

Historic Preservation Board

Thursday, May 1, 2025 at 5:00 PM Room
209, 2nd Floor



MEMBERS

Brad Miller, Chair
Valerie Paquin-Gould, Vice Chair
Hilary Bassett
Michael Hutchins
Robert O'Brien
Brian Sosebee
Rob Whitten

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. Prior to the meeting, please check the Agenda Center <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.

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 more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27?cache=1800>

Please click the link below to join the webinar:

You are invited to a Zoom webinar!

When: Apr 16, 2025 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 4/16/2025

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/87149686061>

Phone one-tap:

+13052241968,,87149686061# US

+13092053325,,87149686061# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 871 4968 6061

International numbers available: <https://portlandmaine-gov.zoom.us/j/kGVE0zjP1>

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 APRIL 2, 2025

- i. Public Hearing
23 Waterville Street: Hutchins, Miller, O'Brien Paquin-Gould and Sosebee present; Bassett and O'Brien absent; Whitten recused.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 2, 2025

- i. Review of Presumed of Contributing Classification for Garage; 23 Waterville Street; Pamela Day and Michael Petit, Applicants. Plan Number HPBR-003262-2025. The Board voted 4-0 to find the garage noncontributing.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Review of Addition; 58 Atlantic Street; Lisa Letourneau and Leon Chick, Applicants. Plan Number HPBR-003265-2025.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Rob Wiener, Associate Preservation Planner

DATE: April 11, 2025
RE: 58 Atlantic Street - PUBLIC HEARING – Addition, and removal of attached shed
PROJECT ID: HPBR-003265-2025
MEETING: April 16, 2025

Owner: Lisa Letourneau & Lee Chick
Architect: Linda Braley, Braley Designs LLC

A sign announcing the Historic Preservation Board's meeting on April 16, 2025 was posted at the property on March 22, 2025, and 42 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Demolish an existing, attached rear shed and replace it with a 396 square foot, one story addition, adding a primary bedroom with a bathroom and laundry area, all at the same floor level as the main floor of the house. Demolition of the existing attached shed, which is on grade with no apparent foundation, will require that the Historic Preservation Board find the shed is not a significant or character-defining feature of the contributing property.

Dimensions: Existing Shed: 10'-1" x 24'-6"

Proposed Addition: 18' x 22'

Overall Height: Approximately 18' - 20' to ridge of gabled roof (pitch between 8/12 and 10/12)

Footprint: 396 square feet

Material Specifications, Proposed Addition:

Foundation	Concrete frost wall with crawl space
Siding	Painted wood clapboard
Trim	Painted wood
Roofing	Architectural asphalt shingles, matching existing house
Windows	Andersen 400 Series tilt-wash (vinyl clad wood)
Doors	Patio door on rear elevation (not visible)

SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of Munjoy Hill Historic District of Portland showing location of 58 Atlantic Street

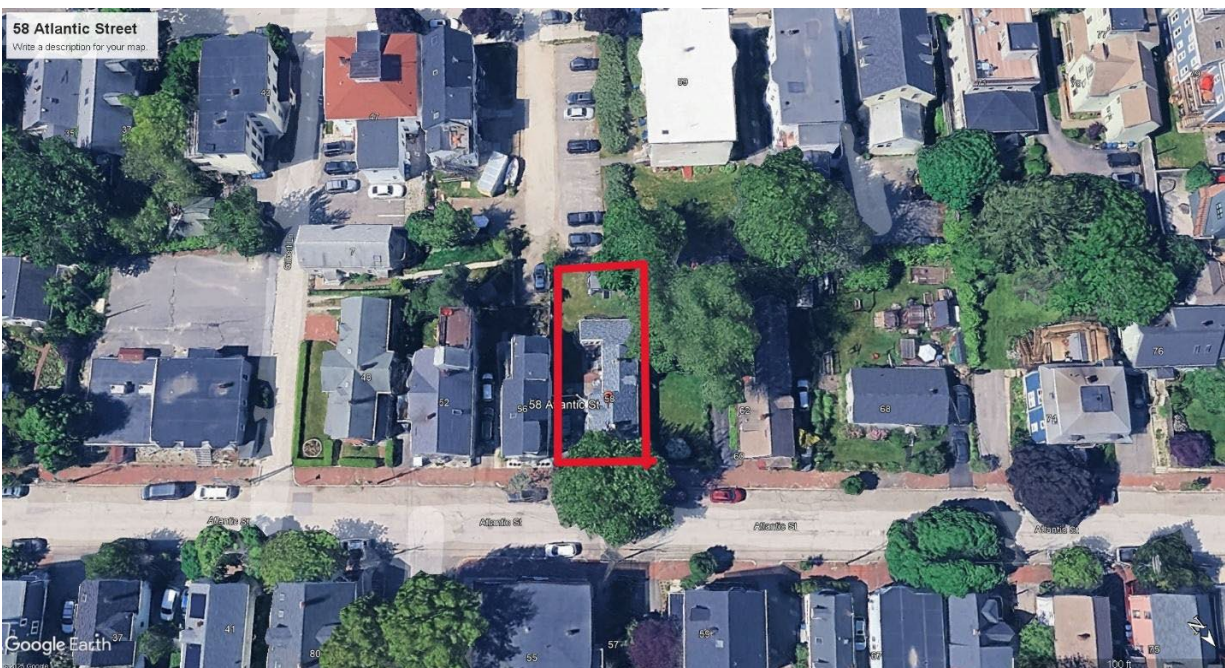


Figure #2: Satellite view of 58 Atlantic Street (Google)



Figure #3: 1924 Tax Photo of 58 Atlantic Street (Large tenement behind shed no longer exists)

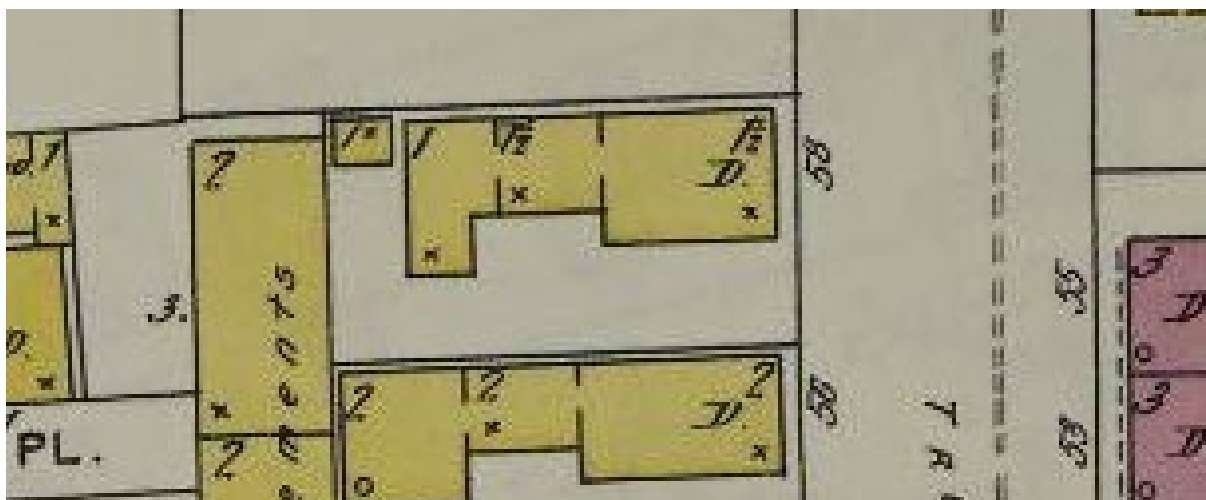


Figure #4: 1896 Sanborn Map showing 58 Atlantic Street.

