

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Julia Sheridan, Chair
Bruce Wood, Vice Chair
Ian Jacob
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

HISTORIC PRESERVATION BOARD AGENDA
November 7, 2018 at 5:00 PM
Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. Roll Call and Declaration of Quorum**
- 2. Communications and Reports**
- 3. Reports of Decisions at the Meeting held on October 17, 2018**
 - i. Determination of Conformance with Historic Preservation Ordinance New Construction Standards under Demolition Ordinance, Preliminary Assessment of Conformance with R-6 Alternative Design Review Requirements; New Construction at 33-37 Montreal Street; 33 Montreal LLC., Applicant. At the request of the applicant, a final decision was tabled pending further consideration of design revisions.
- 4. Workshop**
 - i. Preliminary Review of Proposed Exterior Alterations and Additions; 10 Mellen Street; Mark Gorham and Karen Willens, Applicant.

BREAK FOR DINNER

- 5. Public Hearing**
 - i. Certificate of Appropriateness for Comprehensive Redesign of Congress Square Park and Surrounding Square; Congress Square, City of Portland, Applicant.
- 6. Consent Agenda**

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

**WORKSHOP
10 MELLEN STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: November 2, 2018
RE: November 7, 2018 **WORKSHOP** – Comprehensive exterior rehab, rooftop decks, rear entry mudroom

Address: 10 Mellen Street
Applicants: Karen Willens and Mark Gorman
Architect / Designer: Tony Taylor and Joe Delaney
Contractor: Jim Cantillon

Introduction

Property owners Karen Willens and Mark Gorman have requested a review by the Historic Preservation Board of exterior alterations and additions at 10 Mellen Street. The Hezekiah Winslow House is a prominent Second Empire building built between 1879 and 1886 for a lumber dealer. Built as a single family home, it was a multi-family and a boarding house most recently, until the previous owners began renovations in 2014 that lost momentum. Since purchasing the property in June, 2017, Mr. Gorman and Ms. Willens embarked on interior and exterior renovations that staff has reviewed as the team submitted building permit applications and work progressed on repairing and restoring many of the historic features of the notable house. Repairs in-kind and restoration of existing elements such as windows and trim were discussed by staff, the owners, and their design and construction team as work progressed. The owners currently occupy most of the structure, with a smaller apartment planned on the basement level.

Staff met with architect Joe Delaney, Mr. Gorman, and the contractor on several occasions, and informed them months ago that several exterior alterations – rooftop decks, a new rear entry, and window alterations on the front face – warrant Board consideration. Mr. Delaney developed plans that adhered quite closely to the aesthetic recorded in the 1924 tax photo, but added new or altered amenities that would affect the appearance significantly enough to require Board review. A workshop was scheduled once conceptual plans were developed sufficiently.

Board members may recall that within the last year the Board consented to staff level approval of the replacement of slate with asphalt shingles on the less visible rear roofs. That consent came with the condition that salvageable slate be saved to repair the front-facing roofs which need to retain their slate. At the same time the Board endorsed the contractor's and architect's proposal to use new trim elements that exactly matched the originals on the front face of the house, with salvaged original pieces used to rehabilitate the other three sides of the house.

Preliminary plans created by Mr. Delaney guided many of the interior alterations and exterior

repairs that are still under way; applicable drawings by Mr. Delaney are included in the packet. The most recent exterior elevations are the work of designer Tony Taylor. Mr. Gorman prepared a project summary (Attachment 1) outlining the proposed and in-progress work. He includes illustrations of small details excerpted from elevations, tax photos, and other evidence of the historic appearance.

Subject Structure

The Hezekiah Winslow house, still possessing a now faded, eye-catching color scheme (apparently added around 1990,) an unusual roof, and much of the original elaborate trim, stands out in the Deering Street Historic District but has suffered from years of deferred maintenance. The hybrid roof form employs the typical mansard only at the front and rear, with the gambrel form above the mansards forming gables at the side faces. Two dormers interrupt the deep, bracketed overhang on the front façade, with an elaborate frieze below the cornice. In the northern front dormer (on the right, or downhill side,) the window opening was extended downward to access a small balcony atop the two-story bay. When that change was made the original decorative x-ornamentation visible in the panel below the south dormer window was lost. (The same "x" motif still exists below the other front dormer and at the side windows of the entrance vestibule on the south (left) side of the house.) In 1924 both front bays had x-shaped balustrades on their roofs – a sort of Stick Style feature that is probably not original.

The 1924 photo shows a covered back porch symmetrical with the front porch, separated by the enclosed entry hall. Mr. Gorman submitted a copy of an early Sanborn insurance map, showing the outline of both the front and rear porches. Sometime before 1924 an enclosed sun porch was added above the center vestibule. As the Historic Resources Inventory's architectural description says, the second story sunroom "overwhelms the design of the main building and confuses the original symmetry." By 1990 the roof of the sunroom was accessed by an enlarged third floor window opening where a door was inserted, and a simple railing with x-shaped balustrade ran around the perimeter. There is also a narrow door opening onto the roof, to the rear of door in the window's former location; this door is disguised by the lack of trim and the clapboard siding running continuously across the face.

The 1990 photo also shows that the rear porch roof had been removed and a small gable enclosure projected near the rear corner of the south side, to protect the door to the basement. A 2013 photo shows that a pergola had been constructed over the rear entrance, with a translucent covering; a canopy had also been extended from the south wall of the entrance vestibule, over the walkway. Staff believes these were removed by the previous owner. Also by 1990 the front porch railing had been replaced by a higher one, and some of the decorative brackets had been lost.

Proposed Alterations

Because the renovations are comprehensive in nature, affecting most of the building, this review represents an opportunity to inform the Board of the entire scope of work, including those items staff would normally feel comfortable reviewing administratively. As noted above, interior work and exterior repairs have been going on for some time, with HP staff in contact with the owner and contractors, and former project architect Joe Delaney, to keep abreast of the work and ensure that HP reviews occur as required.

Mr. Gorman's project overview provides a summary; see Attachment 1. Among the items staff will review as needed:

- **Front porch reconstruction:** Will require a building permit – details will be required with the construction plan set. The intent of the applicants is to recreate the porch as shown in the 1924 photo, but some aspects such as materials, skirting, and railing details require further study and review by staff if not by the Board.
- **Roofing:** Repair of the mansard slate and flashings will not require formal review as long as materials and appearance are consistent with historic characteristics; staff can inspect when work is in progress. When the less visible rear roof planes are re-roofed with materials other than slate, staff will review administratively, with consent given by the Board last year.
- **Chimney repair and repointing:** Staff will have to review for appropriate materials and execution and consistency with historic appearance.
- **Exterior restoration in-kind:** Clapboard siding and trim – should any trim elements or other details be questionable because of lack of documentation or missing existing original elements to use as models, staff will consult the Board as needed.
- **Fire escape removal, north side (right, as viewed from Mellen Street,) and rear.** Staff has indicated to the applicant the removal would be supported since they appear not to be needed to meet life safety codes.

Board Reviews

Throughout the process staff has reminded the renovation team about the following projects which do rise to the level of a Board review:

- **Reconstruction of rear porch area,** with a recreated roof mirroring the front porch, the incorporation of the existing doghouse bulkhead over the basement entrance, and reconfiguring the entrance door, adjacent window, and exterior stairs and landing.
- **Construction of rooftop decks on the rear roof and the roof of the south side second floor sunroom,** to be accessed from the third floor. A new door on the rear wall of the third floor has no visibility. On the south side, the original third floor window (that had been changed to a door) is to be restored. Applicant proposes an “invisible” door to the west or rear of the window location with continuous siding and no trim, to provide access to the deck on the side of the house.
- **Modification of the left front dormer window to match the right dormer window,** which was changed to a triple-hung window (apparently post original construction, but before 1924.) The owners would like both front third floor windows to be tall, triple-hung units.
- **Recreation of the balustrades on top of both front bays – visible in the 1924 photo.** By 1990, a very different railing existing on the north bay roof, but none on the south, or left bay. (See Attachment 3.)
- **Site alterations:** In order to improve drainage and in particular convey runoff from uphill neighboring lots to Mellen Street, the owners will submit future proposals to change walks, retaining walls, and drainage. We will not have a site alteration proposal to consider on November 7; Mr. Gorman indicated it would be submitted at some point next spring.

Staff Comments and Questions

Having seen previous attempts to reverse the decline of the subject property not move forward, staff is very pleased to see determined owners who are willing to make significant investments in the house and its historic character. From what staff has seen of the work in progress (mostly interior and structural so far,) the work is being carried out capably by contractors experienced in historic rehabilitation. Though some of the additions proposed call for careful review and possibly scaling back, the efforts of the owners and contractors to bring back this property after years of neglect deserve support.

Rooftop Decks and Third Floor Door Access

The rooftop deck proposed above the south sunporch is perhaps the most visible of the additions in question. In previous conversations with Mr. Gorman and Mr. Delaney, staff advised keeping decks well back from roof edges to lessen visibility. Additional staff notes on the decks:

- The sunroom is not believed to be an original feature, but may date back to the late 19th Century.
- It does not appear that the sunroom was constructed with a rooftop deck in mind.
- Sometime during the Twentieth Century access was created to the roof from the third floor – when the original window was replaced with the door.
- No railing is visible on the sunroom roof in the 1924 photo.
- As far as staff knows, no substantial deck structure was created on the roof, but a simple x-themed railing (reminiscent of the balustrades visible atop the front bays in 1924,) and the door in the window opening both existed in 1990.
- Interior work completed this year strengthened the roof structure, in anticipation of a possible rooftop deck.
- Architect Joe Delaney told staff months ago that the owners desired decks on the rear roof and the sunporch. Staff made clear that Board review would be required for any visible decks, and that minimizing the visual impact would be the best approach – such as locating decks well back from the edges of the roof.
- Locating decks away from the roof edges would preserve the primary visual importance of the cornice as the cap to the mass – as it was intended, and not thickened visually by the addition of deck framing set close to the edge.
- The owners would like deck space that is accessible from common interior space (a hall,) as opposed to the rear deck access that goes through the master bedroom.
- Restoring the original third floor window on the south side will be a positive step in recreating the original appearance.
- The most recent elevations by Tony Taylor show a welded steel railing, but no deck framing. The earlier conceptual drawings by Joe Delaney showed deck framing above the roof. Staff emphasizes that the Delaney elevations probably more accurately depict the height of the deck structure above the sunporch roof, and the Tony Taylor elevation does not represent the full visual impact of a third floor deck atop the sunporch.
- Because Mellen Street rises toward Congress Street, even a small deck on the side roof will be quite visible until one travels up the hill and the view is obscured by the florist building on the corner (737 Congress Street.) The rear deck has little or no visibility from uphill on Mellen Street. Depending on setback from the north roof edge, the rear deck railing could be somewhat visible from downhill on Mellen Street (along the right side of the house.) The rear roof and the south gable of the house are visible at a distance from Congress Street, over the roof of the nearest Congress Street building.
- A section of deck is proposed to connect the sunroom section to the rear deck behind the third floor, angling above the inside corner above the rear entry.
- It appears that the rear rooftop deck may be slightly higher (one step) than the sunroom deck, according to the Delaney plans, though not depicted that way on the Tony Taylor elevations.

Staff believes construction details on the third floor deck above the sun porch will be important in assessing whether the addition of decks – particularly above the sunporch - will be an acceptable change to the house. Critical factors will be the height of the deck structural framing, height and appearance of railings, and overall size and proximity to the edges of the roof.

Rear Entrance Porch, and Porch Roof Balustrades

As noted above, the 1924 photo provides solid evidence that a rear porch roof existed, and that it mirrored the front as the two symmetrical roofs sandwiched the enclosed vestibule. Mr. Gorman's overview points out that evidence of the former rear porch roof location can be seen on the rear corner above the basement entrance. Provided the details of the original rear porch can be recreated to follow the pattern of the front porch, staff supports the proposal. Of note:

- Visibility of the rear entrance area from Mellen Street is at a distance, but the recreation of the roof line may actually help balance and simplify the south façade by continuing the roofline beyond the sun porch and integrating the existing basement entrance bulkhead.
- While the basement door is likely to be visible from Mellen Street, the recessed entrance door to the first floor probably will not be visible, nor will the window on the west, rear-facing wall of the vestibule bump out.
- Details on the basement door and the visible walls and stairs of the entry enclosure will have to be provided in construction drawings.
- Recreating the missing brackets and other decorative features would help renew the integrity of the original design.
- Details for the balustrades above the front and rear porches (as well as the railing on the front porch) will have to be designed to be as close as possible to the appearance in the 1924 tax photo, and should be reviewed before construction.
- Details for exterior lighting for both front and rear entrances should be provided for review in the final submission.

Front Dormer Windows and Bay Balustrades

Mr. Gorman and Ms. Willens propose to change the south (left hand, as viewed from the street) front dormer window match the taller triple-hung window in the north dormer. The exact history of these windows is uncertain, and the original window plans are unknown. We know several things from the photographic evidence:

- Both the triple-hung window to the north and the double-hung window to the south are quite old – the tax photo appears to show the windows as they currently exist.
- The “X” motif in the frieze below the south window appears elsewhere on the house, and is visible in the 1924 photo. It seems likely that it is original, but that is not absolutely certain.
- It is possible that the north window was altered in an early (pre-1924) renovation to add light to the third floor and create access to a small, street-facing balcony on top of the bay.
- It seems likely to staff that the original windows were both double-hung, like the south window. A triple-hung window in this circumstance seems atypical.
- Staff believes the house would gain integrity and coherence if the dormer windows matched, but from the point of view of historic preservation regulation, the owners have the right to keep the windows as they are – the conditions that existed when the historic district was established.
- Though they existed in 1924, it is not known whether the “X” motif balustrades atop the front bays are original, but it seems likely they were added when the north dormer window was lengthened to a triple-hung window. The “X” motif appears in the frieze and decorative trim, but these balustrades do not match the more standard balustrades on the porches, which have vertical balusters.

Applicable Review Standards

Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the 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.*
- (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.*
- (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.*
- (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.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (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.*
- (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.*
- (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.*

Attachments:

1. Applicant's project overview
2. 1924 tax photo
3. 1990 photo, dating from placement in historic district
4. Staff photos of conditions in 2013
5. Preliminary plans and elevations by Joe Delaney
6. Elevations by designer Tony Taylor

Ten Mellen Street Preservation Project

Overview

The Ten Mellen Preservation Project involves the large-scale restoration of an 1879 balloon-frame constructed Victorian house, well known on the West End.

The interior restoration and renovation is now largely complete and should enable the house to continue in good stead well into the 23rd century. In summary, it has included:

- Nearly complete reconstruction in kind (use of all original timbers, but with current load-bearing standards) of the flat roofs with insulation and EPDM protection;
- Removal, restoration and reinstallation of the original sashes, placing similar glass in old sashes and return of the weight system to original specification where feasible (85%);
- Plaster reconditioning of nearly all ceilings and walls;
- Complete updating of electrical and plumbing to current standards, including new bathroom added to the second level;
- Complete support and re-attachment of the second level conservatory (sun room);
- Complete support of the original upper slope of the Mansard roof, including use of all original timbers, but with current load-bearing standards and straightening of the nearly 12" sag;

The **current application** concerns aspects of the restoration/renovation that impact the exterior views and materials. It includes:

- **Front porch** complete tear down (near complete structural rot including inadequate footing has necessitated this radical approach) and rebuild in kind, with a few exceptions designed to restore the originally intended configuration.
- **Rear porch/entrance reconstruction** including swap of a rear facing first floor entry door and adjacent south facing window to create ease of entry and to accommodate interior space constraints; reconstruction and minor extension of the basement apartment entry enclosure to accommodate basement stair headroom considerations; rear entrance porch to mirror front porch size and shape configuration to reflect the original historic appearance as shown by the 1924 tax photo. *Plan will be submitted prior to commencement.*
- **Third floor exterior deck construction/egress redesign** including restoring the third floor south window to its original configuration (from a door); enhancement of the current miniature door egress to a full-size, but hidden, clapboard faced but not face trimmed south facing

door; modifying left front double hung window to match original triple hung (floor length) front right window to enhance interior livability and conform to the street front's symmetry; construction of roof top deck on the flat portions of the west (non-street rear side) and south second floor roofs with appropriate, safe railing system. Front dormer window renovation to be accompanied by restoration of parapet railings above front bay windows as shown in the 1924 tax photo.

- **Replacement of upper and lower slopes of Mansard roof** with reclaimed slate shingle and copper drip edge and flashing; chimney repointing (as needed) and slate chimney cap placement.
- **Exterior restoration** in kind. Removing clapboard exterior from the front of the house and use those boards to patch rotted clapboards on the other three sides. All original trims to be used where possible, or reproduced from original specimens (as we are able). Front clapboards will be new cedar or pine and will be painted.
- **Complete grounds reconstruction.** This will include placement of appropriate drainage, repair of retaining wall and safe reconstruction of exterior path and steps. *Plan will be submitted prior to commencement.*

Front Porch rebuild

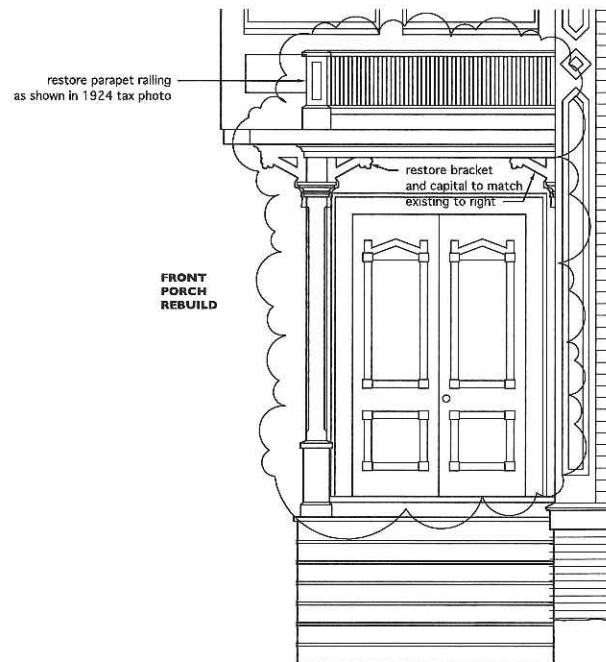
Intend to rebuild according to the original 1924 Tax Photo (below).



This involves complete removal of current porch (due to extensive rot).
Replace in kind with the following exceptions:

- Reconstruct porch railing according to the dimensions and spindle configuration identified in the 1924 Tax Photo. This necessitates lowering the current railing height by ~6" and replacing turned spindles with straight ones.
- Rebuild bracketed porch column and side brackets to original.





- Rebuild front and rear porch parapet railing to original appearance as shown in the 1924 tax photo. Parapet spindles appear to be thinner and more closely spaced than those of the lower porch railing, the top of which aligns with the windowsill of the adjacent conservatory.



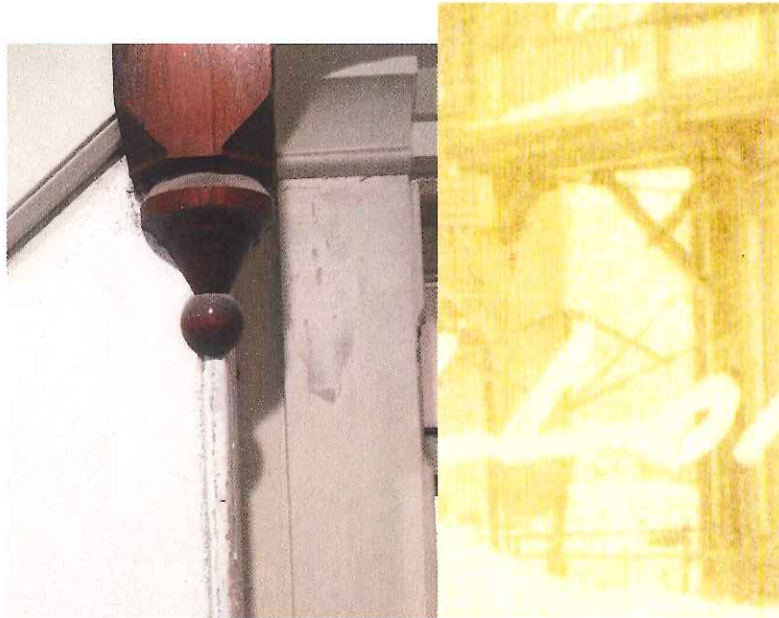




Rear porch/entrance reconstruction

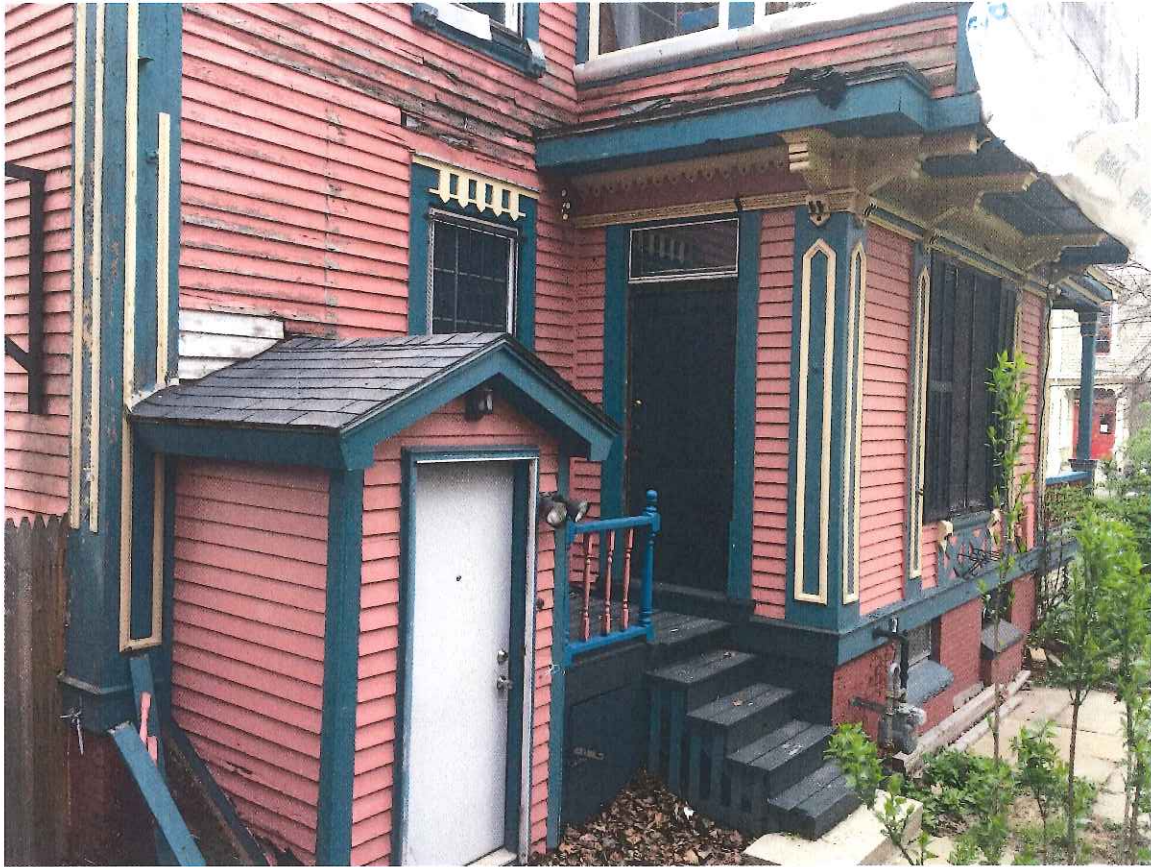
Redesign of the back porch involves three principal changes and encroaches on the property line setbacks (by a few more inches than current).

- Change current west facing back door to a double hung window.
- Change current front, south facing double hung window just west of the present back door to become the new back door, reusing the original back door and transom in its new location.
- Create a common entry porch for both the downstairs apartment and the main house. Contemporary solutions are being considered.
- Extend the entrance of the downstairs apartment southward by 2'2" to allow for a stair landing just beyond the entry for stairs, which cannot be moved back due to headroom limitations where the stairs pass through the south exterior wall.
- The rear porch roof will match the dimensions and exact style of the front porch roof, including parapet, as shown in the 1924 tax photo. It will have the same height and visual weight as the matching front porch in proportion and upper detail, in effect creating a mirror image.



Justification for extending rear porch dimensions

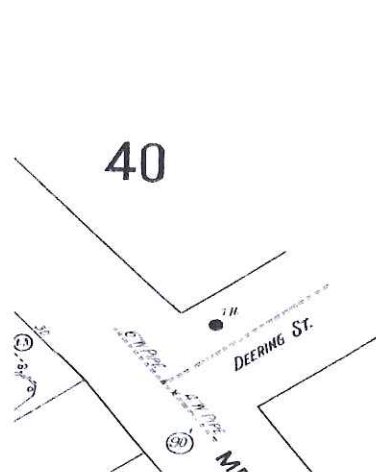
- Currently enclosed basement apartment entry with an awkward gabled roof would be incorporated into the format of the original back porch roof as shown in the 1924 tax photo to bring the rear corner back into harmony with the architectural style of the rest of the house.



Current rear entry complex with apartment entrance consisting of a buildout ill-fitting the overall house style. Also visible are the current rear door (black, with white trim transom) and double hung window that we propose to swap.



Detail (above) reveals missing cornerboard trim and paint ghost mark showing where back porch roof once existed.



4
SEE NEXT PAGE

Detail of 1954 Sanborn Insurance map showing dotted line of symmetric front and rear porches as part of house at that time.

- **Functionality:** current configuration of basement entry enclosure has steep stairs just beyond the exterior door with no landing and

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2
Apt's.

A diagram of a rectangular structure, possibly a component or a section of a larger assembly. It features a dashed line forming a rectangle. Inside this rectangle, there are labels: '2' in the top-left corner, '3' in the top-right corner, 'D' in the center, and '20' in the bottom-right corner. There are also small circles or dots near the bottom-left and bottom-right corners of the dashed rectangle.

2 OPEN 150 1 0
LOGGING

④

DRUGS

REST.

REST'RT.

RESTRICTED
743 741½ 741 739A 739 737 735
CONGRESS

101
CONGRESS

20" W. PIPE (H.S.)

748

CONGRESS

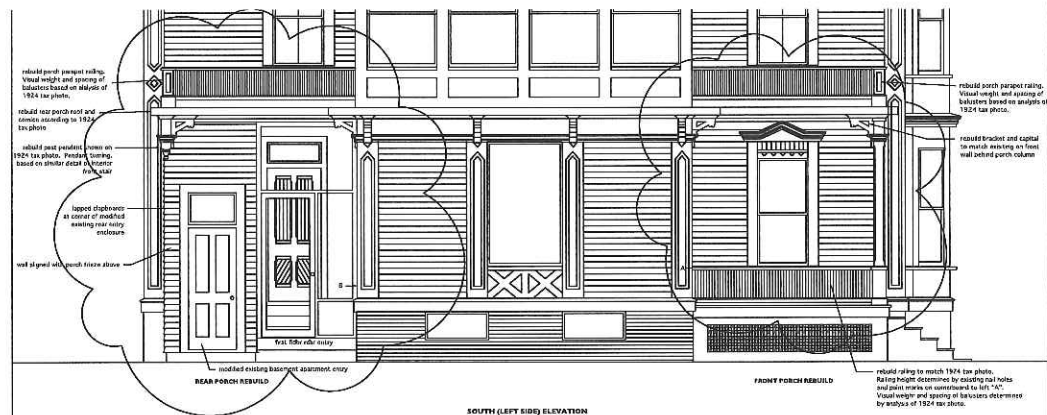
742

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the stairs are constrained by significant headroom issues (at two places the floor to ceiling height is <6 feet).

