

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, September 7, 2022 at 5:00 PM. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email before 12:00PM the day before the scheduled meeting date will be included in the agenda backup materials ("agenda packet"). Written comments received **by the aforementioned deadline** will be published in the agenda packet no later than 12:00PM the day of the meeting. Written comments must be submitted to hp@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time.

You are invited to a Zoom webinar.

When: Sept. 7, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing and Workshop 9/7/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88370071704>

Or One tap mobile: US: +13092053325,,88370071704# or +13126266799,,88370071704#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 386 347 5053

or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 883 7007 1704

International numbers available: <https://portlandmaine-gov.zoom.us/j/kxOeLP0nc>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 3, 2022**
 - i. Public Hearing
404 Cumberland Avenue: *Bassett, O'Brien, Pollard, Tate, Turk present; Naifeh absent*
99 Capisic Street: *Bassett, O'Brien, Pollard, Tate, Turk present; Naifeh absent*

- ii. Workshop
63 Chadwick Street: *Bassett, O'Brien, Pollard, Tate, Turk present; Naifeh absent*
59 Atlantic Street: *Bassett, O'Brien, Pollard, Tate, Turk present; Naifeh absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 3, 2022

- i. Certificate of Appropriateness for Mural Installation; 404 Cumberland Avenue (55 Forest Avenue); Portland Downtown & Consolidated Communications, Applicants. The Board voted 6-0 (Naifeh absent) to approve the application with conditions.
- ii. Certificate of Appropriateness for Construction of a New Accessory Structure; 99 Capisic Street; Vana Carmona, Applicant. The Board voted 6-0 (Naifeh absent) to table the final decision of the application to a future date.

4. COMMUNICATION AND REPORTS

- i. Request to Modify the Munjoy Hill Historic District. Staff will provide an overview of a request to modify the Munjoy Hill Historic District, recently submitted for consideration to the Planning & Urban Development Department.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed New Construction; 185 Commercial Street, 185 Commercial LLC, Applicant.

6. WORKSHOP

- i. Preliminary Review of Revised Design Proposal for New Construction, 76 Congress Street (site of former St. Lawrence Church sanctuary); Friends of the St. Lawrence Church, Applicant.
- ii. Preliminary Review of Proposed Alterations, 9 Bowdoin Street; Barbara and Robert Burgess, Applicants.

MEMORANDUM

To: Chair Pollard and Members of the Historic Preservation Board

From: Christine Grimando, Planning & Urban Development Director

Date: September 2, 2022

Subject: Request to Modify the Munjoy Hill Historic District Communication

Introduction

A request to modify the boundaries of the Munjoy Hill Historic District (the district), for possible expansion, amendment, or rescission was submitted to the Department of Planning & Urban Development by Carle Henry on behalf of eight signatories (Attachment 1). The petitioners are asking for two members of the Historic Preservation Board to sponsor the petition, which would initiate the amendment/rescission process. Below is procedural guidance on this request, as well as a highlighting of pertinent sections of the Historic Preservation article (Article 17) of the City's [Land Use Code](#).

Amendment or Rescission of Designation

Section 17.5.9, *Amendment or rescission of designation*, states that amendment or rescission of a designation is prompted by any person or persons authorized to nominate a property or properties, or upon the request of the City Council. In the case of the current petition, they are asking to start a process to modify, including possible expansion or amendment or rescission. Though the petition does not contain specifics about the expansion or amendment being considered, rescission implies removal of the district designation.

Sec. 17.5.2.A identifies who can initiate a nomination for a district. This request to modify the boundaries is before the Board to utilize option 17.5.2.A.3: *By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.*

If two members of the Board were to sponsor the petition, the nomination would be considered pending. The process for review of the nomination to amend/rescind is then the same as that for the original nomination, with a proposed district being reviewed by the Historic Preservation Board, the Planning Board, and ultimately the City Council. Immediate next steps would include the Planning & Urban Development Department notifying all property owners within the district, or all owners of property under consideration for expansion, and the Historic Preservation Board conducting a preliminary workshop on the nomination within 60 days.

Sec. 17.5.2.D states that if the necessary documentation and analysis are not provided at the time of nomination, such documentation has to be completed and available to the Board before the review can proceed past the first meeting. The petition does not include supporting documentation or information regarding the basis for any change in status for properties proposed to be removed or newly included in the district.

Sec. 17.6 establishes that interim protections, including those regarding demolitions and maintenance, would be in effect for the duration of the nomination process (sec. 17.6), which would impact properties included in a proposed expansion of the district.

Criteria for amendment or rescission

According to the Historic Preservation Ordinance, consideration of whether to sponsor the petition should be grounded in whether there has been a sufficient change to how the district meets the criteria for designation to warrant amendment or rescission. The criteria for amendment or rescission are limited to those provided in sections 17.4.1(A) and (B) and Subsection 17.4.2 (Attachment 2), the same criteria that the current district was recently reviewed under and found to meet by a majority of two Boards and the City Council. The petition does not include information about how the district is meeting the criteria may have changed since the designation.

Historic Preservation Board Review of Petition

Staff will provide an overview of the petition, the process, and the criteria at the September 7th Board meeting. The September 7th communication will provide an opportunity for the Board to discuss the communication if they wish to do so. However, the Code does not require that the Board deliberate, respond to or take any action on the petition, and this item is not presented for a formal vote. Initiation of the formal process will begin if two or more members of the Board indicate they would like to nominate the district for amendment/rescission.

Attachments

1. Petition to modify the Munjoy Hill Historic District
2. Chapter 14, Article 17 excerpt

June 29, 2022

Planning Director Christine Grimando
Planning & Urban Development Department
Portland City Hall
Portland Maine 04101

Director Grimando,

The signatories below respectfully request that a minimum of two (2) members of the Historic Preservation Board sponsor the request to modify the Munjoy Hill Historic District ("MHHD"), per the City of Portland's Code of Ordinances, Section 17.5.2(B) & Section 17.5.9.

With the removal of the Munjoy Hill Conservation Overlay District ("CO"), it is the right time to revisit the boundaries of the current district for possible expansion or for possible amendment or rescission.

This group of citizens request that the Historic Preservation Board sponsor this petition to the Planning Authority for nomination.

Thank you for your consideration.

[Signature]

Lauren Ashwell, 8 Emerson St
Portland

[Signature]

Travis Agan 8 Emerson St.

[Signature]

Jeremy Rutkiewicz, 161 Congress St.

Ame S Mangarella

Anne E. Manganella 84 Quebec St

[Signature]

Elizabeth J. Miller 46 Waterville #3

[Signature]

DAVID BODY 46 WATERVILLE

Carle D Henry

Carle Henry 50 Saint Lawrence Street

MA Miller

markos Miller 17 Atlantic St.

- D. In the event that a required notice of public meeting sign is knocked over or made illegible, it shall be the responsibility of the applicant to promptly reset or replace the sign, though failure to do so shall not invalidate the review.

17.3.3 Notices and public comment

- A. Except as provided in Subsection 17.7.5, notice of proceedings upon any application for a Certificate of Appropriateness shall be given only when the proposed activity otherwise constitutes major site plan. Notice of such proceedings also shall be furnished to any persons interested in historic preservation who have registered with the Planning Authority, and to the Historic Preservation Board and/or the Planning Board when the proceeding is pending before a different body. The failure to give any notice required by this article shall not affect the validity of any action taken.
- B. The Historic Preservation Board, the Planning Board, the Board of Appeals, and the City Council shall each invite public comment at a public meeting in accordance with their respective rules, prior to any final action being taken under this article.
- C. The Planning Authority shall advise the Historic Preservation Board and the Planning Board of any demolition permit application received by the Planning Authority as to structures or objects that have been classified as noncontributing within nominated or designated districts, but there shall be no Historic Preservation Board review of such permit applications.

17.4 CATEGORIES AND CRITERIA FOR

DESIGNATION

17.4.1 Minimum criteria for designation

- A. The Historic Preservation Board shall limit its consideration to the following criteria in making a determination on a proposed nomination of an area, site, structure, or object for designation by ordinance as a landmark or district:
 1. Its value as a significant example of the cultural, historic, architectural, archaeological, or related aspect of the heritage of the City of Portland, State of Maine, New England region, or the United States.
 2. Its location as a site of a significant historic or prehistoric event or activity which may have taken place within or which involved the use of any existing structure on the property.
 3. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Portland, State of Maine, New England region, or the United States.
 4. Its exemplification of a significant architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Portland, the State of Maine, the New England region, or the United States.

- 6. Its representation of a significant cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, sites, structures, or objects that may or may not be contiguous.
- B. In the case of a nominated historic district, the Historic Preservation Board shall also determine whether there is an interrelationship of resources within it which creates an identifiable entity, even if composed of a wide variety of resources. A district must convey a visual sense of the overall historic environment or be a grouping of historically or functionally related properties. A historic district can comprise both individually distinctive historic resources and historic resources that may lack individual distinction but which contribute to the significance and visual character of the district as a whole.
- C. In the case of a nominated historic landscape district, the Historic Preservation Board shall also consider its significance as a geological, natural, or designed landscape associated with the development, heritage, or culture of the City of Portland, State of Maine, New England region, or the United States.
- D. The Planning Board and City Council shall apply the criteria of (A), (B), and (C) above as well as historic preservation goals included in the Comprehensive Plan, but shall also consider the effect of such designation on other aspects of the Comprehensive Plan of the City.

17.4.2 Integrity of landmarks and historic districts

Any area, structure, or object that meets the criteria in Section 17.4.1 must also have sufficient integrity of location, design, condition, materials, and

workmanship to make it worthy of preservation or restoration.

17.4.3 Designation of historic landscape districts

An historic landscape district may be nominated and considered for designation only if the entire area of the district is owned by a unit of federal, state, or local government, or any combination of such ownership.

17.5 NOMINATION, CONSIDERATION AND DESIGNATION

17.5.1 Procedure

The provisions of this section shall govern the nomination, consideration, and designation of landmarks and districts.

17.5.2 Initiation of nomination

- A. Nomination of an area, site, structure, or object for consideration of designation as a landmark, historic district, or historic landscape district shall be submitted to the Planning Authority by the following:
 - 1. Any two members of the Historic Preservation Board on their own initiative, by written notice to the Planning Authority, or
 - 2. By written petition of any owner, in the case of a landmark, or
 - 3. By written petition of one or more owners of affected property in the case of a district, provided two members of the Historic Preservation Board must sponsor the petition.
- B. A nomination shall be completed and filed with the Planning Authority with all required signatures for the nomination to be pending.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: September 1, 2022
RE: 185 Commercial Street – Public Hearing – New Construction
PROJECT ID: HPBR-001916-2022
MEETING: September 7, 2022

Owner: 185 Commercial Street LLC
Jonathan Cohen, Principal
Architect: Katherine Lermond, Archetype Architects

A sign announcing the Historic Preservation Board's meeting on September 7, 2022 was posted at the property on August 25, 2022. A legal ad was published in the Portland Press Herald on August 26 and August 27, 2022, and 35 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct new 21,000 square foot, 65' tall, six-story mixed-use structure on vacant lot along Commercial Street. Retail is proposed for the first and second floors with a total of five housing units proposed for third through sixth floors. Building to be clad in aluminum curtain wall system with granite cornice details at front elevation and clad in brick with granite details at east and rear elevation. West elevation to abut adjacent historic building at 1 Dana Street. The applicant is proposing two options for the articulation of the front façade.

SUMMARY OF HISTORIC CONTEXT

The subject lot, which is currently a surface parking lot, is located on the inland side of Commercial Street, mid-block between Moulton and Dana Streets. The proposed structure will immediately abut a historic five-story commercial block at 1 Dana Street. A 25'-wide passage will be maintained between the new structure and its neighbor to the east at 175-179 Commercial Street/4 Moulton Street. The proposed building would extend relatively deep into its lot, but does not extend to Wharf Street. A small-scale rear addition to a Dana Street building separates the rear of the proposed structure from Wharf Street. Given the presence of this low addition, the rear elevation of the proposed six-story building will be readily visible from Wharf, at least for the foreseeable future.

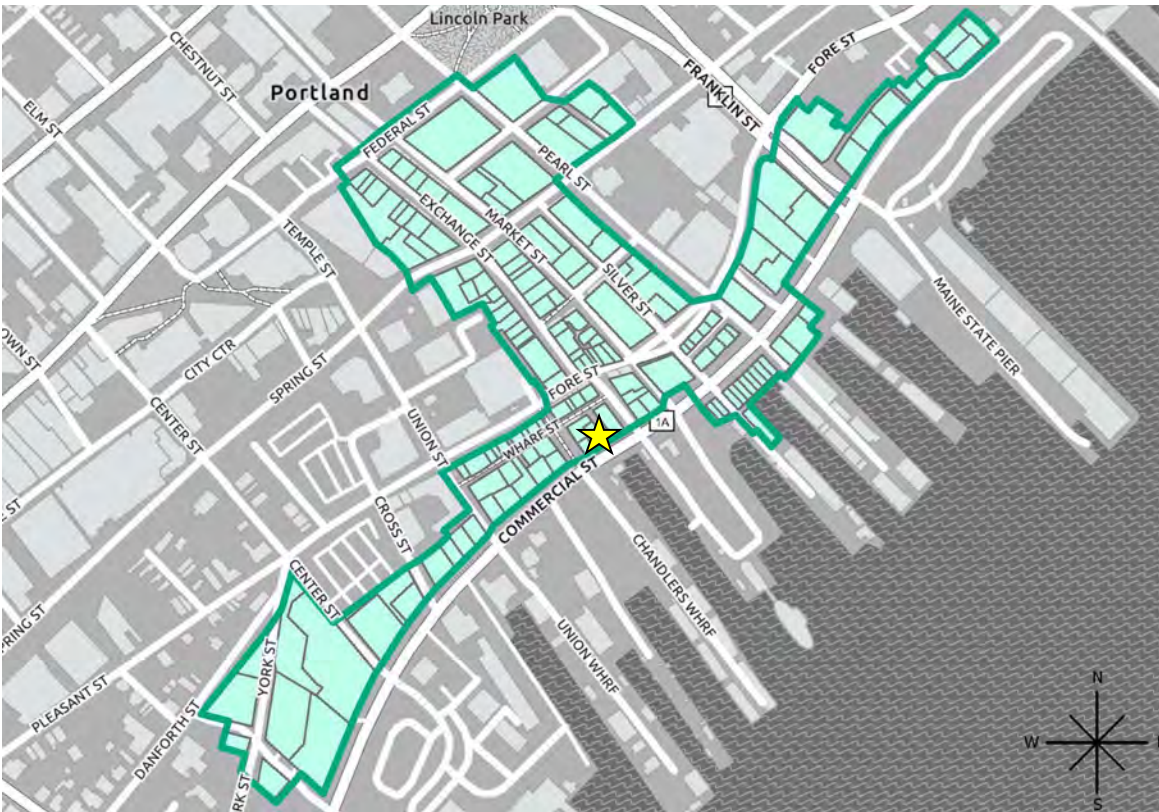


Figure 1: Map of the Waterfront (Old Port) Historic District showing location of 185 Commercial Street with yellow star.

The Historic Preservation Board has reviewed a number of new Commercial Street developments in the recent past and has therefore spent a considerable time reviewing and discussing the prevailing development patterns that define much of this iconic streetscape. Following is a description of Commercial Street's prevailing development pattern and visual character.

General Context

The north side of Commercial Street is one of the most architecturally cohesive in the city, exhibiting an almost continuous row of similarly-scaled and architecturally related commercial structures that stretch along the inland side of Commercial Street from the Galt Block east of Franklin Street to the recently completed hotels and residential developments west of Foundry Lane and extending to High Street. Although there are some exceptions, the inland side of Commercial Street is noteworthy for its consistency.

Starting in 1850, the land downhill from Fore Street was filled to create the mile-long, 100'-wide Commercial Street to accommodate tracks for the recently arrived railroad along with the traffic, business blocks, and warehouses of an expanding economy. The fact that Commercial Street was almost fully developed within a very brief time period and that many of its structures were built for the same general function accounts for its striking uniformity of scale, materials and architectural expression. Given this architectural unity and the compelling streetscape that results from it, it is important that Commercial Street's salient building characteristics be studied and

reinforced in any new development.

While most of the existing structures on the north side of Commercial were built shortly after the street was created in 1850, a number were built later. These include the Porteous Warehouse of 1902 between Center St. and Foundry Lane and the Workingmen's Club of 1904 at the east end of Commercial. These later structures built upon and reinforced the building patterns and characteristics that were established by the earlier warehouses that lined the street, resulting in a highly consistent development pattern that unifies the street. The same is true for recent developments, like the W.L. Blake addition at the corner of Commercial and Custom House Street, the Courtyard Marriot built immediately west of Foundry Lane, and the Canopy Hotel built at the corner of Commercial and Center Street. Through the Historic Preservation Board's design review process, care has been taken to ensure that new structures reinforce the strongly consistent building patterns and characteristics that unify Commercial Street while being true to their own construction era.

The photographs below, of historic warehouses and newer construction, illustrate the prevailing development character of the street.



Figure 2: A section of Commercial Street east of Dana as it appeared in 1924 and circa 2010.



Figure 3: A typical block.



Figure 4: 1902 Porteous warehouse in foreground and new construction beyond.



Figure 5: Examples of infill approved under Historic Preservation Ordinance Standards.

Following are key unifying characteristics of the Commercial Street streetscape as it exists today:

Scale and Form

- Building heights generally range from 3-5 stories, with a few buildings rising to 6 stories.
- Overall simplicity of massing, clarity of form, and a single volume.
- Roof forms are typically flat or gambrel, with few exceptions.

Composition of Principal Facades

- Traditional composition of base/middle/top.
- Cohesive facade, where architectural details contribute to one overall, consistent design expression.
- Defined building base, typically executed in granite, which is clearly distinguished from upper floors. A strong, continuous horizontal datum is established by the intermediate frieze and cornice located above the storefronts of abutting buildings.
- Very regular fenestration, typically consisting of individual punched window openings.

- Windows are generally of vertical proportions.
- Presence of a defined roof cornice.
- Consistent and limited material palette.

Variety of Architectural Detail

- Notwithstanding Commercial Street's generally uniform scale and massing and overall cohesiveness/simplicity of architectural expression, individual buildings exhibit considerable richness and variety in terms of architectural detail. Architectural detail is provided through corbelling of brick, the presence of projecting and recessed elements (although restrained within a cohesive mass rather than pronounced), decorative cornices, alternating bay treatments, granite detailing, etc. Observing the various ways in which granite alone is employed on building facades, one sees a wide range of surface treatments and detailing. This lends textural and architectural interest to the street.

Relationship to the street:

- With few exceptions, the entire width of each block is developed with wall-to-wall buildings. On a few blocks, individual buildings with large footprints fill the entire width of the block. More often, individual, smaller-footprint buildings are joined by party walls. This creates a strong continuous street wall, interrupted only by intersecting side streets or alleys. The few gaps in this continuous street wall pattern are the result of demolition and use of the resulting empty lots for surface parking.
- Buildings are oriented with their principal facades facing Commercial Street, with no setback from the sidewalk.
- The flatness and unusual breadth of Commercial Street, together with its broad sweeping curve as one travels from one end to the other, make possible expansive views of the continuous street wall on the inland side of the street. This condition affords broad visibility of each structure that lines the street and allows one to appreciate the relationship between individual buildings.

Immediate Project Context

Recognizing Commercial Street's generally cohesive architectural character, it should be noted that the proposed development's immediate context is a bit more eclectic. To the east of the proposed development, and separated by a narrow passageway, is the 1885 Guptill Block, a three-story brick commercial structure with a hip roof. Its comparatively diminutive scale and atypical roof form make it relatively unique among the commercial blocks that now line the street. On the west side and immediately abutting the proposed building is the 1853 John C. Brooks Block, a five-story, flat-roof Italianate commercial structure. The fifth-story multi-paned glass rooftop addition was built in the 1980's before the preservation ordinance was adopted and includes a recessed break in the center for a deck. The addition significantly impacts the historic character of the building. Even more distracting is the solid brick party wall that directly abuts the east elevation of this rooftop addition and extends above its roofline. (It appears that the requirement for a firewall was not anticipated when the rooftop addition was designed.) Also in the immediate vicinity is a six-story brick structure at 10 Moulton Street built in 1987. (The rear elevation of 10 Moulton will face the east elevation of the proposed development, separated by the narrow passageway.) This

brick building is simple in form, appropriately scaled and picks up on a number of the key characteristics of surrounding historic structures, while being a clear product of its own time.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD



Figure 6: Rendering of proposal from March 16 workshop.



Figure 7: Rendering of proposal from May 5 workshop.



Figure 8: Rendering of proposal from June 15 workshop with accordion windows open (right) and closed (left).

July 20, 2022, Public Hearing:



Figure 9: Rendering of proposal from July 20 Public Hearing with accordion windows open (right) and closed (left).

At the July 20 Public Hearing, the Board reviewed the above design for final approval. However, during Board deliberations, it was found that while the application had improved further in compliance with the Standards for New Construction, several Board Members still had significant reservations about the compatibility and appropriateness of the design. In the end, the Board voted unanimously to table the item for future consideration, recommending that the applicant further develop the project with Historic Preservation staff. Board discussion and concerns centered on the following:

- *Bifurcation/lack of cohesion of the front façade*: Several Board members expressed concern at the use of two wall systems/material palettes for different portions of the front façade, finding that it left the overall structure less contextual given the typical unity of design across individual building facades on commercial street. While some Board members continued to find that such extensive use of glass on commercial street is not contextual

others continued to express an openness towards it. Generally, the Board members called for a greater unity across the building façade. In response, the applicant did express openness to an all-glass façade, but also had questions about whether the façade needed to be made flat or could still have a shift in the wall plane, specifically with the projecting element above the residential entry. Some members of the Board expressed that a taut/flat façade might be ideal, but more importantly the elevation needed a singular treatment.

- *Connection between masonry and glass at front façade:* Related to the above discussion, several Board members pointed to the juncture between the glass curtain wall and the masonry of the residential entry element, finding the lack of alignment or interrelatedness awkward. There was some question of whether the dark metal cornice of the masonry element could be aligned with the spandrel panels of the curtain wall in order to better tie the elements together.
- *Relationship of second story masonry sills to first floor cornice at areas of masonry:* Several Board members also suggested that eliminating the sills of the windows at the second floor and having them rest on the first-floor cornice could help simplify the design while drawing from a condition found throughout the district.
- *Success of the accordion window system in minimizing the impact of the recessed balconies and alternate solutions:* Several Board members also asked whether the proposed accordion window system was effective in minimizing the appearance of the balconies on the front façade, or whether a simple glass railing might result in a better overall effect. There was discussion of whether full-height accordion windows could eliminate the horizontal mullion or if large double-hung windows might be more effective. The applicant offered to give further study to this solution, but felt that such solutions would all necessitate additional complexity at the balconies such as requiring an exterior railing or an additional shift in plane at the front elevation, respectively. The applicant also communicated that they would be open to eliminating the accordion windows, given they were added to address Board concerns with the open balconies.

STAFF COMMENTS

Since the Public Hearing was tabled, staff have met with the applicant several times to discuss Board comments and how they might be addressed. The applicant has since made several changes to the design in order to address the Board's concerns.



Figure 10: Rendering of current proposal, Option A with accordion windows open (right) and closed (left).

The most significant change in the design is at the residential entrance element, which has been redesigned to use the same curtain wall system as the rest of the front façade. This change has significantly unified the front façade, providing a singular wall system at the upper stories. However, staff still found that the shift in wall plane at the residential entrance element was out of character with the historic context, where the buildings tend to have relatively flat façades with subtle articulations of the façade contained within the unified mass. Based on this feedback, the applicant developed an Option B for the Board’s consideration.



Figure 11: Rendering of current proposal, Option B with accordion windows open (right) and closed (left).

Option B, again utilizes an all-glass front façade, but it subtly alters the relationship of the residential entry element by pulling the fifth-floor balcony railing outwards to be in line with its outermost wall. Staff found that this change provides a stronger horizontal cap to the glass façade, and in some ways reverses the relationship between the residential entry element and the main mass from one where the former projects to one where the later is recessed. Staff also felt that the resulting cantilever of the fifth-floor balcony and at the south east corner of the structure also reinforced the design choice to “break the corner” at the first floor, carrying it further up the structure. Staff found that this relationship and the inclusion of a stronger

horizontal cap were more contextual, though still utilizing a much more contemporary wall system.

Staff would encourage the Board to discuss whether Option A or B is most successful as a contemporary design while maintaining compatibility with the historic context of Commercial Street.

In addition to the changes at the front façade, the applicant has eliminated the second-story window sills at the east elevation and lowered them to rest on the first-floor cornice, matching a condition commonly found along commercial street.

Regarding the accordion window system at the front façade balconies, the applicant has not adjusted that system. They feel that they have identified the operable window system that would best accomplish the goal of allowing the balconies to be open during the warmer months, but provide a more solid front façade during colder months. Paired with this, the owner has agreed to implement rules for residents requiring that the balconies be closed when not in use. After discussion with the applicant regarding other options for enclosing the balconies, staff support their conclusion that this may be the simplest and most effective solution. However; staff would encourage the Board to discuss further whether the accordion glazing system, when closed, is more compatible than a simple glass railing. The applicant has expressed their openness to eliminating the accordion windows, and staff feel that could be accomplished through a conditional approval.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	While the overall structure is slightly taller than typical of Commercial Street, it is within the range of heights found on the street and the front façade is set to a typical height of four stories, matching the immediately adjacent structure to the west.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The width of the proposed structure is compatible with the surrounding context being within the range of widths typically seen.

3. Proportion of principal facades	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure has a generally horizontal façade, as is typical of other structures on commercial street.
4. Roof shapes	
The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure has a flat roof, as is found on many historic structures along commercial street and within the Old Port Historic District.
5. Scale of a structure	
The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The overall scale of the proposed structure is compatible with those seen in the surrounding context. The structure is somewhat deeper than typical; however, this will be minimally perceptible from Commercial Street and will aid in the enclosing of the adjacent alleyway.

Standard B. Composition of Principle Facades	
1. Proportion of openings	
The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	The proportions of the proposed windows are vertically oriented as are typical of other structures along Commercial Street.
2. Rhythm of solids to voids in facades	
The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
For Board Discussion	At the front elevation, the proposed structure has significantly more void than is typical of the surrounding context, being a primarily glass façade. However, the regular rhythm of the windows, reinforced by the vertical mullions and spandrel panels, echoes the pattern of the surrounding structures. Additionally, the side elevation utilizes a significant amount of masonry in a pattern of solid and void much more typical of the context.

3. Rhythm of entrance porch and other projections	
The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	The proposed entrances are from almost directly off the sidewalk, with only a slight setback within the façade, as is typical of the context.
4. Relationship of materials	
The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is using granite at the base to reinforce a predominant pattern within the district. However, the upper stories of the front façade are all glass and metal. While glass and metal are found in the district, they are typically used much more sparingly than at the proposed façade. The side elevation utilizes a much more typical material palette of brick and granite.

Standard C. Relationship to Street	
1. Walls of continuity	
Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure is built to the lot line, immediately along the sidewalk reinforcing the strong street wall of Commercial Street.
2. Rhythm of spacing and structures on streets	
The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The proposed structure is built utilizing an existing party wall to the west while retaining an existing alleyway to the east, allowing the neighbor to the east to retain the design of its historic side façade.
3. Directional expression of principal elevation	
A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The proposed structure reinforces the typical horizontal expression of Commercial Street.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The proposed mix-use of the new structure is typical of uses throughout the context and will not require incompatible alterations to the surrounding historic district.

<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
Yes	The proposed structure is decidedly contemporary in its design, especially at the front elevation where it utilizes a greater degree of glass and metal than traditionally found throughout the context. Additionally, the structure incorporates features such as the “broken corner” which is achievable through modern construction techniques and makes those techniques evident.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-001916-2022, Option ____ for NEW CONSTRUCTION at 185 COMMERCIAL STREET on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of New Construction 17.8.3-A.1-5, B.1-4, C.1-3, & D.1 & 4.

ATTACHMENTS

1. Applicant Summary, Renderings, and Drawings

August 9th, 2022

Dear Rob,

We are re-submitting our revised designs for the proposed project at 185 Commercial Street. Please note the following:

1. It is a mixed-use project of approximately 21,000 SF of new construction comprising a 1st and 2nd floor retail space and 5 residential units on floors 3-6.
2. The alley between 185 and 177 Commercial is jointly owned by the two properties
3. The proposed elevations have been revised based on the Historic Preservation Board meeting we attended on the 20th of July.

The design now carries a fully glazed upper Commercial Street elevation. This is based on the most recent Board meeting at which the use of glass was generally accepted but the split elevation incorporating a mix of masonry and glass portions was seen as inappropriate in the context of Commercial Street and was described as being bifurcated. Along with the major change to the front elevation, the windows in the masonry portions of the side and back wall at the second level have been adjusted to have the sill meet the first floor cornice based on comments from the Board and examples of a similar relationship on neighboring historic buildings.

With the Commercial Street elevation. We are including two options with this submission. The difference between them is the treatment of what I will call the 4th floor cornice. Following a discussion with staff after the last Board meeting, we have studied the cornice and pilaster treatment on the historic masonry buildings of Commercial Street and Option B reflects this study.

Option A is massing-wise taken directly from the previous iteration with the split material face and now has the residential entry, above the first floor, also wrapped in glass.

Option B adjusts Option A by bringing forward the band at the 4th floor ceiling at 5th floor deck railing to be in plane with the entry creating a continuous cornice line. One very distinct feature of Commercial Street is that, other than on the Custom House, the cornices are unbroken despite facades having entry detailing and pilasters breaking face below the cornice. Carrying this band both ties into uniformity within the blocks and works with the buildings uses as it formally links important residential components of the space.

The two accordion windows still remain in the design as an option if the Board does want to maintain the ability to close the two middle decks – which, because of the climate, would be more often than not. There was discussion from the Board as to if there is a better system to create the enclosure. This has been discussed in depth with the owner who happens to be an industry professional in glazing and we maintain that this is the best system for this application both visually and functionally. It has benefits compared to other options put forward in that it has a single pane of depth allowing it to blend best with the rest of the glazing and it has only the option to be open or closed instead creating a system with multiple possible ratios of open-to-closed such as a line of double-hungs. It can also be properly integrated construction-wise into the

A R C H E T Y P E

curtain wall system proposed for the rest of the façade. There was concern about the weather tightness of the system but the applicant is confident that the system would function appropriately for this use. It should be noted that if the Board would prefer to go back to having the two decks with no system to enclose them, that is a direction the applicant is happy to go.

4. The windows in the masonry wall are shown as one-over-one and are proposed as a PVC product due to their proximity to salt water.
5. The entries to both the retail and the residential are recessed off the sidewalk. The first floor is 6” higher than the sidewalk due to the flood ordinance and the change in height will be addressed with interior ramping.

We have very much appreciated the meetings with the Board and we feel the design has benefited greatly from the changes that have been made throughout the reviews.

OPTION A – BROKEN 4TH FLOOR CORNICE



OPTION A – BROKEN 4TH FLOOR CORNICE



OPTION A – BROKEN 4TH FLOOR CORNICE



OPTION B – CONTINUOUS 4TH FLOOR CORNICE



OPTION B – CONTINUOUS 4TH FLOOR CORNICE



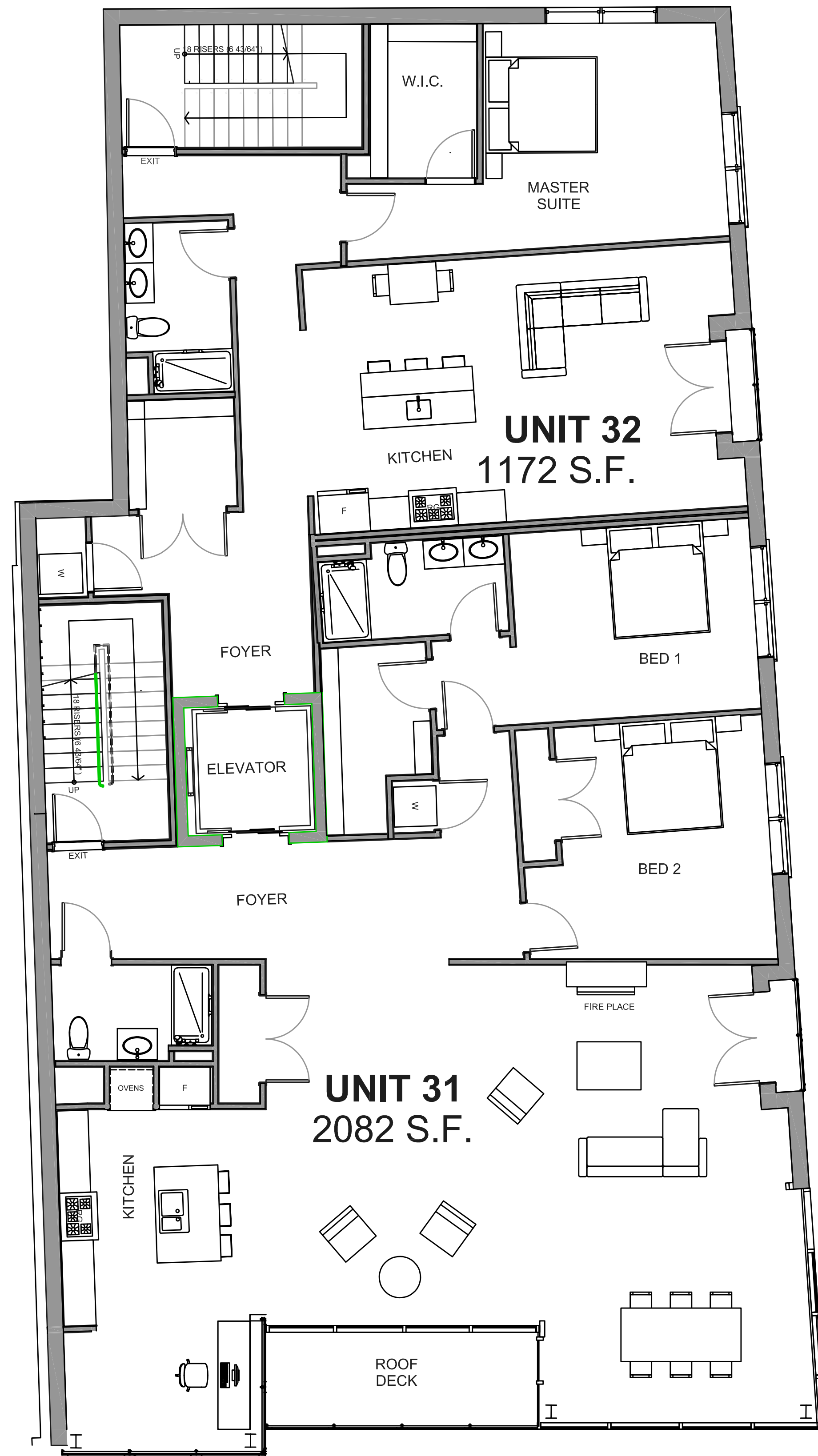
OPTION B – CONTINUOUS 4TH FLOOR CORNICE



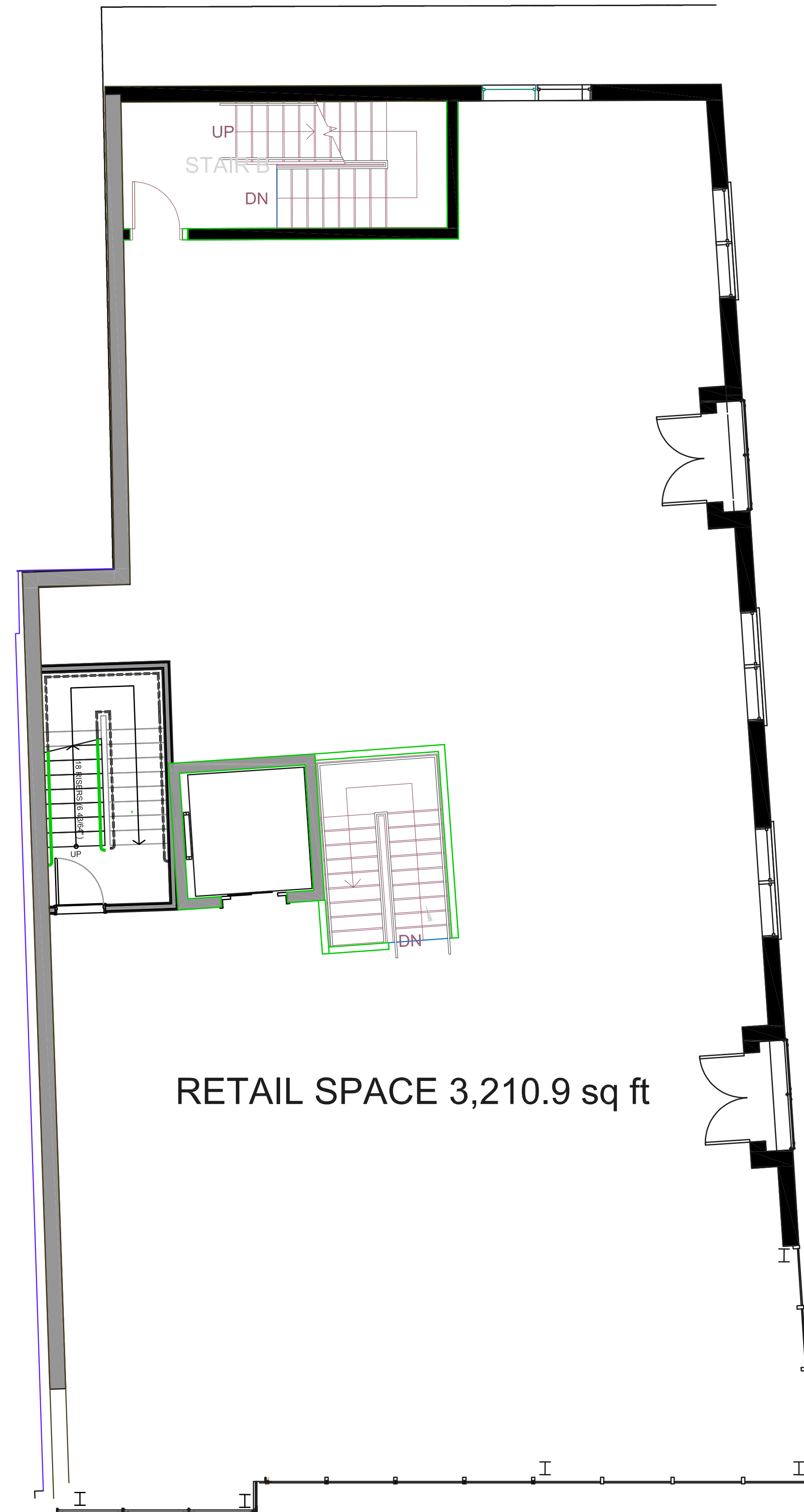




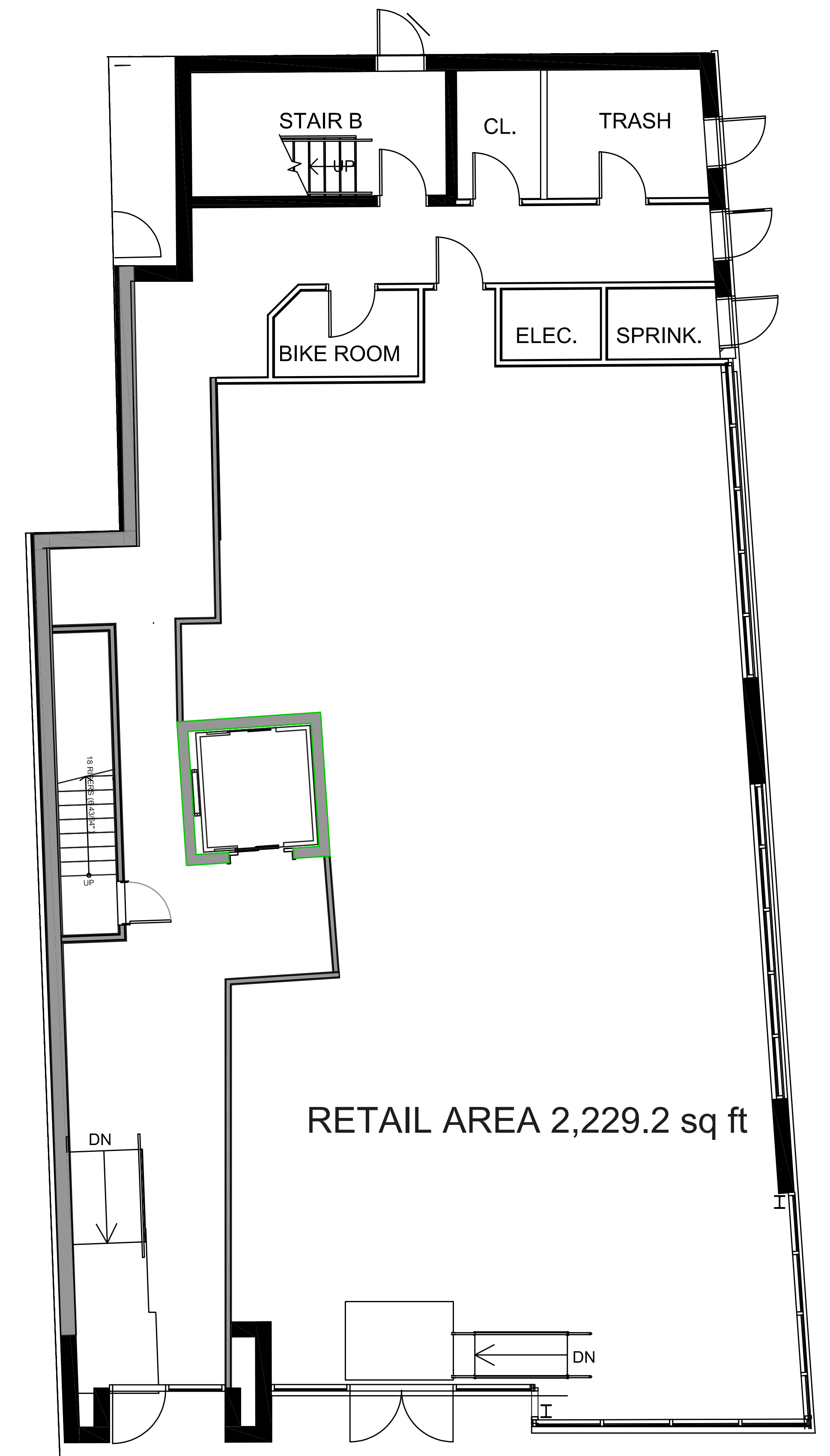




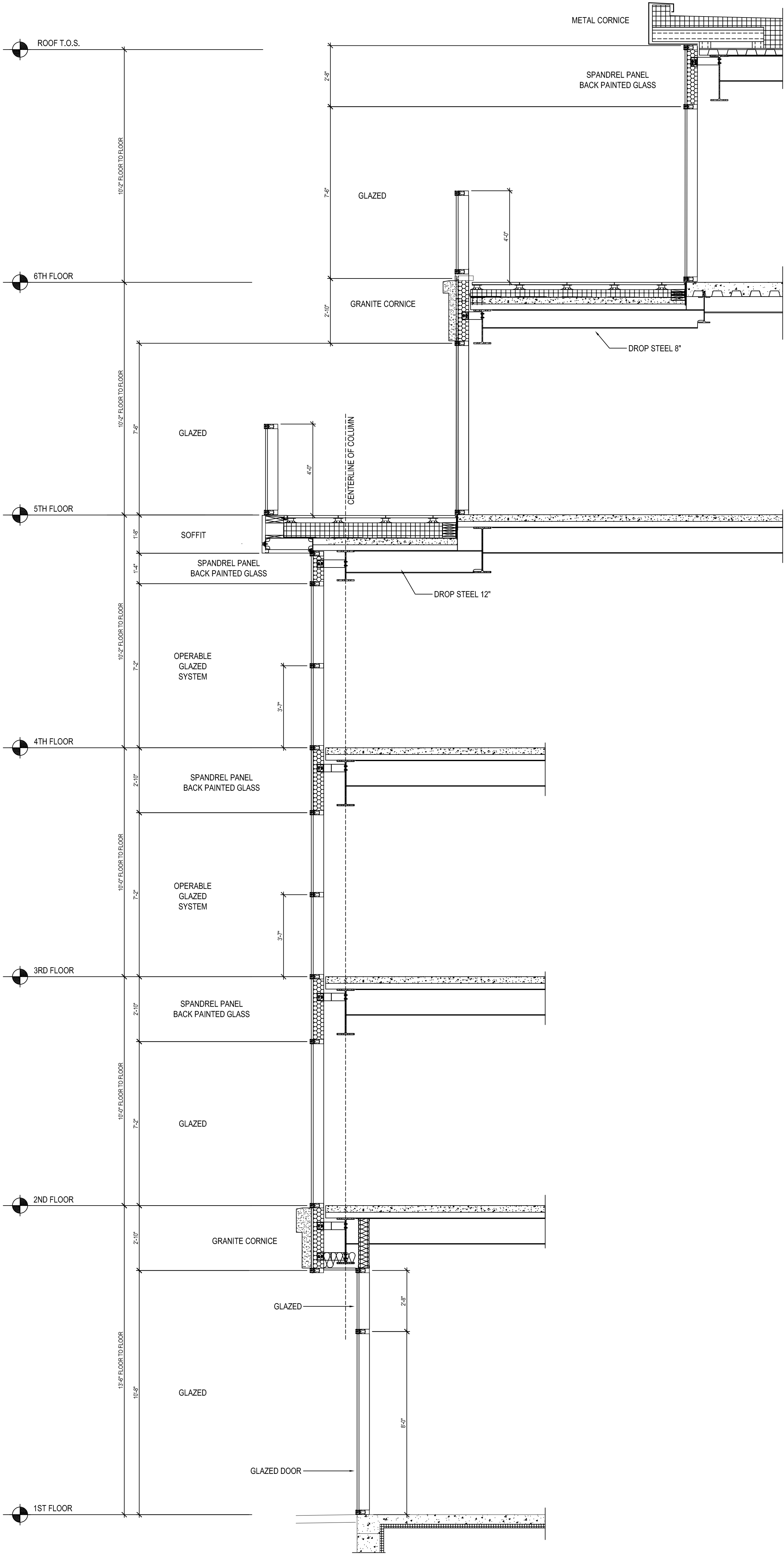
3 UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"

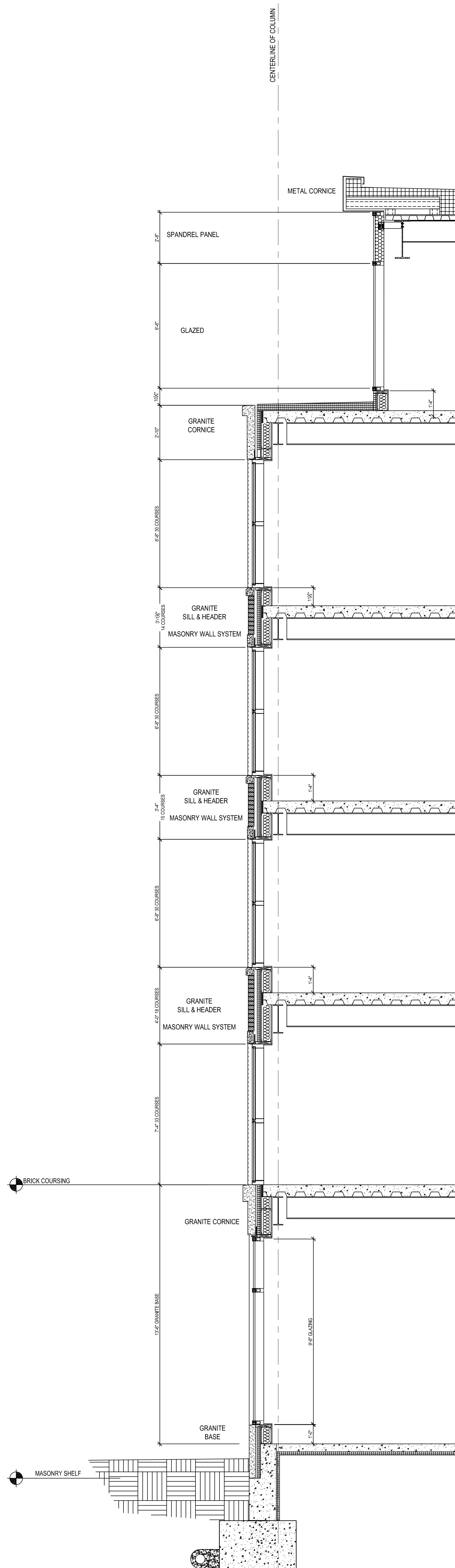


2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"





1	WALL SECTION THRU BRICK WALL
---	------------------------------

Date:
AUGUST 2022

Scale:
AS NOTED

Revisions:

Project:

185 COMMERCIAL STREET

Architect:

48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Consultant:

Prepared For:

AESTHETICS

Even the smallest details of 1600 System®1 and 1600 Wall System®2 Curtain Wall reflect the aesthetics and reliability that derive from Kawneer’s precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large-missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

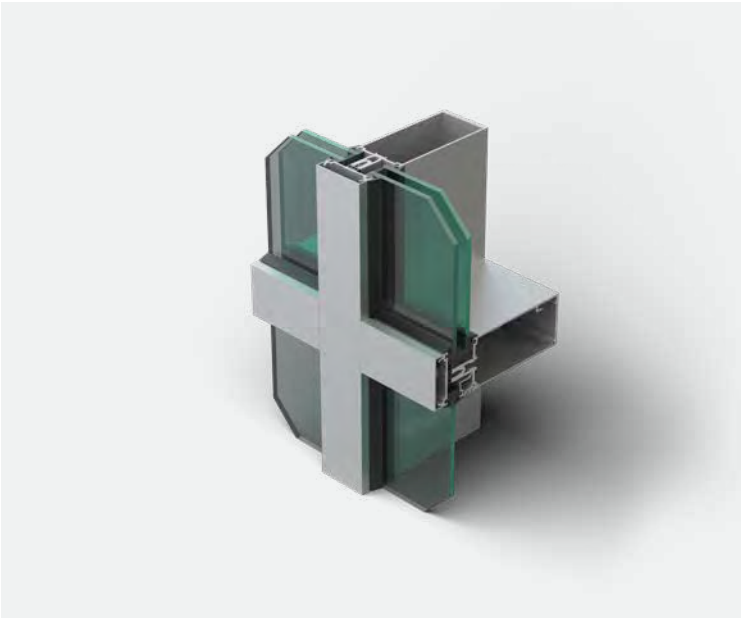
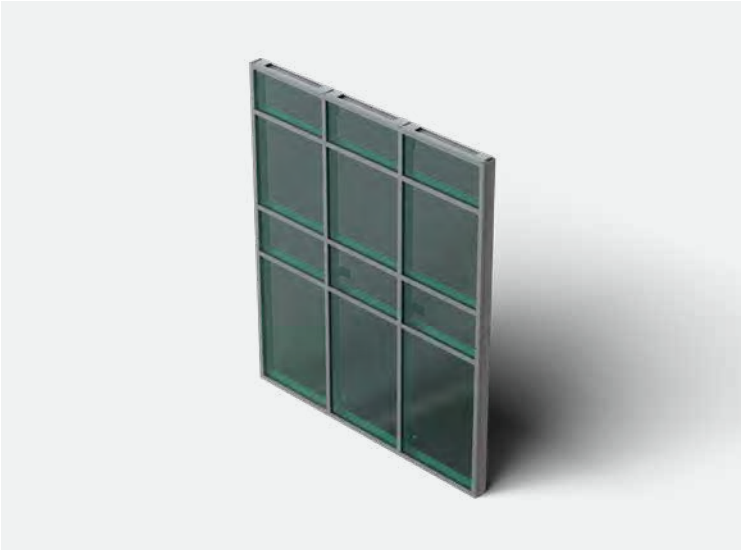
PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283; TAS 202, AAMA 501
Water Infiltration	ASTM E547, E331; AMA 501
Severe Wind-Driven Rain	AAMA 520
Structural - Uniform Wind Load	ASTM E330; AAMA 501
Thermal Transmittance-U-Factor	NFRC 100, AAMA 1503, 507
Condensation Resistance (CRF, I, CR)	AAMA 1503: CSA A440: NFRC 500
Solar Heat Gain (SHGC), Visual Light Transmission (VT)	AMA 507; NFRC 200
Acoustical (STC & OITC)	ASTM E90, E1425; AAMA 1801
Seismic Performance	AMA 501.4. AAMA 501.6
Blast	AST F1642, UFC 4-010-01
Impact / hurricane	ASTM E1886, ASTM E1996, TAS 201, 202, 203

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings enhance sustainability and deliver high performance, durability and scratch resistance that meet the standards of AAMA 2604.



Experience More Light at New Heights



GLASS HOUSE
Denver, Colorado
ARCHITECT
The Preston Partnership, LLC, Atlanta, Georgia
GLAZING CONTRACTOR
El Paso Glass - Denver, Inc., Aurora, Colorado
PHOTO
© CJ Berg

For a practical barrier against the elements that protects what's inside, frame your view with the elegant interior aesthetics of enhanced 2000T Terrace Doors from Kawneer. Designed for door applications up to 10' tall, 2000T Terrace Doors are precision engineered for durability with quality, high-performance components and are available in various impact resistant options and a wide range of hardware choices and finishes.

Ideal for balcony access directly from living spaces, versatile 2000T Terrace Doors can be implemented in mid- or high-rise designs for mixed-use and commercial buildings such as lofts, condominiums and hotels. Architects and designers will enjoy the door's seamless integration into Kawneer's MetroView® Window Wall systems, which creates an effortless, single-source solution for aesthetically pleasing design.

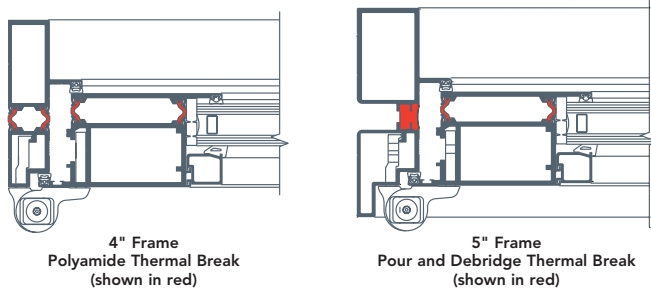
AESTHETICS

With levers and finishes that blend into any décor, 2000T Terrace Doors are visually appealing from both the interior and exterior. Contemporary lever handles are available in four finish options: polished brass, brushed chrome, matte black and rustic umber. Door rails and stiles are 2-1/4" deep for sturdy protection against weather and daily use. With nominal wall thickness at 1/8", the door rails can accommodate infills from 1/4" to 1-1/8".

Available with double or single leaves that can swing in or swing out, 2000T Terrace Doors suit a wide spectrum of space dimensions and design requirements including a shallow Juliet balcony. The design of 2000T Terrace Doors with a 4" depth door frame allows for dual color options, giving owners the flexibility to design around their individual style preferences.

PERFORMANCE

For higher insulating quality and occupant comfort in all types of weather, 2000T Terrace Doors and frames include a double row of weather seals as well as thermal breaks in the door and frame members. Both the door and 4" depth door frames include a polyamide thermal break consisting of two parallel, glass-reinforced nylon strips, while the 5" depth door frame utilizes a pour and debridge thermal break to improve performance.



In addition to exceptional thermal efficiency, Kawneer 2000T Terrace Doors are enhanced with performance and security features such as heavy-duty internal corner clips and advanced stainless steel multipoint latch locks. The multipoint locking system includes a latch lock and deadbolt complete with swing hook and shoot bolt (on pairs) for added security as well as a strong weather seal. And, an optional two-step functionality for unlocking can be specified for the multipoint locking system. Aluminum three-way hinges can adjust in and out, up and down, and left to right to improve alignment between the door leaf and frame without removal.

2000T Terrace Doors have been tested in accordance with:

- AAMA/WDMA/CSA 101/I.S.2/A440 and NAFS
- AAMA 1503 for Thermal Transmittance and Condensation Resistance
- NFRC 100 and CAN/CSA A440

The 2000T Terrace Door can provide protection from windborne debris in certain configurations. For more information on impact resistant capabilities, contact your Kawneer sales representative.

APPLICATION OPTIONS

With flexible design options, the 2000T Terrace Door offers solutions for a wide variety of application and configuration needs:

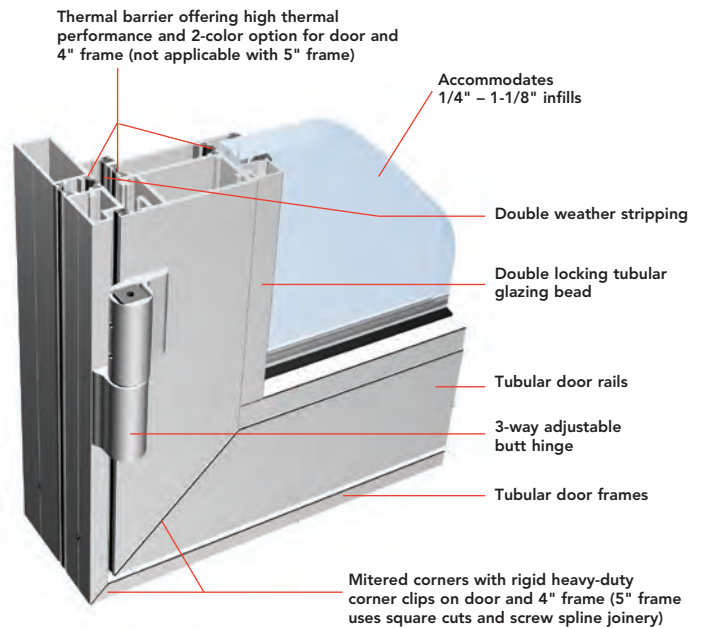
- 1" x 4" (25.4 mm x 101.6 mm) mitered door frame for installation in punched openings or as a subframe within other Kawneer framing or curtain wall systems
- 1-1/2" x 5" (38.1 mm x 127 mm) door frame integrates into MetroView™ Window Wall or can be installed as a subframe within other Kawneer framing or curtain wall systems
- Low-profile threshold for outswing single doors and double doors
- 10" (254 mm) stacked bottom rail
- Standard locking meets egress requirements
- Optional two-step unlocking function can be specified
- Door with 4" (101.6 mm) door frame has been tested to small and large missile impact requirements

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ colors.

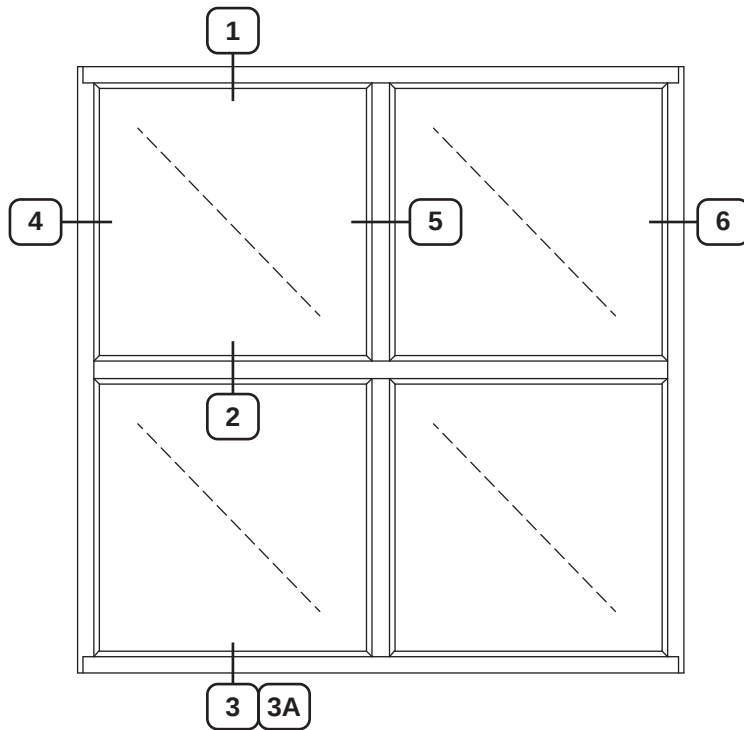
Painted finishes, including fluoropolymer, that meet AAMA 2605 are available in several standard shades and an unlimited number of specially designed colors.

Solvent-free powder coatings are environmentally sustainable with high performance, durability and scratch resistance that meet AAMA 2604 standards.