Following the founding of the Portland Company in the 1840's at the eastern end of Fore Street, and the opening of the railroad connection to Montreal in 1853, Atlantic Street was developed during the first wave of building on Munjoy Hill. Constructed in the 1850's, 58 Atlantic Street retains its original form, which is common in the neighborhood: a one-and-a-half story, front-gabled Greek Revival. Although windows have been changed to modern 1/1, and clapboard siding has been replaced by wood shingles, many features and the essential character persist. The shed at the back of the house was present as early as 1896 based on the Sanborn maps, and is shown in the 1924 tax photo. The shed features a simple roof that slopes away from the street and

is clad in the same shingle siding as the house with only very simple corner and frieze boards for trim. A door facing the street was present in 1924, but has since been replaced by triple mulled windows. The shed is uninsulated with low headroom, and is primarily used for storage. The floor is nearly at grade, and with no visible foundation it is several steps lower than the main floor of the house.

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

STAFF COMMENTS

The applicants are seeking to adapt the small single-family home by adding a first-floor bedroom, but the space available in the existing shed is unsuitable for the adaptation. Replacement of the shed with a gabled addition will change the character of the ell slightly but it will also be deferential and secondary to the main block of the house. Generally, staff were prepared to approve the design of the addition (given that it is less than 500 square feet) at the administrative level; however, with the removal of a portion of the contributing building, staff are seeking Board confirmation that the attached shed is not a significant or character-defining feature of the property.

Despite the long presence of the shed as an appendage at the back of the subject property, staff suggest that the significance of the house as a contributing property in the historic district does not depend on the survival of the rear shed. Many residences had and still have simple, lightly-constructed rear ells or utility sheds set back from the street; however, these particular types of additions or alterations are not discussed as a significant feature of the Munjoy Hill Historic Districts character.

As noted above, the design and finishes of the proposed addition appear appropriate and compatible with the structure and the neighborhood. One appendage is proposed to be replaced by another with a different roof form and slightly more mass, and the character will change by having the appearance of living space, as opposed to a former shed. Nonetheless, staff believes that the change would not reduce the significance of the house as a contributing property.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Subsection 16.6.3 - Standards for review of alterations to contributing properties:

Standard A. Compatible use
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.

Standard Met?	Staff Comments
For Board discussion	The Board should discuss whether the existing shed is a character-defining feature. If the Board finds that the shed is not character-defining, as proposed by the applicants, its removal and replacement should be approved.

Standard B. Retain historic features	
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board discussion	The existing simple and utilitarian shed has been present since at least 1896; however, the Board should confirm whether the details are highly distinctive or essential to the contributing character of the house. The proposed addition will not otherwise affect the original form or character of the contributing house.

Standard C. Historical accuracy	
The building, structure, object, or site shall be recognized as a product of its 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 not be undertaken.	
Standard Met?	Staff Comments
Yes	The proposed addition will have compatible finishes to blend with the existing house, but the clapboard siding and different window type facing the street will differentiate it from the main house.

Standard D. Acquired significance	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
Standard Met?	Staff Comments
For Board Discussion	Provided the Board finds that the shed is not character-defining, no changes that have acquired significance will be affected by the proposal.

Standard E. Distinctive features	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
Standard Met?	Staff Comments
For Board Discussion	No distinctive features are to be removed, except for the replacement of a simple, utilitarian ell that is set well back from the street.

Standard F. Repair rather than replace	
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.	
Standard Met?	Staff Comments
For Board discussion	The challenges of adapting the existing shed for the intended use make retention prohibitive; no distinctive or significant features are affected by the proposal except for the historic footnote of the prevalence of utilitarian sheds.

Standard G. Surface cleaning	
The surface cleaning of the building, structure, or object, 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
Not applicable	

Standard H. Archaeological resources	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not applicable	

Standard I. Differentiation and contemporary design	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site. Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
Standard Met?	Staff Comments
For Board Discussion	No character-defining features are to be affected by the project. The form and finishes of the addition are compatible and traditional as proposed, but differentiated from the house by the siding type and the window type facing the street.

Standard J. Reversibility	
Wherever possible, new additions or alterations to the building, structure, object, or site 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 building, structure, object, or site would be unimpaired.	
Standard Met?	Staff Comments
For Board Discussion	The addition could be removed.

Subsection 16.6.4 - Standards for review of additions and new construction:

Standard A. Scale and form	
<u>1. Height</u> The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The height of the addition is lower than, and will appear secondary to the house.
<u>2. Width</u> The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The width of the addition is 2.5' narrower than the existing shed, as viewed from Atlantic Street.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	Proportions of the small, one-story addition are compatible with those of the taller, one-and-a-half story house.
<u>4. Roof shape</u> The roof shape of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed gable roof is compatible with the house form.
<u>5. Scale</u> The size and mass of the addition or new construction in relation to open spaces, windows, doors, porches, and balconies shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments

Yes	The mass of the addition is slightly greater than the existing shed, but appropriately scaled to the house.
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Standard B. Composition of principle facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	Based on the interior program, the addition has several small, square windows that will be visible from Atlantic Street. While different from the vertically oriented proportions of the house windows, in staff's opinion this is not a discordant differentiation.
<u>2. Rhythm of solids to voids</u> The relationship of solids to voids in the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	A small amount of street-facing wall faces Atlantic Street. The small square window on that face of the addition fits the interior program, and is evenly spaced in the wall, a pattern that is present in the house.
<u>3. Rhythm of entrances, porches, and other projections or recesses</u> The relationship of entrances, porches, and other projections or recesses to sidewalks shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Not Applicable	
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the principal facades shall be visually compatible with the predominant materials used on the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The proposed clapboard siding is typical of the Munjoy Hill Historic District. .

Standard C. Relationship to street	
<u>1. Walls of continuity</u> Facades and site features, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the context, form cohesive walls of enclosure along the street to ensure visual compatibility with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The addition is set well back in the lot, leaving the typical side yard in place for the property.
<u>2. Rhythm and spacing along streets</u>	

The relationship of the addition or new construction to the open space between it and adjacent buildings, structures, objects, or sites shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The existing side yard will be largely intact with the construction of the addition.
3. Directional expression of principal facades The addition or new construction shall be visually compatible with the directional character of the contributing buildings, structures, objects, and sites of the historic designation, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The overall directional expression of the addition is similar to that of the house.
4. Streetscape, pedestrian improvements Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to any addition or new construction shall not be incongruous with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Not applicable	

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-003265 for demolition of an existing shed and construction of an addition at 58 Atlantic 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 existing rear shed is not a character-defining or significant feature of this contributing property, and that therefore the project meets subsections 16.6.3 standards for review of alterations to contributing properties; and 16.6.4 standards for review of additions and new construction.

