

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Julia Sheridan, Chair
Ian Jacob
Joy Naifeh
Robert O'Brien
Penny Pollard
Julia Tate
John Turk

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On Wednesday, February 5, 2020, the Portland Historic Preservation Board will meet at 5:00 p.m. in Council Chambers, 2nd Floor of City Hall to review the following items. (Public comments are taken at all meetings):

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 30, 2020**
 - i. Election of Officers The Board voted 6-0 (Pollard absent) to approve the following slate of officers: Chair - Julia Sheridan and Vice Chair - Robert O'Brien.
 - ii. Certificate of Appropriateness for 2nd Floor Bay Addition; Alexis Santos and Susannah Talan; 34-36 North Street. The Board voted 5-1 (Naifeh opposed, Pollard absent) to approve the application in concept, subject to the condition that final plans be submitted for consent review by the Board.
3. **COMMUNICATION AND REPORTS**
4. **WORKSHOP - 5:00 PM**
 - i. Preliminary Review of Proposed Exterior Alterations; 9 Howard Street; Alison Rogers and Michael Marsocci, Applicant.
 - ii. Preliminary Review of Proposed Exterior Rehabilitation/alterations, Garage Demolition, and Rear Addition; 24 St. Lawrence Street; Michele Polacsek, Applicant.
5. **BREAK FOR DINNER - MEETING RESUMES AT 7:30 P.M.**
6. **WORKSHOP, CONTINUED**
 - i. Preliminary Review of Proposed Building Alterations and Additions; 49 St. Lawrence Street; Kristin Lawson, Applicant.
7. **CONSENT AGENDA**

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

**WORKSHOP
9 HOWARD STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: January 31, 2020
RE: February 5, 2020 **WORKSHOP – Preliminary Review of Proposed
Exterior Alterations and Dormer Additions**

Address: 9 Howard Street
Applicant: Alison Rogers and Michael Marsocci
Project Designer: Ian Jacob, Blue Anchor Design

Introduction

On behalf of building owners Alison Rogers and Michael Marsocci, Ian Jacob of Blue Anchor Design has requested a workshop to present preliminary plans for dormer additions, added windows and improvements to the front entry at 9 Howard Street. The subject structure is a 2-unit residential structure. The new owners wish to expand their unit on the second and third floors; the first floor will remain a rented unit. The review is before the Board because the property is located within the boundaries of the proposed Munjoy Hill Historic District where the provisions of the historic preservation ordinance are now in effect pending a formal decision of the City Council on the proposed district designation.

While detailed drawings and specifications have not yet been submitted, Mr. Jacob has provided extensive documentation for the Board's review, including historic and current photos of the building, views of its surrounding context, renderings of existing and proposed conditions for each elevation, dormer sections and renderings of front entry changes. With input from the Board about the scope and design direction of the proposed changes, Mr. Jacob will prepare more detailed drawings for final review.

Subject Structure, Immediate Context

The two ½ story, wood frame residential structure at 9 Howard Street represents a building type, form and style that dominates much of the Munjoy Hill neighborhood. The building was built in 1881 and exhibits the proportions and architectural details generally associated with the Italianate style, including prominent champfered bays on the front and south elevations, an oriel window on the north elevation, tall windows, prominent

projecting cornice, eave returns and corner trim. Instead of a bracketed hood over the front entry that one would expect on this vernacular otherwise-Italianate building, there is a flat-roofed portico supported by square columns and pilasters and featuring a wide frieze. (Note that the entry off the rear ell features a typical Italianate bracketed hood.) It is likely that the front portico is a later alteration.

The building features a rear ell behind the main block. On the south side, the ell steps back from the south elevation of the main house. On the north side, there is no step-back. The wall plane of the ell is flush with that of the main house.

The building remains in well-preserved condition, retaining most of its character-defining features. There have been typical alterations over time, however, including the replacement of the original 2/2 wood windows with vinyl sash, removal of the original double entry doors with a single door and sidelight, and removal of window hoods.

Proposed Scope of Work

The project calls for the following dormer additions and exterior alterations:

South Elevation

- Construction of a second doghouse dormer on the south roof plane. As shown, the size and general design of the dormer would match the existing and both dormers would feature a 2/1 window with matching trim. (The existing dormer was altered at some point.)
- Construction of a shed dormer over the rear ell. The window pattern on the rear ell responds to interior conditions and is therefore less “composed”.

North Elevation

- Construction of a new doghouse dormer near the front of the building. This likely aligns with the position of the doghouse dormer on the opposite roof plane.
- Construction of a long shed dormer that extends beyond the roof plane of the ell onto the roof of the principal structure. Windows on this dormer are evenly spaced and 2/1.
- Removal of two 1/1 windows (of different sizes) and introduction of three new window openings with 2/1 windows.

Front Entry

- Replacement of single door and sidelight with double-doors, consistent with original appearance. As noted in the project description, the original double doors (now located within the interior) will be returned to their original position or new doors of same general design will be installed.
- Existing porch railings to be replaced or reconfigured to extend to bottom stair.

New posts with turned ball finials (matching documented design) to replace existing posts.

Staff Comments:

In general, staff finds the proposed dormer additions, particularly those proposed for the southern roof plane, to be compatible with the subject structure as they are appropriately scaled and positioned such that they allow the principal roof form to clearly dominate. Staff does note that the shed dormer proposed for the northern roof plane extends across the roof of the main block as well as that of the ell, which—at least as viewed in elevation—is a less successful solution. Whether this would appear awkward as viewed from the street is another question. Staff does question the proposal to add a doghouse dormer on this same roof plane, given the proximity of the shed dormer and the resulting mix of dormer treatments. Note that the proposed third-floor floor plan does not include this window.

Regarding the proposed entry improvements, staff recommends that the original exterior doors that have been relocated to the first-floor interior be reinstalled in their original location, rather than install salvaged doors. While it is possible to find very similar salvaged doors, the fact that the originals are still on site provides an opportunity to restore the entry to its original appearance with its original features.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work*

shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Applicant's project description
2. Architect's submission, including drawings of existing and proposed elevations

9 Howard Street Additions

Project Summary

9 Howard Street was built for Frank Foss in 1881 as a two-family home. The home remains a two-family with only minimal exterior alterations as seen in the 1924 tax photo.

The newest owners, Allison Rogers and Michael Marsocci, rent out the first floor unit and live on the second and third floors. The interior program will need to be remodeled and reconfigured, specifically the third floor, to better accommodate their growing family.

The current third floor has a large owner bedroom, a small guest room, and a bonus room. The new program will include replacing the existing stair from second to third floor, adding two doghouse dormers on the main house to add light to the interior and provide texture to the exterior, adding two shed dormers on the rear ell to accommodate the new owner suite with an en-suite bathroom and walk-in closet, adding a new shared bathroom, and adding a window for the new staircase.

The windows for the doghouse and shed dormers will be double-hung and be two over one. The original windows were two over two so the proposed is a historic nod without being historicist.

Window manufacturer, siding materials, and trim details are not finalized at this time. In keeping with the simple forms and details of the existing house, window dimensions, siding, and trim details will be respective while of their time. Save for perhaps the doghouse dormers, the intent is for the shed dormers to be recessive and secondary to the overall massing and character of the house and roof plane.

The entry will be remodeled to better reflect the original historic facade. The existing doors will be replaced with the original or similar doors; the railing posts will be moved one step down and be topped with round turned finials. The balustrade spindle spacing will be reworked to match the original as close as possible.

The proposed additions will satisfy the needs of the homeowners while being respectful and sensitive to the neighborhood context, character and details of the house, and HP Ordinance Review Standards (1, 2, 3, 4, 5, 9,10). It is also in keeping with the stated goals of density of the Comprehensive Plan and the R-6 Zone.

Thank you,
Ian Jacob, Designer/Principle
Blue Anchor Design



EntryDetail



Front and Side of House

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

1924TaxPhotographs
Blue Anchor Design

February 5, 2020



Looking East



Looking West

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

February 5, 2020

Photographs
Blue Anchor Design



DrivewayView



LookingtowardHowardStreet

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

February 5, 2020

Photographs
Blue Anchor Design



LookingEast



LookingEastDownStreet



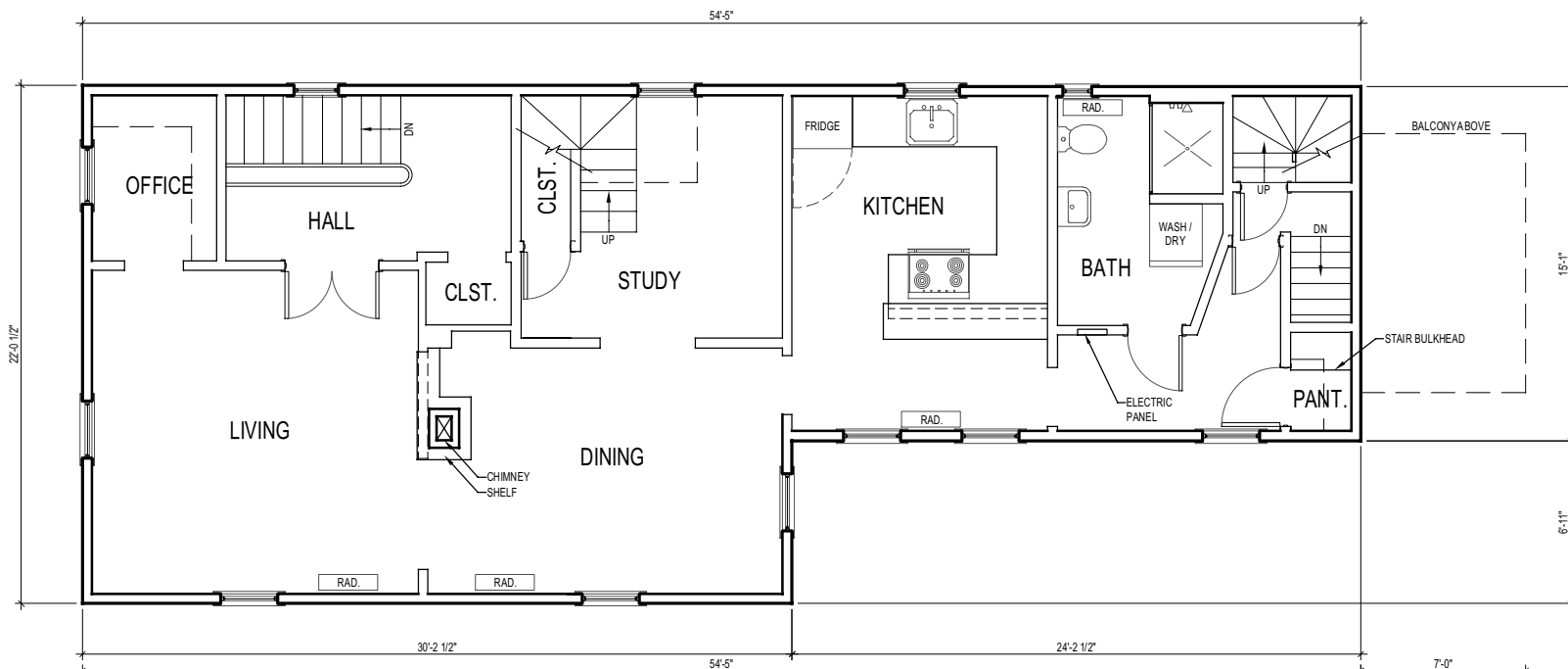
FromWestDownStreet

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

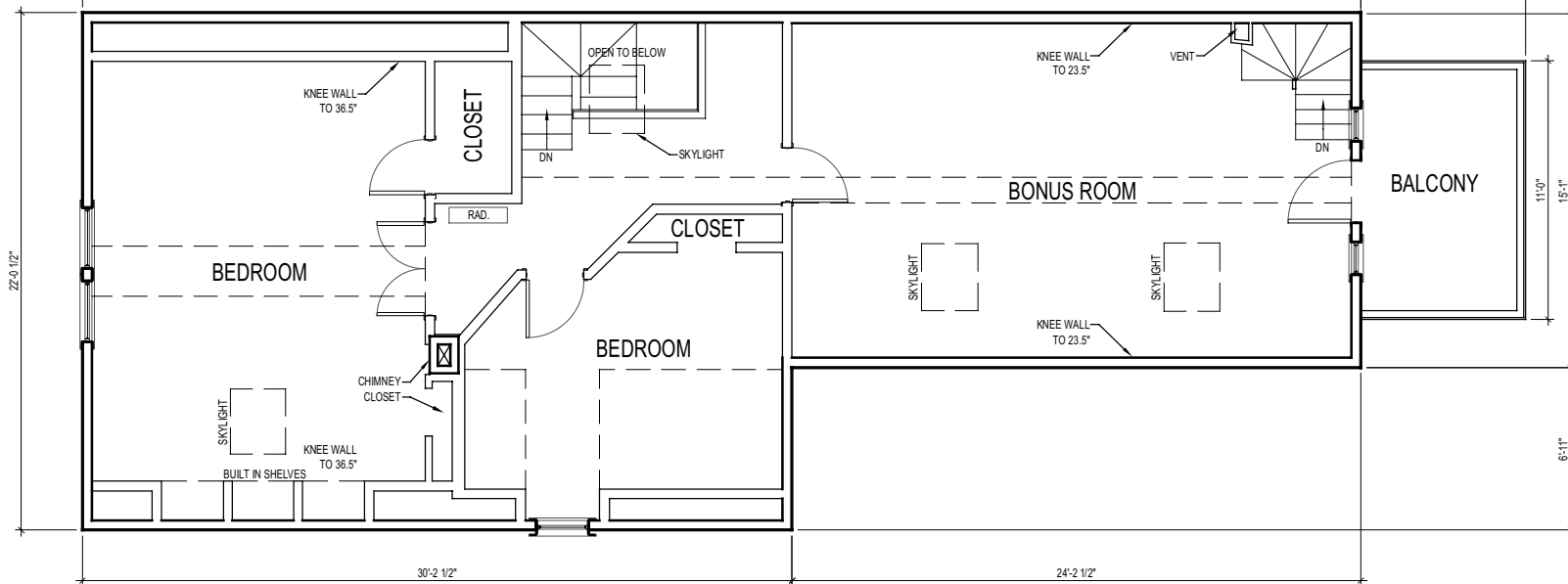
February 5, 2020

StreetscapeViews
Blue Anchor Design

SecondFloor



ThirdFloor



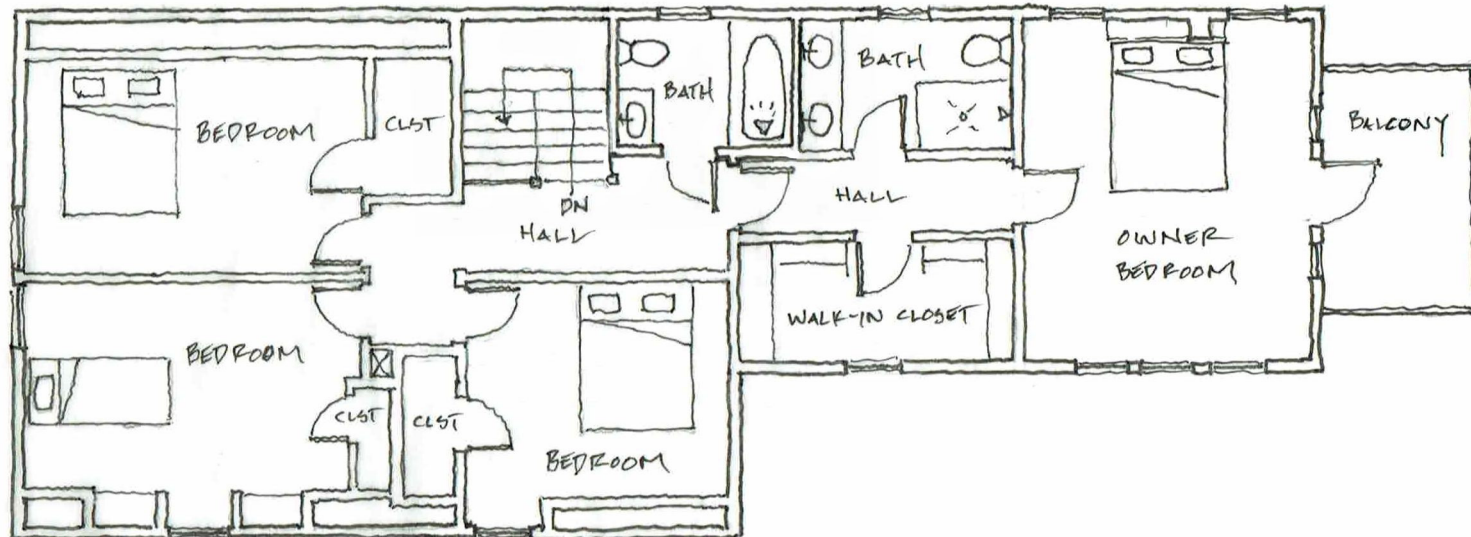
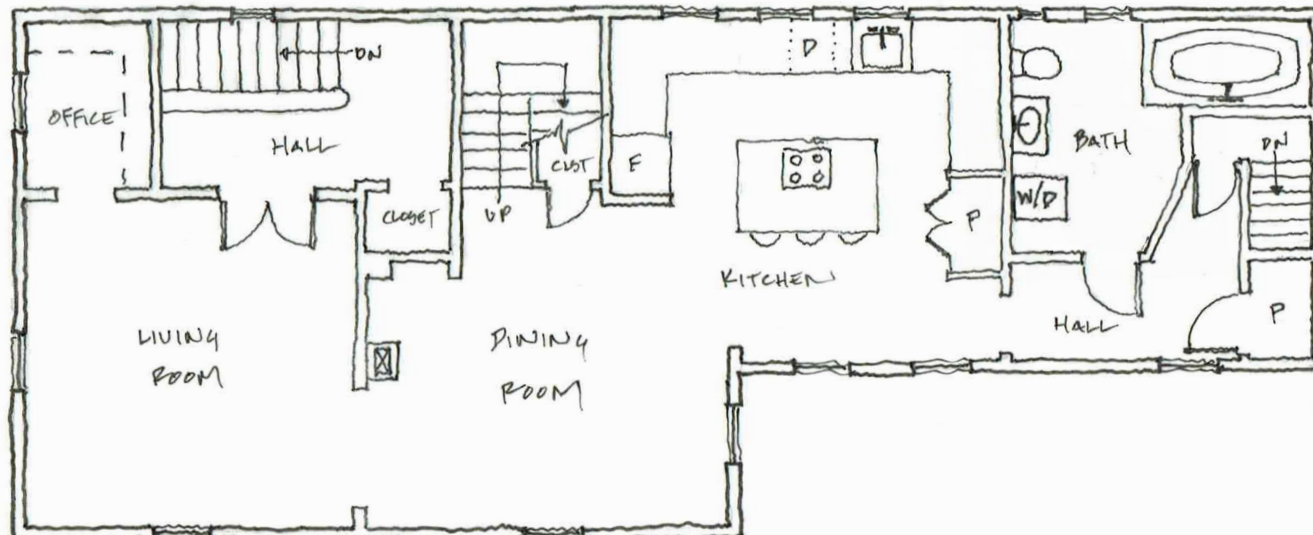
Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101



ExistingPlans
Blue Anchor Design

Scale 1/8" = 1-0" @ 8.5x11

February 5, 2020



Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

0 4 8 16



SchematicPlans
Blue Anchor Design

Scale 1/8" = 1'-0" @ 8.5x11

February 5, 2020



Existing



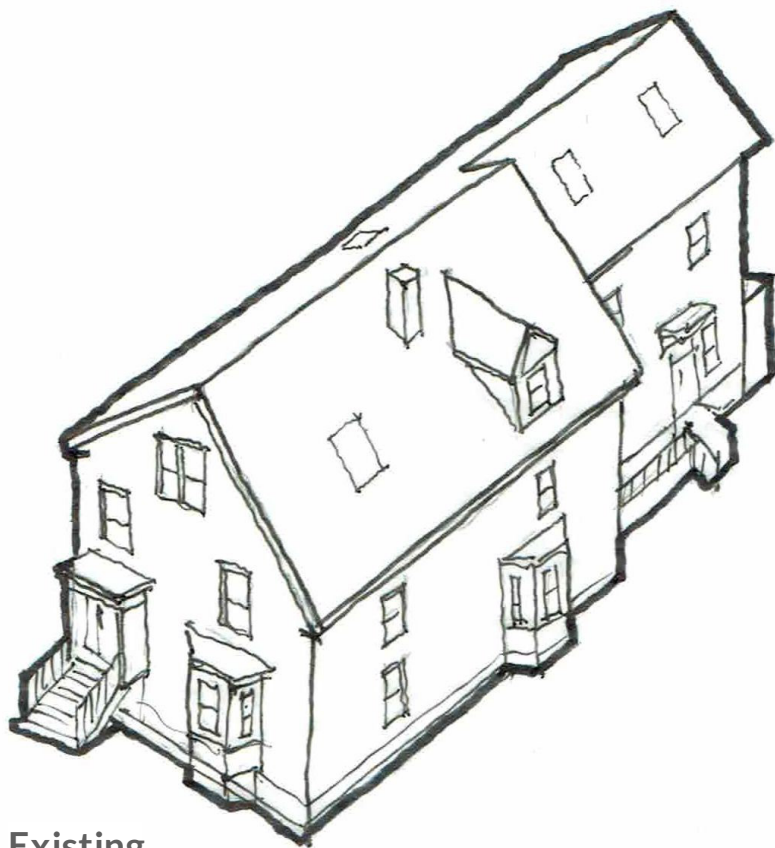
Proposed



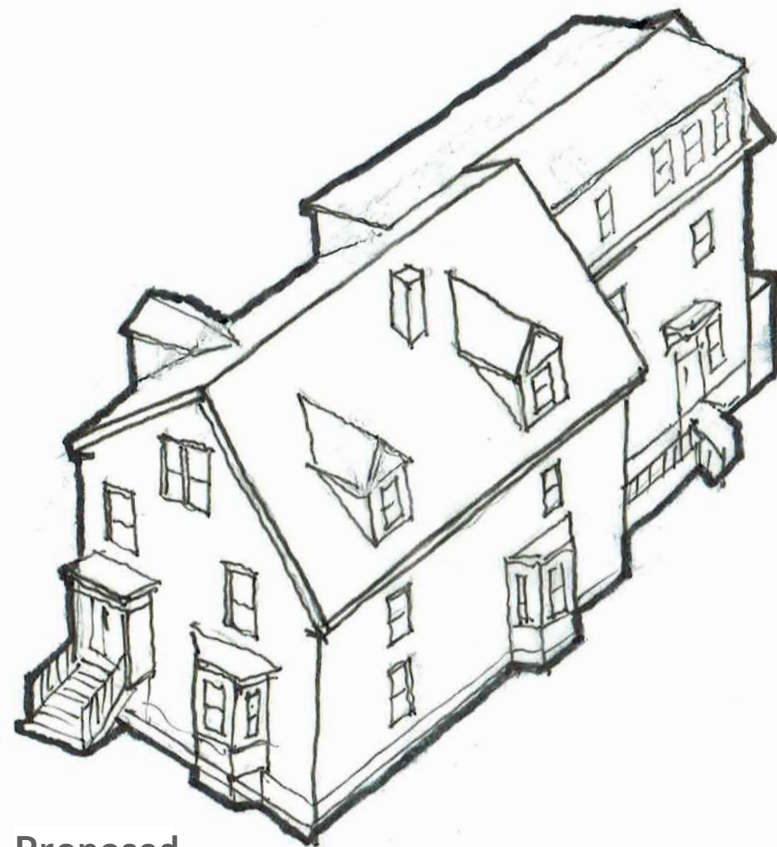
Existing



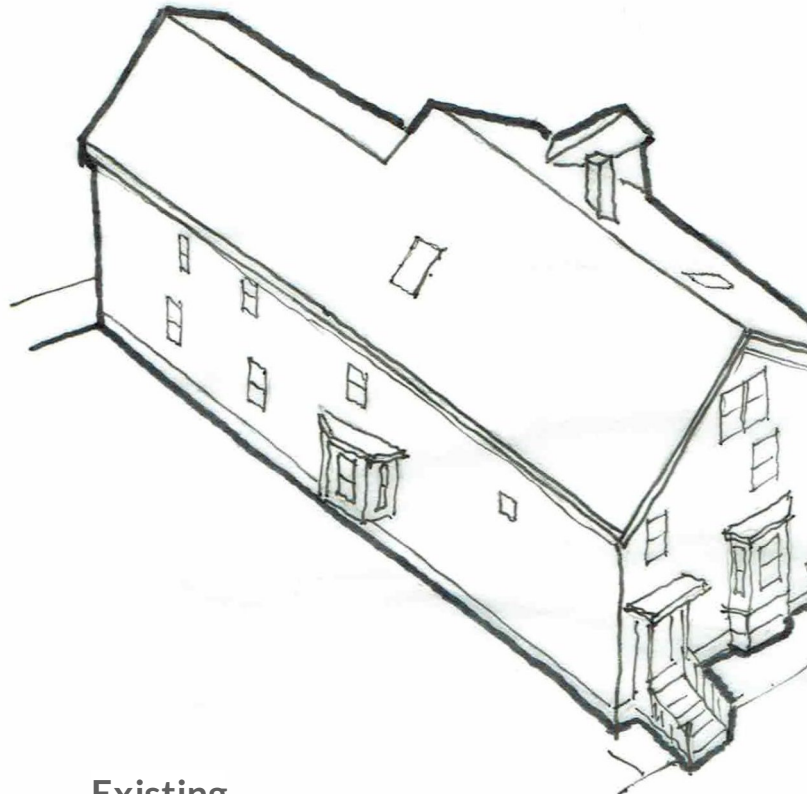
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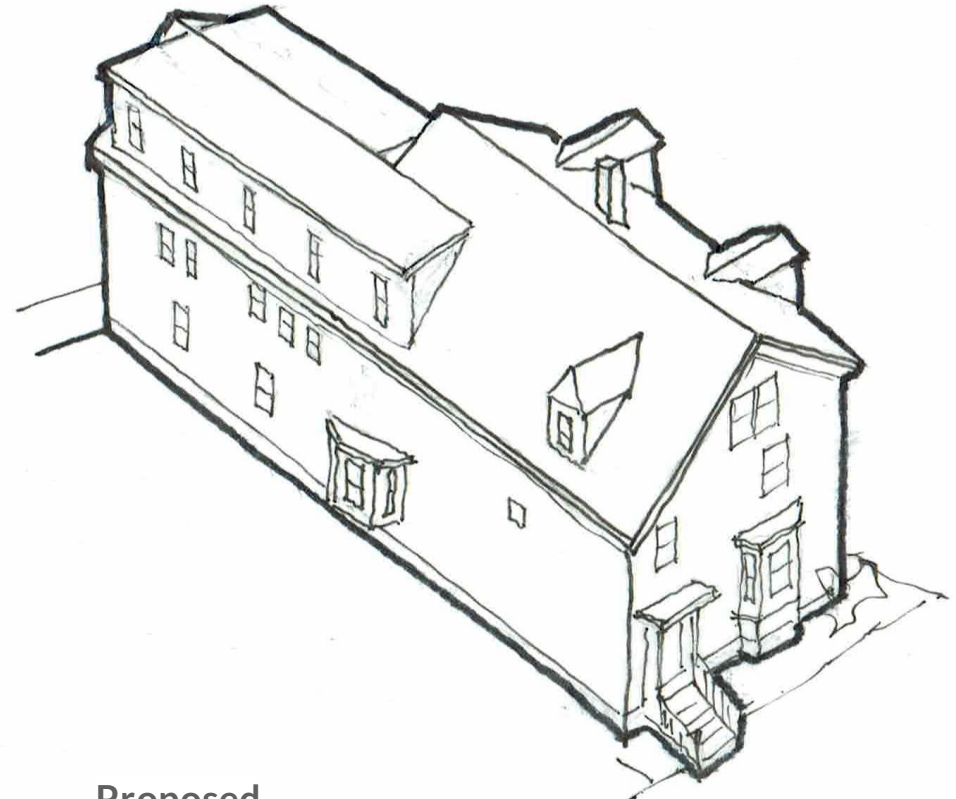
Existing