- Esthetics:** The present enclosed basement entry has an awkward gabled roof whose low height is out of character with the house's style
 - To remedy both concerns the rear porch roof shown on the 1924 tax photo would be rebuilt so that once again the rear porch roof would match the front one in visual weight, projection, height and detail. The modified basement entry enclosure would be moved forward to align with the frieze of the rear porch. This would accommodate a landing in front of the basement stair. In addition, the basement entry would feature a taller exterior door with ample transom to better harmonize with the house's style. The basement entry's corners would be finished with lapped wood clapboards rather than with corner boards to differentiate new work from old.
 - Dimensions: The height and projection of the proposed rear porch would conform to those of its mirror image in the existing front porch – specifically it would match the sideways projection of the front porch's frieze -6' 6" from the wall. The proposed rear entry enclosure which projects 4' 4" from the wall would be extended 2' 2" to align with the frieze of the rebuilt rear porch roof, and extend 6" further backwards from the present 11.5' from the rear wall corner to 5.5" from the corner.



Conceptual architectural rendering of possible rear entry/porch solution.

Third floor exterior deck construction/egress redesign

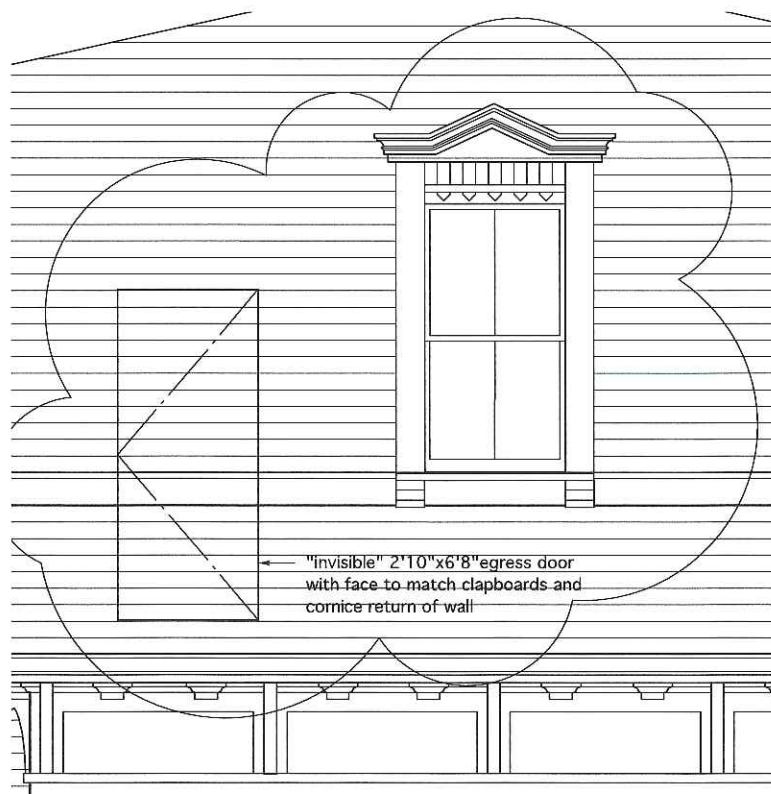
Level 3 door (south) to window conversion

- Convert existing door-in-window to the original window design (sans shutters).



Level 3 door (south) enlargement

- Slight movement of the current small door (above left), frontwards
- Enlargement to full size door
- Completely hidden (frameless, clapboard finish).

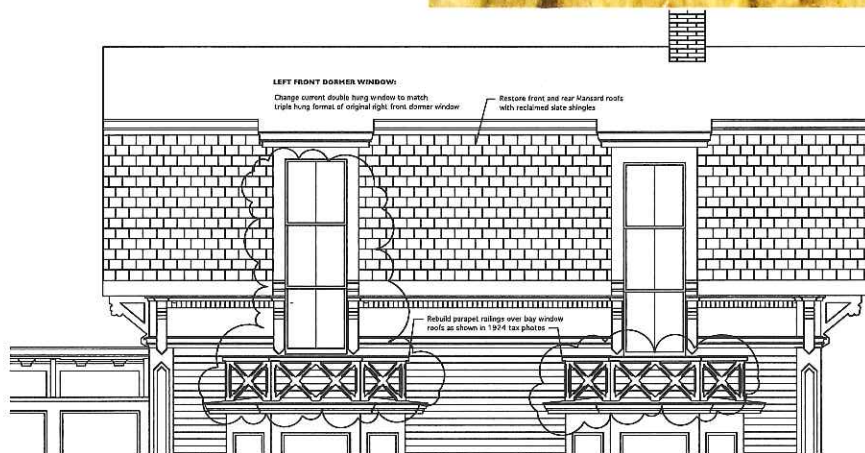


Level 3 window (east) change from double hung to triple hung

Rebuild to neighboring triple hung window standards

- Lower rail, straight cross bars

1924 Survey Photo,
detail



Proposed window change including parapet reconstruction



Current

Level 3 exterior deck

- Wooden platform decking visibility from the street should be negligible.
- We propose a railing system that is both safe (meeting current building standards) and with a thin (not too assertive) contemporary design compatible with period architecture.



A solution from Pine Street



Conceptual Rendering of Exterior by Joseph Delaney

Current Exterior Street Views

Three street views revealing the extent to which the south and rear sides of the building are visible from the street.



Taken from directly across Mellen Street with an angle that reveals the most of the visible south aspect



Taken from sidewalk in front of Tandem Bakery on Congress Street



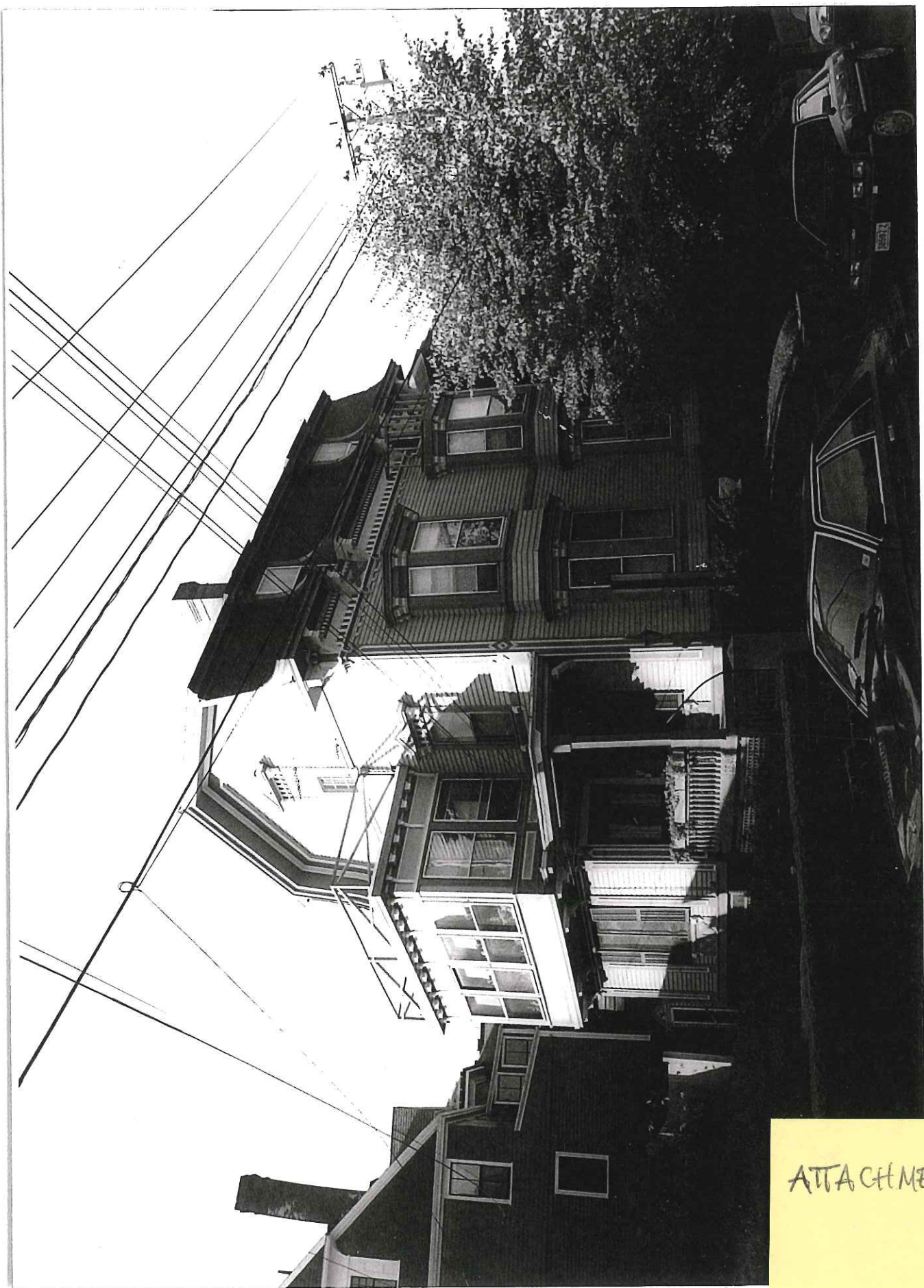
Taken from sidewalk in front of Yordprom Coffee, across Congress



on Melton.

ATTACHMENT 2

IO MELLE



ATTACHMENT 3



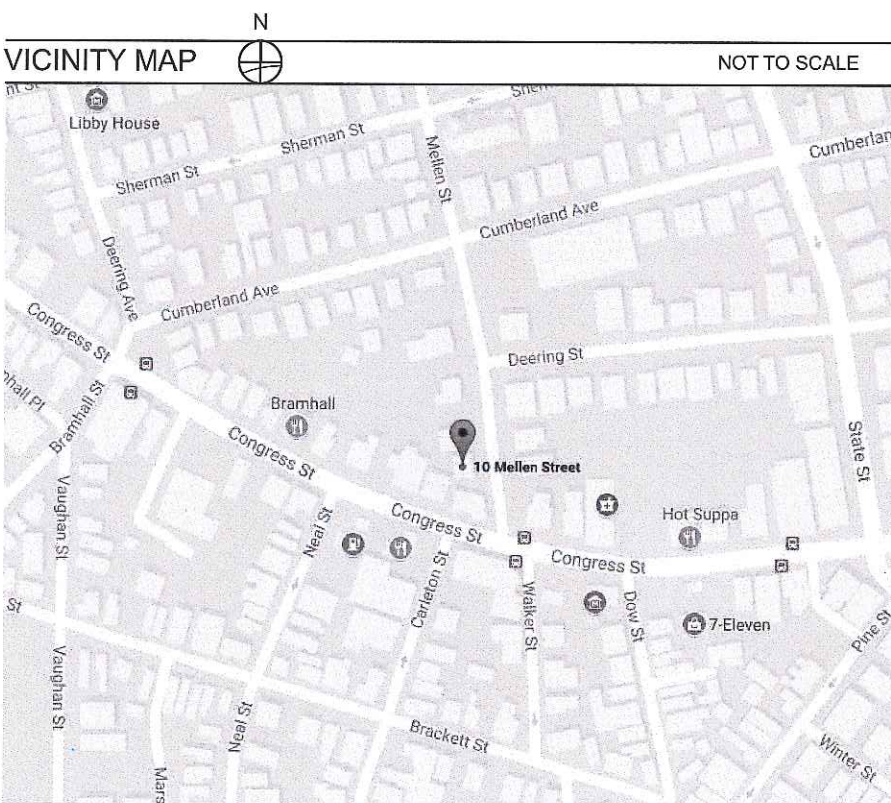
ATTACHMENT 4





MELLEN STREET RENOVATION

10 MELLON STREET PORTLAND, ME 04101



GENERAL NOTES

1. NOT ALL EXISTING CONDITIONS MAY HAVE BEEN PICKED UP DURING FORMATION OF AS-BUILT DRAWINGS. PLEASE BRING ANY UNDOCUMENTED CONDITION TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR.
2. HOME OWNERS WILL CONTINUE TO OCCUPY HOME DURING CONSTRUCTION. CONSTRUCT BARRIERS TO PROTECT OWNERS AND THEIR BELONGINGS FROM DUST AND CONSTRUCTION ACTIVITIES. PROTECT PORTIONS OF BUILDING, SITE, AND ADJACENT STRUCTURES AFFECTED BY DEMOLITION OPERATIONS.
3. NO SMOKING WILL BE ALLOWED ON SITE.
4. ACCESS TO THE REAR OF THE SITE IS LIMITED DUE TO THE BUILDING'S SITE CONDITION.
5. OWNER/ CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
6. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
7. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
8. VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.
9. PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
10. PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS
11. SITEWORK INCLUDES DRAINAGE IMPROVEMENTS.
12. NEW GUTTERS & DOWNSPOUTS TO BE INSTALLED AND DISCHARGED TO CONTROLLED DRAINAGE STRUCTURE.

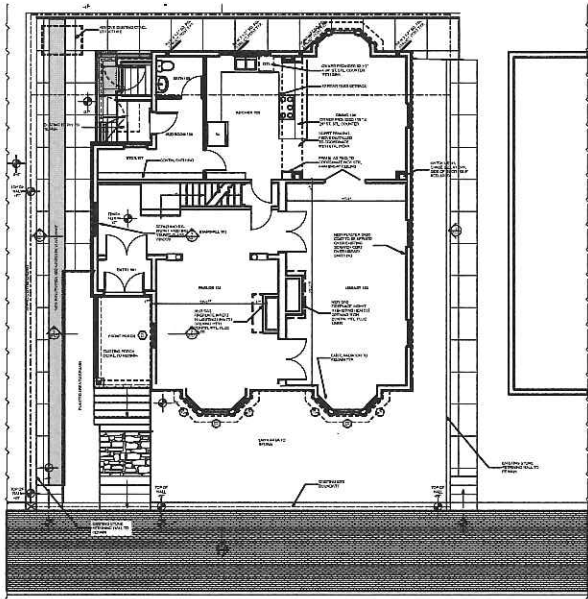
PROJECT DATA

ZONING: R5
FRONT YARD SET BACK 20'
SIDE YARD SET BACK 10'
REAR YARD SET BACK 25'
MAX. BLDG. HT. 35'

SITE AREA: 3,172 S.F. +/-
BLDG USE: TWO FAMILY
OCC. GROUP: R
CONST. TYPE: V
CLIMATE ZONE: 6
BLDG. CODE: IRC 2009
FIRE SPRINKLERS: N.A. EXISTING TWO UNIT
LIVE LOAD:
LIVING AREAS = 40 PSF
SLEEPING AREAS = 30 PSF
UNINHABITABLE ATTICS = 20 PSF

SNOW LOADS:
GROUND SNOW LOAD, $P_g = 60$ PSF
SNOW EXPOSURE FACTOR, $C_e = 1.0$
SNOW LOAD IMPORTANCE FACTOR, $C_t = 1.1$
FLAT ROOF SNOW LOAD, $P_f = 46.2$ psf + DRIFT

SITE SKETCH



APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

IRC 2009
MAINE STATE PLUMBING CODE
PORTLAND ZONING ORDINANCE

THERMAL ENVELOPE REQUIREMENTS PER IECC 2009

- FENESTRATION U-FACTOR 0.35
- SKYLIGHT U-FACTOR 0.60
- CEILING R-VALUE 49
- WOOD FRAME WALL R-VALUE 20 OR 13+5
- FLOOR R-VALUE 30 or insulation to fill cavity min R-19
- BASEMENT WALL R-VALUE 10 continuous or 13 framing cavity
- SLAB R-VALUE R-10 to 4 feet
- CRAWL SPACE WALL R-VALUE 10 continuous or 13 framing cavity

SCOPE OF WORK

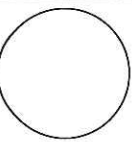
WINDOW MAINTENANCE
NEW ELECTRICAL SYSTEM
ROOF REPAIRS
EXTERIOR TRIM REPAIRS
NEW EXTERIOR WORK TO BE APPROVED BY PORTLAND HDRC

SHEET INDEX

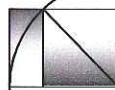
SHEET INDEX	
ID	Name
A0.1	TITLE SHEET
A0.2	GENERAL NOTES
A1.1	FOUNDATION & FIRST FLOOR PLAN
A1.2	SECOND & THIRD FLOOR PLAN
A1.3	DECK FRAMING PLAN
A2.1	ELEVATIONS - NORTH & EAST
A2.2	ELEVATIONS SOUTH & WEST
A3.1	SECTIONS
A5.1	Wall sections
E.1	FIRST FLOOR ELECTRICAL PLAN
E.2	SECOND & THIRD FLOOR ELECTRICAL PLAN
E.3	BASEMENT ELECTRICAL PLAN

ATTACHMENT 5

MELLEN STREET RENOVATION
10 MELLON STREET
PORTLAND, ME



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DESCRIPTION
AMENDMENT #1 - 5.16.18

DATE

MARK

DATE: 9/7/18

CHECKED BY: JAD

DRAWN BY: CLBC

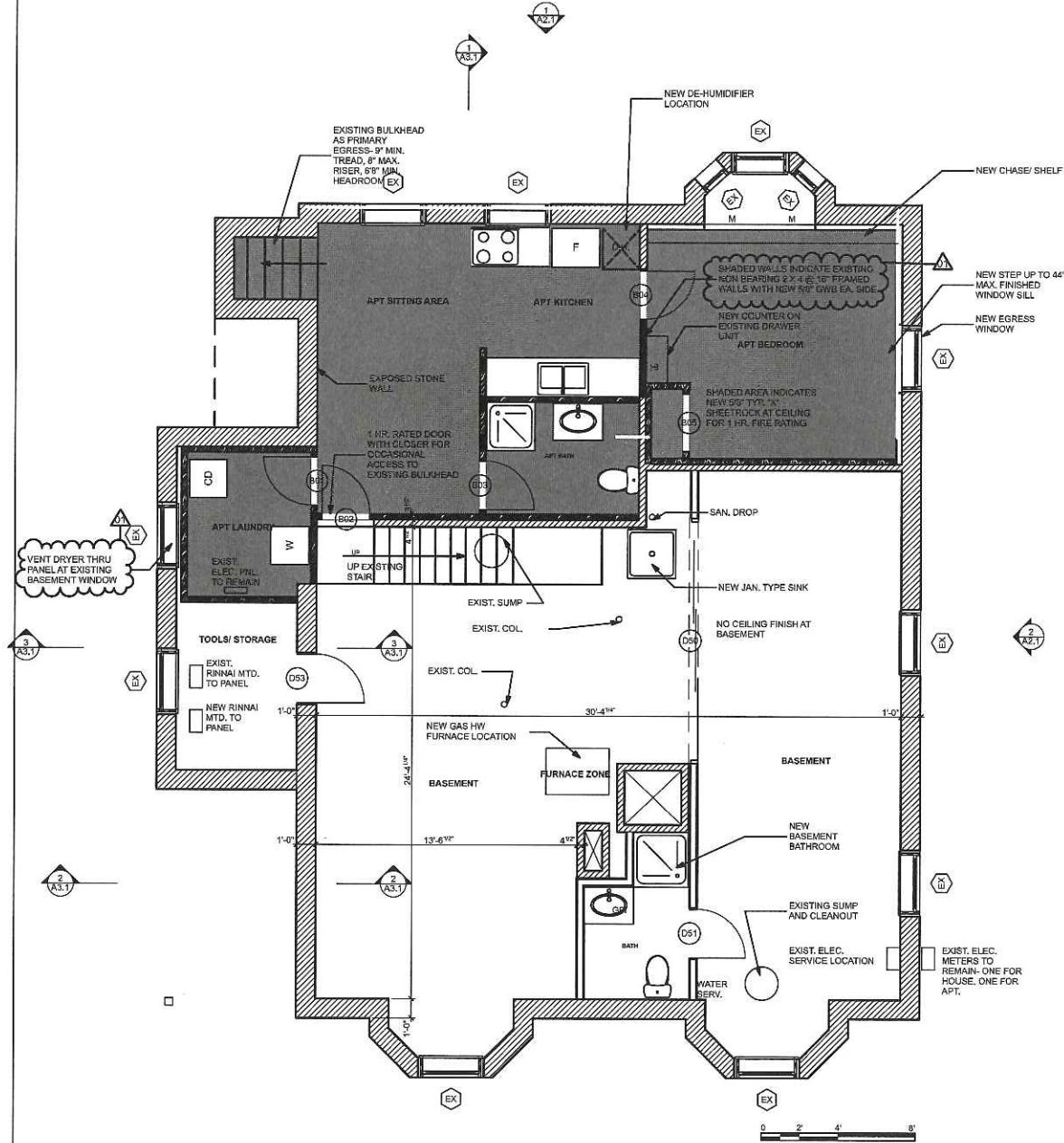
JOB: MHR 2015

SHEET TITLE:

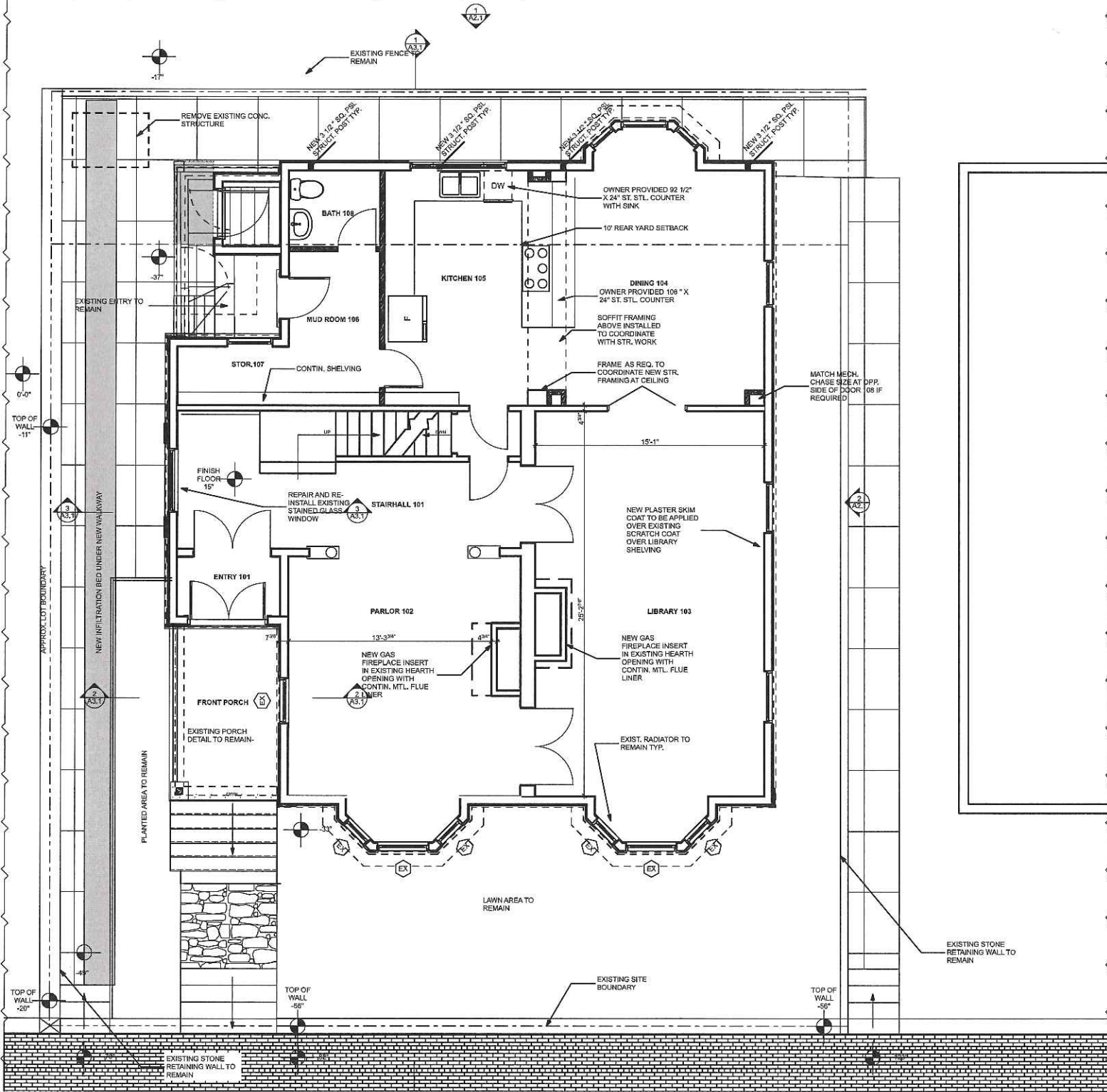
TITLE SHEET

A0.1

1. CONSTRUCTION UNDER THE 11/17 FAST TRACK PERMIT APPLICATION EXCLUDES EXTERIOR CHANGES. THE FOCUS OF THE FIRST PHASE OF WORK WILL BE TO IMPROVE THE INTERIOR ELECTRICAL, HEATING AND FINISHES TO MAKE THE HOUSE LIVABLE. THE EXTERIOR WILL BE SEALED, PAINTED AND REPAIRED IN KIND WHERE NECESSARY AS WEATHER ALLOWS.
2. CONSTRUCTION UNDER THE 5.18 AMENDMENT ONE APPLICATION EXCLUDES EXTERIOR CHANGES REQUIRING HDRC APPROVAL. PROPOSED EXTERIOR WORK CONSISTS OF REPAIRING EXISTING EXTERIOR FINISHED AND TRIM IN KIND. EXISTING EXTERIOR FIRE ESCAPES WILL BE REMOVED AND THE EXTERIOR DECK AT THE REAR WILL BE INSTALLED. INTERIOR BATH, KITCHEN AND FINISH WORK WILL CONTINUE. DECK WORK OVER THE CONSERVATORY WILL NOT BEGIN UNTIL APPROVED BY THE HDRC.
3. The window sashes were removed from their frames and stockpiled by the previous owner. Unless otherwise noted, all existing windows will be repaired and re-installed. Provide new windows as needed and approved by the HDRC.
4. Electrician and owner to verify lighting scheme prior to installation.
5. The house is heated as a single zone. The steam boiler was recently installed and is connected to the existing radiators. Heating system to remain.
6. Structural details involve improvements to the existing main roof, the sunroom floor two deck, the flat roof and other specific details. As existing conditions are clarified stamped details will be provided by the structural engineer and forwarded to the City of Portland Inspections Dept.