ATTACHMENTS

1. Applicants' project description, part 1
2. Project description, part 2: drawings & materials

Historic Preservation Application 58 Atlantic St, Portland Maine



Items included in this document:

- Application Checklist
- Letter
- Sanborn Map
- Deed
- Architectural Description
- Aerial view
- Image from 1924
- Images from 2025

Items included in second document

- Architectural drawings
- Materials cut sheets

CITY OF PORTLAND
Planning & Urban Development Department

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i> . Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum 1/4" scale.
Yes ☐	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.

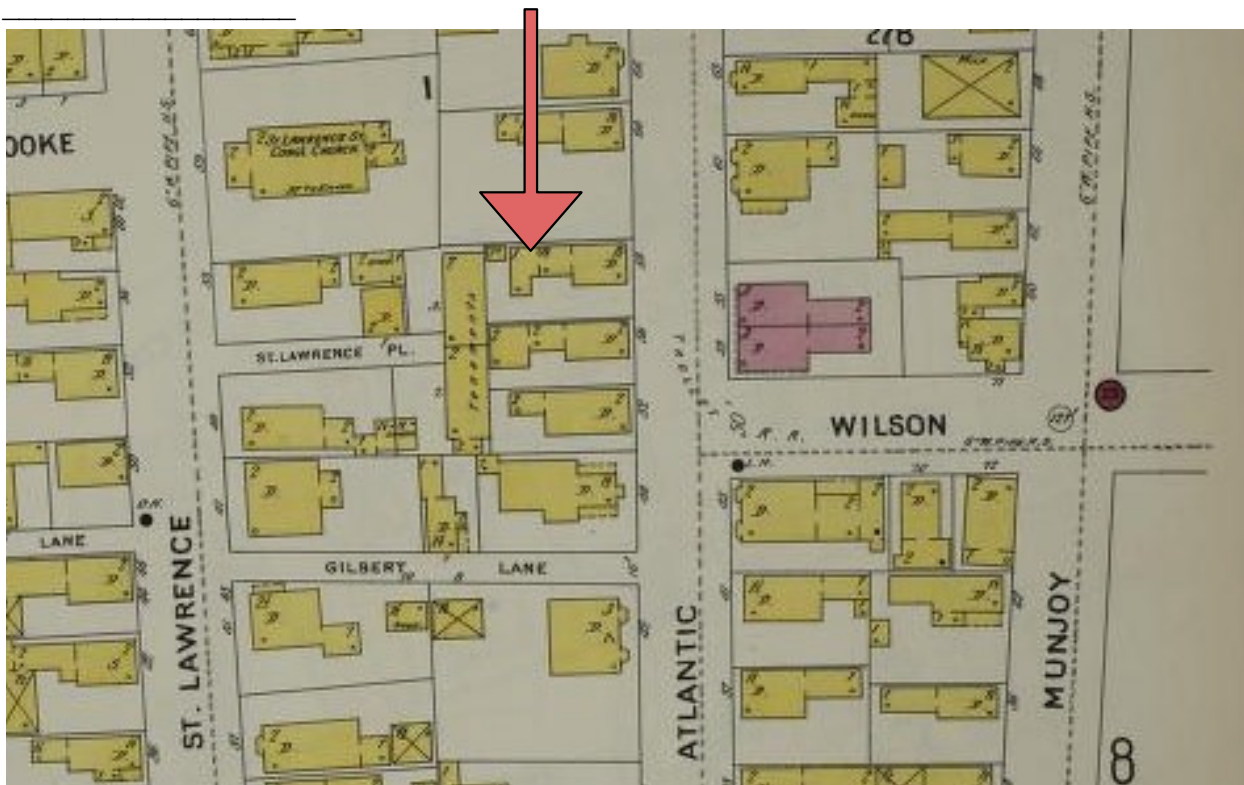
Request to the Historic Preservation Board

Thank you for your time in reviewing our application. We have made our home at 58 Atlantic St for the past 14 years and own the property. The city maps show our home to be a historically “contributing” building. Below, in this document you will find a front photo from 1924 and current photos from front, rear and side. There are also architectural drawings of the existing house, along with the proposed addition.

We love living in our neighborhood and would like to be able to remain in our home as we age. To do so, however, we need to plan for first floor living accommodations, which we do not currently have in our home, so that we can “age in place”. We are asking the Board to consider designating the current shed portion at the rear of the building as “noncontributing” so that we can replace it with a functional first floor bedroom and bathroom. We appreciate your help to consider this request, and are happy to answer questions or provide more information.

Respectfully,

Lisa Letourneau & Lee Chick
58 Atlantic St
Portland ME



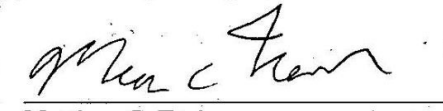
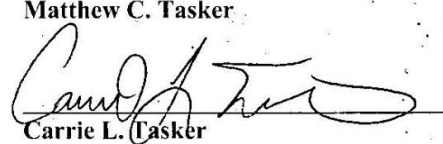
Copy of portion of Sanborn map showing 58 Atlantic. The structure at the rear of the three lots shown on this map no longer exists.

WARRANTY DEED
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That **Matthew C. Tasker and Carrie L. Tasker** of Portland, Maine, for consideration paid, grant(s) to **Lisa Letourneau and Leon F. Chick** whose mailing address is 11 Windsor Pines Drive, Scarborough, Maine 04074, as Joint Tenants with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS my/our hand(s) and seal(s) this 31st day of August, 2011.


Witness to all

Matthew C. Tasker

Carrie L. Tasker

State of Maine
County of Cumberland, ss.

August 31, 2011

Personally appeared before me the above named **Matthew C. Tasker and Carrie L. Tasker** and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law

SUSAN GAGE KNEEDLER
Notary Public, Maine
My Commission Expires November 22, 2011

File Number 11484-pl

EXHIBIT A

(DEED)

Doc#: 44662 Bk:28929 Pg: 135

A certain lot or parcel of land, with any buildings thereon, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the easterly corner of land formerly owned by N. C. Davis on the southwesterly side of Atlantic Street; thence southwesterly by said Davis land, seventy-five (75) feet to a stake; thence southeasterly, forty (40) feet by land now or formerly of Washington Griffin to a stake; thence northeasterly seventy-five (75) feet to Atlantic Street; thence northwesterly by said Atlantic Street to the point of beginning.

Another certain lot or parcel of land situated Westerly of Atlantic Street and Easterly of St. Lawrence Street in the Munjoy Hill Section of the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Beginning at a fence post at the Northwesterly corner of land now or formerly of Mary A. Paolino et al, located on said Atlantic Street;

Thence from said point of beginning and projecting the Northerly sideline of said other land now or formerly of Paolino in a Northwesterly direction and by land now or formerly of James A. Martell et al, 24 feet, more or less, to a fence post at the Southwesterly corner of said Martell land;

Thence in a Southeasterly direction by a projection of the rear or Easterly line of said Martell Property 40 feet, more or less to an iron;

Thence Northeasterly 26 feet, more or less, by a line, which is a projection Southwesterly of the Southerly line of said other land of Paolino to a fence post at the Southwesterly corner of said other land of Paolino;

Thence by said other land of Paolino Northwesterly 40 feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying that property conveyed to Matthew C. Tasker and Carrie L. Tasker by deed of Grace Paolino and Joan McFarland dated September 12, 2007, and recorded in the Cumberland County Registry of Deeds in Book 25464, Page 80.