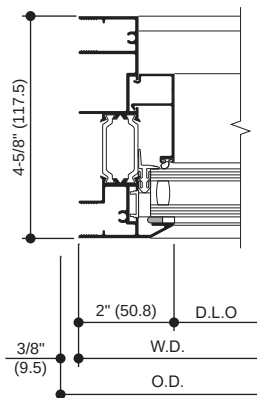
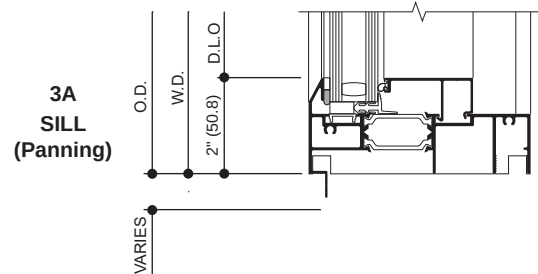
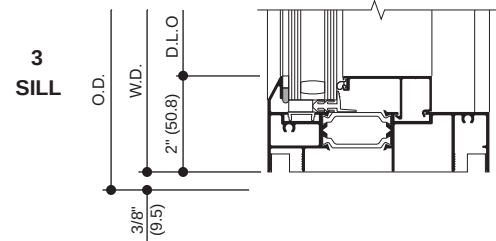
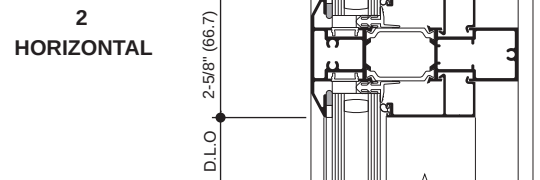
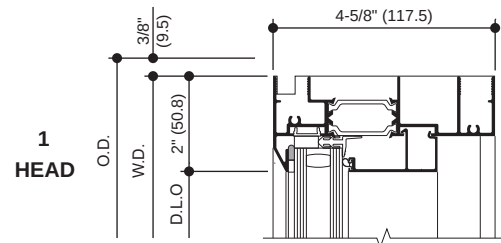
Additional information and CAD details are available at www.kawneer.com

AA®5450 FIXED WINDOW (1" Double Glazed)

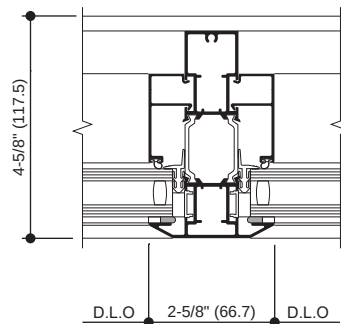


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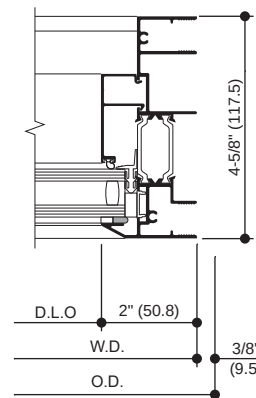
Log onto www.kawneer.com for other configurations



4
JAMB



5
VERTICAL

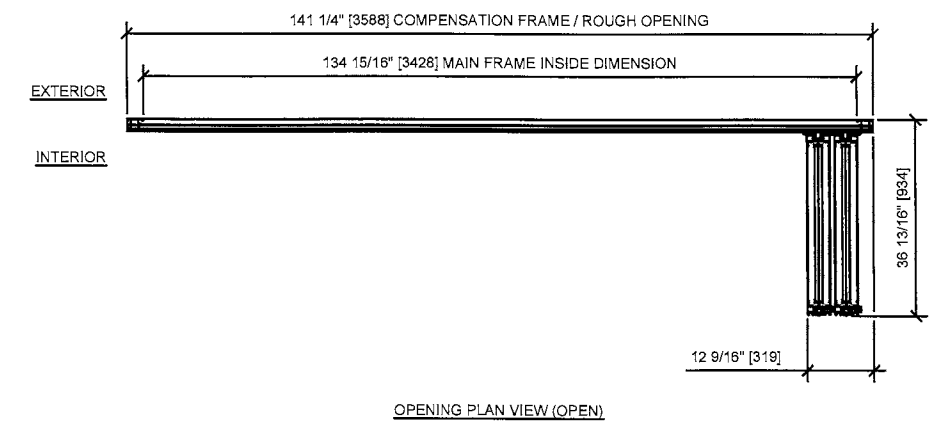
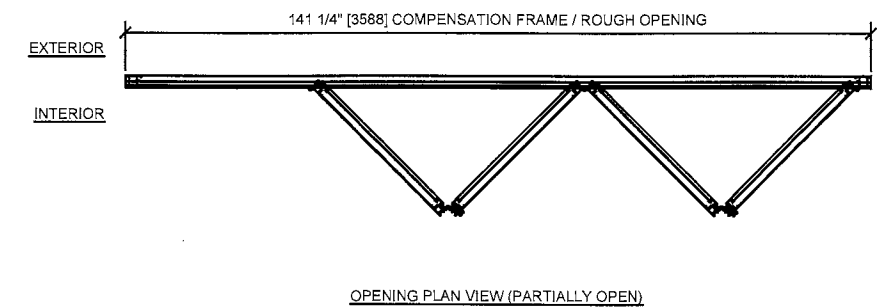
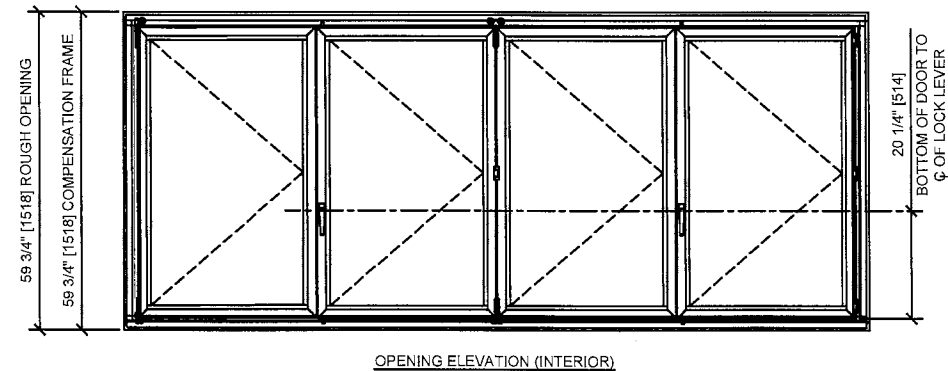
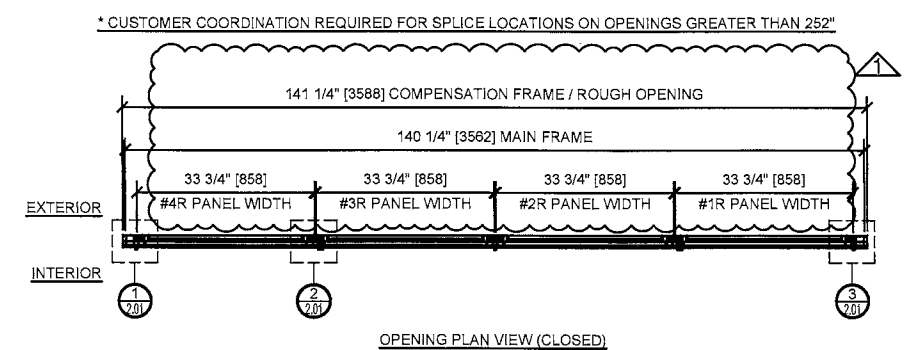


6
JAMB

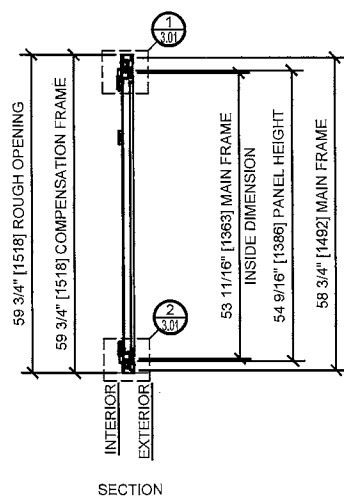
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* NOMINAL GLASS SETTING BLOCKS HAVE BEEN INSTALLED IN ALL 4 (FOUR) CORNERS OF EACH MONTEREY PANEL. ADDITIONAL, VARYING THICKNESS, CORNER BLOCKS ARE SHIPPED LOOSE WITH MONTEREY SYSTEMS. THESE CORNER BLOCKS ARE TO BE USED BY GLASS INSTALLER TO ACHIEVE PROPER BLOCKAGE WITHIN PANEL FRAMES.



MONTEREY DOOR CONFIGURATION

SYSTEM: S55
 FRAME & PANEL FINISH: STANDARD KYNAR COLOR UC70570
 HARDWARE FINISH: BLACK POWDER COAT
 SILL: RAISED
 SWING: IN
 GLAZING: 1" INSULATED (1/4"x1/2"x1/4") BY OTHERS
 QTY: 2 (TWO) THUS
 ACTIVE DOOR: 2 POINT INTERIOR LEVER LATCHES ONLY, NO EXTERIOR ACCESS WHEN CLOSED AND LATCHED

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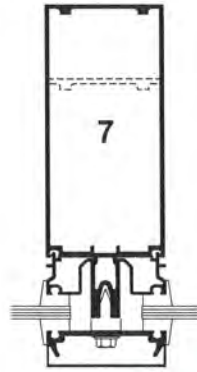
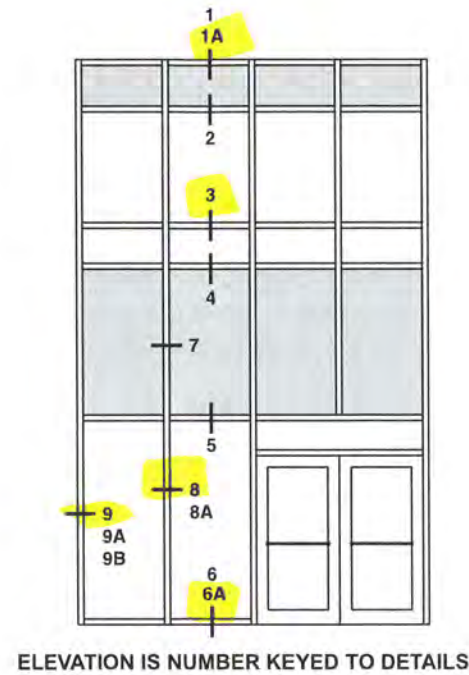
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Architect :	Job Name :	Phone :

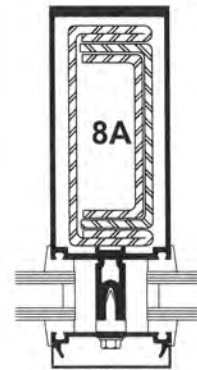
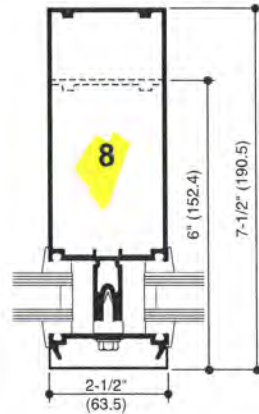
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	WESTBROOK, ME. 7800
	Phone 207-879-7800
	Fax 207-774-3982
	Contact SHAWN BREEN

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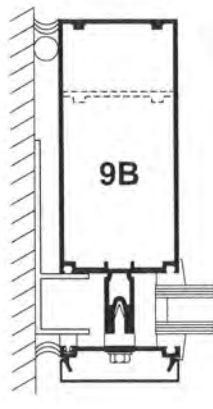
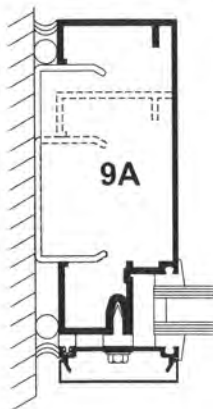
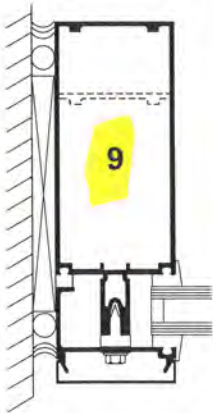
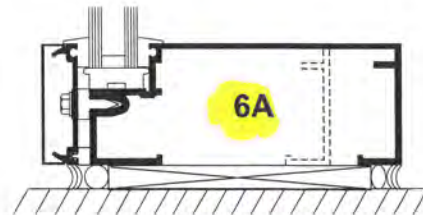
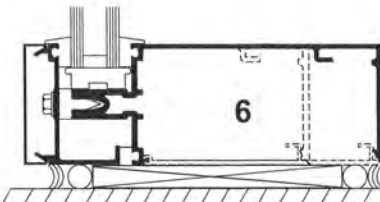
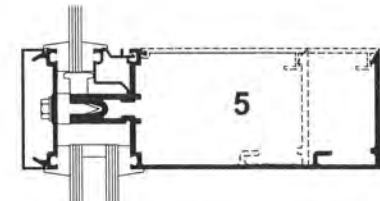
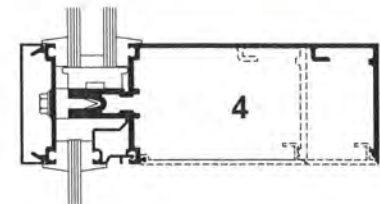
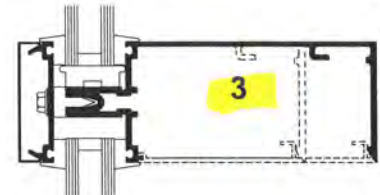
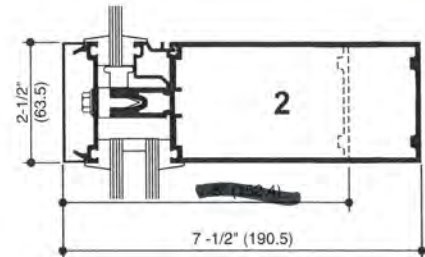
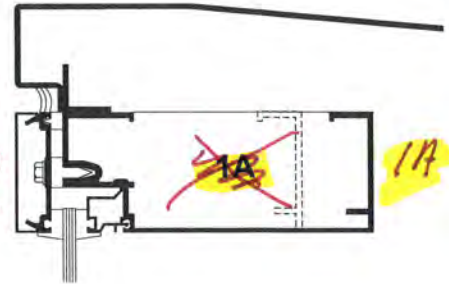
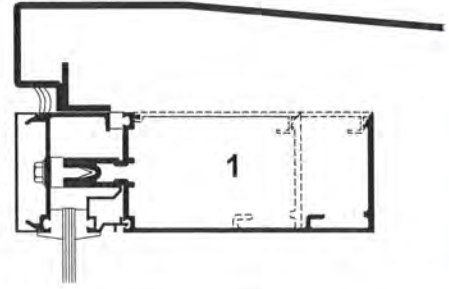
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*SIMILAR
BUT 1" GLASS*



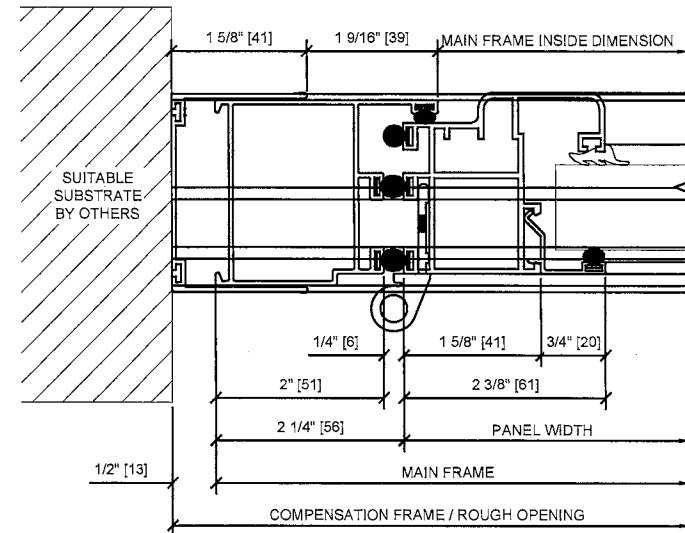
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REINFORCING
AS REQUIRED



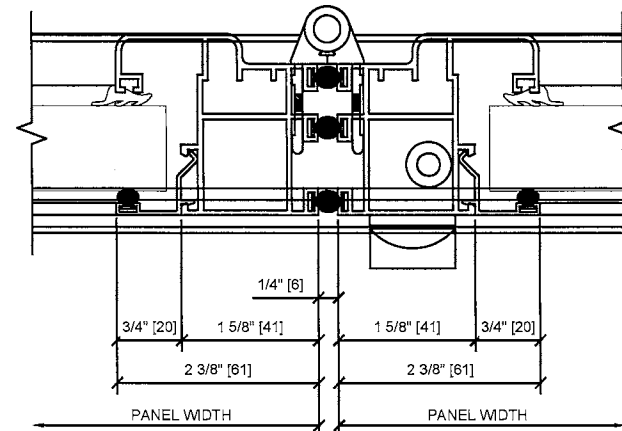
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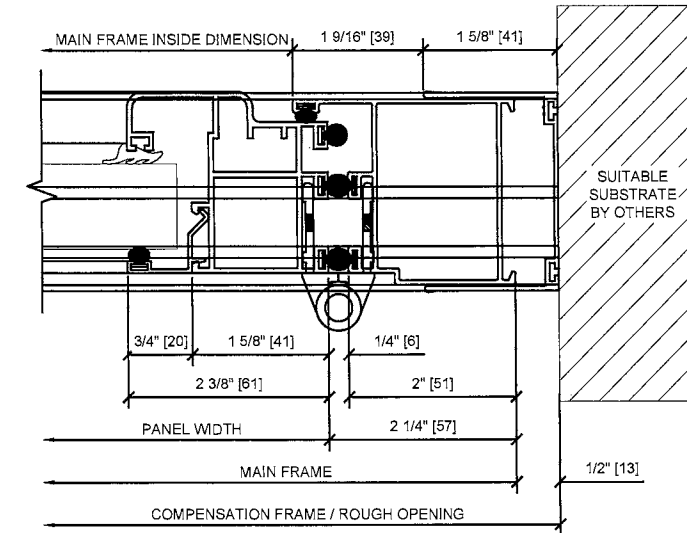
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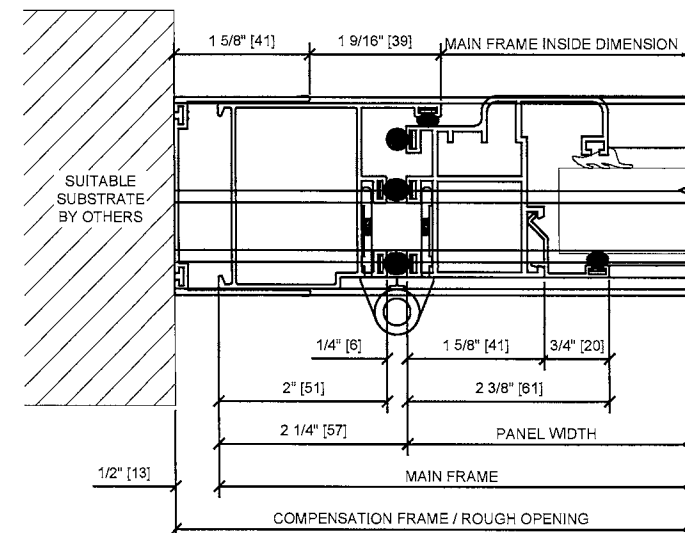
① JAMB AT ACTIVE PANEL
ARCH REF: NONE 1'-0"=1'-0"



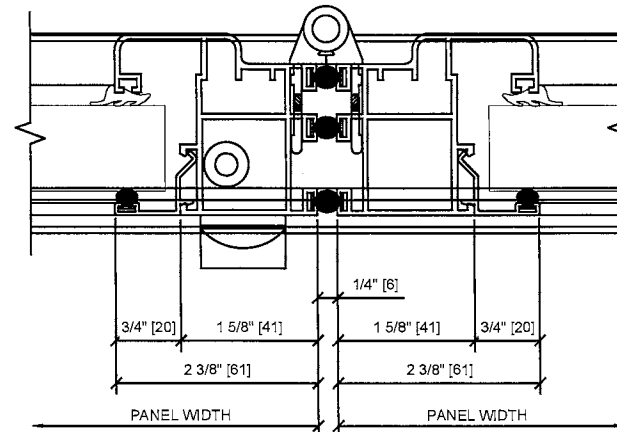
② TYPICAL HINGES DETAIL
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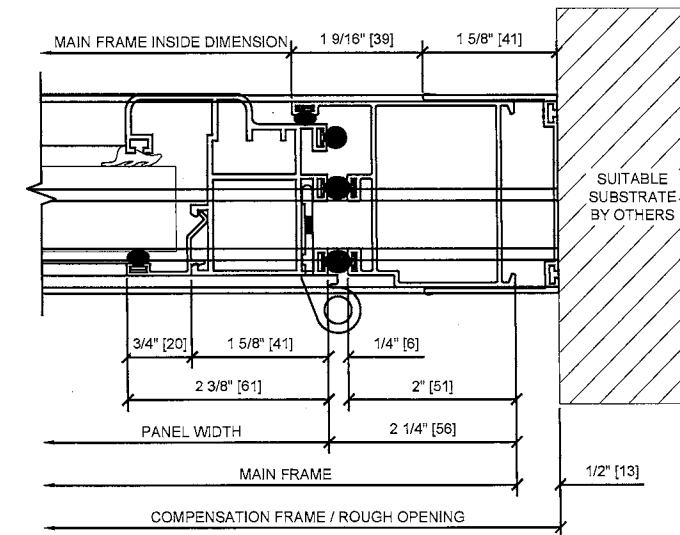
③ HINGE JAMB DETAIL
ARCH REF: NONE 1'-0"=1'-0"



④ HINGE JAMB DETAIL
ARCH REF: NONE 1'-0"=1'-0"



⑤ TYPICAL HINGES DETAIL
ARCH REF: NONE 1'-0"=1'-0"



⑥ JAMB AT ACTIVE PANEL
ARCH REF: NONE 1'-0"=1'-0"

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Rev #	Date
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Job Name :
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Contact :

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Fax 207-774-3982
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HP Public Comment: 185 Commercial Street 0 views

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George Rheault

11:31 AM

to Historic Preservation, d...@portlandmaine.gov, rwi...@portlandmaine.gov, j...@portlandmaine.gov, Abigail Reed

The preservation staff's opinions about Commercial Street's "prevailing development patterns" are not supported by history. Commercial Street was always a place of design eclecticism driven by ad hoc entrepreneurialism and COMMERCIAL expediency of the moment as Portland's prosperity waxed and waned (particularly along this primary waterfront corridor). The fact we see some clusters of homogeneity have to do with historical happenstance and are not due to any kind of urban planning design intent - either from the original builders or their clients.

The HPB should NOT get in the way of this actual AUTHENTIC pattern by rejecting a contemporary style merely because it does not ape SOME of the project's 19th-century neighbors. Let our contemporary world express itself instead of being hog-tied by the consistency hobgoblins. No existing historic architecture is being "upstaged" especially since such a comment is completely subjective (most people think ubiquitous modern automobiles and other contemporary elements "upstage" historic architecture but somehow reasonable people can separate out the new without losing appreciation for the old).

To do its work well, the HPB should review the following as part of its review:

1.) 1924 Tax Photo showing what the existing site once looked like (obviously itself departing from the "prevailing development pattern"):

[185-193 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[185 Commercial Street \(rear\), Portland, 1924 - Maine Memory Network](#)

2.) Other Photos (including from 1924) along Commercial that clearly "depart" from the preservation staff's imagined narrative about some "prevailing development pattern" being adhered to by anyone prior to the 1990 enactment of Portland's historic preservation ordinance.

[Commercial Street, Portland, ca. 1900 - Maine Memory Network](#)
[7-9 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[11-13 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[15-23 Commercial Street \(ex.\), Portland, 1924 - Maine Memory Network](#)
[53-55 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[61-67 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[79-85 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[121-125 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[141-145 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[147 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[157-163 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[195-197 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[201-207 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[209-215 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[253-263 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[269-277 Commercial Street, Portland, 1924 - Maine Memory Network](#)

[285-291 Commercial Street, Portland, 1924 - Maine Memory Network](#)
[321-331 Commercial Street, Portland, 1924 - Maine Memory Network](#)

3.) Attached Photos from a recent relevant matter (see email below) involving a proposed development east of 185 Commercial Street showing the actual "prevailing development pattern" in the Eastern Waterfront area.

----- Forwarded message -----

From: **George Rheault** <george.rheault@gmail.com>

Date: Mon, Mar 7, 2022 at 7:19 AM

Subject: Public Comment re Order 153-21/22: Tall Structures Were Once Integral Part of Portland Waterfront

To: Public Comment <publiccomment@portlandmaine.gov>, Kate Snyder <ksnyder@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, April Fournier <afournier@portlandmaine.gov>, Roberto Rodríguez <rrodriguez@portlandmaine.gov>, Anna Trevorrow <atrevorrow@portlandmaine.gov>, <vpelletier@portlandmaine.gov>, Andrew Zarro <Azarro@portlandmaine.gov>, Mark Dion <mdion@portlandmaine.gov>, Tae Chong <tchong@portlandmaine.gov>, Dena Libner <dlibner@portlandmaine.gov>, Danielle West-Chuhta <dwchuhta@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, Jennifer Thompson <jlt@portlandmaine.gov>

I fully support the zoning amendment for Maine Public Radio that grants them a height allowance.

Portland's Eastern Waterfront was once full of tall structures that helped Portland grow and prosper - SEE ATTACHED various images as proof.

These structures were ever present soon after the advent of the railroad age in the 1850s until the early 1970s by which time many had been destroyed by fire, neglect or outright demolition. Without them, Portland would frankly have never become the Portland that we inherited.

To argue there is no precedent for tall structures impacting the water views along Portland's waterfront is to willfully ignore virtually all of Portland's history during the industrial age. It was only when Baby Boomers began gentrifying Portland in the late 1970s (a process that continues through today) that the notion that height, including on the waterside of Commercial Street, was somehow antithetical to respecting Portland's history and its future.

The Grand Trunk grain elevators were 160+ feet tall and the various conveyor sheds that connected them to the wharves were also many stories tall. The Galt Block Warehouse (on the pier side of Commercial Street - not the similarly named one on the land-side of Commercial Street) was a VERY tall and looming presence for most of the 20th century. It sat beside what became the Maine State Pier (now often referred to as the Portland Ocean Terminal). If the original Galt Block Warehouse had not been demolished for parking in the 1970s (the parking lot remains to this day), it would stand

directly across the street from the Maine Public Radio building proposed to be built as part of this rezoning amendment - and it undoubtedly would be landmarked and championed as an authentic part of Portland waterfront past. The attached images help show this.

I urge the City Council to educate itself about Portland's ACTUAL working waterfront history - rather than the sanitized distorted view that many people who have only recently come to Portland get fed.

Please enjoy the images and carefully scrutinize them. I am posting these under fair use for educational purposes, but I have done my best to make sure the sources I obtained these images from are noted as best as possible for original identification.

See Attached - MPR Rezoning - 1900 Photo of Eastern Waterfront With Sailing Ships
<https://www.facebook.com/MaineHistoryPix/photos/392197317534511>

See Attached - MPR Rezoning - 1900 Photo of Eastern Waterfront from Maine Memory Network - Old + New Elevators
[View of Portland, ca. 1900 - Maine Memory Network](#)

See Attached - MPR Rezoning - 1940s Photo of Galt Wharf Warehouse from Portland Facebook History Group
<https://www.facebook.com/PortlandMaineHistory1786ToPresent/photos/1436874733043615>

See Attached - MPR Rezoning - 1937 Photo of Eastern Waterfront from Portland History Facebook Group
<https://www.facebook.com/PortlandMaineHistory1786ToPresent/photos/a.329444590453307/641327412598355>

See Attached - MPR Rezoning - 1948 Photo of Galt Wharf Warehouse - Maine Memory Network
[Galt Block Warehouse Co., Portland, 1948 - Maine Memory Network](#)

See Attached - MPR Rezoning - 1970 Photo of Eastern Waterfront from Portland History Facebook Group
<https://www.facebook.com/PortlandMaineHistory1786ToPresent/photos/1681100248621061>

Additional Images of Interest:

1905 - Grand Trunk Elevators - looking east towards Portland Company
<https://www.facebook.com/MaineHistoryPix/photos/395906923830217>

Galt Block Warehouse (The Water-Side Building)

[24 Commercial Street, Portland, 1924 - Maine Memory Network](#)

1968 - Grand Trunk Grain Elevator - looking towards what is Munjoy South area today
<https://www.facebook.com/MaineHistoryPix/photos/415456258541950>









www.maine-memory.net/item/20507
Collections of Maine Historical Society





185 Commercial Street comments 0 views

Subscribe ☐**Ian Stevenson**

3:04 PM (1 hour ago)

to h...@portlandmaine.gov, Sarah Hansen, d...@portlandmaine.gov, rwi...@portlandmaine.gov

Dear HP Board:

Please find attached a letter with comments regarding 185 Commercial Street on the May 4, 2022 agenda.

Sincerely,

Ian

C. Ian Stevenson

Director of Advocacy

Greater Portland Landmarks

93 High Street, Portland, ME 04101

207.774.5561 | istevenson@portlandlandmarks.orgportlandlandmarks.orgFind us on [Facebook](#) and [Instagram](#)

May 3, 2022

Chair Pollard and members of the Historic Preservation Board:

Thank you for the opportunity to comment on the revised design for proposed new construction for the vacant lot at 185 Commercial Street. Greater Portland Landmarks holds a preservation easement on the Guptill Building (Lyman Block) at 175-179 Commercial Street/4 Moulton Street, adjacent to the proposed new construction across the shared alley. Landmarks purchased the Guptill Building in a deteriorated state in 1971 and resold it in 1972 with restrictive covenants designed to restore and then maintain in perpetuity its historic character. In 1972-73, Douglas Christopherson faithfully restored the building to its 1885 appearance. Landmarks therefore has a particular interest in the adjacent 185 Commercial Street project.

Landmarks appreciates staff's comments and agrees that there remain challenges in the building design's intent to generally respond to Commercial Street's prevailing development patterns. This new iteration seems overly complicated visually, with an abundant use of glass and recessed decks that interrupt the street wall. While the building is less "heavy" in its appearance than it was in the first iteration, the recessed central decks seem awkward - even with the lightening of materials from the additional glass. Furthermore, we agree with board concerns about the proposed floor-to-ceiling windows facing Commercial Street on the second-fourth floors and the likelihood of varied window treatments that will detract from the proposed cohesiveness of the glass on the east end of the facade.

Despite some general concerns regarding the compatibility of design, Landmarks agrees with the board's comments on the appropriate scale and massing of the building and supports both:

- the height, especially due to the step-back design of the 5th and 6th floors.
- the retail windows wrapping the southeast corner and the granite banding above the first floor effectively encourage pedestrian engagement with the alley and Wharf Street.

Of the two options with regard to the west end of the Commercial Street elevation, we believe that Option B is the more successful treatment because it helps obscure the otherwise incongruous brick party wall of the adjacent property.

We offer these comments with the hope that the applicant will rework the design to bring it more in line with Commercial Street's prevailing development patterns while still presenting itself as a modern building.

Sincerely,



C. Ian Stevenson
Director of Advocacy

Greater Portland Landmarks comment on 185 Commercial Street for 7/20 public hearing

Subscribe ☐

0 views



Ian Stevenson <istevenson@portlandlandmark...ago) Jul 11, 2022, 1:25:38 PM (19 hours ago)
to hp@portlandmaine.gov, Evan Schueckler, rwi...@portlandmaine.gov, Sarah Hansen

Dear HP Board:

Please find attached a letter with comments regarding 185 Commercial Street on the July 20, 2022 agenda. We are submitting this letter in advance in the hopes that it can make it into the published packet due out this Friday.

Sincerely,

Ian

C. Ian Stevenson

Director of Advocacy

Greater Portland Landmarks

93 High Street, Portland, ME 04101

207.774.5561 | istevenson@portlandlandmarks.org

portlandlandmarks.org

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July 11, 2022

Chair Pollard and members of the Historic Preservation Board:

Founded in 1964, Greater Portland Landmarks is a non-profit advocacy organization that works toward the preservation and revitalization of greater Portland's built environment. Our goal is to save greater Portland's historic places through preservation and adaptive use while promoting creative new architecture that enhances historic neighborhoods. We appreciate the opportunity to comment on projects that impact the historic character of the city.

We are writing to support approval of the revised design for new construction in the vacant lot at 185 Commercial Street. Greater Portland Landmarks holds a preservation easement on the Guptill Building (Lyman Block) at 175-179 Commercial Street/4 Moulton Street, adjacent to the proposed new construction across the shared alley. Landmarks purchased the Guptill Building in a deteriorated state in 1971 and resold it in 1972 with restrictive covenants designed to return and then maintain in perpetuity its historic character. In 1972-73, Douglas Christopherson faithfully restored the building to its 1885 appearance. Landmarks therefore has a particular interest in the adjacent 185 Commercial Street project.

Landmarks appreciates that the applicant has responded to the board's comments at three previous workshops and substantially improved the exterior appearance as a result. Since the third workshop, we have met with the applicant and had a collaborative discussion about what further refinements would improve the design. As a result, we feel the design as presented now is successful, including the elimination of the balcony on the second floor entirely and the now-flush glass façade that more effectively reconstitutes the street wall. We find the sliding glass accordion doors, which will be closed for the vast majority of the year, as a particularly good compromise solution to our earlier concerns, which the board shared. We approve of the slight step back of the glass portion of the façade to demarcate it from the brick where there is a material change, and note that this does not impede the overall feel of a street wall in concert with neighboring buildings. We appreciate that the wrapping glass corner helps to engage the view of the Guptill Building and that the wrapping granite belt course above the first floor around to the rear façade encourages use of the alley and Wharf Street. As noted in earlier comments, we appreciate the simplification of the cornices and upper two, set-back stories.

As a whole, the building now reads more simply, in concert with the historic streetscape, yet clearly presents itself as a modern building of its time. We offer these supportive comments with the hope that the board will approve the application.

Sincerely,



C. Ian Stevenson
Director of Advocacy

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: September 2, 2022
RE: 9 Bowdoin Street – Exterior & Site Alterations, & New Construction - WORKSHOP
PROJECT ID: HPBR-002160-2022
MEETING: September 7, 2022

Owner: Barbara and Robert Burgess
Architect: Barba & Wheelock

A sign announcing the Historic Preservation Board's meeting on 9/7/22 was posted at the property on 8/29/22. A legal ad was published in the Portland Press Herald on 8/26/22 and 8/27/22, and 29 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE – Interior and Exterior Rehab, Additions, New Construction, Site Work

- Replace main entry stoop with new granite stoop (750 s.f.) and stairs
- Remove small rear addition and construct a new porch (27 s.f.) and mudroom (14' x 17', 265 s.f.)
- Remove and store original rear-facing (north) stained glass window, replace with clear glass
- Construct new third-floor dormer on rear (north) side
- Construct new detached, one-car garage (12' x 20')
- Repurpose existing garage as a "folly", with new folding glass doors replacing garage door, and exterior rehab
- Construct new pergola next to existing garage, with paved patio (20' x 18')
- Restore most existing windows
- Replace two existing third floor dormer windows (double-hung) with metal-clad casements, for egress
- Restore or replace basement windows
- Miscellaneous repairs, roofing, cap one unused chimney

SITE WORK:

- Install new metal fence around house and part of the yard
- Fencing to include a recessed gate with bench seating and stone posts.
- Remove existing brick walk and asphalt driveway and curb cut
- Install new crushed stone walk and brick driveway (new 12' curb cut)
- Patio at new pergola to be paved with brick and granite, with brick sitting wall capped by granite

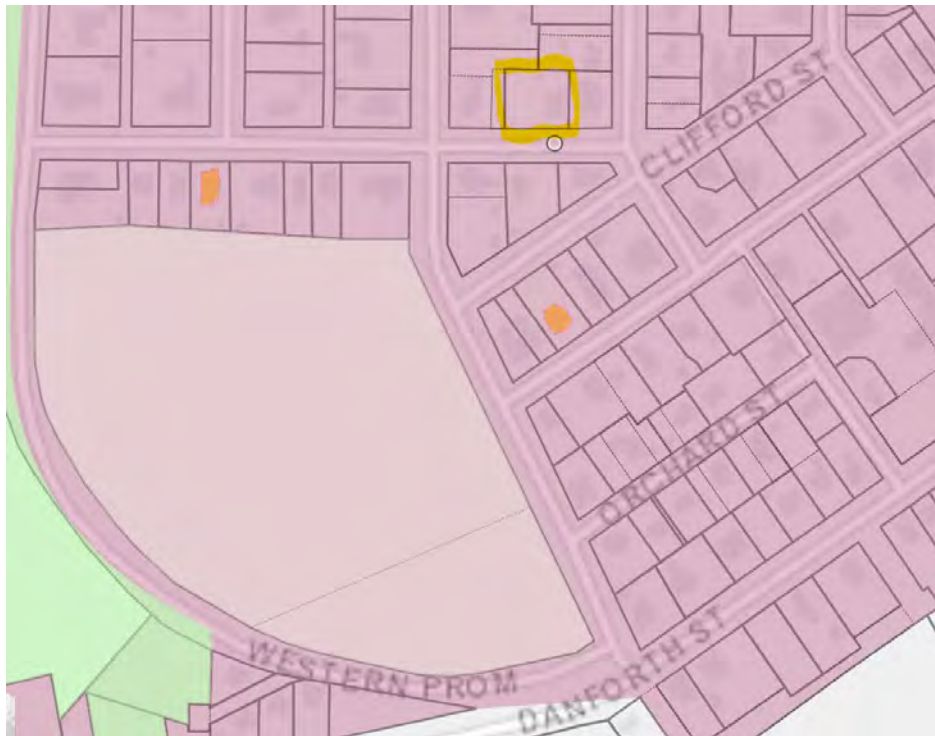
- Install new raised garden beds, with Corten curbing, adjacent to entry on west side
- Install Corten panels for trellis, next to crushed granite parking area
- Install new trellises or rose ladders on front face of house

Material Specifications: See page 33 of submittal

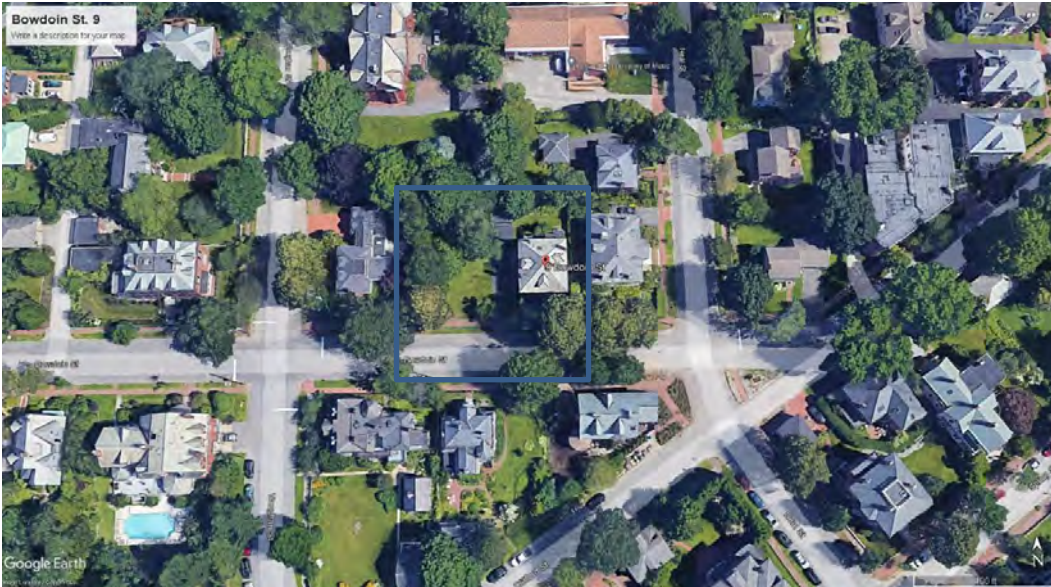
Foundation	Addition: concrete; Garage: concrete slab; Existing garage: new concrete slab
Siding	Addition: painted wood, horizontal; Garage: stained, horizontal wood
Trim	Painted wood
Roofing	Existing House: slate; Garages: TBD – asphalt or slate shingle
Windows	Existing: painted wood, restored; New: metal clad wood
Doors	Addition: metal clad wood, $\frac{3}{4}$ glass, painted wood, $\frac{3}{4}$ glass; Folly: metal clad wood, folding; Garage: painted wood
Pergola	Wood pergola on 6" Corten steel posts
Entry stairs	Granite, with granite cheek walls and stoop
Rear porch	Painted wood; stone stairs

SUMMARY OF HISTORIC CONTEXT

Bowdoin Street is noted for being home to several Colonial Revival and Shingle Style houses designed by John Calvin Stevens. The Nathan Clifford Brown House at 9 Bowdoin is a two-story, hipped-roof, Colonial Revival single-family house designed by Stevens and built in 1902, with the brick garage



apparently added after 1924. The existing main entry porch and stairs are not original, nor is the existing rear addition on the north side. The side entry faced large greenhouses of the Philip Brown property in 1924. See the full property description in Attachment 5.



STAFF COMMENTS

Historic Preservation staff members have had several conversations with the architects, including one at the home, which resulted in some plan revisions. This project has a number of pieces, with which the new owners hope to adapt the house and make full use of the property. At the upcoming preliminary review on September 7, staff suggests the Board focus on the most visible aspects of the project, especially those that are part of the house itself, and the site alterations that have the potential to alter the relationship of the house to its setting. With the exception of the entrance and its porch and the rear additions, the simple, restrained design has not been changed very much since the house was built.

Staff suggests that in considering the project and whether its varied components meet the Standards for Review of Alterations, Board members reflect on what is essential about the historic character, and whether the proposed interventions would offer quiet compatibility or distractions and greater complexity. Since the features that would most alter the appearance are on the north (rear) face, minimal or non-existent visibility gives the architects and their clients the most freedom on the rear. It is also important to consider the total effect of the sum of proposed alterations, and the effects on how the historic house relates to the setting, and how it is perceived. The Board may wish the architects to provide perspective views from Bowdoin Street, showing the entire house and yard with additions and alterations, from two different angles.

Staff will comment on main house features first:

Entrance Stoop and Stairs

As noted, the entry stairs and landing that are to be replaced are not original, probably dating to the 1950's. The proposed stairs lead directly to the door, and the landing is not large, which

is in keeping with the simplicity of the house and less-than-prominent primary entrance. (The date of the highly detailed canopy over the door with its Ionic columns, is uncertain.) Granite is not abundantly used in the original house; though window sills are granite, there is not a raised granite foundation. Staff favors restraint in the amount of granite used for stairs and cheek walls.

Mudroom Addition

Though the proposed mudroom at the rear corner of the main block will be larger and more visible than the bump-out that is to be removed, what will be seen on the west face is simple and identifiable as contemporary. Having discussed previous designs with the architects, staff has no concerns about what is being presented.

Dormers, Existing and Added

Two existing third-floor rooms will require egress-sized windows, and new casement windows are proposed, the same size as the existing double-hungs to be replaced in the front and west dormers. The proposed clad windows by Marvin will mimic the look of the existing 6/3 double-hung units. On the rear roof, facing north, an existing dormer is to be replaced by a wider one with a different appearance than the original dormers: the roof form is a very shallow-pitched shed, and the siding is horizontal wood instead of slate. An oblique view of the upper corner of the new dormer will probably be available from Bowdoin Street in front of the side yard, but it should not be significant. The simple detailing may need to be presented in more specificity for a public hearing, but staff supports an approach that is similar to the mudroom addition on the first floor.

Stained Glass Window

Above the new rear addition and below the proposed dormer, the owners would like to replace an existing, presumably original stained-glass window with a clear glass panel to better light the interior. Though staff has reservations about the removal of original material with decorative character that is a common element in Stevens' homes, it must be acknowledged that it faces the rear. A glimpse of the window is possible between the adjacent properties on Neal Street. Plans call for careful storage of the removed window on-site, and it appears the original opening size is not planned to be altered.

Additional House Alterations

It is unclear at this time what is planned for the existing basement windows. The condition of the existing ones has not been ascertained by staff, but whether restoration or replacement is warranted might be addressed by staff by working with the architects and owners. Staff is also uncertain as to plans for storm window replacement or retention. Also, plans mention the capping of one of the four prominent chimneys, but it is unclear whether the appearance would change in any significant way. If the Board agrees, this and other masonry repairs could be handled by staff, working with contractors and architects, but maintaining a consistent appearance should be emphasized.

Existing Garage – or “Folly”

The existing garage is a low, hip-roofed building at the rear of the lot which appears to date from after 1924, but it is compatible with the character of the house. There may have been alterations to the building in the past, but the history is unclear. The current double garage door is not original. To repurpose the structure as a folly, or garden house, the architects propose to replace the front door with a five-panel folding door system that is predominantly glass. The transparency will certainly change the appearance, but otherwise the building will look the same, and staff is not concerned by the adaptive re-use of the structure at the back of the yard.

Pergola

To the side and just forward of the garage, the proposed site plan includes a paved patio with a pergola shading it. Four 6” Corten tube steel posts would support a superstructure of natural wood. Like the folly, this additional structure in the yard would be quite far back from the street. Though staff might discourage adding an excessive number of features to the grounds that would interfere with the house, the existing yard is quite open. The owners have quite a bit of latitude in how they will use it, and are under no obligation to keep it empty. A pergola would be fairly easy to make reversible, and in the proposed location it would not interfere with views of the primary focus of the property, the house.

New Garage

Construction of a new one-car garage near the west boundary of the property would make possible the sheltering of a modern SUV, and also move the car access and driveway further from the house and the core of the yard. As with other elements, the architects discussed the garage with staff, and made some adjustments to the proportions and the location. It is a simple, relatively small garage that is well away from the house. (It cannot be closer to the west boundary because of setback requirements.)

An extra parking spot on the east side of the new garage will use the same new 12’ wide curb cut as the garage. Parking and the garage are proposed to be screened from the house and core of the yard by a perforated fence of Corten, designed to serve as a lattice support for vegetation. Though the rust-colored steel would be covered by plants for at least part of the year, staff would question the use of the material in this residential, West End setting in a highly visible location. (A low curb of Corten is also proposed to enclose garden beds on either side of the main entry landing.)

Additional Site Work

Fencing:

Plans call for a dark-colored metal fence around the house and eastern two thirds of the yard. Along the east boundary, there is a hedge and only room for paved walk between the house and the neighbors at 18 Neal Street, but along Bowdoin Street a recessed gate is proposed, with granite piers and wooden benches in the recess (see drawings.) The existing brick walk is to move west, to occupy part of the driveway space now paved with asphalt. Staff supports creating a useful and attractive yard that complements the house, and also recommends taking

a simple approach that will neither distract from or obscure the house. Board members may wish to comment on the compatibility of granite posts and niche seating in the gate alcove with the character of the property.

Planters:

On either side of the main entry steps and stoop, raised garden beds are proposed on the site plan. Staff discussed the length and height of the beds with the architects, and hoped to avoid undue interference with the house. The Corten steel curb enclosing the beds is believed to be not more than 12" high. Staff once again recommends that Board members comment the use of Corten, which the architects believe will be a suitable complement to the brick house and plantings in the yard.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The most significant alterations are to non-original or minimally visible elements. Staff would regret the removal of the rear stained-glass window, yet visibility of the window is minimal, and storage on-site is definitely warranted.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Mostly	See comments regarding the stained-glass window. Basement windows should be assessed before deciding on possible replacement. Most other windows are to be restored.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Mostly	Fence and other new elements must not try to create an illusion of being historic, yet should be compatible with the character of the property, not

	overly grand, complicated, or distracting.
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Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	Staff does not consider the existing entry stairs and landing to have architectural significance or a strong relationship to the historic house. Nor do the existing garage door or the existing rear addition contribute to historic character of the property.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Mostly	In most cases, existing woodwork is to be retained, repaired, or recreated. See window comments.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
Mostly	Windows warrant further discussion – see comments above.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Coordinate staff review of masonry repairs, cleaning, repointing, chimney capping.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and	

character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	

Standards for Review of New Construction, 17.8.3:

Proposed Garage:

Standard A. Scale and Form	
<u>1. Height</u>	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>2. Width</u>	
The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>3. Proportion of principal facades</u>	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>4. Roof shapes</u>	
The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>5. Scale of a structure</u>	
The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u>	
The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage.
<u>2. Rhythm of solids to voids in facades</u>	
The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage
<u>3. Rhythm of entrance porch and other projections</u>	
The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	Large overhangs front and rear are not disruptive.
<u>4. Relationship of materials</u>	
The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	Possible exception of Corten
<u>2. Rhythm of spacing and structures on streets</u>	
The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	Detached garage

ATTACHMENTS

1. Architects' cover letter
2. Architects' package of drawings, photos, details, product information
3. Staff supplied photos of property
4. 1924 tax photos
5. Property description, 1990 Historic Resources Survey

May 9, 2022

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

Dear Deb, Rob,

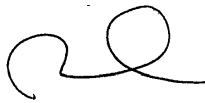
RE: St. Lawrence Arts Theater

We would like to introduce to the board our last submission, which was submitted on 11/5/2014. We hope to bring the board up to date and hopefully move the project forward.

We had received full planning board but that is expired, so we are submitting to them as well.

Attached is our last submission and our last cover letter is below.

Regards,

A handwritten signature in black ink, consisting of a stylized 'D' followed by a cursive 'L' and a horizontal line.

David Lloyd
Maine Licensed Architect #936

August 28, 2014

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St Lawrence Arts Center Addition

Dear Deb,

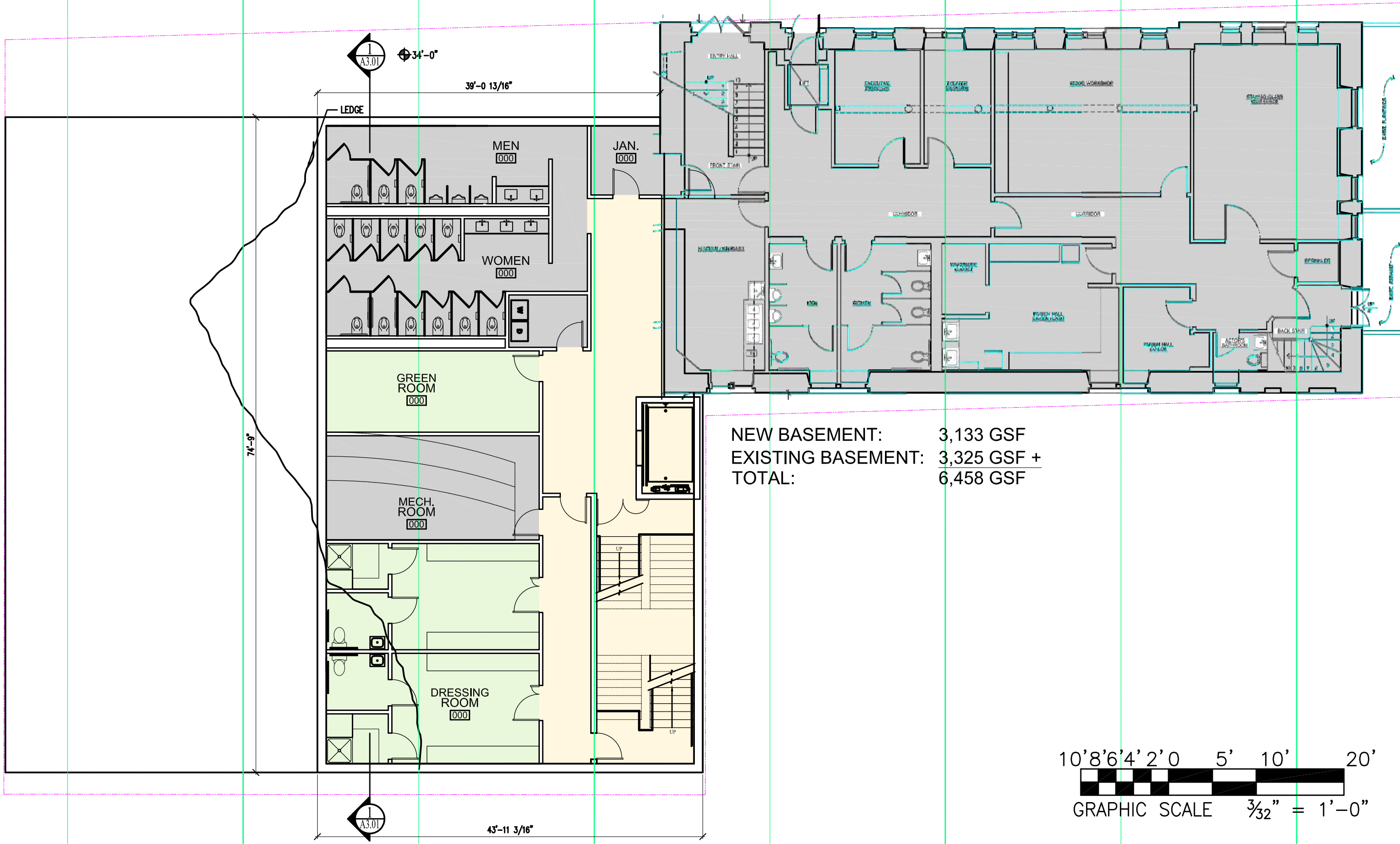
We are pleased to resubmit our revised elevations for the St Lawrence Arts building. Presently we are in the process of resubmitting for our second Planning Board meeting. We also want to get back into a review process with HP. The new revised drawings reflect many changes of elevations in direct response to the Boards concerns. The major changes are the elevations along Congress and Munjoy. In an effort to break down the scale of the Congress Street façade we have redefined the front porch to be a two story element. On the Munjoy Street elevation we have added more stone and broken up the elevation with green screen and fenestration. I believe all these changes have added interest and do a better job of integrating the building into the smaller residential scale that it abuts.

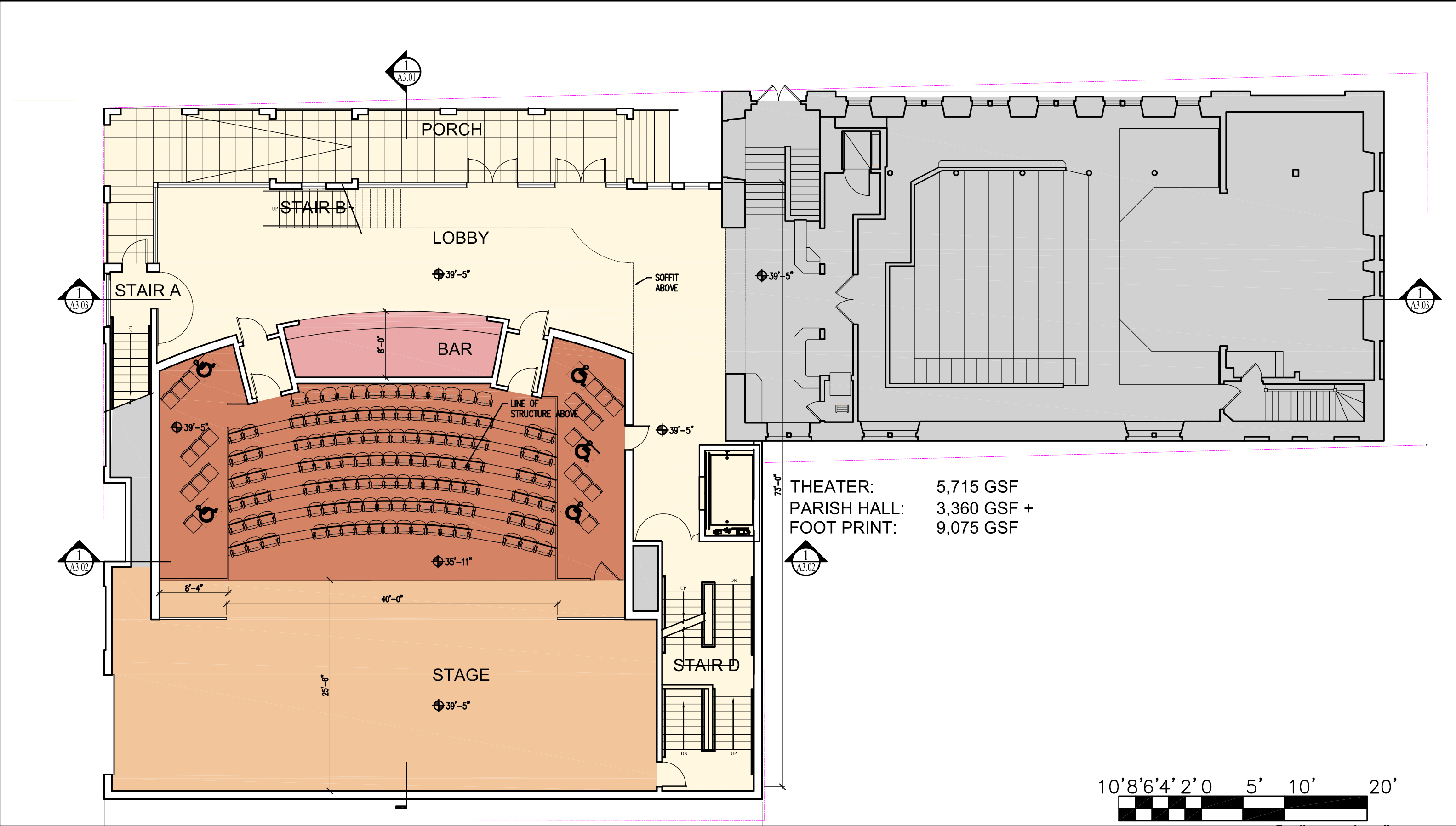
We look forward to your comments and the Historic Preservation Boards oversight.

Regards,

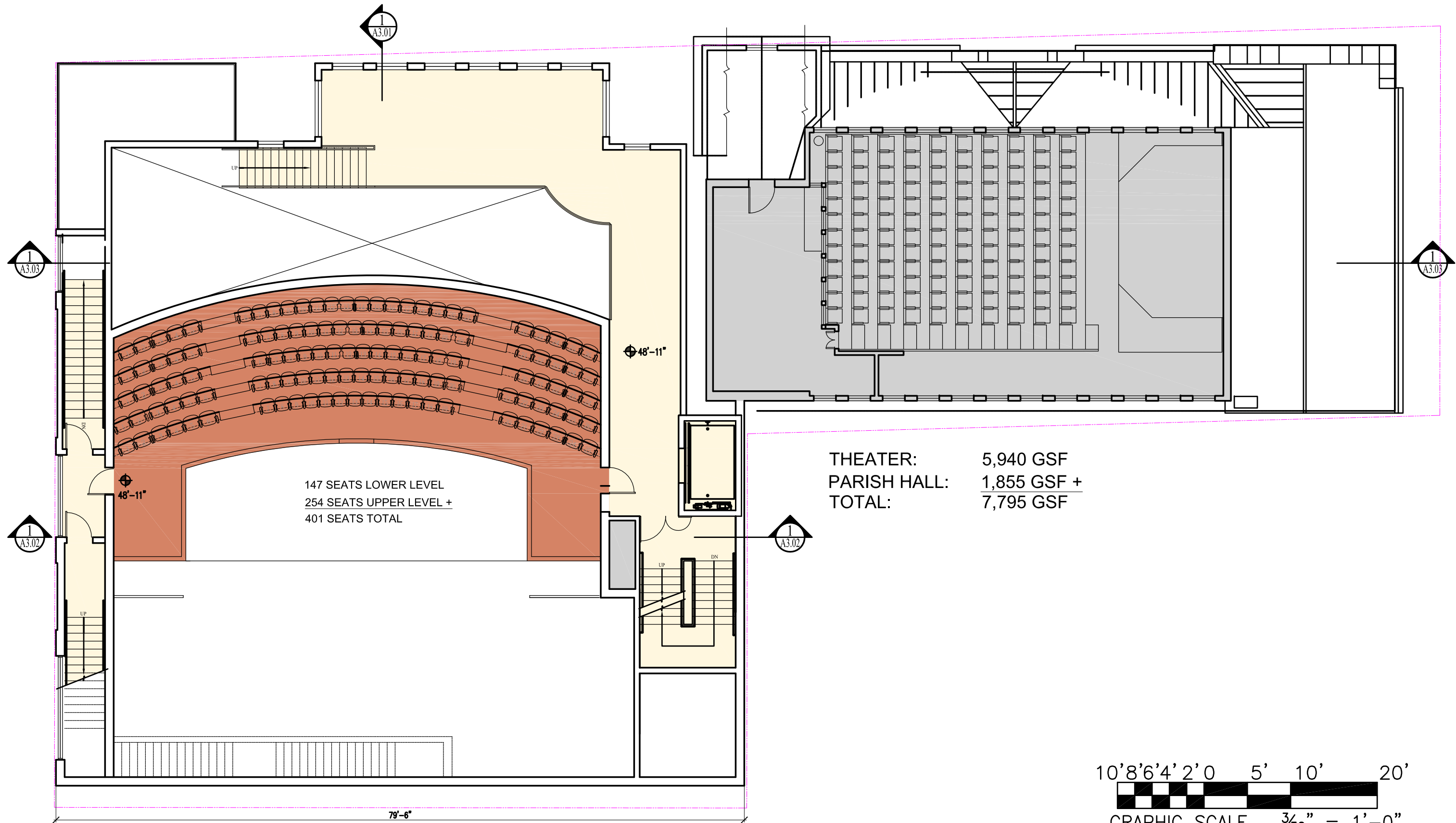
A handwritten signature in black ink, appearing to read 'DL' or 'David Lloyd', with a stylized, flowing script.

