

Historic Preservation Board

Wednesday, May 7, 2025 at 5:00 PM
Room 24 (Ground Level of City Hall) and
Zoom



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:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/81038491842>

Phone one-tap:

+13017158592,,81038491842# US (Washington DC)

+13052241968,,81038491842# US

Join via audio:

+1 301 715 8592 US (Washington DC)

+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)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+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

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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 MAY 1, 2025

- i. Public Hearing
58 Atlantic Street: Bassett, Hutchins, O'Brien, Paquin-Gould, and Whitten Present. Miller & Sosebee Absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 1, 2025

- i. Review of Addition; 58 Atlantic Street; Lisa Letourneau & Leon Chick, Applicants. Plan Number: HPBR-003265-2025. The Board voted 5 in favor, none opposed to approve this project.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Adoption of Historic Preservation Board procedural rules.
- ii. After-the-Fact Review of Window Replacement; 187 Danforth Street; Thomas Doherty, Applicants. Plan Number: HPBR-003204-2025.
- iii. Review of Window Replacement; 248 Congress Street; Kayheight House Associates, LP & The Wishcamper Companies, Inc, Applicants. Plan Number: HPBR-003304-2025.
- iv. Review of Amendments; 58 Fore Street (Block 6); Portland Foreside Development Company, Applicants. Plan Number: HPBR-002391-2023.

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



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
Kevin Kraft, Director - Planning and Urban Development
Amy McNally, Associate Corporation Counsel
DATE: May 2, 2025
RE: Adoption of Historic Preservation Board Procedural Rules
PROJECT ID: None
MEETING: May 7, 2025

BACKGROUND

Per Subsection 2.2.7 (C) of the Portland Land Use Code, the Historic Preservation Board may adopt procedural rules to govern the conducting of the Board's business. To the knowledge of Staff, there are currently no adopted rules for the Historic Preservation Board so the draft before the Board is presented as a clean set of rules to be adopted.

If the Board adopts the rules, they will go into effect 45 days after staff file the adopted rules with the City Clerk unless any portions of the rules are vetoed by City Council.

The complete text of Portland's Land Use Code can be found here:
<http://portlandmaine.gov/landusecode>

STAFF COMMENTS

Staff have worked with Corporation Counsel to prepare a set of procedural rules for the Board to adopt. The draft before the Board is based heavily upon the adopted rules of the Planning Board, but updated to better reflect the language of the revised Land Use Code and the procedures of the Board as they have been in practice over the last several years.

Associate Corporation Counsel, Amy McNally will be present at the meeting to answer any technical questions from members of the Board. If any questions cannot be readily answered by staff during the meeting or seem to be prompting extensive discussion by members of the Board, staff would recommend that the Board formulate all questions/concerns and table consideration of the rules to a date certain. Staff will then prepare a memo addressing all questions or any

revisions to the rules requested and schedule a second hearing to adopt the rules.

MOTION FOR CONSIDERATION

I move to adopt the attached procedural rules for the Portland Historic Preservation Board as drafted.

ATTACHMENTS

1. Portland Historic Preservation Board Rules, Draft May 1, 2025

RULES OF THE PORTLAND HISTORIC PRESERVATION BOARD

Adopted on DATE
Effective from DATE

ARTICLE I. GENERAL PROVISIONS

- Section 1 These rules are supplementary to the provisions of Chapter 14 of the Municipal Code (hereafter the “Land Use Code”) as it relates to the procedures of the Historic Preservation Board (hereafter the “Board”) and are adopted pursuant to the authority granted in Subsection 2.2.7 (C) of the Land Use Code.
- Section 2 Roberts Rules of Order shall supplement these rules and shall control procedures not covered by these rules. When Roberts Rules of Order are in conflict with these rules of procedure, these rules shall govern.

ARTICLE II. OFFICERS, ELECTIONS, AND DUTIES

- Section 1 The officers of the Board shall be the Chair and Vice Chair.
- Section 2 The Chair and Vice Chair shall be elected annually by the regular members at the first regular meeting in December. The terms of both officers shall begin upon election.
- Section 3 Should an officer vacate the Board prior to the end of their term, the regular members shall elect a new officer at the first regular meeting after the officer’s departure. The new officer shall fill the seat until the next December election.
- Section 4 The Chair may establish committees in consultation with the Planning Authority and shall appoint chairs and members for those committees as may be appropriate.

ARTICLE III. MEETINGS

- Section 1 Regular meetings shall be held on the first and third Wednesdays of each month except for August and December. In those months, meetings shall only be held on the first Wednesday of the month. Meetings shall be held at 5:00 p.m. in City Hall or as otherwise noticed. Where a regular meeting day falls on a recognized holiday, the regular meeting shall be held on the following

Wednesday. The dates of additional meetings may be adjusted to maintain a more regular schedule of bi-weekly meetings.

Section 2 Special meetings may be called by the Chair at their discretion, upon the request of the City Council, or upon the request of four or more members of the Board, provided that five business days' notice is given each member and the necessary notice for any items to be heard can be provided.

Section 3 Meetings of any committee of the Board shall be held at the call of the Board or the committee Chair or by agreement of at least two committee members.

Section 4 The agenda for meetings shall be set by the Chair, in consultation with the Planning Authority.

Section 5 The Board may, by a majority vote, specify a date for an agenda item.

ARTICLE IV. ORDER OF BUSINESS

Section 1 All regular meetings of the Board shall proceed as follows:

- A. Roll call & declaration of quorum
- B. Reading & approval of minutes of the previous meeting
- C. Communications & reports
- D. Unfinished business
- E. Public hearings
- F. Workshops
- G. New business
- H. Adjournment

Section 2 The Chair may alter the order of business provided that no members of the Board are opposed. Where a member opposes the change to the agenda, a motion to adopt the change shall be made and voted on before any items are taken out of order.

Section 3 Items may be postponed at the written request of the applicant, provided the request is submitted prior to the start of the meeting. All noticing costs associated with postponement shall be borne by the applicant.

Section 4 No new agenda items will be begun after 10:00 p.m. unless a majority of members present vote to suspend this rule. Any agenda items that have not

begun before 10:00 p.m. shall be automatically tabled to the next regularly scheduled meeting or to a date determined by the Board. Before 9:30 p.m. the Board may, at the discretion of the Chair, temporarily suspend consideration of the agenda item currently under review in order to determine whether remaining agenda items will be reached before 10:00 p.m. The Board will at that time notify the proponents of those agenda items which will not be reached, that the items will be tabled until the next regularly scheduled meeting or a date determined by the Board.

ARTICLE V. CONDUCT OF PUBLIC HEARINGS

Section 1 Order of Proceedings: The following order of proceedings shall govern all public hearings conducted by the Board:

- A. Disclosures: The Chair shall call for the disclosure of any conflicts of interest or ex parte communications. Should any disclosures result in the recusal of the chair or vice-chair, the Board shall elect pro tempore officers consistent with the Land Use Code.
- B. Staff Presentation: The Planning Authority and other City departments, staff, or officials may summarize the application, give reports, commentary, or recommendations, if any.
- C. Applicant Presentation: The applicant may present testimony, documents or any other evidence to the Board explaining the nature of its application. The applicant may present witnesses and offer rebuttal evidence and may cross examine any witnesses testifying in opposition to the applicant's position through the Chair, or, with permission of the Chair, directly. Applicants shall have the right to examine and reproduce any documents produced at the hearing.

The Chair may limit irrelevant, immaterial, or unduly repetitious evidence.

- D. Public Comment: Members of the public may offer evidence or statements relevant to the project under consideration. Each speaker shall be limited to three (3) minutes. The Chair may, at its discretion, extend this period for an additional three (3) minutes. The Board may grant an initial or any further extensions upon a majority vote of those present and voting. Members of the public shall have the right to examine and reproduce any documents produced at the public hearing.

Members of the public also may submit written comment relative to the application either before or at a workshop and such written comment shall become part of the official Board record.

The Chair may limit irrelevant, immaterial, or unduly repetitious evidence.

- E. Responses: After the close of the public comment period, the Chair may direct or allow the applicant or City staff to answer questions raised during public comment.
- F. Board Deliberations: After the close of a public comment portion of the public hearing and after responses to new issues have been completed, the Board shall commence its deliberations. No public comment shall be received during Board deliberations, except as requested by the Board.

Section 2 Members of the Board may comment or ask questions at any time.

Section 3 The rules of evidence shall not be strictly applied.

ARTICLE VI. CONDUCT OF PUBLIC WORKSHOPS

Section 1 Order of Proceedings. The following order of proceedings shall govern all workshops conducted by the Board:

- A. Disclosures: The Chair shall call for the disclosure of any conflicts of interest or ex parte communications. Should any disclosures result in the recusal of the chair or vice-chair, the Board shall elect pro tempore officers consistent with the Land Use Code.
- B. Staff Presentation: The Planning Authority may summarize the application and proposal and may comment on any items to be submitted prior to sending the application to a public hearing.
- C. Applicant Presentation: The applicant may present information to the Board explaining the nature of its application and to inquire of the Board as to any issues to be addressed in advance of or at the public hearing.

The Chair may limit irrelevant, immaterial, or unduly repetitious evidence.

- D. Public Comment: Members of the public, or a duly authorized agent or attorney, may offer verbal comments or statements relevant to matters under review by the

Board. Each speaker shall be limited to three (3) minutes. The Chair may, at its discretion, extend this period for an additional three (3) minutes. The Board may grant an initial or any further extensions upon a majority vote of those present and voting. Members of the public shall have the right to examine and reproduce any documents produced at the workshop.

Members of the public also may submit written comment relative to the application either before or at a workshop and such written comment shall become part of the official Board record.

The Chair may limit irrelevant, immaterial, or unduly repetitious evidence.

Responses: After the close of the public comment period, the Chair may direct or allow the applicant or City staff to answer questions raised during public comment.

- E. Board Discussion: After the close of public comment, the Board may discuss the application and identify issues of concern regarding the application or the need for additional information.

Section 2 Members of the Board may comment or ask questions at any time.

ARTICLE VII. DELIBERATIONS, VOTING, DECISIONS.

Section 1 As to any matters not requiring a hearing, the Board may meet and deliberate at any properly called meeting, regardless of the presence of a quorum, or may continue consideration of such matter to any later meeting. However, no final action by the Board shall be taken on such a matter without a quorum being present.

Section 2 No member absent from a significant portion of a workshop or public hearing shall be qualified to vote upon the matter heard unless that member shall first certify for the record that they have reviewed the entire record of any such portion of the workshop or public hearing during which they were absent and has fully informed themselves of the essential facts and issues of the matter being heard so as to be able to cast an informed and independent vote.

Section 3 Recommendations to the Planning Board or City Council shall include findings of fact and the reasons for such recommendation and shall contain a separate statement setting forth the recommendation of the Board.

- Section 4 The Board will not take a vote on any item without first having stated its findings, reasons, and conclusions at a meeting open to the public. Where a vote on an item results in a failure to approve, the Board shall immediately vote upon a motion to either table or deny the item. A motion to deny shall include the findings, reasons and conclusions of the Board supporting a denial.
- Section 5 A motion to table any item before the Board may be made by any member of the Board. The Applicant may request that the item be tabled at any time.
- Section 6 A motion to reconsider any item may be made by a member who voted with the prevailing side. The motion must be made at the same or the next regular meeting, but not afterwards. When a motion to reconsider is being made at the next regular meeting, the reconsideration must be listed on the agenda, or four (4) members must first consent to such reconsideration being added to the agenda during the meeting. After the motion for reconsideration is decided, that vote shall not be reconsidered again.
- Section 7 Any application which has been denied by the Board may not be resubmitted for a period of one year after the Board's final action on the original item if the Board determines that the application for the item is in the same or substantially the same form.
- Section 8 In the event of a tie vote, the matter shall be tabled to the next meeting, where it shall be considered as unfinished business.

ARTICLE VIII. AMENDMENT OF RULES.

- Section 1 These rules may be amended by an affirmative majority vote of the members of the Board during a public hearing. The proposed amendment must be presented in writing.

ARTICLE IX. SUSPENSION OF THE RULES

- Section 1 Except as otherwise provided herein, these rules shall not be dispensed with or suspended unless two-thirds of the Board members present vote to consent thereto.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: May 2, 2025
RE: 187 Danforth Street –PUBLIC HEARING – After-the-Fact Review of Window Replacement
PROJECT ID: HPBR-003204 - 2025
MEETING: May 7, 2025

Owner: Thomas Doherty
Architect: None

A sign announcing the Historic Preservation Board's meeting on May 7, 2025 was posted at the property on April 28, 2025, and 47 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

At some point between 2019 and 2023, the owner replaced the original windows at 187 Danforth Street with new one-over-one double-hung Marvin Essential fiberglass windows. The owner is now seeking after-the-fact approval of the windows as installed.

Material Specifications:

Windows	Fiberglass
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SUMMARY OF HISTORIC CONTEXT



Figure 1: Map of West End Historic District showing location of 187 Danforth with star.

187 Danforth Street is a contributing property within the West End Historic District, located at the corner of Danforth and Brackett Streets. Constructed in 1886 in the Queen Anne style, the property was originally clad in clapboard at the first floor and shingles at the second floor and gable. The double-hung windows featured a decorative nine-over-two divided lite pattern where the central lite of the upper sash was larger and surrounded by stained glass lites. This type of window is regularly found on Queen Anne-style houses.

Between 1924 and 1990, the property was entirely clad in aluminum clapboard siding and the exterior trim at the eaves, rakes, above the first floor, and around the windows was wrapped with metal flashing. Additionally, the recessed front porch was stripped of some details and closed in, and the front stairs were moved from the front of the building to the side.

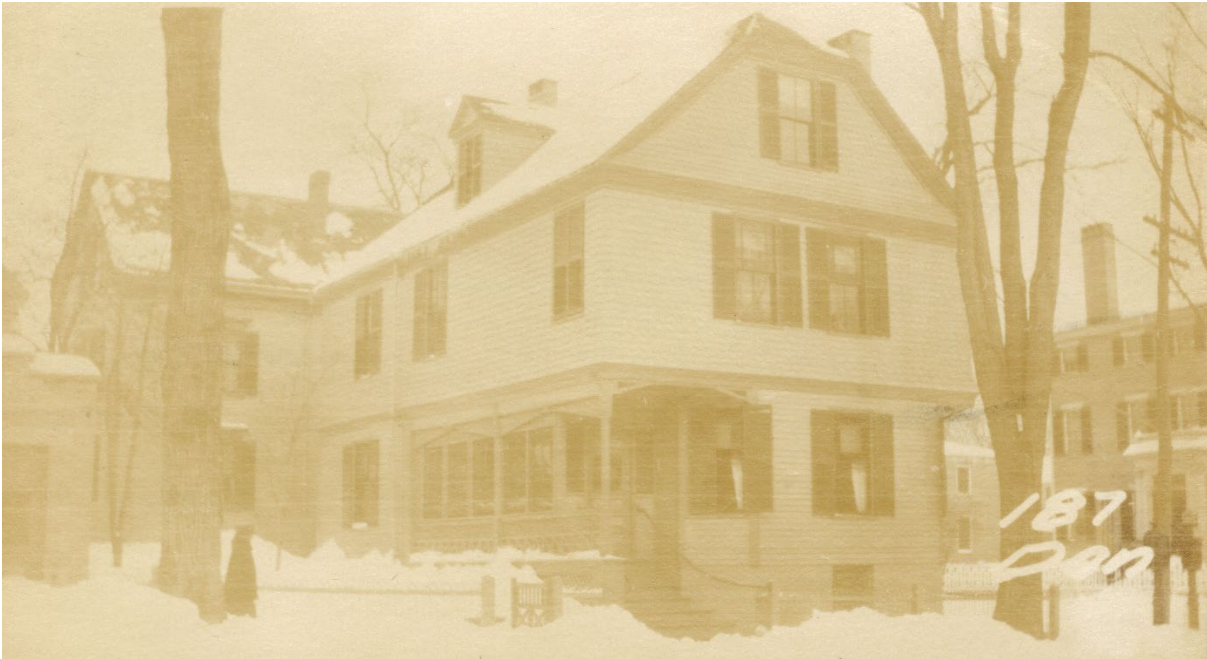


Figure 2: 187 Danforth Street as it appeared in 1924.



Figure 3: Detail of the second story windows at 187 Danforth Street in 1924.

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

STAFF COMMENTS

Staff became aware of the unapproved window replacement in October of 2023. In that same month and in January of 2024 notices of unreviewed work were mailed to the property to no response. On May 17, 2024, a notice of violation was sent to the property owner (see attachment 4). Over the last year, staff have been in intermittent communication with the applicant including options to correct the violation in a manner approvable by Staff. Staff had suggested exploring options to replace the replacement sash with ones with historically accurate muntin patterns or options to install after-market muntins that would recreate the historic divided lite pattern. However, the applicant has opted to apply for Board review requesting that the Board approve the replacement windows as installed.

Most of the original wood windows featured a decorative nine-over-two divided lite pattern where the central lite of the upper sash was larger and surrounded by stained glass lites. The Board should consider whether the design of these windows is a character-defining feature of the property, and whether the elimination of the details of these windows is an alteration consistent with the standards for review. Typically, when historic windows are proposed to be replaced, property owners are required to match the existing or a documented historic divided lite pattern.



Figure 4: 2019 Google Street View images of the Danforth Street façade (left) and Brackett Street façade (Right) of 187 Danforth Street.



Figure 5: 2019 Google Street View close-up image of the second story window in 2019.

If the Board finds that the work is consistent with the standards for review as completed, then the project should be approved and the violation can be closed out.

Should the Board find that the replacement of the decorative divided lite windows with single lite windows is inconsistent with the standards, the Board may consider whether there are conditions of approval that could be applied to bring the work into compliance with the standards, or the board may deny the application. If the Board were to deny the application, staff would return to the next meeting with draft findings of fact for the denial that would need to be accepted by the Board.

If the Board needs additional information or would like to provide the applicant with the opportunity to revise their application, the Board may also table the application to a date certain.

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
Not Applicable	

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 Board should determine whether the replaced windows were distinguishing elements of the building and should have been retained.

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
For Board Discussion	The Board should determine whether the installed single-lite double-hung windows create a false sense of historical development.

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
Not Applicable	

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	The Board should determine whether the replaced windows were distinctive features or examples of skilled craftsmanship that were defining of the character of the building, and should have been retained.

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	Because the historic windows were removed and disposed of, their repair is no longer feasible. The Board should determine whether the replaced windows were distinctive features of the building. If the Board finds that they were distinctive features, then the Board should determine whether the replacement windows are a sufficient match to the historic in terms of their composition, design, texture and other visual qualities.

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	The Board should determine whether the replacement windows have destroyed any character-defining features of the building.

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 Board should determine whether the completed alterations have left the essential form and integrity of the building unimpaired. Generally, the removal and disposal of historic windows is not reversible.

MOTION FOR CONSIDERATION

I move to **APPROVE/CONDITIONALLY APPROVE/DENY** application HPBR-003204-2025 for window replacement at 187 Danforth 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 subsections 16.6.3 standards for review of alterations to contributing properties, with the following conditions:

1) CONDITIONS

ATTACHMENTS

1. Application Narrative
2. Window Details
3. 187 Danforth Street – Property Description
4. May 16, 2024 Notice of Violation

1/21/25

Portland Historic Preservation Board

Re: After the fact review

Dear Hilary Bassett, Rob Whitten, Brian Sosebee, Valerie Paquin-Gould, Robert O'Brien, Brad Miller, Ashley Donnelly Keenan

My name is Tom Doherty I live at 187 Danforth Street in Portland. I am submitting an after the fact review to the Historic Preservation Board of work that has been done at my property.

I had my windows replaced. The windows I chose are the same as a lot of properties in the West End. I didn't realize I was out of compliance until I was contacted by Rob Wiener (Associate Preservation Planner) from the City of Portland.

I am looking to keep the windows I had installed; they are a quality window and match a lot of windows throughout the West End of Portland. Replacing them would also create a financial hardship for me.

I have been a lifelong resident of Portland and love the city. I am hopeful in the near future to restore my garage on the same property. I certainly will reach out to Rob, Evan and the Board to discuss how to go about the process.

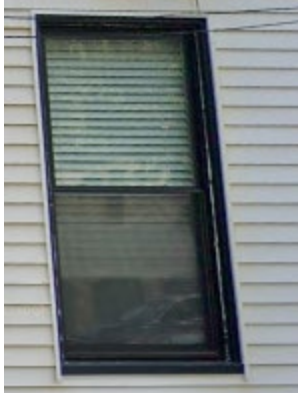
I thank you all for your consideration and attention with this request.

Please feel free to contact me should you have any questions.

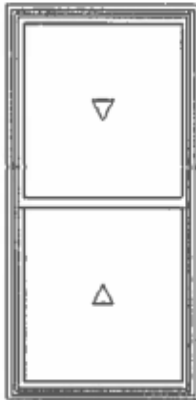
Tom Doherty

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 ¼" 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.



MARVIN 



As Viewed From The Exterior

Entered As: IO
 FS 35 3/8" X 68 1/4"
 RO 35 7/8" X 68 3/4"
Egress Information
 Width: 32 7/16" Height: 29 37/64"
 Net Clear Opening: 6.66 SqFt
 Sash Limiters and Window Opening Control
 Devices, when engaged, may reduce the egress
 opening dimensions of windows.

Ebony Exterior
 Stone White Interior
 Essential Double Hung
 Inside Opening 35 3/4" X 68 1/2"
 0 Degree Frame Bevel
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Beige Weather Strip
 2 White Sash Lock
 White Sash Lift
 White Window Opening Control Device
 Exterior Aluminum Screen
 Ebony Surround
 Charcoal Fiberglass Mesh

2 1/4" Jamb
 Thru Jamb Installation
 Frame Filler
 1" Frame Expander
 ***Frame Expander Ship Loose
 ***Note: Essential rough openings are 1/2" greater than overall frame size
 width and 1/2" greater than frame size height. Please take note of this when
 ordering Essential custom sized units.
 ***Note: Unit Availability and Price is Subject to Change









187 DANFORTH ST, 1992-1



187 DANFORTH ST, 1992-2

ANDREW RICKER RESIDENCE – 187 DANFORTH STREET – 1886

Virtually all of the original detailing has either been lost or covered over in this 1886 Queen Anne, a rarity in Portland. The 1924 Assessment photograph shows that the building was sheathed in clapboards (now aluminum siding), the sash had exterior shutters, and the porch was open, with front- leading stairs.

The building today consists of three bays, one three-part bay on the southeastern corner, one central sash and one cant- bay on the northeastern corner. The original differentiation between the first and second floor, and the second floor and attic. By means of a broad wooden fascia remains, as does the clipped hip roof. The dormer on the southern façade was present in 1924. The second floor sash on the southern façade had no shutter in 1924.

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): ANDREW J. RICKER HOUSE
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 187 DANFORTH STREET
4. TOWN: PORTLAND 5. COUNTY: CUMBERLAND
6. DATE RECORDED: 8/13/92 7. SURVEYOR: ERIK W. CARSON
8. OWNER NAME: _____ ADDRESS: _____

9. PRIMARY USE (PRESENT):

SINGLE FAMILY _____	AGRICULTURE _____	COMMERCIAL/TRADE _____	FUNERARY _____
MULTI-FAMILY <u>X</u>	GOVERNMENTAL _____	EDUCATION _____	HEALTH CARE _____
INDUSTRY _____	RELIGIOUS _____	HOTEL _____	LANDSCAPE _____
TRANSPORTATION _____	DEFENSE _____	SUMMER COTTAGE/CAMP _____	SOCIAL _____
RECREATION/CULTURE _____	UNKNOWN _____		
OTHER _____			

10. CONDITION: GOOD X FAIR _____ POOR _____ DESTROYED _____, DATE _____

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:

COLONIAL _____	STICK STYLE _____	COLONIAL REV. _____	FEDERAL _____
RENAISSANCE REV. _____	GREEK REVIVAL _____	SHINGLE STYLE _____	BUNGALOW _____
ROMANESQUE _____	19TH/20TH C. REV. _____	R. ROMANESQUE _____	ITALIANATE _____
NEO-CLASSIC. REV. _____	SECOND EMPIRE _____	QUEEN ANNE <u>X</u>	GOthic _____
HIGH VIC. GOTHIC _____	OTHER _____		

12. OTHER STYLISTIC CATEGORY:

COLONIAL _____	STICK STYLE _____	COLONIAL REV. _____	FEDERAL _____
RENAISSANCE REV. _____	GREEK REVIVAL _____	SHINGLE STYLE _____	BUNGALOW _____
ROMANESQUE _____	19TH/20TH C. REV. _____	R. ROMANESQUE _____	ITALIANATE _____
NEO-CLASSIC. REV. _____	SECOND EMPIRE _____	QUEEN ANNE _____	GOthic _____
HIGH VIC. GOTHIC _____	OTHER _____		

13. HEIGHT: 1 STORY _____ 1 1/2 STORY _____ 2 STORY _____ 2 1/2 STORY X
3 STORY _____ 4 STORY _____ 5 STORY _____ OVER 5 () _____

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

1 BAY _____ 2 BAY _____ 3 BAY X 4 BAY _____ 5 BAY _____ MORE THAN 5 () _____

15. APPENDAGES: SIDE ELL. _____ REAR ELL. _____ FRONT _____ ADDED STORIES _____ SHED _____ DORMERS X PORCH _____ TOWER _____
CUPOLA _____ BAY WINDOW _____

PHOTOGRAPH: _____

16. PORCH: ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE ☐ FULL WIDTH ☒ *NINE*
LESS THAN FULL WIDTH ☐ WRAPAROUND ☐ SLEEP PORCH ☐ OTHER PORCH ☐
17. PLAN: HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☒ SIDE HALL ☐ BACK HALL ☐ OTHER ☐
18. PRIMARY STRUCTURAL SYSTEM: TIMBER FRAME ☒ BRICK ☐ STONE ☐ BALLOON FRAME ☐
CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐
PLATFORM FRAME ☐ OTHER ☐
19. CHIMNEY PLACEMENT: INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☒ INTERIOR END ☐
OTHER ☐
20. ROOF CONFIGURATION: GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☐
FLAT ☐ GAMBREL ☒ PARAPET GABLE ☐ SHED ☐
CROSS GABLE ☐ COMPOUND ☒ OTHER ☐
21. ROOF MATERIAL: WOOD ☐ METAL ☐ CERAMIC MATERIAL ☐ SLATE ☐ ASPHALT ☒
22. EXTERIOR WALL MATERIALS: CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐
STONE ☐ LOG ☐ BOARD AND BATTEN ☐ CONCRETE ☒
PRESSED METAL ☐ STUCCO ☐ ASPHALT ☐ ALUMINUM/VINYL ☒
GRANITE ☐ ASBESTOS ☐ OTHER ☐
23. FOUNDATION MATERIAL: FIELDSTONE ☐ BRICK ☒ WOOD ☐ CONCRETE ☐ GRANITE ☐
ORNAMENTAL CONC. BLOCK ☐ OTHER ☐
24. OUTBUILDINGS/FEATURES: CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐
BARN (CONNECTED) ☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐
LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE ☐ GARAGE ☒
OTHER ☐

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1886 26. ESTIMATED DATE OF CONSTRUCTION: c. 1886-95
27. DATE MAJOR ADDITIONS/ALTERATIONS: Siding, & subsequent 1133 of details
28. ARCHITECT: _____ 29. CONTRACTOR (NOTE IF SAME AS 28): _____
30. ORIGINAL OWNER: Andrew S. Becker-grocer
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐
FRENCH CANADIAN ☐ EAST EUROPEAN ☐ IRISH ☐
OTHER ☐
33. HISTORIC CONTEXT(S): COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐
MILITARY ☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐
HABITATION ☒ EDUCATION ☐ ART, LIT, SCIENCE ☐ SOCIAL ☐
34. COMMENTS/SOURCES: Bldg not present on 1886 Sanborn Map, but is present on 1896 map-PCD 1886-1888: address not present until 1888 ed.
35. HISTORICAL DRAWINGS EXIST: YES ☐ NO ☐ LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ORIGINAL ☒ MOVED ☐ DATE MOVED _____
37. SETTING: RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☐ URBAN ☒ SUBURBAN ☐
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N ☐ S ☐ E ☐ W ☐ NE ☐ NW ☒ SE ☐ SW ☐
- =====
- MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER _____

DATA SOURCE: HPF ☐ CLG ☐ R&C ☐ STAFF ☐ OTHER ☐ LEVEL OF SURVEY: R ☐ I ☐

**HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Thomas Doherty
187 Danforth Street
Portland, Maine, 04102

FROM: Robert Wiener, Associate Preservation Planner

CC: Evan Schueckler, Historic Preservation Program Manager
Kevin Kraft, Interim Director - Planning and Urban Development
Michael Goldman, Corporation Counsel
Amy McNally, Associate Corporation Counsel

DATE: May 16, 2024

RE: 187 Danforth Street – Notice of Violation

Mr. Thomas Doherty,

Your property at 187 Danforth Street is located in the West End Historic District. Per Section 17.7.1 of the City of Portland's (The City) Land Use Code (<https://www.portlandmaine.gov/386/Codes-Regulations-Ordinances>) all exterior alterations visible from the street are subject to review by the Historic Preservation Program and require the issuance of a Certificate of Appropriateness (COA) prior to beginning any work.

Historic Preservation Program staff inspected 187 Danforth Street on October 19, 2023 and confirmed that window replacements had taken place without issuance of a Certificate of Appropriateness by the Historic Preservation Program and therefore is in violation of Section 17.7.1 of the City's Land Use Code. On October 20, 2023 and January 20, 2024, the Historic Preservation Program provided you with written notice of unreviewed work at 187 Danforth Street requesting the opportunity to meet and discuss submitting for review of the noted work and to discuss bringing the work into compliance with the Standards for Review under Section 17.8 of City's Land Use Code as necessary.

As of May 16, 2024, the Historic Preservation Program has not received a response to the two written notices of unreviewed work and the above work at 187 Danforth Street has been completed. In order to correct these violations, you are hereby ordered to submit an after-the-fact application for review by the Historic Preservation Program.

Work already completed may be found to not comply with the Standards for Review under Section 17.8 of City's Land Use Code, and such incompatible work may be required to be brought into compliance with the Standards for Review.

Please note that the above City Code violations give rise to monetary penalties in an amount not less than \$100 per day, per violation. If you fail to remedy the violations on or before June 16, 2024, monetary penalties will be assessed beginning May 16, 2024 and will continue to accrue until all violations are remedied, and this matter will be referred to the City's Corporation Counsel for formal legal action. Under Maine law, violators are required to pay the City's attorney's fees and costs of bringing an enforcement action in all successfully prosecuted cases.

You may appeal this notice to the Planning Board pursuant to Section 2.1.10 (O) of the City's Land Use Code within 30 days of the date of this notice. Please contact the planning division at planning@portlandmaine.gov to request the appeal forms. If you choose not to appeal this notice, then you may be barred from challenging the above findings, determination and this decision in the future.

If you have questions about submitting for review, please respond by email (hp@portlandmaine.gov) or phone (207-756-8023). Historic Preservation Program staff can provide availability for a conversation about the nature of the violation, what reviews are required, and what opportunities may exist to bring the work into compliance with the Article 17 of the City's Land Use Code in an efficient and timely manner.

Thank you for your attention to this matter,

A handwritten signature in black ink that reads "Robert Wiener". The signature is written in a cursive, flowing style.

Robert Wiener

Associate Preservation Planner

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: May 2, 2025
RE: 248 Congress Street –PUBLIC HEARING – Window Replacement
PROJECT ID: HPBR-003304-2025
MEETING: May 7, 2025

Owner: Kayheight House Associates, LP & The Wishcamper Companies, Inc
Architect: Michael Coyne, Archetype Architects

A sign announcing the Historic Preservation Board’s meeting on May 7, 2025 was posted at the property on April 25, 2025, and 55 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Replace all windows with new to more accurately reflect historic window designs.

Material Specifications:

Windows	Aluminum
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SUMMARY OF HISTORIC CONTEXT

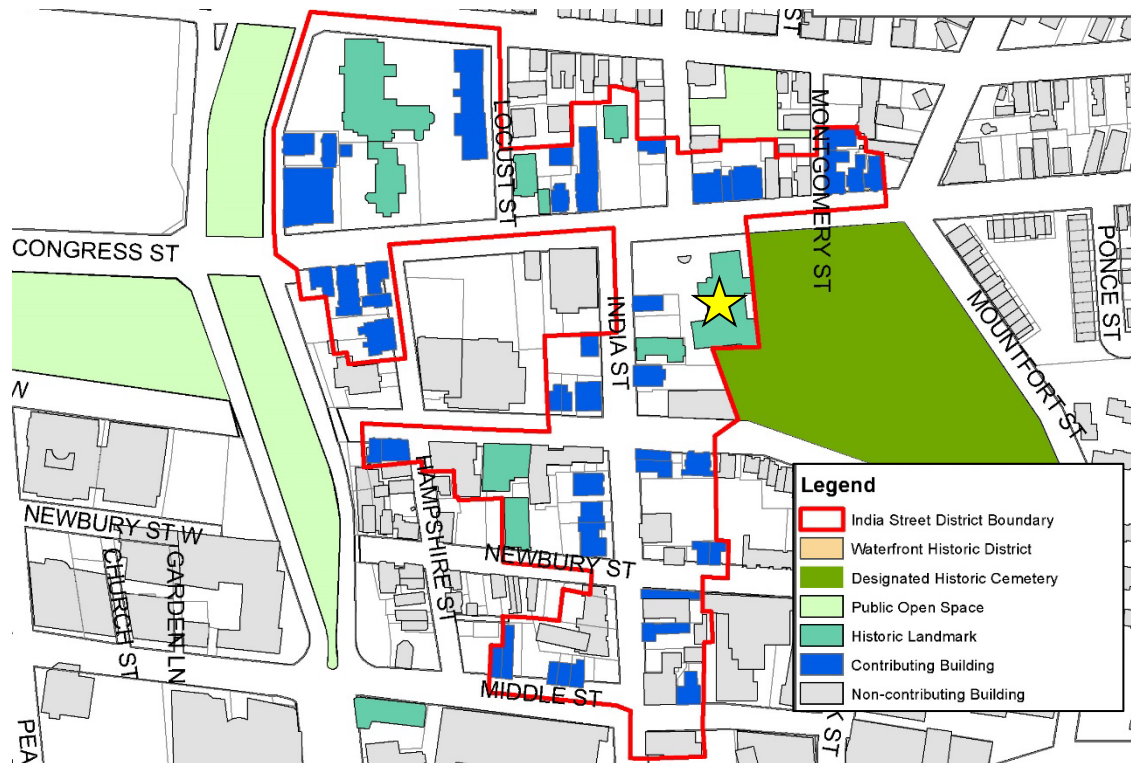


Figure 1: Map of the India Street Historic District showing location of 248 Congress Street with a yellow star.

The North School is a Landmark within the India Street Historic District. It was constructed in 1867 in the Second Empire Style after the original North School was destroyed by the Great Fire of 1866. The building originally had a relatively simple rectangular plan with stair towers on the east and west facades. The building featured a prominent mansard roof, including a clock on the west tower, and a consistent pattern of very large arched window. The windows were originally double-hung, featuring a modified six-over-six muntin pattern with additional lites in the upper sash to fill the arch.



Figure 2: An 1890 view of the North School. (Courtesy of Maine Historical Society)

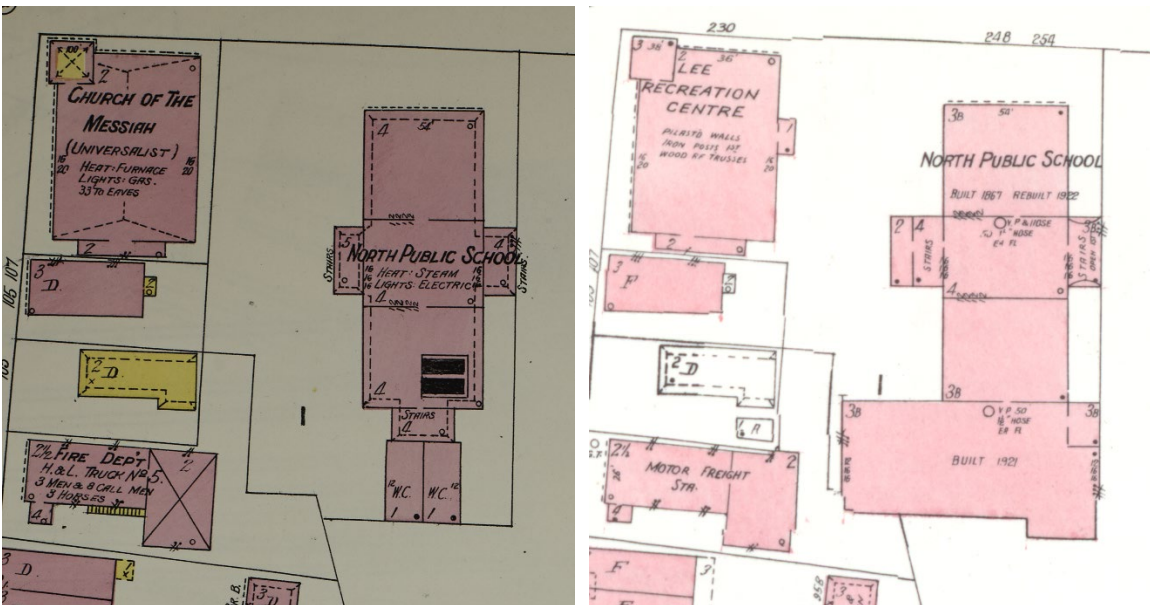


Figure 3: Details from 1909 (left) and 1954 (right) Sanborn Fire Insurance maps showing the 1921 alterations.