Received
Recorded Register of Deeds
Aug 31, 2011 01:52:52P
Cumberland County
Pamela E. Lovley

Reviewed and Approved:  

Architectural Description of the building: (see photos below)

The primary gable roofed 1 1/2 story single family home at 58 Atlantic St, includes the living room, dining room, kitchen, and bathroom on the first floor, and bedrooms and bathroom on the second floor. There is a foundation under the two story portion of the home. Off the rear of the kitchen is a single story structure (shed) that has a plywood floor which is level with grade. There does not appear to be a foundation; the space is uninsulated and one third of the interior space under the shed roof is below 7', with an exterior door height of 5'7". The historical detailing of the primary two story structure does not carry through the rear portion of the house and shed. The existing roof is asphalt shingles, the existing siding includes wood shingles and vinyl clapboard, and the trim is painted wood. The existing windows are vinyl.

Improvements in order to accommodate a first floor primary bedroom to age in place would require detaching the current shed structure, lifting it to provide a foundation, floor, etc, which are significant considering the build quality of the existing structure. The existing wood floor of the shed is a few steps down from the home. This furthers the impracticability of renovating the existing structure - i.e. raising the floor level to be in line with the house floor is not feasible with the existing roof line which is at 5'7" along the rear portion of the shed.

The drawings attached show the proposed area of demolition along with the proposed replacement with the desired outcome of providing a first floor bedroom suite. The intent is not to overshadow the existing home, but plan for a simple addition that accommodates our needs as we grow older with the goal of staying within the neighborhood and community which we love.

The existing structure is wood frame, with a blend of wood shingle and vinyl clapboard with wood trim. (see photos below). The proposed materials include asphalt roofing shingles (same as on existing home), wood clapboard, and Anderson 400 series windows and doors with wood trim.



The current shed is visible from this birds eye view. The "L" portion of the shed roof which is attached to the two story house would be replaced in the proposed gable roof design to displace rain and snow appropriately. (See attached drawings).



The house with dormer, rear extension to remain. The front face of the shed is visible with the panel door. The 2 story structure above with windows and dentile detailing at the roof, was previously situated behind the shed and is also shown on the Sanborn map, but no longer exists.