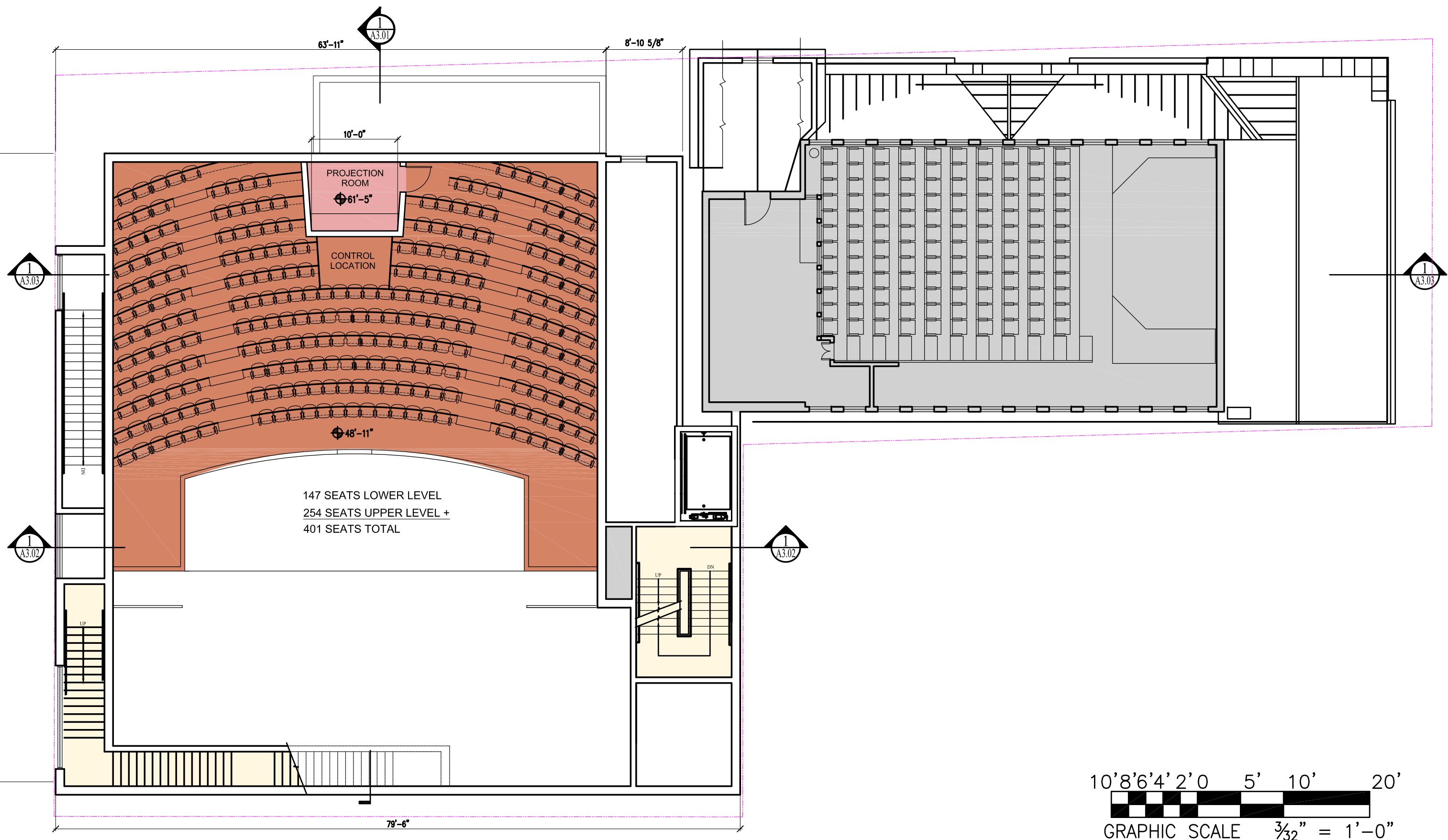
David Lloyd
Maine Licensed Architect #936

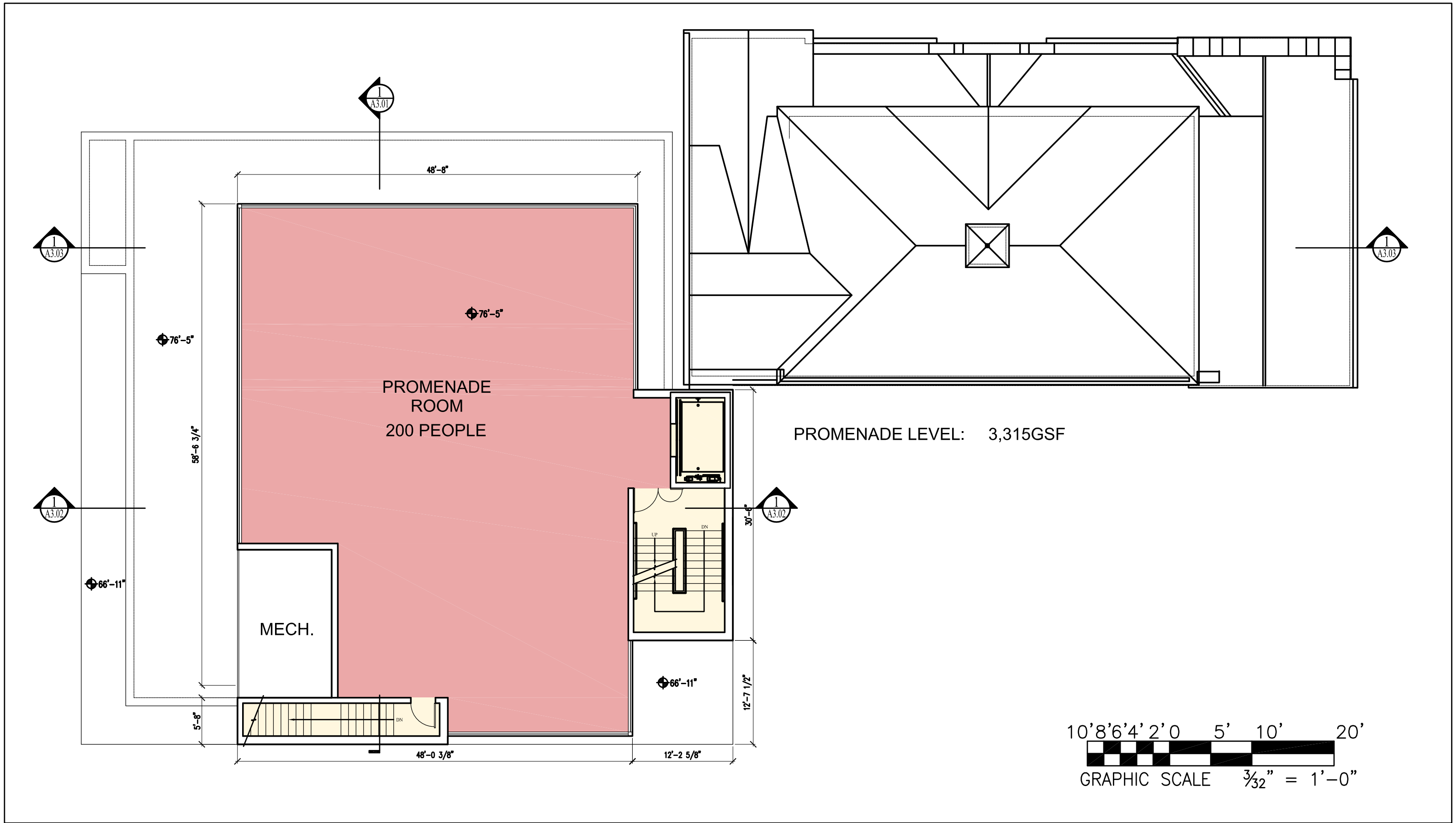


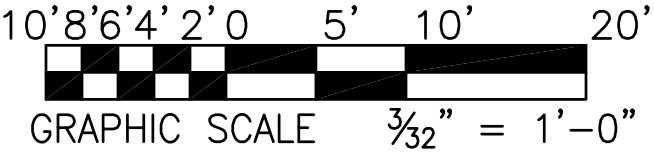
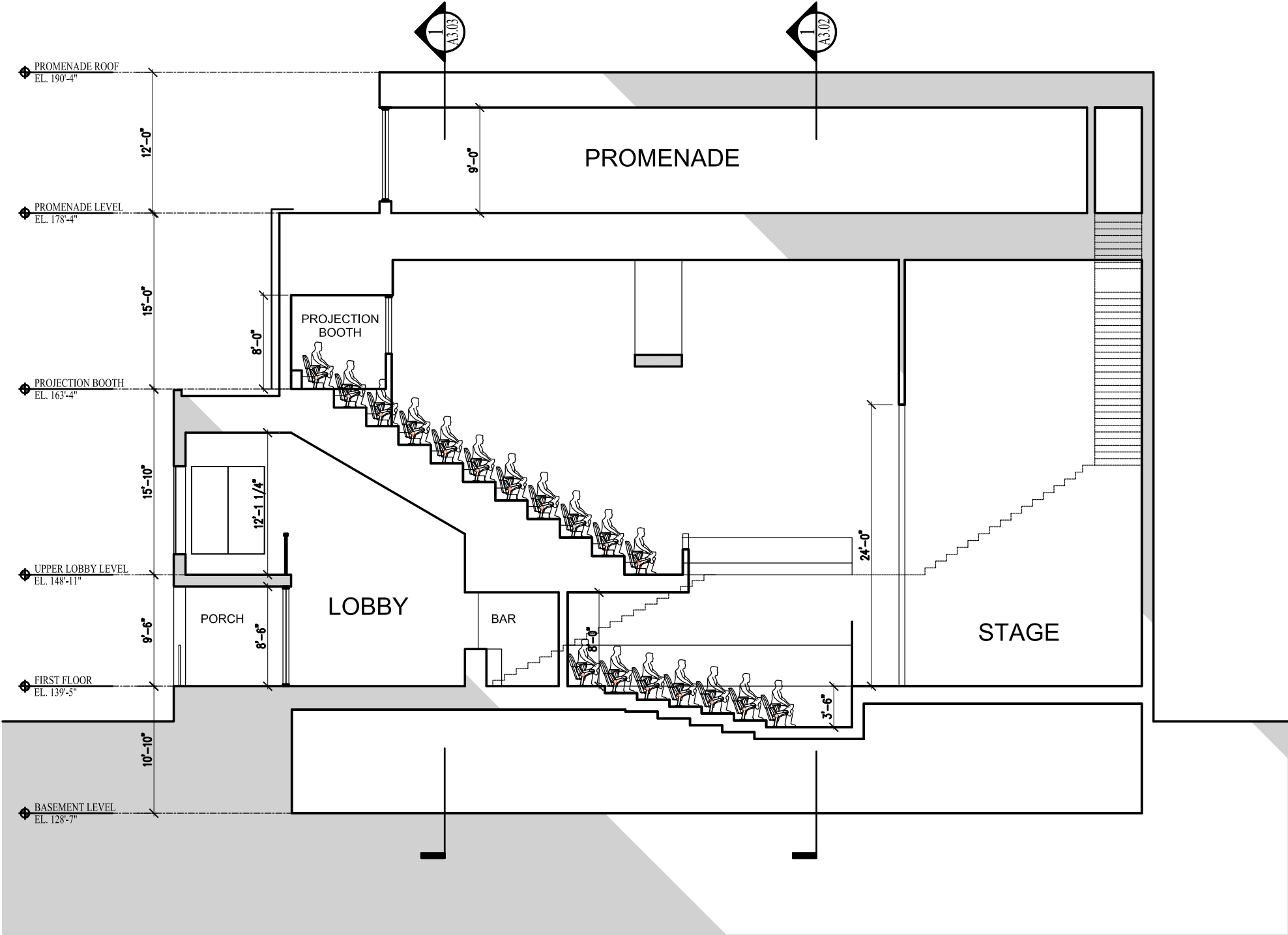


THEATER: 5,715 GSF
PARISH HALL: 3,360 GSF +
FOOT PRINT: 9,075 GSF











St. Lawrence Arts - North East Rendering



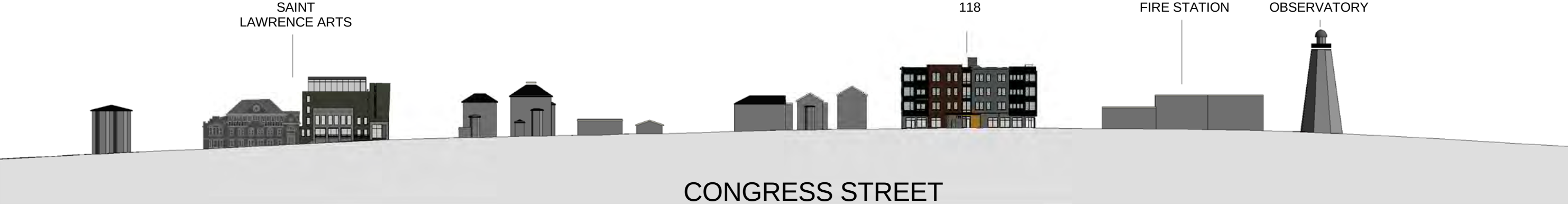
St. Lawrence Arts - Munjoy St. View



PERSPECTIVE B - LOOKING EAST UP CONGRESS STREET







**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
76 CONGRESS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 27, 2012

RE: December 5, 2012 Workshop to Discuss Preliminary Massing Study and Design Concept for New Addition

Address: 76 Congress Street
(site of former St. Lawrence Church)

Applicant: Friends of the St. Lawrence Church/St. Lawrence Arts

Architect: David Lloyd, Archetype

Introduction

Architect David Lloyd, representing Friends of the St. Lawrence Church, has requested a workshop to present a design proposal for a new addition to the parish hall of the former St. Lawrence Congregational Church at 76 Congress Street. The addition will replace the former church sanctuary which was demolished in 2008.

Note that the enclosed design proposal replaces a previous proposal for the addition that was presented to the Board in 2010. The goal of this preliminary workshop is to provide initial feedback to the applicant and architect on the general scale, massing and design expression of the proposed structure. The Friends of the St. Lawrence will need to embark on an ambitious fundraising campaign in order to build a new arts facility adjoining St. Lawrence's existing parish hall and want to gauge the Board's relative support for the proposed design direction before they present the plans as part of their fundraising initiative.

Enclosed is a preliminary design proposal and accompanying letter from David Lloyd that explains the rationale for developing an alternative approach to the new addition. Note that while the applicant met with staff several weeks ago to discuss whether the Board would be willing to consider an alternative design to the one presented in 2010, staff had not seen the enclosed proposal prior to its submission for this workshop.

Background

As Board members will recall, the sanctuary portion of the St. Lawrence Church was demolished in 2008 due to significant structural deficiencies. (The parish hall, which had been rehabilitated by the Friends of St. Lawrence, remains intact and functions as the St. Lawrence Arts Center.) Following the demolition of the sanctuary, the group began planning for a replacement structure which would provide additional space for their expanding arts venue. The Friends' initial intent was to closely replicate the original exterior of the sanctuary. Architectural renderings were prepared by Mills Whitaker Architects and presented to both the Historic Preservation Board and Planning Board for their preliminary approval. In 2010, the organization received approval from the Planning Board for conditional rezoning of the parcel and the Historic Preservation Board gave conceptual approval for the proposed design solution, recognizing that it would be some time before a formal application would be submitted and that there would likely be design revisions.

As Mr. Lloyd states in his letter, the organization received feedback from potential funders that their plans to replicate the original exterior would be inordinately expensive, boosting the overall project costs enormously. Based on this input, the Friends elected to rethink their original plans and hired a new architect to provide design assistance.

Subject Parcel, Existing Structure, Surrounding Context

The subject parcel, including the portion cleared for redevelopment, extends the full width of a city block bounded by Munjoy Street and Beckett Street.

The parish hall to which the proposed Arts Center will be attached features many of the architectural characteristics of the sanctuary that was demolished. Indeed, the sanctuary and attached parish hall were conceived as a single, architecturally cohesive unit. While the sanctuary portion was certainly more exuberant and elaborate in its form and features (e.g., its prominent circular corner tower with open belfry, smaller turret, rose windows and cross-gabled slate roof), the parish hall exhibits the same rusticated stone veneer, complex massing, expressive roof form and stained glass.

The surrounding context of the St. Lawrence church parcel is mixed in terms of land use and is characterized by single- and multi-family homes as well as typical neighborhood commercial uses. Reflective of the existing development pattern, this portion of Congress Street is zoned B1-b "Neighborhood Commercial". The streets immediately abutting Congress are zoned R-6 Residential. Virtually all of the buildings date from the late nineteenth century. They generally range in height from 2 ½ to 4 stories and building exteriors are typically clapboard or brick.

Proposed Addition

The proposed addition, which will house a 400-seat auditorium and a glass-walled "Promenade Room" at the top floor, measures approximately 54 feet in height. (This height is allowed per the conditional rezoning agreement.) From the images provided, it appears that the main body of the building is cantilevered over the ground floor, which is

recessed and features a glass curtain wall. An elevated plaza is located in front of the recessed glass wall. The upper floor of the building appears to be a sheer-walled rectilinear box. According to the project architect, a perforated metal skin is being considered for the exterior siding. Lighting is also being explored for behind the skin. The top floor, which is set back slightly from Congress Street and considerably from Munjoy Street, is a 10' tall glass-walled space. As planned, it will function as a community meeting room.

As this is a preliminary workshop, some of the finer details of the design have not been illustrated. The images are probably sufficient, however, for purposes of gaining preliminary feedback regarding scale, general massing and architectural expression.

Preliminary Staff Comments

Given that the St. Lawrence Church parcel is an individually designated landmark property located outside a historic district, the Board's primary role in this instance is to assess the visual relationship between the proposed arts center addition and the designated historic parish hall to which it will be connected. Notwithstanding this limit on the Board's formal authority, it is impossible—one could even argue inappropriate—not to consider the proposed development's compatibility with its larger context.

It is clear that the original St. Lawrence Church complex was an architecturally unique presence on Munjoy Hill. Its overall size, varied and highly sculptural massing, material palette and tall corner tower with belfry (which was a neighborhood landmark in itself) all combined to create an architecturally unusual and iconic property. The architect and applicant argue that just as the original St. Lawrence Church was unique and exceptional in the neighborhood, so too should be the new addition. The new addition has been designed very intentionally to clearly express the function of the structure and the dynamism of an arts center. The design solution also responds to the organization's desire that this building serve as a visual draw and community resource for the surrounding neighborhood. In discussions with Mr. Lloyd, he has been clear that these goals have driven the proposed architectural solution and that the conventional notion of "compatibility" was not a key objective in the design process.

That said, the proposed new addition is located on a parcel which has been designated as a local landmark. The original key component of the landmark property is now gone, but the parish hall remains and exhibits a distinctive architectural vocabulary. It is reasonable to assume that this architectural vocabulary can serve as a point of departure for a successful contemporary design interpretation that is both a clear expression of our own time and responsive to the character of the designated resource. Based on the materials provided, staff is hard-pressed to find that the proposed design solution meets Standard #9 of the historic preservation ordinance, which applies to additions to historic properties. It is also difficult to find that the addition meets the Standards for Review of New Construction, which also apply. (See review standards below.) While the ordinance standards make clear that contemporary design is not discouraged--indeed, the Board has consistently encouraged new additions and new construction to be a clear product of their own time—the standards *also* require that new additions or buildings be *compatible* with their context. The compatibility factors which are required to be taken into consideration

are spelled out in the standards. While a new addition need not and should not respond to each and every compatibility factor, it should respond to at least some of them.

In staff's view, the proposed addition is architecturally interesting in its own right and would likely be viewed as an exciting new design solution in another location, particularly within Portland's central business district. Attached to this historic parish hall and in this smaller scale, neighborhood commercial context, however, the proposed addition appears as a dissonant element. The box-like geometry of the proposed structure with its sheer vertical walls, the setback and transparency of its base, the material palette, etc. make no reference to the building to which it is attached. Whereas the historic preservation review process is intended to address the visual *relationship* of existing and proposed structures with the goal of achieving a contextual design solution, the proposed design solution is intentionally unique and separate from its adjoining structure and a direct expression of form and function.

Applicable Review Standards

In reviewing the preliminary proposal, the Board shall consider the following Standard for Review of Alterations:

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

The Board shall also consider the ordinance's Standards for Review of New Construction, which require that any new development respond to the following compatibility factors:

Scale and Form:

Height

Width

Proportion of principle facades

Roof shapes

Scale of the structure

Composition of Principle Facades:

Proportion of openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Signs, canopies and awnings

Relationship to the street:

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Historic and recent views of St. Lawrence Church sanctuary and parish hall
2. Cover letter and photos of existing conditions

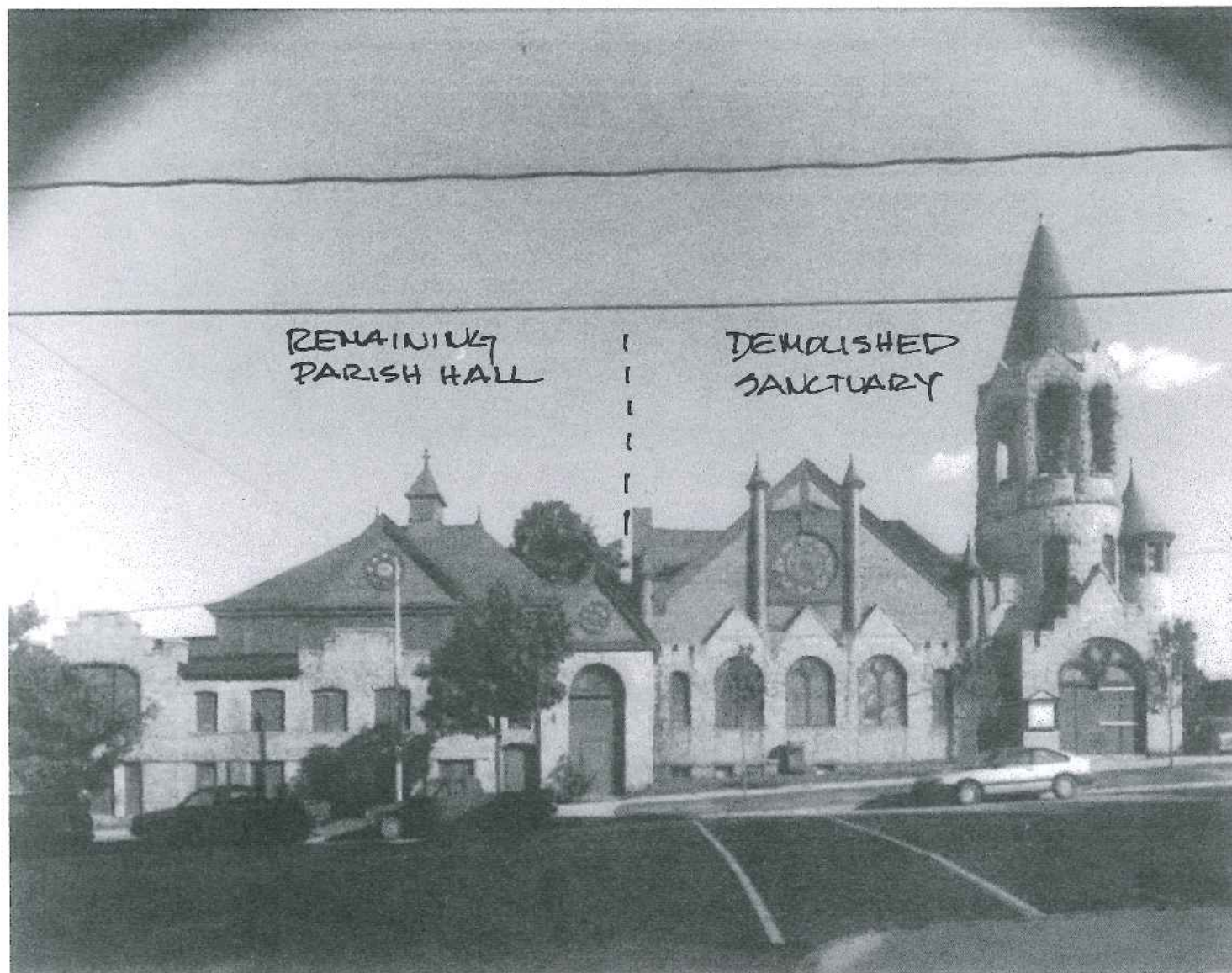


Completed Facility

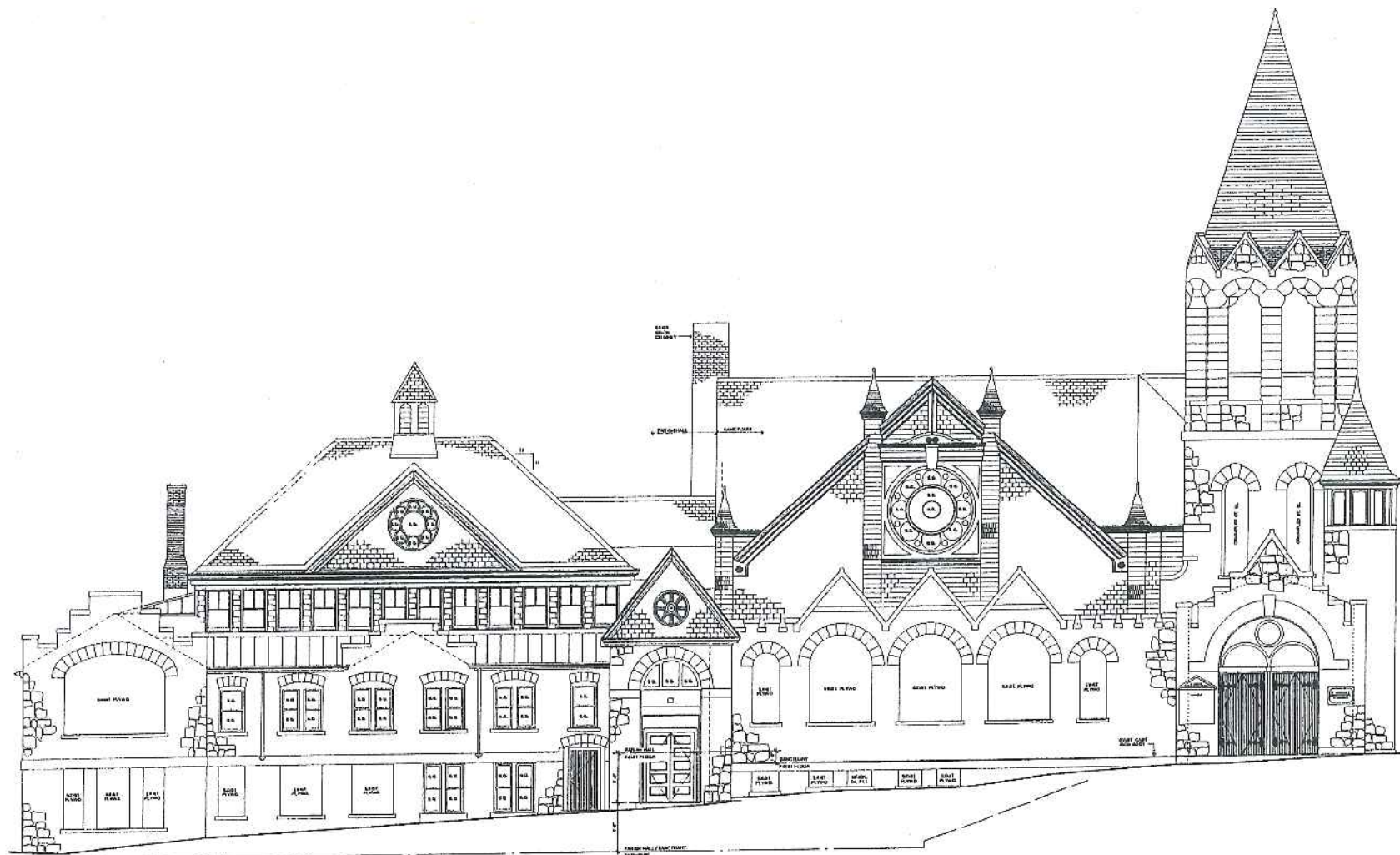


St. Lawrence Congregational Church After Abandonment

Photo by Charles Mayer Photography



Congress Street Facade / Photo by Charles Mayer Photography



1
EX-9
EXISTING NORTH EXTERIOR ELEVATION - CONGRESS STREET

MILLS WHITAKER ARCHITECTS LLC P.O. BOX 8888 BOSTON, MA 02114 TEL: 617-552-1111 FAX: 617-552-1112	
ST. LAWRENCE ARTS & COMMUNITY CENTER 76 CONGRESS STREET PORTLAND MAINE	
PROJECT NAME PROJECT NUMBER	EXISTING ELEVATION - CONGRESS STREET
DATE: 8 JAN 2007	
PROPOSED PHASE NOT FOR CONSTRUCTION	
SHEET 1	

November 12, 2012

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St. Lawrence Arts

Dear Ms. Andrews and Members of the Historic Preservation Board,

We are pleased to submit preliminary massing designs for reconstruction of the Sanctuary portion of the St. Lawrence Arts facility as well as implementation of selective renovations to the Parish Hall portion. The Sanctuary was dismantled in May 2008 due to its severely deteriorated condition. The design for the exterior will be a modern response in place of the original 19th-century gothic style.

In 2010 the City of Portland planning board approved a new replication of the Sanctuary that carefully replicated the exterior of the original, as well as an upper level viewing room. This approach has been abandoned due to astronomical construction costs. An exhaustive feasibility study conducted after receiving the conditional rezoning determined that the exterior design was too expensive and extravagant for the underlying purpose of building an arts center. The study concluded that the project focus and majority of the budget should not be usurped by recreating an old landmark but instead should be tailored to creating a dynamic, sustainable arts center and preserving the original 19th-century building still in existence that today houses the very successful Parish Hall Theater. The organization has researched recent building projects that are similar in scope, size, and program to the project proposed by St. Lawrence Arts (SLA) and has worked tirelessly with a Portland based development company to arrive at a new budget figure of \$7M or below. Our approach will be a modern facility reflecting today's values, economics, and architecture. Our hope is that this new building will be one of Portland's and the Munjoy Hill neighborhood's significant architectural attractions that will be as iconic a structure as the original Sanctuary and bell tower.

The proposed building will consist of a 400 plus-seat auditorium for performing arts and an upper-story Promenade room. The exterior siding being evaluated is a perforated metal skin. This facade will be set about 2 to 3 inches off the face of the exterior box, creating a veil over the main box. We are also exploring some LED lighting behind the skin.

The building will be situated on the site of the former Sanctuary (Congress and Munjoy Street block) with a proposed raised plaza overlooking the sidewalk. The main entry to the theater will be off Congress complete with a new ADA accessible elevator to service the existing building, the new auditorium, and the Promenade room. We also have a preliminary site plan showing the creation of this plaza between our building and Congress Street.

We look forward to presenting our design thoughts and preliminary massing designs for the board's insights and critique.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by a series of loops and a final flourish.

David Lloyd, Principal
Archetype



Date: November 6, 2012

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

76 Congress Street

CHART/BLOCK/LOT: 3-L-1 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

See attached cover letter

CONTACT INFORMATION:

APPLICANT

Name: Friends of the St.
Address: Lawrence Church
76 Congress Street
Zip Code: Portland, ME 04101
Work #: (207) 347-7177
Cell #: (207) 749-0570
Fax #: _____
Home: _____
E-mail: deirdre.nice@stlawrencearts.org

BILLING ADDRESS

Name: Same as applicant
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Applicant's Signature

PROPERTY OWNER

Name: Same as applicant
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: Archetype
Address: 48 Union Wharf
Portland, ME
04101
Zip: _____
Work #: (207) 772-6022
Cell #: (207) 831-8627
Fax #: (207) 772-4056
Home: _____
E-mail: lloyd@archetypepa.com

Owner's Signature (if different)







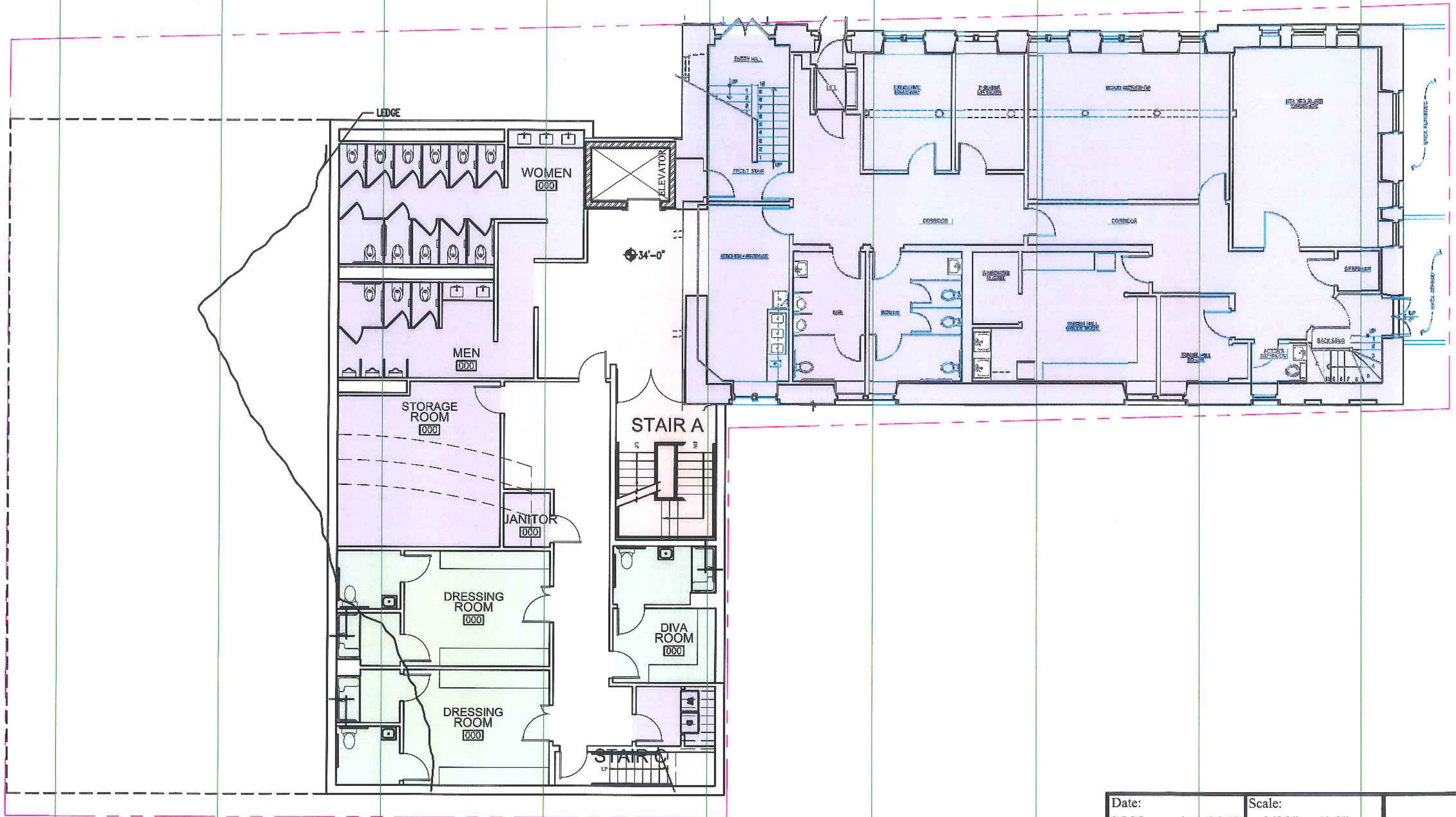












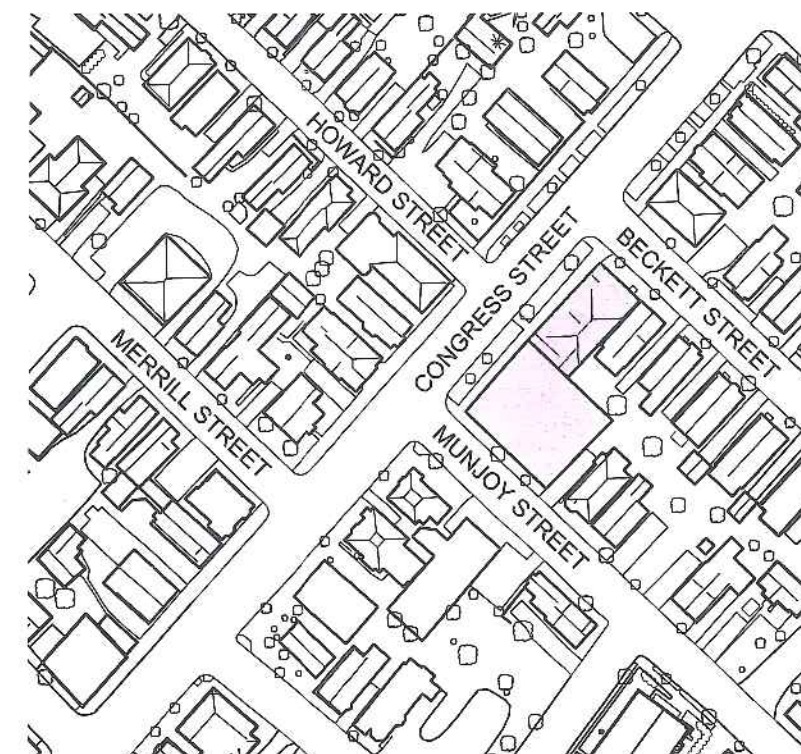
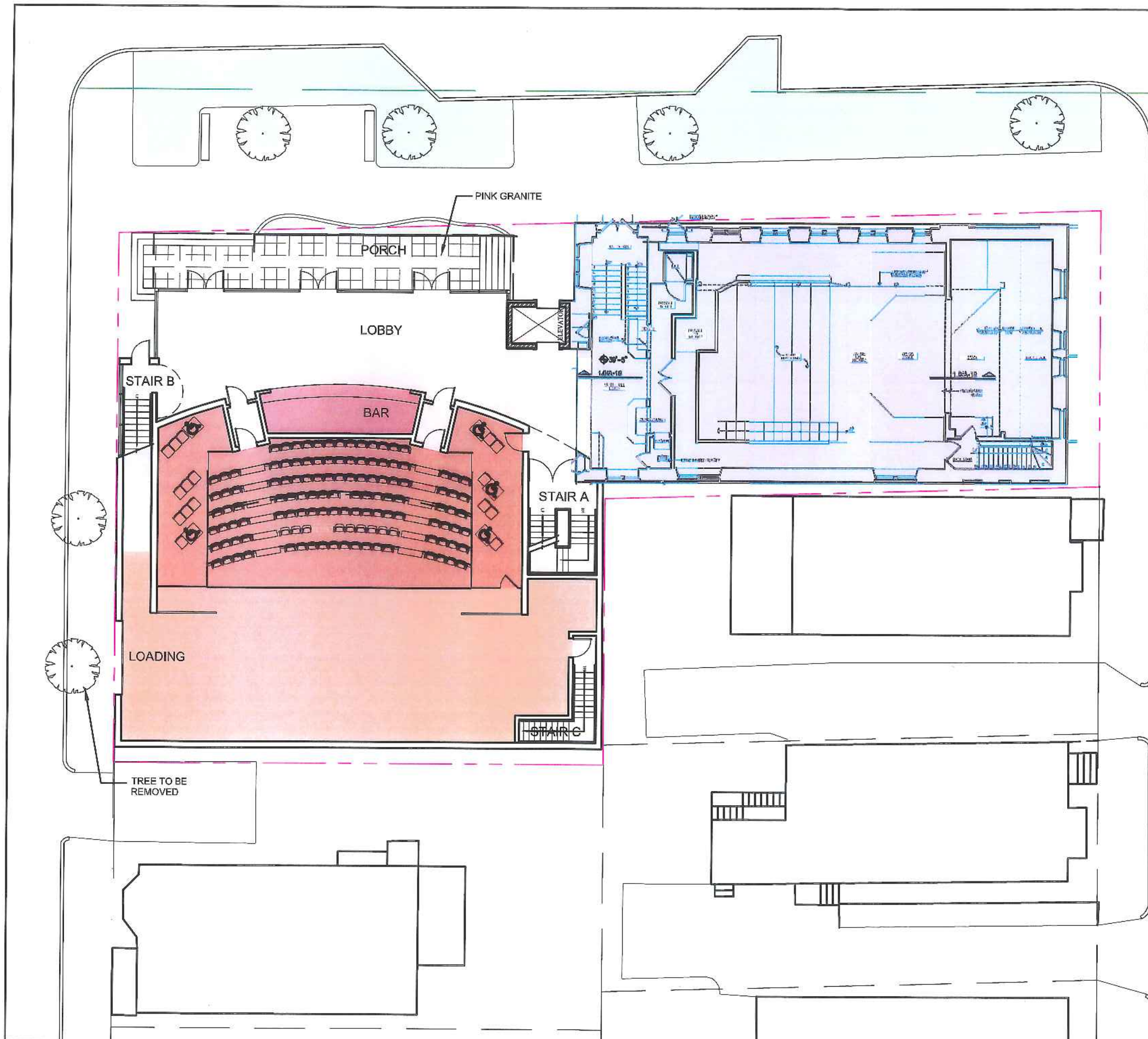
Date:
05 November 2012

Scale:
3/32" = 1'-0"

BASEMENT PLAN

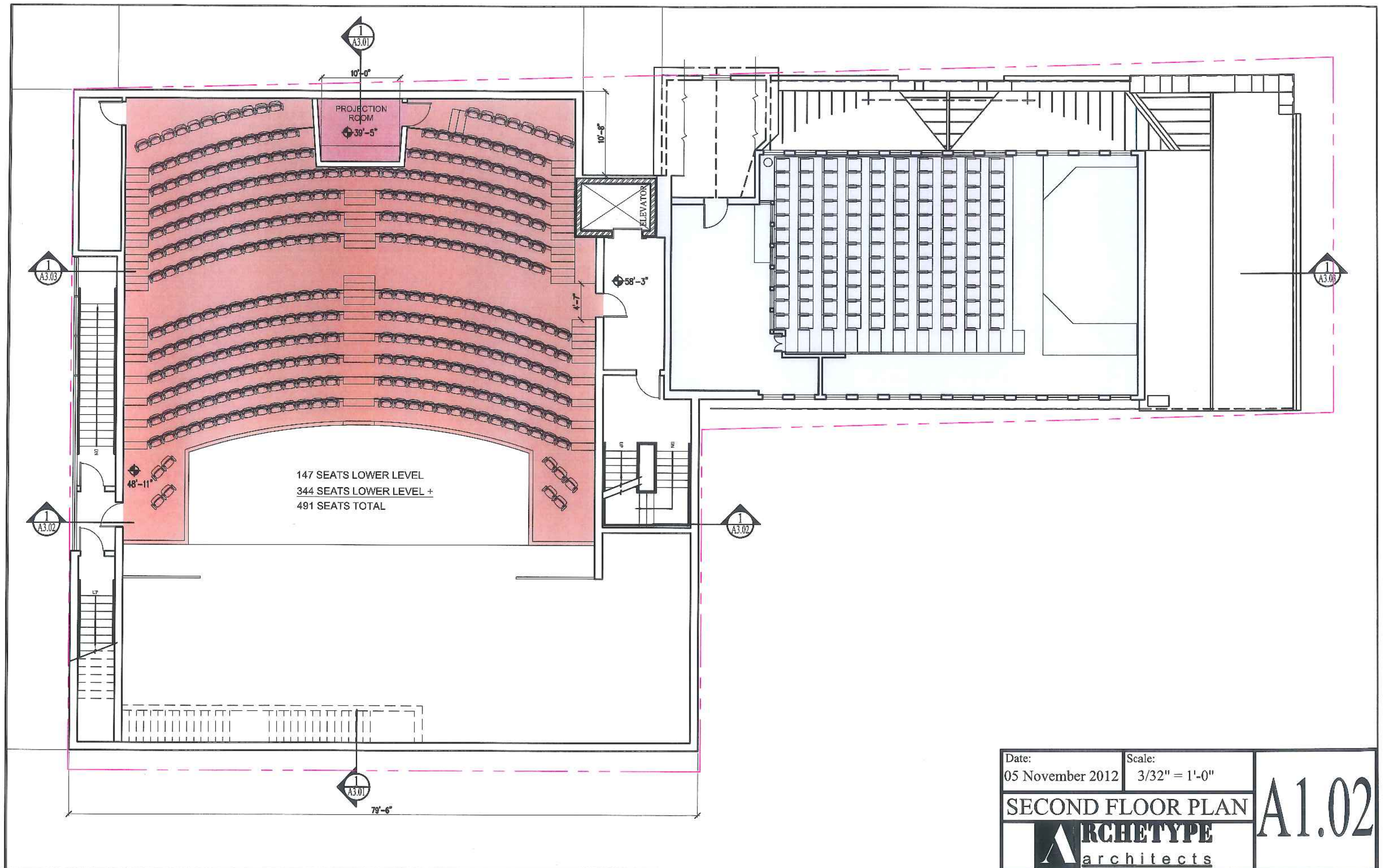


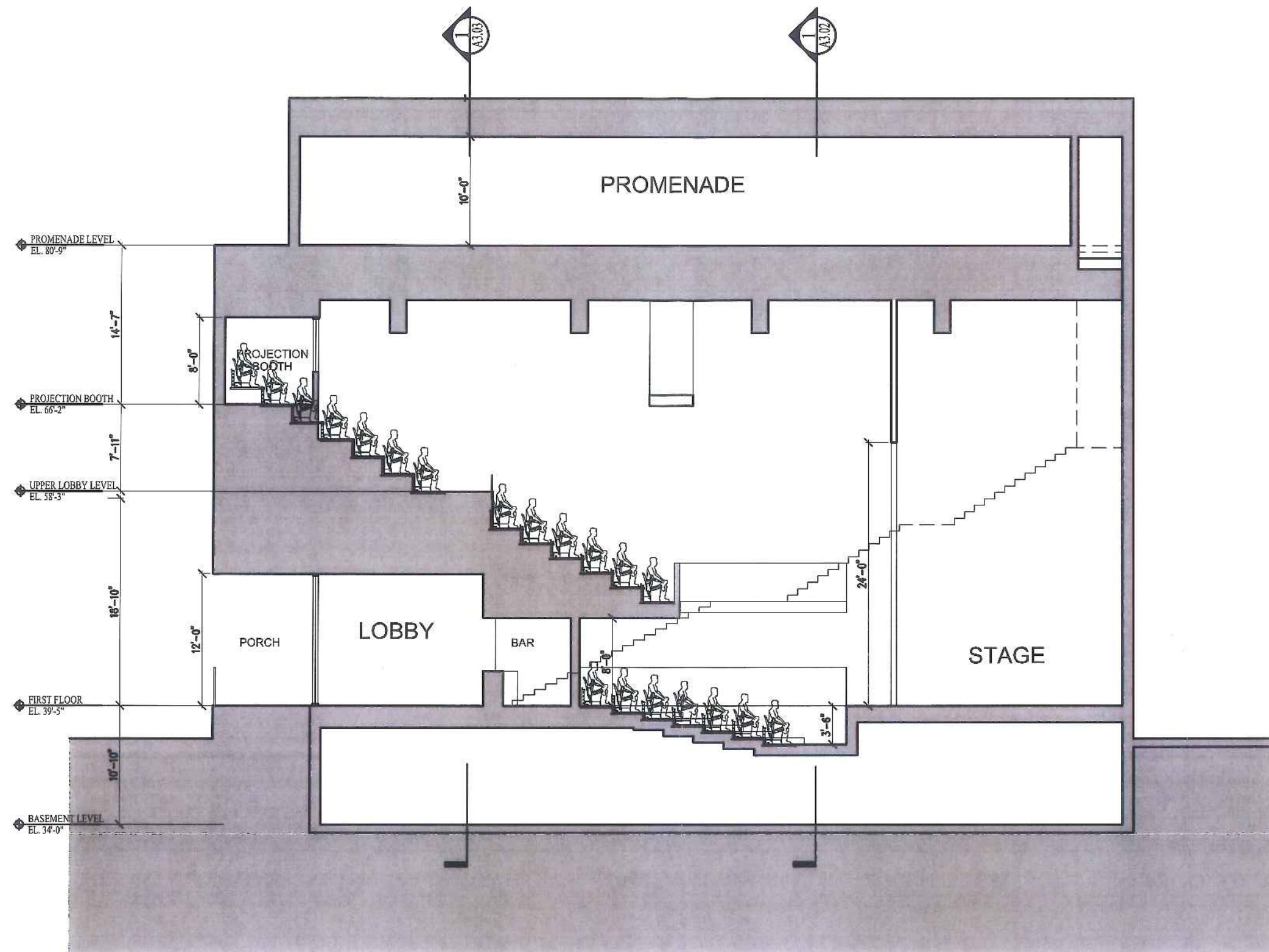
A1.00



KEY PLAN

Date: 05 November 2012	Scale: 1/16" = 1'-0"	A0.01
SITE PLAN		
 ARCHETYPE architects		





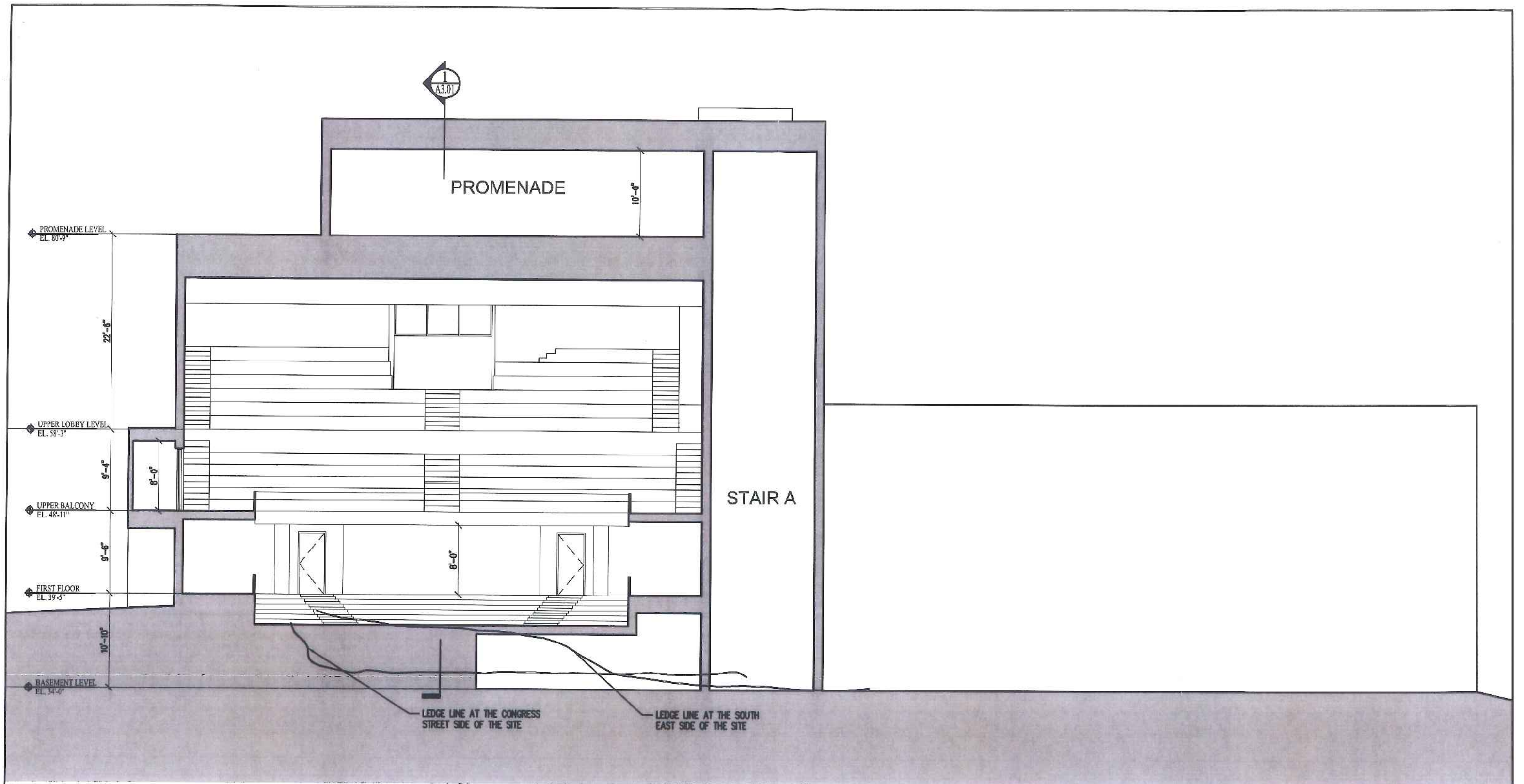
Date:
05 November 2012

Scale:
3/32" = 1'-0"

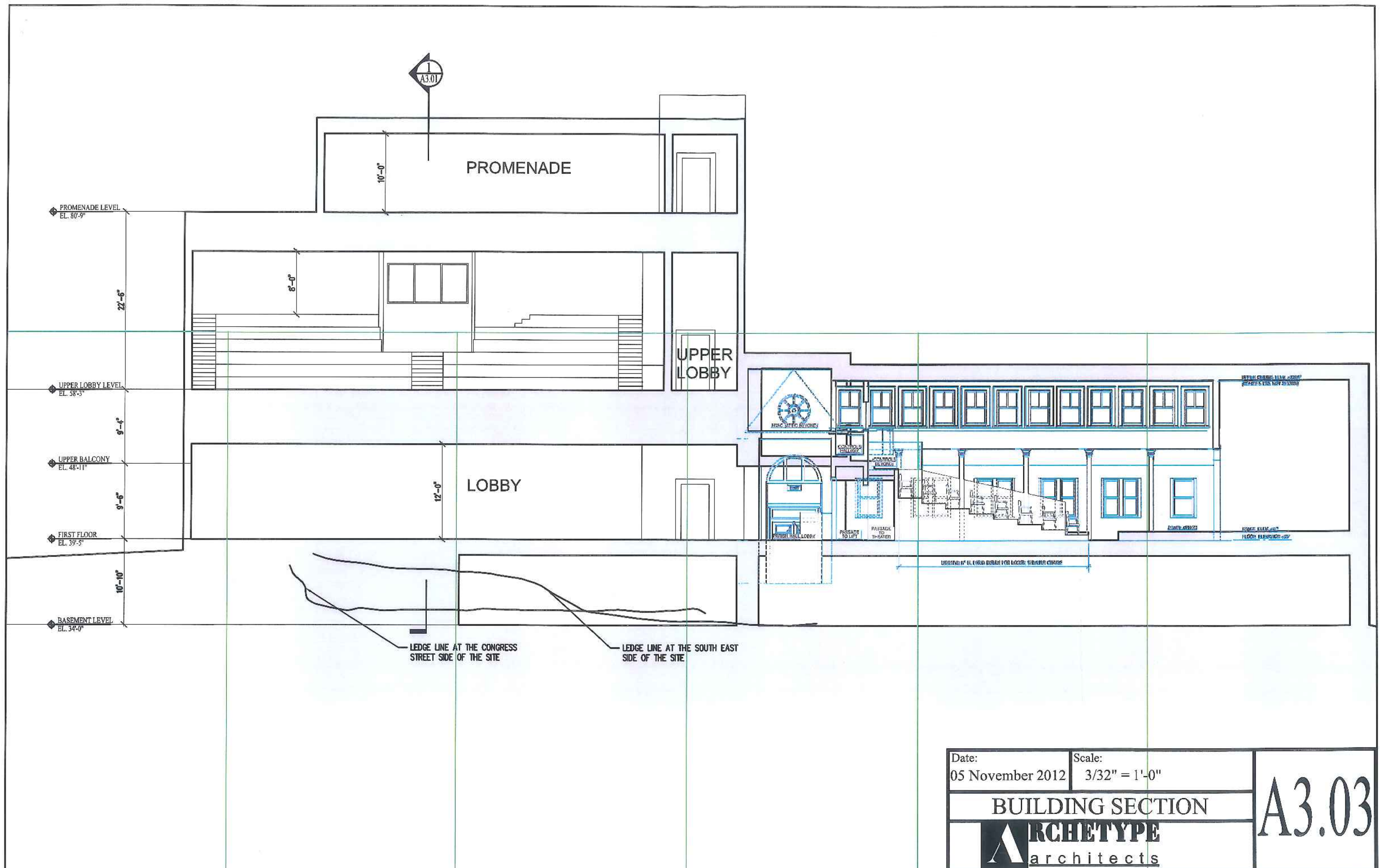
BUILDING SECTION

ARCHETYPE
architects

A3.01



Date: 05 November 2012	Scale: 3/32" = 1'-0"	A3.02
BUILDING SECTION		
		



**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP (2nd)
76 CONGRESS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: February 1, 2013

RE: February 6, 2013 Workshop to Discuss Preliminary Massing Study and
Design Concept for New Addition

Address: 76 Congress Street
(site of former St. Lawrence Church sanctuary, adjoining church
parish hall)

Applicant: Friends of the St. Lawrence/St. Lawrence Arts

Architect: David Lloyd, Archetype

Introduction

Architect David Lloyd, representing Friends of the St. Lawrence and St. Lawrence Arts, is returning to the Board for a second workshop to present a revised preliminary design proposal for a new addition to the St. Lawrence parish hall at 76 Congress Street. The addition will replace the former church sanctuary which was demolished in 2008 and is intended to house a 411-seat performing arts theatre surmounted by a glass façade “promenade room” for additional events and community functions. Although the sanctuary was demolished due to severe structural deterioration, the parish hall remains as an individually-designated historic structure.

The revised proposal seeks to respond to some of the comments and concerns expressed by both Board members and area residents at the first workshop on December 5th. Mr. Lloyd has provided a written summary of the design revisions and the intent behind each change.

Public comment will be taken on the revised proposal at Wednesday’s workshop.

Purpose of the Workshop

As with the first workshop, the goal of Wednesday's review session is to provide general feedback to the applicant and project architect on the scale, massing, design expression and material palette of the proposed addition. It is not expected that the applicant will proceed toward final review and approval at this time. The Friends of the St. Lawrence will need to embark on an ambitious fundraising campaign in order to build the new arts facility and want to gauge the Board's relative support for the proposed design direction before they present the plans as part of their fundraising initiative. As well, the organization will need approval from the Portland Planning Board to amend their 2010 contract zone agreement which was intended to govern redevelopment of the site. Key provisions of the agreement were based on the applicant's intention to closely replicate the original sanctuary. As such, the contract zone agreement allowed for special height and setback waivers, reflecting the original building's massing and footprint. It is not clear whether these waivers would apply under a new proposal.

Not knowing whether special height allowances or other waivers will ultimately be approved by the Planning Board as part of an amended contract zone, the Historic Preservation Board is encouraged to focus simply on the question of compatibility with the designated historic parish hall and with the general scale and development pattern of the surrounding context. As the project site is not located within a designated historic district, the major consideration in this instance is the visual relationship between the existing structure and the proposed building addition.

Background *(from 12/5 report)*

As Board members will recall, the sanctuary portion of the St. Lawrence Church was demolished in 2008 due to significant structural deficiencies. (The parish hall, which had been rehabilitated by the Friends of St. Lawrence, remains intact and functions as the St. Lawrence Arts Center.) Following the demolition of the sanctuary, the group began planning for a replacement structure which would provide additional space for their expanding arts venue. The Friends' initial intent was to closely replicate the original exterior of the sanctuary. Architectural renderings were prepared by Mills Whitaker Architects and presented to both the Historic Preservation Board and Planning Board for their preliminary approval. In 2010, the organization received approval from the Planning Board for conditional rezoning of the parcel and the Historic Preservation Board gave conceptual approval for the proposed design solution, recognizing that it would be some time before a formal application would be submitted and that there would likely be design revisions.

The organization received feedback from potential funders that their plans to replicate the original exterior would be inordinately expensive, boosting the overall project costs enormously. Based on this input, the Friends elected to rethink their original plans and hired a new architect to provide design assistance.

Subject Parcel, Existing Structure, Surrounding Context *(from 12/5 report)*

The subject parcel, including the portion cleared for redevelopment, extends the full width of a city block bounded by Munjoy Street and Beckett Street.

The parish hall to which the proposed Arts Center will be attached features many of the architectural characteristics of the sanctuary that was demolished. Indeed, the sanctuary and attached parish hall were conceived as a single, architecturally cohesive unit. While the sanctuary portion was certainly more exuberant and elaborate in its form and features (e.g., its prominent circular corner tower with open belfry, smaller turret, rose windows and cross-gabled slate roof), the parish hall exhibits the same rusticated stone veneer, complex massing, expressive roof form and stained glass.

The surrounding context of the St. Lawrence church parcel is mixed in terms of land use and is characterized by single- and multi-family homes as well as typical neighborhood commercial uses. Reflective of the existing development pattern, this portion of Congress Street is zoned B1-b "Neighborhood Commercial". The streets immediately abutting Congress are zoned R-6 Residential. Virtually all of the buildings date from the late nineteenth century. They generally range in height from 2 ½ to 4 stories and building exteriors are typically clapboard or brick.

Original Proposal, Board Response

Attached for reference purposes is a copy of Mr. Lloyd's preliminary design presented at the 12/5 workshop.

Although Board members indicated that they were receptive to a contemporary design solution for the addition and found the proposed design architecturally interesting in its own right and a clear expression of its use, they expressed concern that the proposed addition lacked any discernible visual relationship to the historic structure it would adjoin or to its larger neighborhood context. They stressed that the ordinance standards require that any building addition respect and relate to at least some of the key characteristics of the building it adjoins. The only "relationship" here, Board members noted, was one of marked contrast. (Indeed, Mr. Lloyd was very clear that his design intent had been to forthrightly express the function of the structure and the dynamism of an arts center and to respond to the organization's desire for a visual draw and community resource for the surrounding neighborhood. Achieving compatibility with the adjoining historic structure had not been a key objective in his design process.)

Board members cited the massing of the proposed structure as a primary concern. Where the parish hall is noteworthy for its complex massing (as well as its variety of architectural detail and texture), the proposed addition featured little to no articulation in massing. The upper façade of the building presented itself as an unarticulated box that loomed over a recessed ground floor level in a way that was characterized as "ponderous". Board members noted that the very simplicity of form effectively accentuated the overall mass and scale of the addition, which was considerably larger than any other building in its context. Although Board members acknowledged that

accommodating a modern 400+ seat theatre would limit the architect's ability to break up the massing of the building, there was strong consensus that some manipulation of massing would be essential.

Some Board members specifically questioned the proposed height of the addition, which was considerably taller than the parish hall and other buildings in the vicinity. Related to this concern, Board members asked about the function of the promenade room and the importance of this element to the applicant's overall program.

Board members also noted that the projection of the addition's upper façade served to obscure views of the historic parish hall. Finally, Board members noted that there appeared to be little relationship between the existing building and proposed addition in terms of material palette. Were some of the parish hall's exterior materials incorporated into the new addition, this might help relate the new addition to the historic structure.

Revised Proposal

Please see Mr. Lloyd's written summary of the proposed design revisions and the intent each revision.

Note that the enclosed perspective views depict the existing parish hall in massing model form only. Staff has asked that Mr. Lloyd provide perspective views that include a high-resolution image of the parish hall as well. Depicting the surrounding buildings would be instructive as well.

Applicable Review Standards

In reviewing the preliminary proposal, the Board shall consider the following Standard for Review of Alterations:

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

The Board shall also consider the ordinance's Standards for Review of New Construction, which require that any new development respond to the following compatibility factors:

Scale and Form:

Height

Width

Proportion of principle facades

Roof shapes

Scale of the structure

Composition of Principle Facades:

Proportion of openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Signs, canopies and awnings

Relationship to the street:

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Cover letter from project architect
2. Revised proposal, including perspective views, plans and elevations
3. Original proposal presented on December 5th.
4. Images of original parish hall and sanctuary,

January 7, 2013

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St Lawrence Arts Center Addition

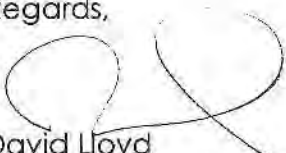
Dear Deb,

We are requesting another workshop with the HP board to discuss our ongoing design. We have made the following changes in response to the overview of our preliminary designs. As a brief outline please note the following:

1. In response to comments in regard to mass we have reduced the volume of the theater which brings the seating down to 411. I would also like to note that the board when asked directly if they felt a need to reduce the overall program to reduce the mass they responded that it was not necessary. In our efforts to break up the mass architecturally I came to the conclusion that reducing the program gave us opportunities in the redesign to respond to board concerns.
2. We have reduced the height of the theater by five feet.
3. The building face on Congress Street has been pushed back nine feet, allowing a better view of the adjoining parish hall. We have also introduced some stepping out and back of the face.
4. A porch has been added on Congress Street creating a welcoming architectural element. The porch roof is stepped and is in line with existing roof lines on the adjacent existing parish hall. The columns are proposed to be granite
5. The building face along Munjoy Street has been set back at an upper level to help break up the mass.
6. A pink granite element has been added at the base of the building and up sides of the building in a reflection of the granite on the original sanctuary and the existing parish hall.

We believe this revised design to reflect some of the boards concerns and our neighbors. We hope to continue our design review with the board in our next work session.

