

# Perkins&Will

## Egleston Hall Summary of Findings

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## Introduction

Over the past several months, Perkins&Will has undertaken a process of research, engagement, and observation to develop a clear understanding of Egleston Hall and its role within the All Saints' community. This work began with a review of an extensive body of prior reports, technical assessments, historical archives, and the multi-year master plan. In parallel, we engaged staff, ministries, committees, parishioners, and representatives from the Georgia Trust to better understand their priorities, concerns, and aspirations for the future of the building and campus.

Building on that foundation, we documented the current condition of Egleston Hall and evaluated how the building functions today. This assessment centers on the lived experience of those who use the building and the ways in which Egleston Hall's current configuration supports—or limits—its use. Our findings indicate that the building exhibits a range of physical and functional constraints that affect accessibility, usability, comfort, and day-to-day operations.

Our review focuses on the points where everyday experience occurs: arrival and entry, circulation and egress, access to restrooms and support spaces, environmental comfort, and the ability to operate safely and in alignment with current codes and standards. Collectively, these findings highlight the practical barriers that limit Egleston Hall's ability to function effectively and inclusively for all users without a comprehensive renovation addressing the following key issues:

- **Accessibility barriers.** Egleston Hall is not currently accessible from the standpoint of the Americans with Disability Act (ADA). Entrances and internal circulation are constrained by level changes, and there is no elevator or ramp within the Egleston Hall footprint. As a result, occupied levels are inaccessible for individuals with mobility impairments. Those wishing to access Egleston Hall, including the library area commonly used for funerals and receptions, are therefore often limited to those who are able-bodied. This substantially restricts who can experience the building and its history. In addition, accessibility barriers extend beyond the building itself, including non-compliant access conditions throughout the site, such as connections from the surface parking lot.
- **Egress constraints and life-safety considerations.** While existing means of egress are generally functional and compliant for the current configuration, egress relies heavily on three non-accessible stairs with limited capacity. Our review also flagged code-related path-of-travel concerns such as door hardware/operation and door swing direction where it may encroach on circulation paths. These issues can become more significant as use, occupant load, or program requirements evolve.
- **Plumbing fixture and service adequacy for future use.** A review of plumbing fixtures highlighted that the current arrangement does not meet minimum fixture requirements for the current use. Addressing this is not just a compliance exercise, it directly relates to whether the building can support people with dignity and comfort during typical events and day-to-day activities.
- **Envelope and energy implications that influence comfort.** Envelope and energy-related considerations indicate that roof, window/door performance, and insulation conditions may be limiting factors. These deficiencies can affect thermal comfort, durability of finishes, and the scope of interior work needed to achieve a more comfortable, resilient environment for occupants.

- **Interior inefficiencies.** Egleston’s horseshoe geometry, subdivided volumes, and interior circulation limit practical, efficient adjacency of program functions and restrict flexible layouts, especially when paired with the building’s existing conditions and the need for careful rehabilitation sequencing.

## Perkins&Will Summary of Select Documents Provided by All Saints’

### **Building Envelope Assessment and Capital Reserve – Final Report, July 3, 2019, Wiss, Janney, Elstner Associates, Inc.**

A document from Wiss Janey Elstner Associates (WJE) from July 3rd, 2019 documents a 2-day long visual envelope condition survey at the All Saints’ Episcopal Church campus, in which no destructive investigation occurred.

WJE’s July 2019 envelope assessment found the church’s stone and brick mass masonry to be generally sound overall, but with widespread localized deterioration requiring ongoing maintenance, especially at Egleston Hall, where they noted hairline cracking, delamination and spalling/exfoliation of sandstone faces, along with cracked/spalled and missing mortar, including some spalls above pedestrian areas that should be prioritized for safety and repair. WJE recommended additional investigation to better define the stone repair approach, routine inspections and removal of incipient spalls, and longer-term masonry repointing/repairs.

Though roofing systems were noted to be in “good” condition, WJE noted roof-related maintenance needs and vulnerable transitions. Although Egleston Hall’s low-slope TPO roof (above the horseshoe portion of the building) was reported as replaced around 2016, they observed damaged/delaminated slate at older roof areas at the pitched roof of Egleston Hall. This included deteriorated coping joints/sealants, failed sealant at penetrations/terminations, and chimney stone deterioration shedding debris onto the low-slope roof.

Windows and wood trim were described as generally good-to-fair but needing coating/sealant upkeep, with localized peeling paint and evidence of past perimeter sealant repairs at protective acrylic panels.

### **Creating Sacred Oasis for All Saints’ Episcopal Church, Technical Assistance Panel Report, ULI Atlanta**

The report documented a two-day ULI Atlanta Technical Assistance Panel (Nov. 3–4, 2021) convened to help All Saints’ Episcopal Church evaluate redevelopment options for its Midtown Atlanta block while protecting its “core ministries” and maintaining a unified vision before making any near-term land disposition decisions. The panel presented five options in the report for development of the block and recommended internal and external community engagement, along with strategic planning and a master plan exercise.

The report notes Egleston Hall several times, calling out current limitations. It states that the building is not ADA compliant in its current condition. The report also highlights that the building’s top floor offices need renovation.

**In the City, For the City: A Campus Master Plan for All Saints' Church. May, 2025.**

The “In the City, For the City” Campus Master Plan presents a long-term vision for All Saints’ Church to strengthen its role as both a spiritual home and a community-centered institution in Midtown Atlanta. Rooted in several years of parish engagement, strategic planning, and community listening, the plan seeks to preserve the historic church and chapel while expanding the church’s outreach, accessibility, and financial sustainability.

Central to the vision is the creation of a “second front door” through the revitalization of the Egleston building into the proposed Egleston Ministry Center. The report notes that the assessment of structural engineers made it apparent that Egleston Hall will have to be fully repaired and renovated or rebuilt. The master plan says a revitalized Egleston Hall would provide a prominent and welcoming home for the church’s core ministries, collaborative nonprofit spaces, music and fellowship functions, and new public gathering areas designed to foster stronger connections between the church and the surrounding community.

The master plan also emphasizes stewardship of the campus as a “green oasis” within the city by expanding landscaped open space, improving accessibility throughout the block, and enhancing opportunities for outdoor gathering and programming. In addition, the plan outlines a long-term redevelopment strategy for the southwest corner of the property that could generate new revenue streams through a future mixed-income workforce housing project aligned with the church’s values. Alongside these forward-looking initiatives, the plan recommends targeted investments in existing facilities, including repairs and sustainability upgrades to the church, chapel, Parish House, and Pritchett Center. Overall, the master plan establishes a flexible framework intended to guide future growth, strengthen community engagement, and ensure the long-term vitality of All Saints’ Church for generations to come.

# Historical Research by Perkins&Will

## Egleston Hall Evolution

Egleston Hall is situated on the northeast corner of the block containing All Saints' Episcopal Church in Midtown Atlanta. It is bounded by West Peachtree Street to the east and a parking lot to the north, facing Ponce De Leon Avenue. The building is situated on a parcel of land that was originally a residential lot, donated to the church in 1910 by Mrs. Richard Peters. Thomas Egleston, a prominent member and vestry, left money to build a new Sunday school and theater on the lot when he passed in 1916. This building would become known as Egleston Hall.

The 1917 architectural drawings and specifications (obtained by Perkins&Will from the Atlanta History Center) by Atlanta firm Morgan and Dillon describe Egleston Hall (originally called the "Sunday School Building") as a multi-story masonry building originally configured as a theater or auditorium with a horseshoe-shaped balcony seating arrangement and associated stage elements.<sup>1</sup> The horseshoe shape of the building was initially informed by the "Akron Plan," a method of Sunday school design popular in the 19<sup>th</sup> century to early 20<sup>th</sup> century which included wedge-shaped classrooms radiating around a central instructional platform or stage.<sup>2</sup> The design of Egleston Hall's auditorium also took inspiration from Elizabethan theaters, as Rev. W. W. Memminger was a key proponent of the building's construction and was also a trained Shakespearean actor. In addition to Sunday school sessions, the auditorium was also used for dances and performances.<sup>3</sup> The original uses of the building changed over time and it has since undergone substantial interior reconfigurations over the years. A renovation from 1946 involved the removal of the stage and the addition of infill partitions throughout formerly open areas, including walling off the third-floor balcony.

In 1956, a "new Parish House" was constructed adjacent to Egleston Hall.<sup>4</sup> Subsequent renovations to Egleston Hall in 1971 included the addition of a stairway in between Egleston Hall and the Parish House, including offset landings to accommodate connections between the two buildings, neither of which have floors that align with one another.