In 1921, the school was modified following plans by John Calvin Stevens which gave the building a much more academic Tudor revival appearance. The modifications included the removal of the mansard roof and its replacement with a crenelated parapet, redesign of the clock tower, modifications to a number of openings to create large banks of windows, and a large addition to the south end of the school. The new windows were generally groupings of two or four nine-over-

nine or twelve-over-twelve double-hung windows.

The south addition is a simplified version of the modified original building, incorporating a mix of nine-over-nine flat-topped windows and modified six-over-six arch topped windows create a fairly unified composition across the enlarged structure.



Figure 4: 1971 view of the North School showing the 1921 John Calvin Stevens window, roof, and tower alterations and addition. (Courtesy of the Portland Public Library)

The school remained in use by Portland Public Schools until the mid-1970s. In the 1982, the building was converted into housing for the elderly, and continues to be used in this capacity. As part of the 1982 renovation, all original windows were removed and replaced with shorter vinyl double-hung replacements, and the upper halves of the openings were filled in with blind fixed-pane windows to hide mechanical equipment and dropped ceilings.

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

STAFF COMMENTS

Generally, staff are supportive of the applicant's proposal as their intention is to recreate the historic window details that were removed from the North School during the 1982 renovation. However, staff are bringing this application forward before the Board for approval because a number of existing conditions limit the extent to which the applicant can exactly recreate the historic windows.

The primary limiting factor is that during the 1982 renovation, drop ceilings were installed at the interior to hide mechanical equipment, dramatically lowering the interior ceiling levels to about two thirds of their original heights. This resulting ceiling height is slightly above the levels of the meeting rails for both types of windows. Adjusting for this, the renovation included fixed blacked-out spandrel panels in place of upper sash, and one-over-one double-hung windows in place of the lower sash. The resulting appearance left the historic masonry openings intact, but represents a major departure from the historic window configurations.

While the applicant is proposing to recreate missing window details, the proposed replacement windows must work with the datum of the existing interior mechanical equipment and associated drop ceilings. Given that those features are an existing condition and located at the interior, the Board is not in a position to require alterations to them.

Given these limitations, the applicant is proposing to install an improved version of the existing conditions. The upper portions of the windows would remain fixed and blacked-out spandrel panels, but with muntins that emulate the historic divided lite patterns. The lower portions of the windows would also remain double-hung units, but again with muntins to emulate the historic design.

While this design will be a marked improved over the existing conditions and much more closely reflect the historic window designs, the conditions will differ from the historic in a few key ways. In both cases, a mullion will be used between the spandrel panel and the lower double-hung rather than a meeting rail. In the case of the arched windows, this datum will be somewhat higher than was historically the case meaning that the proportions of the upper and lower portions of the windows will be slightly different. In the case of the flat-topped windows, the applicant is proposing to divide the upper and lower portions of the openings into sash two lites tall (appearing as a six-over-six lite window) rather than sash that appear to be three lites tall (appearing as nine-over-nine or twelve-over-twelve lite windows).

Staff generally find that the deviations between the proposed replacement windows and the historic designs are minor given the limitations of the existing conditions. However, given the deviation, staff are looking for the Board to confirm that the proposed work is close enough to the historic designs so as to meet the standards for review. One item staff would encourage the Board to discuss with the applicant is the divided lite pattern for the flat-topped windows. The applicant is proposing to emulate a six-over-six window because this accommodates the upper spandrel and

lower double-hung most cleanly, but it does depart from the historic nine-over-nine and twelve-over-twelve designs. The applicant has provided an option that would use a nine-lite arrangement for the spandrel panels, but then use a three-over-three for the double-hung. Staff have encouraged the applicant to explore an uneven double-hung option that would appear as a six-over-three to better emulate a nine-over-nine design for the whole window. For the wider windows this would be an eight-over-four to emulate the nine-over-nine.

Otherwise, staff would note that on the submitted elevations where several of the flat-topped windows should be four lites wide, they are shown as only being three lites wide. The applicant has indicated they are open to adjusting this to be more in keeping with the historic configuration so the suggested motion includes a condition that would allow staff to work through this detail with the applicant.



Figure 5: 1979 view of the North School showing some twelve-over-twelve windows along the Congress Street Elevation (Courtesy of the Portland Public Library)

And finally, staff would note that there are several non-historic window openings at the fourth floor which were added during the 1982 renovation. These are proposed to remain single lite windows so as to differentiate them from the historic window openings.

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
Not applicable	

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
Not applicable	

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
For Board Discussion	While accounting for existing constraints, the applicant is proposing to recreate the historic window designs as closely as possible. However, the constraints will create some deviation from the historic window designs. The Board should confirm whether these deviations are acceptable and do not create a false sense of historical development. In particular, staff would encourage the Board to discuss the divided lite pattern of the flat-topped windows.

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	The applicant is attempting to respect the character of the 1921 changes including the addition and the introduction of the groupings of flat-topped windows. However, the Board should discuss the divided lite pattern of the flat-topped windows and confirm whether what is proposed is consistent enough with the historic design of those features.

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
Yes	The applicant is not proposing to remove any distinctive features of the building. The applicant is proposing to try and reintroduce the historic window designs which were removed during a previous renovation.

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 applicant is not proposing to remove or replace any existing historic features, but instead to remove non-historic windows in order to recreate the missing details of the historic windows. The applicant has provided clear documentation of the historic window designs. The Board should confirm whether the proposed window design are sufficiently close to the historic given the constraints of the existing conditions.

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
Yes	The applicant is not proposing to introduce any new alterations to the building. The proposed windows will be legible as not being the historic windows given some of the details such as the mullion between the transoms and operable windows, but the applicant has endeavored to develop a design that is compatible with the building's historic appearance. The non-historic window openings will be further differentiated from the historic window openings in the design of the windows, bringing the property more into compliance with this standard.

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
Yes	The proposed replacement windows will be reversible should there be an opportunity in the future to exactly recreate the designs of the historic windows.

MOTION FOR CONSIDERATION

I move to CONDITIONALLY APPROVE application HPBR-003304-2025 for window replacement at 248 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 subsections 16.6.3 standards for review of alterations to contributing properties, with the following conditions:

- 1) That, where feasible, the applicant use uneven double-hung windows in the lower portions of flat-topped windows to better emulate the historic divided lite patterns, and
- 2) That final detailed window specifications be submitted to Historic Preservation Staff for review and approval to ensure that the final window details are as consistent as feasible with the historic window designs.

ATTACHMENTS

1. Project Description
2. Plans
3. 248 Congress Street – Property Description

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

www.archetype-architects.com

(207) 772-6022

April 14, 2025

Evan Schueckler
Historic Preservation Program Manager
City of Portland
389 Congress Street, 4th Floor
Portland, Me 04101

Subject: North School Submission for Historic Board Review

Evan,

We are proposing a window replacement project for the historic North School building located at 248 Congress Street, with the primary goal of restoring the building's original architectural character. The current windows, which were installed during a renovation in the 1980s as the building was repurposed for housing, do not reflect the building's historic aesthetic and significantly deviate from its original design.

Our intention is to reintroduce window designs that are more in alignment to the building's 1867 and 1922 architectural iterations. These earlier designs featured window proportions and muntin patterns that contributed to the building's distinctive historic character.

It's important to note that the building underwent a major conversion to residential use in the mid-1970s. As part of that conversion, updated mechanical systems were installed, which required the addition of dropped ceilings and vertical chases. This system remains in operation today and imposes some constraints on interior clearances. Due to these existing conditions, the replacement windows will incorporate slight modifications in overall proportions and muntin configurations to accommodate the mechanical system. These adjustments are minimal and have been thoughtfully designed to stay within the building's historic appearance while meeting current functional requirements. We have been working closely with Essex Preservation Consulting and will be submitting this to NPS for review and approval as well.

We are requesting the Historic Board's approval of this updated window design, which seeks to restore the building's historic aesthetic to the greatest extent possible within the context of its adapted use.

Sincerely,

Michael Coyne
Principal, Architect
Archetype Architects

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101

www.archetype-architects.com

(207) 772-6022

Presentation Overview

- Slide 1 – Historic photos of building circa 1890 and 1900. Original design by Levi Newcomb, constructed in 1867
- Slide 2 – Historic photos of the building circa 1971 and 1979. Photos show how the building was renovated from various alterations including one in 1920 that was designed by John Calvin Stevens.
- Slide 3 & 4- Current photos showing the building state as of today. The building was repurposed for residential use in the late 1970's and has gone through renovations since.
- Slides 5 & 6 – Show the adaptation of window styles through the years and renovations of the building. In the current conditions you can see that the windows have been modified into two components, an operable double-hung window below a fixed blacked out glazing panel above
- Slide 7 – Shows building section from 1982 architectural set of drawings for housing renovation. Drop ceilings were added to the building to accommodate an updated mechanical design. This being the driver behind the current window condition.
- Slide 8 – Shows window details from the 1982 set, where you can see the window break at the ceiling level and fixed glazing with framed wall behind above the ceiling level
- Slide 9 – Shows as-built plan, calling out the mechanical shafts that were also added for updated mechanical system. This is the reasoning for the full black out windows.
- Slides 10 & 11 – Our proposed elevations showing update window style.
- Slides 12 & 13 – Comparison of current elevations and window styles to the proposed.
- Slide 14 – Enlarged window details/comparisons of the existing window condition to the proposed window condition aimed to match the historic configuration.

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 ¼" 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.

HISTORIC NORTH SCHOOL, constructed 1867



NORTH SCHOOL, ca. 1890

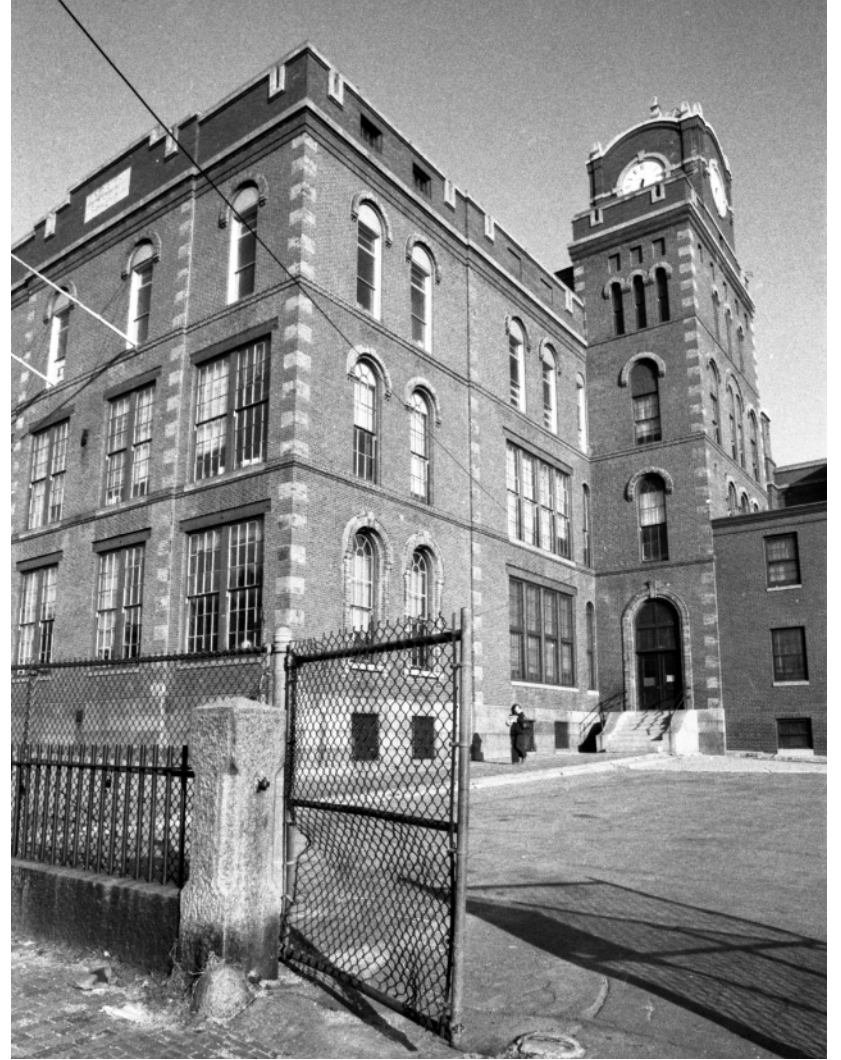


NORTH SCHOOL, ca. 1900

NORTH SCHOOL, renovation/conversion to housing 1979



NORTH SCHOOL, ca. 1971



NORTH SCHOOL, ca. 1979

NORTH SCHOOL, current condition



South Elevation



South-West Corner

NORTH SCHOOL, current condition



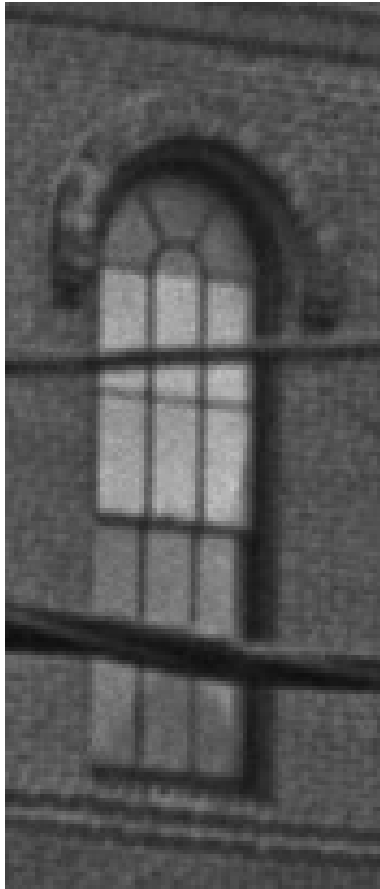
North Elevation



East Elevation



NORTH SCHOOL, ca. 1900



NORTH SCHOOL, ca. 1971



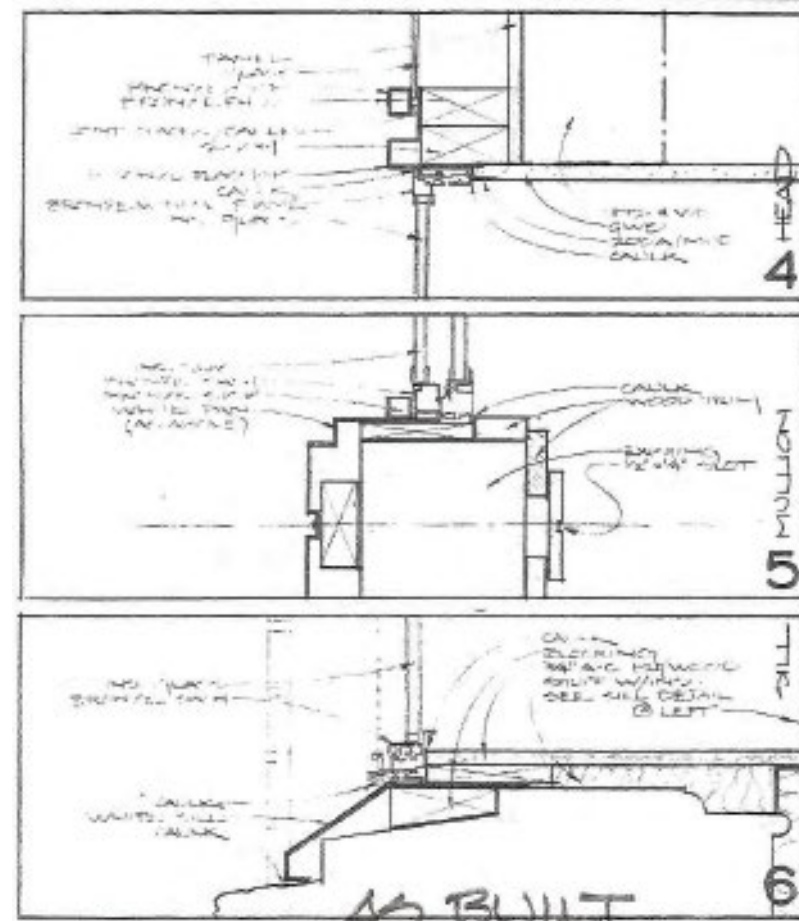
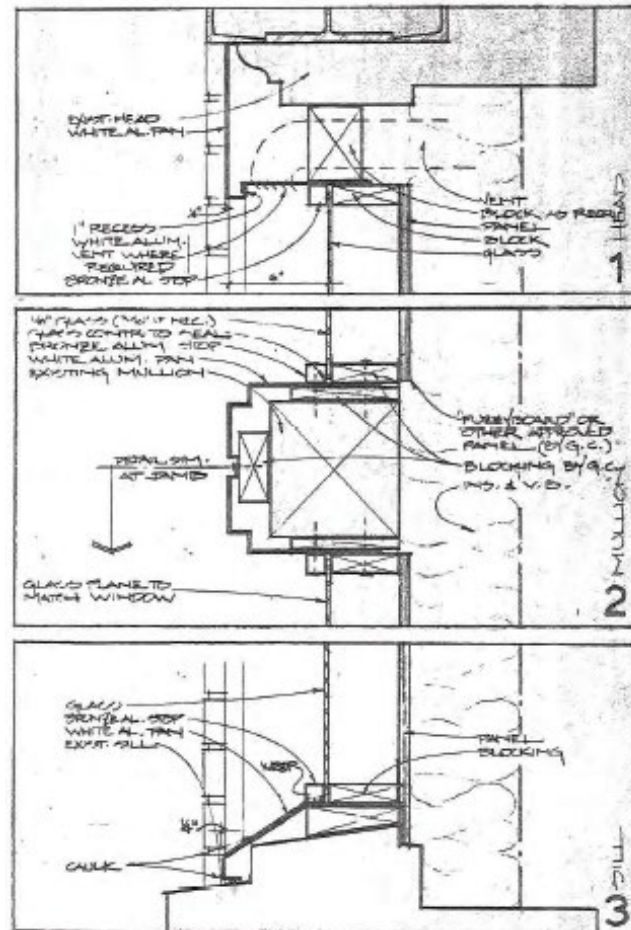
NORTH SCHOOL, ca. 2025

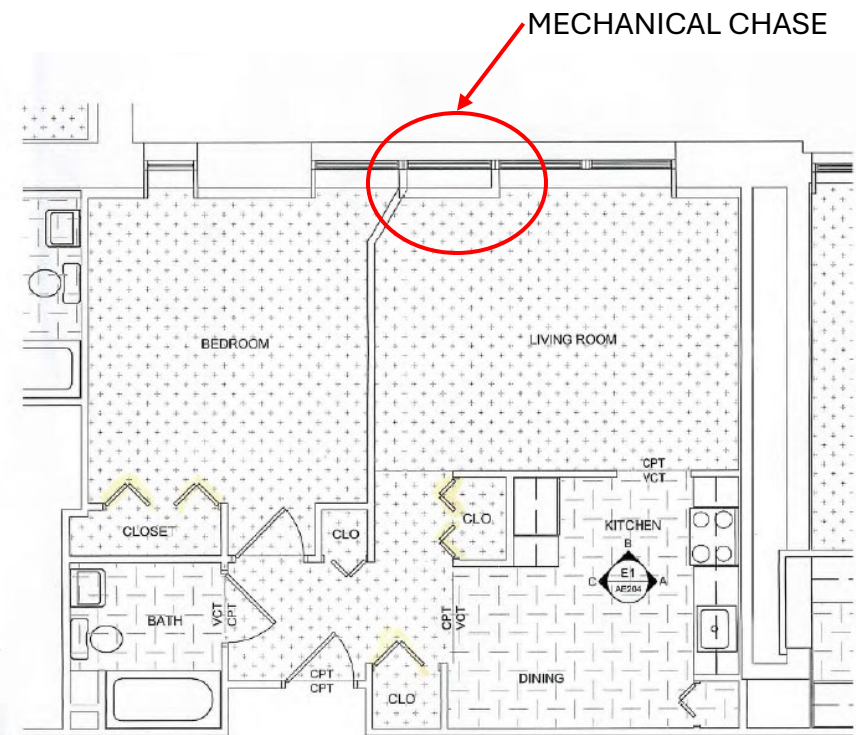
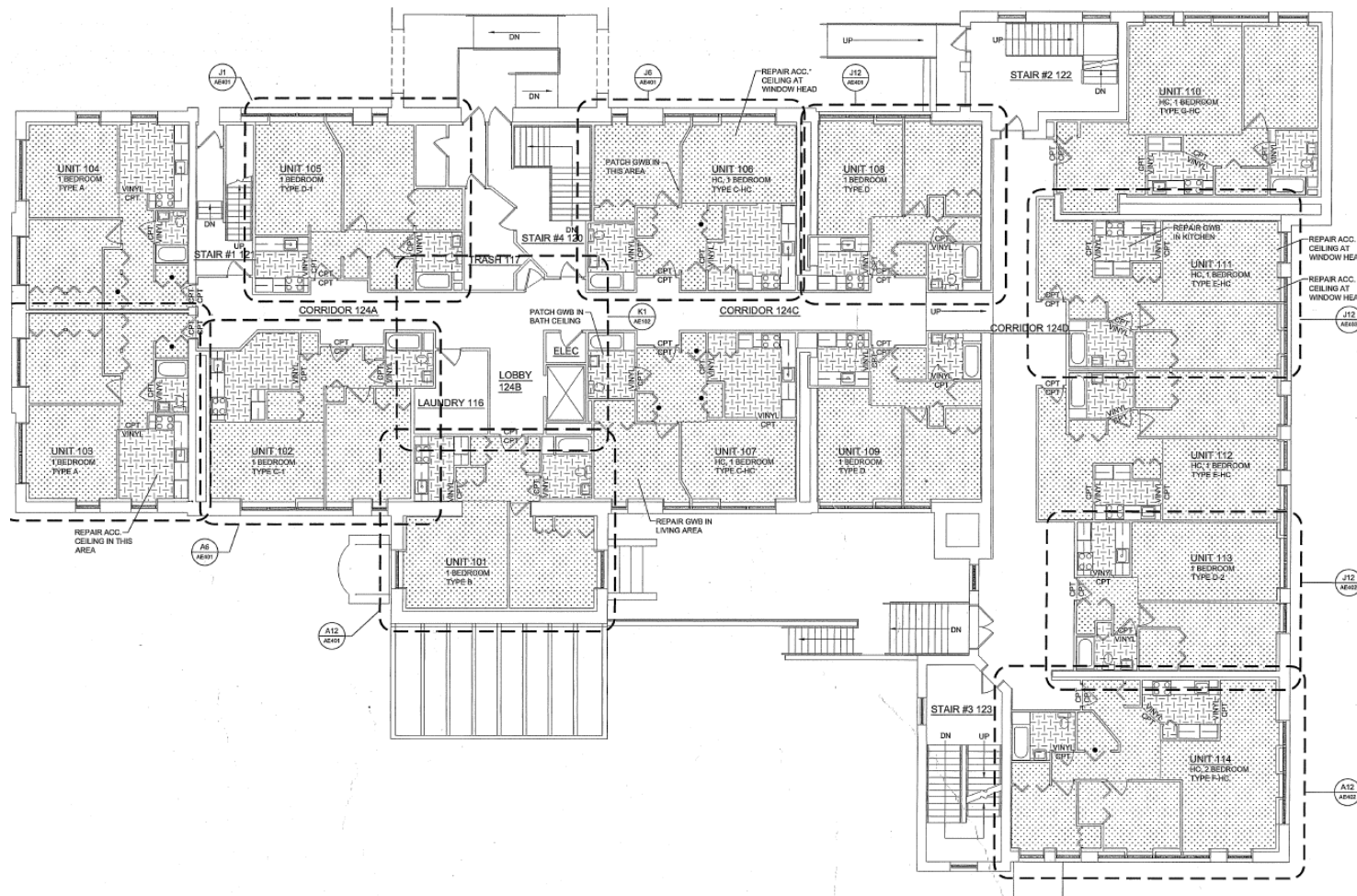


NORTH SCHOOL, ca. 1971



NORTH SCHOOL, ca. 2025





OPAQUE GLAZING/SPANDREL PANEL



PROPOSED SOUTH ELEVATION

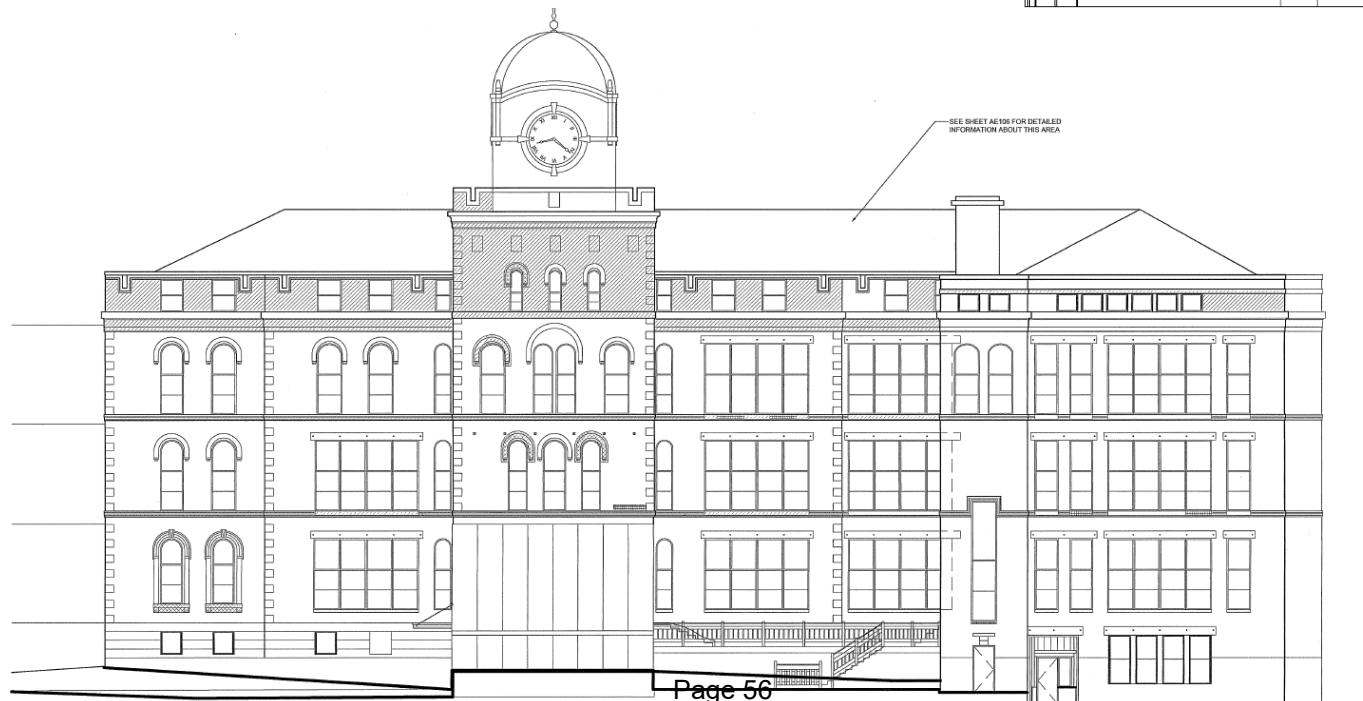
OPAQUE GLAZING/SPANDREL PANEL



PROPOSED WEST ELEVATION



PROPOSED



EXISTING



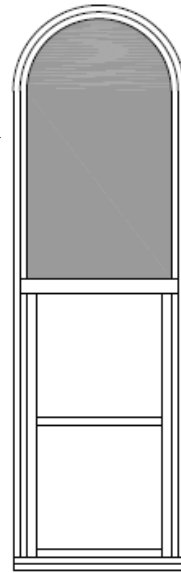
PROPOSED



EXISTING

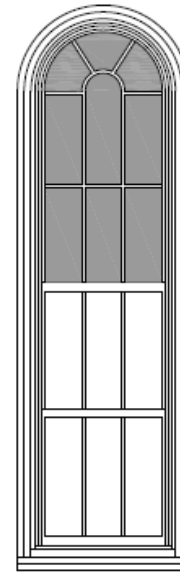
Fixed panel with opaque
glazing/spandrel panel

Operable double-hung
window



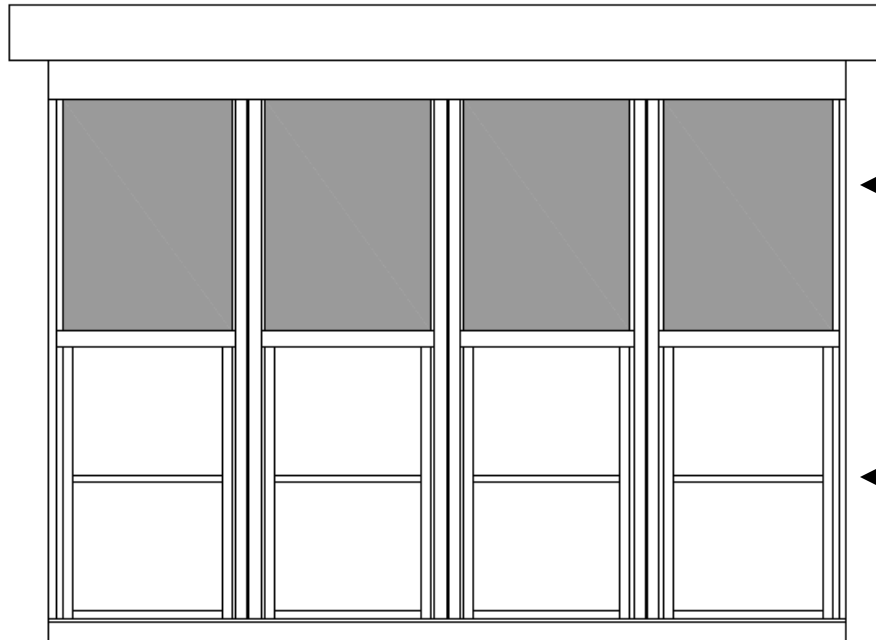
Fixed panel with opaque
glazing/spandrel panel

Operable double-hung
window



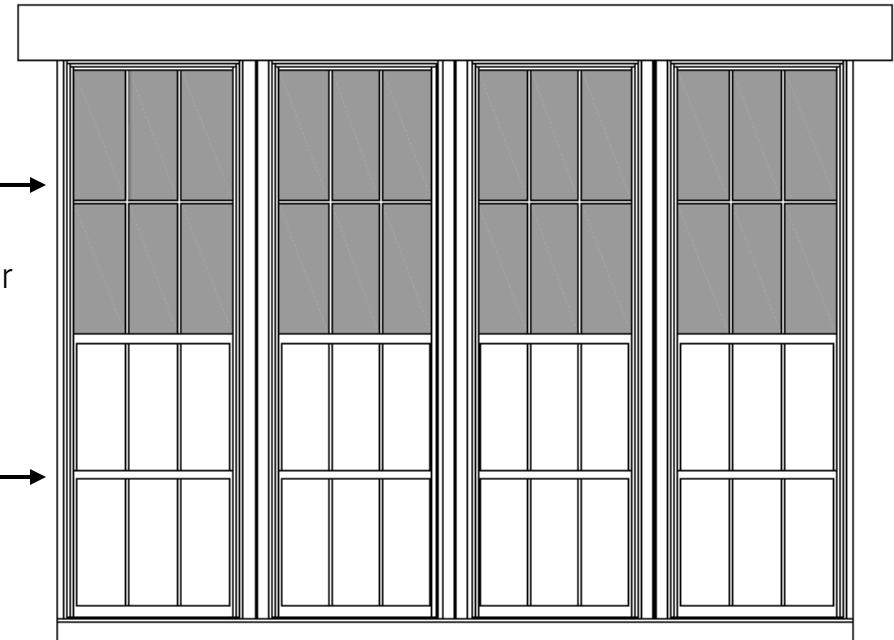
EXISTING CONDITION

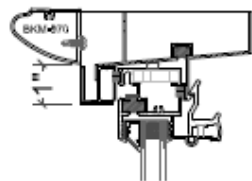
PROPOSED CONDITION



← Fixed panel with opaque
glazing/spandrel panel →

← Operable
double-hung
window →

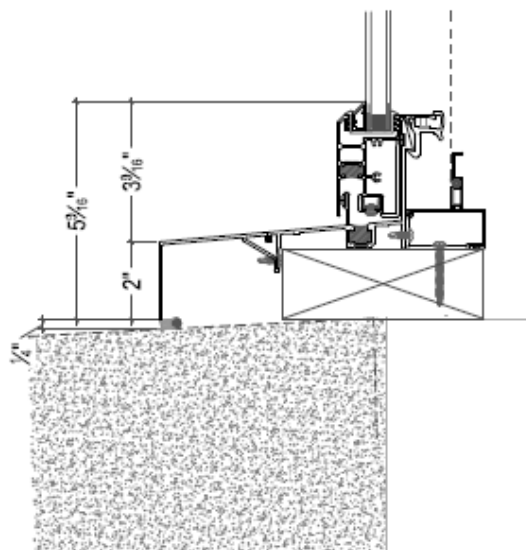




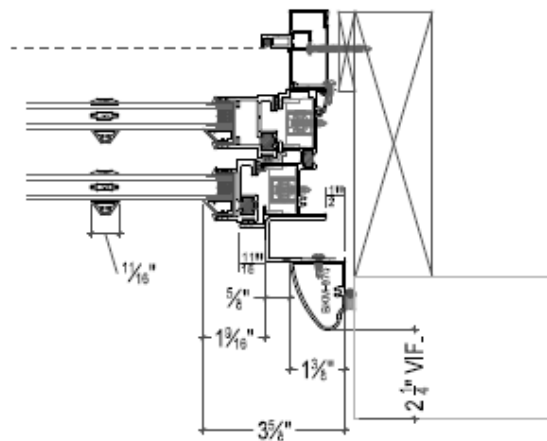
WINDOW HEAD DETAIL



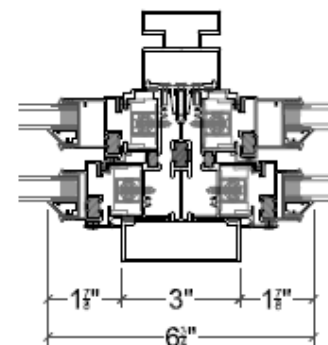
MUNTIN DETAIL



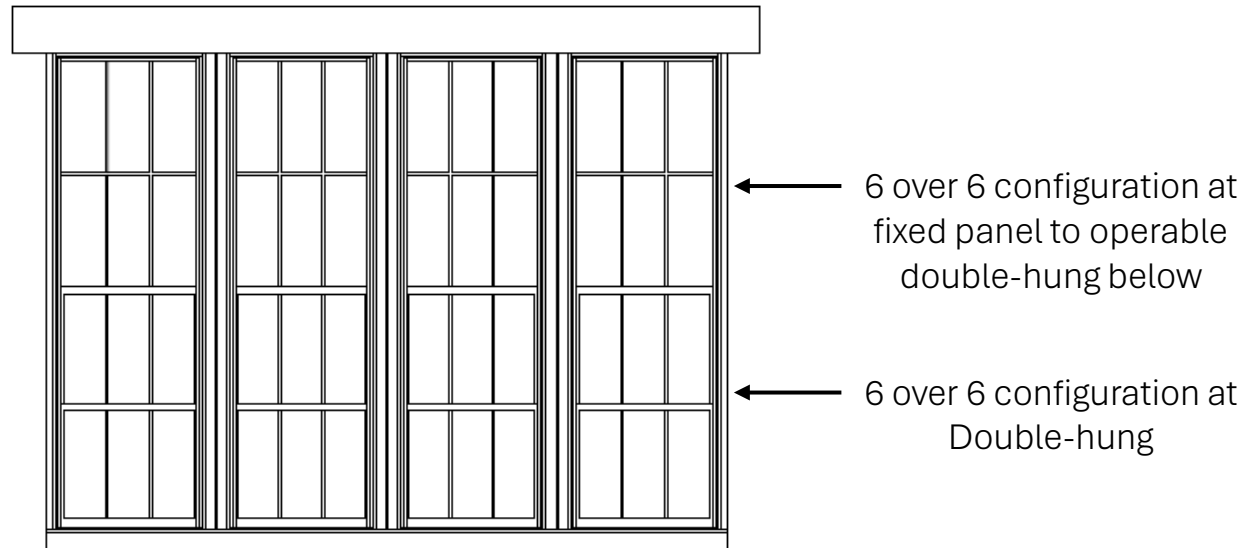
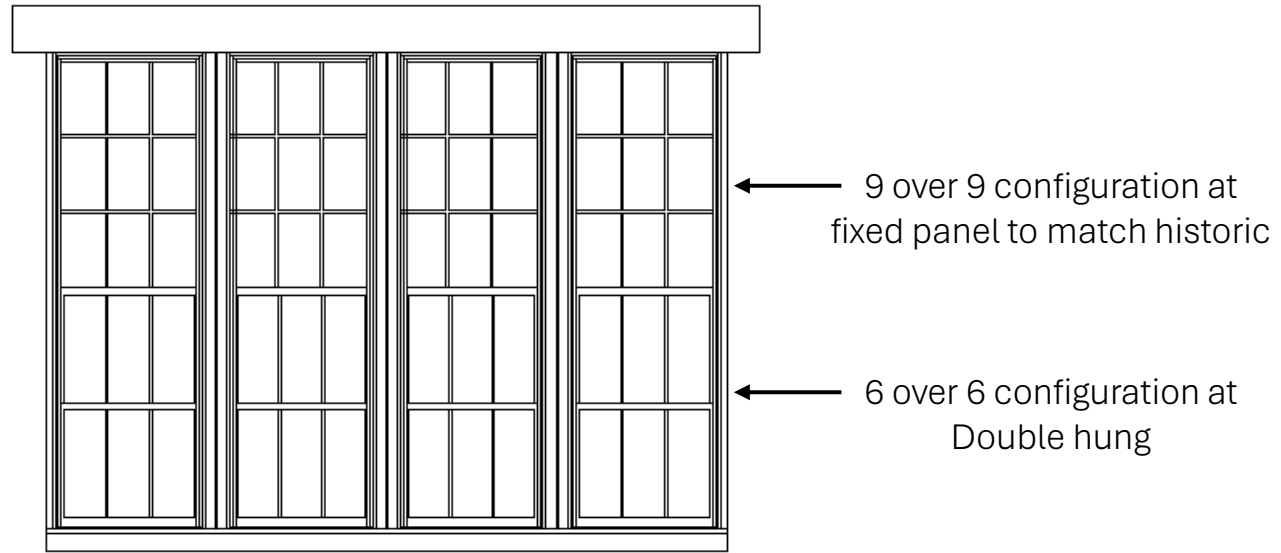
WINDOW SILL DETAIL



WINDOW JAMB DETAIL



VERTICAL MULLION DETAIL



248 Congress Street
Landmark

North Street School, 1867



Architectural Description

The former North Street School is oriented northwest along Congress Street, and bordered to the east by Eastern Cemetery. Built in 1867 by architect Levi Newcomb, it is constructed of Flemish bond brick with a stone block foundation. The four-story main block is rectangular, with two protruding central sections. To the southeast is an ell running east to west. The elevation facing Congress Street is the narrow part of the rectangular main block, and is broken into three sections, lined vertically by painted brick sections designed to imitate quoins. This façade features groupings of two one over one windows, with white casings and small unadorned painted brick lintels on the first and second stories. The third story has four one over one arched windows. There is a granite belt course just below the fourth floor, which has parapet-style granite trim and two small central one over one windows. The east elevation is broken into six sections, defined on the main block by the same painted brick “quoins” found elsewhere on the building (but not on the ell). Windows on this elevation are aligned horizontally. The section to the north, as well as the protruding wing toward the middle have one over one windows beneath an integrated single arched pane of glass—most of these windows are capped by a painted brick arch. The other sections of this elevation feature the same arched windows, but also groups of four one over one windows with simple white casings. The parapet-like granite trim, granite belt course, and small one over one windows found on the elevation facing Congress Street is echoed around the perimeter of the structure. The southwest elevation is much like the northeast elevation, with the exception of a large clock tower rising above the central protruding wing of the main block. The tower has a clock on all four sides, the faces of which are surrounded by granite, with a keystone at the top and bottom. A copper roof with a single finial caps this structure. Home of the former North School, a section of stone stairway leading to the building is engraved with the dates “1867-1922.” This building is listed on the National Register of Historic Places.