Regards,



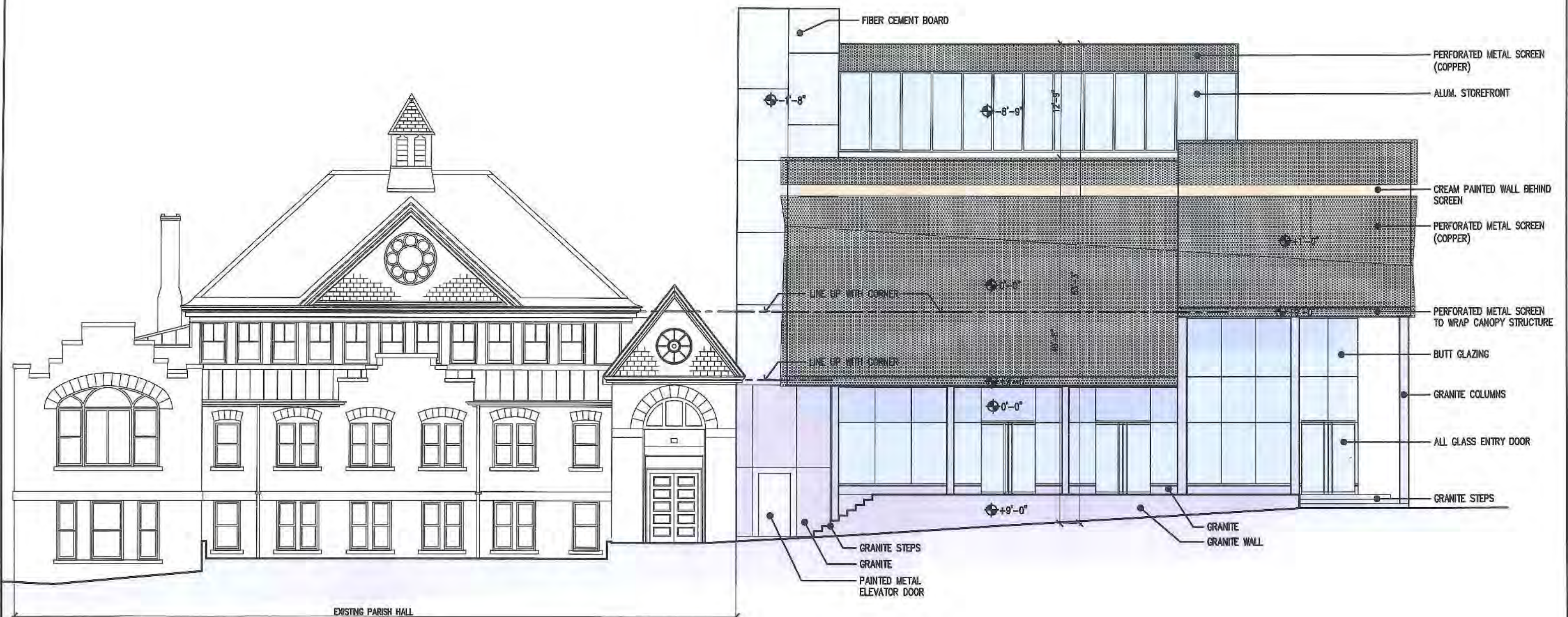
David Lloyd
Maine Licensed Architect #936



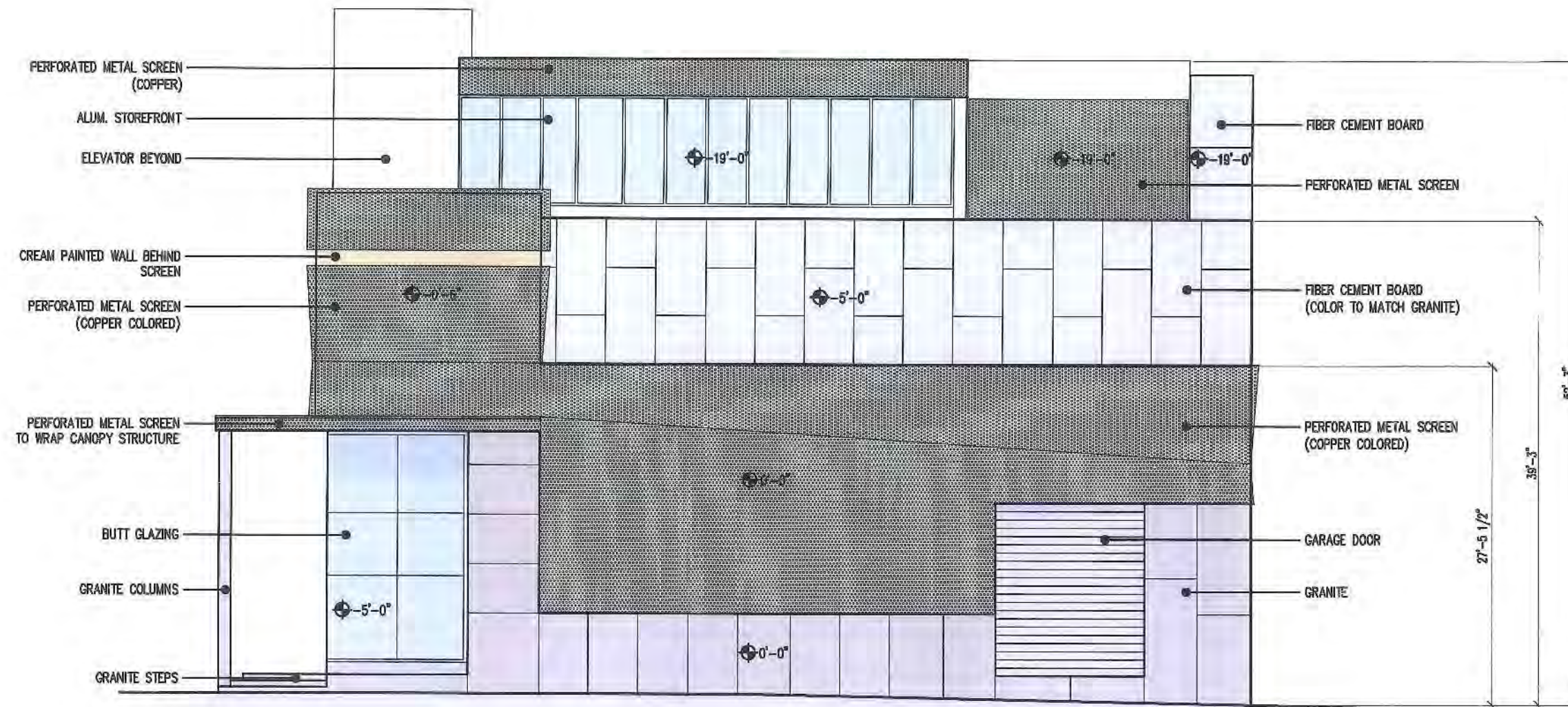








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A2.00			



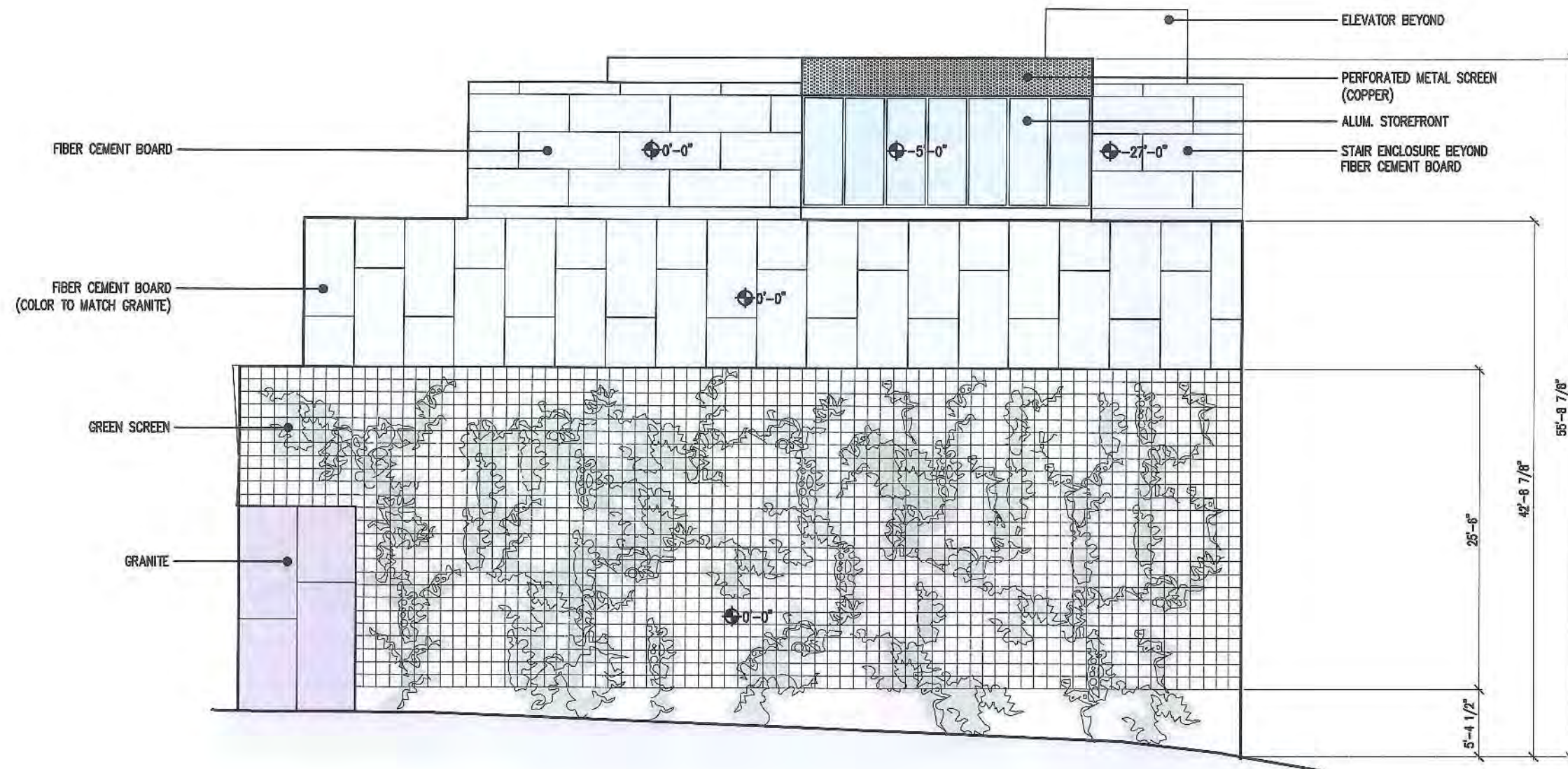
Date:
9 January 2013

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WEST ELEVATION

ARCHETYPE
architects

A2.01



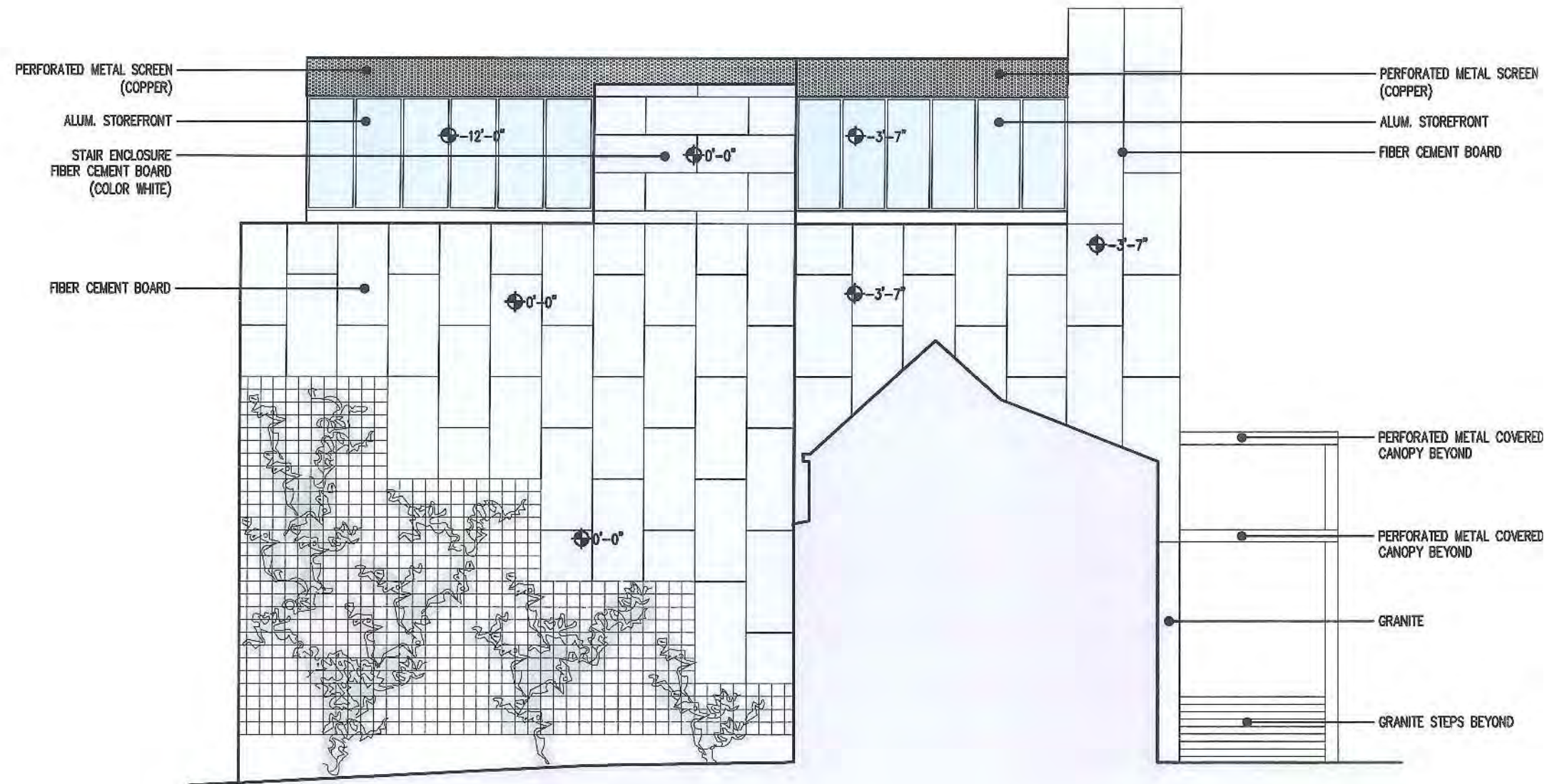
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SOUTH ELEVATION

ARCHETYPE
architects

A2.02



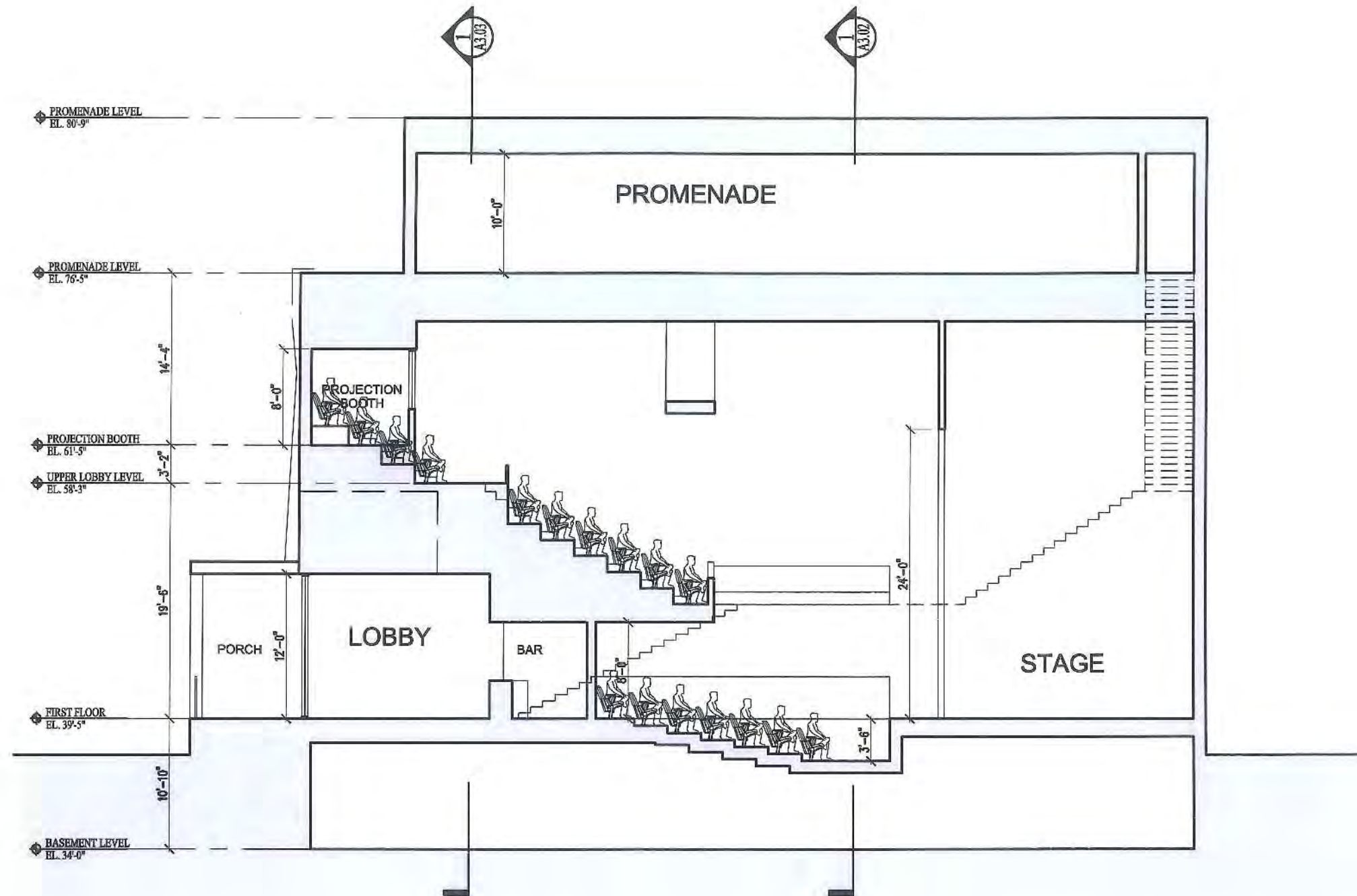
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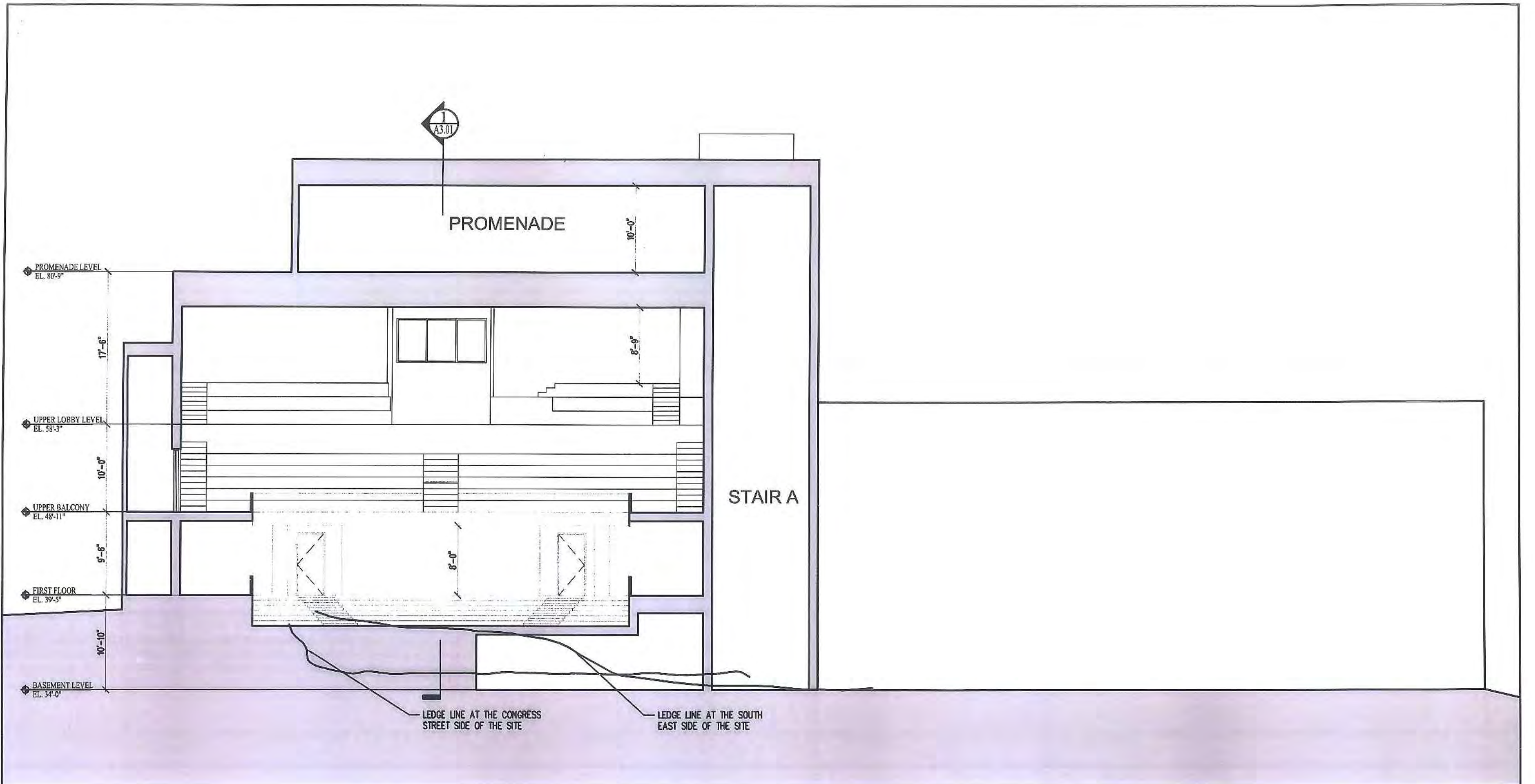
SOUTH ELEVATION

ARCHETYPE
architects

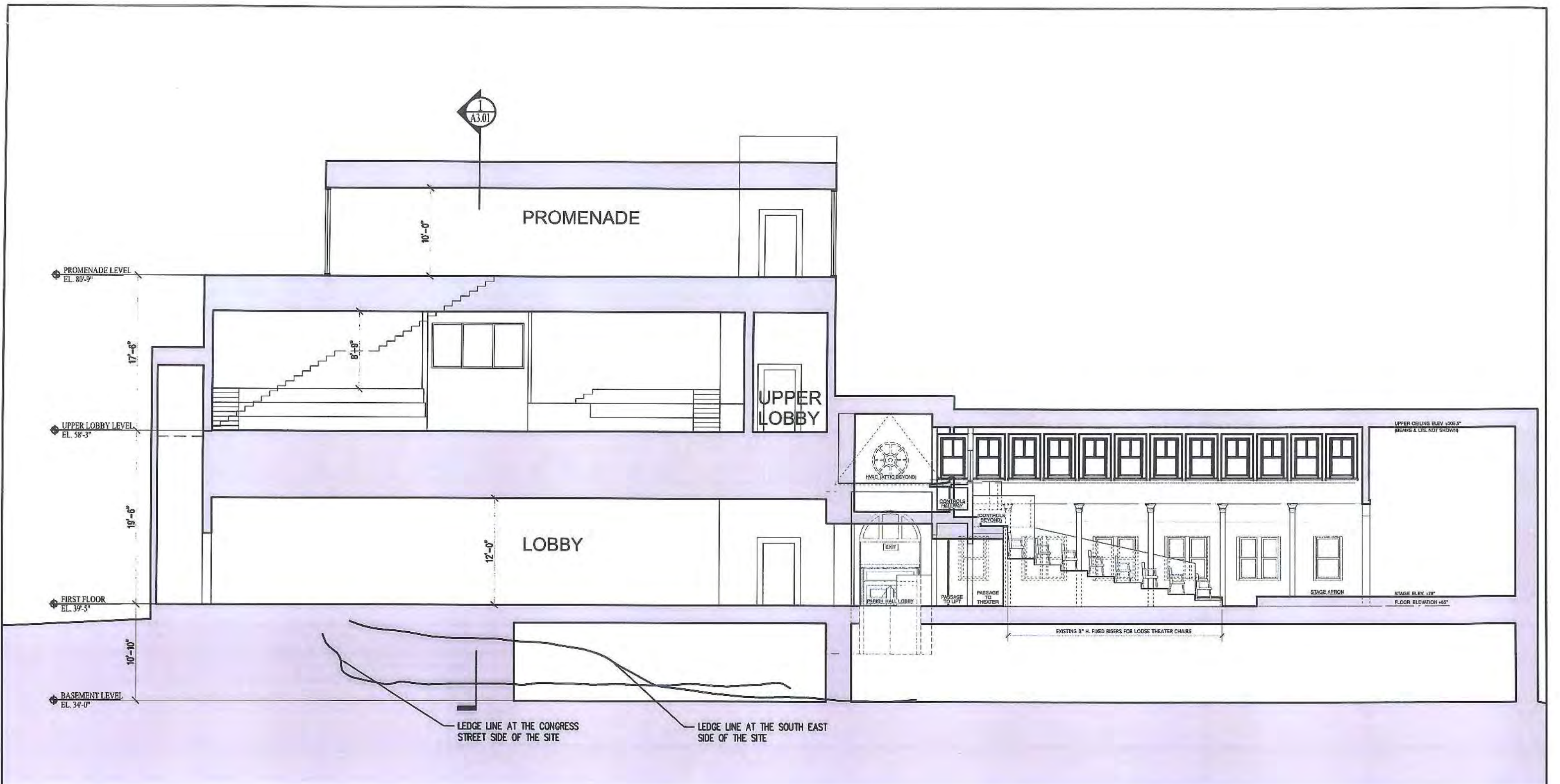
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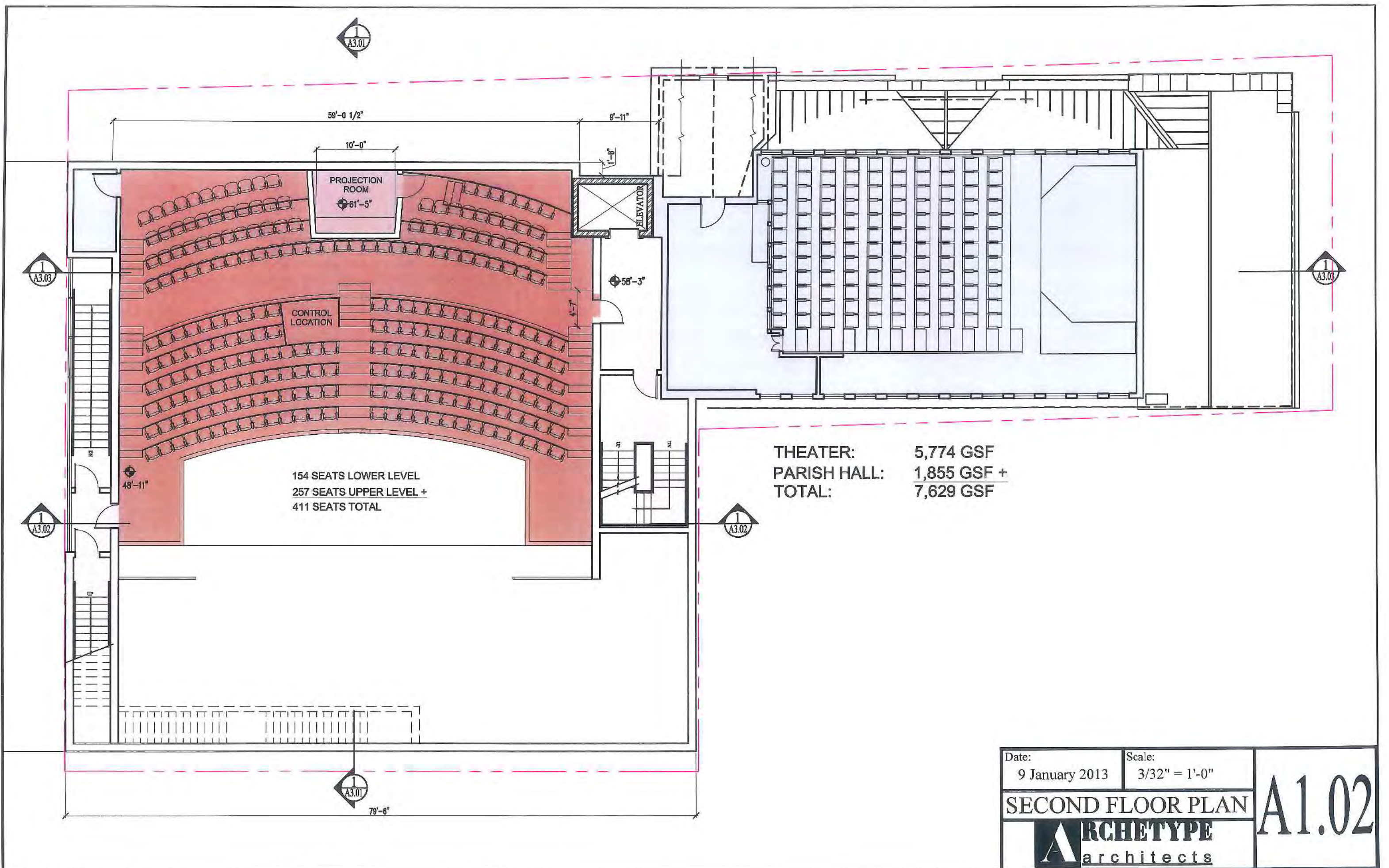
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BUILDING SECTION		
		

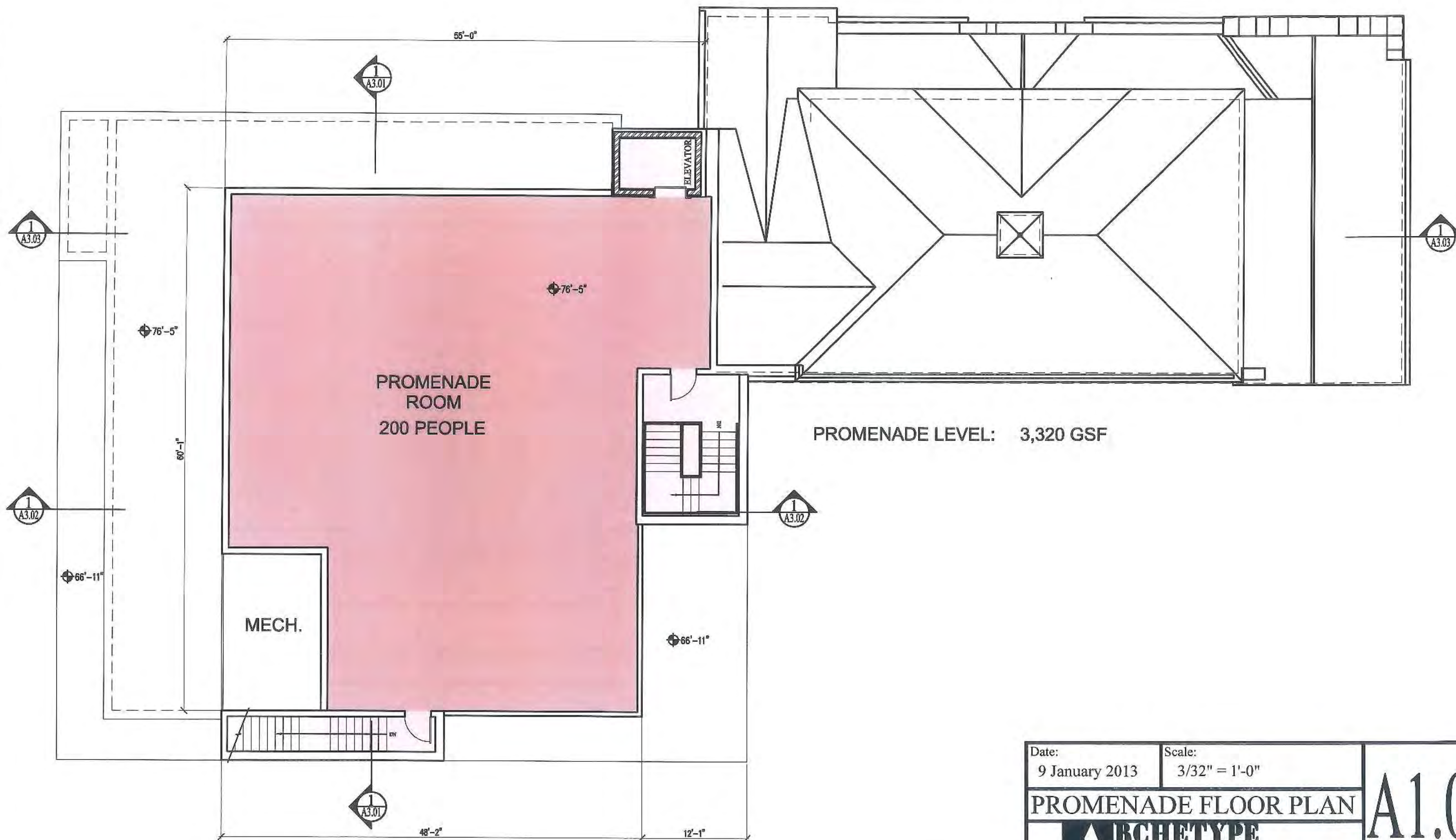


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BUILDING SECTION		
		



Date: 9 January 2013	Scale: 3/32" = 1'-0"	A3.03
BUILDING SECTION		
 ARCHETYPE architects		





Date: 9 January 2013	Scale: 3/32" = 1'-0"	A1.03
PROMENADE FLOOR PLAN		
ARCHETYPE architects		

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP (3rd)
76 CONGRESS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 23, 2013

RE: May 29, 2013 Workshop to Discuss Revised Proposal for New
Construction/Building Addition

Address: 76 Congress Street
(site of former St. Lawrence Church sanctuary, adjoining church
parish hall)

Applicant: Friends of the St. Lawrence/St. Lawrence Arts

Architect: David Lloyd, Archetype

Introduction

Architect David Lloyd, representing Friends of the St. Lawrence and St. Lawrence Arts, is returning to the Board for a third workshop to present a revised preliminary design proposal for a new addition to the former St. Lawrence parish hall at 76 Congress Street. The addition, located on the site of the former church sanctuary (demolished in 2008), will house a 400-seat performing arts center, surmounted by a rooftop "promenade room" for additional events and community functions.

The project is subject to Board review as the St. Lawrence Church property is a designated historic landmark property. Notwithstanding the fact that the sanctuary was demolished, the parish hall remains as an individually-designated historic structure, making development of the adjoining site subject to the review standards of the historic preservation ordinance.

Mr. Lloyd was last before the Board on February 6th. This latest proposal seeks to respond to the comments and concerns expressed by both Board members and area residents at the February workshop, as well as subsequent input from staff. Note that Mr. Lloyd has provided a written summary of the design revisions made since the last review session. As Mr. Lloyd notes in his cover letter, he is hoping for general agreement among board

members that this design direction can be supported within the historic preservation ordinance review standards. With conceptual approval, he would then proceed with more detailed design development and initiate the Planning Board review process as well.

For reference purposes, staff has attached copies of the two previous proposals reviewed by the Board. Attachment 4 is Mr. Lloyd's original proposal presented last December. Attachment 3 is the revised proposal presented in February.

As with previous workshops, public comment will be taken at Wednesday's meeting.

Summary of 2nd Workshop

Responding to the revised proposal (see Attachment 3), Board members were unanimous in the view that the changes made to the original proposal were generally very positive, especially with respect to the massing of the addition. (The original proposal called for an unarticulated box-like form cantilevered over a recessed, glazed base.) By manipulating the massing, the apparent scale of the building had been reduced and the building became more architecturally interesting as well.

Concerns/comments expressed by Board members included the following:

- Some Board members continued to express concern about the overall size of the building and indicated that a reduction in program might be required to address this concern.
- The position of the elevator tower near the front of the building was found to be problematic, as it made this utilitarian element far too dominant. The architect was encouraged to explore moving it back from the front façade.
- The promenade room at the top of the building generated mixed reviews. One Board member indicated that while he supported "the idea of the room, architecturally it might be too much". There was a general consensus that it lacked articulation, making it "lantern-like" and over-scaled. The architect was encouraged to provide a finer scale and more detail for this element and perhaps reduce its height.
- Board members expressed concern that the architectural relationship between the new addition and the existing structure was still weak. The architect was encouraged to study further the scale and form, material and color palette, rhythm of facade projections, rhythm and proportion of openings, and any other key character-defining elements of the historic parish hall in order to establish a stronger visual relationship between the two building elements. They reiterated their position that the addition needn't be slavish in its relationship to the historic building and a contemporary design solution was encouraged, but also noted that the ordinance standards require a discernible visual relationship.
- While Board members supported highlighting the corner entrance element, they found it a bit over-scaled for this context, especially in terms of its height.

Ten members of the public spoke during the public comment period. Response to the proposal was mixed. Several people argued that the building was neither compatible with the parish hall it would adjoin nor the surrounding context. Others expressed excitement about the proposal, stating that it “respects its neighborhood by contrast” and that Congress Street is the arterial that flows through the neighborhood where special uses and more unique architecture has traditionally been located. Several who had attended the first workshop remarked that the design had evolved in positive ways, but continued to have reservations about its bulk and height and/or its architectural compatibility. One neighborhood resident reminded others that the design was still at a very preliminary stage and would change considerably with further detailing.

Revised Proposal (3rd)

Please see Mr. Lloyd’s written summary of the proposed design revisions—Attachment 1.

As requested, the perspective views included with this submission include a high-resolution image of the parish hall as well as the proposed addition.

Staff Comments

As noted in previous reports, this review is a particularly challenging one in that what remains of the original historic building complex is the smaller of two adjoining structures which was clearly ancillary to the larger focal point of the complex. Given the applicant’s desire to build a new performing arts center with a larger capacity than their current space, it is inevitable that the “addition” will be larger than the original historic structure it adjoins and visually quite dominant. Additionally, given the nature of a performing arts venue (which requires a space of considerable volume) it is difficult to mask or manipulate the massing of such a large volume. Adding to the challenge is the architect’s proposal to render the addition in a frankly contemporary architectural vocabulary and in a material palette new to this context. That said, the Historic Preservation Board’s responsibility is to ensure that a successful and discernible relationship is established between the designated historic structure and the new addition.

Following are specific comments regarding the latest design proposal:

- Overall, the level of articulation, both in massing and detail, has improved greatly since the original submission. The manipulation of the massing not only provides visual interest, but also helps to break down the scale of the building. Recessing the elevator tower is also a significant improvement, as is the reduction in height of the entrance opening. The reduced height of the opening helps bring this element into a more comfortable relationship with the scale of the existing building and the surrounding context, while still highlighting the entrance.
- The immediate transition between the existing parish hall and the addition appears unresolved. The elevation drawing shows a large pier descending to grade in front of a set of stairs. The rest of the granite piers descend onto the retaining wall.

- In a meeting with the applicant and design team following the last workshop, staff had suggested to the architects that they might explore incorporating more stone into the base of the addition as one way to create a stronger visual relationship between the existing structure and the addition. (This was a suggestion of Board members as well.) While the revised proposal responds to this suggestion, in staff's view the manner in which the stone is employed is in need of further refinement to better relate to the character of the parish hall's masonry base. On the parish hall, the heaviness of the rusticated stone fields is relieved by the presence of thinner stone lintels and beltcourses of a contrasting color granite. This serves to lighten the overall effect and give the fields of masonry a finer level of articulation. In contrast, the proposed post-and-lintel treatment for the loggia—particularly the section between the parish hall and the corner entrance bay—exhibits significant visual weight and reads as fairly ponderous. In staff's view, the proportions of this section of loggia warrant further study. For example, the lintel seems disproportionately heavy (especially as depicted in the computer-generated image.) Perhaps reducing its height or providing further articulation with a band of contrasting granite would help in making a successful transition from the heavier building base to the lighter upper façade.
- Staff understands that the character of the masonry itself as depicted on the computer-generated image is probably not accurate. However, it will be important to understand what finish/texture/color is being proposed, as this will obviously have a significant impact on the character of the addition's base and its relationship both to the upper façade and to the adjoining parish hall.
- Regarding the entrance bay at the corner, note that the Munjoy Street elevation features a single large masonry opening, whereas this bay is subdivided on the Congress Street elevation. In staff's view, eliminating the center pier on the Congress Street face of the entrance bay would help highlight this corner element. Also, a slight projection of this bay beyond the face of the loggia might be desirable, as it would echo the rhythm established on the parish hall, where the façade is punctuated by three bays which both project slightly and break the otherwise continuous roofline.
- Regarding the promenade room, the deeper cornice and trellis element help provide a finer scale for this floor, however staff would encourage the trellis itself to be a bit more abstracted in order to relate to the architectural vocabulary of the floor below it. Also, staff questions the reliance on plant material to address scale issues, particularly in this climate.

Review Process Going Forward

As design development continues, staff recommends that the applicant initiate their Planning Board review process soon in order to determine whether site plan or zoning

issues will impact the final design, particularly its size. For example, the proposed height of the addition is 5 feet above what is allowed under current zoning and will require an amendment to the existing conditional rezoning agreement. It would be helpful to know the Planning Board's general receptiveness to this request. Also, the applicant will need to demonstrate that their "traffic demand management" (TDM) plan is appropriate for the capacity of the proposed facility. For these and other reasons, dovetailing the two review processes is generally advisable.

Applicable Review Standards

In reviewing the preliminary proposal, the Board shall consider the following Standard for Review of Alterations:

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

The Board shall also consider the ordinance's Standards for Review of New Construction, which require that any new development respond to the following compatibility factors:

Scale and Form:

Height

Width

Proportion of principle facades

Roof shapes

Scale of the structure

Composition of Principle Facades:

Proportion of openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Signs, canopies and awnings

Relationship to the street:

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Cover letter from project architect
2. Revised proposal, including perspective views, plans and elevations
3. Proposal presented on February 6
4. Original proposal presented on December 5, 2012
5. Images of original parish hall and sanctuary
6. Letters and e-mails

May 20, 2013

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St Lawrence Arts Center Addition

Dear Deb,

We are requesting another workshop with the HP board to discuss our ongoing design. I believe we had a good dialog with the board at our last meeting and also believe that their critiques are helping to shape a better design. We have made the following changes in direct response to board member critiques. As a brief outline please note the following:

1. We have relocated the elevator into the center of the building thus almost eliminating its presence on Congress Street; reducing the scale of the building as it relates to the parish hall.
2. We have redesigned the lobby porch to be in scale with the adjoining parish hall and have changed the material to granite, matching the parish hall. This porch, I would like to call it our loggia, is now a powerful element which offers a very strong connection to the existing building. The height of this loggia matches the height of the adjoining roofs of the parish hall. We also hope to further develop this loggia space on the ground plane at the sidewalk through the use of granite elements. Ideally this is an outdoor meeting space that spills out onto the sidewalk during performances at the theater.
3. The exterior of the rooftop promenade room has been modified in the placement of glass and the addition of perforated metal in the top two feet of the structure. In response to making the top of the building more visually interesting we have added a trellis and incorporated some "green" roof elements.
4. The main lobby space is now ADA accessible directly off Congress Street allowing handicap access without the necessity of using the elevator to enter the main lobby.
5. We have recolored the perforated metal screen to be more reflective of the actual material properties and early patination, which makes it more in keeping with the upper portions of the parish hall and I believe that with further development we can detail the screen connections to resemble the placement of the granite stone in the parish hall. The elevations are now broken down into scaled elements which reflect the scale of the neighboring buildings.

We believe this revised design reflects some of the boards concerns, the concerns of our neighbors and the intent of the design standards. The addition, a contemporary design, has now been modified to reflect the existing building in material and scale but still retains its distinctive architectural character of its time. We hope to receive a general consensus from the board that we are going in the right direction and that we have a project that has the potential of HP approval after further development.

Regards,

A handwritten signature in black ink, appearing to be 'DL' or 'D. Lloyd', written in a cursive style.

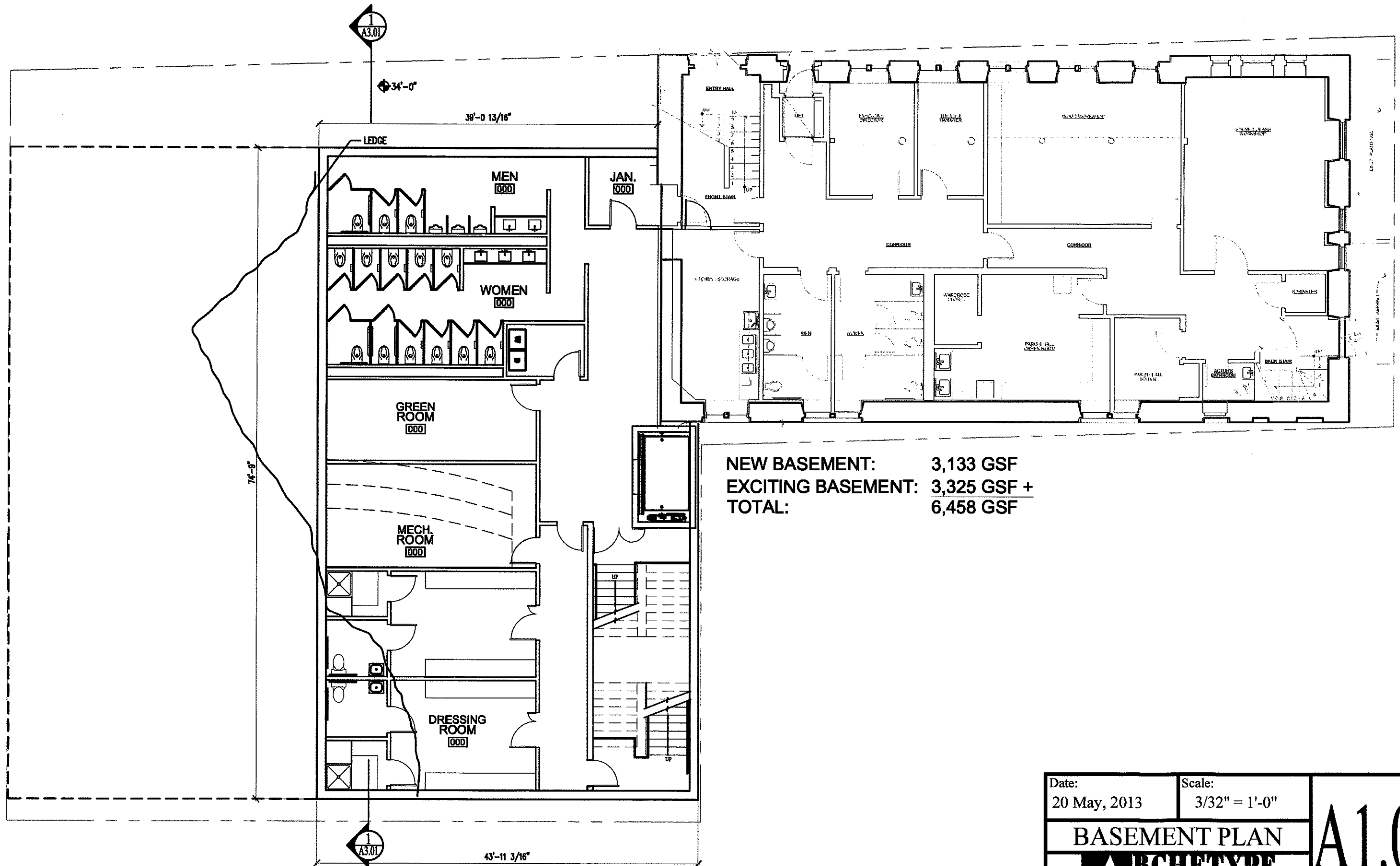
David Lloyd
Maine Licensed Architect #936



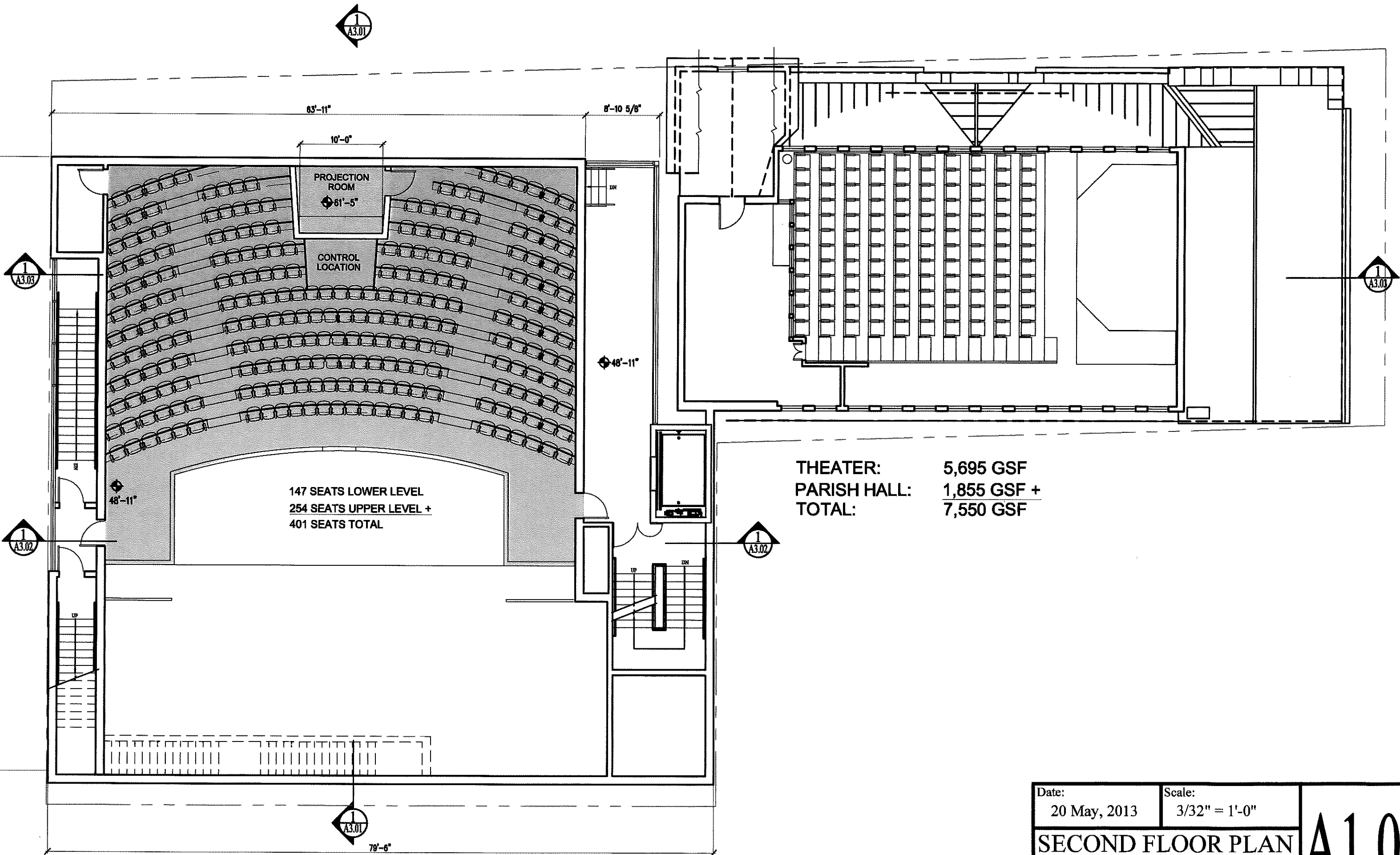




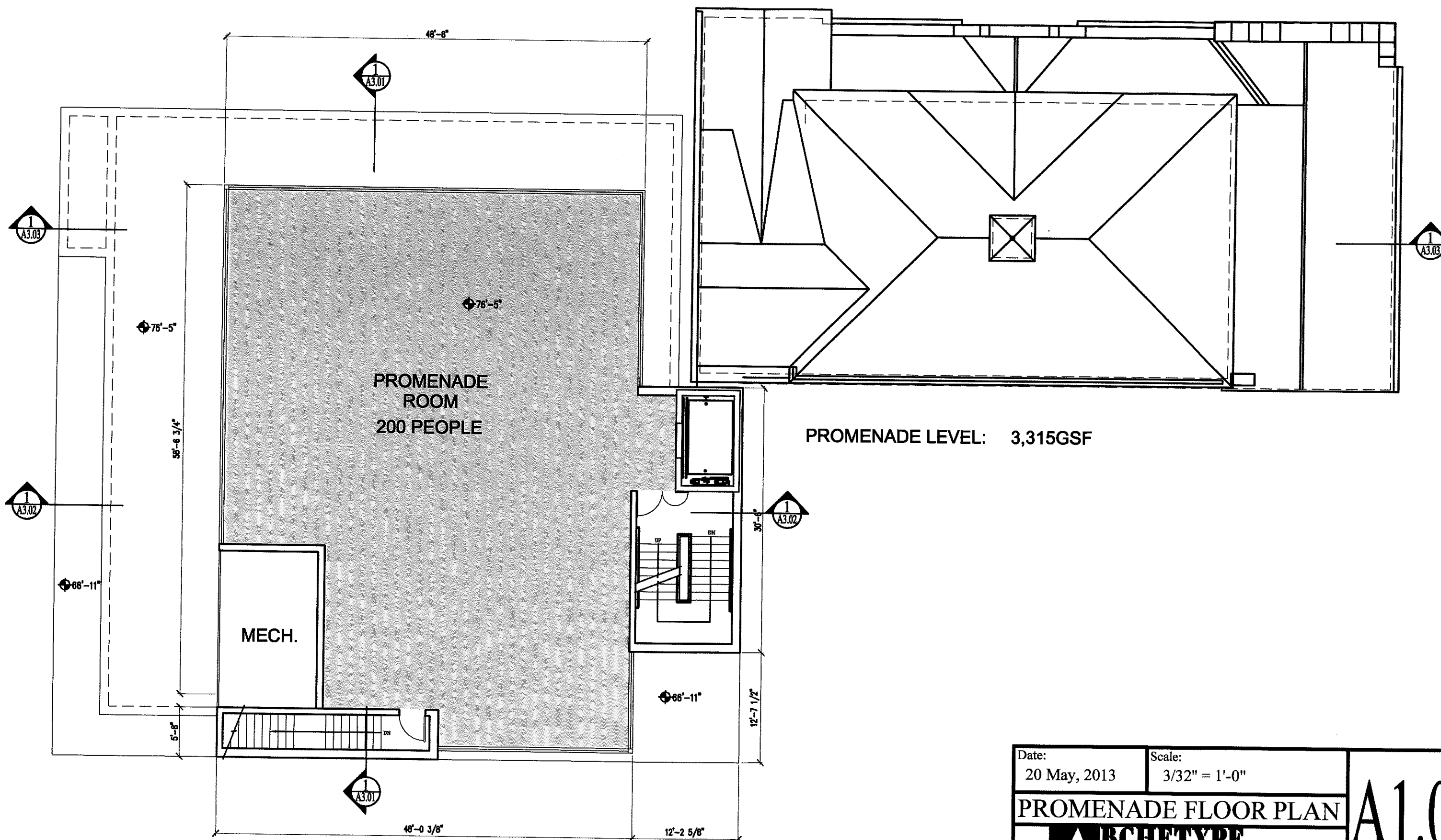




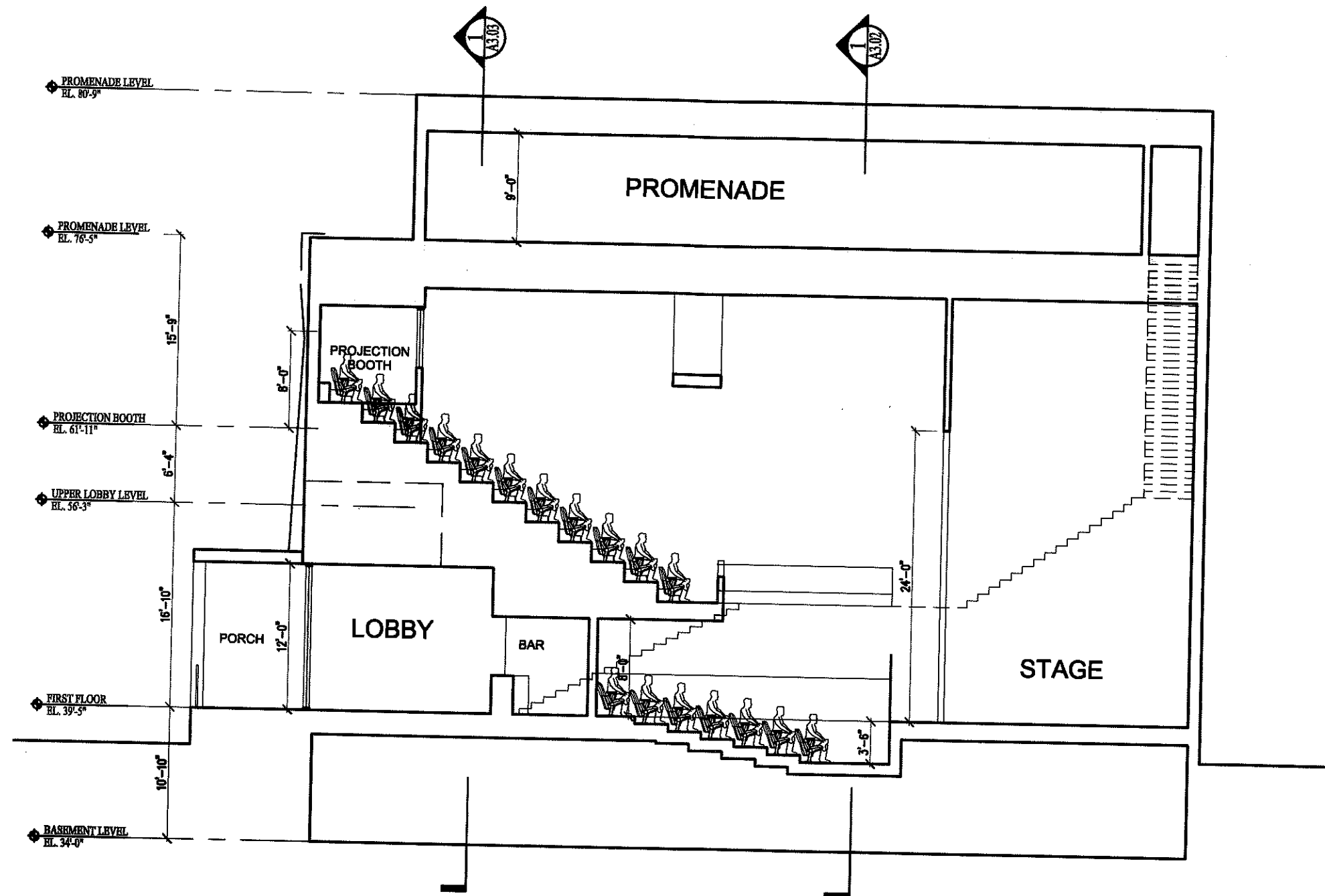
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BASEMENT PLAN		
 ARCHETYPE architects		



Date: 20 May, 2013	Scale: 3/32" = 1'-0"	A1.02
SECOND FLOOR PLAN		
ARCHETYPE architects		



Date: 20 May, 2013	Scale: 3/32" = 1'-0"	A1.03
PROMENADE FLOOR PLAN		
ARCHETYPE architects		



Date: 20 May, 2013	Scale: 3/32" = 1'-0"	A3.01
BUILDING SECTION		
 ARCHETYPE architects		

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
76 CONGRESS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 30, 2014

RE: November 5, 2012 Workshop to Review Revised Design Proposal for Performing Arts Center Addition (4th workshop)

Address: 76 Congress Street
(site of former St. Lawrence Church)

Applicant: Friends of the St. Lawrence Church/St. Lawrence Arts

Architect: David Lloyd, Archetype

Introduction and Background

Architect David Lloyd, representing Friends of the St. Lawrence Church, is returning to the Historic Preservation Board for a 4th workshop session to present his revised design proposal for a major building addition to the St. Lawrence parish hall at 76 Congress Street. The addition, located on the site of the former church sanctuary (demolished in 2008 due to structural collapse), will house a 400-seat performing arts center surmounted by a rooftop “promenade room” for additional events and community functions.

Mr. Lloyd was last before the Board in May of 2013. Previous workshops were held in December 2012 and February 2013. At the May 2013 workshop, Board members noted that significant positive progress had been made since the initial presentation in terms of the addition’s design compatibility with the existing parish hall and the surrounding neighborhood. Notwithstanding the general support, Board members noted that the design needed further refinement and identified several aspects of the proposal that warranted additional consideration. The outstanding design issues are summarized in a following section of this report.

Following the May workshop, the applicant elected to temporarily suspend the HP design review process in order to address fundamental zoning questions that needed to be resolved in order to move forward with the performing arts center as currently envisioned. The decision to suspend the HP process was supported by the HP Board and staff, as all parties recognized that the underlying zoning for the site would likely affect

the design of the new addition, particularly its scale. Since the May workshop, the applicant has applied for and received a favorable recommendation from the Planning Board to amend their 2010 conditional rezoning agreement for the property. Now that the zoning question appears to be moving towards resolution (Council approval is still pending) and the basic allowable building envelope has been established, the applicant is returning to the Historic Preservation Board to resume the design review process.

Mr. Lloyd is returning to the Board with a substantially revised design proposal. As he notes in his cover letter, these changes were made largely in response to feedback from the Historic Preservation Board at its last workshop on the project. The enclosed drawings were used as the basis for discussion with the Planning Board and are incorporated by reference in the amended conditional rezoning agreement being recommended by the Planning Board to the Council. Please note that while the agreement references the drawings, it also makes clear that the Historic Preservation Board has final review authority over the design and that the attached drawings may be subject to change.

May 2013 Proposal, Board Comments

Enclosed as Attachment 1 are the renderings presented at the Board's May 2013 workshop. As noted above, Board members expressed the view that the design was definitely moving in the right direction and was much more responsive to its immediate context than earlier renditions. That said, the Board raised a number of questions and potential concerns. Following is a summary of Board feedback:

- Scale and form. Most members appeared comfortable with the scale of the hall itself, although some questioned whether its size could be reduced further. They also noted that the massing had been reduced and broken up. The presence and scale of the promenade element (the addition of which made the addition exceed the height limit established by zoning) generated more questions and concerns. Members acknowledged that in addition to providing an additional function space, the promenade element served as an effective screen for rooftop mechanicals and served to lighten the overall composition of the building. However, several members encouraged a reduction in its height and there was a general consensus that it needed further refinement.
- Building base. Board members noted that the base of the addition had been significantly improved in terms of relating to the adjoining parish hall. This had been achieved not only by the introduction of rusticated granite, but also by continuing key datum lines established by the parish hall. One member of the Board did note, however, that the base still read as an open arcade defined by series of columns and lintels. To relate more effectively to the base of the parish hall (which appears as a solid wall with punched openings), he suggested that perhaps the base of the addition needed more mass/solidity.
- Connection to existing structure. Board members agreed that the immediate connection between the parish hall and the new addition appeared awkward and unresolved.

- Screen material on upper façade. While Board members did not object to the proposed material for the upper façade, they noted that it was difficult to understand how it would read from the drawings presented. Some members also questioned whether the proposed folding of the screening was necessary. All agreed that the edges of the material would need to be well detailed in order for its application to be successful. Several Board members suggested that a mock-up would be very helpful in assessing the effect of the material.
- Munjoy Street elevation. Board members noted that while the Congress Street elevation had come a long way in relating to the building it abuts, the Munjoy Street elevation is not sufficiently integrated with its neighborhood context, which is distinct from that of Congress Street.

Design Modifications in Current Proposal

As noted in the introduction, the design scheme has changed considerably since the Board's last review. (See Attachment 2.) Major changes include:

- A more defined corner "tower" element. This is achieved through a shift in building planes and through the use of the metallic screen to highlight the tower and distinguish it from the balance of the building. Note also that where the corner entrance in the previous design had been very tall, the entrance bay has now been lowered to a more human scale.
- A two-story base along most of the Congress Street façade. The previous design featured a single-story open arcade. The new two-story base is clad in stone and reads more as a solid wall (particularly at the second floor level) with punched openings. Stone becomes a major part of the material palette in this revised scheme.
- The use of metallic screen on the upper façade of the hall itself is now more limited. The screening is reserved for the recessed wall planes, which reduces its visual impact. The screening is used again as a cornice element on the rooftop promenade.
- The Munjoy Street elevation has been revised substantially. As on the Congress Street façade, the Munjoy Street elevation features a two-story stone base. The height of the base aligns with the height of the adjoining residential structure's façade. A vegetated screen is introduced on this elevation as well.
- Signage is now shown on the plans. As proposed, the signage is an integral element of the building design.

Staff Comments

The current design proposal was developed before the applicant began their Planning Board review process. Accordingly, the enclosed scheme is what was presented to the

Planning Board for purposes of their review, recognizing that the HP Board had yet not had an opportunity to comment on it. While most of the Planning Board's deliberations focused on issues other than design (such as the capacity of the performing arts center and the parking demands of a facility of this scale), the Board did discuss the proposed addition's design in very general terms. Prior to the Planning Board's workshop, HP and Planning staff met to review the latest design proposal. Urban Designer Caitlin Cameron summarized staff's comments in a memo to the Planning Board. As Ms. Cameron's written analysis is quite thorough and represents the view of both HP and Planning staff, staff is forwarding it to the Board for its consideration—see Attachment 3.

Staff understands that the Planning Board was generally favorable in its response to the proposed building design, although it did not discuss it in detail knowing that design was under the purview of the Historic Preservation Board. Attached is a copy of the amended conditional zone agreement being recommended by the Planning Board to the Council—see Attachment 4. For reference to the status of the building design, see page 5.

Applicable Review Standards

In reviewing the preliminary proposal, the Board shall consider the following Standard for Review of Alterations:

- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

The Board shall also consider the ordinance's Standards for Review of New Construction, which require that any new development respond to the following compatibility factors:

Scale and Form:

Height
Width
Proportion of principle facades
Roof shapes
Scale of the structure

Composition of Principle Facades:

Proportion of openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture and color
Signs, canopies and awnings

Relationship to the street:

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. May 2013 proposal
2. Cover letter and current design proposal
3. Design review comments by Urban Designer Caitlin Cameron
4. Amended Conditional Zone Agreement (recommended to Council)
5. Compilation of earlier design proposals

A R C H I T E C T Y P E

August 28, 2014

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St Lawrence Arts Center Addition

Dear Deb,

We are pleased to resubmit our revised elevations for the St Lawrence Arts building. Presently we are in the process of resubmitting for our second Planning Board meeting. We also want to get back into a review process with HP. The new revised drawings reflect many changes of elevations in direct response to the Boards concerns. The major changes are the elevations along Congress and Munjoy. In an effort to break down the scale of the Congress Street façade we have redefined the front porch to be a two story element. On the Munjoy Street elevation we have added more stone and broken up the elevation with green screen and fenestration. I believe all these changes have added interest and do a better job of integrating the building into the smaller residential scale that it abuts.

We look forward to your comments and the Historic Preservation Boards oversight.

