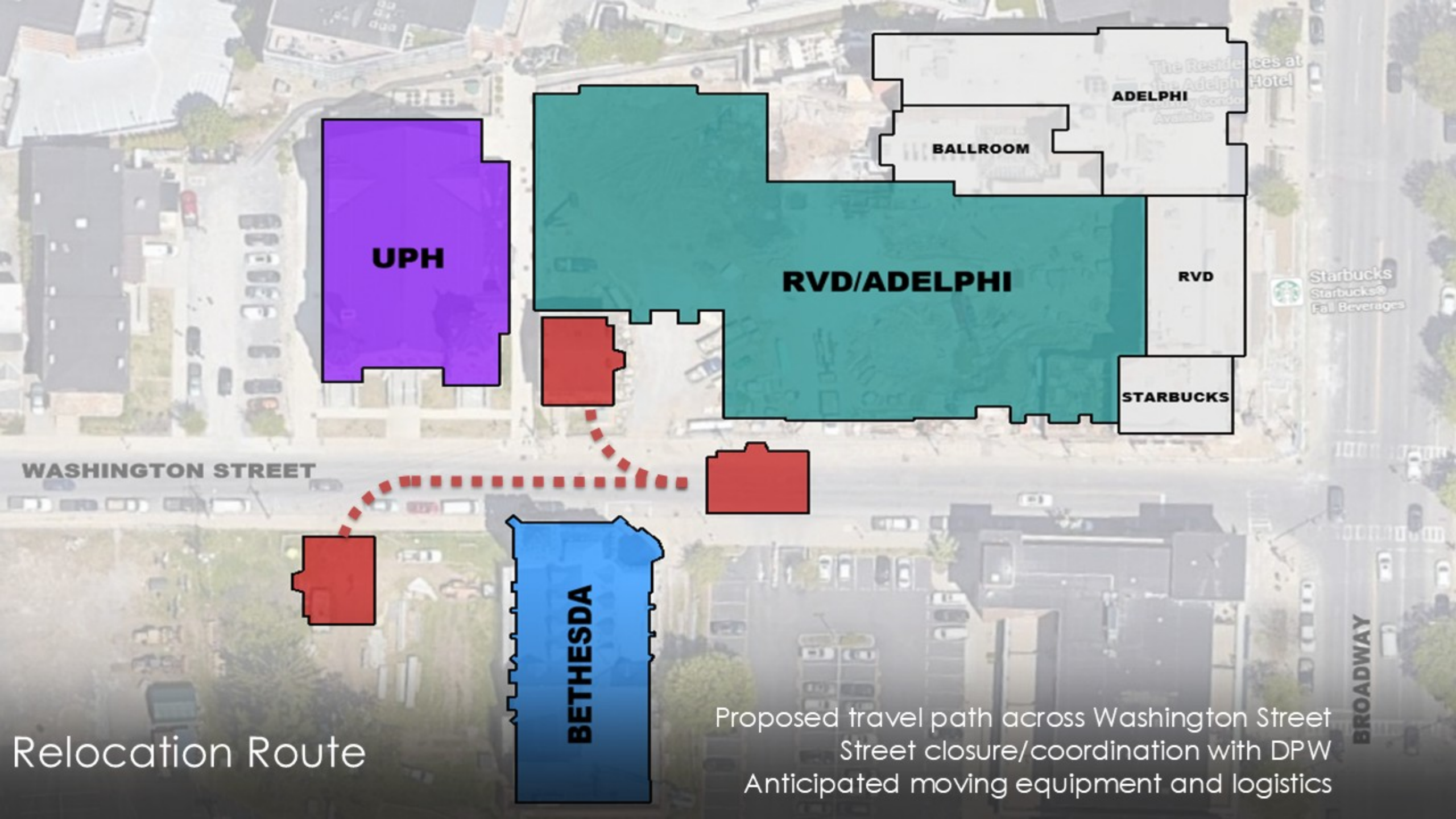
Destination Site

1954 Sanborn Map



Proposed Site Plan

Orientation and setbacks relative to property lines
Landscape, grading, utilities, and access elements