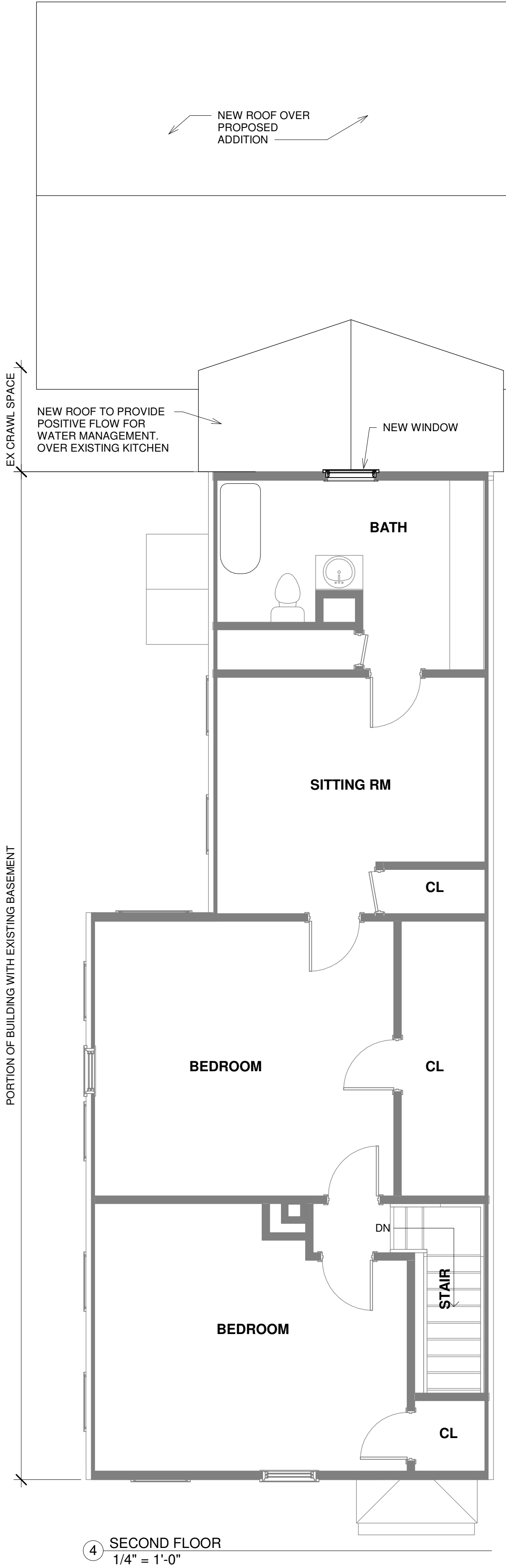
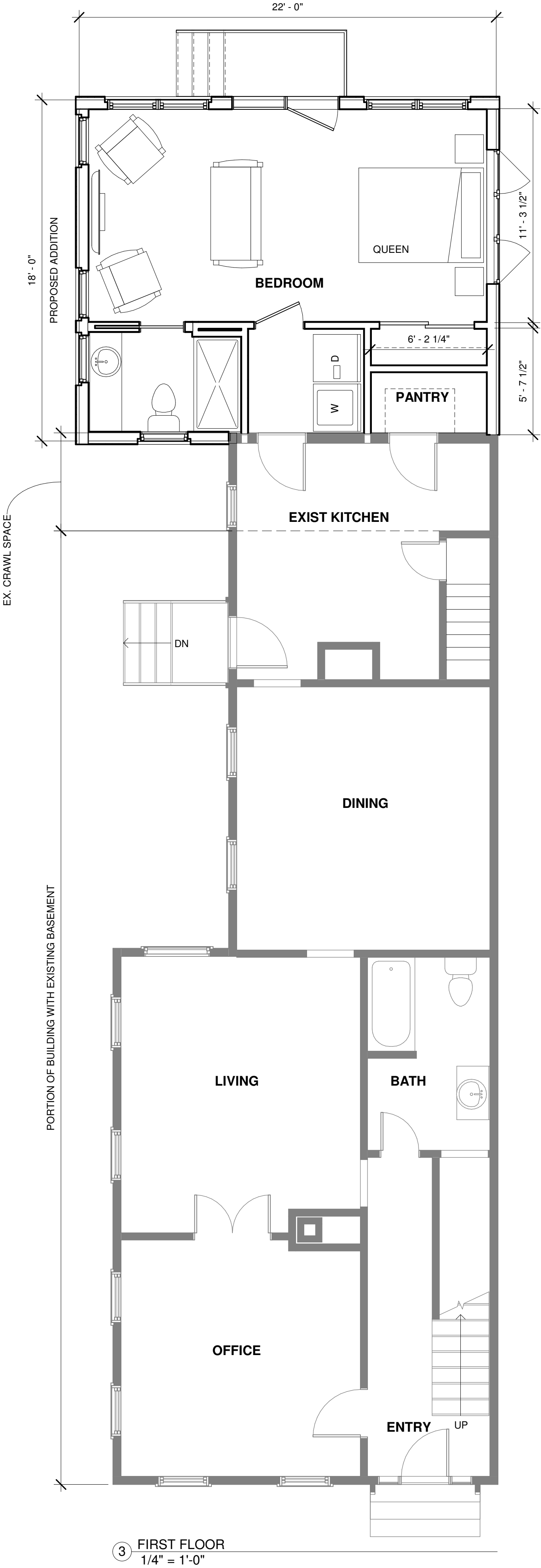
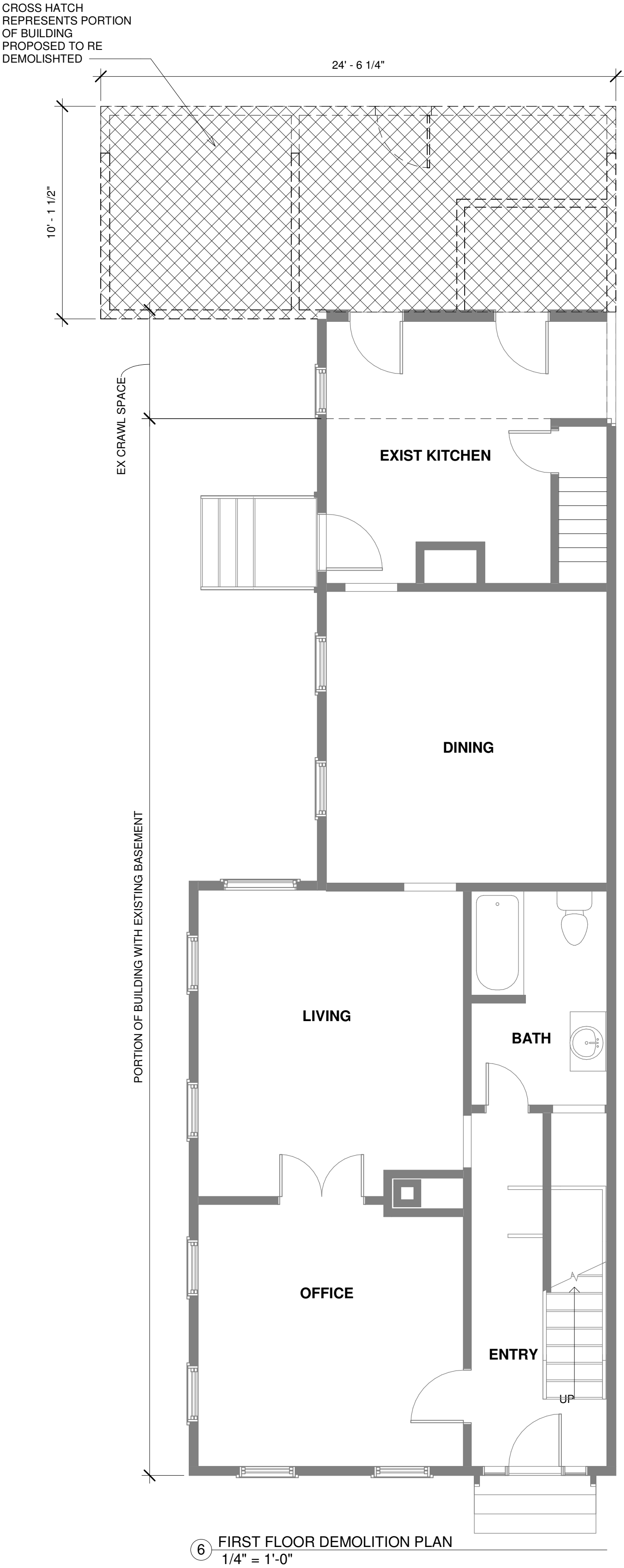
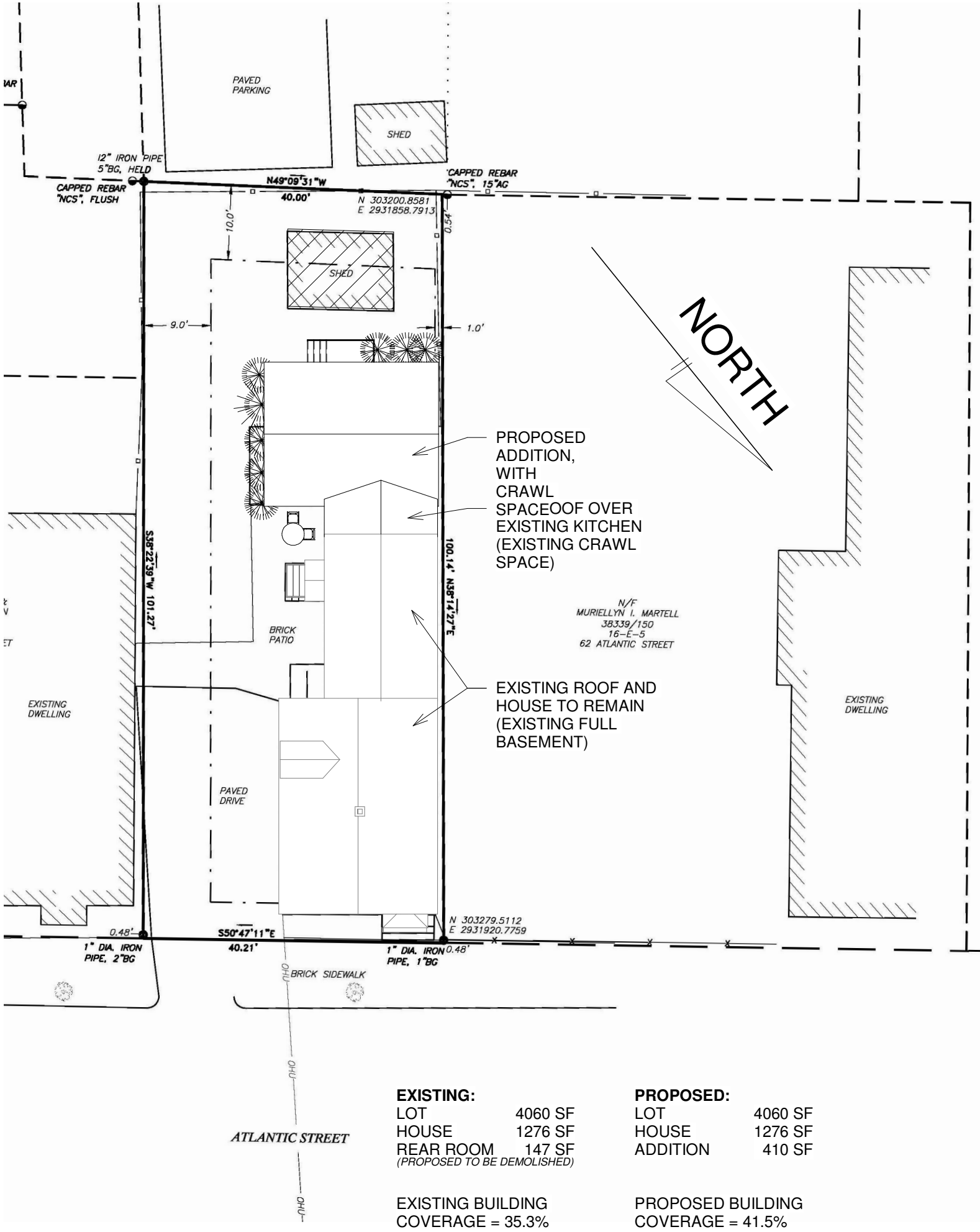
See photo below of this view taken more recently.