Regards,



David Lloyd
Maine Licensed Architect #936



St. Lawrence Arts - North East Rendering



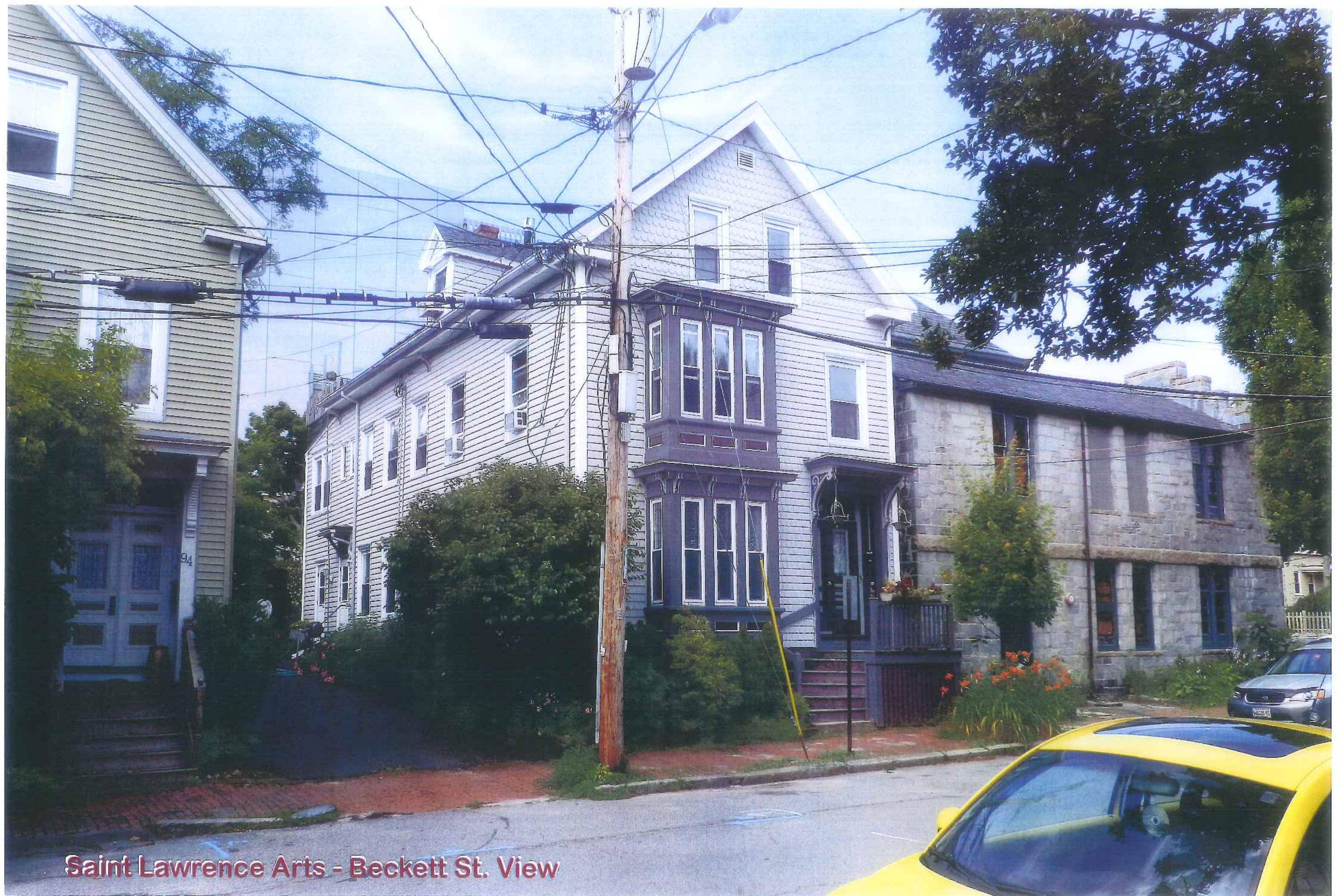
PERSPECTIVE B - LOOKING EAST UP CONGRESS STREET



PERSPECTIVE C - LOOKING WEST UP CONGRESS STREET



St. Lawrence Arts - Munjoy St. View



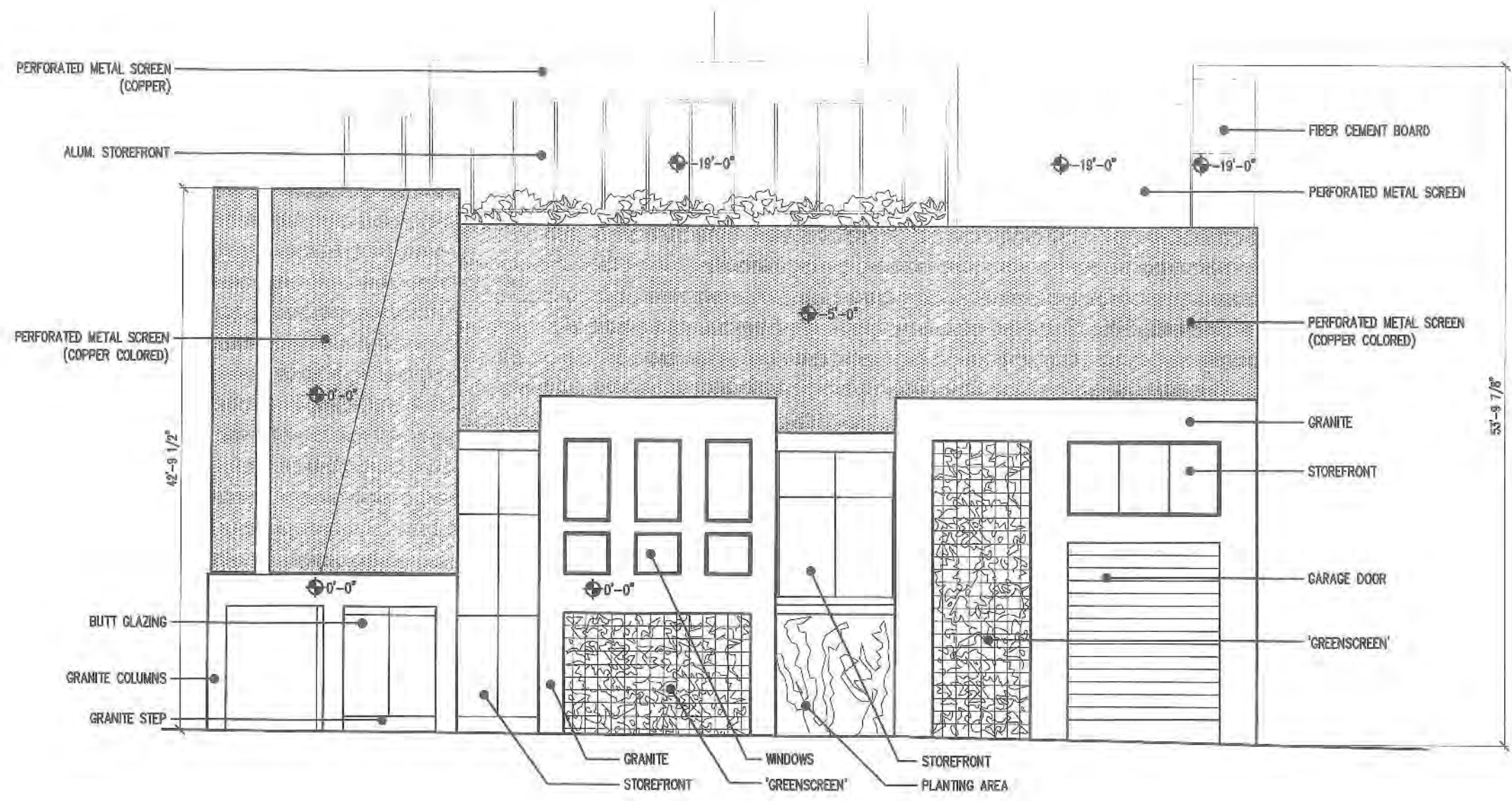
Saint Lawrence Arts - Beckett St. View

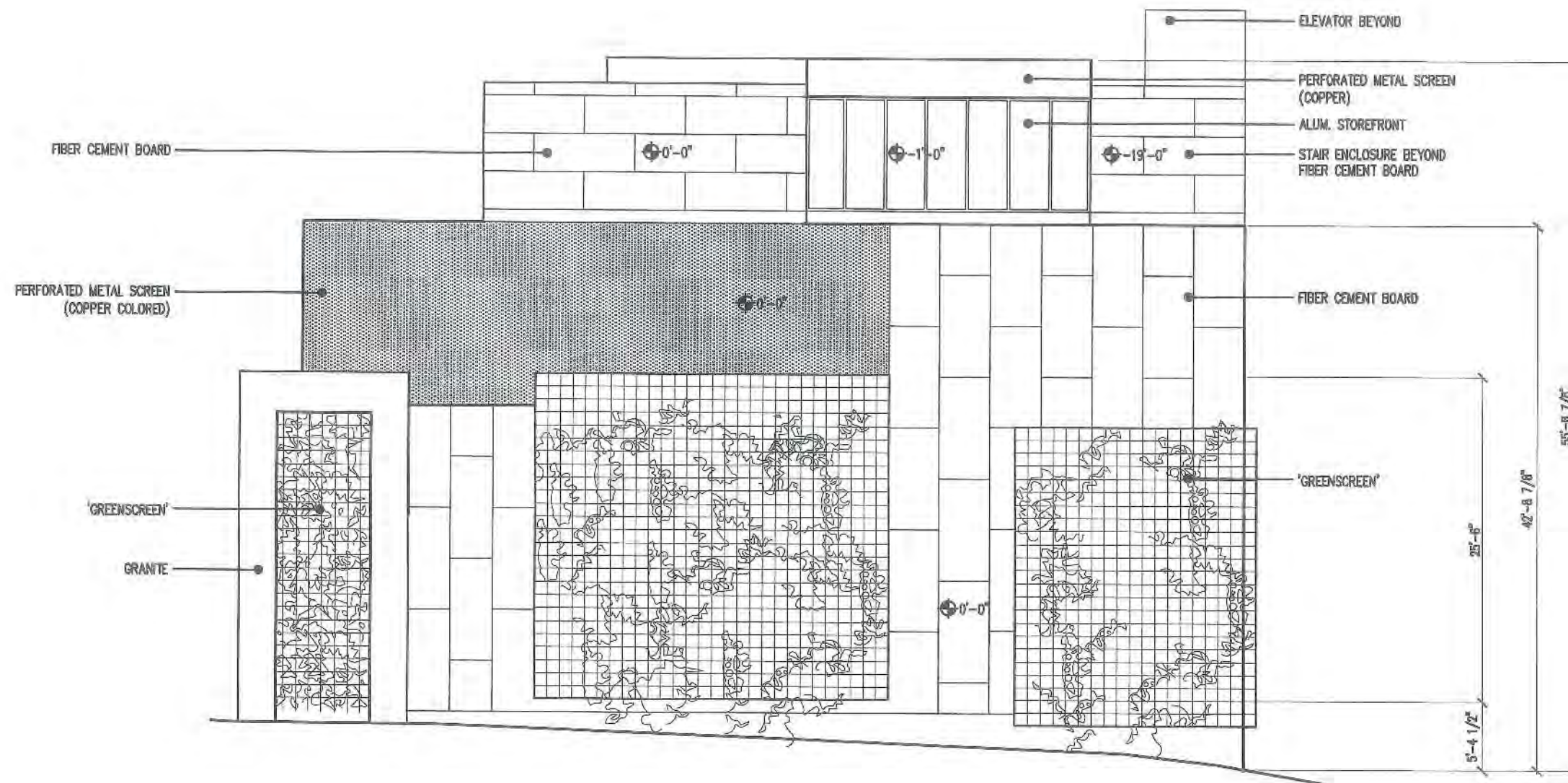


**FORMER APPROVED SCHEME
MASSING DIAGRAM**



**PROPOSED SCHEME WITH FORMER
APPOVED OVERLAY DIAGRAM**





Prepared for:

**FRIENDS OF THE
ST. LAWRENCE CHURCH**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Consulting Engineer:



48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

**ST. LAWRENCE ARTS
ADDITION**

76 CONGRESS STREET
PORTLAND, MAINE 04101

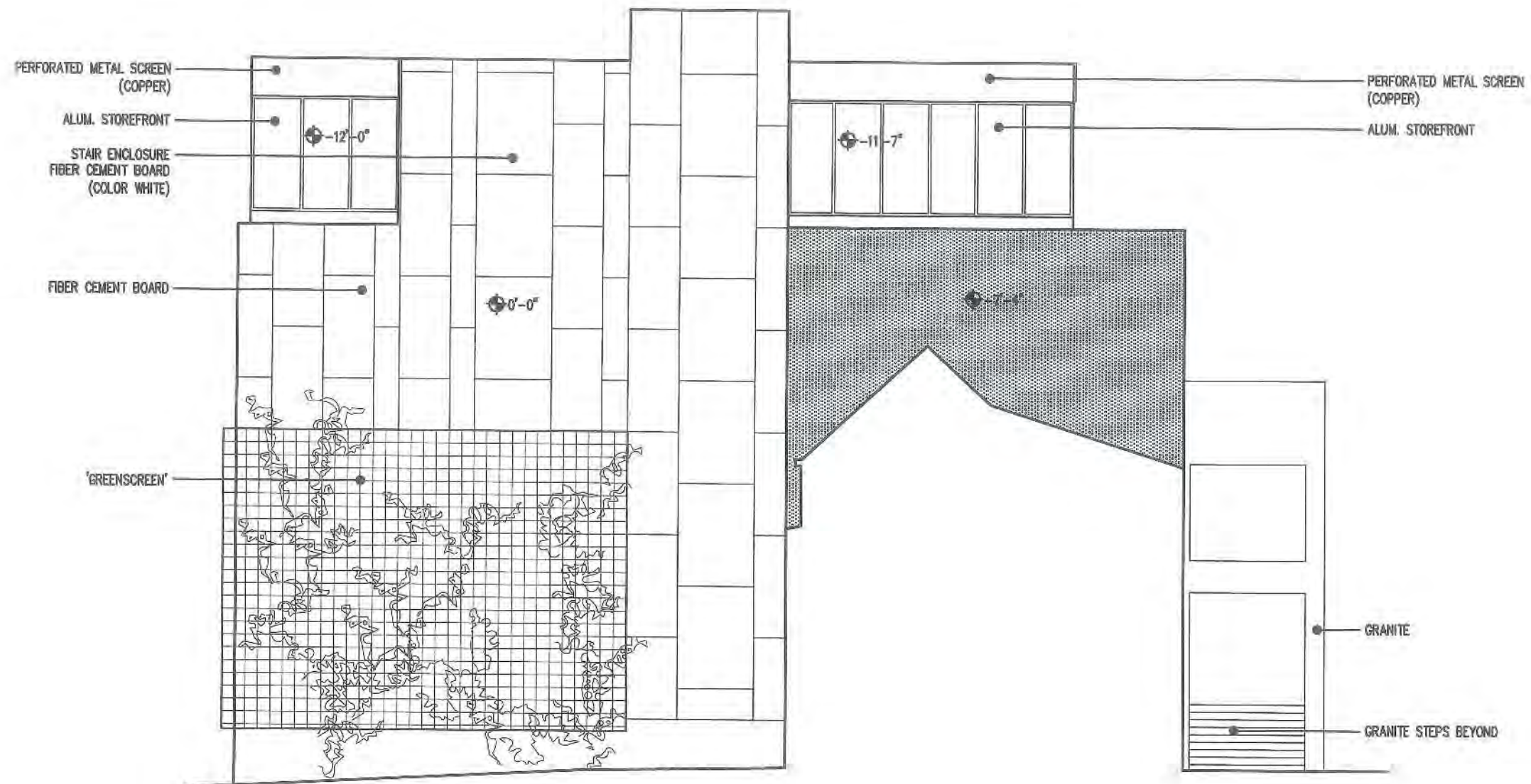
Revisions:

Date: 28 August 2014

Scale: $\frac{3}{32}" = 1'-0"$

SOUTH ELEVATION

A2.02



Prepared for:

**FRIENDS OF THE
ST. LAWRENCE CHURCH**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Consulting Engineer:

ARCHETYPE
architects

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

**ST. LAWRENCE ARTS
ADDITION**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Revisions:

Date:

28 August 2014

Scale:

$\frac{3}{32}'' = 1'-0''$

EAST ELEVATION

A2.03

St. Lawrence Performing Arts Center – Design Review Comments, 9/23/14

Overall Design: The latest design is successful in breaking up the mass and height needed to accommodate the program in its use of materials and varying forms. The project mitigates its size and mass through the use of two-story stone forms that relate well to the scale of the residential architecture surrounding, especially on the Munjoy Street side of the building. The upper Promenade Room is made recessive through the use of storefront glazing and a stepback. The facade is softened by the landscaping and trellis component which has a finer grain and provides shadow lines, articulation, and a human scale. There is a balance of solid and transparency, a mix of materials and textures that add visual interest and make reference to the building's context while at the same time, creating its own modern identity. The project is respectful of its relationship to the Observatory, which should remain the focal point of Munjoy Hill – this project is several blocks away, downhill, and shorter in height, all of which reduce its prominence compared with the Observatory along Congress Street and on the city's skyline.

Materiality: The use of stone is appropriate for grounding the project but also in its references to the historic St. Lawrence building adjacent. The stone provides a monumentality and is appropriate for a cultural building. The placement of the stone is thoughtful and reflects the scale of the neighborhood and neighboring building without becoming heavy or overpowering. The metal mesh material is unique to Portland and would make the project stand out as a modern and significant cultural destination on the peninsula. Ideally, the mesh material will have qualities of lightness and translucency that will alleviate the solid massing of the building. The mesh provides the potential use of lighting to create visual interest and a sense of liveliness and activity on the street at night. The mesh also affords some flexibility of expression when it comes to pattern and folding which, in the absence of fenestration, can provide visual interest and articulation to the building. The storefront glazing on the tallest form reduces its impact and makes for a pleasant, airy penthouse space. The green walls on the Munjoy Street facade have the potential add a balance rectilinear building and soften the hard edges of the stone and metal materials. These patches of green wall further break up the facade on the residential street and are a good solution for those parts of the facade that cannot accommodate fenestration.

Tower Element: As a corner building with a cultural program, the tower element should have dominance to signify the building on the approach and mark the entrance corner. Upon review, we felt the tower element could be emphasized more through the use of several strategies. First, the height of the tower in proportion to the rest of the building was little too low and we recommend that it increase slightly in height - possibly only the corner piece of the metal would be taller. The Promenade Room at 54' is and should remain the tallest mass of the building and the tower does not need to rise as tall as that - we are suggesting a small, incremental height increase. Secondly, emphasis on the tower could be created with folding mesh which will create a play of light and shadow similar to the roof lines of the existing St. Lawrence building and will also reflect the material qualities of the mesh facade. Third, the use of lights behind the mesh on the tower could emphasize the corner at night. The reviewers all liked the placement of the signage within the tower. Finally, the stone base of the tower should be differentiated more from the mesh portion of the tower - some options discussed included a rusticated belt course or by the stepping back of the mesh portion from the stone base.

STATE OF MAINE
CUMBERLAND, ss.
20104

____ BY: _____

Personally appeared before me the above-named _____, in
his/her capacity as _____ of FRIENDS OF THE ST. LAWRENCE
CHURCH, and acknowledged the foregoing instrument to be his/her free act and deed in
his/her said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney at Law

NOTE:
For Exhibit A, see Plans 1 – 10
For Exhibit B, see Attachment G

ATT-4

AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: FIRST AMENDMENT TO THE CONDITIONAL REZONING FOR
PROPERTY
IN VICINITY OF ST. LAWRENCE ARTS ~~CENTER~~/CONGRESS STREET

ORDERED, that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, which was amended by a Conditional Zone Agreement dated November 4, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28250, Page 201, is hereby further amended to reflect an amended conditional rezoning as detailed below:

AMENDED CONDITIONAL ZONE AGREEMENT

RE:
ST. LAWRENCE CHURCH

AGREEMENT made this ____ day of _____, 2014 by Friends of the St. Lawrence Church, 76 Congress Street, Portland, Maine ("Developer"), and its successors and assigns.

W I T N E S S E T H

WHEREAS, the Developer owns land located at 76 Congress Street, and more particularly described in a deed from Deirdre E. Nice dated September 12, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13333, Page 9 (the "Property"); and

WHEREAS, the existing building and a previously dismantled portion of the building -located on the Property wereas formerly used as the St. Lawrence Congregational Church until 1986; and

WHEREAS, in 1996, the St. Lawrence Arts Center was founded; and

WHEREAS, in 2001, the building located on the Property had two principal portions, the sanctuary and the parish hall; and

WHEREAS, in 2001, the parish hall portion of the building was renovated to house a one hundred and ten (110) seat theater, green room, art studio workshops and staff offices; and

WHEREAS, in 2008, the sanctuary portion of the building was dismantled due to structural failure; and

WHEREAS, a conditional rezoning was approved in 2010 which was based upon a reconstruction of the dismantled sanctuary, but that reconstruction proved to be economically infeasible, so the Developer is seeking an amendment to the 2010 conditional rezoning which retains the same programmatic functions as proposed and approved in 2010 but contains them in a new rather than a reconstructed structure; and

WHEREAS, the Developer, as in 2010, proposes and intends to renovate the parish hall theater in order to increase its seating capacity to one hundred and twenty (120) seats substantially in accordance with the plans submitted as Exhibit A attached hereto; and

WHEREAS, the Developer proposes and intends to ~~reconstruct~~ a performance arts hall on the site of the former sanctuary to provide a full basement for "back of house" green rooms, ADA toilets and storage; a lobby that serves both the auditorium and theater space, a top floor "promenade room"/additional lobby, and a new four hundred and one (4010) seat auditorium substantially in accordance with the plans submitted as Exhibit A attached hereto; and

WHEREAS, the Developer proposes and intends to develop the building on the Property as an energy efficient ~~and LEED-certified~~ facility; and

WHEREAS, the Developer intends to maintain the character of the original parish house, and construct a new structure which will respect the character-defining features of the historic ~~and~~ Property and complement the adjacent residential neighborhood; and

WHEREAS, the ~~existing-underlying~~ zoning is R-6 which has dimensional requirements that the existing structure on the site does not meet; and

WHEREAS, the Developer has requested an amended rezoning of the Property in order to permit the proposed development of the Property; and

WHEREAS, the proposed community hall use of the Property is consistent with the Comprehensive Plan and existing and permitted uses in the underlying zone and neighborhood, which include a mix of residential, commercial and institutional uses including churches places of assembly, schools, the Portland Observatory Museum and the Portland Company Marine Complex; and

WHEREAS, the City's Comprehensive Plan calls for strengthening neighborhood identity through cultural programming and creating connections between neighborhoods and the Arts District; and

WHEREAS, the City's Comprehensive Plan calls for the preservation ~~of the~~ Downtown's Portland's unique identity and historic fabric through the re-use of existing structures and the development of new construction that is respectful of the built and natural surroundings; and

WHEREAS, the City's Comprehensive Plan promotes the enhancement of Portland's cultural community and creative economy through retaining and encouraging arts and cultural organizations and retaining and expanding performance and exhibition space, studio space and office/support space for artists, institutions and organizations; and

WHEREAS, the Planning Board, after notice and hearing and due deliberation thereon, recommended the rezoning of the Property as aforesaid, subject, however, to certain conditions contained in this Agreement; and

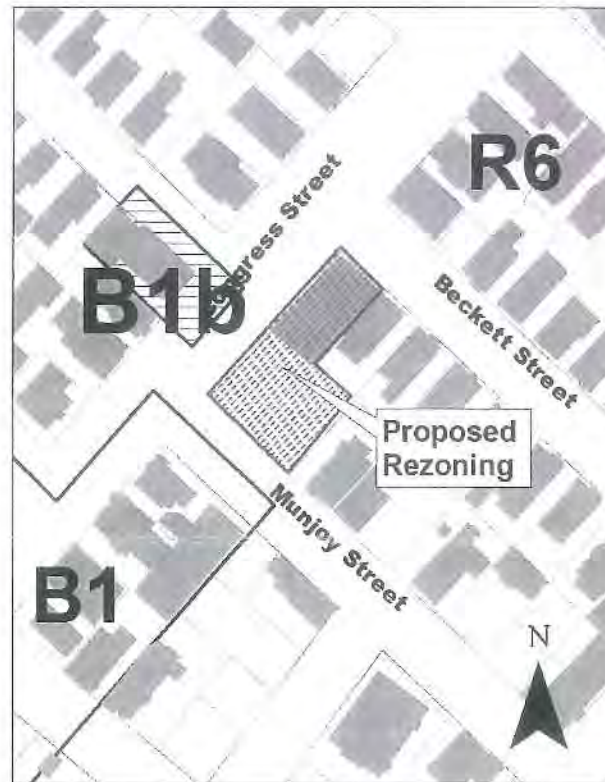
WHEREAS, the Portland City Council, pursuant to 30-A M.R.S.A. § 4352(8) and Portland City Land Use Code (the "Code") §§ 14-60 to 14-62, after notice, hearing and due deliberation thereon, has determined that because of the unusual nature and unique location of the proposed development, and its minimal impact on and compatibility with the surrounding community, it is necessary and appropriate to recommend the amended rezoning of the Property as aforesaid, with the following conditions and restrictions set forth in this Agreement; and

WHEREAS, the Portland City Council has on _____, 20140 approved this Agreement in its entirety, by City Council Order No. _____, a true copy of which is attached hereto as Attachment 1 (the "Order");

NOW, THEREFORE, in consideration of the rezoning, the Developer covenants and agrees as follows:

1. Pursuant to the Order, the City shall amend the Zoning Map of the City of Portland, dated September, 2000 (as amended from time to time and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the Code) by adopting the map change amendment shown below to zone the property conditional R-6, subject to the conditions contained below.

Image 1: Proposed Rezoning



Prepared by Department of Planning and Development based on GIS Workgroup Data

If this Agreement is not recorded within sixty (60) days after the effective date of the City Council's approval of the Order, then the first amendment to the conditional rezoning shall become null and void and the zoning of the Property shall revert to the pre-existing R-6 zone or the equivalent zone in effect at the time of reversion.

2. Notwithstanding section 14-137(b)(6)(c)(i), the use of the Property shall be considered and be operated as a place of assembly/community hall.

3. The underlying dimensional requirements of the R-6 zone shall apply and are modified as follows:

- a. Minimum lot Size: 10,500 square feet.
- b. Minimum Yard Dimensions:
 1. Front yard: 0 feet.
 2. Rear Yard: 0 feet.
 3. Side Yard on Side Streets: 0 feet.
- c. Maximum Lot Coverage: ~~90~~5%.
- d. Maximum Tower Height: ~~90 feet~~ NA.

e. Maximum Sanctuary Structure Height: ~~5465~~ feet.

f. Open Space Ratio: 0%.

~~g.~~ Minimum Lot Width: 50 feet

h. The following plans and documents are attached hereto and incorporated into this agreement by reference. The Property will be developed substantially in accordance with these plans and documents, provided, however, that the development of the Property shall be subject to site plan review by the Planning Board and to review by the Historic Preservation Board. Any site plan or historic preservation review applications shall fully comply with the application requirements in the City's Land Use Code. The Planning Board and Historic Preservation Board may require modifications to these documents during their review: subject to such subsequent modifications as may be required by the Planning Board during site plan review and by the Historic Preservation Board during its review and approval: Site Plan A0.01 dated October 15, 2014, Floor Plans A1.00 through A1.04 dated January 16, 2014, and Elevations A2.00 through A2.03, dated September 10, 2014, St. Lawrence Arts Addition for Friends of the St. Lawrence Church by Archetype Architects..

4. The proposed theater in the parish hall shall have no more than one hundred and twenty (120) seats, and the proposed auditorium ~~on the former~~ site shall have no more than four hundred and ~~fiveone~~ (4015) seats. The Developer and its successors and assigns shall not be permitted to hold separate audience events in the parish hall and the sanctuary auditorium at the same time. The Developer shall be permitted to hold a separate event in the Promenade Room when another concurrent event is being held in the parish hall or the sanctuary auditorium. This does not preclude the Developer from using the parish hall, the Promenade Room and/or the sanctuary auditorium for one (1) single event with the total number of attendees of said event not to exceed four hundred and eighty five (485) people. Under no circumstances may more than 485 attendees of any single event or combination of events be present on the Property at the same time.

5. The owner of the Property shall be responsible for ongoing maintenance of the Property, including snowplowing, salting, sanding, sweeping, lighting, trash removal (at least weekly), mowing, etc.

6. Prior to the issuance of a Certificate of Occupancy, the Developer shall install, according to City specifications, new brick sidewalk ~~a~~ along the Munjoy Street, Beckett Street and Congress Street property frontages and shall reset, as necessary, the existing pink granite curbing. If, at the time of site plan review, the Public Services Department determines that the curbing is in poor condition, the applicant shall replace it, as necessary.

7. Prior to the issuance of a Certificate of Occupancy, the Developer shall provide two (2) trees along each of the Munjoy Street, Beckett Street and Congress Street property frontages. If healthy street trees are already in place along any of these frontages, they may be counted towards this requirement. The size and type of trees to be planted shall be approved by the Portland City Arborist or their designee. If, due to site constraints, the Developer is unable to provide the two (2) required trees per street frontage, they shall contribute \$200.00 per tree or, if the required contribution is greater at the time of the application, that amount, to the City of Portland's Tree Fund. This contribution, if necessary, is independent of any conditions which the Planning Board may lawfully require under site plan review. The Planning Board shall not be authorized, however, to waive this requirement.

8. Prior to the issuance of a Certificate of Occupancy, the Developer shall, at its own expense, install a minimum of two (2) municipal street lights along the Congress Street frontage of the property that meet the specifications and color designated for the Downtown Lighting District, as detailed in the Municipal Street Lighting Standards of the City of Portland Technical Manual, or of a type as may be specified by the City Lighting Plan at the time of the application or by the Planning Division.

~~9. Prior to the issuance of a Certificate of Occupancy, the Developer shall construct any remaining sidewalk connections and sidewalk ramps meeting City technical standards at the intersection of Congress Street and Eastern Promenade on both sides of the street and at the intersection of Moody Street and Eastern Promenade on both sides of the street, unless these improvements are already in place at the time of the application. This may include walkway connections to the Cutter Street parking lots as described in the Eastern Promenade Master Plan (2004).~~

9. Prior to the issuance of a Certificate of Occupancy, the developer shall install any remaining crosswalks, ADA-compliant sidewalk ramps, and other pedestrian improvements meeting City technical standards at the intersections of Congress Street and Beckett Street or Howard Street and Congress Street and Munjoy Street, unless these improvements are already in place at the time of application.

10 The Developer shall submit a transportation demand management ("TDM") plan during site plan and conditional use review for review and approval by the Planning Board in a form substantially in accordance with Exhibit B attached hereto as a starting point subject to Planning Board and applicant modification during Site Plan Review (the terms of the attached TDM are incorporated by reference herein). The requirement of TDM plan shall supersede any and all parking requirements under the Land Use Code for the Property. During the site plan review process, the Planning Board shall provide a communication to the City Council that may include recommendations, if the Board deems it necessary, for additional on-street parking regulations in the vicinity of the project site. These may include but shall not be limited to two (2) hour parking limits and/or a residential parking program.

The TDM plan shall include provisions for the contribution of \$70,000 annually to the city's Sustainable Transportation Fund, with the initial contribution due at the time of

Certificate of Occupancy. This funding shall be designated at the city's sole discretion consistent with the provisions of Section 14-346.2 for improvements intended to enhance transportation choice, promote transit, and/or promote non-automotive transportation to and from Munjoy Hill, and shall initially be used for improvements to Greater Portland Transit District's #1 Line, which serves Congress Street and Munjoy Hill. If, following monitoring of the TDM plan, the Planning Board or Planning Authority deem other transportation demand management strategies to be more effective in meeting the benchmarks of the TDM plan, the Planning Board or Planning Authority may recommend redesignation of those funds toward such strategies.

The TDM plan shall include monitoring provisions to periodically review the efficacy of the plan over time. The efficacy of the TDM plan shall be reviewed by the TDM plan administrator within three (3) months from the issuance of the certificate of occupancy. The results shall be promptly provided to the City for evaluation upon completion of the review. From that time forward, the TDM plan administrator shall review the TDM plan and report results to the City for evaluation ~~on, at a minimum, an annual basis or in~~ accordance with the TDM monitoring schedule outlined in the TDM plan. Changes to the TDM plan as a product of monitoring shall be reviewed and approved by the Planning Authority.

If at the time of review (and/or at any time thereafter) the City and/or the Developer has received ~~any five (5) or more~~ complaints within a one (1) year period about traffic/parking generated by the use of the facility, the Developer shall report that information to will be required to institute a review process, working in concert with the Planning Authority as part of the annual review process, in accordance with ~~sub-paragraph F of~~ the attached TDM plan.

11. The Developer shall be responsible for ensuring that tour buses, vans and trucks affiliated with performances and events at the Property unload and then relocate to a remote, off street parking location away from the venue for the duration of the event.

12. The provisions of this Agreement are intended to replace and/or supersede the requirements of the underlying R-6 zone and the requirements of the 2010 conditional rezoning. As stated above, to the extent not otherwise altered herein, the zoning requirements for the R-6 zone shall otherwise apply to the Property.

13. In the event of a breach by the Developer or its successors or assigns of the zoning provisions and conditions contained herein (whether the Zoning Administrator, the Planning Authority, the Zoning Board of Appeals or a court determines such breach), the Planning Board, after notice and hearing, may recommend to the City Council that the conditional zone and this Agreement be amended, or be rescinded, such rescission to result in the termination of this Amended Agreement and a reversion of the Property to the underlying R-6 zone requirements in place before the execution of this Agreement or its equivalent in effect at the time of the reversion.

14. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit the Developer, any

entity affiliated with the Developer that takes title to the Property, its successors and assigns, and any party in possession or occupancy of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the City of Portland, by and through its duly authorized representatives. The Developer shall file a counterpart original of this Agreement in the Cumberland County Registry of Deeds.

15. This amended conditional rezoning shall become null and void and the Property shall revert to the pre-existing R-6 zone or its equivalent in effect at the time of the reversion in the event that the Developer fails to commence construction within ten (10) years from the date of the Council approval of this amended rezoning agreement. This ten (10) year period shall be extended up to an additional one (1) year period if:

- a. The Developer has applied for all required approvals but has not received all required approvals within the aforementioned ten (10) year period; or
- b. Any other event beyond the control of the Developer has occurred which will delay the closing on some or all of the parcels and Developer has notified the City of such event.

If any required approval, including the Council's approval of this amended conditional rezoning, has been appealed, then this rezoning shall become null and void and shall revert to the underlying R-6 zoning or its equivalent in effect at the time of the reversion if the Developer fails to commence construction within one (1) year from the final disposition of such appeal or the above mentioned ten (10) year period, whichever occurs last.

16. This amended conditional rezoning agreement shall be enforced pursuant to the land use enforcement provisions of state law including, but not limited to, 30-A MRSA § 4452 and the Portland City Code.

17. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.

18. Except as expressly modified herein, the development shall be governed by and comply with the provisions of the Portland City Code and any applicable amendments thereto or replacement thereof.

WITNESS: _____

FRIENDS OF THE ST. LAWRENCE CHURCH

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: September 2, 2022
RE: 9 Bowdoin Street – Exterior & Site Alterations, & New Construction - WORKSHOP
PROJECT ID: HPBR-002160-2022
MEETING: September 7, 2022

Owner: Barbara and Robert Burgess
Architect: Barba & Wheelock

A sign announcing the Historic Preservation Board's meeting on 9/7/22 was posted at the property on 8/29/22. A legal ad was published in the Portland Press Herald on 8/26/22 and 8/27/22, and 29 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE – Interior and Exterior Rehab, Additions, New Construction, Site Work

- Replace main entry stoop with new granite stoop (750 s.f.) and stairs
- Remove small rear addition and construct a new porch (27 s.f.) and mudroom (14' x 17', 265 s.f.)
- Remove and store original rear-facing (north) stained glass window, replace with clear glass
- Construct new third-floor dormer on rear (north) side
- Construct new detached, one-car garage (12' x 20')
- Repurpose existing garage as a "folly", with new folding glass doors replacing garage door, and exterior rehab
- Construct new pergola next to existing garage, with paved patio (20' x 18')
- Restore most existing windows
- Replace two existing third floor dormer windows (double-hung) with metal-clad casements, for egress
- Restore or replace basement windows
- Miscellaneous repairs, roofing, cap one unused chimney

SITE WORK:

- Install new metal fence around house and part of the yard
- Fencing to include a recessed gate with bench seating and stone posts.
- Remove existing brick walk and asphalt driveway and curb cut
- Install new crushed stone walk and brick driveway (new 12' curb cut)
- Patio at new pergola to be paved with brick and granite, with brick sitting wall capped by granite

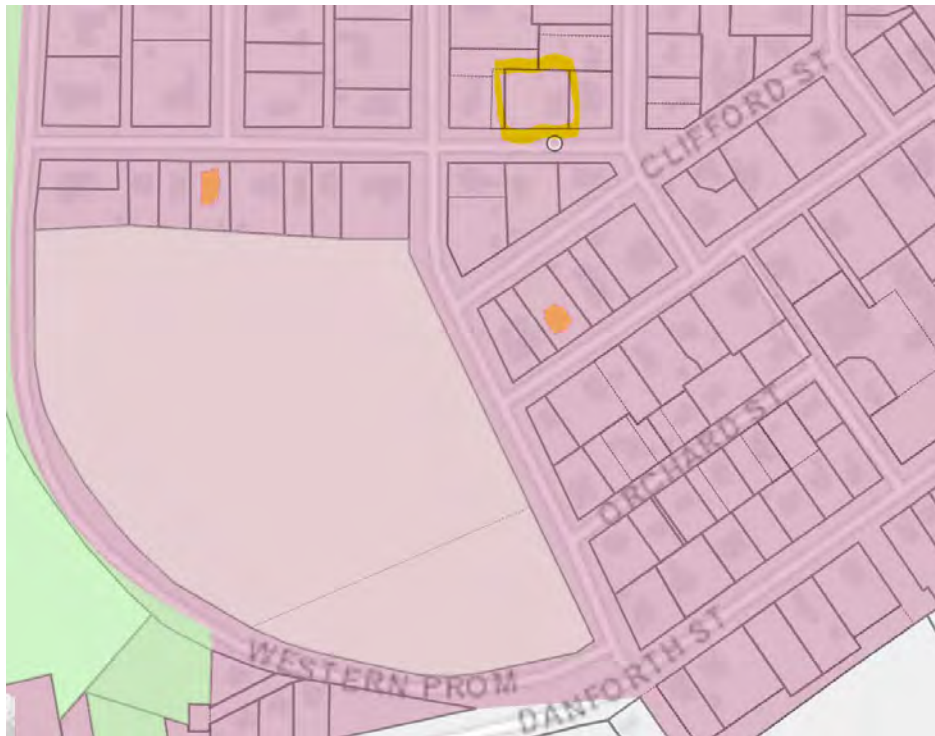
- Install new raised garden beds, with Corten curbing, adjacent to entry on west side
- Install Corten panels for trellis, next to crushed granite parking area
- Install new trellises or rose ladders on front face of house

Material Specifications: See page 33 of submittal

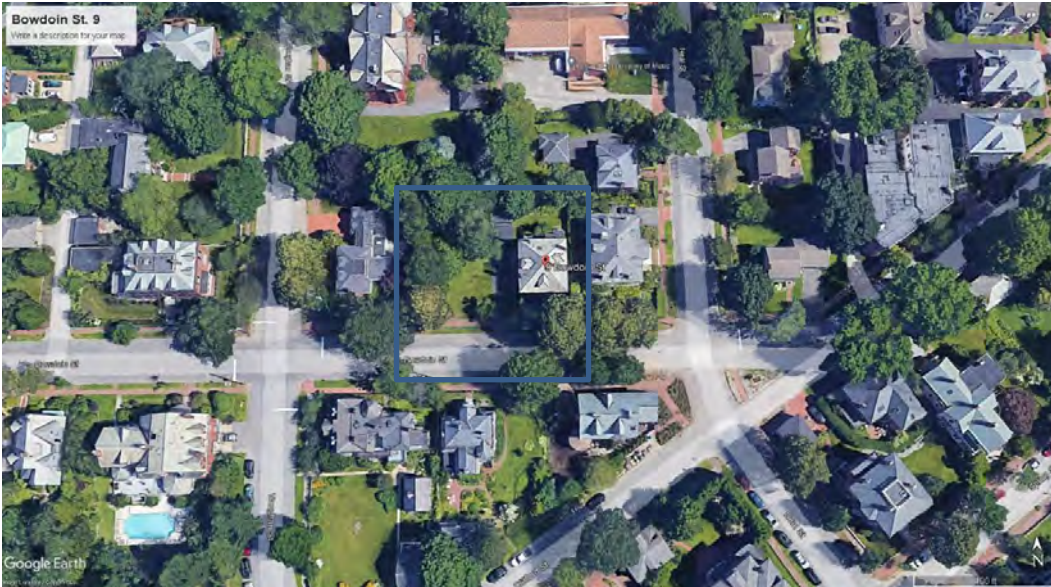
Foundation	Addition: concrete; Garage: concrete slab; Existing garage: new concrete slab
Siding	Addition: painted wood, horizontal; Garage: stained, horizontal wood
Trim	Painted wood
Roofing	Existing House: slate; Garages: TBD – asphalt or slate shingle
Windows	Existing: painted wood, restored; New: metal clad wood
Doors	Addition: metal clad wood, $\frac{3}{4}$ glass, painted wood, $\frac{3}{4}$ glass; Folly: metal clad wood, folding; Garage: painted wood
Pergola	Wood pergola on 6" Corten steel posts
Entry stairs	Granite, with granite cheek walls and stoop
Rear porch	Painted wood; stone stairs

SUMMARY OF HISTORIC CONTEXT

Bowdoin Street is noted for being home to several Colonial Revival and Shingle Style houses designed by John Calvin Stevens. The Nathan Clifford Brown House at 9 Bowdoin is a two-story, hipped-roof, Colonial Revival single-family house designed by Stevens and built in 1902, with the brick garage



apparently added after 1924. The existing main entry porch and stairs are not original, nor is the existing rear addition on the north side. The side entry faced large greenhouses of the Philip Brown property in 1924. See the full property description in Attachment 5.



STAFF COMMENTS

Historic Preservation staff members have had several conversations with the architects, including one at the home, which resulted in some plan revisions. This project has a number of pieces, with which the new owners hope to adapt the house and make full use of the property. At the upcoming preliminary review on September 7, staff suggests the Board focus on the most visible aspects of the project, especially those that are part of the house itself, and the site alterations that have the potential to alter the relationship of the house to its setting. With the exception of the entrance and its porch and the rear additions, the simple, restrained design has not been changed very much since the house was built.

Staff suggests that in considering the project and whether its varied components meet the Standards for Review of Alterations, Board members reflect on what is essential about the historic character, and whether the proposed interventions would offer quiet compatibility or distractions and greater complexity. Since the features that would most alter the appearance are on the north (rear) face, minimal or non-existent visibility gives the architects and their clients the most freedom on the rear. It is also important to consider the total effect of the sum of proposed alterations, and the effects on how the historic house relates to the setting, and how it is perceived. The Board may wish the architects to provide perspective views from Bowdoin Street, showing the entire house and yard with additions and alterations, from two different angles.

Staff will comment on main house features first:

Entrance Stoop and Stairs

As noted, the entry stairs and landing that are to be replaced are not original, probably dating to the 1950's. The proposed stairs lead directly to the door, and the landing is not large, which

is in keeping with the simplicity of the house and less-than-prominent primary entrance. (The date of the highly detailed canopy over the door with its Ionic columns, is uncertain.) Granite is not abundantly used in the original house; though window sills are granite, there is not a raised granite foundation. Staff favors restraint in the amount of granite used for stairs and cheek walls.

Mudroom Addition

Though the proposed mudroom at the rear corner of the main block will be larger and more visible than the bump-out that is to be removed, what will be seen on the west face is simple and identifiable as contemporary. Having discussed previous designs with the architects, staff has no concerns about what is being presented.

Dormers, Existing and Added

Two existing third-floor rooms will require egress-sized windows, and new casement windows are proposed, the same size as the existing double-hungs to be replaced in the front and west dormers. The proposed clad windows by Marvin will mimic the look of the existing 6/3 double-hung units. On the rear roof, facing north, an existing dormer is to be replaced by a wider one with a different appearance than the original dormers: the roof form is a very shallow-pitched shed, and the siding is horizontal wood instead of slate. An oblique view of the upper corner of the new dormer will probably be available from Bowdoin Street in front of the side yard, but it should not be significant. The simple detailing may need to be presented in more specificity for a public hearing, but staff supports an approach that is similar to the mudroom addition on the first floor.

Stained Glass Window

Above the new rear addition and below the proposed dormer, the owners would like to replace an existing, presumably original stained-glass window with a clear glass panel to better light the interior. Though staff has reservations about the removal of original material with decorative character that is a common element in Stevens' homes, it must be acknowledged that it faces the rear. A glimpse of the window is possible between the adjacent properties on Neal Street. Plans call for careful storage of the removed window on-site, and it appears the original opening size is not planned to be altered.

Additional House Alterations

It is unclear at this time what is planned for the existing basement windows. The condition of the existing ones has not been ascertained by staff, but whether restoration or replacement is warranted might be addressed by staff by working with the architects and owners. Staff is also uncertain as to plans for storm window replacement or retention. Also, plans mention the capping of one of the four prominent chimneys, but it is unclear whether the appearance would change in any significant way. If the Board agrees, this and other masonry repairs could be handled by staff, working with contractors and architects, but maintaining a consistent appearance should be emphasized.

Existing Garage – or “Folly”

The existing garage is a low, hip-roofed building at the rear of the lot which appears to date from after 1924, but it is compatible with the character of the house. There may have been alterations to the building in the past, but the history is unclear. The current double garage door is not original. To repurpose the structure as a folly, or garden house, the architects propose to replace the front door with a five-panel folding door system that is predominantly glass. The transparency will certainly change the appearance, but otherwise the building will look the same, and staff is not concerned by the adaptive re-use of the structure at the back of the yard.

Pergola

To the side and just forward of the garage, the proposed site plan includes a paved patio with a pergola shading it. Four 6” Corten tube steel posts would support a superstructure of natural wood. Like the folly, this additional structure in the yard would be quite far back from the street. Though staff might discourage adding an excessive number of features to the grounds that would interfere with the house, the existing yard is quite open. The owners have quite a bit of latitude in how they will use it, and are under no obligation to keep it empty. A pergola would be fairly easy to make reversible, and in the proposed location it would not interfere with views of the primary focus of the property, the house.

New Garage

Construction of a new one-car garage near the west boundary of the property would make possible the sheltering of a modern SUV, and also move the car access and driveway further from the house and the core of the yard. As with other elements, the architects discussed the garage with staff, and made some adjustments to the proportions and the location. It is a simple, relatively small garage that is well away from the house. (It cannot be closer to the west boundary because of setback requirements.)

An extra parking spot on the east side of the new garage will use the same new 12’ wide curb cut as the garage. Parking and the garage are proposed to be screened from the house and core of the yard by a perforated fence of Corten, designed to serve as a lattice support for vegetation. Though the rust-colored steel would be covered by plants for at least part of the year, staff would question the use of the material in this residential, West End setting in a highly visible location. (A low curb of Corten is also proposed to enclose garden beds on either side of the main entry landing.)

Additional Site Work

Fencing:

Plans call for a dark-colored metal fence around the house and eastern two thirds of the yard. Along the east boundary, there is a hedge and only room for paved walk between the house and the neighbors at 18 Neal Street, but along Bowdoin Street a recessed gate is proposed, with granite piers and wooden benches in the recess (see drawings.) The existing brick walk is to move west, to occupy part of the driveway space now paved with asphalt. Staff supports creating a useful and attractive yard that complements the house, and also recommends taking

a simple approach that will neither distract from or obscure the house. Board members may wish to comment on the compatibility of granite posts and niche seating in the gate alcove with the character of the property.

Planters:

On either side of the main entry steps and stoop, raised garden beds are proposed on the site plan. Staff discussed the length and height of the beds with the architects, and hoped to avoid undue interference with the house. The Corten steel curb enclosing the beds is believed to be not more than 12" high. Staff once again recommends that Board members comment the use of Corten, which the architects believe will be a suitable complement to the brick house and plantings in the yard.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The most significant alterations are to non-original or minimally visible elements. Staff would regret the removal of the rear stained-glass window, yet visibility of the window is minimal, and storage on-site is definitely warranted.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Mostly	See comments regarding the stained-glass window. Basement windows should be assessed before deciding on possible replacement. Most other windows are to be restored.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Mostly	Fence and other new elements must not try to create an illusion of being historic, yet should be compatible with the character of the property, not

	overly grand, complicated, or distracting.
--	--

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	Staff does not consider the existing entry stairs and landing to have architectural significance or a strong relationship to the historic house. Nor do the existing garage door or the existing rear addition contribute to historic character of the property.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Mostly	In most cases, existing woodwork is to be retained, repaired, or recreated. See window comments.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
Mostly	Windows warrant further discussion – see comments above.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Coordinate staff review of masonry repairs, cleaning, repointing, chimney capping.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and	

character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Yes	

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
Yes	

Standards for Review of New Construction, 17.8.3:

Proposed Garage:

Standard A. Scale and Form	
<u>1. Height</u>	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>2. Width</u>	
The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	
<u>3. Proportion of principal facades</u>	
The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>4. Roof shapes</u>	
The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	
<u>5. Scale of a structure</u>	
The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u>	
The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage.
<u>2. Rhythm of solids to voids in facades</u>	
The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	Appropriate for a garage
<u>3. Rhythm of entrance porch and other projections</u>	
The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	Large overhangs front and rear are not disruptive.
<u>4. Relationship of materials</u>	
The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	Possible exception of Corten
<u>2. Rhythm of spacing and structures on streets</u>	
The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	Detached garage

ATTACHMENTS

1. Architects' cover letter
2. Architects' package of drawings, photos, details, product information
3. Staff supplied photos of property
4. 1924 tax photos
5. Property description, 1990 Historic Resources Survey

MEMORANDUM

August 15, 2022,
Revised August 29, 2022

Mr. Evan Schueckler / Mr. Robert Wiener
Historic Preservation Manager / Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Re: Burgess Residence (9 Bowdoin Street) - Historic Preservation Project Application (Minor Project)

Dear Mr. Schueckler and Mr. Wiener,

We are submitting documents for review of the proposed “Minor Project” scope at the Burgess Residence in Portland. This project includes interior and exterior rehabilitation of the residence at 9 Bowdoin Street, as well as adaptation of the existing garage, construction of a new garage, and landscaping on the site.

Exterior changes to the main residence include removal of a wood-clad bump-out and installation of a new porch and mud room addition on the northwest corner of the building, removal of a porch on a non-street facing (north) facade, removal and crated storage of a stained glass window on a non-street facing (north) facade and replacement of a plate glass window of the same size, and installation of a dormer on a non-street facing (north) facade.

Exterior repairs include: cleaning, repointing, and rebuilding a small portion of displaced existing masonry, capping an existing non-operational chimney, removing deteriorated wood finishes, removal and replacement in-kind of deteriorated wood elements, refinishing wood elements, installing new zinc-coated copper at a bay window, and reglazing existing windows first, second, and third floor windows, and either repair or replacement in-kind of basement windows.

The garage will be repurposed for a new use. The exterior scope includes removal of the garage door and replacement with bi-fold outswing doors, replacement of deteriorated roofing with in-kind asphalt roofing, refinishing exterior wood trim, and restoration of the existing window.

The new garage will be a wood-clad, hipped roof one car garage, with the garage door facing to the south, windows on the east, and door on the north facade, framed by a column on either side of the north end.

Site changes include installation of a new pergola and pavers, a new entry gate along new fencing at the sidewalk and running south – north along the parking space, moving the driveway, removal of a cracked and displaced concrete sidewalk on the east side of the residence, removal of trees, planting of new trees, shrubs, and garden beds.

Sincerely,

Elizabeth Reynolds, PE
Director of Preservation
Barba + Wheelock
Maine Licensed Engineer

Burgess Residence – Little Brick

9 Bowdoin Street, Portland

Historic Preservation Commission Workshop Submission

September 7, 2022

Barba + Wheelock Architecture

Past Designs

Existing Condition Photos



Existing Condition Photos



Existing Condition Photos

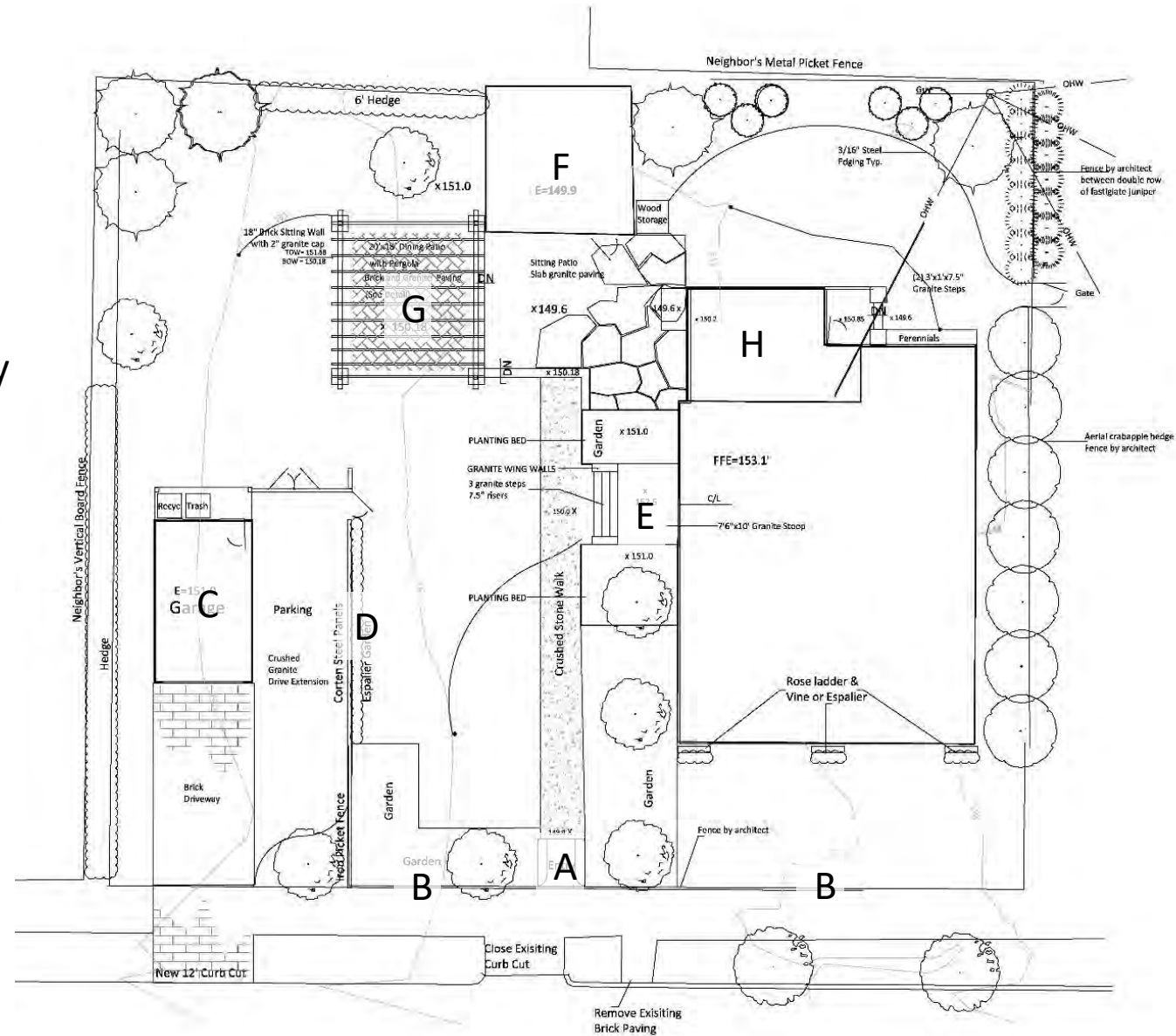


Existing Condition Photos

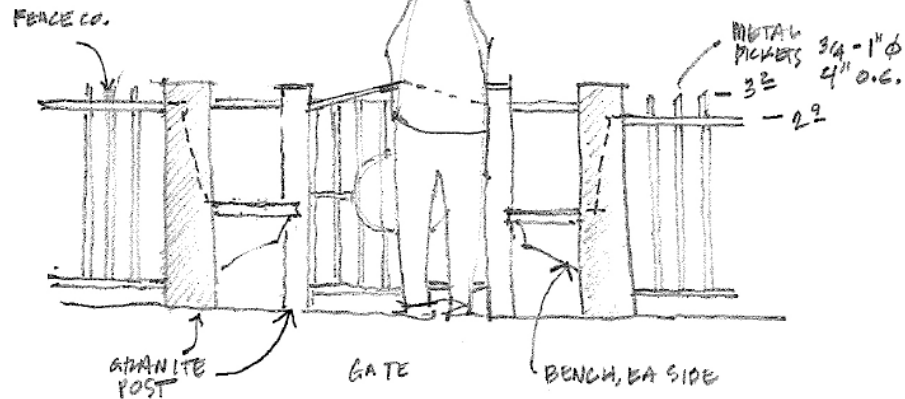


Key to Primary Work Scope Annotated Site Plan

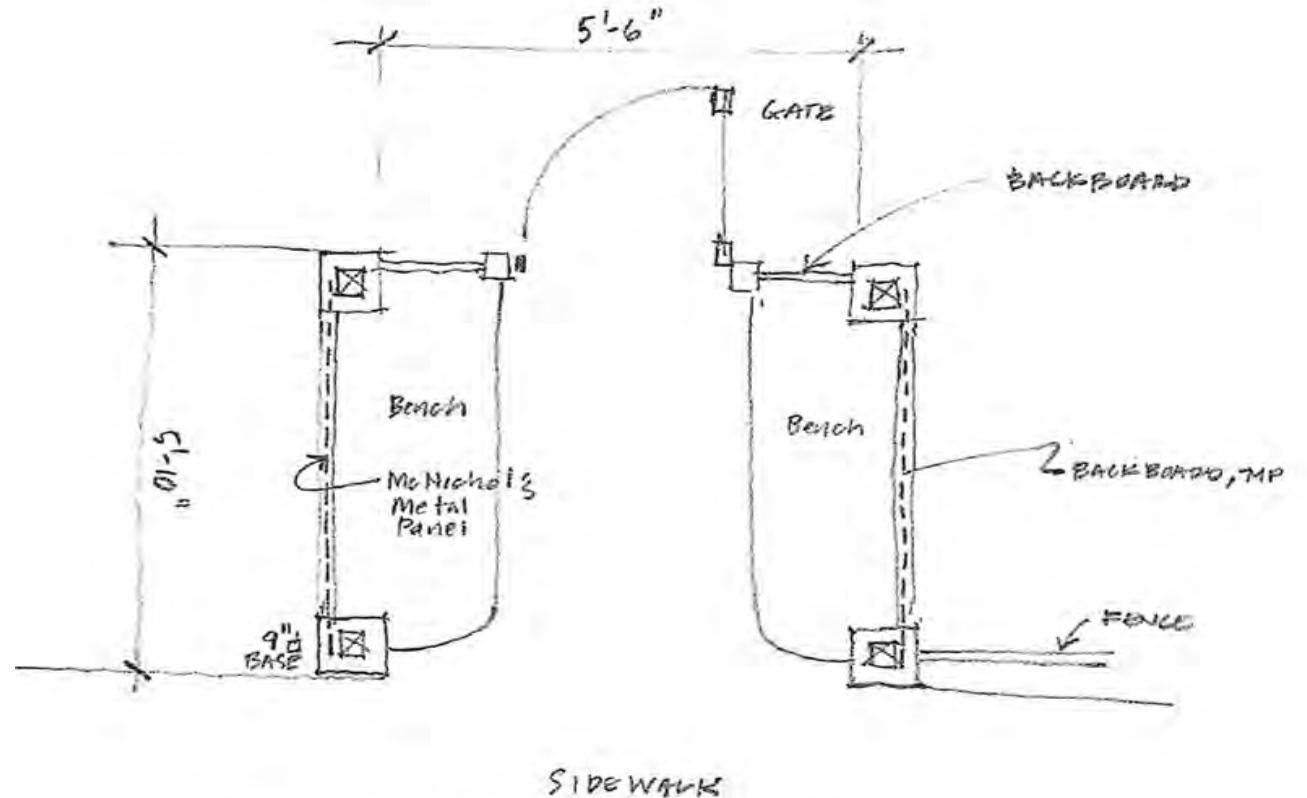
- A. Gate at Bowdoin Street Walkway
- B. Bowdoin Street Fence
- C. New Garage at the West Edge of the Property
- D. Espalier Fence at the Garage
- E. New Entry Landing at the Front Door
- F. Folly – Adaptive Reuse of the Original Garage
- G. Pergola – Dining Area
- H. Rear Addition (North facing)



A. Arbor Entry at Bowdoin Street walkway



ARBOR ENTRY ELEVATION
1/2" = 1'-0"

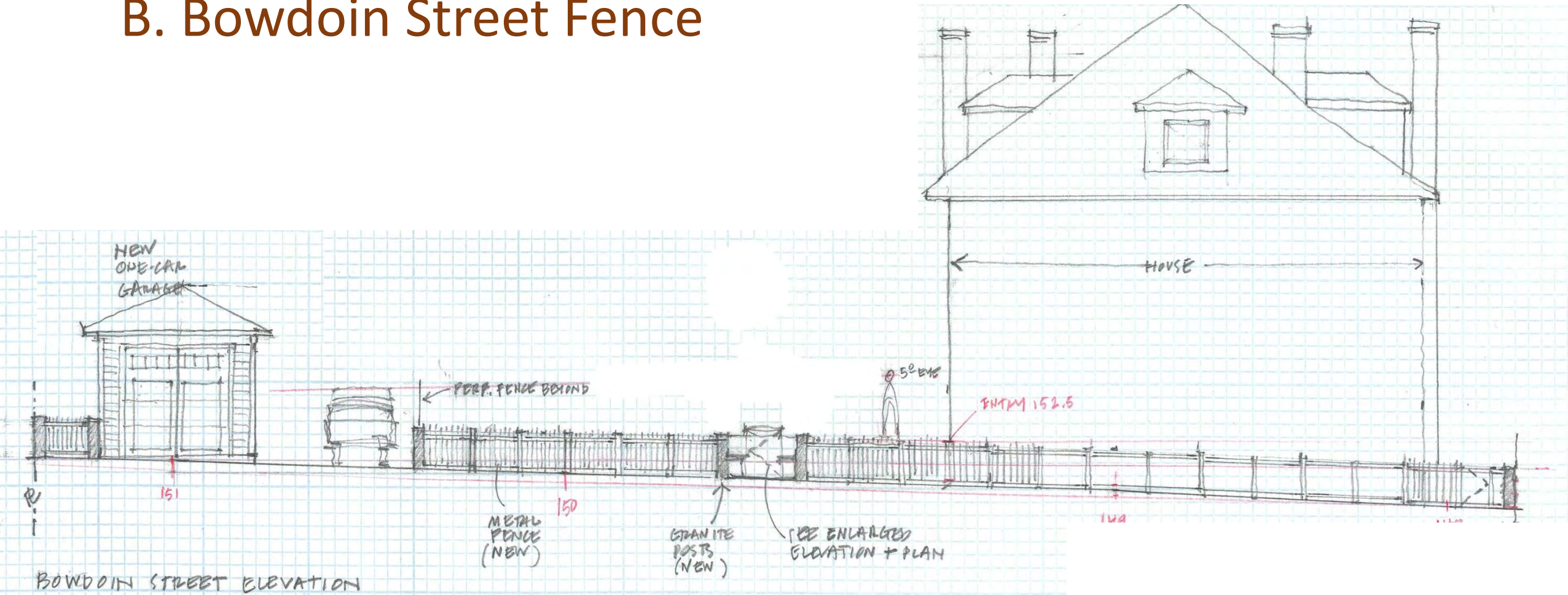


ARBOR ENTRY PLAN
1/2" = 1'-0"

Wood gate possible as a precedent for a metal gate at the new gate entry.



B. Bowdoin Street Fence



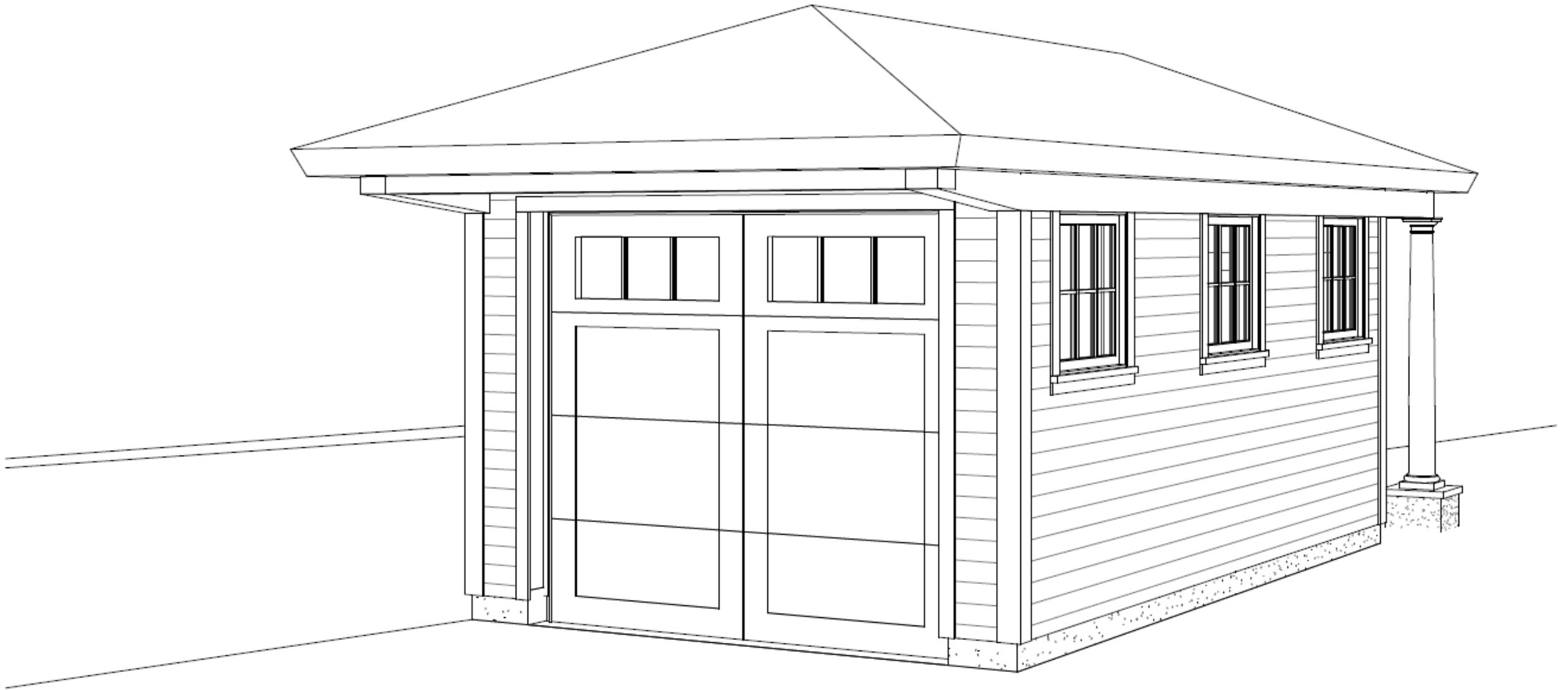
Bowdoin Street Elevation

Metal fence precedent – recreate in wrought iron by Stewart Iron Works, or others, or look at aluminum versions.