Further modifications to Egleston Hall in 1971 included the complete infill of the third-floor open volume and alterations to the interior partitions. In the late 1980's, a library was constructed on the main floor level. This series of renovations have since altered the building to such an extent that the original theater volume is no longer readily legible from the interior. Most interior detailing and interior partitions have been heavily modified. The exterior architectural expression remains largely intact and conveys the building's original character and massing.

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<sup>1</sup> *All Saints Episcopal Church, Egleston Memorial Sunday School Building, MDL-030, FF 227, Kenan Research Center at Atlanta History Center*

<sup>2</sup> *Bamberg, Angelique (2019). "Architecture Around Us: Akron Plan Churches". Western Pennsylvania History: 1918 - 2023: 10-11. ISSN 1525-4755*

<sup>3</sup> *Margaret Ellis Langford, All Saints' Episcopal Church, 1903-2003 (Atlanta: All Saints' Episcopal Church, 2003), 18.*

<sup>4</sup> *Margaret Ellis Langford, All Saints' Episcopal Church, 1903-2003 (Atlanta: All Saints' Episcopal Church, 2003), 49.*

## Egleston Hall Architectural Timeline

Date	Description	Source
1906	All Saints' Church constructed. The main church is constructed on land donated by Mary Jane Peters, wife of Richard Peters, a civil engineer and developer responsible for the early growth of Atlanta.	Margaret Ellis Langford book
1910	Mary Jane Peters, wife of Richard Peters, donated land for the construction of Egleston Hall.	
1917	Egleston Memorial Sunday School Building cornerstone laid. Designed by Atlanta Architects Morgan & Dillon (designers of the main church), Egleston Hall was originally called the "Egleston Memorial Sunday School Building" and designed as both a theater and classroom space for Sunday School lessons and dance events. The building consisted of a 1 <sup>st</sup> floor (kindergarten and basement areas), 2 <sup>nd</sup> floor (auditorium, classrooms and stage), 3 <sup>rd</sup> floor (radial classrooms and balcony), and attic space.	Margaret Ellis Langford book
1946	Partial infill of 3rd level auditorium space, with wall constructed around the existing balcony to enclose the 2nd floor. Partial 2-level volume over the original auditorium seating at level 1 remains. Floor at the balcony and classrooms on second level is infilled to create a level floor without slope for seating as originally designed.	1947 Abreu & Robeson drawings
	Sliding doors between radial classrooms on level 3 removed.	
	Balcony seating at level 3 removed.	
	Fire escape added to north façade of the horseshoe portion of Egleston Hall.	
	Much of the original plaster moldings removed from auditorium.	
	Existing stage, steps, and proscenium arch removed from level 2-3.	
	No indication that skylight & oculus window shown in 1917 drawings was ever constructed.	
	Existing balcony joists from 1917 were not removed in the renovation and may be extant in 2026.	
1955-1956	Parish House constructed, originally with no connection to Egleston Hall.	Margaret Ellis Langford book
1969	A connecting stair between Parish House and Egleston is proposed in communication to the Church congregation.	Atlanta History Center box materials
1970	Connecting stair designed as only a horizontal circulation connector from level-level from Parish House to Egleston Hall.	1970 Smith-Jones Associates drawings
	Radial walls largely demolished and replaced with modern gyp walls.	
	The remaining 2-level volume over the auditorium is infilled with a new floor and the wall constructed around the balcony in 1946 is demolished.	
	Exterior arcade connecting the Church and Egleston is constructed.	
	Fire escape added in 1946 is demolished.	
1971	Connecting stair completed and revised as connecting both vertical and horizontal circulation between Egleston and Parish House.	1971 Smith-Jones Associates drawings
	Previous main level (2nd floor) auditorium space is converted into a parlor.	
1986	Egleston Hall library constructed in the former parlor space of the main level (2nd floor) during additional interior renovations.	1986 drawings

## Interior Architectural Conditions

### *Original Horseshoe Theater Shape*

The interior has been significantly altered from the original theater arrangement. Interior volumes have been subdivided into smaller rooms and circulation zones, and a full second floor has been inserted. These modifications have resulted in an interior condition that does not clearly present as a theater today. The original proscenium arch, horseshoe balconies, and associated decorative moldings as described in the 1917 documents are not visible under current conditions and may have been removed, concealed by later construction, or rendered non-apparent by subsequent finishes and partitions. Documentation from the 1970 drawing set calls for the moldings to be removed for the new work to be performed.

A survey dated August 24th, 2022, from Culpepper Group, Inc. noted that asbestos was detected in Egleston Hall. Lead Paint was also detected in the building. Professional abatement is required before significant renovation can proceed.

### *Second Floor Offices & Lounge*

The second-floor lounge area of Egleston Hall, as stated above, has been filled in over the years and was once a semi-open volume with classrooms and balconies that looked down onto the stage. Today, the space is used for offices and a lounge. The space has several visible cracks in a wall along all sides of the room. Crack-monitoring devices were previously installed to monitor the progress of the building settlement. Substantial cracks and separation are also visible in the connecting stairwell between the Parish House and Egleston Hall.

### *First Level Library Ceiling*

The library was constructed in 1986 to replace the original classrooms. The underside of the first-level ceiling exhibits a noticeable slope, consistent with the geometry shown in historic drawings associated with balcony seating above. This sloped condition suggests that portions of the original structural framing may remain in place behind later interior buildouts, even though the original balcony edges, ornament, and railings have been removed.

### *Attic Level*

The attic retains major structural elements, including three large trusses that remain in place and are visible from within the attic. These elements represent extant historic structure associated with the original long-span interior volume.

Historic documents from 1917 indicated a skylight/roof opening and rose window-like oculus associated with the auditorium. Field observation in the attic and the level below did not identify framing remnants, curbs, or other evidence consistent with a skylight aperture. It is likely the skylight and oculus were never constructed as all attic framing appears to be of the same age and the 1946 renovation drawings do not document it as an existing condition to be removed.

### *Extant Historic Interior Features*

The interior stairs are among the most prominent and legible extant historic interior elements attributable to the 1917 construction. The stairways and associated guardrails remain in good condition although the guardrails are lower in height than permissible by current code. Depending on the extent of alterations or occupancy change, significant modifications may be required. In contrast, most of the original interior woodwork and decorative finishes described in the 1917 documentation are either absent or not visible.

The two chimneys, original to the 1917 drawings, track down through the building and retain a curved brick wall, plastered over. The curved chimney wall appears as exposed brick in the basement's boiler room.

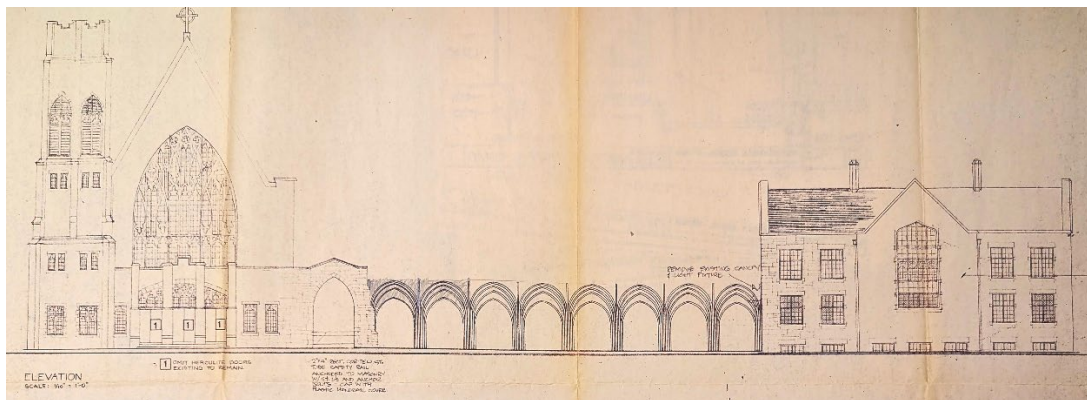
Some original interior window details remain. The original project specifications required the absence of interior window trim or woodwork and instead specified for rounded plaster corners to terminate at the inside jambs, head, and sill of the windows. Where the original plaster remains intact, this window detailing can be observed. In other locations, gypsum board has replaced the original plaster detail.

## Exterior Architectural Conditions

### *Primary Envelope and Massing*

The exterior building envelope and principal architectural features appear generally consistent with the historic configuration. Overall massing, major wall planes, and exterior openings remain readable as a cohesive composition, as designed in 1917. The exterior of the rectangular massing of Egleston Hall includes random rubble sandstone masonry. The horseshoe portion of the building has a façade composed of block bond (a combination of stretcher and stack bond) and running bond bricks on the buttresses of the horseshoe walls.