UPH

RVD/ADELPHI

RVD

STARBUCKS

BETHESDA

WASHINGTON STREET

BROADWAY

Relocation Route

Proposed travel path across Washington Street
Street closure/coordination with DPW
Anticipated moving equipment and logistics

Structural Lifting and Moving Experience

GUY PARK MANOR
Amsterdam, NY
June 2024



SPRING LINE DESIGN
ARCHITECTURE + ENGINEERING

WOLFE

HOUSE & BUILDING MOVERS

Built in 1774
2-story stone building with 6 fireplaces
Weighed 1,100 tons

Structural Lifting and Moving Experience

GUY PARK MANOR
Amsterdam, NY
June 2024



Structural Lifting and Moving Experience

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Amsterdam, NY
June 2024



Structural Lifting and Moving Experience

GUY PARK MANOR
Amsterdam, NY
June 2024



Structural Lifting and Moving Experience

Historic Leeper-Wyatt Building
Charlotte, NC
September 2024

WOLFE
HOUSE & BUILDING MOVERS

Built in 1901
2-story Double-Brick Structure
Moved 1,000 feet



Structural Lifting and
Moving Experience

Historic Leeper-Wyatt Building
Charlotte, NC
September 2024



Structural Lifting and Moving Experience

Historic Leeper-Wyatt Building
Charlotte, NC
September 2024



Structural Lifting and Moving Experience

Short Video of Building Move
Time Lapse Duration: 2m 30s

https://www.youtube.com/watch?v=H1ZELSqi_3U



WOLFE

HOUSE & BUILDING MOVERS



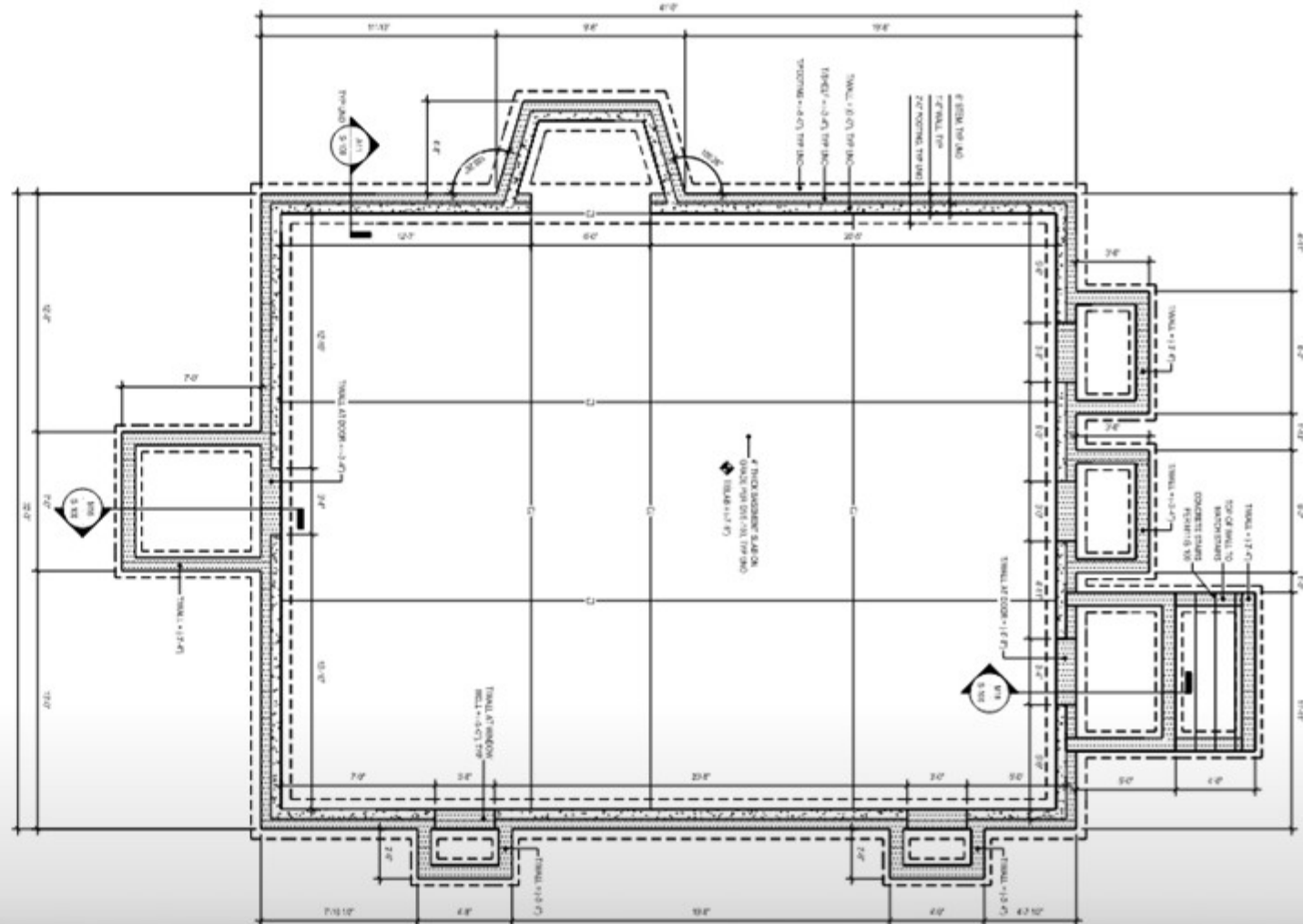
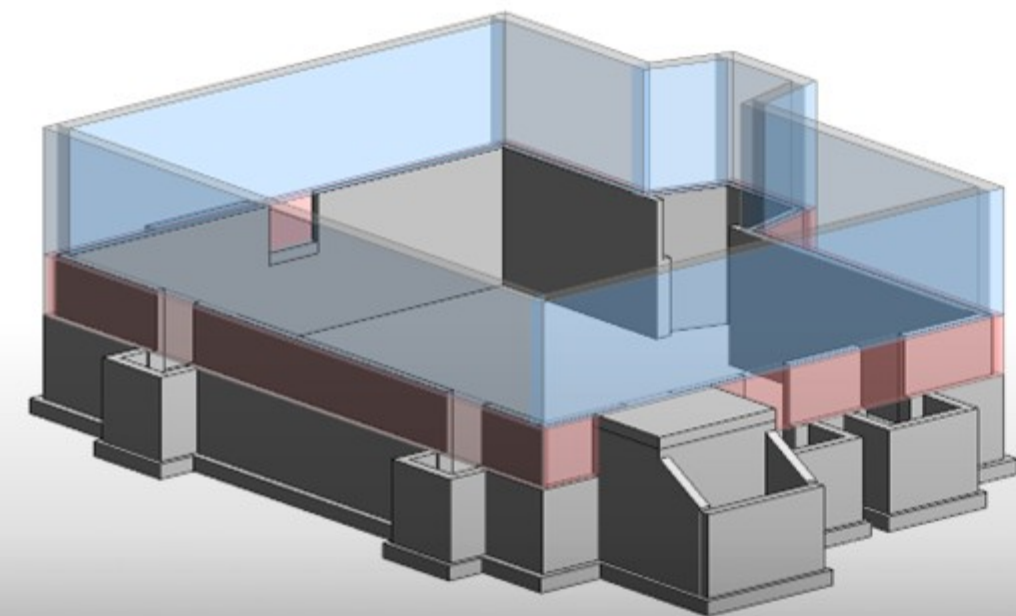
SPRING LINE DESIGN
ARCHITECTURE + ENGINEERING