Historical Narrative

Constructed 1867, designed by Levi Newcomb. Altered 1920-22.

The Great Fire of 1866 destroyed at least four schools, including the former North School on the same site.¹ The North School was built to accommodate all 1300 students, becoming the largest elementary school in the state to date. It was also the first school in Maine to be designed specifically to allow for separate grades in separate classrooms.

The school adapted over the years to meet the needs of its many immigrant students, implementing a manual training program in classrooms built in to the Mansard attic in 1894, and instituting a school banking program.

In the early 1920s, John Calvin Stevens modernized the building, creating “open air classrooms” with large windows. In the process, the mansard roof was removed.

The North School operated as a school until the mid-1970s.²

¹ Edward Henry Elwell, *The Schools of Portland From the Earliest Times to the Centennial Year of the Town 1886* (Portland, ME: William M. Marks, Printer, 1888).

² National Register Nomination Form.



248-264 CONGRESS ST, 2001-1

MHPC USE ONLY

SURVEY MAP NAME _____

INVENTORY NO. _____

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): North School
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 248-264 Congress Street
4. TOWN: Portland
5. COUNTY: Cumberland
6. DATE RECORDED: July 2001
7. SURVEYOR: Martin Depina
8. OWNER NAME: _____
- ADDRESS: _____
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☒ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER | | | |
10. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED. DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|--|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☒ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | ☐ OTHER | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☒ 4 STORY ☐ 5 STORY ☐ OVER 5 ()
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☒ 5 BAY ☐ MORE THAN 5 ()
15. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☒ FRONT ☐ ADDED STORIES ☐ SHED ☐ BAY WINDOW
- ☐ DORMERS ☐ PORCH ☒ TOWER ☐ CUPOLA

PHOTOGRAPH:

16. PORCH: ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE ☐ FULL WIDTH ☐
LESS THAN FULL WIDTH ☐ WRAPAROUND ☐ SLEEP PORCH ☐ OTHER PORCH ☐
17. PLAN: ☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☐ IRREGULAR ☐ OTHER
18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☒ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER
19. CHIMNEY PLACEMENT: ☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER
20. ROOF CONFIGURATION: ☐ GABLE SIDE ☐ GABLE FRONT ☒ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER
21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☐ ASBESTOS ☐ rubber?
22. EXTERIOR WALL MATERIALS: ☐ CLAPBOARD ☒ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER
23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☒ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER
24. OUTBUILDINGS/FEATURES: ☐ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT. ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1867 26. ESTIMATED DATE OF CONSTRUCTION: _____
27. DATE MAJOR ADDITIONS/ALTERATIONS: 1921
28. ARCHITECT: Levi Newcomb 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER
33. HISTORIC CONTEXT(S): ☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT. SCIENCE ☐ SOCIAL
34. COMMENTS/SOURCES: NR nomination (attached)

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☐ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED: _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): ☐ N ☐ S ☐ E ☐ W ☐ NE ☐ NW ☐ SE ☐ SW

MHPC USE ONLY

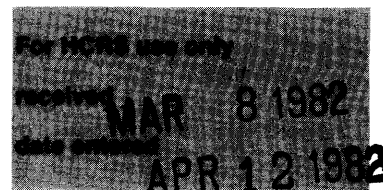
- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L ☐ HD ☐ E ☐ NE ☐ ND ☐ REVIEWER: _____
- DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY ☐ OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I

FORM K:KIRK\ARCH-SVY.FRM\HBSSFSVY.MAS

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic North School

and/or common N/A

2. Location

street & number 248-264 Congress Street not for publication

city, town Portland, vicinity of congressional district First

state Maine code 023 county Cumberland code 005

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☐ occupied	☐ agriculture
☒ building(s)	☒ private	☒ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☐ yes: restricted	☐ government
	☐ being considered	☒ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☒ other: None

4. Owner of Property

name Housing Resources Corporation

street & number One Canal Plaza

city, town Portland, vicinity of state Maine 04112

5. Location of Legal Description

courthouse, registry of deeds, etc. Cumberland County Registry of Deeds

street & number

city, town Portland, state Maine

6. Representation in Existing Surveys

title None has this property been determined eligible? ☐ yes ☐ no

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Condition☐ excellent☐ good☒ fair☐ deteriorated☐ ruins☐ unexposed**Check one**☐ unaltered☒ altered**Check one**☒ original site☐ moved date _____

Describe the present and original (if known) physical appearance

The North School of Portland, Maine, dating from 1867 was originally a brick Italianate style institutional building of three stories with granite trim and a Mansard roof (now gone). In the period 1920-1922 the roof was radically altered, as was much of the fenestration.

The facade, which faces southwest, is dominated by a large, projecting tower of four stories, rectangular in plan. The entrance to the school originally faced southwest in the first story of this tower; today doorways are in its sides. Crowning the tower is a projection above a parapet which contains a clock face in each of its sides. Originally the building's bays consisted of tall, arched windows; many of these were replaced in the 1920's by clusters of four rectangular windows to admit more light.

Replacing the 1867 Mansard roof, the 1920's modifications provided a low parapet in the Tudor Revival style. Later additions to the base of the tower and to the south side of the facade have affected the symmetry and perpendicular thrust of this very distinctive building.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☐ architecture	☒ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1867 **Builder/Architect** Levi Newcomb

Statement of Significance (in one paragraph)

Portland's North School of 1867 is significant to the history of education in Maine. It was the first school built in Portland, and almost certainly in Maine, designed to implement the organizational and educational principles espoused by Henry Barnard for graded classes of instruction in separate rooms for different age groups.

Combining 1300 pupils from the four schools destroyed by the Great Fire of 1866, the North School was the largest elementary school in the State. In adopting the economy of scale recommended by Barnard's School Architecture of 1848, the erection of the school was the largest new construction project using public funds undertaken as a result of the 1866 fire. The management of the school under a principal supervising 24 teachers in as many classrooms, combining the grammar and primary grades in one building, made the North School the model of modern school design to be adopted elsewhere in Portland and in Maine.

In 1894 the North School became the home of two new educational programs. Through the progressive philanthropy of Mayor James Phinney Baxter, rooms in the Mansard attic were repaired and fitted with woodworking apparatus; this marked the introduction of manual training into Portland's grammar schools. Also in 1894, the North School introduced the first "school banking" system, designed to encourage its pupils to set aside small amounts of money on a regular basis. The adoption of these special programs reflected the special character of the school population in the late nineteenth and early twentieth centuries. Located adjacent to Portland's historically ethnic neighborhoods, the North School educated large numbers of immigrant and first-generation students. The school building survives as an isolated landmark to these ethnic communities, having educated pupils of at least 15 different nationalities.

The North School continued to be a leader in progressive education well into the twentieth century. In 1913, it was open for summer recreational use; in 1921–22 toilet facilities and a gymnasium were added. Also in the years between 1920 and 1922, John Calvin Stevens, I designed extensive renovations and modernizations for the building. His "open air classrooms," created by large banks of windows housed special nutritional classes beginning in 1924. At the time of these changes the Mansard roof was removed.

Until the mid-1970's North School was used by the Portland School Department as an elementary school. For the past few years it has been boarded up symbolizing the end of an era in the history of education in Portland.

Rehabilitation of the building is now being contemplated. The plan is to convert the building which for so long served the youth of Portland into an apartment complex serving the City's elderly.

9. Major Bibliographical References

Manuscript information on file at Maine Historic Preservation Commission.

10. Geographical Data

PLAN NOT VIEWED

Acreage of nominated property 1/2

Quadrangle name Portland West

Quadrangle scale 1:24,000

UMT References

A

1	9	3	9	9	0	6	0	4	8	3	4	8	9	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E

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F

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G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

Assessor's Map 20, Block A, Lot 2

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Frank A. Beard, Hist./Robert L. Bradley, Arch. Hist./Bette A. Smith, Ass't.

organization Maine Historic Preservation Commission date January, 1982

street & number 55 Capitol Street telephone 207/289-2133

city or town Augusta, state Maine 04333

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature E. S. Fletcherworth

title S. H. P. O.

date 2/18/82

For HCRS use only

I hereby certify that this property is included in the National Register

Delores Byers
Keeper of the National Register

date 4/12/82

Attest:

date

Chief of Registration



North School
Portland, Cumberland, Maine
Frank A. Beard 12/81
Me. Historic Preservation Comm.
View from W

1 of 2

MAR

Page 91
8-1982



North School

Portland, Cumberland, Maine

Frank A. Beard 12/81

Me. Historic Preservation Comm.

View from N

MAR 8 1982 Page 73 2 of 2

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: May 2, 2025
RE: 58 Fore Street – PUBLIC HEARING – Amendments to New Construction (Block 6)
PROJECT ID: HPBR-002391-2023
MEETING: May 7, 2025

Owner: Portland Foreside Development Company
Architect: Solomon Cordwell Buenz

A sign announcing the Historic Preservation Board's meeting on May 7, 2025 was posted at the property on April 28, 2025 and 324 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Construct new mixed-use building (Block 6) on site partially within and adjacent to the Munjoy Hill Historic District. Project to include demolition of non-contributing structures at the rear of 19 and 21 Eastern Promenade and construction of a new trail connection between Fore Street and the development site to the west and rear of 5 Eastern Promenade.

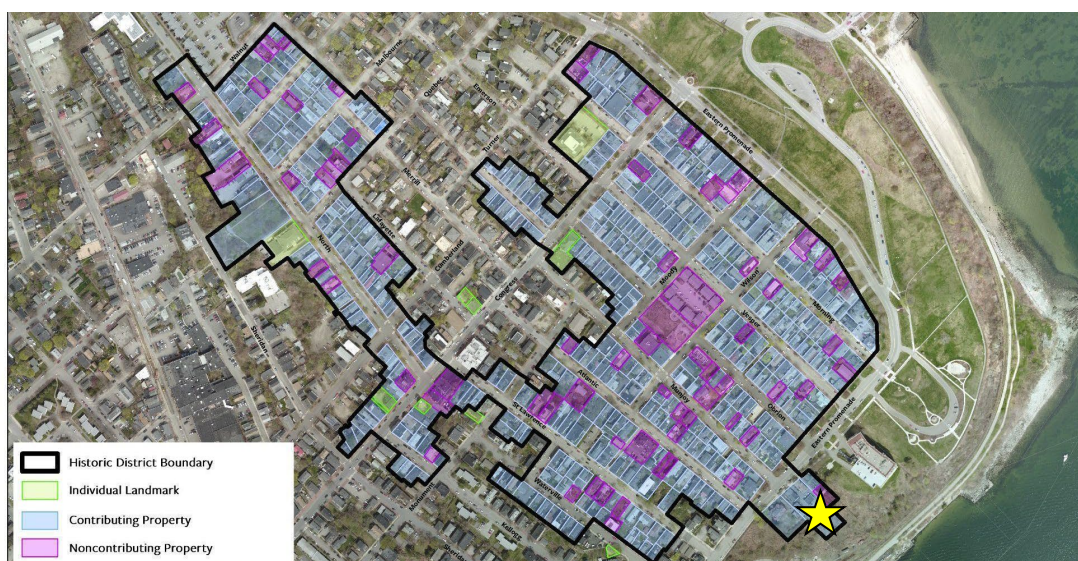


Figure 1: Map of the Munjoy Hill Historic District showing location of 58 Fore Street, Block 6 Development with yellow star.

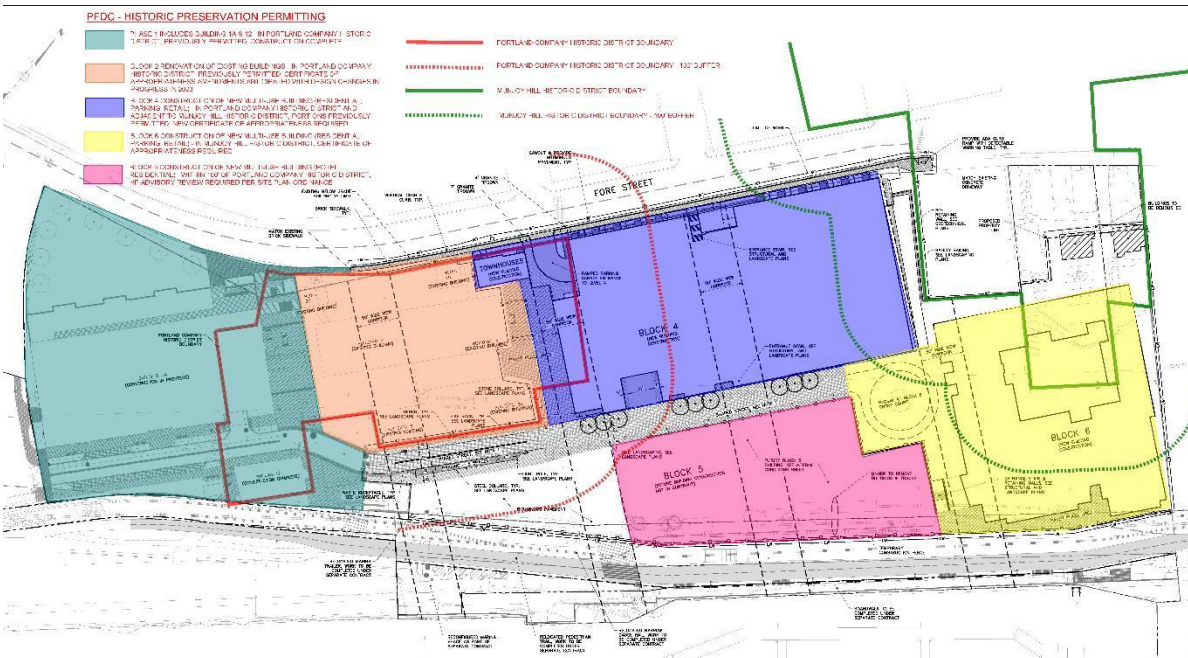


Figure 2: Map of 58 Fore Street site provided by applicant showing the Munjoy Hill Historic District boundary (solid green line), and the area of the proposed Block 6 Development (yellow shaded area). Block 1 (teal shaded area) was previously approved and is complete. Block 2 (orange shaded area) contains the historic core of the Portland Company Historic District. Block 4 (blue shaded area) was previously approved by the Historic Preservation Board in 2023.

The proposed mixed-use building will range from a height of eight stories at the southern elevation to two stories above grade at the north elevation, with several stories extending below grade. The whole structure is organized around a partial courtyard, the floor of which is at the second level. There will be two primary entrances for residents; one at the second level on the west elevation from within the development site, and another at the seventh level on the north elevation from between the historic structures.

The proposed project includes a new paved parking area between Block 6 and 13-23 Eastern promenade, replacing several noncontributing structures and existing parking. Additionally, the applicant is proposing a trail connection between Fore Street and the lower portions of development site which would begin between Block 4 and 5 Eastern Promenade and meander across the rear portion of the 5 Eastern Promenade lot.

Those portions of the structure that are within the boundaries of the Munjoy Hill Historic District require Historic Preservation approval. In the case of Block 6, this is only the north elevation (see figures 1, 2, & 3). Some portions of the inner courtyard are also located within the Munjoy Hill Historic District; however, the courtyard will have limited visibility from public ways. It should be noted that the area of development within the district is located to the rear of several Historic Structures and sits somewhat below them. The proposed structure does not front onto any streets within the Munjoy Hill Historic District.

Any action by the Historic Preservation Board would be limited in authority to the design of those portions of the structure located within the Munjoy Hill Historic District. An approval would not constitute an approval or favorable view of any of the other elements of the project. The applicant is responsible for ensuring that the design they are proposing meets the requirements of Portland's zoning, site plan, and building codes. Should conflicts between the design and applicable codes arise and result in changes to a design approved by the Board, the applicant may need to return to the Board for review of the revised design to ensure that it still meets the Historic Preservation review standards.

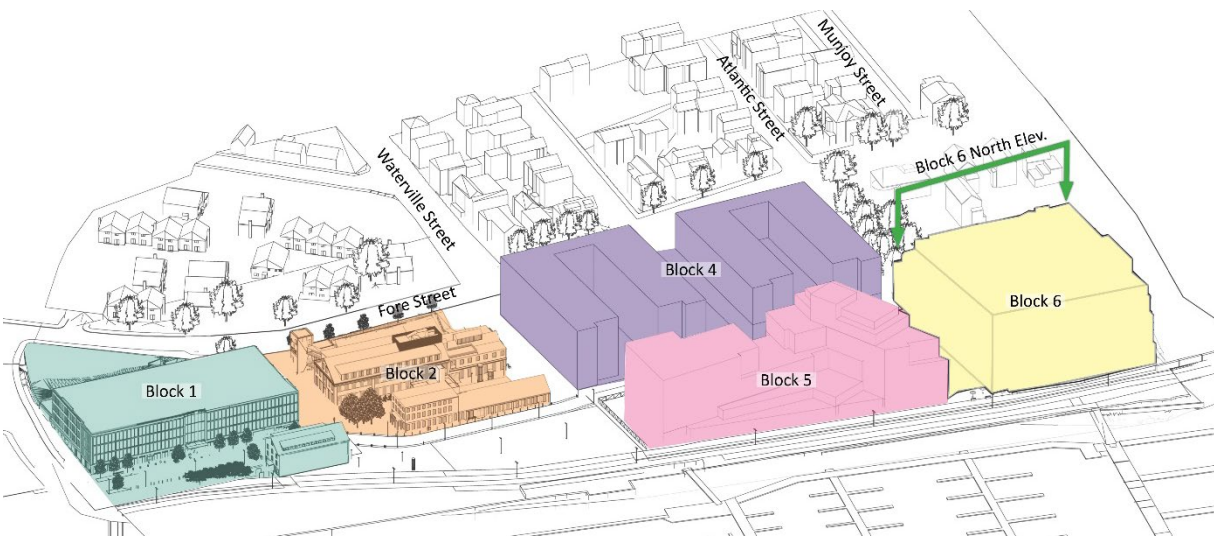


Figure 3: Axonometric view of proposed 58 Fore Street development showing the overall volume of the proposed Block 6 development (in yellow) adjacent to the southern edge of the Munjoy Hill Historic District. The north elevation of Block 6, indicated with the green arrows and not visible from this view, falls within the boundaries of the Munjoy Hill Historic District.

BACKGROUND

In 2016, the applicant received approval for a Master Development Plan (MDP) for the 58 Fore Street site. MDPs were an optional regulatory tool that could be used to guide large, multi-structure development projects such as is proposed for the 58 Fore Street site. Although the MDP approval does not constitute an authorization for development, it does maintain the applicability of regulations in effect at the time of approval for as long as the MDP approval remains valid. Since this MDP was proposed for a site in a Historic District, the MDP was subject to an advisory review by Historic Preservation, which the Historic Preservation Board participated in. Individual development projects still require Site Plan approval by the Planning Board, and other necessary approvals such as approval from Historic Preservation when development occurs within a historic district or the boundaries of a landmark.

Applications for all blocks have already gone through these reviews. Presently, the applicant is coming before the Board with a revised design for the Block 6 portion of the project.

SUMMARY OF HISTORIC CONTEXT

Munjoy Hill is a dense historic neighborhood with a blend of vernacular, working-class architecture and a number of grand, high-style houses which primarily face onto the Eastern Promenade. There are also a small number of commercial and institutional buildings scattered throughout.

Early in Portland's development, Munjoy Hill was sparsely populated with only a few houses located at the western base of the hill, closer to the waterfront. Other than the area occupied by the Portland Observatory and its attendant structures (constructed in 1807), the majority of the Hill was privately maintained as open-space for the pasturing of cows. The original Tukey's Bridge, constructed in 1796, connected the eastern end of the Portland peninsula to the mainland and prompted the laying out of Washington Avenue. Development on the hill remained slow-going early in the nineteenth century. Regardless, in 1836 the City of Portland purchased the lands along the edge of the peninsula that would eventually become the Eastern promenade in response to the increasing development. The earliest houses, of which only a few survive, were generally very modest one- to two-story wood-frame capes.



Figure 4: An example of an early, though somewhat altered, cape type house, which would have been common in the early- to mid-nineteenth century (7 Lafayette Street).

Development picked-up pace in the mid-nineteenth century with the founding of the Atlantic and St. Lawrence Railroad in 1845 and the Portland Company in 1847. Jobs at the Portland Company in particular, at the base of Munjoy Hill and along the waterfront, created the need for working-class

housing in close proximity. The undeveloped tracts on Munjoy Hill provided ample space for that growth. Homes from the mid nineteenth century were often built in the vernacular Greek Revival style, featuring highly symmetrical façades and austere classically-inspired details.



Figure 5: An example of a more ornate asymmetrical gable-fronted Greek Revival (8 Sherbrook Street).

In the aftermath of the Great Fire of 1866, Portland found itself in dire need of additional housing and significant development occurred on Munjoy Hill. This was fueled by subdivision of the remaining large tracts of land and the arrival of horse-drawn (and later electric) streetcars, which made the easternmost ends of the peninsula easily accessible to downtown Portland. In this late-nineteenth century era, the scale of buildings increased, with many two- to three-family Italianate and Second Empire structures being built. This dense mode of development was further fueled by an influx of immigrants in the early-twentieth century. The demand for housing led to the advent of the now ubiquitous triple-deckers which dominate the easternmost ends of Munjoy Hill. These large frame structures can be found dressed in various architectural styles that were popular from the 1880s into the 1910s.



Figure 6: A typical street of triple-deckers and Italianate duplexes (82, 84, 86, & 88 Beckett).

This same era also saw increased interest in the expansive views and beauty of the Eastern Promenade by Portland's wealthiest residents. A number of grand single-family homes were built along the Promenade in the Italianate, Second Empire, Shingle, and Queen Anne styles. This development in the very early-twentieth century solidified the Eastern Promenade streetscape as we know it today.



Figure 7: An example of grand Queen Anne style house facing onto the Eastern Promenade (140 Eastern Promenade).

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, as past owners tried to update Capes or Greek Revival houses with Italianate or Queen Anne details, creating varied and dynamic layers of history. Regardless of this diversity, there are a handful of unifying features within the district. Construction is primarily of wood frame over brick or stone foundations, with only a handful of primarily brick structures. Structures are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically extremely shallow, with proximity to the sidewalk being prioritized even on large lots. Projecting bay windows or entry porches are often used to create additional variety along the sidewalk. Windows are predominantly vertically oriented with varied placement on front and side elevations.

The immediate vicinity of the proposed development is highly eclectic, reflecting the overall diversity of the district's architecture. 5, 6, and 22 Eastern Promenade are excellent examples of high-style grand homes typical of the promenade, as identified by their unique designs and exceptional architectural details. Meanwhile, 17, and 19 Eastern Promenade are fair examples of Queen Anne multi-family homes found throughout the district with their large gable fronts and stacked bay windows. 13 Eastern Promenade is another fine example of this typology; however, it is setback significantly from the street, speaking to the density with which the whole neighborhood was developed over the decades. 21 Eastern Promenade is an example of an early Greek Revival structure as embodied by its more modest scale, symmetrical composition, and strong corner pilasters and cornice.

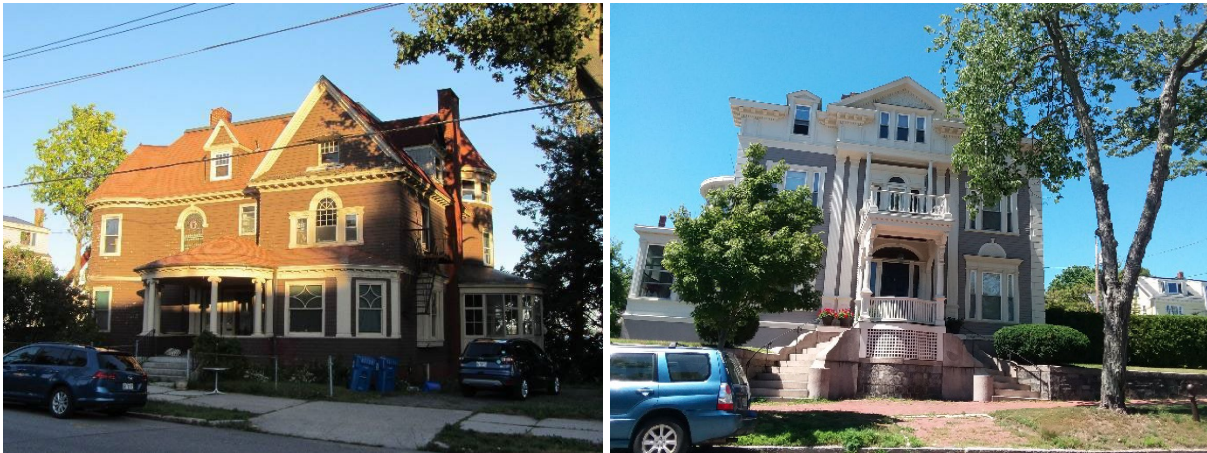


Figure 8: Examples of grand, high-style houses (5 Eastern Promenade, left and 6 Eastern Promenade, right) adjacent to the proposed development site.



Figure 9: Example of an early vernacular building (21 Eastern Promenade) and typical late-nineteenth century multi-family buildings (13 and 19 Eastern Promenade) adjacent to the proposed development site.

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

proposed a largely blank wall, with a monumental entrance and canopy (see Attachment 2, page 8). Staff encouraged the applicant to restudy this design commenting that it presented a very commercial character that might be appropriate to a development along Congress Street, but lacked a relationship to nearby contributing residential buildings. The applicant restudied the design and is now proposing a primary volume that features additional fenestration in a fairly regular arrangement, a single-story entrance porch, and a prominent second story cornice. Staff found that the revised design is much more in keeping with the patterns of residential buildings in the Munjoy Hill Historic District.

The applicant has provided some additional information on the proposed sitework between Block 6 and the existing buildings within the Historic District. The applicant is largely proposing to replace a paved parking area with another one in a slightly different configuration. Staff find that this parking areas has extremely limited visibility and have no comments or concerns with the proposed parking area.

In addition to the amendments to and additional information on previously approved work, the application does include some additional work in the form of a proposed trail connection off of Fore Street. The proposed trail would connect off of the Fore Street sidewalk between Block 4 and the existing contributing building at 5 Eastern Promenade. The trail would then meander by switchbacks in the rear yard of 5 Eastern Promenade before connecting to some stairs and letting out within the 58 Fore Street development site. Staff are very supportive of this change from an urban design perspective, promoting connections between the Munjoy Hill neighborhood and the Eastern Promenade Trail and waterfront, but otherwise do not have many comments or concerns. The trail will have limited visibility given that the grade drops away from Fore Street. And when viewed from below, the somewhat informal character of the proposed trail (with gravel paths and vegetated walls) will not represent a dramatic aesthetic departure from the existing overgrown hillside.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
1. Height	
The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	The north elevation will generally be two-stories tall; though at the western end, the overall height of the structure will be made more apparent as the grade drops away just outside the district.

2. Width The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Staff Comments
Yes	As proposed, Block 6 is a large building, stretching across four parcels of varying widths making the structure larger than typically found in the district. The north elevation is proposed to be visually broken down into a primary volume with a more compatible width, and then more recessive wings that transition into the rest of the building outside of the district.
3. Proportion of principal facades The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Staff Comments
Yes	Again, the north elevation of Block 6 is wider than it is tall; however, the height is not out of character, and the façade is broken up through changes in material and shifts in massing.
4. Roof shapes The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Staff Comments
Yes	Block 6 is proposed to have flat roofs at a variety of levels. Flat roofs are common throughout the Munjoy Hill Historic District.
5. Scale of a structure The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	Block 6 will be a larger building than typically found throughout the Historic District. However, the structure is set back significantly from the Eastern Promenade, being behind adjacent historic structures and set somewhat below them. The scale at the north elevation will be two-stories, with the majority of the building's mass located below the level of the street. The overall scale of the building will be readily apparent from public ways such as Thames Street or the Eastern Promenade Trail, which are located outside the Historic District.

Standard B. Composition of Principle Facades	
1. Proportion of openings The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Staff Comments
Yes	Generally, the north elevation is proposed to have vertically oriented windows and doors.

<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Staff Comments
Yes	The north elevation generally features an even distribution of fenestration; though the single story ends of the elevation, which are partially outside the district, feature some larger areas of solid wall.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Staff Comments
Yes	While Block 6 is a large, multi-unit building, the primary volume of the north elevation is proposed to have a single shared entrance, which follows the pattern of individual historic building within the district. The entrance is set back significantly from the sidewalk given the placement of the proposed structure behind and down the slope from the Eastern Promenade; however, there are several examples of structure being set back from the street throughout the district given the long and dense development history of the district.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Staff Comments
Yes	The applicant is proposing to clad the structure in two colors of brick. Brick is a common material within the Munjoy Hill Historic District. Buildings entirely constructed of brick are not ubiquitous, but there are some nearby examples.
<u>5. Signs</u> Any new sign, and any change in the appearance of an existing sign located on a landmark, within a historic district, or within an historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual	
Standard Met?	Staff Comments
Not Applicable	

Standard C. Relationship to Street	
1. Walls of continuity Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Staff Comments
Yes	The proposed structure will be set-back significantly from the street and will not have a significant impact on the street wall immediately next to the sidewalk. Instead, the structure will likely create a sense of enclosure behind the buildings. While not historically present at this location given the significant grade change behind the existing structures, that type of enclosure is common at the rear of many historic structures given the density of development, with structures often backing very closely onto structures fronting adjacent streets.
2. Rhythm of spacing and structures on streets The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Staff Comments
Yes	The proposed structure will not affect the rhythm and spacing of structures on the street as it will be set back so significantly.
3. Directional expression of principal elevation A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	Generally, the structure has a horizontal expression, given its length, however, this is broken up by the change in material at the primary volume on the north facade.
4. Streetscape, pedestrian improvements Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to or on a landmark, within a historic district, or within a historic landscape district which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual.	
Standard Met?	Staff Comments
Yes	The proposed sitework, which will utilize stone pavers, asphalt paving, and gravel paths, is in keeping with the norms of the district. Additionally, the sitework is generally set back from the street and will have only modest visibility from the Eastern Promenade.

Standard D. Other Standards	
1. Compatible use 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	Generally, the proposed mixed use of the development is not incompatible with the site, in particular because the north elevation is proposed to contain exclusively residential uses adjacent to the residential historic district.
2. Distinguishing original character The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
Yes	The proposed development will not damage any significant historical material.
3. Archeological 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	
4. Contemporary design Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, -2, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Staff Comments
Yes	The proposed building will be clearly contemporary through its scale, material colors, and construction techniques; however, the applicant has attempted to make the building compatible to the context through the breaking down of the buildings mass, the materials, fenestration patterns, and modern interpretations of some details.

MOTION FOR CONSIDERATION

I move to APPROVE the application for amendments to HPBR-002391-2023 for new construction at 58 Fore Street, Block 6, within the Munjoy Hill Historic District on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of New Construction 17.8.3.

ATTACHMENTS

1. Project Summary
2. Plans
3. Previous approval letter, August 3, 2023
4. Previous approved plans, August 3, 2023

April 8, 2025

Portland Foreside Block 6 : The Channel Mark
Historic Preservation Amendment Project Summary

Evan Schueckler
Historic Preservation Program Manager
Planning & Urban Development Department
389 Congress Street, 4th Floor
Portland, ME 04101

Phone: 207.874.8726
Email: evans@portlandmaine.gov

Dear Mr. Schueckler,

This submittal is an amendment to the approved application for a Certificate of Appropriateness for new construction at 58 Fore Street, Block 6. Approval then was based on the application materials submitted for the public hearing held on August 2, 2023, and stamped for approval on August 3, 2023.

This amendment package and design is an update to the original package and design that still holds the same design intent and still satisfies Historic Preservations guidelines.

We look forward to your review and upcoming hearing.