Note: Our design will substitute granite for posts

C. New Garage at the West edge of the property



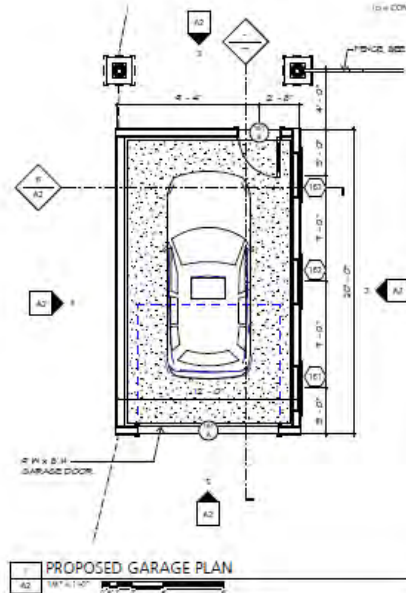
New Garage



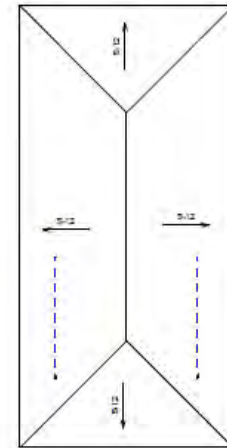
9 3D VIEW OF GARAGE FROM STREET

TYPICAL INSULATION @ GARAGE:

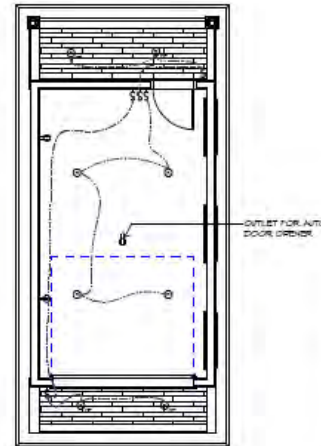
EXISTING/NEW (ACTION)	2021 IRC REQUIREMENTS	SPECIFIED FOR THIS PROJECT
Ceiling & Roof Walls	R-30	Not Required
WOOD FRAMED WALLS	2x4x10 OR 2x4x10s	Not Required
FLOOR	R-12 (8-12 MIN)	Not Required
BASEMENT WALLS	R-10 OR 75 CFTV	Not Required
GLAZ.	R-12 FOR 4"	Not Required
(12" = CONTINUOUS INSULATION)		



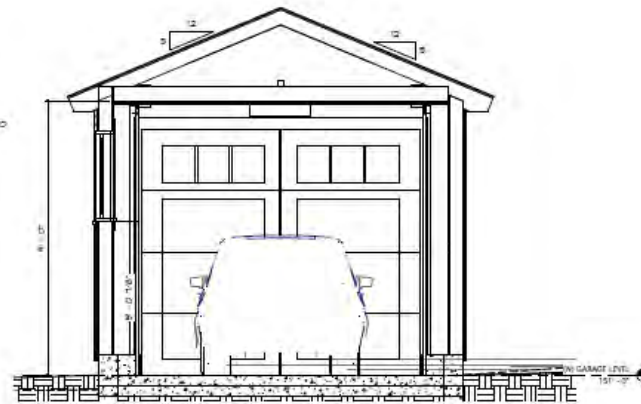
10 PROPOSED GARAGE PLAN



11 PROPOSED GARAGE ROOF PLAN



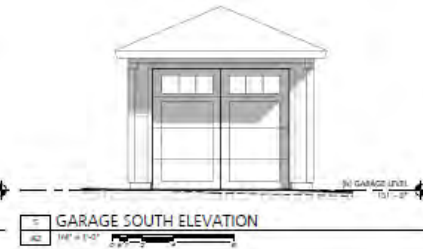
12 GARAGE RPC / ELEC PLAN



13 GARAGE SECTION



14 GARAGE WEST ELEVATION



15 GARAGE SOUTH ELEVATION



16 GARAGE EAST ELEVATION



17 GARAGE NORTH ELEVATION

BARBA+WHELOCK
ARCHITECTS
408 CARD STREET
PORTLAND, ME 04102
207.722.2222
WWW.BARBAWHELOCK.COM

NOT FOR CONSTRUCTION

ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

GARAGE DRAWINGS
DESIGNED FOR
BURGESS RESIDENCE
277 S. 2nd St.
PORTLAND, ME 04102
DATE: 09/25/2022
PROJECT: Burgess Residence

BURGESS
A2

Garage doors at new Garage

Villa Madre Collection

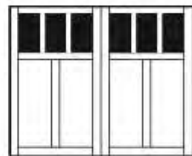


Model 9960 (580) - Premium Construction (Insulation* standard)

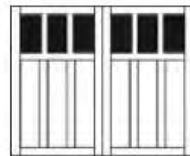
Square Top



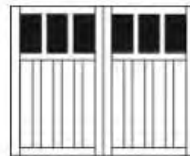
Horizontal Overlay H
Ortega



Vertical Overlay C2
Median

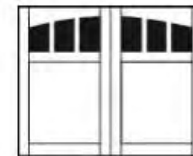


Vertical Overlay C3
Pizarro

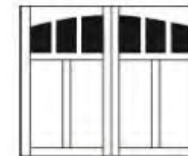


Vertical Overlay C4
Cruz

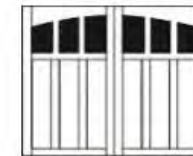
Arched Top



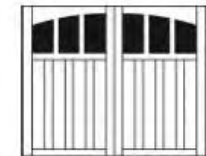
Horizontal Overlay H
Ortega



Vertical Overlay C2
Medina

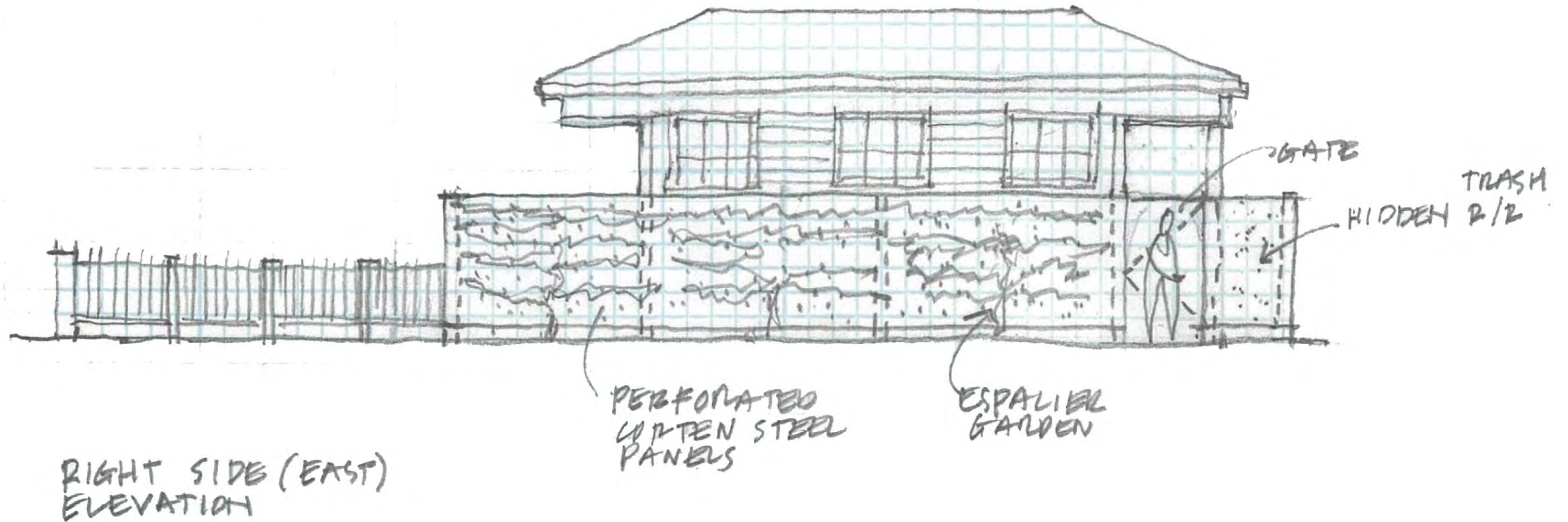


Vertical Overlay C3
Pizarro



Vertical Overlay C4
Cruz

D. Espalier Fence at Garage



Corten perforated steel living fence



Note: We may select a larger perforation

Espalier living fence at the perforated fence – apple tree



E. New Entry Landing at the Front Door

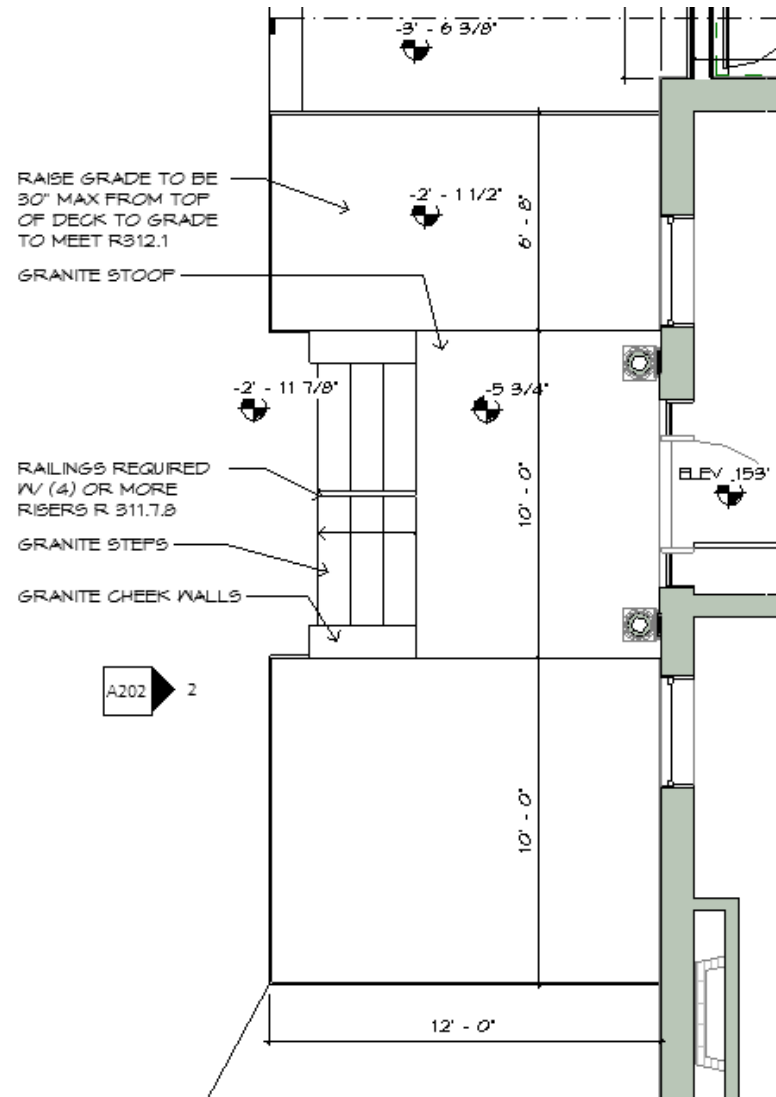


E. New Entry Landing at the Front Door



Note: Existing, non-historic landing and railings to be removed and replaced

E. New Entry Landing at the Front Door





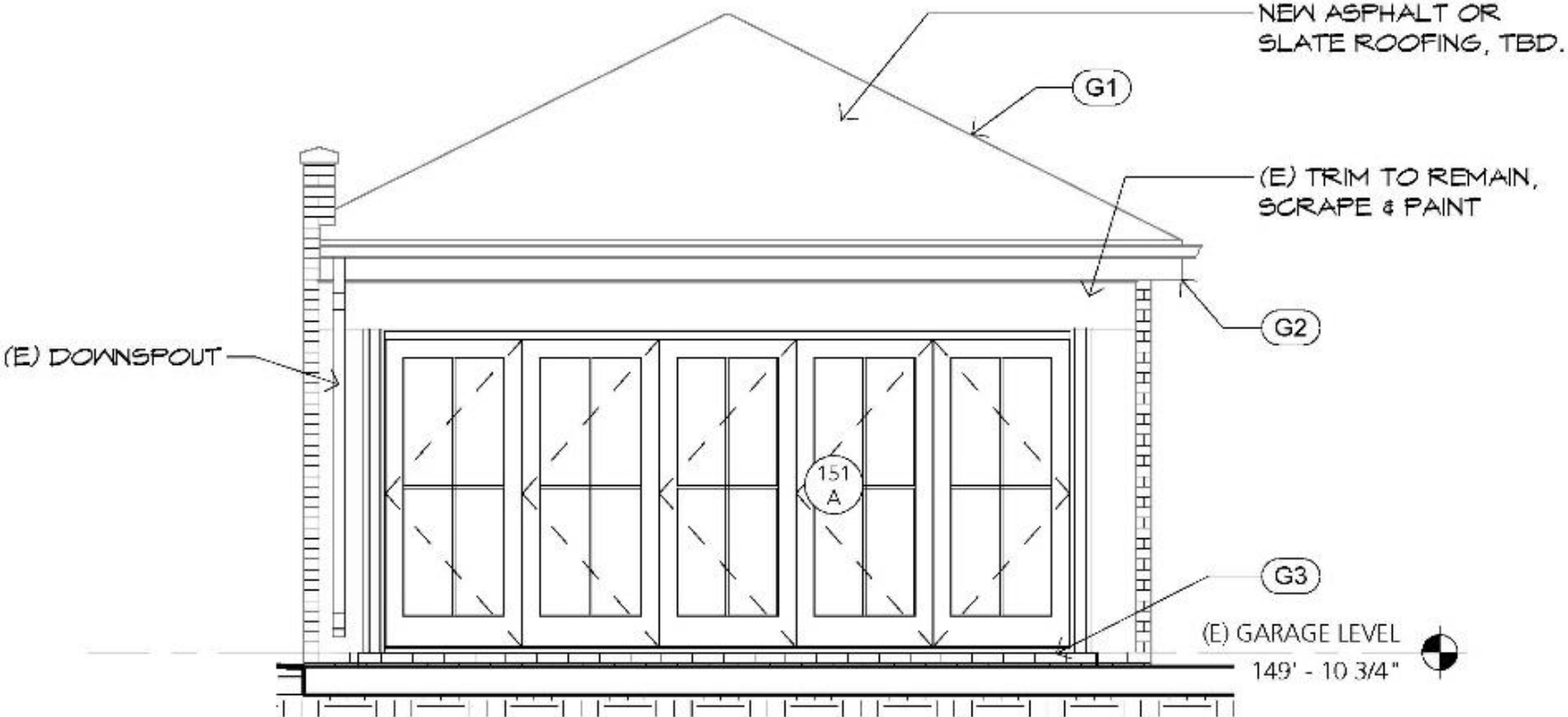
Metal Handrail precedent

HP SUBMISSION 9/7/2022

F. Folly – Adaptive Reuse of the Original Garage



Folly (Existing Garage – Adaptive Reuse)



5	FOLLY SOUTH ELEVATION
A1	1/4" = 1'-0"

Bi-Fold Doors - Precedent



Folly (former Garage) Marvin Ultimate Bi-Fold Door – Color tbd

[Products](#)[Solutions](#)[Inspiration](#)[Why Marvin](#)

Ultimate Bi-Fold Door

The Ultimate Bi-Fold door opens your home to optimal air flow, natural light, and temperature control. Large glass panels fold like an accordion to transform your home and expand your space and creates a seamless transition to outdoor spaces.

- Wood interior, wood or aluminum-clad exterior
- Fits openings up to 55' wide x 10' high
- Choose from 81 operating configurations

Find Marvin products in your area. Connect with a dealer near you to get started.

[FIND A DEALER](#)

Folly (former Garage) Marvin Ultimate Bi-Fold Door – Color tbd

[CONTACT US](#) [FIND A DEALER](#) [TECHNICAL SPECIFICATIONS](#) [SEARCH](#)

MARVIN  [Products](#) [Solutions](#) [Inspiration](#) [Why Marvin](#)



Ultimate Bi-Fold Door

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[FIND A DEALER](#)



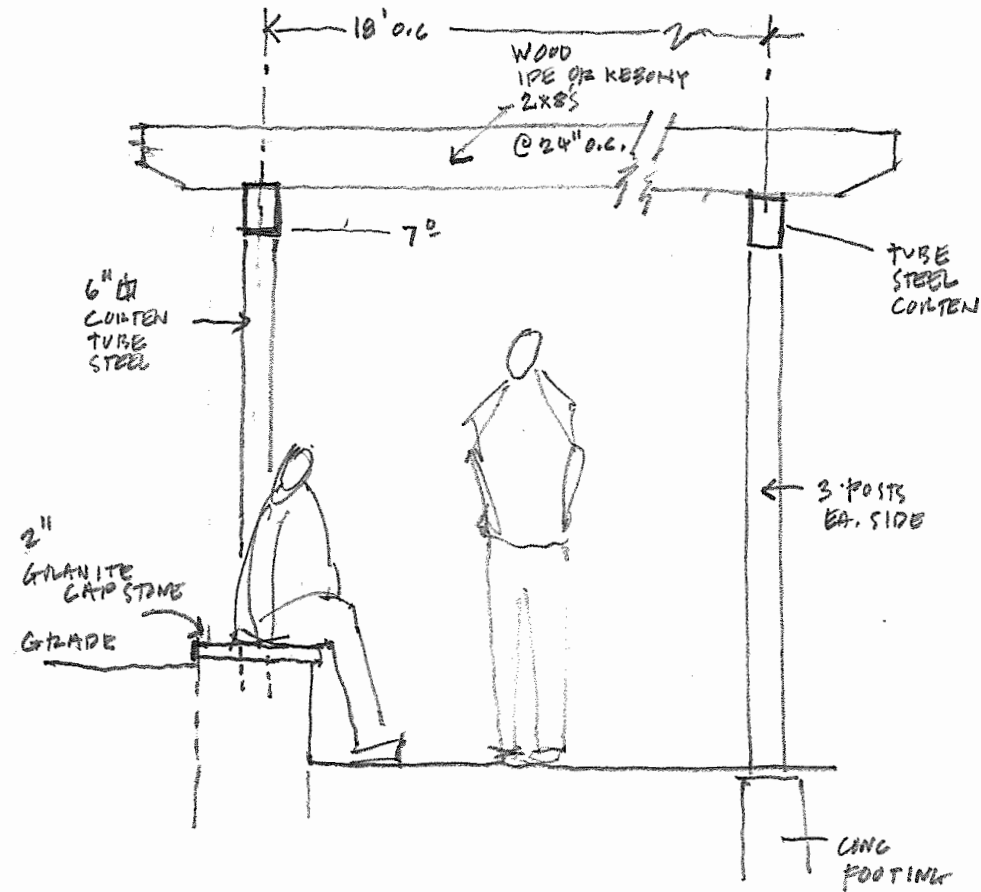
G. Pergola – Dining Area



Note: We are proposing steel columns for the Pergola and the Entry Arbor, with an IPE or Kebony timber frame

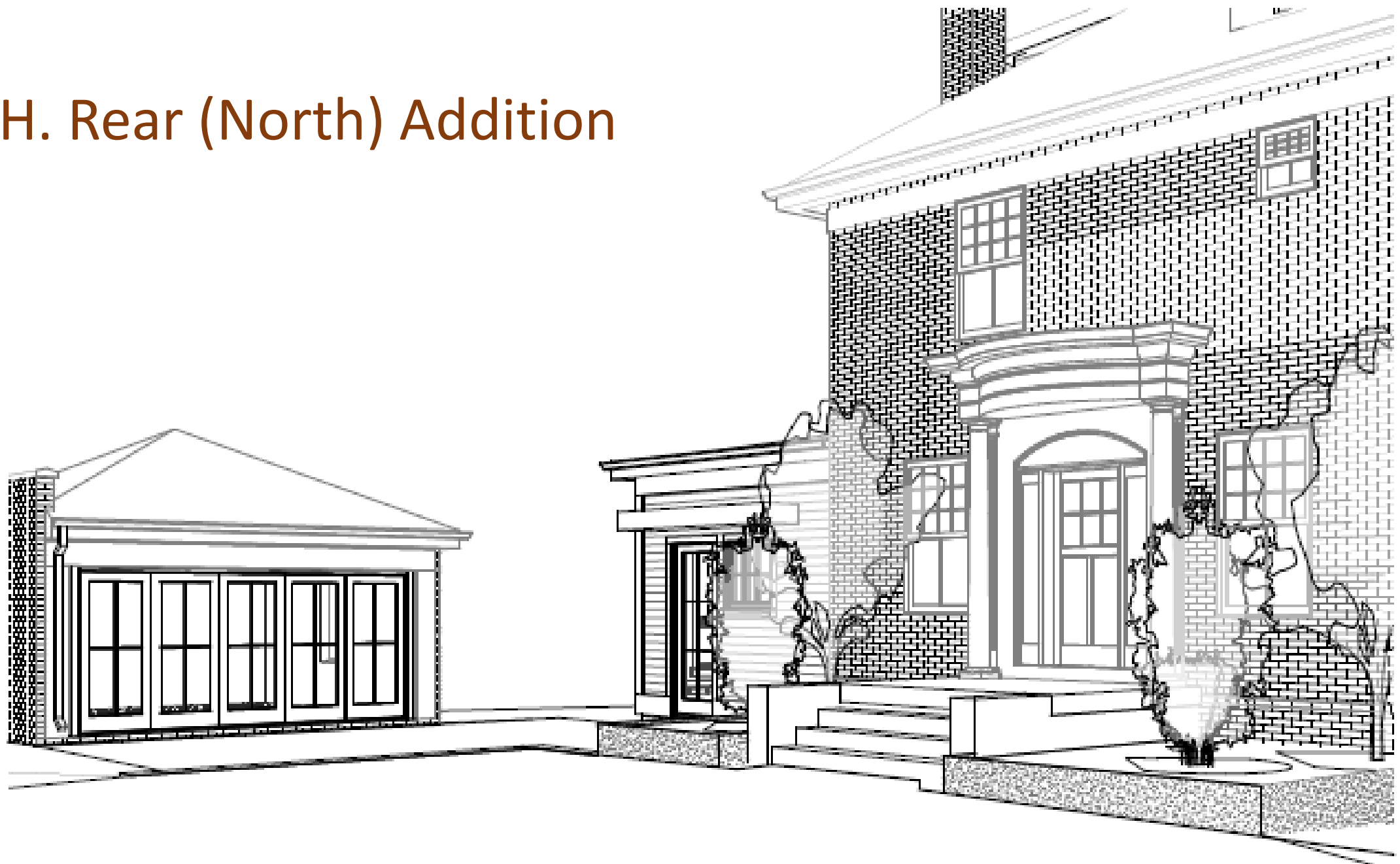
Prototype for a simplified, modern pergola – masonry columns, timber frame over

G. Pergola – Dining Area

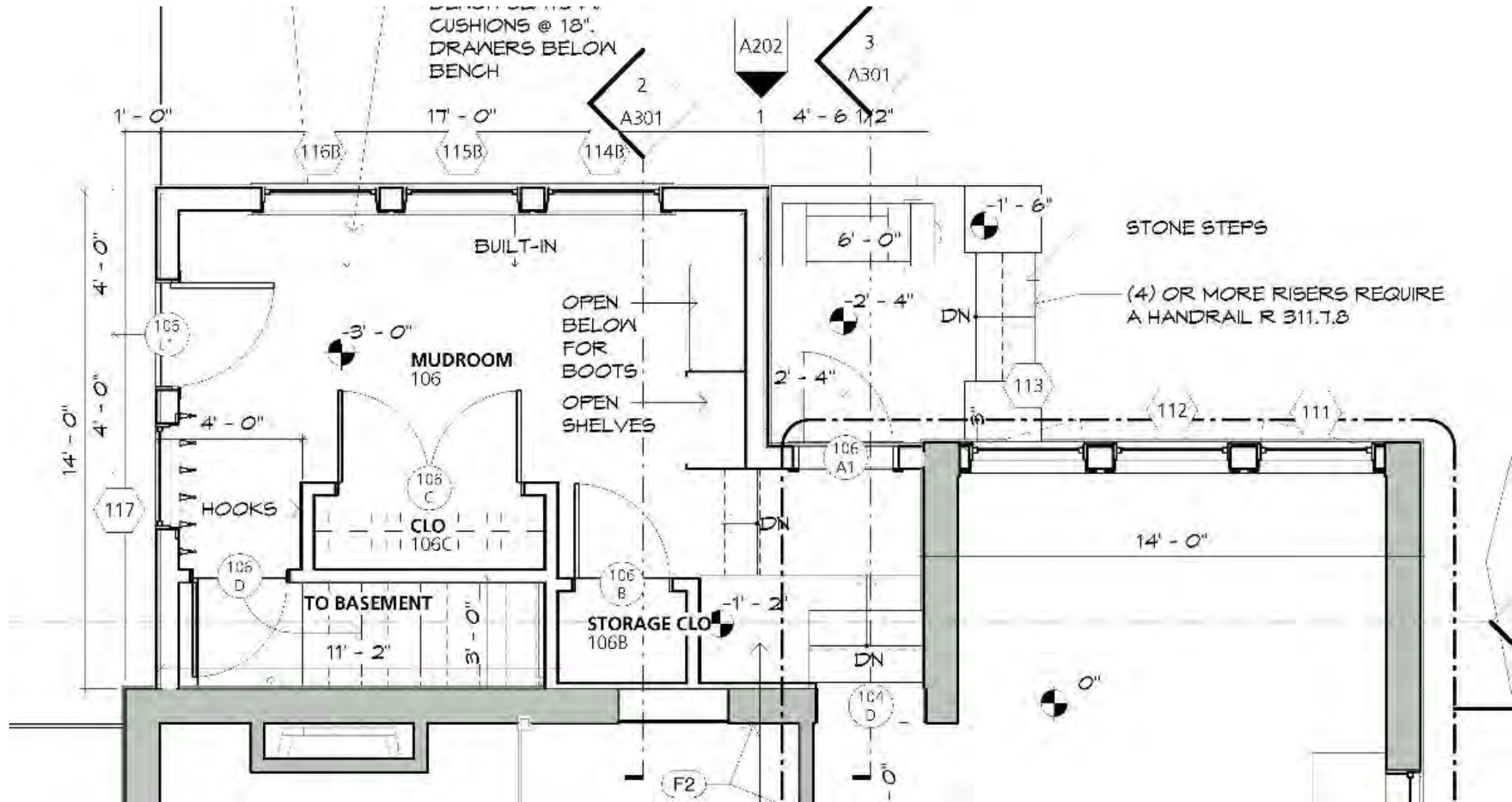


SITTING WALL / PERGOLA SECTION
1/2" = 1'-0"

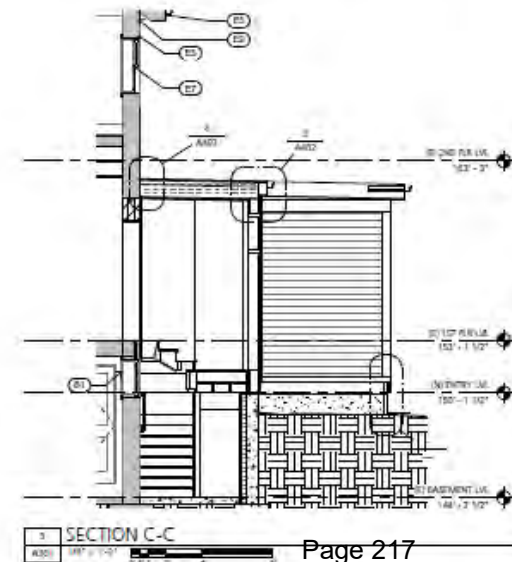
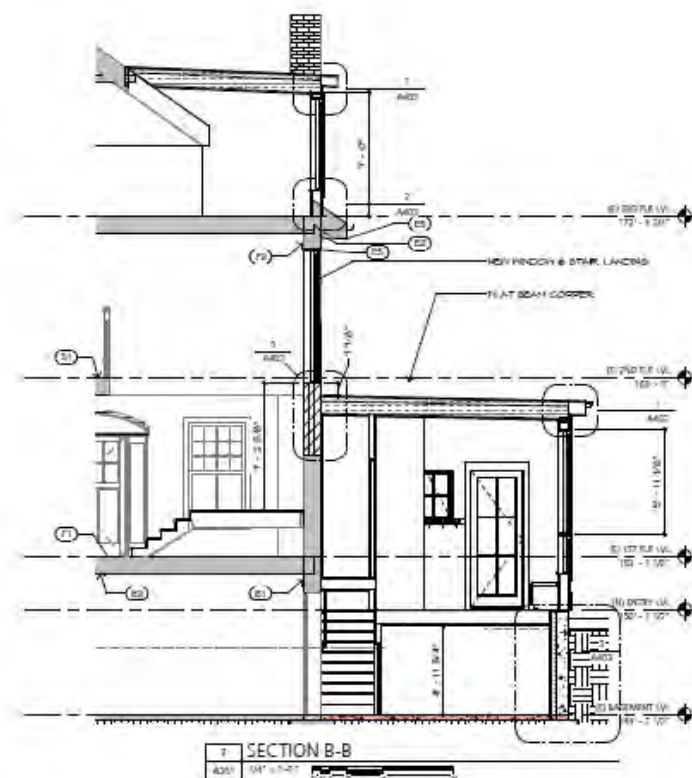
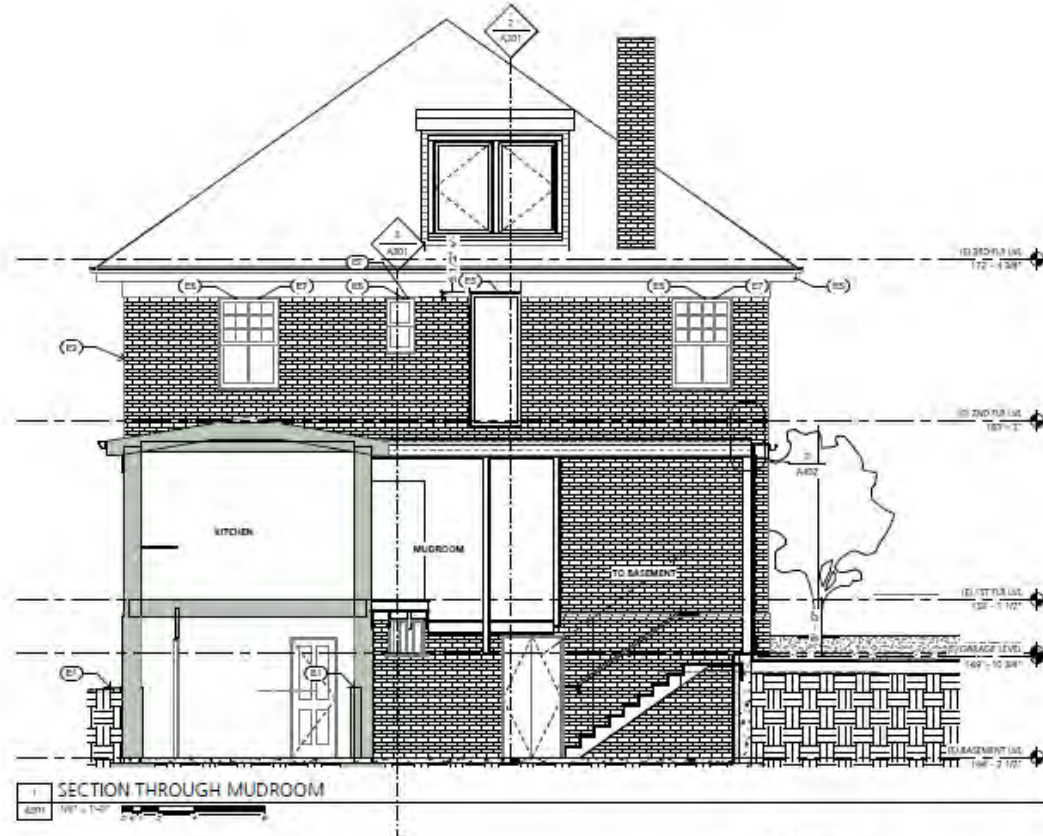
H. Rear (North) Addition











REPAIR NOTES	
NO.	DESCRIPTION
01	SPACK EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE). REFINISH BASEMENT WALLS AND CEILING. PATCH PLASTER CRACKS OVER GABRIEL FOUNDATION. REPAIR ANY TRILING PARTITION WALLS TO PROVIDE A CONTINUOUS GASTRATITE. UNLESS THAT IMPROVE SAFETY PRECAUTIONS ARE TAKEN IN REMOVING PAINT, ASSUMING EXISTING WALL FINISHES HAVE LEAD PAINT. REMOVE ANY EXISTING PLASTER FROM WALLS AND CEILING. REPLACE AREAS OF REMOVED PLASTER WITH GYPSUM. REPAIR ALL WALLS AND CEILING. TYPE
02	REPAIR ANY SURFACE CORROSION AT EXISTING DAMAGED AUTO BRICK EXTERIOR WALLS AND STEEL COLUMN/EMBEDDED IN CONCRETE FLOOR. REFINISH WALKWAY AND CEILING WITH WATER-RESISTANT COATING. TYPE
03	REFINISH BASEMENT WINDOWS AND ENSURE ALL WINDOWS CAN CLOSE COMPLETELY. IT USED EXISTING. THEN INSTALL REPLACEMENT WINDOWS AS NEEDED. TYPE
04	DEGRADE AN INDUSTRIAL HYGIENIST TO TEST POTENTIAL ASBESTOS (WHITE MATERIAL ENCAUSTIC TRING FLING BELOW THE BASEMENT CEILING). HANDLE POTENTIAL HAZARDOUS MATERIALS IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
05	REMOVE EXISTING CONCRETE FLOOR, REGRADE AND INSTALL PROPOSED LANDSCAPING ALONG EXISTING FACED.
06	REMOVE ALL VINES AND VEGETATION FROM BUILDING. USE TOOLS AND METHODS THAT WILL NOT DAMAGE THE EXISTING SURFACE. REPORT FINDER BRICK AND PLASTER FACADE, INCLUDING CHIMNEY'S TYPE
07	BUILD AND REPORT PROPOSED BRICK MASONRY SECTION AT TOP OF FRONT ENTRANCE DOOR.
08	SEAL NON-OPERATIONAL CHIMNEY TO PREVENT MOISTURE OR ANIMAL ENTRY.
09	REMOVE ANY CRACKS OR PLASTER FINISHES FROM EXTERIOR WOOD ELEMENTS TO PROVIDE A CONTINUOUS GASTRATITE. REPAIR ALL EXTERIOR WOOD ELEMENTS. INSTALL SEALANT AT INTERSECTIONS BETWEEN REINFORCED WOOD AND REPORTED BRICK. TYPE
10	REPLACE WOOD ELEMENTS WHERE: REPAIR AND RETAIL PRE-COATED COPPER FLASHING AT SECOND FLOOR BAY WINDOW. REPAIR BALANT AT INTERSECTIONS BETWEEN REPAIR (DAMAGED) WOOD AND REPORTED BRICK.
11	ISOLATE ALL WINDOWS FROM THE EXTERIOR AND INTERIOR. TYPE
12	REFINISH WOOD FLOOR THROUGHOUT INTERIOR, WHERE EXISTING. TYPE
13	REMOVE AND REPLACE DETERIORATED PLASTER WALL FINISHES OF MANY (STAIRWELL) WARD.
14	REFINISH WOOD FLOOR THROUGHOUT INTERIOR, WHERE EXISTING. TYPE
15	SPACK EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE). REPLACE WATER-DAMAGED WALL AND CEILING WALLBOARD ON PLASTER MATERIALS AND FINISHES (WHERE DETERMINED) ON CEILING. TYPE
16	DEGRADE AN INDUSTRIAL HYGIENIST TO TEST AND/OR CLEAN APPARENT CRACKS SIDING ON CEILING WALLS AND TRIM OF THE SECOND FLOOR ROOM IN THE NORTH-EAST CORNER OF THE BUILDING.
17	REPLACE WATER-DAMAGED WALL AND CEILING WALLBOARD OF PLASTER MATERIALS AND FINISHES (WHERE DETERMINED) OR STAINED. TYPE
18	REMOVE EXISTING CARPET AND REPLACE WITH NEW CARPETING. (SEE TYPE)

Exterior Material list

- Existing Residence:
 - Brick and mortar mass masonry walls and chimneys
 - Granite sills
 - Painted wood trim
 - Painted wood-framed and trimmed bay window
 - Painted wood windows
 - Slate dormers and roof
 - Copper gutters and downspouts
- Proposed Addition to Existing Residence:
 - Painted wood siding
 - Copper hood
 - EPDM roof
 - Marvin metal clad windows
 - Simpson Door Company painted wood (Fir) door
 - Marvin metal clad doors (Entry door)
- Existing Garage (proposed "Folly"):
 - Brick and mortar walls
 - Concrete foundation
 - Painted wood trim
 - Aluminum gutter and downspout
 - Asphalt or slate shingle roof, TBD
 - Painted wood window
 - Copper roof flashing
 - Marvin bi-fold door (replacing existing garage door)
- Proposed Garage:
 - Stained wood siding (shiplap, nickel gap)
 - Asphalt or slate shingle roof, TBD
 - Painted Overhead Door Villa Madre Carriage Wood Garage Doors
 - Simpson Door Company painted wood (Fir) door
 - Marvin metal clad windows
 - Painted wood eaves and soffit

ABT, ATC	ABOVE
AFF	ACOUSTIC CEILING TILE
ALT	ABOVE FINISHED FLOOR
APPROX	ALTERNATE
ARCH	APPROXIMATE
AUTO	ARCHITECT (URAL)
	AUTOMATIC
BF	BARRIER FREE (ADA)
BLK	BLOCK (ING)
BOT	BOTTOM
BRG	BEARING
BTW	BETWEEN
CABT	CABINET
CL, CLO	CLOSET
CLG	CEILING
CMU	CLEAR (ANCE)
CLJ	CONCRETE MASONRY UNIT
CONC	CONJUN
CONT	CONCRETE
CTR	CONTINUOUS OR CONTINUE
C.O.	COUNTER
	CONTRACTING OFFICER
DEMO	DEMOLISH, DEMOLITION
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DOC	DOCUMENT
DTL	DETAIL
DWVG	DRAWING
E	EAST
EA	EACH
ELEC	ELECTRIC (AL)
EL, ELEV	ELEVATION
EMER	EMERGENCY
E/P	ELECTRICAL PANEL (SEE 'E'-DWGS)
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXPD	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FIN	FINISH (ED)
FLR	FLOOR (ING)
FND	FOUNDATION
FR	FIRE RATED
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GALV	GALVANIZED
GWB	GYPSTUM WALL BOARD
HDR	HEADER
HORIZ	HORIZONTAL
HRD	HARDWARE
HTG	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HWD	HARD WOOD
INCL	INCLUDE (D), (ING)
INDV	INDIVIDUAL
INSUL	INSULATION
INT	INTERIOR
JC	JANITOR'S CLOSET
KEC	KITCHEN EQUIPMENT
KITTE	KITCHENETTE
LAM	LAMINATE (D)
LAV	LAVATORY
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANIC (AL)
MED	MEDIUM
MFR	MANUFACTURE (ER)
MIN	MINIMUM
M.O.	MASONRY OPENING
MOUNTD	MOUNTED
MTL	METAL
MW	MICROWAVE
N	NORTH
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
O.H.	OPPOSITE HAND
PLAM	PLASTIC LAMINATE
PNT, PTD	PAINTED
PWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REFR / REF.	REFRIGERATOR
RES	REGISTER
REQ'D	REQUIRED
RES, RESIL	RESILIENT
RET	RETURN
REV	REVISION (S), REVISED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY

SEL	SOUTH
SH	SEALANT
SHHT	SHELF
SIM	SHEATHING
SLR	SIMILAR
SPEC	SEALER
SO	SPECIFICATION (S) OR PROJECT MANUAL
STL., S/S	SQUARE
ST	STAINLESS STEEL
STD.	STEEL
STGL	STANDARD
STOR, STO.	SAFETY GLASS
SUSP	STORAGE
SYM	SUSPENDED
SYM	SYMMETRY (ICAL)
SYS	SYNTHETIC
	SYSTEM
TBD	TO BE DETERMINED
TBS	TO BE SELECTED BY CONTRACTING OFFICER
TEMP	TEMPERED OR TEMPORARY
TGL	TEMPERED GLAZING
THRESH	THRESHOLD
THK	THICK (NESS)
TOL	TOLERANCE
TYP	TYPICAL
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIN	VINYL
VINB	VINYL BASE
VNR	VENEER
VT	VINYL TILE
W	WEST
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	STACKING WASHER & DRYER
WH	WINDOW
WH	WALL HUNG
WC	WALK IN CLOSET
WO	WITHOUT
WR	WATER RESISTANT
WSC	WAINSCOT

CONCRETE		WOOD BLOCKING INTERRUPTED OR SHIMS	
GWB		RIGID INSULATION	
METALS		SPRAY FOAM INSULATION	
FINISH WOOD		BLOW-IN CELLULOSE INSULATION	
WOOD BLOCKING, NAILER, ETC.		BLANKET OR BATT INSULATION	
PLYWOOD		SEALANT	
EXISTING			

1 ELEVATION NUMBER / VIEW DIRECTION

1 SIMILAR TO

1 DRAWN ON SHEET NUMBER

1 SECTION NUMBER

1 SIMILAR TO

1 DRAWN ON SHEET NUMBER

1 CALL OUT NUMBER

1 SIMILAR TO

1 DRAWN ON SHEET NUMBER

1 WALL TYPE

1 WINDOW TAG NUMBER

1 DOOR TAG NUMBER

1 REMOVALS NOTE

1 CENTER LINE

1 ELEVATION TAG

1 REVISION NUMBER

1 VIEW NUMBER

1 VIEW NAME

1 GRAPHIC SCALE

1 NORTH ARROW

1 SCALE ON 22x34 SHEETS

1 SHEET NUMBER

1 SCALE ON 22x34 SHEETS

1 SHEET NUMBER

ISSUED	SHEET	SHEET NAME
GENERAL		
☒	G100	TITLE SHEET, GENERAL NOTES, DRAWING LIST
LANDSCAPE		
☒	LX101	EXISTING SITE PLAN
☒	LX102	REMOVALS SITE PLAN
LANDSCAPE		
☒	L101	LANDSCAPE PLAN & DETAILS
☒	L102	LANDSCAPE PLAN & DETAILS
☐	L103	PLANTING PLAN
ARCHITECTURAL - EXISTING		
☐	AX101	EXISTING FIRST FLOOR PLAN
☐	AX102	EXISTING SECOND AND THIRD FLOOR PLANS
☐	AX201	EXISTING ELEVATIONS
☐	AX301	EXISTING SECTIONS
ARCHITECTURAL - REMOVALS		
☒	AD101	REMOVALS PLANS
☒	AD102	REMOVALS PLANS
ARCHITECTURAL - PROPOSED		
☒	A1	FOLLY DRAWINGS
☒	A2	GARAGE DRAWINGS
☐	A100	BASEMENT PLAN
☒	A101	PROPOSED FIRST FLOOR PLAN
☒	A102	PROPOSED SECOND AND THIRD FLOOR PLANS
☐	A111	ENLARGED KITCHEN / MUDROOM PLAN
☒	A201	PROPOSED ELEVATIONS
☒	A202	PROPOSED ELEVATIONS
☒	A301	SECTIONS
☐	A401	WINDOW DETAILS
☐	A402	ROOF DETAILS
☐	A403	DETAILS
☐	A501	FIRST FLOOR INTERIOR ELEVATIONS
☐	A601	BASEMENT & FIRST FLOOR RCP / ELEC PLAN
☐	A602	SECOND & THIRD FLOOR RCP / ELEC PLAN
☒	A901	3D VIEWS
STRUCTURAL		
☐	S101	FRAMING PLANS
☐	S102	FRAMING PLANS
☐	S103	FRAMING PLANS
☒	—	ISSUED FOR
☐	—	NOT ISSUED

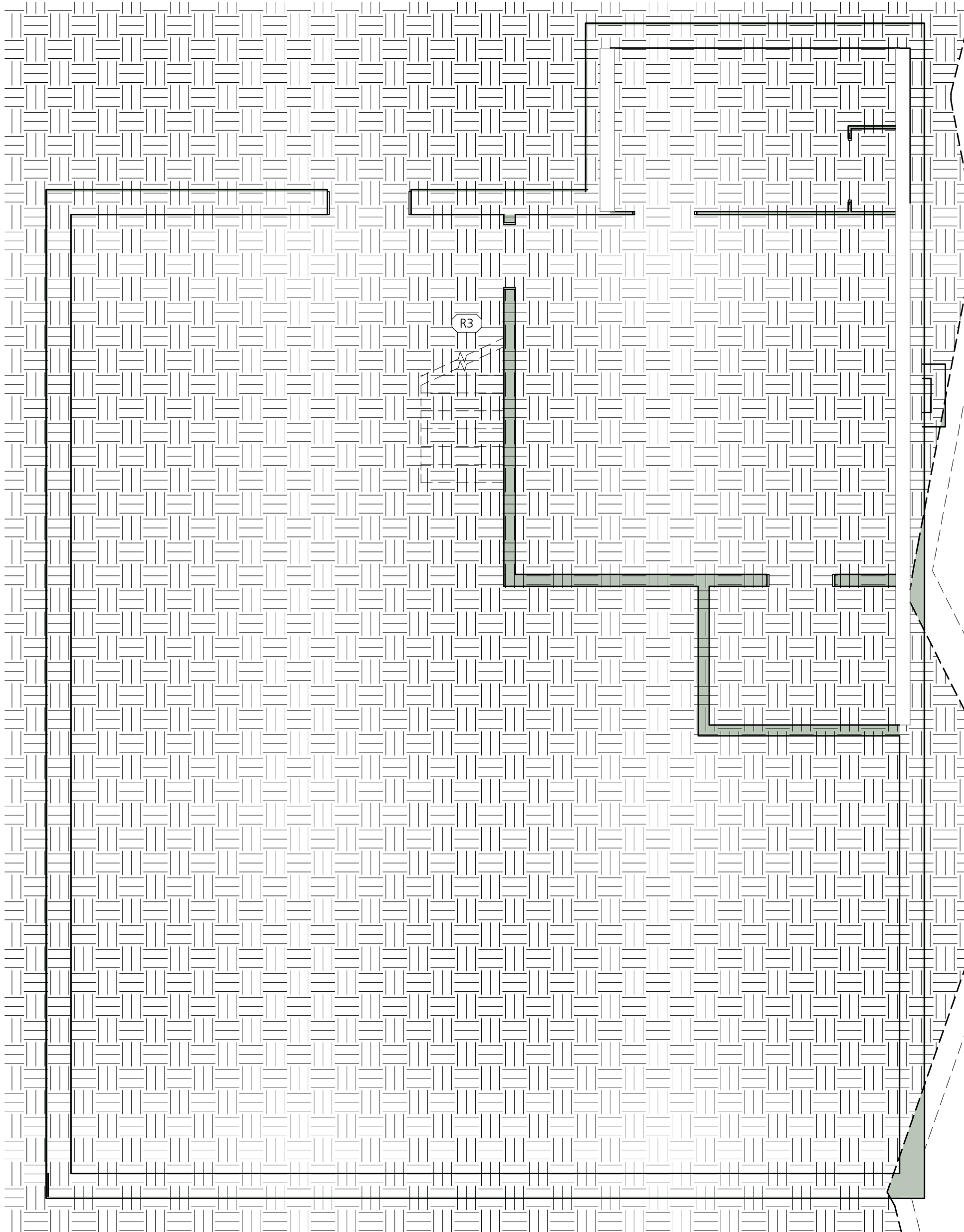


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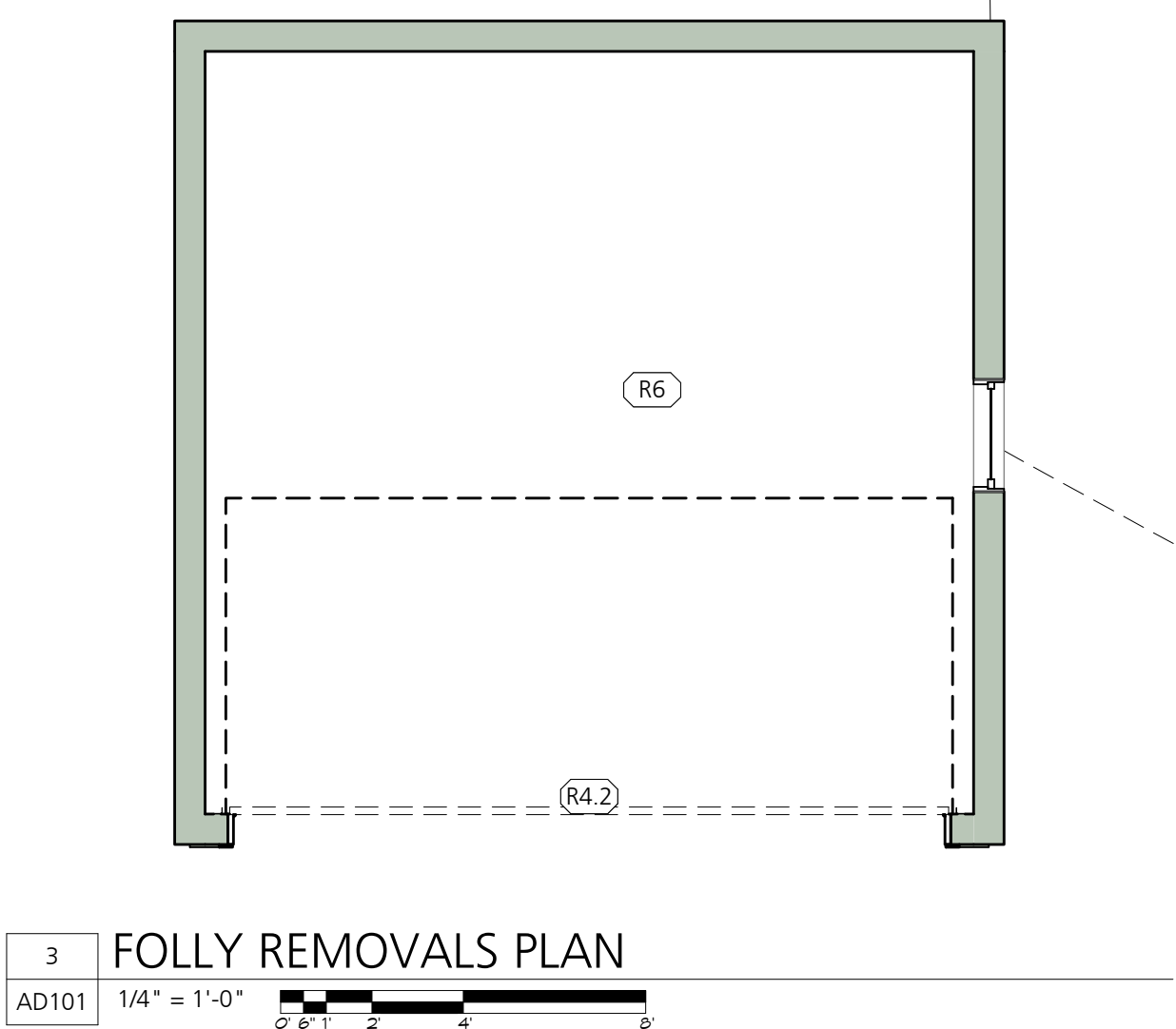
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Block 62D, Lot 9, Book 76, Page

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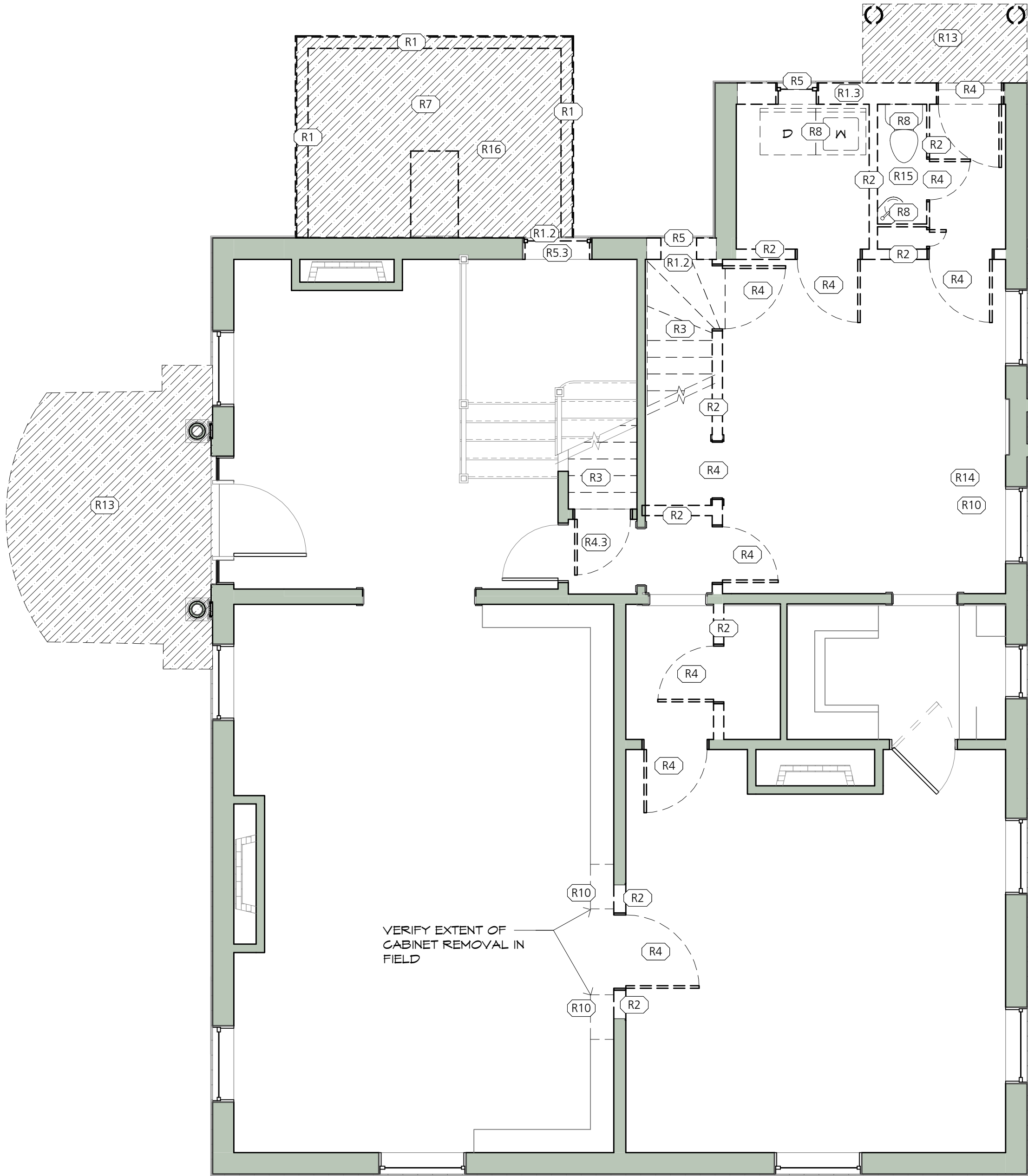
G100



1 BASEMENT REMOVALS PLAN
AD101 1/4" = 1'-0"



3 FOLLY REMOVALS PLAN
AD101 1/4" = 1'-0"



2 FIRST FLOOR REMOVALS PLAN
AD101 1/4" = 1'-0"

LEGEND: REMOVALS & SALVAGE	
	SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS
	REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
	REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER. REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.
	REMOVE WINDOW, HARDWARE, & FRAME. (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
DELIVER ANY REMOVALS NOT REUSED IN THIS PROJECT, OR DESIRED BY OWNER TO RESTORE	

KEY NOTES, REMOVALS & SALVAGE	
tag	NOTES
R1	REMOVE EXTERIOR PARTITION TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R1.2	ENLARGE EXISTING M.O. TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R1.3	NEW M.O. TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R2	REMOVE PARTITION TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R3	REMOVE STAIRS IN THEIR ENTIRETY, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWING
R4	REMOVE DOOR, FRAME, AND CASING. SALVAGE WINDOW CASING FOR REUSE.
R4.2	REMOVE GARAGE DOOR, TRACK, HARDWARE, OPENER. EXISTING WOOD FRAME, AND CASING TO REMAIN.
R4.3	REMOVE DOOR. EXISTING WOOD FRAME, AND CASING TO REMAIN.
R5	REMOVE WINDOW, FRAME, AND CASING. SALVAGE WINDOW CASING FOR REUSE.
R5.2	REMOVE WINDOW SASH. PREP FOR NEW REPLACEMENT WINDOW.
R5.3	REMOVE WINDOW FRAME AND CASING. CRATE EXISTING WINDOW AND FRAME AND STORE IN BASEMENT FOR POSSIBLE REUSE IN FUTURE. PROTECT STAINED GLASS GLAZING FROM DAMAGE IN STORAGE & LABEL CLEARLY. SALVAGE WINDOW CASING FOR REUSE.
R6	REMOVE FLOOR TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R7	REMOVE ROOF TO EXTENT SHOWN, EXISTING EAVE TO REMAIN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R8	REMOVE EXISTING PLUMBING FIXTURE. REMOVE ALL PLUMBING TO BELOW FLOOR LEVEL, COORDINATE WITH PLUMBING DRAWINGS
R10	REMOVE EXISTING CASEWORK TO EXTENT SHOWN.
R11	REMOVE GUTTER AND DOWN SPOUTS
R13	REMOVE PORCH IN ITS ENTIRETY. REMOVE PORCH FOUNDATION AND ROOF. SALVAGE STONE FOR REUSE IN LANDSCAPE.
R14	REMOVE KITCHEN IN ITS ENTIRETY. REMOVE ALL APPURTENANT EQUIPMENT, MOTORS, OUTLETS, SWITCHES, ETC.
R15	REMOVE BATHROOM IN ITS ENTIRETY. REMOVE ALL APPURTENANT FIXTURES, FINISH FLOORING, WALL TILE, PIPING, OUTLETS, SWITCHES, ETC.
R16	REMOVE ADDITION IN ITS ENTIRETY. REMOVE FOUNDATION, WALLS, AND ROOF. REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.

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ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

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REMOVALS PLANS

SHEET SIZE:
22" x 34"

ISSUED FOR:
Historic Preservation Review

DRAWN BY: TGM

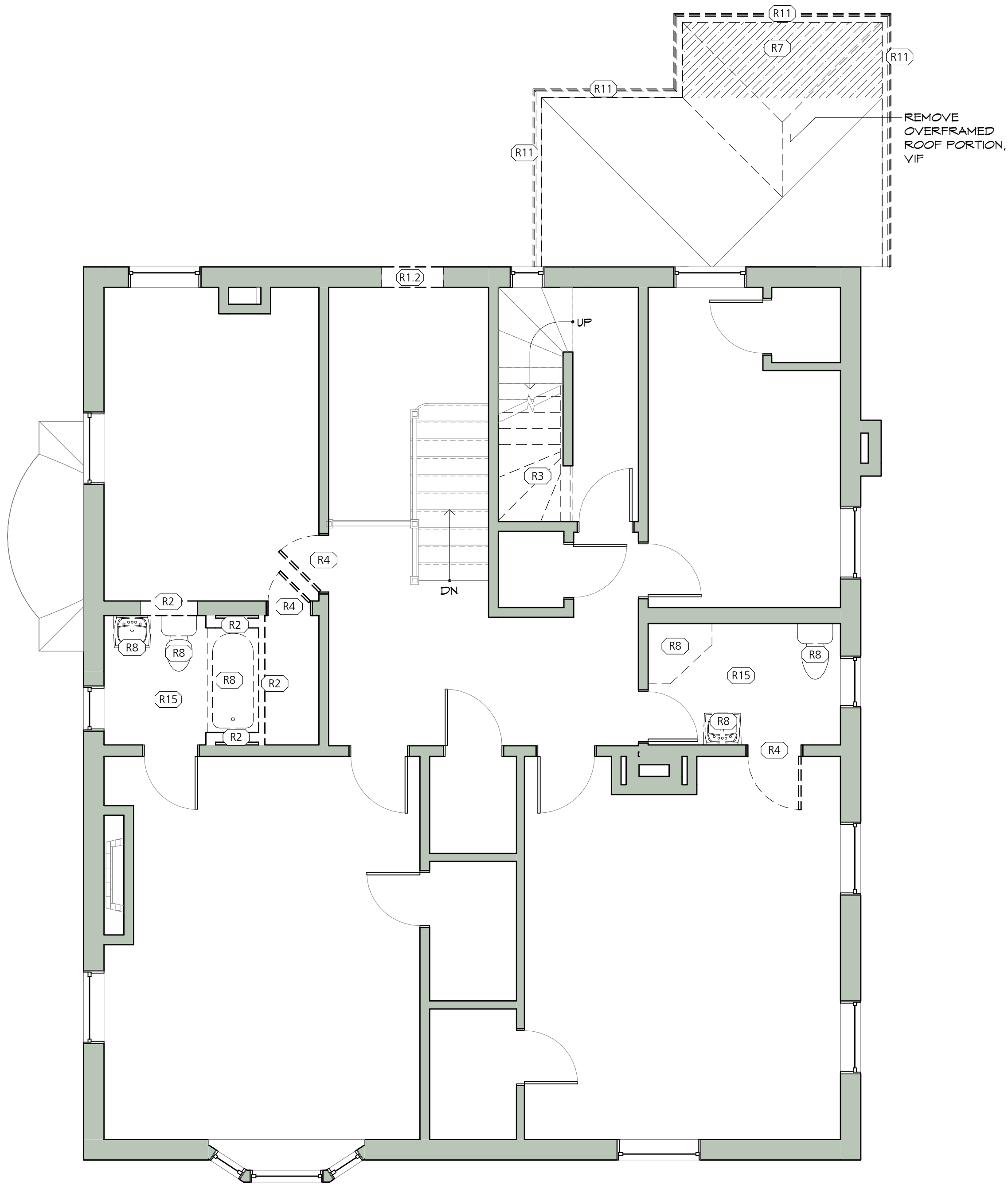
DATE: 08/25/2022

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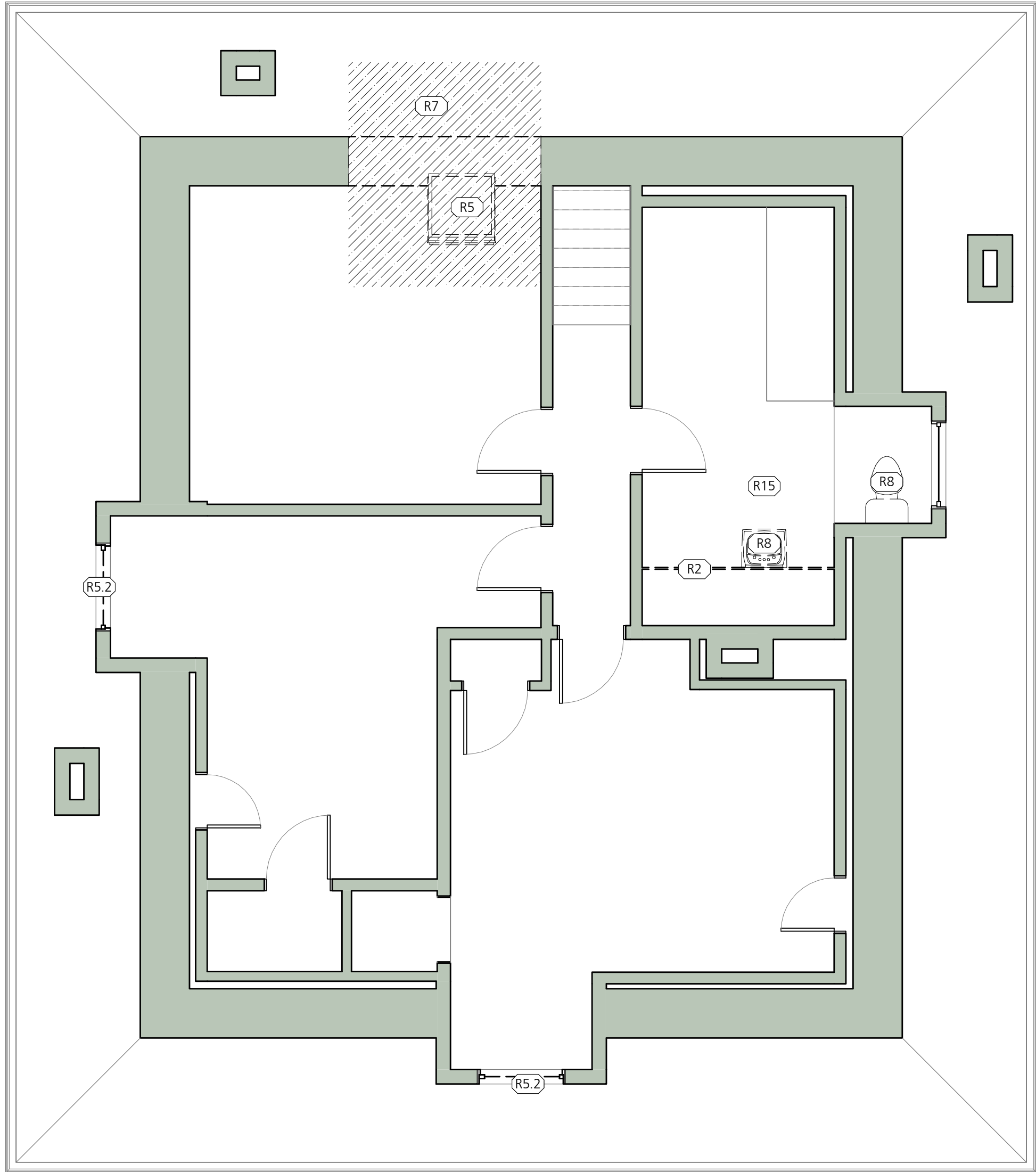
BURGESS

AD101

1 SECOND FLOOR REMOVALS PLAN
AD102 1/4" = 1'-0"



2 THIRD FLOOR REMOVALS PLAN
AD102 1/4" = 1'-0"



LEGEND: REMOVALS & SALVAGE	
	SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS
	REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
	REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.
	REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.
	REMOVE WINDOW, HARDWARE, & FRAME. (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.
DELIVER ANY REMOVALS NOT REUSED IN THIS PROJECT, OR DESIRED BY OWNER TO RESTORE	

KEY NOTES, REMOVALS & SALVAGE	
tag	NOTES
R1	REMOVE EXTERIOR PARTITION TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R1.2	ENLARGE EXISTING M.O. TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R1.3	NEW M.O. TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R2	REMOVE PARTITION TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R3	REMOVE STAIRS IN THEIR ENTIRETY, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWING
R4	REMOVE DOOR, FRAME, AND CASING. SALVAGE WINDOW CASING FOR REUSE.
R4.2	REMOVE GARAGE DOOR, TRACK, HARDWARE, OPENER. EXISTING WOOD FRAME, AND CASING TO REMAIN.
R4.3	REMOVE DOOR. EXISTING WOOD FRAME, AND CASING TO REMAIN.
R5	REMOVE WINDOW, FRAME, AND CASING. SALVAGE WINDOW CASING FOR REUSE.
R5.2	REMOVE WINDOW SASH. PREP FOR NEW REPLACEMENT WINDOW.
R5.3	REMOVE WINDOW FRAME AND CASING. CRATE EXISTING WINDOW AND FRAME AND STORE IN BASEMENT FOR POSSIBLE REUSE IN FUTURE. PROTECT STAINED GLASS GLAZING FROM DAMAGE IN STORAGE & LABEL CLEARLY. SALVAGE WINDOW CASING FOR REUSE.
R6	REMOVE FLOOR TO EXTENT SHOWN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R7	REMOVE ROOF TO EXTENT SHOWN, EXISTING EAVE TO REMAIN, SHORE UP AS REQUIRED, COORDINATE WITH STRUCTURAL DRAWINGS, REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.
R8	REMOVE EXISTING PLUMBING FIXTURE. REMOVE ALL PLUMBING TO BELOW FLOOR LEVEL, COORDINATE WITH PLUMBING DRAWINGS
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R16	REMOVE ADDITION IN ITS ENTIRETY. REMOVE FOUNDATION, WALLS, AND ROOF. REMOVE ALL APPURTENANT OUTLETS, SWITCHES, ETC.

