

Historic Preservation Board

Wednesday, February 1, 2023 at 5:00 PM
Via Zoom



MEMBERS

Robert O'Brien, Chair
Julia Tate, Vice Chair
Hilary Bassett
Brad Miller
John O'Leary
Jeffrey Talka
Rob Whitten

REMOTE PARTICIPATION:

The Historic Preservation Board will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Board. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

For public comment via Zoom, 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.

You are invited to a Zoom webinar.

When: Feb 1, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 2/1/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81995877950>

Or One tap mobile :

US: +16469313860,,81995877950# or +19292056099,,81995877950#

Or Telephone:

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

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 819 9587 7950

International numbers available: <https://portlandmaine-gov.zoom.us/j/81995877950>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 18, 2023**

- i. PUBLIC HEARINGS
Western Cemetery Toolshed: *All members were present.*
Western Promenade Gazebo: *All members were present.*
100 Pleasant Street: *All members were present.*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 18, 2023

- i. Certificate of Appropriateness for Proposed Toolshed Construction; WESTERN CEMETERY (6 VAUGHAN STREET); Stewards of the Western Cemetery, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-001913-2022. The Board voted unanimously to approve the application with conditions.
- ii. Certificate of Appropriateness for Proposed Construction of New Gazebo; WESTERN PROMENADE (51 VALLEY STREET); City of Portland, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002214-2022. The Board voted unanimously to approve the application with conditions.
- iii. Certificate of Appropriateness for Proposed Alterations; 100 PLEASANT STREET; Vickery Investments, LLC, Applicant. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002318-2022. The Board voted unanimously to approve the application as submitted.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Proposed Alterations; 175 VAUGHAN STREET; Elizabeth Wilson and Benjamin Conniff, Applicants. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number HPBR-002239-2022.

5. COMMUNICATION AND REPORTS

- i. Hybrid Historic Preservation Board Meetings: Staff will provide an update on the transition to Hybrid Board meetings for Board discussion.

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 27, 2023
RE: 175 Vaughan Street – PUBLIC HEARING – Alterations
PROJECT ID: HPBR-002239-2022
MEETING: February 1, 2023

Owner: Elizabeth Wilson & Benjamin Conniff
Architect: Margaret D. Innes, Studio E, Inc.

A sign announcing the Historic Preservation Board's meeting on February 1, 2023 was posted at the property on January 23, 2023. A legal ad was published in the Portland Press Herald on January 20, 2023 and January 21, 2023, and 85 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

The applicant is proposing to

- Reopen the enclosed front porch;
 - Reconstruct missing portions of exterior wall;
 - Reintroduce missing windows in wood including original stained glass found on site;
 - Put in an exterior door in an existing opening between the front porch and the interior;
 - Remove all vinyl siding and metal trim to expose the existing wood clapboards, repairing or replacing damaged or missing siding and trim;
 - Restore existing wood windows;
 - Install new exterior storm windows; and
 - Add functional wood shutters fitted to a number of openings.
-

SUMMARY OF HISTORIC CONTEXT

175 Vaughan Street is located mid-block on the east side of Vaughan Street between West and Pine Streets. The structure is a contributing building in the West End Historic District, having been constructed in 1886 following a design by John Calvin Stevens (Figure 2). Some plans for Stevens'

design were included in his 1889 publication with Albert Winslow Cobb, *Examples of American Domestic Architecture* (see Att. 2).

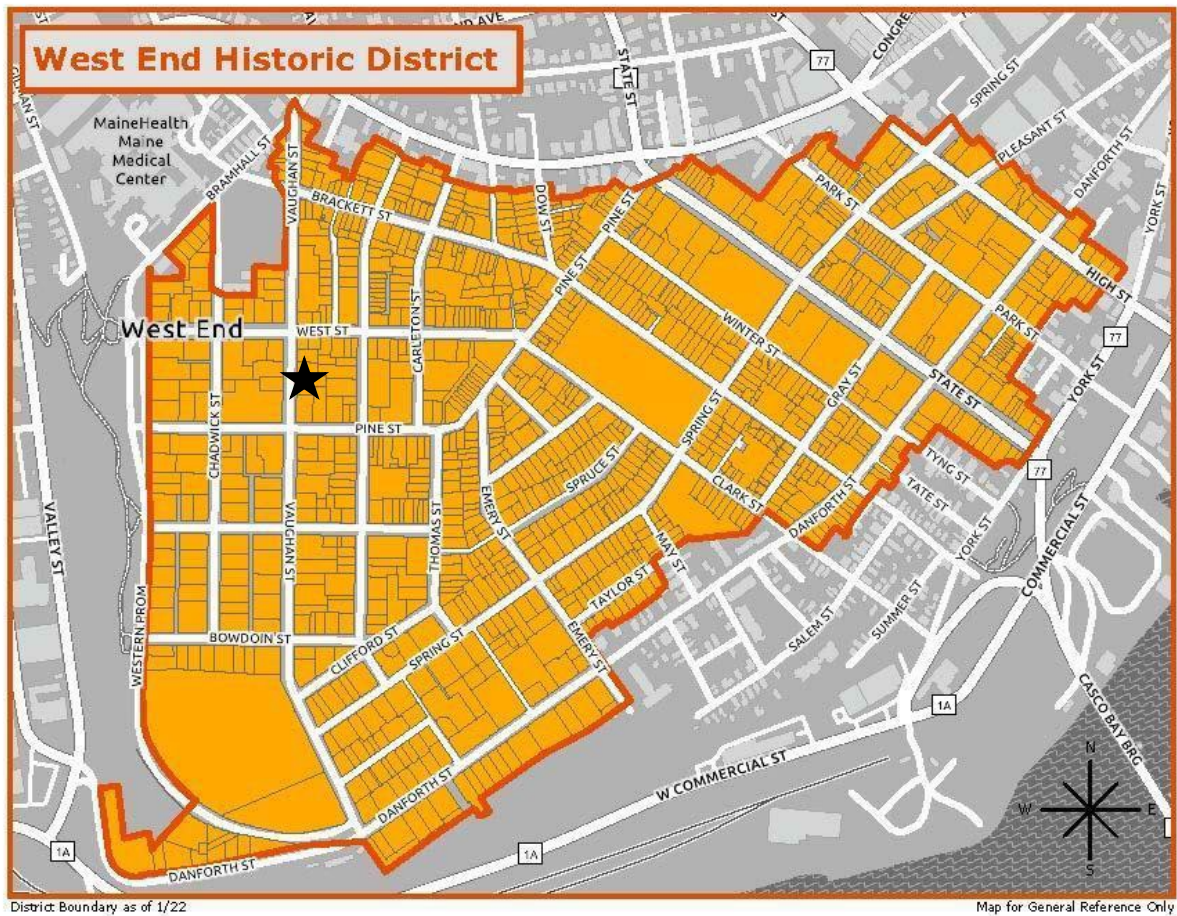


Figure 1: Map of West End Historic District showing location of 175 Vaughan Street with black star.



Figure 2: Undated Photograph (pre. 1909) showing 175 Vaughan as originally designed by John Calvin

Stevens for Cyrus F Davis, constructed in 1886.

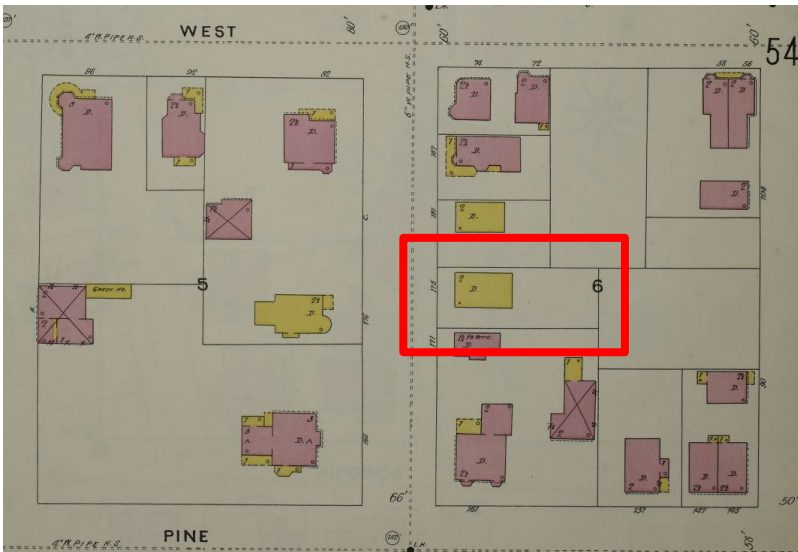


Figure 3: 1896 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note the original, simple rectangular plan of the Stevens design.

Based on Sanborn Maps, at some point between 1896 and 1909 the exterior of the house was heavily modified, adding a rear one-story addition, oriel window above the original primary entry, a double-height front bay, partial-width front porch with Tuscan columns, and several other bay window additions. While not the original design of the structure, the late nineteenth/early twentieth century redesign lends the structure a Queen Anne character that still makes it contributing within the district. Additionally, some elements of the original Stevens Design, such as the original mass and the highly decorative side-entry porch and door surround, are still clearly visible on the structure.



Figure 4: 1924 Tax Photo showing the appearance of 175 Vaughan Street after its redesign between 1896

and 1909.



Figure 5: 1909 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note the added front porch, rear addition and various bay additions.

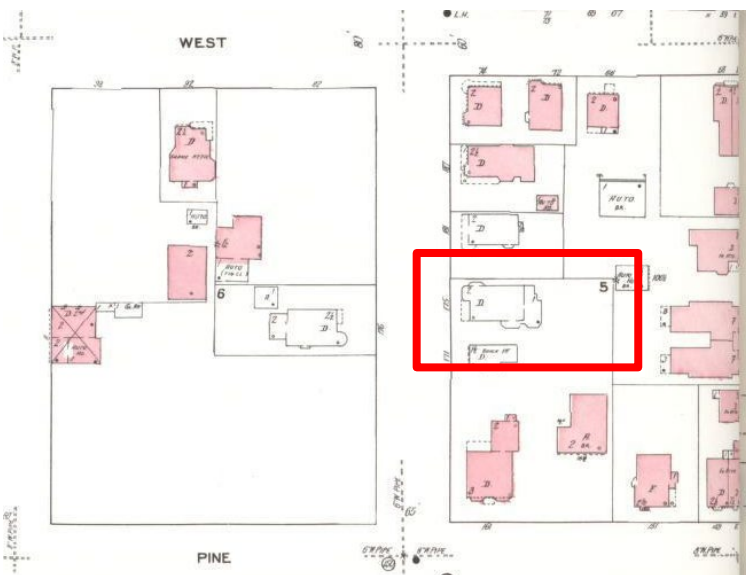


Figure 6: 1954 Sanborn Fire Insurance Map showing location of 175 Vaughan Street with a red box. Note that the front porch is still shown as open.

In 1961, the front porch was enclosed including a new front door and steps, and the open side porch was removed as part of a renovation that converted the porch to a waiting room and the front parlor into a doctor's office. These alterations also included the introduction of two new doorways between the formerly open porch and the interior, removal of a portion of the first-floor front bay, and infilling of a window at the front elevation. Around this time, the structure may have first been wrapped in vinyl siding as well. While these alterations are generally considered as

incompatible, the structure generally retained its massing, form, and fenestration pattern allowing it to be classified as a contributing structure in the original 1984 Western Promenade National Register Historic District Nomination and in 1990 when the district was locally designated. Given that the 1960s alterations were less than 50 years old at the time of designation and are not in keeping with the Queen Anne character of the house, they should not be considered as contributing features of the structure.

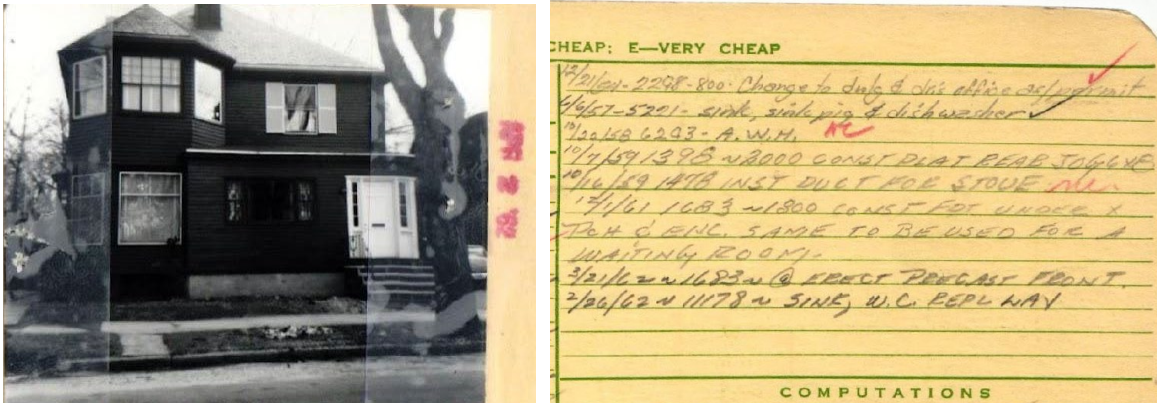


Figure 7: Excerpts from 1950 Tax Card, updated until 1962 showing that the front porch was enclosed in 1961 when a portion of the first floor was being used as a doctor's office.