Thank you,

Justin Novak
Foreside Development

CHANNEL MARK

Foreside Development
April 04, 2025

MUNJOY HILL HISTORIC DISTRICT

16.6.4 STANDARDS FOR REVIEW OF ADDITIONS AND NEW CONSTRUCTION

A. SCALE AND FORM

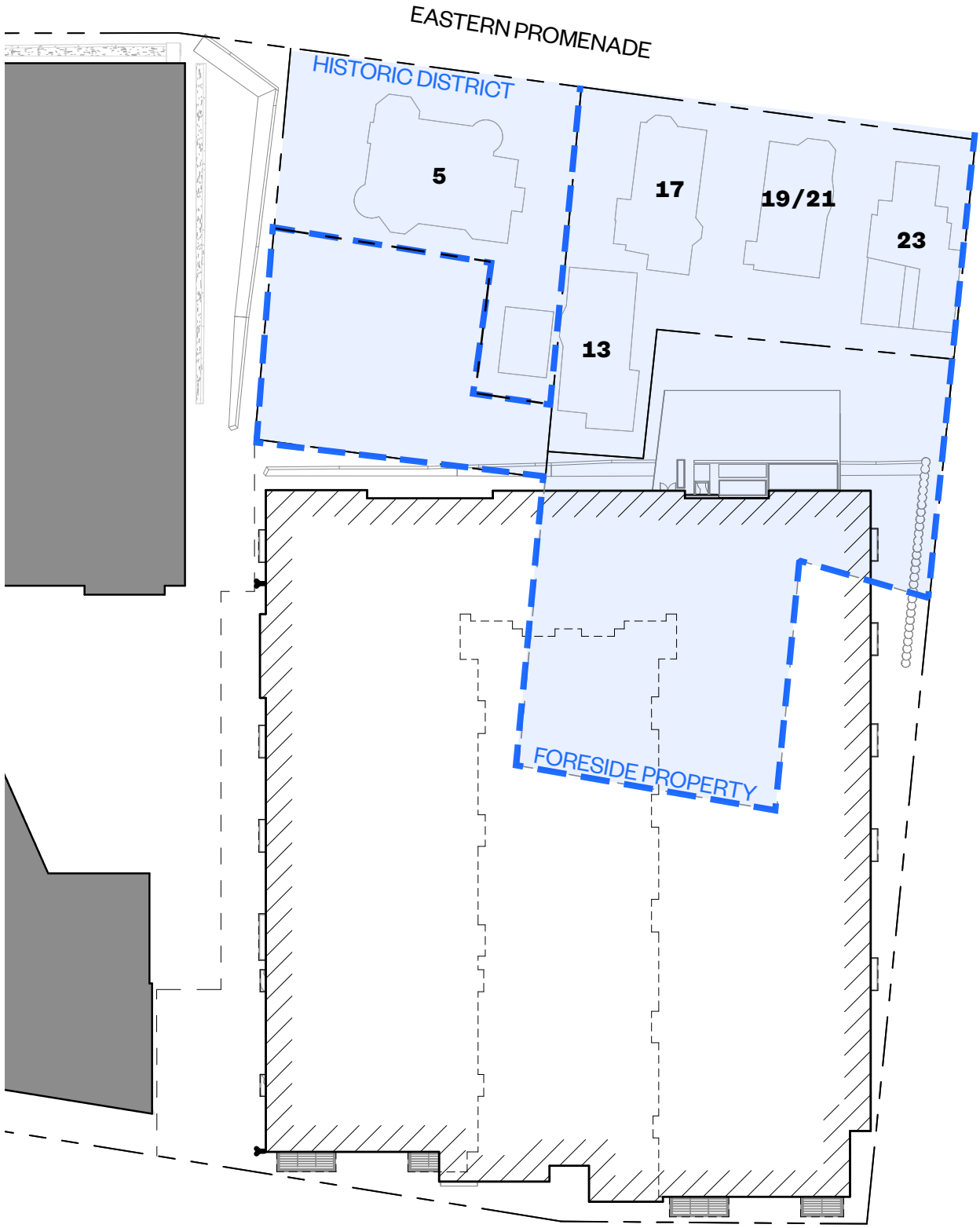
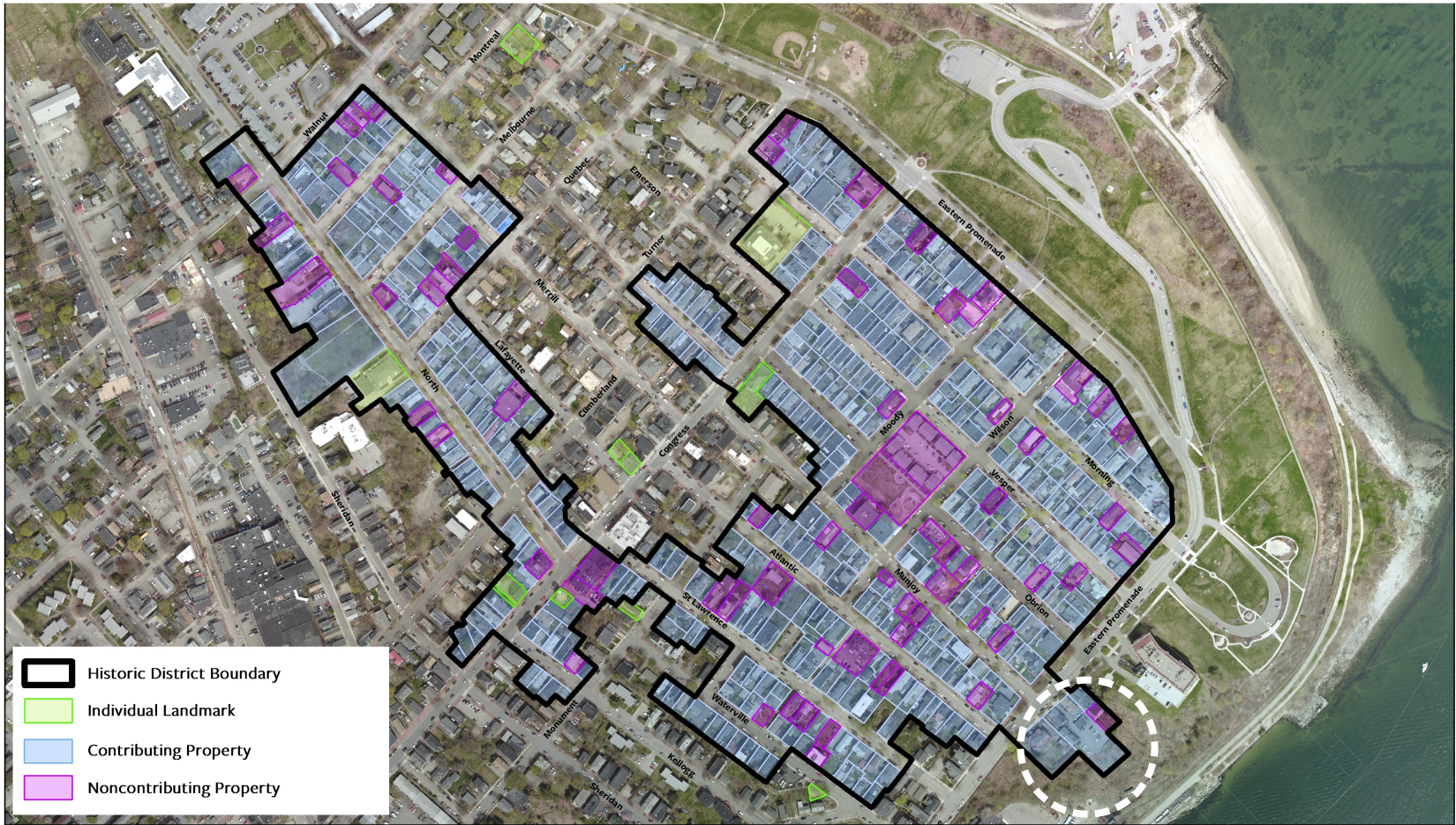
- 1. Height
- 2. Width
- 3. Proportion of principal facades
- 4. Roof shape
- 5. Scale

B. COMPOSITION OF PRINCIPAL FACADES

- 1. Proportion of openings
- 2. Rhythm of solids to voids
- 3. Rhythm of entrances, porches, and other projections or recesses
- 4. Relationship of materials

C. RELATIONSHIP TO STREET

- 1. Walls of continuity
- 2. Rhythm and spacing along streets
- 3. Directional expression of principal facades
- 4. Streetscape and pedestrian improvements



Site Plan

Native Maine Woodland
Plant Palette



Gravel Path &
Vegetated Walls



Wood Deck Overlook



Concrete Steps
to Thames Street



Bituminous
Concrete Driveway
and Parking Area



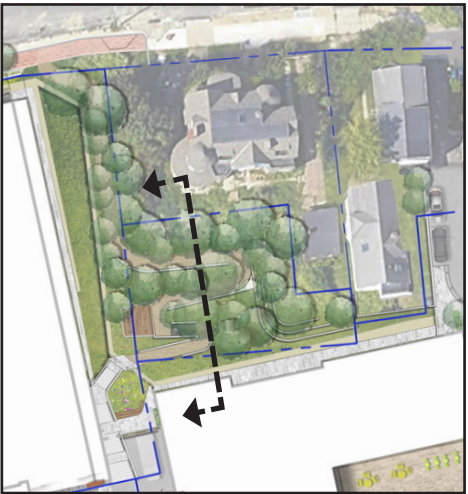
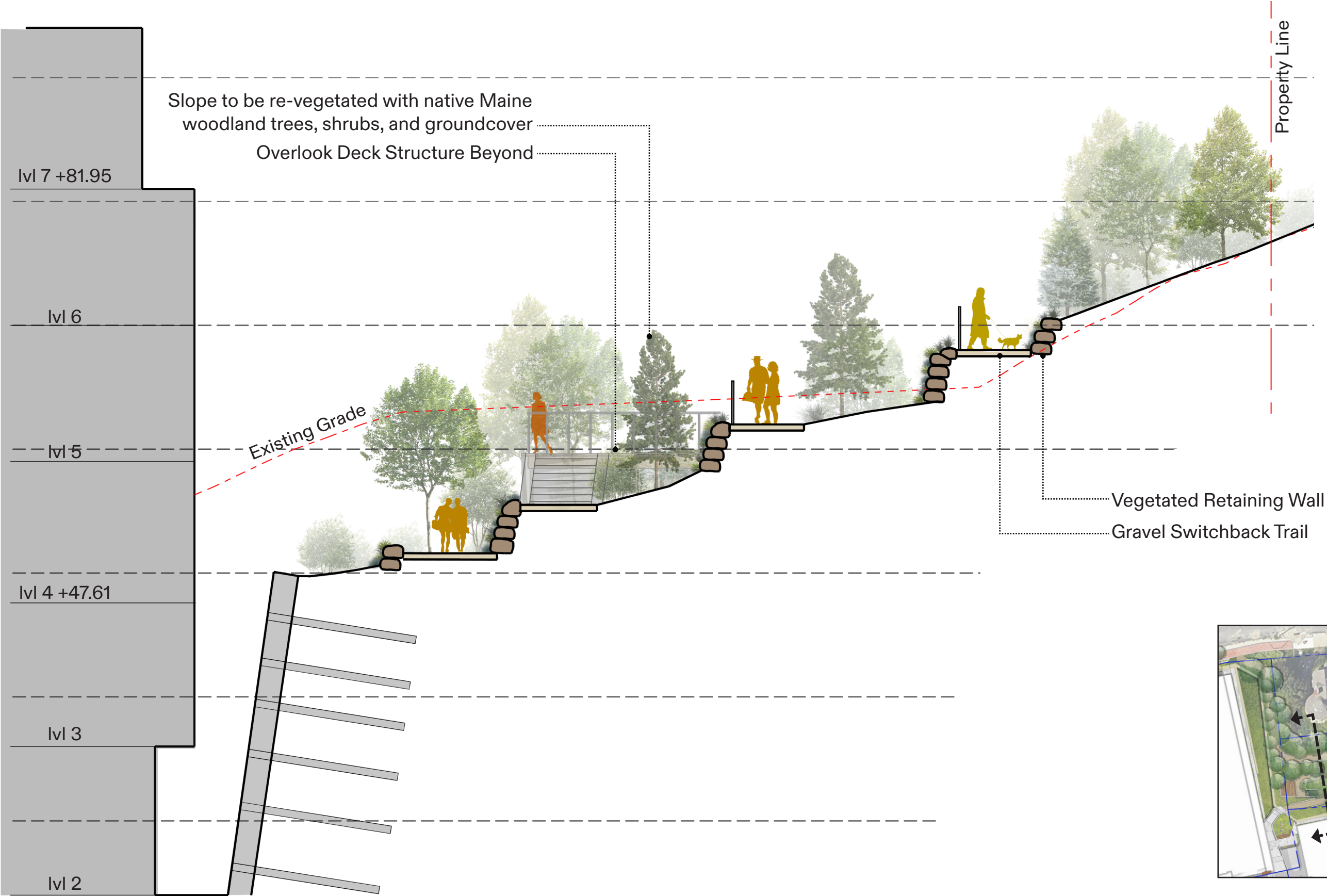
Natural Stone
Paving and Steel
Bollards



Brick Planters to
Match Building



Switchback Trail Section



MUNJOY HILL HISTORIC DISTRICT

OVERALL DISTRICT

DIVERSE ARCHITECTURAL STYLES:

- INCLUDES SINGLE-FAMILY, MULTI-FAMILY, TRIPLE-DECKER, AND OCCASIONAL APARTMENT BUILDINGS.
- PREDOMINANTLY VERNACULAR EXPRESSIONS OF STYLES POPULAR AT THE TIME OF CONSTRUCTION.

DENSE DEVELOPMENT PATTERN:

- BUILDINGS ARE CLOSELY SPACED ON NARROW, DEEP LOTS.
- MODEST BUILDING SCALE, TYPICALLY 1 ½ TO 3 STORIES HIGH.
- SMALL BUILDING FOOTPRINTS WITH NARROW GABLE ENDS FACING THE STREET.

COMMON CONSTRUCTION FEATURES:

- MOSTLY WOOD-FRAME CONSTRUCTION WITH CLAPBOARD EXTERIORS.
- OCCASIONAL BRICK BUILDINGS BREAK THE DOMINANT MATERIAL PALETTE.
- HIGH BRICK FOUNDATIONS WITH RAISED STOOPS AND EXTERIOR STAIRS LEADING TO THE MAIN ENTRY.

BUILDING FACADES AND ENTRANCES:

- TYPICALLY TWO TO THREE BAYS WIDE WITH PROJECTING FRONT BAYS.
- COMMON FEATURES INCLUDE PROJECTING FRONT ENTRY VESTIBULES.
- ENTRIES ARE USUALLY ON THE STREET FAÇADE, OFTEN SHIFTED TO ONE SIDE; SOME LOCATED ON THE SIDE ELEVATION.

SETBACK AND YARD CHARACTERISTICS:

- BUILDINGS ARE SET BACK A SHORT DISTANCE FROM THE SIDEWALK, CREATING SHALLOW FRONT YARDS.
- DRIVEWAYS, IF PRESENT, OCCUPY MUCH OF THE SIDE YARD WIDTH.

ARCHITECTURAL STYLE INFLUENCE:

- ITALIANATE STYLE IS PREVALENT, FEATURING:
 - TALL, VERTICAL EXPRESSION.
 - GABLE END FACING THE STREET.
 - BRACKETED ENTRY HOODS.
 - PROJECTING BAYS PROVIDING VISUAL CONSISTENCY ACROSS BLOCKS.

EXCEPTIONS:

- BUILDINGS ON THE EASTERN PROMENADE TEND TO DIFFER IN SCALE AND STYLE FROM THE REST OF THE NEIGHBORHOOD.



ROBERT DRESSER HOUSE AT
2 ATLANTIC STREET (1850-1851)



80 NORTH STREET



FRANCIS W “FRANK” CUNNINGHAM HOUSE AT
165-167 CONGRESS STREET (1883)



MUNJOY HILL HISTORIC DISTRICT

MASONRY ARCHITECTURE INSPIRATION

KEY ARCHITECTURAL ARTICULATION:

- Articulated entry hood
- Recessed entrances
- Brick window bays
- Cornice line and detail
- Vertical window proportions
- Window muntins and entry sidelights



MOSES GOULD AND ELIPHALET CLARK AT
79-81 NORTH STREET (1847)



EMERSON SCHOOL AT
13 EMERSON STREET (1898)

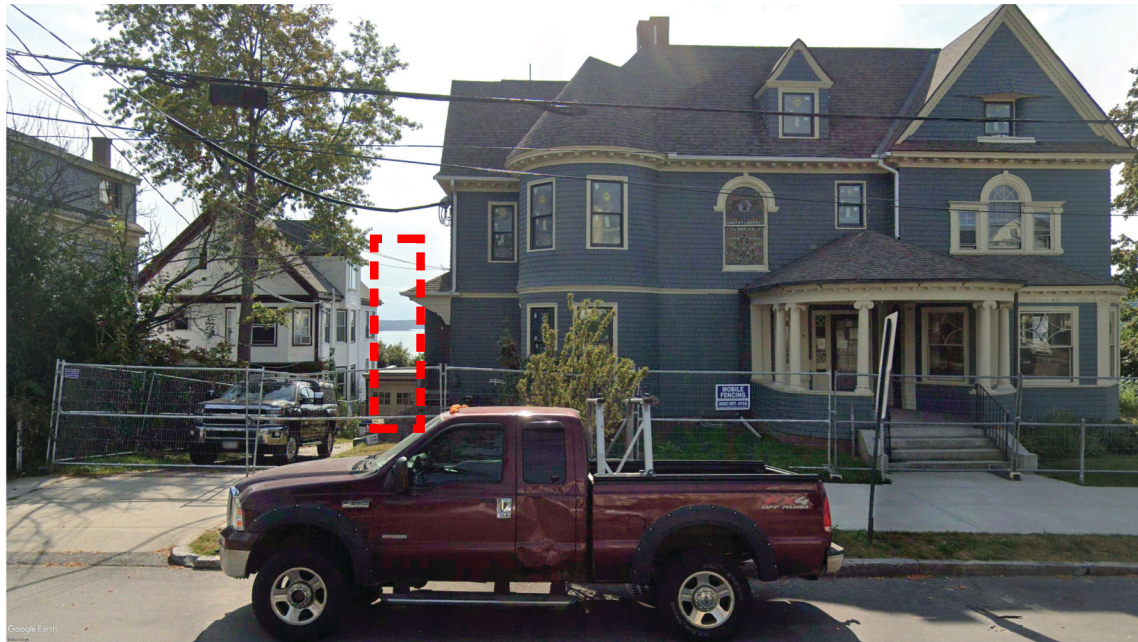
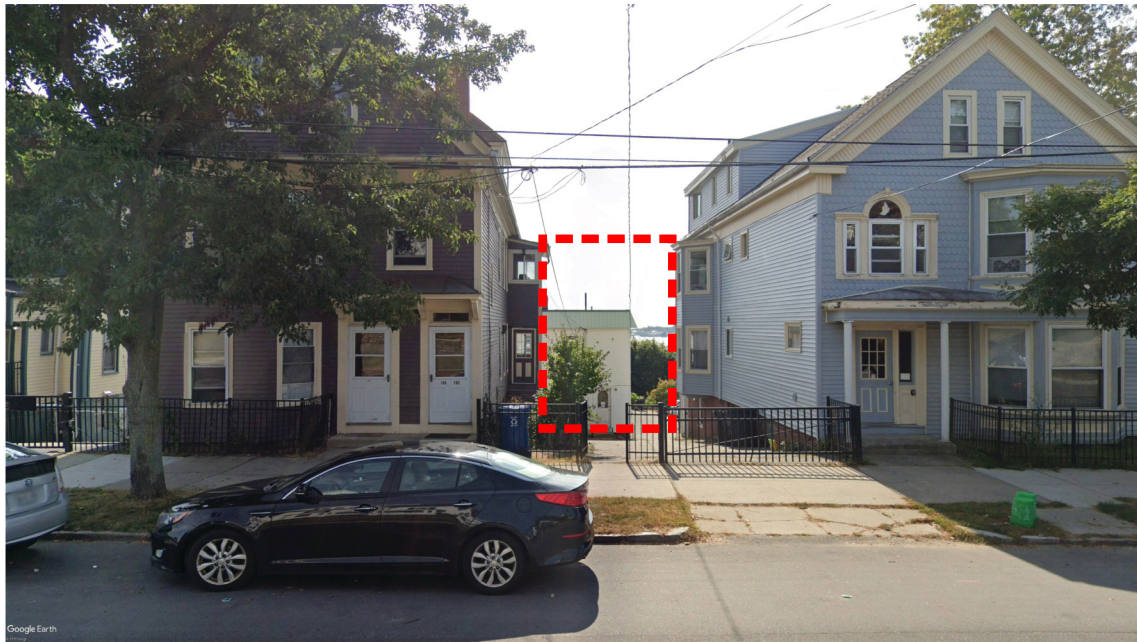
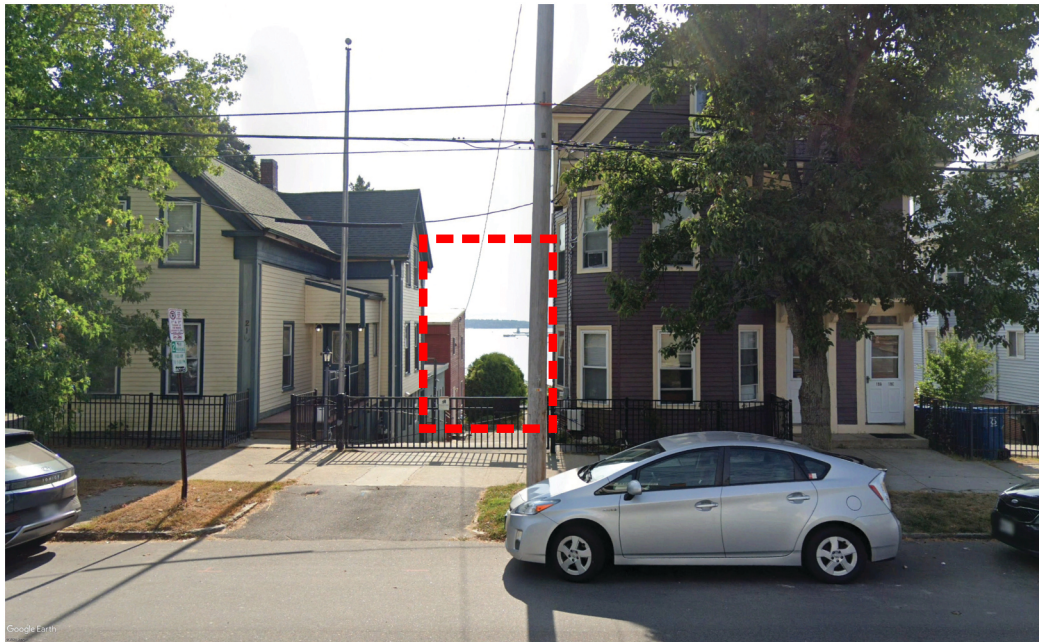


ANN FREEMAN HOUSE AT
147 CONGRESS STREET (1857)

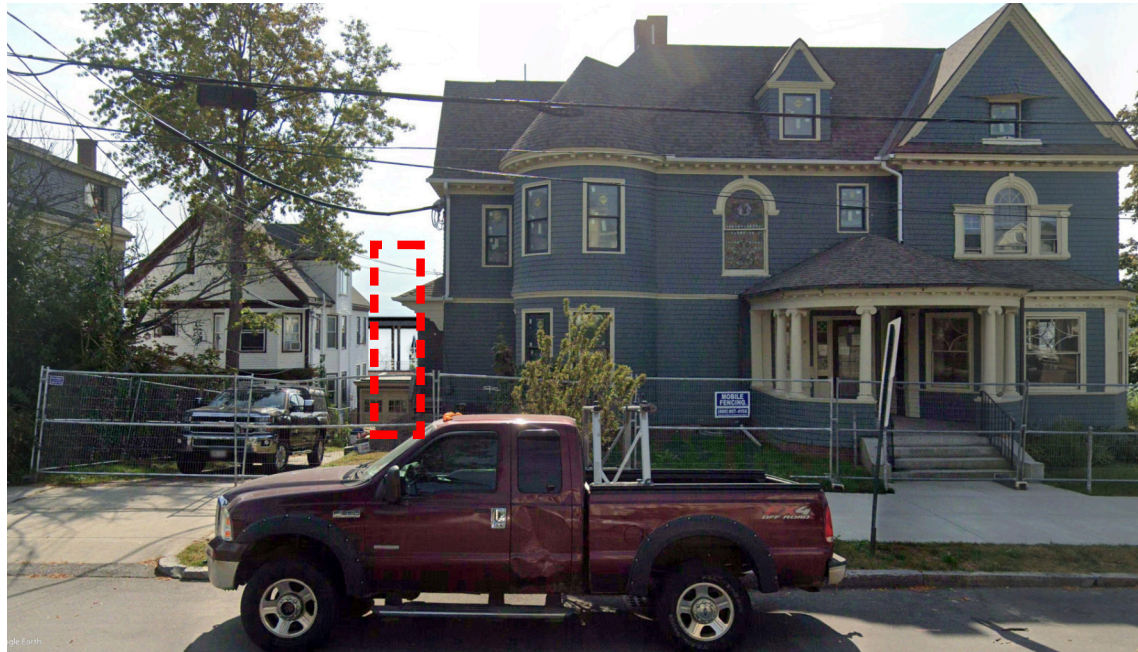
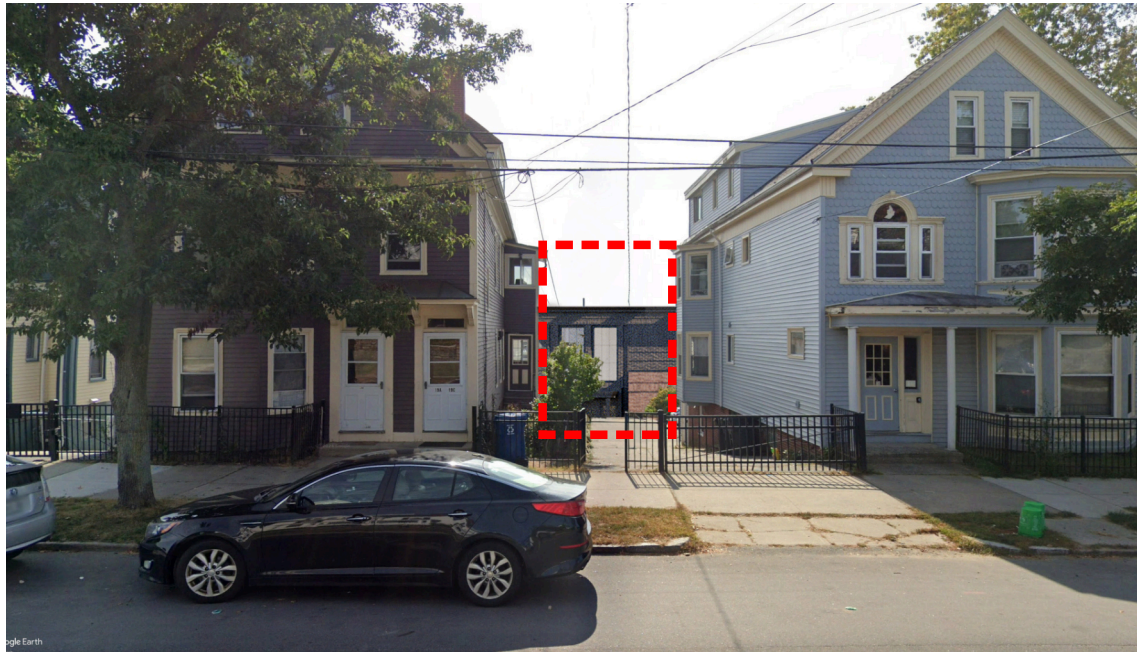
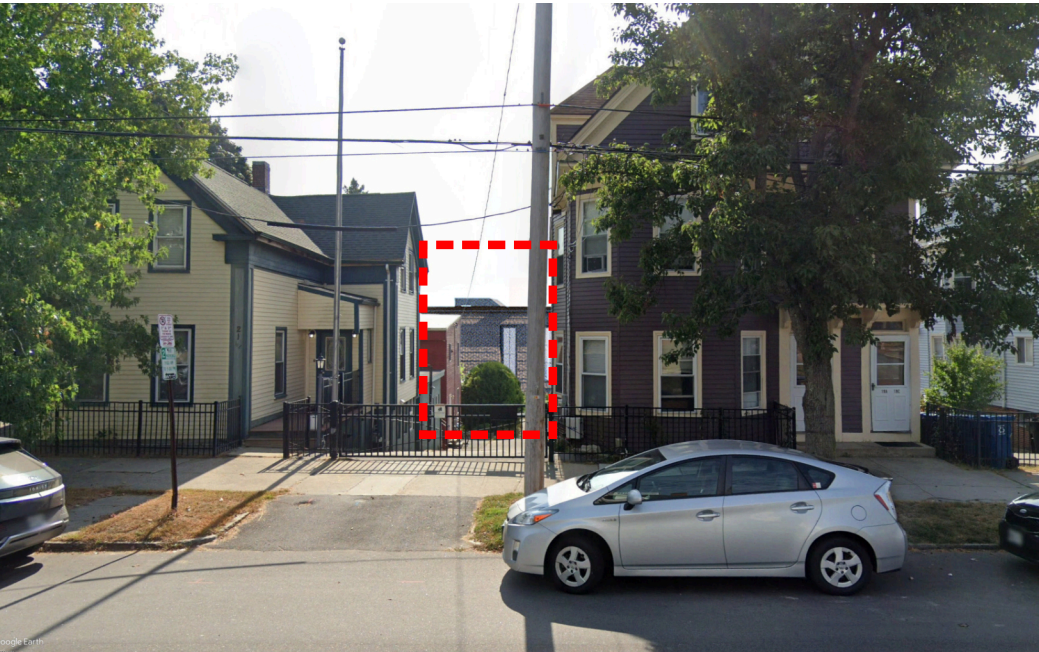


MUNJOY HILL HISTORIC DISTRICT

EASTERN PROMINADE STREET CHARACTER



BLOCK 6 EXPOSURE TO PUBLIC WAY



APPROXIMATE VIEWS OF BLOCK 6

MUNJOY HILL HISTORIC DISTRICT

PREVIOUS

FEEDBACK FROM 1.13.2025 MEETING

- Feels more related to Portland Company District than Munjoy Hill
- More windows and residential feel desired
- Explore alternate materials



MUNJOY HILL HISTORIC DISTRICT

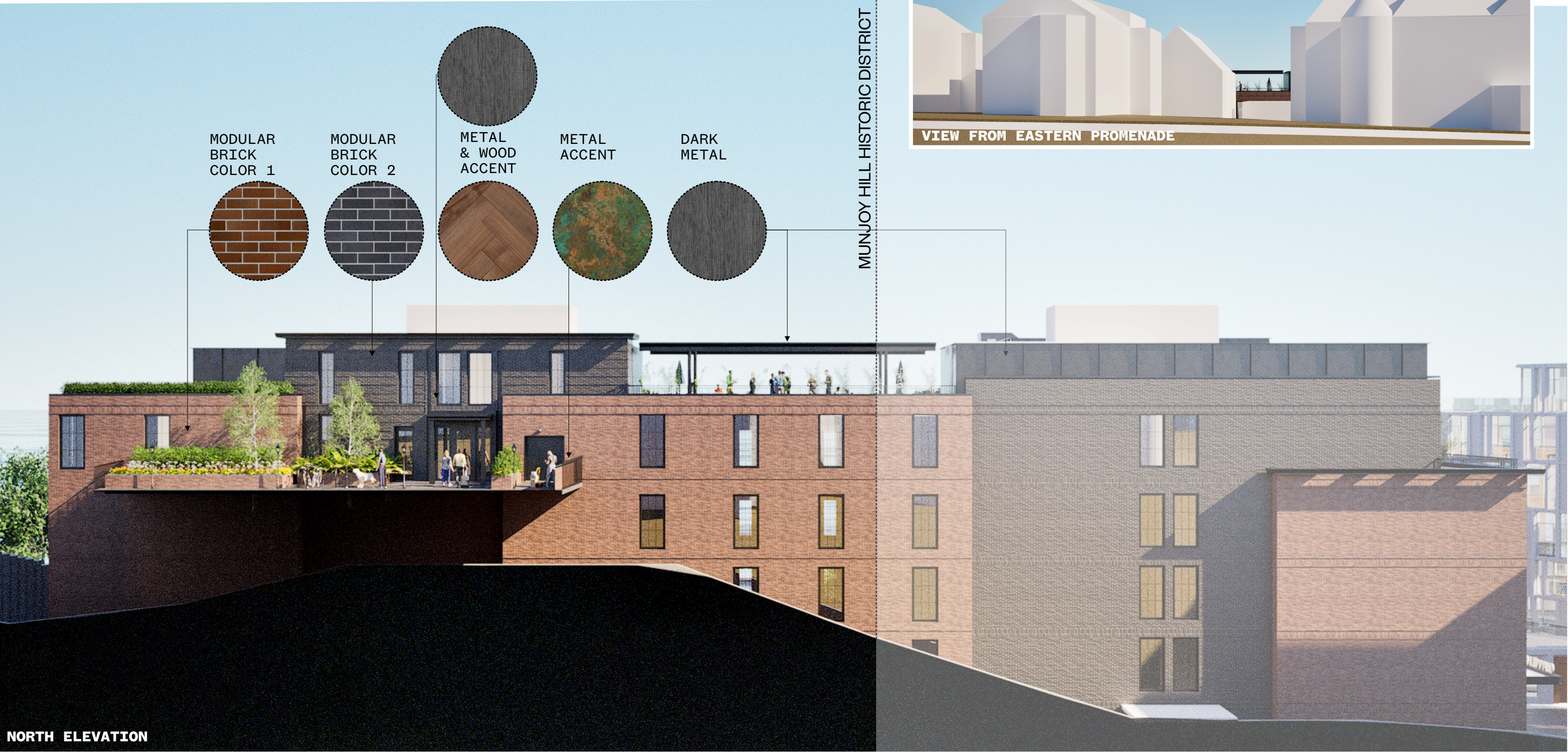


KEY ARCHITECTURAL ARTICULATION:

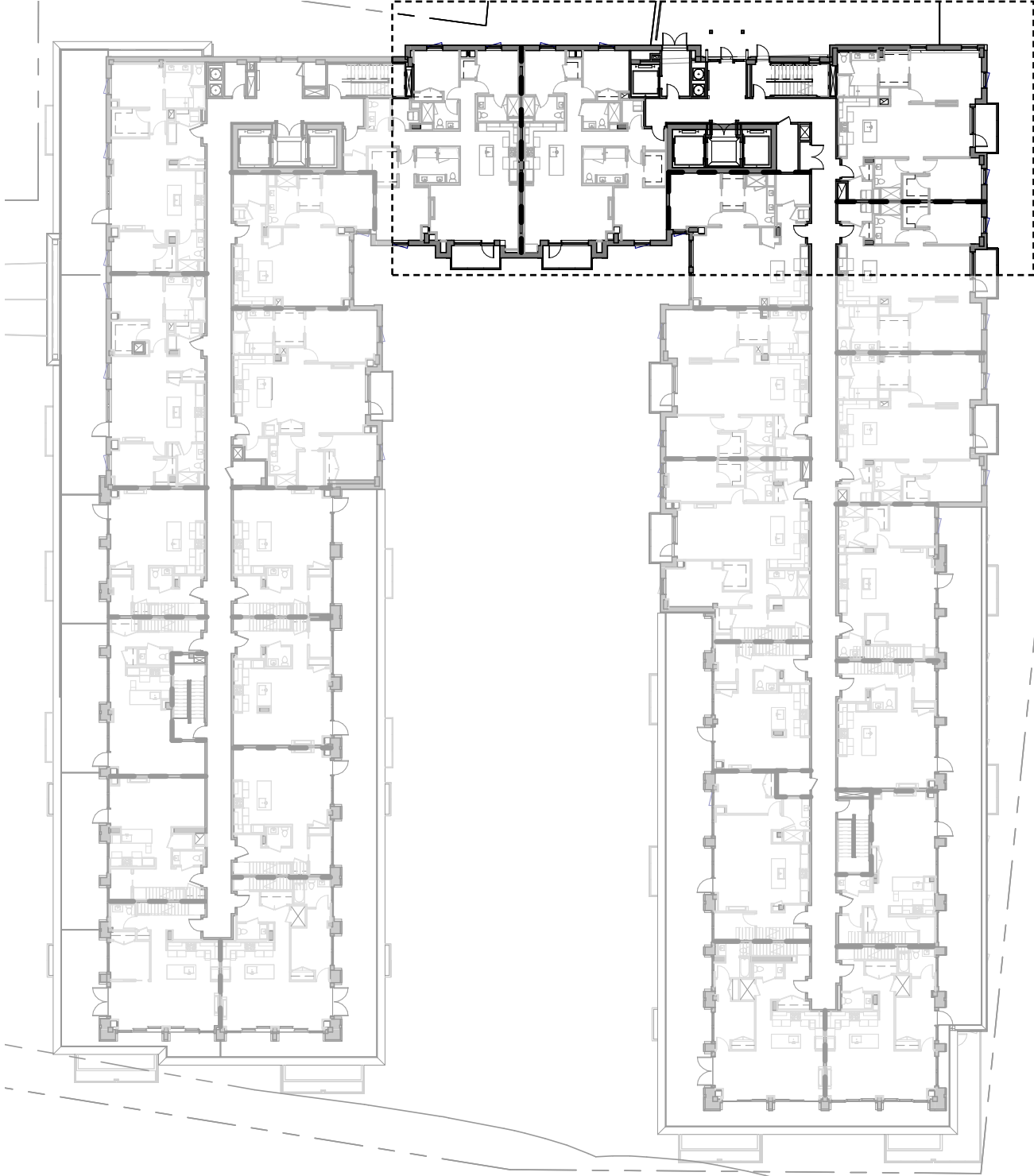
- Vertical window proportions
- Recessed entrances
- Articulated entry hood/porch
- Window muntins and entry sidelights
- Cornice line and detail