The volume of Egleston Hall that fronts West Peachtree Street (**Fig. 1**) is a prominent feature of the block face, contributing to the All Saints' campus as well as the surrounding blocks.



**FIGURE 1 1971 SMITH JONES ASSOC. DRAWING OF THE CONNECTING ARCADE**

With the construction of Parish House and associated stair connection tower, the legibility of the original horseshoe volume of Egleston Hall, situated behind the West Peachtree St volume, is diminished. One can see a partial curve of the volume from the Ponce de Leon Ave right of way. From the courtyard, the mirrored partial volume is visible as well, but the entirety of this volume is no longer observable. **Figure 2** below highlights major elements of the original 1917 construction that are extant today.

#### Character-Defining 1917 Elements Extant Today

- ① Grand Staircase with Integrated Wainscoting
- ② Brick Chimney Stacks Supporting Exterior Stonework
- ③ Multi-Story Leaded Glass Window
- ④ West Peachtree-Defining Architectural Features
- ⑤ Original Horseshoe Wall Partially Obscured by Stair Tower

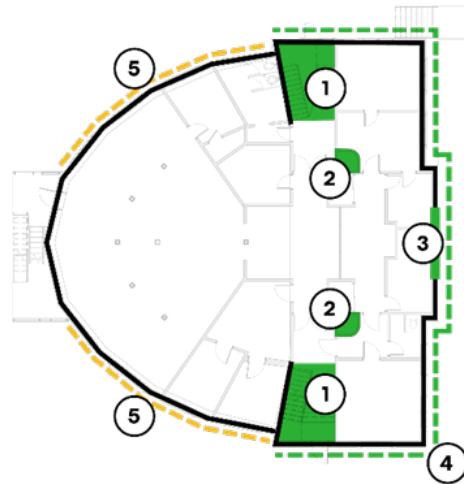


FIGURE 2 CHARACTER-DEFINING FEATURES EXISTING TODAY

The Building Enclosure Due Diligence report by BPL (included in the appendix) describes the condition of the exterior wall envelope as “fair,” but with several recurring deficiencies that indicate ongoing distress and maintenance needs. The report by BPL notes open mortar joints and brick cracking, including cracking described as structural, along with evidence of past topical mortar repairs and localized sealant repairs at masonry joints. In addition to the brickwork itself, the report documents related stone conditions (such as stone face delamination, cracking, and patching) which suggest areas of movement and weathering. Photographs included in the report illustrate representative examples of brick cracking at Egleston Hall, as well as masonry distress and repair attempts at the Parish House (including areas of brick bulging and cracking), reinforcing that masonry repairs and stabilization should be anticipated as part of any rehabilitation scope.

Aside from these conditions, the exterior appears to retain a high degree of visual integrity relative to the 1917 design intent. The 1917 drawings show an attic skylight that allowed light into the original auditorium’s oculus window. This rooftop skylight does not exist and was likely never constructed as its removal is not documented in the 1946 renovation drawings. What was indicated as a gravel roof over the horseshoe wing in the 1917 architectural drawings has been covered with TPO roofing.

The report by BPL describes the roof condition at Egleston Hall as “fair to poor,” with multiple issues that increase the likelihood of water intrusion and accelerated deterioration. The report identifies displaced slate, detailing concerns at the interface between steep and low-slope roofs, including the absence of a diverter where roof areas transition. The report also notes improper or vulnerable equipment conditions, including mechanical units bearing directly on the TPO membrane without curbs, as well as standing water that indicates inadequate slope and drainage performance. The remaining useful life for the slate roof is estimated at 0 years, while the TPO/asphalt shingle areas are estimated at roughly 10 years with regular maintenance. The report further flags that the steep-slope roof areas lack adequate thermal insulation, and that substantial renovation work could trigger energy-code-related upgrades, which may influence the extent and detailing of future roof interventions.

### *Connecting Stair*

The connecting stair and its building enclosure, built in 1971, was constructed without expansion joints and has experienced “considerable” damage.

### *Fenestration and Feature Window*

A large feature window facing West Peachtree Street remains in place and reads as a historic assembly. Based on the original specifications, this window was intended as cathedral (clear/white textured) glass in came (“leaded”) glazing, utilizing zinc comes with galvanized reinforcing bars. The window presents as a leaded-glass type system with decorative geometry/tracery rather than colored stained glass. Decorations in the glass include a motif that is also repeated in the glass of the two entrances to the building; a shield containing a Celtic cross inscribed within a circle.

The windows around the rectangular and horseshoe portions of Egleston Hall consist of wood-framed, multi-light windows in masonry openings with stone sills and lintels; window glazing consists of leaded clear glass in a rectangular grid.

The BPL report rates the condition of the existing windows at Egleston Hall, including the transom windows around the entrances, as “poor,” citing widespread deterioration and performance limitations. Documented deficiencies include wood sash decay, frame decay, and deformation at lead came assemblies, along with single-layer glazing that performs poorly from a thermal standpoint. Importantly, BPL notes that the windows are painted shut, meaning they are effectively non-operable. As a result, the building lacks any meaningful ability for occupants to use windows for natural ventilation, and occupants have no user control of airflow through operable sashes, both a comfort issue and a limitation for any future operational or ventilation strategy.

### *Chimneys and Roof Features*

The building retains its original two chimneys which flanked the original stage area feature prominently on the roof, consisting of a material similar to the façade’s sandstone. The roof also features a prominent stone Celtic cross at the center of the gable facing West Peachtree Street and is similar in appearance to the stone Celtic cross above the main church’s West Peachtree façade.

## **Site Features**

All Saints’ Episcopal occupies a full city block bounded by Ponce de Leon Avenue, Spring Street, North Avenue, and West Peachtree Street. As Midtown has grown through transit-oriented development, the church remains embedded in a dense, pedestrian-active urban environment, with its historic sanctuary and courtyard offering a calm oasis and community anchor.

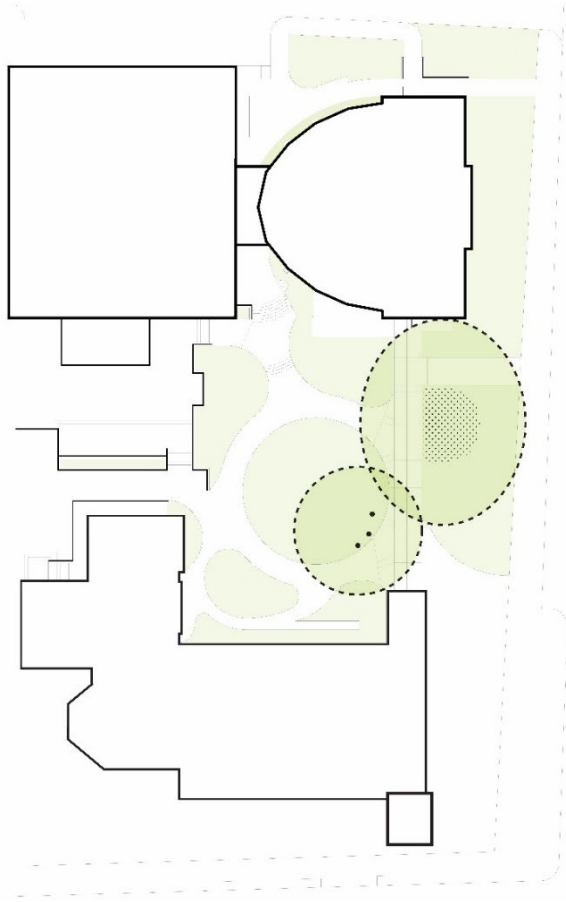
Within the campus, perimeter pedestrian movement relies on the public sidewalk network, while the courtyard functions as the main internal circulation and gathering hub, though stair transitions (**Fig. 3**) can limit universal accessibility. The site’s natural conditions (a roughly 28-foot elevation change across the block) have been shaped into terraced courtyards and stormwater is managed through visible inlets and connected drainage infrastructure.



**FIGURE 3 EXTERIOR STAIRS LIMIT ACCESSIBILITY INTO EGGLESTON HALL FROM THE COURTYARD**

A key landscape element is the Southern Magnolia (*Magnolia grandiflora*) near the courtyard's east entrance, which anchors the approach and reinforces a sense of heritage and continuity through its evergreen canopy and seasonal blossoms. Mature street trees and courtyard plantings also support comfort, aesthetic character, and environmental functions like stormwater management and shade.