Proposed



Existing



Proposed



Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101



East Elevation / Existing
Blue Anchor Design

February 5, 2020

Scale 1/8" = 1'-0" @ 8.5x11



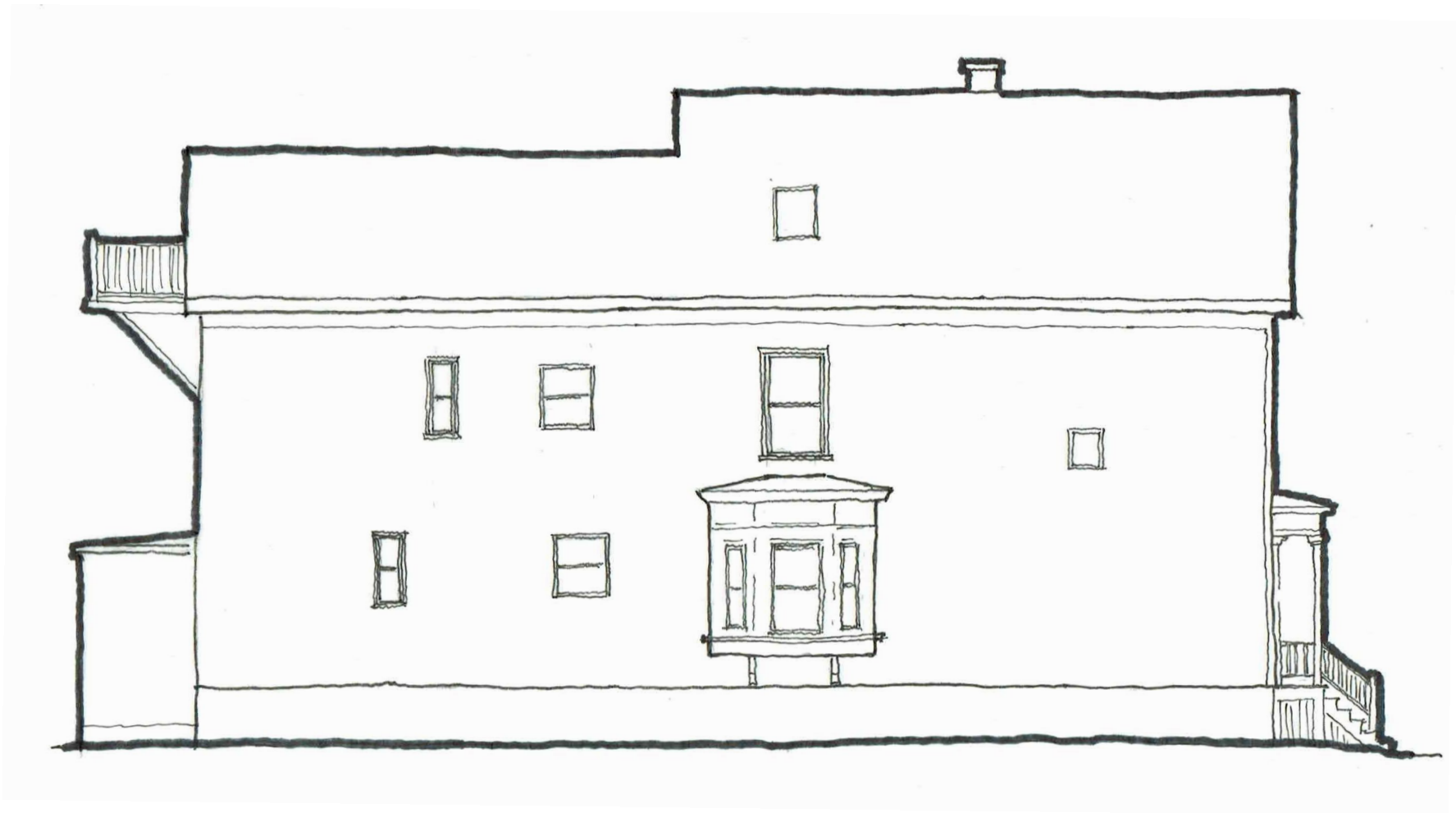
Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101



East Elevation/Proposed
Blue Anchor Design

February 5, 2020

Scale 1/8" = 1'-0" @ 8.5x11



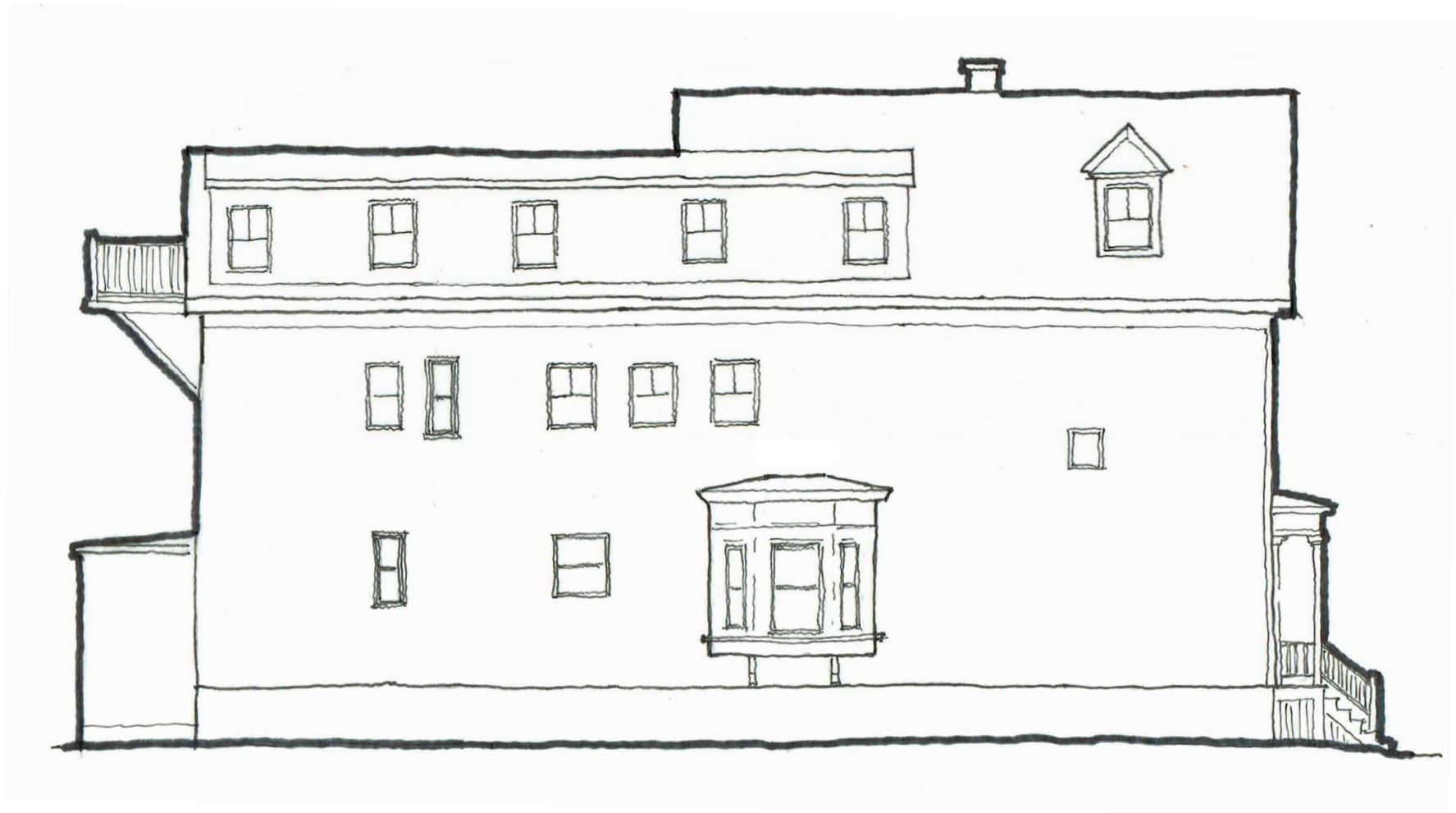
Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

0 4 8 16

West Elevation/Existing
Blue Anchor Design

February 5, 2020

Scale 1/8" = 1'-0" @ 8.5x11



Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

0 4 8 16

West Elevation/Proposed
Blue Anchor Design

February 5, 2020

Scale 1/8" = 1'-0" @ 8.5x11



View from Street

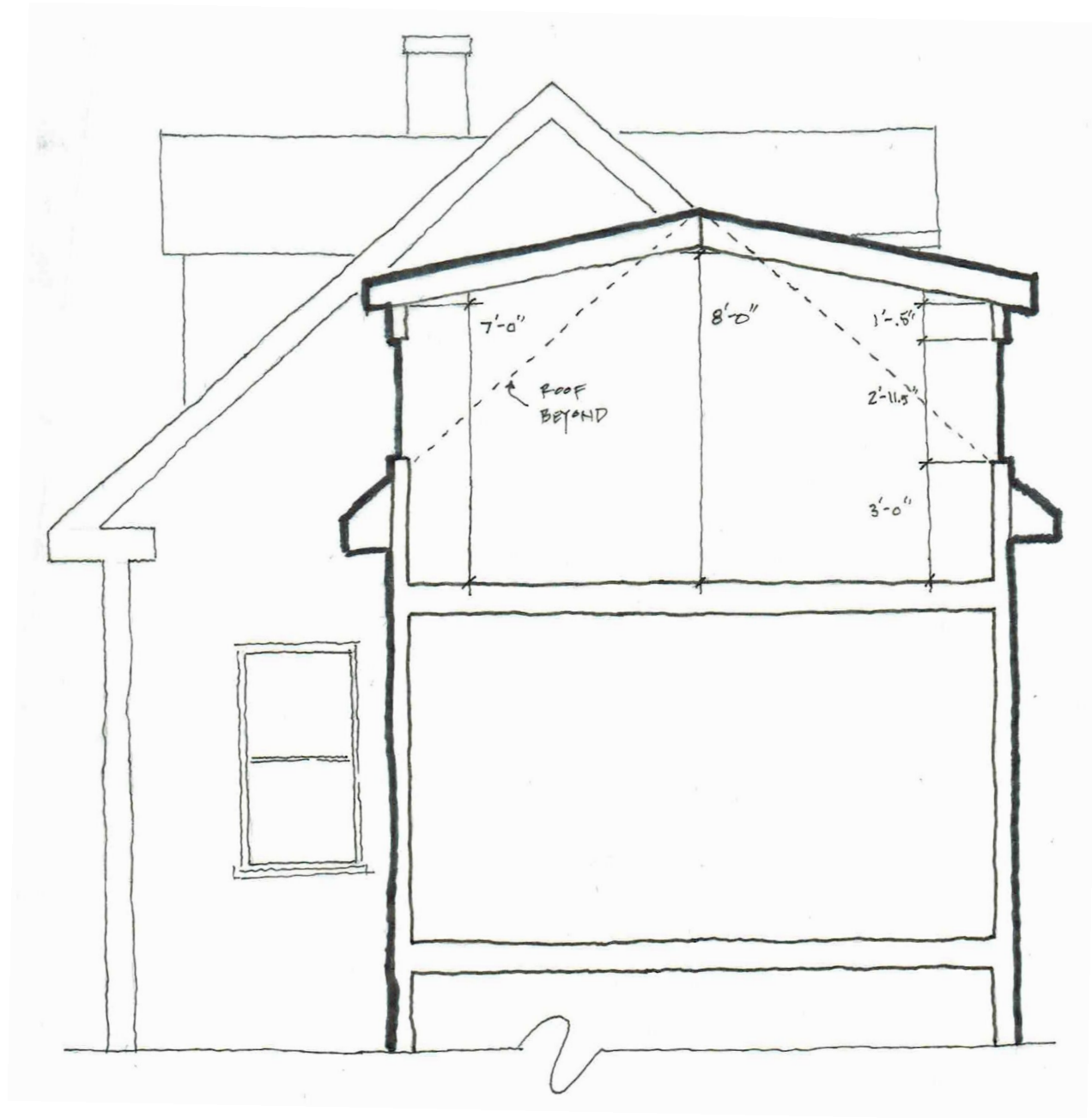


From Above

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

February 5, 2020

Dormer Precedent / West End
Blue Anchor Design



Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101



ShedDormerSection
Blue Anchor Design

February 5, 2020

Scale 1/8" = 1'-0" @ 8.5x11



FrontDoor



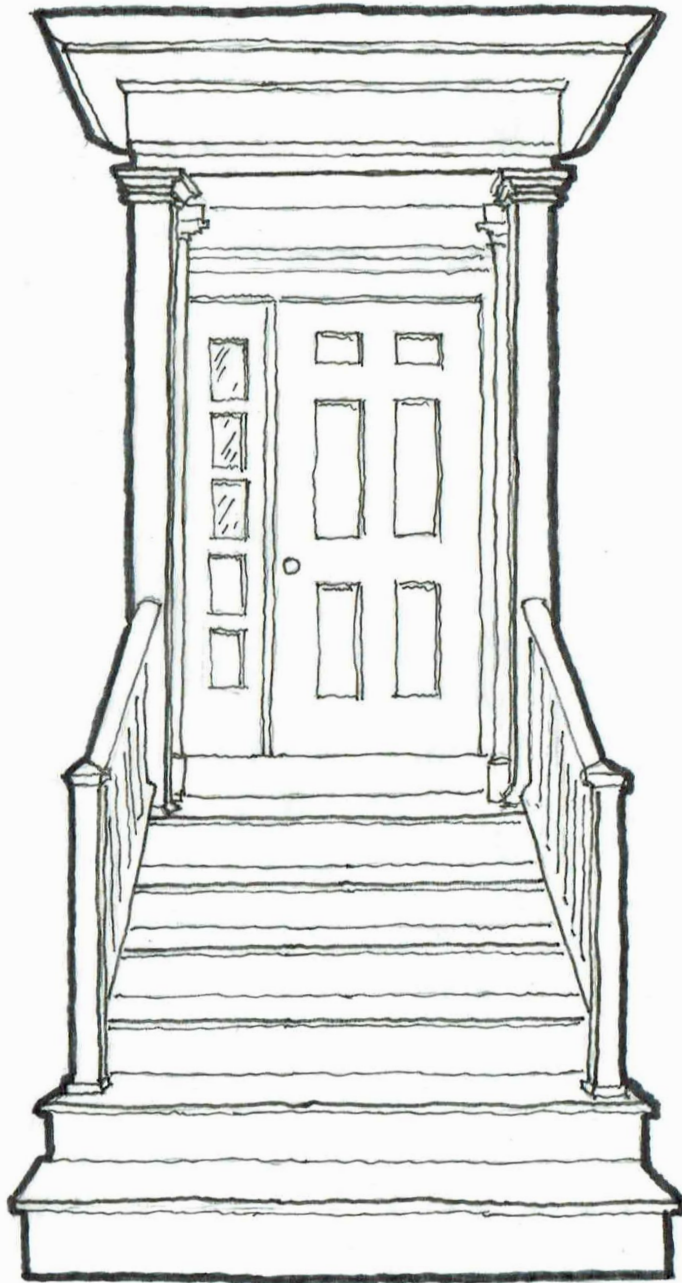
Original Front Doors Repurposed Inside

Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

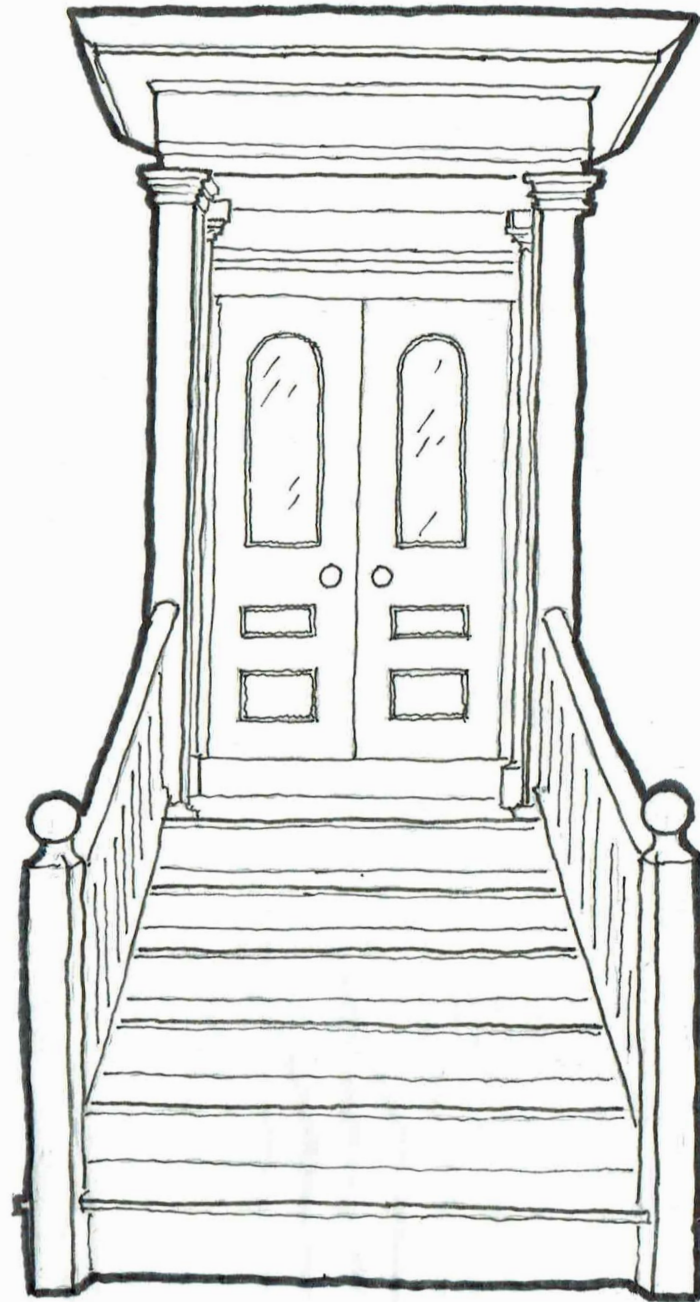
February 5, 2020

DoorPhotographs
Blue Anchor Design

ExistingDoor



ProposedDoor:ReusingOriginalDoors



Michael Marsocci & Allison Rogers
9 Howard Street, Portland, ME 04101

February 5, 2020

Door Photographs
Blue Anchor Design

Not to Scale

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
24 ST. LAWRENCE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: January 31, 2020
RE: February 5, 2020 **WORKSHOP** – Preliminary Review of Garage Replacement and Rear Addition

Address: 24 Saint Lawrence Street

Applicants: Michele Polacsek and Jeffrey Benson

Architect: Sheri Winter

Contractor: Monaghan Woodworks

Introduction

On behalf of the owners 24 Saint Lawrence Street, Michele Polacsek and Jeffrey Benson, architect Sheri Winter has requested a preliminary review for construction of a new garage and a multi-story rear addition at the property. The project proposal also includes extensive exterior rehabilitation of the original dwelling, which is an 1851 Greek Revival side-gable, two-family property. Part of the early wave of development on the south side of Munjoy Hill after the founding of the Portland Company and the Atlantic & St. Lawrence Railroad, it is a contributing building in the proposed Munjoy Hill Historic District.

Ms. Polacsek and Mr. Benson have owned the property since July, 2019. A previous proposal to demolish the house and build a multi-unit condominium building was withdrawn following classification of the house as Preferably Preserved under the Munjoy Hill Neighborhood Conservation Overlay District ordinance and the proposal ran into permitting issues as well as neighborhood opposition.

The applicants and their architect propose to demolish the existing one-story, hip-roofed, single-car detached garage and an existing deck and stair structure attached to the rear of the house, and construct a new garage. The new two-car garage would be connected to the rear of the house by a new deck and stairs. A new elevator that would rise from the garage to a new third-floor dormer on the rear roof plane of the house would be

connected to the house by upper floor halls. All of the proposed construction is on the rear of the house; there would be some oblique visibility from up and down St. Lawrence Street, as well as some visibility of the rear at a distance, from Waterville Street to the west.

Ms. Winter provided a brief project description, a full set of architectural drawings, site plans, and elevations, and some photos of existing conditions. Staff has added to the packet additional photos (some from GoogleEarth,) the architectural description from the recent Munjoy Hill historic resources building inventory, and the 1924 tax photo.

A review of this application is required under the interim provisions of the Historic Preservation Ordinance, while the proposed historic district (recommended by the HP Board on November 20, 2019,) awaits a recommendation by the Planning Board and a decision by the City Council. Historic Preservation staff met with Ms. Polacsek and Ms. Winter in January to assess the nature of the review needed and offer preliminary feedback. There is visibility enough of the proposed addition from St. Lawrence and Waterville Streets to warrant a Board review. In addition to this review and a building permit, the project will also require a demolition permit to remove the existing garage, and an administrative authorization or Level 1 site plan review by Planning Office staff.

Subject Property

For a complete history and description of the property, please see the historic resources inventory, Attachment 2. Of note is the fact that the basic form and character of the property are still obvious, and that losses in trim, windows and siding “...do not significantly diminish the building’s architectural integrity....” According to the architectural description, the house is notable as a side-gable Greek Revival example that looks very similar to its original form, when it was in the first wave of Munjoy Hill development. Its immediate context includes other examples – mostly front-gable in orientation – from the same period.

The small, detached garage is nonconforming under current zoning setbacks, and did not exist in 1924. According to the applicants it is in poor condition. On the rear of the house is a 20th Century deck and stair system, altered windows, and a small gabled dormer lighting a third floor hall.

Proposed Project

Please see the architect’s project description (Attachment 1) for a brief summary. Staff notes the following:

- The existing garage proposed for demolition was built after 1924, in a simple, hip-roofed form; its front is fully visible from St. Lawrence Street.
- The face of the proposed garage is to align with the side of the house.
- At the lower floor levels, only exterior stairs and a deck connect the proposed

- garage to the house.
- In the plans, the proposed elevator tower rises three floors above the garage roof, and is connected to the second and third floors of the existing house and the proposed third floor dormer by short halls that make a bridge over the deck below.
- The new dormer and elevator are to be sided with vertical shiplap boards, with a simple geometry and finish that would be a contemporary contrast to the original house.
- Windows and doors in the new construction follow the contemporary aesthetic there, with large undivided glass panels. All of these glazing units face the rear or the sides.
- The proposed third floor rear dormer is set in slightly (1'-6") from the north and south rakes of the main roof.
- Deck railings are drawn as contemporary stainless steel cable rail.
- Proposed site work includes repaving the driveway with pavers and a grass center strip, with a (presumably) bituminous extension in front of the new garage.
- An existing brick walk along the south side of the house is to be replaced by a 6' wide planting bed.
- The existing brick front stairs are not proposed for replacement.

In addition to the new work on the rear of the property, the applicants propose to recreate a number of original trim details that were lost over the last century, replace the siding, and replace the windows with windows much closer in appearance to the windows in the 1924 photo:

- Proposed Andersen E-Series windows are metal clad on the exterior, in a brownish-bronze color (Sierra Bronze.) Simulated divided lights are patterned after the 2/2 sash in the 1924 photo.
- Horizontal wood clapboard siding is proposed with a 4" reveal, on all walls of the original house.
- Corner boards are to be replaced with wide, paneled corners matching those visible in 1924; with the recreated wide friezes and capped window headers on the front windows, the historic appearance will be greatly improved.

An additional proposed alteration on the south side of the original house is replacement of the western basement window with a door to provide easier access to the basement. Because of the sloping topography of the site, toward the south and west, and site work in the driveway area, it would not require a large recess to create a threshold at the appropriate level. The site plan and the elevations show a lowered surface bordered with granite blocks and surfaced with crushed stone. The proposed door uses the same visual language as the windows.

Staff Comments

Staff is fully supportive of the efforts being proposed to return the house to its historic

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appearance, guided by the documentation in the 1924 photo. The proposed trim and siding changes promise the return of significant character-defining features resulting in greater overall integrity.

- One note is that two south-facing attic windows still had (possibly original) 6/6 windows in 1924. Since it appears that most or all of the other windows had been replaced by 2/2 sash by 1924, staff is comfortable with the 2/2 proposal – a major improvement over the existing windows – even though it is highly likely that all windows were 6/6 in 1851.
- Proposed window layouts include no changes to the original order on the front face, and the south and north ends are proposed to be much closer to the 1924 arrangement than what exists now.
- On the south face, the return to a more orderly layout and more traditional window sizes and proportions is welcome. Elimination of the shorter triple-mulled second floor windows is a great improvement; adding a mulled unit in the third floor south gable seems a reasonable compromise, as the original restraint and order that prevailed years ago is partly gone. Given the incompatible nature of the existing window treatments and the many proposed improvements, staff does not believe the applicants can or should be held to a stricter traditional window regime. It is unclear whether the proposed new windows match all of the sizes visible in the 1924 photo, which probably deserves clarification.
- Existing windows are vinyl insert replacement units. It appears the Eagle windows proposed for replacements are also insert units. As long as the daylight openings of the proposed Eagle models are at least as large as in the existing windows, and exterior trim can be finessed without obvious fillers, the replacements should not cause a big concern. The Board or perhaps staff may want to request more installation details for the most sensitive locations such as windows on the front façade.

Staff is also supportive of the garage demolition and the proposed additions to the rear of the property. In general the new construction is simple, contemporary, and clearly differentiated from the historic house. Through the use of compatible materials and simple, restrained details, the treatment of the additions avoids competing with the original house. It would be impossible to hide the additions completely behind the mass of the original building without severe size reductions, but staff appreciates that the new massing does not project beyond the sides of the front block, or above the ridge.

When staff met with the applicants in January, Ms. Polacsek and Ms. Winter were asked whether the third floor rear dormer could be narrowed at all, to be pulled further back from the north and south rakes, but the owners were reluctant to lose any space on the third floor - the main living level of the owners' unit. A similar reply came from questioning whether the face of the garage could be pulled back behind the face of the south wall of the house instead of being in alignment. Moving the garage to the north would move the elevator in order maximize useable space in the garage; but upstairs the elevator works best in the middle of the main house block.

Some additional details may be required for a final review by either the Board or staff:

- Window installation details and final window specifications – including half screens

- Roof edge and corner details for new construction
- Exterior lighting plan, and fixture types
- Deck and railing details
- Garage door details

Applicable Standards of Review

- 1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

Attachments

1. Architect's project summary
2. Building Inventory architectural description
3. Architect's photos of existing conditions
4. Additional google photos provided by staff
5. 1924 tax photo
6. Architect's plans

THE INTENT OF THIS PROJECT IS TO REMOVE THE EXISTING NON-CONFORMING ONE-CAR GARAGE AND CONSTRUCT A NEW CONFORMING DETACHED 2-CAR GARAGE WITH A 4-STOP ELEVATOR CONNECTING TO THE ORIGINAL HOUSE AT LEVEL 3 AND 4, AND RESTORE THE EXTERIOR OF THE EXISTING TWO-FAMILY HOUSE TO REFLECT ITS ORIGINAL CHARACTER AS VIEWED FROM ST. LAWRENCE STREET.

Address: 24 St. Lawrence

Approximate/Documented Date of Building: c1851

Surveyed: 8/17/2018

Historic Name: Fitz E. Sargent House

Contributing or Noncontributing: Contributing



Introduction

24 St. Lawrence is a three-story side gabled frame Greek Revival multi-family house clad in wood clapboards (façade, south elevation) and asbestos shingles (north elevation). While the side-facing gable is rare among the many Greek Revival homes on St. Lawrence Street, many other features are not. Defining stylistic features include paneled corner boards with Doric capitals, eave returns, and a flat roof over the front porch with a full entablature supported by squared and paneled Doric columns. In addition, the entrance also features pilasters and paneling in the transom. It is a good example of an early side gable Greek Revival built in the mid 19th century on the south side of Munjoy Hill.

Current Architectural Description

The façade is three bays wide and includes 2/2 windows with vinyl sash. The main entrance is at the center and has a porch with a flat roof hood supported by squared Doric columns. Stairs leading from the sidewalk to the entrance are made of brick and have a metal railing with no balusters.

The west elevation is a single bay wide and includes 2/2 windows with vinyl sash; two 2/2 windows with vinyl sash appear under the gable. The west elevation is not visible from the public way. The two bays wide and includes 2/2 windows with vinyl sash, a single 1/1 window with vinyl sash, and a series of three 1/1 windows with vinyl sash on the second floor.

While not wholly visible from the public way, the roof is asphalt and appears have two chimneys and a single gabled former on the western slope.

1924 Comparison

The building has suffered typical losses since 1924 including original wood sash windows, clapboards, entablatures over the façade windows, and fencing. Additionally, the window schedule has changes on the south elevation—a pair of windows on the second floor have been replaced by a set of three and a large window in the first bay of the south elevation has been filled in. These losses and alterations do not significantly diminish the building's architectural integrity and it contributes to the historic character of the area.

