4
A1.1
BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1
A1.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MELLEN STREET RENOVATION
10 MELLON STREET
PORTLAND, ME

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MARK

DATE: 9/7/18

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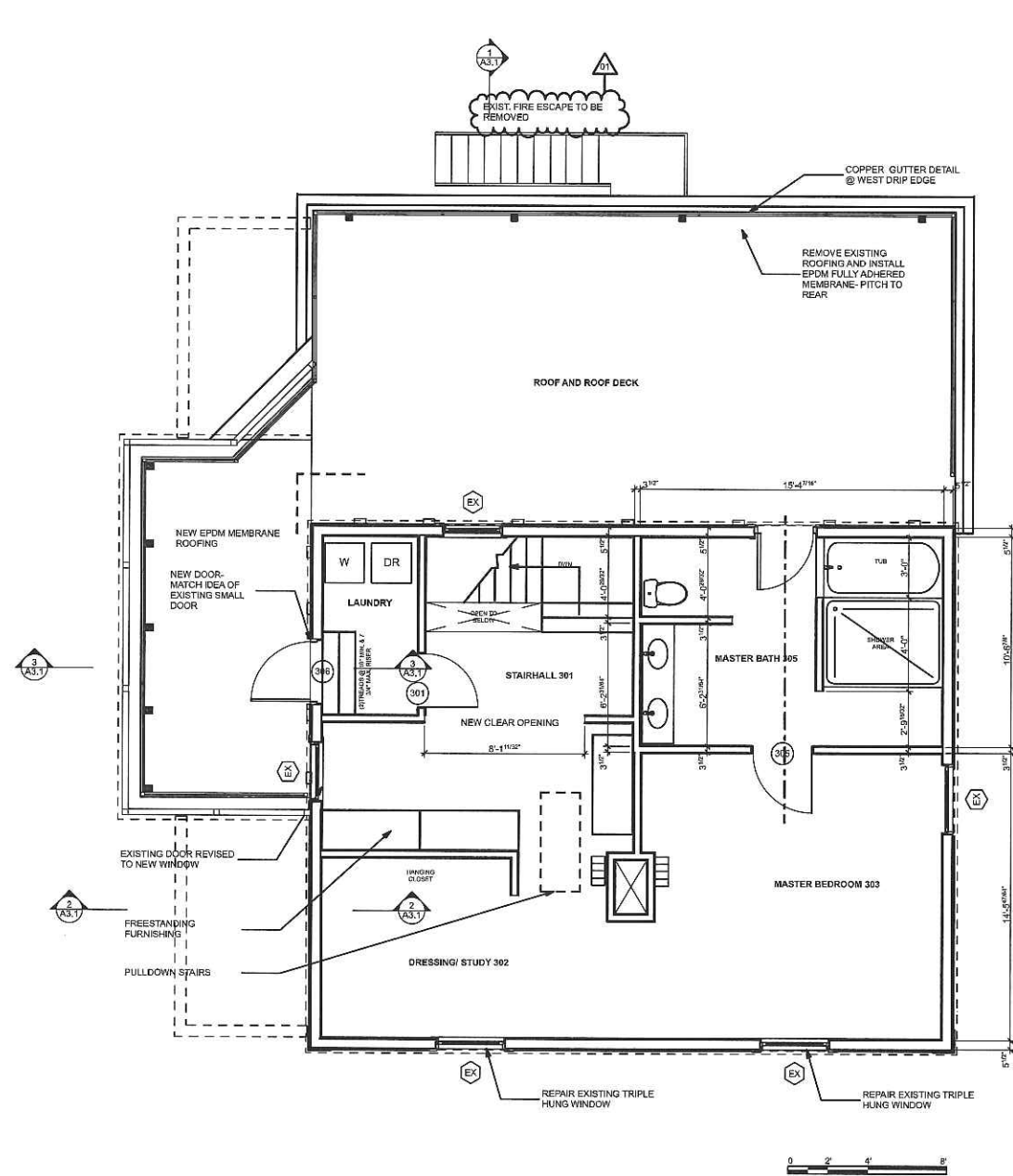
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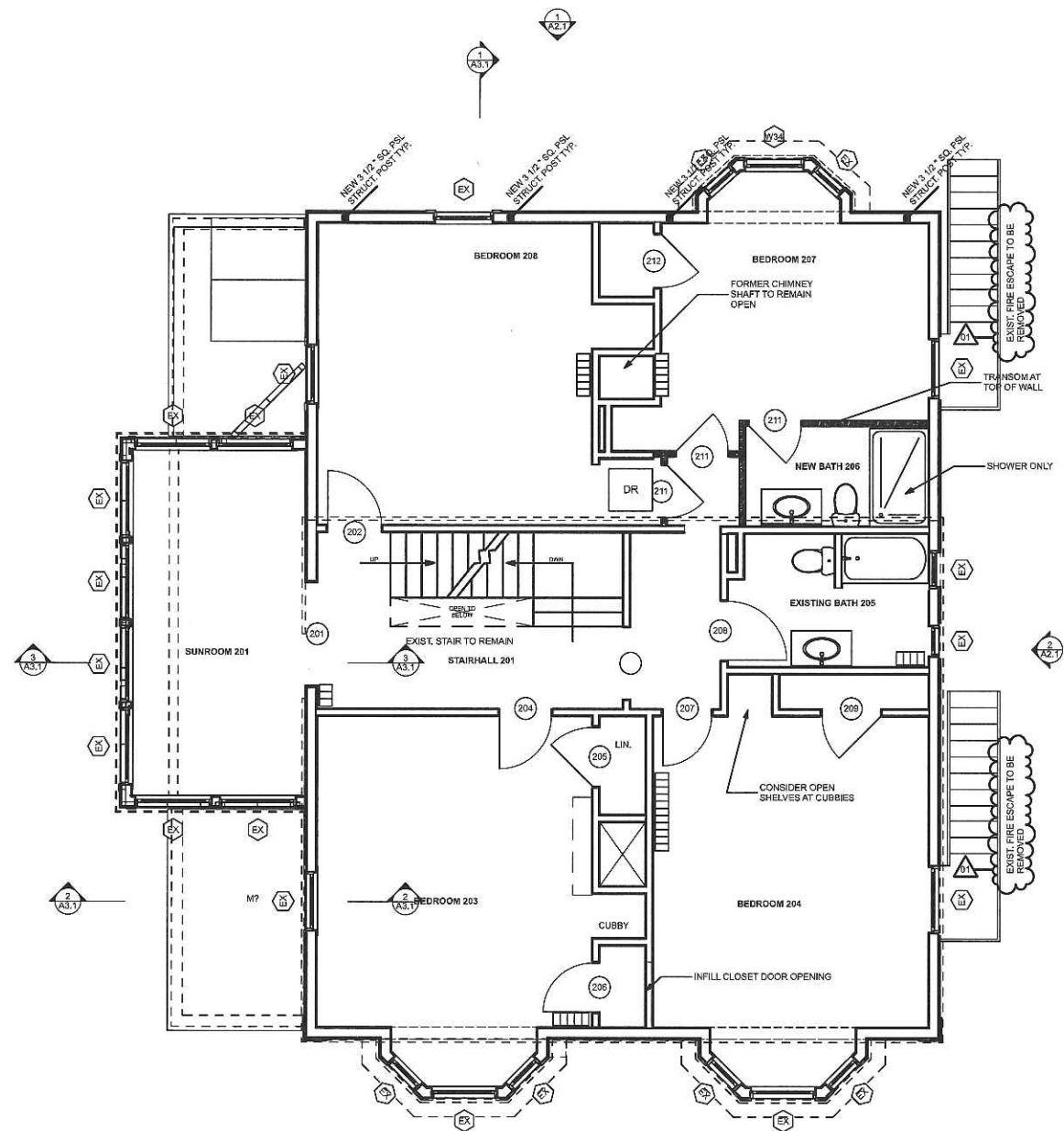
FOUNDATION & FIRST
FLOOR PLAN

A1.1

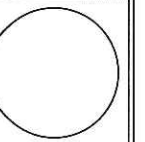
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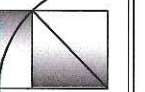
8
A1.2
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



5
A1.2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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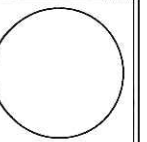
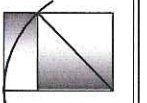
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		AMENDMENT #1 - 5.18.18

DATE:	9/7/18
CHECKED BY:	JAD
DRAWN BY:	CLBC
JOB:	MHR 2015
SHEET TITLE:	

SECOND & THIRD
FLOOR PLAN

MELLEN STREET RENOVATION

10 MELLON STREET PORTLAND, ME

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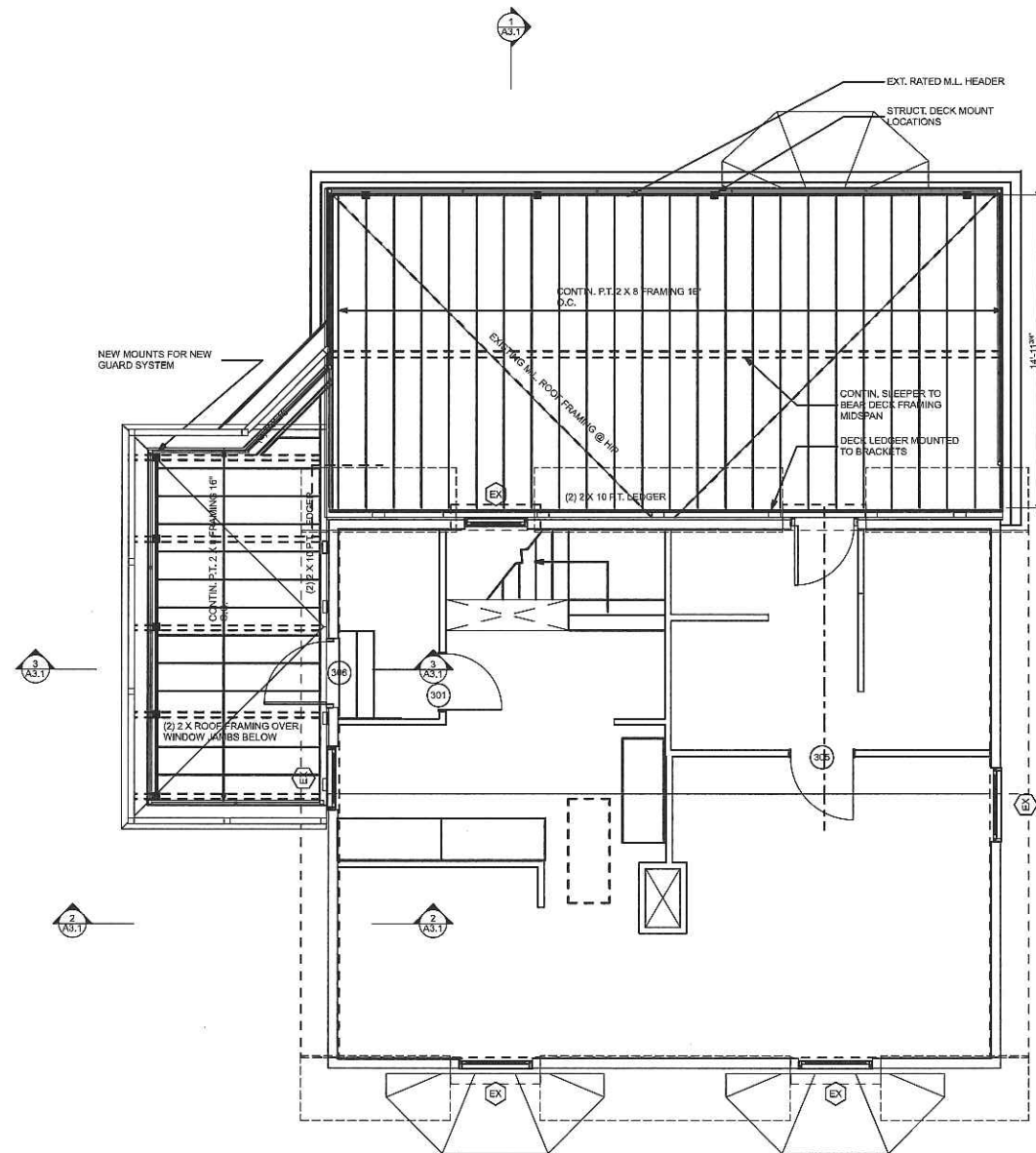
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[illegible]

DATE:	9/7/18
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OWN BY:	CLBC
DATE:	MHR 2015
SHEET TITLE:	

DECK FRAMING PLAN

A1.3



3
A1.3 **DECK FRAMING PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

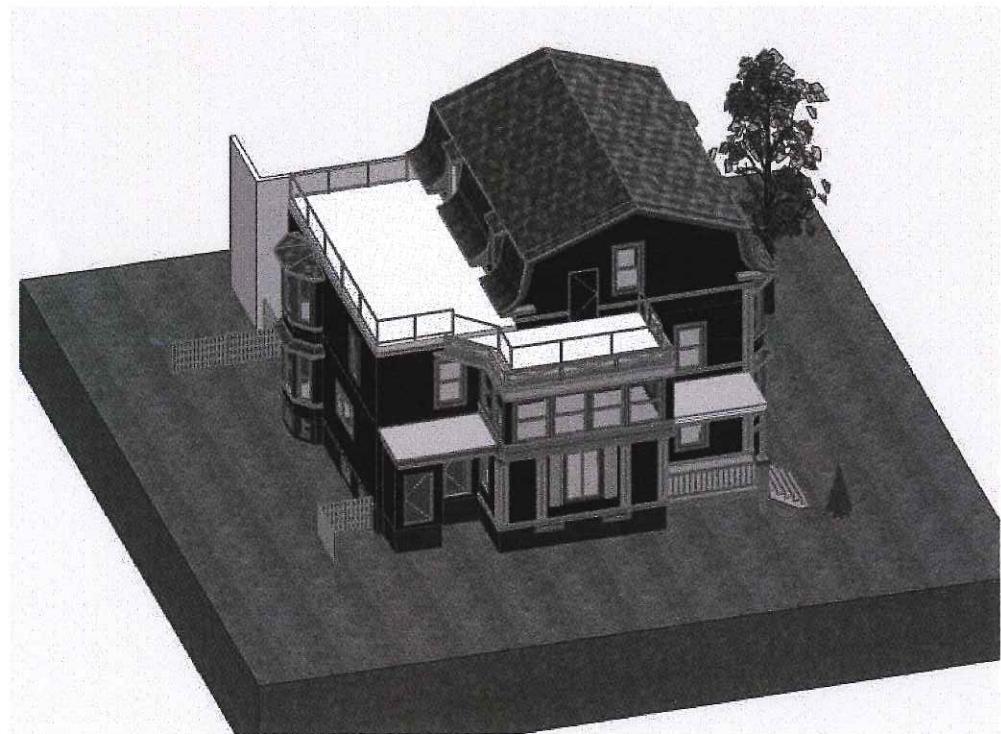
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1
A2.1
ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

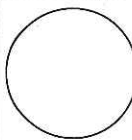


2
A2.1
ELEVATION - EAST
SCALE: 1/4" = 1'-0"

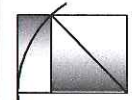


3
A2.1
AXO FROM ABOVE
NOT TO SCALE

MELLEN STREET RENOVATION
10 MELLEN STREET
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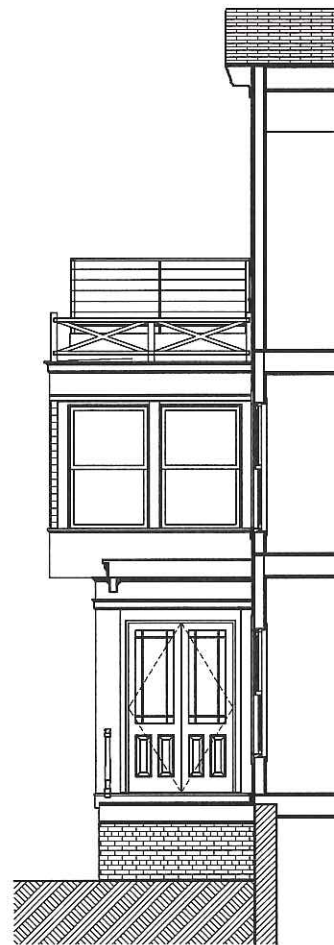
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CHECKED BY: JAD
DRAWN BY: CLBC
JOB: MHR 2015
SHEET TITLE:

ELEVATIONS - NORTH & EAST

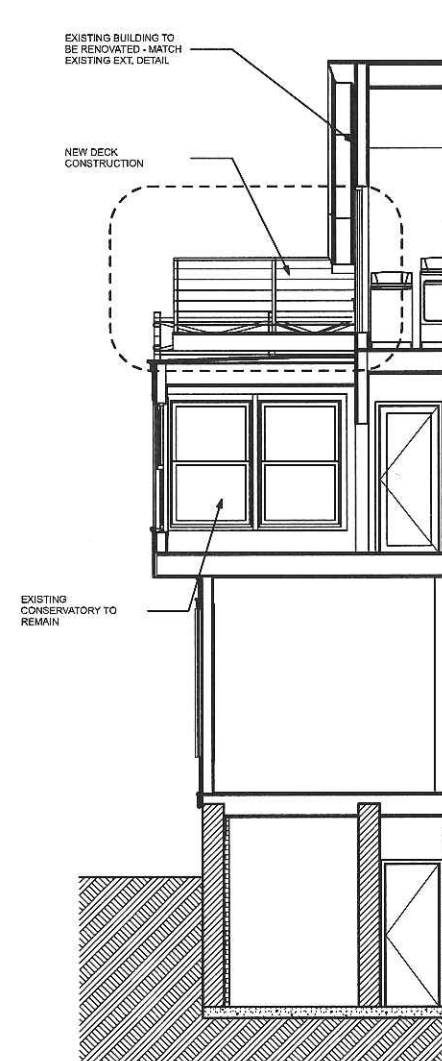
A2.1



1
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

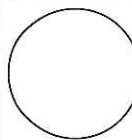


2
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

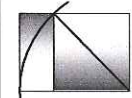


3
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

MELLEN STREET RENOVATION
10 MELLON STREET
PORTLAND, ME



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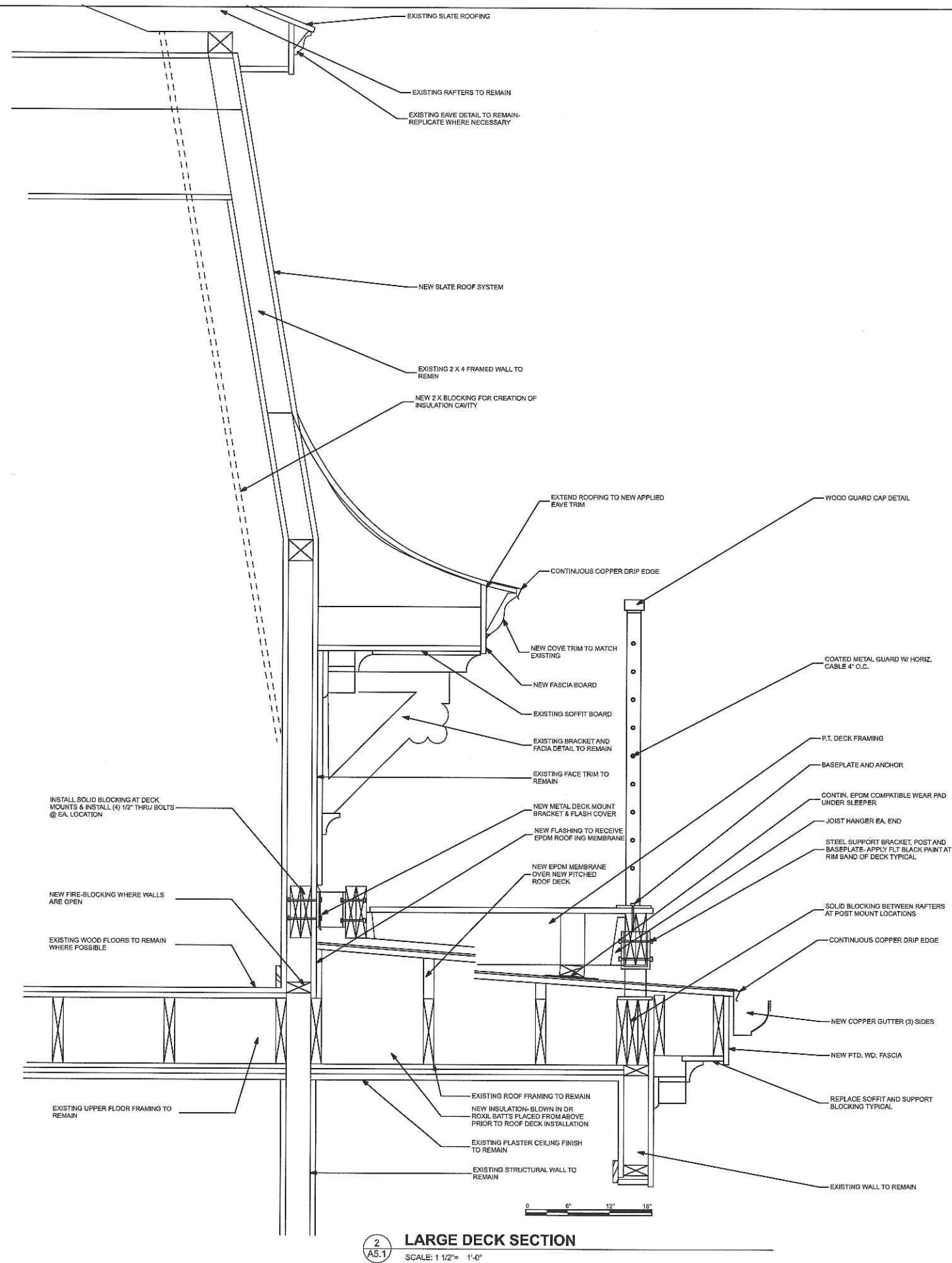
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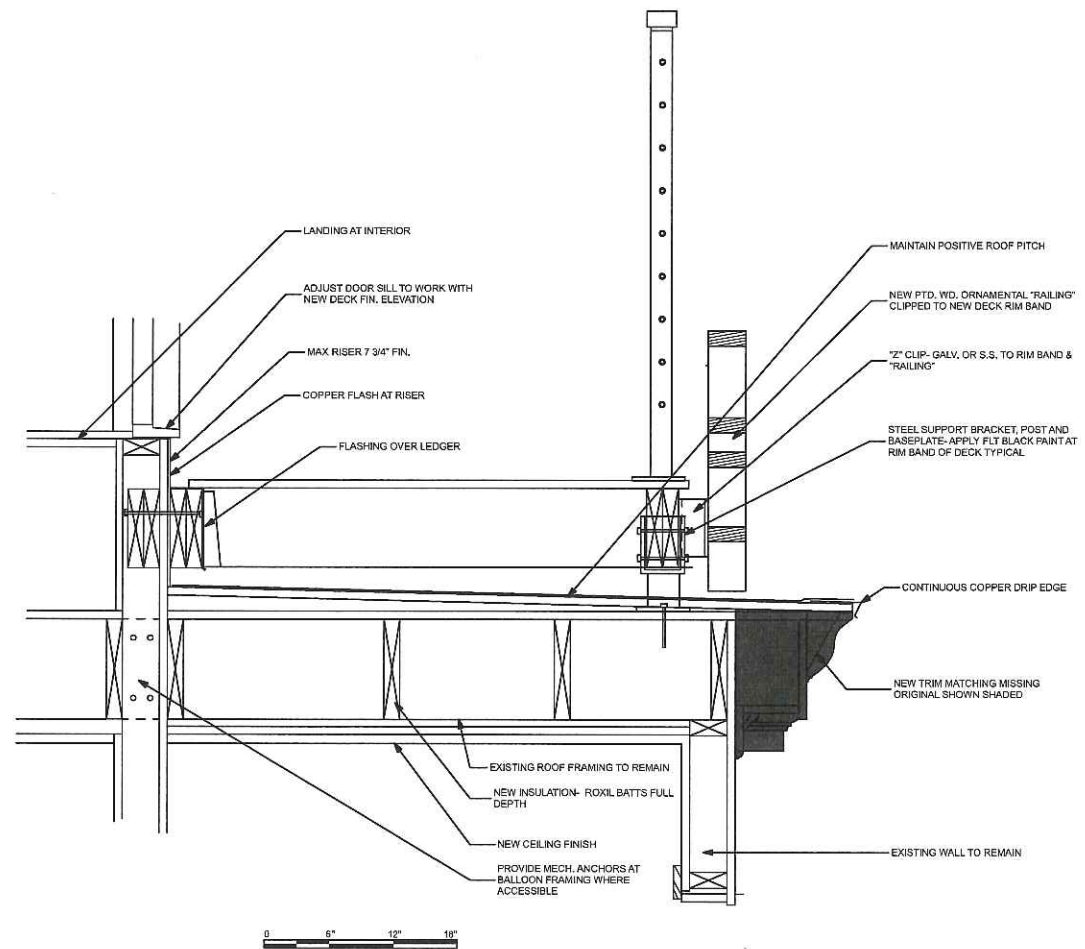
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JOB: MHR 2015
SHEET TITLE:

SECTIONS

A3.1

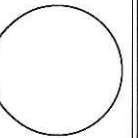


2
A5.1
LARGE DECK SECTION
SCALE: 1 1/2" = 1'-0"

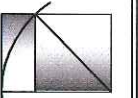


1
A5.1
DECK OVER CONSERVATORY
SCALE: 1 1/2" = 1'-0"

MELLEN STREET RENOVATION
10 MELLON STREET
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9/7/18

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JAD

DRAWN BY:

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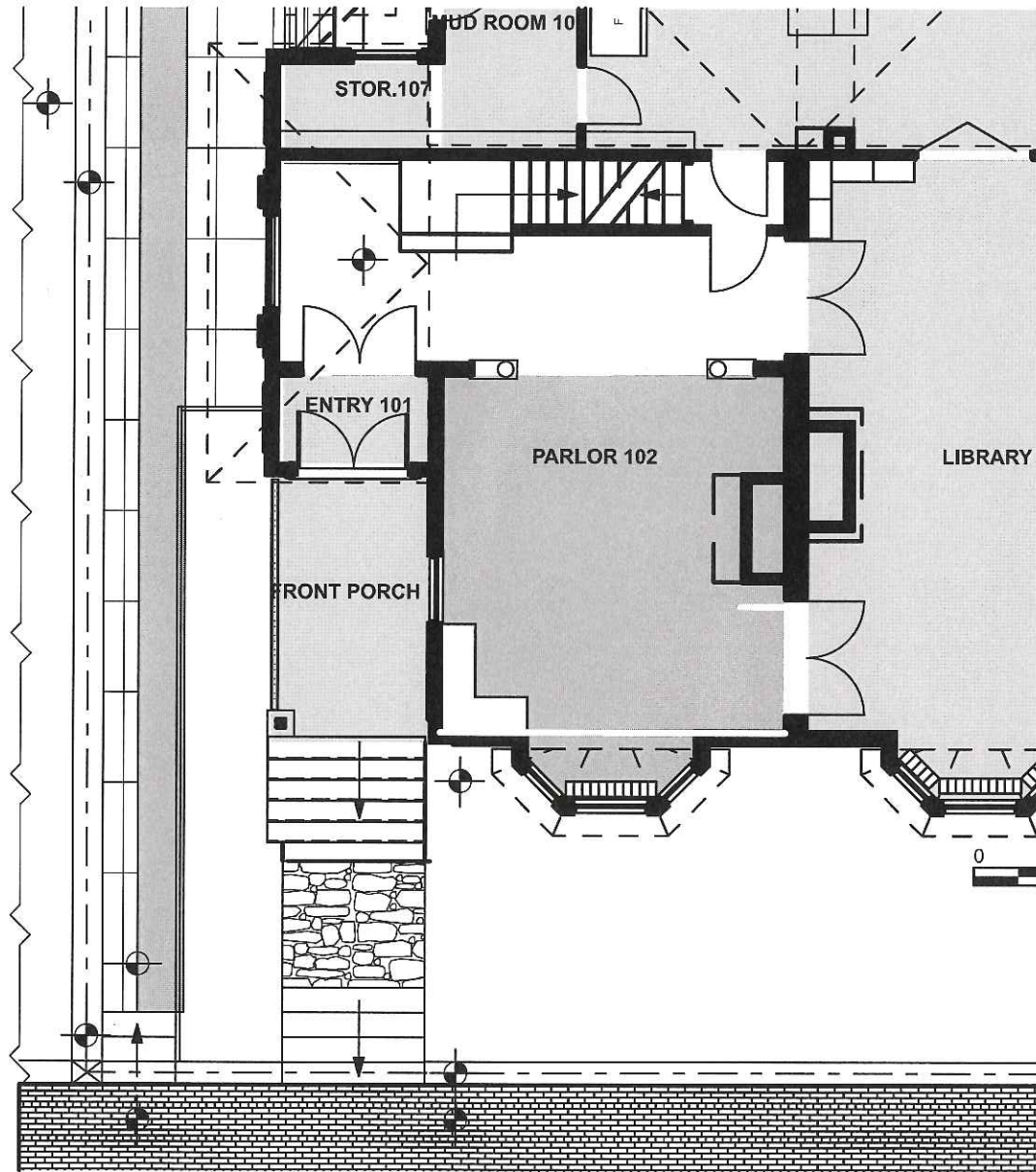
JOB:

MHR 2015

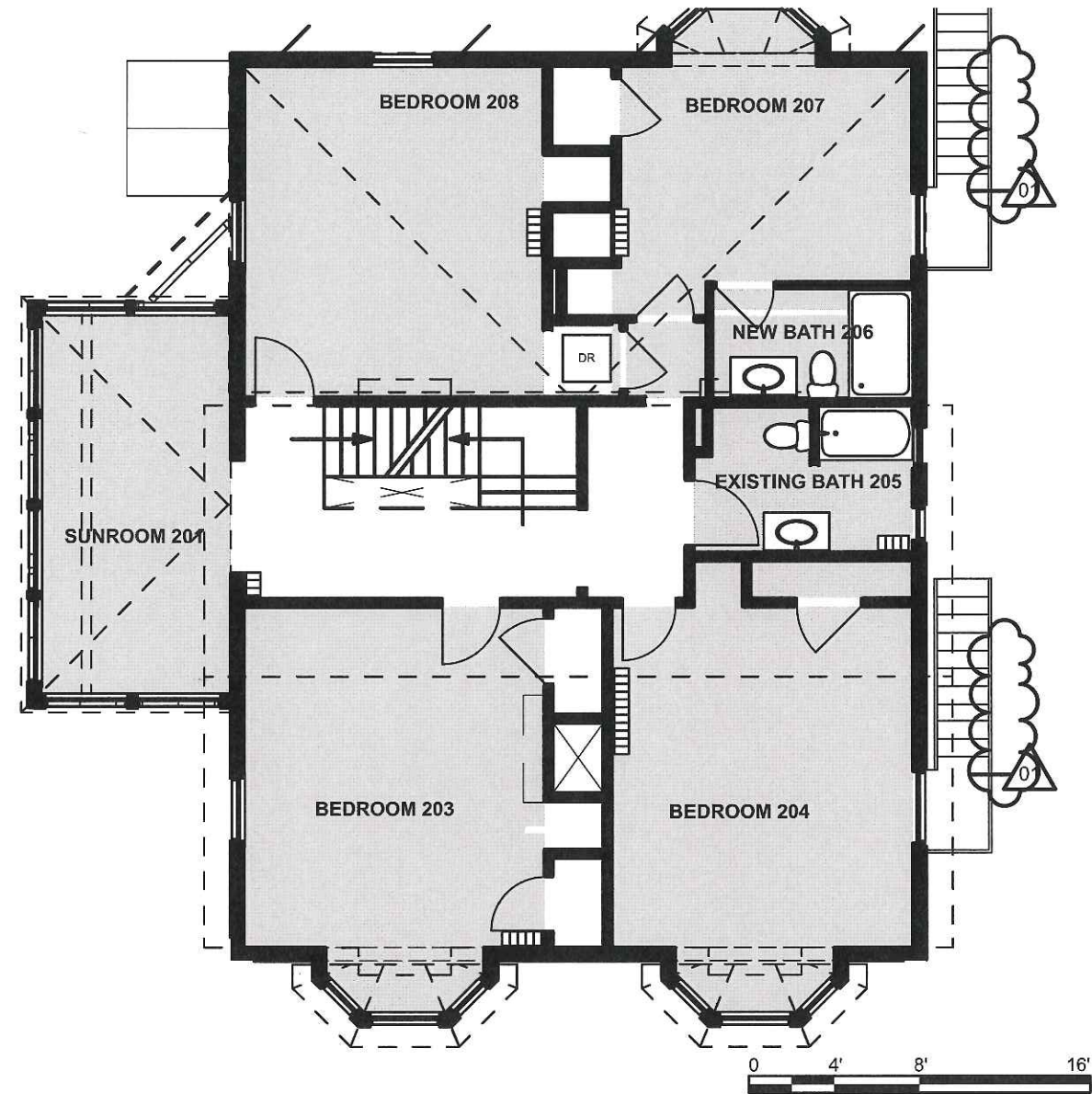
SHEET TITLE:

Wall sections

A5.1



1
A1
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



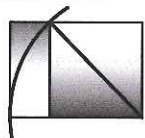
2
A1
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1
A2

PRESENTATION NORTH ELEVATION

SCALE: 1/8" = 1'-0"



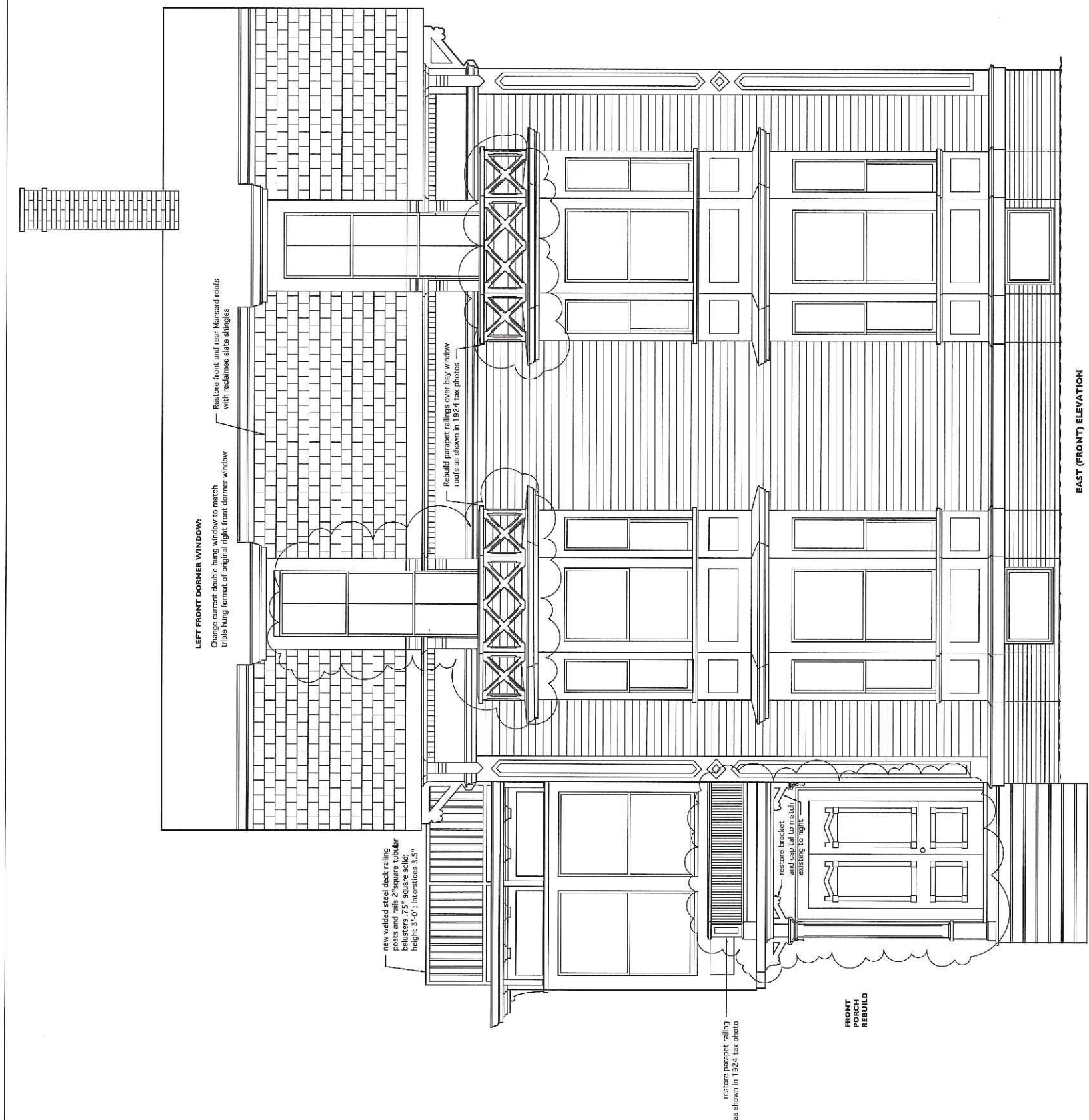
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207.775.2696

MELLEN STREET RENOVATION

10 MELLON STREET, PORTLAND ME

<DATE OF ISSUE>

A2



EAST (FRONT) ELEVATION
SCALE 1/2"=1'-0"

A I . I
OCTOBER 2, 2018

PROPOSED RESTORATION AND RENOVATION OF HOUSE 10 MELLEN STREET

Tony Taylor Design
187 Main Street
Buxton, NE 04083
207.331.6115
atataylor87371@roadrunner.com

ATTACHMENT 6

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

**PUBLIC HEARING
CONGRESS SQUARE**

TO: Chair Sheridan and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 31, 2018

RE: November 7, 2018 – **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Comprehensive Redesign of Congress Square Park and Congress Square

Address: Congress Square, including Congress Square Park

Applicant: City of Portland
represented by Caitlin Cameron, Urban Designer and Project Manager

Project Architect: WRT, Philadelphia

Public Art: Sarah Sze, New York

Introduction

Following two preliminary workshops, Urban Designer Caitlin Cameron is requesting final review and approval of plans for the comprehensive redesign of Congress Square Park and surrounding Congress Square. The project scope also includes the substantial expansion and redesign of the sidewalk/plaza in front of the Portland Museum of Art. The project was first introduced to the Board in January 2017. A second workshop was held in May following further design development by project architect WRT of Philadelphia. With input from the Historic Preservation Board and other project stakeholders, the design team has revised elements of the design presented in May and provided the level of detail required for formal review and approval.

Board members will recall that in addition to requesting a Certificate of Appropriateness from the Historic Preservation Board, the project will require approval from the Land Bank Commission, Planning Board, MDOT (for changes to High Street, which is a state-owned road) and the City Council.

Attached is a memo from Ms. Cameron that describes the final design proposal and its key features, summarizes the concerns and questions raised by the Board at the last workshop and identifies the design revisions made in response to Board feedback—see ATTACHMENT 2. Final plans, renderings, details and specifications provided by WRT Architects are enclosed as ATTACHMENT 3 a-d.

Summary of May 2, 2018 Workshop, Final Design Revisions

Ms. Cameron's memo summarizes the issues raised by Board members during the last workshop and the design revisions made in response to these concerns—see ATTACHMENT 2.

Historic Preservation Staff Comments

As members of the Board might recall from the introductory workshop on this project, there were some initial questions or concerns about the “organic” nature of the proposed redesign of the square, given the square's distinctly urban context and given the direction provided by the ordinance review standard for streetscape and public infrastructure improvements, which generally encourages more contextual treatments. The standard states: *“streetscape and pedestrian improvements and any change in the appearance thereof shall not be incongruous to the character of the ... district”*. As was explained by staff, however, in this case the departure is an intentional one, with the goal of creating an identifiable node or “special moment” that breaks with the orthogonal/rectilinear nature of the streets that lead to this intersection and park. Ultimately, Board members appeared comfortable with the consultant's decision to set the square apart from the surrounding context. No doubt the eclectic architectural character of the Congress Street Historic District, the fact that Congress Square has no defining historic monument that needs to be taken into consideration, and fact that the intersection is at the center of Portland's Arts District all contributed to this finding. That said, much of the Board's discussion rightly focused on how the points of transition from the square to the abutting sidewalks and streets would be handled. The Board wanted to ensure that the transitions were not abrupt and that an appropriate balance be struck between highlighting this intersection as distinct from the surrounding area and retaining a sense of continuity with the abutting sidewalks/streets. The final paving solution, which was revised in response to Board feedback, attempts to strike that balance.

Another initial concern of the Board was whether all of the programmatic elements desired by key stakeholders (stage area, seating for viewing the stage, public art, water feature, etc.) could be accommodated without overly complicating the design. In the final proposed design, the individual elements are successfully subsumed within the overall design language established for the park.

In staff's view, the one aspect of the proposal that does not appear to be fully resolved at this time is the treatment of the wall of the abutting Westin Hotel. Plans call for downlighting and a continuous canopy along the entire façade and storage beneath the canopy. The canopy is

shown as an irregular shape, suggestive of a series of gabled roof forms. As shown, the canopy extends to the High Street corner of the building. Drawings are rather conceptual at this point, however. Also, the Friends of Congress Square Park are proposing to introduce a mural on this wall (which will be a separate project) and the Westin is looking to have some signage. Staff has a number of questions about this area of the project and suggests that this area warrants further discussion and design development. There should also be clarification as to whether the mural would remain once the larger redesign project is undertaken. Perhaps resolution of this aspect of the project could be handled as a condition of approval.

Applicable Review Standard and Guidelines

Sec. 14-651. Standards for review of new construction, (c) Relationship to street

4. Streetscape, pedestrian improvements. Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to...or within an historic district or within an historic landscape district which is readily visible from any street or open space shall not be incongruous to the character of the landmark or district and shall comply with the criteria and guidelines specified in the design manual.

Chapter 8 of Portland's *Historic Resources Design Manual* provides additional design guidelines that expand upon this review standard. See ATTACHMENT 1 for the applicable guidelines.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the November 7, 2018 public hearing and information included in the accompanying staff report, the Board finds that the proposed redesign of Congress Square and Congress Square Park **meets (fails to meet)** the historic preservation ordinance's Standards for Review of New Construction as regards Streetscape and Pedestrian Improvements **(subject to the following conditions.....)**

Attachments

1. Chapter 8 of Portland's *Historic Resources Design Manual*, "Streetscape and Pedestrian Improvements"
2. Memo from Caitlin Cameron, Urban Designer and Project Manager
3. WRT proposal
 - a. Plans and illustrations
 - b. Site sections and details
 - c. Lighting concepts
 - d. Public artwork concept

STANDARDS: STREETSCAPE AND PEDESTRIAN IMPROVEMENTS

8

1. General

Retain the distinctive historic features of the streetscape, including walkways, alleys, lighting, signage, planters, landscaping, curbing, and paving that give the district its distinguishing character. Where streetscape or pedestrian improvements are proposed which were not historically a part of the site, such improvements shall be compatible with the existing historic character.

2. Pedestrian Amenities

- a. While pedestrian amenities must be compatible with the City's historic character, variations shall be permitted in order to respect the vitality and the variety of the City's different thoroughfares and neighborhoods.
- b. Different types of public spaces should respond to the following general performance criteria:
 - Historic commercial streets shall be treated simply with maximum open sidewalk space, limited obstructions on the ground, and pedestrian preference for street crossing.
 - Historic, non-commercial pedestrian streets and walks shall have a similar scale, more intimate design using textures and smaller elements that stimulate interest along the path.
 - Waterfronts were not typically pedestrian spaces in historic Portland but should be opened up to the public wherever possible due to their historic interest and value as a public amenity.

- Parking areas must be carefully designed and landscaped due to their large size and visual impact upon visitors and residents.
- Parks should play a special role in historic interpretation and provide day-time cultural activity for the District as well as relief from paved areas.

3. Streetscape

a. Paving and Planting

- a. The existing streetscape should be enriched, especially around historic buildings and heavily used pedestrian areas. Historically appropriate improvements should create some consistency while avoiding complete uniformity.
- b. Historic paving features should be retained wherever possible and incorporated into the streetscape improvements. For example, where brick sidewalks existed historically, brick shall continue as the material of choice.
- c. Subtle variations in paving patterns and materials shall be used to enrich sidewalks and plazas, such as highlighting patterns in street lights, trees, furniture, street crossings, and entryways.
- d. Planting shade trees and shrubs shall be encouraged where they would enhance the historic character and create more inviting spaces. Removal of healthy trees over 3" caliper shall be discouraged, except where they threaten existing structures or personal safety.

b. Street Furniture

- a. Placement of street furniture which is appropriate to the context, attractive, and durable shall be encouraged. Placement of furniture should be based upon careful study of how people tend to use a street.

c. Lights, Signs, and Traffic Signals

- a. Public signs shall utilize compatible graphics, colors, proportions, dimensions, and fabrication methods in order to create greater consistency and improve their compatibility with their historic setting.
- b. Street lights shall be designed to harmonize with their surroundings, and traffic signal poles and mounts shall be as unobtrusive as possible, both physically and visually.

Memorandum

Planning and Urban Development Department

Planning Division



To: Members of the Historic Preservation Board

From: Caitlin Cameron, Urban Designer, Department of Planning & Urban Development

Date: November 7, 2018

Re: Congress Square Redesign + Public Art: Public Hearing for Certificate of Appropriateness

1. Introduction

The Congress Square Redesign project and Public Art Commission are City of Portland projects completing the Design Development (DD) phase. The project partners include The City of Portland, Friends of Congress Square Park, and the Public Art Committee. The consultants include WRT, Sebago Technics, Patrick Cullina Horticultural Design + Consulting, Tillett Lighting Design Associates, and Sze Studio. The overall concept remains the same as presented in 2017 as part of the Schematic Design phase with continued refinement of circulation, planter placement and details, material selection, water feature, lighting scheme, grading and drainage, and planting selection. The project has reached 100% of the DD phase and at this point City staff seek approval from the Historic Preservation Board on appropriateness within the Congress Street Historic District and according to the Historic Resources Design Manual especially on those design elements mentioned above.

Approvals:

The project is seeking a Certificate of Appropriateness for the design and public artwork. Other approvals for the new design and public art will include:

- Land Bank Commission – Land Bank Ordinance (approved 2018)
- City Council – Land Bank Ordinance
- Planning Board – Site Plan
- MDOT – PDR and changes to the roadway (High Street is a State road)

2. Summary of Design Concept, Revisions, Workshop Comments

In the workshop, staff sought Historic Preservation Board input on the following items:

1. General appropriateness within the district according to the review standards
2. Paving material selection and placement
3. Furnishing zone approach (street trees planters)
4. Planter design details
5. Lighting concept, especially as it relates to the surrounding historic buildings
6. Public artwork placement
7. Any other observations

Concept: Accessibility, Connectivity, Identity

The project will completely reimagine the space occupied by the Congress Square intersection, the PMA plaza, and the 1981 Congress Square Park. The design approach intentionally seeks to set Congress Square apart in its visual character as a special node on Congress Street. The concept uses the sinuous, curvilinear planter forms and the grey paver palette to knit the whole square together and give an identity to Congress Square that is unique from the rest of historic Congress Street. The square is treated as a special node along the street corridor and provides an intentional break in the street wall. The goal is to give the square identity as the contemporary arts district square, and improve its connectivity and accessibility at the same time.

Program: The program includes landscape and planting, fixed and mobile seating with both sunny and shady conditions, event and performance space, traffic and intersection redesign, storage, lighting, water feature, and public artwork.

Materials: The proposal uses a grey material palette with shades of grey pavers in the pedestrian plazas, the sidewalks, and in the streets on Congress and Free Street. The intention is to convey a contemporary design but also use the ground plane to visually and physically define and unify the square space. The planter edges are granite curb. Benches, seating walls, and steps are introduced along the planter edges and are proposed to be concrete.

Board members commented on the extent of the **pavers**, the pattern, the transition from red brick to grey, and the relationship of the paver to the historic building edges. The special pavers within the intersection were considered unsuccessful in tying the space together and could give the wrong impression of protected pedestrian space. **In response to these comments, the paver design was revised in several ways:**

- The special pavers were removed from the intersection. The crosswalks will use a permanent material and are the only part of the roadway that now uses the granite pavers with a granite band transition. Free Street remains raised with bollards, inset curb, and paving material demarking the pedestrian spaces – the sidewalks are red brick, the roadway will be either paver or asphalt.
- The extent of the special paver was condensed towards the Square – the grey pavers now appear in Congress Square Park, the PMA Plaza, and at the corners of the other sides of the intersection. This keeps the existing condition of red brick in the sidewalk and next to the historic buildings. The grey pavers now appear only in the square itself and does not extend down the streets.
- The paver material is now specified to be granite in two tones – light and dark grey. The size of the granite pavers is consistent in the pedestrian areas and changes to a larger scale in the crosswalks and roadway.
- The paver pattern was revised – the herringbone pattern remains, but instead of pixelated, ombre approach, color bands continue the lines created by the curvilinear planters onto the ground plane (see attachment a.).

Board members also raised questions about the **durability of concrete materials.**

- WRT continues to pursue this material palette for its durability, construction and cost considerations, and aesthetics.
- All curbs and pavers are proposed to be granite.

- Steps will either be granite or concrete.
- The benches are concrete with rounded edges and in some cases include wood benches.
- All concrete edges will be treated with a skateboard deterrent.
- Quarry stone was introduced in four locations – the back corner of the park, beneath each sculpture, and at the two PMA planters. These stones will be terraced to build up the terrain in these locations and will provide moments where climbing, play, and seating are an option.

Planting: The planting concept provides visual interest in all seasons and with low maintenance, native plants. All planter areas, including the furnishing zone, will include understory plantings as well as trees. The trees are intended to provide shaded seating areas in some cases, but also some vertical elements to the overall design.

Since the workshop,

- The planting palette was refined.
- Planting areas include the quarry stone components in four locations
- Lighting was added to highlight the trees.
- The new renderings at street level indicate how this distinct landscape language queues people they are entering a special space from each approach.

Street Furniture: The space will include a combination of permanent bench seating and seating walls incorporated into the planter edges as well as the moveable tables and chairs and Adirondack chairs already employed in the space.

Lighting: The lighting concept uses minimal fixtures that have flexible, directional light. The lighting will be functional ambient lighting, lighting for the stage, and lights that highlight certain design features such as landscape, the artwork, the Westin Wall, and the steps. The street/sidewalk lighting will use the standard Downtown fixture. **Since the workshop,**

- The light fixture types and locations have been identified (attachment c.)
- Landscape accent lights were added to the trees
- The fixtures are minimal and contemporary intended to provide even lighting levels with accents at the trees, Westin wall, and entrance steps.
- Landscape lighting treatment was introduced on the PMA plaza side to be consistent with the park

Other Elements: The plans include a splash pad water feature, quarry rocks for play, a storage structure with a screen wall and canopy. The water feature will provide an active, visible element that will draw the eye into the park. **Since the last workshop:**

- No revisions were made to the water feature.
- Quarry rocks were introduced in four locations interior to the park and PMA plaza to provide grade changes, visual interest in all seasons, and a incidental play element.
- A concept for the storage structure was introduced to include a scrim wall and canopy that extend across the back wall. This will include a downwash light from the top of the Westin wall. Friends of Congress Square Park also propose a temporary mural on that wall (separate project and approval). The Board will likely be asked to consider these changes to the Westin façade at

a later time when the design approach, materials, mural, and Westin signage and lighting are more finalized.

Public Art (attachment d.): The public art concept includes two sculptures within Congress Square Park. The first, largest sculpture is placed to mark the corner and create a visual gateway presence as the predominant public space for the Arts District. This should be visible from multiple approaches and have a scale that is read from a vehicle speed as well as a pedestrian level. The second sculpture leads the viewer into the park but also is visually a companion piece to the first “mothership.” The artwork marks the entrances to the park space but also interacts with the plantings, allowing the landscape to grow up and around the sculpture. **The third sculpture as shown in attachment d. is not intended at this time but should be considered as a possibility in the review and approval.** The reflective material on the underside will reflect the movement of people, cars, the landscape, etc., while the concave side is a still image showing a reflection of the sky. There will be a 3-foot planting and rock buffer around each sculpture and the intent is for the sculpture to appear to be a part of the landscape. **The placement, scale, orientation of the sculptures remains the same as the workshop and as shown in the design drawings (attachment a.). Revisions include:**

- Two sculptures rather than three shown in the public art concept
- Lighting will be ambient only; no direct lighting on sculpture
- Rock formations added as part of the sculpture bases

3. Standards of Review: Streetscape and Pedestrian Improvements

Per *City of Portland Historic Resources Design Manual*, staff refer to *Section 8 Standards: Streetscape and Pedestrian Improvements* when considering the appropriateness of the proposed design and public artwork in the Congress Street Historic District.

The Congress Square Redesign and Public Art concept addresses the review standards in the following ways:

1. General – The project uses organic, curvilinear forms as an identity element that ties the public open spaces together. This design approach is also intended to accentuate the rectilinear, red brick, historic buildings that create the urban room.
2. Pedestrian Amenities
 - a. Historic Character – The project intentionally varies from the established character in order to set Congress Square apart as a node along the streetscape. This includes pedestrian amenities that are designed to have a character specific to Congress Square.
 - b. Performance Criteria
 - The square includes three different commercial streets – the project widens and enlarges sidewalks and pedestrian zones where possible.
 - The project does not include non-commercial pedestrian streets, waterfront, or parking areas.
 - On-street parking will be maintained except in the case directly on Congress Street in front of Congress Square Park. Those on-street spaces are being removed in order to provide better visual connection though the square as well as widen the sidewalk and shorten the crossing distances through the intersection.
 - As a park design, the goal is to create a new, special role in the linear parade of public squares along Congress Street (City Hall, Monument Square, Longfellow Square, Bramhall Square). The goal is to create a square that is distinct from both the streetscape and the other squares. This square is intended to celebrate

its place in the center of the Arts District – accomplished through the new public artwork, allowing for temporary art installations, and park design to accommodate the arts programming currently taking place there (administered by Friends of Congress Square Park). Some design features to achieve this goal include a “stage” area and seating for viewing the stage, adequate clear space for dancing and other active events, design around the already-existing PMA 7 sculpture, providing clear site and circulation lines to the PMA and into the park and events.

3. Streetscape

- a. Paving and Planting – The paving and planting will be unique to Congress Square and will be a critical component to its identity. These will be of high-quality design and serve to visually queue to pedestrians and vehicles that they have entered a special node within the Congress Street corridor. The current sidewalks are red brick and Congress Square Park has asphalt hexagonal pavers. The area of special paver is concentrated. The proposal uses a distinct grey palette of granite pavers in a herringbone pattern and color bands to define the square on the ground plane. The red brick transitions to the grey material with granite bands set at angles that relate to the language of the project and that makes a clear and designed transition rather than appearing incidental or haphazard. Red brick sidewalk is maintained adjacent to the three historic buildings with the granite pavers being introduced at the edges of the intersection – the pavers and plantings are used to visually tie the space together.
- b. Street Furniture - Street furniture includes benches and seating walls integrated into the planters within the park. Street lights and trash cans follow established Downtown District selections.
- c. Lights, Signs, and Traffic Signals
 - Signs – No signs are proposed at this time. Staff will bring any future sign proposal to the HP staff/board for review. The Westin may also propose revised signage.
 - Street lights shall follow the Downtown District lighting standard and continue the same streetlight/pedestrian fixtures already established on Congress Street. These lights will appear on Congress Street, Free Street, and High Street within the furnishing zone along the sidewalk/street edge. Interior to the plaza spaces will be special lighting treatments to light the stage/events, the landscape features, the public artwork and overall ambient lighting (refer to attachment c.). Fixtures include poles with amiable directional lights, landscape uplighting to highlight the trees, flush mounted lights at planter edges to light the entrance to the park and rock formations, and wall wash on the Westin Hotel wall/storage structure and canopy. These lighting fixtures are proposed to have a recessive quality – calling attention to what is being lit rather than the light fixtures. The lights are intended to provide enough light for functional uses such as the stage and activities, provide adequate and even coverage of light for safety reasons, and to then highlight the landscape and design features above and beyond the functional lighting.

4. Attachments

- a. Plans and Illustrations
- b. Site Sections and Details

- c. Lighting Concepts
- d. Public Artwork Concept



CONGRESS SQUARE REDESIGN

PORTLAND, MAINE

October 30, 2018

Historic Preservation Board Meeting

WRT

PERVIOUS (11%)
IMPERVIOUS (89%)

CURRENT

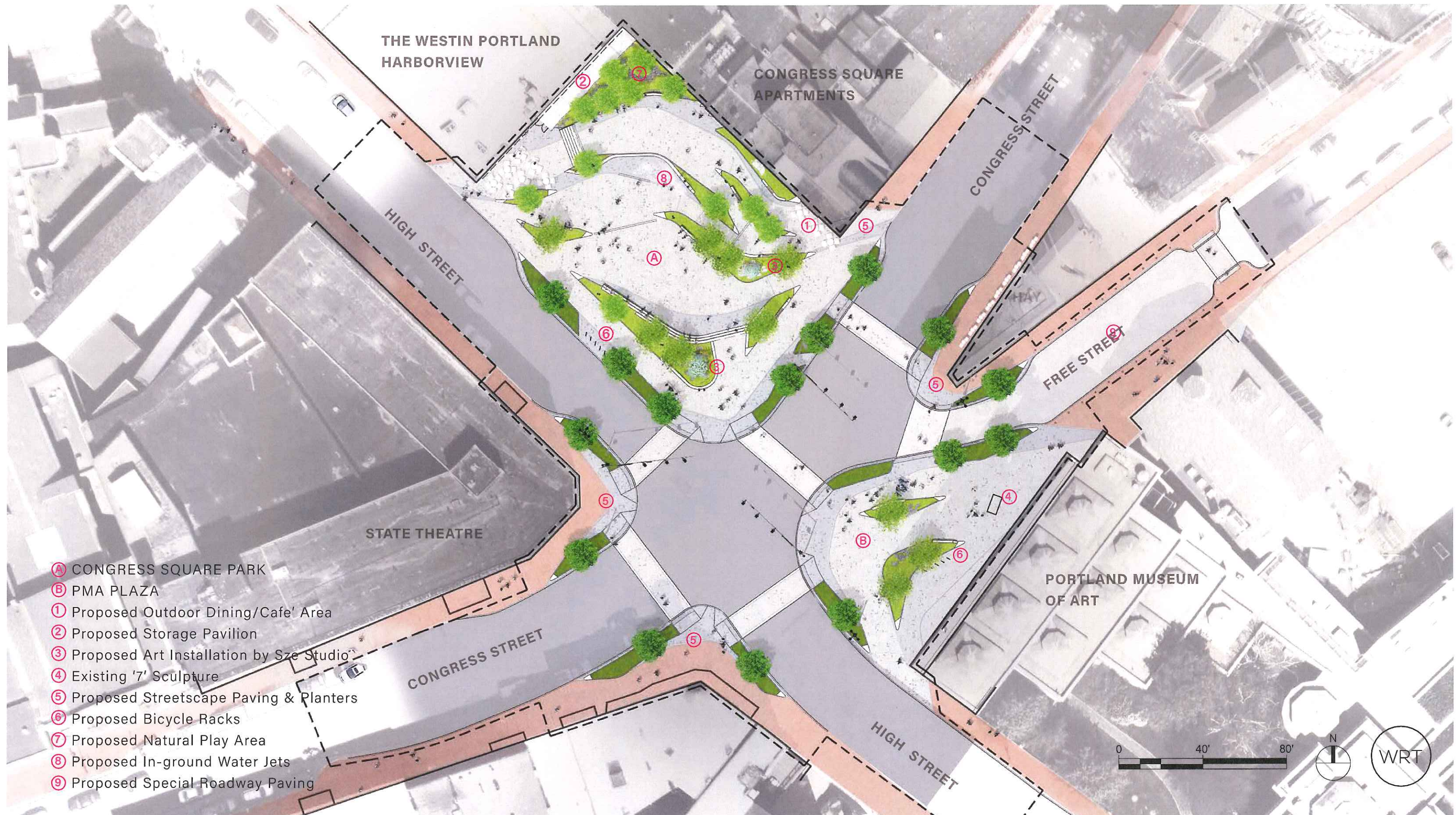


PERVIOUS (14%)
IMPERVIOUS (86%)

PROPOSED



CONGRESS SQUARE REDESIGN SITE PLAN



CONGRESS SQUARE REDESIGN PLANTING PALETTE



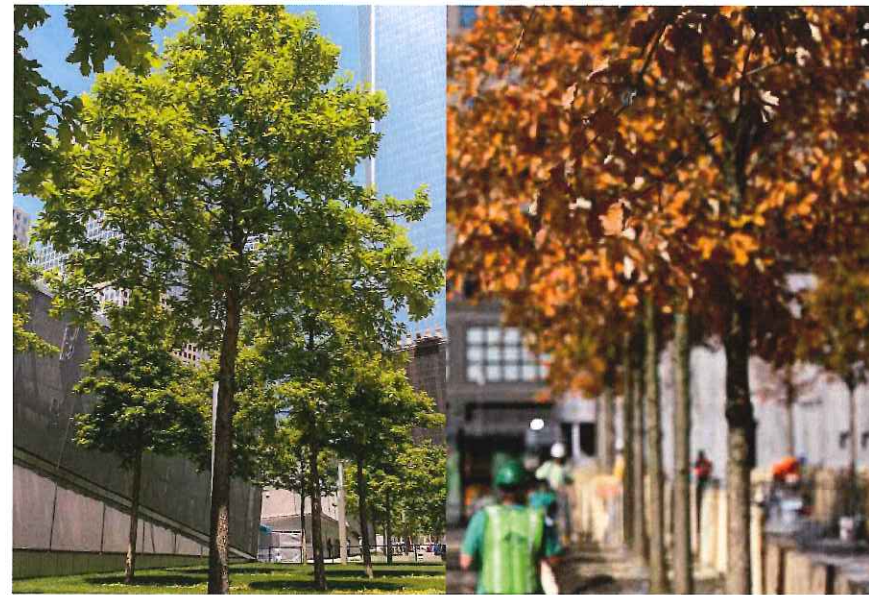
CONGRESS SQUARE REDESIGN

PLANTING PALETTE

CANOPY TREES



Quercus macrocarpa | Bur Oak

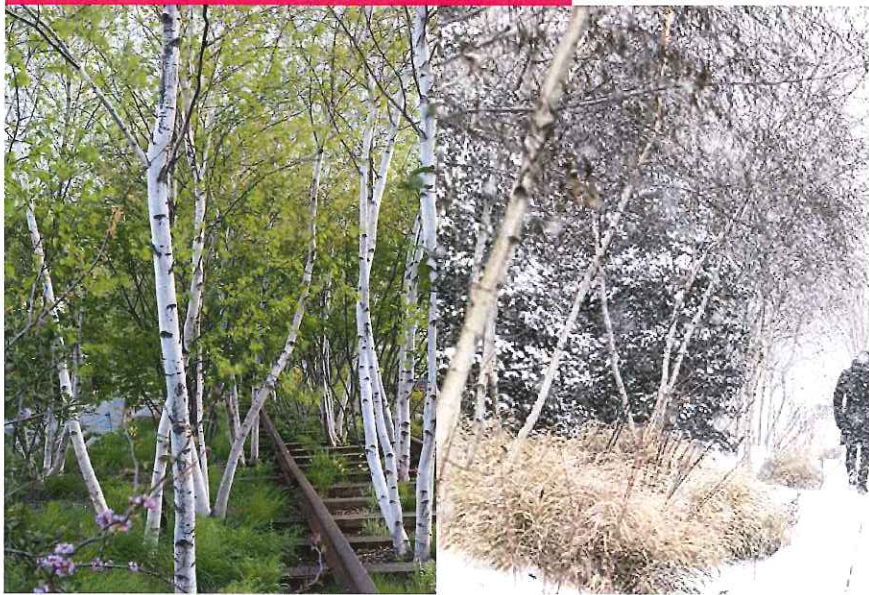


Quercus bicolor | Swamp White Oak

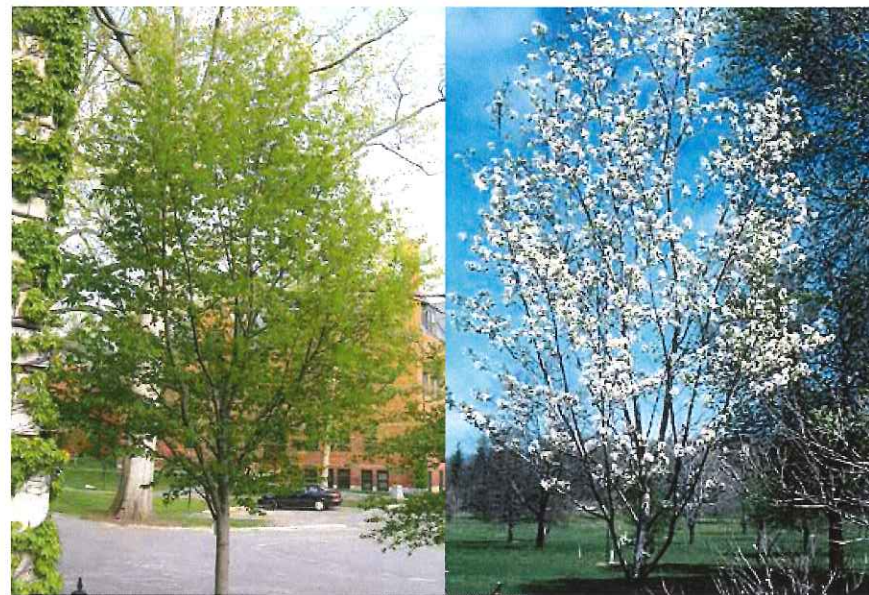


Nyssa sylvatica | Black Gum

ACCENT TREES



Betula populifolia | Grey Birch



Amelanchier laevis | Allegheny Serviceberry

CONGRESS SQUARE REDESIGN PLANTING PALETTE

SHRUBS



Clethra alnifolia 'Compacta'
SUMMERSWEET

Comptonia peregrina
SWEETFERN

Ilex verticillata 'Red Sprite'
WINTERBERRY

Ilex verticillata 'Jim Dandy'
WINTERBERRY

Rosa virginiana
VIRGINIA ROSE

FERNS & SEDGES



Athyrium angustum
NORTHERN LADY FERN

Polystichum acrostichoides
CHRISTMAS FERN

Carex appalachica
APPALACHIAN SEDGE

Carex eburnea
BRISTLE-LEAVED SEDGE

Carex pensylvanica
PENNSYLVANIA SEDGE

PERENNIALS



Amsonia tabernaemontana
var. *salicifolia*
BLUESTAR

Asclepias tuberosa
BUTTERFLY WEED

Actaea racemosa
BLACK COHOSH

Actaea rubra
RED BANEBERRY

Baptisia 'Purple Smoke'
FALSE INDIGO

Liatris spicata
BLAZING STAR

CONGRESS SQUARE REDESIGN

PLANTING PALETTE

PERENNIALS



Monarda fistulosa 'Claire Grace'

WILD BERGAMOT

Phlox paniculata 'Jeana'

GARDEN PHLOX

Pycnanthemum tenifolium

MOUNTAIN MINT

Symphyotrichum laeve

SMOOTH ASTER

Symphyotrichum oblongifolium 'October Skies'

AROMATIC ASTER

Symphyotrichum cordifolium

BLUE WOOD ASTER



Solidago flexicaulis

BROADLEAF GOLDENROD

Tiarella cordifolia

FOAMFLOWER

Veronicastrum virginicum

CULVER'S ROOT

Vernonia noveboracensis

NEW YORK IRONWEED

ORNAMENTAL GRASSES



Deschampsia cespitosa

TUFTED HAIR GRASS

Panicum virgatum 'Shenandoah'

SWITCH GRASS

Schizachyrium scoparium

'Standing Ovation'

LITTLE BLUESTEM

CONGRESS SQUARE REDESIGN MATERIAL PALETTE

PARK & PLAZA



ROADWAY/CROSSING



TRANSITION PAVING



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

CONGRESS STREET

BRICK PAVING TO MATCH
EXISTING SIDEWALK (TYP.)

FREE STREET

BRICK PAVING TO MATCH
EXISTING SIDEWALK (TYP.)

STATE THEATRE

PORTLAND MUSEUM
OF ART

CONGRESS STREET

BRICK PAVING TO MATCH
EXISTING SIDEWALK (TYP.)

HIGH STREET



CONGRESS SQUARE REDESIGN

MATERIAL PALETTE

SEAT WALL - TYPE I



SEAT WALL - TYPE II



FLUSH PLANTER CURB



THE WESTIN PORTLAND
HARBORVIEW

CONGRESS SQUARE
APARTMENTS

CONGRESS STREET

FREE STREET

PORTLAND MUSEUM
OF ART

STATE THEATRE

CONGRESS STREET

HIGH STREET

4"H GRANITE PLANTER
CURB AT SIDEWALK (TYP.)

4"H GRANITE PLANTER
CURB AT SIDEWALK (TYP.)

4"H GRANITE PLANTER
CURB AT SIDEWALK (TYP.)

4"H GRANITE PLANTER
CURB AT SIDEWALK (TYP.)

(F) TYP.

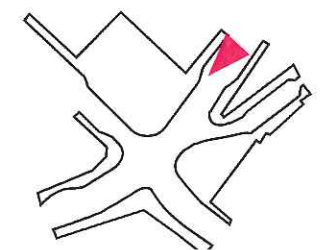
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WRT

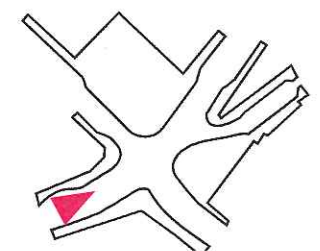


VIEW FROM CONGRESS ST.



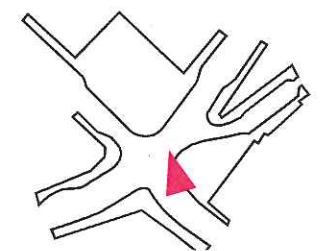


VIEW FROM CONGRESS ST.





VIEW TO CONGRESS SQ. PARK



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PORTLAND, ME

CITY OF PORTLAND, MAINE

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DRAWING TITLE
LAYOUT PLAN

DRAWING #

L-101



PROPOSED SITE FEATURES LEGEND

- 1 PRECAST CONC. BENCH
- 2 PRECAST CONC. BENCH WITH WOOD
- 3 4" HT GRANITE PLANTER CURB
- 4 GRANITE BLOCKS
- 5 PRECAST CONC. STEPS
- 6 PRECAST CONC. STEPS WITH HANDRAIL
- 7 ART PIECE BY SZE STUDIO
- 8 IN-GROUND WATER JETS
- 9 GRANITE BAND 4"
- 10 STORAGE STRUCTURE
- 11 ADA RAMP WITH TRUNCATED DOMES
- 12 TABLE TOP AT FREE STREET
- 13 BIKE RACK (10 TOTAL)
- 14 SAFETY BOLLARD

SITE FEATURES LEGEND

- PROJECT LIMIT LINE
- PROPOSED TREE
- TRAFFIC POLE
- TRAFFIC LIGHT
- PEDESTRIAN LIGHT
- TYPICAL BENCH



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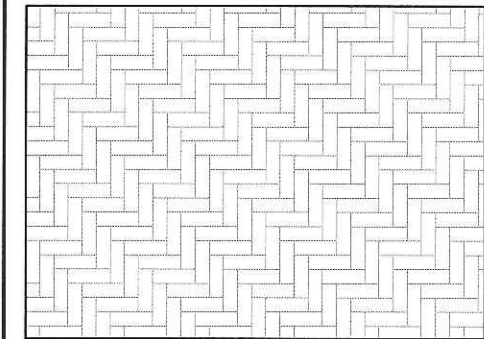
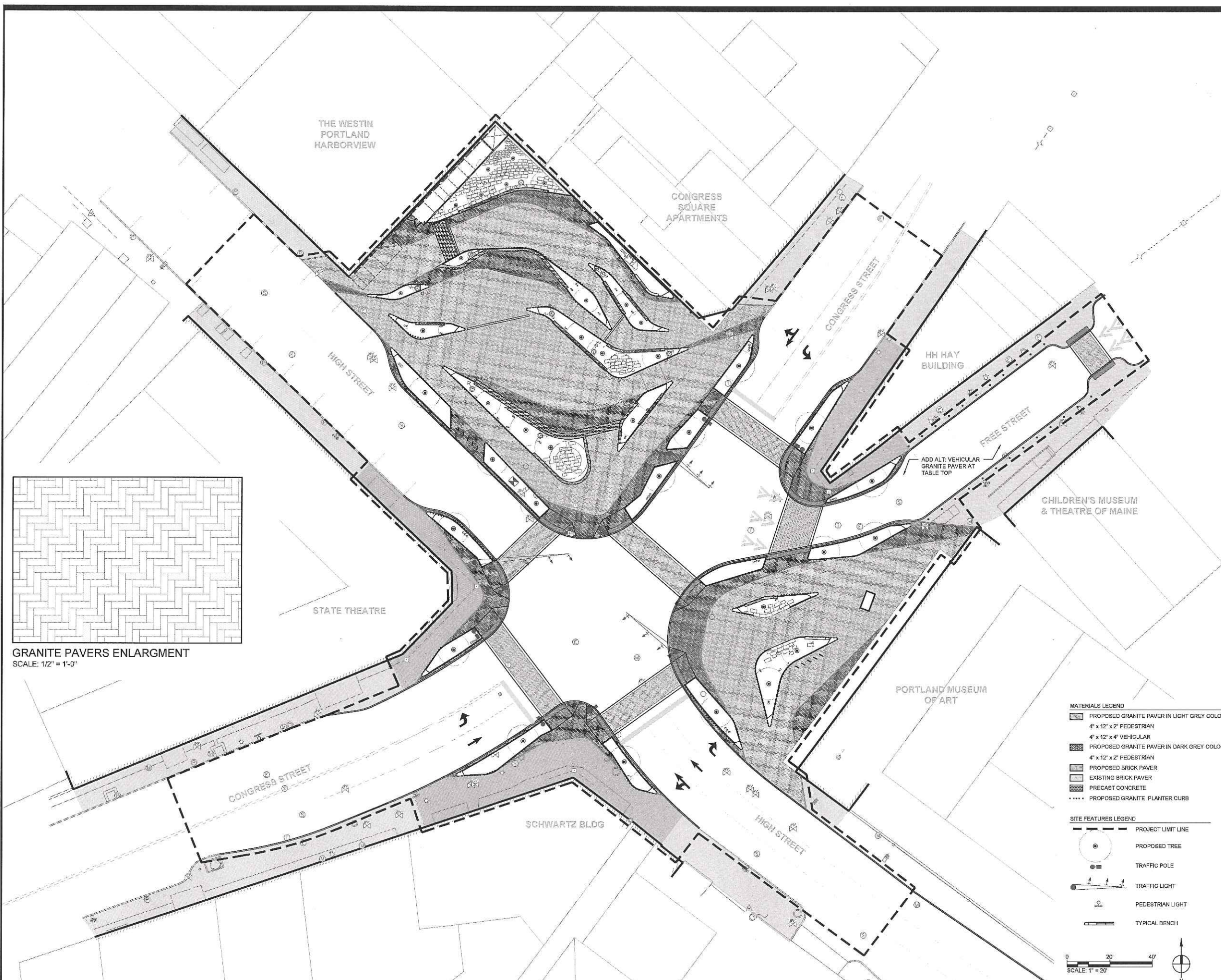
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DRAWING TITLE
MATERIALS PLAN

DRAWING #
L-102



GRANITE PAVERS ENLARGMENT
SCALE: 1/2" = 1'-0"

- MATERIALS LEGEND**
- PROPOSED GRANITE PAVER IN LIGHT GREY COLOR
4" x 12" x 2" PEDESTRIAN
4" x 12" x 4" VEHICULAR
 - PROPOSED GRANITE PAVER IN DARK GREY COLOR
4" x 12" x 2" PEDESTRIAN
 - PROPOSED BRICK PAVER
 - EXISTING BRICK PAVER
 - PRECAST CONCRETE
 - PROPOSED GRANITE PLANTER CURB

- SITE FEATURES LEGEND**
- PROJECT LIMIT LINE
 - PROPOSED TREE
 - TRAFFIC POLE
 - TRAFFIC LIGHT
 - PEDESTRIAN LIGHT
 - TYPICAL BENCH



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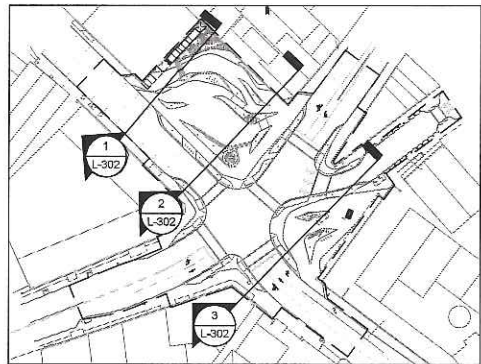
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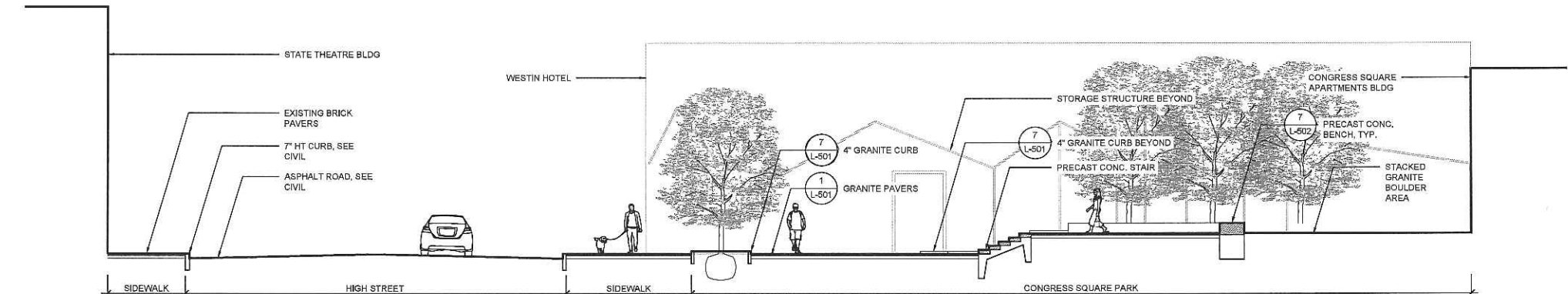
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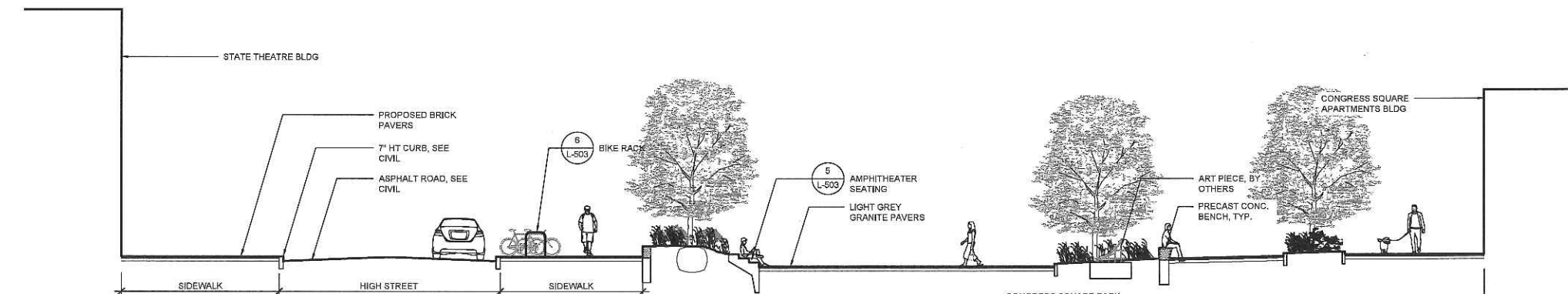
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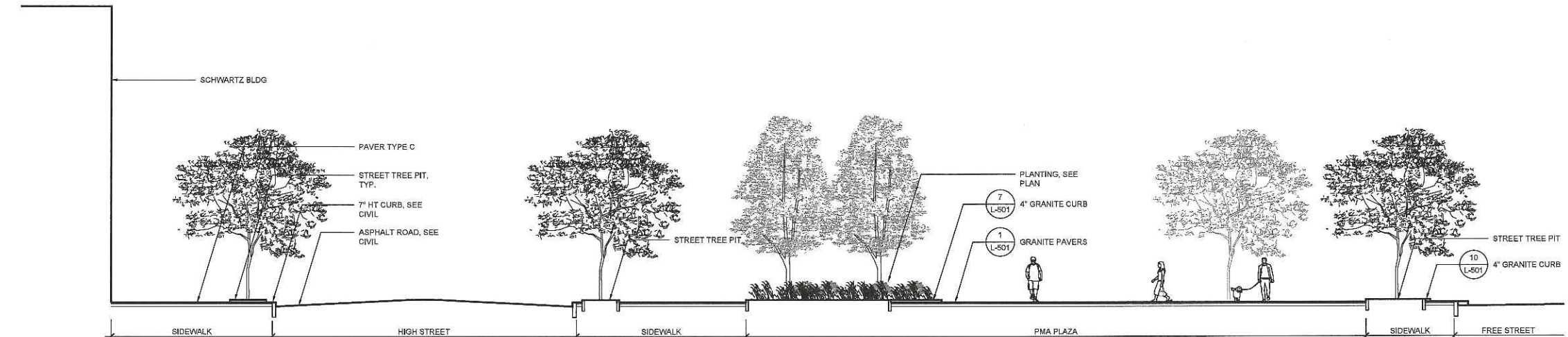
KEY PLAN



1 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"



2 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"



3 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 1/8" = 1'-0"

CONGRESS SQUARE
PORTLAND, ME

CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



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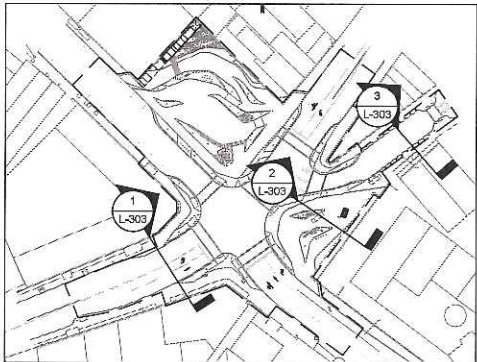
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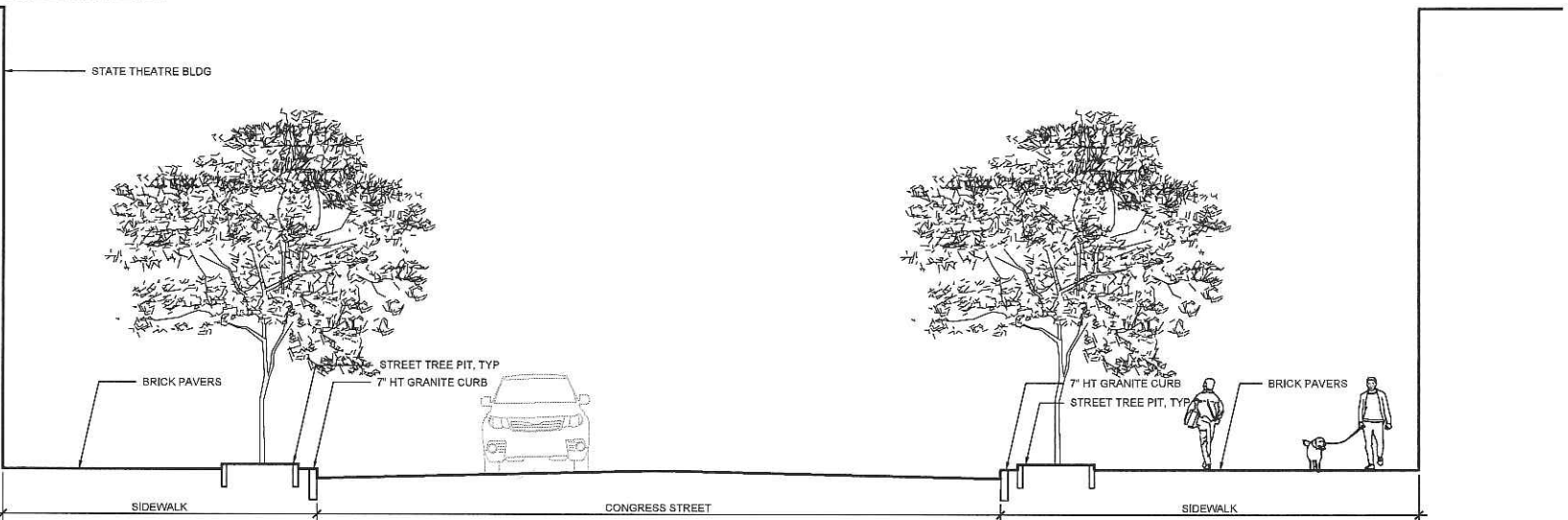
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DRAWING #

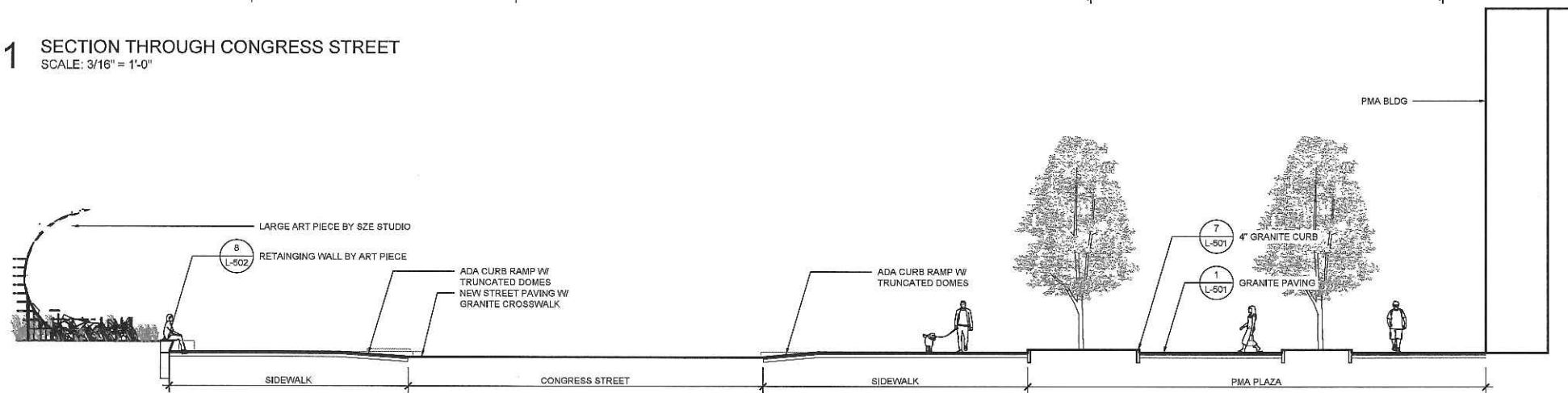
L-303



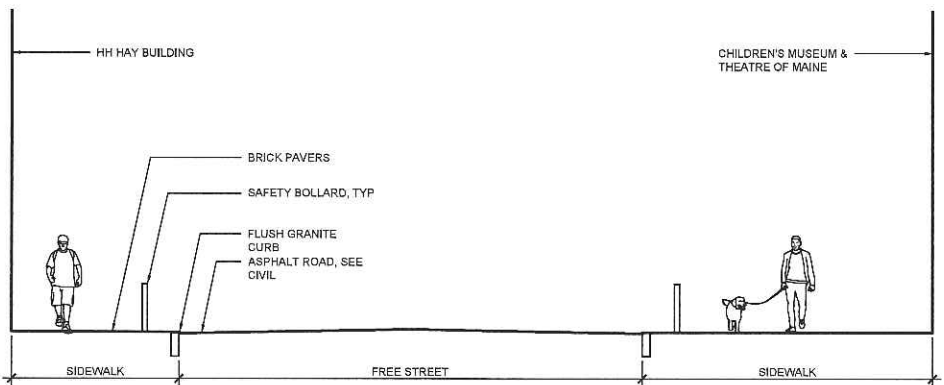
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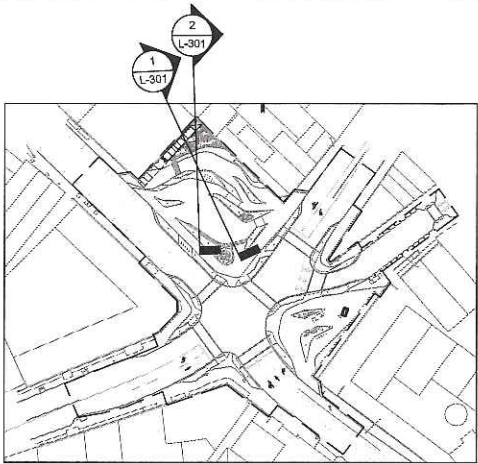
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SCALE: 3/16" = 1'-0"



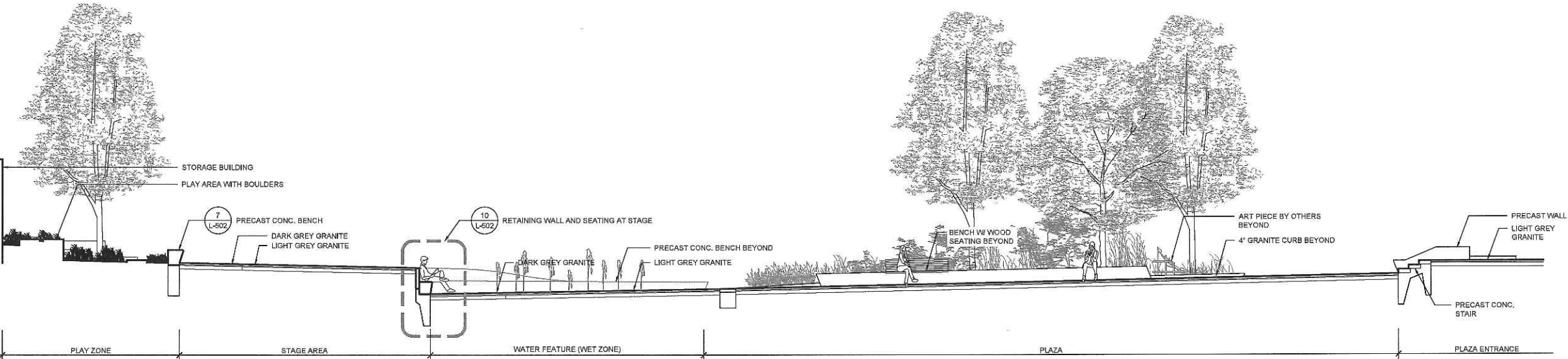
2 SECTION THROUGH PMA PLAZA
SCALE: 1/8" = 1'-0"



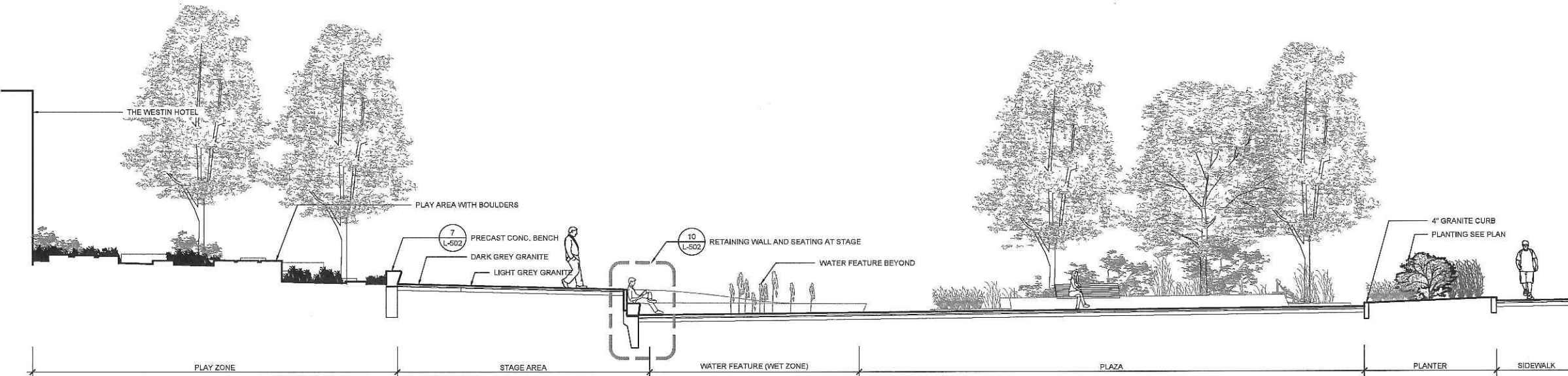
3 SECTION THROUGH FREE STREET
SCALE: 3/16" = 1'-0"



KEY PLAN



1 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 3/16" = 1'-0"



2 SECTION THROUGH CONGRESS SQUARE PARK
SCALE: 3/16" = 1'-0"

CONGRESS SQUARE
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CITY OF PORTLAND, MAINE

LANDSCAPE ARCHITECT



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COST ESTIMATING
VJ ASSOCIATES
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KEY PLAN



ISSUE

REV #	DATE	DESCRIPTION
1	03/12/18	50% DESIGN DEVELOPMENT
2	08/13/18	100% DESIGN DEVELOPMENT

SEALS

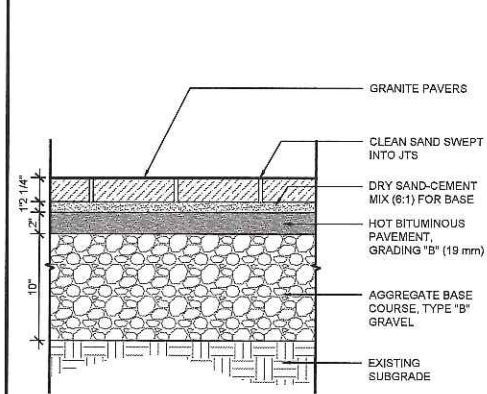
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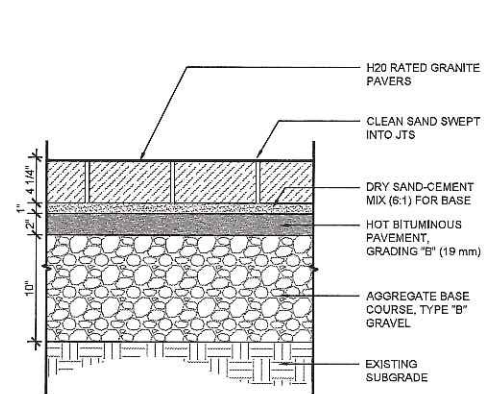
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SCALE	AS NOTED		

DRAWING TITLE
SITE SECTIONS

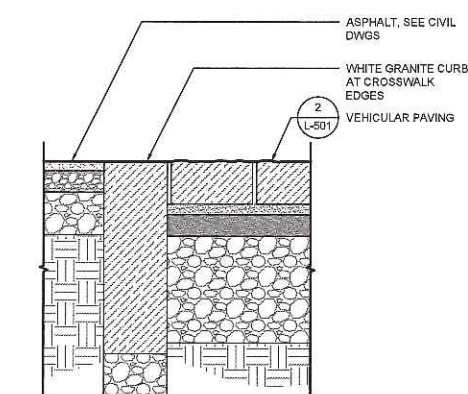
DRAWING #
L-301



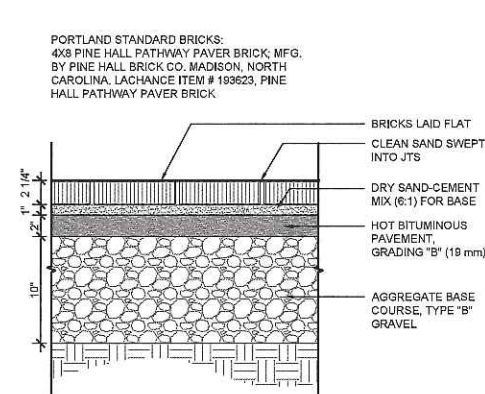
1 PEDESTRIAN GRANITE PAVERS - SECTION
SCALE: 1 1/2" = 1'-0"



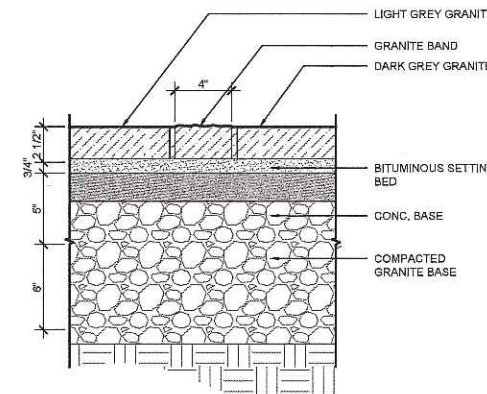
2 VEHICULAR GRANITE PAVERS - SECTION
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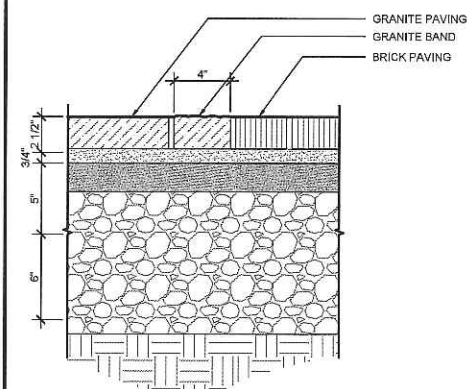
3 EDGE AT VEHICULAR GRANITE AND ASPHALT - SECTION
SCALE: 1 1/2" = 1'-0"



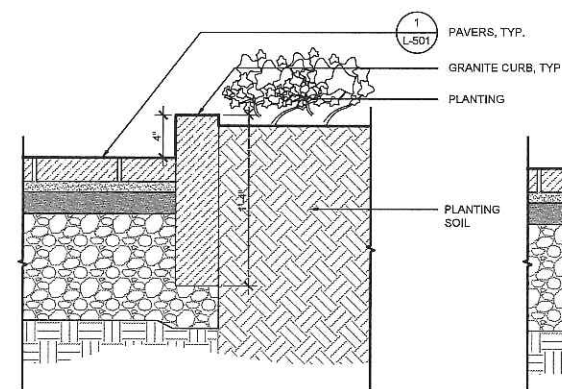
4 BRICK PAVERS - SECTION
SCALE: 1 1/2" = 1'-0"



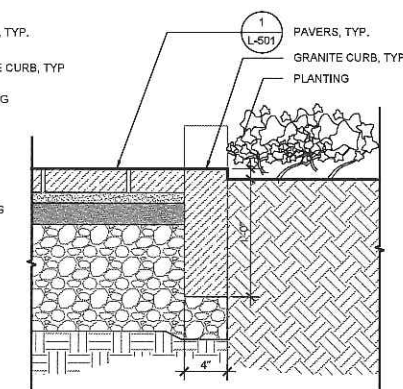
5 BAND AT GRANITE PAVER A AND GRANITE PAVER B - SECTION
SCALE: 2" = 1'-0"



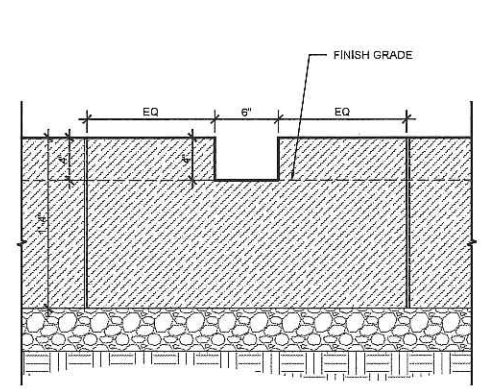
6 BAND AT GRANITE PAVER AND BRICK PAVING - SECTION
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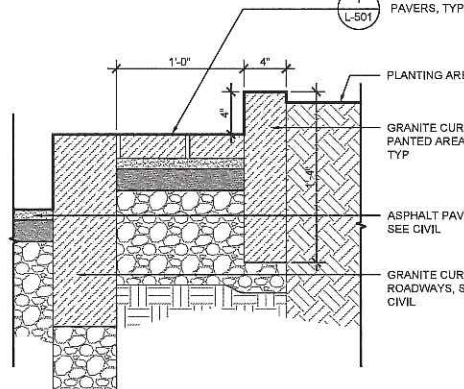
7 GRANITE CURB AT PLANTING IN PARK - SECTION
SCALE: 1 1/2" = 1'-0"



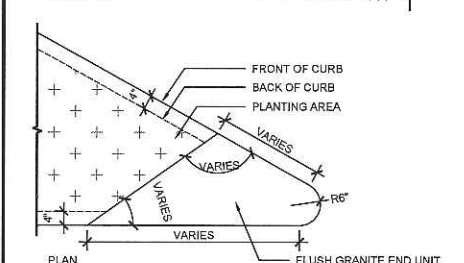
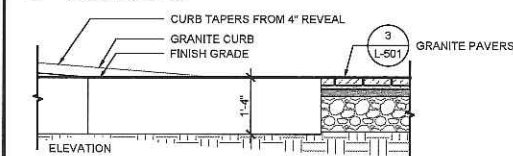
8 GRANITE CURB CUT AT PLANTING IN PARK - SECTION
SCALE: 1 1/2" = 1'-0"



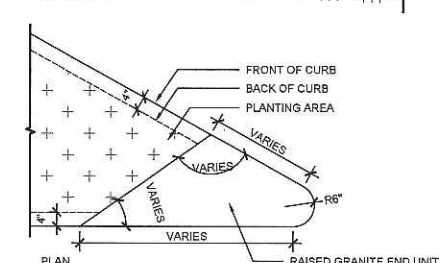
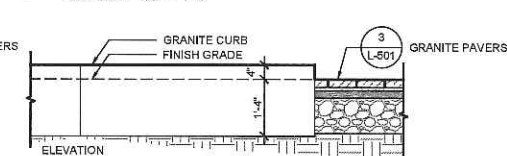
9 GRANITE CURB CUT AT PLANTING IN PARK - ELEVATION
SCALE: 1 1/2" = 1'-0"



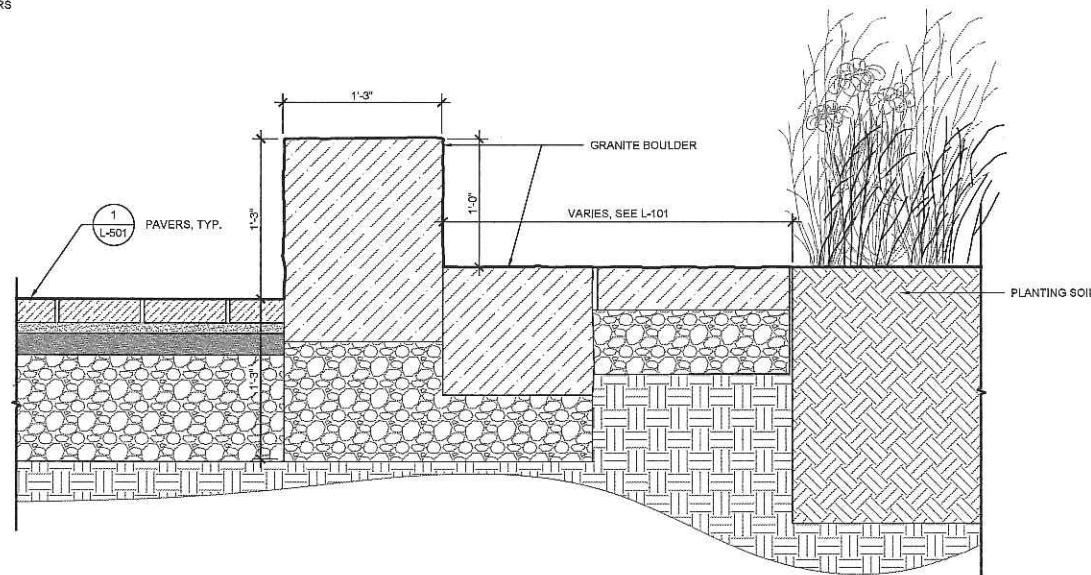
10 GRANITE CURB AT SIDEWALK PLANTING - SECTION
SCALE: 1 1/2" = 1'-0"



11 GRANITE CURB END PIECE AT PARK - ELEVATION + PLAN
SCALE: 1/2" = 1'-0"



12 GRANITE CURB END PIECE AT SIDEWALK - ELEVATION + PLAN
SCALE: 1/2" = 1'-0"



13 STACKED GRANITE BENCH AT PMA PLAZA - SECTION
SCALE: 1 1/2" = 1'-0"

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KEY PLAN



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DRAWING TITLE
SITE DETAILS

DRAWING #

L-501

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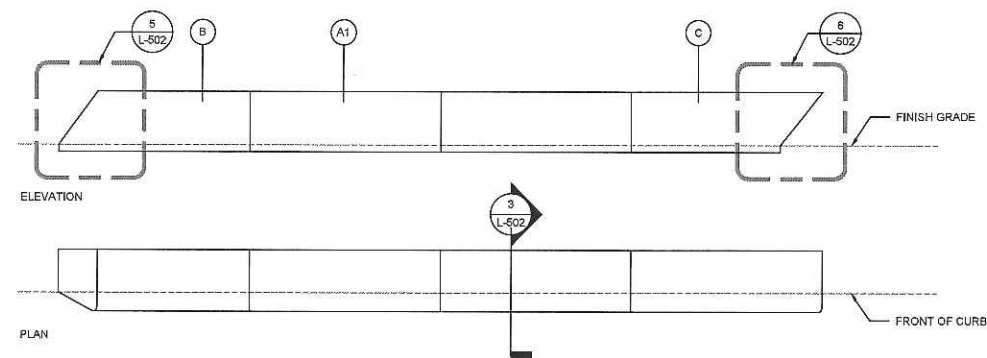
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DATE	SEE ISSUE DATE	CHECKED BY	MC
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DRAWING TITLE

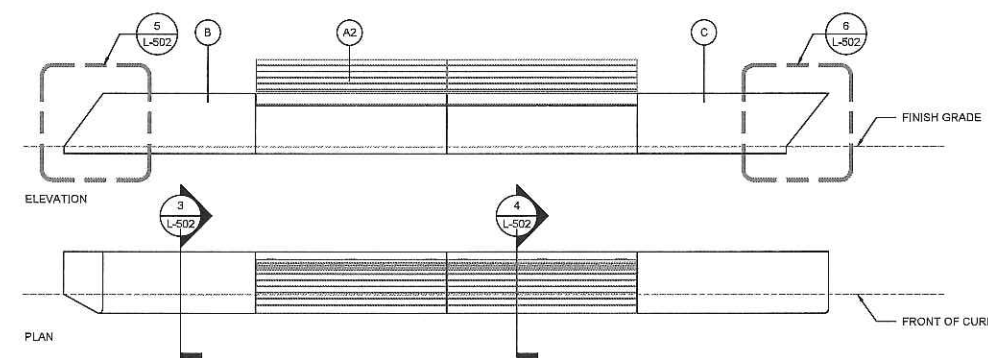
SITE DETAILS

DRAWING #

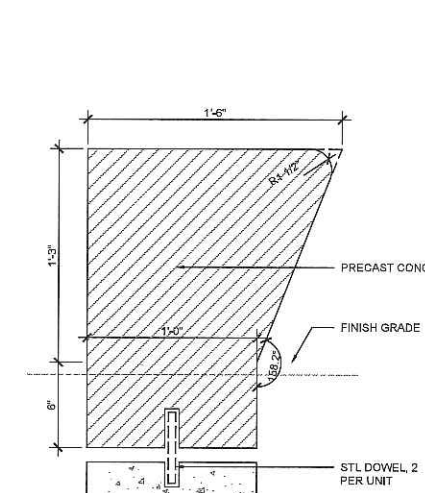
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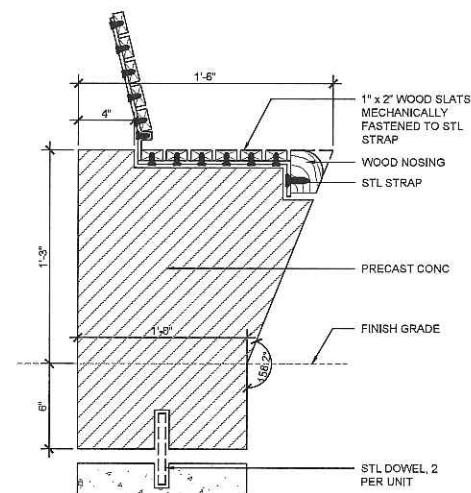
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SCALE: 1/2" = 1'-0"



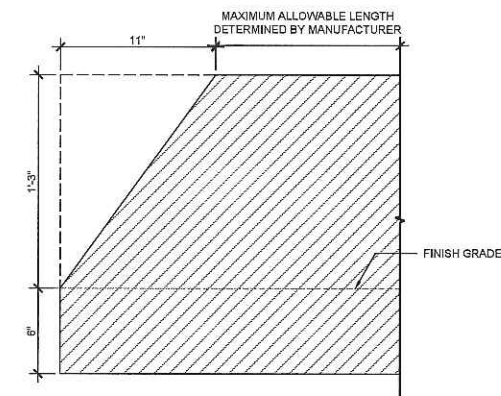
2 PRECAST CONC. BENCH WITH WOOD SEAT - PLAN AND ELEVATION
SCALE: 1/2" = 1'-0"



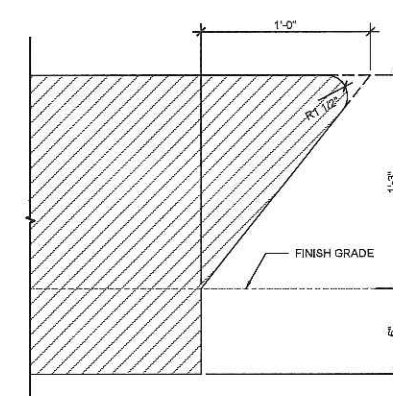
3 PRECAST CONC. BENCH TYPE A1 - SECTION
SCALE: 2" = 1'-0"



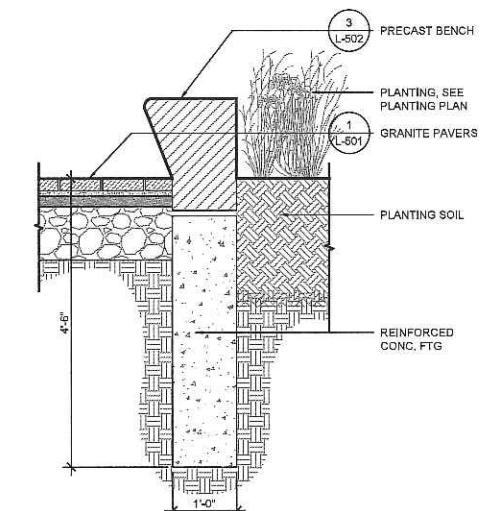
4 PRECAST CONC. BENCH - TYPE A2 - SECTION
SCALE: 2" = 1'-0"



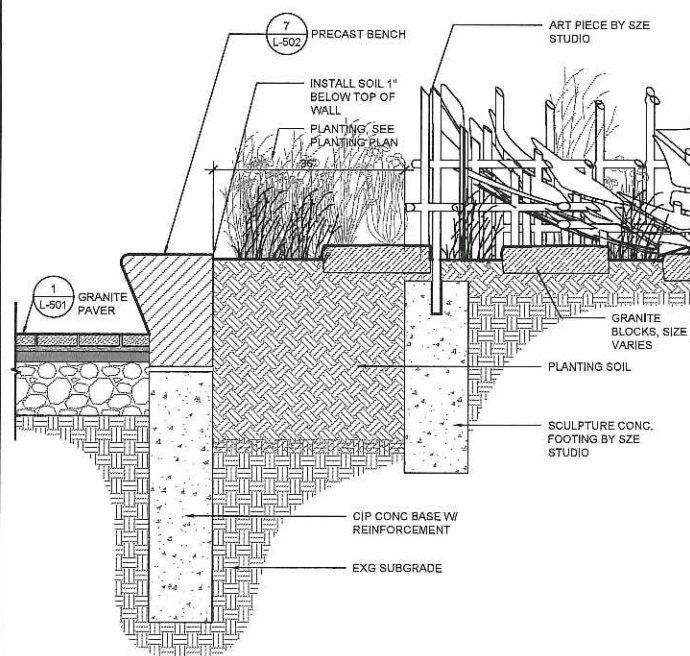
5 PRECAST CONC. BENCH - TYPE B - ELEVATION
SCALE: 2" = 1'-0"



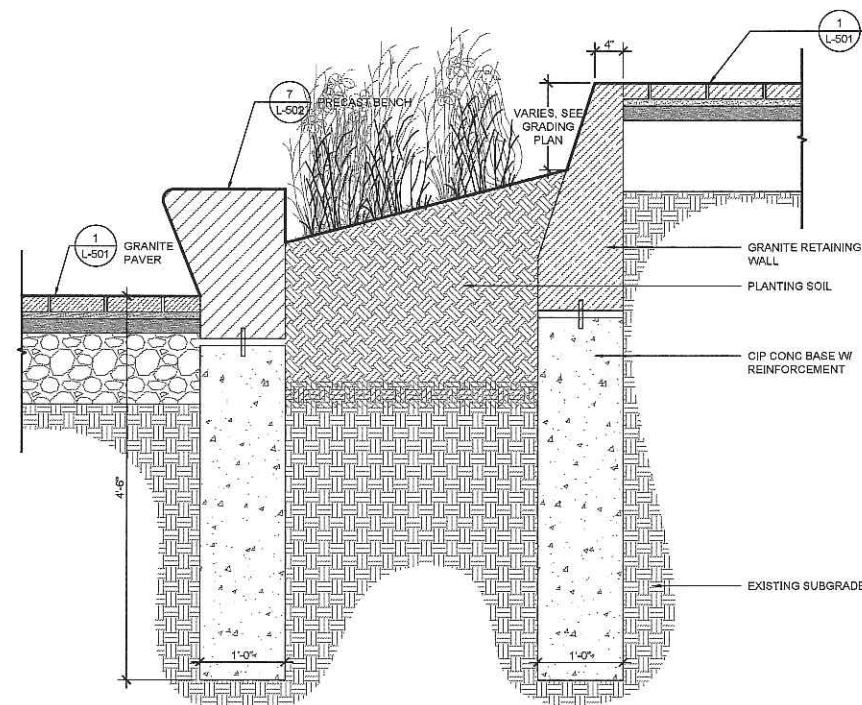
6 PRECAST CONC. BENCH - TYPE C - ELEVATION
SCALE: 2" = 1'-0"



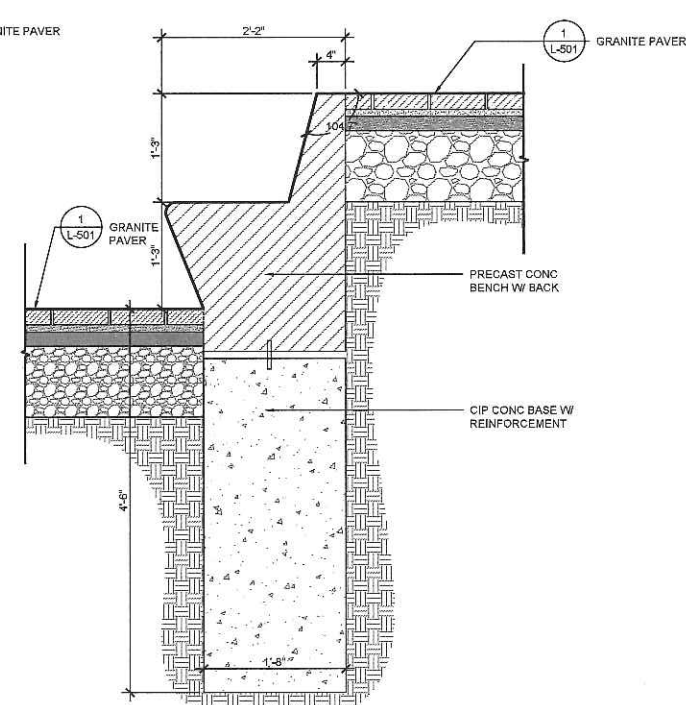
7 PRECAST CONC BENCH, TYP - SECTION
SCALE: 3/4" = 1'-0"



8 BENCH AT ART PIECE - SECTION
SCALE: 3/4" = 1'-0"



9 EDGE AT STAGE AND PLAZA WITH PLANTING - SECTION
SCALE: 1" = 1'-0"



10 EDGE AT STAGE AND PLAZA - SECTION
SCALE: 1" = 1'-0"

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KEY PLAN



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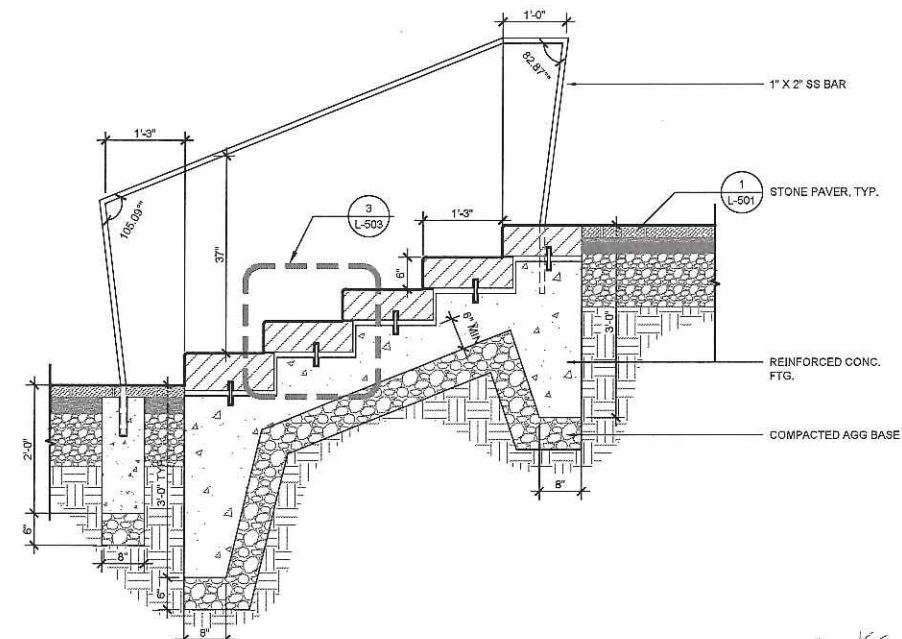
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DATE	SEE ISSUE DATE	CHECKED BY	MC
SCALE	AS NOTED		

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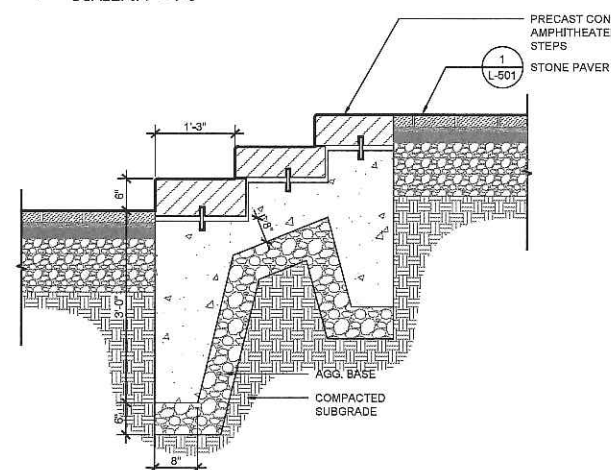
SITE DETAILS

DRAWING #

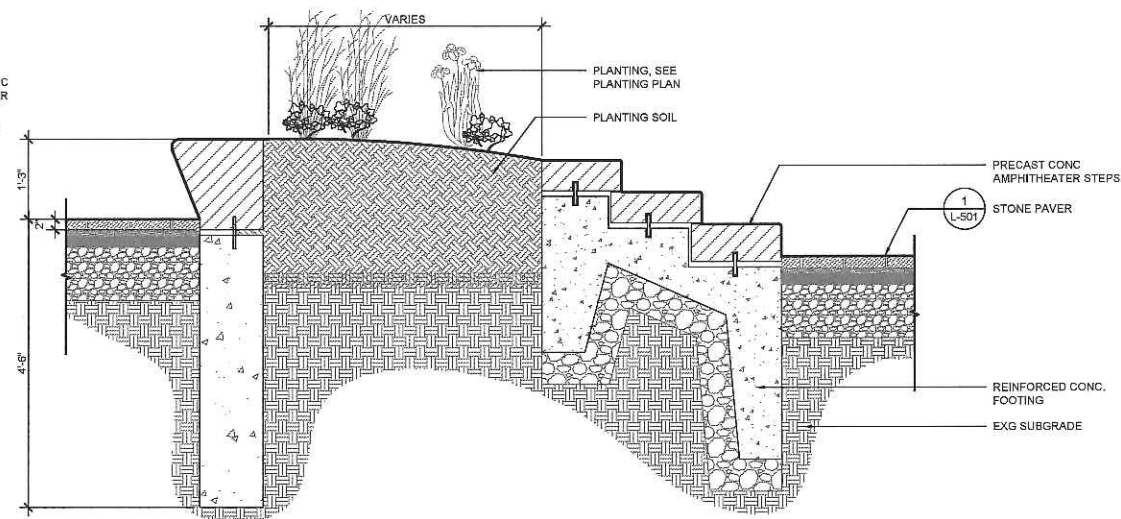
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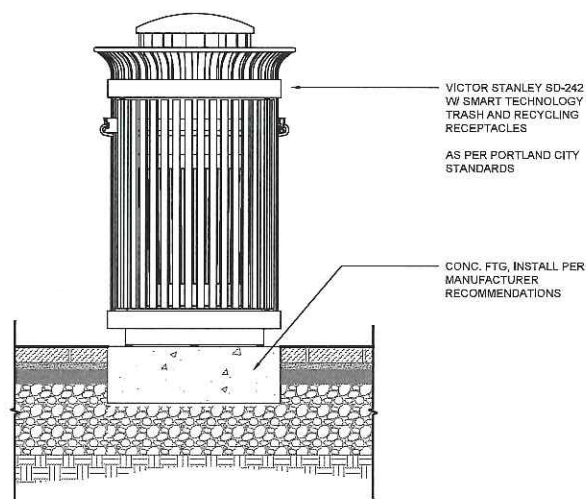
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SCALE: 3/4" = 1'-0"



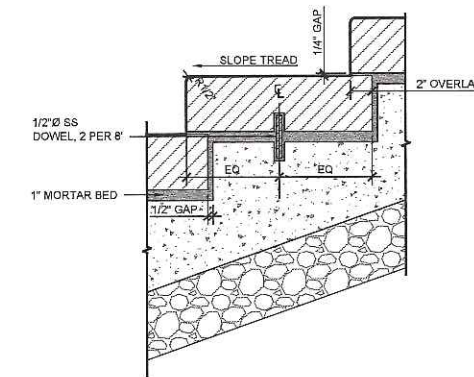
4 PRECAST STEPS AT ENTRANCE - SECTION
SCALE: 3/4" = 1'-0"



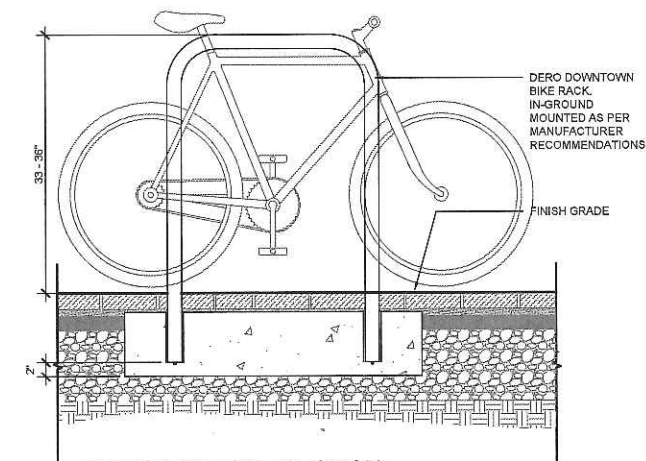
5 AMPHITHEATER SEATING - SECTION
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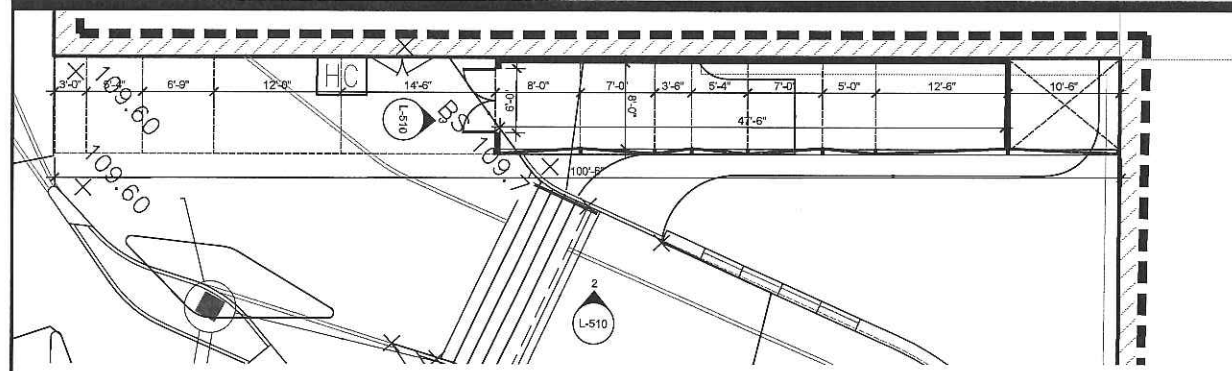
7 WASTE RECEPTACLE, TYP - SECTION
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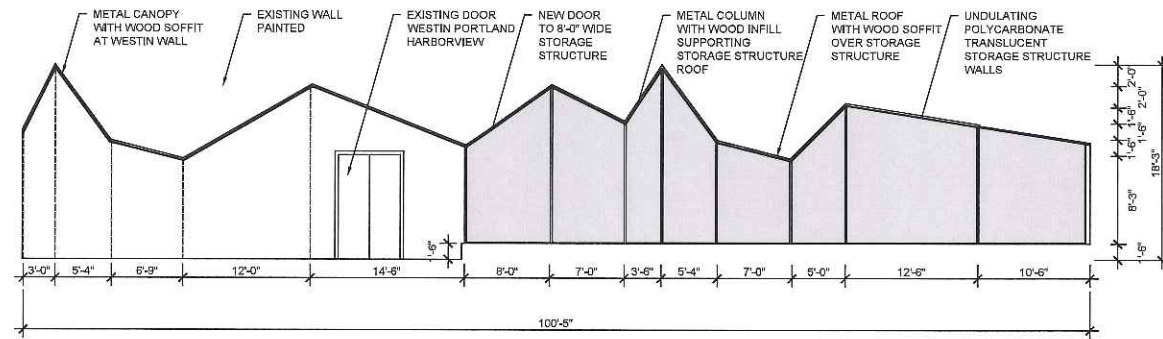
3 STAIR TREAD ENLARGEMENT - SECTION
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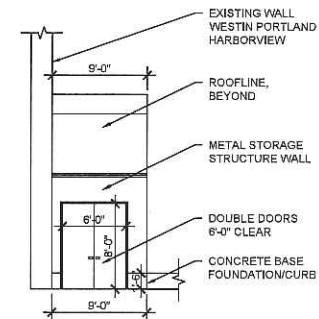
6 BIKE RACK, TYP - SECTION
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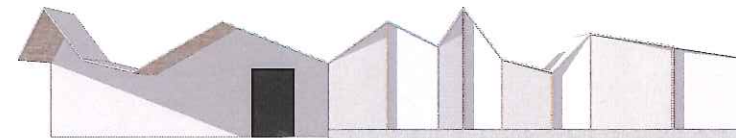
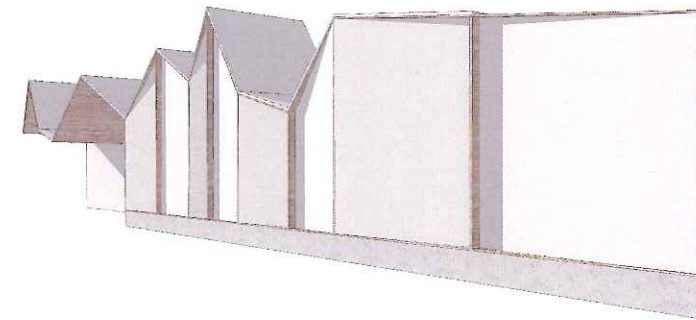
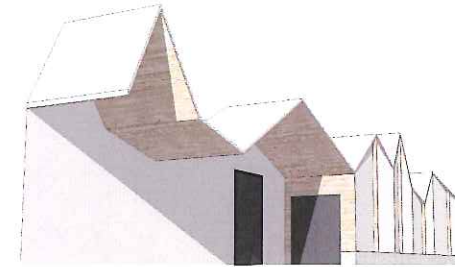
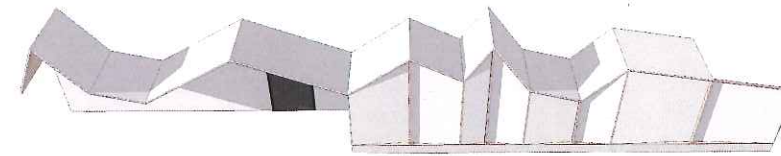
1 STORAGE STRUCTURE - PLAN
SCALE: 1 1/2" = 1'-0"



2 STORAGE STRUCTURE - ELEVATION
SCALE: 1 1/2" = 1'-0"



3 STORAGE STRUCTURE - ELEVATION
SCALE: 1 1/2" = 1'-0"



4 STORAGE STRUCTURE - MASSING AXONS
NTS

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KEY PLAN



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STORAGE
STRUCTURE DETAILS

DRAWING #
L-504

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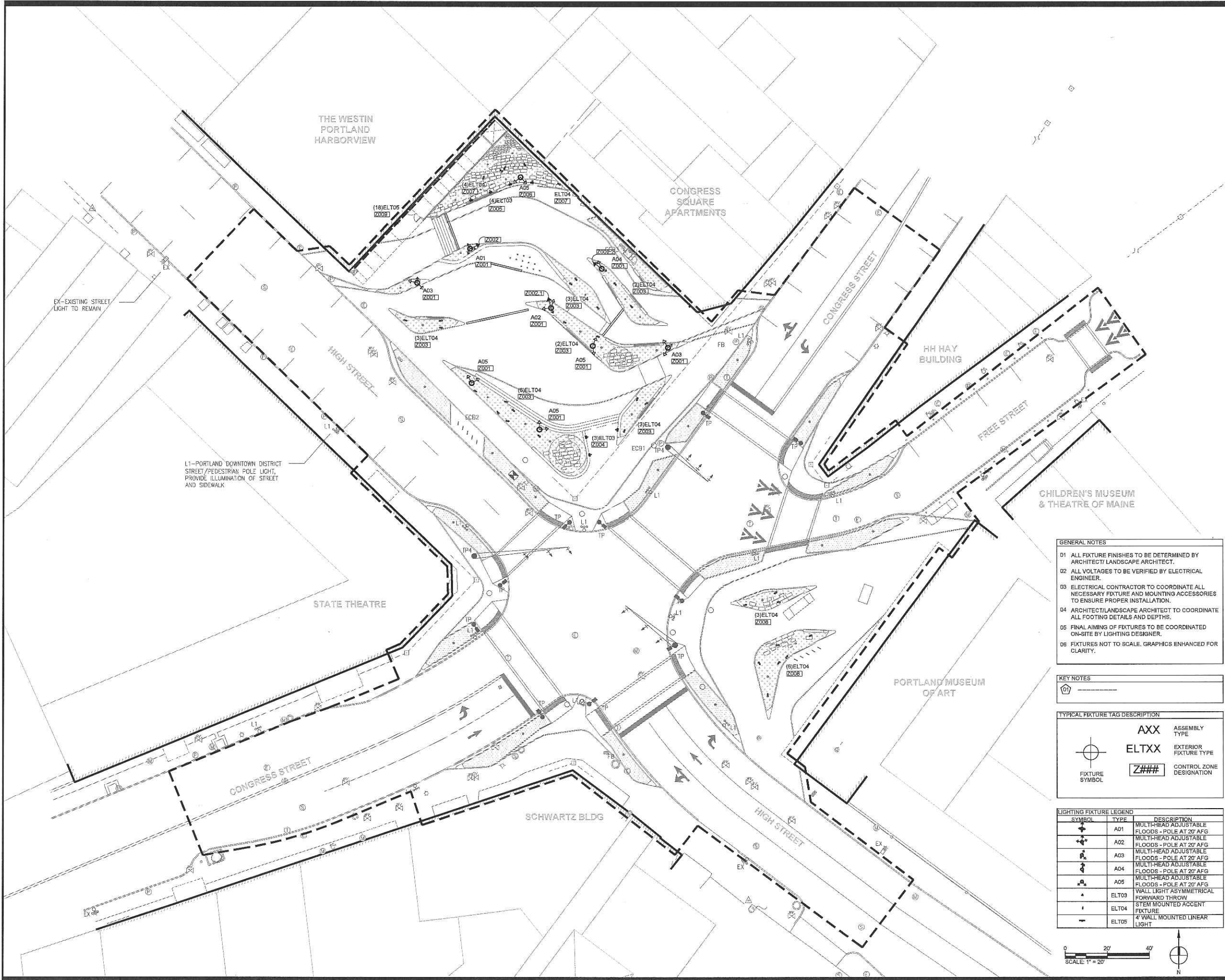
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DATE	SEE ISSUE DATE	CHECKED BY	MC
SCALE	AS NOTED		

DRAWING TITLE

LIGHTING PLAN

DRAWING #

L-103



- GENERAL NOTES
- 01 ALL FIXTURE FINISHES TO BE DETERMINED BY ARCHITECT/ LANDSCAPE ARCHITECT.
 - 02 ALL VOLTAGES TO BE VERIFIED BY ELECTRICAL ENGINEER.
 - 03 ELECTRICAL CONTRACTOR TO COORDINATE ALL NECESSARY FIXTURE AND MOUNTING ACCESSORIES TO ENSURE PROPER INSTALLATION.
 - 04 ARCHITECT/LANDSCAPE ARCHITECT TO COORDINATE ALL FOOTING DETAILS AND DEPTHS.
 - 05 FINAL AIMING OF FIXTURES TO BE COORDINATED ON-SITE BY LIGHTING DESIGNER.
 - 06 FIXTURES NOT TO SCALE. GRAPHICS ENHANCED FOR CLARITY.

KEY NOTES

01

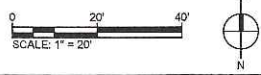
TYPICAL FIXTURE TAG DESCRIPTION

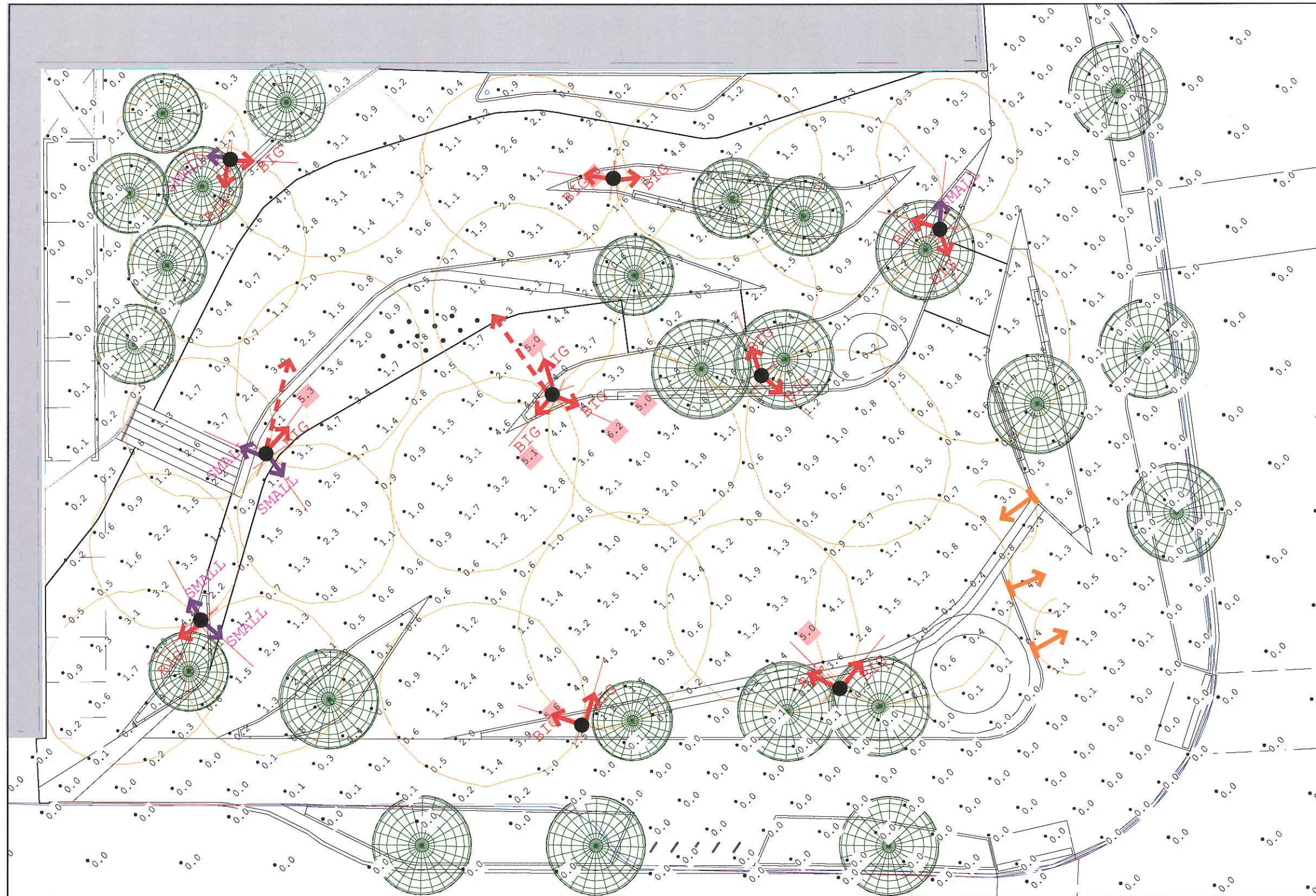
AXX	ASSEMBLY TYPE
ELTXX	EXTERIOR FIXTURE TYPE
Z###	CONTROL ZONE DESIGNATION

FIXTURE SYMBOL

LIGHTING FIXTURE LEGEND

SYMBOL	TYPE	DESCRIPTION
(A01)	MULTI-HEAD ADJUSTABLE FLOODS - POLE AT 20' AFG	
(A02)	MULTI-HEAD ADJUSTABLE FLOODS - POLE AT 20' AFG	
(A03)	MULTI-HEAD ADJUSTABLE FLOODS - POLE AT 20' AFG	
(A04)	MULTI-HEAD ADJUSTABLE FLOODS - POLE AT 20' AFG	
(A05)	MULTI-HEAD ADJUSTABLE FLOODS - POLE AT 20' AFG	
(ELT03)	WALL LIGHT ASYMMETRICAL FORWARD THROW	
(ELT04)	STEM MOUNTED ACCENT FIXTURE	
(ELT05)	4' WALL MOUNTED LINEAR LIGHT	





REQUIRED ILLUMINANCE (FC) LEVELS

AVG ILLUMINANCE: 1.25 FC

MAX: 5.0 FC

MIN: 0.2 FC

MAX/MIN RATIO: 20:1

PROPOSED ILLUMINANCE (FC) LEVELS

AVG ILLUMINANCE: 1.74 FC

MAX: 6.2

MIN: 0.2 FC

MAX/MIN RATIO: 31:1



← GENERAL FLOOD LIGHT

←-- STAGE LIGHTING

FIXTURE LABEL: MAXIWOODY COMPACT
FIXTURE WATTAGE: 28.5W
FIXTURE DETAILS: NOM. 10" DIA, 50 ° WIDE FLOOD



← STEP LIGHT

FIXTURE LABEL: BEGA
FIXTURE WATTAGE: 5.1W
FIXTURE DETAILS: 6-5/8" x 2-3/4" x 5", ASYM FOWARD THROW

SYMBOLS ON PLAN ARE NOT TO SCALE



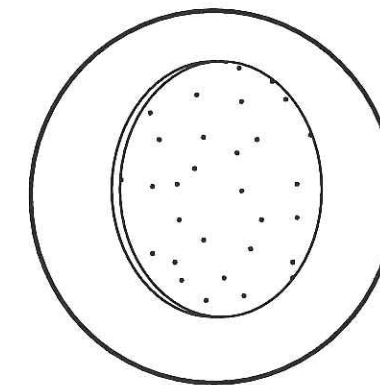
OVERALL POLE HEIGHT: 20'

1ST FIXTURE MOUNTED @ 19.5', MAXIMUM 35 ° TILT

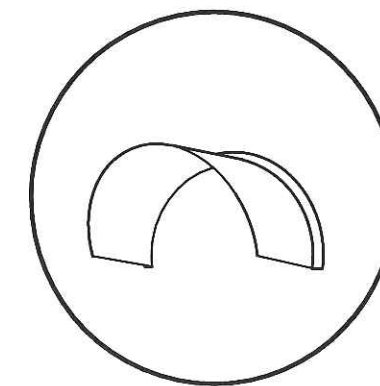
2ND FIXTURE MOUNTED @ 18.0', MAXIMUM 35 ° TILT