The Southern Magnolia and Yaupon Hollies should be carefully protected during any adjacent or nearby construction activities. A certified arborist assessment prior to construction and constant monitoring throughout construction will greatly improve the trees' chance of thriving (See **Fig. 4** depicting the critical root zone around the magnolia tree). Detailed and specific tree preservation specifications should be included in project documentation.



**FIGURE 4 STRUCTURAL ROOT PLATE AND CRITICAL ROOT ZONE**

## Additional Findings from Perkins&Will

### Code Assessment

#### Applicable Codes

Authority Having Jurisdiction: City Of Atlanta

- International Building Code, 2024 Edition, With Georgia Amendments (2026)
- International Fire Code, 2024 Edition, With Rule 120-3-3-.04 State Minimum Fire Safety Standards With Modifications
- International Plumbing Code, 2024 Edition, With Georgia Amendments (2026)
- International Mechanical Code, 2024 Edition, With Georgia Amendments (2026)
- International Fuel Gas Code, 2024 Edition, With Georgia Amendments (2026)
- National Electrical Code, 2023 Edition, With Georgia Amendments (2026)
- International Energy Conservation Code, 2015 Edition, With Georgia Supplements And Amendments (2020, 2022, 2022, 2023)
- Rules And Regulations Of The Safety Fire Commissioner "State Minimum Fire Safety Standards" (Chapter 120-3-3)
- Rules And Regulations Of The Safety Fire Commissioner "Access To And Use Of Public Facilities By Handicapped Persons." (Chapter 120-3-20)
- National Fire Protection Association (NFPA) 101 Life Safety Code, 2024 Edition With Rule 120-3-3-(73) Modifications
- See Rules And Regulations Of The State Of Georgia Ch 120-3-3 For Other Applicable Codes

The building was likely permitted as an Assembly occupancy when originally constructed, and in review of subsequent drawings for past renovations, it appears the building has kept an Assembly occupancy classification throughout its varying stages of life. The proposed program provided by All Saints' to Perkins&Will may require an update in occupancy classification to be changed to a Nonseparated Mixed Use Occupancy classification to reflect the varying assembly and business uses. This could trigger Chapter 43 of NFPA 101 Life Safety Code where a change of occupancy could require automatic sprinkler and detection, alarm, and communication systems for any new construction.

#### Accessibility

Egleston Hall presents significant accessibility limitations that affect all levels of the building. The primary level (Level 02) is elevated above grade on both the north and south sides, resulting in noncompliant accessible entry conditions. The south entry is approximately 2'-4" above grade, while the north entry is approximately 7'-7" above grade. Per the Americans with Disabilities Act (ADA) the north entrance to Egleston Hall has a compliant accessible route to the building from the ADA parking space there, but once in the building accessibility is immediately limited by stairs. Similarly, the south entrance is accessible from the public sidewalk but once inside the building accessibility is limited.



**FIGURE 5 THE ACCESSIBLE ROUTE FROM ADA PARKING IS BLOCKED BY STAIRS ONCE INSIDE THE BUILDING**

A stair chair lift (**Fig. 5**) has been installed at the south entry stair; however, stair lifts do not meet ADA requirements and are generally not considered acceptable solutions for public or commercial buildings. There are no elevators or ramps within the Egleston Hall footprint, rendering all levels of the building inaccessible from an ADA standpoint.



**FIGURE 6 EXISTING STAIR CHAIR LIFT IS NOT COMPLIANT WITH ADA REQUIREMENTS**

Although an elevator is provided within the adjacent Parish House, it does not establish an accessible route into Egleston Hall due to intervening level changes and stair connections between the two buildings. As a result, Egleston Hall functions as a fully non-accessible facility for individuals with mobility impairments.

Deficiencies were identified related to door hardware along the egress path, particularly at doors serving the connection stair. Several required egress doors at Levels 02 and 03 are equipped with knob hardware, which does not comply with ADA standards stated in chapter §309.4 Operable Parts (See **Fig. 7**). Additionally, doors in stair wells were propped open with no mechanism to close in the event of a fire (as required by code to protect the stair well).



**FIGURE 7 EXIT DOOR HARDWARE IS NOT COMPLIANT AND DOOR IS PROPPED OPEN**

It should be noted that compliance with Areas of Refuge and accessible means of egress was limited in review as the building itself is inaccessible. Should a person needing assistance during an emergency be located on any of Egleston Hall levels, a compliant Area of Refuge for appropriate rescue does not exist.

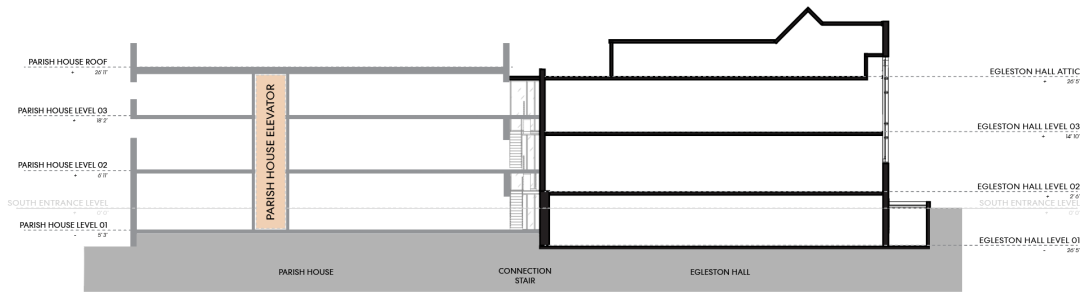
The existing conditions at nearly all restrooms, as well as the bride's room, require a step at the entry, creating an immediate barrier to accessibility. In addition to lacking required accessible features, such as grab bars and under-sink pipe protection, the more significant concern is that the spaces do not provide the minimum clearances necessary for maneuverability or proper access to plumbing fixtures. Addressing both the change in elevation and the required accessibility clearances would necessitate substantial spatial modifications, which would be challenging given the current constraints of the existing floor plan.



**FIGURE 8 RESTROOMS AND BRIDE'S ROOM ARE NOT ACCESSIBLE DUE TO STEPS**

The most straightforward solution for some of the items mentioned herein would be the installation of a new elevator to provide barrier-free access to each floor level. However, existing site constraints—including subterranean spaces, the multiple floor levels distributed across the Egleston Building and Parish Hall, and varying elevations within individual levels—would make implementation complex and costly. Refer to **Fig. 9**

for a visual representation of level changes throughout Egleston Hall and Parish House.



**FIGURE 9 SECTION THROUGH PARISH HOUSE AND EGGLESTON HALL SHOWING FLOOR LEVEL CHANGES**

### Egress

As part of this conditions assessment, Perkins&Will evaluated the existing means of egress, occupant load implications, and code-related constraints for Egleston Hall, with particular attention to the building's relationship to the adjacent Parish House.

Egleston Hall is a three-level building that relies on two internal grand stairs and one shared connection stair through the Parish House to provide a total of three means of egress. The shared west connection stair serves both Egleston Hall and the Parish House.

Egress from all levels of Egleston Hall is routed through the north and south grand stairs and/or the shared west connection stair, discharging occupants either directly to grade or through the Parish House. Stair widths and clearances were reviewed against applicable NFPA provisions for existing buildings and generally align with minimum dimensional requirements, but may require modification should the building continue to serve assembly uses or experience increased occupant loads.

While the existing egress system is functional, its reliance on shared infrastructure with the Parish House significantly limits flexibility. Any changes to occupancy, program intensity, or use classification within Egleston Hall would directly impact the required capacity and compliance of the shared egress components.

Note that there are several instances in the building where door swings encroach onto the path of travel on stair landings. These include a door to the office suite on level 2 which encroaches on the south stair, and doors into both north and south stairs on the third level also encroach into the path of travel. Additionally, there are also instances where doors do not swing in the correct direction. The level 1 Choir Room features doors that do not swing out in the direction of the path of travel.

Lastly, it should be noted that the shared west connection stair provides the required second means of egress from levels 2 and 3 of Parish House. Should this stair be removed, another stair will be required within its place or in another location in Parish House.

If new construction attaches to the existing buildings, neither Parish House nor Egleston Hall would be required to be protected throughout by an approved, supervised automatic sprinkler system unless there is a change to the building occupancy classification of the existing buildings - in this case there is potential for a sprinkler system to be required. Any proposed connections to Parish House or Egleston Hall must not be used as a means of egress from the new building as that may trigger sprinkler requirements.

## Plumbing Fixtures

### Occupant Loads:

The following table documents the existing occupant loads for Egleston Hall building, as calculated in accordance with NFPA 101.