Google Earth

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10 ft



Google Earth

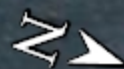
©2019 Google
©2018 Google

10 ft



Google Earth

© 2018 Google
© 2019 Google



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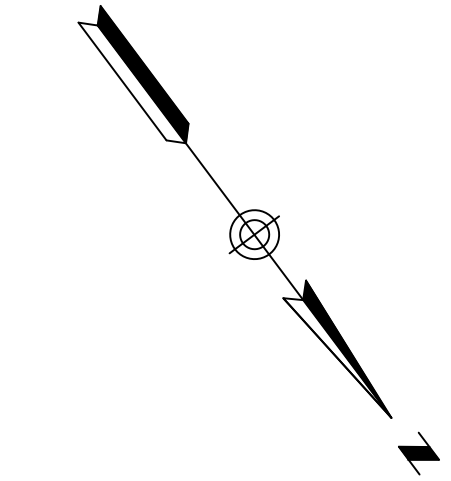


24 St. La.

Front

PROJECT SUMMARY	GENERAL NOTES	ZONING CALCULATIONS	DRAWING LIST	CONTRACTOR: MCNAGHAN WOODWORKS 100 COMMERCIAL STREET PORTLAND ME 04101 CONTACT: JAY HIBBARD 207-232-8749 Jay@mwworks.com	
EXISTING CONDITIONS: THE CURRENT SITE CONTAINS AN EXISTING TWO- FAMILY RESIDENCE WITH A DETACHED ONE-CAR GARAGE. PROJECT DESCRIPTION: THE INTENT OF THIS PROJECT IS TO REMOVE THE EXISTING ONE-CAR GARAGE AND CONSTRUCT A NEW DETACHED 2-CAR GARAGE WITH A 4-STOP ELEVATOR CONNECTING TO THE HOUSE AT LEVEL 3 AND 4, AND RESTORE THE EXTERIOR OF THE EXISTING TWO-FAMILY HOUSE TO REFLECT ITS ORIGINAL CHARACTER AS VIEWED FROM ST. LAWRENCE STREET. MECHANICAL, ELECTRICAL AND PLUMBING THESE DRAWINGS DO NOT COVER MECHANICAL, ELECTRICAL OR HVAC REQUIREMENTS. THE CONTRACTOR WILL PROVIDE THE REQUIRED INFORMATION FOR PERMITS. SPRINKLER SYSTEM THE BUILDING WILL BE PROVIDED WITH A FULL NFPA SPRINKLER SYSTEM. THE FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR SYSTEM DESIGN AND DOCUMENTATION AS REQUIRED FOR REVIEW BY CITY AND FIRE DEPARTMENT. FIRE ALARM SYSTEM THE BUILDING WILL BE PROVIDED WITH A FIRE, SMOKE AND CO2 ALARM SYSTEM AS REQUIRED.	1. ALL MATERIALS, COMPONENTS AND WORK ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE. 2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES AS APPLICABLE AND AS HAVING JURISDICTION. IBC 2015 AND 2009 NFPA 101 LIFE SAFETY ARE PREVAILING CODES, AS WELL AS REQUIREMENTS OF THE CITY OF PORTLAND. 3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER. 4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY TO DESIGNER. 5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOKUP CHARGES, ETC. 7. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS. 8. EXISTING CURB CUT AND SIDEWALKS TO REMAIN. EXISTING UTILITY CONNECTIONS TO REMAIN WHERE VIABLE. REPAIR SIDEWALK AND STREET PAVING WHERE DISTURBED BY NEW UTILITY WORK TO EQUAL OR BETTER CONDITIONS.	OWNER OF RECORD: MICHELLE POLACSEK AND JEFFREY BENSON TAX MAP 16 BLOCK J LOT 6 C.C.R.D. BOOK 25609 PAGE 269 ZONE R6 LOT SIZE: 4,671 SQUARE FEET OR 0.107 ACRES BUILDING FOOTPRINT: EXISTING HOUSE: 1180 SF PROPOSED GARAGE: 480 SF DECKS AND STAIRS: 167 SF TOTAL COVERAGE: 1827 SF = 39% LOT COVERAGE (< 60% MAX. ALLOWED) GREEN SPACE: TOTAL VEGETATIVE COVERAGE: 1440 SF = 31% COVERAGE (> 20% MIN. ALLOWED)	COVER SHEET C5101 EXISTING CONDITIONS SURVEY CD102 SITE DEMOLITION PLAN C-103 SITE PLAN S-001 GENERAL STRUCTURAL NOTES S-101 FOUNDATION PLAN S-102 FIRST AND SECOND FLOOR FRAMING PLANS S-103 THIRD FLOOR AND ROOF FRAMING PLANS S-104 ROOF PLAN AND STRUCTURAL DETAILS S-501 DETAILS RA101 EXISTING FLOOR PLANS RA201 EXISTING FRONT AND SOUTHEAST SIDE ELEVATIONS RA202 EXISTING REAR AND NORTHWEST ELEVATIONS AD101 DEMOLITION FLOOR PLANS A-102 GROUND AND FIRST FLOOR PLANS A-103 SECOND AND THIRD FLOOR PLANS A-201 FRONT AND SOUTHEAST SIDE ELEVATIONS A-202 REAR AND NORTHEAST SIDE ELEVATIONS A-301 BUILDING SECTIONS A-601 SCHEDULES AND TYPICAL WALL SECTION	OWNER: MICHELLE POLACSEK AND JEFF BENSON 24 ST. LAWRENCE STREET PORTLAND ME 04101 DESIGNER: SHERI WINTER 207-205-3006 sheri.winter1@gmail.com	
				COVER SHEET	
					DATE: 11-26-2019
			24 ST. LAWRENCE STREET PORTLAND MAINE		



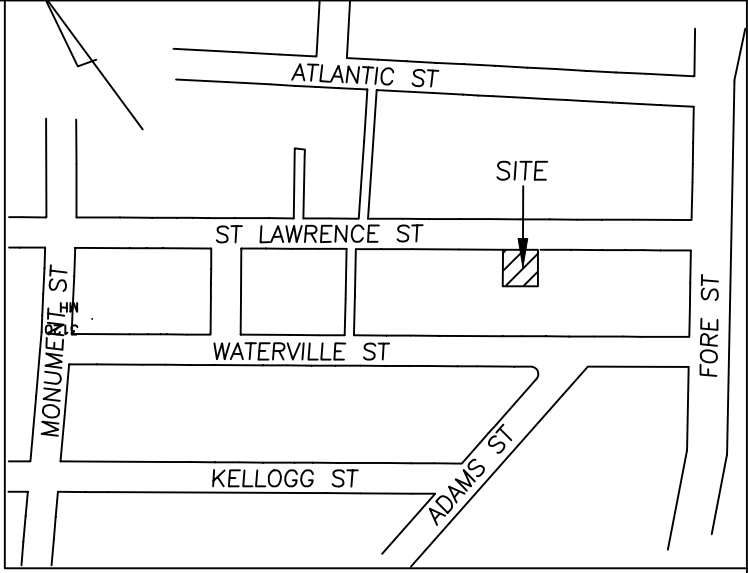
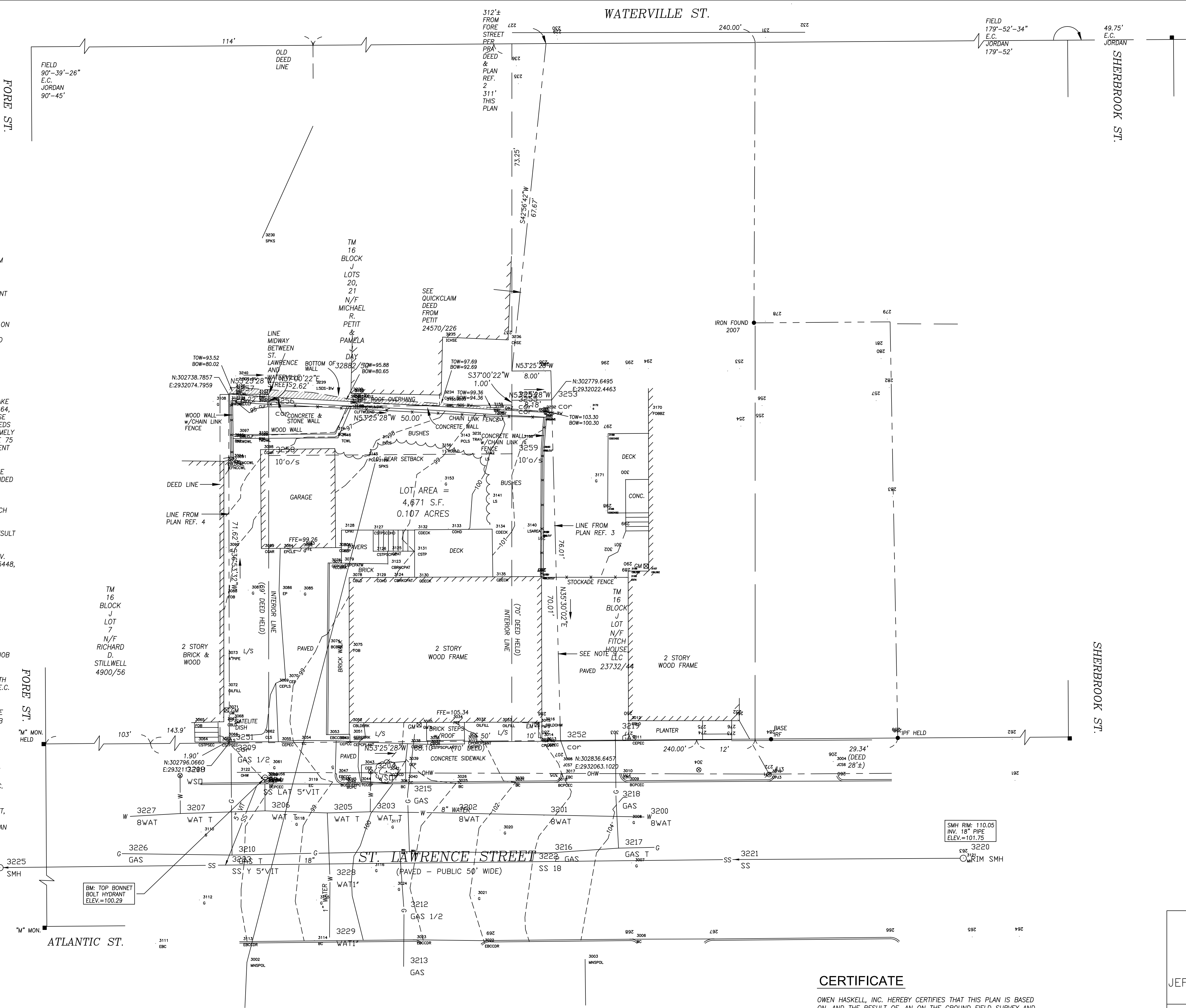
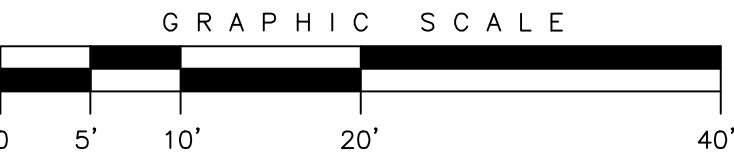


GENERAL NOTES

- OWNER OF RECORD: JEFFREY BENSON AND MICHELE POLACSEK
TAX MAP 16 BLOCK J LOT 6
C.C.R.D. BOOK 35832 PAGE 205
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM
MAINE WEST NAD83. CITY POINTS T111-38-146 (N:303177.39
E:2932043.79) & T113-78-203 (N:302835.35 E:2932458.96) USED.
- BENCH MARK: CITY BENCHMARK HIGHEST POINT ON "M" MONUMENT
AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET,
ELEVATION=69.35 NGVD 1929.
- THE LINE ALONG FITCH HOUSE, LLC IS THE SAME AS THAT LINE ON
PLAN REFERENCE 3, ALTHOUGH THE BEARING SYSTEM IS DIFFERENT.
DUE STO VAGUE DEEDS, A BOUNDARY AGREEMENT WAS RECOMMENDED
ALONG THIS LINE IN 2006, AT THE TIME OF THAT SURVEY.
- THE DEED LINE APPEARS TO GO THROUGH THE BUILDING OF
STILLWELL. THE LINE SHOWN ON THIS PLAN IS TAKEN FROM PLAN
REFERENCE 4. A BOUNDARY AGREEMENT IS RECOMMENDED WITH
STILLWELL.
- THE LINE ALONG PETIT IS TAKEN FROM THE OLD DEEDS THAT MAKE
UP THE SUBJECT PROPERTY, NAMELY BOOK 239, PAGE 252, BOOK 264,
PAGE 394, BOOK 199, PAGE 423, AND BOOK 214, PAGE 263. THESE
DEEDS HAVE THE DIMENSIONS AS SHOWN ON THIS PLAN. THESE DEEDS
THAT ABUT PETIT PREDATE THE DEED INTO THE CHAIN OF PETIT, NAMELY
BOOK 218, PAGE 78. THAT DEED CALLS FOR THE REAR LINE TO BE 75
FEET FROM WATERVILLE STREET AND PARALLEL THERETO. THE CURRENT
PETIT DEED DEFINES THE LINES AS GOING FROM WATERVILLE STREET
"ABOUT SEVENTY-FIVE (75) FEET TO A STONE WALL; THENCE
NORTHWESTERLY PARALLEL WITH SAID WATERVILLE STREET AND ON THE
LINE OF SAID STONE WALL." A BOUNDARY AGREEMENT IS RECOMMENDED
WITH PETIT.
- AN ATTORNEY SHOULD BE CONSULTED ABOUT THE RECOMMENDED
AGREEMENTS. CORNER MARKERS WILL NOT BE SET UNTIL AFTER SUCH
AGREEMENTS OR CONSULTATION.
- THIS PLAN IS BASED ON PLAN REFERENCE 6 AND IS NOT THE RESULT
OF A COMPLETE NEW FIELD SURVEY IN 2019.
- SEE CONSENT FINAL JUDGEMENT OF CIVIL ACTION MARTICA SAWIN V.
WALTER S. WILLIAMS AND KELLY A. WILLIAMS RECORDED IN BOOK 35448,
PAGE 30 FOR CONFIRMATION OF THE LINE AND ESTABLISHMENT OF
EASEMENTS.

PLAN REFERENCES

- "STANDARD BOUNDARY SURVEY ON WATERVILLE STREET, PORTLAND,
MAINE MADE FOR LARRY DAVIS SEPT. 12, 2000 OWEN HASKELL, INC. JOB
NO. 2000-126P."
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MUNJOY SOUTH
PROJECT ME-R-2 DISPOSITION PARCEL NO. 16-E 11-18-71 H.I. & E.C.
JORDAN-SURVEYORS."
- "BOUNDARY SURVEY AT 28 ST. LAWRENCE STREET, PORTLAND, MAINE
MADE FOR FITCH HOUSE, LLC" JULY 6, 2006 OWEN HASKELL, INC. JOB
NO. 2006-056P" REVISED 9-03-08.
- "PLAN OF LAND OWNED BY ANNA D. BIASE, ST. LAWRENCE STREET,
PORTLAND, MAINE, CHANDLER H. BARRON, C.E. DEC. 1945"
- "BOUNDARY & TOPOGRAPHIC SURVEY ON FORE ST. AND WATERVILLE
ST., PORTLAND, MAINE MADE FOR OWNER OF RECORD PENINSULA
PROPERTY DEVELOPMENT LLC FEBRUARY 16, 2016 OWEN HASKELL, INC.
JOB NO. 2015-189P."
- "BOUNDARY AND TOPOGRAPHIC SURVEY AT 24 ST. LAWRENCE STREET,
PORTLAND, MAINE MADE FOR RECORD OWNERS WALTER S. & KELLY A.
WILLIAMS NOVEMBER 30, 2016 OWEN HASKELL, INC." RECORDED IN PLAN
BOOK 218, PAGE 182.



LOCATION MAP

N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM/GM
- ELECTRIC/GAS METER
- WATER VALVE OR SHUTOFF
- HYDRANT
- DECIDUOUS TREE
- FENCE
- CURB
- OHW
- OVERHEAD WIRES
- 100
- 1' CONTOUR
- L/S
- LANDSCAPED AREA
- IPF/IRF
- IRON PIPE OR ROD FOUND
- N/F
- NOW OR FORMERLY
- DEED BOOK AND PAGE
- L/S
- LANDSCAPE
- W
- WATER LINE
- SS
- SARITIME SEWER

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED
ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND
THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF,
IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL
LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN C. SCHWANDA, PLS NO. 1252

BOUNDARY AND TOPOGRAPHIC SURVEY AT 24 ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER JEFFREY BENSON & MICHELE POLACSEK 167 NEWBURY STREET, #406, PORTLAND, MAINE		
OWEN HASKELL, INC. PROFESSIONAL LAND SURVEYORS 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424		
Drawn By RS	Date NOVEMBER 20, 2019	Job No. 2019-291P
Trace By JLW	Scale 1" = 10'	Drwg. No. 1
Check By JCS		
Book No. FILE		

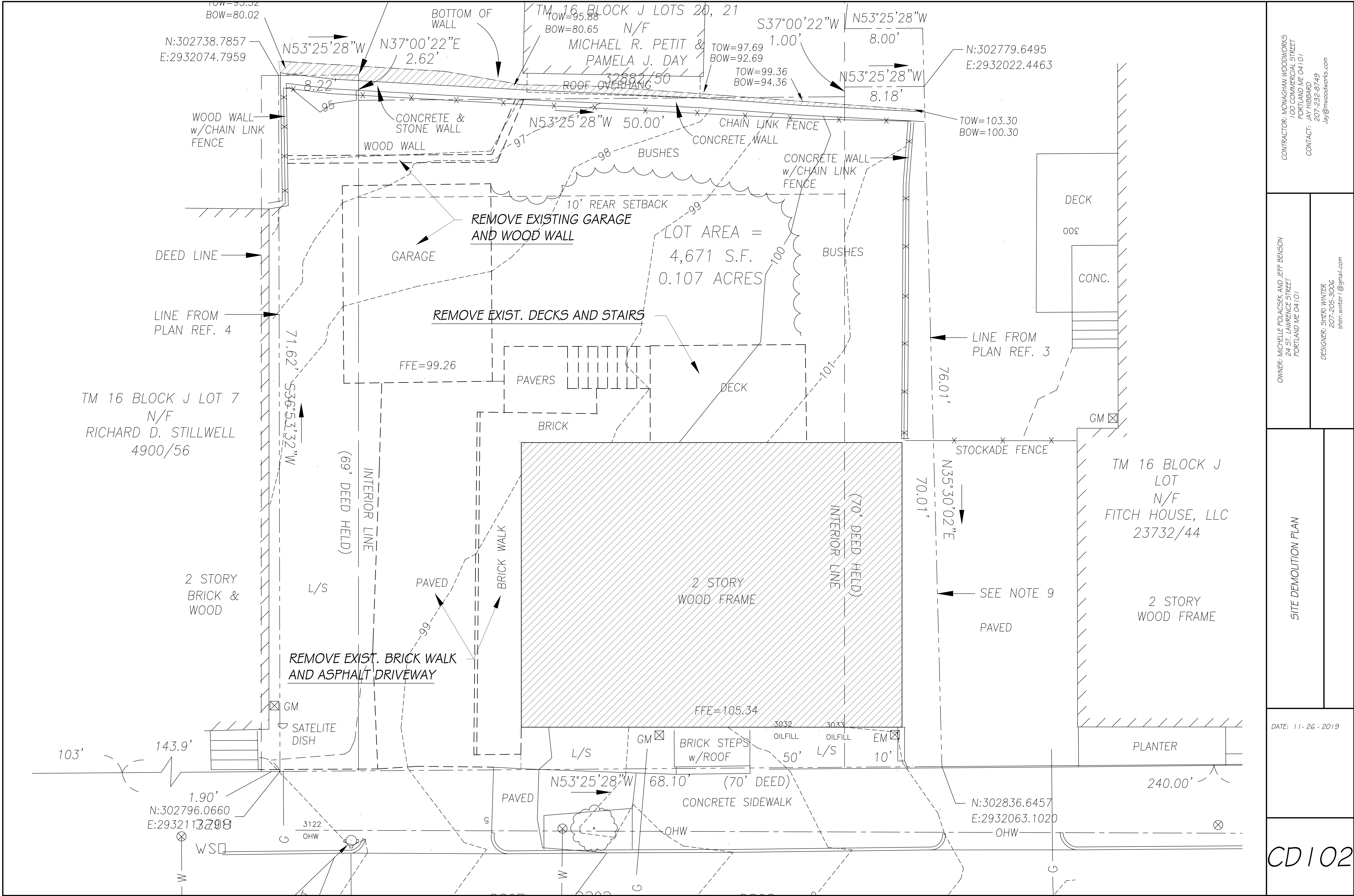
CONTRACTOR: MONAGHAN WOODWORKS
100 COMMERCIAL STREET
PORTLAND ME 04101
CONTACT: JAY HIGBARD
207-232-8749
Jay@mwwoodworks.com

OWNER: MICHELLE POLACSEK AND JEFF BENSON
24 ST. LAWRENCE STREET
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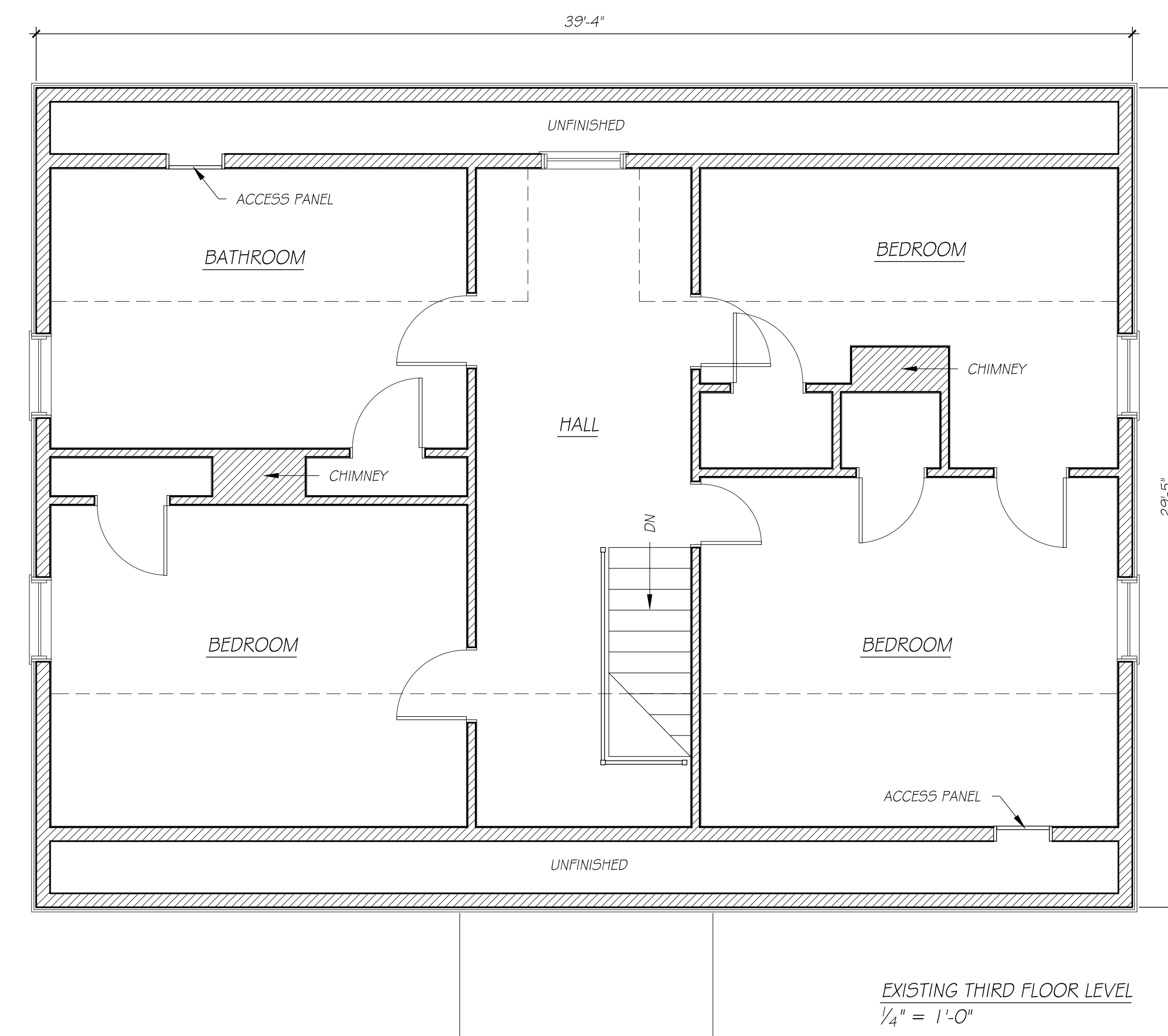
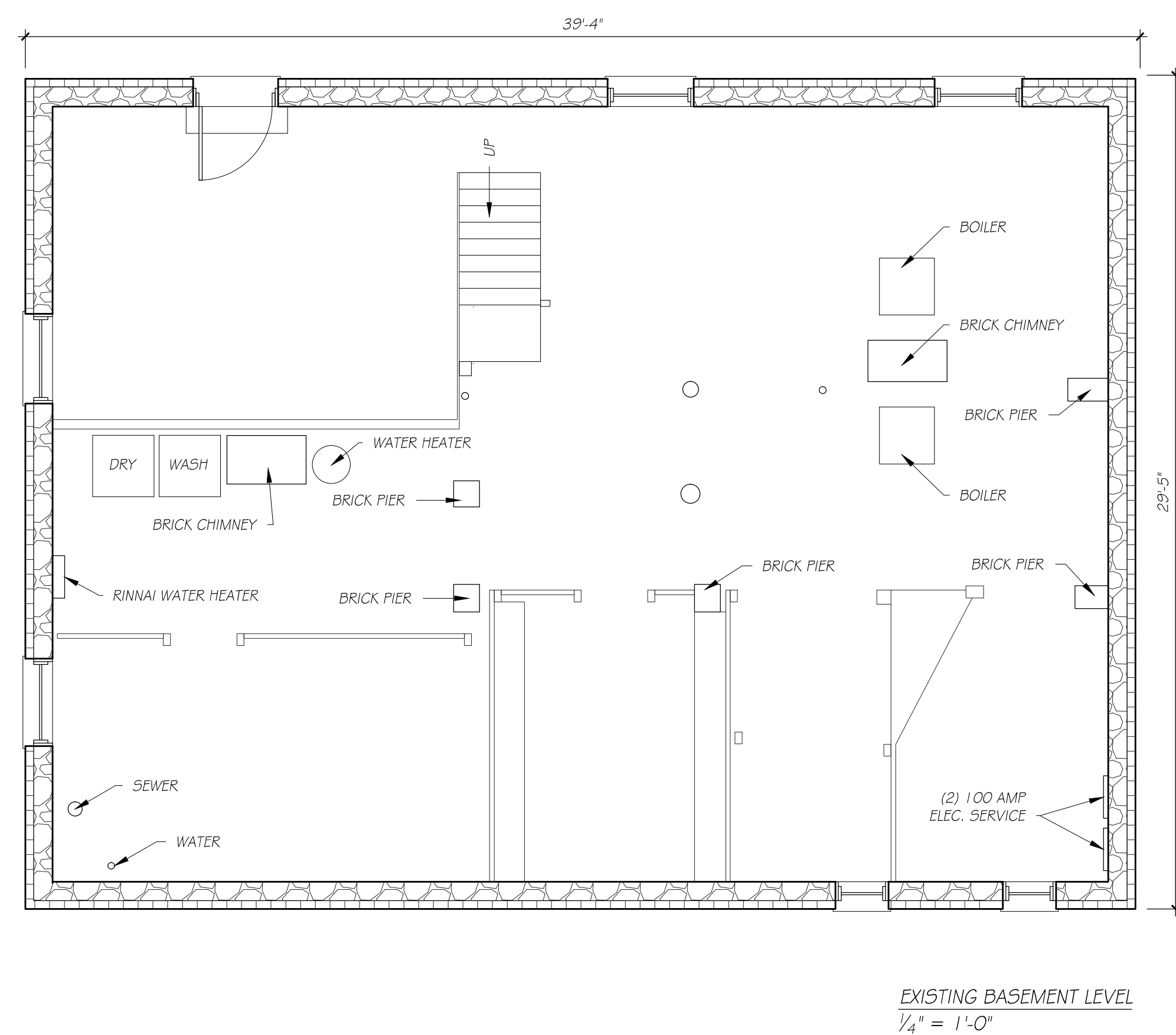
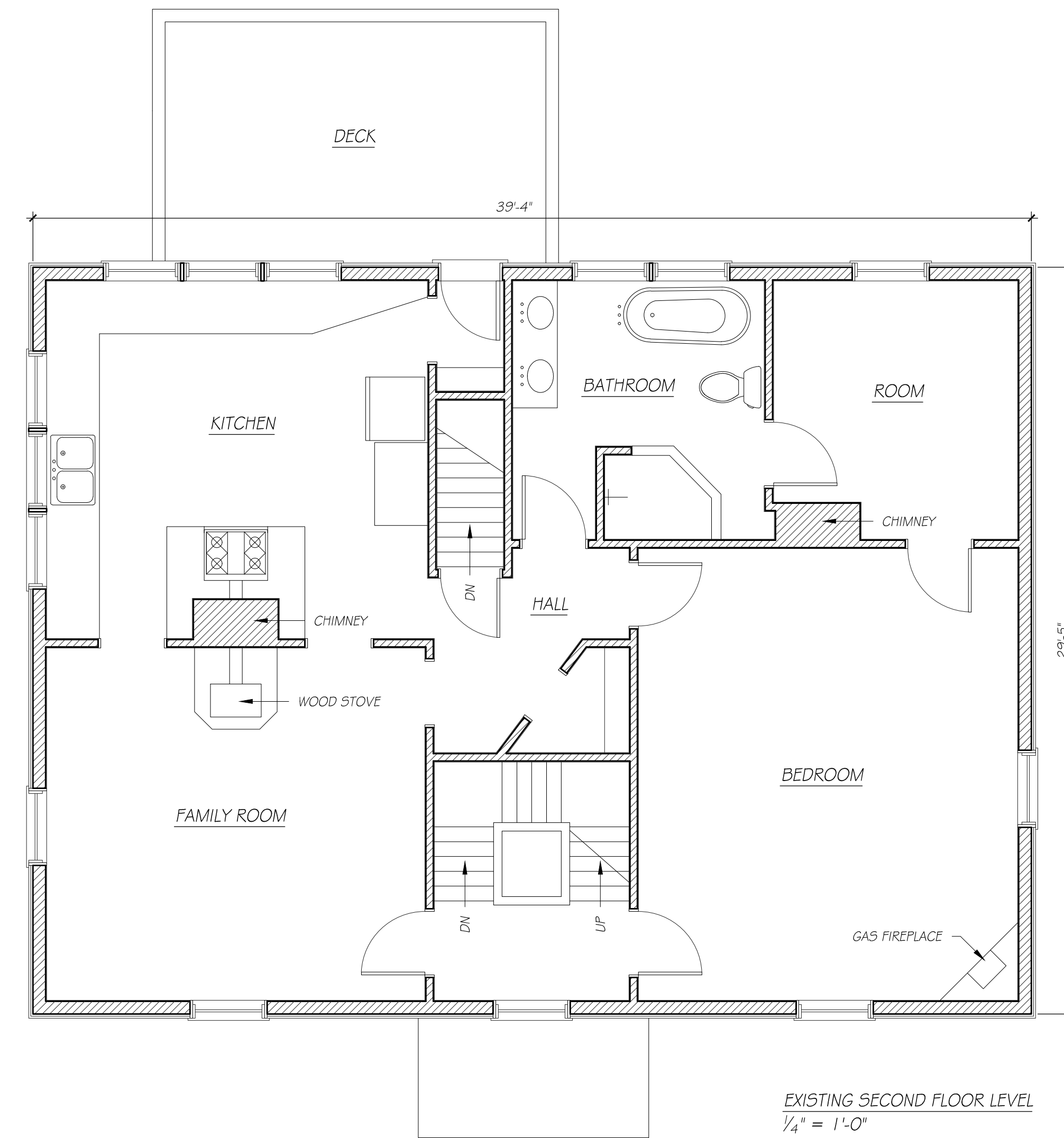
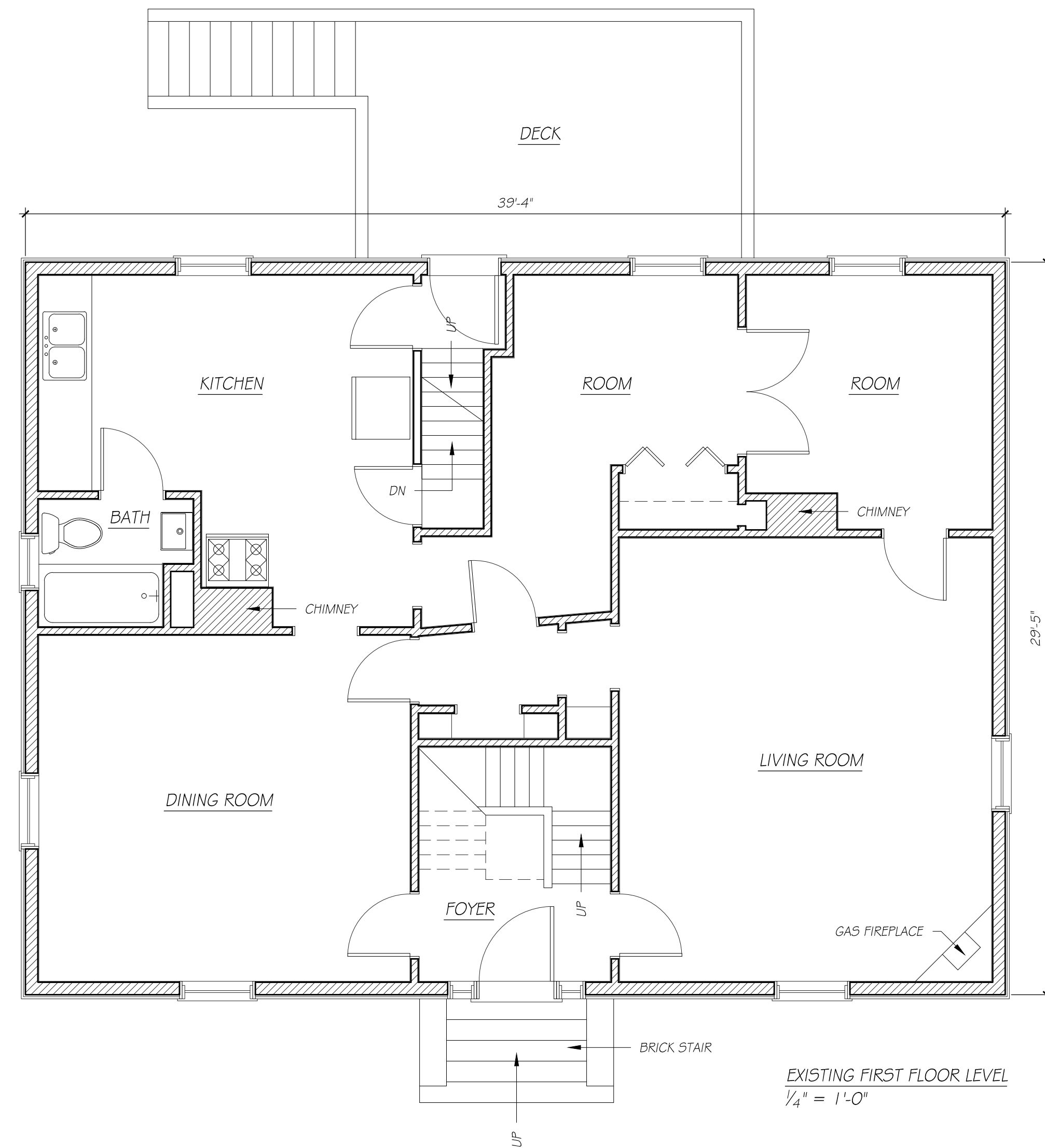
EXISTING CONDITIONS FIELD SURVEY