REMOVALS PLANS

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Block 62D, Lot 9 Book 76, Page 1

BURGESS

AD102

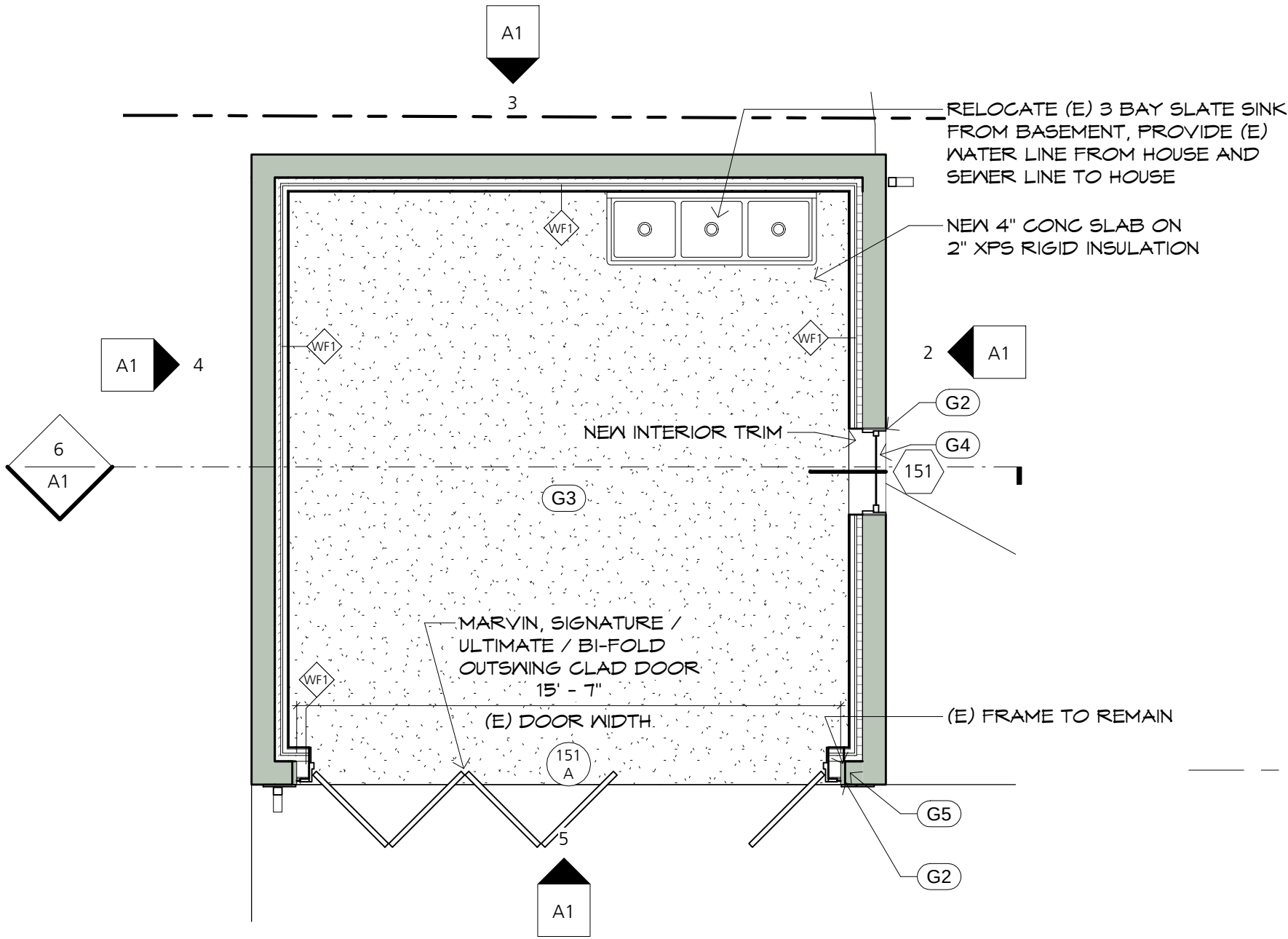
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TYPICAL INSULATION @ FOLLY:

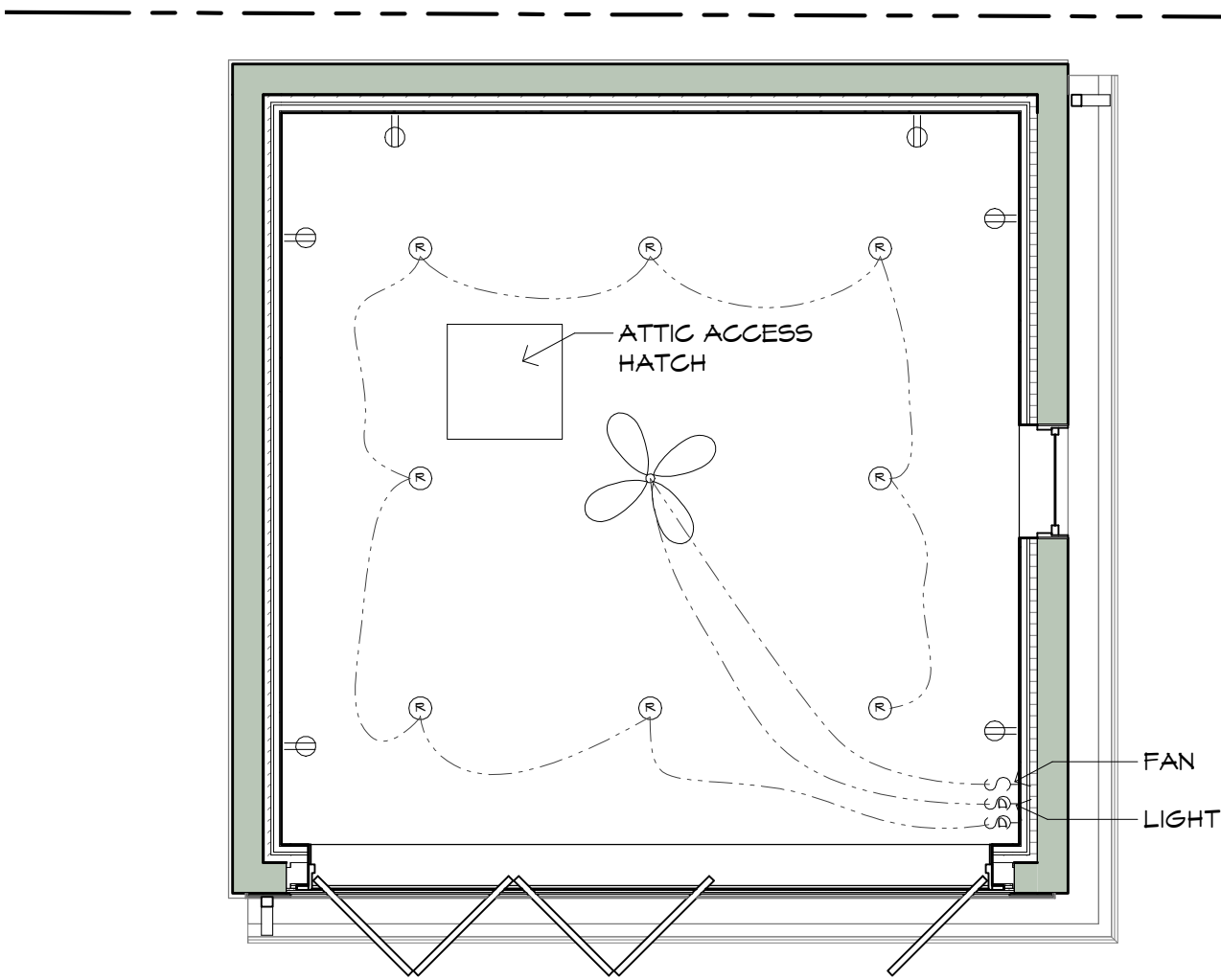
FENESTRATION U-FACTOR:	2021 IECC REQUIREMENTS: U-30	SPECIFIED FOR THIS PROJECT: U-0.3	LOW E1 (IG)
CEILING & ROOF R-VALUE:	R-60	R-60	17.25" BLOWN IN WOOD FIBER OR CELLULOSE INSULATION
WOOD FRAMED WALLS:	20+5ci OR 13+10ci OR 0+15		
MASS WALL R-VALUE:	15/20*	R-12	2" CLOSED CELL SPRAY FOAM
FLOOR:	R-30 (R-19 MIN)	N/A	
BASEMENT WALLS:	R-15ci OR 19 CAVITY	N/A	
SLAB:	R-10 FOR 4"	R-10	2" XPS RIGID INSULATION

(ci = CONTINUOUS INSULATION)
*The second R-Value applies where more than half of the insulation is on the interior of the mass wall



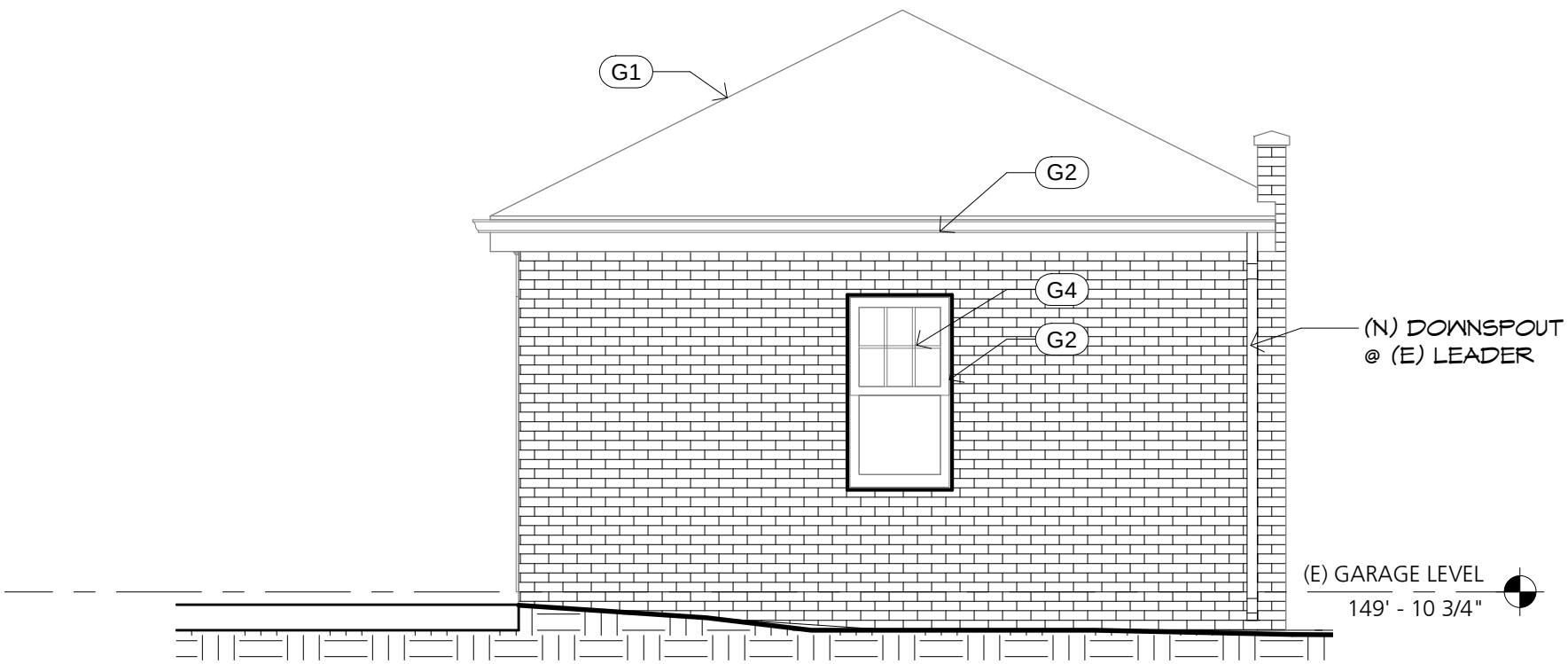
1 PROPOSED FOLLY PLAN

A1 1/4" = 1'-0"



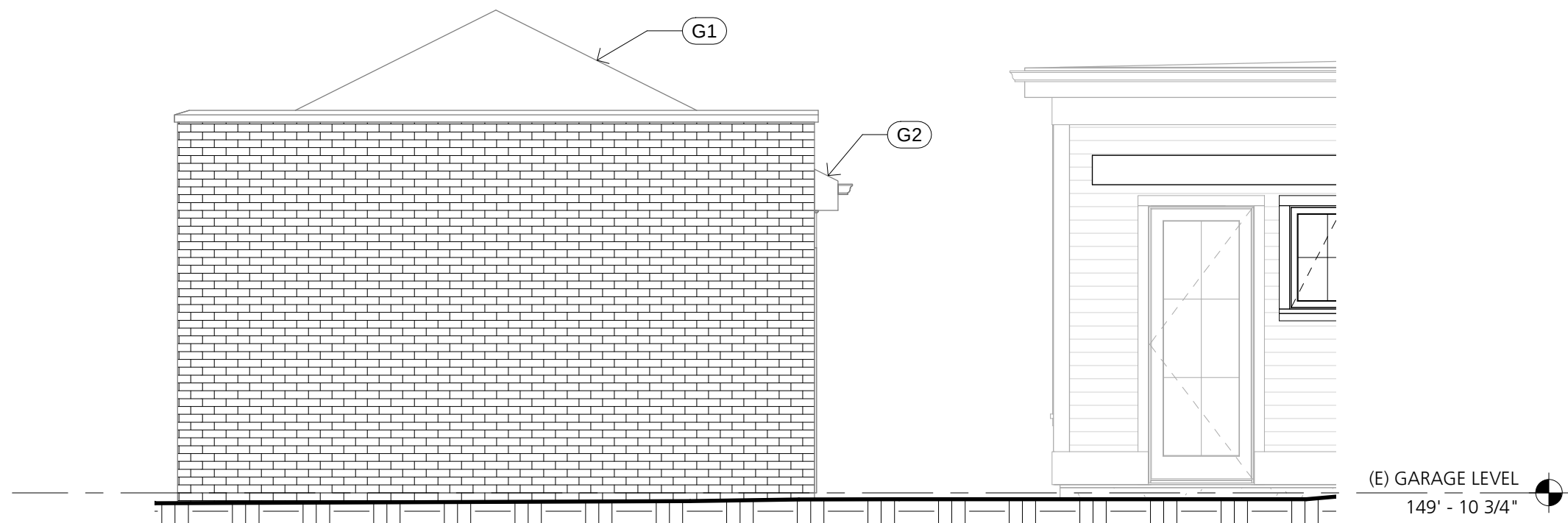
8 FOLLY RCP / ELEC PLAN

A1 1/4" = 1'-0"



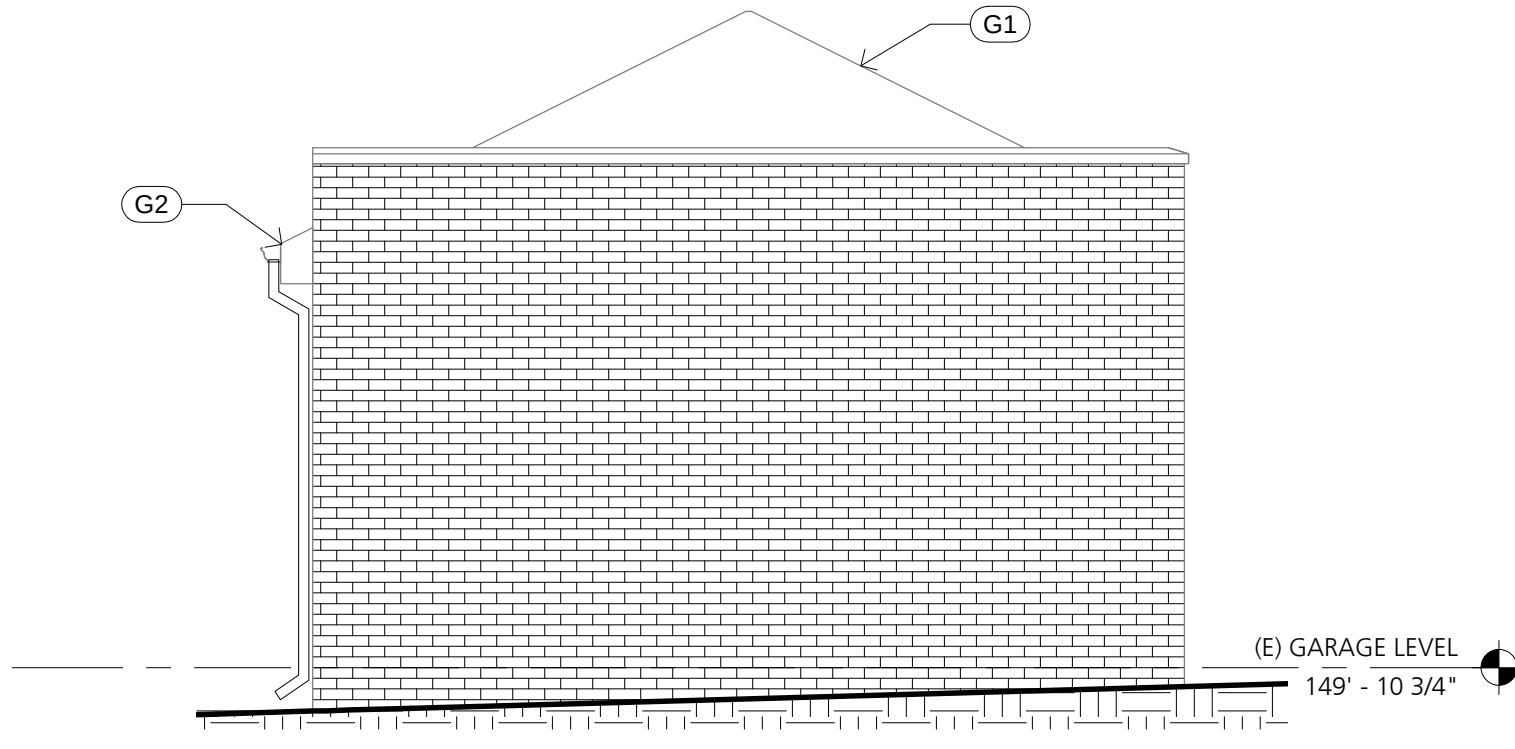
2 FOLLY EAST ELEVATION

A1 1/4" = 1'-0"



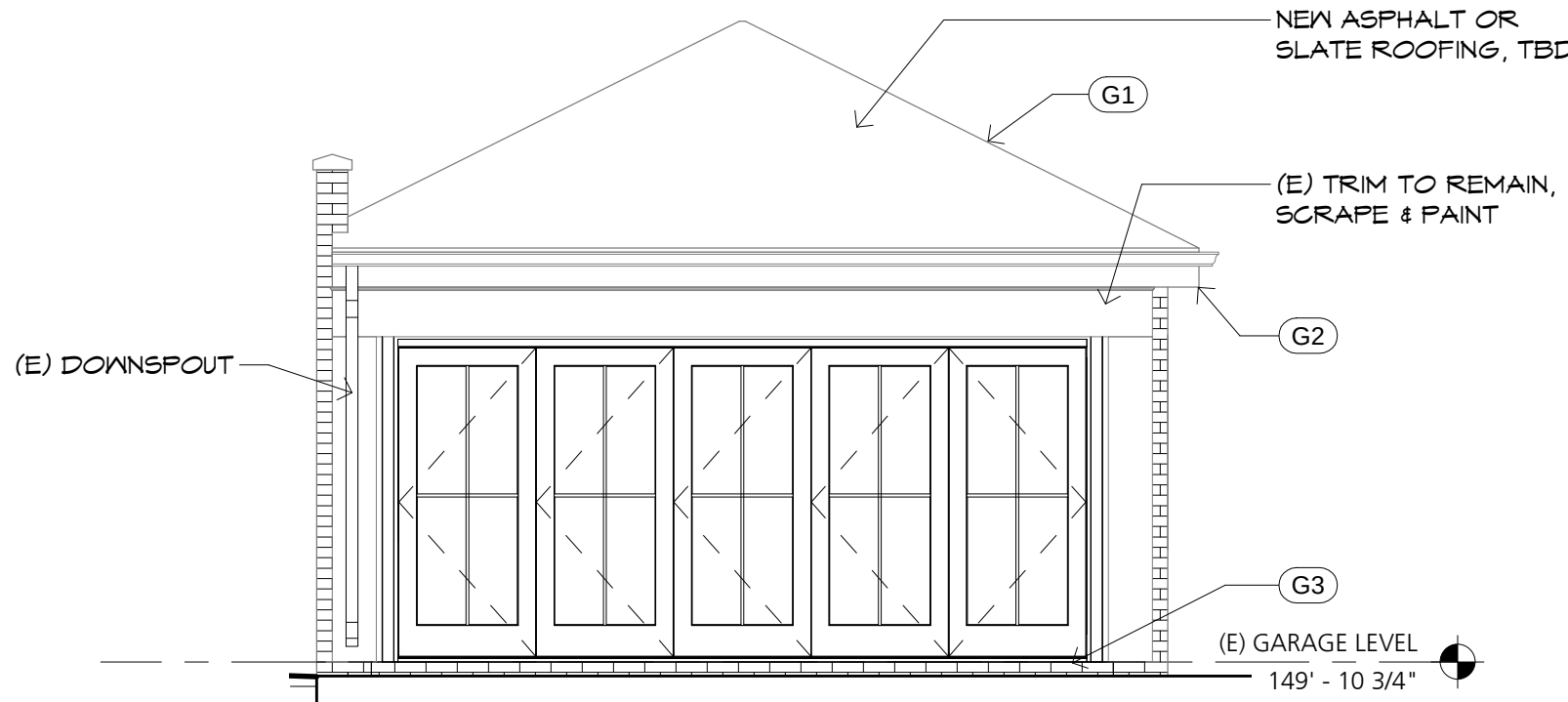
4 FOLLY WEST ELEVATION

A1 1/4" = 1'-0"



3 FOLLY NORTH ELEVATION

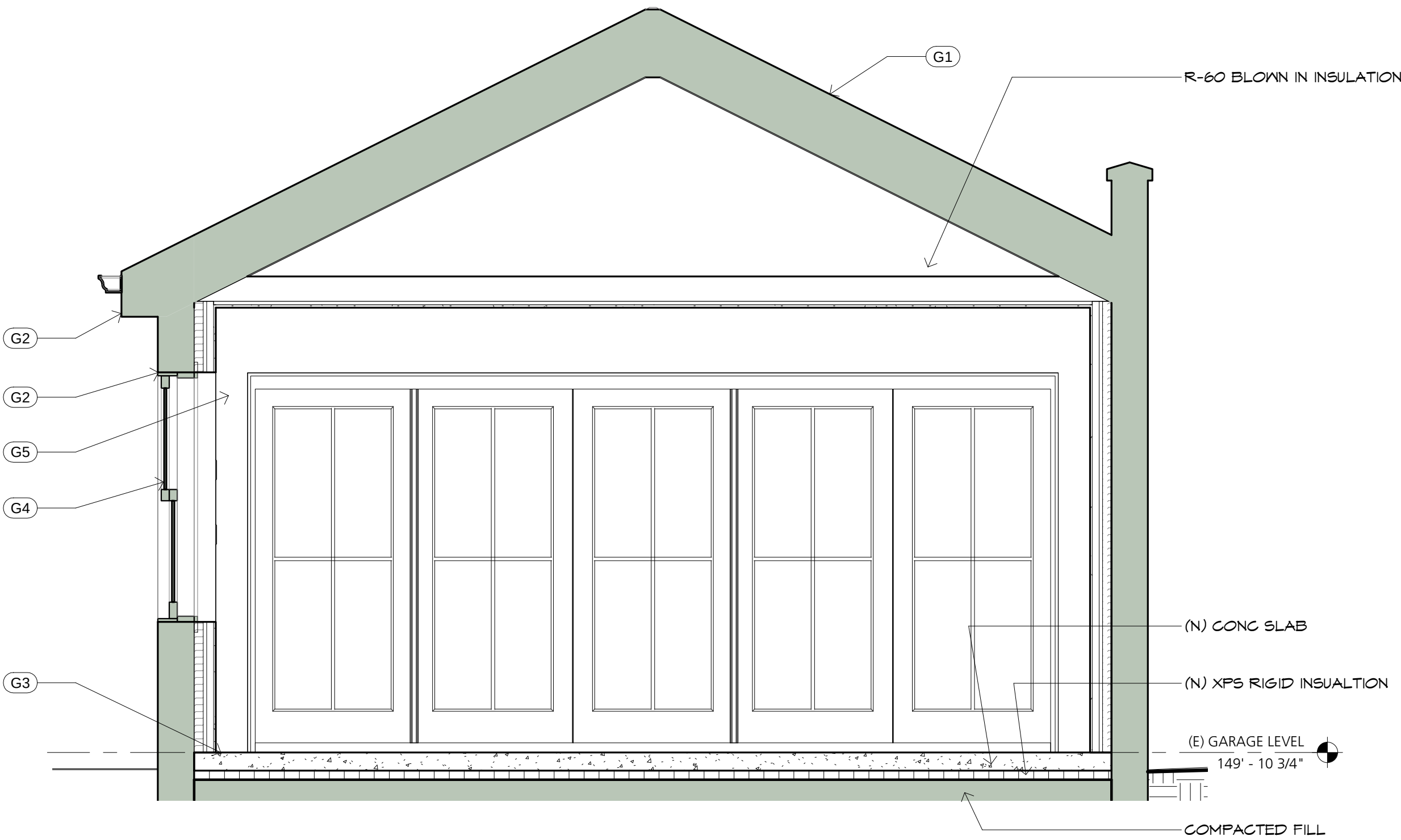
A1 1/4" = 1'-0"



5 FOLLY SOUTH ELEVATION

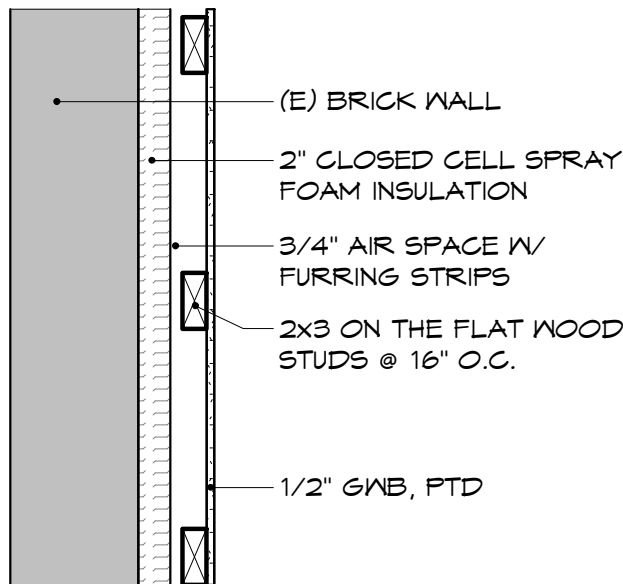
A1 1/4" = 1'-0"

REPAIR NOTES - FOLLY	
TAG	DESCRIPTION
G1	REPLACE ROOFING. EXISTING ROOFING APPEARS TO BE BEYOND ITS EXPECTED SERVICE LIFE.
G2	REFINISH ALL EXTERIOR WOOD TRIM ELEMENTS AND INSTALL COMPATIBLE SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND EXISTING BRICK. TYP.
G3	REMOVE EXISTING CONCRETE FLOOR SLAB AND INSTALL A NEW FLOOR SLAB FOR A NEW TILE FLOOR. ENSURE PROPER SOIL COMPACTION BENEATH NEW FLOOR SLAB AND ADEQUATE CONCRETE REINFORCEMENT FOR NEW APPLICATION, AS NECESSARY.
G4	REGLAZE AND REFINISH WOOD WINDOW.
G5	INFILL VOID IN BRICK AT EAST SIDE OF DOOR.



6 FOLLY SECTION

A1 1/2" = 1'-0"



TYPICAL LOCATION: FOLLY
WALL TAG # WF1

7 WALL TYPE WF1

A1 1" = 1'-0"

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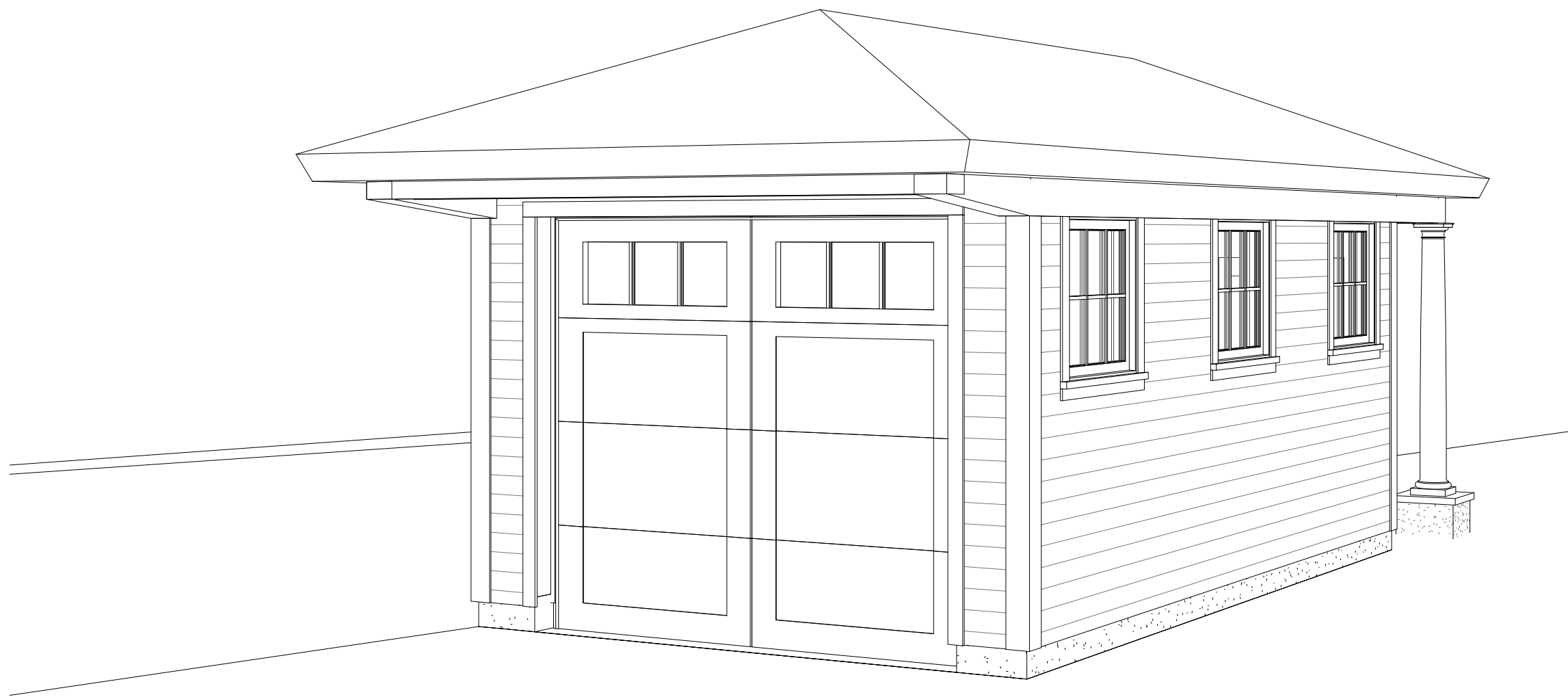
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FOLLY DRAWINGS

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BURGESS

A1



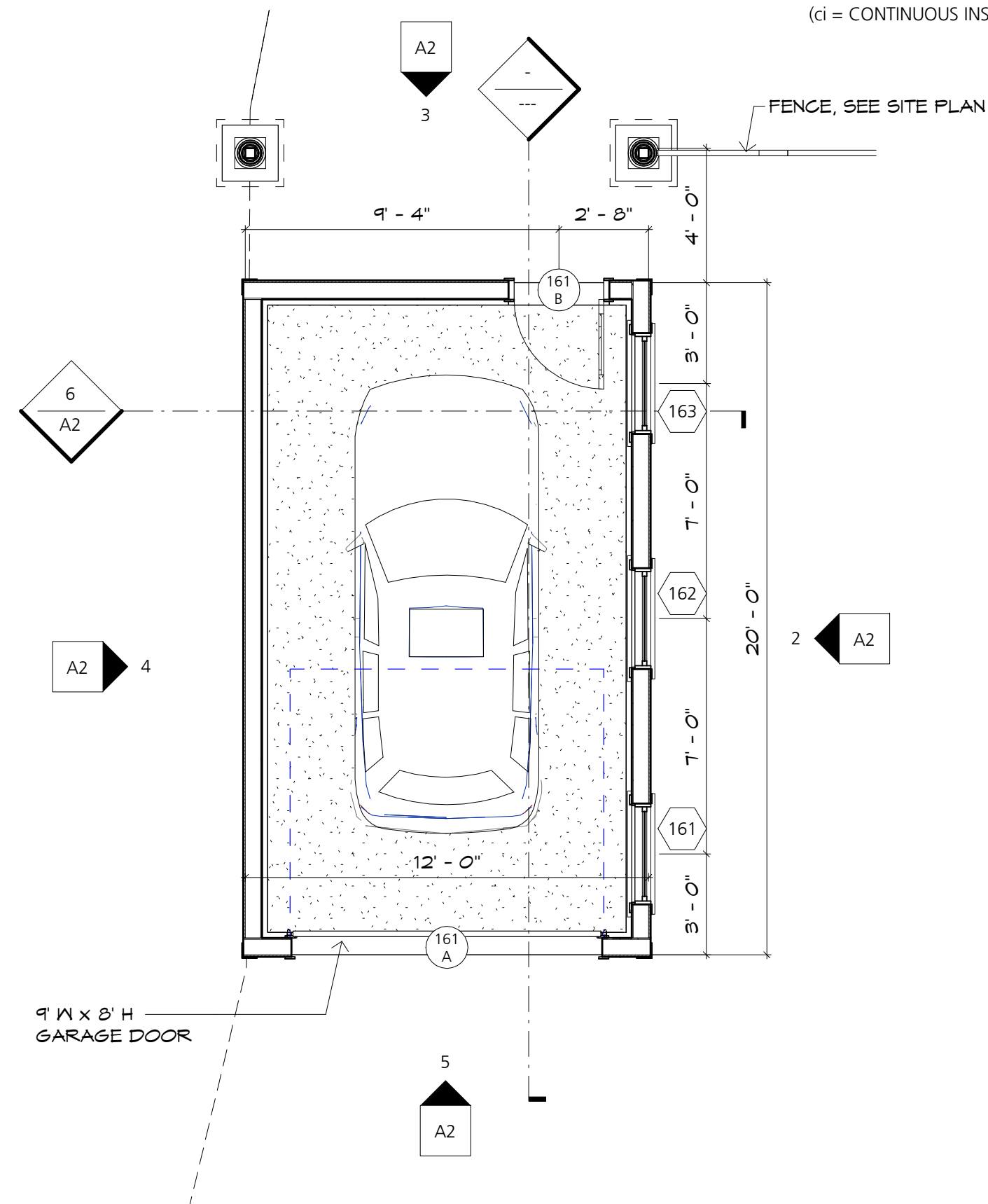
9 3D VIEW OF GARAGE FROM STREET

A2

TYPICAL INSULATION @ GARAGE:

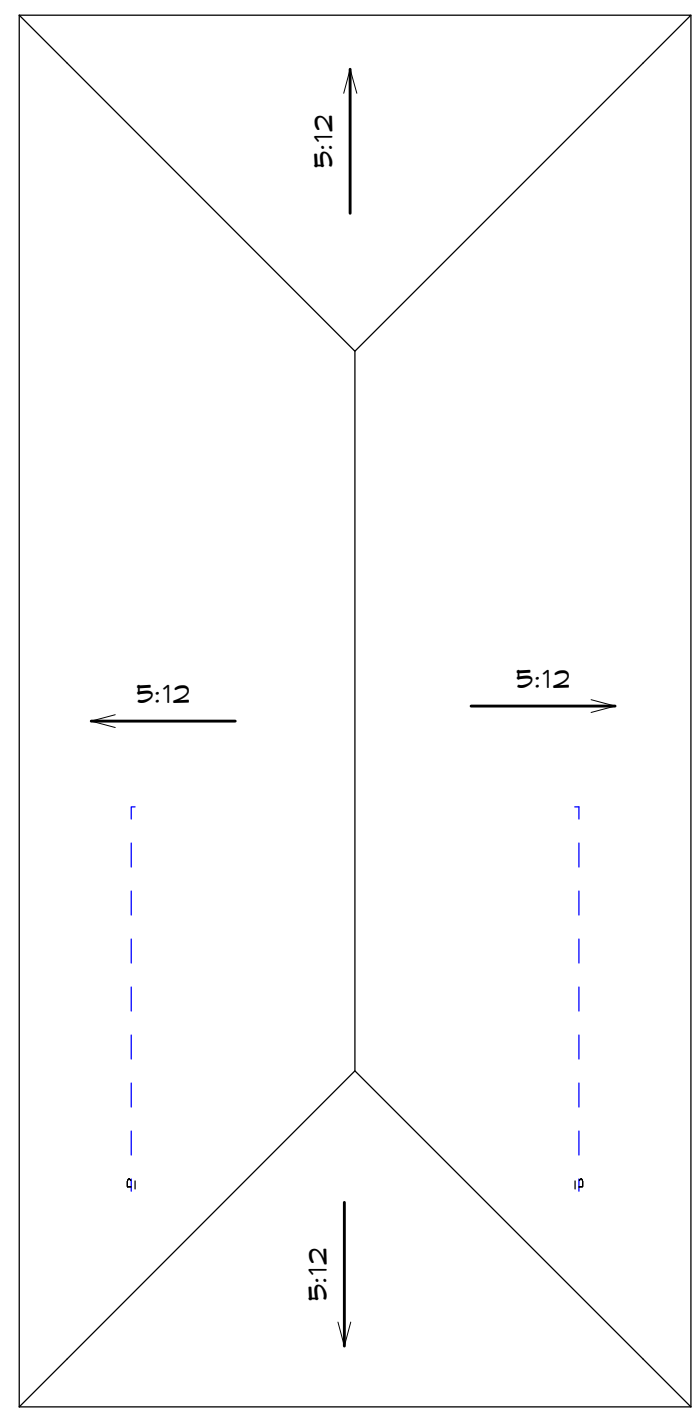
FENESTRATION U-FACTOR:	2021 IECC REQUIREMENTS: U-30	SPECIFIED FOR THIS PROJECT: U-0.3
CEILING & ROOF R-VALUE:	R-60	Not Required
WOOD FRAMED WALLS:	20+5ci OR 13+10ci OR 0+15	Not Required
FLOOR:	R-30 (R-19 MIN)	N/A
BASEMENT WALLS:	R-15ci OR 19 CAVITY	N/A
SLAB:	R-10 FOR 4'	Not Required

(ci = CONTINUOUS INSULATION)



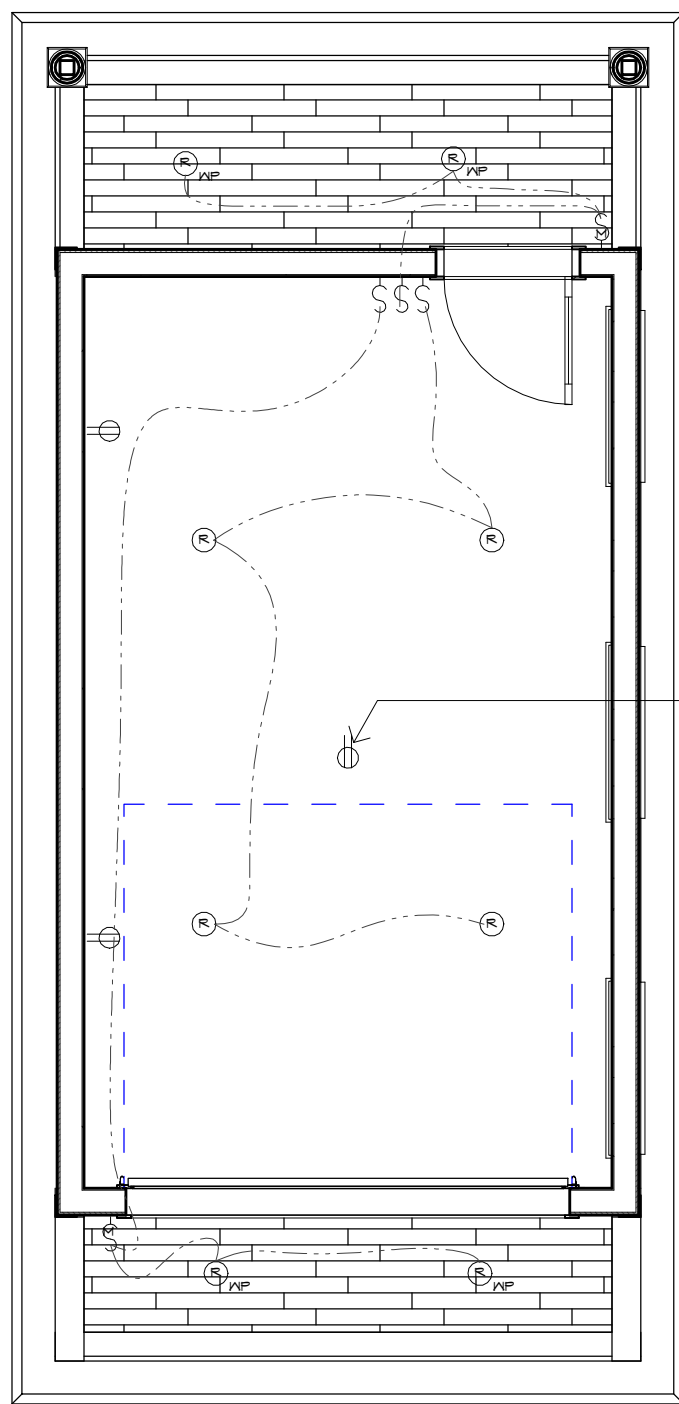
1 PROPOSED GARAGE PLAN

A2



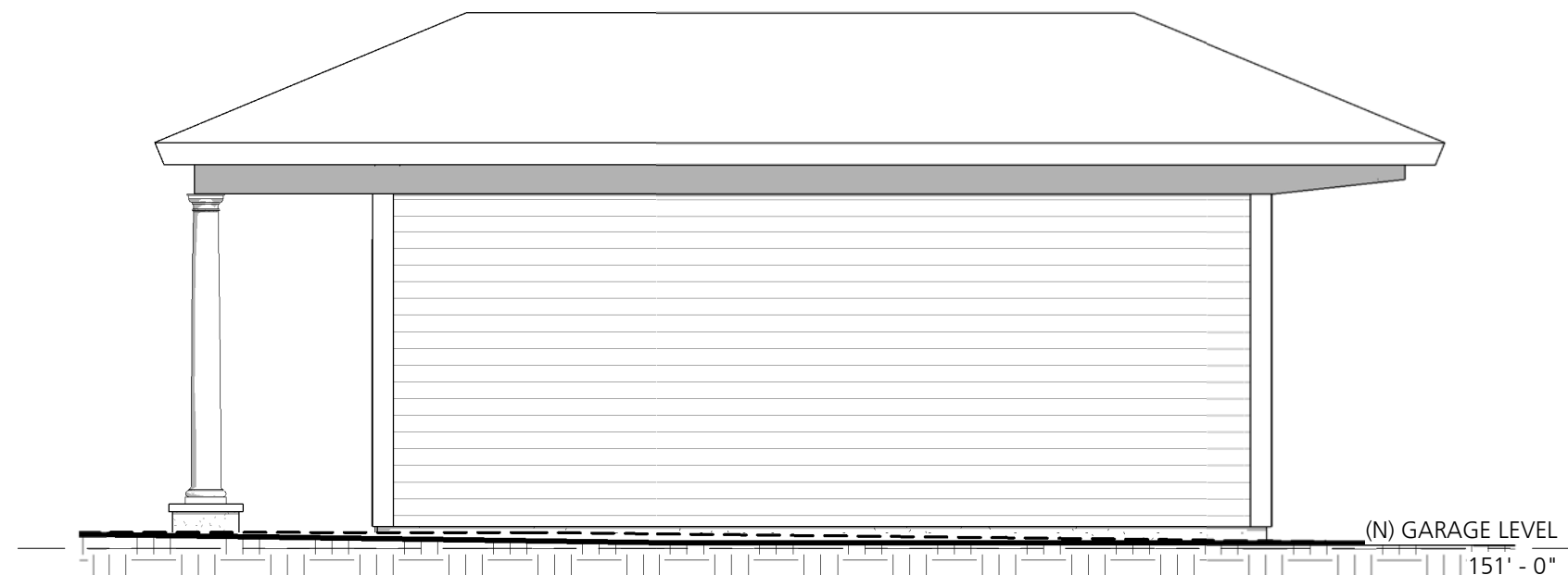
8 PROPOSED GARAGE ROOF PLAN

A2



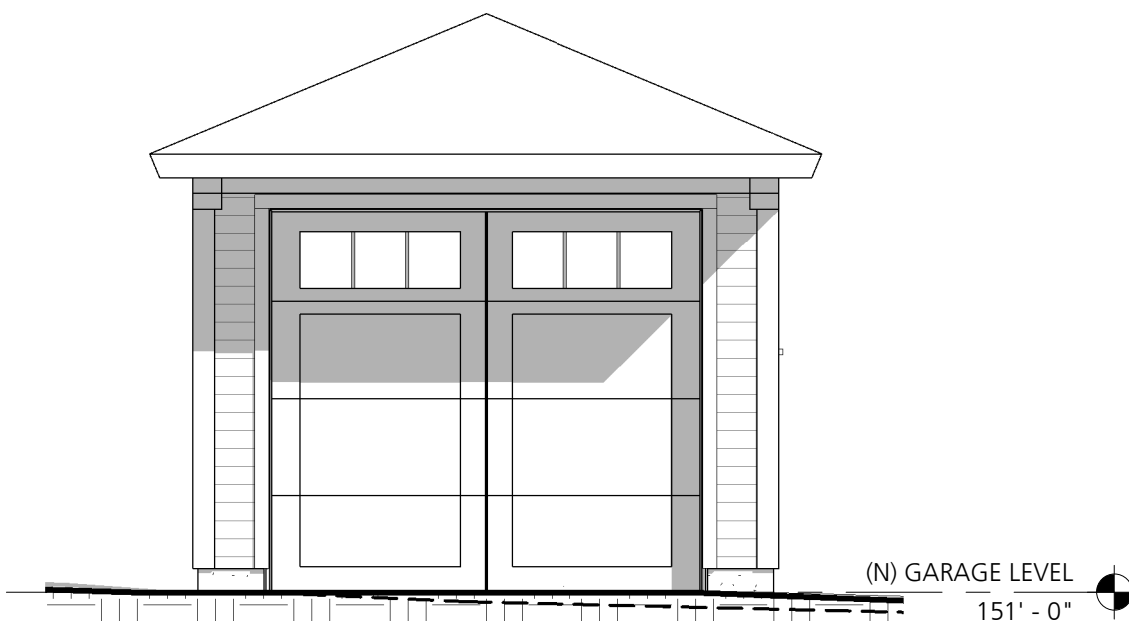
7 GARAGE RPC / ELEC PLAN

A2



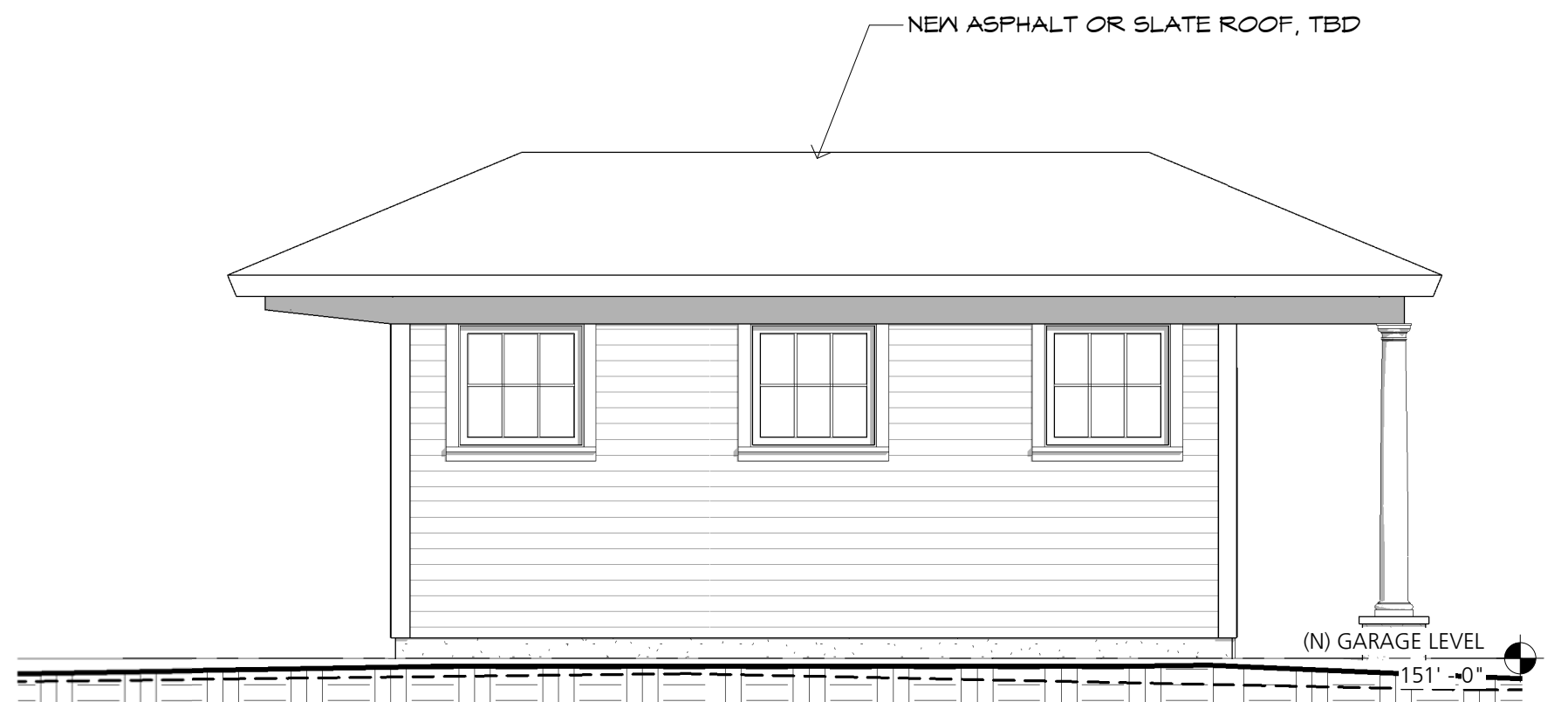
4 GARAGE WEST ELEVATION

A2



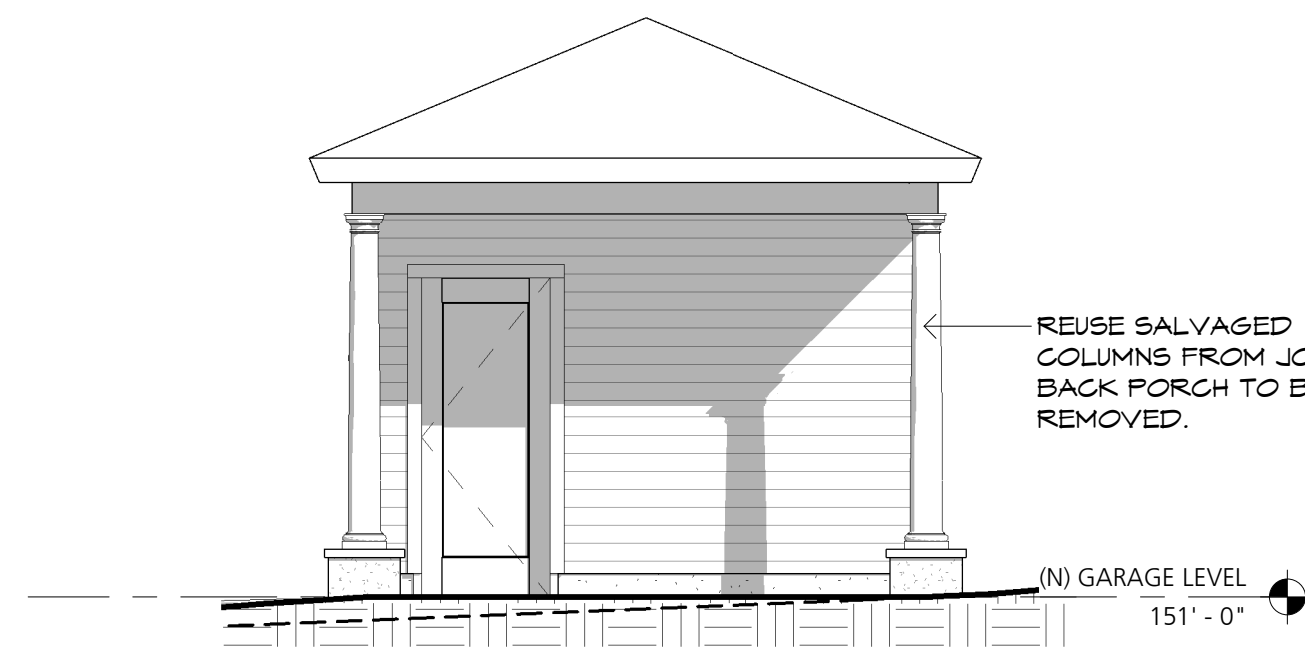
5 GARAGE SOUTH ELEVATION

A2



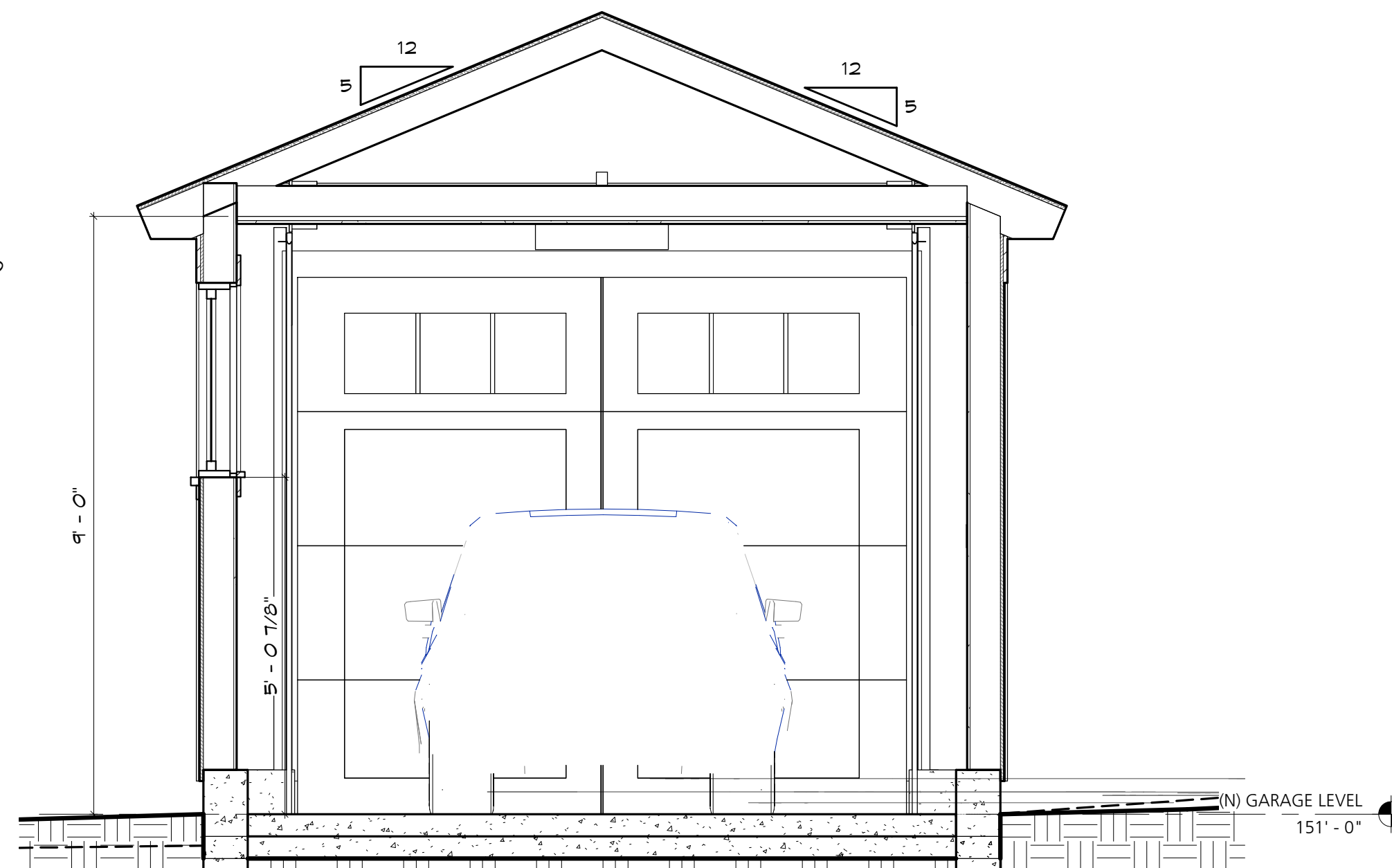
2 GARAGE EAST ELEVATION

A2



3 GARAGE NORTH ELEVATION

A2



6 GARAGE SECTION

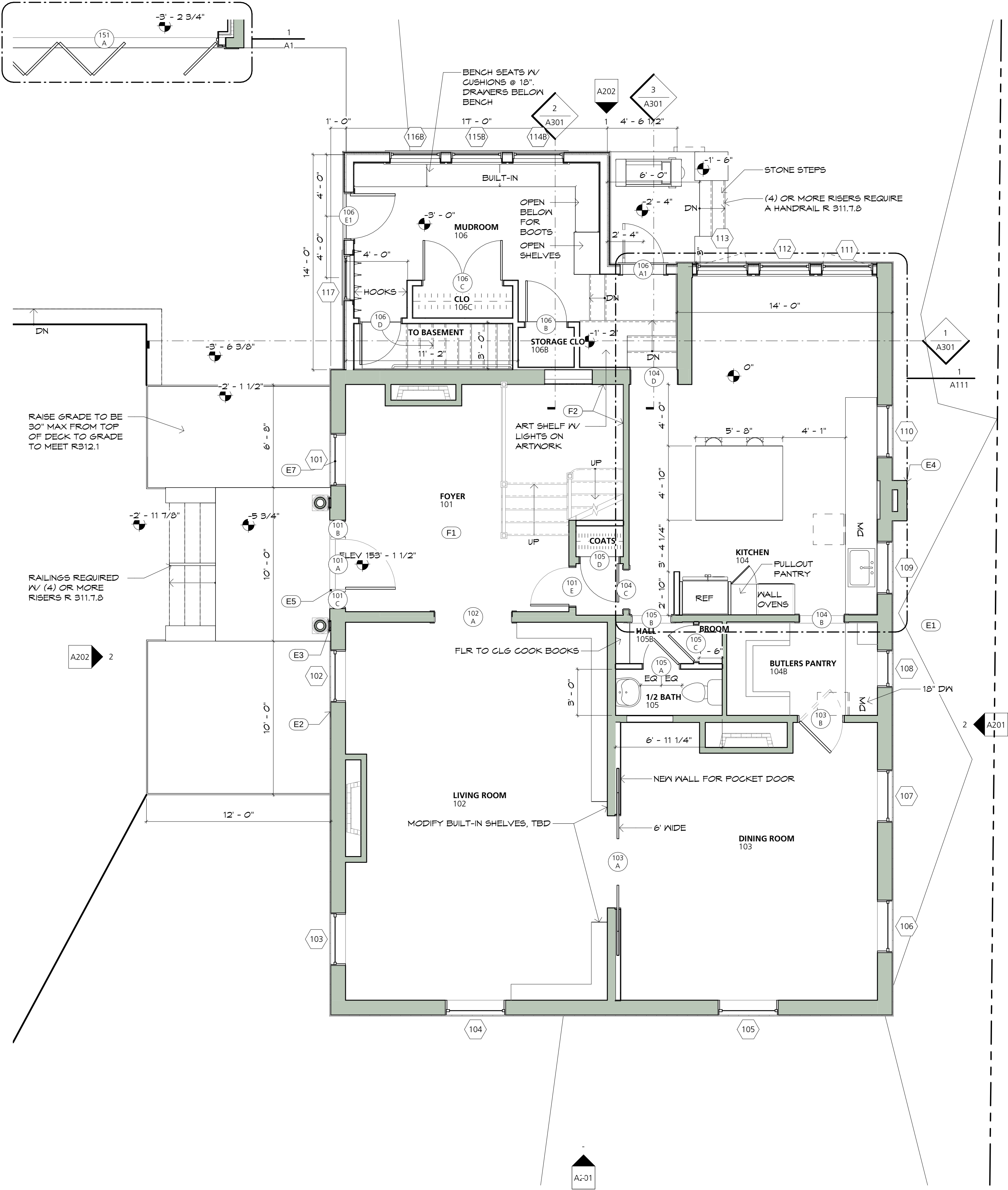
A2

REPAIR NOTES	
TAG	DESCRIPTION
B1	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REFINISH BASEMENT WALLS AND CEILINGS. PATCH PLASTER CRACKS OVER GRANITE FOUNDATION. REMOVE ANY PEELING PAINT FROM WALLS TO PROVIDE A CONTINUOUS SUBSTRATE. ENSURE THAT PROPER SAFETY PRECAUTIONS ARE TAKEN IN REMOVING PAINT, ASSUMING EXISTING WALL FINISHES HAVE LEAD PAINT. REMOVE ANY INCIPIENT PLASTER FROM WALLS AND CEILINGS. REPLACE AREAS OF REMOVED PLASTER CEILINGS WITH GWB. REPAINT ALL WALLS AND CEILINGS. TYP.
B2	REMOVE ANY SURFACE CORROSION AT I-BEAMS EMBEDDED INTO BRICK EXTERIOR WALLS AND STEEL COLUMNS EMBEDDED IN CONCRETE FLOOR. REFINISH I-BEAMS AND COLUMNS WITH WATER RESISTANT COATING. TYP.
B3	REFINISH BASEMENT WINDOWS AND ENSURE ALL WINDOWS CAN CLOSE COMPLETELY. IF LESS EXPENSIVE THEN INSTALL REPLACEMENT WINDOWS IN-KIND. TYP.
B4	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST POTENTIAL ASBESTOS (WHITE MATERIAL ENCASING PIPING HUNG BELOW THE BASEMENT CEILING). HANDLE POTENTIAL HAZARDOUS MATERIALS IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
E1	REMOVE EXISTING CONCRETE PAVERS, REGRADE AND INSTALL PROPOSED LANDSCAPING ALONG EAST FACADE.
E2	REMOVE ALL VINES AND VEGETATION FROM BUILDING, USING TOOLS AND METHODS THAT WILL NOT DAMAGE THE BRICK SURFACE. REPOINT ENTIRE BRICK AND GRANITE FACADE, INCLUDING CHIMNEYS. TYP.
E3	REBUILD AND REPOINT DISPLACED BRICK MASONRY SECTION AT TOP OF FRONT ENTRANCE DOOR.
E4	CAP NON-OPERATIONAL CHIMNEY TO DETER MOISTURE OR ANIMAL ENTRY.
E5	REMOVE ANY CRACKED OR FLAKING FINISHES FROM EXTERIOR WOOD ELEMENTS TO PROVIDE A CONTINUOUS SUBSTRATE. REFINISH ALL EXTERIOR WOOD ELEMENTS. INSTALL SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND REPOINTED BRICK. TYP.
E6	REPLACE WOOD ELEMENTS IN-KIND, REFINISH, AND INSTALL ZINC-COATED COPPER FLASHING AT SECOND FLOOR BAY WINDOW. INSTALL SEALANT AT INTERFACES BETWEEN REPLACED/REFINISHED WOOD AND REPOINTED BRICK.
E7	REGLAZE ALL WINDOWS FROM THE EXTERIOR AND INTERIOR. TYP.
F1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
F2	REMOVE AND REPLACE DETERIORATED PLASTER WALL FINISHES OF MAIN STAIRWELL IN-KIND.
S1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
S2	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REPLACE WATER-STAINED WALL AND CEILING WALLBOARD OR PLASTER MATERIALS AND FINISHES WHERE DETERIORATED OR STAINED. TYP.
S3	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST AND/OR CLEAN APPARENT ORANGE SPORES ON CLOSET WALLS AND TRIM OF THE SECOND FLOOR ROOM IN THE NORTHEAST CORNER OF THE BUILDING.
T1	REPLACE WATER-STAINED WALL AND CEILING WALLBOARD OR PLASTER MATERIALS AND FINISHES WHERE DETERIORATED OR STAINED. TYP.
T2	REMOVE EXISTING CARPET AND REPLACE WITH NEW FLOORING, TBD. TYP.