#### Egleston Hall (Existing Program)

#### NFPA 101 2024 Table 7.3.1.2 Occupant Load Factor

	Occupancy Use	Load Factor	Area SF	Occupancy Load	Occupancy Totals
<b>LEVEL 01 - EGLESTON</b>	Assembly - Concentrated	7 SF Net	989	142	163
	Business Use	150 SF Gross	3,157	21	
<b>LEVEL 02 - EGLESTON</b>	Assembly - Unconcentrated	15 SF Net	1,541	103	122
	Business Use	150 SF Gross	2,818	19	
<b>LEVEL 03 - EGLESTON</b>	Assembly - Unconcentrated	15 SF Gross	616	41	67
	Business	150 SF Gross	3,795	26	
<b>TOTAL</b>			12,916	352	

### Plumbing Fixture Counts:

The existing Egleston Hall program does not meet minimum plumbing fixture requirements and would require modifications to become fully compliant, including the addition of one (1) water closet (toilet). This analysis evaluates the number of fixtures required and provided. Later in this report, the lack of code-compliant accessibility to almost all existing fixtures is addressed.

<b>Existing Condition (Egleston Hall)</b>	<b>Water Closets</b>		<b>Lavatories</b>		<b>Bathtubs and Showers</b>	<b>Drinking Fountains</b>	<b>1 Service Sink</b>
	Male WC	Female WC	Male Lav	Female Lav			
<b>LEVEL 01 - EGLESTON</b>	1	1	1	1	-	0	0
<b>LEVEL 02 - EGLESTON</b>	3	2	2	2	-	0	
<b>LEVEL 03 - EGLESTON</b>	0	0	0	0	-	0	
<b>TOTAL</b>	4	3	3	3	-	0	0

<b>Current Code Requirements (Egleston Hall Existing Program)</b>	<b>Water Closets</b>		<b>Lavatories</b>		<b>Bathtubs and Showers</b>	<b>Drinking Fountains</b>	<b>1 Service Sink</b>
	Male WC	Female WC	Male Lav	Female Lav			
<b>LEVEL 01 - EGLESTON</b>	1	2	1	1	-	1	1
<b>LEVEL 02 - EGLESTON</b>	1	2	1	1	-	1	
<b>LEVEL 03 - EGLESTON</b>	1	1	1	1	-	1	
<b>TOTAL</b>	3	5	3	3	-	3	1

Note that if the programmatic needs of Egleston Hall grow in the future, more fixtures will be required by code.

## Energy

For Egleston Hall, the report by BPL notes that a significant interior renovation would likely trigger compliance with the 2015 IECC (with Georgia amendments), which would drive enclosure upgrades beyond basic repairs. The low-slope white TPO roof may already be insulated to a compliant level, but the steep-slope roof areas (slate/asphalt shingle) are not, and bringing those areas into compliance would require new insulation assemblies and careful detailing at transitions, potentially forcing substantial rework (and likely replacement) of adjacent TPO roof areas where the newly insulated steep-slope roof ties in. BPL also notes the exterior walls are likely uninsulated, meaning interior renovations could prompt added continuous insulation at the walls from the interior, and they emphasize that the existing single-pane glazing performs well below IECC-era expectations in both thermal (U-factor) and solar (SHGC) performance, meaning windows would be a key driver of energy-code implications if the building is comprehensively renovated. The full report by BPL is available in the appendix of this document.

It should be noted that Georgia may adopt a newer version of the IECC within a year or two of this summary which may impose stricter energy efficiency requirements.

## Code Impact & Level of Intervention

This table provides a high-level summary of how varying levels of rehabilitation work for Egleston Hall or Parish House may influence code compliance requirements based on NFPA 101 Chapter 43 and applicable IBC Ch 34 provisions as adopted by the State of Georgia. Final requirements are subject to AHJ interpretation.

Based on the records provided by All Saints', it is our assumption that the occupancy classification of Egleston Hall includes Assembly occupancy.

Scope of Work Categories**	Code Impact Intensity	Sprinklers Required?*	Egress Upgrades?*	Plumbing Fixture Upgrades?	Accessibility (ADA) Upgrades?	Structural Upgrades?
Repair	Minimal	No	No	No	No	No
Renovation	Limited	No	Possible	Possible	Possible	Possible
Modification	Moderate	No	Likely	Likely	Likely	Possible
Reconstruction	High	No	Yes	Yes	Yes	Likely
Change of Use or Occupancy Classification	Significant	Possible	Yes	Yes	Yes	Likely
Addition (new work associated with addition to meet current code)	High	In Existing Building: No	In Existing Building: Yes	In Existing Building: Yes	In Existing Building: Yes	In Existing Building: Likely

\* Per Section 43.1.1 Classification of Rehabilitation Work Categories, 2024 Georgia Life Safety Code with Amendments NFPA 101, 2024

Scope of work definitions:

### *Repair*

The patching, restoration, or painting of materials, elements, equipment, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures in good or sound condition.

### *Renovation*

The replacement in kind, strengthening, or upgrading of building elements, materials, equipment, or fixtures, that does not result in a reconfiguration of the building spaces within.

### *Modification*

The reconfiguration of any space; the addition, relocation, or elimination of any door or window; the addition or elimination of load-bearing elements; the reconfiguration or extension of any system; or the installation of any additional equipment.

### *Reconstruction*

The reconfiguration of a space that affects an exit or a corridor shared by more than one occupant space; or the reconfiguration of a space such that the rehabilitation work area is not permitted to be occupied because existing means of egress and fire protection systems, or their equivalent, are not in place or continuously maintained

### *Change of Use or Occupancy Classification*

A change in the purpose or level of activity within a structure that involves a change in application of the requirements of the Code. The change in the occupancy classification of a structure or portion of a structure.

### *Addition*

An increase in the building area, aggregate floor area, building height, or number of stories of a structure.

\* Per Section 43.1.1 Classification of Rehabilitation Work Categories, 2024 Georgia Life Safety Code with Amendments NFPA 101, 2024

\*\*The IBC categorizes rehabilitation work differently than NFPA 101 – for simplicity and ease of reading, this summary uses NFPA 101’s terminology.

## Envelope Assessment

The BPL report (dated Feb. 27, 2026) assesses the building envelope (roofing, exterior walls/cladding, and exterior windows/doors) for All Saints Egleston Hall and Parish House on the All Saints' church campus in Atlanta. The review did not include environmental testing and highlights that envelope upgrades may be needed to meet current energy code if substantial interior work is planned.

For Egleston Hall, the main concerns are roofing in fair to poor condition: displaced slate and multiple water-management/roof-detailing issues are noted, with slate at 0 years remaining useful life and TPO/asphalt shingles estimated at about 10 years with maintenance. A new slate roof should last 100 years or more. The exterior masonry is judged fair (stone delamination, cracking, open joints), with 50+ years of remaining life expected if a restoration/maintenance program is followed. The exterior masonry, though aged, can last another 100 years or more if maintenance type repairs are regularly performed (selective brick replacement, masonry repointing, stone repairs, etc.), roofing and flashing systems are kept watertight and control stormwater as intended. Windows/door frames are poor, with significant wood sash/frame decay and lead came deformation; the report estimates 0–5 years remaining useful life for windows/frames without major intervention.

For the Parish House, the roof is fair with ponding, patches, and sealant joint gaps, estimated at about 5 years remaining with maintenance. The exterior walls are fair (brick issues such as displaced brick at window heads, open joints, cracking, and corroded steel penetrations), estimated at 20–40 years with ongoing maintenance-type repairs/restoration. Finally, the windows and door frames are fair to poor due to glazing/frame gaps, corrosion, and deteriorated sealant, also estimated around 0–5 years of remaining useful life.

## Conclusion

In summary, Egleston Hall, in its current condition, does not adequately or equitably serve the parish, its ministries, or the broader public. The building falls significantly short of contemporary expectations for accessibility, life safety, energy performance, environmental comfort, and functional operations. Its existing configuration creates inefficient and fragmented use of space while imposing substantial physical and operational barriers that limit participation, restrict flexibility, and constrain the church's ability to fully support its current programs and ministries—let alone adapt to future needs and opportunities.

By clarifying these limitations, this report establishes an informed basis for decision-making. As All Saints' considers the future of the building and campus, these findings can help guide a thoughtful approach toward the creation of spaces that are welcoming, functional, resilient, and capable of supporting the evolving needs of the church and broader community.



## All Saints Egleston Hall and Parish House BUILDING ENCLOSURE DUE DILIGENCE REVIEW

Ponce De Leon Avenue and West Peachtree Street,  
Atlanta, GA

Report Date: February 27, 2026  
BPL Project No.: 26.00.049

### GENERAL INFORMATION AND BUILDING DESCRIPTION

The existing buildings included in this assessment are the following: Egleston Hall and Parish House. The existing buildings are located on the campus of the All Saints Episcopal Church. Egleston Hall is directly connected to the Parish House.