STRUCTURAL ENGINEERING, TEMPORARY BRACING

WOLFE
HOUSE & BUILDING MOVERS

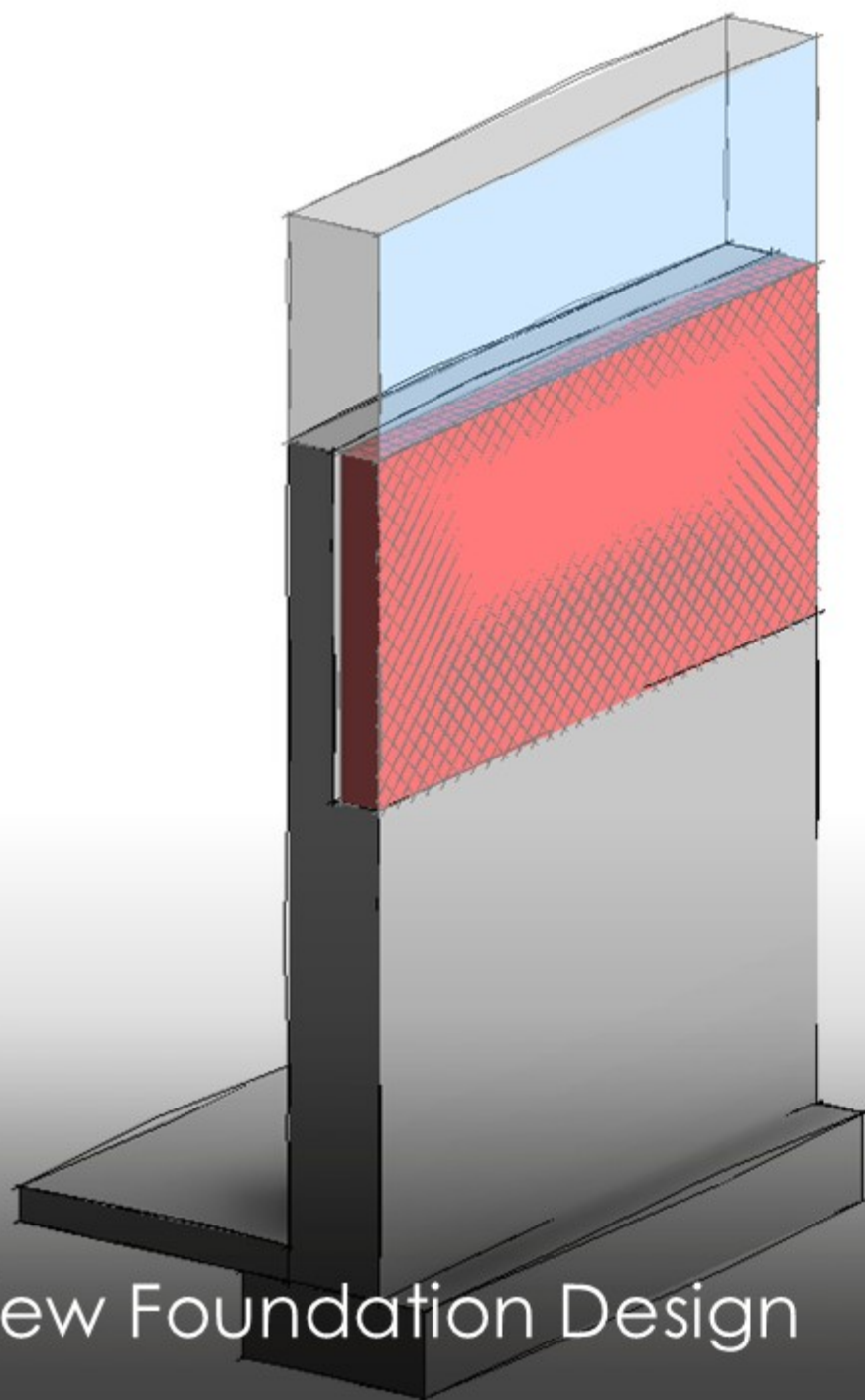
BUILDING LIFTING AND MOVING SPECIALISTS



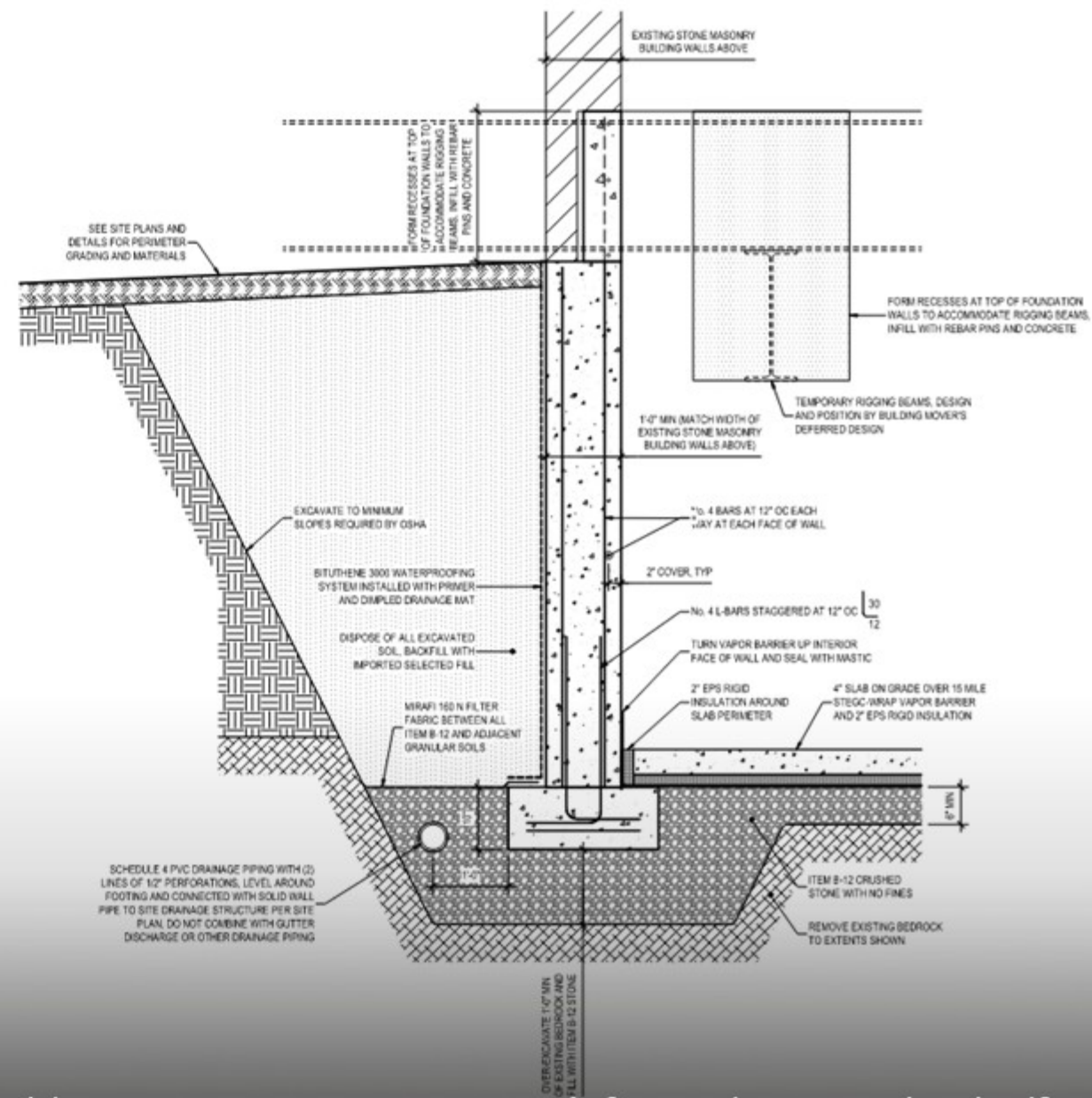


New Foundation Design

- Reinforced concrete foundation designed for existing structure loads
- Height and exposure aligned with adjacent historic foundations
- Connection details between existing building and new foundation



New Foundation Design



Reconstruct lower masonry on new reinforced concrete shelf
Bear footings on stone undercut above solid ledge rock