DATE: 11-26-2019

CS101



CONTRACTOR: MONAGHAN WOODWORKS 100 COMMERCIAL STREET PORTLAND, ME 04101 CONTACT: JAY HIBBARD 207-232-8749 Jay@mwworks.com	
OWNER: MICHELLE POLACSEK AND JEFF BENSON 24 ST. LAWRENCE STREET PORTLAND, ME 04101	DESIGNER: SHERI WINTER 207-205-3006 sheri.winter1@gmail.com
SITE DEMOLITION PLAN	
DATE: 11-26-2019	
CD102	



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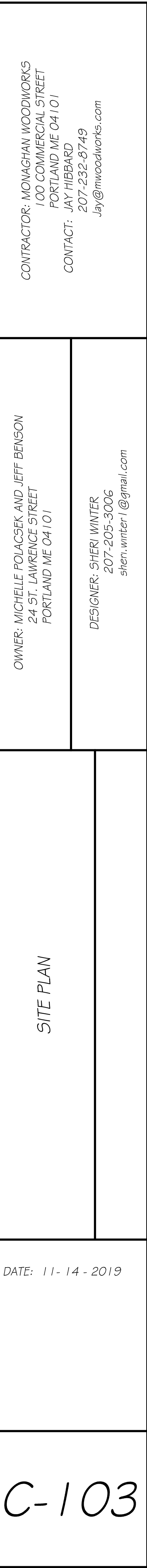
OWNER: MICHELLE POLACEK AND JEFF BENSON
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EXISTING FLOOR PLANS

DATE: 11-26-2019

RA 101





EXISTING SOUTHEAST DRIVEWAY SIDE ELEVATION
1/4" = 1'-0"



EXISTING FRONT ELEVATION
1/4" = 1'-0"

EXISTING FRONT AND SOUTHEAST SIDE ELEVATIONS

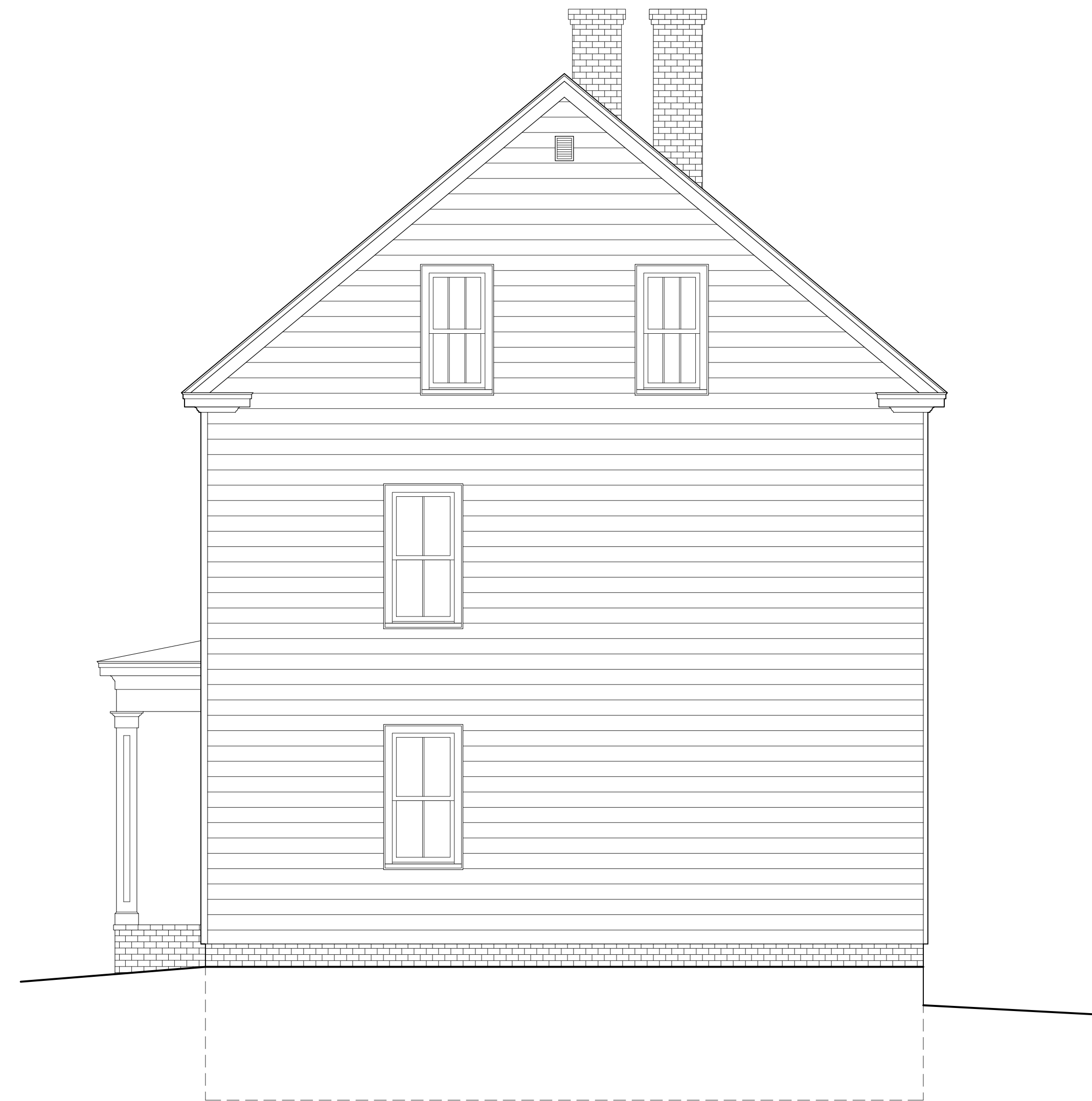
DATE: 11-26-2019

RA201

OWNER: MICHELLE POLACSEK AND JEFF BENSON
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EXISTING NORTHWEST SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"

EXISTING REAR AND NORTHWEST SIDE ELEVATIONS

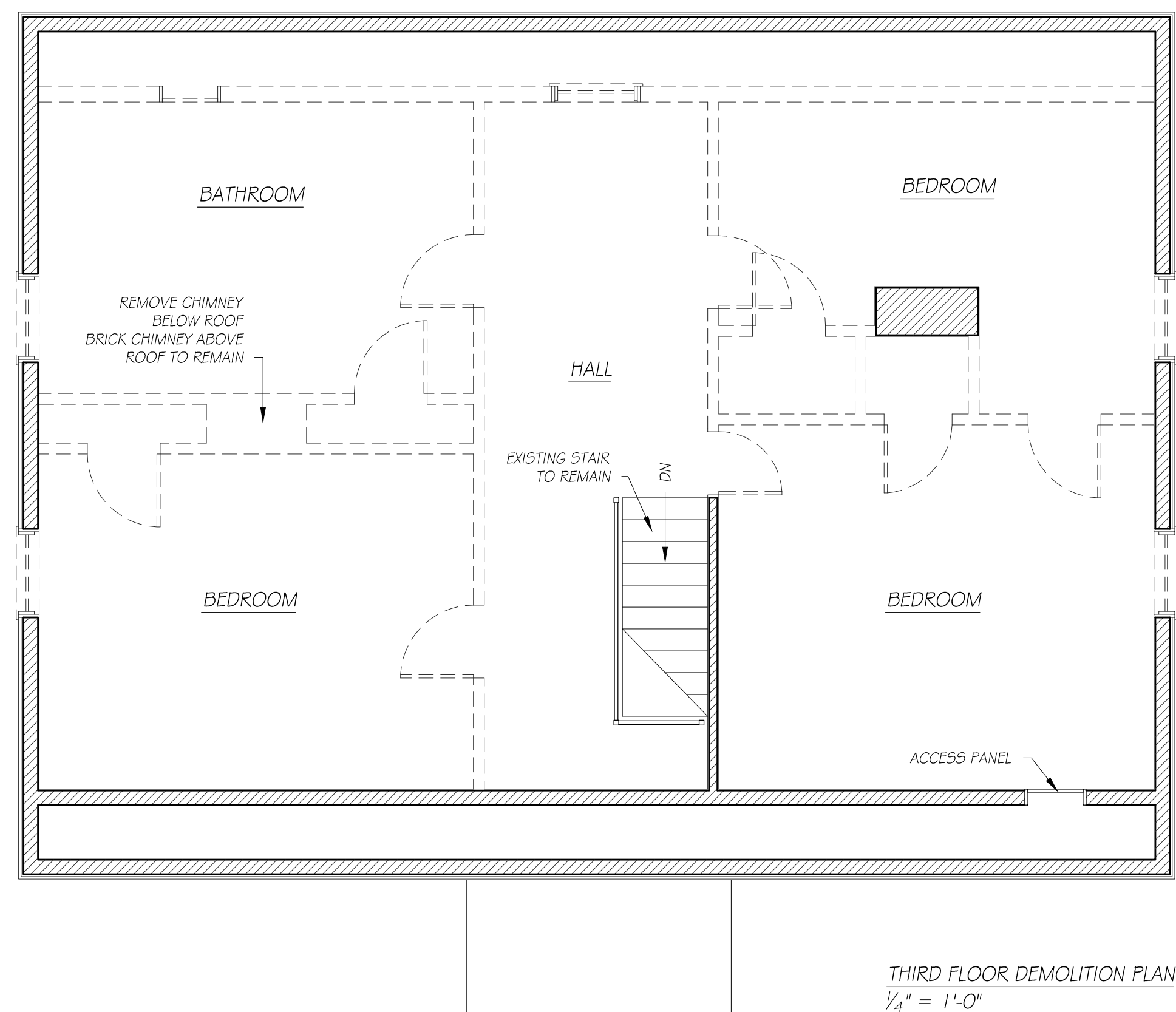
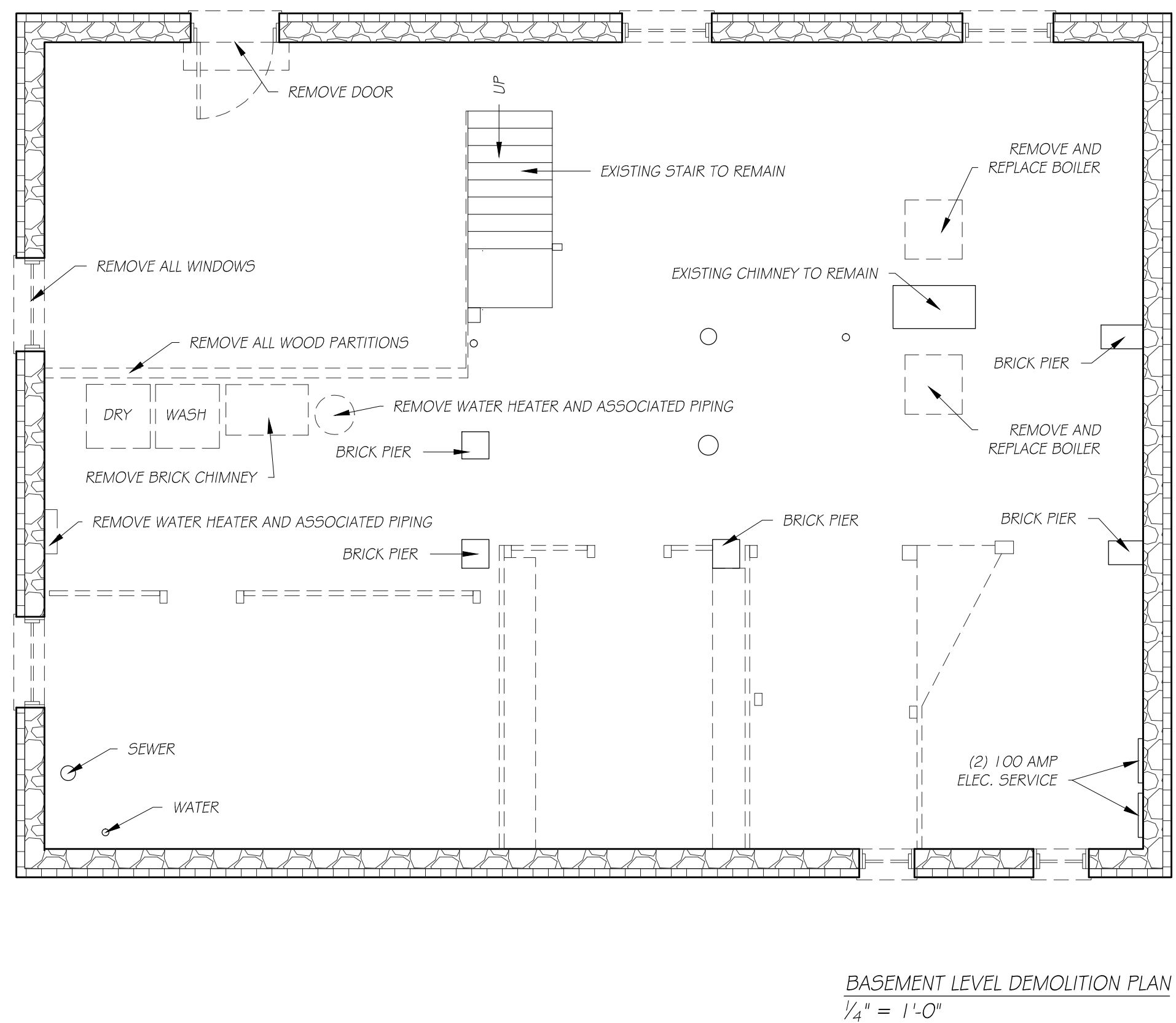
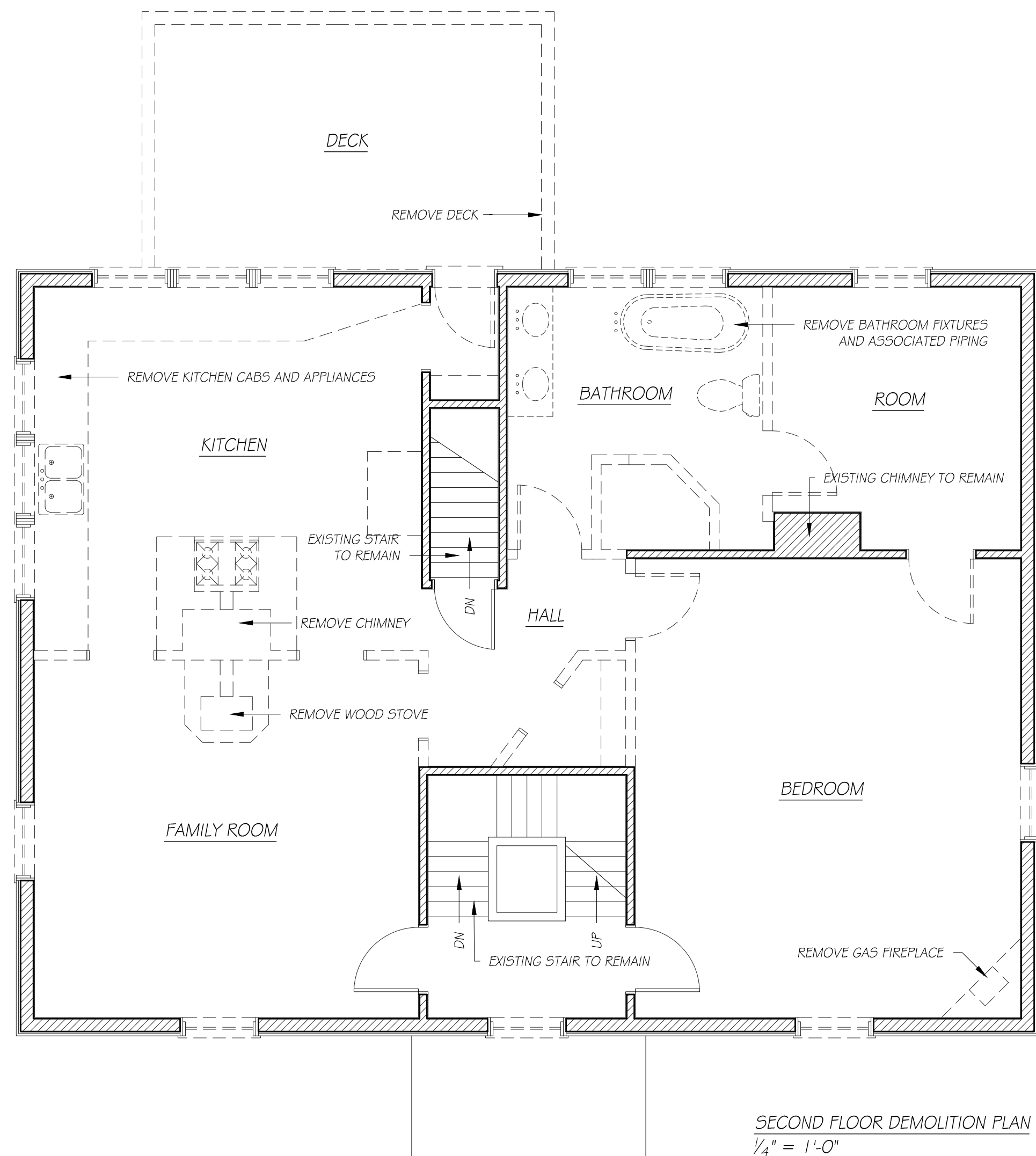
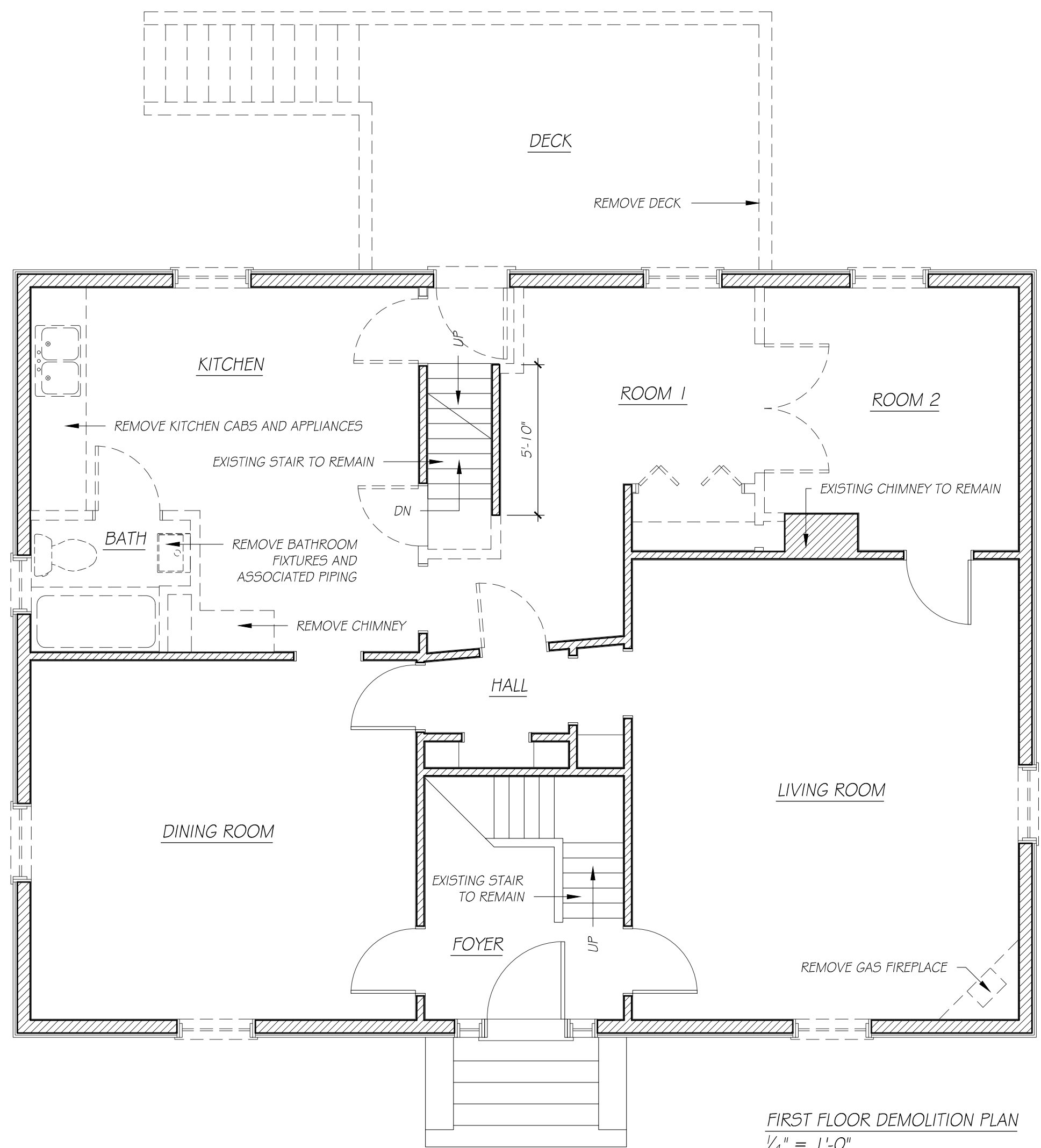
DATE: 11-26-2019

RA202

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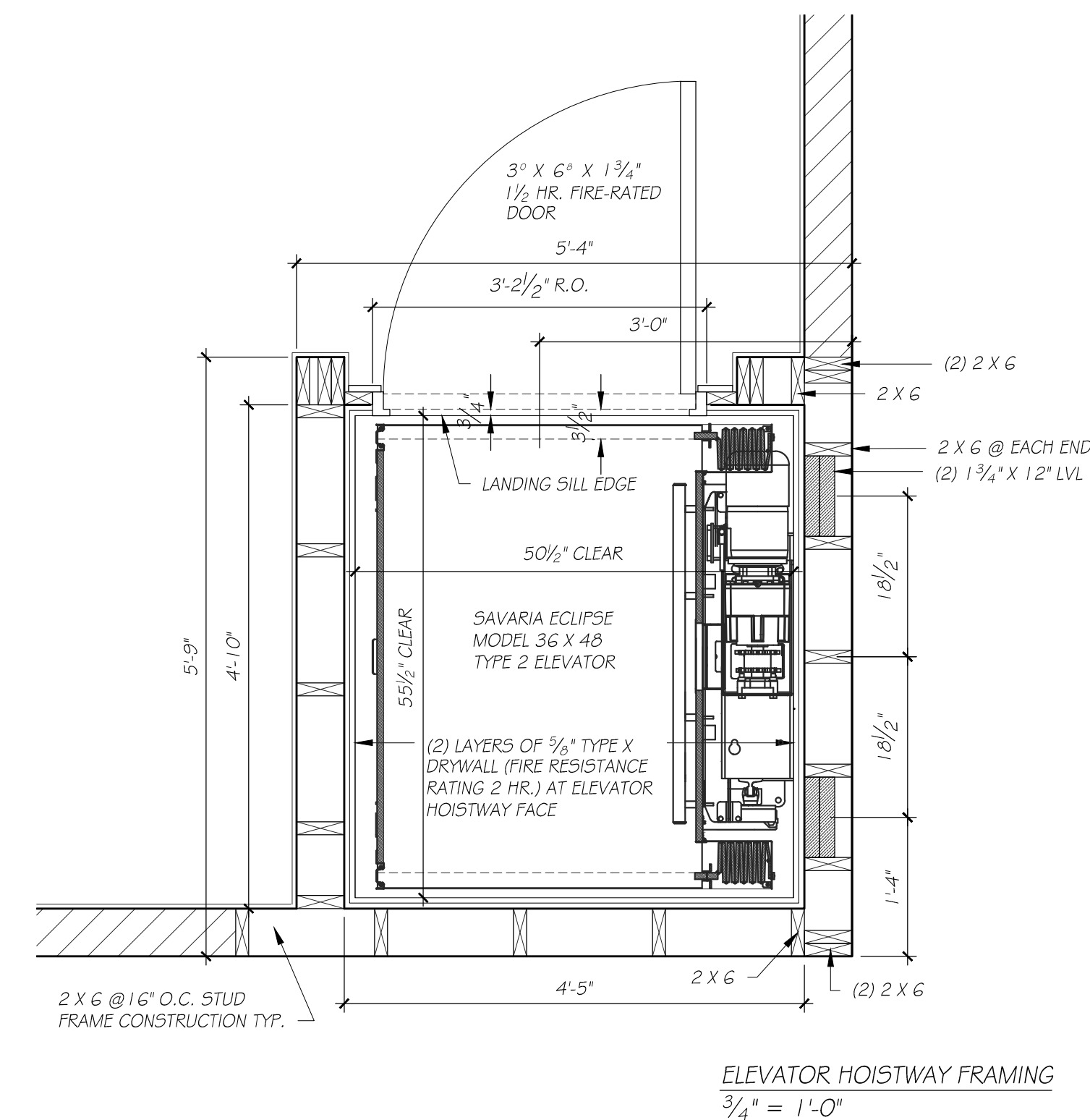
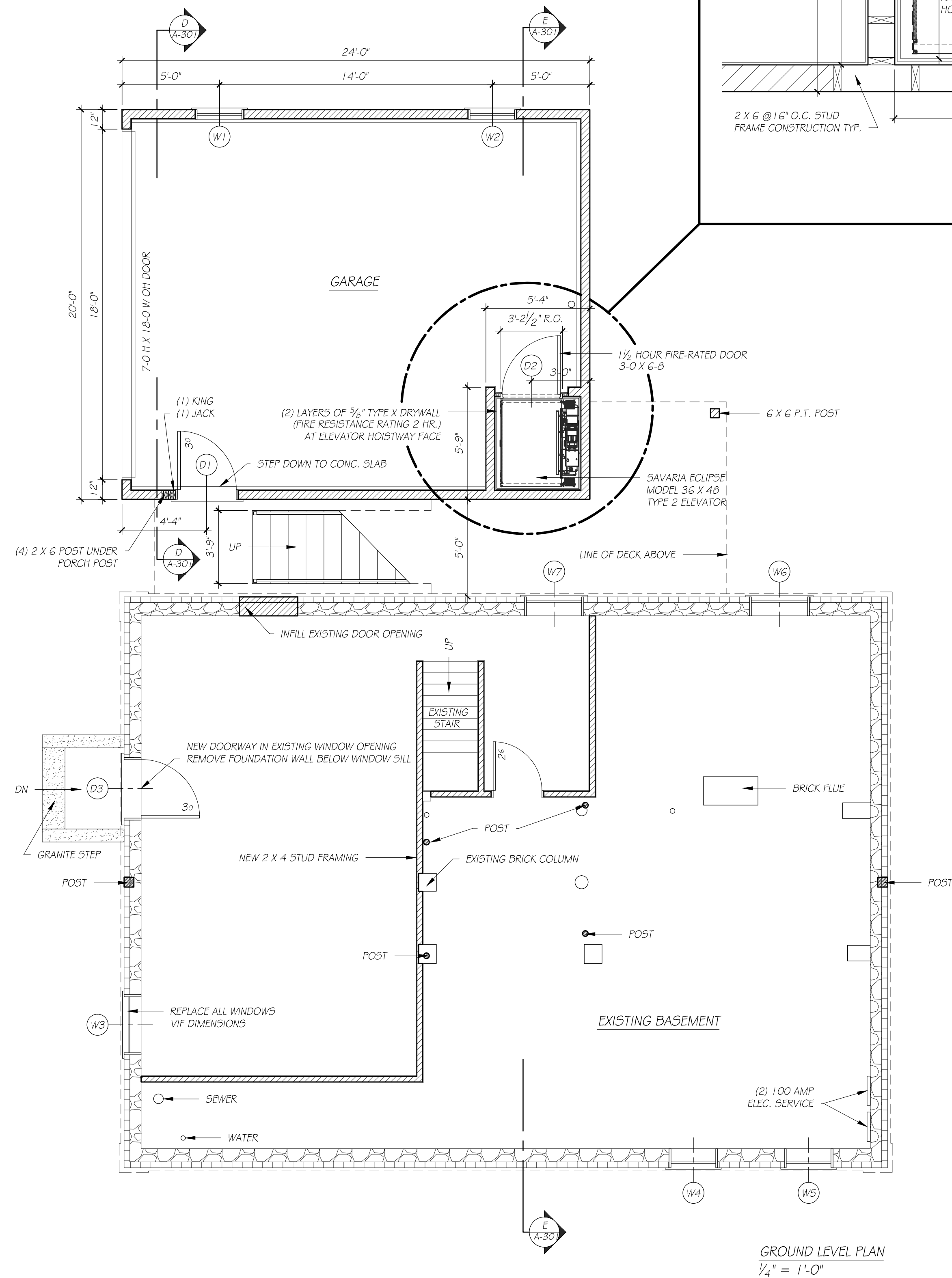
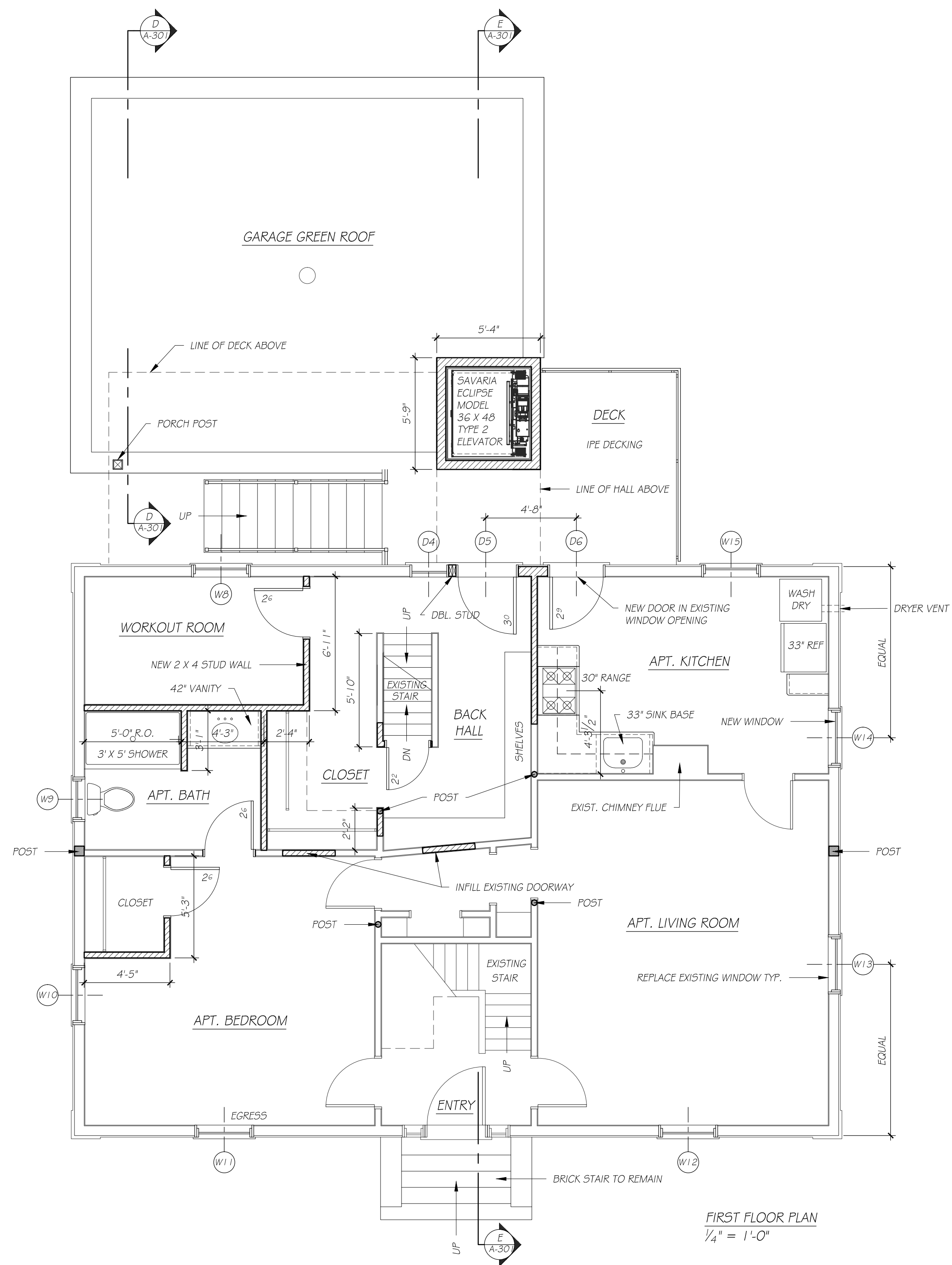
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DEMOLITION FLOOR PLANS

DATE: 11-26-2019

AD101



GROUND LEVEL AND FIRST FLOOR PLANS
 ELEVATOR SHAFT FRAMING DETAIL

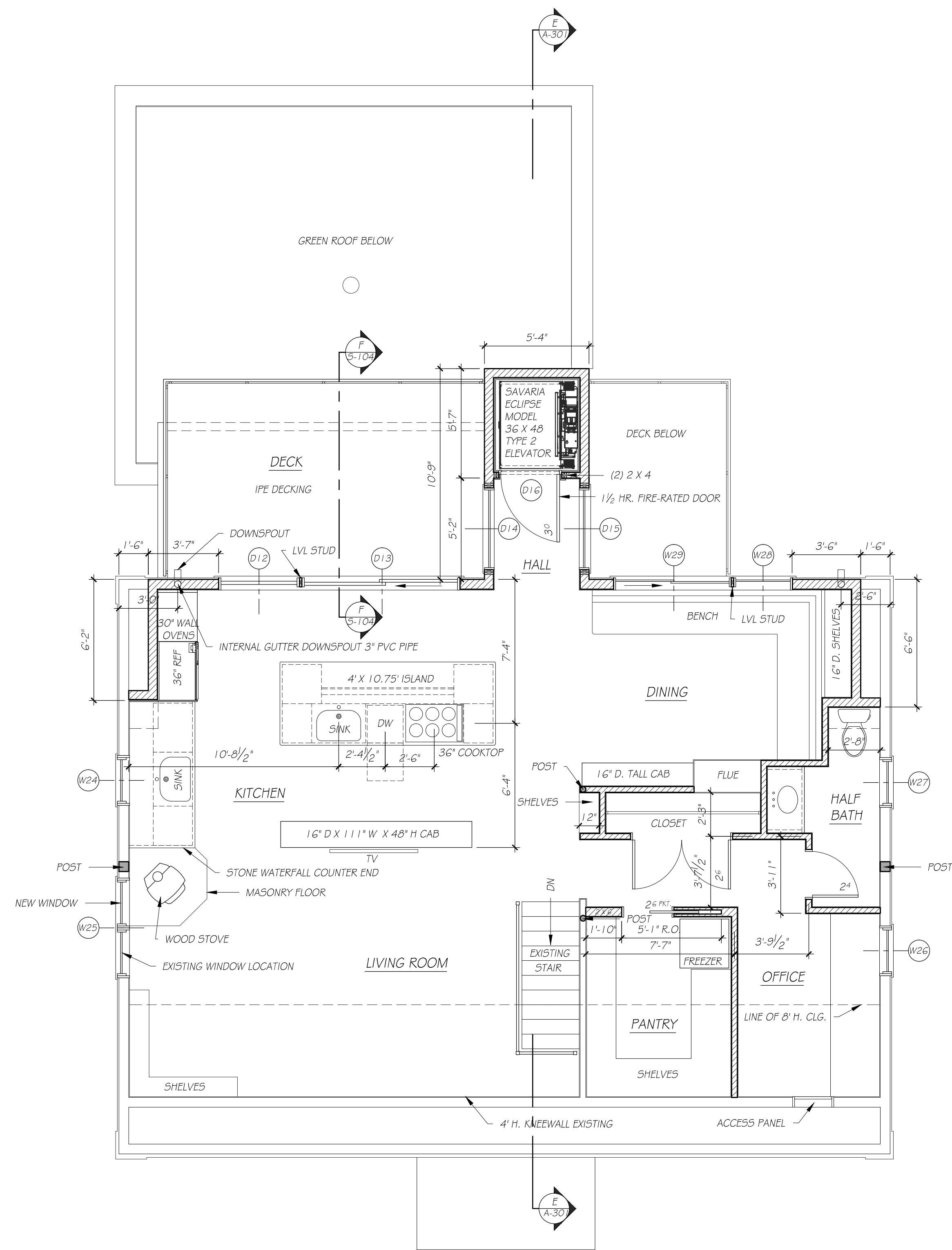
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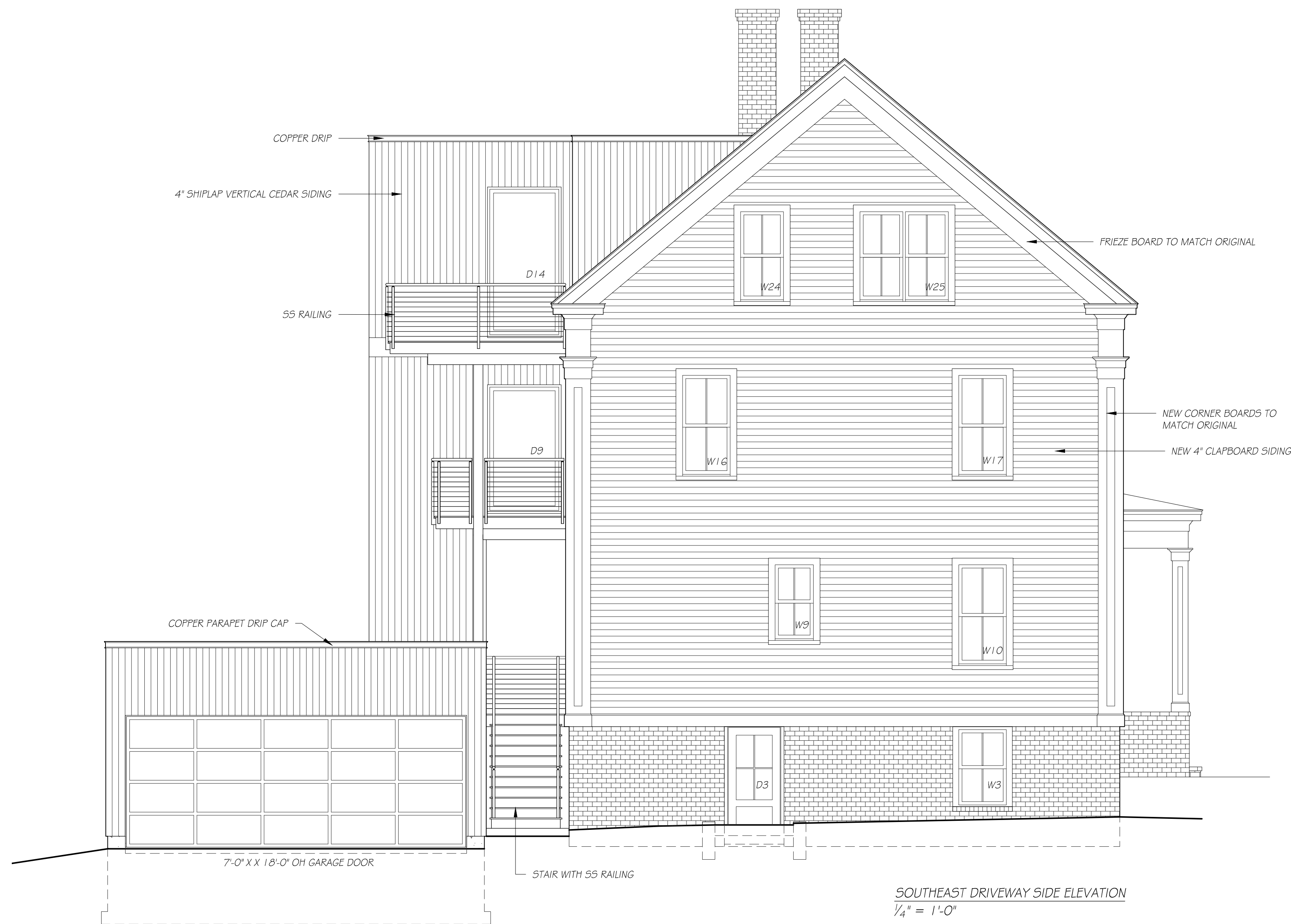
A-102

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 sher.winter1@gmail.com

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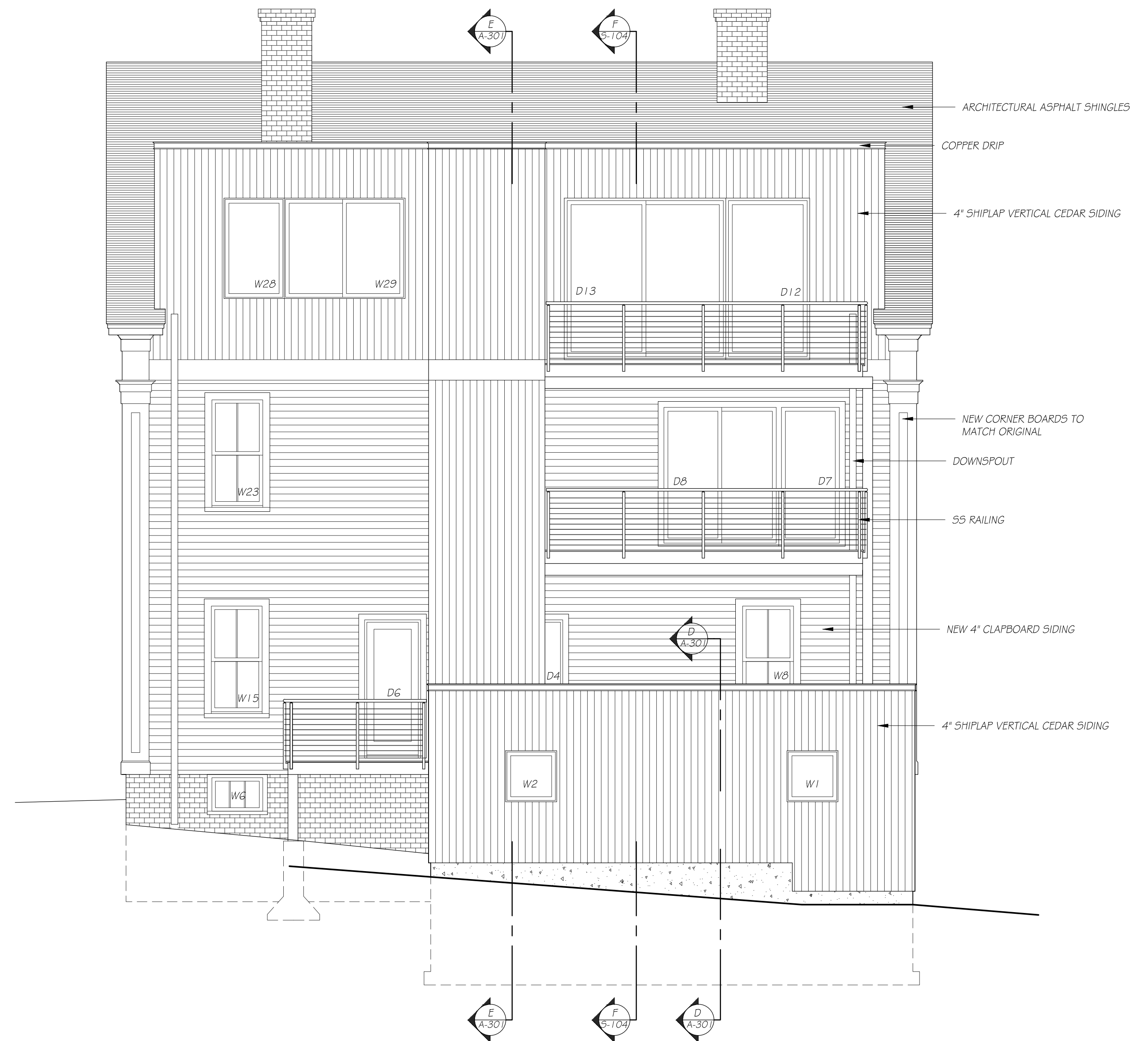
FRONT AND SOUTHEAST SIDE ELEVATIONS

DATE: 11-26-2019

A-201



NORTHWEST SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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REAR AND NORTHWEST SIDE ELEVATIONS

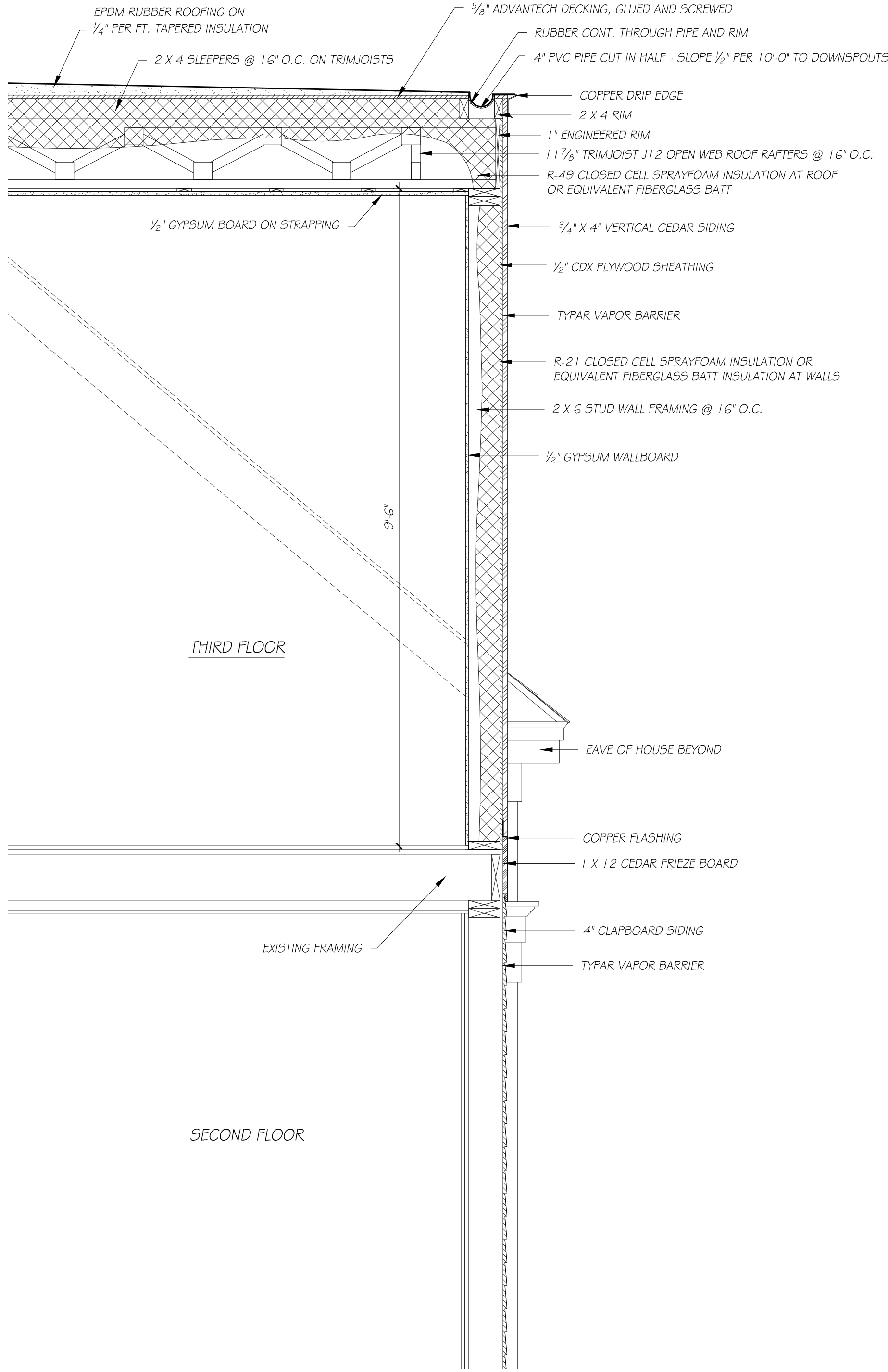
DATE: 11-26-2019

A-202



DATE: 11-26-2019
01-07-2020
PERMIT SET
01-27-2020

WINDOW SCHEDULE					
NO.	MANUFACTURER	PRODUCT NUMBER	R.O.	LOCATION	REMARKS
W1	ANDERSEN EAGLE AXIOM 111 AWNING	AWN2626	2'-6½" X 2'-6½"	GARAGE	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W2	ANDERSEN EAGLE AXIOM 111 AWNING	AWN2626	2'-6½" X 2'-6½"	GARAGE	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W3	ANDERSEN E-SERIES TALON RETROFIT DH			BASEMENT	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W4	ANDERSEN E-SERIES TALON RETROFIT TRANSOM			BASEMENT	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W5	ANDERSEN E-SERIES TALON RETROFIT TRANSOM			BASEMENT	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W6	ANDERSEN E-SERIES TALON RETROFIT TRANSOM			BASEMENT	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W7	ANDERSEN E-SERIES TALON RETROFIT TRANSOM			BASEMENT	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W8	ANDERSEN E-SERIES TALON RETROFIT DH			FIRST FLOOR WORKOUT ROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W9	ANDERSEN E-SERIES TALON RETROFIT DH			APARTMENT BATHROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W10	ANDERSEN E-SERIES TALON RETROFIT DH			APARTMENT BEDROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W11	ANDERSEN E-SERIES TALON RETROFIT DH EGRESS			APARTMENT BEDROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W12	ANDERSEN E-SERIES TALON RETROFIT DH			APARTMENT LIVING ROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W13	ANDERSEN E-SERIES TALON RETROFIT DH			APARTMENT LIVING ROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W14	ANDERSEN E-SERIES TALON DH			APARTMENT KITCHEN	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W15	ANDERSEN E-SERIES TALON RETROFIT DH			APARTMENT KITCHEN	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W16	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR MASTER BEDROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W17	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR MASTER BATHROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W18	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR MASTER BATHROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W19	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR FRONT HALL	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W20	ANDERSEN E-SERIES TALON RETROFIT DH EGRESS			SECOND FLOOR BEDROOM 2	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W21	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR BEDROOM 2	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W22	ANDERSEN E-SERIES TALON DH EGRESS			SECOND FLOOR BEDROOM 1	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W23	ANDERSEN E-SERIES TALON RETROFIT DH			SECOND FLOOR BEDROOM 1	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W24	ANDERSEN E-SERIES TALON RETROFIT DH			THIRD FLOOR KITCHEN	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W25	ANDERSEN E-SERIES TALON DH - 2			THIRD FLOOR LIVING ROOM	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W26	ANDERSEN E-SERIES TALON RETROFIT DH			THIRD FLOOR OFFICE	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W27	ANDERSEN E-SERIES TALON RETROFIT DH			THIRD FLOOR HALF BATH	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W28	ANDERSEN E-SERIES SLIDE-BY WINDOWS	SLD3050 FIXED	3'-0½" W X 5'-0½" H	THIRD FLOOR DINING	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
W29	ANDERSEN E-SERIES SLIDE-BY WINDOWS	SLD6050-OX	6'-0½" W X 5'-0½" H	THIRD FLOOR DINING	LOW-E4; SIERRA BRONZE EXT; FACTORY PRIMED INT; BRONZE HARDWARE; TRU-SCENE SCREEN; 6-¾" WALL
DOOR SCHEDULE					
NO.	MANUFACTURER	PRODUCT NUMBER	R.O.	LOCATION	REMARKS
D1			3'-2½" W X 6'-10½" H	GARAGE	
D2			3'-2½" W X 6'-10½" H	GARAGE ELEVATOR	1½ HOUR FIRE RATED ELEVATOR DOOR
D3			3'-2½" W X 6'-8½" H	BASEMENT	FIT IN WINDOW WIDTH OPENING
D4	ANDERSEN E-SERIES INSWING PATIO DOOR SIDELIGHT	HPI 20610 S	2'-11" W X 6'-10½" H	FIRST FLOOR BACK HALL	LOW-E4 GLASS; DARK BRONZE SILL;
D5	ANDERSEN E-SERIES INSWING HINGED PATIO DOOR	HPI 30610 AL	3'-11" W X 6'-10½" H	FIRST FLOOR BACK HALL	LOW-E4 GLASS; DARK BRONZE SILL; OIL- RUBBED BRONZE HARDWARE; SQUARE ESCUTCHEON DOOR HANDLE;
D6	ANDERSEN E-SERIES INSWING HINGED PATIO DOOR	HPI 28610 AR	2'-8½" W X 6'-10½" H	APARTMENT KITCHEN	LOW-E4 GLASS; DARK BRONZE SILL; OIL- RUBBED BRONZE HARDWARE; SQUARE ESCUTCHEON DOOR HANDLE;
D7	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 30610 S	3'-2½" W X 6'-10½" H	SECOND FLOOR MASTER BEDROOM	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D8	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 60610 LS	6'-0¼" W X 6'-10½" H	SECOND FLOOR MASTER BEDROOM	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D9	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 40610 S	4'-2½" W X 6'-10½" H	SECOND FLOOR ELEVATOR HALL	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D10	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 40610 S	4'-2½" W X 6'-10½" H	SECOND FLOOR ELEVATOR HALL	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D11			3'-2½" W X 6'-10½" H	SECOND FLOOR ELEVATOR HALL	1½ HOUR FIRE RATED ELEVATOR DOOR
D12	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 4080 S	4'-2½" X 8'-0½" H	THIRD FLOOR KITCHEN	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D13	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 8080 LS	8'-0¼" W X 8'-0½" H	THIRD FLOOR KITCHEN	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D14	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 4080 S	4'-2½" X 8'-0½" H	THIRD FLOOR ELEVATOR HALL	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D15	ANDERSEN E-SERIES GLIDING PATIO DOOR	GP 4080 S	4'-2½" X 8'-0½" H	THIRD FLOOR ELEVATOR HALL	LOW-E4 GLASS; BROWN SILL; OIL- RUBBED BRONZE HARDWARE;
D16			3'-2½" W X 6'-10½" H	THIRD FLOOR ELEVATOR HALL	1½ HOUR FIRE RATED ELEVATOR DOOR