Figure 8: The current appearance of 175 Vaughan Street.

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

December 7, 2022, Workshop:

On December 7, the Historic Preservation Board expressed favorable views on the proposed scope of work. There were several questions relating to technical issues such as how water would be moved off of the porch roof given the proposal would conflict with an existing downspout, or

how historic windows found on site would be reintroduced into the historic openings.

Board discussion focused on the question of how to design a railing for the proposed reopening of the historic porch. The applicant was proposing a stock baluster design that was inspired by the existing balusters at the side entry porch. However, current code requires that the new railing be taller than the existing at the side porch and than the one that appears to have been present in the 1924 tax photo. Several Board members expressed a desire for a more historically accurate railing design and height; however, the applicant explained that they were unable to confirm that the existing balusters are the same as shown in 1924, and they would not be allowed to put in a new, lower railing per code. In light of these constraints, a majority of Board members expressed that it would be more appropriate to propose a simplified baluster design that meets code requirements so as to avoid any false sense of history.

STAFF COMMENTS

Since the Board workshop the proposed scope of work has changed very little in light of the favorable views of the Board at that time. The applicant has provided additional information on the windows, storm windows, new wood shutters, new exterior door, and hardware for all of those items. Additionally, the applicant has included in their elevation information on how they will relocate a downspout at the porch to move water away from the proposed porch entrance.

The only substantial change in the proposal is for the design of the proposed railing balusters. The applicant is proposing a very simple turned baluster with a round shaft set between square ends. The proposed balustrade is simple and clearly differentiated from existing railings and the railings depicted in the 1924 tax photo.

One outstanding item is the exact design and condition of any historic trim under the existing vinyl siding and flashing. The applicant is proposing that final details for these elements could be coordinated with Historic Preservation Staff once removal of the vinyl siding and flashing is under way. Staff have included this as a suggested condition of approval for the Board's consideration.

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 applicant is proposing a compatible continued residential use for this structure.

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
Yes	The applicant is not proposing to remove or alter any remaining historic material or distinctive architectural features.

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
Yes	The applicant is proposing to a simplified baluster design as a way of differentiating the new, code-compliant porch railing from any existing or historic railings.

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	No alterations that speak to the development of the structure within the significance of the West End Historic District are proposed to be destroyed. Only those later alterations that do not contribute to the character of the district are proposed to be removed.

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
Yes	The applicant is proposing to retain all existing distinctive features, and to reintroduce some missing distinctive elements such as the stained-glass windows.

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
Yes	Most historic fabric, including the wood clapboard siding is being repaired rather than replaced. Where historic fabric is missing or beyond repair, it will be replaced in kind.

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	The applicant is proposing to use standard practices for cleaning all historic woodwork.

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	The applicant is proposing to differentiate some of the non-historic alterations such as the new front door in the existing non-historic opening or the new railing balusters at the reopened front porch.

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	The applicant is not proposing to remove or damage any historic fabric. All alterations are proposed at areas where historic fabric was previously removed or destroyed.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002239-2022 for exterior rehabilitation at 175 Vaughan 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 Alterations 17.8.2- 1-7 & 9-10/, with the following condition:

- 1) That final details of repair or replacement of exterior trim be reviewed and approved by Historic Preservation Staff prior to completion of work.

ATTACHMENTS

1. Cover Letter
2. Applicant Presentation



January 9, 2023

Mr. Evan Schueckler
Mr. Rob Weiner
City of Portland Historic Preservation Department
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: 175 Vaughan Street, Project Narrative

Dear Evan and Rob,

On behalf of Benjamin Conniff and Elizabeth Wilson, I am pleased to submit drawings and supporting materials for the approval of some proposed exterior work for the meeting on February 1, 2023.

This request is for 175 Vaughan Street (a.k.a. Cyrus F. Davis house) in the West End Historic District. We are proposing a renovation project that brings a porch, similar to the one in the 1924 tax assessor's photograph, back to the Vaughan Street side of the house. Here are the repairs or changes that we are proposing:

SIDING: We propose removing the existing vinyl siding to expose the original underneath. We will then repair or replace missing or damaged elements as indicated on the drawings.

RECREATED FRONT PORCH: The original roof and porch ceiling still remain in good shape. They will be repaired as needed and reused. We shall provide new wood Tuscan columns in the same configuration as they were in the 1924 photo. The balustrade between the columns will need to meet modern code requirements. While one cannot ascertain the exact profile of the balusters from the 1924 tax records photo one can clearly see that these are square top balusters (not pin top). We are proposing a very plain, turned baluster with a square top and base. We have sized the baluster so that we can fit 21 between each Tuscan column, similar to what was there in 1924. Please see the drawings for the details of each component. We believe that this is a good compromise because it brings back the full railing along the front of the porch which is an important component. Please see the drawings for the full scope of our proposed work.

NEW WOOD WINDOWS: We propose that we install 3 new windows as shown on the plans and elevations. Window "A" is a double-hung window in the Front Parlor. This is modeled on the other existing windows in that room but made to fit into the original rough opening in the wall. Windows "B" and "C" in the turret will have the sash proportions the same as the two existing, 1st floor turret windows. The upper sashes will be stained glass, which was located in the attic of the house and is original to the Queen Anne renovation done prior to 1924.

STAINED GLASS INSERTS IN EXISTING WINDOWS: Windows C' and D are existing windows. We propose to re-install the original stained-glass panels in the upper sashes. Both are located in the 1st floor of the turret.

MAIN ENTRANCE AT DRIVEWAY: The existing porch shall be maintained and repaired under the criteria detailed on drawing A5-01.

STORMS WINDOWS: Many of the existing windows have aluminum storms. But there are a few that still have older wood storms that the Owners are no longer able to remove in order to put in screens in the warmer months. We would like to remove the wood storms while doing the siding work and replace them with new ones. The storms that we are proposing are detailed on page A6-00.

WOOD SHUTTERS: We propose adding functioning wood shutters in the locations shown on the elevations in this package. Any shutter panels that will be moveable, will have a hidden control arm. Please see details on A5-01 for hidden control arm dimensions. All other shutter hardware cut sheets are included in this package. Any hardware that can be viewed from the street will match/compliment the shutter (as closely as possible) with the intent to make the hardware as inconspicuous as possible. We propose that the final colors be approved by City Staff.

Along with this cover letter, the following documents and drawings will be uploaded to the City's Portal:

Drawings:	Cut Sheets/Images:
D1-01: Existing/Demo First Floor Plan	Shutter Catch
D2-00: Existing Demo Exterior Elevations	Shutter Latch
A1-01: Proposed First Floor Plan	Shutter Pintles
A2-00: Exterior Elevations: West	Shutter Pull
A2-01: Exterior Elevations: South	Porch Door Lockset
A2-02: Exterior Elevations: North	
A5-00 Porch Details	Photos:
A5-01: Shutter Details	Existing West and South Façade
A6-00: Window Schedule & Notes and Storm Notes and Diagrams	Existing North Façade
Map: West End	Existing South Porch Balustrade
1924 Tax Assessor Survey Photo	Existing South Porch Door

Thank you for your attention to this matter.

Sincerely,

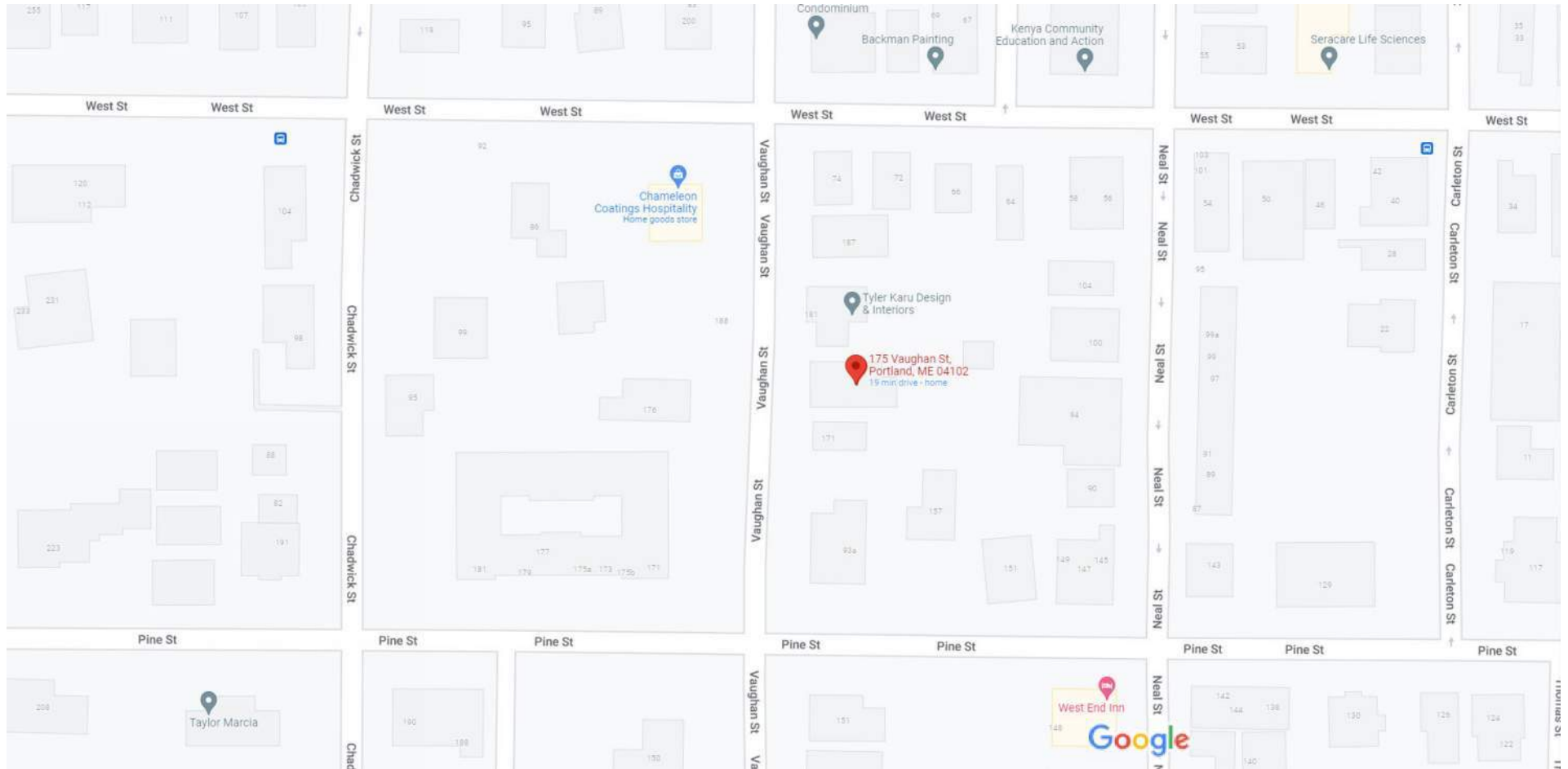


Margaret D. Innes, Maine and New Hampshire Licensed Architect
LEED AP® BD+C, WELL® AP
President, Studio E, Incorporated

1924 Portland Tax Records: 175 Vaughan Street, Portland, 1924



Owner: Grace Porter Thompson
Address: 175 Vaughan Street, West End, Portland, Maine
Use: Dwelling - Single family
Local Code: Block 63G Lot 9 Book 76 Page 1
MMN item number: 78473
Architect: John Calvin Stevens



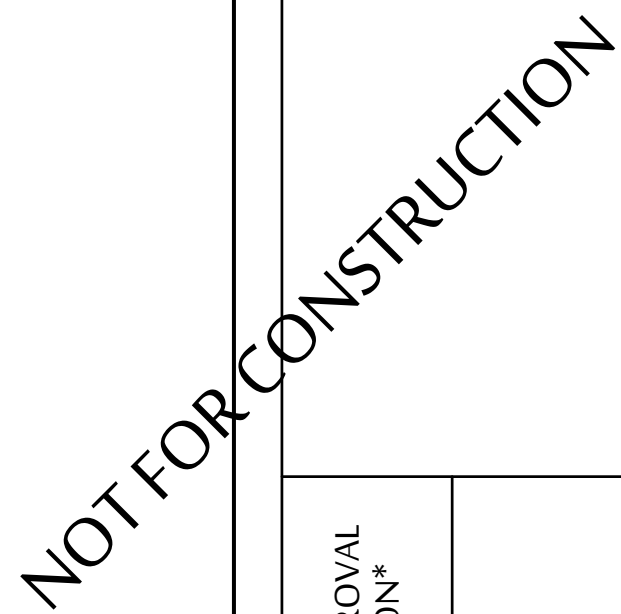








1	REMOVE EXISTING CONCRETE STEPS, LANDING AND HANDRAILS
2	REMOVE DOOR, DOOR FRAME AND HARDWARE
3	REMOVE WINDOW SASH, FRAME AND HARDWARE
4	REMOVE EXISTING PLUMBING, EXISTING PIPING SHALL BE MAINTAINED, REUSED AND EXTENDED IN NEW WORK PHASE
5	REMOVE EXISTING OUTLETS, EXISTING CIRCUITING FOR THIS ITEM SHALL BE MAINTAINED, REUSED, AND EXTENDED IN NEW WORK PHASE
6	REMOVE STAIRS, HANDRAILS AND CARPETING
7	REMOVE EXISTING FLOORING THROUGHOUT FRONT PORCH
8	SALVAGE EXISTING BASEBOARD RADIATORS FOR REUSE/RELOCATION IN FRONT PARLOR AND BATHROOM
9	SALVAGE EXISTING DOUBLE-HUNG WINDOWS FOR REFURBISHMENT WITH ORIGINAL STAINED GLASS WINDOWS
10	REMOVE EXISTING ACOUSTICAL CEILING THROUGHOUT FRONT PORCH



© COPYRIGHT 2003 STUDIO E, INC.