TYPICAL INSULATION @ HOUSE:

FENESTRATION U-FACTOR:	2021 IECC REQUIREMENTS:		SPECIFIED FOR THIS PROJECT:	
	U-30		U-0.3	LOW E1 (IG)
CEILING & ROOF R-VALUE:	R-60	(ATTIC)	R-60	17.25" BLOWN IN WOOD FIBER OR CELLULOSE INSULATION
		(NEW ROOFS)	R-60	10" CLOSED CELL SPRAY FOAM
WOOD FRAMED WALLS:	20+5ci OR 13+10ci OR 0+15		R-21	5.5" DENSE PACKED CELLULOSE
			R-6 ci	1.5" INSULATED ZIP SYSTEM SHEATHING (1" Insulation)
			TOTAL: R-27	
MASS WALL R-VALUE:	15/20*		(E) TO REMAIN	
FLOOR:	R-30 (R-19 MIN)		N/A	
BASEMENT WALLS:	R-15ci OR 19 CAVITY	R-15ci	3"	XPS RIGID INSULATION
		R-21	3.5"	CLOSED CELL SPRAY FOAM
SLAB:	R-10 FOR 4'	R-10	2"	XPS RIGID INSULATION

(ci = CONTINUOUS INSULATION)
*The second R-Value applies where more than half of the insulation is on the interior of the mass wall



1 PROPOSED FIRST FLOOR PLAN
A101 1/4" = 1'-0"

BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
455 CAROL STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHEELOCK.COM

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ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

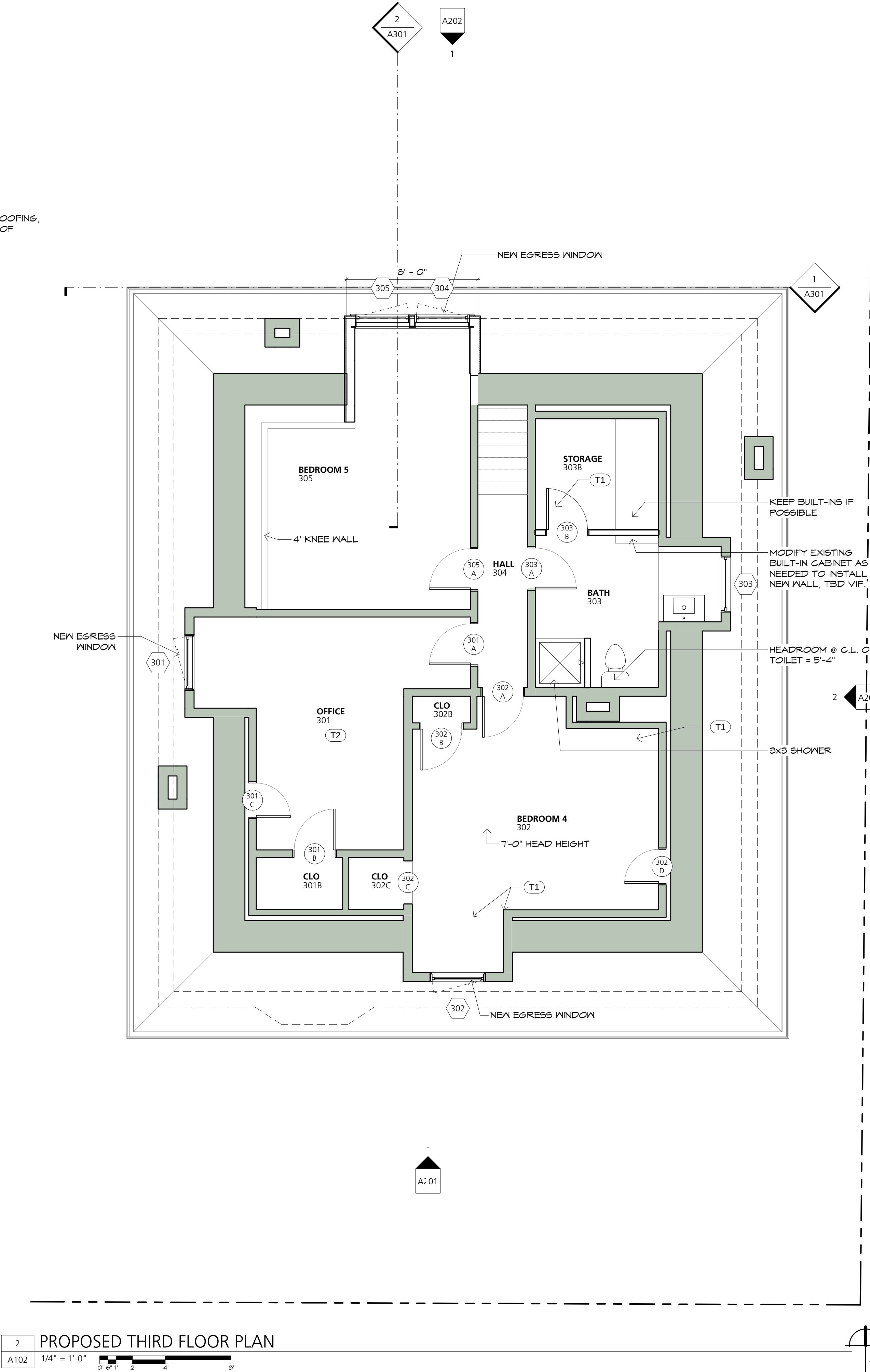
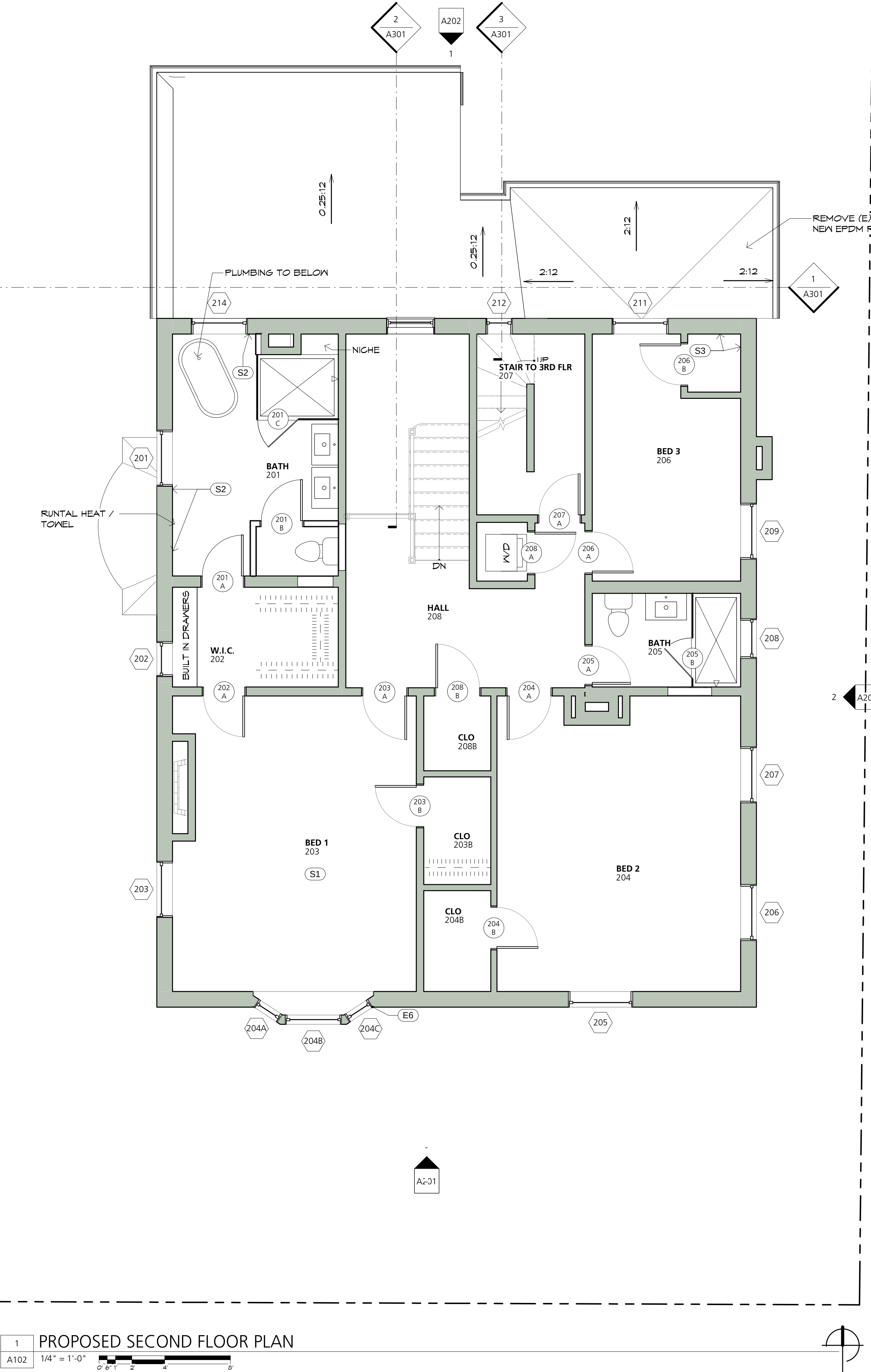
BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9 Book 76, Page 1

PROPOSED FIRST FLOOR PLAN

ISSUED FOR:
Historic Preservation Review
DRAWN BY: TGM
DATE: 08/25/2022
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BURGESS

A101



PROPOSED SECOND AND THIRD FLOOR PLANS

SHEET SIZE: 22" x 34"
DATE: 08/25/2022
ISSUED FOR: Historic Preservation Review
DRAWN BY: TGM
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BURGESS

A102

ADDITION AND RENOVATIONS TO THE BURGESS RESIDENCE

BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9, Book 76, Page 1

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REPAIR NOTES	
TAG	DESCRIPTION
B1	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REFINISH BASEMENT WALLS AND CEILINGS. PATCH PLASTER CRACKS OVER GRANITE FOUNDATION. REMOVE ANY PEELING PAINT FROM WALLS TO PROVIDE A CONTINUOUS SUBSTRATE. ENSURE THAT PROPER SAFETY PRECAUTIONS ARE TAKEN IN REMOVING PAINT, ASSUMING EXISTING WALL FINISHES HAVE LEAD PAINT. REMOVE ANY INCIPENT PLASTER FROM WALLS AND CEILINGS. REPLACE AREAS OF REMOVED PLASTER CEILINGS WITH GWB. REPAINT ALL WALLS AND CEILINGS. TYP.
B2	REMOVE ANY SURFACE CORROSION AT I-BEAMS EMBEDDED INTO BRICK EXTERIOR WALLS AND STEEL COLUMNS EMBEDDED IN CONCRETE FLOOR. REFINISH I-BEAMS AND COLUMNS WITH WATER RESISTANT COATING. TYP.
B3	REFINISH BASEMENT WINDOWS AND ENSURE ALL WINDOWS CAN CLOSE COMPLETELY. IF LESS EXPENSIVE THEN INSTALL REPLACEMENT WINDOWS IN-KIND. TYP.
B4	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST POTENTIAL ASBESTOS (WHITE MATERIAL ENCASING PIPING HUNG BELOW THE BASEMENT CEILING). HANDLE POTENTIAL HAZARDOUS MATERIALS IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
E1	REMOVE EXISTING CONCRETE PAVERS, REGRADE AND INSTALL PROPOSED LANDSCAPING ALONG EAST FACADE.
E2	REMOVE ALL VINES AND VEGETATION FROM BUILDING, USING TOOLS AND METHODS THAT WILL NOT DAMAGE THE BRICK SURFACE. REPOINT ENTIRE BRICK AND GRANITE FACADE, INCLUDING CHIMNEYS. TYP.
E3	REBUILD AND REPOINT DISPLACED BRICK MASONRY SECTION AT TOP OF FRONT ENTRANCE DOOR.
E4	CAP NON-OPERATIONAL CHIMNEY TO DETER MOISTURE OR ANIMAL ENTRY.
E5	REMOVE ANY CRACKED OR FLAKING FINISHES FROM EXTERIOR WOOD ELEMENTS TO PROVIDE A CONTINUOUS SUBSTRATE. REFINISH ALL EXTERIOR WOOD ELEMENTS. INSTALL SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND REPOINTED BRICK. TYP.
E6	REPLACE WOOD ELEMENTS IN-KIND, REFINISH, AND INSTALL ZINC-COATED COPPER FLASHING AT SECOND FLOOR BAY WINDOW. INSTALL SEALANT AT INTERFACES BETWEEN REPLACED/REFINISHED WOOD AND REPOINTED BRICK.
E7	REGLAZE ALL WINDOWS FROM THE EXTERIOR AND INTERIOR. TYP.
F1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
F2	REMOVE AND REPLACE DETERIORATED PLASTER WALL FINISHES OF MAIN STAIRWELL IN-KIND.
S1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
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T2	REMOVE EXISTING CARPET AND REPLACE WITH NEW FLOORING, TBD. TYP.

WINDOW SCHEDULE								
TAG	PHASE	FRAME SIZE		HEAD HEIGHT	OPERATION	Egress Window	MANUFACTURER	COMMENTS
		WIDTH	HEIGHT					
BASEMENT LEVEL								
000	(E) WINDOW, SEE NOTES E5 & E7	2' - 7 1/2"	2' - 0 1/4"	7' - 10 1/4"	FIXED			Interior Borrowed lite
003	(E) WINDOW, SEE NOTES E5 & E7	3' - 3 1/4"	1' - 11"	7' - 2"	FIXED			
004	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/4"	1' - 9"	7' - 10 1/2"	FIXED			REPLACE MISSING GLASS
005	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/4"	1' - 9"	7' - 10 1/2"	FIXED			
007	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/4"	1' - 9"	7' - 10 1/2"	FIXED			
008	(E) WINDOW, SEE NOTES E5 & E7	2' - 6 1/4"	1' - 9"	7' - 10 1/2"	FIXED			
009	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/4"	1' - 9"	7' - 10 1/2"	FIXED			
010	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/4"	1' - 9"	7' - 10 1/2"	FIXED			
011	(E) WINDOW, SEE NOTES E5 & E7	2' - 0"	1' - 10"	7' - 11 1/4"	FIXED			REPLACE MISSING GLASS
012	(E) WINDOW, SEE NOTES E5 & E7	1' - 9 1/4"	2' - 1 1/2"	7' - 10"	FIXED			
FIRST FLOOR LEVEL								
101	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	5' - 8"	7' - 6 1/2"	DH			
101 D	(E) WINDOW, SEE NOTES E5 & E7	5' - 9"	1' - 2 3/4"	8' - 1 3/4"	TRANSOM			(E) TRANSOM ABOVE DOOR
102	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	5' - 8"	7' - 6 1/2"	DH			
103	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	5' - 8"	7' - 6 1/2"	DH			
104	(E) WINDOW, SEE NOTES E5 & E7	3' - 8 1/2"	5' - 8"	7' - 6 1/2"	DH			
105	(E) WINDOW, SEE NOTES E5 & E7	3' - 8 1/2"	5' - 8"	7' - 6 1/2"	DH			
106	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	5' - 8"	7' - 6 1/2"	DH			
107	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	5' - 8"	7' - 6 1/2"	DH			
108	(E) WINDOW, SEE NOTES E5 & E7	2' - 2 3/4"	4' - 3 3/4"	7' - 7 1/4"	DH			
109	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 3/4"	4' - 3 3/4"	7' - 7 1/4"	DH			
110	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 3/4"	4' - 3 3/4"	7' - 7 1/4"	DH			
111	NEW WINDOW	3' - 4"	5' - 3 1/8"	7' - 0"	CA	Yes	Marvin Windows and Doors	
112	NEW WINDOW	3' - 4"	5' - 3 1/8"	7' - 0"	PICTURE		Marvin Windows and Doors	
113	NEW WINDOW	3' - 4"	5' - 3 1/8"	7' - 0"	CA	Yes	Marvin Windows and Doors	
114A	NEW WINDOW	3' - 4"	5' - 11 1/8"	7' - 2 1/4"	CA		Marvin Windows and Doors	
114B	NEW WINDOW	3' - 4"	2' - 3 1/8"	4' - 3 1/8"	AWN		Marvin Windows and Doors	
115A	NEW WINDOW	3' - 4"	5' - 11 1/8"	7' - 2 1/4"	CA		Marvin Windows and Doors	
115B	NEW WINDOW	3' - 4"	2' - 3 1/8"	4' - 3 1/8"	AWN		Marvin Windows and Doors	
116A	NEW WINDOW	3' - 4"	5' - 11 1/8"	7' - 2 1/4"	CA		Marvin Windows and Doors	
116B	NEW WINDOW	3' - 4"	2' - 3 1/8"	4' - 3 1/8"	AWN		Marvin Windows and Doors	
117	NEW WINDOW	3' - 0"	2' - 11 1/8"	7' - 10 7/8"	AWN		Marvin Windows and Doors	
FOLLY								
151	(E) WINDOW, SEE NOTES E5 & E7	2' - 3"	4' - 4 1/2"	6' - 10 1/2"	DH			
GARAGE								
161	NEW WINDOW	3' - 0"	2' - 11 1/8"	8' - 0"	FIXED		Marvin Windows and Doors	
162	NEW WINDOW	3' - 0"	2' - 11 1/8"	8' - 0"	FIXED		Marvin Windows and Doors	
163	NEW WINDOW	3' - 0"	2' - 11 1/8"	8' - 0"	FIXED		Marvin Windows and Doors	
SECOND FLOOR LEVEL								
201	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
202	(E) WINDOW, SEE NOTES E5 & E7	1' - 11"	2' - 0 1/2"	6' - 10 1/4"	DH			
203	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
204A	(E) WINDOW, SEE NOTES E5 & E7	1' - 5 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
204B	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
204C	(E) WINDOW, SEE NOTES E5 & E7	1' - 5 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
205	(E) WINDOW, SEE NOTES E5 & E7	3' - 8 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
206	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
207	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
208	(E) WINDOW, SEE NOTES E5 & E7	2' - 2 1/2"	3' - 0"	6' - 10 1/4"	DH			
209	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
211	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
212	(E) WINDOW, SEE NOTES E5 & E7	1' - 4 3/4"	2' - 11 1/2"	6' - 10 1/4"	DH			
213	NEW WINDOW	2' - 11"	7' - 7 1/8"	7' - 3"	PICTURE		Marvin Windows and Doors	
214	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	4' - 11 3/4"	6' - 10 1/4"	DH			
THIRD FLOOR LEVEL								
301	NEW WINDOW IN (E) FRAME	3' - 4"	3' - 3 1/8"	5' - 2"	CA	Yes	Marvin Windows and Doors	
302	NEW WINDOW IN (E) FRAME	3' - 4"	3' - 3 1/8"	5' - 2"	CA	Yes	Marvin Windows and Doors	
303	(E) WINDOW, SEE NOTES E5 & E7	3' - 2 1/2"	2' - 11 3/4"	4' - 11 3/4"	DH			
304	NEW WINDOW	3' - 4"	5' - 3 1/8"	6' - 8"	CA	Yes	Marvin Windows and Doors	
305	NEW WINDOW	3' - 4"	5' - 3 1/8"	6' - 8"	CA	Yes	Marvin Windows and Doors	



REPAIR NOTES	
TAG	DESCRIPTION
B1	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REFINISH BASEMENT WALLS AND CEILINGS. PATCH PLASTER CRACKS OVER GRANITE FOUNDATION. REMOVE ANY PEELING PAINT FROM WALLS TO PROVIDE A CONTINUOUS SUBSTRATE. ENSURE THAT PROPER SAFETY PRECAUTIONS ARE TAKEN IN REMOVING PAINT, ASSUMING EXISTING WALL FINISHES HAVE LEAD PAINT. REMOVE ANY INCIPENT PLASTER FROM WALLS AND CEILINGS. REPLACE AREAS OF REMOVED PLASTER CEILINGS WITH GWB. REPAINT ALL WALLS AND CEILINGS. TYP.
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B3	REFINISH BASEMENT WINDOWS AND ENSURE ALL WINDOWS CAN CLOSE COMPLETELY. IF LESS EXPENSIVE THEN INSTALL REPLACEMENT WINDOWS IN-KIND. TYP.
B4	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST POTENTIAL ASBESTOS (WHITE MATERIAL ENCASING PIPING HUNG BELOW THE BASEMENT CEILING). HANDLE POTENTIAL HAZARDOUS MATERIALS IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
E1	REMOVE EXISTING CONCRETE PAVERS, REGRADE AND INSTALL PROPOSED LANDSCAPING ALONG EAST FACADE.
E2	REMOVE ALL VINES AND VEGETATION FROM BUILDING, USING TOOLS AND METHODS THAT WILL NOT DAMAGE THE BRICK SURFACE. REPOINT ENTIRE BRICK AND GRANITE FACADE, INCLUDING CHIMNEYS. TYP.
E3	REBUILD AND REPOINT DISPLACED BRICK MASONRY SECTION AT TOP OF FRONT ENTRANCE DOOR.
E4	CAP NON-OPERATIONAL CHIMNEY TO DETER MOISTURE OR ANIMAL ENTRY.
E5	REMOVE ANY CRACKED OR FLAKING FINISHES FROM EXTERIOR WOOD ELEMENTS TO PROVIDE A CONTINUOUS SUBSTRATE. REFINISH ALL EXTERIOR WOOD ELEMENTS. INSTALL SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND REPOINTED BRICK. TYP.
E6	REPLACE WOOD ELEMENTS IN-KIND, REFINISH, AND INSTALL ZINC-COATED COPPER FLASHING AT SECOND FLOOR BAY WINDOW. INSTALL SEALANT AT INTERFACES BETWEEN REPLACED/REFINISHED WOOD AND REPOINTED BRICK.
E7	REGLAZE ALL WINDOWS FROM THE EXTERIOR AND INTERIOR. TYP.
F1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
F2	REMOVE AND REPLACE DETERIORATED PLASTER WALL FINISHES OF MAIN STAIRWELL IN-KIND.
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T2	REMOVE EXISTING CARPET AND REPLACE WITH NEW FLOORING, TBD. TYP.

DOOR SCHEDULE								
TAG	NEW / EXISTING	TYPE	DOOR SIZE		THICKNESS	Manufacturer	FIRE RATED	COMMENTS
			WIDTH	HEIGHT				
305 B			2' - 7 1/2"	6' - 8"	1 3/8"	BROSCO		
305 C		5 PANEL	2' - 6"	6' - 8"	1 3/8"			
305 D		5 PANEL	2' - 6"	6' - 8"	1 3/8"			
305 E		5 PANEL	2' - 8"	6' - 6"	1 3/8"			
BASEMENT LEVEL								
001 A	(E) DOOR	2 PANEL	3' - 4"	6' - 10"	1 3/8"			
001 B	NEW DOOR		2' - 8"	4' - 0"	1 3/8"			
FIRST FLOOR LEVEL								
101 A	(E) DOOR		3' - 3"	6' - 10"	1 3/4"			
101 B	(E) DOOR	SIDELIGHT	1' - 0"	6' - 10"	1 3/8"			
101 C	(E) DOOR	SIDELIGHT	1' - 0"	6' - 10"	1 3/8"			
101 E	(E) DOOR	5 PANEL	2' - 6"	6' - 10"	1 3/8"			
102 A	(E) DOOR	CASED OPENING	4' - 11 1/2"	6' - 10 3/4"				
103 A	NEW DOOR	5 PANEL	6' - 0"	6' - 10"	1 3/8"			
103 B	(E) DOOR	5 PANEL	2' - 10"	6' - 10"	1 3/4"			
104 B	(E) DOOR	CASED OPENING	2' - 10"	6' - 11"				
104 C	(E) DOOR	CASED OPENING	2' - 6"	6' - 10"				
104 D	NEW DOOR	GWB OPENING	3' - 0"	6' - 8"				
105 A	NEW DOOR	5 PANEL	2' - 4"	6' - 8"	1 3/8"			
105 B	(E) DOOR	CASED OPENING	2' - 6"	6' - 10"				
105 C	NEW DOOR	5 PANEL	2' - 4"	6' - 8"	1 3/8"			
105 D	NEW DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
106 A1	NEW DOOR	3/4 LITE	2' - 8"	6' - 8"	1 3/4"	Simpson Door Company		
106 A2	NEW DOOR	TRANSOM	2' - 8"	1' - 11"	1 3/4"	Simpson Door Company		
106 B	NEW DOOR	5 PANEL	2' - 8"	6' - 8"	1 3/8"			
106 C	NEW DOOR	5 PANEL	5' - 2"	6' - 8"	1 3/8"			
106 D	NEW DOOR	5 PANEL	2' - 8"	6' - 8"	1 3/8"			
106 E1	NEW DOOR		3' - 1 1/2"	7' - 11 1/2"	1 3/4"	Marvin Windows and Doors		
FOLLY								
151 A	NEW DOOR		14' - 10 1/2"	6' - 11 5/8"	1 3/4"	Marvin Windows and Doors		
GARAGE								
161 A	NEW DOOR		9' - 0"	8' - 0"	2"			
161 B	NEW DOOR		2' - 8"	6' - 8"	1 3/4"	Simpsons Door Company		
SECOND FLOOR LEVEL								
201 A	NEW DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
201 B	NEW DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
201 C	NEW DOOR	GLASS SHOWER	2' - 6"	6' - 8"	3/8"			
202 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
203 A	(E) DOOR	5 PANEL	2' - 8"	6' - 8"	1 3/8"			
203 B	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
204 A	(E) DOOR	5 PANEL	2' - 8"	6' - 8"	1 3/8"			
204 B	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
205 A	(E) DOOR	5 PANEL	2' - 4"	6' - 8"	1 3/8"			
205 B	NEW DOOR	GLASS SHOWER	2' - 6"	6' - 8"	3/8"			
206 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
206 B	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
207 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
208 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
208 B	(E) DOOR	5 PANEL	2' - 8"	6' - 8"	1 3/8"			
THIRD FLOOR LEVEL								
301 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
301 B	(E) DOOR	4 HORIZ PANEL	2' - 6"	5' - 5"	1 3/8"			
301 C	(E) DOOR	FLUSH	2' - 1"	3' - 2"	1 3/8"			
302 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
302 B	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
302 C	(E) DOOR	CASED OPENING	2' - 6"	4' - 6"				
302 D	(E) DOOR	FLUSH	2' - 1"	3' - 2"	1 3/8"			
303 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
303 B	NEW DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			
305 A	(E) DOOR	5 PANEL	2' - 6"	6' - 8"	1 3/8"			



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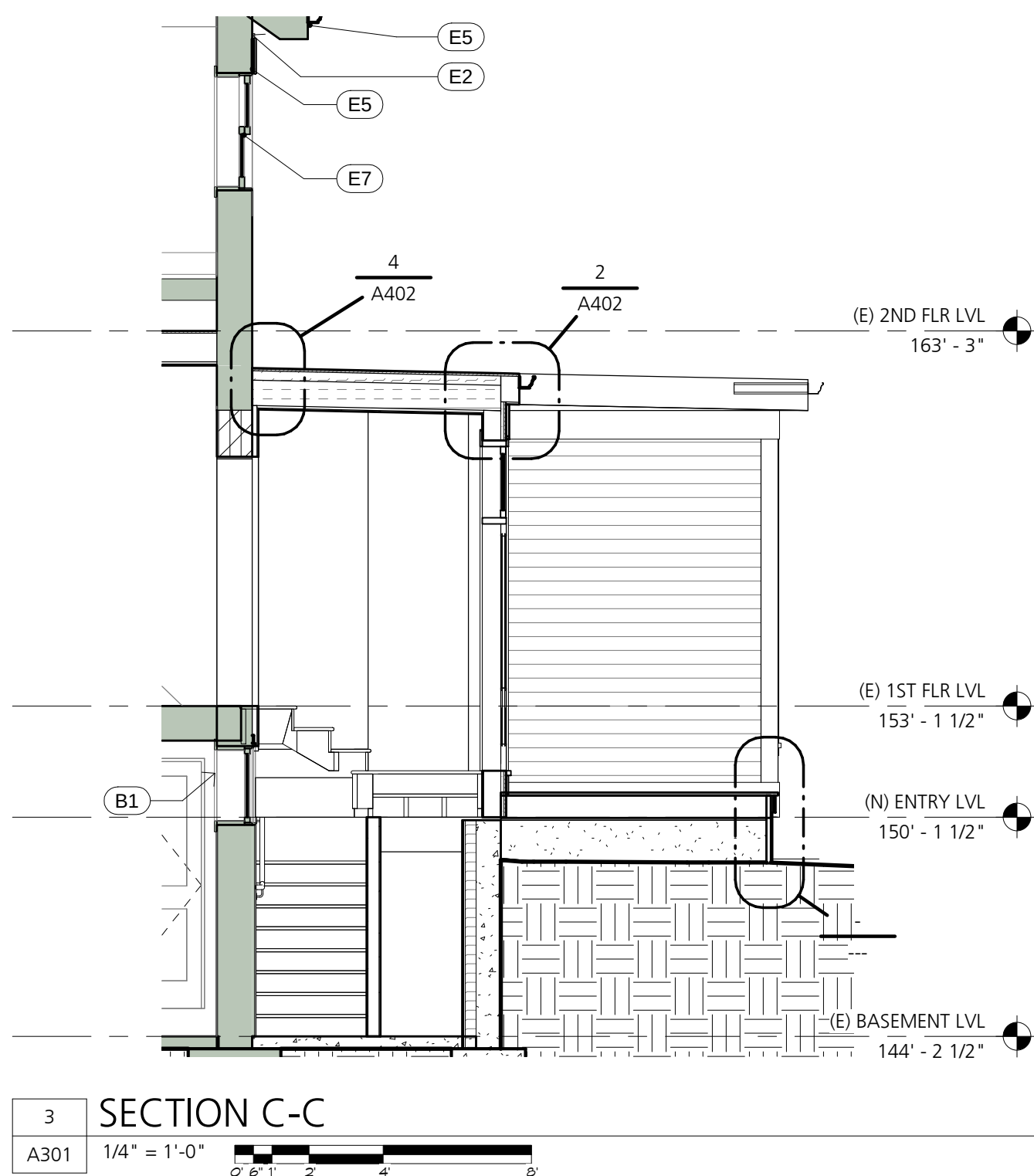
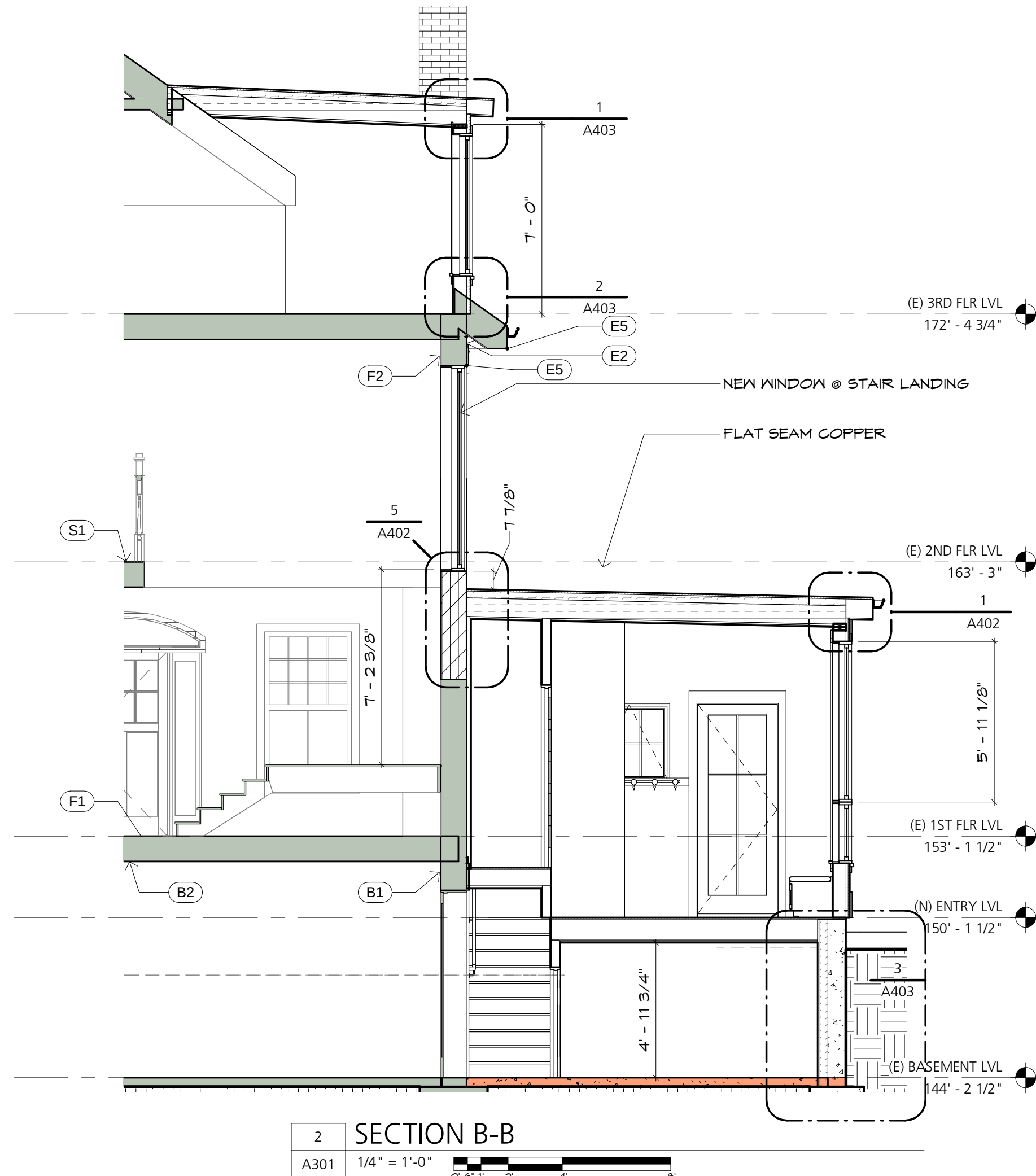
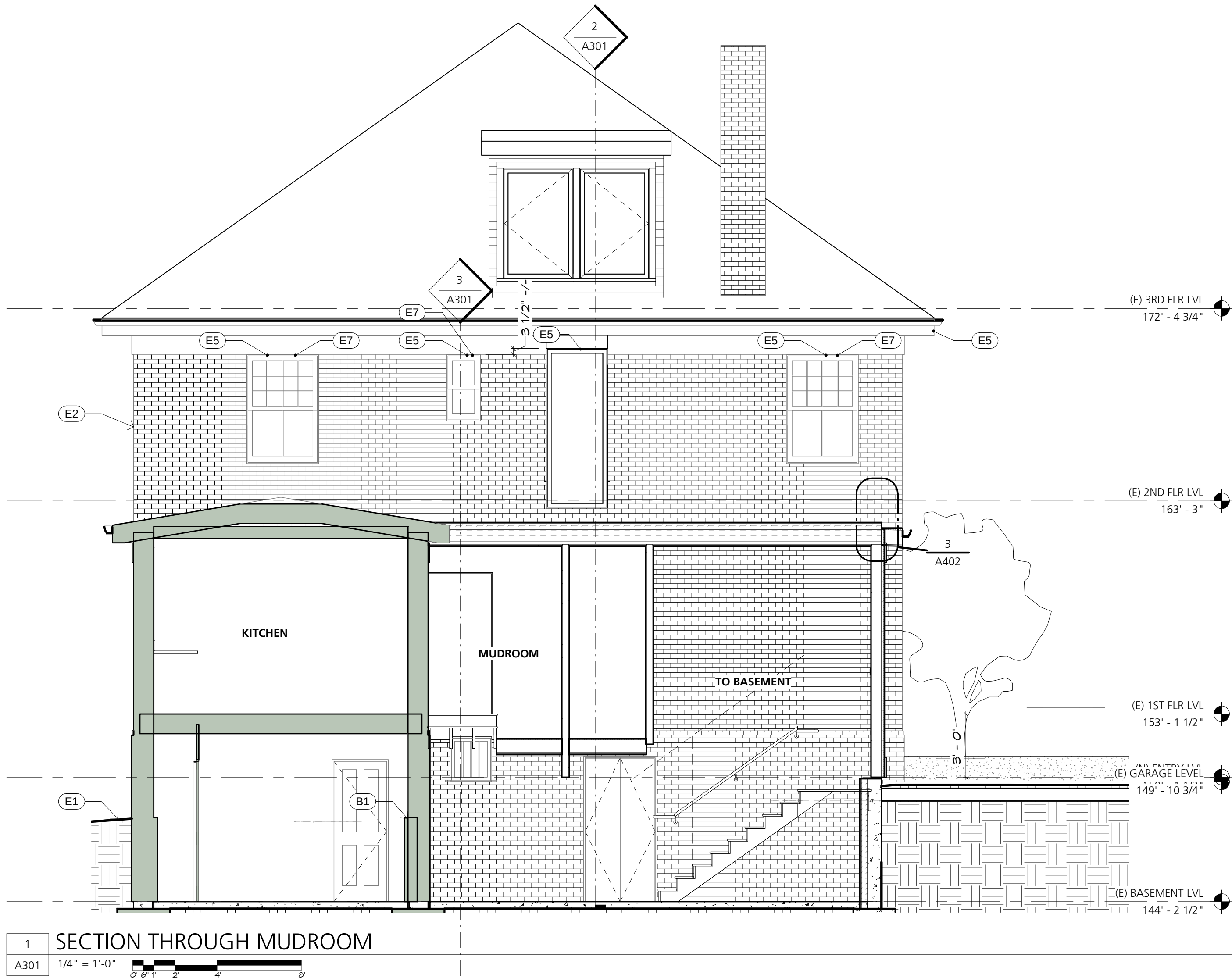
BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9 Book 76, Page 1

PROPOSED ELEVATIONS

ISSUED FOR:
Historic Preservation Review
DRAWN BY: TGM
DATE: 08/25/2022
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Property of Barba + Wheelock

BURGESS

A202



REPAIR NOTES	
TAG	DESCRIPTION
B1	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REFINISH BASEMENT WALLS AND CEILINGS. PATCH PLASTER CRACKS OVER GRANITE FOUNDATION. REMOVE ANY PEELING PAINT FROM WALLS TO PROVIDE A CONTINUOUS SUBSTRATE. ENSURE THAT PROPER SAFETY PRECAUTIONS ARE TAKEN IN REMOVING PAINT, ASSUMING EXISTING WALL FINISHES HAVE LEAD PAINT. REMOVE ANY INCIPENT PLASTER FROM WALLS AND CEILINGS. REPLACE AREAS OF REMOVED PLASTER CEILINGS WITH GWB. REPAINT ALL WALLS AND CEILINGS. TYP.
B2	REMOVE ANY SURFACE CORROSION AT I-BEAMS EMBEDDED INTO BRICK EXTERIOR WALLS AND STEEL COLUMNS EMBEDDED IN CONCRETE FLOOR. REFINISH I-BEAMS AND COLUMNS WITH WATER RESISTANT COATING. TYP.
B3	REFINISH BASEMENT WINDOWS AND ENSURE ALL WINDOWS CAN CLOSE COMPLETELY. IF LESS EXPENSIVE THEN INSTALL REPLACEMENT WINDOWS IN-KIND. TYP.
B4	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST POTENTIAL ASBESTOS (WHITE MATERIAL ENCASING PIPING HUNG BELOW THE BASEMENT CEILING). HANDLE POTENTIAL HAZARDOUS MATERIALS IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
E1	REMOVE EXISTING CONCRETE PAVERS, REGRADE AND INSTALL PROPOSED LANDSCAPING ALONG EAST FACADE.
E2	REMOVE ALL VINES AND VEGETATION FROM BUILDING, USING TOOLS AND METHODS THAT WILL NOT DAMAGE THE BRICK SURFACE. REPOINT ENTIRE BRICK AND GRANITE FACADE, INCLUDING CHIMNEYS. TYP.
E3	REBUILD AND REPOINT DISPLACED BRICK MASONRY SECTION AT TOP OF FRONT ENTRANCE DOOR.
E4	CAP NON-OPERATIONAL CHIMNEY TO DETER MOISTURE OR ANIMAL ENTRY.
E5	REMOVE ANY CRACKED OR FLAKING FINISHES FROM EXTERIOR WOOD ELEMENTS TO PROVIDE A CONTINUOUS SUBSTRATE. REFINISH ALL EXTERIOR WOOD ELEMENTS. INSTALL SEALANT AT INTERFACES BETWEEN REFINISHED WOOD AND REPOINTED BRICK. TYP.
E6	REPLACE WOOD ELEMENTS IN-KIND, REFINISH, AND INSTALL ZINC-COATED COPPER FLASHING AT SECOND FLOOR BAY WINDOW. INSTALL SEALANT AT INTERFACES BETWEEN REPLACED/REFINISHED WOOD AND REPOINTED BRICK.
E7	REGLAZE ALL WINDOWS FROM THE EXTERIOR AND INTERIOR. TYP.
F1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
F2	REMOVE AND REPLACE DETERIORATED PLASTER WALL FINISHES OF MAIN STAIRWELL IN-KIND.
S1	REFINISH WOOD FLOORS THROUGHOUT INTERIOR, WHERE EXTANT, TYP.
S2	ONCE EXTERIOR REPAIRS HAVE BEEN MADE AND MOISTURE INFILTRATION IS SLOWED CONSIDERABLY (IF STILL ACTIVE), REPLACE WATER-STAINED WALL AND CEILING WALLBOARD OR PLASTER MATERIALS AND FINISHES WHERE DETERIORATED OR STAINED. TYP.
S3	ENGAGE AN INDUSTRIAL HYGIENIST TO TEST AND/OR CLEAN APPARENT ORANGE SPORES ON CLOSET WALLS AND TRIM OF THE SECOND FLOOR ROOM IN THE NORTHEAST CORNER OF THE BUILDING.
T1	REPLACE WATER-STAINED WALL AND CEILING WALLBOARD OR PLASTER MATERIALS AND FINISHES WHERE DETERIORATED OR STAINED. TYP.
T2	REMOVE EXISTING CARPET AND REPLACE WITH NEW FLOORING, TBD. TYP.

NOT FOR
CONSTRUCTION

ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9 Book 76, Page 1

SECTIONS

ISSUED FOR:
Historic Preservation Review
DRAWN BY: TGM
DATE: 08/25/2022
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SHEET SIZE:
22" x 34"

BURGESS

A301



BARBA + WHELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION
455 CAROL STREET
PORTLAND, MAINE 04102
207.772.2722
WWW.BARBAWHELOCK.COM

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CONSTRUCTION

ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

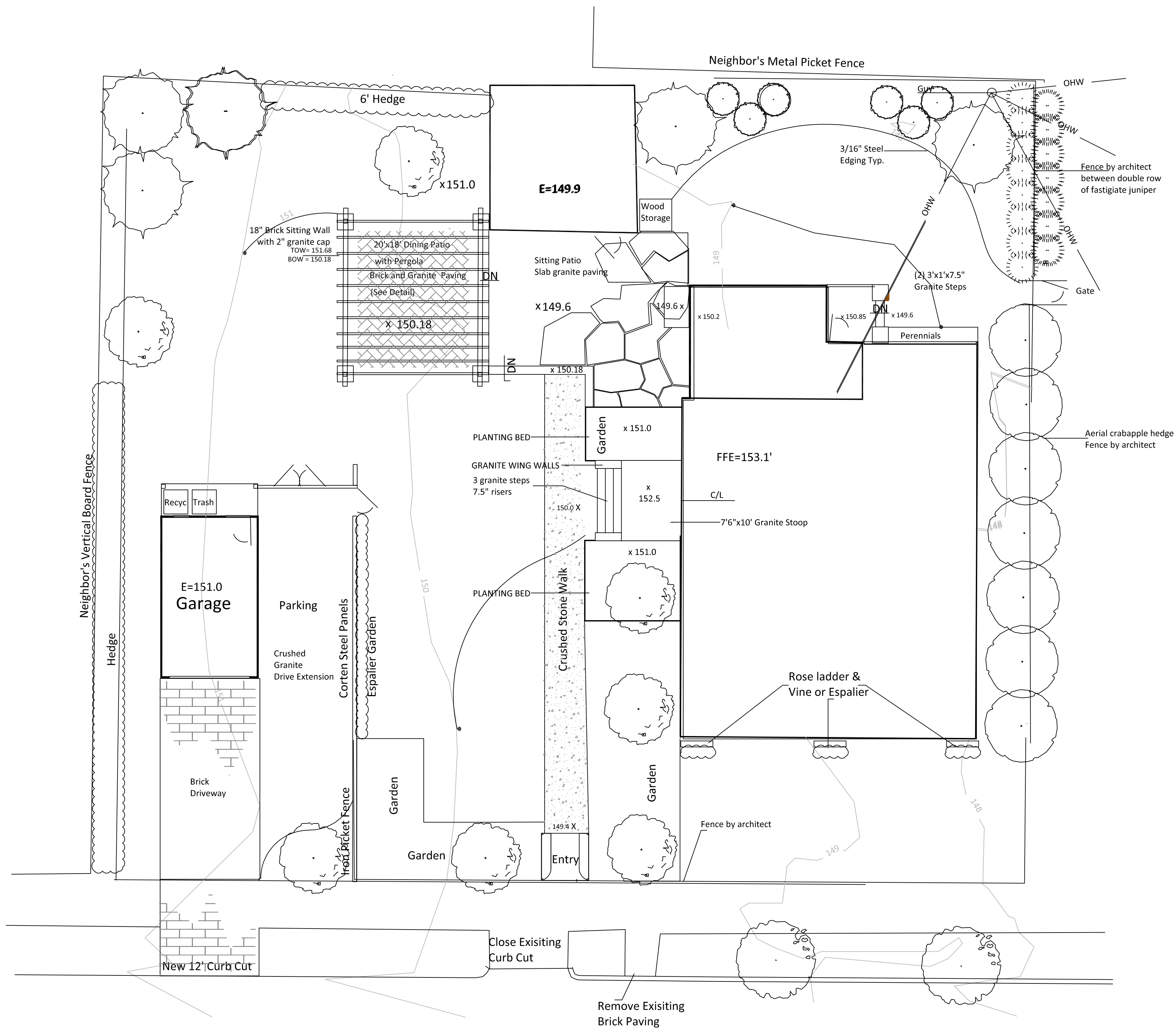
BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9, Book 76, Page 1

3D VIEWS

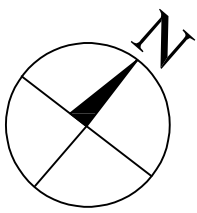
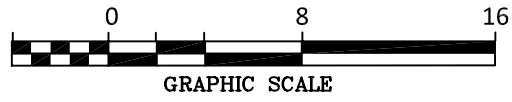
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BURGESS

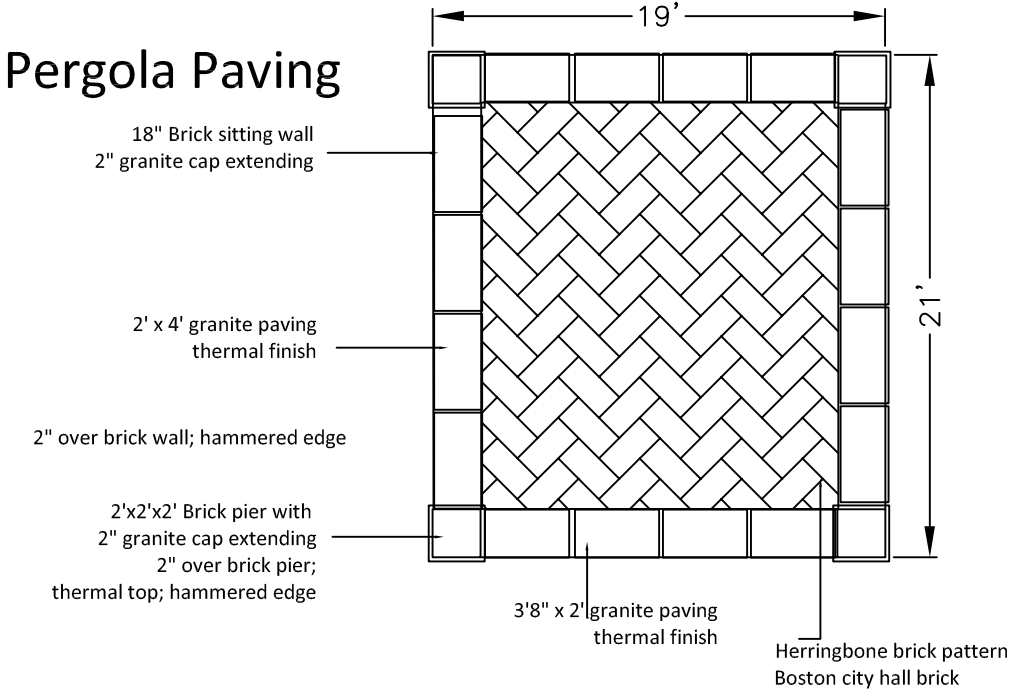
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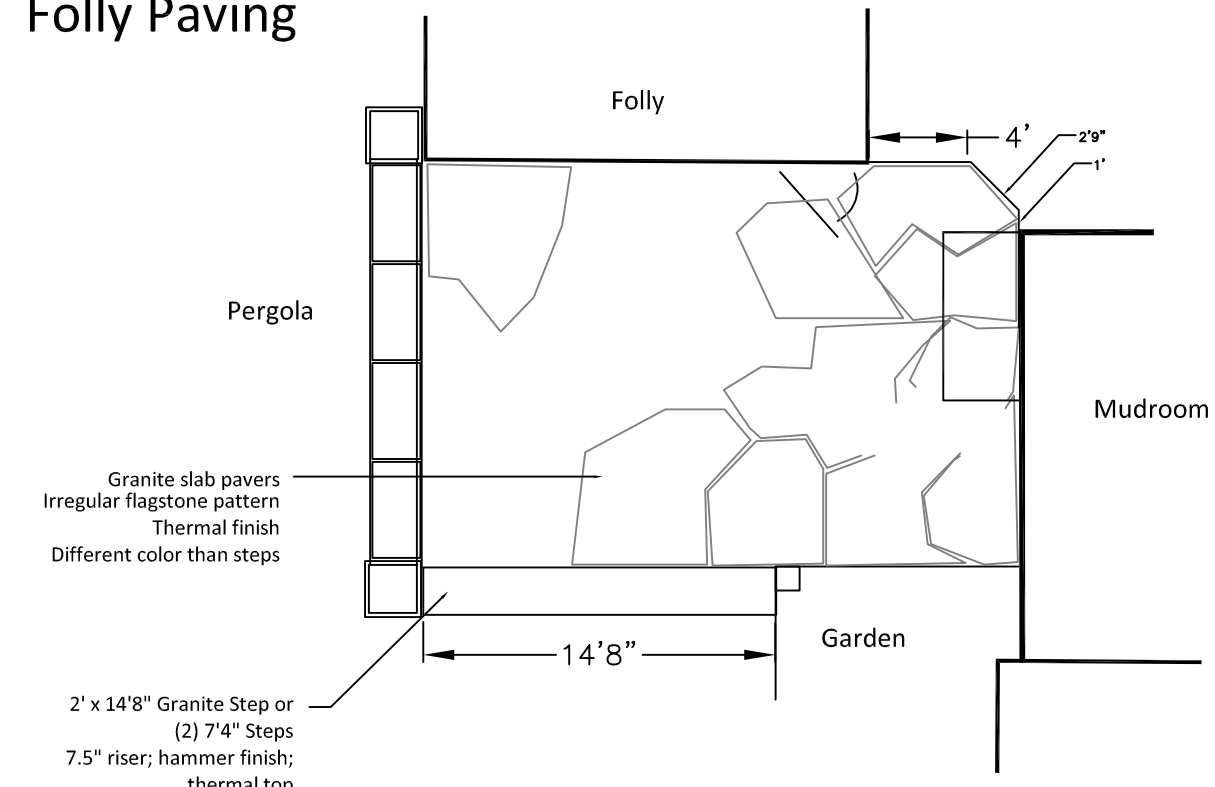
Landscape Plan



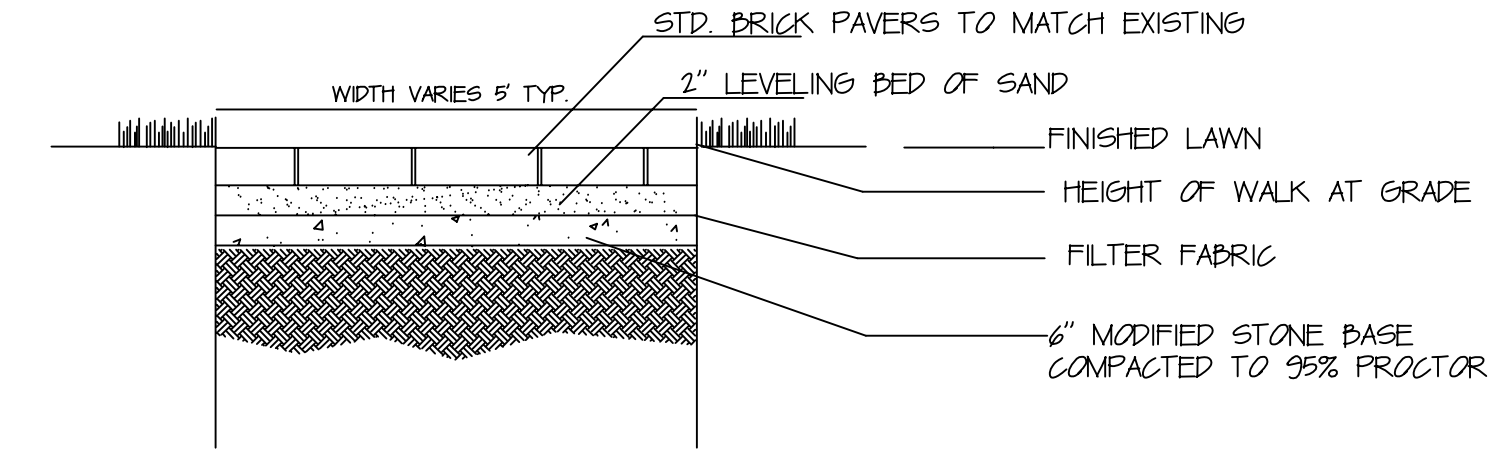
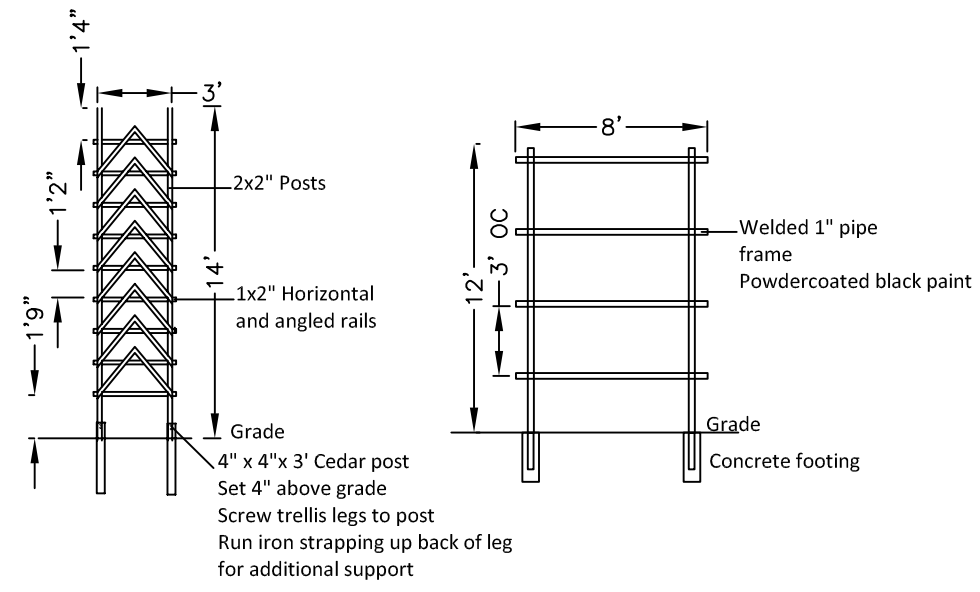
Pergola Paving



Folly Paving



Rose Ladder or Pipe Frame for Front of House



53 TYP. BRICK PATH DETAIL
NOT TO SCALE

NOT FOR
CONSTRUCTION

Past Designs
53 High Street
Kennebunk ME 04043
207-985-4326
www.pastdesigns.com



ADDITION AND RENOVATIONS
TO THE BURGESS RESIDENCE

BILL AND BARBARA BURGESS
9 Bowdoin Street
Portland, Maine 04101
Block 62D, Lot 9, Book 76, Page 1

LANDSCAPE PLAN & DETAILS

ISSUED FOR:
Historic Preservation Review
DRAWN BY:

SHEET SIZE:
22" x 34"
DATE:
08/15/2022

BURGESS

L102



Bowdoin St. 9
Write a description for your map.

Portland Conservatory of Music

Neal St

Vaughan St

9 Bowdoin St

Bowdoin St

Bowdoin St

Vaughan St

Neal St

Spring St







Bowdoin St. 9, 2015
Write a description for your map.





Bowdoin St. 9, 2015
Write a description for your map.



1924 Portland Tax Records: 7-11 Bowdoin Street, Portland, 1924



Owner: William M Bradley
Address: 7-11 Bowdoin Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 62D Lot 9 Book 6 Page 1
MMN item number: 33009
Architect: John Calvin Stevens
Notes: The property was also owned by Annie E. Bradley.

1924 Portland Tax Records: 7-9 Bowdoin Street, Portland, 1924



Owner: Philip G. Brown
Address: 7-9 Bowdoin Street, West End, Portland, Maine
Use: Greenhouse
Local Code: Block 62D Lot 9 Book 76 Page 1
MMN item number: 78452

Portland Historic Resources Inventory

Property Address: 9 Bowdoin Street

Inventory #: WP-3

Assessor's C/8/L: 62-D-9

District: Western Promenade Map #: 3

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

The Nathan Clifford Brown House is a two story hip roofed Colonial Revival dwelling that is placed with its facade facing the side yard rather than the street. Originally, it overlooked the large greenhouse of the Philip H. Brown homestead. The door surround is the dominant design element of the asymmetrical arranged facade. The denticulated Federal Revival portico has a curved entablature that is supported by two fluted Doric columns. The doorway beneath it is flanked by sidelights and topped by an elliptical fanlight.

On the street elevation is a second story bay window, a motif that would never be found on a true Federal building; it has multi-paned sash on the upper sash and is supported on two brackets. The remainder of the windows also have multi-paned sash over 2 panes, a Colonial Revival motif. Above the doorway is a small window, one presumes for a bathroom, that indicates Stevens' concern for interior arrangement rather than exterior symmetry.

Hip roof dormers are located in the center of each of the roof's slopes; all have slate side walls to match those of the roof. Tall chimneys rise above the roofline; the cornice overhangs the body of the building.

The garage was built after 1914.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: Nathan Clifford Brown House

Property Name(Other):

Street Address: 9 Bowdoin Street

Town: Portland County: Cumberland

Date Surveyed: 02/1991 Surveyor: Rick Redlon

Updated: by
(date) (surveyor)
by
by

Owner Name: Marcia Goldfarb

Owner Address: