

Historic Preservation Board

Wednesday, February 7, 2024 at 5:00 PM
Room 24, Basement Level of City Hall
and Via Zoom



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the Agenda Center prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Feb 7, 2024 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 2/7/2024

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89748726350>

Or One tap mobile :

+16469313860,,89748726350# US

+19292056099,,89748726350# US (New York)

Or Telephone:

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

+1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US

Webinar ID: 897 4872 6350

International numbers available: <https://portlandmaine-gov.zoom.us/j/89748726350>

PUBLIC COMMENT INFORMATION:

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

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 17, 2024**
 - i. 269 Commercial Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*
148 Coveside Drive (Fort McKinley Torpedo Storehouse): *Bassett, Keenan, Miller, O'Brien,*

Paquin-Gould, Sosebee, Whitten present

12 Trefethen Avenue (Trefethen-Evergreen Improvement Association/Daybrun Casino): *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 17, 2024

- i. Certificate of Appropriateness for Chimney Removal; 269 Commercial Street; Harbor Landing Condominium Association, Applicant(s). Plan Number: HPBR-002732-2023. The board voted unanimously (7-0) to table a decision of the application to a later date.
- ii. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 148 Coveside Drive (Fort McKinley Torpedo Storehouse). The Board voted unanimously (7-0) to recommend that the Maine Historic Preservation Commission support the nomination as submitted.
- iii. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 10 Trefethen Avenue (Trefethen-Evergreen Improvement Association/Daybrun Casino). The Board voted unanimously (7-0) to recommend that the Maine Historic Preservation Commission support the nomination as submitted.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Alterations; 106 PINE STREET; Diane M. Dow, Applicant. Plan Number: HPBR-002605-2023.
- ii. Certificate of Appropriateness for Alterations; 673 CONGRESS STREET; Andrew Doukas, Applicant. Plan Number: HPBR-002777-2024.

6. WORKSHOP - NO WORKSHOP ITEMS

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: February 2, 2024
RE: 106 Pine Street - PUBLIC HEARING – Add Basement Access Door and Stairs
PROJECT ID: HPBR-002605
MEETING: February 7, 2024

Owner: Diane Dow
Architect: Joe Delaney, Whipple – Callender Architects

A sign announcing the Historic Preservation Board's meeting on 2/7/2024 was posted at the property on 1/27/24. A legal ad was published in the Portland Press Herald on 1/26/24 and 1/27/24, and 41 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Access to the basement of 106 Pine Street is proposed to be added through converting an existing, wide basement window into a double French door with outswing storm doors on the west side of the foundation facing Pine Street. Stairs down to the door well would descend next to the foundation, with an above-grade railing to guard against falls into the well from the side yard. The owner wishes to facilitate the use of the basement for living space and a possible future accessory dwelling unit. The Board held a workshop on this application on September 6, 2023.

Dimensions:

Overall Height: Bottom of stair well to be approximately 3' below grade.
Top of the door to be near the top of the foundation, similar to existing window.
Footprint: Stairs: 5'-5"
 Well: 6'-6"

Material Specifications:

Well walls	"Dry laid" retaining wall system, 1' thick
Trim	Match existing painted profiles
Doors	"Ultrex" fiberglass by Marvin, with glass
Windows	New Marvin Elevate, fiberglass awning windows – 3 light SDL
Railings	Painted metal with welded volutes for handrail on stairs; Painted wood balustrade to match nearby porch, for guard rail at grade
Path	Irregular path through garden plantings, with square stones

SUMMARY OF HISTORIC CONTEXT

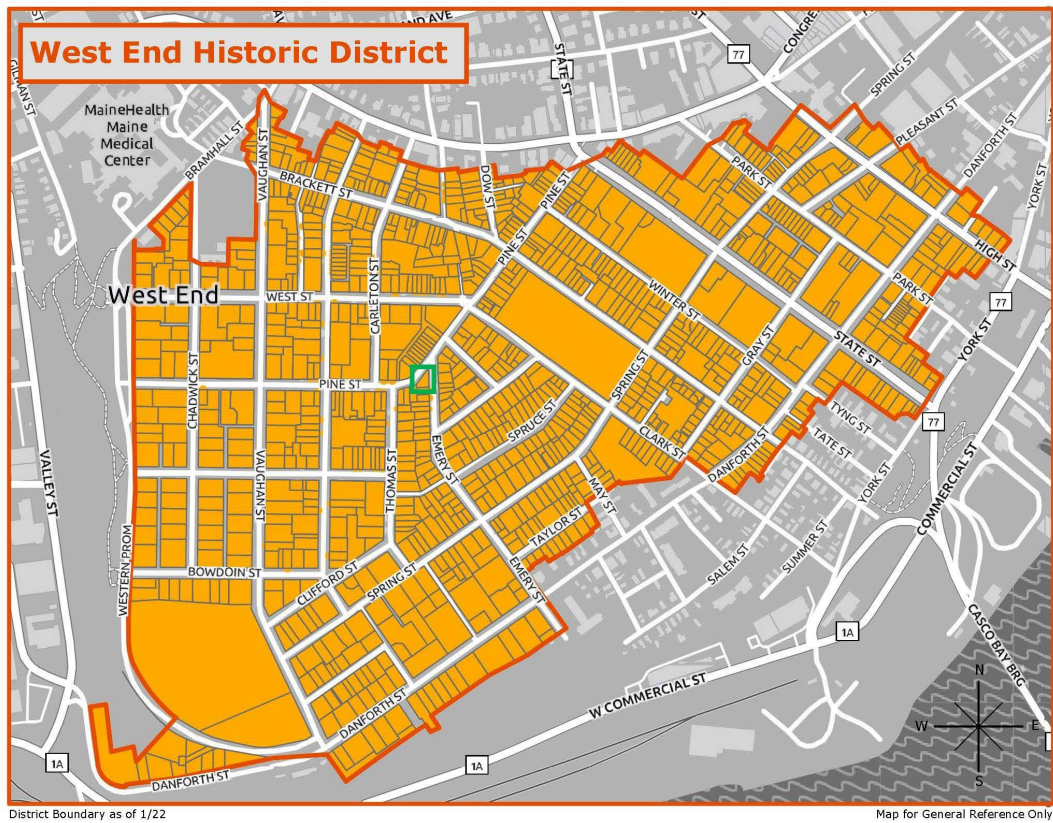


Figure 1: Map of West End Historic District showing location of 106 Pine Street

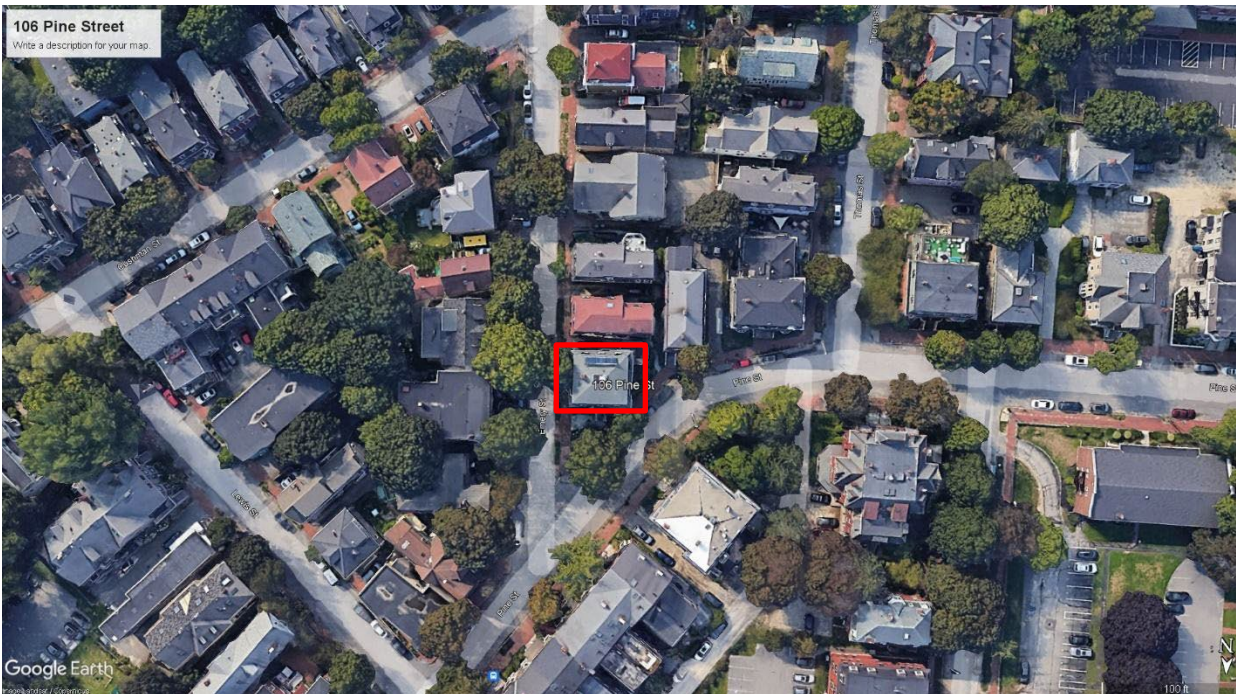


Figure 2: 106 Pine Street (Google satellite view)

Constructed in 1870, this large, three-story Second Empire house was built as a single-family home when the big angled lot at the corner of Pine and Emery Streets was developed. Despite the loss of elaborate cornice brackets, window hoods, and corner boards when vinyl siding was installed prior to the 1990 historic designation, it retains its form and is a contributing property in the West End Historic District. Other changes have included:

- A polygonal porch was added to the rear, western corner, perhaps quite early.
- A curb cut was added off Emery Street to allow a small parking space in the triangular front yard.
- The front stairs were reconstructed in 2004 following a review by Historic Preservation staff.
- It is assumed that the basement window that is proposed to be altered for the new door was widened at some point in the past, as it is not a conventional window like the other basement openings.



Figure 3: 106 Pine Street - Street view of proposed project location

Diane Dow has owned the property since 2020, and it is currently a two-family dwelling.

Additional information on the West End Historic District can be found on the city website:

<https://www.portlandmaine.gov/665/Historic-Districts>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

September 6, 2023 – Workshop:

At the September 6, 2023 workshop, Board members were generally supportive of the plan to alter a previously altered basement window in order to activate the basement space of the two-family dwelling. Mr. Delaney will be providing a revised project description to summarize the small number of changes to the plans reviewed last September. Board members' comments included:

- Please provide details on lighting, handrail for the stairs, and the guard rail at grade.
- It was recommended that the visible guardrail should be a painted wood, traditional balustrade compatible with the nearby existing porch.
- Also recommended was enhancement of the garden path landing at the top of the stairs.

STAFF COMMENTS – FEBRUARY 6, 2024 PUBLIC HEARING

Mr. Delaney has followed the suggestions of the Board, and provided sufficient detail to present for approval at a public hearing. The drawing set and list of materials includes detailed information on the Marvin 15-light SDL doors, the painted aluminum handrail for the stairway, the guardrail around the stairwell, and lighting for the well walls. Also included is information for replacement of the existing basement windows, which according to the architect are in poor condition, with Marvin fiberglass windows. The proposed awning windows have simulated divided lights to match the existing three-light configuration. Staff recommends that the existing trim and sills on the basement windows be retained and repaired as needed, or replicated in-kind.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	It appears the window in question has already been altered from its original width.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	It appears the window has already been altered from its original width.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Yes	Door and railing are simple and traditional without creating false history.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Yes	Staff does not believe the existing window has architectural significance.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
Yes	Foundation materials will have to be treated with sensitivity. Traditional trim to be replicated or retained.

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

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Yes	Masonry work should be reviewed by HP staff for compatibility of materials and methods.

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

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

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-002605-2023 for basement access alterations at 106 Pine Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets/fails to meet Standards for Review of Alterations 17.8.2-# 1, 2, 3, 4, 5, 6, 7, 9, and 10, with the following conditions:

- 1) Applicant or applicant representative is to contact Historic Preservation staff for review and approval of masonry samples (brick, mortar, and stone).

ATTACHMENTS

1. Architect's revised project description
2. Revised Plans, site plans, and details
3. Materials and product information
4. Architect's photos
5. Historic photos of the property and immediate context



WHIPPLE-CALLENDER ARCHITECTS

City of Portland Maine
c/o Historic District Review Committee
386 Congress St.
Portland, Maine 04101

Re: Project Narrative for Minor Board Review of improvements to 106 Pine St.- Updated for final review

Diane Dow has owned the property at 106 Pine Street for several years now. Previous permits for the property included Legalization of a third floor apartment and bathroom and kitchen improvements for that unit. Having improved the third floor as an apartment, the owner wishes to utilize the existing basement level and create living space for family occupation with the option of an ADU. Please refer to submitted documentation for exterior photos, elevation drawings, floor plans, site plan, product info and materials.

Our proposed scope of work for this application involves; the installation of a new 5' wide glazed door by enlarging the height of an existing window opening while maintaining the existing width and head height, new awning basement windows, a new masonry stair with landscaped stone retaining walls, a protective guard and a new wall mounted handrail. The walk from sidewalk to the stairs will be regular edged 2 x 2 stone arranged as an irregular path through landscape plantings.

The proposed door is a clad Marvin Elevate black French inswing pair unit with traditional 15 light mullion package and an exterior screen. We have also proposed replacing three of the existing basement awning windows with new black Marvin black Elevate units ordered to fit the existing window opening. We are maintaining the existing exterior trim patterns of the basement window and door openings. Please refer to the drawing details and manufacturers information for the proposed door and awning windows.

The proposed access stair will have flame faced granite treads and stacked stone retaining walls. Footings and piers are located/ hidden within the wall to anchor the posts for the proposed guard. We hope to work with Libby Masonry, who has visited the site. They felt that the small area of exposed existing foundation can be reworked with new stone for a consistent look. The guard will be painted wood as detailed and are designed to match the existing porch railings.

The proposed wall mounted painted metal handrail will be based upon aluminum profiles by King Metals. The graspable run will have a volute detail welded at each end. Two aluminum wall brackets will be provided. The aluminum will minimize corrosion/ staining and hold paint well.

The stair well will be lit with two step lights recessed into the stone wall. They are 3" x 5" and have dark bronze housings with full cutoff lights. The lights are located to be minimally visible from the sidewalk and to provide low level intensity.

Respectfully

Joe Delaney
Registered Maine Architect

106 PINE STREET

BASEMENT DOOR AND WINDOWS

106 PINE STREET

PORTLAND, ME



1" = 1000'

GENERAL NOTES

- NO STRUCTURAL WORK PROPOSED.
- NO MECHANICAL WORK PROPOSED.

PROJECT DATA

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

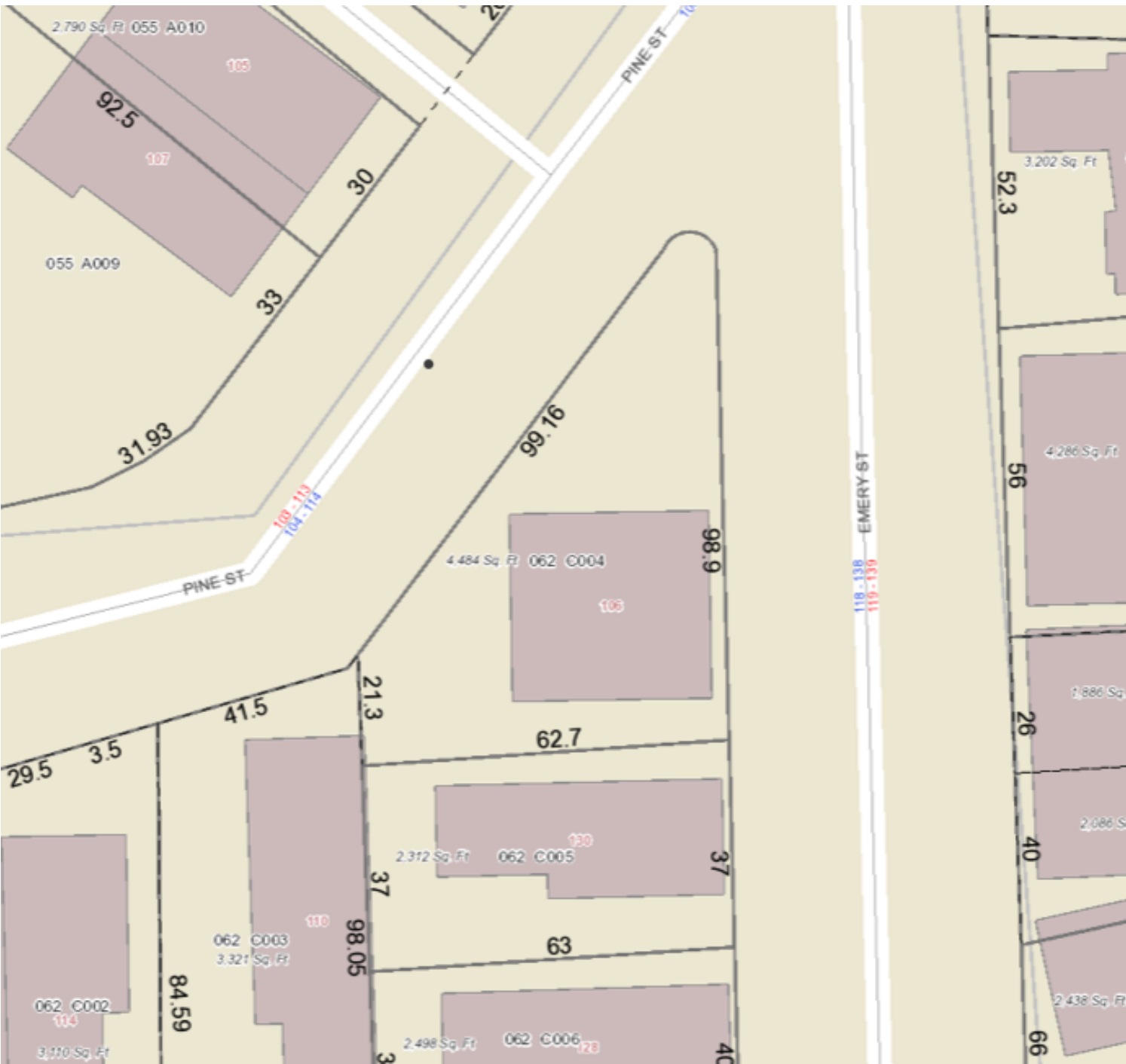
SITE AREA: 4,484 S.F.
BLDG USE: ONE AND TWO FAMILY
OCC. GROUP: R-1
CONST. TYPE: V
CLIMATE ZONE: 6
BLDG. CODE: 1RC 2015- UPDATED JAN. 2018
FIRE SPRINKLERS: NONE

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, $P_f = 46.2\text{psf} + \text{DRIFT}$

SITE SKETCH

1" = 30'



APPLICABLE CODES

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

IRC 2015
MAINE STATE PLUMBING CODE
CITY OF PORTLAND ZONING ORDINANCE

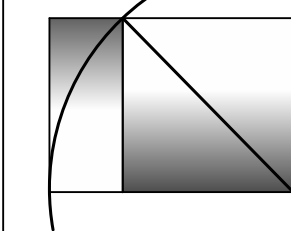
SCOPE OF WORK

- NEW AREAWAY W/ LANDSCAPE WALLS
- NEW DOOR TO BASEMENT
- NEW VENTING WINDOWS
- NEW VENTING WINDOWS

SHEET INDEX

- A0.1 TITLE SHEET
- A0.2 GENERAL NOTES
- A0.3 1. SITE PLAN
- A1.1 BASEMENT PLAN
- A1.2 GROUND FLOOR PLAN/ SITE
- A1.3 FLOOR PLANS
- A2.1 ELEVATIONS - NORTH & EAST
- A2.2 ELEVATIONS SOUTH & WEST
- A3.1 SECTIONS
- A3.2 DETAILS

WHIPPLE CALLENDER ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

TITLE SHEET

A0.1

ABBREVIATIONS

AB ANCHOR BOLT
AB AIR BARRIER
AC AIR CONDITIONING
ADDL ADDITIONAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AH AIR HANDLER
AIB AIR INFILTRATION BARRIER
ALT ALTERNATE
ALUM ALUMINUM
AOR AREA OF REFUGE
APPROX APPROXIMATE
ARCH ARCHITECT(URAL)
ARND AROUND
AWP ACOUSTICAL WALL PANEL

BD BOARD
BF BARRIER FREE
BIT BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BM BENCHMARK
BOT BOTTOM
BO BOTTOM OF
BRK BRICK
BRG BEARING
B/S BRICK SHELF
BSMT BASEMENT

C.CRS COURSE
CAB CABINET
CB CATCH BASIN
CC CENTER TO CENTER
CT CUBIC FOOT
CFMF COLD FORMED METAL FRAMING
CJ CONTROL JOINT
CL CENTER LINE
CLG CEILING
CLR CLEAR
CMT CERAMIC MOSAIC TILE
CMU CONCRETE MASONRY UNIT
CO CLEAN-OUT
COL COLUMN
CONC CONCRETE
CONC/C COLORED CONCRETE
CONT CONTINUOUS OR CONTINUE
CONTR CONTRACTOR
CPT CARPET
CS COUNTERSINK
CSMT CASEMENT
CT CERAMIC TILE
CWT CERAMIC WALL TILE
CUH CABINET UNIT HEATER
CY CUBIC YARD

DBL DOUBLE
DC DISPLAY CASE
DEMO DEMOLISH, DEMOLITION
DF DRINKING FOUNTAIN
DIA, DIAM DIAMETER
DIM DIMENSION
DIV DIVISION
DMP DEMOUNTABLE PARTITION
DN DOWN
DR DOOR
DTL DETAIL
DWG DRAWING
DWR DRAWER

E EAST
EA EACH
EF EXHAUST FAN
EMHO ELECTRO MAGNETIC HOLD OPEN
EIFS EXTERIOR INSULATION FINISH SYSTEM
EJ EXPANSION JOINT
EL ELEVATION
EP EPOXY PAINT
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSED/ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EXH EXHAUST
EXIST EXISTING
EXT EXTERIOR
EW EYEWASH
EWC ELECTRIC WATER COOLER

FB FIRE BLANKET
FBO FURNISHED BY OWNER
FCS FLOOR COATING SYSTEM
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER AND CABINET
FEF FINISHED FLOOR ELEVATION
FG FIBERGLASS
FHVC FIRE HOSE AND VALVE CABINET
FIN FINISHED(ED)
FIN GR FINISH GRADE
FLR FLOOR(ING)
FNDN FOUNDATION
FP FIREPROOFING
FCE FACE OF
FRMG FRAME(ING)
FRP FIBER REINFORCED PLASTIC
FRT FIRE RETARDANT TREATED
FSS FRAME SIZE
FSR FLEXIBLE SHEET ROOFING
FT FOOT(FEET)
FTG FOOTLONG
FTR FIN TUBE RADIATION
FUR FURRE(ING)
FV FIELD VERIFY
FWC FABRIC WALL COVERING

GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GBF GROUND FACE CMU
GL GLASS, GLAZING
GWB GYPSUM WALLBOARD

HARD HARDENER
HB HOSE BIBB
HC HOLLOW CORE
HD HEAD
HDO HIGH DENSITY OVERLAY
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HAND RAIL
HS HIGH SCHOOL
HT HEIGHT
HTG HEATING
HVAC HEATING/VENTILATION/AIR CONDITIONING

IBC INSTALLED BY CONTRACTOR
ID INSIDE DIAMETER
IN INCH(ES)
INCL INCLUDE(D), (ING)
INFO INFORMATION
INSUL INSULATED
INT INTERIOR
INV INVERT

JT JOINT
KIT KITCHEN

LAB LABORATORY
LAM LAMINATE(D)
LAV LAVATORY
LB POUND(S)
LCC LEAD COATED COPPER
LF LINEAR FOOT
LH LEFT HAND
LOC'N LOCATION
LW LIGHTWEIGHT (CMU)

MS MASONRY
MATL MATERIAL
MAX MAXIMUM
MC MEDICINE CABINET
MCWF MULTICOLOR WALL FINISH
MDO MEDIUM DENSITY OVERLAY
MECH MECHANICAL
MED MEDIUM
MF MEMBRANE FLASHING
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MLDG MOULDING
MO MASONRY OPENING
MR MOISTURE RESISTANT
MRGB MOISTURE RESISTANT GYPSUM BOARD
MS MOP SINK
MSF METAL STUD FRAMING
MTL METAL

N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE

O/ OVER
OC ON CENTER
OD OUTSIDE DIAMETER
OFS OVERFLOW SCUPPER
OP OPAQUE
OH OVERHEAD
OPH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
OPS OPERABLE PANEL SYSTEM

P, PTD PAINT
PC PRECAST CONC.
PERF PERFORATED
PERIM PERIMETER
PRKG PARKING
PL PLATE
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
PTD PAPER TOWEL DISPENSER
PTN PARTITION
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT
PWDR POWDER ROOM

QR QUARTER ROUND
QT QUARRY TILE
QTZ QUARTZ TILE

RE: REFERENCE
REF REFRIGERATOR
REQ'D REQUIRED
REV REVISION(S), REVISED
RL RAIN LEADER
RF RUBBER FLOOR
RH RIGHT HAND
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY

S SOUTH
SAT SUSPENDED ACOUSTICAL TILE
SC SOLID CORE
SCONC SEALED CONCRETE
SCHED SCHEDULE
SD STORM DRAIN, SOAP DISPENSER
SECT SECTION
SF SQUARE FOOT
SGL SAFETY GLASS
SH SHOWER
SHT SHEET
SHTHG SHEATHING
SHM SIMILAR
SLNT SEALANT
SNR SANITARY NAPKIN RECEPTOR
SP SPECIAL PAINT
SPEC SPECIFICATION
SPKR SPEAKER
SQ SQUARE
SS STAINLESS STEEL
STC SOUND TRANSMISSION CLASS
STD STANDARD
STL STEEL
STOR STORAGE
STRUL STRUCTURAL
STRUCT STRUCTURES/STRUCTURAL
SUPT SUPPORT
SUSP SUSPENDED
SV SHEET VINYL

T TOILET
TB TOWEL BAR
TB TACK-BOARD
T&G TONGUE & GROOVE
TGL TEMPERED GLASS
THK THICK(NESS)
TO TOP OF
TP TOILET PARTITION
TPD TOILET PAPER DISPENSER
TV TELEVISION
TYP TYPICAL

UCR UNDER COUNTER REFRIGERATOR
UNO UNLESS NOTED OTHERWISE

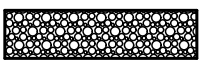
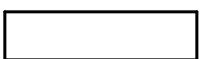
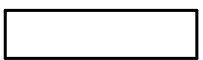
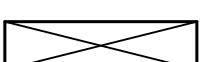
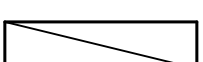
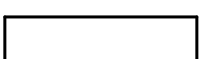
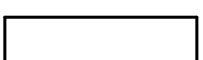
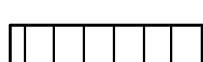
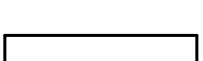
VB VAPOR BARRIER/VINY BASE
VC VALVE CABINET
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VPW VENEER PLYWOOD
VWC VINYL WALL COVERING

W WEST
WI WITH
WC W/OATER CLOSET
WD WOOD
WGL WIRE GLASS
WH WATER HEATER
WO WITHOUT
WS WATERSTOP
WP WATERPROOF
WWF WELDED WIRE FABRIC
WWM WELDED WIRE MESH

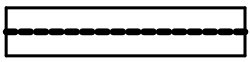
YD YARD
ZCC ZINC-COATED COPPER

LEGEND

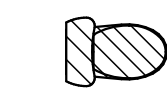
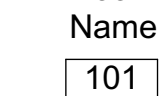
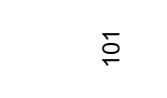
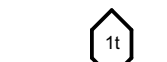
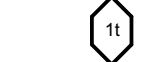
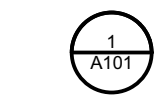
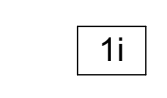
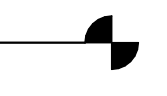
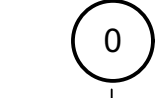
MATERIALS

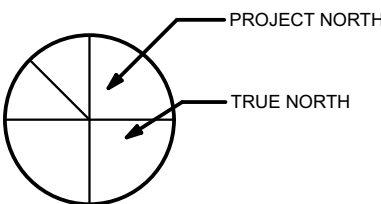
 GRAVEL
 CONCRETE MASONRY UNIT
 BRICK
 CONCRETE
 SOIL
 STEEL
 WOOD FRAMING
 WOOD BLOCKING
 PLYWOOD
 GYPSUM BOARD
 BATT INSULATION
 RIGID INSULATION
 EXPANSION MATERIAL
 FINISH WOOD

FIRE RATING

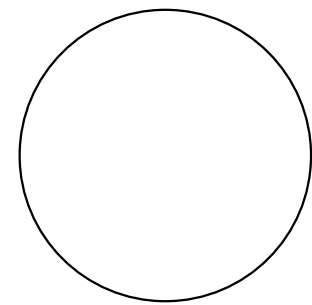
 2 HOUR RATED FIRE SEPARATION
 1 HOUR RATED FIRE SEPARATION
 SMOKE PARTITION

SYMBOLS

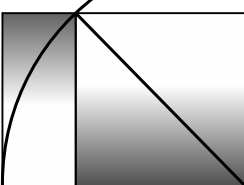
 PLUMBING FIXTURE
 BARRIER FREE FIXTURE
 ROOM NUMBER
 DOOR NUMBER
 WINDOW TYPE; LETTER DESIGNATES EXTERIOR
 BORROWED LITE TYPES; DESIGNATED BY NUMBER
 FLOOR LEVEL CHANGE
 BUILDING SECTION
 WALL SECTION
 DETAIL REFERENCE
 WALL OR ROOF TYPE
 ELEVATION REFERENCE
 VERTICAL ELEVATION
 COLUMN CENTERLINE



106 PINE STREET
PORTLAND, ME
106 PINE STREET



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION			
		1	2	3	
	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS			
	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR			
	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED			

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

GENERAL NOTES

A0.2

1
A0.3
GROUND FLOOR PLAN / SITE
SCALE: 1/4" = 1'-0"

EMERY STREET

EXISTING CURB CUT

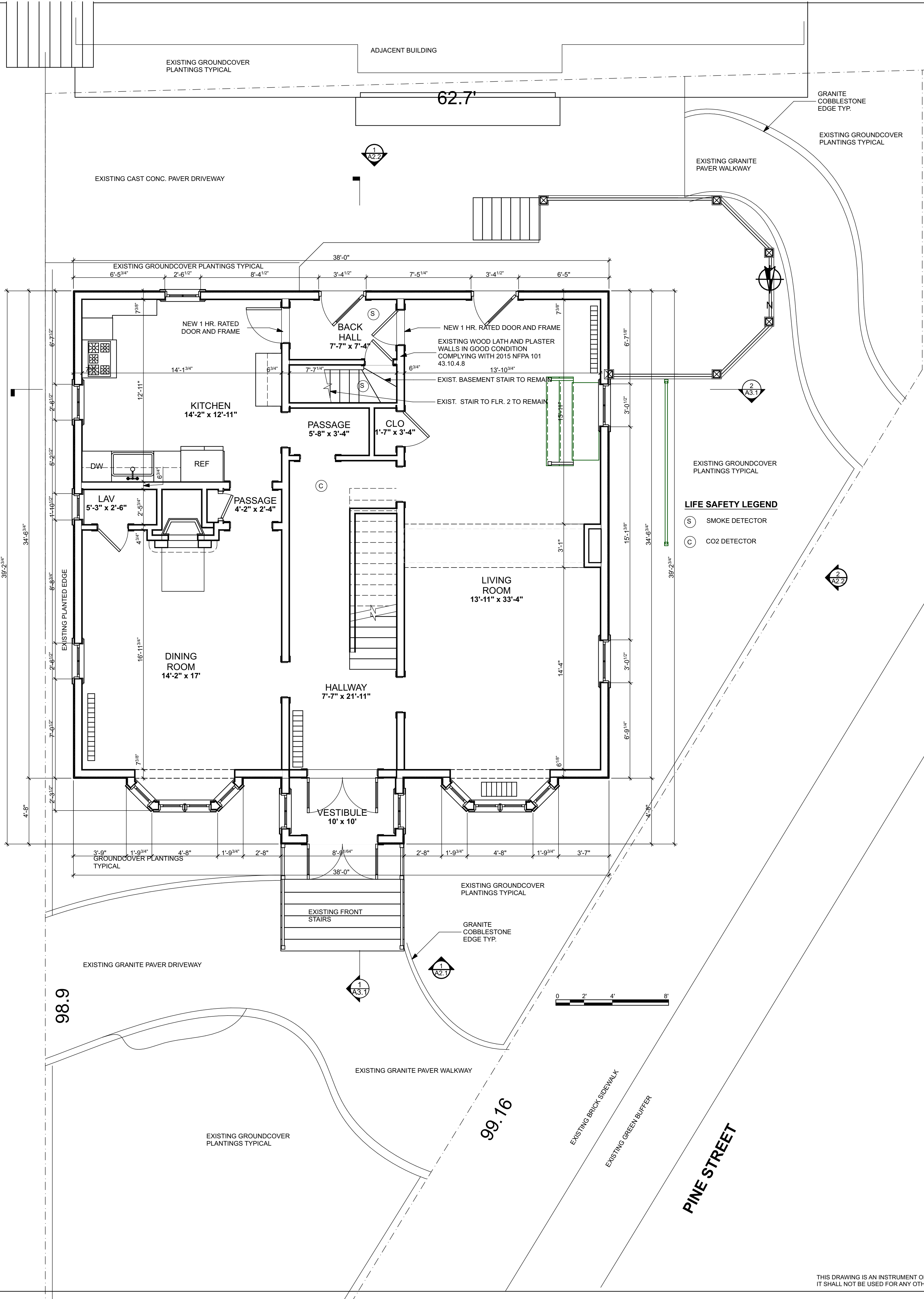
EXISTING CURB CUT

EXISTING GREEN BUFFER

EXISTING CURB CUT

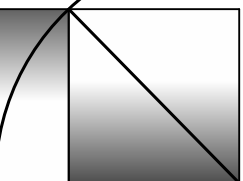
EXISTING BRICK SIDEWALK

EXISTING BRICK SIDEWALK



PINE STREET

WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

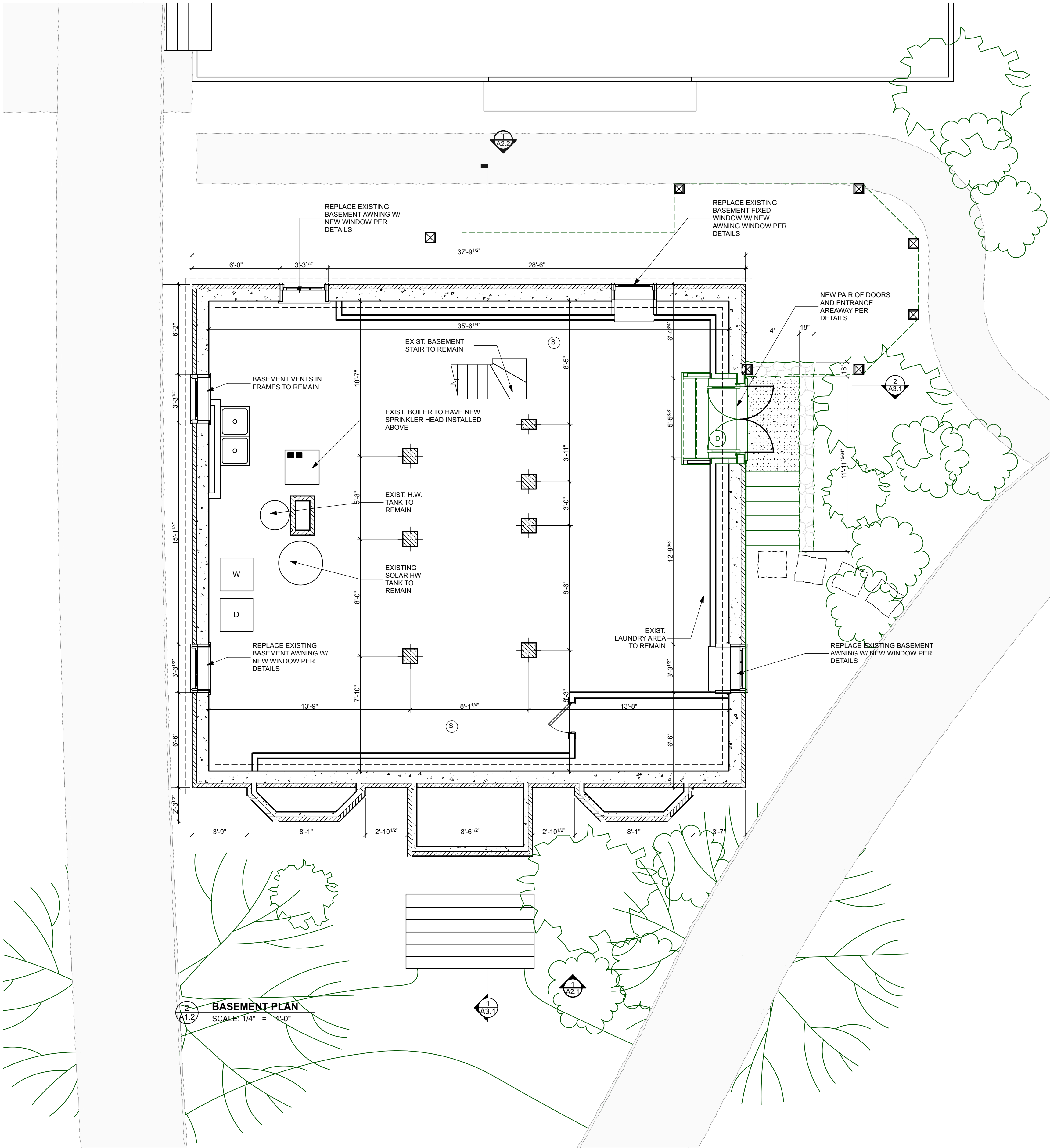
1. SITE PLAN

A0.3

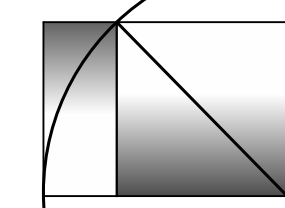
106 PINE STREET

106 PINE STREET

PORTLAND, ME



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

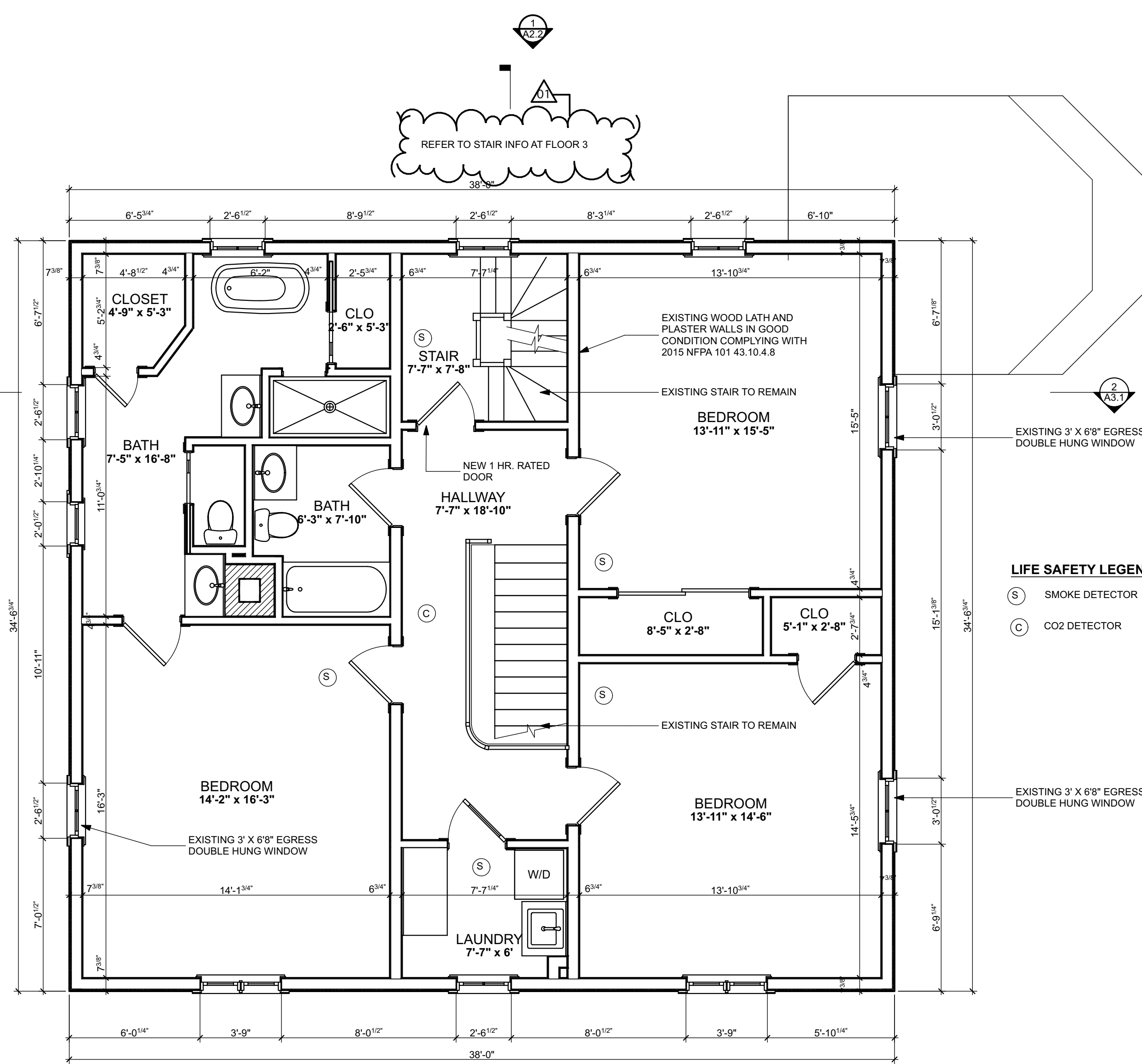
MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

GROUND FLOOR PLAN/
SITE

A1.2

106 PINE STREET
PORTLAND, ME

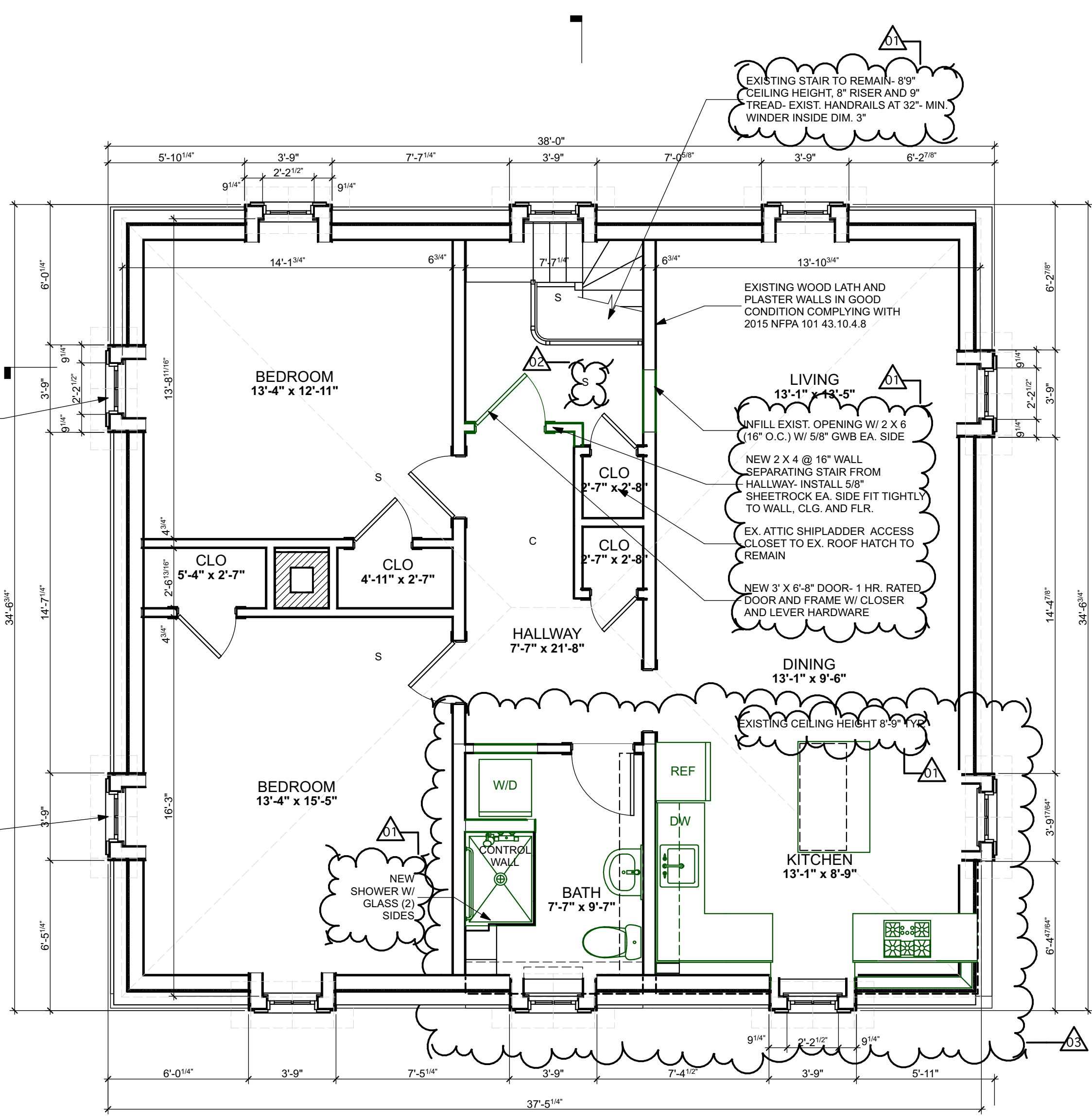


2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING 2'-2" X 5' EGRESS DOUBLE HUNG WINDOW. MEETS CITY OF PORTLAND EXISTING EGRESS REQ. OD 3.3 NET CLR. S.F. 24" X 27" FIELD MEASURED CLEAR SASH OPENING

EXISTING 2'-2" X 5' EGRESS DOUBLE HUNG WINDOW. MEETS CITY OF PORTLAND EXISTING EGRESS REQ. OD 3.3 NET CLR. S.F. 24" X 27" FIELD MEASURED CLEAR SASH OPENING

- LIFE SAFETY LEGEND
- S SMOKE DETECTOR
 - C CO2 DETECTOR



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LIFE SAFETY LEGEND
- S SMOKE DETECTOR
 - C CO2 DETECTOR





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



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

106 PINE STREET

106 PINE STREET

PORTLAND, ME

WHIPPLE
CALLENDER
ARCHITECTS

136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24

CHECKED BY: JAD

DRAWN BY: CLBC

JOB: PIN21

SHEET TITLE: ELEVATIONS - NORTH & EAST

A2.1



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

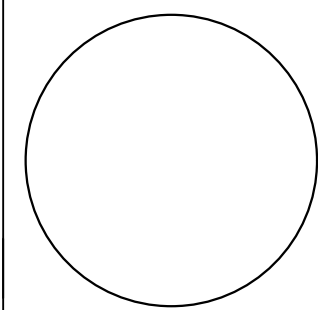


1
A2.2
BACK ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

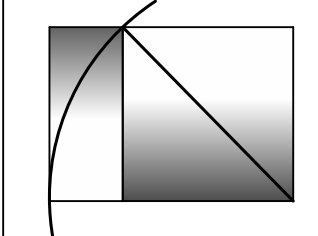
106 PINE STREET

PORTLAND, ME

106 PINE STREET



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

ELEVATIONS SOUTH & WEST

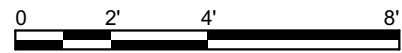
A2.2



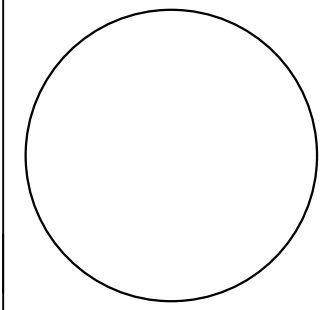
1
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



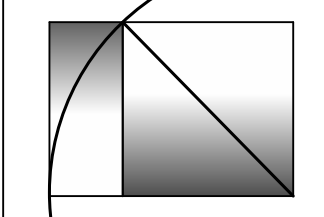
2
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



106 PINE STREET
106 PINE STREET
PORTLAND, ME



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24

CHECKED BY: JAD

DRAWN BY: CLBC

JOB: PIN21

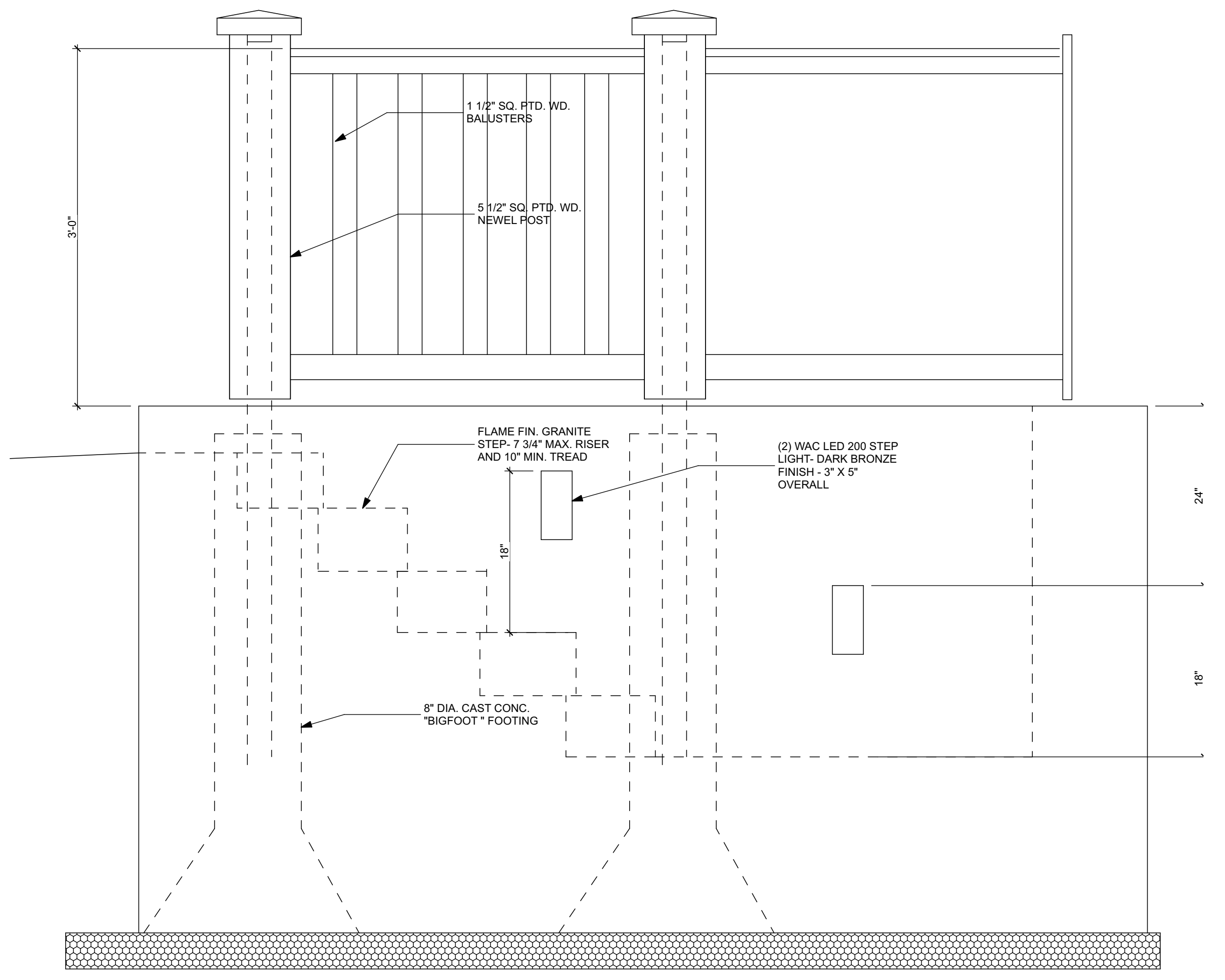
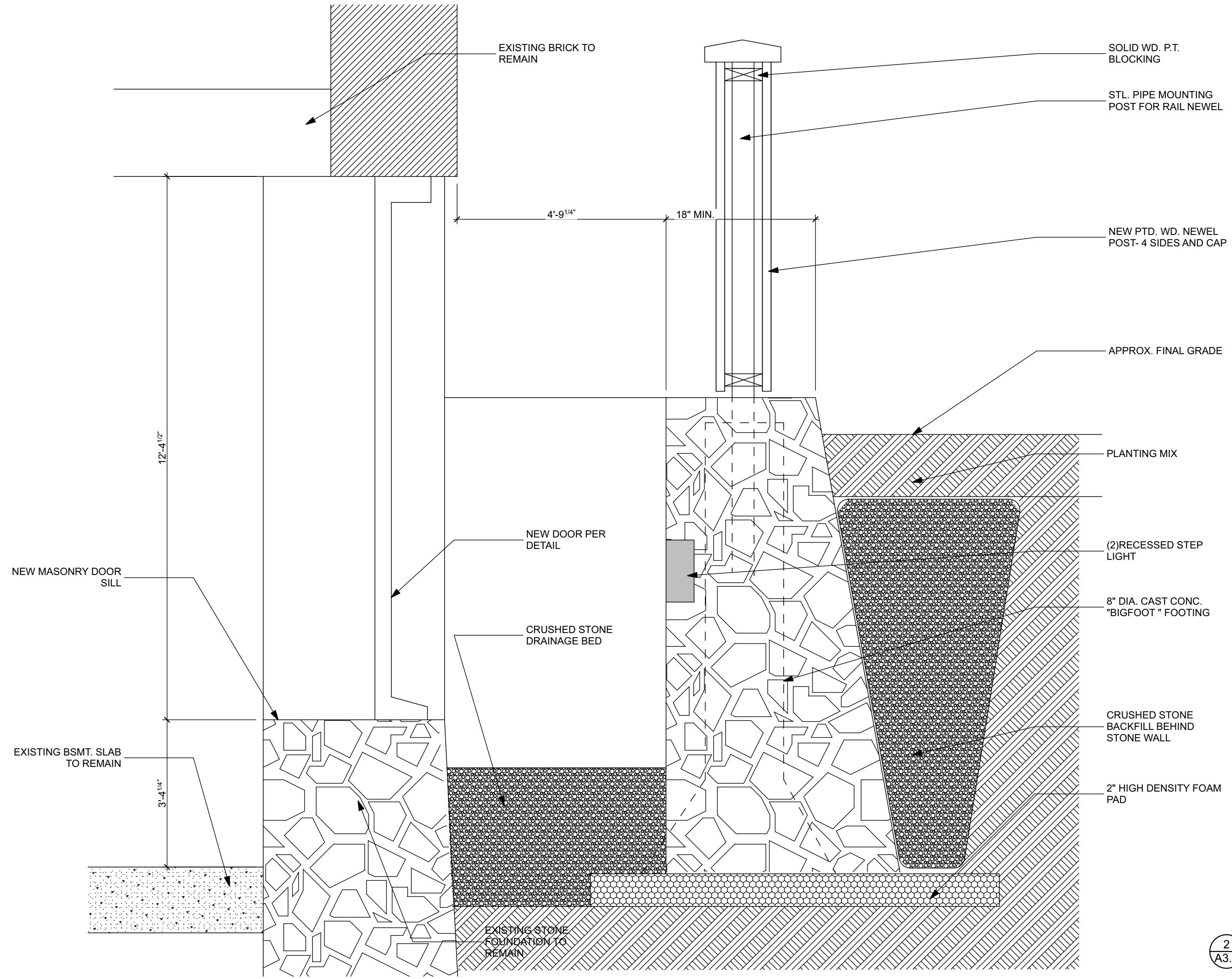
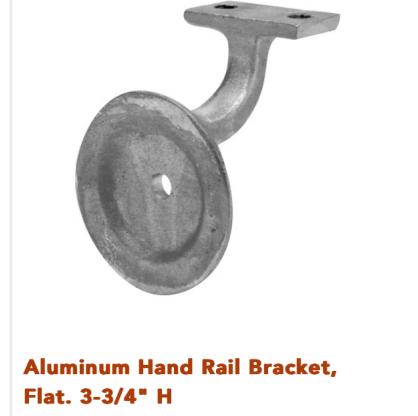
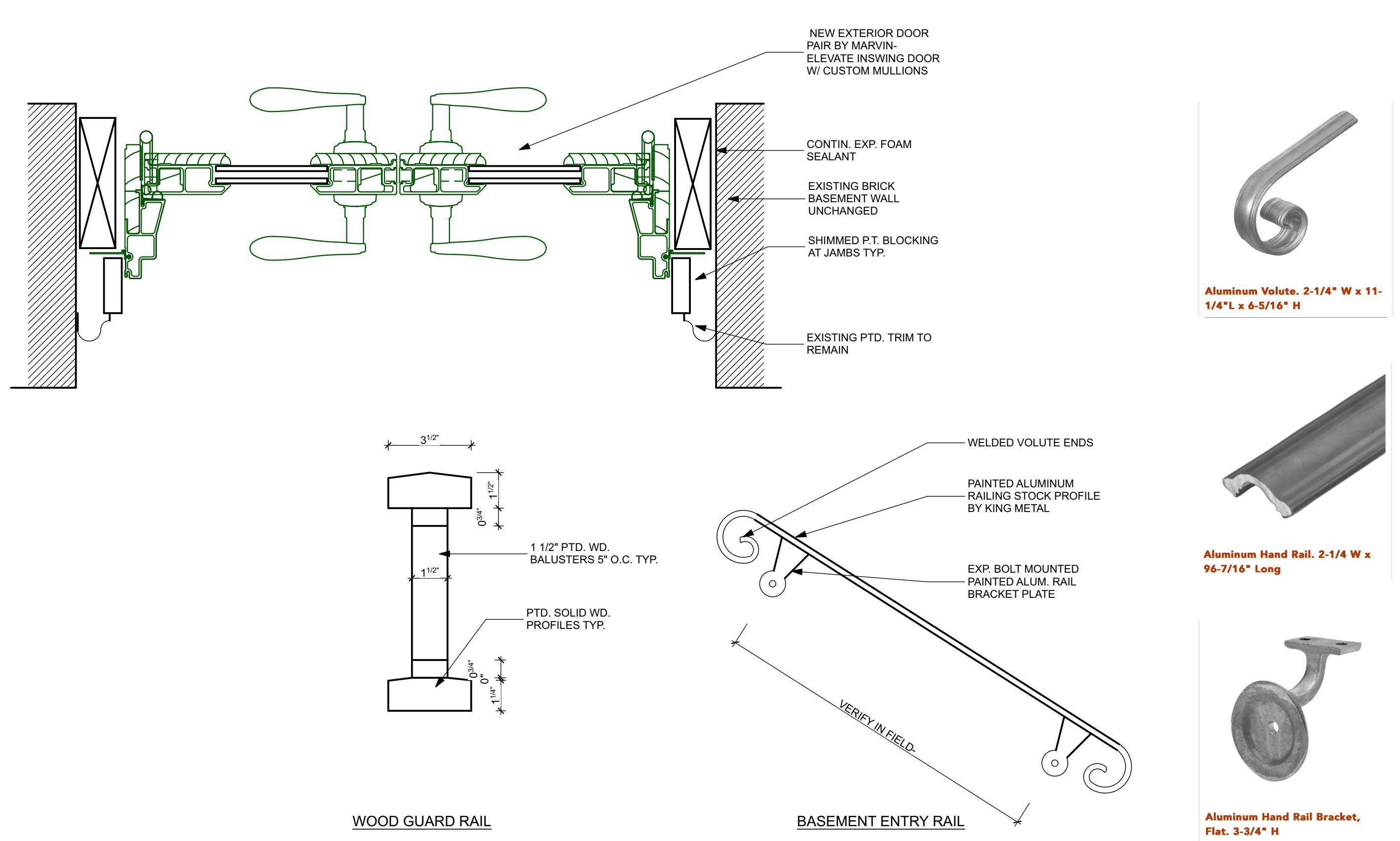
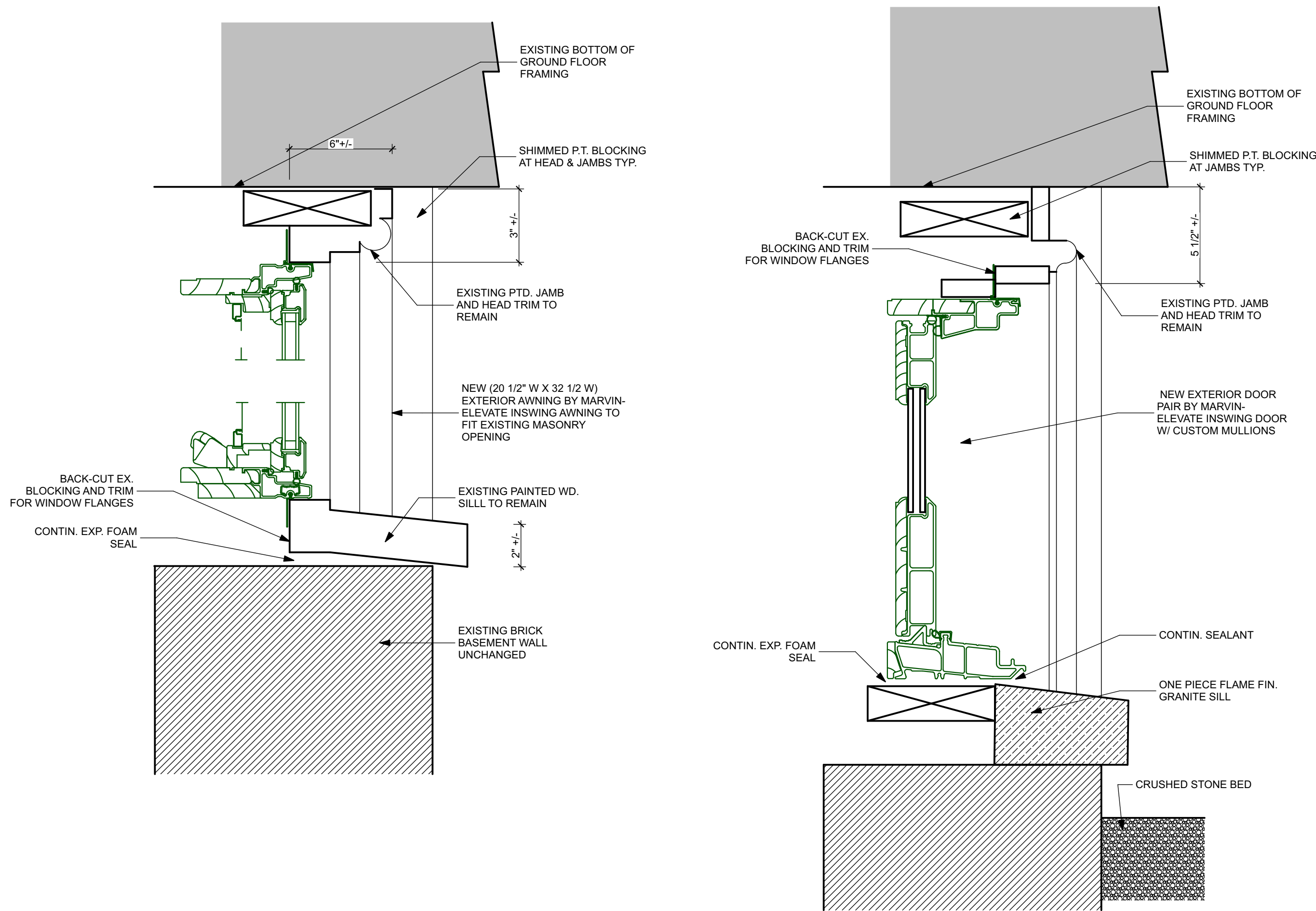
SHEET TITLE: SECTIONS

A3.1

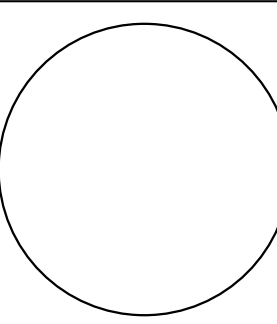
A3.1 SECTIONS : Plotted on 1/11/24 at 2:12 PM by Joe Delaney. File Path: /Volumes/WCA Share/ WCA Projects/2021 Projects/PIN 106 PINE STREET/PIN ArchCAD Models/PIN Model 12_18_26 HDRC FINAL v26 .pin

Page 17

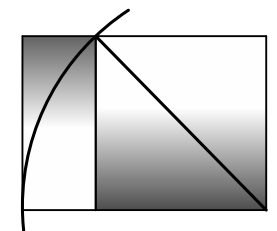
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED.



106 PINE STREET
PORTLAND, ME



WHIPPLE
CALLENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.3696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
1	5.28.21	BLDG. PERMIT REVIEW CLARIFICATIONS
2	5.30.21	ADDED SMOKE DET. AT EXISTING STAIR
3	7.28.22	APT. EXISTING KITCHEN AND EXISTING BATHROOM RENO. INFO ADDED

DATE: 1/11/24
CHECKED BY: JAD
DRAWN BY: CLBC
JOB: PIN21
SHEET TITLE:

DETAILS

A3.2

Unit Features

Elevate Inswing French Door: ELIFD

Elevate Inswing French Door IZ3: ELIFD IZ3

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiberglass reinforced pultrusion material that is resistant to thermal conductance.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln-dried to a moisture content 6-12% at time of fabrication. Water repellent, preservative treated. Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finishes. Frame and sash color may be selected independently.

Frame:

- Frame thickness is 1 5/16" (33). Frame width of 4 9/16" (116). The sill is Ultrex with a cellular PVC interior sill liner. 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex is .080" (2) thick.
- 6 9/16" (167) jamb depth available

Panel:

- Composite sash thickness is 1 3/4" (44), stiles and top rails 3 5/8" (92), bottom rail width 6" (152) Ultrex is .110" (3) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16" (217).
- 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Hardware:

- Multi-point lock, latch, and deadbolt assembly included with each door.
- Handle has a standard deadbolt and a top and bottom shoot bolts operated by handle set.
- Handle Sets
 - Handle Set: Interior and exterior selected separately.
 - Standard finish is Almond Frost. Optional White, Bright Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, and Matte Black finishes.
- Standard locking system strike plate will be stainless steel, with an optional brass strike on "X" doors.
- Hinges contain both a horizontal, vertical adjustment feature, and non-removable pin.
 - Three hinges are used on all units.
 - Hinges will be White, Dark Brown, Pebble Gray, Ebony, Gunmetal, or Cashmere to match the exterior of the frame.
 - Coastal brass, Oil Rubbed Bronze, or coastal satin nickel hinges with brass substrates.
 - Hinge kits are available in Gold, Grey, White, Dark Brown, and Ebony finishes.
- Keyed alike option is available.

Installation:

- Factory applied folding nailing fin and drip cap system.
- Optional installation brackets for masonry available.
- Factory-supplied field mulling kits are available for standard assemblies.
- IZ3 glazed units require installation clips.

Unit Features Continued

Glazing:

- Dual-pane units are manufactured with 3/4" (19) Tempered IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass is available with air fill only. Obscure glass is available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for 3.1mm glass thickness.
 - Optional 3.1/4/7 STC/OITC upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative Glass options include glue chip, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC Upgrade options.

IZ3 Glazing:

- Optional IZ3 available on selected sizes. IZ3 for winds up to 140 miles per hour.
- Glass is laminated, insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either an SGP or PVB laminate layer between.
- Interior and exterior glazing compound is silicone, in a sandwich style glazing system.

Weather Strip:

- All weather strip is black in color (not including the sill).
- All units are constructed with two weather strip at all jamb/panel perimeter joints.
- Jambs, head jamb, astragal, and mull post utilize a dual bulb type weather strip
- Sill weather strip to seal against the bottom rail, and will be black or beige depending on sill color.

Interior/Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars. Pine bare wood with optional white, clear, or designer black interior finishes.
- Exterior bar: Ultrex, 7/8" (22) wide bars, finish to match exterior.
 - Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, 6-lite Prairie cut on rectangle or Cottage style cut.
- Simulated check rail option: 2 11/32" (60).
 - Patterns available: simulated rail in standard center or customer specified location with 7/8" pattern above, below, or both in pattern of rectangular equal lite or Prairie lite cut.
 - IZ3 glazing and tinted glass available without spacer bar only.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass.
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut, or 6-lite Prairie cut on rectangle.
- Exterior color options: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony.
- Interior Colors: White, Bronze, or Black.
- GBGs are not available on IZ3 glazing or tinted glass.

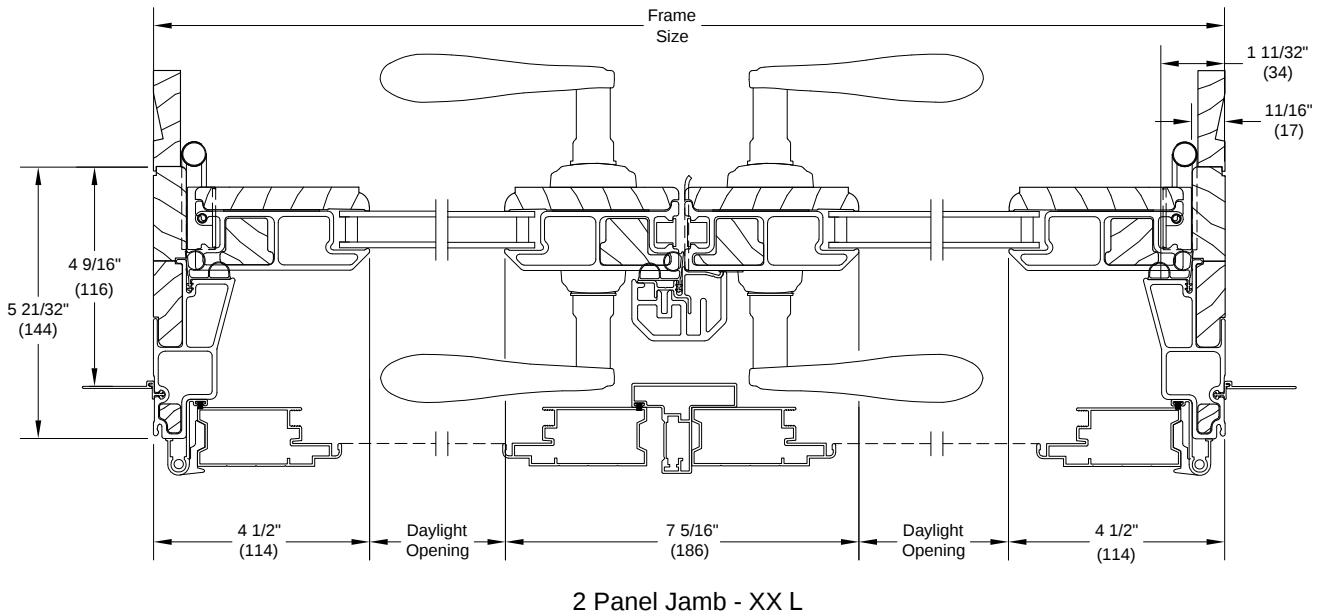
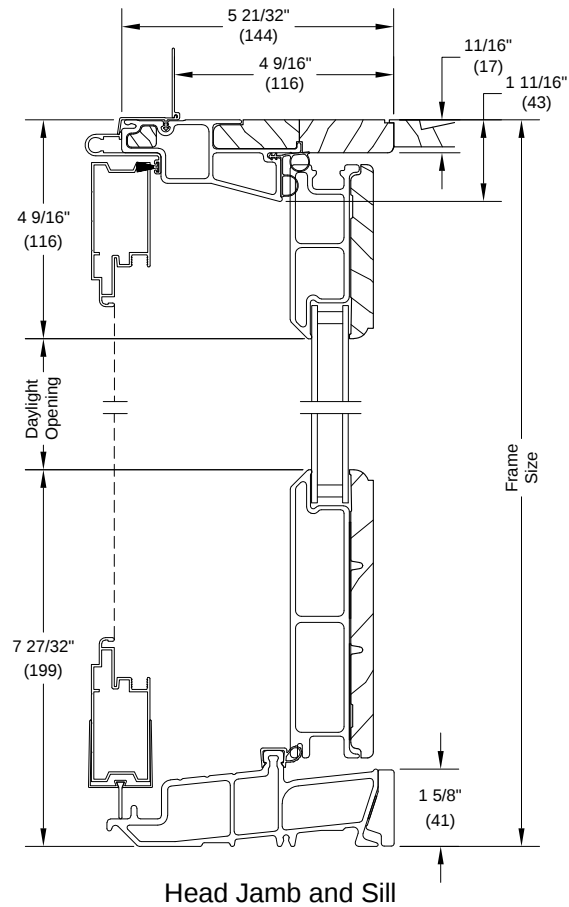
Exterior Casing:

- Non-integral to the unit.
- Fastened to the exterior wall with barb and kerf 2" (51) brick mould available as a head and jamb surround.
- 3 1/2" (89) flat casing available as a head and jamb surround.
- Also available with 1" (25) ranch style header overhang.

NOTE: NFRC Values are now located on www.marvin.com

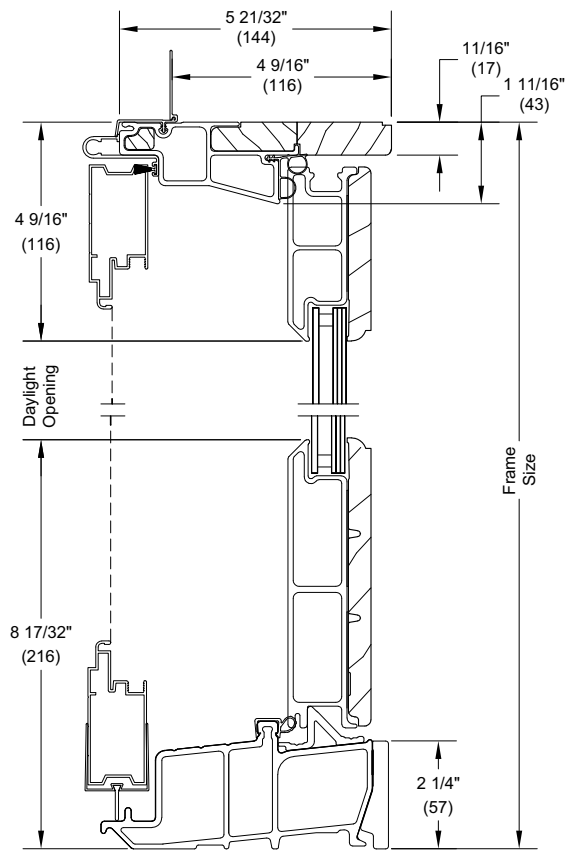
Section Details: Standard - 4 9/16" Jamb - XXR Operator

Scale: 3" = 1' 0"

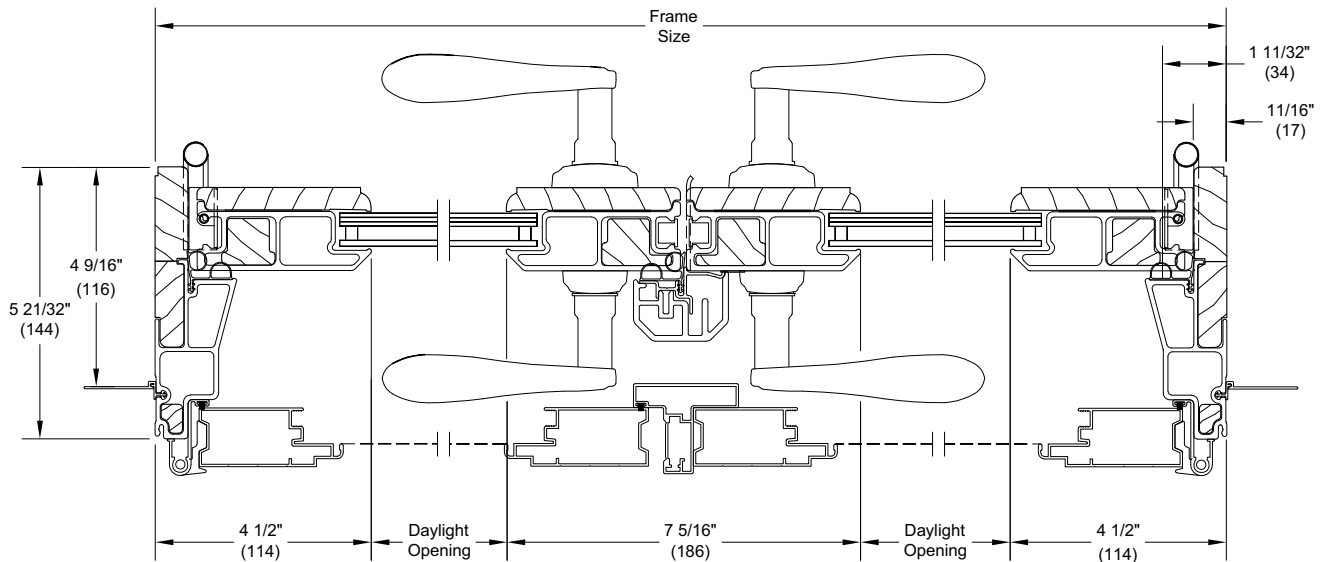


Section Details: IZ3 - 4 9/16" Jamb - XXR Operator

Scale: 3" = 1' 0"



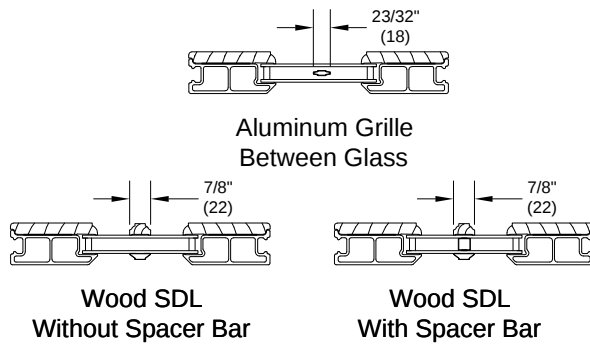
Head Jamb and Sill



2 Panel Jamb - XX R

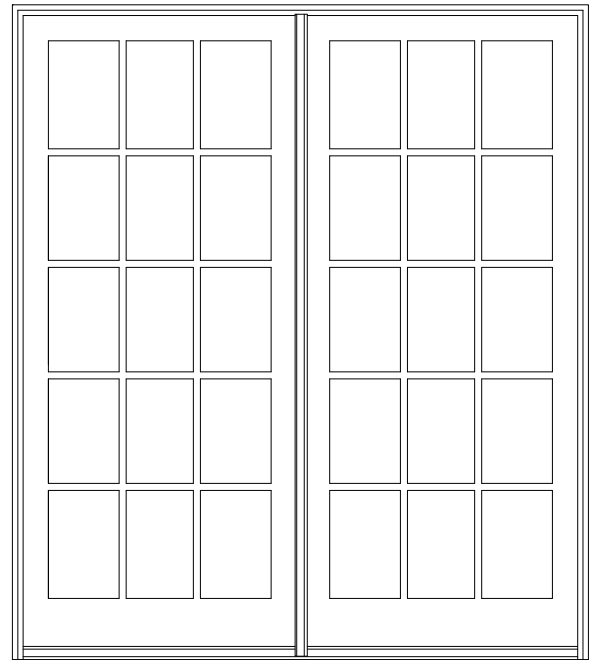
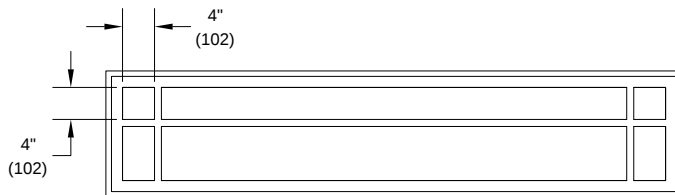
Section Details: Divided Lite Options

Divided Lite Options

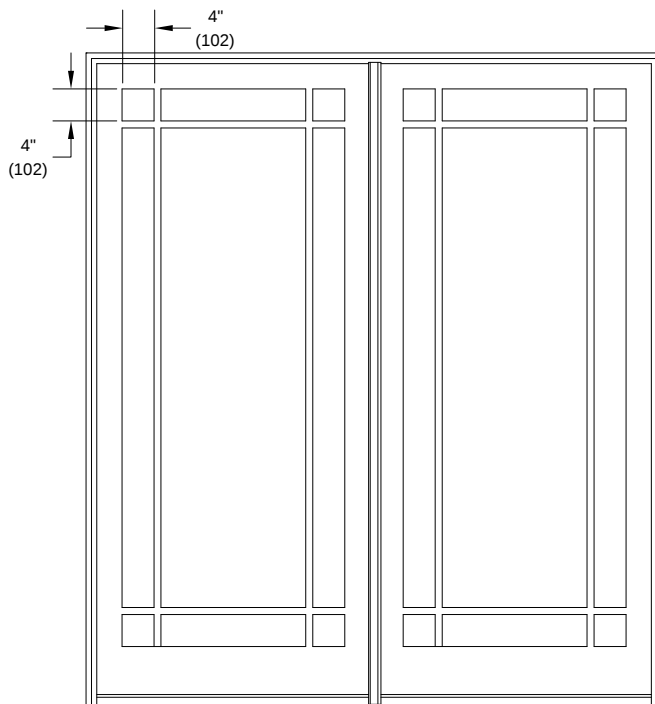


Conversion Formula:

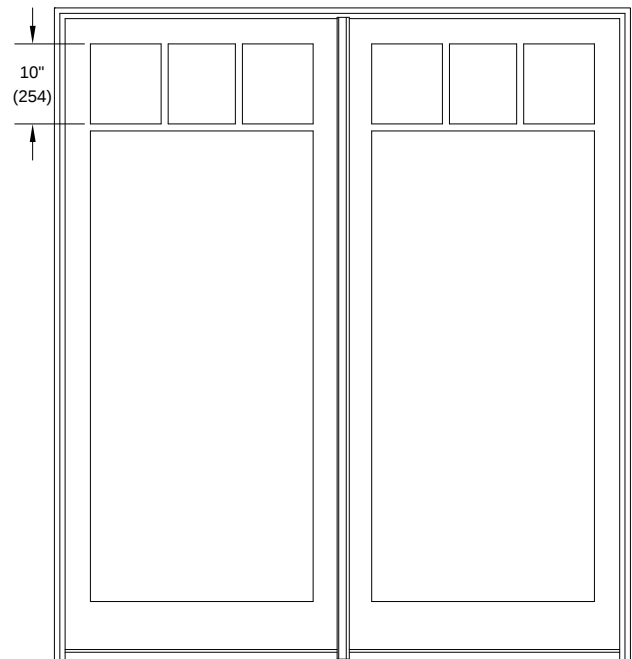
$$\frac{\text{Total DLO} - \text{Total Bar Width}}{\text{Number of lites}} = \text{Individual DLO}$$



Rectangle Cut



Prairie Lite Cut



Cottage Lite Cut

NOTE: Optional 9 lite per panel Prairie cut GBG or SDL

NOTE: GBGs are not available on IZ3 units

Section 08 54 00
Elevate® Casement and Awning

Part 1 General

1.1 Section Includes

- A. Elevate® Casement and Casement Picture complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments.
- B. Elevate® Casement Bay or Bow complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board, and standard or specified anchors, trim and attachments.
- C. Elevate® Awning complete with hardware, glazing weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments.

1.2 Construction Specification Institute (CSI) MasterFormat Numbers and Titles

- A. Section 01 33 00 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 25 15 – Product Substitution Procedures
- D. Section 01 65 00 – Product Delivery
- E. Section 01 66 00 – Product Storage and Handling Requirements
- F. Section 01 71 00 – Examination and Preparation
- G. Section 01 73 00 - Execution
- H. Section 01 74 00 – Cleaning and Waste Management
- I. Section 01 75 00 – Starting and Adjusting
- J. Section 01 76 00 – Protecting Installed Construction
- K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer
- L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer
- N. Section 09 90 00 – Paints and Coatings: Paint and stain other than finish

1.3 References

A. ASTM, International:

1. E283: Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
2. E330: Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference
3. E547: Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls, by Cyclic Air Pressure Difference
4. E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation
5. C1036: Standard Specification for Flat Glass
6. E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights

B. North American Fenestration Standard (NAFS) - American Architectural Manufacturer's Association/Window and Door Manufacturer's Association/Canadian Standards Association (AAMA/WDMA/CSA 101/I.S.2/A440):

1. AAMA/WDMA/CSA 101/I.S.2/A440-17: NAFS: North American Fenestration, Standard/Specification for windows, doors, and skylights

C. Window and Door Manufacturers Association (WDMA)

1. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork
2. WDMA I.S.2: Hallmark Certification Program

D. Insulating Glass Certification Council (IGCC) and Fenestration Glazing Industry Alliance (FGIA) Glass Products Council (GPC)

E. Fenestration Glazing Industry Alliance (FGIA) – note: AAMA combined with IGMA and formed FGIA as of 08/01/2019

1. AAMA 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

F. National Fenestration Rating Council (NFRC):

1. NFRC 101: Procedure for Determining Fenestration Product Thermal Properties
2. NFRC 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

G. Window Covering

1. WCMA A100.0: American National Standard for Safety of Window Covering Products

1.4 System Description

- A. Air leakage shall not exceed the following when tested at 1.57 psf according to ASTM E283: 0.30 cfm per square foot of frame.
- B. No water penetration when tested at the following pressure according to ASTM E547: 9.75 psf
- C. Assembly shall withstand a positive or negative uniform static air pressure difference of psf without damage when tested according to ASTM E330.
- D. Impact and Cycling per ASTM E1996 and E1886 with passing results for Missile Level D and Pressure Cycling of +55/-55 psf.

1.5 Submittals

- E. Shop Drawings: Submit shop drawings under provision of CSI MasterFormat Section 01 33 00.
- F. Product Data: Submit product data for certified options under provision of CSI MasterFormat Section 01 33 00. Product performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).
- G. Samples:
 - 1. Submit corner section under provision of CSI MasterFormat Section 01 33 00.
 - 2. Specified performance and design requirements under provisions of CSI MasterFormat Section 01 33 00.

1.6 Quality Assurance

- A. Requirements: Consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements.
 - 2. Basement window requirements.
 - 3. Windows fall prevention and/or window opening control device requirements.

1.7 Delivery

- A. Comply with provisions of CSI MasterFormat Section 01 65 00.
- B. Deliver in original and protect from weather.

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of CSI MasterFormat Section 01660.

1.9 Warranty

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Marvin has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Marvin. For a more complete description of the Marvin limited warranty, refer to the complete and current warranty information that is available at <http://www.marvin.com/support/warranty>.

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Elevate® Casement operating exterior swinging windows (and related stationary or picture units) as manufactured by Marvin Windows & Doors, West Fargo, North Dakota.
- B. Description: Elevate® Casement Bay or Bow unit (and related stationary or picture units) as manufactured by Marvin Windows and Doors, Fargo, North Dakota.
- C. Description: Elevate® Awning unit (and related stationary or picture units) as manufactured by Marvin Windows and Doors, West Fargo, North Dakota.

2.2 Frame Description

- A. Interior: clear pine exposed surfaces
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellant, preservative treated in accordance with ANSI/NWWDA I.S.4.
- B. Exterior: Fiberglass reinforce Ultrex®, 0.080" (2mm) thick
- C. Composite frame thickness: 1 5/16" (33mm).

- D. Frame depth: 4 9/16" (116mm).

2.3 Sash/Panel Description

- A. Interior: pine
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication
 - 2. Water repellant preservative treated in accordance with ANSI/NWWDA I.S.4.
- B. Exterior: fiberglass reinforced Ultrex®, 0.080" (2mm) thick
- C. Composite sash thickness: 1 9/16" (40mm) – standard glass; 1 31/32" (50mm) – Tri-pane.

2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
- B. Glazing Method: 11/16" (17mm) insulating glass.
- C. Glass fill: Air with capillary tubes, Argon
- D. Glass Type: Low E1, E2, E3, E3/ERS
- E. Glass Type Option: Obscure or California Fire Glass (Annealed exterior and tempered interior glazing configuration), Rain Glass, Glue Chip, Narrow Reed, Reed, Frost, Bronze Tint, Gray Tint, Green Tint.
- F. Glazing Seal: Silicone bead at interior and exterior.
- G. Glazing option: STC/OITC upgrade.
- H. Impact Zone 3 for windows up to 140 miles per hour. Glass is laminated insulated Low E2 or Low E3 Argon, consisting of annealed or tempered glass to the exterior and laminated glass to the interior. The laminated glass is made up of two pieces of glass with either SGP or PVB laminate layer between. The interior and exterior glazing compound is silicone, in a sandwich style glazing.
- I. Triple-pane glazing option: Units are manufactured with 1 1/8" (29mm) TG
 - i. Low E2/E1, Low E3/E1, Low E2/E1/ERS, Low E3/E1/ERS

2.5 Certified Mulling

- A. For Standard
- B. Directional mull limits: 7 units wide by 1 unit high: Rough Opening not to exceed 113 x 71 5/8 inches (2870mm x 1819mm)
- C. Directional mull limits: 1 unit wide by 5 units high; Rough Opening not to exceed 73 x 94 3/4 inches (1854mm x 2406mm)
- D. Directional mull limits: 4 units by 5 units high: Rough Opening not to exceed 85 x 94 3/4 inches (2159mm x 2406mm)
- E. For Impact
- F. Directional mull limits 1H or 1W only. Maximum span for vertical mull is 71 1/8" (1807mm).
- G. Directional mull limits for 2H or 2W only. Maximum span for horizontal mull is 72" (1829mm).

2.6 Finish

- A. Exterior:
 - 1. Pultruded Fiberglass.
 - 2. Factory baked on acrylic urethane.
 - 3. Meets AAMA 624-10 requirements.
 - 4. Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony.
- B. Interior:
 - 1. Bare-treated pine.
 - 2. Optional white, clear interior, or designer black interior factory finishes.

2.7 Hardware

- A. Lock: Multipoint locking mechanism is actuated from a single point of operation. The lock mechanism is concealed with only the actuator handle and escutcheon being visible.
- B. Hinges: Concealed stainless steel track and injection molded shoe.
- C. Handle: Die cast detachable folding handle.
- D. Roto Gear Operator: E-Gard™ coated hinge arm and housing mechanism.
- E. Snubber: Pulls the sash tight to the frame and provides positive engagement to keep the sash in place under structural loads.
- F. Color: Applies to the handle and locking hardware:

1. White, Almond Frost, Brass, Satin Nickel, Oil Rubbed Bronze, or Matte Black.

2.8 Optional Hardware

- A. Coastal hardware is available.
- B. Casement Window Opening Control Device – Factory applied.
 - 1. Minimum frame OSM: 17 27/32" (453mm) x 31 1/8" (791); Maximum frame OSM: 36" (914) x 71 1/8" (1807).
 - 2. WOCD locking assembly: Factory installed. Die cast. Color: White, Almond Frost, Matte Black
 - 3. WOCD tether assembly: Factory installed. Injection molded nylon. Color: E-Guard™ color match
- C. Sash Limiter – 3" Travel - Factory or Field applied
 - 1. Custodial and Non-Custodial options available
 - 2. Coastal Hardware
 - 3. Casement min frame OSM: 23" (584mm) x 31 1/8" (791mm)
 - 4. Casement max frame OSM: 36" (914mm) x 71 1/8" (1807mm)
 - 5. Awning min frame OSM: 24" (610mm) x 23" (584mm)
 - 6. Awning max frame OSM: 48" (1219mm) x 47 1/8" (1197mm)
 - 7. Units with sash limiters do not meet egress criteria.
- D. Casement Egress Hinges
 - 8. Egress hinges are required on Casement RO sizes between 27 1/8" (689mm) - 39 63/64" (1016mm) including CN29 to meet egress requirements.

2.8 Weather Strip

- A. Weather stripped at frame and sash perimeter with flexible gaskets.
 - 1. Color: Black.

2.9 Jamb Extension

- A. Furnish jamb extension: 6 9/16 inch (167mm) or 6 13/16 inch (173mm) factory-installed
- B. Optional jamb extension: 4 11/16 inch (119mm), 4 13/16 inch (122mm), or 5 1/16 inch (129mm) – 8 9/16 inch (217mm) shipped loose.

- C. Finish: White, Clear Lacquer, Designer Black

2.10 Insect Screen

A. Factory Installed

1. Screen mesh, 18 by 16: charcoal fiberglass.
2. Aluminum frame finish: Almond Frost, White, Ebony or Bare Wood Veneer.

2.11 Simulated Divided Lites (SDL)

A. 7/8" (22mm) wide. Available with optional interior spacer bar

1. Exterior muntins: Ultrex finished to color match exterior
2. Interior muntins: Bare pine wood or optional white, clear interior, or designer black interior finish.
3. Pattern:
 - a. Rectangular,
 - b. 9 lite Prairie cut with 4" DLO corners
 - c. 6 lite top or bottom Prairie cut with 4" DLO corners
 - d. 6 lite left of right Prairie cut with 4" DLO corners
 - e. Cottage style up to 2H with specified DLO height (4" min)
 - f. Size limitations may apply to Prairie and Cottage lite cut availability
4. Simulated Check rail option: 2 11/32" (60mm). Available with optional spacer bars.

2.12 Grilles-Between-the-Glass (GBG)

A. Manufactured from aluminum in a 23/32" (18mm) wide contoured profile placed between the two panes of glass. On tri-pane configurations, GBG profile is placed between exterior and center glass panes.

1. Colors:
 - a. Interior: White, Bronze, Black.
 - b. Exterior: White, Pebble Gray, Bronze, Gunmetal, Cashmere, or Ebony.
2. Pattern:
 - a. Rectangular

- b. 9 lite Prairie cut with 4" DLO corners
 - c. 6 lite top or bottom Prairie cut with 4" DLO corners
 - d. 6 lite left or right Prairie cut with 4" DLO corners
 - e. Cottage style up to 2H with specified DLO height (3" min)
 - f. Size limitations may apply to Prairie and Cottage lite cut availability
3. Not available for Impact glazed windows.

2.13 Accessories and Trim

A. Exterior Casing:

- 1. Non-integral to the unit – fastened to the exterior wall with barb and kerf.
- 2. 2" (51mm) Brick Mould Casing available as a full surround or with sill nosing.
- 3. 3 1/2" (89mm) Flat Casing as a full surround or with sill nosing; also available with 1" (25mm) ranch style header overhang.
- 4. Color: Stone White, Pebble Gray, Bronze, Gunmetal, Cashmere, or Ebony.

B. Installation Accessories:

- 1. Factory-installed nailing fin at head, sill and side jambs.
- 2. Installation Brackets: Brackets for 4 9/16" (116mm); 6 9/16" (167mm).
- 3. Mullion kit: Mullion kit for field assembly of units – Kit includes: instructions, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mullion insulation and nailing fin connectors.
- 4. Structural mullion kit: structural mullion kit for field assembly of units. Kits includes: instructions, reinforcement member, aluminum pins, wood mullion tie, sealant foam tape, interior mullion trim, #8 x 1 3/4" screws, #7 x 1 5/8" screws, nailing fin connectors and structural brackets.
- 5. Pole operator with adapter for each sash indicated. Mill finish aluminum. Length: (five feet) (eight feet) (eleven feet six inches).
- 6. Installation clips standard with nailing fin on impact glazed windows.

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with CSI MasterFormat Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

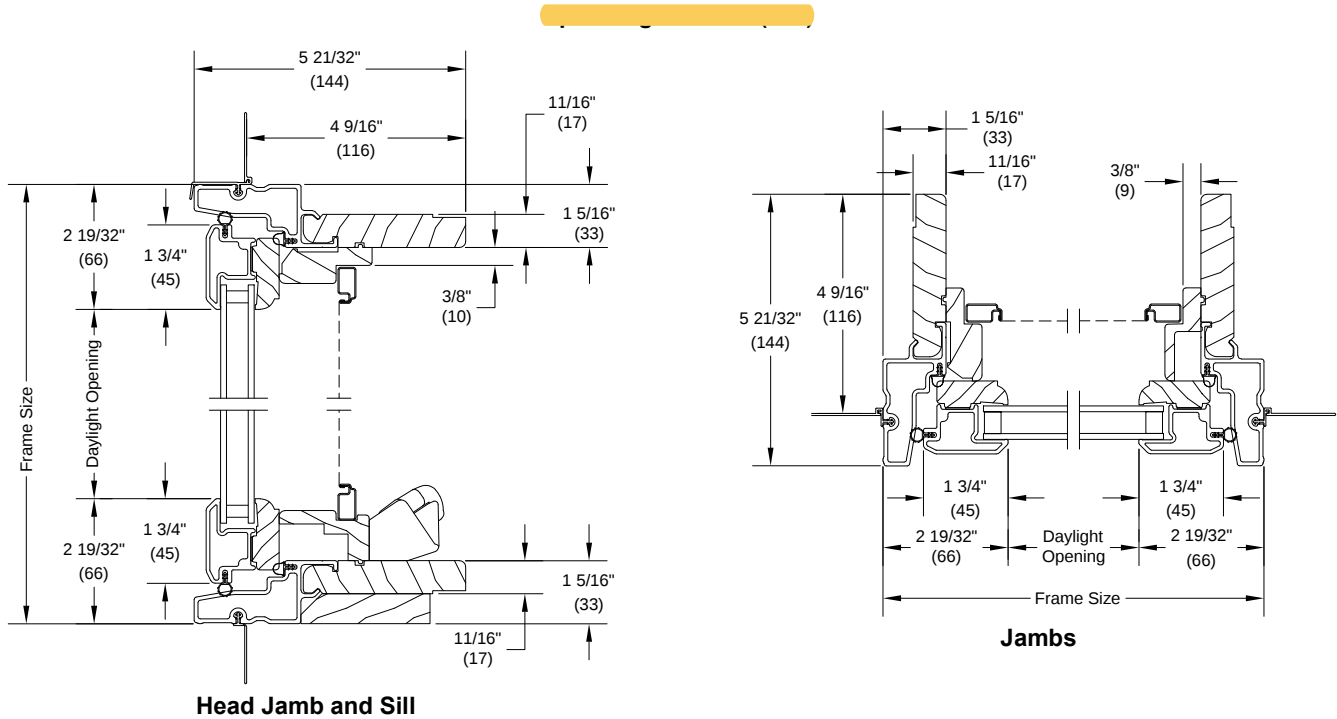
3.5 Protecting Installed Construction

- A. Comply with CSI MasterFormat Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

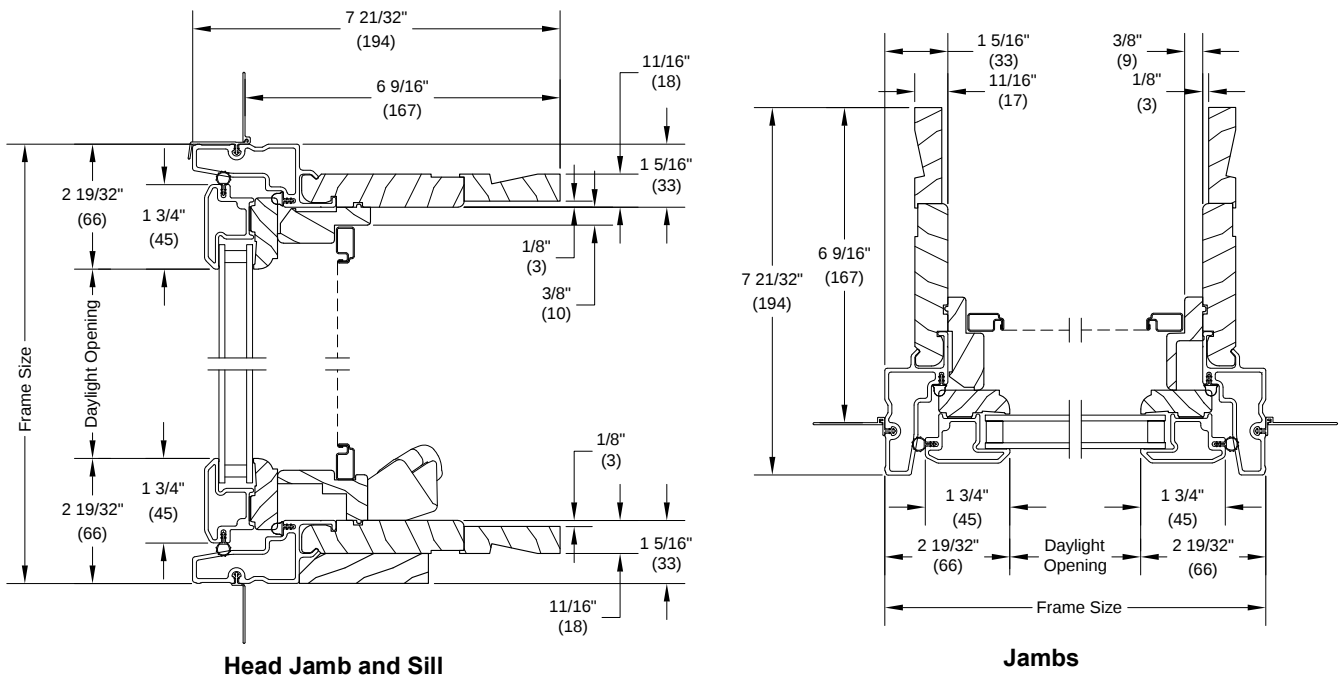
End of Section

Section Details: Operating - Casement / Awning

Scale: 3" = 1' 0"



Operating - 6 9/16" (167)

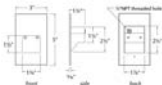


[Home](#) | [Login](#) | [What's New](#) | [Resources](#)

Ceiling Wall Recessed Tape Track

Under Cabinet WL-LED200 Step And Wall Light WAC-STRUT

Limited



Chat

Specifications

Features

Line Drawing

Specifications Number: WL-LED200-27-BK

MODEL & VOLTAGE	COLOR TEMP & CRI	LUMENS	FINISH
WL-LED200 - 120 VAC	2700K - 90	68	BK - Black on Aluminum
WL-LED200F - 277 VAC	3000K - 90	68	BN - Brushed Nickel
	Amber - 90		BZ - Bronze on Aluminum
	Blue - 90		GH - Graphite on Aluminum
	Red - 90		SS - Stainless Steel
			WT - White on Aluminum

Features

- Delivered Lumens: 68lm
- 2700K, 3000K, Amber, Blue, Red
- CRI: 90
- Power: 3.9W

Input: 120 VAC, 277 VAC, 50/60Hz

ELV Dimming: 100-10%

Rated Life: 50000 Hours

Construction: Die-cast corrosion resistant aluminum alloy

Low profile, flush to wall aesthetics with no visible hardware

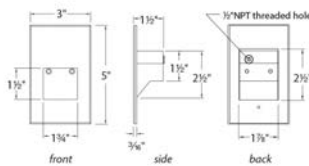
Balanced lighting, free of shadows with minimum glare

Up to 200 fixtures can be connected in parallel

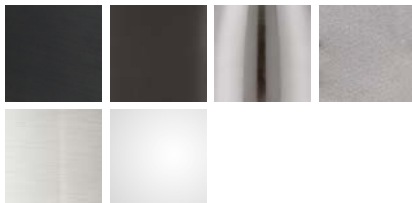
Brushed Nickel Finish is for interior use only



Line Drawing



Available Finishes:



Where to Buy

SPEC SHEET

INSTRUCTIONS

IES FILES

REVIT FILES

DIMMING REPORT

Login
Where To Buy
Resources
Contact Us

Blog
Our Story
Education
Careers

Find
Us
Online



Visit Our Other WAC Websites











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



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: February 2, 2024
RE: 673 Congress Street – PUBLIC HEARING – Rehabilitation
PROJECT ID: HPBR-002777-2024
MEETING: February 7, 2024

Owner: Andrew Doukas
Architect: John Whipple, Whipple | Callendar Architects

A sign announcing the Historic Preservation Board's meeting on February 7, 2024 was posted at the property on January 23, 2024. A legal ad was published in the Portland Press Herald on January 26, 2024 and January 27, 2024, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Remove existing gabled roof structure of noncontributing building, and reconstruct raised 18 inches with new dormers on both roof planes. Replace all windows, siding, and trim inspired by buildings appearance in 1924.

SUMMARY OF HISTORIC CONTEXT

673 Congress Street is a noncontributing structure within the Congress Street Historic District, located roughly across from the Henry Wadsworth Longfellow Statue. The building was originally constructed in the 1850s as a Greek revival house. Sometime before 1924 (and likely even in the late nineteenth century based on the fire Insurance maps) the structure was connected to the adjacent 671 Congress Street and their first floors were converted to storefronts. Sometime in the mid twentieth century, 671 Congress was torn down and replaced with the existing single-story masonry storefront which still connects to the storefront at 673 Congress at the interior.

In addition to the storefront alterations, all of the upper-story windows have been replaced with one-over-one windows. Siding and trim also largely appear to have been replaced with much of the original character having been removed and simplified through replacements. The building also

has an existing shed-roof dormer along the west roof plane.

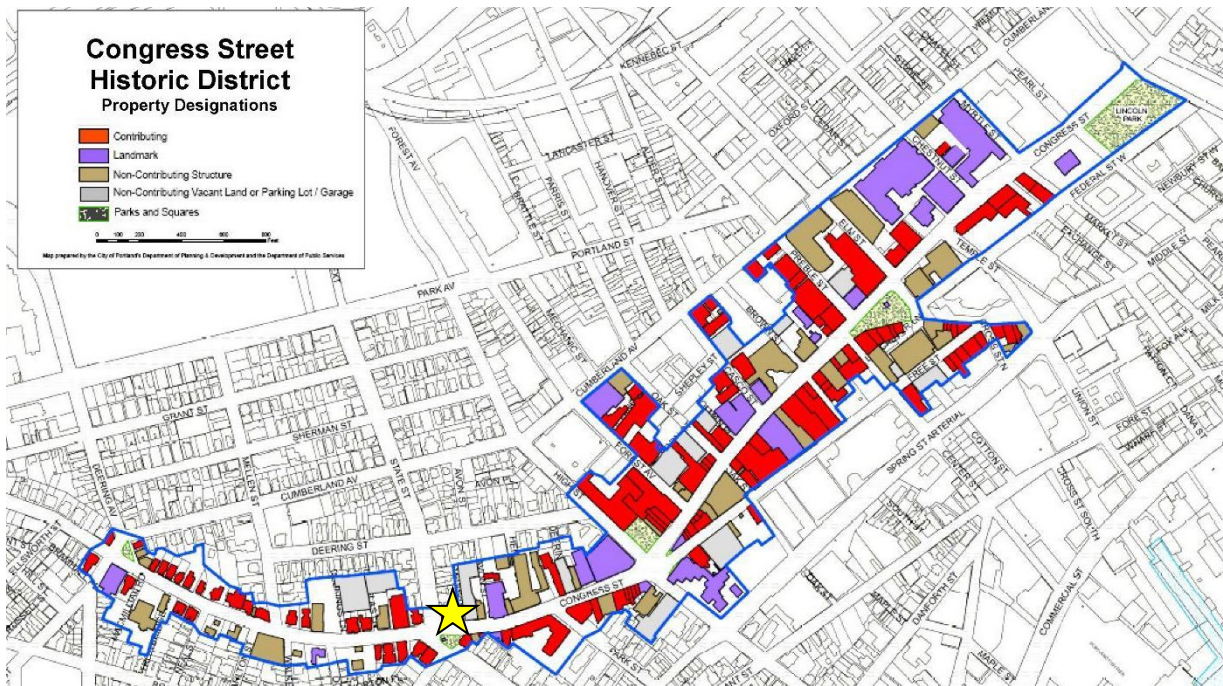


Figure 1: Map of Congress Street Historic District showing location of 673 Congress Street with a yellow star.



Figure 2: 1924 Tax Photos showing 671 (right) and 673 (left) Congress Street.



Figure 3: 2023 google street view showing 673 and 671 Congress Street.

Additional information on the Congress Street Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

PREVIOUS REVIEW BY HISTORIC PRESERVATION BOARD

June 16, 2014, Workshop:

The applicant had a workshop for this project in June of 2014 after an earlier workshop in 2013. These earlier reviews are referenced by the applicant on the cover sheet of their drawings. While the proposed scope of work has clearly been informed by those earlier reviews, staff presented this project to the Board as a new application given that nearly 10 years had passed since that last review.

STAFF COMMENTS

The applicant is looking to address structural issues at the roof of this noncontributing building while creating a code compliant and more usable third floor. In order to achieve this, the applicant is proposing to remove the existing roof and construct a new roof of the same slope about eighteen inches higher than the existing. Paired with this, the applicant is proposing to add symmetrical shed-roof dormers on both sides of the building. These dormers will be set back about four feet from the front façade and the side elevations will feature false eaves above the second floor to retain the gable-ended look of the existing structure. The existing shed-roof

dormer at the west elevation does not currently feature a continuous eave which detracts from the building's gable-fronted form.



Figure 4: Applicant rendering of the proposed project.

In addition to the alterations at the top floor, the applicant is proposing to re-side the whole structure and replace windows. The 1924 tax photo shows very spartan Greek-revival trim, clapboard siding, and two-over-two windows throughout. All of these elements have since been replaced; however, the applicant is proposing to restore them to some degree. This would include simplified trim details based on proportions of the original structure, wood siding at the front elevation, with fiber-cement siding at the sides and rear. The applicant is also proposing to install two-over-two windows at the front elevation.

As the structure is generally retaining the form and scale of the structure as shown in the 1924 photos, it may be appropriate for some of these historic elements, such as wood siding and two-over-two windows, to be recreated. The proposed simplified trim details will help to mark the structure as noncontributing and no longer historically accurate. However, if Board members have any concerns about the proposed scope of work creating a false sense of history, all fiber-cement siding and one-over-one windows could be employed individually or in combination to differentiate the existing structure from its more historic iterations.

Staff would note that the applicant has indicated they are proposing a textured fiber-cement board siding. Generally, when reviewing residing projects, staff look for a smooth fiber-cement

siding as it is more consistent with the appearance of traditional wood clapboards. Staff have included a condition for the use of smooth fiber-cement siding as a suggested condition in the motion for consideration.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations to or Redesign of Noncontributing Structures, 17.8.4:

Standard A.	
In considering an application for a Certificate of Appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in Subsection 17.8.2 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the Planning Authority or Historic Preservation Board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to make alterations to an existing noncontributing building which was deemed noncontributing due to the degree of alterations it had previously experienced. The proposed scope of work will not substantially erode the existing character of the building retaining its existing form, fenestration pattern, and scale.

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to retain the mix-use of the structure with commercial on the first floor and residential above.

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The proposed alterations will retain the gable-fronted character of the existing building. Given the structure's noncontributing classification and that most exterior materials have been replaced, there is minimal historic material present.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
For Board Discussion	Given the structure has been classified as noncontributing, but is proposed to be further altered while also reintroducing some elements that had been present in earlier versions of the structure, the Board should confirm that the scope of work does not create a false sense of historical development. The applicant is proposing simplified exterior trim. Simplified windows and the use of an alternative siding material might all reinforce the structure as noncontributing but compatible with the historic context.

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
For Board Discussion	The Board should confirm that the proposed alterations are sufficiently differentiated from the historic context while remaining compatible. The applicant has proposed simplified trim details, but ones that are in keeping with the historic Greek revival proportions. Additionally, the applicant is proposing to use clapboard siding as has always been found on the structure and is found in the historic context.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002777-2024 for alterations at 673 Congress Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations to or Redesign of Noncontributing Structures 17.8.4-A and Standards for Review of Alterations 17.8.2 – 1-3 & 9, [with the following condition:

- That the new trim and clapboard siding shall have a smooth finish.]

ATTACHMENTS

1. Application Letter
2. Permit Drawings
3. Inventory Forms for 671 and 673 Congress Street

Andrew J. Doukas
673 Congress Street
Portland ME 04101

ajdoukas@gmail.com

207-871-7232

January 6, 2024

Building Permits – Historic Preservation
City of Portland

RE: Application for permit to add dormer to 673 Congress Street and replace windows, roof

Dear Sir or Madam:

This application is to add a dormer to the third floor of 673 Congress Street, on the east side to match the existing dormer on the west side. The purpose of the additional dormer is to allow headroom to add a bathroom on the third floor. The entire roof of the front section of this building shall be replaced, including the existing dormer. The length of the new dormers are 26' 8", and they extend from the north wall to within 4' 0" of the south wall (front of building). The last 4' 0" of the roof line is without a dormer added on either side, to allow for the original roof line to front Congress Street. The entire roof of this section will be raised by 18" to allow for the addition of rafter ties to support the roof, which in its current state is unsupported.

Although the architect's proposed drawings show 2 x 6 to be adequate construction of the dormers based on a structural engineer's analysis, it is my understanding that to get the required R60 insulation factor in the roof, we will need to use 2 x 10 construction. Northeast Spray Insulation indicates that they will need 7.5" of spray foam insulation to achieve R60. Walls shall be insulated to R41.

I propose to use Andersen Series 400 or Wood Rite double hung windows on the second and third floor. Andersen indicates the U factors are a range of 0.27.

The back ell of the building will not be affected, except for re-roofing to match the new roof on the front section.

Sincerely, Andrew J. Doukas
Owner and Occupant
673 Congress Street

673 CONGRESS STREET

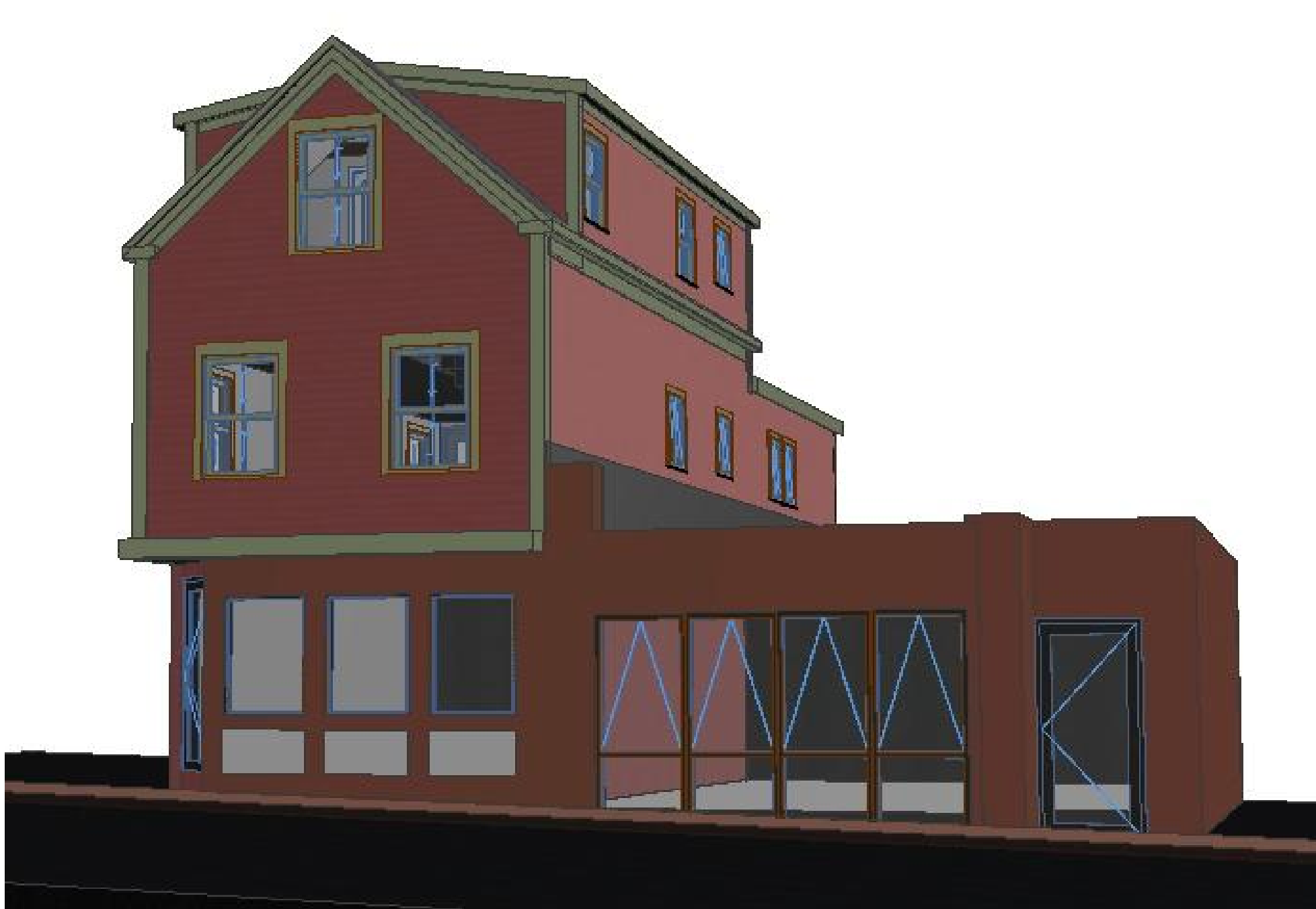
673 CONGRESS STREET PORTLAND, MAINE



2023

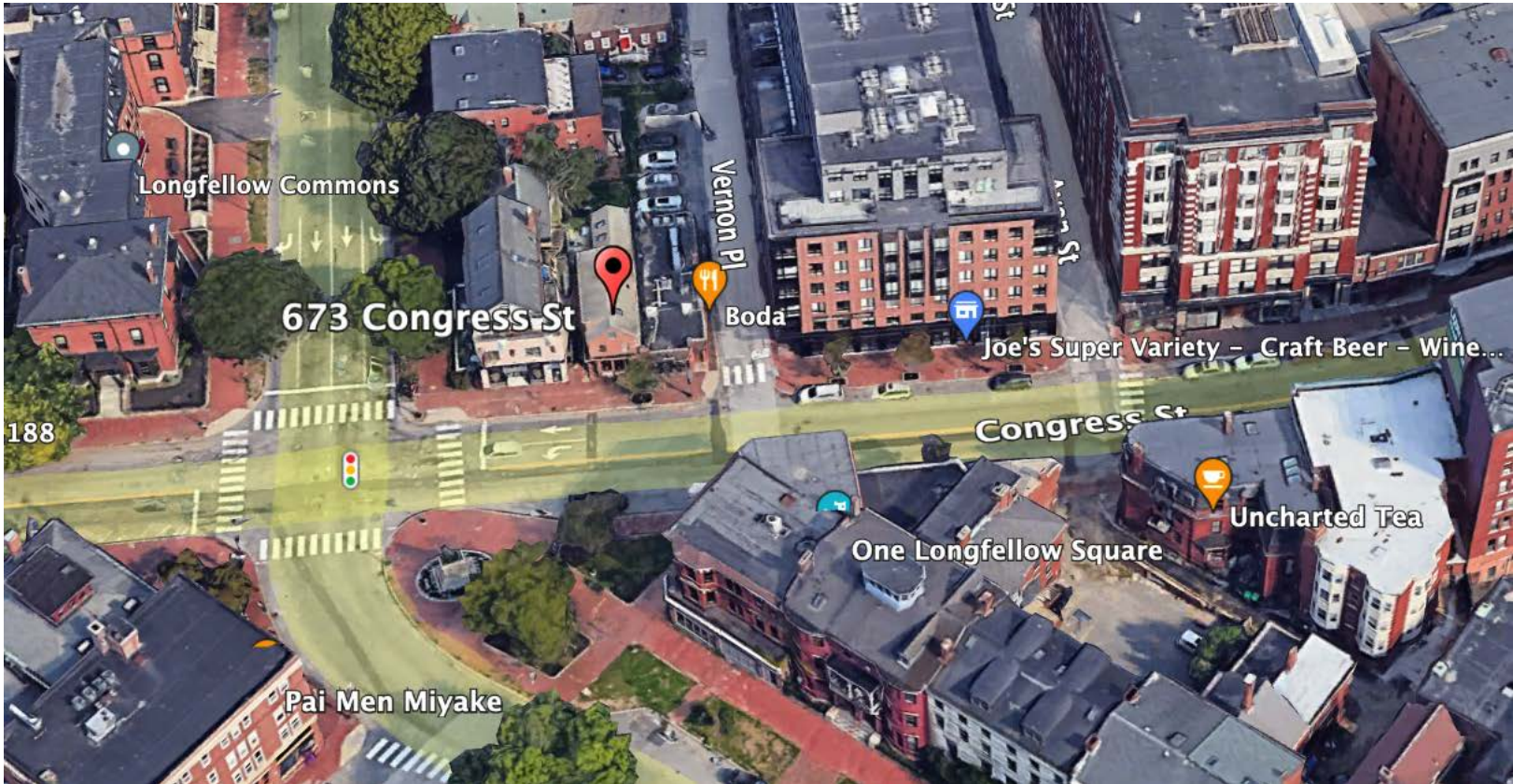


1924



PROPOSED

VICINITY MAP



NOT TO SCALE

RESIDENTIAL CODE NOTES

- STAIRWAYS, MAX. 7-3/4" RISERS, MIN. 10" TREADS. STAIRWAYS SHALL NOT BE LESS THAN 36" WIDE CLEAR ABOVE PERMITTED HANDRAIL HEIGHT. HEADROOM SHALL NOT BE LESS THAN 6'-8". (R311.7)
- HANDRAILS. (R311.7.8)
 - HANDRAILS WILL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS.
 - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR GREATER THAN 38".
 - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER.
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
 - HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
 - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL.
 - THE HANDRAIL SHALL CONFORM TO R311.7.8.3 GRIP-SIZE.
- DWELLING - GARAGE OPENING PROTECTION: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS; SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" IN THICKNESS; OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (R302.5.1) OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.
- DWELLING - GARAGE FIRE SEPARATION (TABLE R302.6)
 - SHALL BE NOT LESS THAN 1/2" GWB OR EQUIVALENT APPLIED TO THE GARAGE SIDE BETWEEN THE RESIDENCE AND ATTICS.
 - SHALL BE NOT LESS THAN 5/8" TYPE X GWB OR EQUIVALENT FROM HABITABLE ROOMS ABOVE THE GARAGE.
 - SHALL BE NOT LESS THAN 1/2" GWB OR EQUIVALENT OVER STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION.
 - SHALL BE NOT LESS THAN 1/2" GWB OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALLS OF GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT.
- UNDER-STAIR PROTECTION (R302.7)
ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GWB.
- SAFETY GLAZING REQUIREMENTS. (R308) EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS DEFINED BELOW SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. HAZARDOUS LOCATIONS ARE:
 - GLAZING IN DOORS
 - GLAZING ADJACENT TO DOORS
 - GLAZING IN WINDOWS LARGER THAN 9 SF WITH 3 OTHER CONDITIONS NOTED IN R308.4.3
 - GLAZING IN BATHROOMS WHERE THE BOTTOM OF THE WINDOW IS LESS THAN 60" AFF
 - GLAZING ADJACENT TO STAIRS AND RAMPS THAT IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
 - GLAZING ADJACENT TO THE BOTTOM STAIR LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING & WITHIN A 60' HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL NOT BE LESS THAN 36" AFF EXCEPT FOR GUARDS WITH OPEN STAIRS SHALL NOT BE LESS THAN 34" WHERE IT SERVES AS A HANDRAIL. (R312)
- WINDOW FALL PROTECTION WILL BE PROVIDED FOR WINDOWS WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24" AFF AND GREATER THAN 72" ABOVE THE FINISHED GRADE. (R312.2)
- SMOKE ALARMS SHALL BE PROVIDED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, ON EACH STORY OF THE DWELLING. SMOKE ALARMS SHALL BE INTERCONNECTED IN NEW CONSTRUCTION. WIRELESS INTERCONNECTION IS ACCEPTABLE AS WELL AS PHYSICAL INTERCONNECTION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP. (R314)
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN NEW CONSTRUCTION WHERE THERE IS A FUEL-FIRED APPLIANCE OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP. (R315)
- EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED FOR BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM. OPENING AREA SHALL BE NOT LESS THAN 5.7 SF. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20". (EXCEPTION FOR GRADE FLOOR OR BELOW GRADE OPENINGS OF NOT LESS THAN 5 SF OF CLEAR OPENING.) THE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 44" AFF. (R310)
- CEILING HEIGHT. (R306)
MIN. HT. OF HABITABLE SPACE, HALLWAY AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HT. OF NOT LESS THAN 7 FEET.
BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HT. OF NOT LESS THAN 6'-8".
EXCEPTIONS:
 - FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HT. OF NOT LESS THAN 5 FEET AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HT. LESS THAN 7 FEET.
 - A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HT. NOT LESS THAN 6'-8" FOR AN AREA 30' X 30' AT THE SHOWERHEAD.
 - BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENTS CONTAINING HABITABLE AREAS SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.
 - PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HT. NOT LESS THAN 6'-8" EXCEPT AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS WHERE IT CAN BE 6'-4".
- PROVIDE A VERTICAL GRAB BAR ON THE CONTROL END WALL OR THE END WALL OPPOSITE TO THE CONTROL END WALL OF THE BATHTUB/SHOWER TO MEET NFPA 101 2018 SECTION 24.2.2.2 AS FOLLOWS:
BATHTUBS: A VERTICAL GRAB BAR IN A BATHTUB END WALL SHALL HAVE LENGTH NOT LESS THAN 36IN AND LOCATED BETWEEN 24IN AND 27 IN ABOVE THE FINISHED FLOOR MEASURED TO THE LOWER END, LOCATED BETWEEN 6IN AND 12IN FROM THE OPEN ENTRY AND EGRESS SIDE OF THE BATHTUB MEASURED FROM EXTERIOR SIDE OF THE BATHTUB.
SHOWERS: VERTICAL GRAB BAR IN SHOWERS SHALL HAVE LENGTH NOT LESS THAN 24IN AND LOCATED BETWEEN 36IN AND 39IN ABOVE THE FINISHED FLOOR TO THE LOWER END.

PROJECT DATA

ZONING: B2C
FRONT YARD SET BACK 10'
SIDE STREET SET BACK 5'
REAR YARD SET BACK: NONE
MAX. BLDG. HT. 45'
SIDE YARD <1.5 STORIES: ONLY IF ABUTTING RESIDENTIAL
SIDE YARD OVER 35': ONLY IF ABUTTING RESIDENTIAL
SIDE YARD 2.5 STORIES: NONE
MAX. LOT COVERAGE N.A.
ACCESSORY STRUCTURES N.A.
SITE AREA: N.A.
OCC. GROUP: A-2, R-3
CONST. TYPE: 5B
CLIMATE ZONE: 6A
FIRE SPRINKLERS: NO

LIVE LOAD:
LIVING AREAS = 40 PSF
SLEEPING AREAS = 30 PSF
UNINHABITABLE ATTICS = 20 PSF

APPLICABLE CODES

2015 IBC INTERNATIONAL BUILDING CODE
2015 IRC INTERNATIONAL RESIDENTIAL CODE
2015 IEBC INTERNATIONAL EXISTING BUILDING CODE
2015 IMC INTERNATIONAL MECHANICAL CODE
NFPA 1 and 101
MUBEC (COMPRISED OF 5 CODES ABOVE, 2015 VERSIONS)
2021 UBC UNIFORM PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY AND CONSERVATION CODE
2021 IECC STRETCH CODE/PORTLAND ZONING ORDINANCE
PORTLAND ZONING CODE

THEMAL ENVELOPE REQUIREMENTS PER IECC 2021
CLIMATE ZONE 6 FOR THIS PROJECT:
- ROOF R-60
- WALLS R-20 + 5CI OR R13+ 10CI OR R20CI
- WINDOWS U 0.32 OR LESS
- DOORS U 0.30 OR LESS

SCOPE OF WORK

The scope of work on 673 Congress St includes demolishing the majority of the roof (15' x 30'); rebuilding it 18" higher than the existing roof; and adding a dormer on the east side. A dormer was added to the west side in 1983. It will be rebuilt with the same ridge elevation as the new roof. The objective is to replace sagging and rotting rafters with a structurally sound system, to add a bathroom on the third floor, to improve the insulation, and to replace old windows. The "dust pan" dormers are to be set back 4' from the front of the building (like the existing west dormer. Windows are to be replaced with larger, divided light double hung windows as historically accurate as possible.

This project was reviewed by the Historic Preservation Board in 2013. The work has been put on hold, largely because of the daunting approval process, while the structure continued to deteriorate. This application describes a scope similar to that of the 2013 application but describes a complete replacement of the roof 18" higher than the existing and provides structural plans, extensive detail and graphics.

In 2013, the staff recommended using a ridge beam structure in order to retain headroom inside. Our investigations found no locations in the outside wall or in any interior walls where the loads generated by a ridge beam could be brought down through the building. The roof system we propose bears on the two side walls. Rafter ties are necessary to hold it together. At the same time, codes require a minimum ceiling height of 7'. In order to allow headroom of 7' and to resist the tendency of rafters to spread under load, the roof needs to be raised. 18" is the minimum dimension that works structurally. (See diagrams on sheet A-1.1.)

The 2013 staff report identifies the building as "non-contributing in the Congress Street Historic Resources Inventory." One of the guidelines quoted in that report says that "fiber-cement clapboards are acceptable in non-contributing buildings within historical districts," but this material appeared to be up for debate in 2013. The owner would prefer to use textured fiber-cement clapboards on the sides and dormers of the building, and white cedar clapboards on the front (south elevation). Trim boards are specified as Azek or similar material. Staff noted in 2013 that "unless Mr. Doukas is proposing to completely reframe the roof, the original height and 12:12 pitch of the front section should be retained." The roof is unquestionably in need of complete re-framing. Its pitch appears to be 10+:12 (not 12:12), which is what the drawings show. The drawings show Greek revival pilasters, returns, and cornices that run the length of the dormers, as recommended in the staff report of 2013.

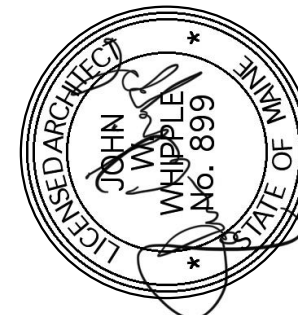
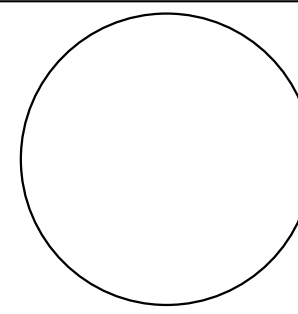
No additional exterior lighting is anticipated.

SHEET INDEX

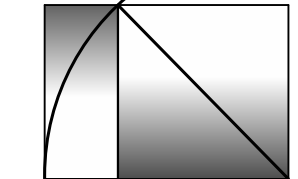
A0.1	TITLE SHEET
A1.1	PLANS/FRAMING
A2.1	ELEVATIONS
A3.1	SECTIONS/DETAILS

673 CONGRESS STREET

673 CONGRESS STREET, PORTLAND, MAINE



WHIPPLE
CALLENDER
ARCHITECTS



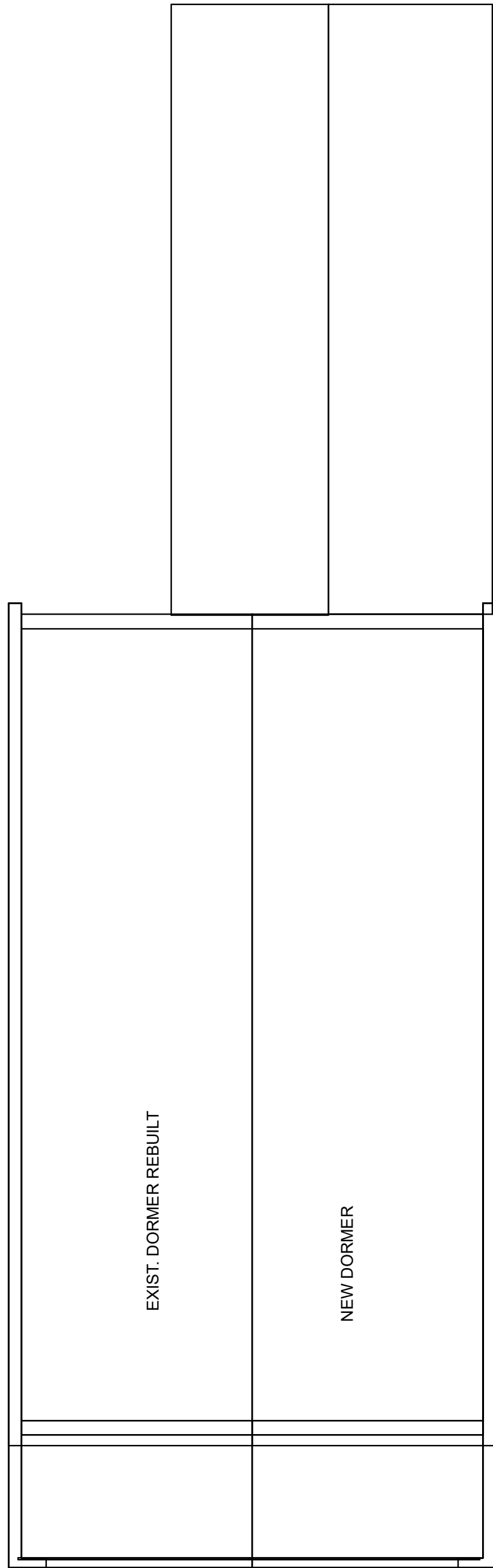
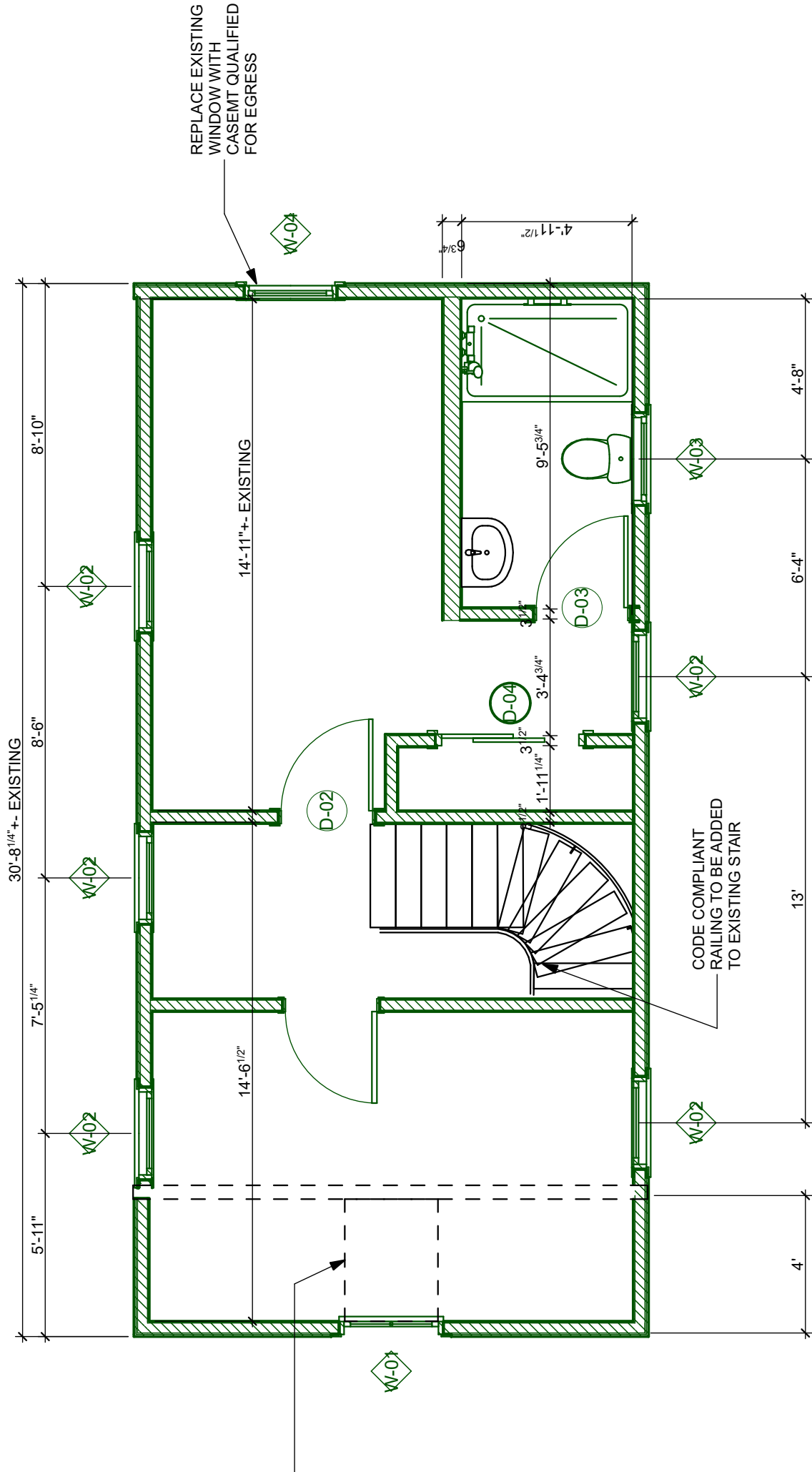
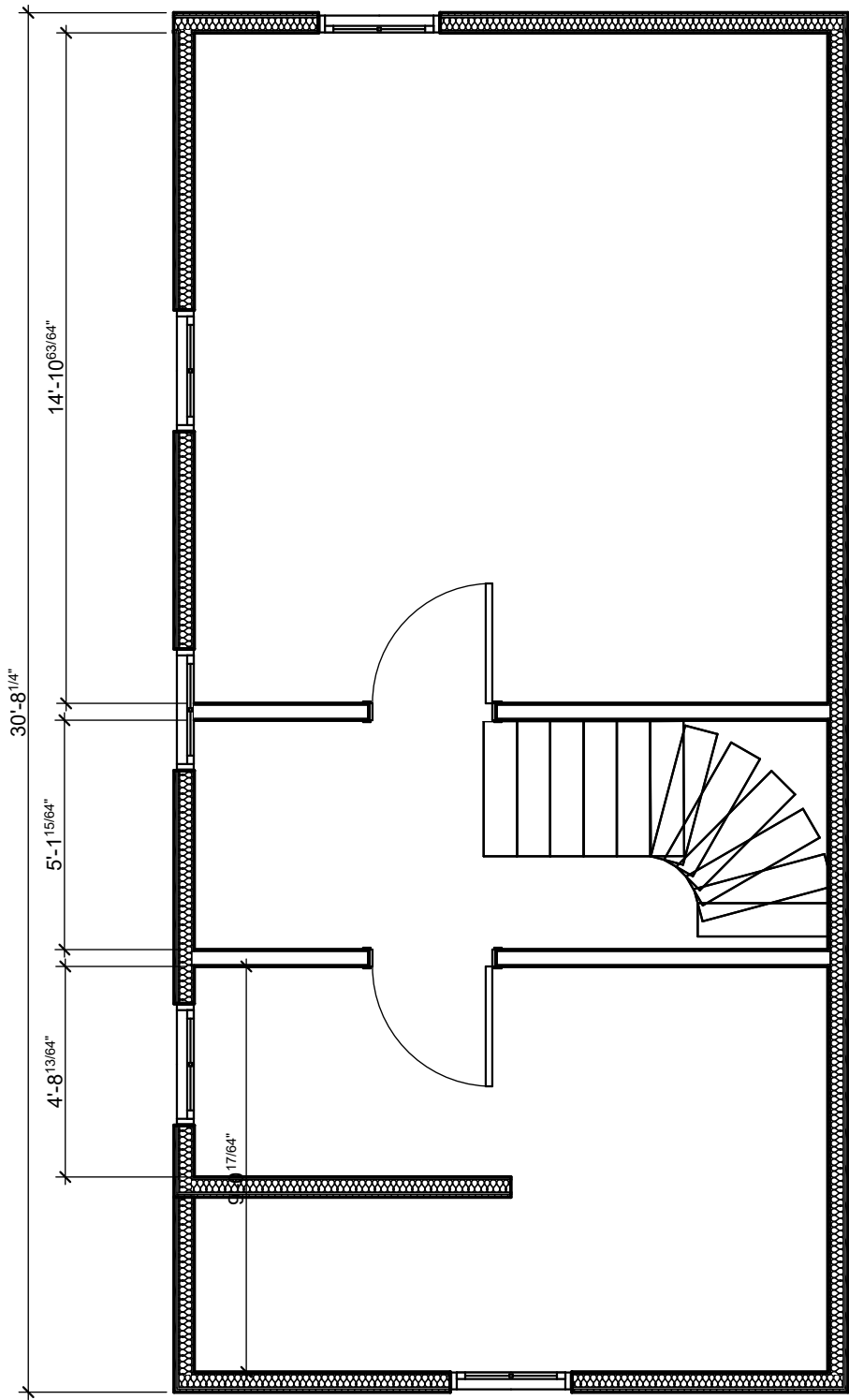
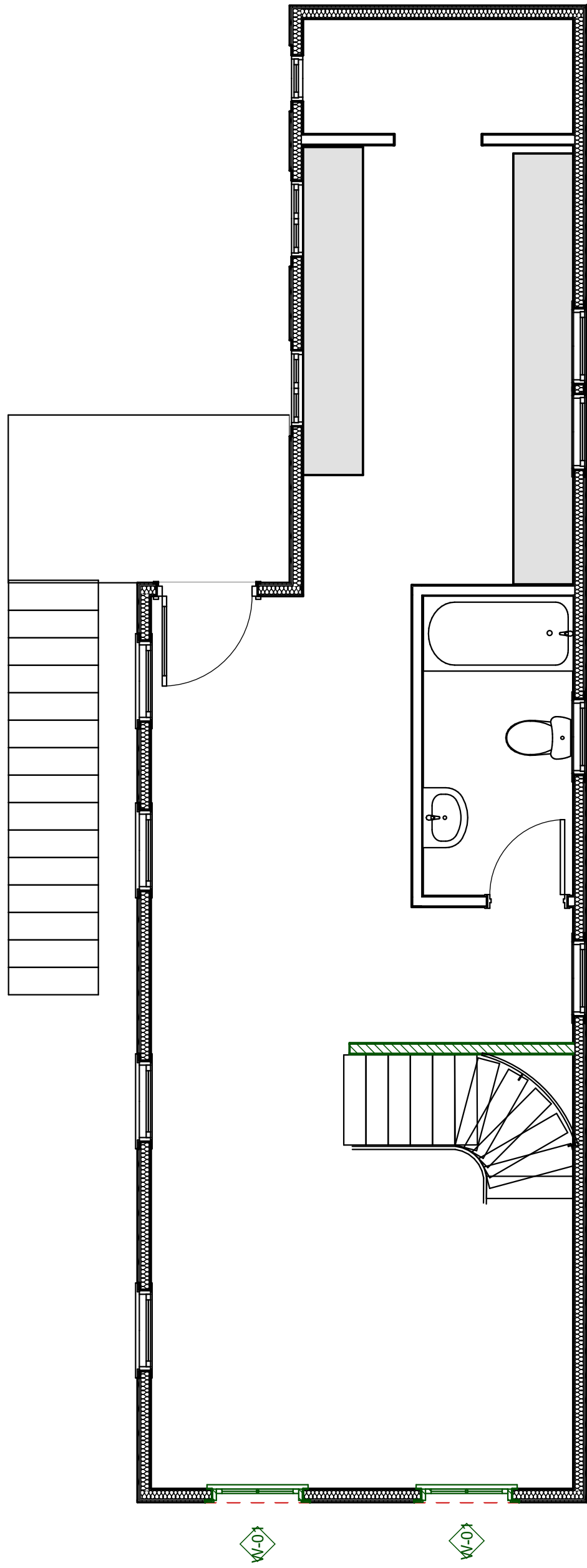
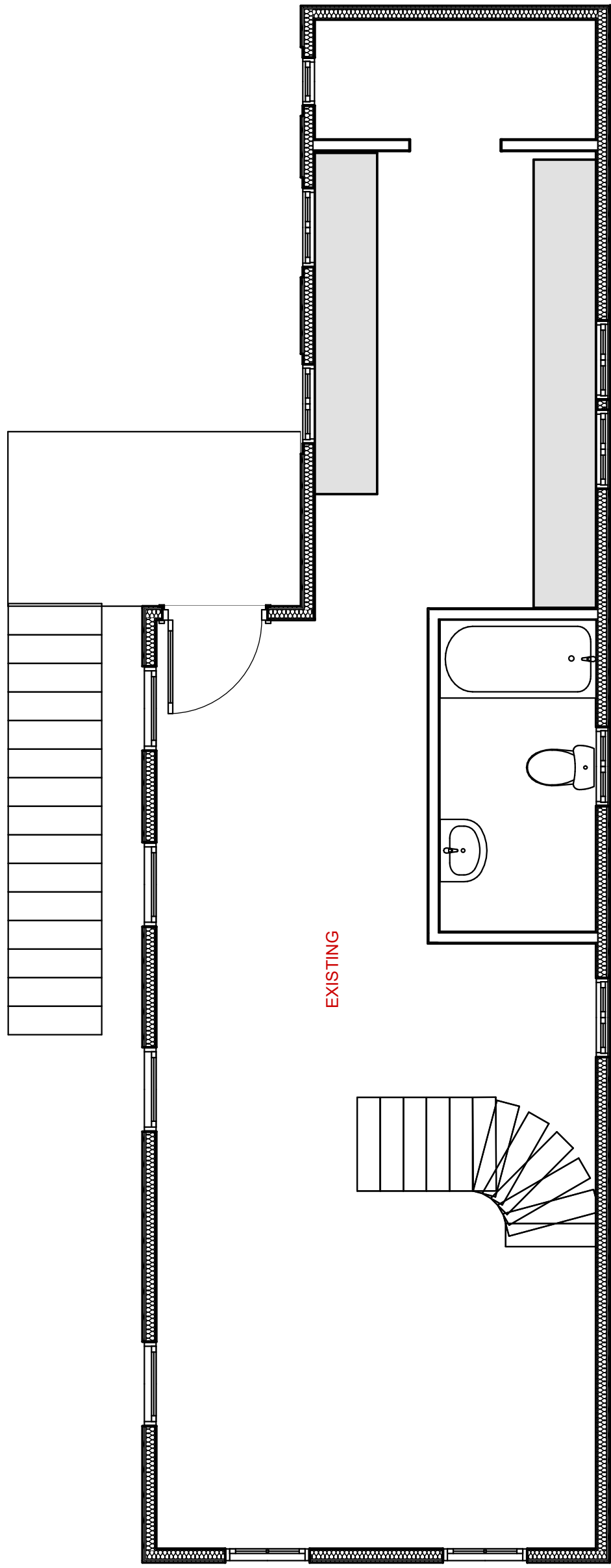
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

DESCRIPTION	DATE	MARK

DATE: 11/10/23
CHECKED BY: JWW
DRAWN BY: #WCA Draftsman Initials
JOB: #Pin
SHEET TITLE:

TITLE SHEET

A0.1



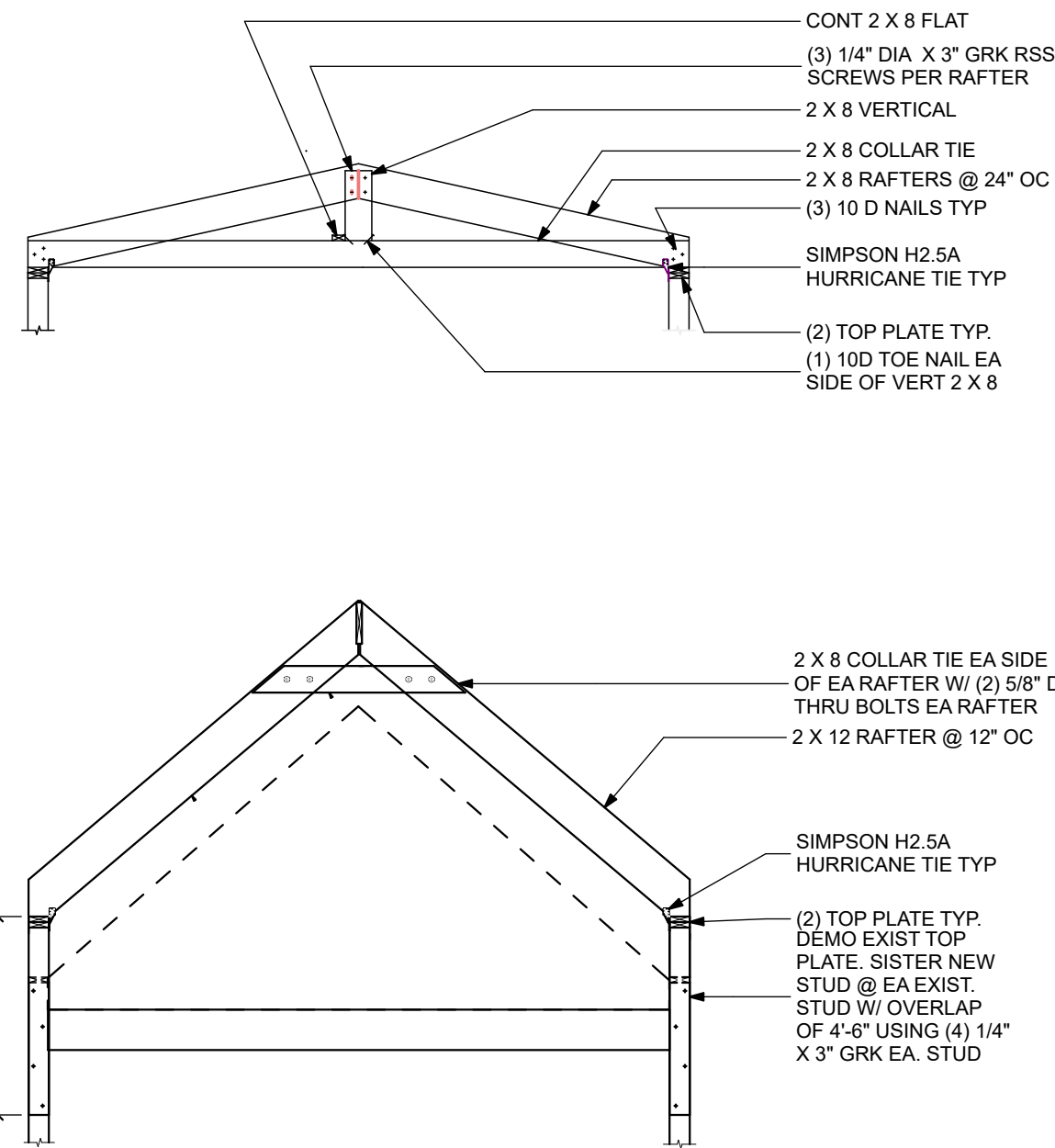
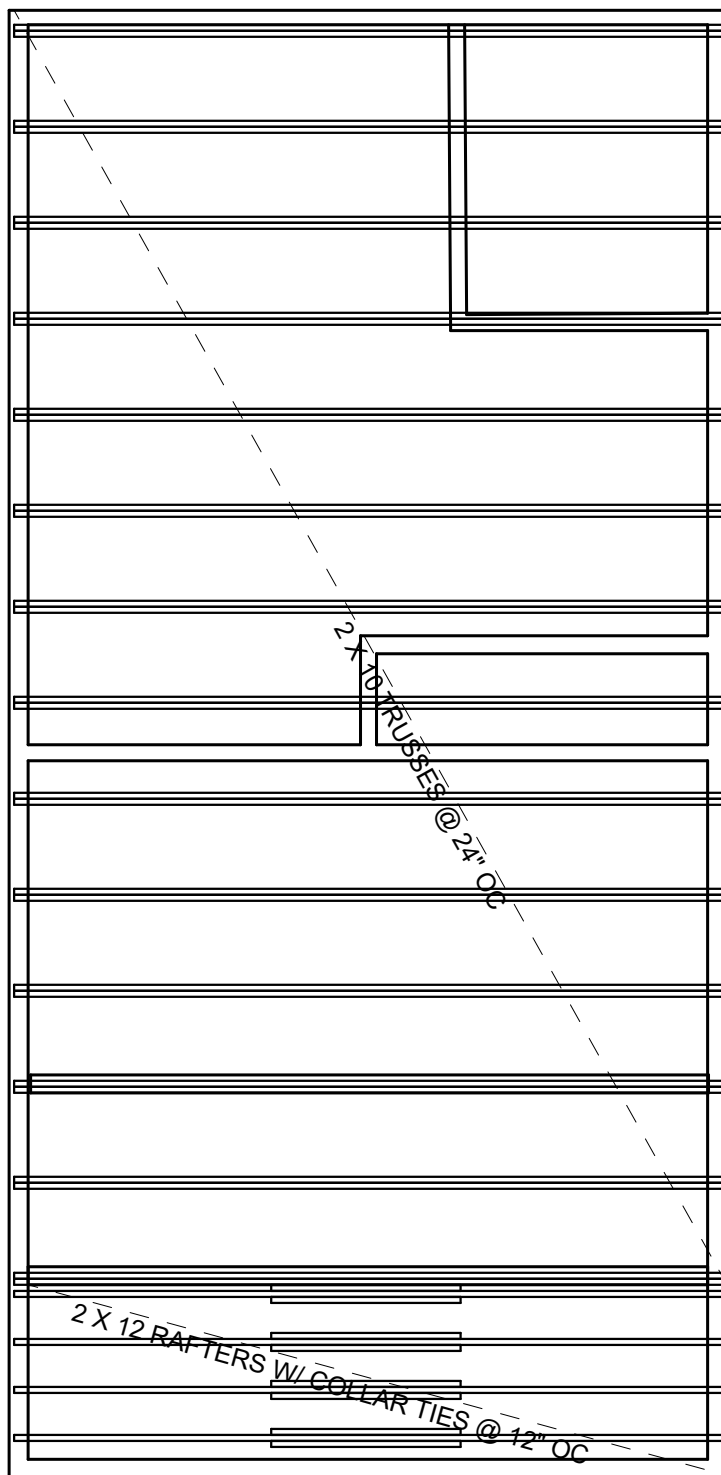
4
A1.1
EXISTING SECOND FL PLAN
SCALE: 1/4" = 1'-0"

4
A1.1
PROPOSED SECOND FL PLAN
SCALE: 1/4" = 1'-0"

2
A1.1
EXISTING 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

3
A1.1
PROPOSED 3RD FL PLAN
SCALE: 1/4" = 1'-0"

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



5
A1.1
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

MARK	ELEVATION	QTY	WINDOW UNIT DIMENSIONS	MFG: MARVIN OR PELLA OR ANDERSEN
W-01		3	3'-4"-5"	PAINTE WOOD EXTERIOR WITH 5/4 X 4 JAMB CASING, 5/4 X 6 HEAD CASING, 7/8\"/>
W-02		5	2'-8"-3'-4"	PAINTE WOOD EXTERIOR WITH 5/4 X 4 JAMB CASING, 5/4 X 4 HEAD CASING, 7/8\"/>
W-03		1	2'-8"-2'-8"	PAINTE WOOD EXTERIOR WITH 5/4 X 4 JAMB CASING, 5/4 X 4 HEAD CASING, 7/8\"/>
W-04		1	2'-8"-4"	---

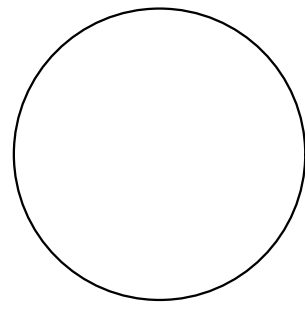
6
A1.1
WINDOW SCHEDULE
SCALE: 1' = 1'-0"

DOOR SCHEDULE

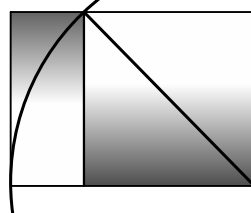
MARK	ROOM NAME	SIZE			UNIT TYPE
		W	HT	THK	
D-01		2'-8"	6'-6"	1-3/8"	4 PANEL
D-02		2'-8"	6'-6"	1-3/8"	4 PANEL
D-03		2'-8"	6'-6"	1-3/8"	4 PANEL
D-04		4'-0"	6'-6"	1-3/8"	SLIDING

4
A1.1
DOOR / FRAME SCHEDULE - WCA 2020
SCALE: 1' = 1'-0"

673 CONGRESS STREET
673 CONGRESS STREET, PORTLAND, MAINE



WHIPPLE
CALLENDER
ARCHITECTS



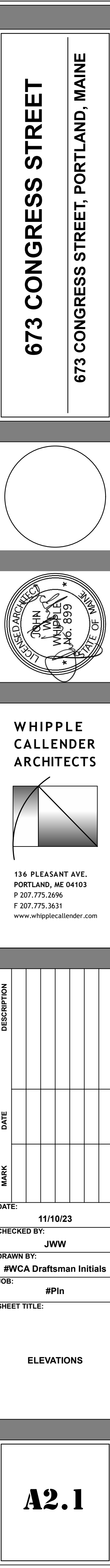
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecalender.com

DESCRIPTION	DATE	MARK

DATE: 11/10/23
CHECKED BY: JWW
DRAWN BY: #WCA Draftsman Initials
JOB: #Pin
SHEET TITLE:

FIRST FLOOR PLAN

A1.1



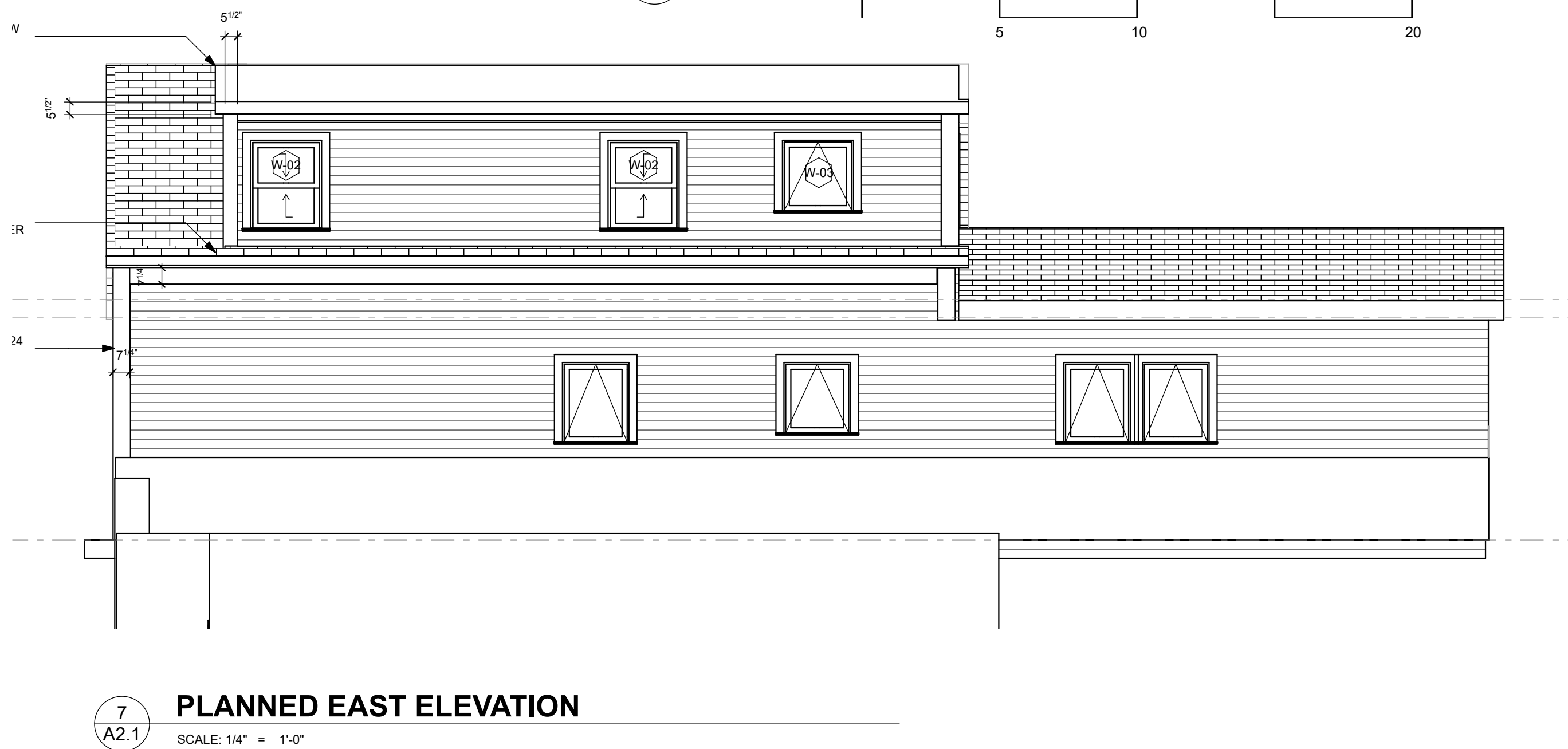
1
A2.1 **PLANNED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



5
A2.1

PLANNED WEST ELEVATION

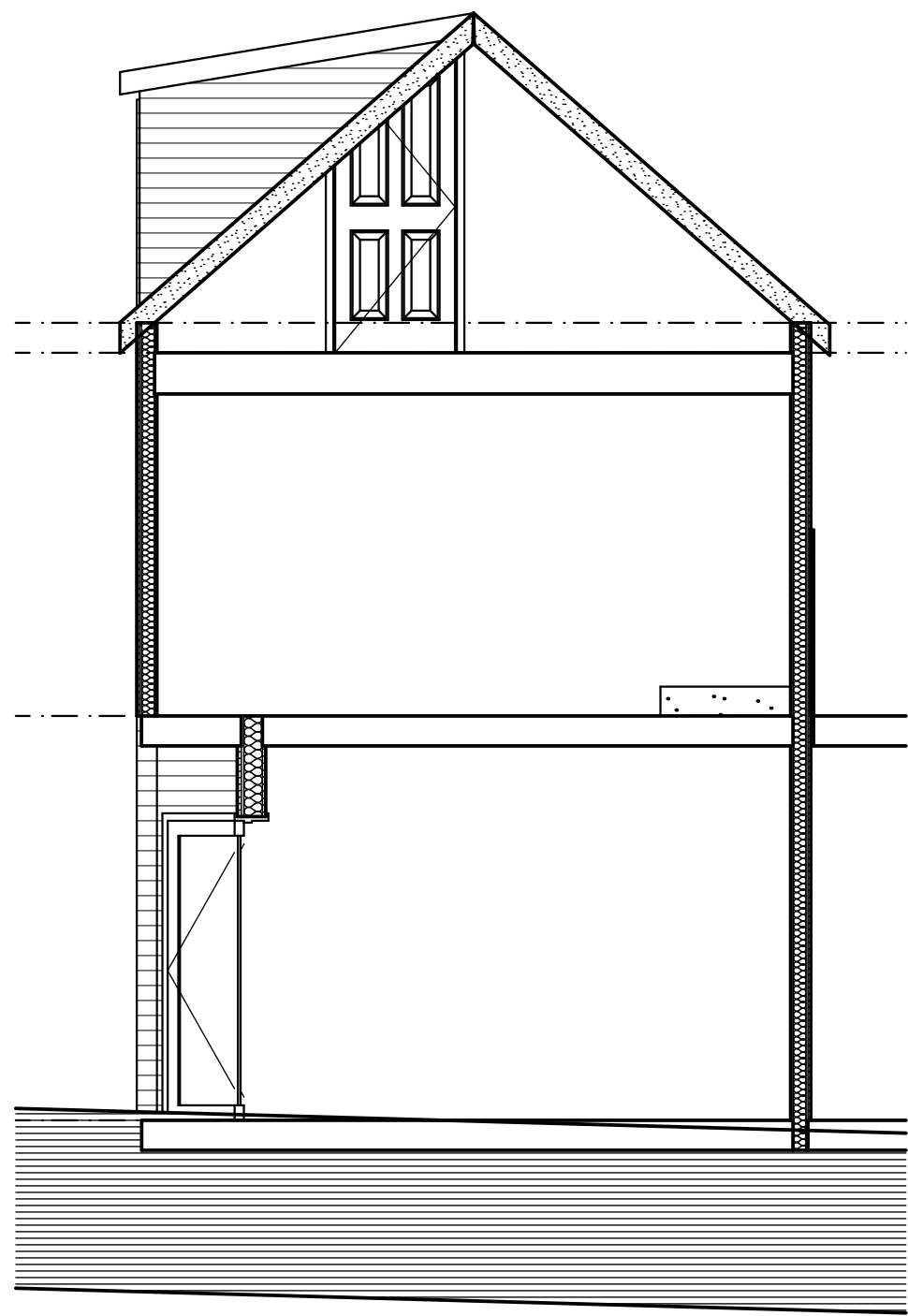
SCALE: 1/4" = 1'-0"



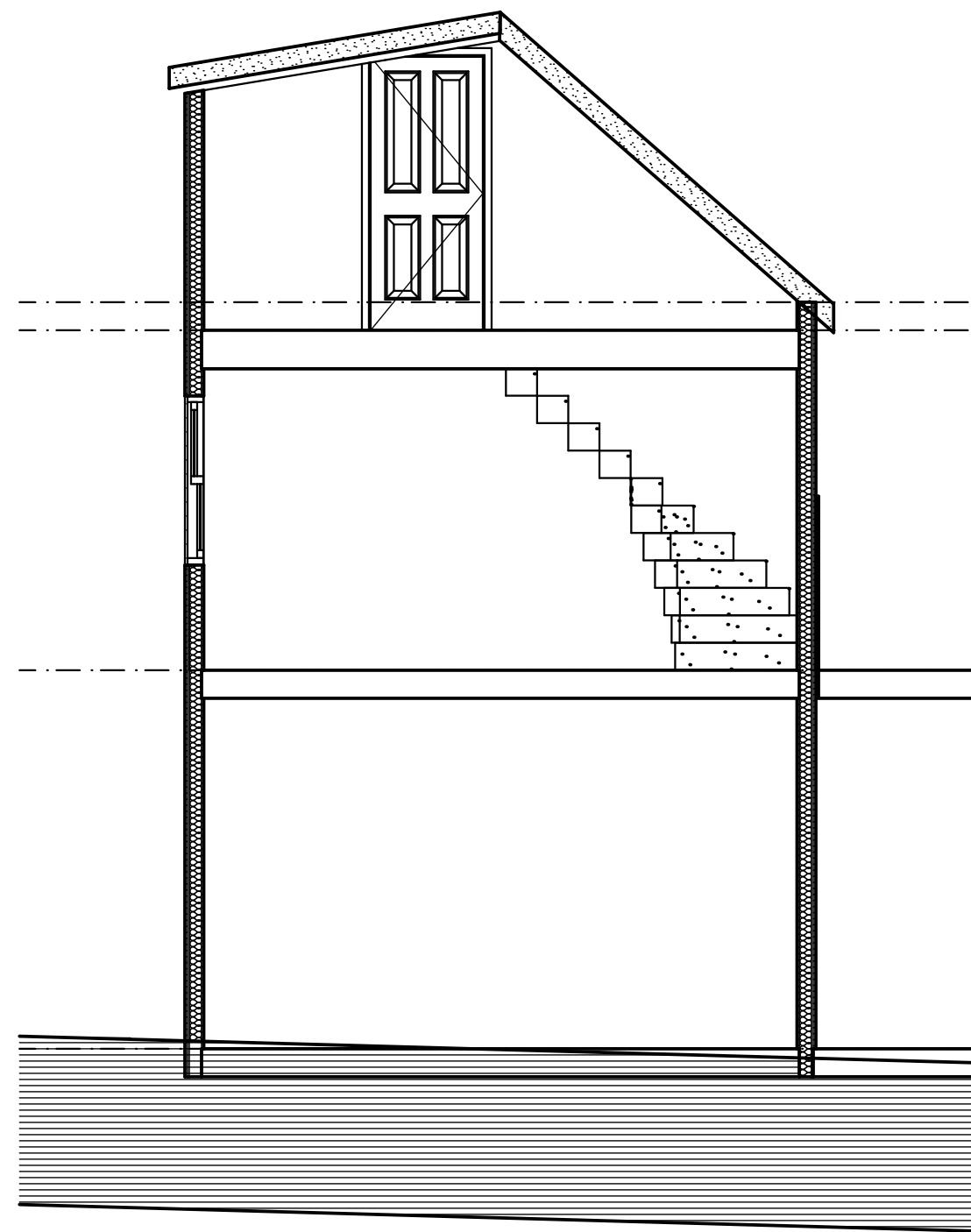
7
A2.1

PLANNED EAST ELEVATION

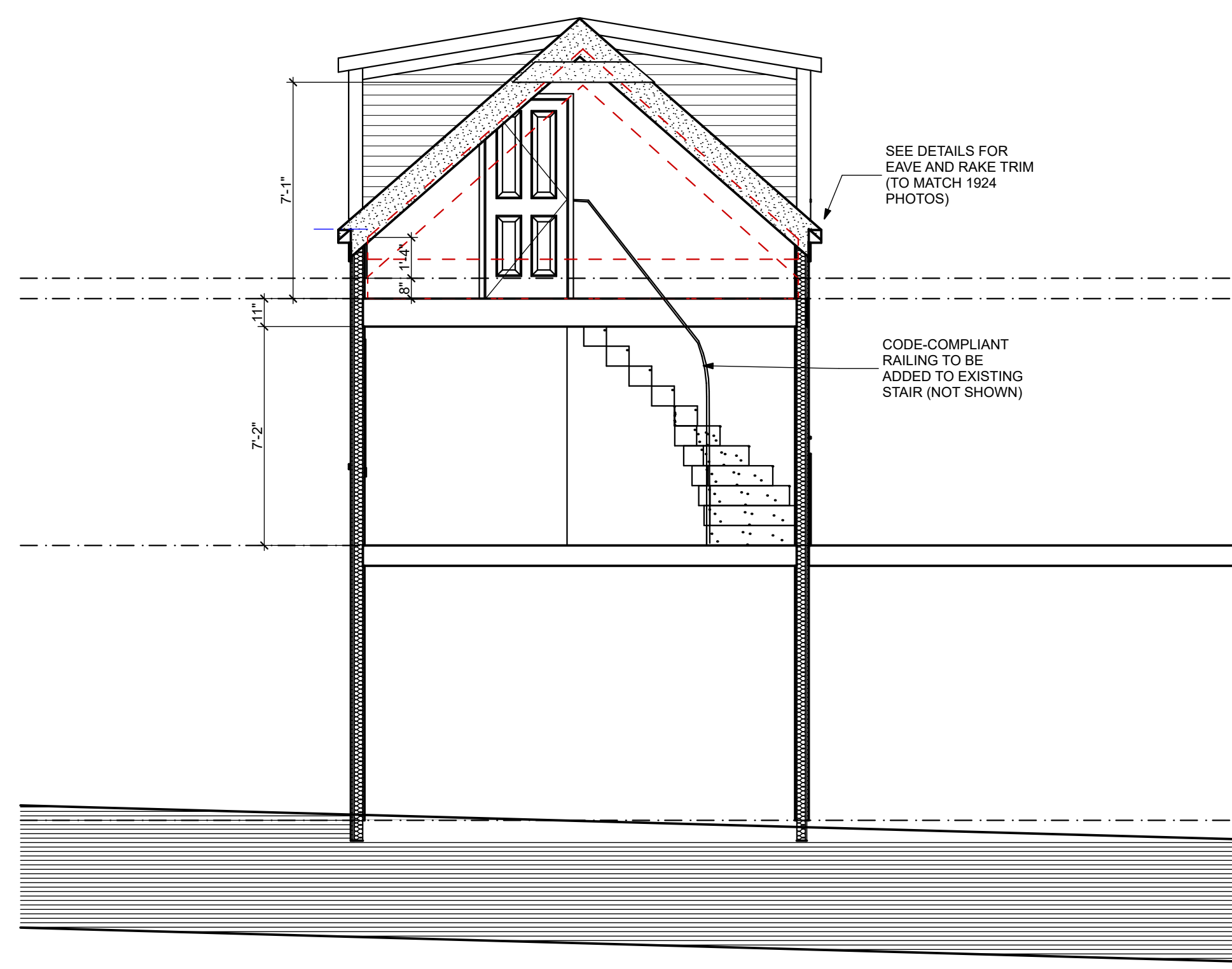
SCALE: 1/4" = 1'-0"



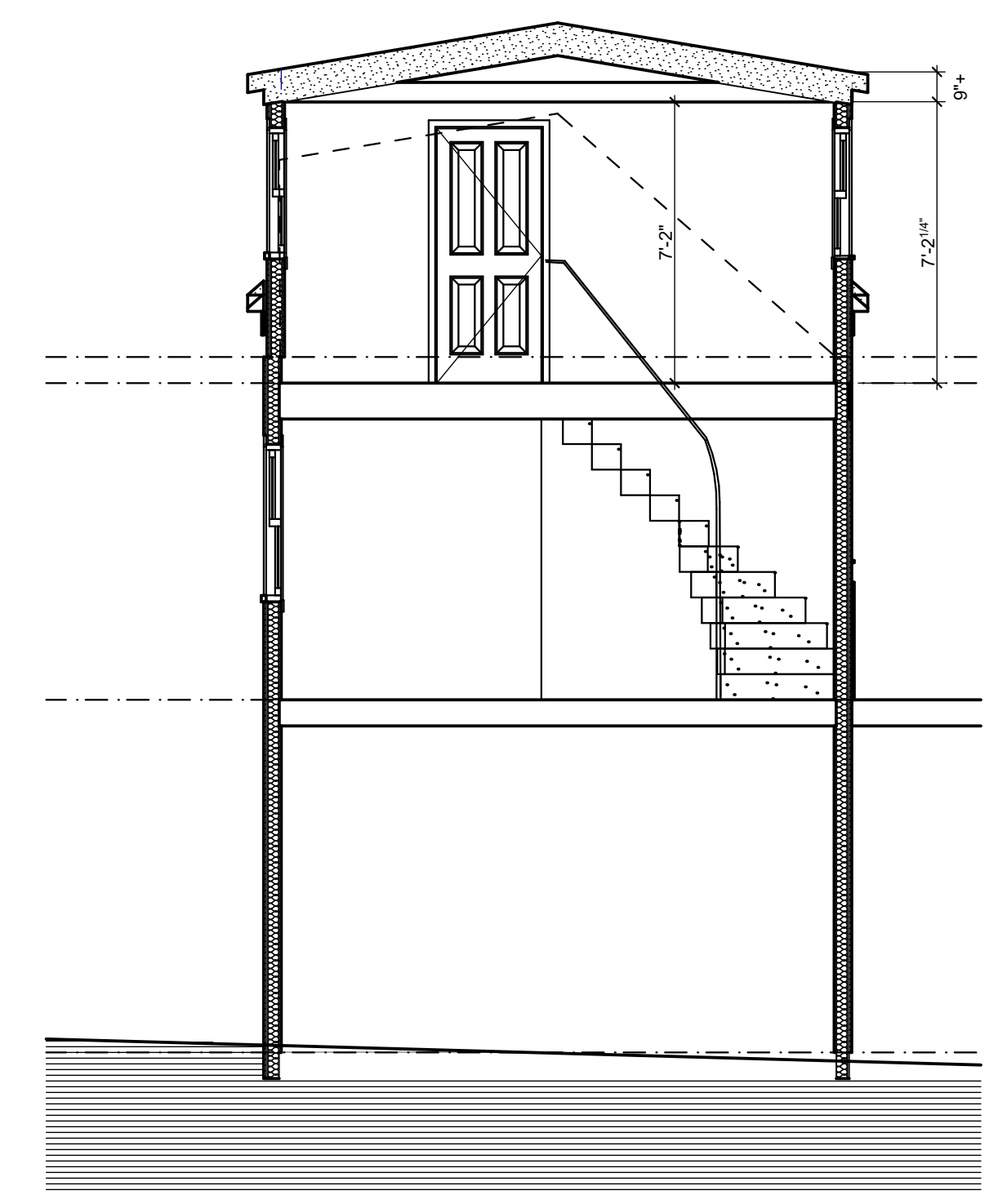
5
A3.1
EXISTING GABLE (4")
SCALE: 1/4" = 1'-0"



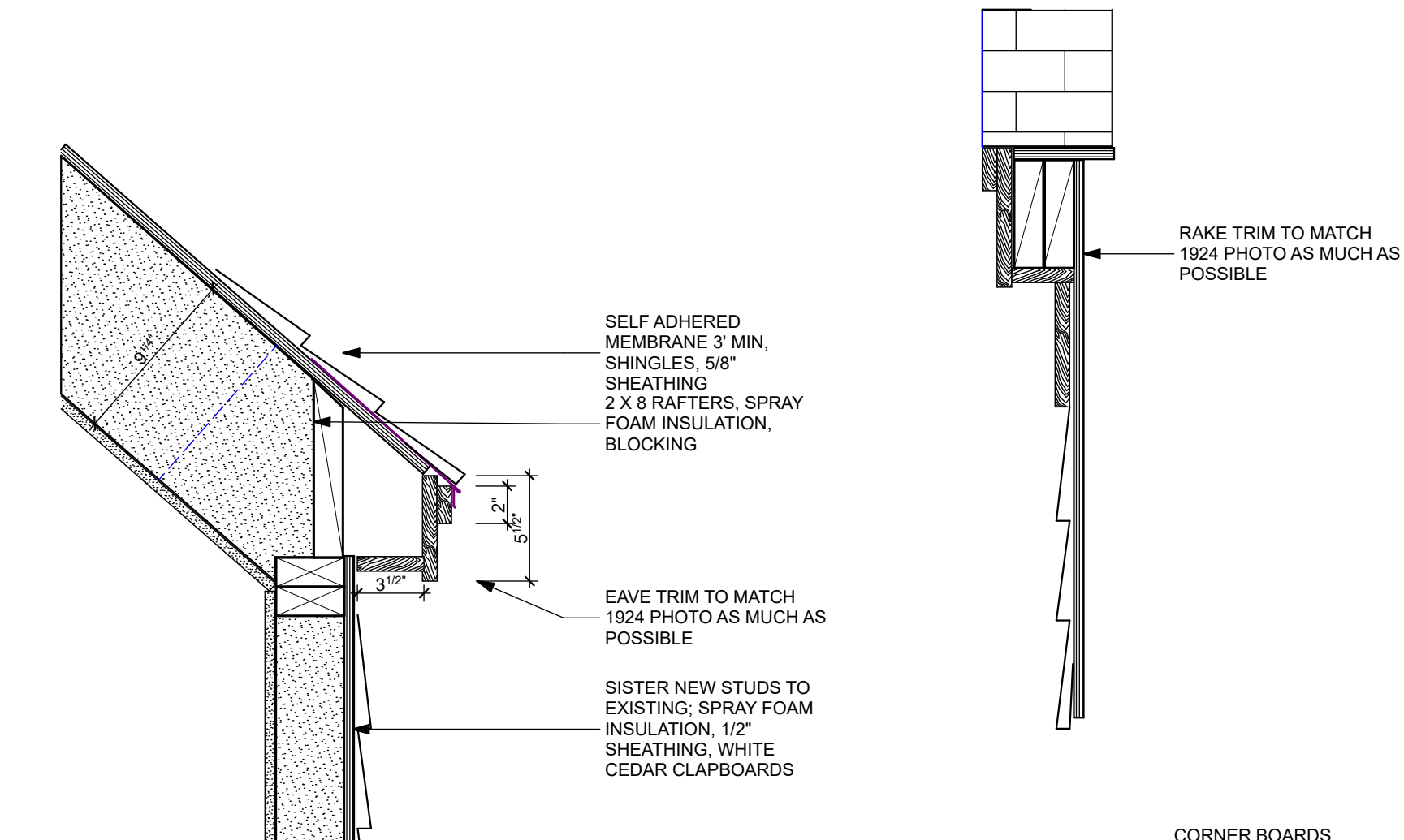
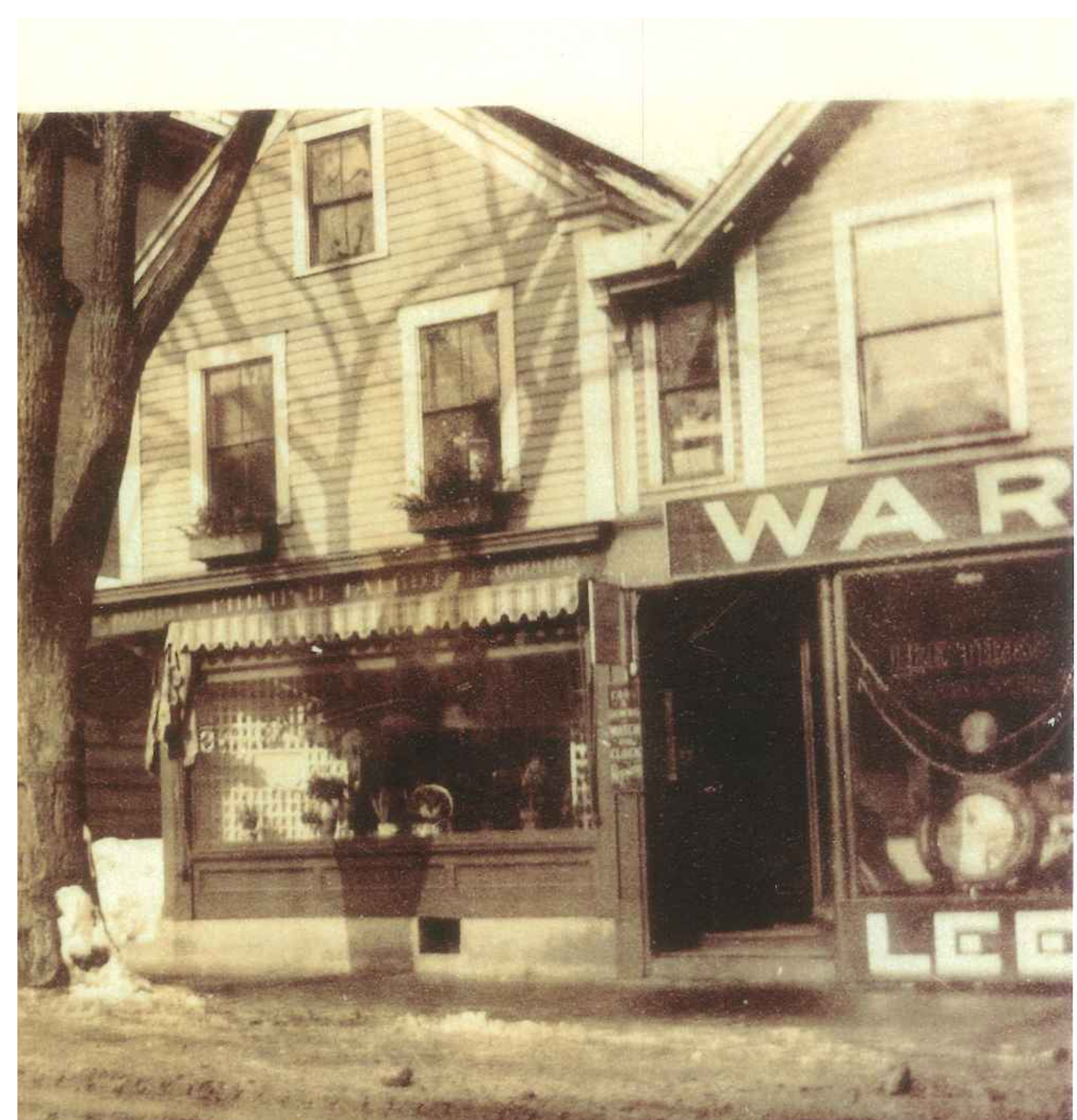
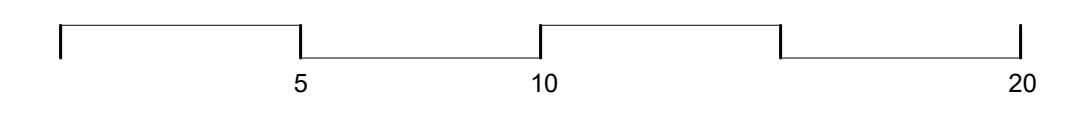
2
A3.1
EXISTING DORMER
SCALE: 1/4" = 1'-0"



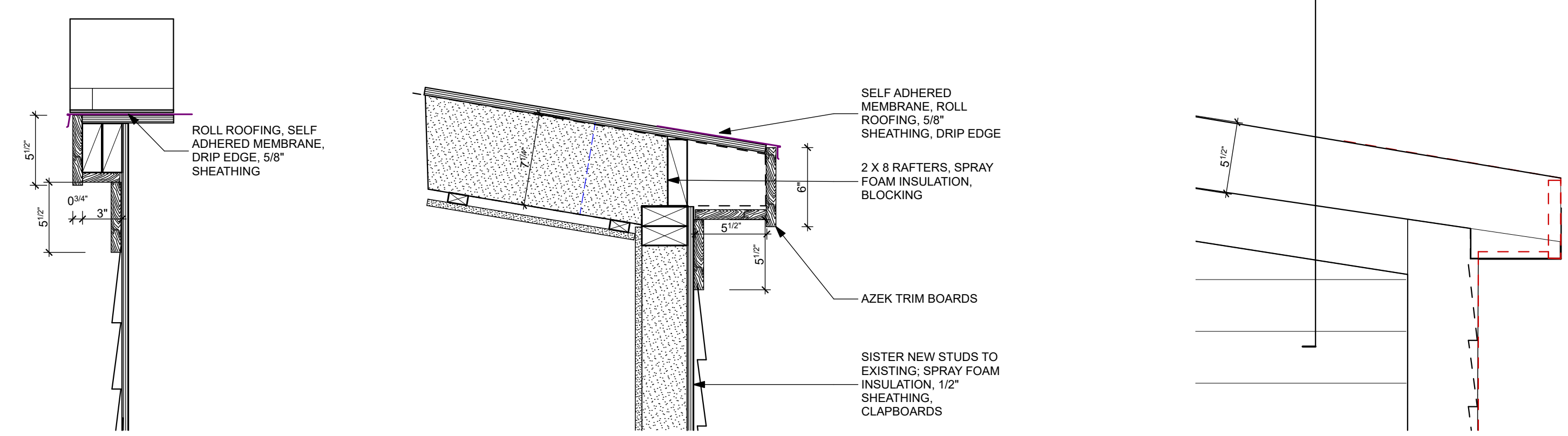
2
A3.1
PROPOSED GABLE END
SCALE: 1/4" = 1'-0"



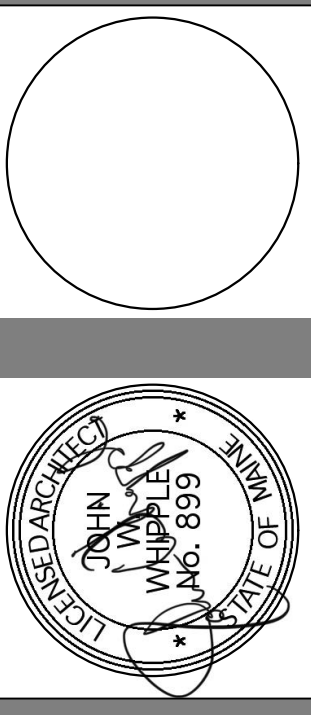
4
A3.1
PROPOSED DORMERS
SCALE: 1/4" = 1'-0"



5
A3.1
EAVE AND RAKE @ GABLE (TO MATCH PHOTOS)
SCALE: 1 1/2" = 1'-0"



6
A3.1
EAVE AND RAKE @ DORMER (CONTEMPORARY TREATMENT)
SCALE: 1 1/2" = 1'-0"



MARK	DATE	DESCRIPTION

DATE: 11/10/23
CHECKED BY: JWW
DRAWN BY: #WCA Draftsman Initials
JOB: #Pin
SHEET TITLE:

SECTIONS

Portland Historic Resources Inventory

Property Address: 671 Congress Street

CSHD Map Key #150

District: Congress Street

Local Rating: Non-Contributing

National Register: Non-Contributing – Deering Street Historic District

Date of Placement: Local 4/15/09 National 01/27/83

Architectural Description/Historic Significance:

1945, storefront replaced in the 1960's

The small modernistic one-story structure at 671 Congress Street was built in 1945 and was originally occupied by Bill's Café. It replaced a 2 ½ story Greek Revival frame building that housed Thomas J. McKenney's store. The former building was nearly identical to the building that still stands next door at 673 Congress Street. The building was designed by architects Miller and Beale.

The original brick has been painted, while storefront windows have been changed using standard 1960's natural aluminum frames seen today across the façade. The building does not contribute to the Congress Street Historic District, in age, style, massing, or details.



Portland Historic Resources Inventory

Property Address: 673 Congress Street - Margaret W. Reeves - Charles A. Lord House

CSHD Map Key #151

District: Congress Street

Local Rating: Non-Contributing

National Register: Non-Contributing – Deering Street Historic District

Date of Placement: Local 4/15/09 National 01/27/83

Architectural Description/Historic Significance:

Margaret W. Reeves - Charles A. Lord House

c. 1850-52, storefront added before 1924 and altered c. 1990

The expanded and altered Greek Revival residential structure at 673 Congress Street was known as the Margaret W. Reeves-Charles A. Lord House, c. 1850-52. Original owner Margaret Reeves, widow of John Felt Reeves, built this house and lived here until 1856/57, before building her second Congress Square residence, next door at 675 Congress Street. She and her son were Portland shopkeepers who dealt in “English and fancy goods” at 254 Congress Street. The house was later owned by Charles Lord, editor of The Christian Mirror.

With its gable end to the street, partial returns, frieze and corner pilasters, this residence was typical of many Greek Revival houses throughout the city. When the character of the upper Congress Street changed from residential to commercial use, the house was converted to a business. Before 1924, a commercial storefront was built at the first floor. More recent alterations have replaced the large display window above a low bulkhead with three windows between pilasters, above a high paneled dado. A lower cornice and a corner entrance highlight the front. The upper stories remain much as they were, while a large dormer breaks the roofline on the western side.

