

**APPROVAL REQUEST FOR UPGRADES AND CHANGES TO  
THE OLD BELFAST OPERA HOUSE LLC - 10/8/25**

Our intent is to maintain the historic look and feel of the Belfast Opera House building, but at the same time do the renovations that are necessary to be in compliance with today's standards. Following is a list of areas that we hope to get approval on from Belfast's Intown Design and Review Committee.

1. WINDOW REPLACEMENT

We intend to replace most of the windows. Replacements will be energy efficient, double glazed low maintenance units of the same size and style as the existing ones. We will be using Mathew Brothers as our supplier. The color of the trim will be burnished bronze.

2. DOORS

Many of the doors will need replacing. We intend to use ones that aesthetically fit the period of the building. We will be eliminating the existing doorway into 9 Beaver Street and replacing it with a window. A new ADA entrance from the Courtyard will be located where there is presently a window. This entrance will access the elevator that will provide handicap access to all floors, as well as the rear stairway. This will also be the new primary entrance to Primerica, as well as providing elevator and secondary entry to the rest of the spaces in the building. A six foot wide double door will be located midway at ground level in the south wall of the building. This will provide access to the stage lift. We will be eliminating the entry door to Primerica on Church St. as well as the stairway. The door will be replaced by a window. A six foot wide double door will provide access from the roof of the Hayford building into the attic of the Opera House auditorium. It is unlikely that this will be visible from the street. There will also be a small enclosed room on the Hayford roof where the stairwell accesses the Hayford roof.

3. RAISED WALKWAY ALONG CHURCH STREET SIDE OF BUILDING

At present there is no ADA access to the rental spaces on the first floor along Church Street. These spaces: The Children's Playhouse, Left Bank Books, Opera House Video, the main entrance to the Opera House and the space formerly occupied by a law firm. The raised walkway as shown on the drawing will provide improved access to these spaces.

4. COURTYARD MECHANICAL ROOM

The rental space at 9D in the Courtyard (the southern most space) will become the new mechanical room for the building. As more inside space is necessary for the large amount of HVAC and electrical equipment needed for the building, we will construct a 16' x 26' addition at the southeast end of the courtyard. The roof will be below the windows at the rear of the Church Street rental unit at 107 Church Street presently occupied by Keyes Pottery. The siding will be brick and mortar to match the existing building as closely as possible. The flat roof will have a dark membrane covering. Any equipment on this roof will be visually screened.

5. COURTYARD CHANGES

At present the courtyard located at the rear of the building is accessed by granite steps from the Beaver Street parking lot. We will incorporate wheelchair access from the parking lot to elevator access.

6. FUTURE PENDING REQUESTS WE WILL BE BRINGING TO THE INTOWN DESIGN AND REVIEW COMMITTEE

Design of main entrance marquee off of Church Street

Design of rear (elevator/stairway) entrance marquee in courtyard

Exterior lighting and signage

## **Approval Request for Upgrades and Changes to the Old Belfast Opera House LLC**

Our intent is to maintain the historic look and feel of the Belfast Opera House, but at the same time do the upgrading and renovations that are necessary to be in compliance with today's standards. We have carefully reviewed Chapter 80 Intown Design Review Section 80-6, and will attempt to cover all of the pertinent guidelines in the order they are written.

### **1. SCALE AND FORM**

We will not be changing the height or width of the building, with the exception of a small structure on the roof of the Hayford Section (the lower roof) to accommodate the access stairs onto the roof. This will not be a significant change to the building visually as it sits back away from the edge of the roof limiting site lines from surrounding streets. It will be sided with wood painted a similar color to the adjacent brick wall. There will be a six foot wide double door giving access from this roof into the attic space above the auditorium for equipment maintenance, etc. These doors will be painted to blend in closely with the brick wall as close as possible. This doorway will not be visible from surrounding streets. Two chimneys that are presently on this section of roof will be removed as they no longer are needed and are in disrepair. We will also be adding a single story (16' x 24') mechanical room at the rear of the building at the south end of the courtyard.

### **2. COMPOSITION OF PRINCIPAL FACADES**

We will not be changing the proportion of openings. The overall appearance of the building will remain nearly the same as when it was built in the 1860's

### **3. RELATIONSHIP TO STREET**

We hope to build a raised walkway along part of the Church Street side of the building. At present the entrances to the commercial tenants are not ADA compliant. The existing granite steps are high and uneven. We plan on building the new raised portion of the walkway using concrete. (see drawing). A metal handrail will separate the raised portion from the city sidewalk. The stairway providing access into 113 Church Street (Primerica) will be replaced. The doorway will be replaced with a window. Their new entry will be from the Courtyard ADA compliant access into the elevator/stairway lobby. This elevator and stairway will service all floors as required by code. This entry will not affect the parking lot.