TYPICAL WALL SECTION AT NEW DORMER
¾" = 1'-0"

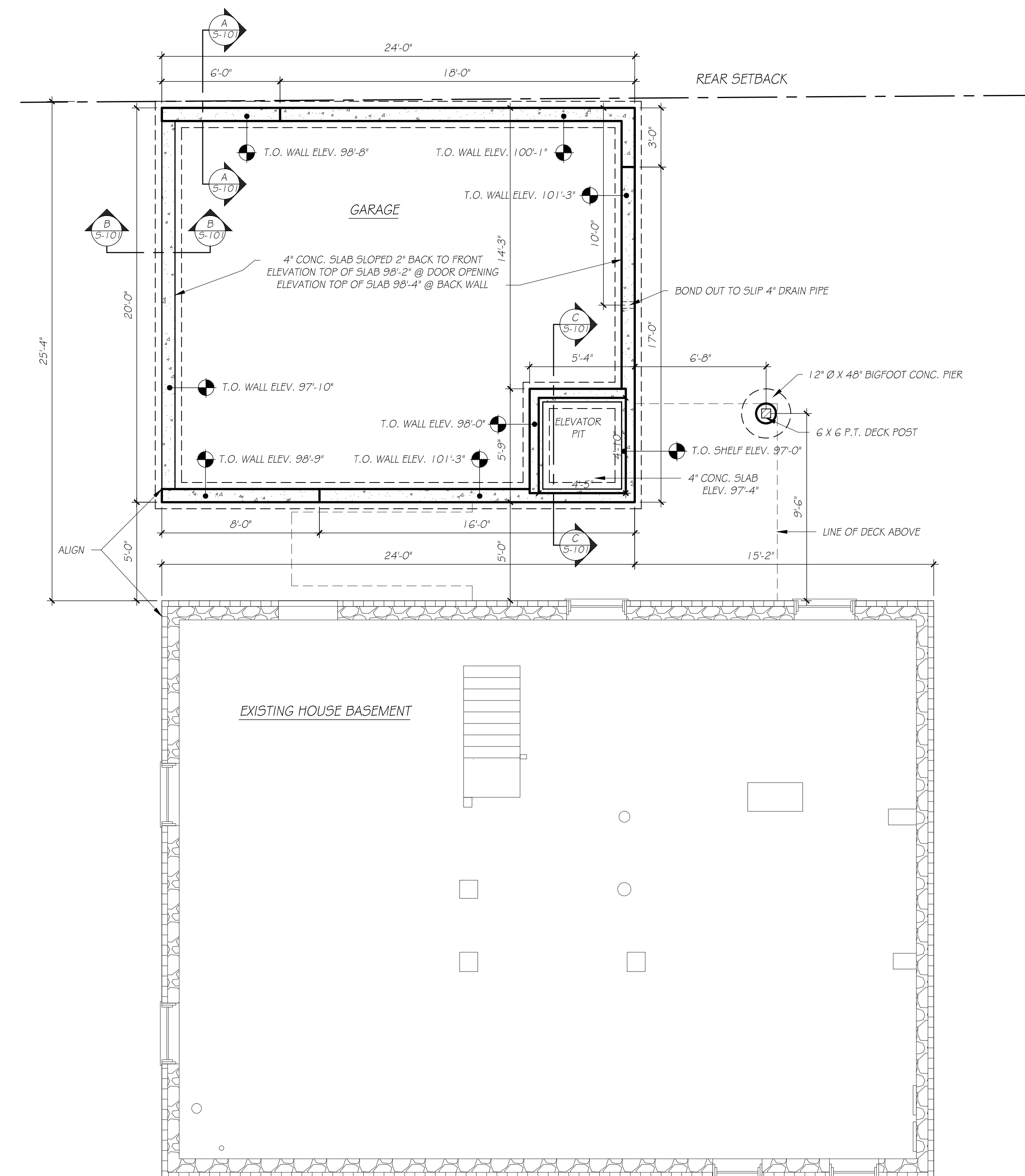
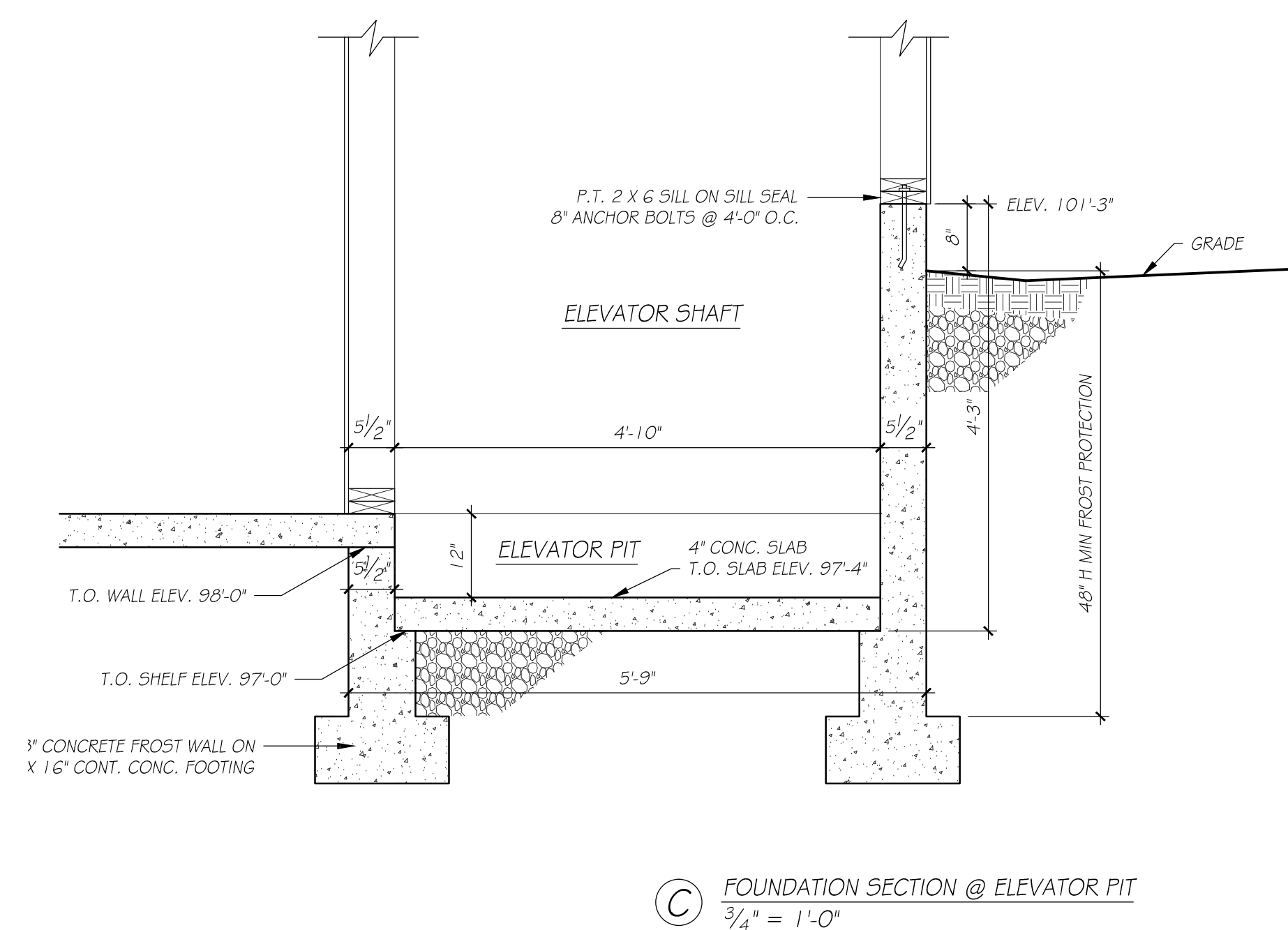
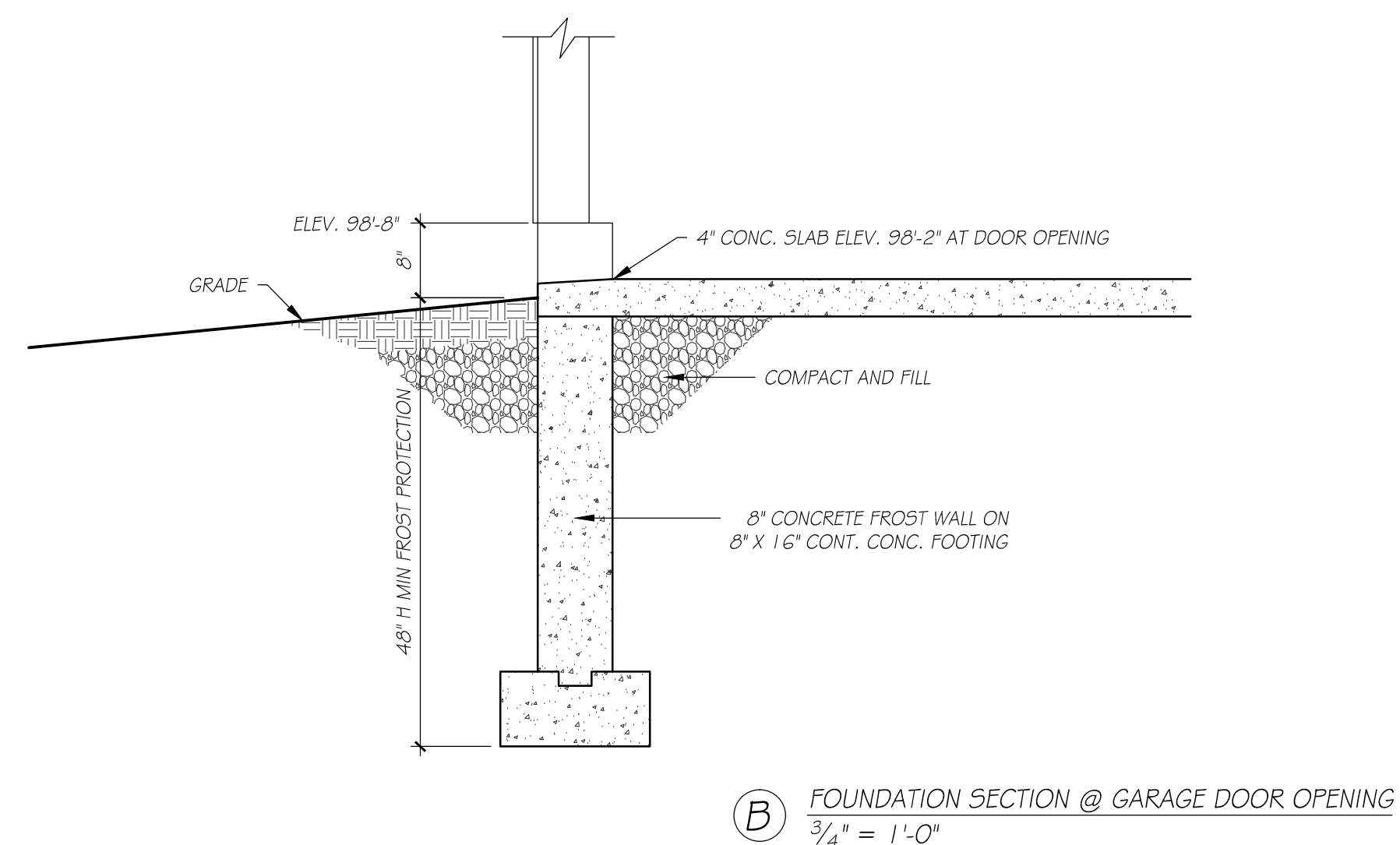
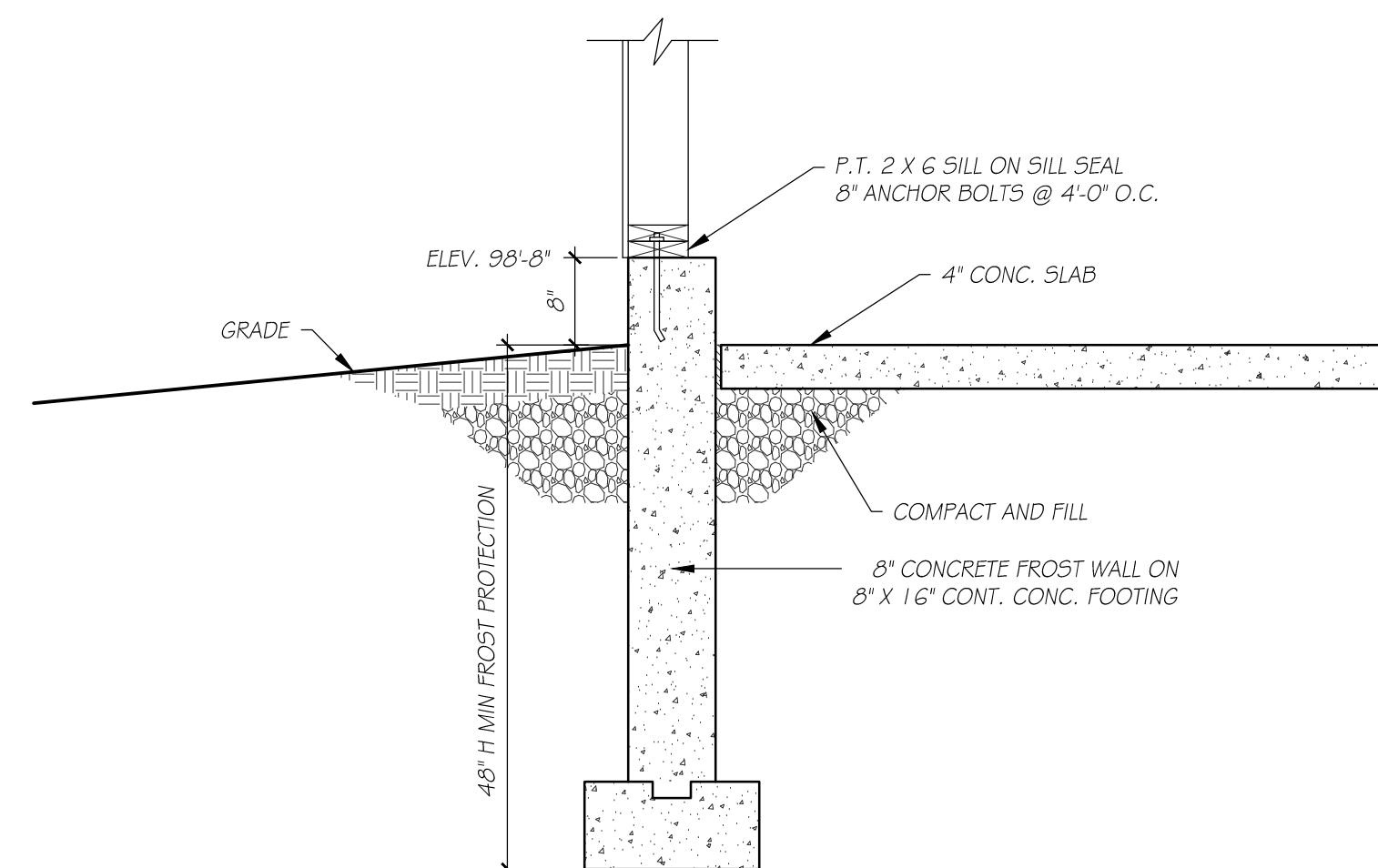
CONTRACTOR: MCNAGHAN WOODWORKS
100 COMMERCIAL STREET
PORTLAND ME 04101
CONTACT: JAY HIBBARD
207-232-8749
Jay@mcwoodworks.com

OWNER: MICHELLE POLACEK AND JEFF BENSON
24 ST. LAWRENCE STREET
PORTLAND ME 04101
DESIGNER: SHERI WINTER
207-205-3006
sheri.winter1@gmail.com

WINDOW AND DOOR SCHEDULES
TYPICAL WALL SECTION

DATE: 11-26-2019

A-601



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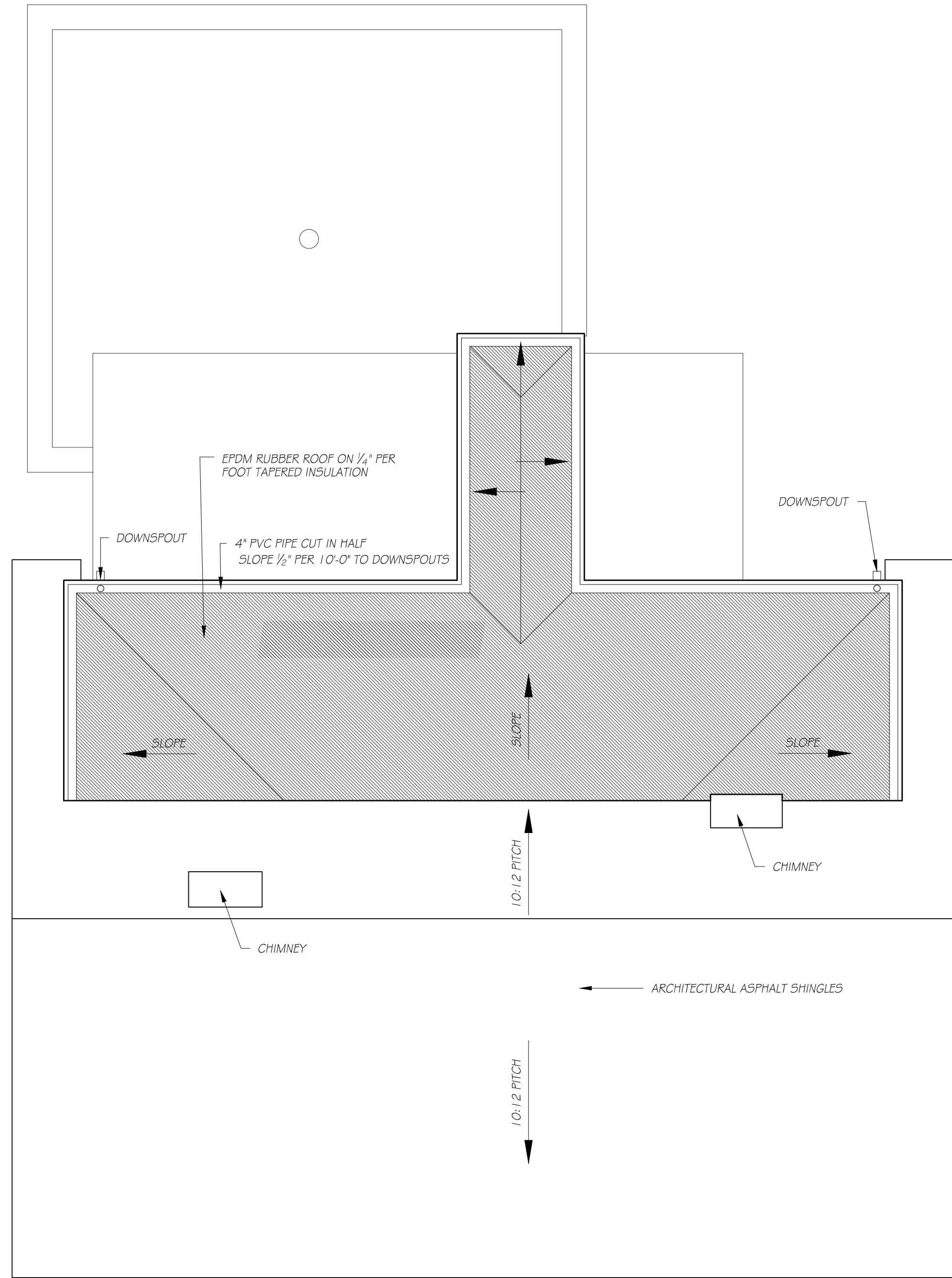
OWNER: MICHELLE POLACSEK AND JEFF BENSON
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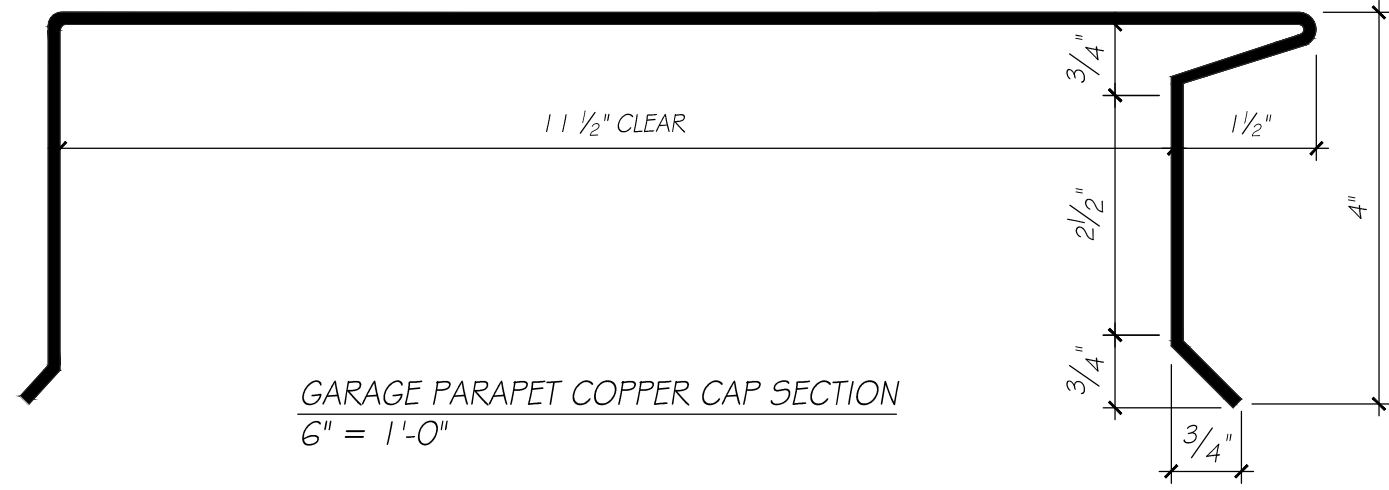
FOUNDATION PLAN AND SECTIONS

DATE: 11-26-2019

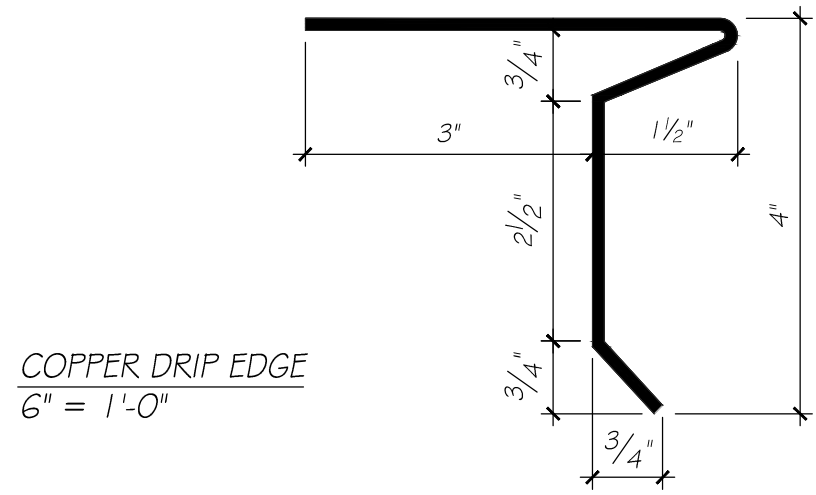
S-101



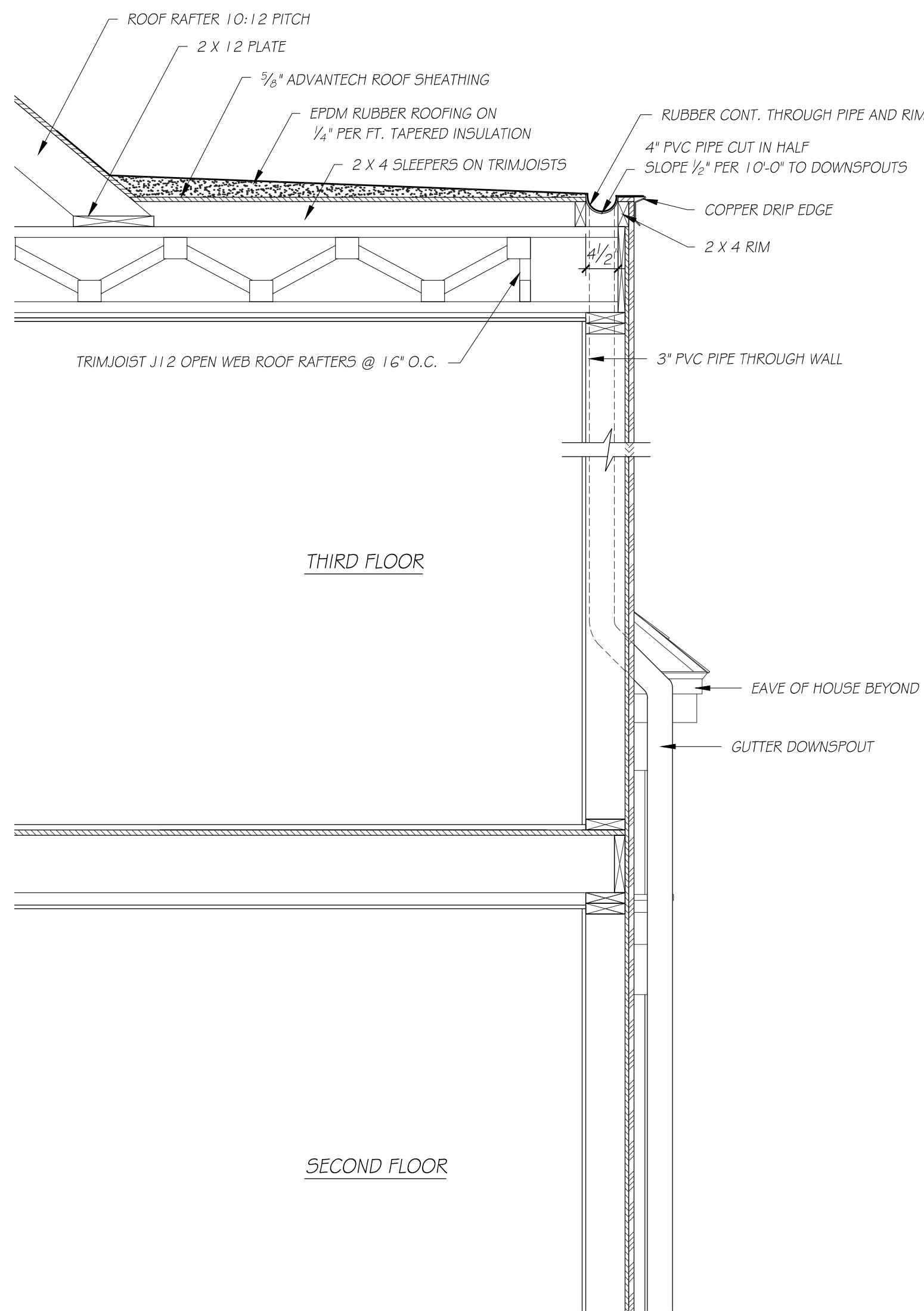
ROOF PLAN
1/4" = 1'-0"



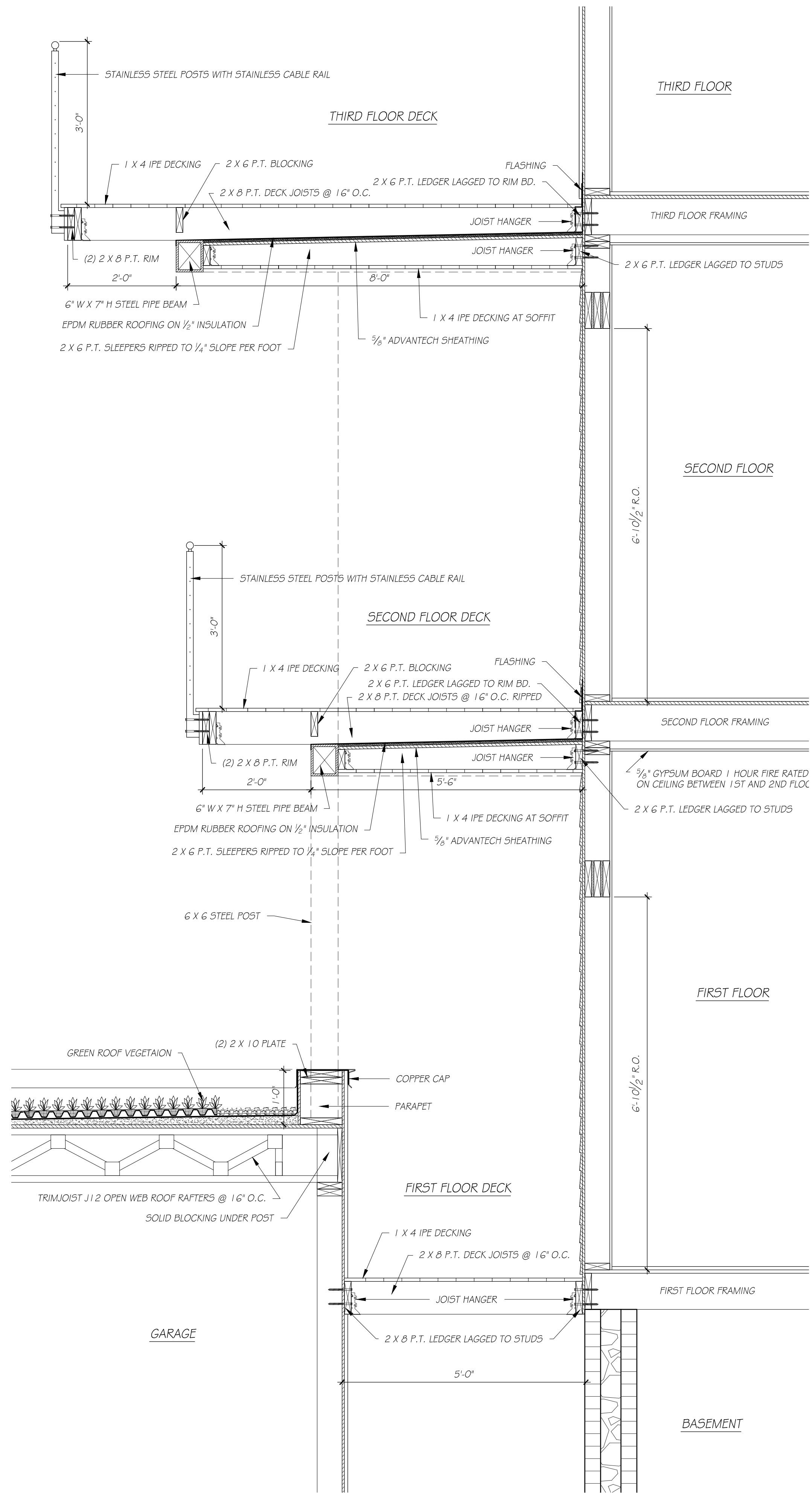
GARAGE PARAPET COPPER CAP SECTION
6" = 1'-0"



COPPER DRIP EDGE
6" = 1'-0"



SECTION AT ROOF GUTTERS
3/4" = 1'-0"



SECTION AT DECKS
3/4" = 1'-0"

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DETAILS
ROOF PLAN

DATE: 11-26-2019

S-104

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
49 ST. LAWRENCE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: January 29, 2020
RE: February 5, 2020 **WORKSHOP – Preliminary Review of Proposed
Exterior Alterations and Building Additions, Site
Alterations**

Address: 49 St. Lawrence Street
Applicant: Kristin Lawson
Development Consultant: Shinberg Consulting
Project Architect: Mark Mueller Architects
rep. by Mark Mueller and Matt Provencal
Landscape Architect: Mitchell & Associates

Introduction

On behalf of building owner Kristin Lawson, architects Mark Mueller and Matt Provencal of Mark Mueller Architects have applied for preliminary review of a comprehensive program of building alterations, additions and site improvements at 49 St. Lawrence Street. The review is before the Board because the property is located within the boundaries of the proposed Munjoy Hill Historic District. Although the historic district is still under review, under the provisions of the historic preservation ordinance all protections of the ordinance go into effect at such time the Historic Preservation Board votes to recommend designation and stay in effect until such time that the Council makes a final decision on the matter. Obviously, should the Council vote not to designate, the protections would cease. During this interim protection period, all construction activities within the nominated area are reviewed as they would be in any other historic district.