MUNJOY HILL HISTORIC DISTRICT

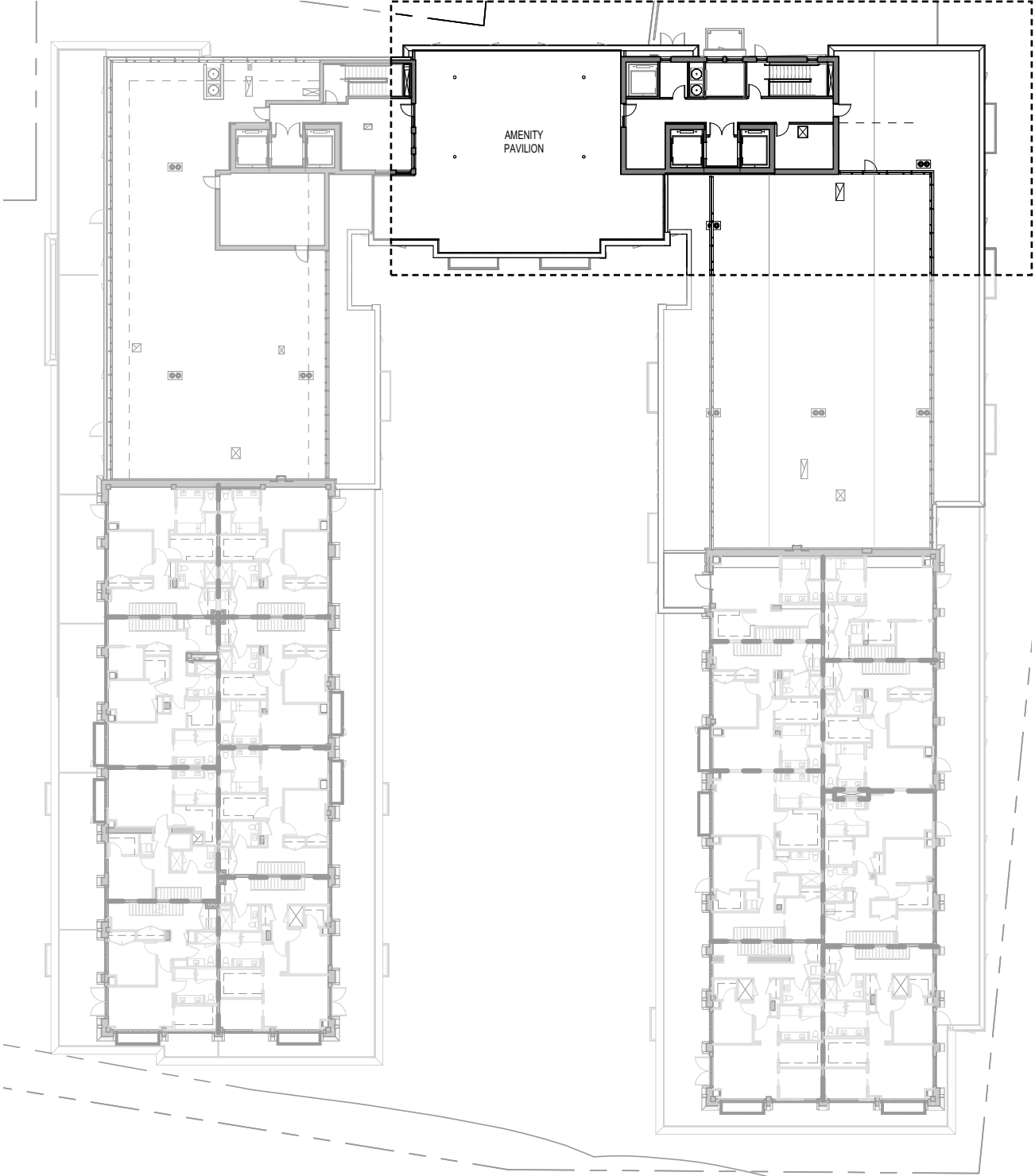
CURRENT DESIGN: 01.27.2025



MUNJOY HILL HISTORIC DISTRICT



LEVEL 07 FLOOR PLAN



LEVEL 08 FLOOR PLAN

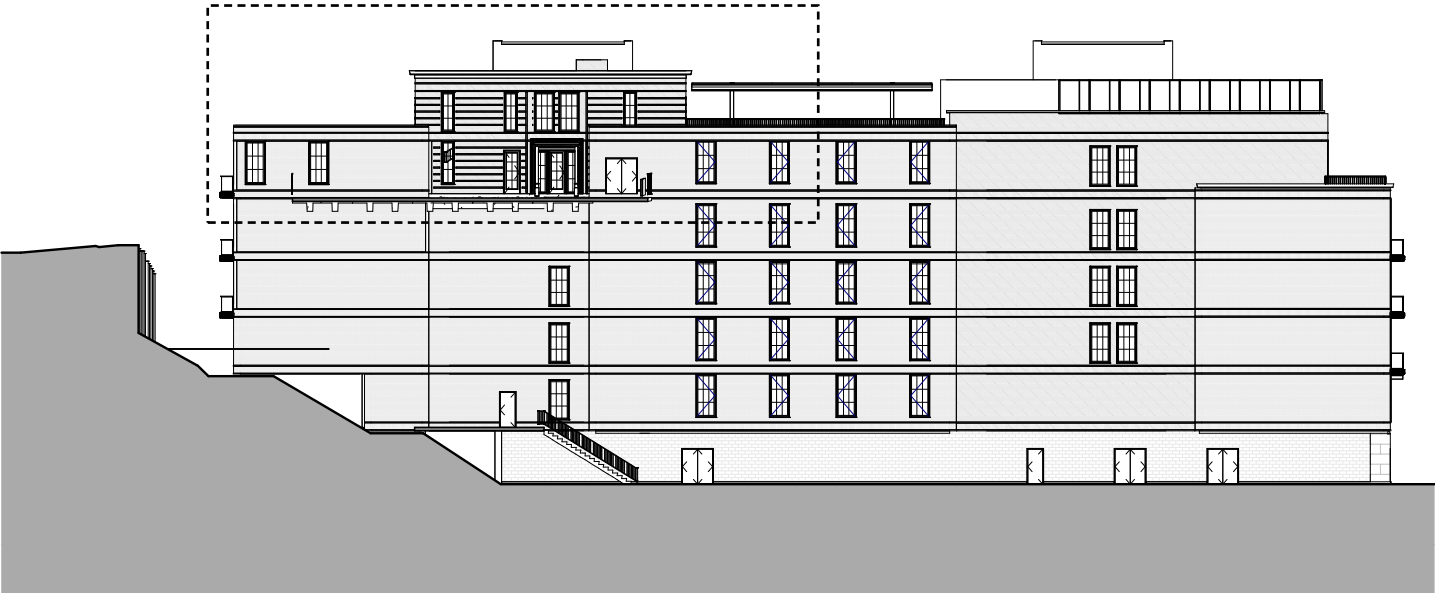
MUNJOY HILL HISTORIC DISTRICT



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Planning and Urban Development
Historic Preservation Program



August 3, 2023

Owner: Mary McCrann	Applicant: Lauren Swett
Portland Foreside Development Co.	Woodard & Curran
110 Thames Street, Suite 200	41 Hutchins Drive
Portland, ME 04101	Portland, ME 04102

Re: 58 Fore Street, Block 6 – New Construction HPBR-002391-2023

Mary McCrann and Lauren Swett,

The Historic Preservation Board has approved your application for a Certificate of Appropriateness for new construction at 58 Fore Street, Block 6. Approval was based on the application materials submitted for the public hearing held on August 2, 2023, and stamped for approval on August 3, 2023.

All improvements shall be carried out as shown on the materials submitted for the hearing on August 2, 2023, and stamped for approval on August 3, 2023. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler".

Evan R. Schueckler
Historic Preservation Program Manager

July 14, 2023

Portland Foreside Block 6: The Channel Mark

Historic Preservation Application Revisions 2 Cover Letter

Evan Schueckler
Historic Preservation Program Manager
Planning & Urban Development Department
389 Congress Street, 4th Floor
Portland, ME 04101

Phone: 207.874.8726
Email: evans@portlandmaine.gov

Dear Mr. Schueckler,



Thank you for your July 7th email, the comments were very helpful for the team in preparing materials for review by the board. In addressing your comments, we hope that our design modifications have struck the right balance between the various viewpoints expressed by the board and the project's aesthetic goals.

The Channel Mark team's revisions refine the North elevation composition, and are described in more specific detail below. As part of this exercise the design team researched several stone selections and identified a stone which we believe strikes a balance between scale and constructability. Please reference the photo below which is intended to provide the scale of STN-01. This stone is meant to be in direct dialogue with the stone walls found adjacent to the site.



In addition, we have simplified the parapet heights for a more consistent line across the central portion of the elevation. Façade material representation has also been refined better indicate panel and slat transitions in the overall elevations. The Channel Mark's exterior aesthetic refers to the landscape in which it sits and attempts to modulate between this, the historic contexts of the Munjoy Hill & the Portland Company, and the contemporary development of which it is a part. While the rainscreen façade materials are being used in a contemporary fashion, the size and finish of each were chosen to provide texture. We hope that the changes discussed here tell this story more clearly.

Document Revisions:

• In Appendix A

- Renderings on Pages 4, 7, 8 were updated to show the conceptual rendering changes indicated in Appendix B
- Rendered elevation on Page 4 was updated with material photos to help convey them more clearly
 - Please note that the Appendix B overall elevations are part of the project construction documents and tonality is provided more diagrammatically than what is shown in Appendix A and other rendered images which are intended to show tonality of materials, specifically the more variegated GFRC applications.

• Appendix B

- The drawings were reprinted to coordinate with project progress and be consistent across city submissions, and for more accurate image processing
- Additional comments were added to Sheets L1.0 and A117 to indicate the paving material at the North Terrace, which is intended to be linear and rectangular stone paving to match STN-01
- Sheet A119 has some additional comments related primarily to the zoning/site plan application, but are included here for consistency
- Several Changes were made to A200:
 - The Exterior Finish Legend was updated to clarify/coordinate with information described in Appendix C and shown in new details
 - In 5A ELEVATION - NORTH, STN-2 was removed from the primary building façade and size, reveals, and panel patterning of the GFRC and FCP materials were updated
 - Design of reveals and panel patterning is intended to be generally consistent throughout the project, and other elevations will be updated as design progresses
- Details 6B and 6A were added to A201
 - 6A EXTERIOR MATERIAL APPLICATION RENDERING is provided to show a more photo realistic view of the primary façade materials adjacent to one another v. the “construction document hatching” as shown in the overall elevations on A200 & A201
 - 6B: ELEVATION – 7TH FLOOR TERRACE ENTRY is provided to show the elevation beyond the STN-01 terrace wall and show the unit terrace screening fence and planters along with associated materials at the unit entered directly from the North Terrace
- Sheet A301 was added to provide exterior envelop detailing
 - 2A EXTERIOR WALL TYPES shows each of the (3) primary finish materials STN, GFRC, & FCP and the rain screen attachment method and typical wall size at each. The below grade application of metal panel is also provided.
 - 4B EXTERIOR WALL TRANSITIONS show the primary transitions/reveals found at the North Elevation.
 - A vertical section between the STN-01 water table (to match height of the adjacent STN-01 wall) and the GFRC
 - Additionally, the horizontal and vertical reveals between the various panels is shown
 - Both the FCP and GFRC are open rainscreen materials and in the field of each application standard manufacturer recommended drainage gaps will be provided between slats/panels
 - 5A ROOF SYSTEMS indicate horizontal envelop conditions generally outside of the area of HP consideration
- Both Sheets A200 and A201 have additional comments related primarily to the zoning/site plan application, but are included here for consistency

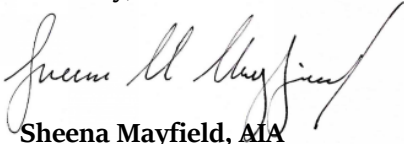


- **Appendix C**

- Appendix C has been completely revised to represent design intent more clearly by simplifying information and providing design remarks & diagrams
- Physical samples of the three primary exterior façade materials were provided by the PFDC team

We believe that these changes and additions provide the additional context needed to more thoroughly convey the design intent. Please let know if you need us to provide additional information.

Sincerely,



Sheena Mayfield, AIA

Associate | Architect

Baskervill

Phone: 804.728.3049

Email: smayfield@baskervill.com



Please find included as attachments or appendices to this letter the Portland Foreside Block 6 Historic Preservation Application supplemental documents listed below.

- City of Portland Planning & Urban Development Department, Historic Preservation Application Submission Checklist (*previously attached to original submission letter dated 230302, Page 3*)
- Evidence of right, title and interest for both Block 4 & Block 6 (*previously attached 3/2/23, Page 4*)
- Waterfront rendering update is included within [Appendix A (Rev3) - 230714_HP Presentation.pdf] an update to the presentation viewed June 7th, 2023 (*originally submitted 5/15/23*)
- Drawings including elevations, sections, and plans are included in [Appendix B (Rev2)- 230714_PFD Block 6_HP Drawing Submission.pdf] (*originally submitted 3/10/23*)
- An exterior materials list and catalog of product information is provided in [Appendix C (Rev1)- 230714_Exterior Facade Material Catalog.pdf] (*originally submitted 3/10/23*) Additionally, physical samples of the primary exterior façade material will be provided to the board for review.



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPBR-002391-2023

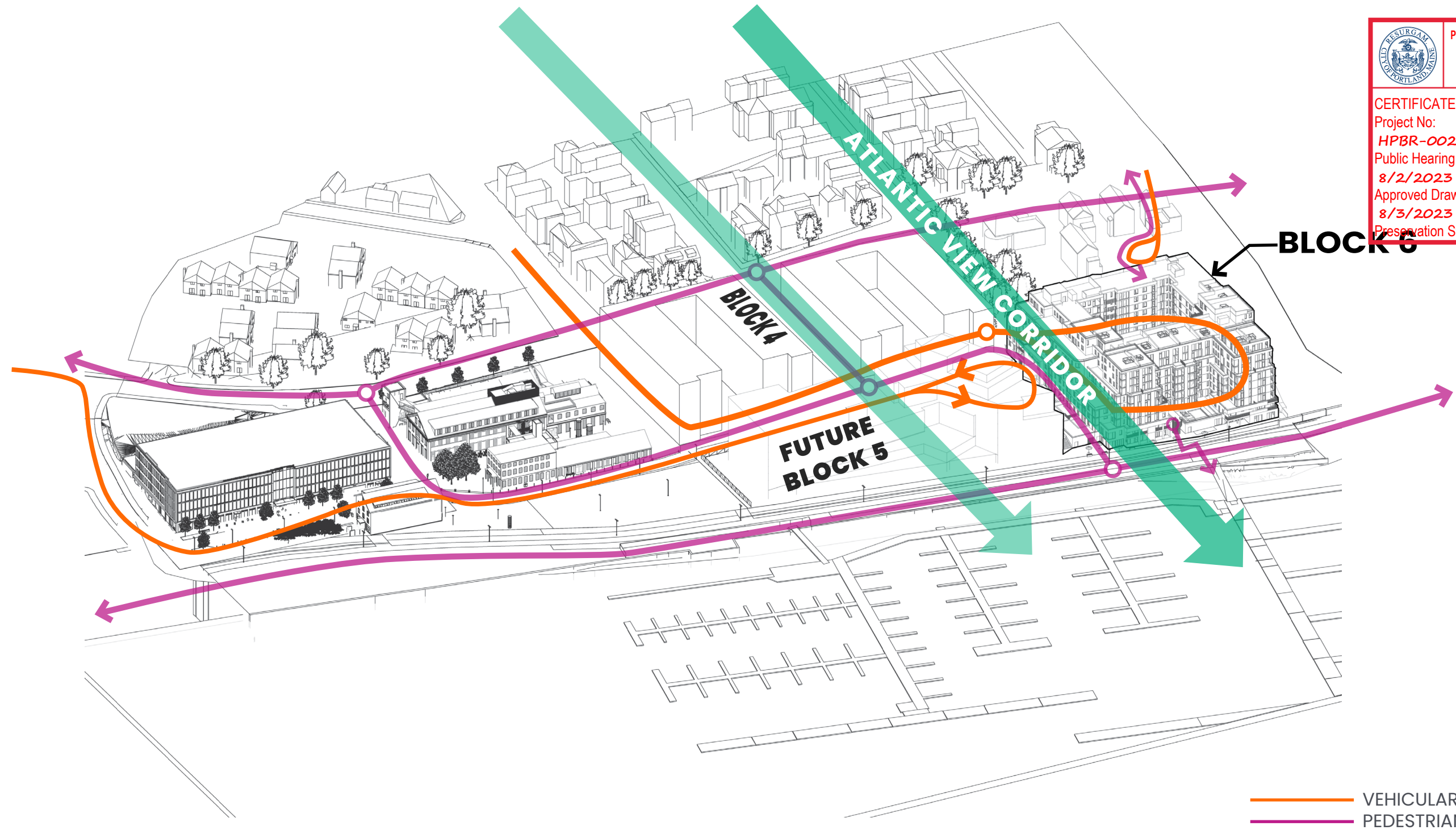
Public Hearing Date:
8/2/2023

Approved Drawings Date:
8/3/2023

Preservation Staff: Evan Schueckler

THE CHANNEL MARK- BLOCK 6 – BUILDING LOCATION | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler	



BLOCK 6 – CIRCULATION AND VIEW ANGLE DIAGRAM | JULY 14, 2023



CERTIFICATE OF APPROPRIATENESS

Project No:

HPBR-002391-2023

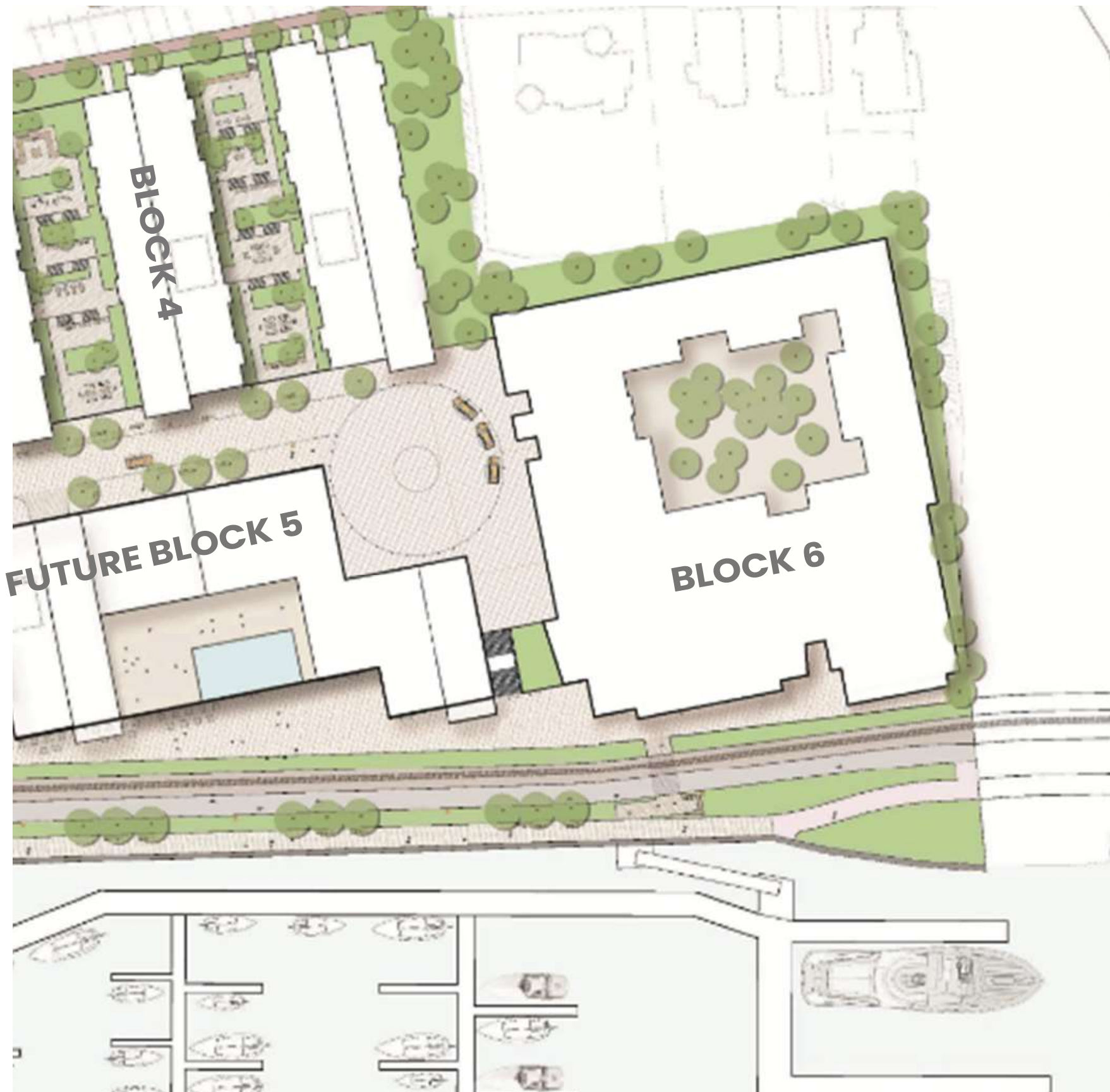
Public Hearing Date:

8/2/2023

Approved Drawings Date:

8/3/2023

Preservation Staff: Evan Schueckler



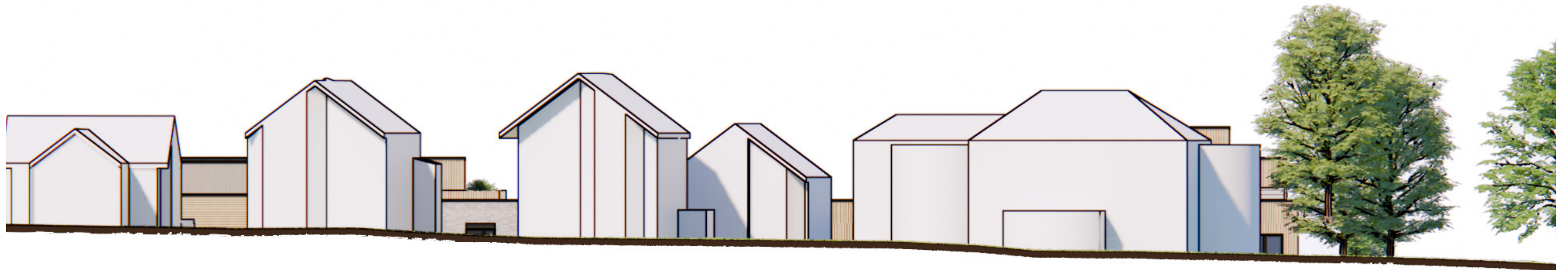
BLOCK 6 – SITE PLAN | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler	



BLOCK 6 – NORTH ELEVATION | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler	



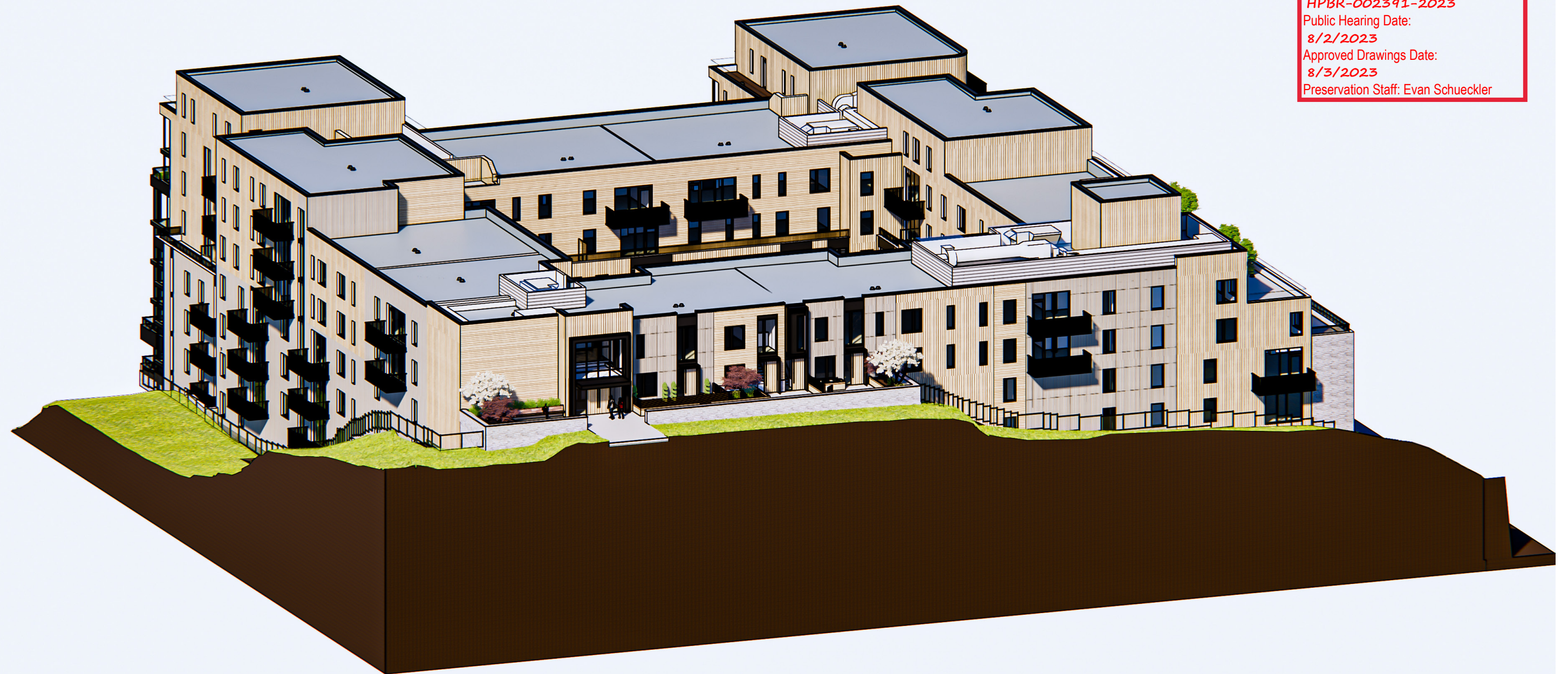
BLOCK 6 – EASTERN PROMENADE CONCEPTUAL ELEVATION | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>6/5/2023</i> Preservation Staff: Evan Schueckler	



BLOCK 6 – EASTERN PROMENADE PHOTO MONTAGE / CONCEPTUAL VIEW | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler	



BLOCK 6 – EASTERN PROMENADE ISOMETRIC VIEW | JULY 14, 2023





PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPBR-002391-2023

Public Hearing Date:
8/2/2023

Approved Drawings Date:
8/3/2023

Preservation Staff: Evan Schueckler

BLOCK 6 – EASTERN PROMENADE CONCEPTUAL RENDERING | JULY 14, 2023



	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler	

BLOCK 6 – WATERFRONT ISOMETRIC VIEW | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler	



View from within development property towards Munjoy Hill 7 Portland House Condominiums



View of Eastern Promenade Trail adjacent to development

BLOCK 6 – EXISTING CONDITIONS SITE PHOTOS | JULY 14, 2023



	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler

View from within development property looking towards Waterfront and across development site



View of adjacent Portland House Condos & Historic Properties



View from Atlantic St towards Waterfront and across development site (Atlantic View Corridor)



View from corner of Atlantic St & Fore St/Eastern Promenade



View from corner of St Lawrence St & Fore St

BLOCK 6 – EXISTING CONDITIONS SITE PHOTOS | JULY 14, 2023

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS
 Project No:
HPBR-002391-2023
 Public Hearing Date:
8/2/2023
 Approved Drawings Date:
8/3/2023
 Preservation Staff: Evan Schueckler



BUILDING SECTION – NORTH/SOUTH

NOT TO SCALE

BLOCK 6 – HEIGHT COMPARISON SECTION | JULY 14, 2023



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS
 Project No:
HPBR-002391-2023
 Public Hearing Date:
8/2/2023
 Approved Drawings Date:
8/3/2023
 Preservation Staff: Evan Schueckler



WATERFRONT BUILDING SECTION

NOT TO SCALE

BLOCK 6 – HEIGHT COMPARISON SECTION | JULY 14, 2023



CONCEPTUAL VIEW FROM PORTLAND HOUSE: LOW VIEW (ON PARKING DECK)

NOT TO SCALE

BLOCK 6 – CONCEPTUAL VIEW | JULY 14, 2023



	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: <i>HPBR-002391-2023</i> Public Hearing Date: <i>8/2/2023</i> Approved Drawings Date: <i>8/3/2023</i> Preservation Staff: Evan Schueckler	

CONCEPTUAL VIEW FROM PORTLAND HOUSE: MIDDLE VIEW

NOT TO SCALE

BLOCK 6 – CONCEPTUAL VIEW | JULY 14, 2023



CONCEPTUAL VIEW FROM PORTLAND HOUSE: HIGH VIEW

NOT TO SCALE

BLOCK 6 – CONCEPTUAL VIEW | JULY 14, 2023



	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002391-2023	
Public Hearing Date: 8/2/2023	
Approved Drawings Date: 8/3/2023	
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	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPBR-002391-2023	
Public Hearing Date: 8/2/2023	
Approved Drawings Date: 8/3/2023	
Preservation Staff: Evan Schueckler	

BLOCK 6 – WATERFRONT CONCEPTUAL RENDERING | JULY 14, 2023

PORTLAND FORESIDE DEVELOPMENT COMPANY LLC

PFDC – BLOCK 6: THE CHANNEL MARK

58 FORE ST
PORTLAND, ME 04101

OWNER / CLIENT

PORTLAND FORESIDE DEVELOPMENT
COMPANY LLC
245 COMMERCIAL STREET, SUITE 118
PORTLAND, ME 04101
+1 207 517 1100
WWW.PORTLANDFORESIDE.COM
CONTACT: TIM SCHNEIDER

ARCHITECTURE / INTERIORS / MEP

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1051 E. CARY, SUITE 200
RICHMOND, VA 23219
+1 804 343 1010
WWW.BASKERVILL.COM
CONTACT: ANGELO PHILLOS

LANDSCAPE

MICHAEL BOUCHER
LANDSCAPE ARCHITECTURE
457 US ROUTE 1, SUITE 2
FREEPORT, ME 04032
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WWW.BOUCHERLANDSCAPE.COM
CONTACT: MICHAEL BOUCHER

CIVIL ENGINEER

WOODARD & CURRAN, INC
41 HUTCHINS DR
PORTLAND, ME 04102
+800 426 4262
WWW.WOODARDCURRAN.COM
CONTACT: DENISE CAMERON

STRUCTURAL ENGINEER

THORNTON TOMASETTI, INC
14 YORK ST, SUITE 2
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+1 207 879 1838
WWW.THORNTONTOMASETTI.COM
CONTACT: TODD NEAL

BUILDING ENCLOSURE

SIMPSON GUMPERTZ & HEGER, INC
1625 EYE STREET NW, SUITE 900
WASHINGTON, DC 20006
+1 202 239 4199
WWW.SGH.COM
CONTACT: BRADFORD CARPENTER

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ACENTECH
33 MOULTON ST
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+1 617 499 8000
WWW.ACENTECH.COM
CONTACT: JAY EPSTEIN

POOL CONSULTANT

MARTIN AQUATIC DESIGN &
ENGINEERING
189 S. ORANGE AVE, SUITE 1220
ORLANDO, FL 32801
+1 407 598 0550
WWW.MARTINAQUATIC.COM
CONTACT: JONATHAN TOAVS

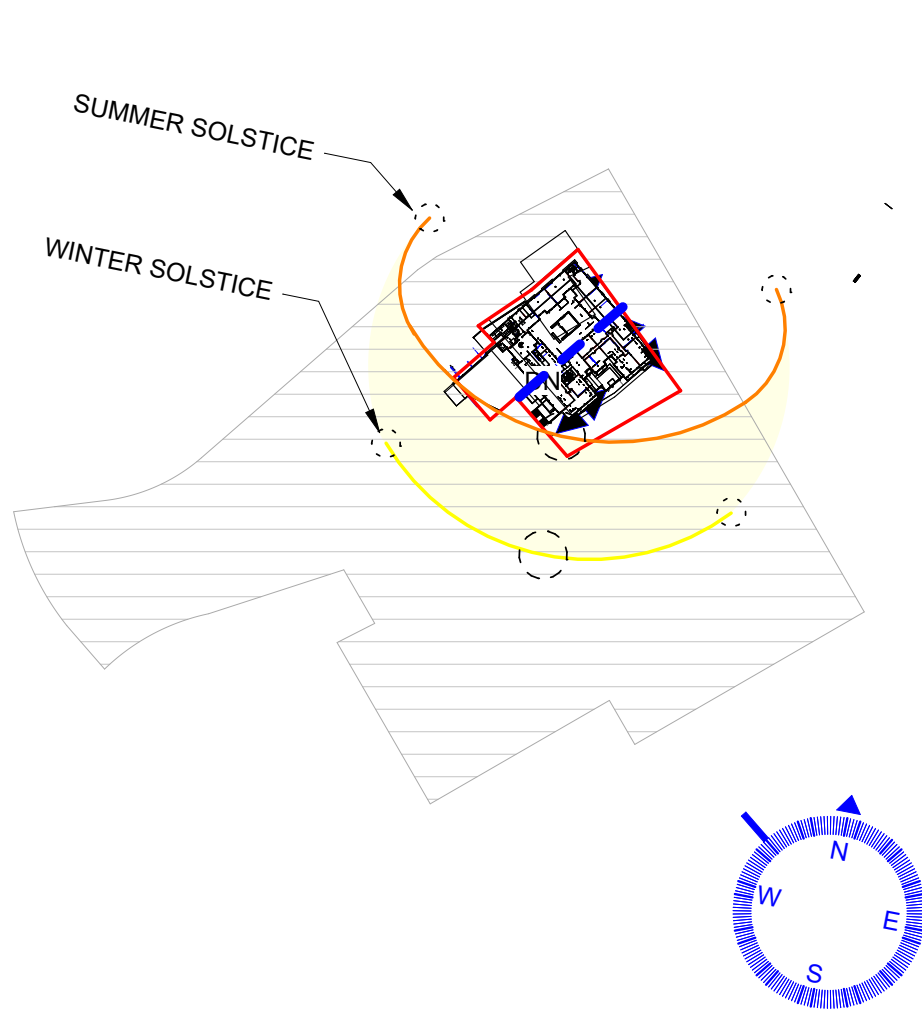
CONCEPTUAL 3D VIEW



VICINITY MAP



KEY PLAN AND SOLAR DIAGRAM



DESCRIPTION OF WORK

AN OCEANFRONT MIXED-USED DEVELOPMENT CUT INTO THE RIVERBANK, TO CONTAIN LUXURY CONDOS & ASSOCIATED AMENITIES ARRANGED AROUND A COURTYARD. BUILDING IS TO BE SITUATED ABOVE A COVERED PARKING DECK WHICH IS CONNECTED THROUGH TO ADJACENT PARCELS WITHIN A LARGER DEVELOPMENT AND FACED WITH RETAIL SPACE ALONG THE WATERFRONT AND PROMENADE.