58 ATLANTIC ST, PORTLAND, ME

ZONE R6
BOOK 28929
PAGE 134
CURRENT USE - SINGLE FAMILY
PROPOSED USE - SINGLE FAMILY



SITE PLAN, DEMOLITION AND PROPOSED FLOOR PLANS

DRAWING TITLE:
PROJECT NAME:
58 Atlantic St
Portland, Maine

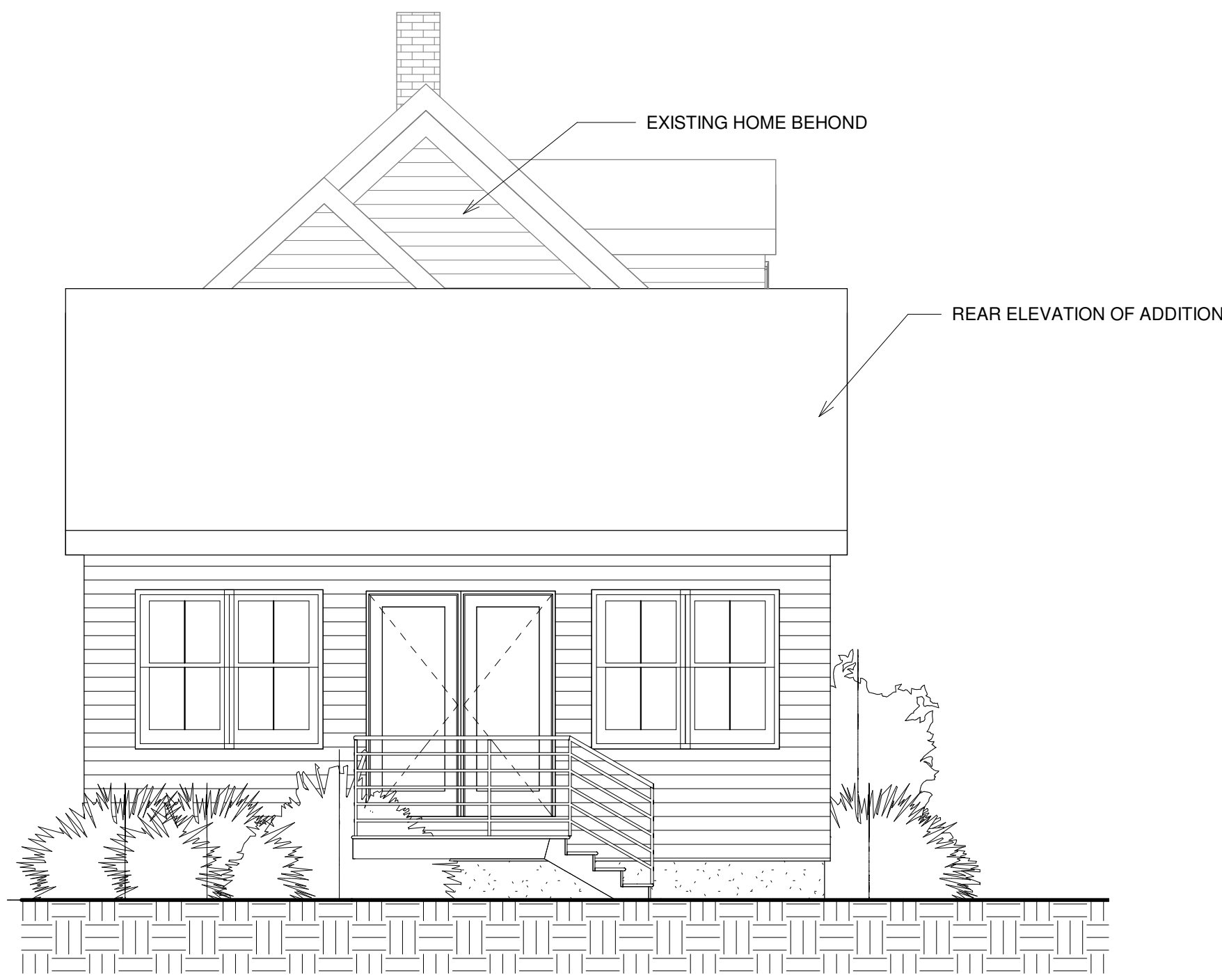
Do Not Scale off this drawing. All dimensions are given in good faith and believed to be correct. All dimensions are to be verified by the contractor. These drawings represent a design intent and should be verified by the contractor prior to materials ordering and construction.

2025 © BRALEY DESIGNS, LLC

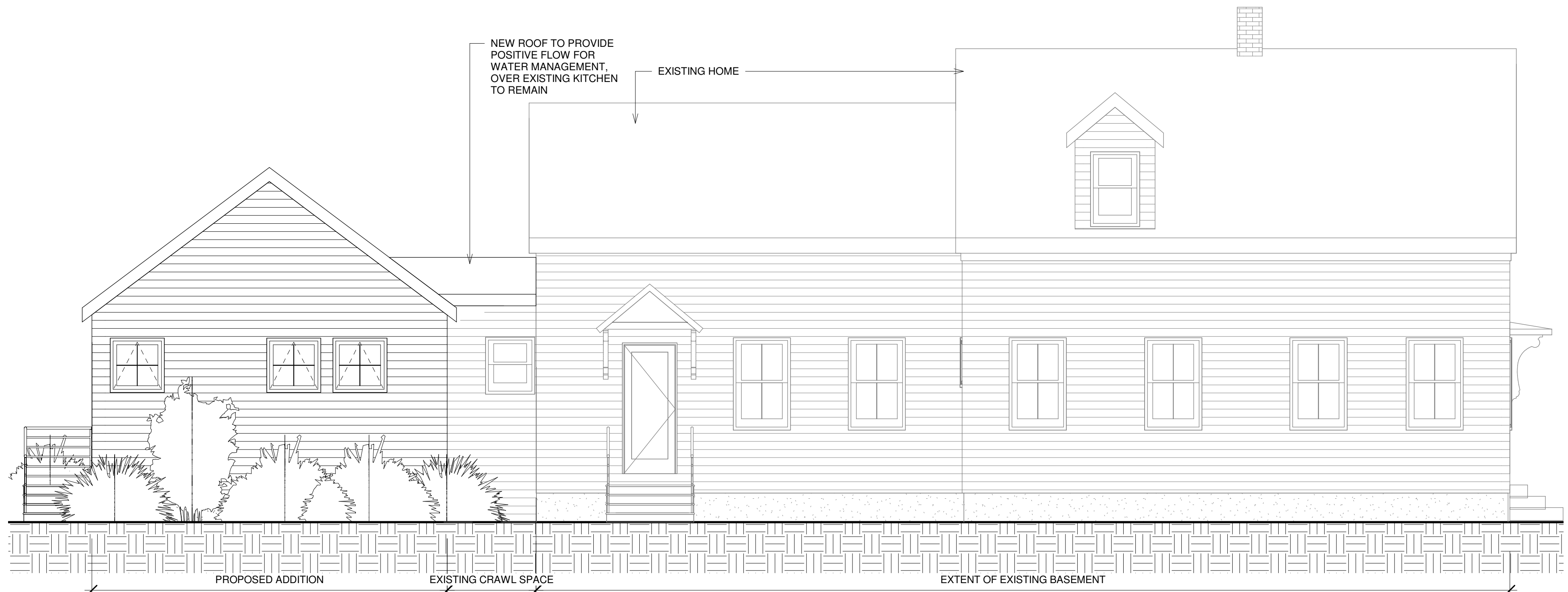
DATE OF ISSUE
MARCH 11, 2025
REVISION DATE