STUDIO E
P.O. BOX 1385
WESTBROOK, ME 04098
860-874-1033

PORTLAND HP BOARD APPROVAL
NOT FOR CONSTRUCTION

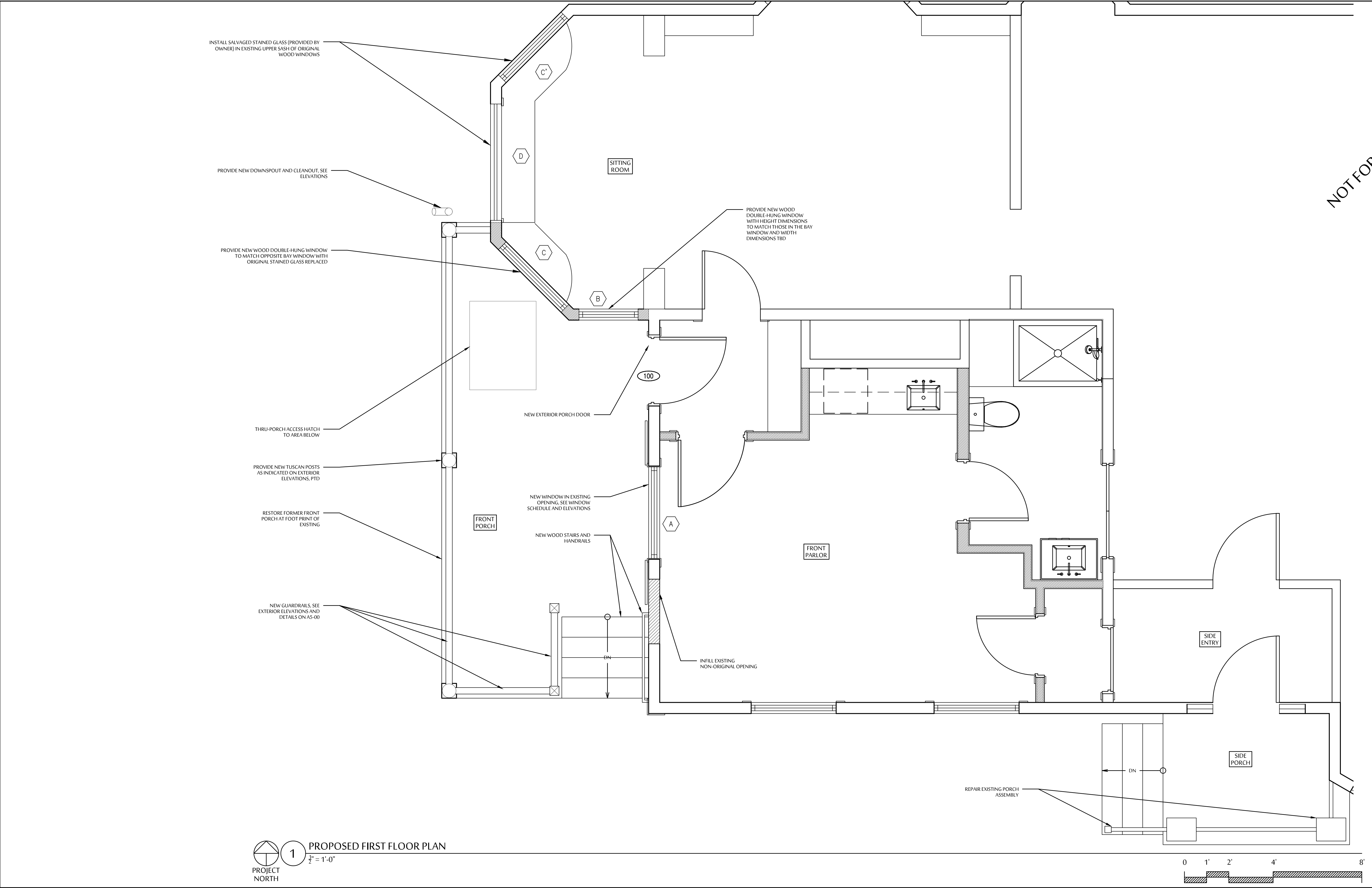
FEBRUARY 1, 2023

EXISTING FIRST FLOOR PLAN WITH DEMO NOTES

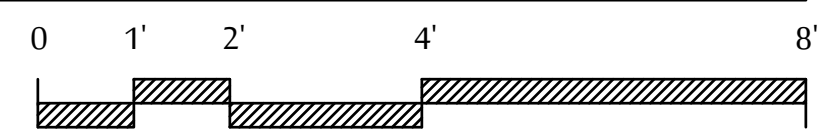
CONNIFF/WILSON RENOVATIONS

175 VAUGHAN STREET, PORTLAND, ME

D1-01



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



NOT FOR CONSTRUCTION

© COPYRIGHT 2023 STUDIO E, LLC				
A1-01	FIRST FLOOR PLAN	175 VAUGHAN STREET, PORTLAND, ME	PORTLAND HP BOARD APPROVAL *NOT FOR CONSTRUCTION*	STUDIO E ARCHITECTS 860-874-1033 PORTLAND, ME 04103
	CONNIFF/WILSON RENOVATIONS		FEBRUARY 1, 2023	

NOTES FOR REMOVAL AND REPAIR OF EXTERIOR VINYL SIDING, TRIM AND SHUTTERS

VINYL SIDING REMOVAL

- CAREFULLY REMOVE VINYL SIDING AND ALL VINYL ELEMENTS (TRIM, SHUTTERS ETC.) AND DISPOSE OF PROPERLY

REUSE EXISTING CLAPBOARDS:

- PREPARE SUBSTRATE AND INSTALL PATCH MATERIAL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. LARGE DEFECTS SHOULD FIXED WITH A DUTCHMAN REPAIR.
- CLEAN EXISTING WOOD CLAPBOARDS WITH DILUTED SIMPLE GREEN (OR EQUAL) OR DILUTED HYDROGEN PEROXIDE; DO NOT USE ABRASIVE CLEANING METHODS (NO SAND-BLASTING)
- PATCH ANY DEFECTS IN EXISTING WOOD CLAPBOARDS, CORNER BOARDS, AND TRIM WITH A COMPATIBLE PATCH MATERIAL (I.E. WOOD PUTTY, ART WOOD EPOXY OR EQUAL.)
- REMOVE LOOSE PAINT TO A SOUND SUBSTRATE, SAND OR GENTLY ROUGH SURFACE TO ENSURE GOOD PAINT BOND, PRIME AND TOP COAT PER MANUFACTURER'S RECOMMENDATION.

IF CLAPBOARDS NEED TO BE TEMPORARILY REMOVED THEN:

- REUSE THE SALVAGED SIDING AS MUCH AS POSSIBLE. BACK PRIME AND PRIME END GRAINS WITH 2 COATS OF PRIMER.
- PROVIDE VAPOR RETARDER BEFORE RE-INSTALLATION IF POSSIBLE. PREPARE FOR PAINTING AS DESCRIBED ABOVE IN "REUSE EXISTING CLAPBOARDS"

INSTALLING NEW CLAPBOARDS

- WHERE ORIGINAL SIDING IS DAMAGED AND CANNOT BE REPAIRED PROVIDE NEW WOOD CLAPBOARD THAT MATCHES THE ADJACENT CLAPBOARDS IN:
 - WOOD SPECIES; (IF NEED TO USE A DIFFERENT WOOD SPECIES THEN CONSIDER: WESTERN RED OR WHITE CEDAR, RADIALLY SAWN SPRUCE OR PINE)
 - ALL DIMENSIONS INCLUDING LENGTHS OF INDIVIDUAL UNITS;
 - TAPER OF BOARD; AND,
 - THICKNESS OF BUTT.
- INSTALL USING A SIMILAR JOINT (BUTT OR SCARF) THAT WAS USED ON THE ORIGINAL, ADJACENT CLAPBOARDS. FLASH ANY BUTT JOINTS
- BACK PRIME AND PRIME ENDS OF ANY NEW CLAPBOARDS
- MATCH NAILING PATTERNS TO ADJACENT MATERIALS. HEADS OF NAILS SHALL MATCH ADJACENT NAILS IN SIZE AND SHAPE.
- SEE ARCHITECT FOR ANY QUESTIONS ON WHAT TO MATCH

WINDOW AND DOOR TRIM REPAIR

- REPAIR EXISTING WINDOW AND DOOR CASING, SEE ARCHITECT WHEN REPLACEMENT CASING IS NEEDED

CAULKING AND SEALANT REMOVAL AND REPAIR

- REMOVE DETERIORATED CAULKS AND SEALANTS,
- CLEAN AND RE-APPLY APPROPRIATE CAULKS AND SEALANTS USING BACKER RODS AS NEEDED. FOLLOW MANUFACTURER INSTRUCTIONS FOR PREPARATION AND INSTALLATION

MISC. REPAIRS:

- CORRECT ANY DEFICIENCIES IN ANY WALL ATTACHMENTS SUCH AS AWNINGS, FLAG POLE ANCHORS, IMPROPERLY INSTALLED ELECTRICAL OUTLETS; LOOSE HOSE BIBS OR OTHER.



4 EAST EXTERIOR ELEVATION
3/8" = 1'-0"



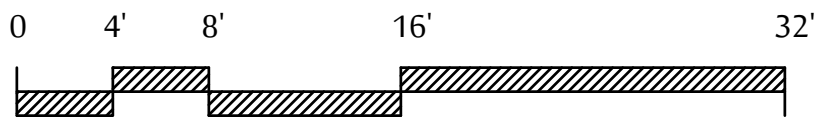
2 WEST EXTERIOR ELEVATION
3/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
3/8" = 1'-0"