CODE DATA SUMMARY

USE GROUP:	A-2, A-3, M, R-2, S-1, S-2
CONSTRUCTION TYPE (602):	1B (PROTECTED, NONCOMBUSTABLE)
FULLY SPRINKLERED:	Yes
FIRE ALARM SYSTEM:	Yes
HEIGHT OF BUILDING:	99' - 0" (9 STORIES)
HIGH RISE:	Yes
AGENCY CODE:	MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WITH CITY OF PORTLAND AMENDMENTS
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE (IMC) +ASHRAE 62.1 & 62.2 (2013), 90.1 (2016), ASTM E-1465-2008
PLUMBING CODE:	2021 UNIFORM PLUMBING CODE (UPC)
ELECTRICAL CODE:	2020 NATIONAL ELECTRIC CODE (NEC)
FIRE CODE:	CITY OF PORTLAND MUNICIPAL CODE CH. 10 FIRE PREVENTION AND PROTECTION
NFPA:	2018 NFPA 1 & 101
ACCESSIBILITY CODE:	2009 ICC A117.1 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA)
ENERGY CODE:	2021 INTERNATIONAL ENERGY AND CONSERVATION CODE (IECC)



DRAWING INDEX

SHEET NO	SHEET TITLE	REV NO	REV DATE
T001	TITLE SHEET		
T002	SHEET INDEX AND EXTERIOR VIEWS		
L1.0	LANDSCAPE REFERENCE PLAN		
A111	LEVEL 1 - OVERALL PLAN		
A112	LEVEL 2 - OVERALL PLAN		
A113	LEVEL 3 - OVERALL PLAN		
A114	LEVEL 4 - OVERALL PLAN		
A115	LEVEL 5 - OVERALL PLAN		
A116	LEVEL 6 - OVERALL PLAN		
A117	LEVEL 7 - OVERALL PLAN		
A118	LEVEL 8 - OVERALL PLAN		
A119	LEVEL 9 - OVERALL PLAN		
A120	LEVEL 10 - PLAN		
A200	EXTERIOR ELEVATIONS		
A201	EXTERIOR ELEVATIONS		
A202	EXTERIOR ELEVATIONS		
A203	EXTERIOR ELEVATION		
A300	OVERALL BUILDING SECTIONS		
A301	BUILDING ENVELOPE SYSTEM		

UNCONDITIONED GROSS SF

ENCLOSED GARAGE UNDER BUILDING	34,170 SF
ENCLOSED GARAGE UNDER PODIUM	15,458 SF
GARAGE GSF: 2	49,628 SF

CONDITIONED GROSS SF

BUILDING AREA LESS PARKING	296,618 SF
----------------------------	------------

CONDITIONED BUILDING GROSS BY LEVEL

LEVEL 1	
BUILDING AREA LESS PARKING	14,909 SF
LEVEL 2	
BUILDING AREA LESS PARKING	42,421 SF
LEVEL 3	
BUILDING AREA LESS PARKING	41,072 SF
LEVEL 4	
BUILDING AREA LESS PARKING	42,229 SF
LEVEL 5	
BUILDING AREA LESS PARKING	40,100 SF
LEVEL 6	
BUILDING AREA LESS PARKING	39,465 SF
LEVEL 7	
BUILDING AREA LESS PARKING	35,371 SF
LEVEL 8	
BUILDING AREA LESS PARKING	31,812 SF
LEVEL 9	
BUILDING AREA LESS PARKING	9,239 SF
BUILDING AREA LESS PARKING	296,618 SF

LEASABLE SPACE COUNT

LEVEL 1	
RETAIL A	1
RETAIL B	1
RETAIL C	1
RETAIL D	1
LEVEL 2	
JAN	1
KITCHEN	1
RETAIL SUITE	1
WC	2
LEVEL 3	
OVERALL UNIT COUNT	5

OVERALL UNIT COUNT

1BR	17
2BR	99
3BR	32
PENTHOUSE	8
UNIT BALCONY	118
UNIT TERRACE - LARGE	16
BUILDING TOTAL UNITS: 290	290

Baskervill

FORESIDE/

THE
CHANNEL
MARK®

BASKERVILL, P.O. BOX 400, RICHMOND, VA 23218-0400

NOT FOR
CONSTRUCTION

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PROJECT NUMBER

2.210338.0

PFDC – BLOCK 6: THE
CHANNEL MARK

58 FORE ST
PORTLAND, ME 04101

ISSUE

07/14/2023 – APPENDIX B

HP PACKAGE REVISIONS

TITLE SHEET

T001



3A CONCEPTUAL EXTERIOR RENDERING

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

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PROJECT NUMBER
2.210338.0

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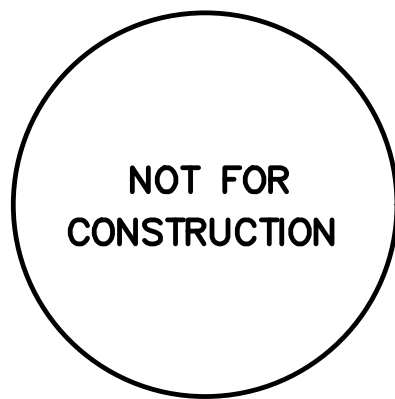
58 FORE ST
PORTLAND, ME 04101

ISSUE
07/14/2023 – APPENDIX B
HP PACKAGE REVISIONS

SHEET INDEX AND EXTERIOR
VIEWS
T002



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23218-0400



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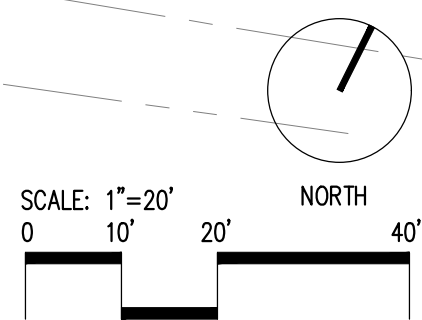
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PDFC — BLOCK 6:
THE CHANNEL MARK

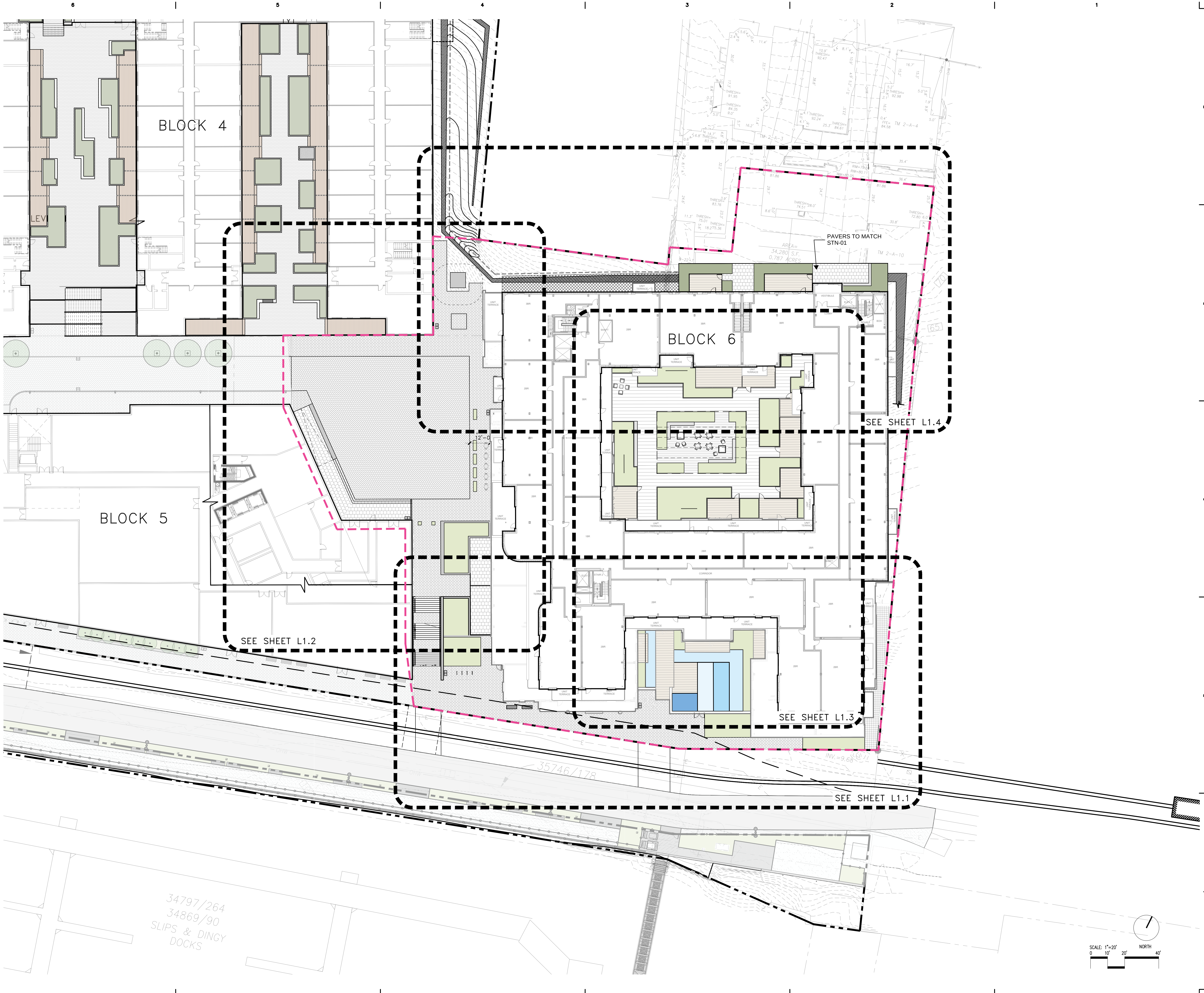
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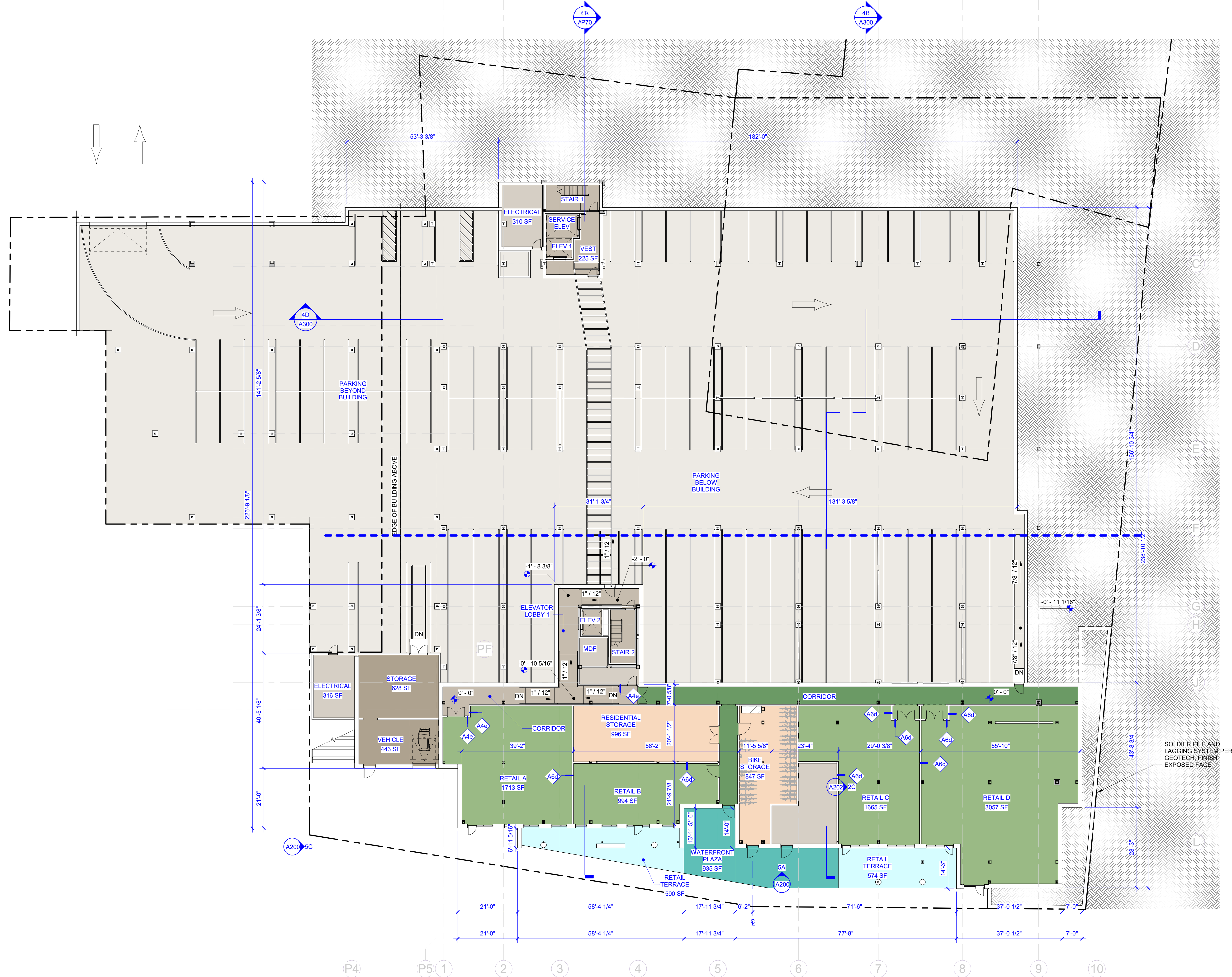
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07/14/2023 - APPENDIX B
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LANDSCAPE REFERENCE
PLAN



L1.0





5A LEVEL 1 (MARINA/PROMENADE) – PLAN



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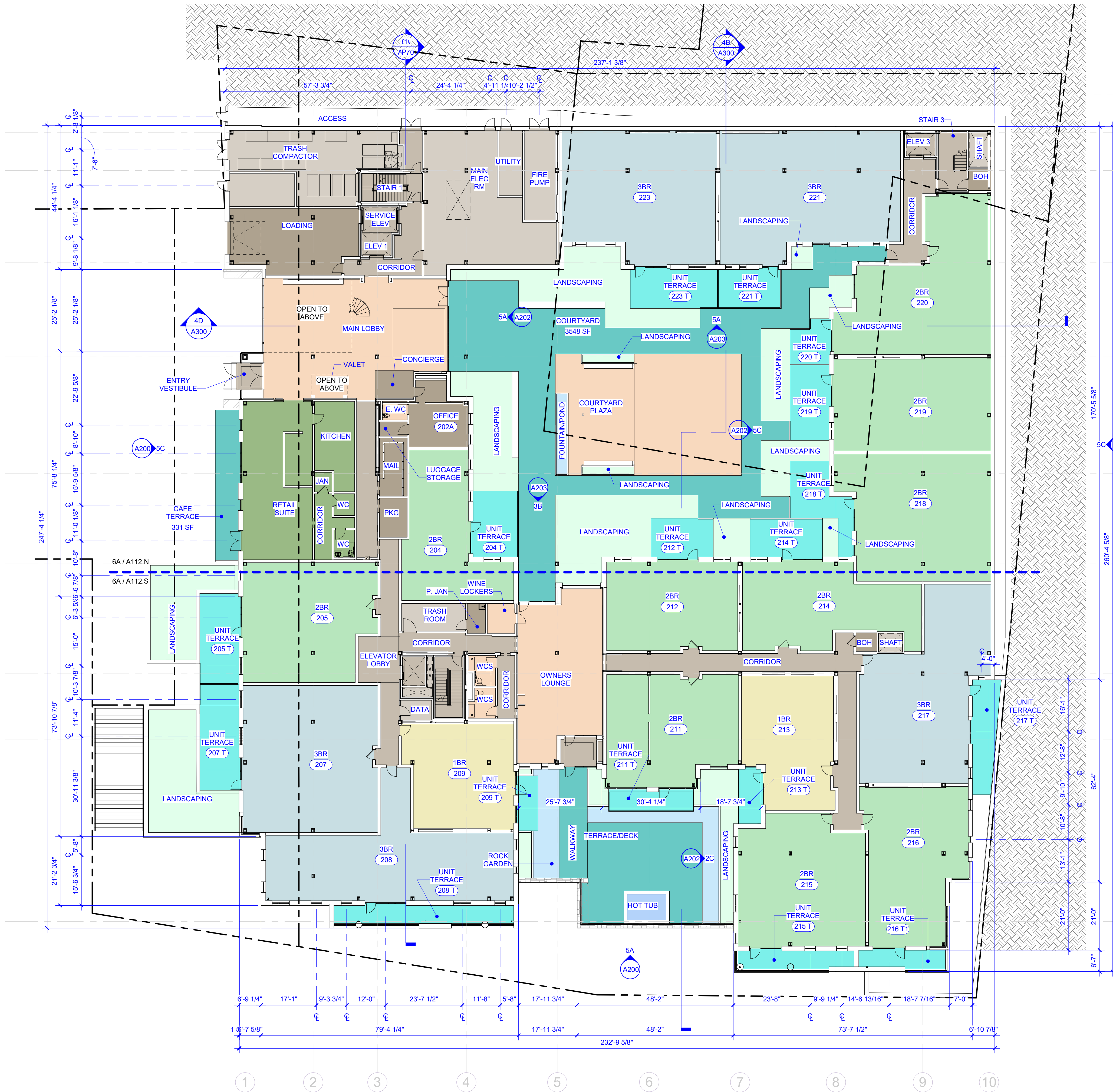
58 FORE ST
PORTLAND, ME 04101

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HP PACKAGE REVISIONS

LEVEL 2 - OVERALL PLAN
A112

AREA/UNIT TYPE

- | | |
|--------------------------|------------------------------------|
| SITE - LANDSCAPING | COMMON SPACE - UTILITIES (OUTDOOR) |
| SITE - WATER POOL | COMMON SPACE - AMENITY |
| SITE - WATER LOW | COMMON SPACE - OUTDOOR |
| RETAIL | UNIT - ONE BEDROOM |
| COMMON SPACE - BOH | UNIT - TWO BEDROOM |
| COMMON SPACE - ACCESS | UNIT - THREE BEDROOM |
| COMMON SPACE - UTILITIES | UNIT - OUTDOOR SPACE |



4A LEVEL 2 (STREET LEVEL) - PLAN

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

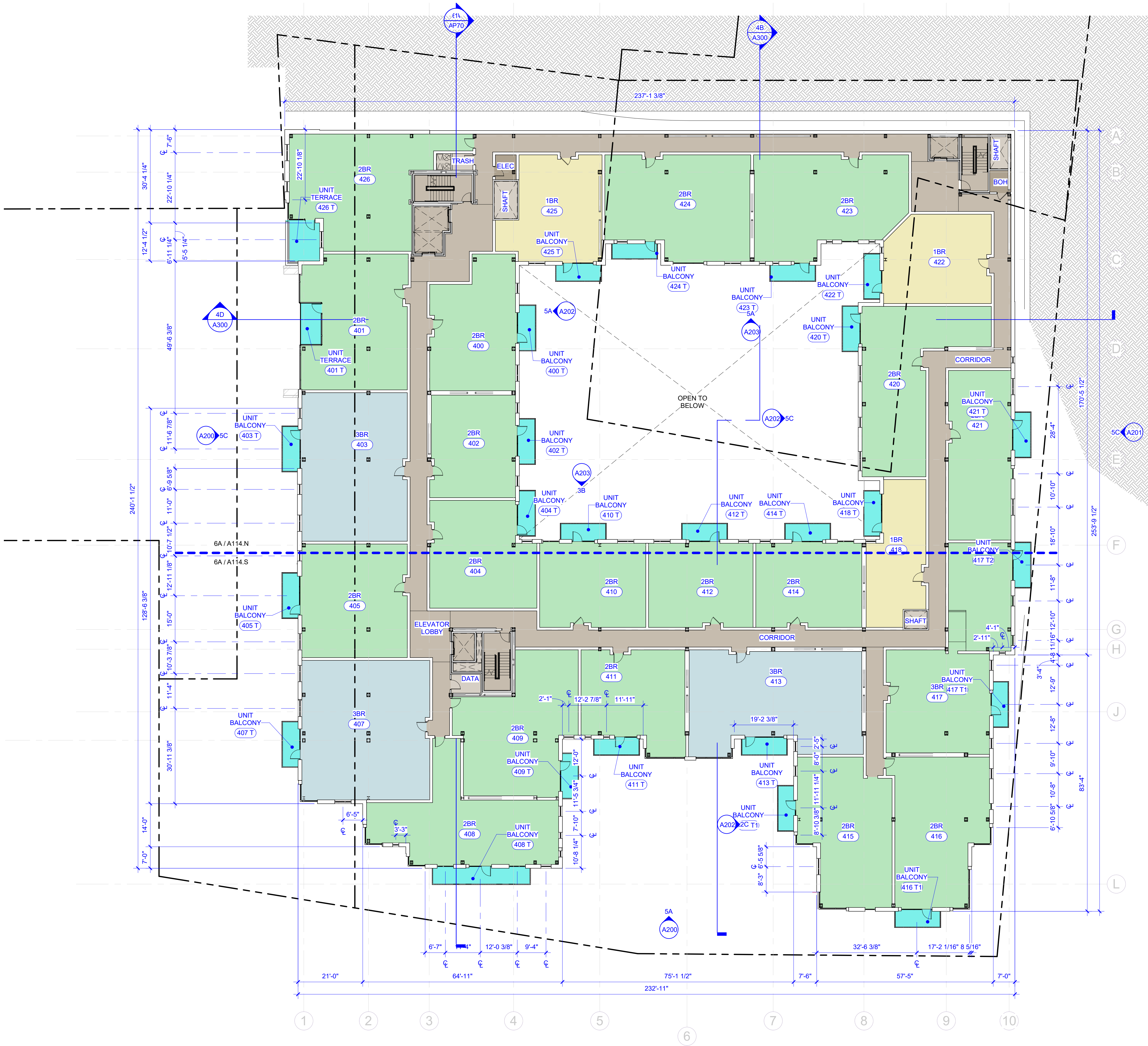
AREA/UNIT TYPE

- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- COMMON SPACE - AMENITY
- UNIT-ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - OUTDOOR SPACE

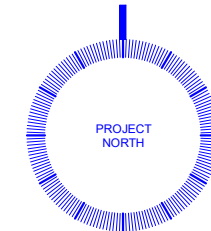


AREA/UNIT TYPE

- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - OUTDOOR SPACE



4A LEVEL 4 - PLAN
SCALE: 1/16" = 1'-0"





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LEVEL 5 - OVERALL PLAN
A115

AREA/UNIT TYPE

- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- COMMON SPACE - AMENITY
- COMMON SPACE - OUTDOOR
- UNIT-ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - OUTDOOR SPACE



4A LEVEL 5 - PLAN
SCALE: 1/16" = 1'-0"



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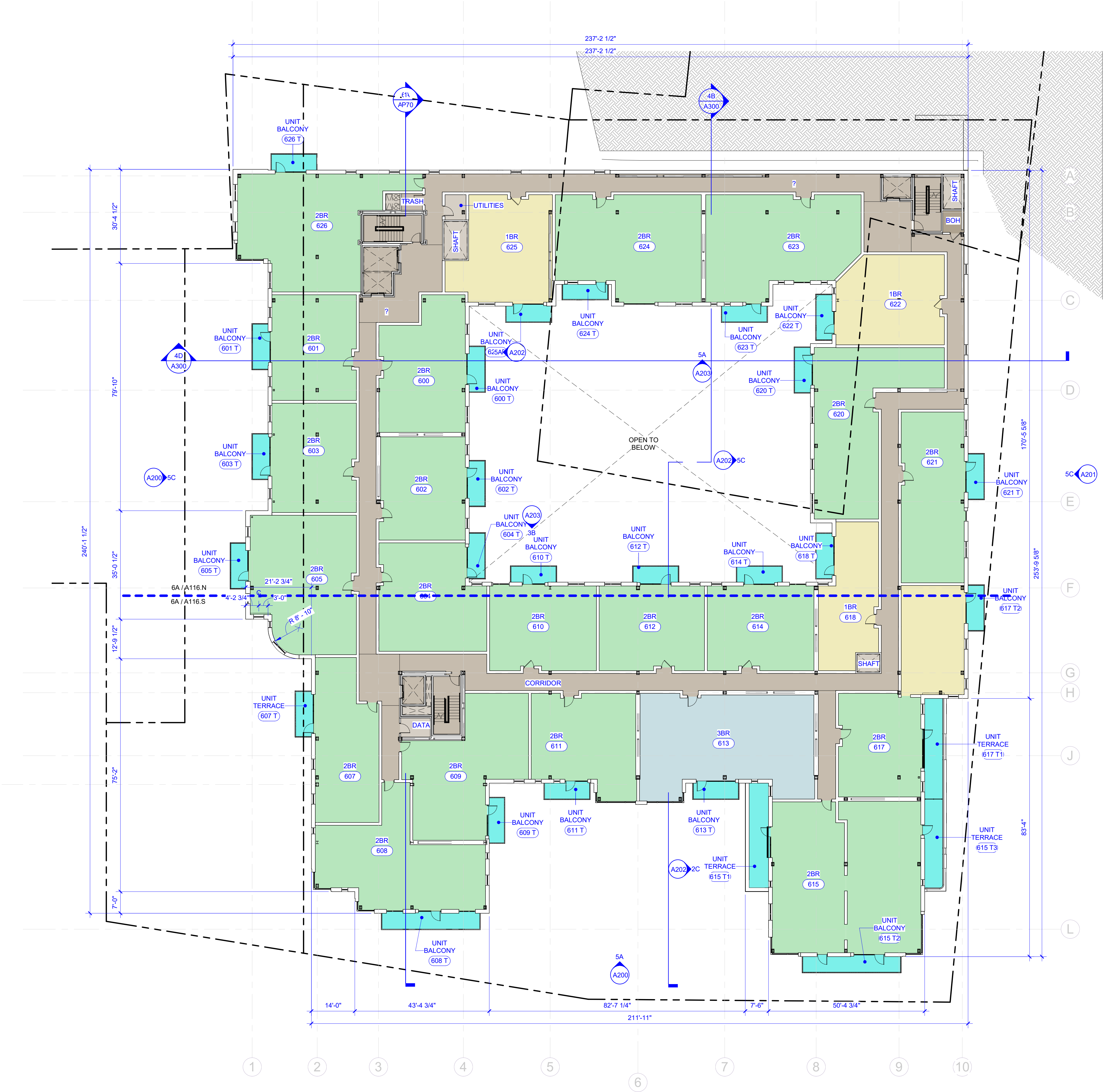
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07/14/2023 - APPENDIX B
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LEVEL 6 - OVERALL PLAN
A116

AREA/UNIT TYPE

- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- UNIT-ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - OUTDOOR SPACE

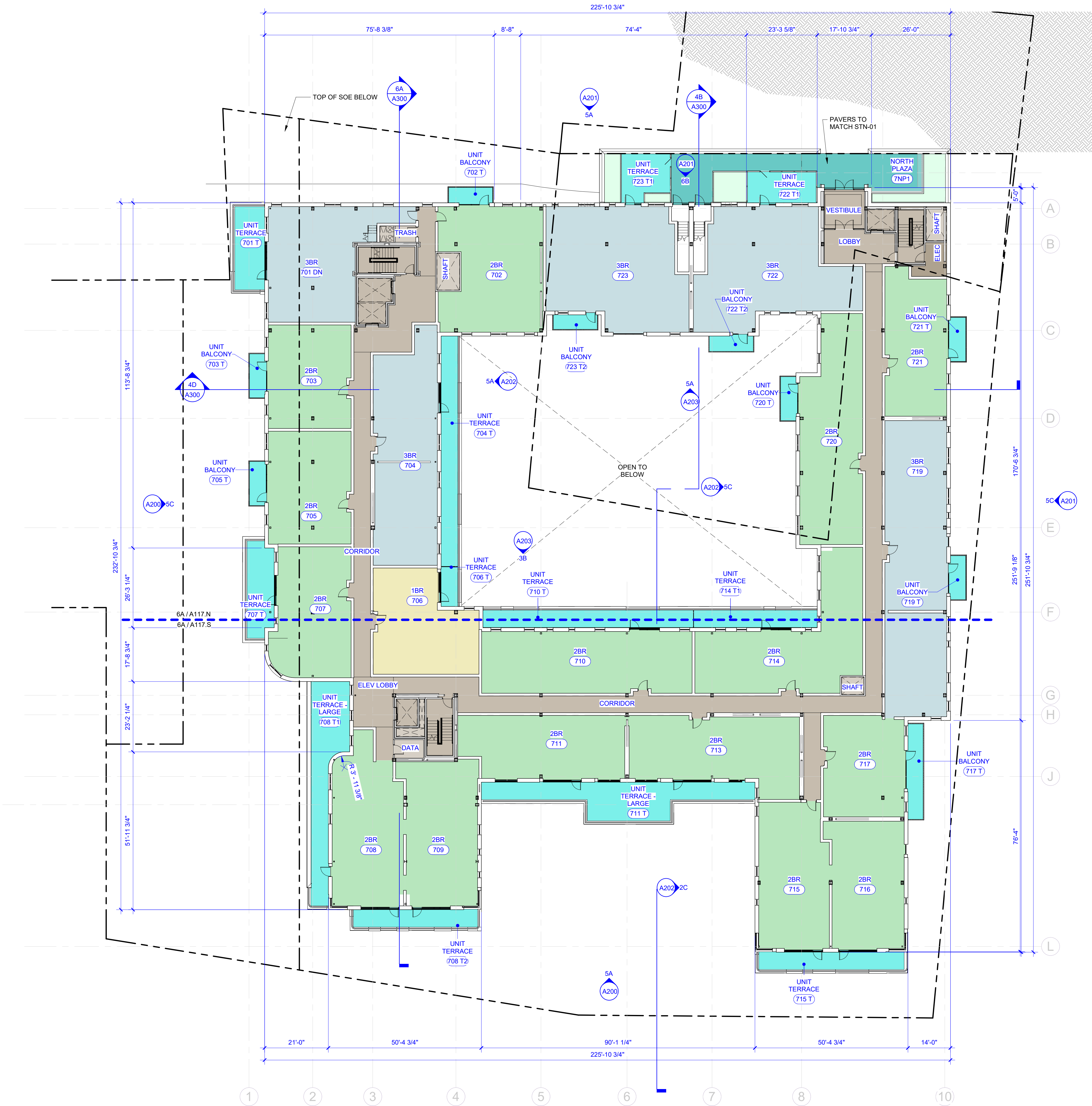


4A LEVEL 6 - PLAN

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

AREA/UNIT TYPE

- SITE - LANDSCAPING
- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- COMMON SPACE - OUTDOOR
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - OUTDOOR SPACE





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PROJECT NUMBER
2.210338.0

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CHANNEL MARK

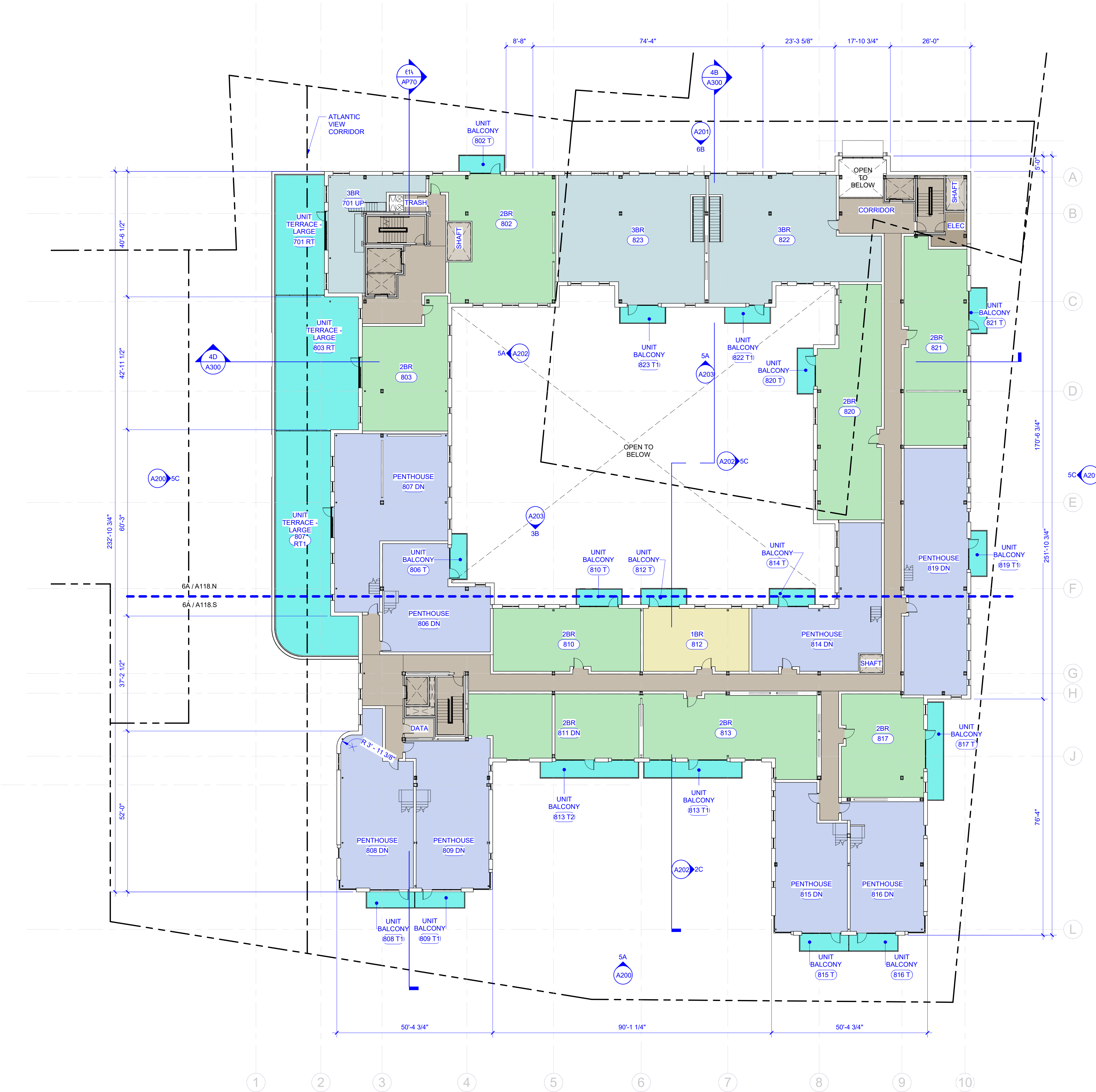
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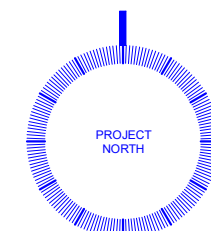
LEVEL 8 - OVERALL PLAN
A118

AREA/UNIT TYPE

- COMMON SPACE - BOH
- COMMON SPACE - ACCESS
- COMMON SPACE - UTILITIES
- UNIT-ONE BEDROOM
- UNIT - TWO BEDROOM
- UNIT - THREE BEDROOM
- UNIT - PENTHOUSE
- UNIT - OUTDOOR SPACE



4A LEVEL 8 - PLAN
SCALE: 1/16" = 1'-0"





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PROJECT NUMBER

2.210338.0

PFDC - BLOCK 6: THE
CHANNEL MARK

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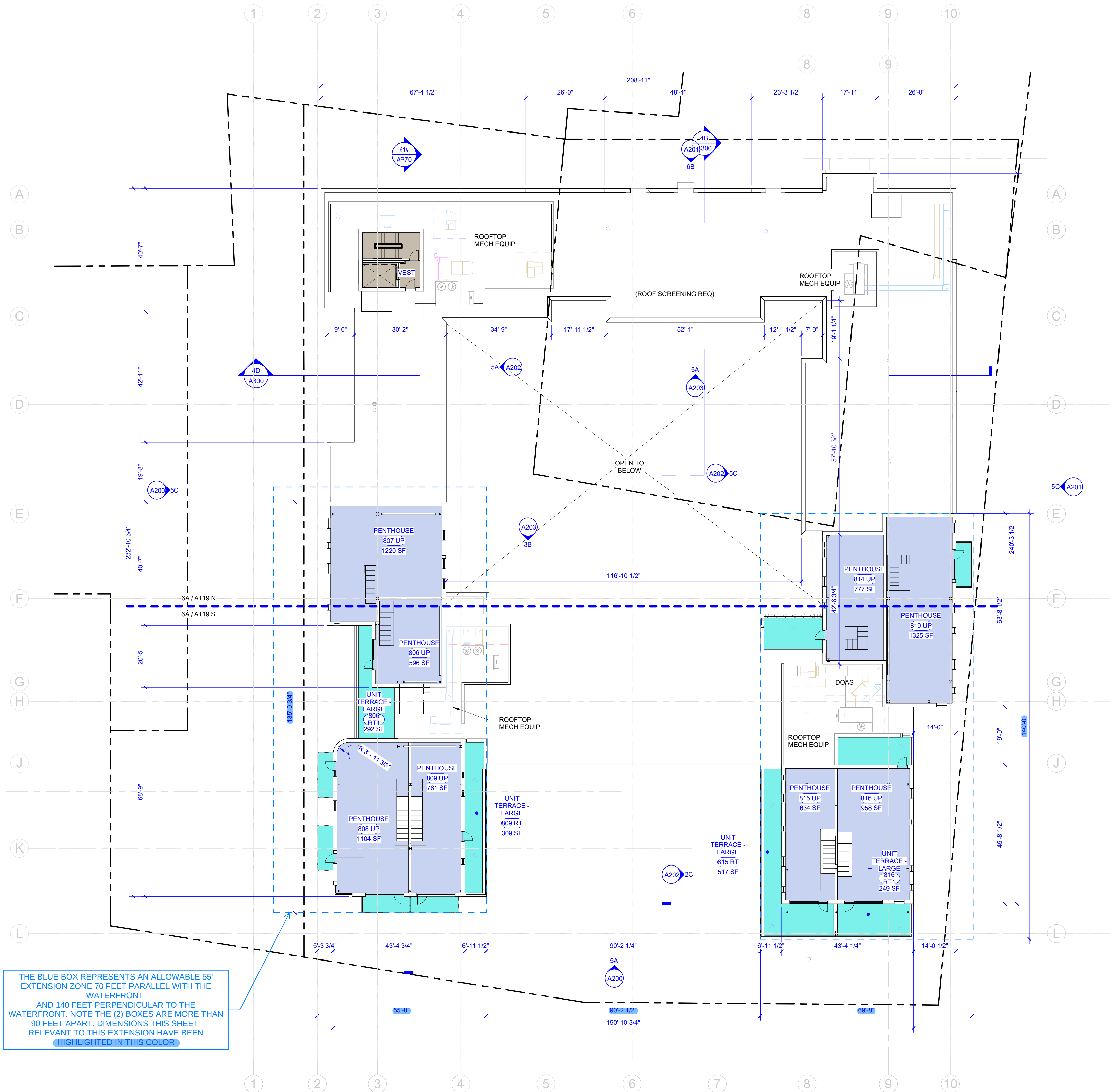
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LEVEL 9 - OVERALL PLAN
A119