DESCRIPTION
HISTORIC PRESERVATION
PROJECT NUMBER
2024-1017

SCALE
As indicated



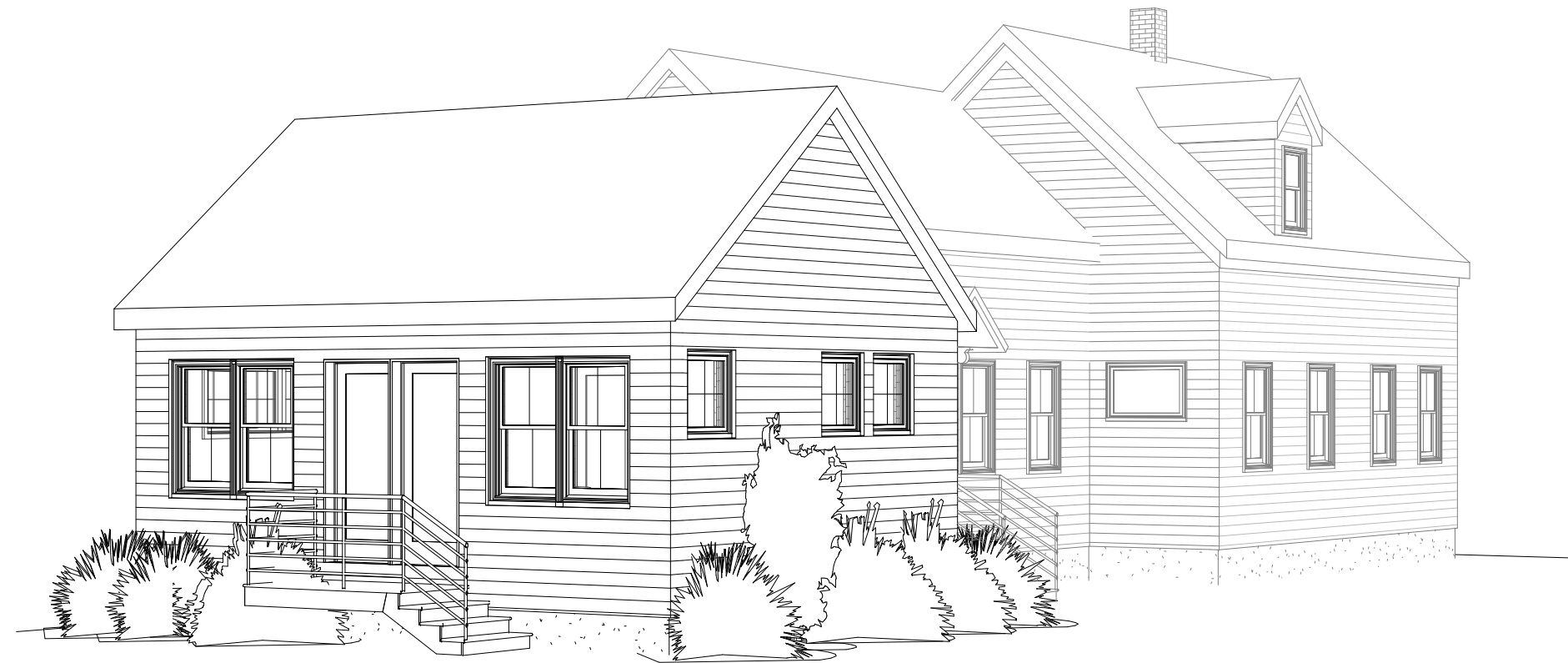
② South Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"



④ 3D View FRONT OF PROPOSED ADDITION



⑤ 3D View REAR OF PROPOSED ADDITION



③ North Elevation
1/4" = 1'-0"

DRAWING TITLE:
EXTERIOR ELEVATIONS, 3D VIEWS

PROJECT NAME:
**58 Atlantic St
Portland, MAINE**

Do Not Scale off this drawing. All dimensions are given in good faith and believed to be correct. All dimensions are to be verified by the contractor. These drawings represent a design intent and should be verified by the contractor prior to materials ordering and construction.

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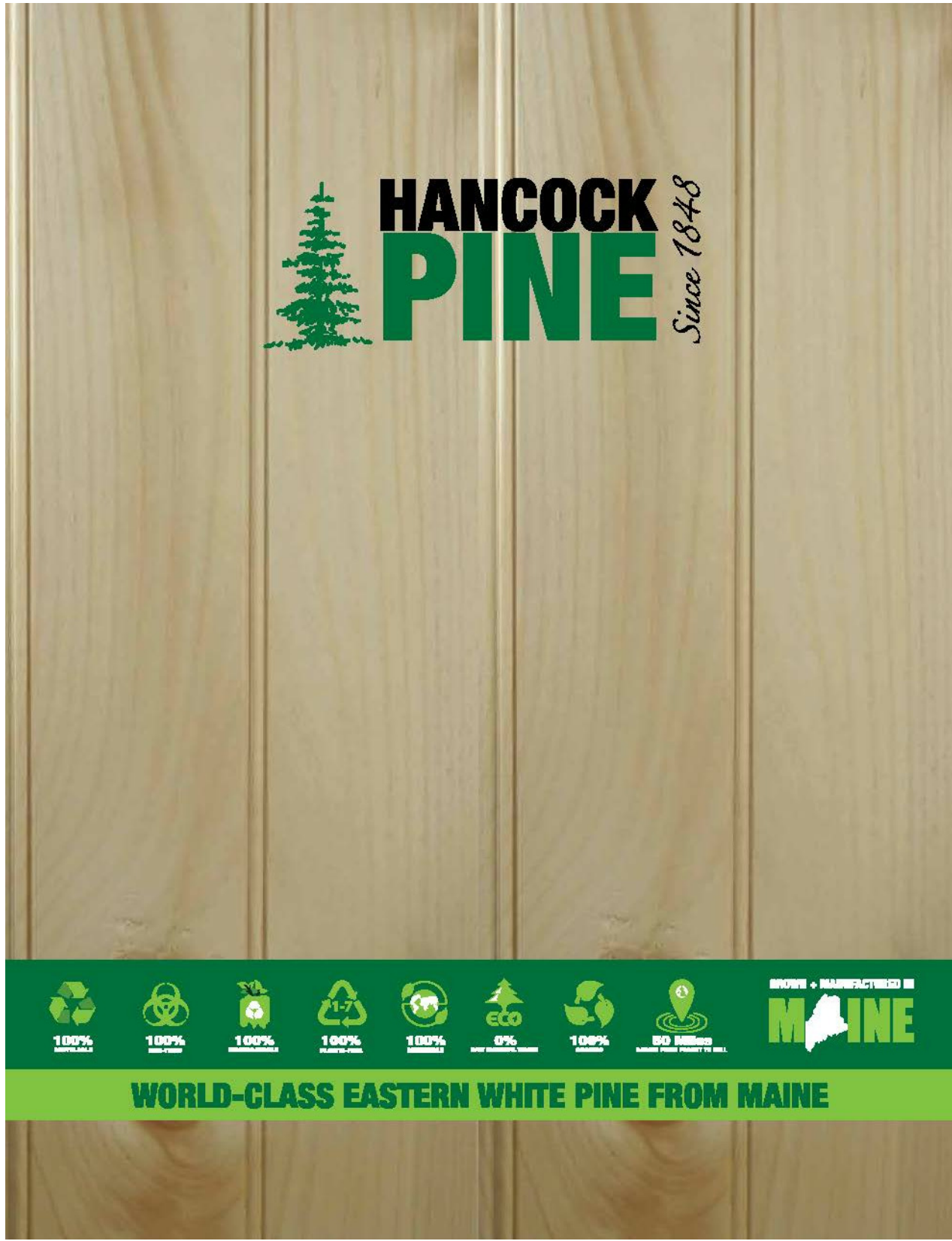
DATE OF ISSUE
MARCH 3, 2025
REVISION DATE