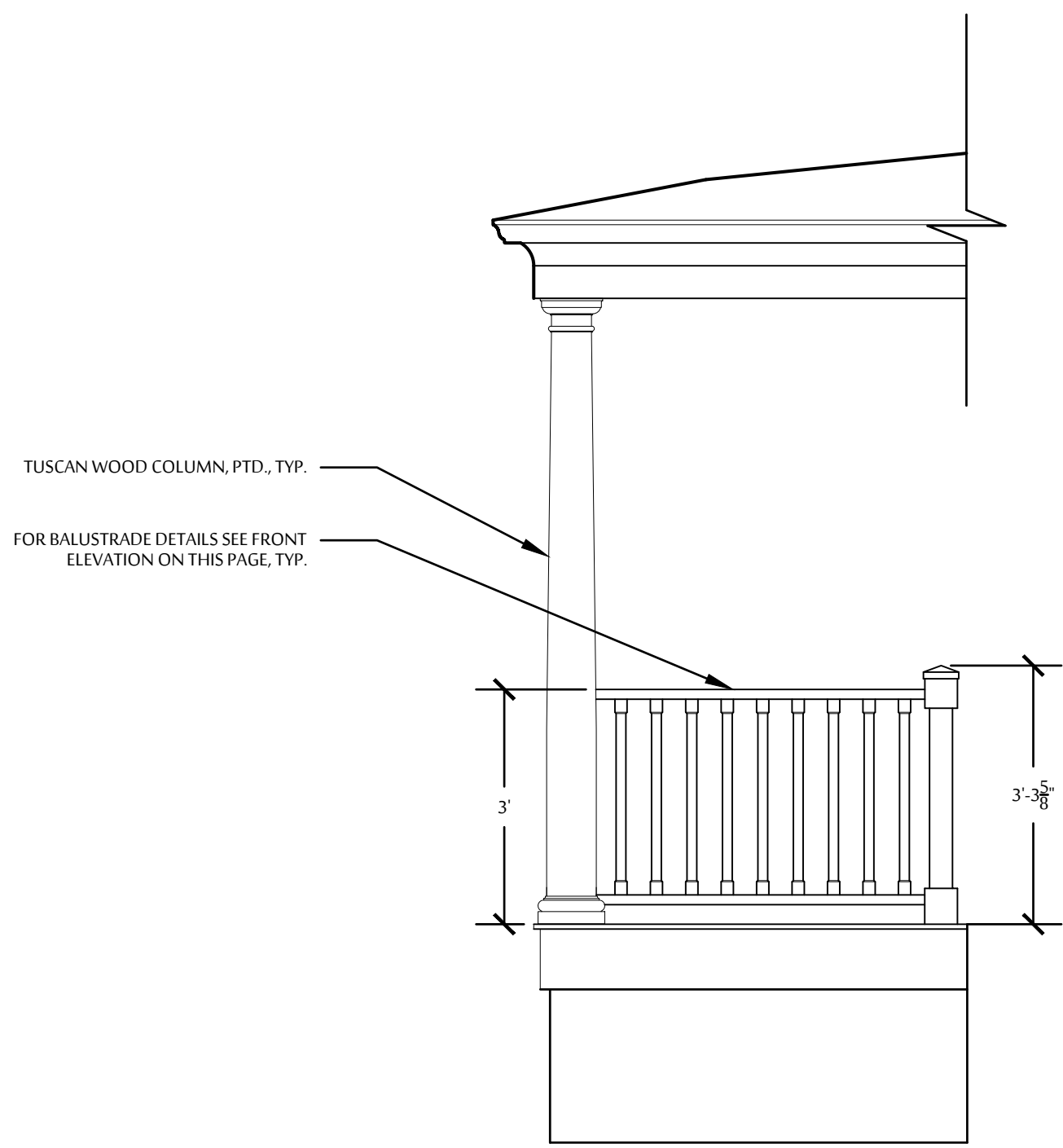


1 NORTH EXTERIOR ELEVATION
3/8" = 1'-0"

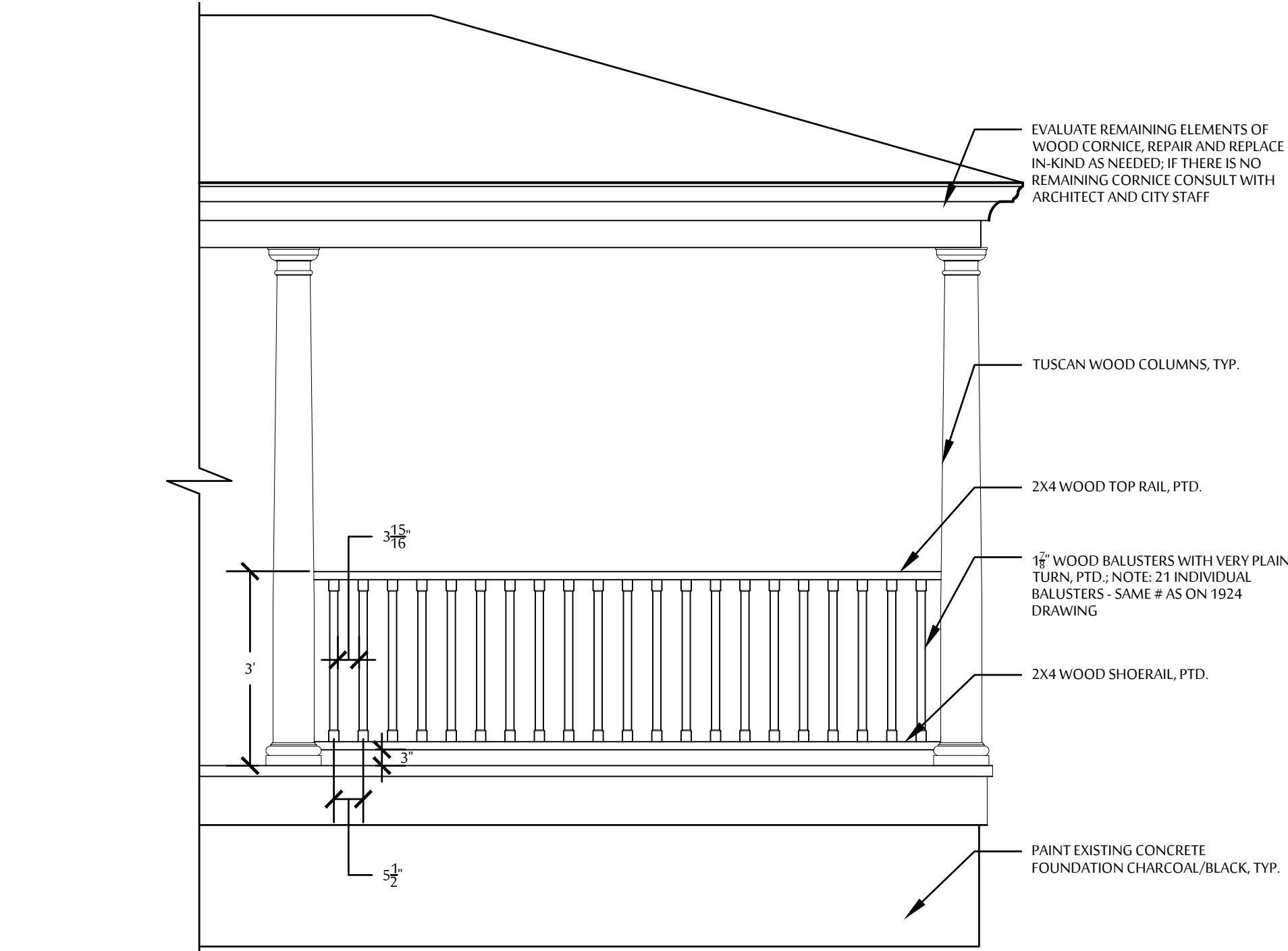


NOT FOR CONSTRUCTION

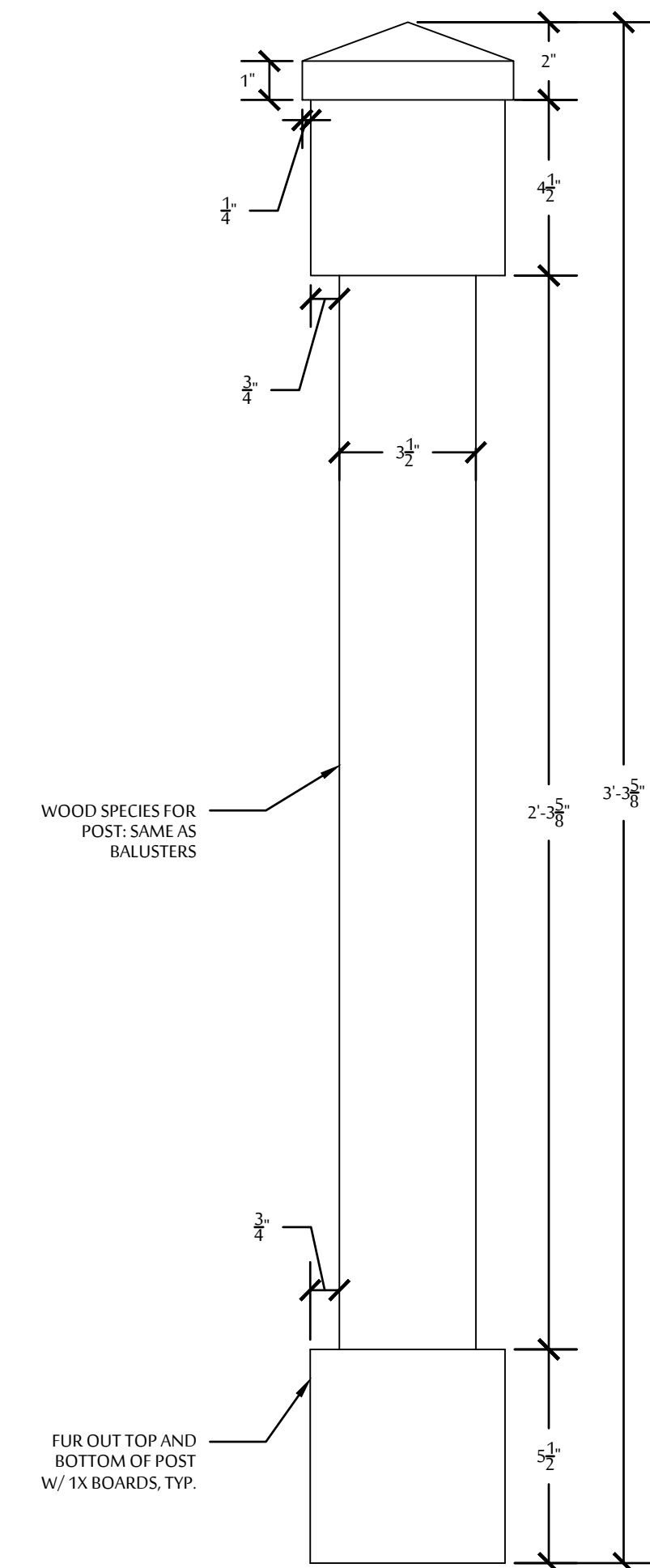
D2-00	EXTERIOR ELEVATIONS DEMO	175 VAUGHAN STREET, PORTLAND, ME	CONSTRUCTION	STUDIO E P. 6 0 8 0 4 - 1 3 8 5 F. 6 0 8 0 4 - 1 3 8 5 M. 6 0 8 0 4 - 1 3 8 5 8 6 0 - 8 7 4 - 1 0 3 3
	PORTLAND HP BOARD APPROVAL *NOT FOR CONSTRUCTION*			
	CONNIFF/WILSON RENOVATIONS			FEBRUARY 1, 2023



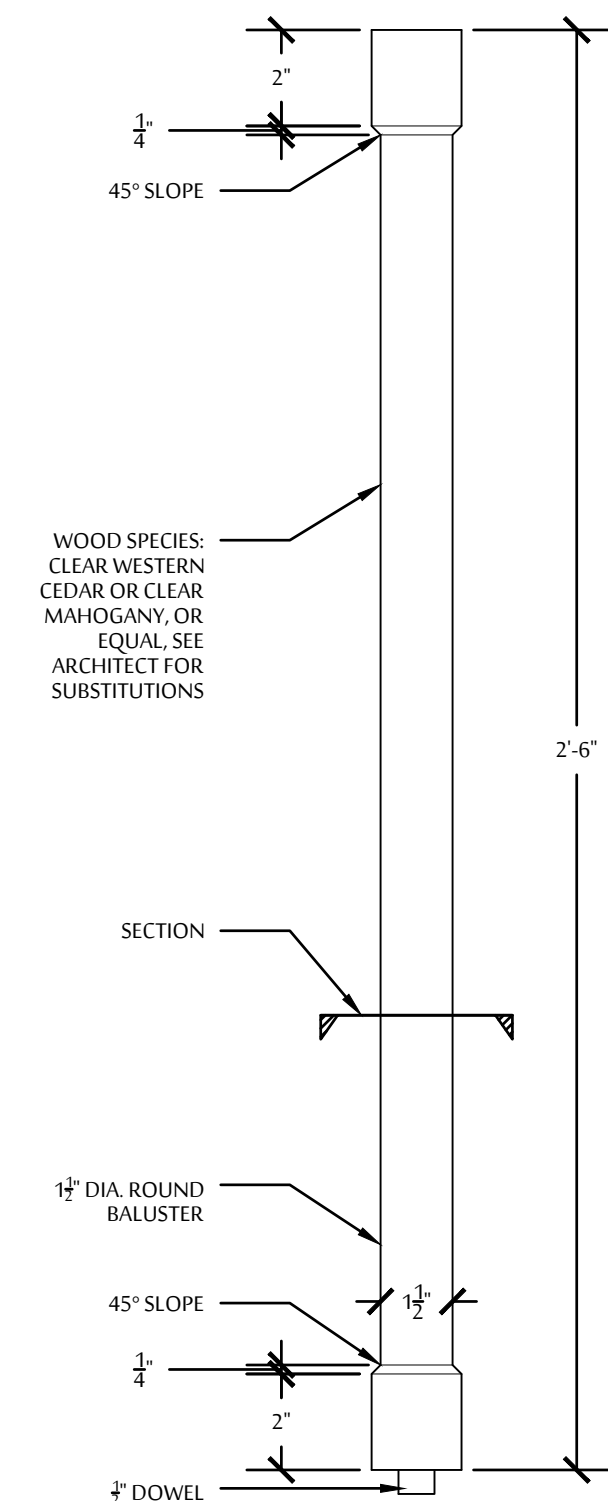
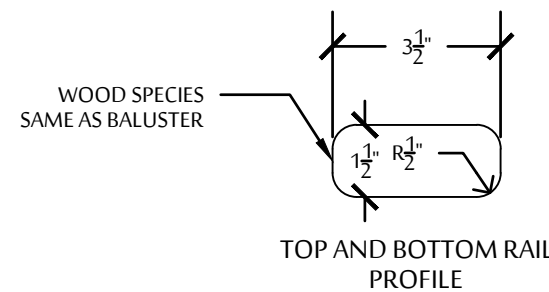
5 SOUTH BALUSTRADE ELEVATION
 $\frac{3}{4}" = 1'-0"$