3RD FIXTURE MOUNTED @ 16.5', MAXIMUM 35 ° TILT

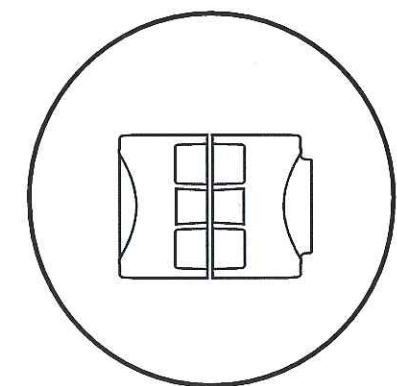
ACCESSORIES



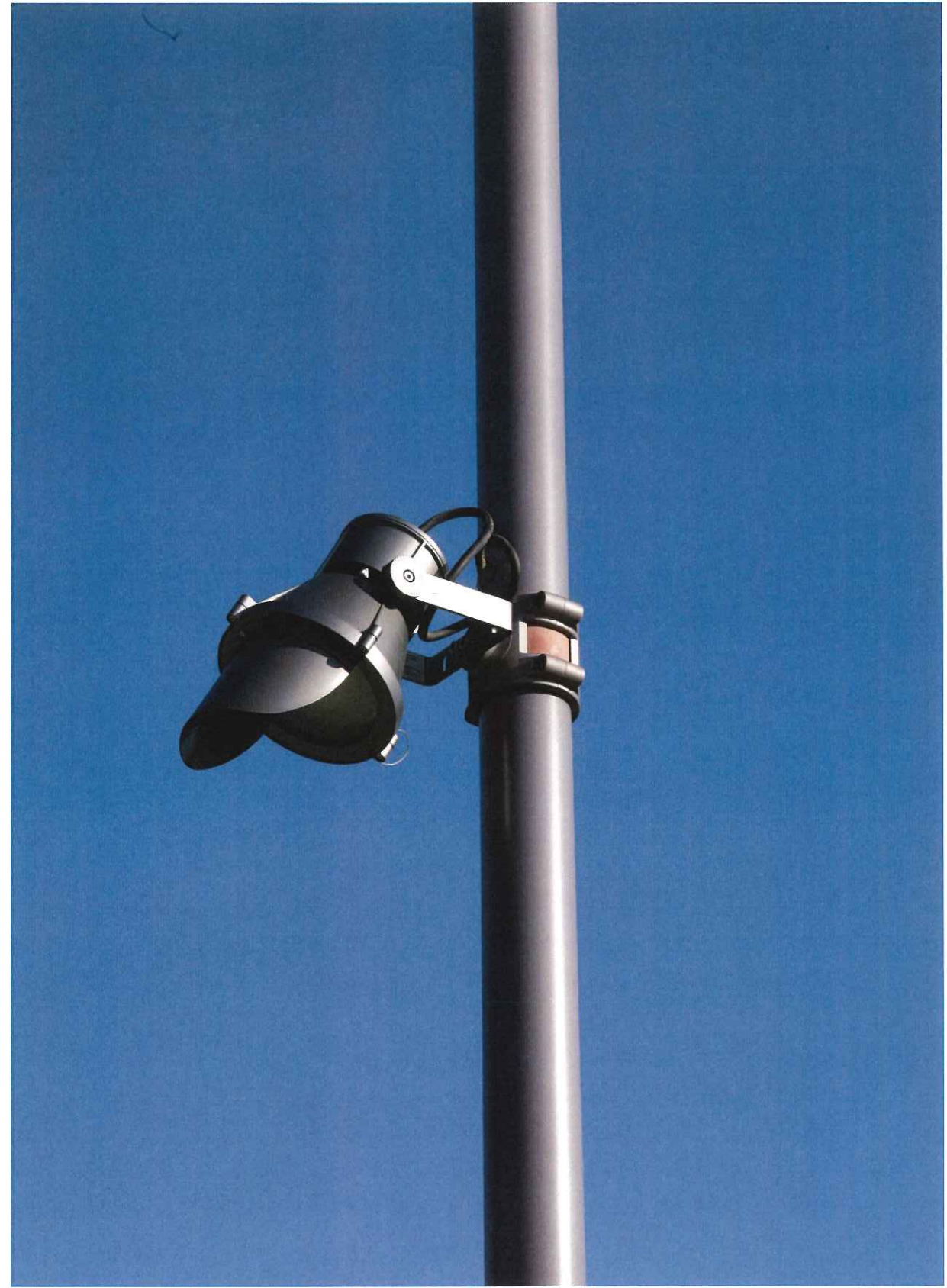
GLASS DIFFUSER



VISOR



Ø4" POLE FLANGE FOR 1 FIXTURE





CONGRESS SQUARE
PORTLAND, MAINE
LIGHTING FIXTURE DETAILS
AND
CUT SHEETS

LANDSCAPE ARCHITECT WRT
1700 Market Street, Suite 2800
Philadelphia, PA 19103

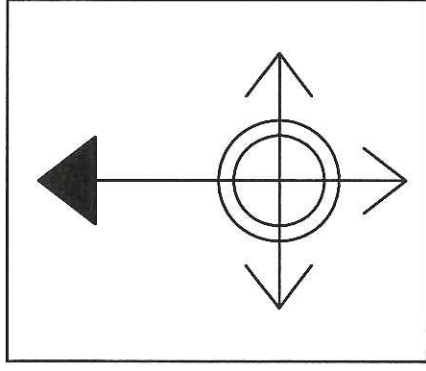
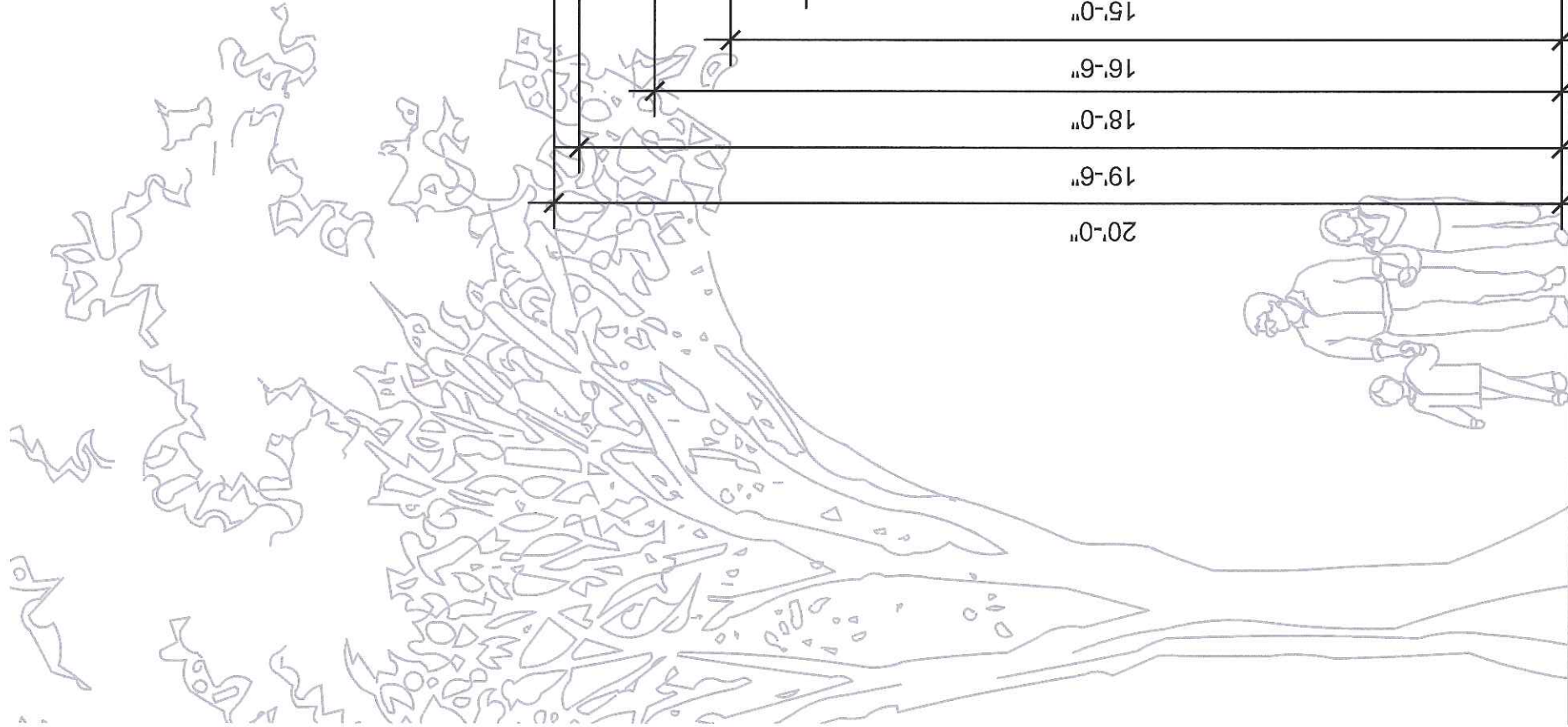
PROJECT REF: 1719

PHASE: 100% Design Development

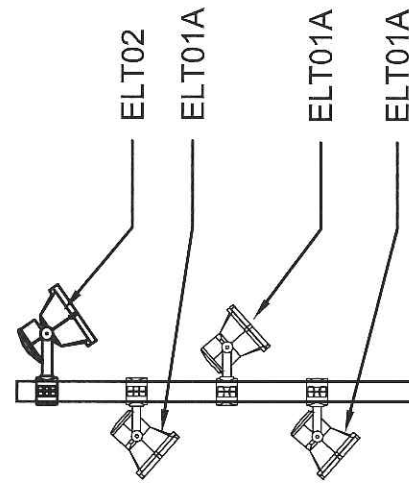
FIRST ISSUE: 08/10/18

REVISION(S):

TILLET
LIGHTING DESIGN
ASSOCIATES
15 Maiden Lane, Suite 508 • New York, NY 10038
t : 212 766 0144 • www.tillettlighting.com



FIXTURE ORIENTATION DIAGRAM



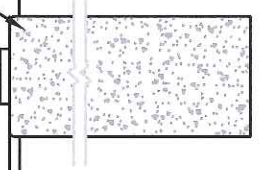
20'-0"
19'-6"
18'-0"
16'-6"
15'-0"

P1

HANDHOLE

FOOTING DETAIL BY
LANDSCAPE ARCHITECT

FINISHED GRADE

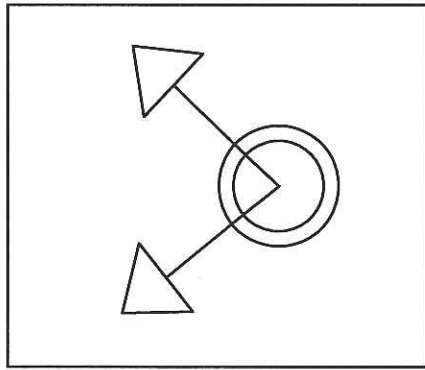
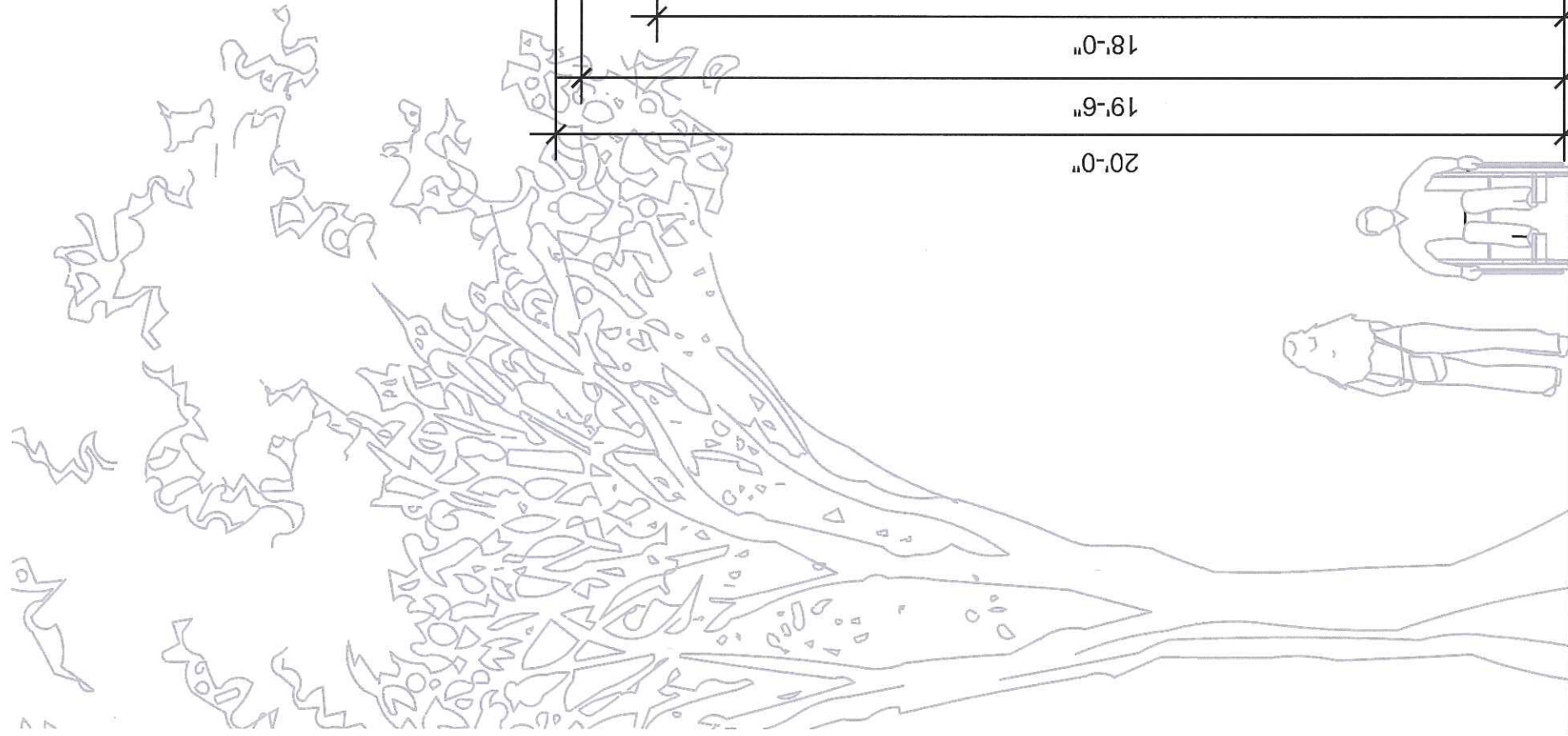


TILLET
LIGHTING DESIGN
ASSOCIATES

DATE	Scale
08/10/18	1/4" = 1'-0"
PROJECT + PHASE	
[1719] CONGRESS SQUARE - 100% DD	

Title

A01

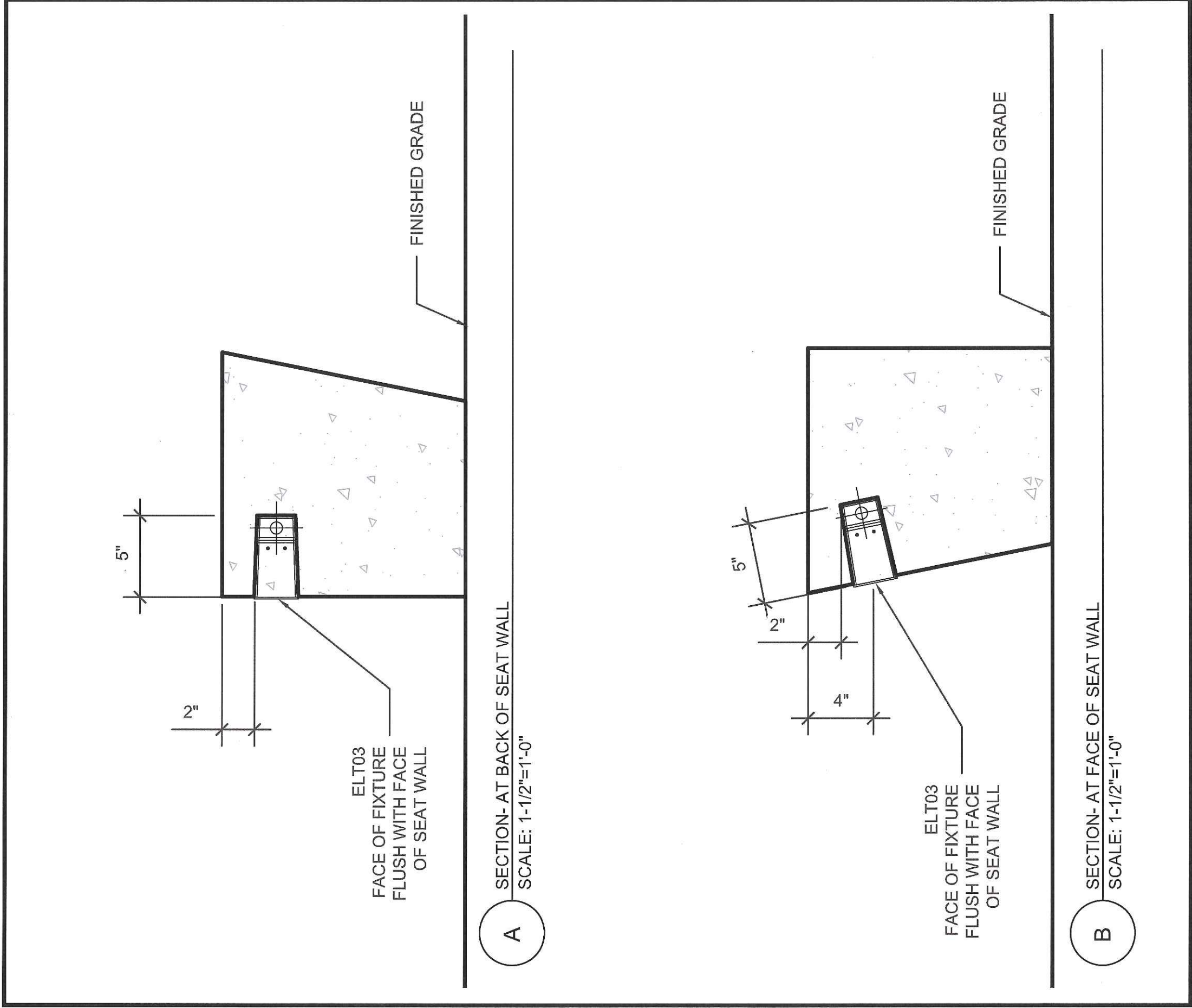


FIXTURE ORIENTATION DIAGRAM

TILLET
LIGHTING DESIGN
ASSOCIATES

DATE	Scale
08/10/18	1/4"= 1'-0"
PROJECT + PHASE	
[1719] CONGRESS SQUARE - 100% DD	

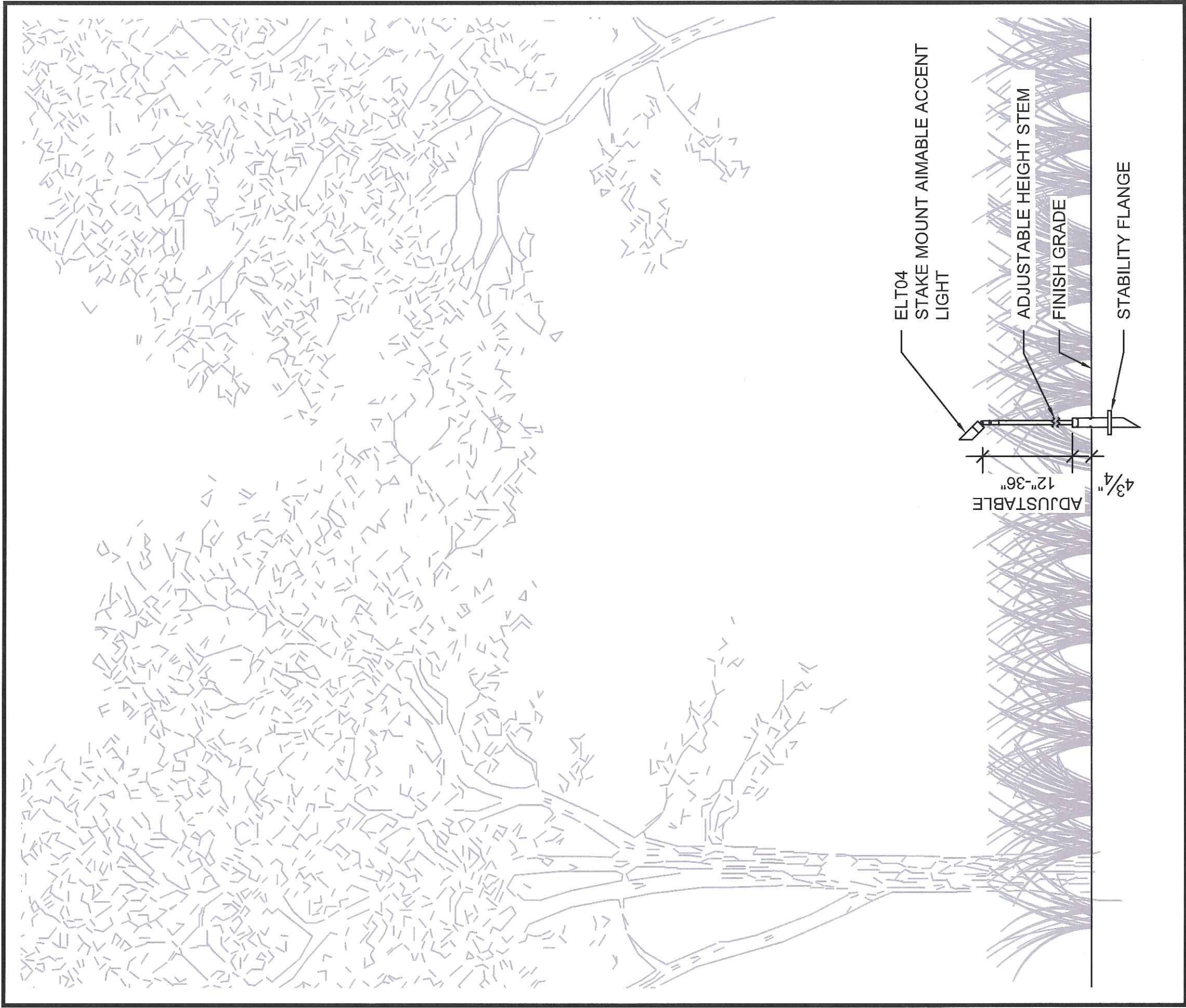
Title
A05



DATE	08/10/18	Scale	3/4"= 1'-0"
PROJECT + PHASE			
[1719] CONGRESS SQUARE - 100% DD			

Title

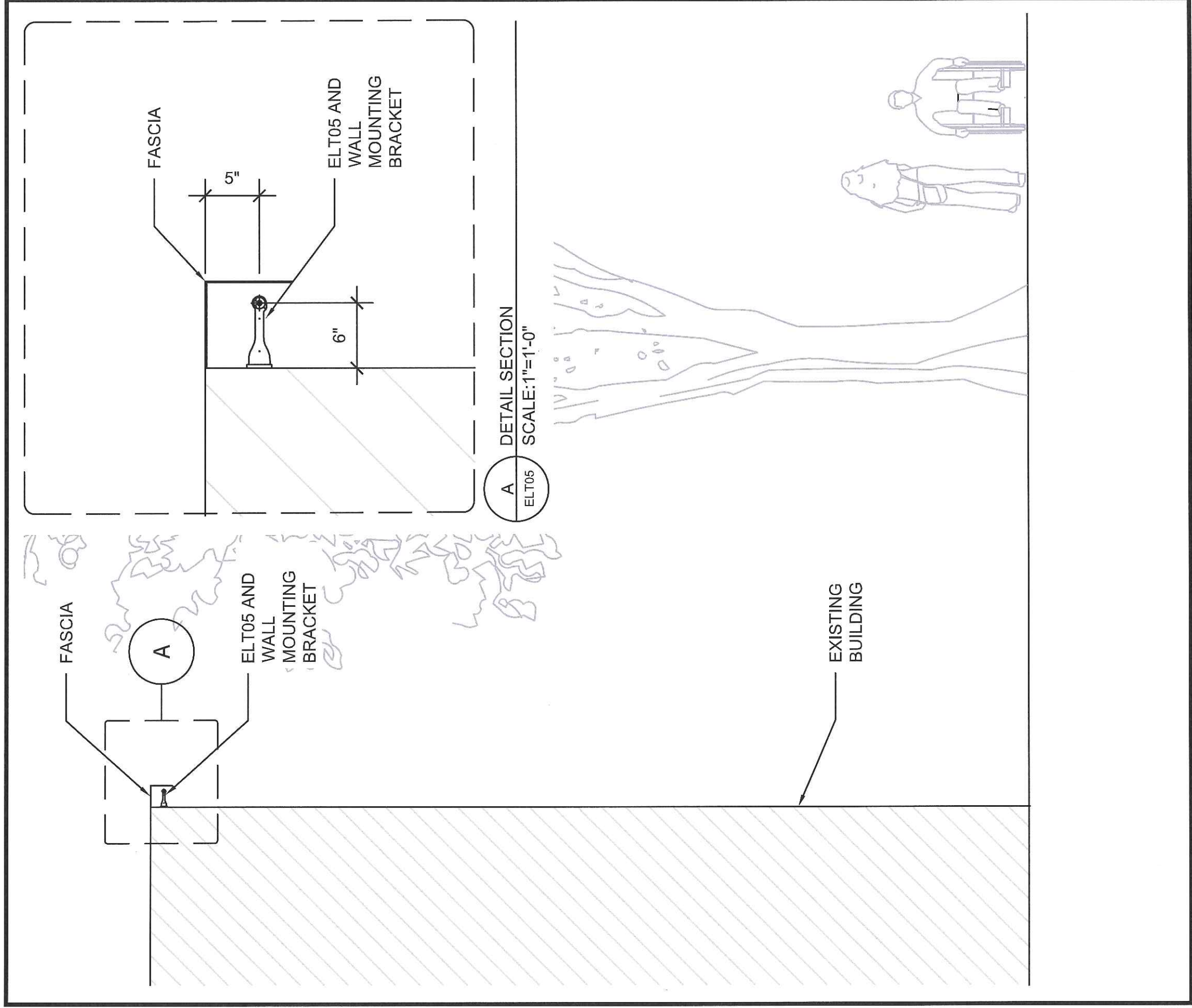
ELT03



DATE	Scale
08/10/18	3/8"= 1'-0"
PROJECT + PHASE	
[1719] CONGRESS SQUARE - 100% DD	

Title
ELT04

TILLET
LIGHTING DESIGN
ASSOCIATES



TILLET
LIGHTING DESIGN
ASSOCIATES

DATE

08/10/18

PROJECT + PHASE

[1719] CONGRESS SQUARE - 100% DD

Scale

1/4"= 1'-0"

Title

ELT05

Sarah Sze Studio

Design Proposal

**Congress Square Art Commission
Portland, ME**

2017

PROPOSAL FOR A SHATTERED SPHERE

For the Congress Square Public Art Commission, Sarah Sze will create a series of three site-specific sculptures that mark and activate Congress Square as a site of live interaction and intersecting ideas. As with all of Sarah's work, this piece will be site-specific, emerging from the site and intimately related to its location. The form of the piece will echo the openness and interconnectivity of the congress square site. The artwork will hold a portrait of the sky above the park, permanently encapsulating a universal yet ephemeral moment in time.

The first and largest section of the sculptures will describe and define a sphere. The second and third sections will act as fragments—Descending in size as they disappear into the park. The piece will be visually light and porous, allowing for views into the park from the street.

The three sculptures will form a trail of discoveries that unfold as you enter and move into the park. Rising out of the ground, the sculptures will appear as though they were growing alongside the trees, plants and grasses all along. The first two sculptures will act as a gateway that visitors pass through as they enter. From the entrance facing the street and Art Museum, the sculptures will appear tilted towards the street to create a shattered sphere of reflected sky. The static image will be in a constant dialogue with the changing light, weather and seasons. As visitors move in and around each sculpture, they will discover that the reverse side of each fragmented panel is a reflective surface mirroring the surrounding landscape. From the park's interior these reflections will create an intimate yet evolving experience as the works reflect the plants and grasses growing around the work as well as the movements of people as they flow in and out of the park.

Sarah Sze Studio
2017

Congress Square Art Commission
Rendering - View From Corner Park Entrance



Sarah Sze Studio
2017

Congress Square Art Commission
Rendering - View From Across High Street



Sarah Sze Studio
2017

Congress Square Art Commission
Rendering - View From Inside the Park



Sarah Sze Studio

2017

Congress Square Art Commission
Rendering - View From Intersection