Subject Structure, Current and Proposed Use, Immediate Context

The two ½ story wood frame residential structure at 49 St. Lawrence Street is currently a three-unit structure. One of the units is housed in the front portion of the raised basement and it appears from the 1924 photo that this has been the case since early on in

the building's history. The current owner of the building is proposing to convert the building into four units. The project is prompted by a number of goals, including a desire to increase the number of units within the building, convert the attic area into useable living space, improve the layout and functionality of each floor, and address the generally deteriorated condition of the house. In working to meet these goals, the project architects found that they needed to introduce a stair tower addition to comply with code requirements triggered by the project.

As noted in the building description from the *Munjoy Hill Historic Resources Inventory* (see ATTACHMENT 1), the existing structure was built c. 1858 and in many respects is typical of the architecture that typifies much of Munjoy Hill with regard to its simple massing, wood frame construction, scale and gable-end-to-the-street orientation. The building is a vernacular expression of the Greek Revival style with most of its architectural detail concentrated on the front façade. As shown in the historic view, the front façade featured a recessed entry set behind Greek pilasters and entablature, a first-floor box bay, corner board and wide trim band beneath the roof cornice. The side elevation featured a more-or-less regular pattern of fenestration. Windows featured vertical proportions and six-over-six sash.

The building is particularly high-posted, which departs from many of its neighbors. It is unclear whether the grade was changed sometime after the building's construction to allow for a basement unit, but as of 1924, there was an entry to the basement facing the street and an uncharacteristically large window opening within the brick foundation. A retaining wall extends from the basement door and wraps the corner of the lot.

In comparing the historic view with current conditions, one notes that the building's appearance has been altered by the application of shingle siding, replacement windows, alterations to the bay window composition, and modification to the entablature over the front door. The siding application also entailed the removal or covering of the building's original corner boards, window trim and panels beneath the bay windows. The current retaining wall is a more recent addition as well; the 1924 photo shows the grade sloping toward the street, and contained with a shorter, curb-height wall. Notwithstanding the changes, the building's massing remains unaltered and key architectural details remain intact. Most of the alterations are superficial in nature and readily reversible.

The building and its southerly abuttor are very closely spaced, restricting visibility of 49 St. Lawrence's south elevation. On the north side, however, there is a wide gap separating 49 St. Lawrence from its neighbor. This gap in the street wall is currently occupied by a structured parking lot and wide gravel driveway, affording clear views of the north elevation of 49 St. Lawrence. This condition is temporary, however, as project consultant Greg Shinberg recently received approval for a project at 55-59 St. Lawrence that includes rehabilitation of the existing structure and construction of building additions in the area

currently occupied by the surface parking lot. (See ATTACHMENT 5). Once that project is constructed, the north elevation of 49 St. Lawrence will still be visible but less exposed to view than is currently the case.

Proposed Scope of Work

The project calls for the following alterations, additions and site changes:

Repairs/Rehabilitation of Existing Structure:

- Shingle siding to be replaced with 6” cementitious clapboard siding. Corner boards and window trim to be restored.
- Existing windows to be replaced (plans call for 6-over-1 sash) and several new window openings added or reconfigured, particularly on the north elevation. On the front façade, a pair of mulled windows at the second-floor level is proposed to replace the single window over the bay.
- Entry stairs to be refurbished with new treads and risers and new railings.
- New door to replace existing basement door on front elevation.
- Bay window to be rehabilitated with replacement of existing window with treatment that approximates the 1924 appearance. Panels are reintroduced below the window.
- A standing seam metal roof is proposed for existing roof and proposed dormers. Three skylights to be added.

Proposed Additions

- Long shed dormers to be constructed on both roof planes. As shown on the roof plan, the dormer on the south roof slope extends to a point closer to the street than the opposite dormer. Staff understands this is necessary because of the interior stair location.
- Stair tower and new entry vestibule to be constructed off north elevation. The roof over the entry vestibule extends beyond the addition to provide a covered porch supported by posts. Exterior stairs to the entry vestibule are oriented toward the rear of the property and the parking area.
- A rear addition is proposed to replace existing rear decks, stairs and porch additions—see existing and proposed roof plans and elevations. This addition will accommodate an elevator at the northeast corner of the building and open decks at all three floor levels at the southeast corner. The decks are set back from the south elevation of the main house, limiting their visibility from the street. A single-story shed addition is proposed to project beyond the main addition, which will provide access to the elevator and storage space for outdoor equipment etc. Note that the elevator requires modification of the dormer roofline in this corner.
- Solar panels to be installed on both roof planes

Site Alterations

- A six-foot fence is proposed along the northern property line.
- The existing retaining wall in front of the building is to be modified by introducing a set of stone steps immediately behind the wall that lead to the side yard.
- A parking area is proposed at the northeast corner of the property. Access to the parking will be from the abuttor's driveway per agreement with the abuttor.
- An area of concrete pavers is proposed in front of the shed addition at the northeast corner of the building.

Staff Comments:

As the applicant's written project description indicates, planning for this project began before the provisions of the historic preservation ordinance went into effect and the design proposal was initially developed with the intent of meeting the design standards of the Munjoy Hill Neighborhood Conservation Overlay District (MHNCD). As such, adherence to the historic preservation ordinance standards--especially where they differ from the MHNCD design standards and address not only additions or new construction but also to alterations of existing structures—did not necessarily inform the design proposal.

Recently, staff met with project consultant Greg Shinberg and architect Matt Provencal to review the proposed project and provide input as to its conformance with the requirements of the historic preservation ordinance. Staff learned about the factors and constraints that led to the proposed additions as presented, beyond the obvious goal of adding another living unit within the building. Adding another unit prompted the introduction of shed dormers. Their shallow pitch was driven by the limited floor area at this level and the leading edge of the dormer (at least on the south roof plane) was driven by the position of the stairs leading up to this level. The owner's intention to occupy the top two floors and be able to age in place drove the proposed elevator addition. More significantly, code requirements triggered by the unit count required a second egress stair. Given the interior layout, Mr. Provencal explained that the new stair could not be accommodated within the existing building envelope. Other exterior alterations were prompted by a desire to generally upgrade the exterior appearance and add more light within the interior with the introduction of more windows.

In reviewing the proposed additions, the Board will need to consider whether Standard #1 is met. Does the proposed use, which calls for an increase in the number of residential units originally anticipated, require a level of alteration that unduly impacts the historic integrity of the property? While there is no question that the project will affect the original massing of the building, the Board should also take into account the "hierarchy of significance/sensitivity" as regards the various building elevations. In other words, do changes proposed for a side elevation rise to the same level of concern as changes to the

front façade might. The Board should also consider the question of relative visibility of the proposed dormers from various vantage points to determine their visual impact. As with any proposal before the Board, there may be modifications to the proposed design that would result in a more compatible solution.

Beyond the question of the proposed additions, the project calls for a number of other building alterations, such as window and siding replacement. Given the comprehensive scope of the project, which appears to involve work on every elevation of the building, it would seem there is an opportunity to recapture a few more of the original architectural details that have been modified or lost over time. For example, the original Greek Revival entablature over the door was truncated at some point in time—compare 1924 photo and current condition. Restoring this original detail would better communicate the building's period of construction and original intended architectural character, as would installing six-over-six windows and stair railings and posts consistent with the Greek Revival period. Consideration might also be given to returning the bay to an appearance closer to its original and replacing the front door and clapboard infill with a six-panel door with sidelights, consistent with Greek Revival entry treatments. Adjusting the clapboard exposure to a more traditional exposure and installing standard asphalt roofing rather than standing seam metal would also bring the building into closer alignment with its intended appearance. In short, adhering closer to the documented historic appearance of the building when replacing features—particularly where these features are already included in the applicant's scope of work--will not only better meet the ordinance review standards but may also help offset or balance the impact of proposed additions and massing changes.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and*

additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Building description and photos from Munjoy Hill Historic Resources Inventory
2. Applicant's project description
3. Architect's submission of drawings, photos and renderings
4. Site plan with proposed site alterations
5. Excerpts from approved plans for 55-59 St. Lawrence

Address: 49 St. Lawrence

Approximate/Documented Date of Building: c. 1858

Surveyed: 8/17/2018

Historic Name: Joseph Ring House

Contributing or Noncontributing: Contributing



Introduction

49 St. Lawrence Street is typical of the many gable front Italianate dwellings built on narrow lots that typify Munjoy Hill historic character. The dwelling is a front gabled two-and-a-half-story frame Italianate single family home clad in wood shingles.

Defining stylistic features include a front-facing gable, recessed entrance framed by a simple entablature, the square bay, and eave returns.

The dwelling was initially owned by Joseph Ring, a trunk maker.

Current Architectural Description

The façade is two bays wide with a single entrance at the right side. The recessed door is 1 light over 2 panels and made of wood. A shallow hipped roof and cantilevered hood extends over the entryway. Steps leading to the door are made of wood and have a metal railing. The façade has a single-story squared bay window with a 20-pane window facing the street and 2/2 windows on the side; all lights in bay window have wood sash. Other windows in the façade are 1/1 with wood sash.

The south façade is 3 bays wide; windows details are not visible from the public way. The east elevation is not visible from the public way. The north elevation is five bays wide and includes 1/1 windows with wood sash. A one-story side porch has a hood supported by simple 2x4 brackets, wood steps, and paneled vertical boards underneath.

A two-story frame ell with a flat roof (and roof deck) extends from the south elevation. The north elevation of the ell is three bays wide and includes 4/1 windows with wood sash.

The roof is sheathed in asphalt shingles and contains a single chimney and a shed dormer with two 1/1 windows with wood sash on the northern slope.

Additions and Alterations Since 1924:

The building has undergone typical losses since 1924. These include original wood clapboard siding, corner boards, 2/2 wood sash windows, as well as a wood railing and balusters leading to the main entryway. The front bay formerly had narrow sash windows, replaced with a single fixed sash window. Despite these losses the dwelling retains its pedestrian level details, form and scale that contribute to the neighborhood's historic character.



Date: January 13, 2020

Project Narrative

RE: 49 St. Lawrence Street
Portland, Maine

Owner: Kristin Lawson

Our office is submitting design floor plans and elevations for a Certification of Appropriateness for an existing multi-family residence located at 49 St. Lawrence Street.

From a recent survey, the date of the original house was built in 1858 and is known as the Joseph Ring House. It appears in the 1924 photos that the original house included a deck in the rear and a carriage house. We have not been able to locate floor plans of the original house.

The existing multi-unit house is wood frame and two and a half stories high. The building currently includes three living units, the proposal includes adding one unit to make a total of four. The house will be owner occupied.

Given the house is in a condition of disrepair, the house lacks thermal retention and an unusual floor plan initiated the need to renovate and modernize the house. Current floor plans, which we have included in the submittal are a curious arrangement of rooms by today's standards. One side of the house is long, narrow and does not seem to lend itself to anything usable, other than limitless amounts of storage. Therefore, the main thrust of the project is to re-design the floor plans. Work will include creating a small living unit in the half level at the street and to expand the top floor living space. The focus within the top floor is to offset the confined attic aura by enhancing the openness to the exterior and providing areas of open living.

From the outset, the goal of the project has been to design the project to meet the new Munjoy Hill Overlay District standards. Admittedly we have re-visited the detail elements in our design to comply with the recently adopted Historic Preservation District. Dormers are allowed in the Chapter 14 of the zoning ordinance; we have strived to keep them long and low-slung. Their presence will be subsidiary to the original house. The main roof will preserve the existing height.

The front façade will be renovated to maintain the current elements and proportions as can be seen in historic photos. This façade will be returned to clapboards, the bay window will be restored to a resemblance of the as it originally appeared and the brick base will be preserved.

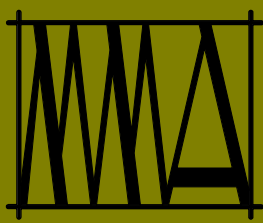
When considering life safety of the multi-family house, another element of the project is the construction of a legitimate egress stair. The main front staircase within the house will be preserved.

49 ST.
LAWRENCE

49 ST. LAWRENCE STREET

PORTLAND, MAINE

Att. 3



MARK
MUELLER
ARCHITECTS

100 Commercial Street
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Portland, Maine 04101
Phon: 207.774.9057
email:
rfi@muellerarchitects.com

HP SUBMISSION
01.13.20

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

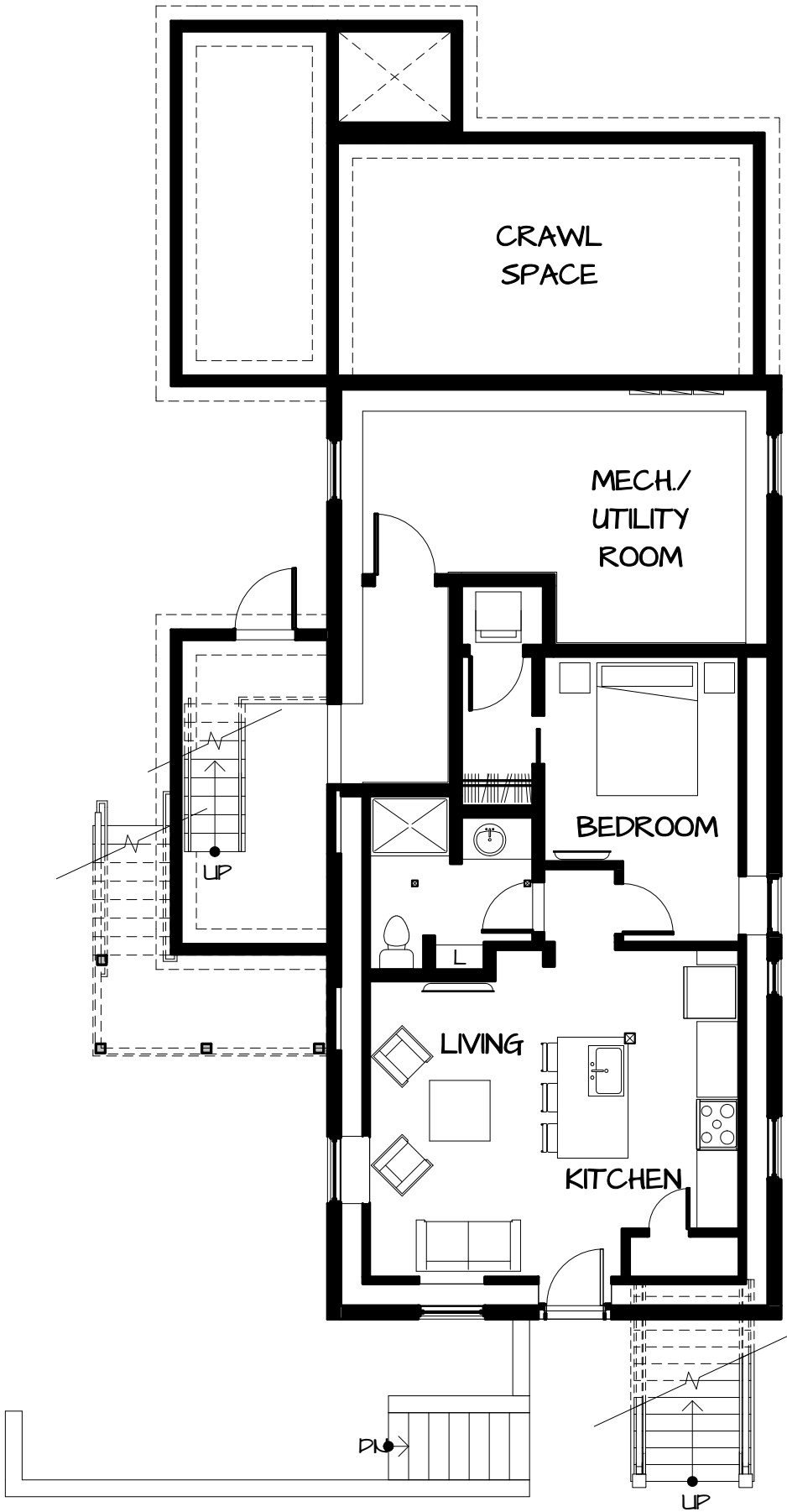
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49 ST.
LAWRENCE

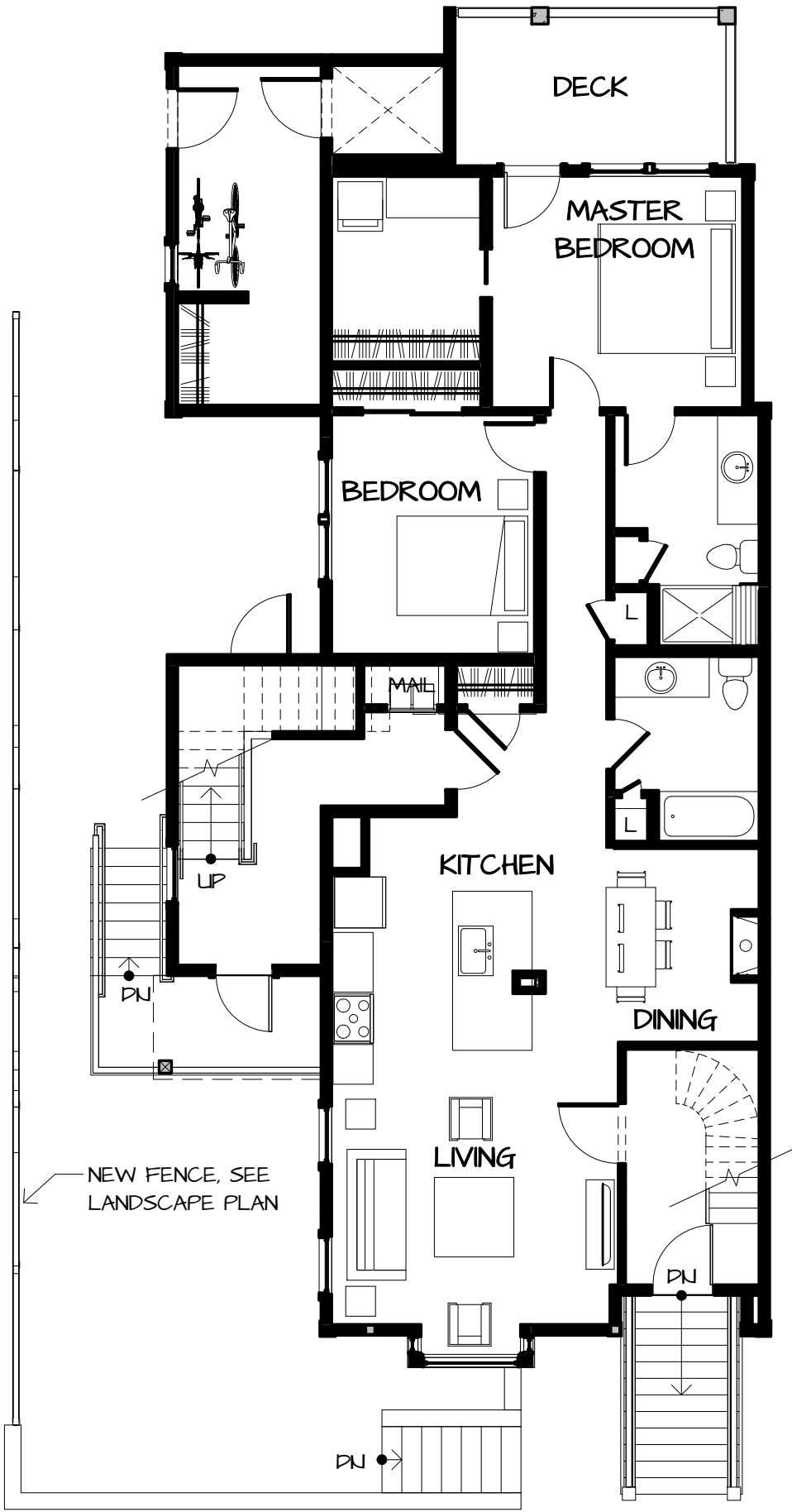


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HP SUBMISSION
01.13.20
STREET LEVEL
1/8" = 1'-0"



1ST FLOOR
1/8" = 1'-0"

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP1.1

49 ST.
LAWRENCE

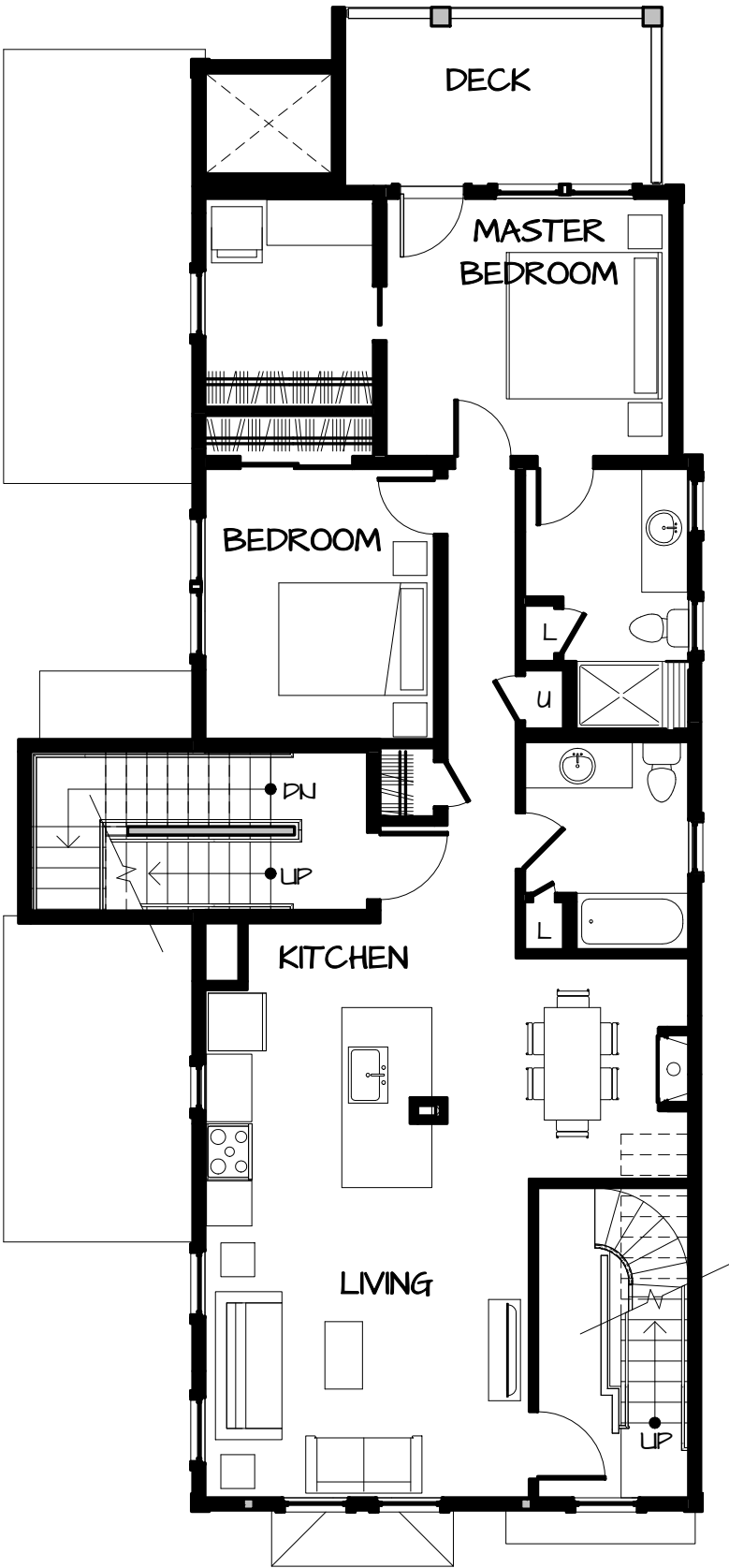


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01.13.20
3RD FLOOR
1/8" = 1'-0"



2ND FLOOR
1/8" = 1'-0"