AREA/UNIT TYPE

- COMMON SPACE - ACCESS
- UNIT - PENTHOUSE
- UNIT - OUTDOOR SPACE



4A LEVEL 9 (ROOF) - PLAN

SCALE: 1/16" = 1'-0" DRAWING REF: A200



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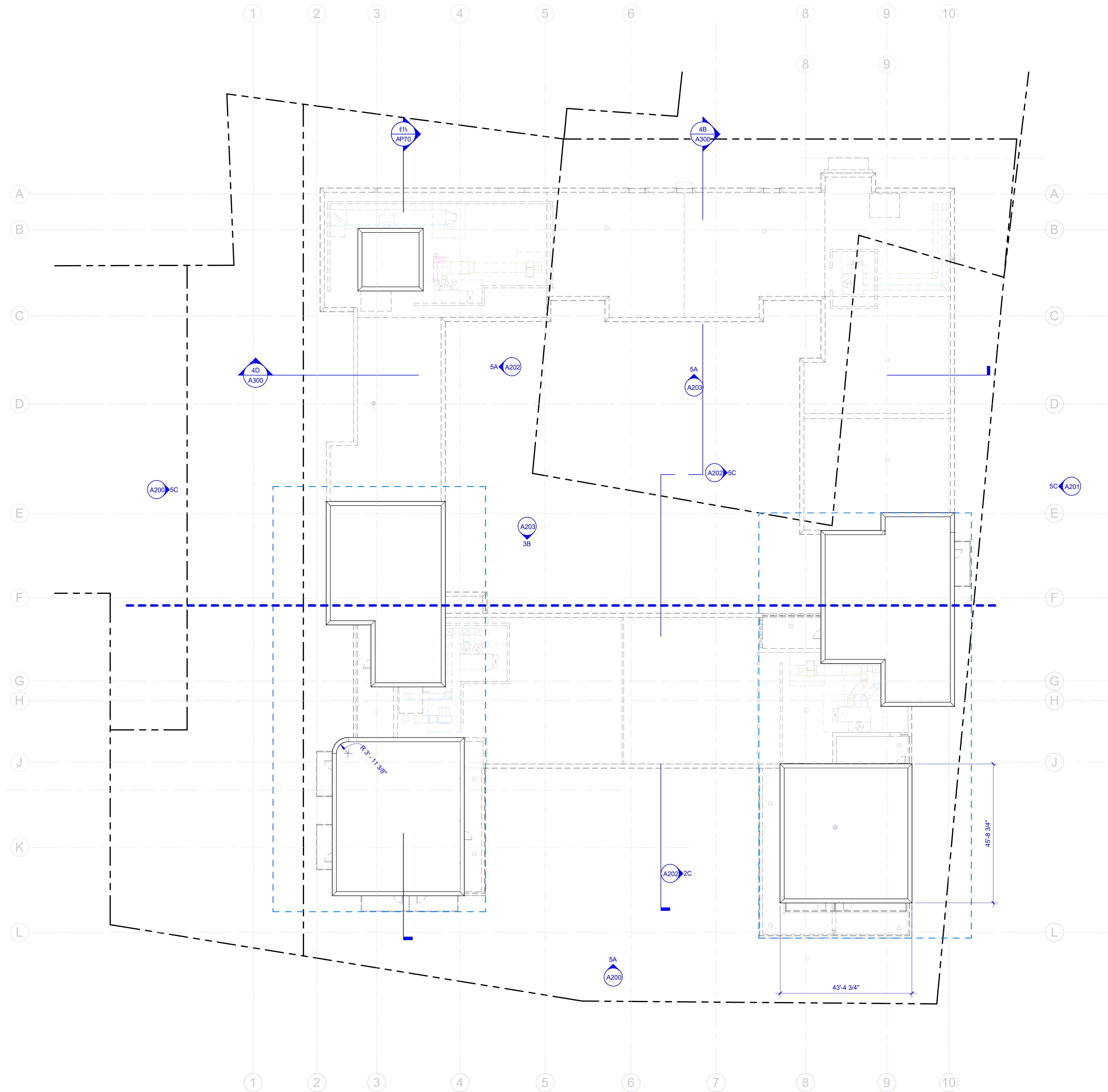
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PORTLAND, ME 04101

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LEVEL 10 – OVERALL PLAN



4A LEVEL 10 - (ROOF) PLAN

EXTERIOR FINISH LEGEND

FINISH NO.	MATERIAL	MANUFACTURER	STYLE NAME / NO.	COLOR	SIZE	DESCRIPTION / REMARKS
CONC-01	CONCRETE	TBD				EXPOSED POURED IN PLACE CONCRETE OR LIGHTWEIGHT WRAP ALTERNATIVE
CONC-02	CONCRETE	PER LANDSCAPE				BOARD FORMED CONCRETE AT LANDSCAPE PLANTERS
EXTERIOR FLOORING						
CMP-01	COMPOSITE	MYDECK	SLEEPER SYSTEM INSTALLATION			UNIT TERRACE AND BALCONY FLOORING
CT-01	PORCELAIN PAVER		WOOD LOOK		LARGE FORMAT - RECTILINEAR	AT LEVEL 2 TERRACES
CT-02	PORCELAIN PAVER		STONE LOOK		LARGE FORMAT - PLANK	AT LEVEL 2 TERRACES
PS-01	PAVERS	PER LANDSCAPE			VARIED	AT WATER FRONT, AT PODIUM, AT LEVEL 7 TERRACES/PLAZA
MASONRY						
STN-01	STONE		GRANITE		LARGE FORMAT	CAVITY WALL VENEER
STN-02	STONE		GRANITE		LEDGESTONE	CAVITY WALL VENEER
METAL						
MTL-01	ALUMINUM FRAMED DOOR / WINDOW SYSTEM	WASAU		DARK BRONZE		THERMALLY BROKEN
MTL-01A	ALUMINUM PANEL			TO MATCH MTL-01		COMPOSITE METAL PANEL AND BREAK METALS AT SLAB EDGE CLOSURE, CANOPIES, AND FLASHINGS
MTL-02	ALUMINUM PANEL	ATAS	BELEVIERE	FACTORY FINISHED		ROOF EQUIPMENT SCREEN AND BELOW GRADE FACADE
MTL-03	ALUMINUM RAILING AND MODULAR BALCONY SYSTEM	SAPPHIRE BALCONIES LIMITED	CUSTOM PREFABRICATED BALCONY	FACTORY FINISHED	REFERENCE PLANS	VERTICAL PICKET RAILING WITH NARROW PROFILE, THERMALLY BROKEN ATTACHMENT, RAILED ALLUM DECKING, AND EDGE DRAINAGE
MTL-04	GLASS GUARDRAIL	WESHAMPTON ARCHITECTURAL GLASS	BOTTOM SHOE	FINISH TO MATCH MTL-01	48" PANELS	GLASS PANEL RAILING WITH ALUMINUM MOUNT SYSTEM

EXTERIOR FINISH LEGEND

FINISH NO.	MATERIAL	MANUFACTURER	STYLE NAME / NO.	COLOR	SIZE	DESCRIPTION / REMARKS
PNT-01	ELASTOMERIC COATING			COLOR TO MATCH MTL-01		ALL EXPOSED STEEL
RAINSCREEN PANEL						
FCP-01	FIBER CEMENT PANEL	SWISS PEARL	GRAVIAL	GRANITE 624		CONCEALED ATTACHEMENT SYSTEM
GFRC-01	GLASSFIBER REINFORCED CONCRETE SLAT	RIEDER	OKO SKIN STRIPES	FINAL COLOR/FINISH MIX TO BE COORDINATED WITH MANUFACTURER FROM THE FOLLOWING COLOR SELECTIONS: VANILLA NS04, SAHARA NS01, SANDSTONE NS02, ALMOND NS05, & LARCH T102; & TEXTURE SELECTIONS: MATT, FERRO LIGHT, AND FERRO	302m	CONCEALED ATTACHEMENT SYSTEM: VERTICAL ORIENTATION; DESIGN INTENT IS 2-3 COLORS IN ALL 3 TEXTURES
GFRC-02	GLASSFIBER REINFORCED CONCRETE SLAT	RIEDER	OKO SKIN STRIPES	FINAL COLOR/FINISH MIX TO BE COORDINATED WITH MANUFACTURER FROM THE FOLLOWING COLOR SELECTIONS: VANILLA NS04, SAHARA NS01, SANDSTONE NS02, ALMOND NS05, & LARCH T102; & TEXTURE SELECTIONS: MATT, FERRO LIGHT, AND FERRO	147mm	CONCEALED ATTACHEMENT SYSTEM: HORIZONTAL ORIENTATION; DESIGN INTENT IS 2-3 DIFFERENT TEXTURES
WOOD						
WD-01	WOOD FENCING	PER LANDSCAPE				AT LEVEL 2 AND LEVEL 7 UNIT TERRACES

KEYNOTES

05.59.13 MODULAR ALUMINUM BALCONY, BOD: AS SHOWN IN SCHEDULE BALCONY WITH RAILED ALUMINUM BALUSTRADE, NON COMBUSTIBLE DECKINGS, AND EDGE DRAINAGE

05.73.00.B PREFINISHED ALUMINUM GUARDRAIL TO MATCH MODULAR BALCONIES

05.73.13 GLASS GUARDRAIL IN ALUMINUM SHOE

07.44.53 FRP COLUMN WRAP, MOUNTED VERTICALLY

07.62.00.A ALUMINUM COPING WITH KYNAR FINISH SEE SECTION 07 6200

08.11.13 PAINTED HOLLOW METAL DOOR AND FRAME SEE SHEETS A8-01, A8-02, AND SECTION 08 1113

08.33.23 OVERHEAD COILING DOORS

10.55.01 ADAPTIVE OUTDOOR SHADE STRUCTURE, BOD: LANDSCAPE FORMS UPFIT

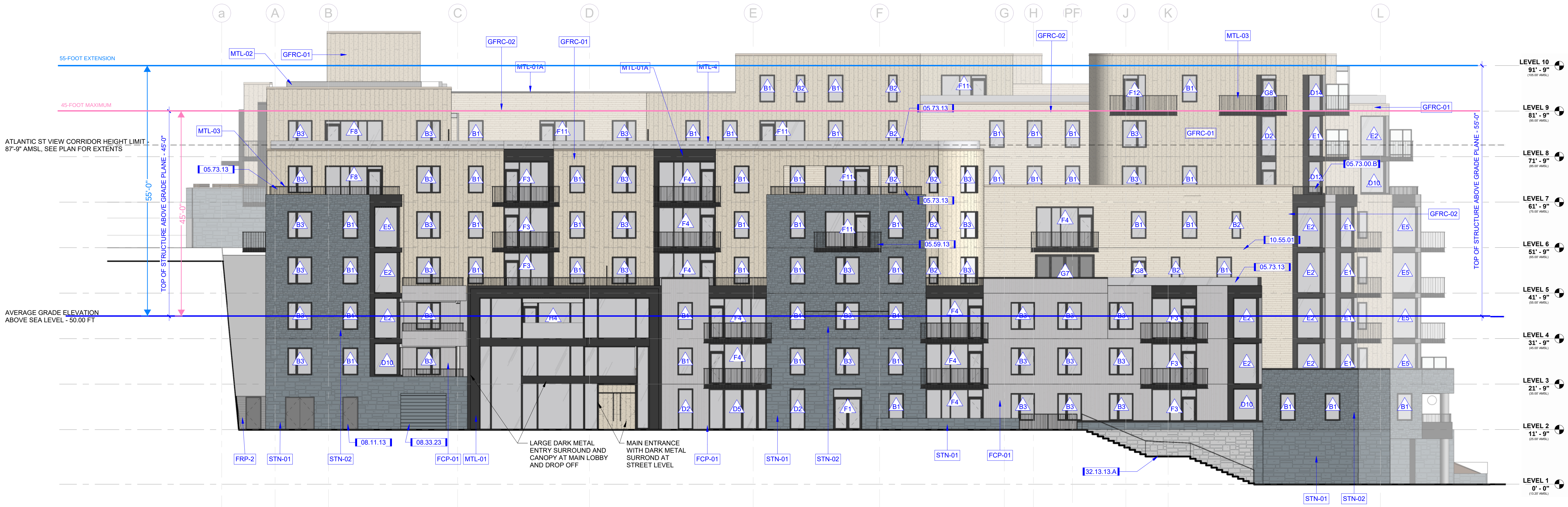
31.32.36 SOE PER CIVIL DRAWINGS

32.13.13.A GRAND EXTERIOR STAIR PER LANDSCAPE DRAWINGS

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THE CHANNEL MARK®



5C ELEVATION - WEST

SCALE: 3/32" = 1'-0" DRAWING REF: ATT



5A ELEVATION - SOUTH

SCALE: 3/32" = 1'-0" DRAWING REF: ATT

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PROJECT NUMBER

2.210338.0

PFDC - BLOCK 6: THE CHANNEL MARK

58 FORE ST
PORTLAND, ME 04101

ISSUE
07/14/2023 - APPENDIX B
HP PACKAGE REVISIONS

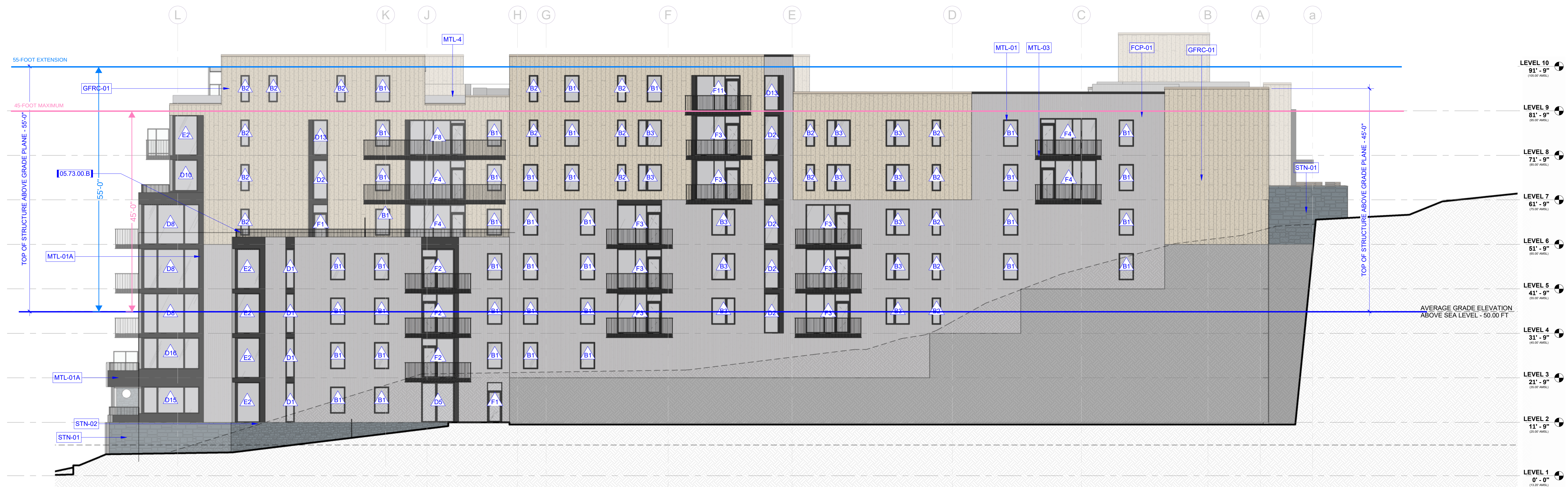
EXTERIOR ELEVATIONS
A200

KEYNOTES

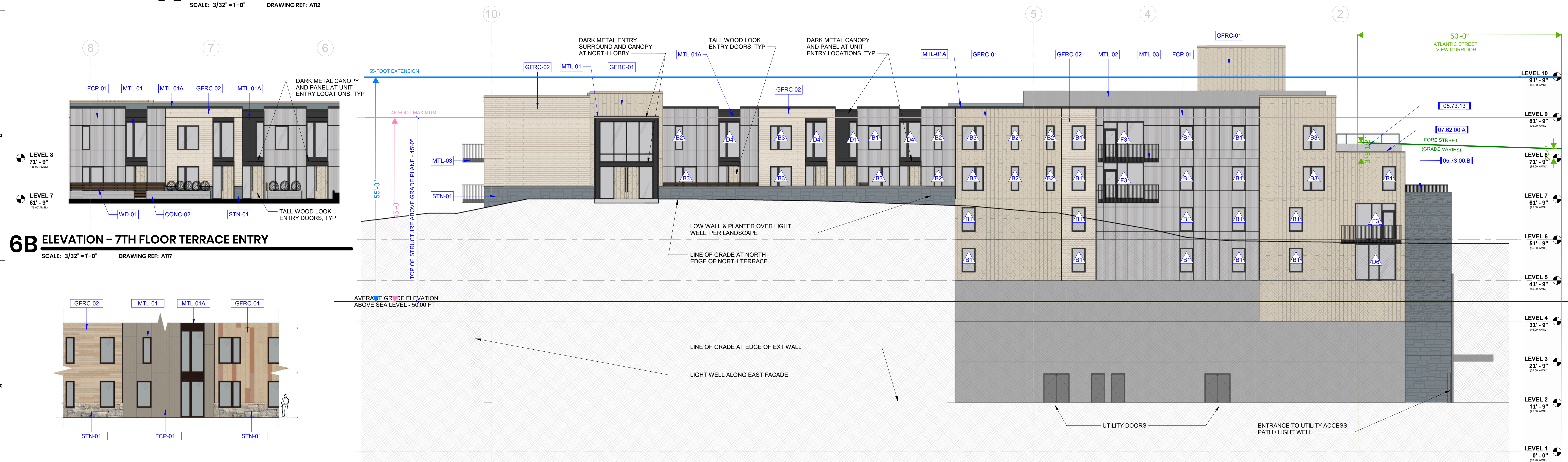
05.73.00.B PREFINISHED ALUMINUM GUARDRAIL TO MATCH MODULAR BALCONIES
05.73.13 GLASS GUARDRAIL IN ALUMINUM SHOE
07.62.00.A ALUMINUM COPING WITH KYNAR FINISH SEE SECTION 07 6200

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2.210338.0**PFDC - BLOCK 6: THE
CHANNEL MARK**58 FORE ST
PORTLAND, ME 04101ISSUE
**07/14/2023 - APPENDIX B
HP PACKAGE REVISIONS****EXTERIOR ELEVATIONS
A201****5C ELEVATION - EAST**

SCALE: 3/32" = 1'-0" DRAWING REF: A112

**6A EXTERIOR MATERIAL APPLICATION RENDERING**

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

5A ELEVATION - NORTH

SCALE: 3/32" = 1'-0" DRAWING REF: A117

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PROJECT NUMBER

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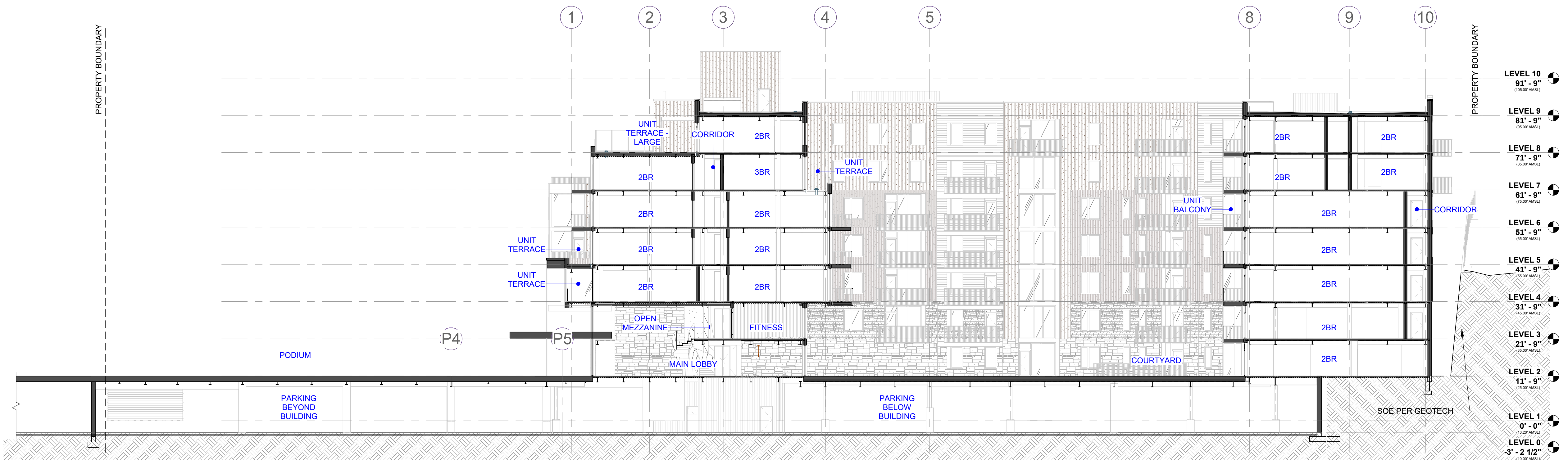
PFDC – BLOCK 6: THE CHANNEL MARK

58 FORE ST
PORTLAND, ME 04101

07/14/2023 – APPENDIX B
HP PACKAGE REVISIONS

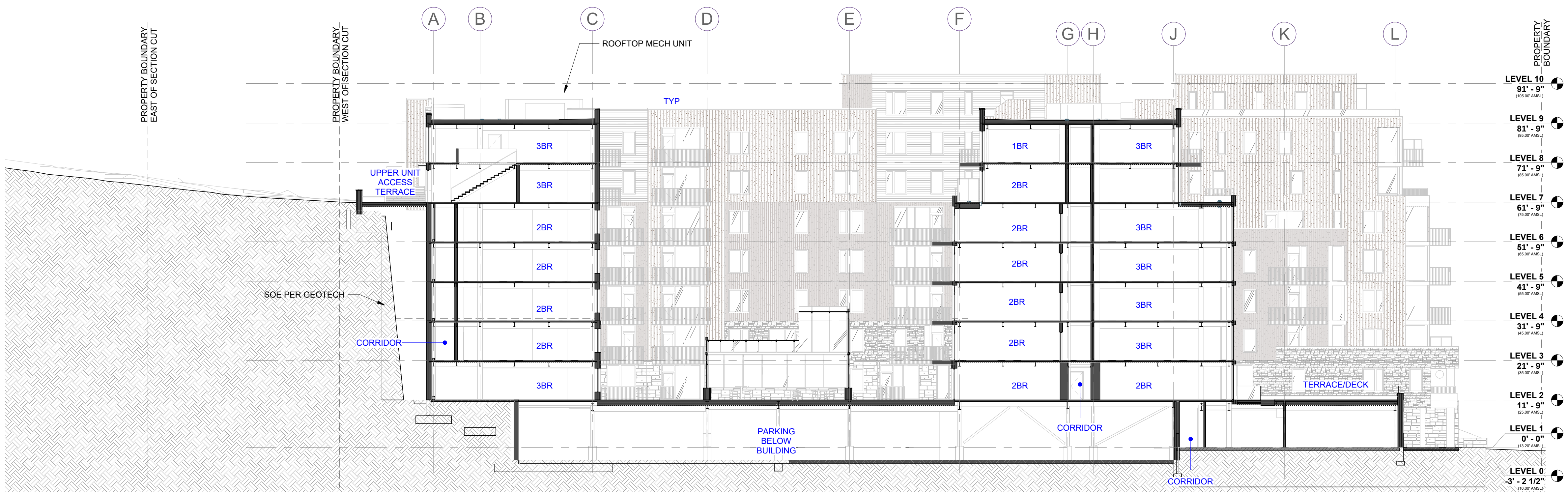
OVERALL BUILDING SECTIONS

A300



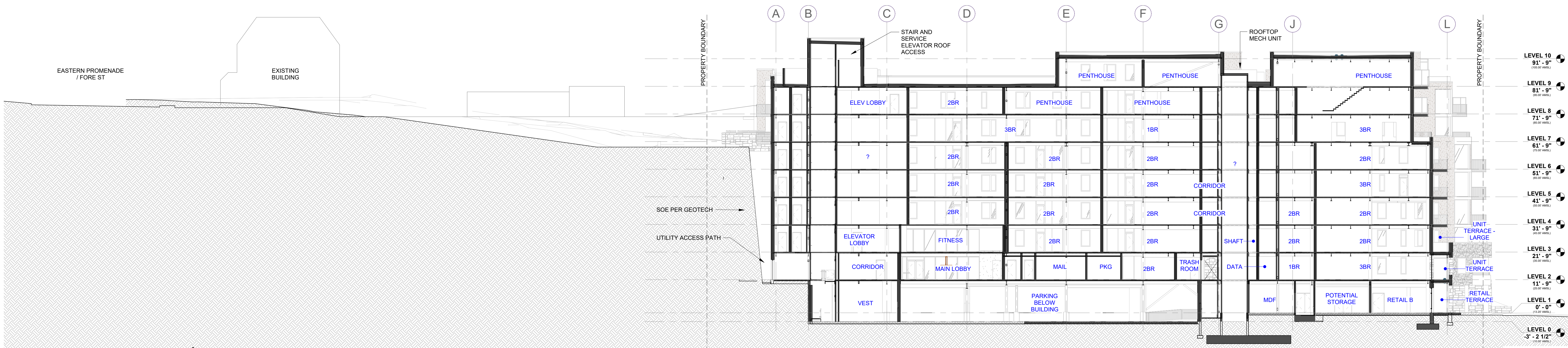
4D BUILDING SECTION - EAST/WEST AT COURTYARD

SCALE: 1/16" = 1'-0" DRAWING REF: A111



4B BUILDING SECTION - NORTH/SOUTH AT COURTYARD

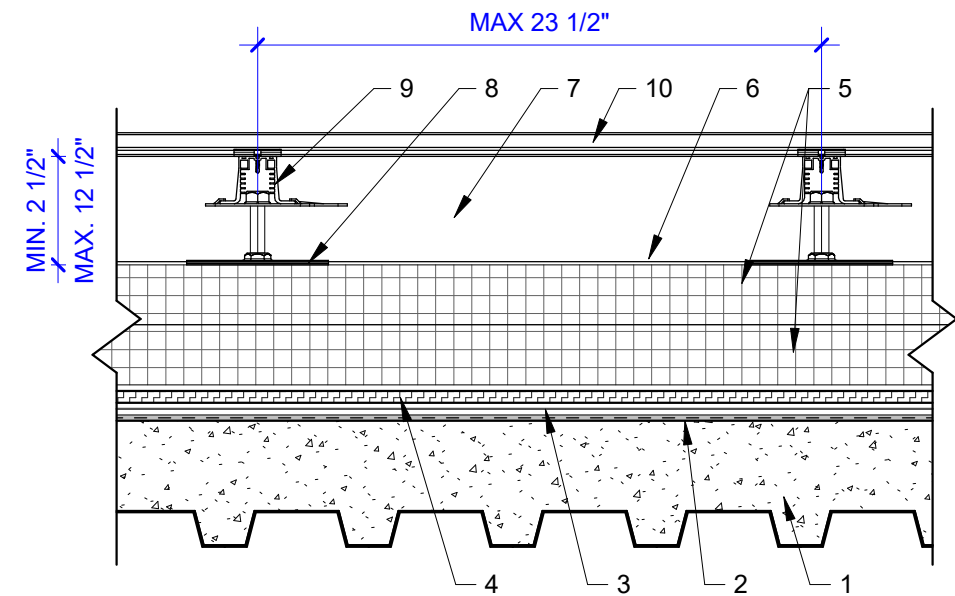
SCALE: 1/16" = 1'-0" DRAWING REF: A111



6A BUILDING SECTION - NORTH/SOUTH

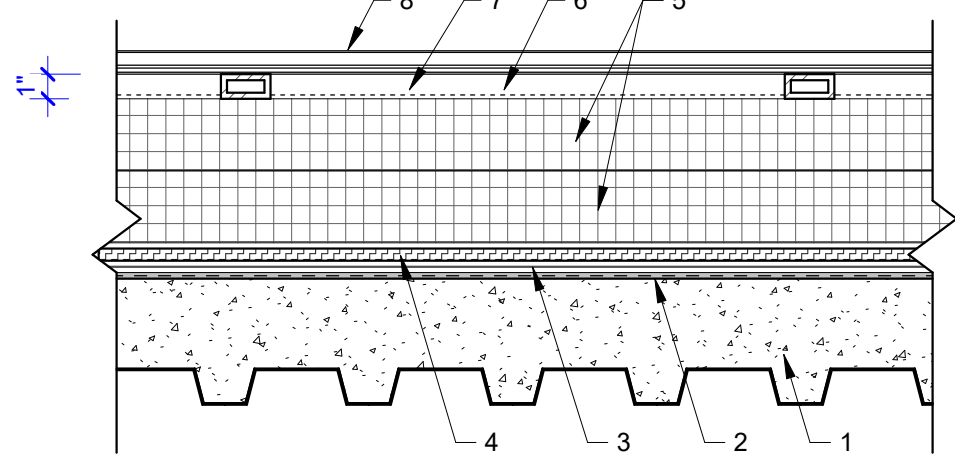
SCALE: 1/16" = 1'-0" DRAWING REF: A111

1. **CONCRETE COMPOSITE ROOF DECK**
PER STRUCT DRAWINGS
2. **HOT FLUID-APPLIED RUBBERIZED ASPHALT ROOFING**
MIN 215 MIL FABRIC-REINFORCED
3. **80 MIL PROTECTION BOARD**
SBS MODIFIED BITUMEN SHEET
4. **DRAINAGE COMPOSITE**
5. **2 LAYERS XPS RIGID INSULATION**
JOINTS STAGGERED, COMBINED MIN R-30
6. **FILTER FABRIC**
CONTINUOUS ACROSS INSULATION
7. **MYDEK PEDESTAL SYSTEM**
MIN 1/2" AIR GAP FOR DRAINAGE
8. **MYDEK PEDESTAL BASE PLATE**
STANDING ON NEOPRENE PROTECTION MAT
MAX SPACING 4"
9. **MYDEK ALUMINIUM EXTRUDED SUPPORT PROFILE**
MOUNTED ON M16 STUD FOR ADJUSTABLE HEIGHT
(MIN. 2 1/2" MAX 12 1/2")
MAX SPACING 23 1/2"
10. **MYDEK LUXURA 200 DECKING BOARD**
CONNECTS TO SUPPORT PROFILE WITH FIXING CLIP
MIN 1/4" JOINTS FOR DRAINAGE



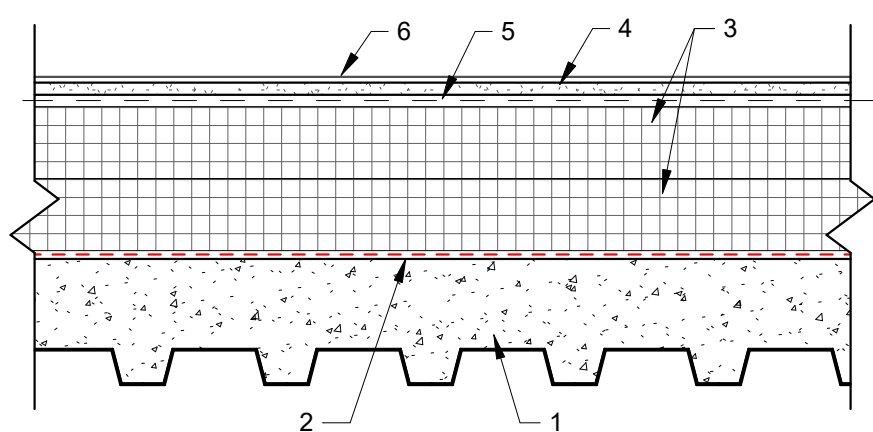
**RS2 - HRA MEMBRANE WITH PAVERS
AT COURTYARD**

1. **CONCRETE COMPOSITE ROOF DECK**
PER STRUCT DRAWINGS
 2. **HOT FLUID-APPLIED RUBBERIZED ASPHALT ROOFING**
MIN 215 MIL FABRIC-REINFORCED
 3. **80 MIL PROTECTION BOARD**
SBS MODIFIED BITUMEN SHEET
 4. **DRAINAGE COMPOSITE**
 5. **2 LAYERS XPS RIGID INSULATION**
JOINTS STAGGERED, COMBINED MIN R-30
 6. **FILTER FABRIC**
CONTINUOUS ACROSS INSULATION
 7. **PEDESTAL SYSTEM**
MIN 1/2" AIR GAP FOR DRAINAGE
NOTE: FOR CAVITY SMALLER THAN 2 1/2", A PEDESTAL
SYSTEM OTHER THAN MYDEK HAS TO BE USED
 8. **MYDEK LUXURA 200 DECKING BOARD**
FIXED DIRECTLY TO STEEL OR ALUMINIUM SLEEPERS
MIN 1/4" JOINTS FOR DRAINAGE
- NOTE: SEE FLOOR SYSTEM TYPE 2 FOR CEILING
TREATMENT BELOW SLAB

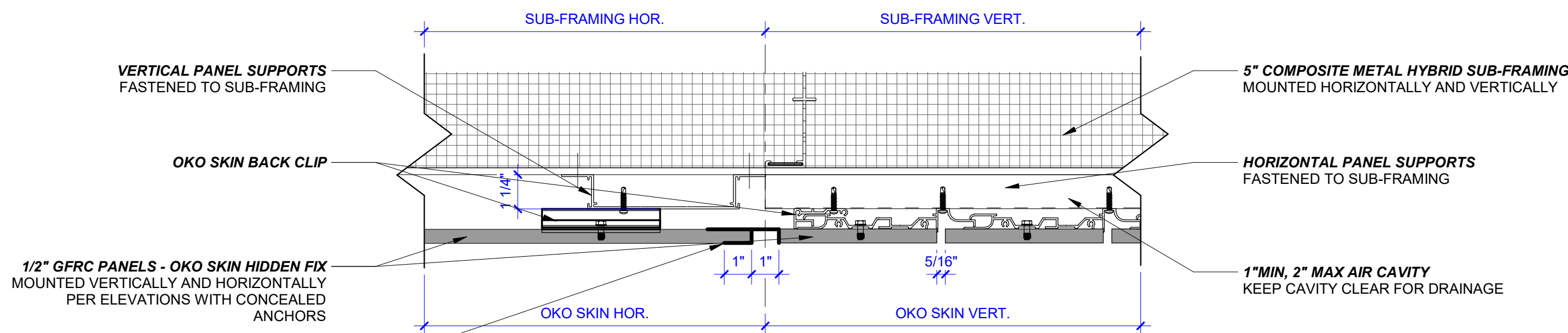


**RS2 - HRA MEMBRANE WITH DECKING
AT TERRACE**

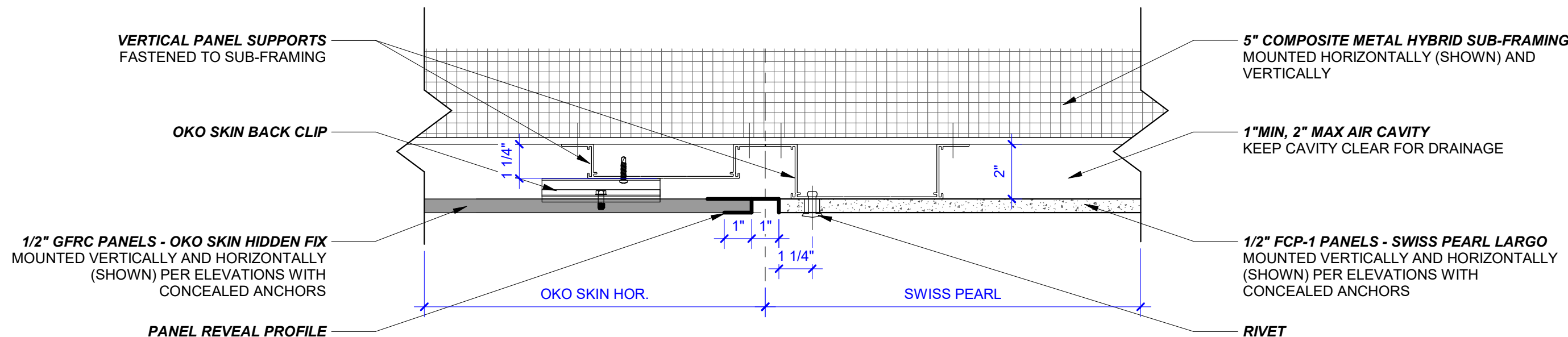
1. **CONCRETE COMPOSITE ROOF DECK**
PER STRUCT DRAWINGS
2. **BITUMINOUS VAPOR RETARDER**
CLASS II SELF ADHERED TO CONC DECK, TIE INTO WALL
AIR BARRIER
3. **2 LAYERS POLYISO RIGID INSULATION**
1ST LAYER - TAPERED MECHANICALLY ATTACHED
2ND LAYER - FULLY ADHERED
JOINTS STAGGERED, COMBINED MIN R-30
4. **1/2" HIGH-DENSITY POLYISO COVER BOARD**
FULLY ADHERED TO RIGID INSULATION
5. **ELD ROOF TESTING WIRES**
INSTALL BELOW COVERBOARD
6. **0.80 WHITE FLEECEBACK TPO ROOF MEMBRANE**
FULLY ADHERED TO POLYISO INSULATION