4 FRONT PORCH BALUSTRADE ELEVATION
 $\frac{3}{4}" = 1'-0"$

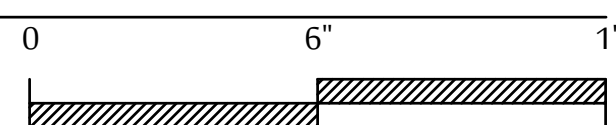
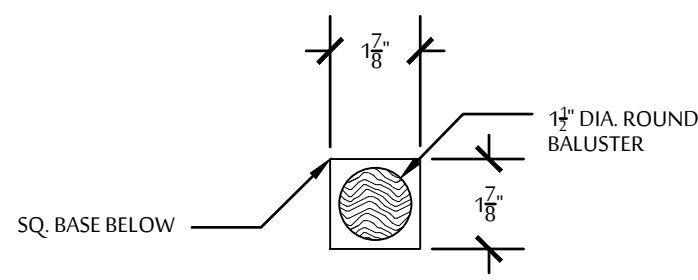


3 POST ELEVATION
 $3" = 1'-0"$

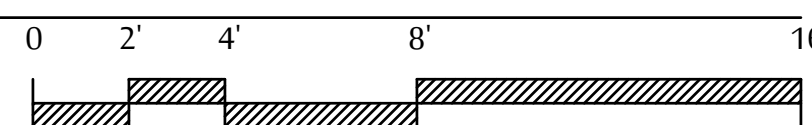


2 BALUSTER ELEVATION & SECTION
 $3" = 1'-0"$

FOR PLOWED TOP RAIL: CONTRACTOR SHALL CHANGE HEIGHT OF BALUSTER TO ENSURE 2" TTW OF THE TOP SQUARE



1 WEST EXTERIOR ELEVATION
 $\frac{3}{4}" = 1'-0"$



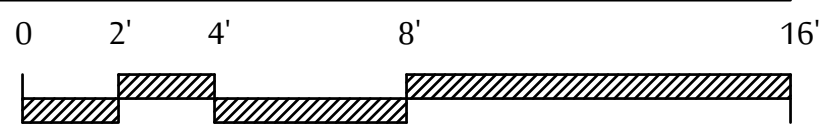
NOT FOR CONSTRUCTION

STUDIO E 1000 N. VAUGHAN STREET, SUITE 100 PORTLAND, ME 04103 TEL: 207.674.1033	PORTLAND HP BOARD APPROVAL "NOT FOR CONSTRUCTION"		FEBRUARY 1, 2023
WEST EXTERIOR ELEVATIONS; ENLARGED ELEVATIONS OF PORCH BALUSTRADE; AND POST AND BALUSTER DETAILS	CONNIFF/WILSON RENOVATIONS		175 VAUGHAN STREET, PORTLAND, ME

A2-00



1 SOUTH EXTERIOR ELEVATION
 $\frac{1}{4}" = 1'-0"$



NOT FOR CONSTRUCTION

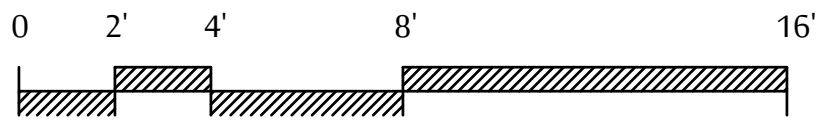
A2-01	SOUTH EXTERIOR ELEVATION CONNIFF/WILSON RENOVATIONS 175 VAUGHAN STREET, PORTLAND, ME	PORTLAND HP BOARD APPROVAL "NOT FOR CONSTRUCTION"	STUDIO E ARCHITECTS 175 VAUGHAN STREET, PORTLAND, ME 850-874-1033
		FEBRUARY 1, 2023	

1 NORTH EXTERIOR ELEVATION
3/4" = 1'-0"



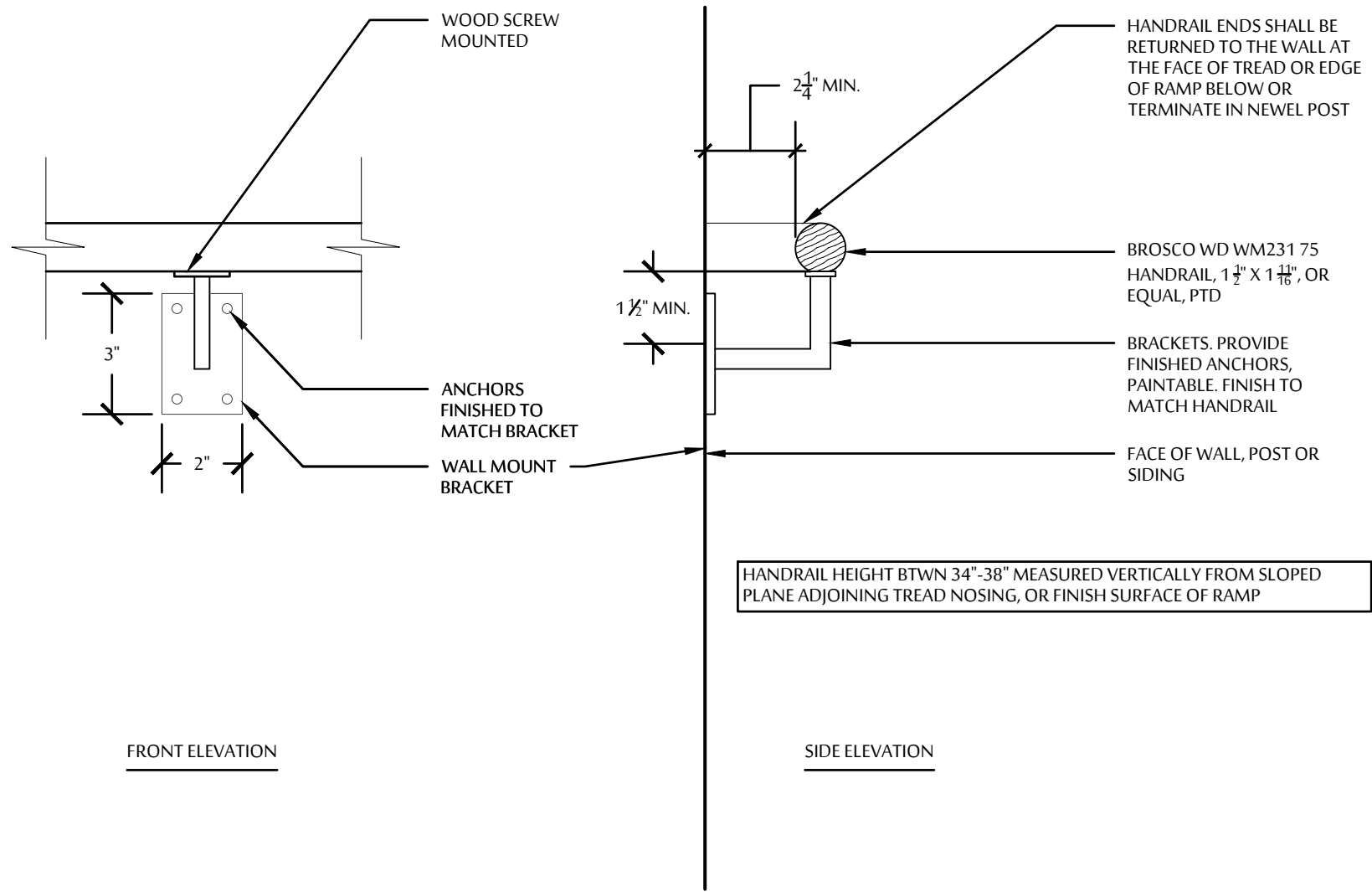
PAINT CLAPBOARDS AND TRIM. SEE SIDING NOTES ON D1-01 FOR DETAILS, TYP.

PROVIDE NEW DOWNSPOUT TO MATCH EXISTING; DISCHARGE TO UNDERGROUND PIPE THAT LEADS TO DAYLIGHT OR SUMP; PROVIDE CLEANOUT VENT, TYP.

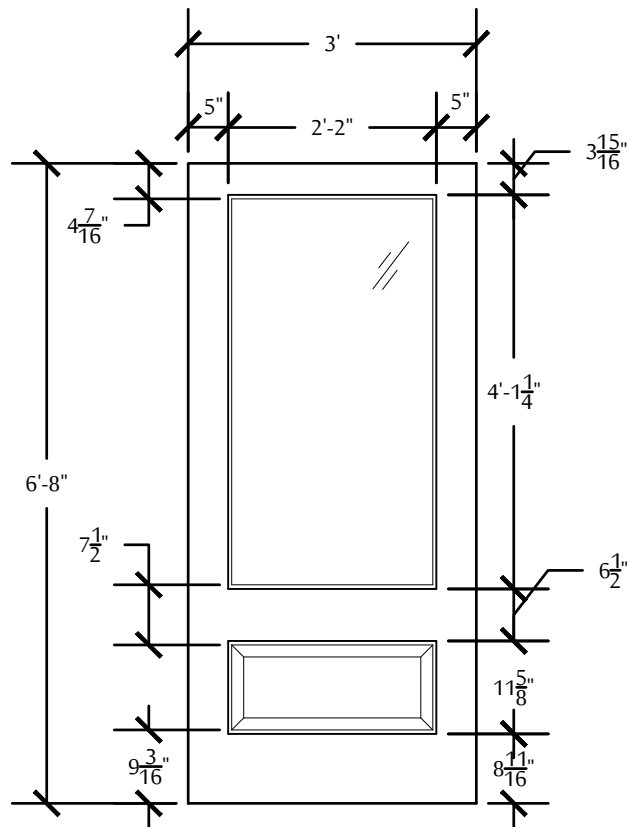


NOT FOR CONSTRUCTION

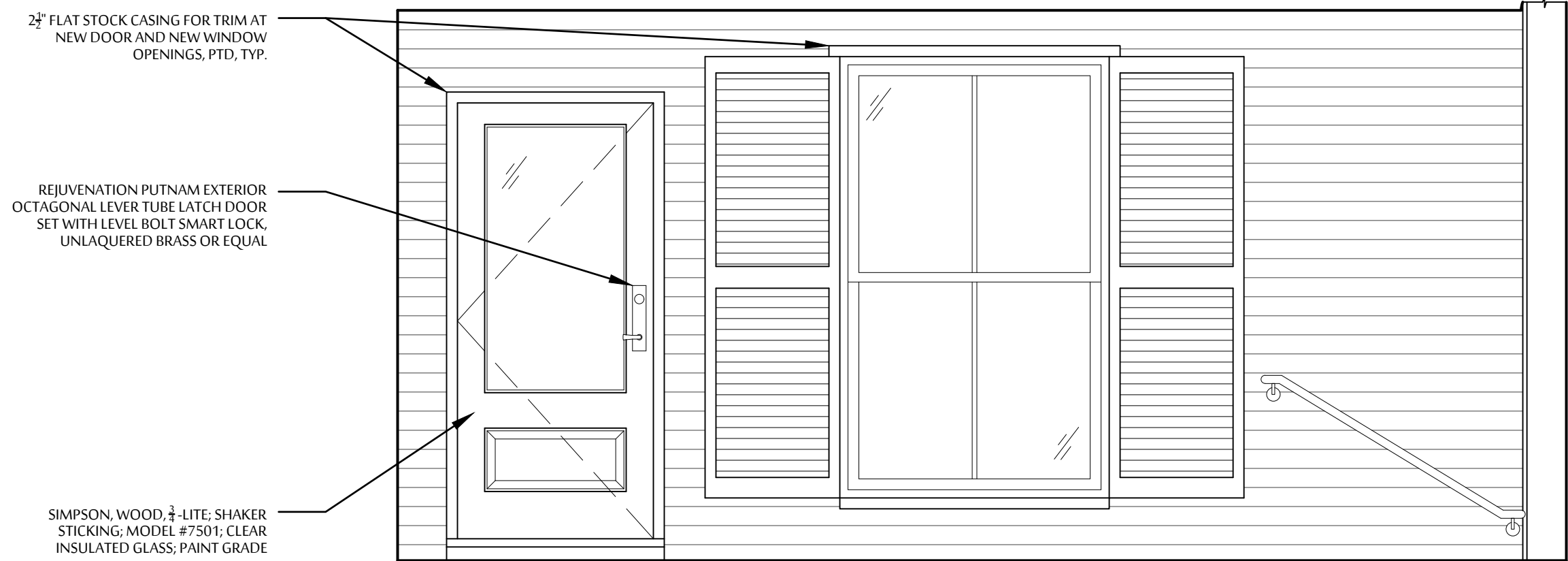
A2-02	NORTH EXTERIOR ELEVATION	PORTLAND HP BOARD APPROVAL *NOT FOR CONSTRUCTION*	CONSTRUCTION	STUDIO E ARCHITECTS WILSON, ME 04092 860-874-1033
	CONNIFF/WILSON RENOVATIONS			
	175 VAUGHAN STREET, PORTLAND, ME	FEBRUARY 1, 2023		