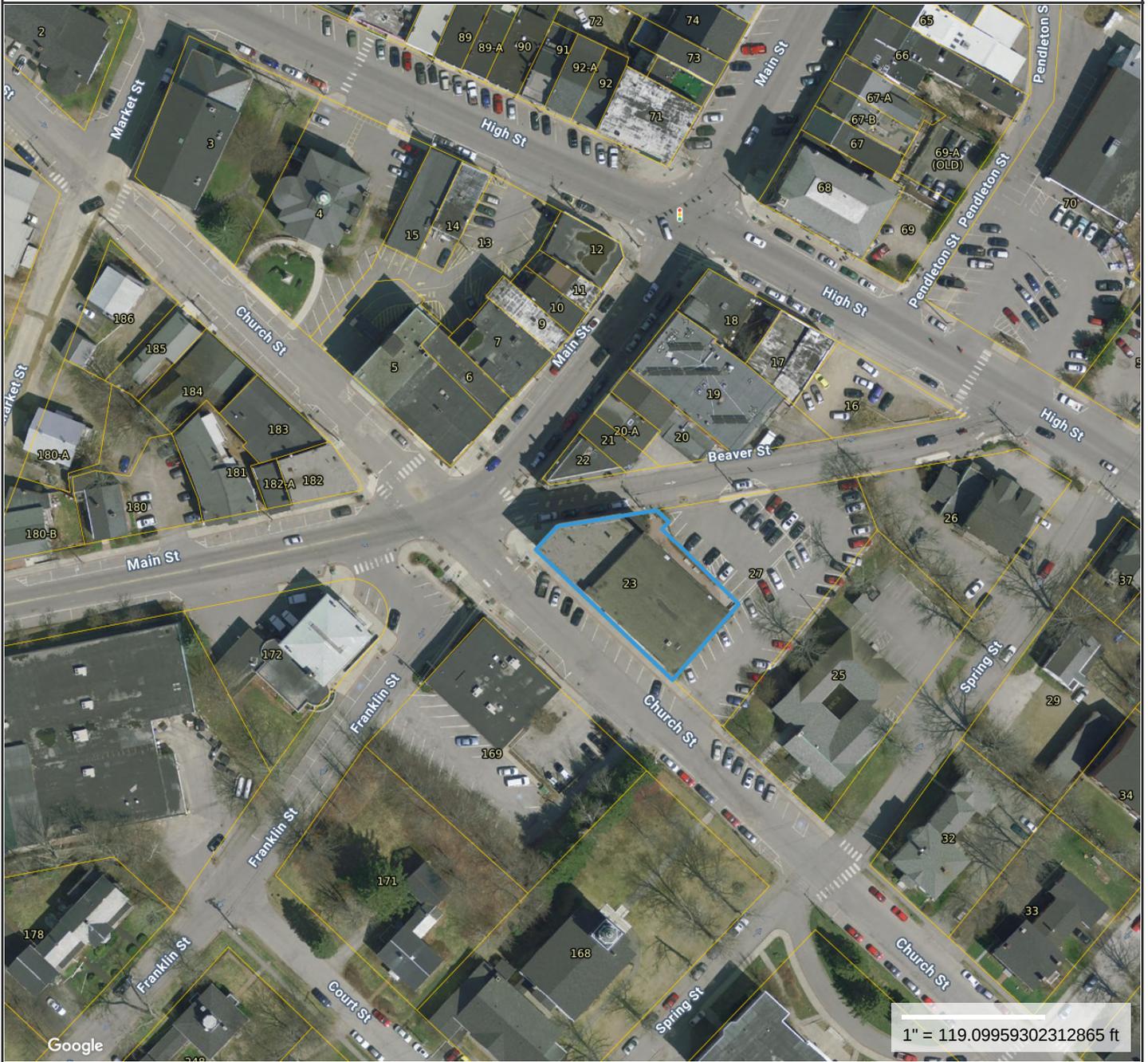
The new courtyard mechanical room will have a semi flat roof that attaches to the building just below the windows at the rear of the Church Street rental unit at 107 Church Street presently occupied by Keyes Pottery. Siding will be brick and mortar to match as closely as possible the Opera House. At present we do not plan on putting equipment on the roof, but if that changes with future needs it would be screened in a tasteful manner using wood. The entry door will be centered on the courtyard side of the addition.

Most of the exterior windows and doors will be replaced. The sizes and style will remain the same. The new windows will be from Mathews Brothers Sanford Hills Collection which are designed to have a historic look using trim details from the mid 1800's. They are double glazed and energy efficient.

Exterior doors will be upgraded for energy efficiency and will be the same or similar profile as those now in place. The exception to this will be the rental spaces on the

Courtyard as they have more modern energy efficient doors at present. Entry hardware will be upgraded to meet standards, locking mechanisms will be uniform for emergency entry for Fire Department, etc. There will be Know Boxes mounted on both front and rear of the building.

If additional equipment is mounted on the southeast corner of the parking lot it would not be screened unless we were required by the City to do this. It would have bollards to protect it from being impacted by vehicles.



**Property Information**

Property ID 011-023  
 Location 109 CHURCH ST  
 Owner OLD BELFAST OPERA HOUSE LLC



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Belfast, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated September 2024  
 Data updated September 2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.