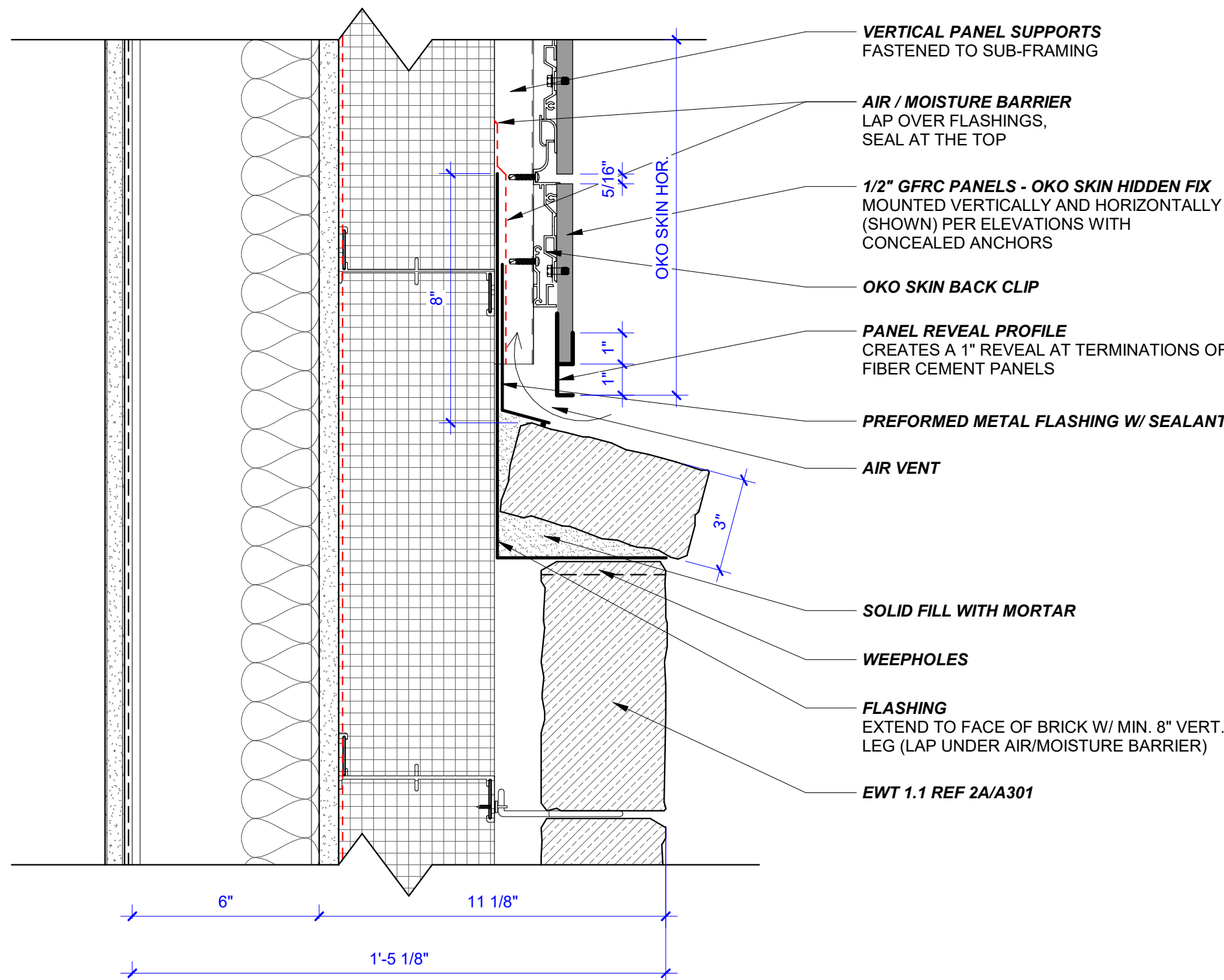
RS1 - TPO ON COMPOSITE ROOF DECK



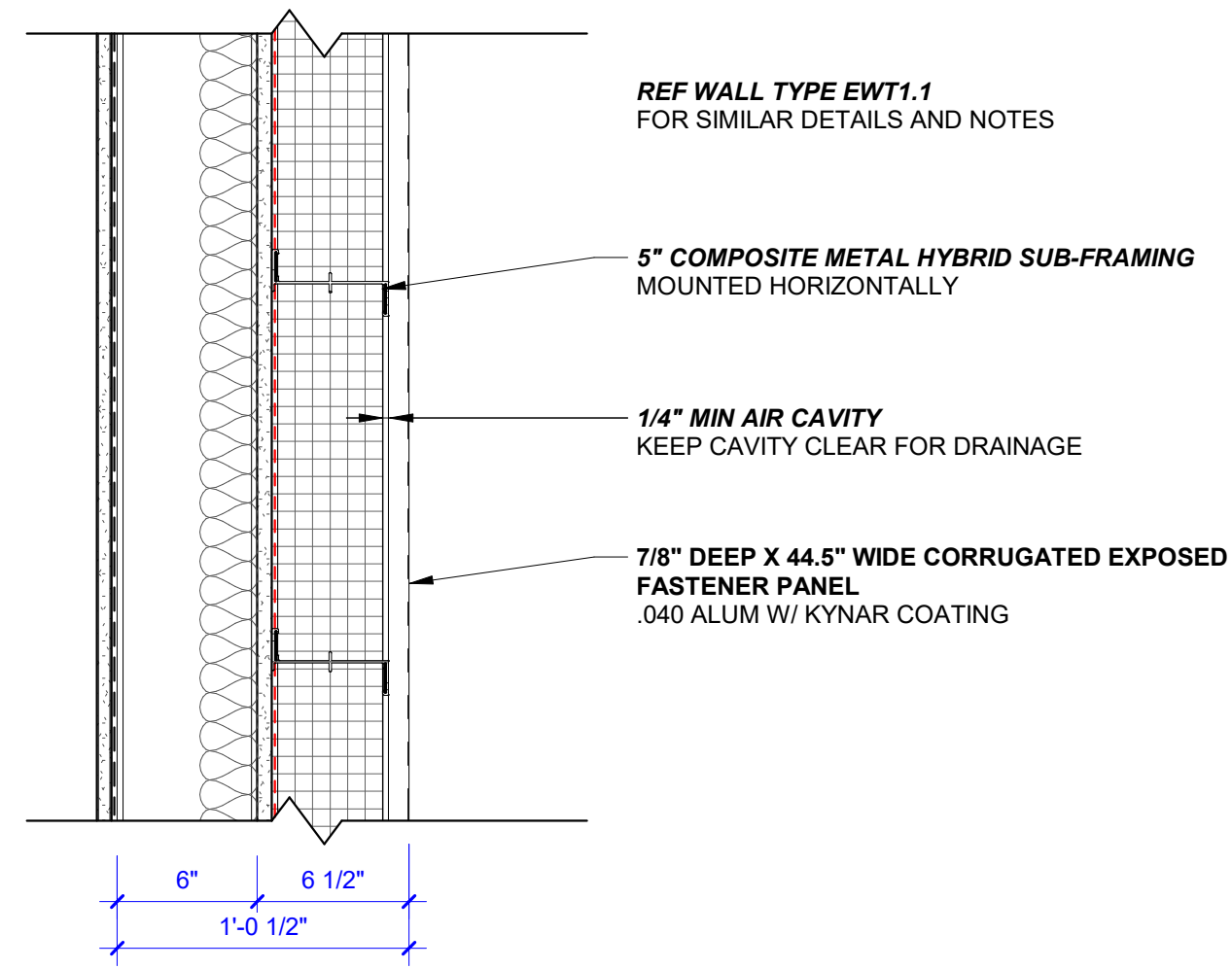
GFRC VERTICAL TO GFRC HORIZONTAL TRANSITION



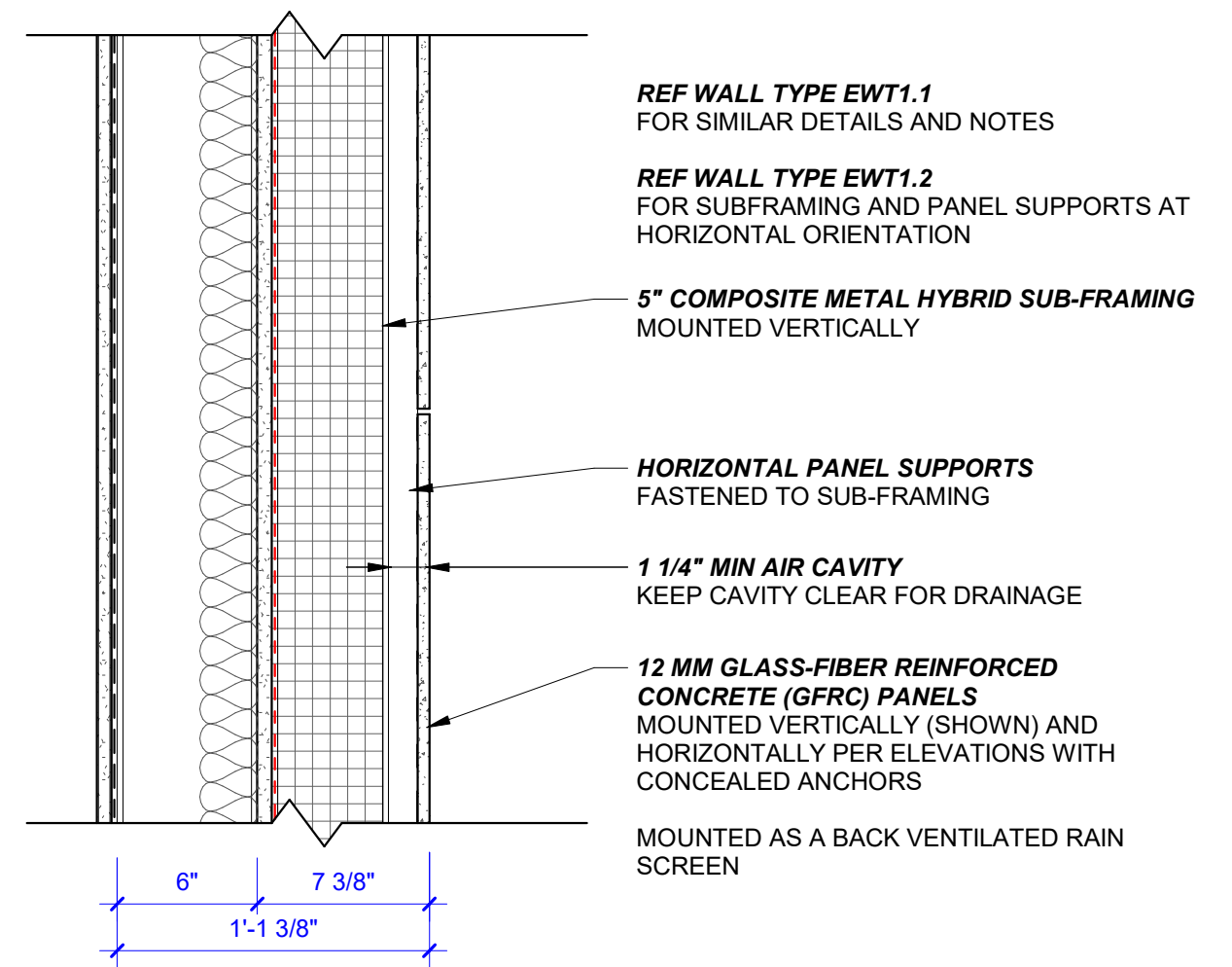
FCP TO GFRC TRANSITION



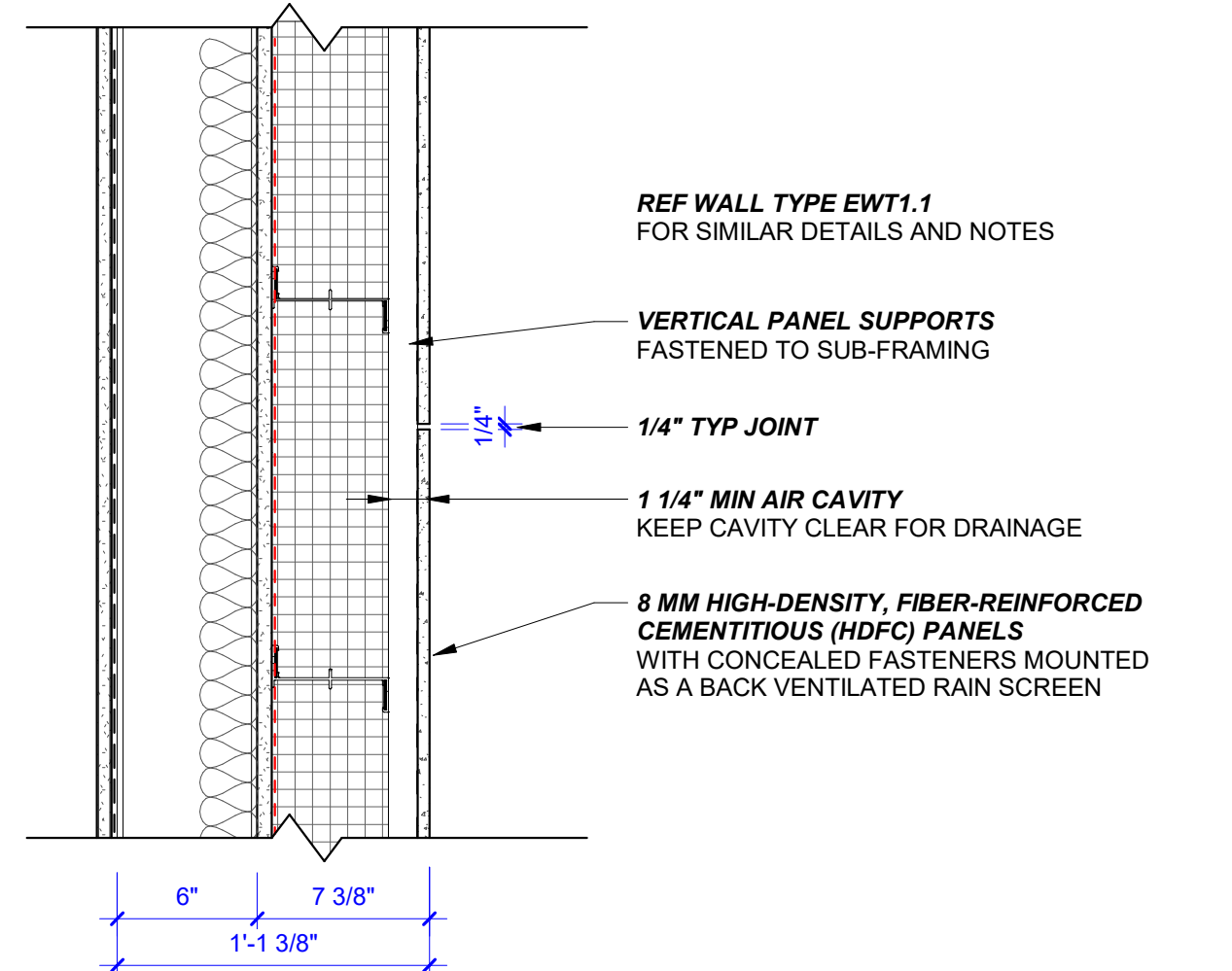
MASONRY TO GFRC TRANSITION



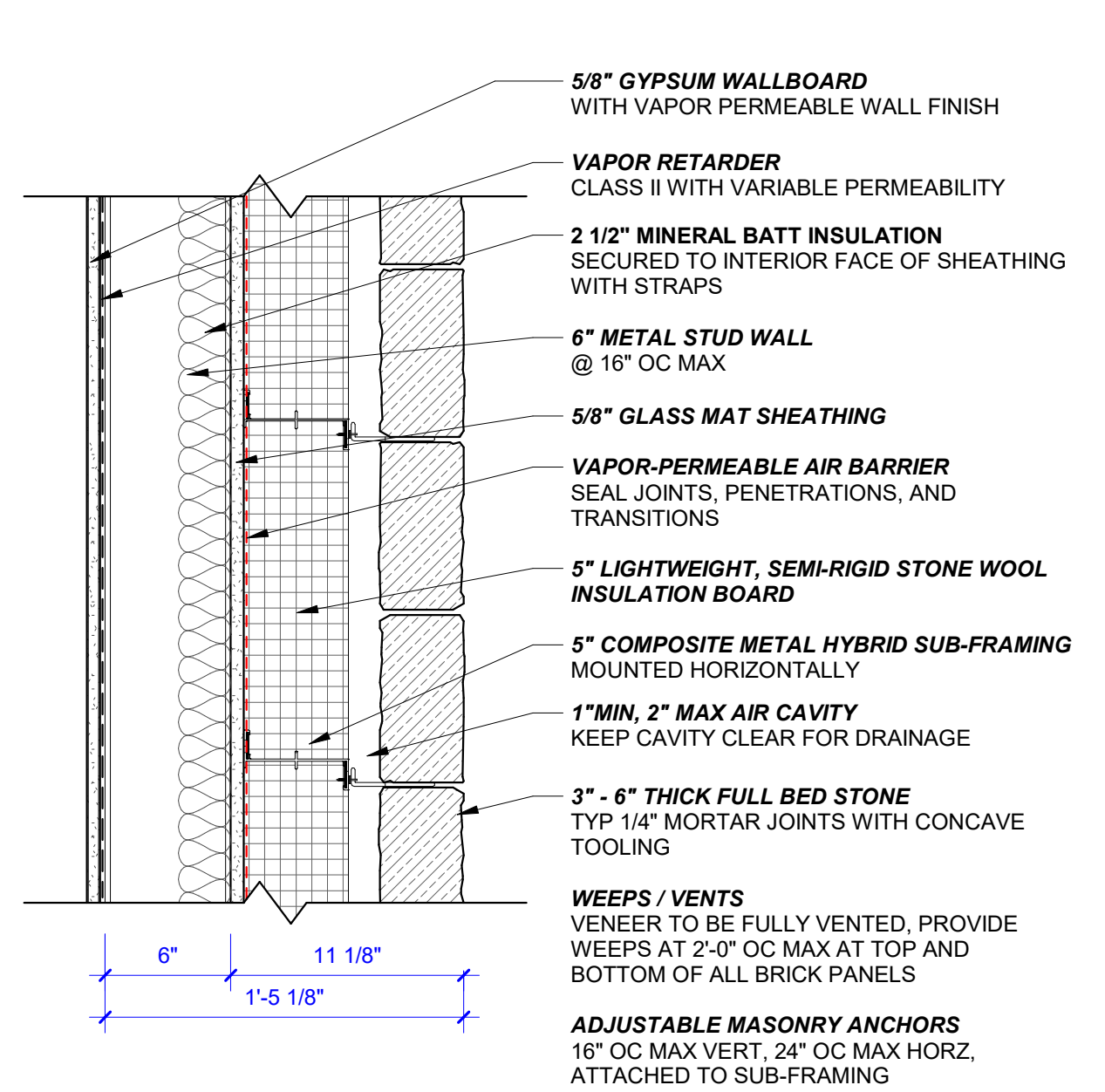
EWT1.4 - CORRUGATED MTL PANEL ON MTL STUD



EWT1.3 - GFRC PANEL ON MTL STUD



EWT1.2 - FCP PANEL ON MTL STUD



EWT1.1 - MASONRY ON MTL STUD

5A ROOF SYSTEMS

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

4B EXTERIOR WALL TRANSITIONS

SCALE: 3" = 1'-0"

2A EXTERIOR WALL TYPES

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

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PROJECT NUMBER

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**PFDC - BLOCK 6: THE
CHANNEL MARK**

58 FORE ST
PORTLAND, ME 04101

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**07/14/2023 - APPENDIX B
HP PACKAGE REVISIONS**

**BUILDING ENVELOPE
SYSTEMS**

A301

Portland Foreside Development Company

Block 6



EXTERIOR FINISH LEGEND

STN-01, STN-02: WHITE/GREY GRANITE INSPIRED BY TRADITIONAL NEW ENGLAND GRANITE AT FAÇADE

MTL-01, MTL-01A: DARK BRONZE ALUMINUM WINDOW AND DOOR FRAMES, FLASHING AND REVEALS

MTL-02: GRAY METAL PANEL AT ROOF EQUIPMENT SCREENS AND BELOW GRADE FAÇADE

MTL-03: DARK BRONZE ALUMINUM RAILING AND MODULAR BALCONY SYSTEM

FCP-01: WARM GRAY STRIATED FIBER CEMENT PANELS AT FAÇADE

GFRC-01: EARTHY LIGHT BROWN VERTICAL GLASSFIBER REINFORCED CONCRETE SLATS AT FAÇADE

GFRC-02: EARTHY LIGHT BROWN HORIZONTAL GLASSFIBER REINFORCED CONCRETE SLATS AT FAÇADE

CONC-01: EXPOSED CAST-IN-PLACE CONCRETE OR CONCRETE LOOK AT EXTERIOR STAIR AND COLUMNS

CONC-02: BOARD-FORMED CONCRETE TO MATCH CONC-01 AT LANDSCAPE PLANTERS

WD-01: NATURAL WOOD FENCING AT GROUND LEVEL UNIT TERRACES

Note: Samples are intended to represent the material type and general gauge, texture, format, size to be applied per the finish schedule and details contained in the submittal package; however, actual manufacturer and/or product line may vary to an "or equal" product subject to material availability, installer/supplier agreements, and cost agreements as acceptable to Architect of Record. Any product changes that are materially different from those included in this application will be reviewed with City Historic Preservation staff prior to installation.

Ask.Listen.Create.

July 14, 2023 | baskervill.com

FAÇADE FINISH PALETTE

FCP-01

MTL-01

GFRC-01 & 02

M	LF	F	M	LF	F	M	LF	F	M	LF	F	M	LF	F
ALMOND			LARCH			SAHARA			VANILLA			SANDSTONE		



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPBR-002391-2023
Public Hearing Date:
8/2/2023
Approved Drawings Date:
8/3/2023
Preservation Staff: Evan Schueckler



STN-01, STN-02



PLANNING & URBAN DEVELOPMENT
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8/3/2023
Preservation Staff: Evan Schueckler

EXTERIOR MATERIAL APPLICATION RENDERING





CERTIFICATE OF APPROPRIATENESS

Project No:

HPIC-02191-2023

Public Hearing Date:

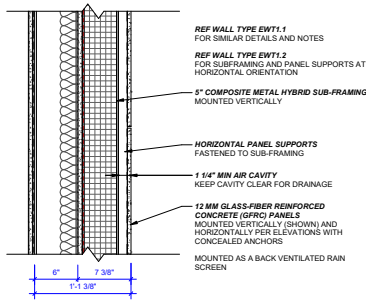
8/2/2023

Approved Drawings Date:

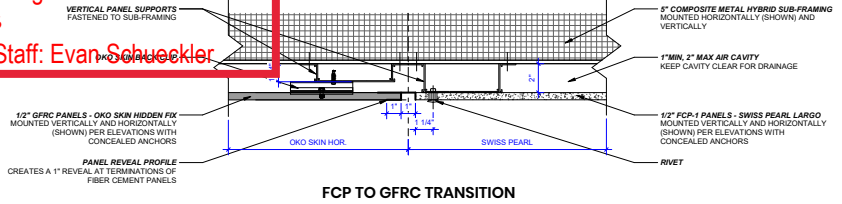
8/3/2023

Preservation Staff: Evan Schueckler

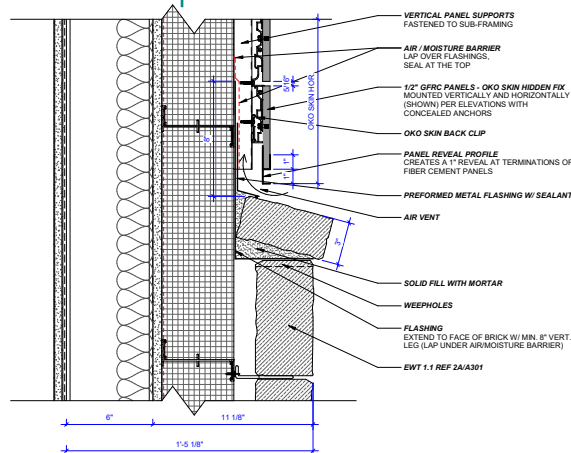
EXTERIOR MATERIAL APPLICATION DETAILS



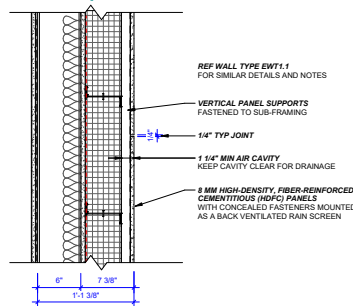
EW1.3 - GFRC PANEL ON MTL STUD



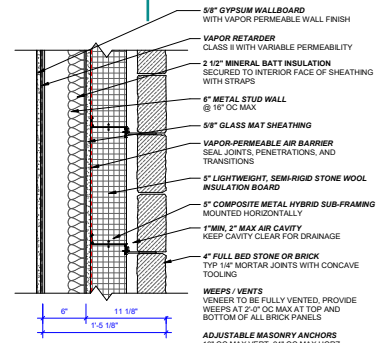
FCP TO GFRC TRANSITION



MASONRY TO GFRC TRANSITION



EW1.2 - FCP PANEL ON MTL STUD



EW1.1 - MASONRY ON MTL STUD

STN-01
STN-02



STN-02

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler



STN-01

STONE / CURATORS

In coordination with stone supplier the team will select a stone pallet from natural and reclaimed stone sources which reflect the character of traditional New England granite sea walls. Design intent is for full-bed veneer in 3"-6" depths and 2 scales.

Intent for STN-01 is to be a large format stone with the lengths 24"-40"+ and heights 12"-18" with smaller infill as shown above. This stone is used at the first 2 stories above grade and as the site wall and water table at Level 7.

Intent for STN-02 is to be a smaller format stone with the lengths 12"-18" and heights 6"-12" in a more regular ledgerstone application. This stone is used at areas above STN-01 as shown in elevations.

MTL-01
MTL-01A

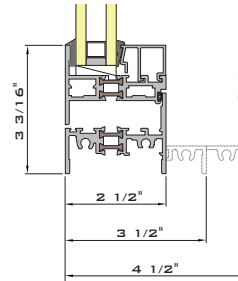
	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler



Architectural Windows

PROJECTED, CASEMENT and FIXED

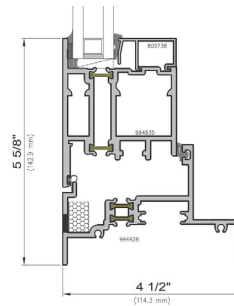
2250i, 3250i and 4250i INvent™ Series



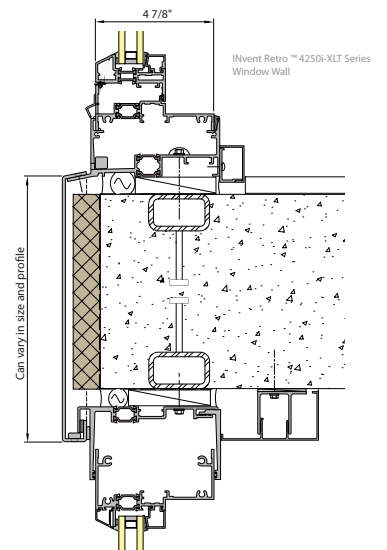
Architectural Terrace Doors

ARCHITECTURAL TERRACE DOORS

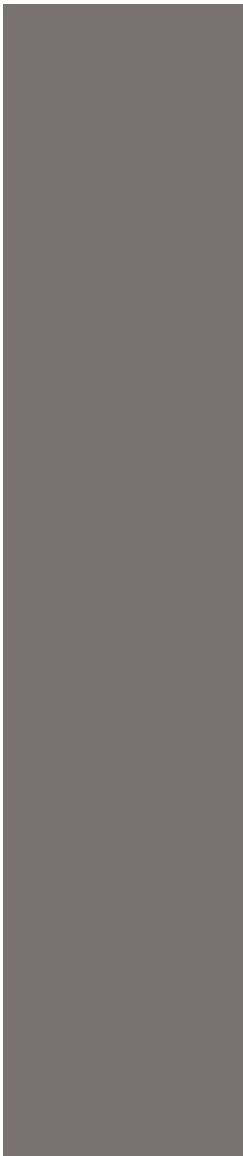
TD-4250i Series



Visuline™ 4250i-V Series Window Wall



MTL-02



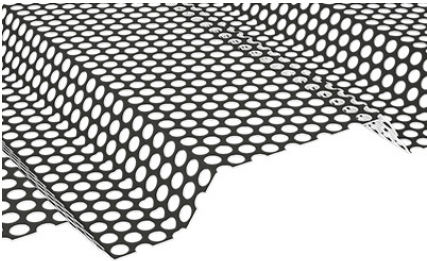
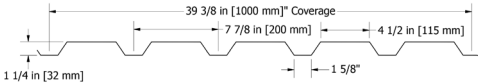


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HISTORIC
PRESERVATION

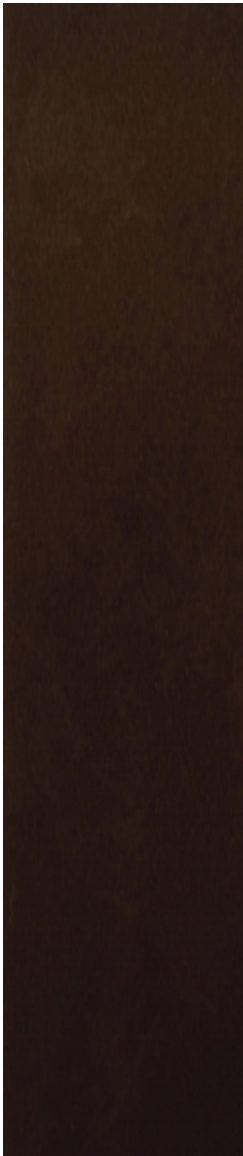
CERTIFICATE OF APPROPRIATENESS
Project No:
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Public Hearing Date:
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8/3/2023
Preservation Staff: Evan Schueckler



BELVEDERE™ PENUMWALL PANEL
BWS391



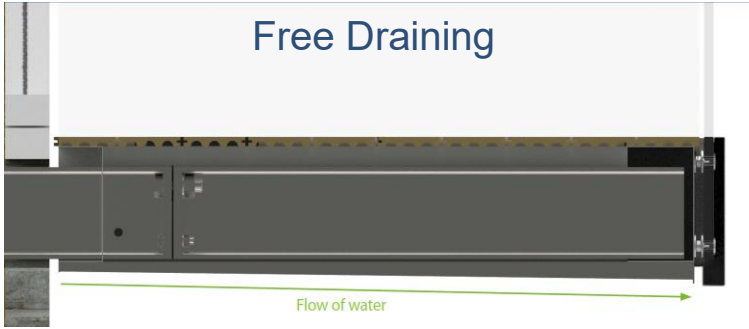
MTL-03





PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPBR-002391-2023
Public Hearing Date:
8/2/2023
Approved Drawings Date:
8/3/2023
Preservation Staff: Evan Schueckler



FCP-01

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPBR-002391-2023 Public Hearing Date: 8/2/2023 Approved Drawings Date: 8/3/2023 Preservation Staff: Evan Schueckler



**Technische Produktdaten / Technical product data /
Produits données techniques / Dati tecnici del prodotto**

SWISSPEARL

Fassadenplatte / Flat sheet / Plaques de façade / Lamiera piana Swisspearl® Largo Gravier		EN 12467 EN 13501-1 Stand: 01.04.2023 TDB 0114
Faserbewehrte Zementtafel / Fibre-cement flat sheets / Plaques planes en fibre-ciment / Lamiera piane del fibra-cemento		
Alterungsbeständigkeit und chemische Beständigkeit Resistance to ageing and to chemicals Résistance au vieillissement et aux agents chimiques Resistenza al tempo e agli agenti atmosferici	Ähnlich wie unbewehrter Beton. Eine normale Salzlufumgebung (Küstenzonen) hat keinen Einfluss auf die funktionellen Eigenschaften der Platten. Similar to unreinforced concrete. Normal salted air environment (coastal areas) does not affect the functional performances of the panels. Similaires au béton non renforcé. L'air salin d'un environnement maritime normal n'altère pas les propriétés fonctionnelles des panneaux. Similare al calcestruzzo non armato. L'aria salina di un normale ambiente marittimo non altera la proprietà funzionale delle lastre.	
Beschichtung Sichtseite Rückseite Coating Visible face Back face Revêtement Extérieur Intérieur Rivestimento Lato anteriore Lato posterior	Platte mit gefräster Oberflächenstruktur Spezialbeschichtung auf Acrylbasis Wasserfeste Imprägnierung Panel with milled surface structure Pure acrylate coating Water-resisting (hydrophobic) coating Plaque planes, surface avec structure en relief Surfaçage à base d'acrylique Imprégnation hydrofuge Lamiera piane, superficie con struttura a rilievo Copertura speciale con acrilico Impregnazione resistente all' acqua	
Nutzformat (maximaler Wert) Länge und Breite (mm) Usable format (maximal value) length and width (mm) Format utilisable (valeur maximale) longueur et largeur (mm) Formato utilizzabile (valore massimo) lungo e larghezza (mm)	3050 1250	
Biagezugfestigkeit (MPa) Mindestwert parallel zur Faser (5 % Fraktilwert) Mindestwert senkrecht zur Faser (5 % Fraktilwert) Mindestwert (5 % Fraktilwert) längs und quer, 7 Tage trocken Bemessungswert Tensile bending (MPa) Minimum strength lengthwise to fibre (5 % fraction) Minimum strength crosswise to fibre (5 % fraction) Minimum (5 % fraction) lengthwise and crosswise 7 days dry Design value Résistance à la traction par flexion (MPa) Minimum parallèle à la fibre (fraction 5 %) Minimum perpendiculaire à la fibre (fraction 5 %) Minimum (frac. 5 %) longitudinal et transversale. sec de 7 jours Valeur pour calculer Resistenza di trazione alla flessione (MPa) Valore minimo parallelo alla lastra (frazione 5 %) Valore minimo perpendicolare alla lastra (frazione 5 %) Valore minimo (fraz. 5 %) longitudinal e trasversal. 7 giorni sec. Valore di calcolo	18.3 26.5 22.4 9.4	

-1- Swisspearl Group, CH-8867 Niederurnen 01.04.2023

GFRC-01

GFRC-02



DATA SHEET
öko skin stripes



öko skin stripes easy		öko skin stripes bicolour	
			
Colours	1 colour	2 colours	
Surfaces	Mix of ferro light + ferro	Mix of matt + ferro light + ferro (extra contrast)	
Material			
Length	2500 mm, 3100 mm / 98.42", 122" (US)		
Width	70 mm, 147 mm and 302 mm / 2.76", 5.79" and 11.89" (US) sequencing of slats is pre-defined		
Thickness	13 mm / 0.5" (US)		
Colour collection	greyscale, pietra, timber, brick		
Texture	standard		
Handling			
Mounting	Manually or with vacuum suction; slats must be handled with special care		
Fixing			
Visible: rivet, screw	Distance to slat edge at least 30 mm / 1.18" (US)		
Concealed:	Distance to slat edge (vertically) at least 100 mm / 3.93" (US)		
adhesive, undercut anchor (on request)	Distance to slat edge (horizontally): with 70 mm and 147 mm / 2.76" and 5.79" (US) once in the middle; with 302 mm / 11.89" (US) minimum distance to slat edge 60 mm / 2.36" (US) (with point attachment: 2 pieces) Maximum distance between two vertical attachment points: 600 mm / 23.62" (US) Additional supporting structure or bracing required depending on statics.		
Scope of delivery			
Palletisation	Mix of colours, surfaces and the sequencing used for the three slat-widths is pre-defined on the pallet. 8 slats per layer (4 x 70 mm, 2 x 147 mm, 2 x 302 mm / 4 x 2.76", 2 x 5.79" and 2 x 11.89" (US)) in colour and surface mix (according to visualisation*). Modular pre-assembly on request. 16 layers per pallet (47 m² / 505.90 ft² (US) of 2500 mm length. 58 m² / 624.31 ft² (US) of 3100 mm length.		



In coordination with manufacturer, the team will select a final palette from the selections shown above for GFRC-01 and GFRC-02 which will be complementary and share one color between them, as shown in the “EXTERIOR MATERIAL APPLICATION RENDERING” pages 3&4 of this set. Design intent is for a more variegated look in GFRC-01 with a wider range of colors and textures, and for horizontally applied GFRC-02 to have a more narrow color/finish palette and thinner slat to reference clapboard siding.

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CONC-02
WD-01



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