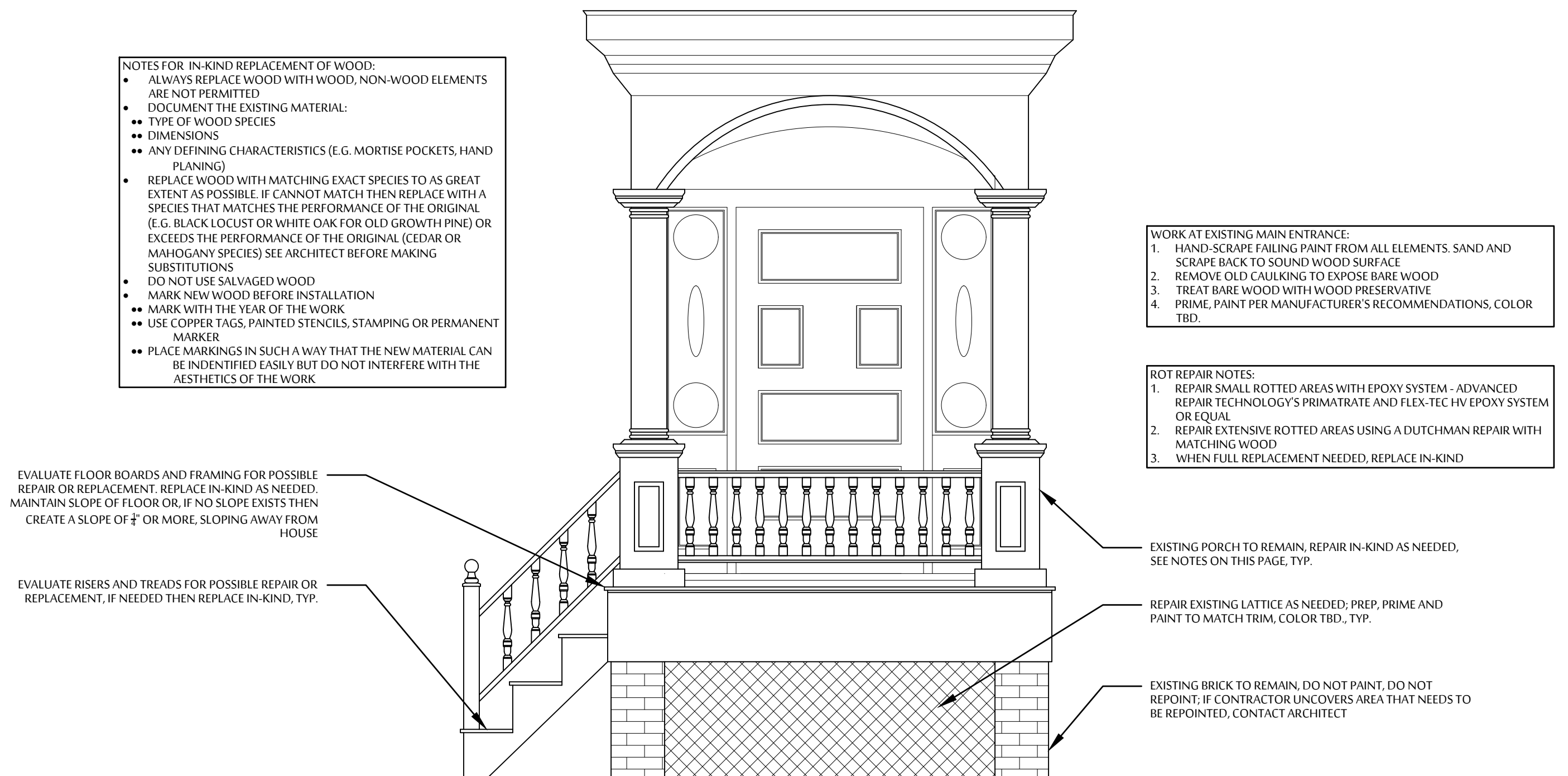
3 FRONT PORCH HANDRAIL DETAILS
3" = 1'-0"



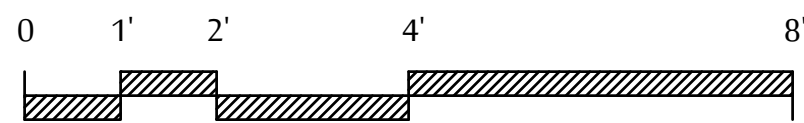
3 PORCH DOOR ELEVATION
3/4" = 1'-0"



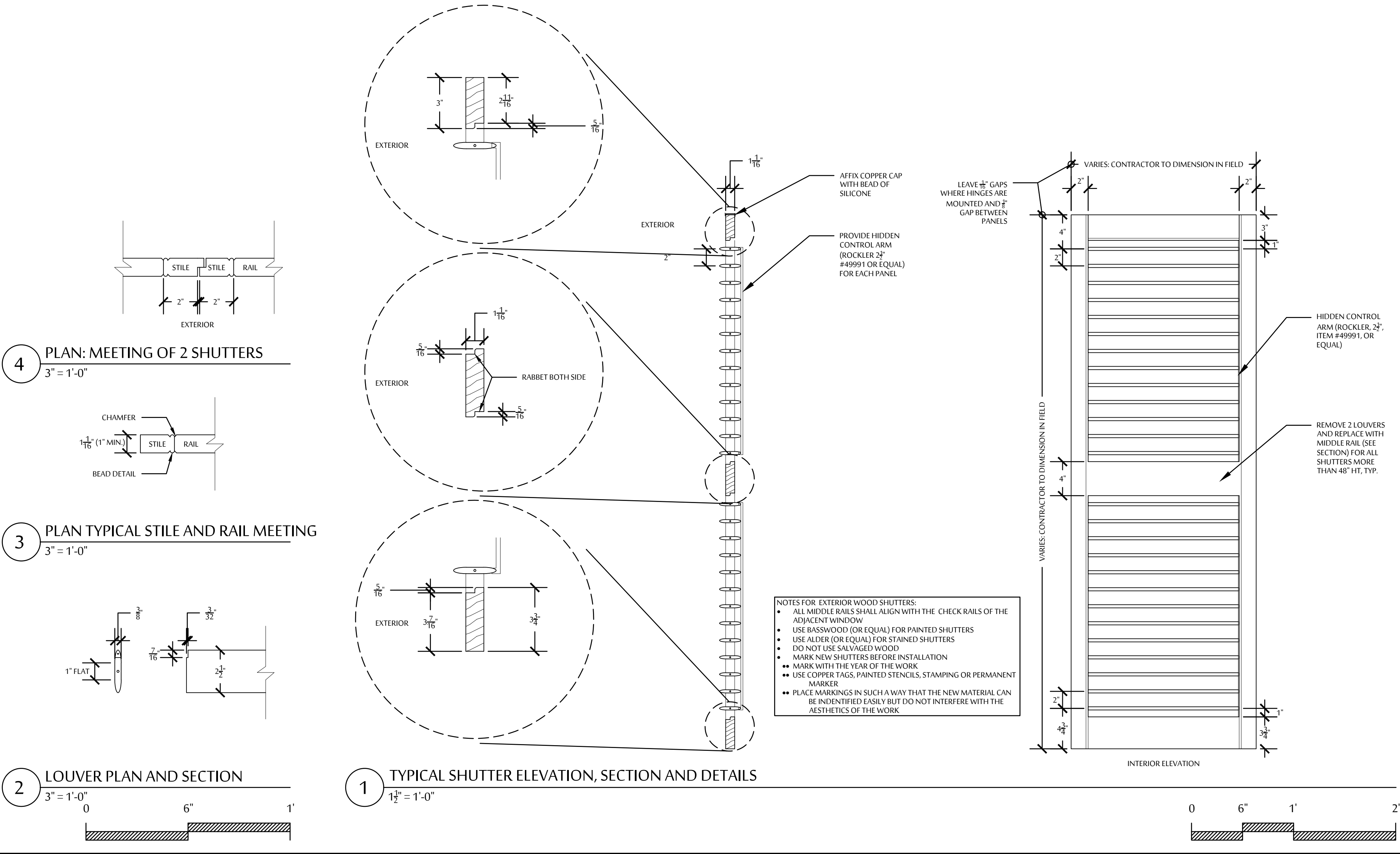
1 WALL AT FRONT PORCH ELEVATION
1/2" = 1'-0"