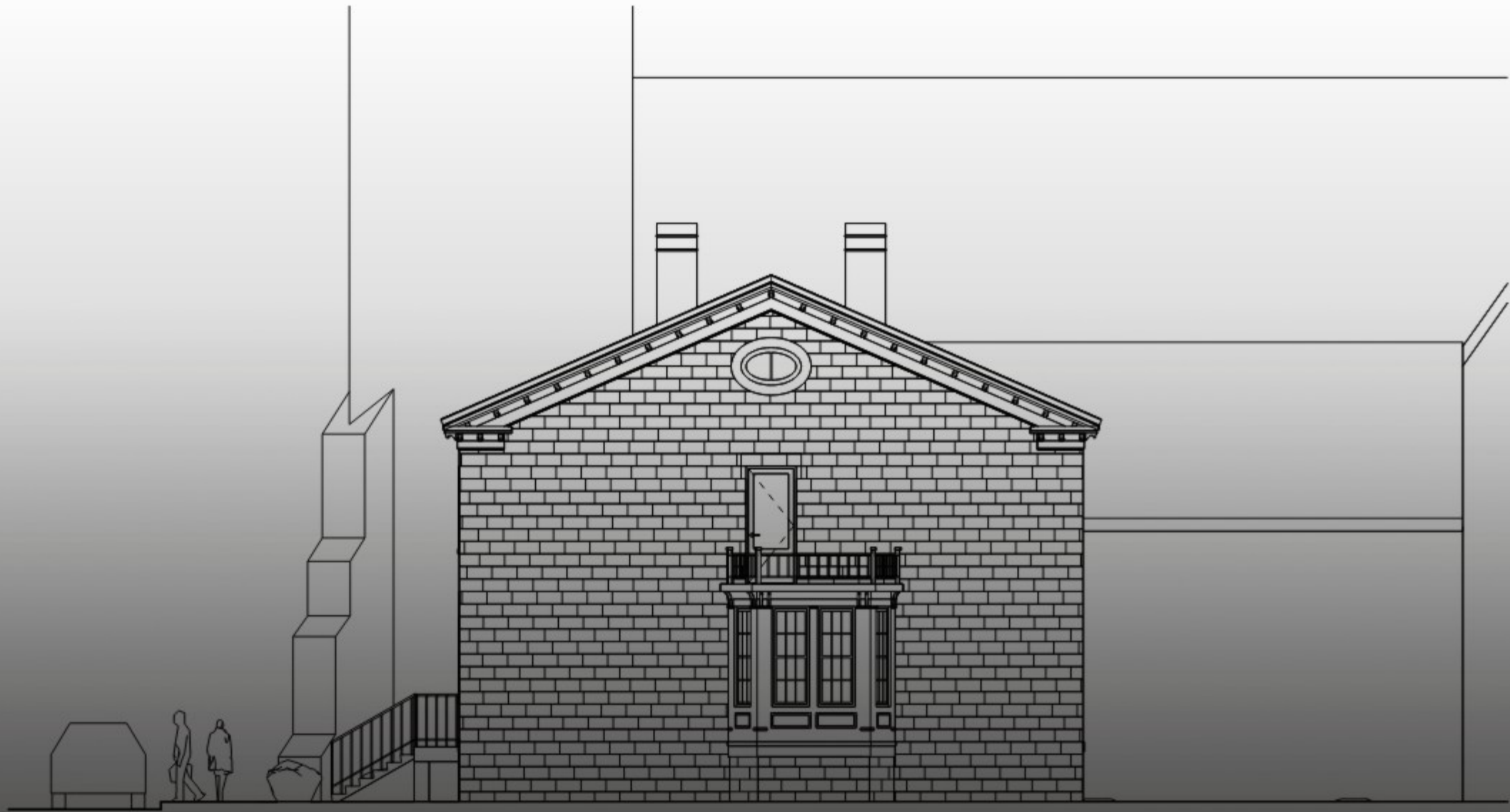
Building Set on New Foundation

Final placement on new foundation
Approximate finished grade relationship
Minimal visibility of new materials from street

No change to façade proportions or openings
Restoration of any disturbed masonry and finishes
Preservation of architectural details and trim