Egleston Hall was originally constructed in 1917. The building enclosure generally consists of the following:

- **Roofs:** Steep slope roofing consists of slate (east side of roof) and asphaltic shingles (west side of roof). Low slope roofing consists of single-ply thermoplastic polyolefin (TPO) membranes and flashings. Mechanical units are present atop the low slope roofs.
- **Exterior Walls and Cladding:** Exterior walls are mass masonry. Exterior masonry cladding generally consists of brown stone or sand stone set in a random rubble coursing and brick masonry set in a block bond coursing.
- **Fenestration:** Windows generally consist of wood frames and wood sashes; glazing consist of lead comes and divided lights. Doors generally consist of wood frame and wood doors. Sealants are present at window and door perimeters.
- **Miscellaneous:** Areaways are present at the east and south of the building.

The Parish House was originally constructed in 1956. The building enclosure generally consists of the following:

- Roofs: Low slope roofing consists of single-ply thermoplastic membranes and flashings. Mechanical units are present atop the roofs. A south facing single story vestibule includes a storefront entrance system and a low slope roof with a single ply TPO membrane. A decorative steel sculpture is present atop the vestibule roof.
- Exterior Walls and Cladding: Exterior masonry cladding generally consists of brick running bond coursing and stone sills.
- Fenestration: Windows generally consist of steel window with single layer glass. The connection between Egleston Hall and Parish house is clad in a metal and glass curtain wall system.

## SCOPE OF REVIEW

In terms of building enclosure, the following items are included in this assessment:

- Roofing
- Exterior Walls (Cladding)
- Exterior Windows and Doors

## BUILDING ENCLOSURE EXECUTIVE SUMMARY

### Egleston Hall

Building was originally constructed in 1917. Exterior alterations and maintenance have been performed between original construction and the time of this report.

- Roofing systems are in fair to poor condition.
  - Deficiencies: Displaced slate, lack of diverter at steep-low slope interface, mechanical unit directly on TPO roofing without curb, lack of thermal insulation at steep slope roofing areas, TPO roofing thermal insulation may not meet current energy code (2015 International Energy Conservation Code or IECC with Georgia amendments).
  - Evident Alterations and Maintenance: TPO roofing replacement reportedly performed in 2016. Slate roofing likely original construction, with maintenance evident. Asphaltic shingle roofing likely performed concurrent with TPO roofing. Roofing warranty may be in effect.
  - Remaining Useful Life: Slate roofing: 0 years. TPO and asphaltic shingle roofing: 10 years with regular maintenance.
- Exterior walls are in fair condition.
  - Deficiencies: Stone face delamination, stone cracks, topical mortar repairs, open joints, brick cracks (structural), exterior walls lack thermal insulation.
  - Evident Alterations and Maintenance: Topical mortar repairs and stone patching performed. Sealant installed at some masonry joints.
  - Remaining Useful Life: 50+ years with a restoration campaign and periodic maintenance type repairs.
- Windows and Door Frames are in poor condition.
  - Deficiencies: Wood sash decay, window frame decay, windows painted shut, lead came deformation, single layer glass thermally poor. Wood door panels are in fair condition, but lack accessible hardware.
  - Evident Alterations and Maintenance: Windows and doors likely original construction. Painting and sealant work are evident.
  - Remaining Useful Life: 0 to 5 years with maintenance.

### The Parish House

Building was originally constructed in 1956. Exterior alterations and maintenance have been performed between original construction and the time of this report.

- Roofing systems are in fair condition.
  - Deficiencies: Ponding, patches, gaps at sealant joints.
  - Evident Alterations and Maintenance: TPO roofing replacement reportedly performed in 2008. Roofing manufacturer's warranty is not likely in effect. Due to age of roofing, thermal insulation does not likely meet current energy code requirements.
  - Remaining Useful Life: 5 years with maintenance.
- Exterior walls are in fair condition.

- Deficiencies: Displaced brick at window head, open joints, brick cracks, corroded steel penetrations, damaged sills.
- Evident Alterations and Maintenance: Brick repointing is evident.
- Remaining Useful Life: 20 to 40 years with maintenance type repairs/restoration.
- Windows and Door Frames are in fair to poor condition.
  - Deficiencies: Gaps at glass-frame, frame/sash corrosion, sealant joint deterioration, single layer glass thermally poor. Door panels are in fair condition.
  - Evident Alterations and Maintenance: Windows are likely original to the building. Maintenance may have been deferred.
  - Remaining Useful Life: 0 to 5 years with maintenance.

Note that if extensive alterations are performed at the interior, these will likely prompt energy code compliance for building enclosure items, such as for roofing thermal insulation, exterior wall insulation and windows/doors' thermal and solar heat gain performance. For more information, refer to Key Findings in this report.

## AREAS REVIEWED

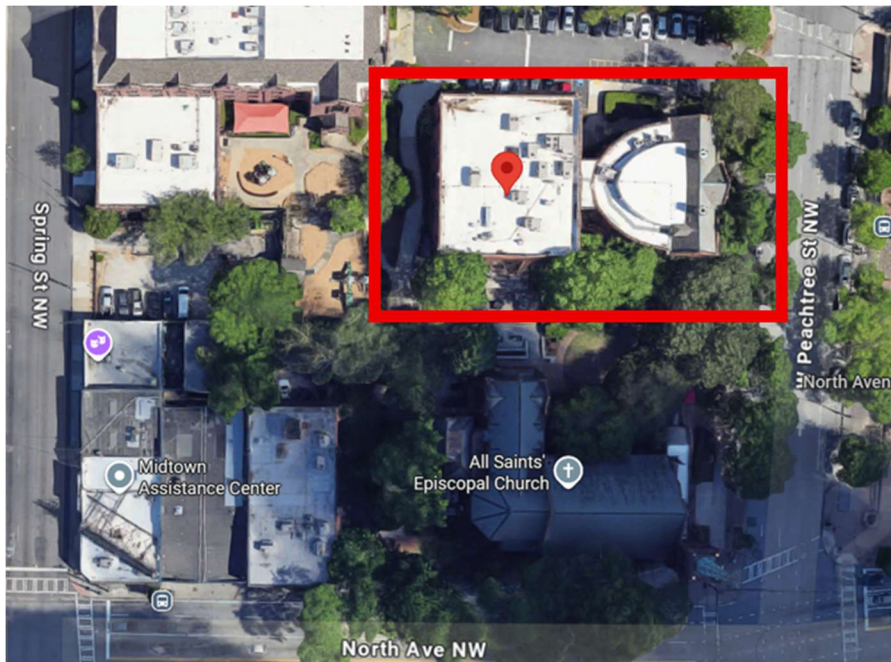


Figure 1: Aerial view of site, with Egleston Hall at the east side and Parish House on the west side. (Image via. Google.com)

## BUILDING ENCLOSURE OBSERVATIONS

The following representative photographs document overall enclosure views and key observations from our condition review:



Photo 1: View of Egleston (left) and Parish House (right).



Photo 2: Overall view of Egleston, W. Peachtree Street.



Photo 3: Overall view of Egleston, W. Peachtree Street.



Photo 4: Overall view of Parish House, south elevation.



Photo 5: Overall view of Parish House.



Photo 6: View of north façade of Egleston.



Photo 7: Overall view of Egleston roofs.



Photo 8: Overall view of Parish Hall roof.



Photo 9: Overall view of Parish Hall entrance roof and sculpture.



Photo 10: View of Egleston steep slope slate.



Photo 11: View of Egleston slate with displacement and broken edges.



Photo 12: View of Egleston broken slate.



Photo 13: View of Egleston asphaltic shingle roofing.

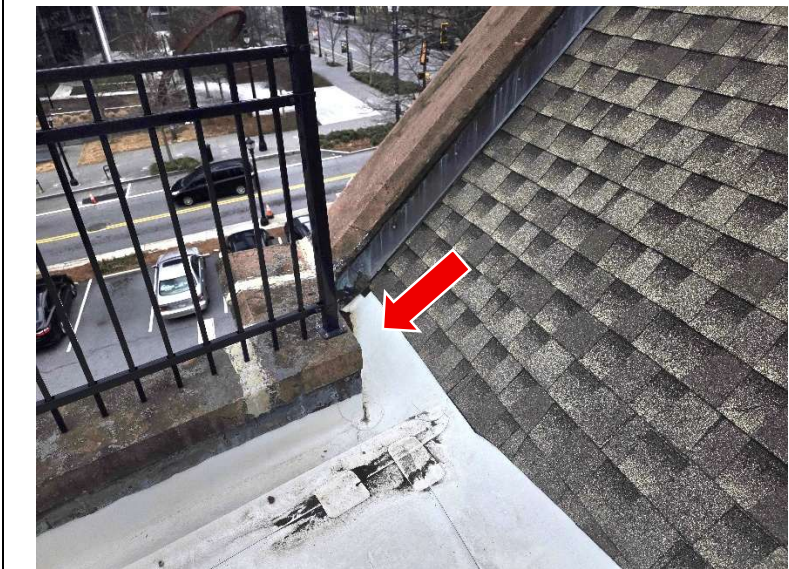


Photo 14: View of Egleston asphalt shingle roofing where it meets low slope TPO roofing; inside corner lacks diverter resulting in interior water damage.



Photo 15: View of Egleston asphaltic shingles with displacement (left), corroded vent pipe (right).



Photo 16: View of Egleston TPO roofing with mechanical unit lacking roofing curb.

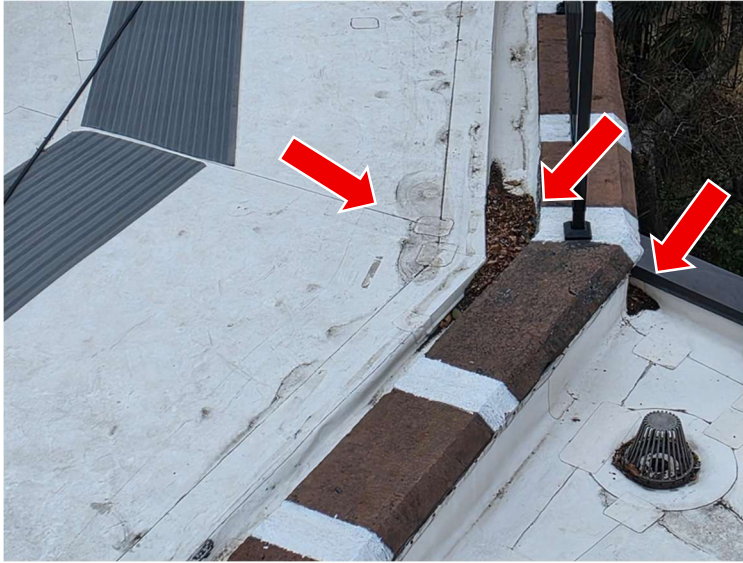


Photo 17: View of Egleston roof with debris accumulation at irregular conditions (right arrows) and membrane stains (left arrow) consistent with inadequate slope.



Photo 18: View of Parish House roof with debris accumulation, membrane staining consistent with inadequate drainage.



Photo 19: Parish Roof with standing water.



Photo 20: Parish Roof with gaps at sealant.



Photo 21: Parish roof with multiple membrane patches.



Photo 22: Parish parapet coping with open joint.



Photo 23: Egleston Hall gable with stone delamination and open stone joints.

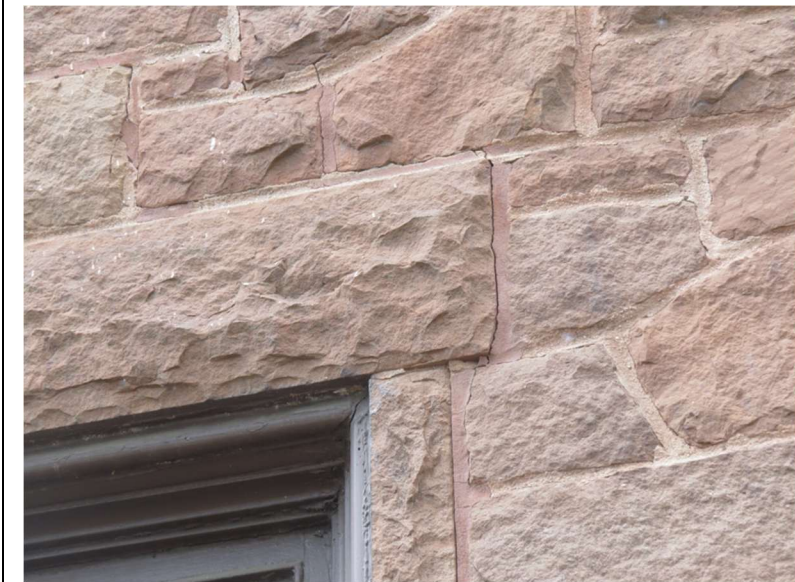


Photo 24: Egleston Hall with cracks or gaps at stone joints.



Photo 25: Egleston stone patch with cracks.



Photo 26: Egleston stone with face delamination.

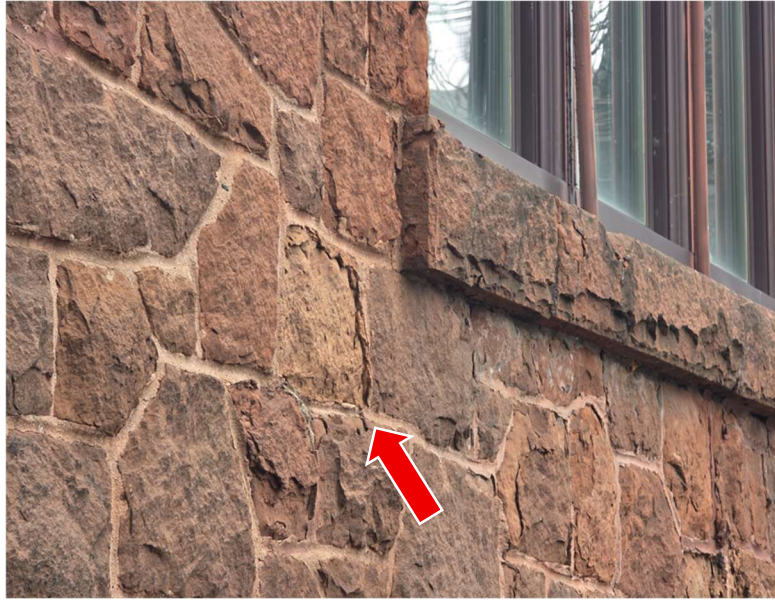


Photo 27: Egleston stone with face delamination.



Photo 28: Egleston brick crack.

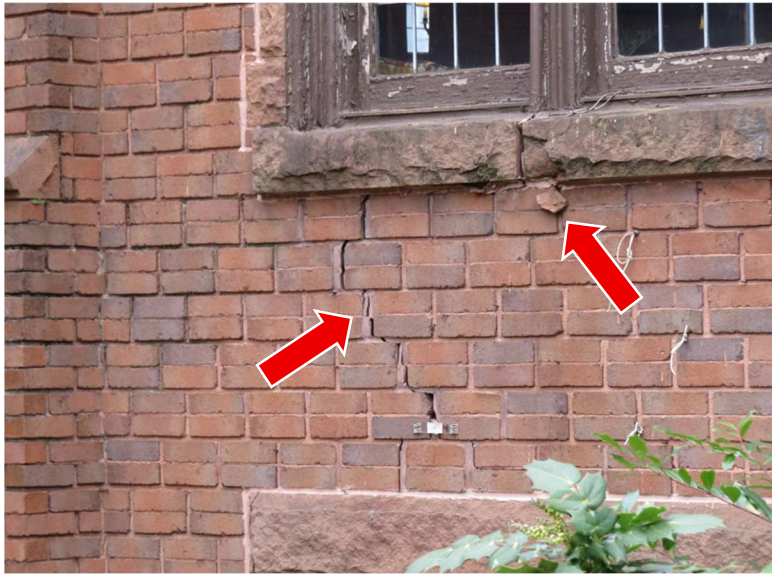


Photo 29: Egleston brick crack (left arrow). Also note stone sill spall hanging by sealant (right arrow).



Photo 30: Egleston sealant repair at jamb stone quoins with joint gaps.



Photo 31: Parish Hall brick bulging.



Photo 32: Parish Hall vertical brick crack and repair attempt at corner.