1 EXISTING SIDE PORCH ELEVATION
3/4" = 1'-0"



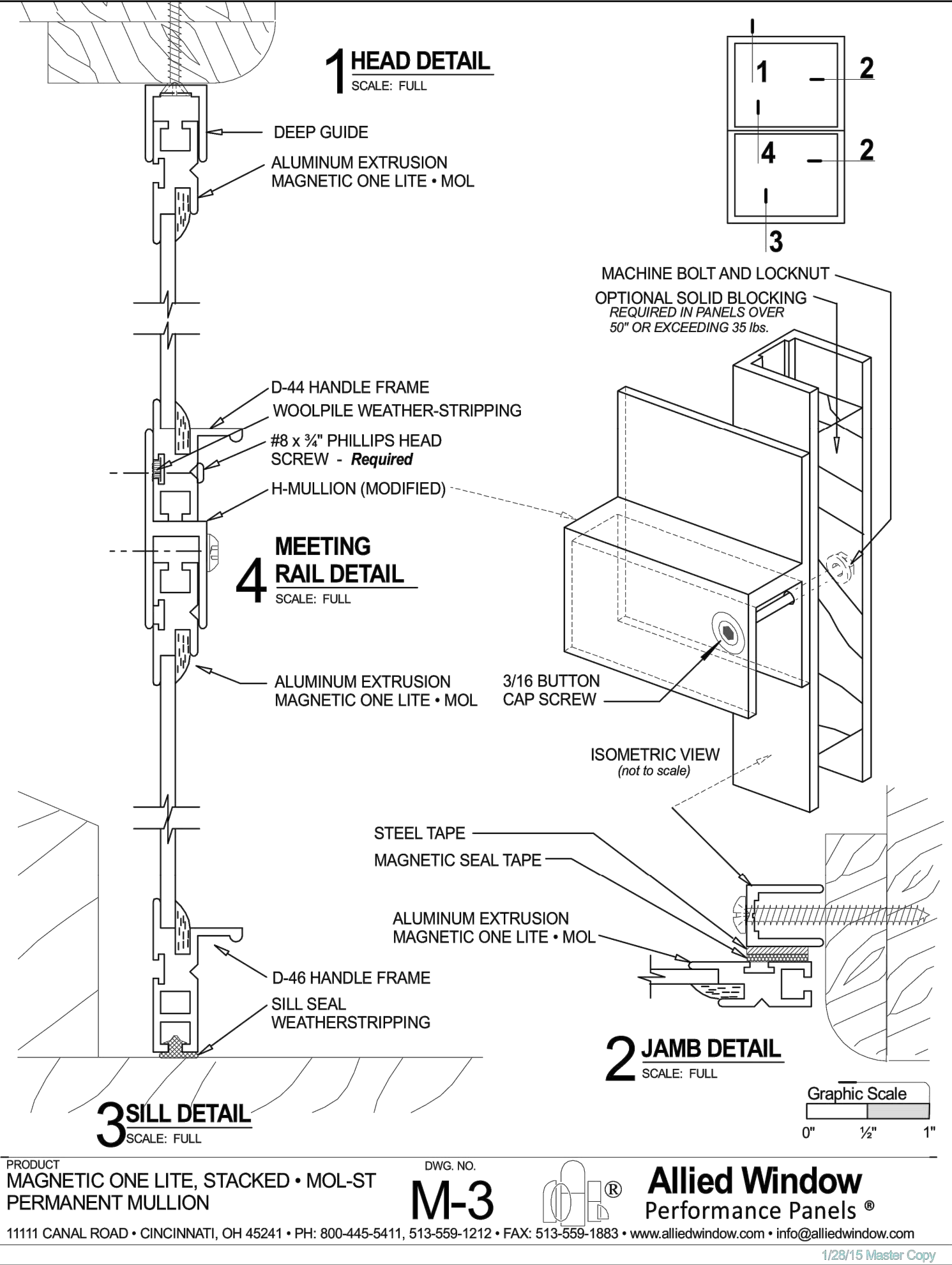
NOT FOR CONSTRUCTION



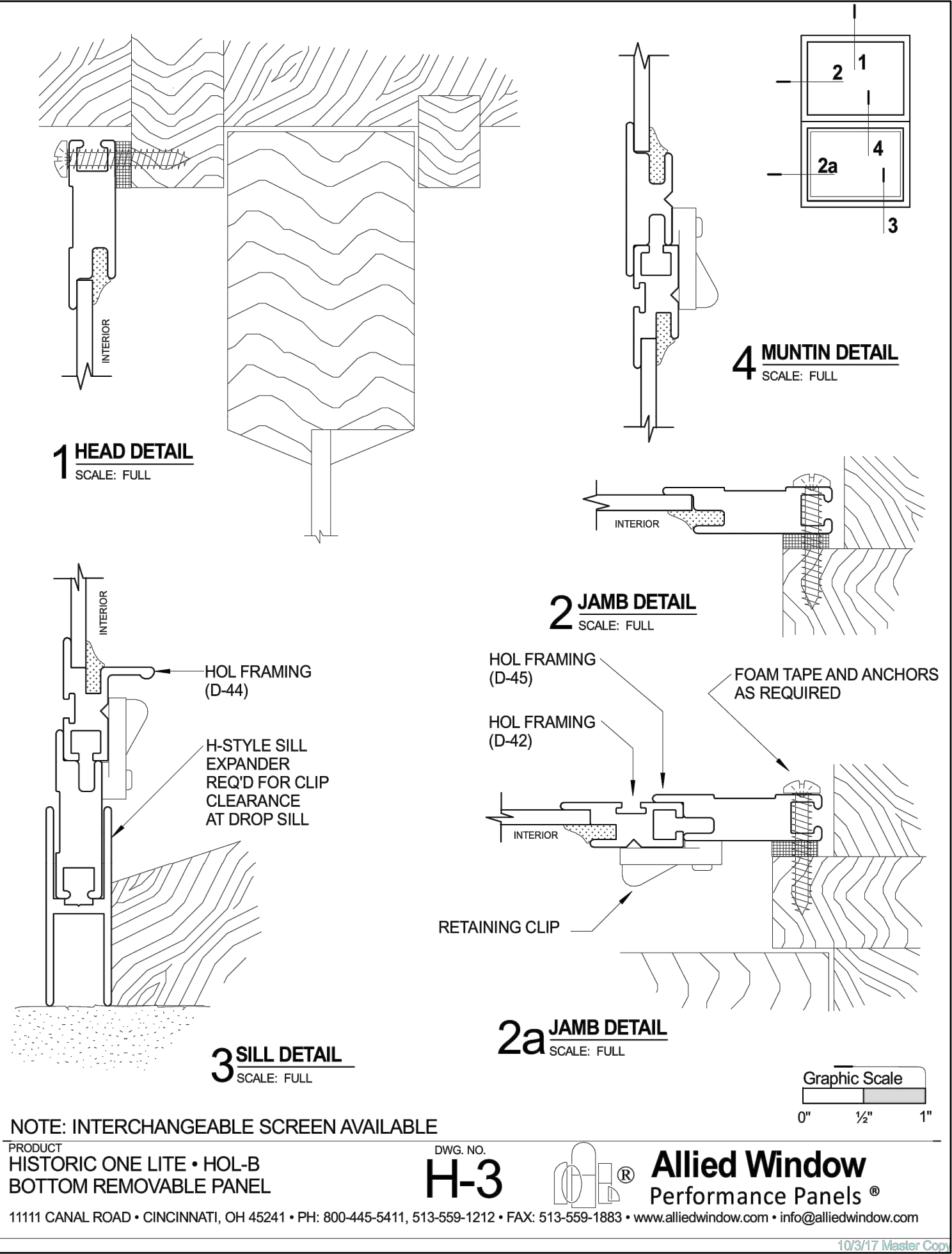
A5-01	PORCH DETAILS	PORTLAND HP BOARD APPROVAL "NOT FOR CONSTRUCTION"	STUDIO E 860-874-1033
-------	---------------	--	--

NOT FOR CONSTRUCTION

STORM WINDOW DETAILS FOR INTERIOR FIXED UNITS



STORM WINDOW DETAILS FOR EXTERIOR OPERABLE UNITS



STORM WINDOW NOTES

- NOTES FOR NEW STORM ON HISTORIC WINDOWS:
- REMOVE AND DISPOSE OF EXISTING STORM WINDOWS THAT ARE EITHER BROKEN OR ARE FIXED IN PLACE WHEN THEY SHOULD NOT BE
 - REPAIR SUBSTRATES AS NEEDED WITH FLEX-TEC HV BY ADVANCED REPAIR TECHNOLOGY, INC. WWW.ADVANCEDREPAIR.COM OR EQUAL
 - PREP, PRIME AND PAINT WOOD SURFACES
 - PROVIDE OPERABLE STORM WINDOWS AT ANY OPERABLE WINDOW
 - NEW EXTERIOR OPERABLE STORMS SHALL BE ALLIED "HISTORIC ONE-LITE- BOTTOM REMOVABLE (HOL-B)", COLOR TO MATCH WINDOW SASH BEHIND.
 - OPERABLE STORMS SHALL HAVE 3/8" ANNEALED GLASS AND AN INTERCHANGEABLE SCREEN
 - PROVIDE FIXED STORM WINDOW AT ANY FIXED WINDOW
 - NEW FIXED STORMS SHALL BE ALLIED "STACKED MAGNETIC ONE-LITE (MOL-ST), INTERIOR REMOVABLE, MAGNETIC UNITS, COLOR TO MATCH INTERIOR SASH COLOR
 - ALL STORMS SHALL MATCH THE SHAPE OF THE WINDOW SASHES BEHIND THEM

WINDOW SCHEDULE

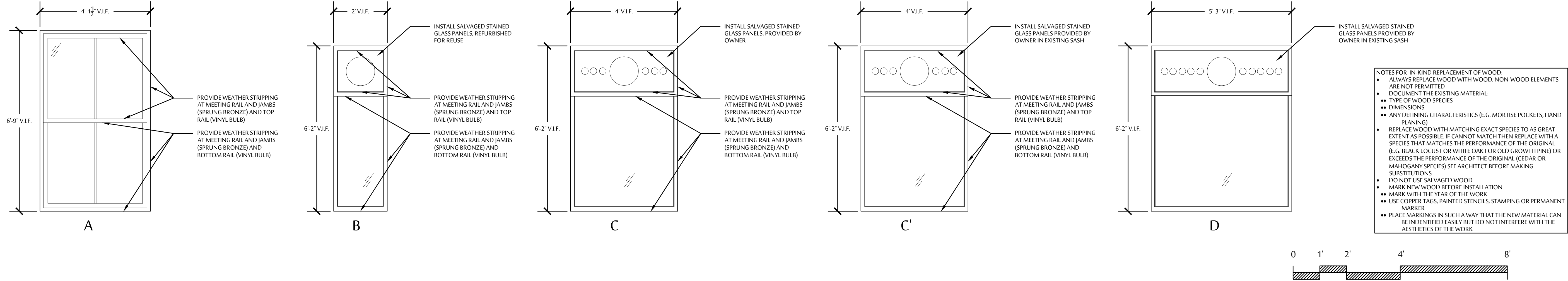
ID	MANUFACTURER	TYPE	MODEL	ROUGH OPENING		FRAME SIZE		ADDITIONAL DETAILS			
				WIDTH	HEIGHT	WIDTH	HEIGHT	U-FACTOR	SHGC	VLT	EGRESS
A	CUSTOM WOOD	DOUBLE HUNG	IN-KIND REPLACEMENT	50 1/2"	82"	49-1/2"	81	-	-	0.7	YES
B	CUSTOM WOOD	DOUBLE HUNG	IN-KIND REPLACEMENT	25"	75"	24"	6'-2" +/-			0.7	NO
C	CUSTOM WOOD	DOUBLE HUNG	IN-KIND REPLACEMENT	49 1/2"	75"	48"	6'-2" +/-			0.7	YES
C'	EXISTING WOOD	DOUBLE HUNG	EXISTING	49 1/2"	75"	48"	6'-2" +/-			0.7	YES
D	EXISTING WOOD	FIXED	EXISTING	-	-	5'-3" +/-	6'-2" +/-	-	-	-	NO

NOTES:

- 1) FOR WINDOWS "B-D" UPPER SASH TO BE ORIGINAL STAINED GLASS INSERTS, PROVIDED BY OWNER; CONTRACTOR TO VERIFY STAINED GLASS DIMENSIONS BEFORE MANUFACTURING NEW WOOD WINDOWS "B" AND "C"
- 2) FOR CUSTOM IN-KIND REPLACEMENT WINDOWS "B" AND "C" PROVIDE POCKETS WITH COUNTER-WEIGHTS - SEE NOTES ON IN-KIND WOOD REPLACEMENT ON THIS PAGE
- 3) MUNTIN PROFILES FOR WINDOW "A" SHALL MATCH EXISTING WINDOWS IN FRONT PARLOR (SOUTH ELEVATION)
- 4) SEE ELEVATIONS FOR EXTERIOR CASING FOR EACH WINDOW TYPE
- 5) EXTERIOR TRIM TO BE UNCOVERED DURING VINYL SIDING REMOVAL; WHERE TRIM HAS BEEN PERMANENTLY LOST CONTRACTOR SHALL CONSULT WITH ARCHITECT AND CITY STAFF FOR EXACT DESIGN PROFILES AND OTHER REQUIREMENTS.
- 6) WHERE TOP OF OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" AFF OR GREATER THAN 72" ABOVE FINISHED GRADE THEN WINDOW SHALL HAVE AN OPENING CONTROL DEVICE OR FALL PREVENTION THAT COMPLIES WITH ASTM F2090
- 7) ALL BATHROOM WINDOWS MUST BE TEMPERED GLASS
- 8) HARDWARE FOR WINDOWS B AND C SHALL MATCH THE EXISTING WINDOW C'
- 9) HARDWARE FOR WINDOW "A" SHALL MATCH THAT ON THE EXISTING WINDOWS IN THE FRONT PARLOR
- 10) FOR ALL WINDOWS NOTED AS "IN-KIND REPLACEMENT" WINDOWS SEE THE IN-KIND REPLACEMENT NOTES ON THIS PAGE FOR DETAILS

WINDOW ELEVATIONS

3/4" = 1'-0"



STUDIO E
0180 X 136.5
WETLANDS
860-874-1093

PORTLAND HP BOARD APPROVAL
"NOT FOR CONSTRUCTION"

FEBRUARY 1, 2023

WINDOW SCHEDULES & NOTES AND STORM NOTES & DIAGRAMS

175 VAUGHAN STREET, PORTLAND, ME

CONNIFF/WILSON RENOVATIONS

A6-00

BULLET CATCH

88-470, -475



John Wright Company
P.O. Box 269
Wrightsville, PA 17368
1-800-444-9364
www.jwright.com

*A compact and easy way
to hold shutters open.*

John Wright combines modern high-quality finishes with the strength and traditional look and feel of cast iron. Bullet catches serve as an alternative to shutter dogs and are used to hold shutters in the open position. The “bullet” attaches to the house while the catch is mounted to the shutter.

- Sold individually
- Small bullet catch (88-470) and bullet catch (88-475) are functionally identical except for the standoff. Small catch provides a clearance or standoff of about 1.5 inches from the house to the back of the shutter. Regular catch provides about 2 inches.
- Provides approximately 25 pounds of holding force
- Screw length is 1 inch
- Material: brass bullet with plated steel screw and copper alloy catch with brass screws
- Finish: plain, as materials are naturally resistant to corrosion
- Warranty: 1-year replacement
- Optional and related items:
 - #88-476 copper catch

Installation

1. Open the shutter most of the way. When in the open position, the catch mounts to the outer corner of the shutter side closest to the building. The catch should be mounted with the longer side horizontal. Make sure the clearance or standoff (1.5 or 2 inches) between the shutter and wall is acceptable. Also make sure the bullet will line up on the wall at a satisfactory location, such as a flat area of siding.
2. Mark the position of the 2 screw holes for the catch and drill 1/16-inch pilot holes. Install the catch with the screws. Insert the bullet into the center of the catch. Gently swing the shutter closed until the screw touches the building. Mark this location and drill a 1/8-inch pilot hole. Screw the bullet into place and test the operation.
3. If the bullet is to be attached to masonry, an anchor (not supplied) must be used. Plastic or lead conical anchors sized for a No. 10 to 12 screw can generally be used.