Exterior Appearance After Relocation

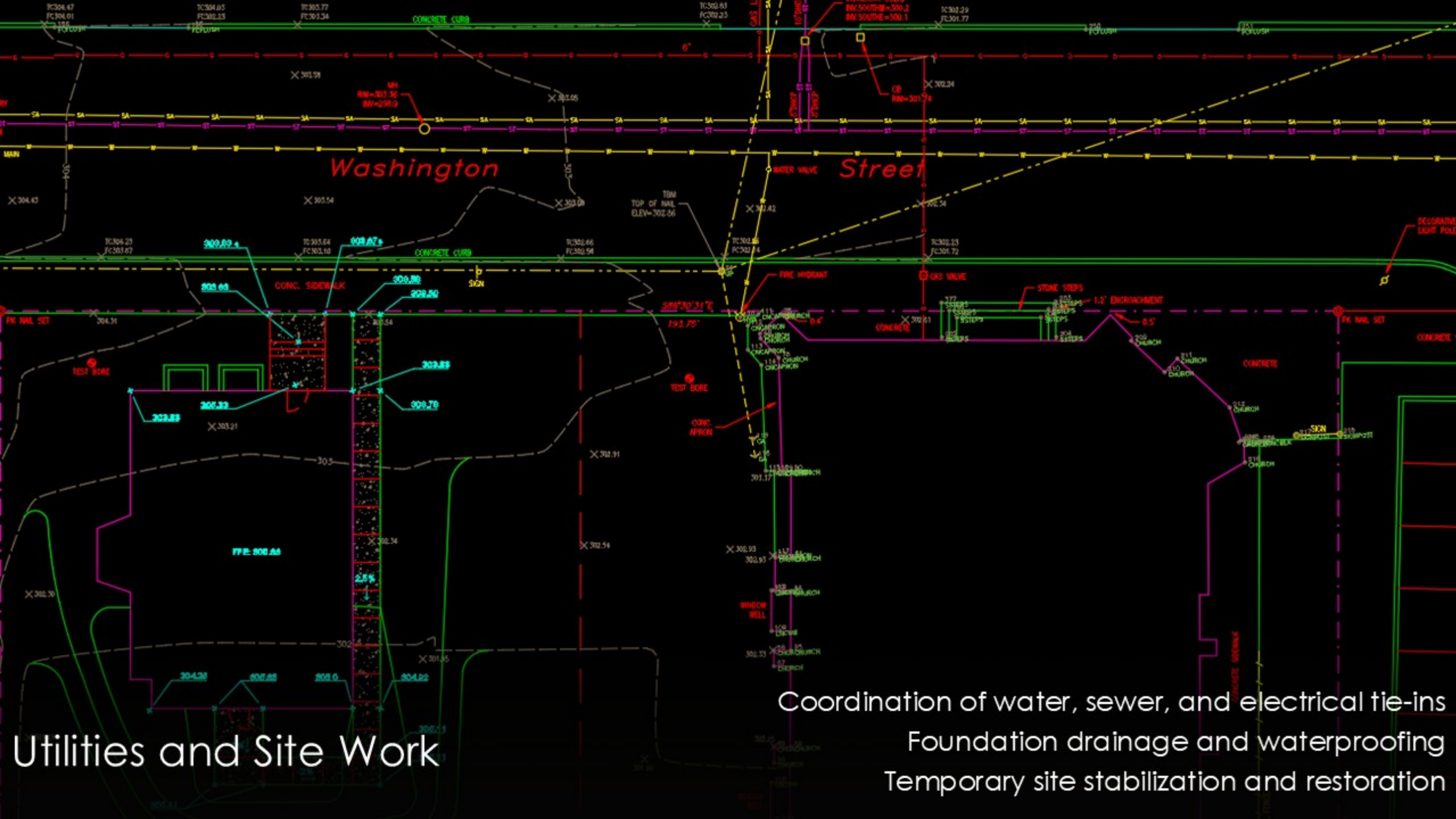


Historic Compatibility

Structure remains within same streetscape and historic context

Maintains continuity of Washington Street corridor

Foundation detailing consistent with district character



Washington

Street

Coordination of water, sewer, and electrical tie-ins
Foundation drainage and waterproofing
Temporary site stabilization and restoration

Utilities and Site Work

Next Steps

- Obtain DRC approval
- Secure Building Department permits (foundation + relocation)
- Coordinate DPW/ROW permits for street closure and move
- Conduct relocation and foundation placement per approved drawings





Question & Discussion

Thank you for your consideration