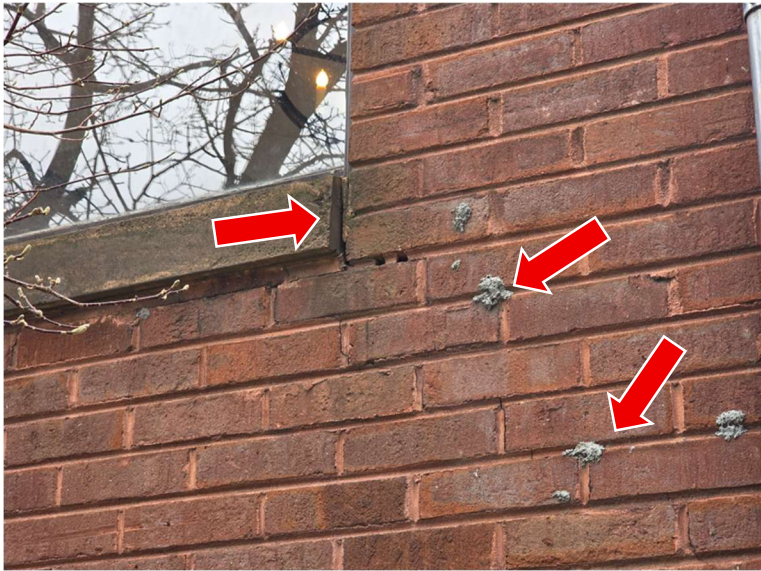


Photo 33: Parish Hall brick with joint gaps (left arrow) and likely remedial repair anchorage (right arrows).



Photo 34: Egleston window frame decay and open joint at brickmold-stone joint.



Photo 35: Egleston wood frame decay.



Photo 36: Egleston wood frame decay.



Photo 37: Egleston wood frame decay.



Photo 38: Egleston window with polycarbonate storm window atop wood window sash.



Photo 39: Egleston – Parish connector with deformed glass at curtain wall.

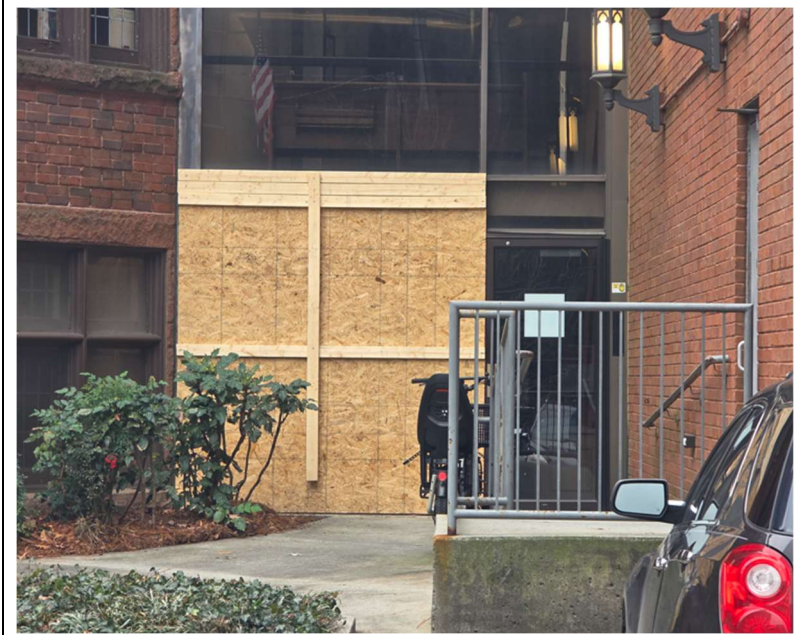


Photo 40: Egleston – Parish connector curtain wall with broken/missing section.



Photo 41: Parish Hall steel window with coating deterioration.



Photo 42: Egleston window sash decay with remedial repair attempts.



Photo 43: Egleston sash pulley disconnected and sash damage.



Photo 44: Egleston window lead came deformation.



Photo 45: Egleston-Parish connector curtain wall with misaligned sections.



Photo 46: Egleston-Parish connector curtain wall with gap at glazing.



Photo 47: Parish Hall steel sash with gaps at glazing putty.



Photo 48: Egleston Hall typical entrance door.



Photo 49: Egleston Hall with plaster damage at gable.

## BUILDING ENCLOSURE KEY FINDINGS

### Egleston Hall

- Roofing systems are in fair to poor condition.
  - Deficiencies: Displaced slate, lack of diverter at steep-low slope interface, mechanical unit directly on TPO roofing without curb, standing water indicating inadequate slope, lack of thermal insulation at steep slope roofing areas.
  - Evident Alterations and Maintenance: TPO roofing replacement reportedly performed in 2016. Slate roofing likely original construction, with maintenance evident. Asphaltic shingle roofing likely performed at the same time as TPO roofing. Roofing warranty may be in effect.
  - Remaining Useful Life: Slate roofing: 0 years. TPO and asphaltic shingle roofing: 10 years with regular maintenance.
  - Code Issues: Where significant interior alterations are proposed, it is likely that the roofing systems will need to be upgraded to comply with the current Energy Conservation Code (2015 IECC with Georgia Amendments). The existing single ply white TPO roofing likely has thermal insulation in compliance, but the steep slope roofs (slate and asphalt shingles) do not have thermal insulation. Per 2015 IECC it will need a system where above deck is R25ci or below the deck/in the attic is R38 to meet prescriptive requirements with ventilation provided in rafter space- it is achievable but will require careful detailing and construction to accomplish. Where the newly insulated steep slope roof meets the existing TPO, there will need to be significant alterations to the existing TPO, which may result in much of it needing to be replaced.
- Exterior walls are in fair condition.
  - Deficiencies: Stone face delamination, stone cracks, topical mortar repairs, open joints, brick cracks (structural), exterior walls lack thermal insulation.
  - Evident Alterations and Maintenance: Topical mortar repairs and stone patching performed. Sealant installed at some masonry joints.
  - Remaining Useful Life: 50+ years with a restoration campaign and periodic maintenance type repairs.
  - Code Issues: It is likely that thermal insulation is not present at exterior wall assemblies. Where significant interior alterations are proposed, it may be possible to upgrade the existing exterior walls with interior side thermal insulation combined with interior finish replacement. 2015 IECC requires R9.5ci thermal performance.
- Windows and Door Frames are in poor condition.
  - Deficiencies: Wood sash decay, window frame decay, windows painted shut, lead came deformation, single layer glass thermally poor (with remedial storm window coverings). Wood door panels are in fair condition, but lack accessible hardware.
  - Evident Alterations and Maintenance: Windows and doors likely original construction. Painting and sealant work are evident.
  - Remaining Useful Life: 0 to 5 years with maintenance. Entrance doors: 5 to 10 years with maintenance.
  - Code Issues: Single layer glass is assumed to include poor thermal properties as well as solar heat gain performance (SHGC) when compared to contemporary window systems. Per 2015

IECC, U-factors for fixed windows range from 0.38 to 0.46 and SHGC of 0.25 to 0.64. It is likely that the existing sashes have a U-Value of approximately 0.9 to 1.0 and SHGC of approximately 0.8.

### The Parish House

- Roofing systems are in fair condition.
  - Deficiencies: Ponding, patches, gaps at sealant joints.
  - Evident Alterations and Maintenance: TPO roofing replacement reportedly performed in 2008. Roofing manufacturer's warranty is not likely in effect. Due to age of roofing, thermal insulation does not likely meet current energy code requirements.
  - Remaining Useful Life: 5 years with maintenance.
- Exterior walls are in fair condition.
  - Deficiencies: Displaced brick at window head, open joints, brick cracks, corroded steel penetrations, damaged sills.
  - Evident Alterations and Maintenance: Brick repointing is evident.
  - Remaining Useful Life: 20 to 40 years with maintenance type repairs/restoration.
- Windows and Door Frames are in fair to poor condition.
  - Deficiencies: Gaps at glass-frame, frame/sash corrosion, sealant joint deterioration, single layer glass thermally poor. Door panels are in fair condition.
  - Evident Alterations and Maintenance: Windows are likely original to the building. Maintenance may have been deferred.
  - Remaining Useful Life: 0 to 5 years with maintenance.

Note that if extensive alterations are performed at the interior of the Parish House, these will likely prompt energy code compliance for building enclosure items, such as for roofing thermal insulation, exterior wall insulation and windows/doors' thermal and solar heat gain performance, similar to discussion points regarding the Egleston Hall.

## DEFINITIONS

Good: Component is functioning as intended with no significant defects noted. No material physical deficiencies observed.

Fair: Component is functioning but exhibits signs of wear or deferred maintenance. Repairs or replacement likely required within 1–5 years.

Poor: Component has reached or exceeded its useful life or is not functioning as intended. Immediate repair or replacement recommended.

Remaining Useful Life: the number of remaining years that an item, component, or system is estimated to be able to function in accordance with the intended purpose before warranting replacement.

## LIMITATIONS

The condition assessment completed by BPL Enclosure is intended to provide information to aid in making repair/renovation decisions for the project. The condition assessment was limited in nature and may not uncover all defective conditions. Environmental sampling, testing and analysis was not included.