4. In the case of non-functional shutters, four bullet catches can be used to removably install the shutter. One catch is positioned at each corner of the shutter. No screws are then visible from the front and the shutter can be removed without tools.

Contents

- (1) bullet with attached screw
- (1) catch
- (2) No. 4 by 3/4" long Phillips screws*
- (2) No. 4 by 3/4" long flat-head screws*

* use either per personal preference

Forged Iron Arrowhead Lift Style Surface Latch



\$14.39

Item #: R-08AH-AL5BR

DETAILS

- Hand Forged Iron for Authentic Appearance
- Lacquered to Preserve the Finish
- Made In The USA
- Reversible for Left or Right Handing
- Easy Surface-Mount Installation

This Colonial cabinet catch is operated by lifting and pulling the small knob. Designed for use on cabinet doors or interior shutters, it adds a unique and authentic period flavor to any room. The rim-style catch is surface mounted onto the cabinet frame or in the case of double doors or shutters, the adjacent panel. Made of 1/16" thick forged iron with a smooth black finish.

Dimensions. Latch: 1 13/16" H x 2 1/16" W x 11/16" P. Catch: 1 13/16" H x 9/16" W x 11/16" P.

Style:	Colonial
Item Sold As:	Each
Usually Ships In:	1 to 3 Business Days
Warranty:	5 Year Warranty
Included Hardware:	5 Matching Phillips Head Screws

Forged: Process of forming brass or other metals into a particular shape by heating the metal and hand pounding or cutting with high pressure dies. Items made in this way are very strong and heavy.



LYNN COVE

EHTSS175

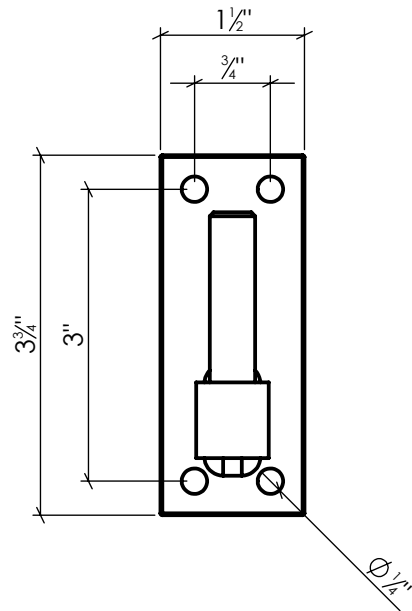
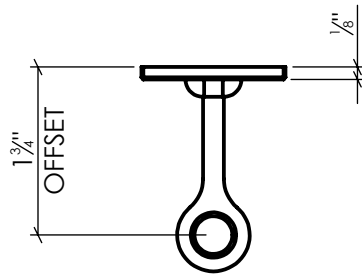
Traditional Pintle - 1 3/4" Offset
Stainless Steel, Black Powder Coated

Info@LynnCove.com

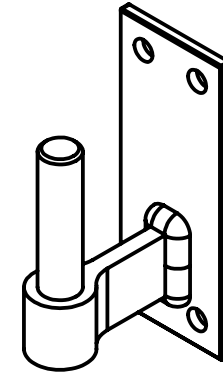
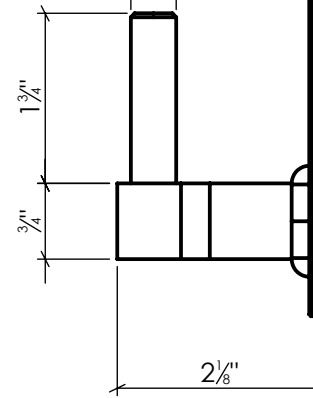
(800) 975-7089

SCALE: 1:2

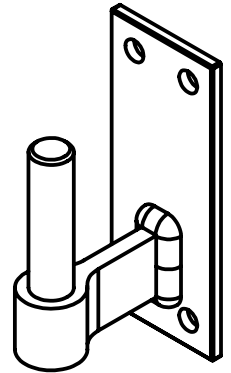
Do not scale drawing. All dimensions are nominal (+/- 1/8") and for reference only.
Specifications and dimensions are subject to change without notice. 2/6/2017



Ø 1/2"
Suffolk Pintle



Sold As Shown





LYNN COVE

R200SS

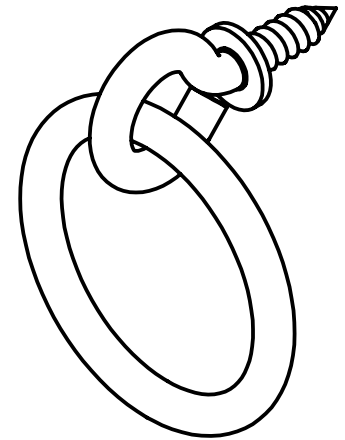
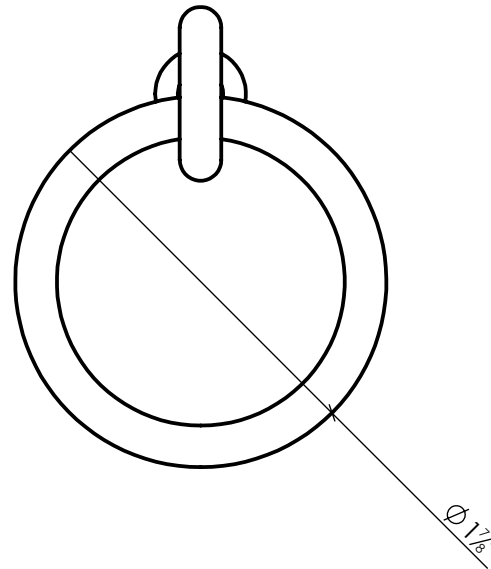
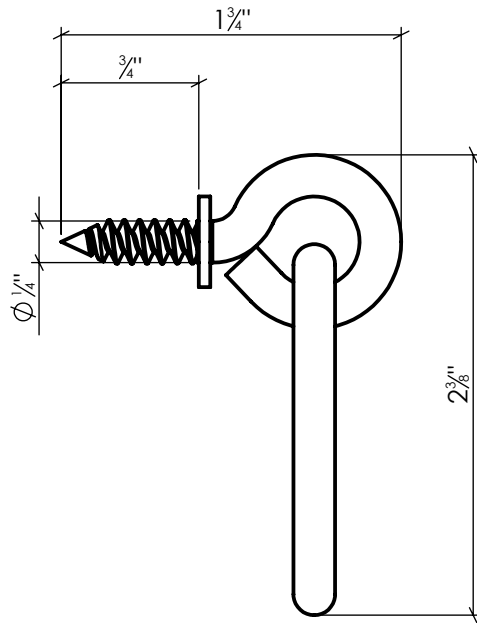
Lag Mount Ring Pull
Stainless Steel, Black Powder Coated

Info@LynnCove.com

(800) 975-7089

SCALE: 1:1

Do not scale drawing. All dimensions are nominal (+/- 1/8") and for reference only.
Specifications and dimensions are subject to change without notice. 12/6/2016





Powered by  level

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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 27, 2023
RE: Hybrid Historic Preservation Board Meetings

MEETING: February 1, 2023

This item is being brought forward as a communication at the request of Chair O'Brien to allow time for members of the Board to discuss the question of transitioning to Hybrid meetings. Under the hybrid meeting model, Board members and staff would be expected to be physically present for meetings, while applicants and members of the public would have the option of attending in-person or remotely.

On January 4, 2023, the Portland Director of Communications & Digital Service, Jessica Grondin, provided an update to City Council that two rooms in City Hall have been outfitted with upgraded technical equipment which would allow for hybrid meetings in the future. (Attachment 1) City Staff were then directed to work with their respective Board to determine when meetings will be held hybrid or remote in accordance with our remote participations policy. (Attachment 2)

On January 10, Historic Preservation Staff reached out to the members of the Historic Preservation Board to gauge interest in transitioning to a hybrid meeting model. Staff received responses from all but one member of the Board, expressing an openness, if not also desire, to have the ability for members of the Board to convene in-person. There were several questions regarding what flexibility would be afforded to Board members to participate remotely, and whether hybrid meetings could be postponed until warmer months to avoid the need to travel to City Hall in severe winter weather.

The remote meeting policy adopted by the Historic Preservation Board does include provisions that would allow individual Board members to attend hybrid meetings remotely due to illness or temporary absence. (Attachment 2)

ATTACHMENTS

1. City Council Memo re. In-Person-Hybrid Meeting Update
2. Historic Preservation Board Remote Meeting Policy

City of Portland | Executive Department

Danielle P. West, *Interim City Manager*



To: Mayor Snyder and Members of the Portland City Council

From: Jessica Grondin, Director of Communications & Digital Services

Date: January 4, 2023

Re: In-Person/Hybrid Meeting Update

This memo is intended to provide an update on returning to hybrid (in-person and remote participation) Committee and Board meetings now that upgraded technology equipment has been installed in the Anita LaChance (Room 209) Conference Room and the Kippy Richardson (Room 24) Conference Room. As you know, City Council meetings are already held hybrid style in Council Chambers.

City staff who help run the various Council Committee and Board meetings have been trained in using the new technology in both conference rooms and successful trials were completed.

As such, Council Committees and Boards should work with their staff liaisons to determine when meetings will be held hybrid or remote, in accordance with their respective remote participation policies.* The public meeting notice for each Committee and Board will indicate whether or not the meeting in question will be hybrid or remote.

While we are still awaiting the arrival of a few more pieces of technology to fully complete the upgrade in Council Chambers, we are excited that we can now offer a hybrid experience in our two City Hall conference rooms so that committees and boards have the opportunity to meet in-person while still offering remote participation. We have seen the public take great advantage of our remote participation methods during Council meetings with attendance typically higher on Zoom than in-person.

** The City Council's Remote Participation Policy can be found [here](#). Other Boards & Commissions, such as the Planning Board, have adopted their own remote participation policies.*

REMOTE PARTICIPATION POLICY

HISTORIC PRESERVATION BOARD CITY OF PORTLAND, MAINE

Pursuant to 1 M.R.S. § 403-B, and after public notice and hearing, the above-named body adopts the following policy to govern the participation, via remote methods, of members of the body and the public in the public proceedings or meetings of the City of Portland Zoning Board of Appeals (hereinafter, "body").

Members of the body are expected to be physically present for meetings except when not practicable, such as in the case of an emergency or urgent issue that requires the body to meet via remote methods, or an illness or temporary absence of a member that causes significant difficulty traveling to the meeting location. The chair or presiding officer of the body, in consultation with other members if appropriate and possible, will make a determination that remote methods of participation are necessary in as timely a manner as possible under the circumstances. A member who is unable to attend a meeting in person will notify the chair or presiding officer of the body as far in advance as possible.

Remote methods of participation may include telephonic or video technology allowing simultaneous reception of information and may include other means necessary to accommodate disabled persons. Remote participation will not be by text-only means such as e-mail, text messages, or chat functions.

The public, City staff, and applicants will be provided a meaningful opportunity to attend via remote methods when any member of the body participates via remote methods or when remote methods are available at a given body meeting. If public input is allowed or required at the meeting, an effective means of communication between the body and the public will also be provided. The public will also be provided an opportunity to attend the meeting in person unless there is an emergency or urgent issue that requires the entire body to meet using remote methods.

Notice of all meetings will be provided in accordance with 1 M.R.S. § 406 and any applicable charter, ordinance, policy, or bylaw. When the public may attend via remote methods, notice will include the means by which the public may access the meeting remotely and will provide a method for disabled persons to request necessary accommodation to access the meeting. Notice will also identify a location where the public may attend the meeting in person. The body will not restrict public attendance to remote methods except in the case of an emergency or urgent issue that requires the body to meet using remote methods of attendance.

The body will make all documents and materials to be considered by the body available, electronically or otherwise, to the public who attend remotely to the same extent customarily available to the public who attend in person, provided no additional costs are incurred by the body.

All votes taken during a meeting using remote methods will be by roll call vote that can be seen and heard if using video technology, or heard if using audio technology only, by other members of the body and the public. A member of the body who participates remotely will be considered present for purposes of a quorum and voting.

This policy will remain in force indefinitely unless amended or rescinded.

Date: July 21, 2021

Chair

Vice Chair