DESCRIPTION
CONCEPTUAL PRICING SET
PROJECT NUMBER
2024-1017

SCALE
1/4" = 1'-0"

A200

BEVEL SIDING (CLAPBOARD) AND TRIM



ProFinish Grade

PRIMED **NATURAL**

HANCOCK PRO FINISH

COMBO OF C-SELECT, D-SELECT AND FINISH. Our mills designed this proprietary grade specifically designed for Hancock's retail stores, and exceeds NEL-MA standards for finish and better product. Based on builder feedback, we've created a grade that gives you a combination of C-Selects, D-Selects and Finish. That is why ProFinish has become the distinct choice for professional builders everywhere. Both natural and primed options in-stock, select this grade unfinished to emphasize the natural characteristics or choose primed—the most popular choice—to leverage the board's smooth, ready-to-paint surface. Used in both interior and exterior applications.

Bevel Siding (Clapboard)

REVERSIBLE

PRIMED

EASED EDGE

5 1/4", 6 1/4", 7 1/4", 8 1/4", 9 1/4"
SAW-TEXTURED FACE

Textures

Textures

Priming

KNOTS ON ALL 4 SIDES OF THE BOARD ARE BBN SEALED

1ST COAT OF OIL BASED PRIMER IS APPLIED

BOARDS ARE SANDED BETWEEN PRIMER COATS

2ND COAT OF ACRYLIC BASED TOP COAT IS APPLIED

BE SURE TO COAT ALL CUTS AT TIME OF INSTALLATION

COMPLETELY REVERSIBLE PRIMED FINISH

RESISTS PEELING, CRACKING, MILDEW AND MOISTURE

10-YEAR LIMITED WARRANTY ON PRIMED FINISH

Go online for complete priming process and limited warranty information:
www.HancockLumber.com/PrimedPine

ASPHALT ROOFING

TECHNICAL INFORMATION

Technical Characteristics (nominal values)

PROPERTY (UNIT)	VALUE
Warranty	Limited Lifetime
Wind Resistance	130 MPH (1209 KMH)
Algae Resistance	25 Years*
Nominal Size	12 1/4" x 36 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	96.4 sq. ft.

Applicable Standards

- PSR E8 1376001
- ASTM D228
- ASTM D3216, Type 1
- ASTM D3115, Class 1 Wind Resistance
- ASTM D3462
- ASTM D7158
- ASTM E108/UL 796, Class A Fire Resistance
- ICC-ES AC408
- Florida Product Approval
- Miami Code Product Approval
- CSA A123.5
- FM 4473 (Class 3 Impact Resistance)
- UL 2218 (Class 3 Impact Resistance)

Technical Documents

- 3 part spec (pdf)
- Data Sheet PDF (19.6 MB)
- PSR Evaluation Report PDF (3.7 MB)
- Installation Instruction PDF (2.8 MB)
- Installation Instruction (Web)
- Beauty Book PDF (13.2 MB)
- Impact Resistance Shingles Data Sheet PDF (2.5 MB)
- SDS

FEATURES & BENEFITS

SURENAIL® TECHNOLOGY

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having SureNail® Technology. With SureNail® Technology, strength and durability are built into every Duration® Series shingle, thanks to the unique fabric strip in the nailing area. This unique shingle design provides outstanding gripping power:

- Patented SureNail® Technology
- Breakthrough Design
- Triple Layer Protection®
- Outstanding Grip
- Exceptional Wind Resistance

TRUDEFINITION® COLOR PLATFORM

TruDefinition® is our color design platform trademark on shingles that are specially formulated to capture the bright, vibrant hues and dramatic shades that showcase the aesthetic appeal of your home. Shingles feature multiple-granule colors and shading to provide an extraordinary look that will enhance your home and complement its natural surroundings.

STREAKGUARD® ALGAE RESISTANCE PROTECTION

Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper lined granules, which help resist algae growth, into our colored granules in a way that is proprietary to us and is scientifically developed to meet the needs of specific regional climates.

Owens Corning® StreakGuard® Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks.

*See actual warranty for complete details, limitations and requirements.



Robert Wiener <rwienner@portlandmaine.gov>

HP Public Comment - 58 Atlantic Street: Rewriting History with the Bait & Switch

1 message

George Rheault <george.rheault@gmail.com>

Tue, Apr 15, 2025 at 12:01 PM

To: HHistoric Preservation <hp@portlandmaine.gov>, Evan Schueckler <evans@portlandmaine.gov>, Robert Wiener <rwienner@portlandmaine.gov>, Kevin Kraft <kkraft@portlandmaine.gov>

It is very telling that as part of the staff's collecting of materials for this agenda item, the original description of the property as part of the "inventory" process to create the Munjoy Hill Historic District was omitted from the meeting packet.

Please see attached that 2-page listing.

The ell is specifically cited in the description.

And we all know that the "vernacular" and "working-class" tropes were heavily used (abused?) when the lobbying for the Munjoy Hill Historic District was at its heaviest.

So the preservation staff AND the HPB has to make up its mind. Are the utilitarian, functional parts of these 19th-century dwellings an important part of their stories or not? When it is convenient, they sure are! When it is inconvenient, they are disposable. Despite the fact that living in a 19th century house, before indoor plumbing, central heating, modern kitchen and bath sanitation, etc., required these types of appendages to even the most modest of homes in order to separate out the least savory aspects of what it took to carry on an existence inside of them.

The path forward with the most integrity would declare this whole property, including the "main house" to be "non-contributing" because just like the Waterville Street garage that the HPB marked for extinction at its last meeting, there is NOTHING exceptional about the primary house or the ell. The garage was a dime-a-dozen said the HPB a few weeks back and told us nothing special we could not learn elsewhere about the kind of architecture or history depicted.

Well, the same argument stands for 58 Atlantic. It is a dime-a-dozen between Maine and the Ohio River and probably beyond. A photo line-up with similar homes from a dozen other cities probably would stump most of the HPB from picking it out correctly.

So please stop the charade. Thank you!



58 Atlantic Street - Inventory Listing Sheet - Munjoy Hill Historic District.pdf

814K