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP1.2

49 ST.
LAWRENCE

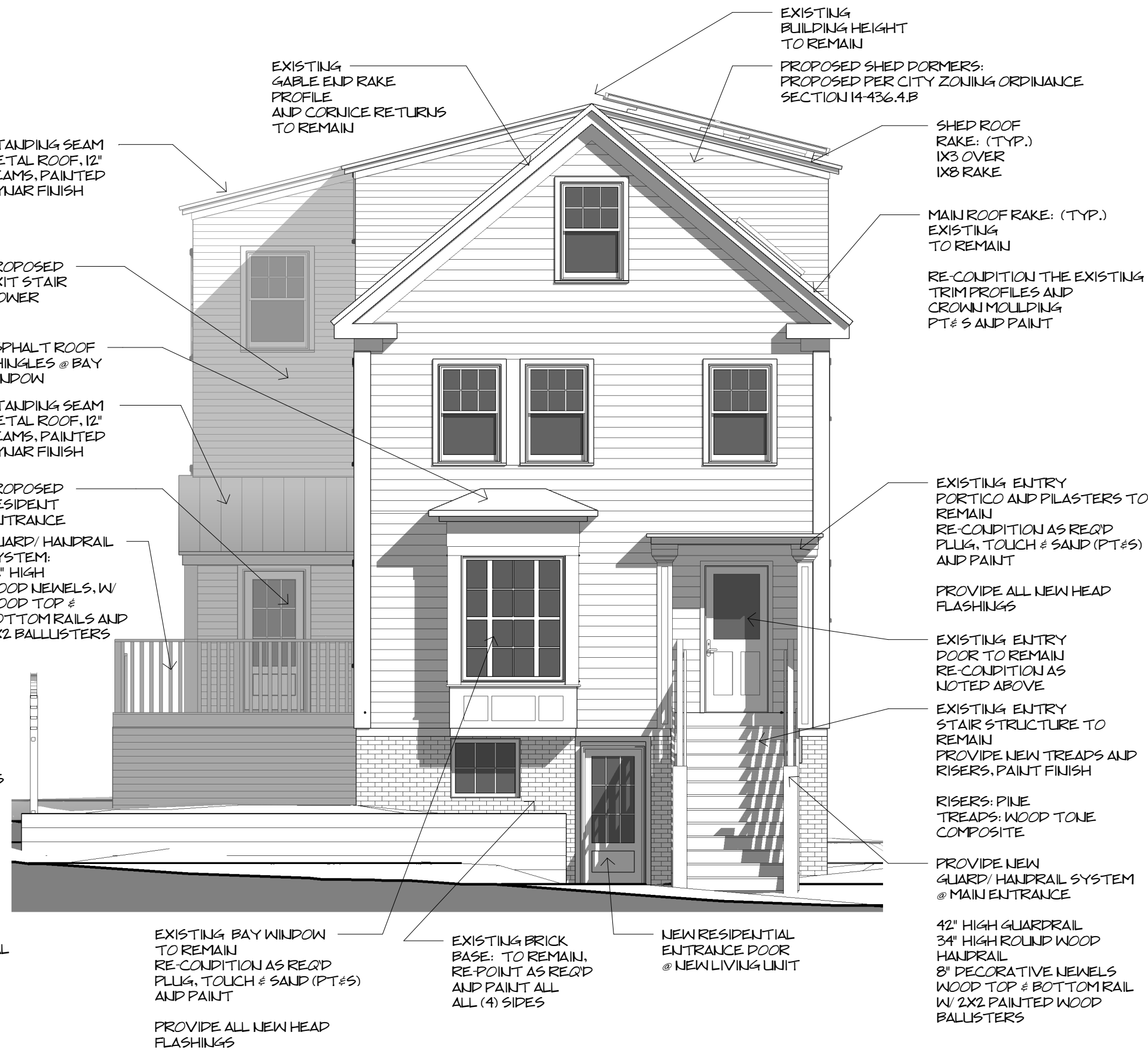


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HP SUBMISSION

01.13.20



FRONT ELEVATION

3/16" = 1'-0"

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

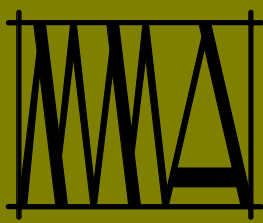
HP1.3

49 ST.
LAWRENCE

- WINDOW NOTES
- 1. ALL WINDOWS SHALL BE THE PELLA 350 SERIES OR APPROVED EQUAL
 - 2. COLOR:
 - INTERIOR: PRE-FINISHED WHITE - FINAL FINISH COAT BY G.C.
 - EXTERIOR: WHITE AT MAIN HOUSE, STANDSTONE AT DORMERS
 - 3. GRILLS:
 - 7/8" SPL AS SHOWN ON THE ELEVATIONS, INCLUDE WITH ALUM. SPACER BARS
 - 4. EXTENSION JAMBS:
 - 1 9/16" EXTENSION JAMBS, G.C. SHALL FIELD APPLY EXTENSIONS PER VARYING WALL THICKNESSES AS REQUIRED.
 - 5. GLAZING:
 - DUAL-PANE HIGH PERFORMANCE LOW-E GLASS W/ ARGON (272)
 - 6. CASINGS:
 - INTERIOR: FIELD APPLIED BY G.C. - PAINTED POPLAR, 1 4 HEAD/ JAMB & 1 - SILL.
 - EXTERIOR: FACTORY EXTERIOR FLAT CASING AS SHOWN ON ELEVATIONS
 - 7. SCREENS: (SHIP/ PACKAGE SEPARATE FROM WINDOWS)
 - FLASS MESH INSECT SCREENS OR EQUAL (HALF SCREENS @ DOUBLE HUNGS)
 - 8. HARDWARE:
 - COASTAL HARDWARE PACKAGE
 - STANDARD STYLE, BRUSHED NICKEL FINISH



LEFT ELEVATION
1/8" = 1'-0"



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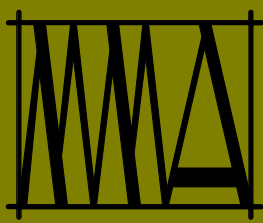
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HP1.4

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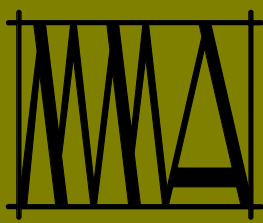
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RIGHT ELEVATION
1/8" = 1'-0"

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REAR ELEVATION
1/8" = 1'-0"

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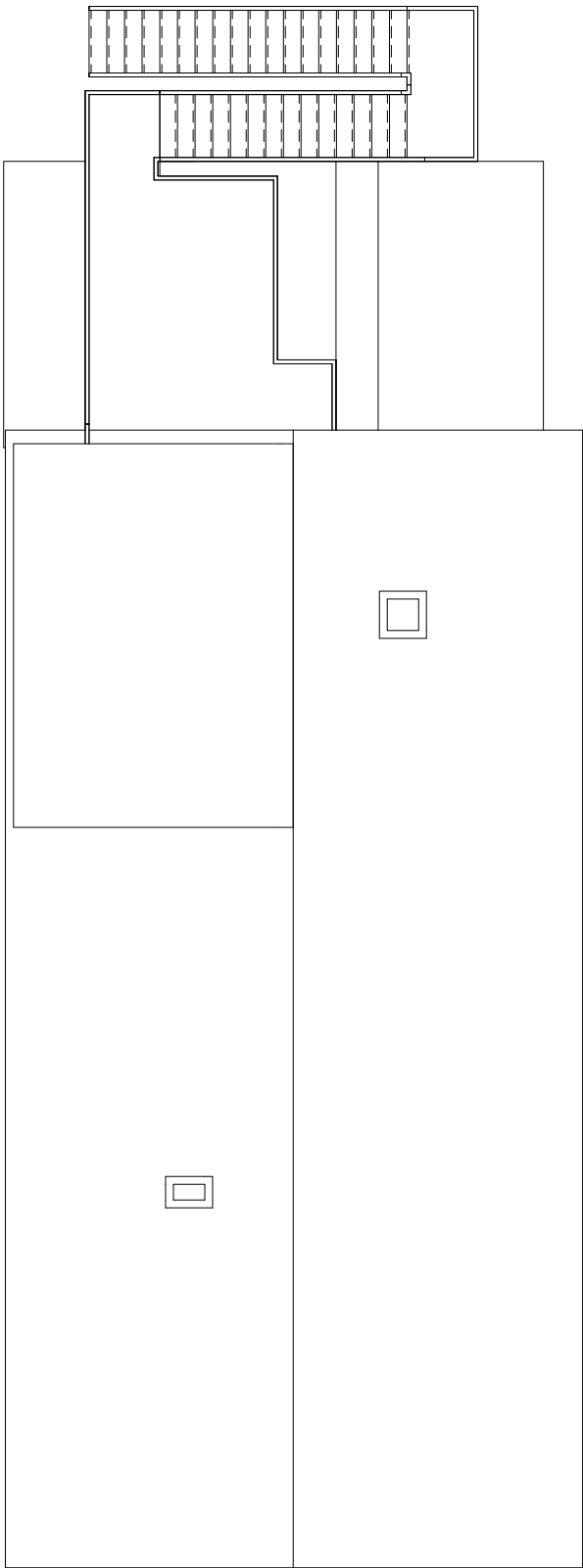
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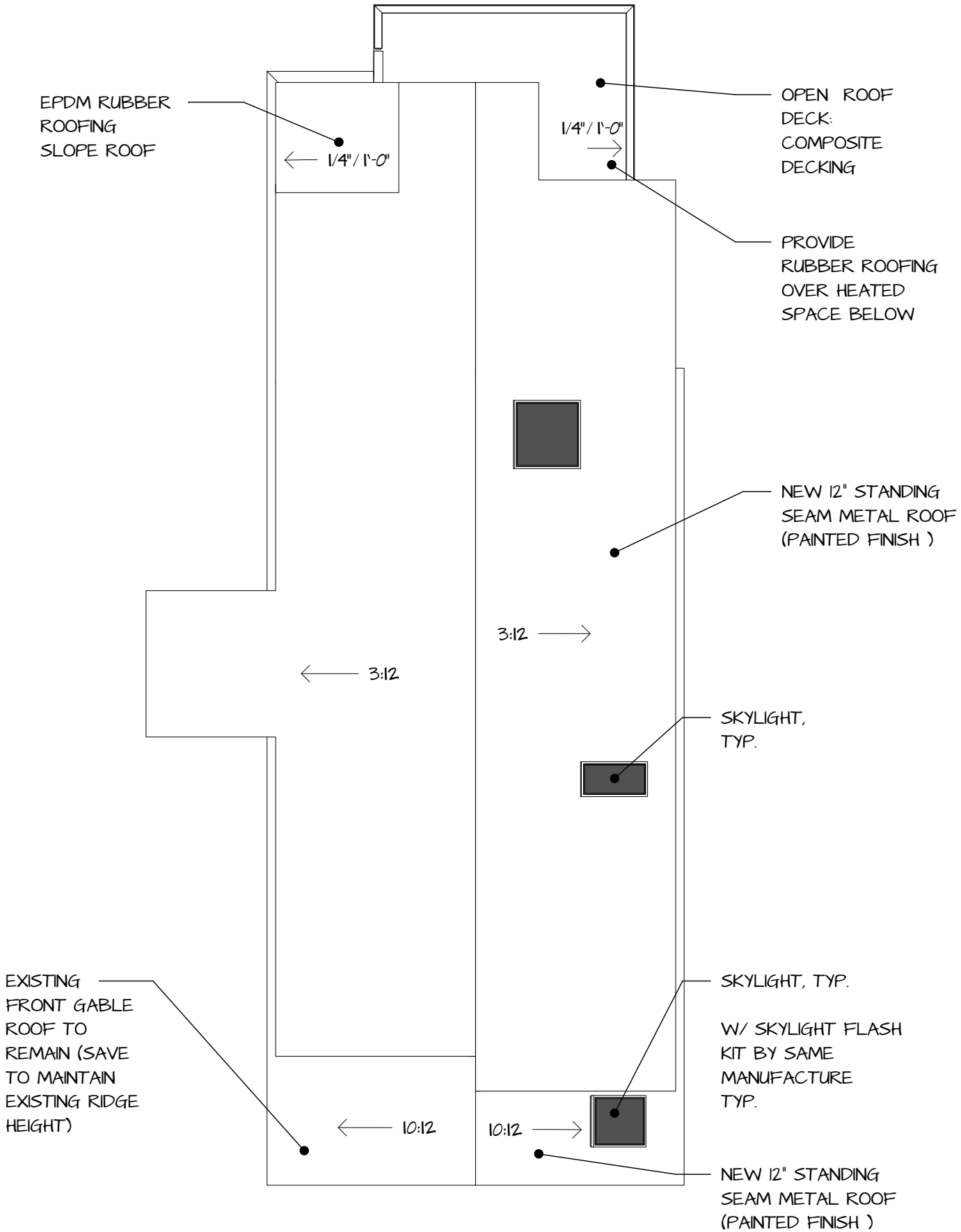


EXISTING ROOF PLAN

1/8" = 1'-0"

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PROPOSED ROOF PLAN

1/8" = 1'-0"

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HP1.9

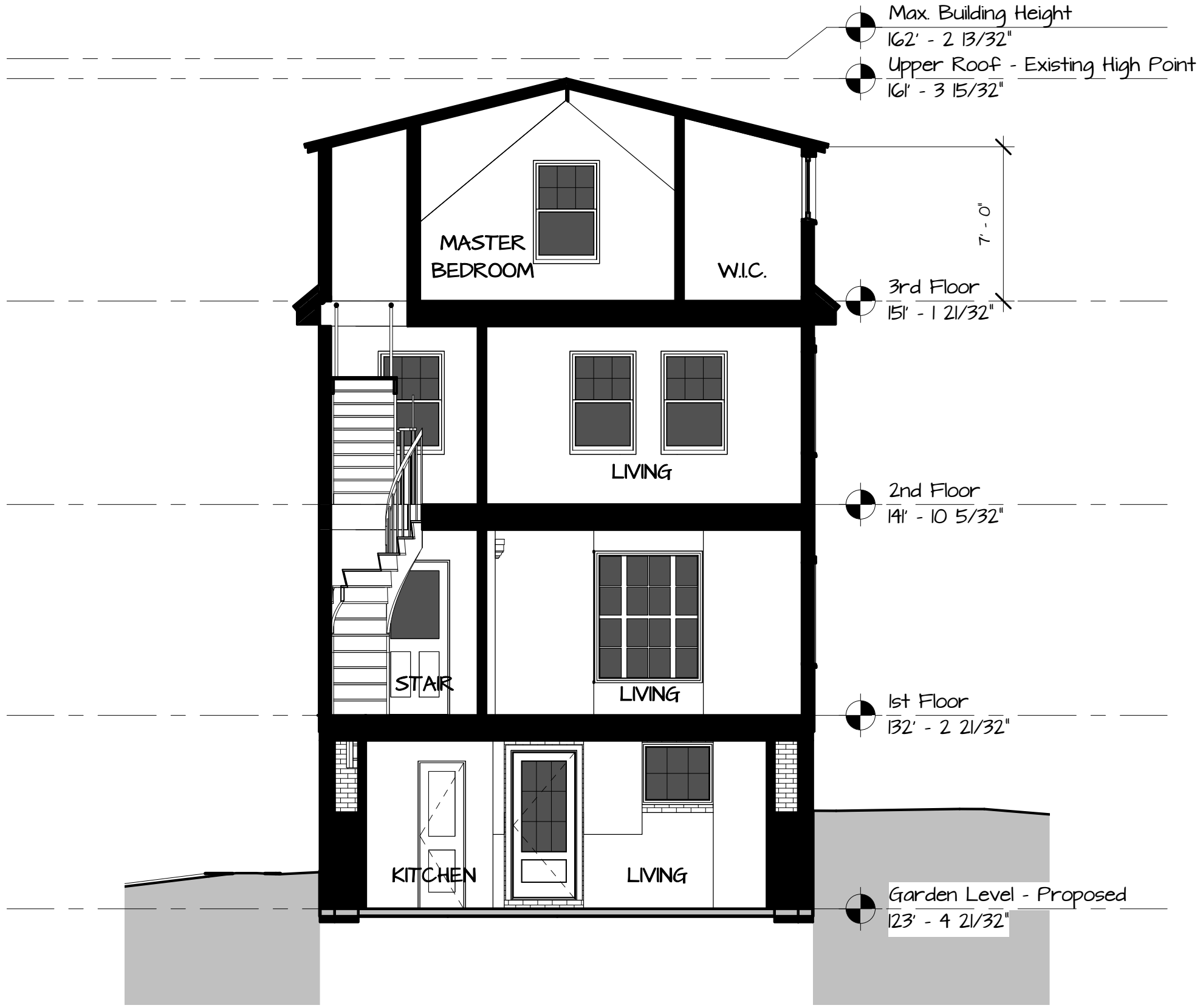
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BUILDING SECTION
3/16" = 1'-0"

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HP1.10

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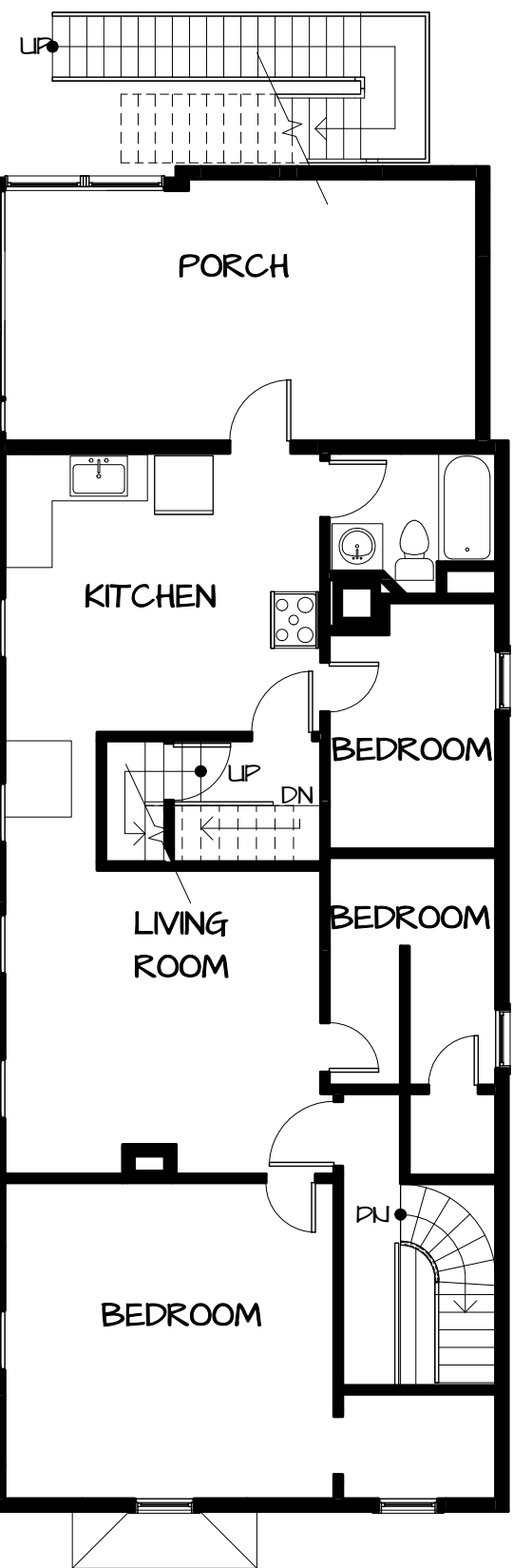
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EXISTING 2ND FLOOR
1/8" = 1'-0"

REMOVE EXISTING
REAR STAIR &
HANDRAILS @
REAR ELEVATION IN
IT'S ENTIRETY

REMOVE EXISTING
STAIRS & HANDRAILS
AS SHOWN

REMOVE
EXISTING
CHAINLINK
FENCE

REMOVE EXISTING
GUARDRAIL THIS STAIR,
SEE PROPOSED PLANS
FOR NEW GUARD/
HANDRAIL SYSTEM
(STAIR TO REMAIN)



EXISTING 1ST FLOOR
1/8" = 1'-0"

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HP2.1

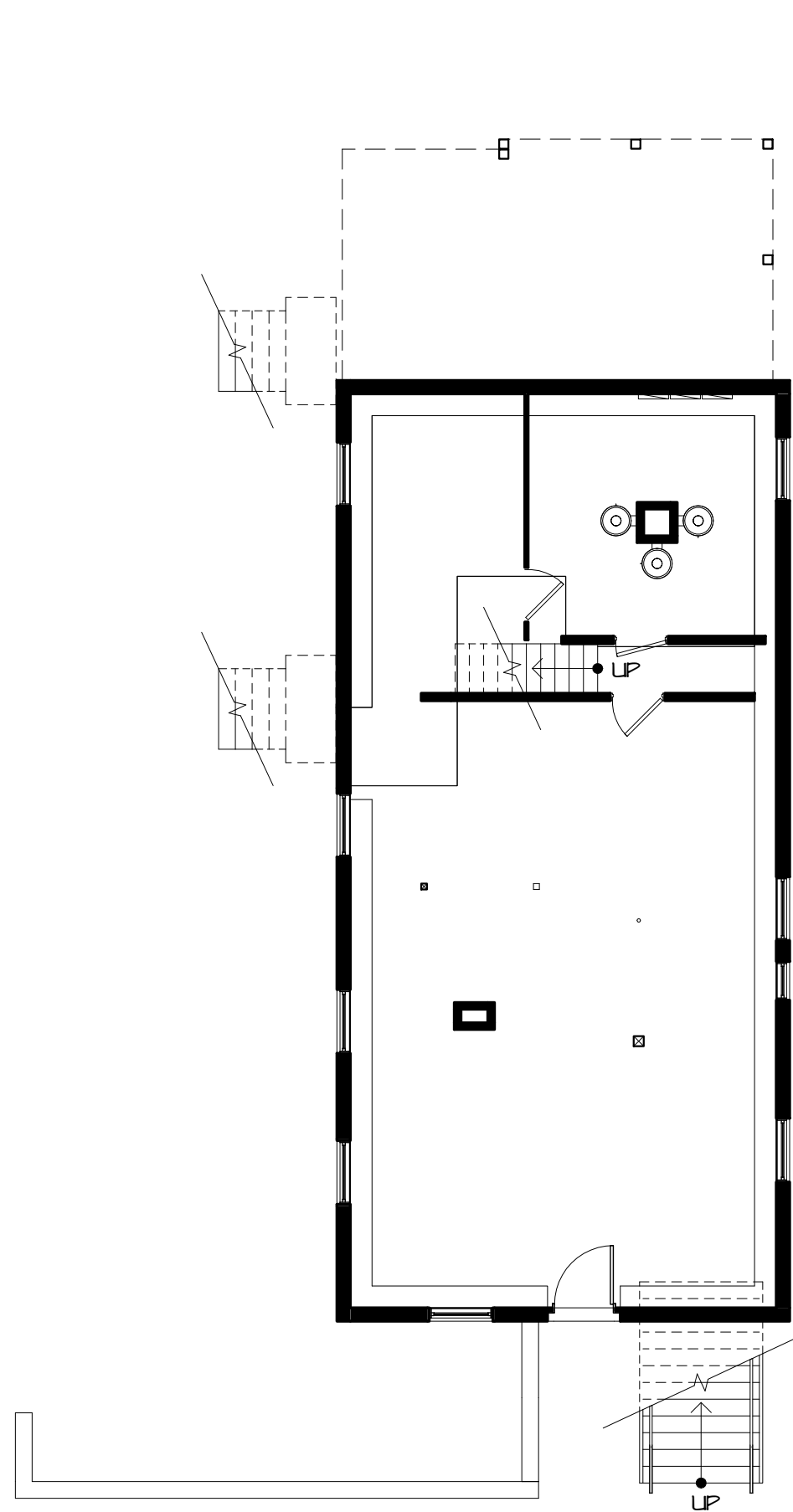
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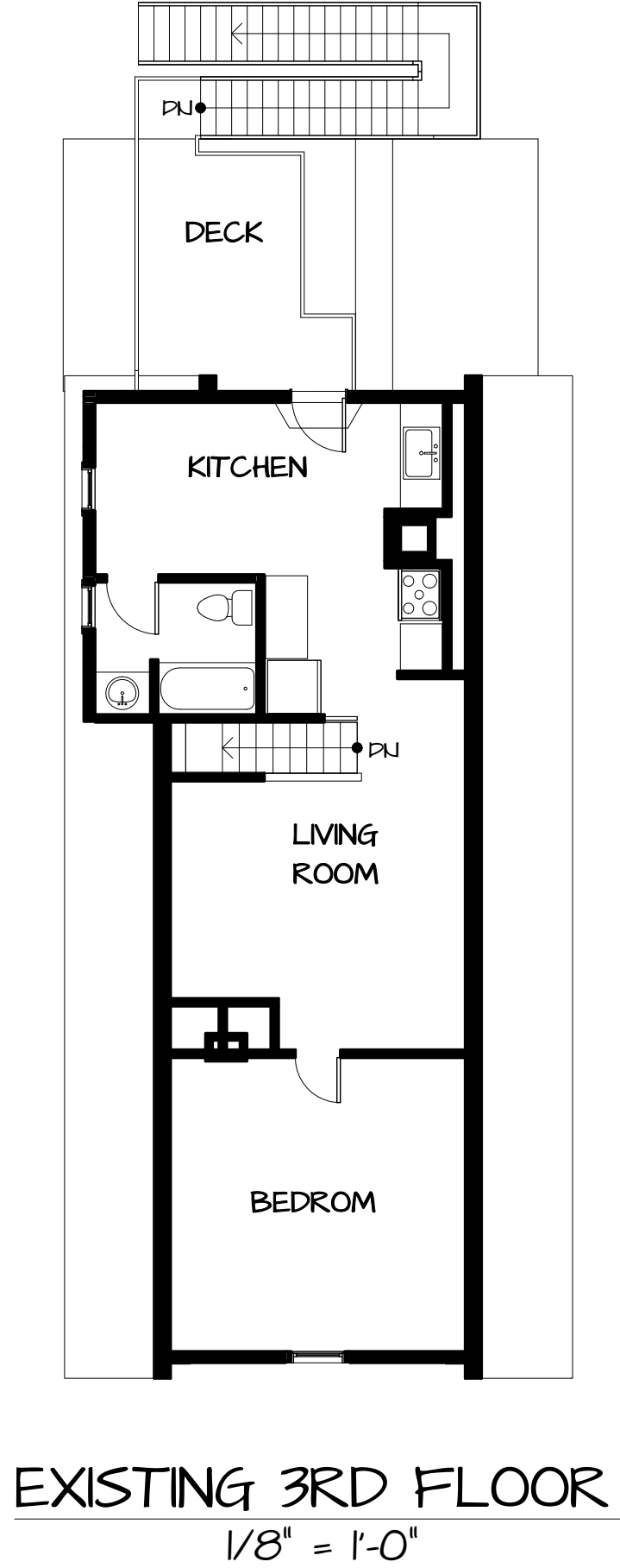
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EXISTING BMT FLOOR
1/8" = 1'-0"

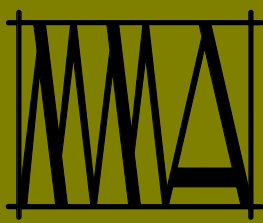


EXISTING 3RD FLOOR
1/8" = 1'-0"

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HP2.2

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EXISTING FRONT ELEV.
1/8" = 1'-0"

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HP2.3

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EXISTING LEFT ELEV.
1/8" = 1'-0"

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HP2.4

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EXISTING RIGHT ELEV.
1/8" = 1'-0"

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HP2.5

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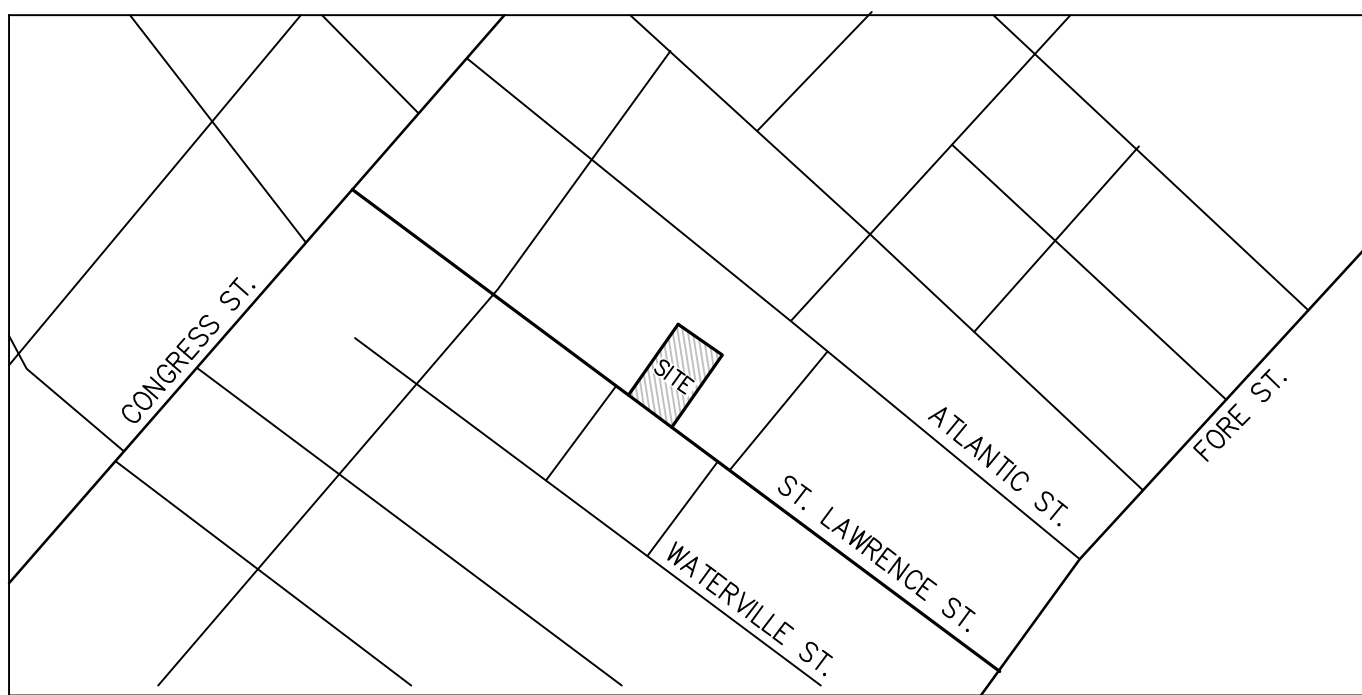
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EXISTING REAR ELEV.
 $1/8" = 1'-0"$

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HP2.6



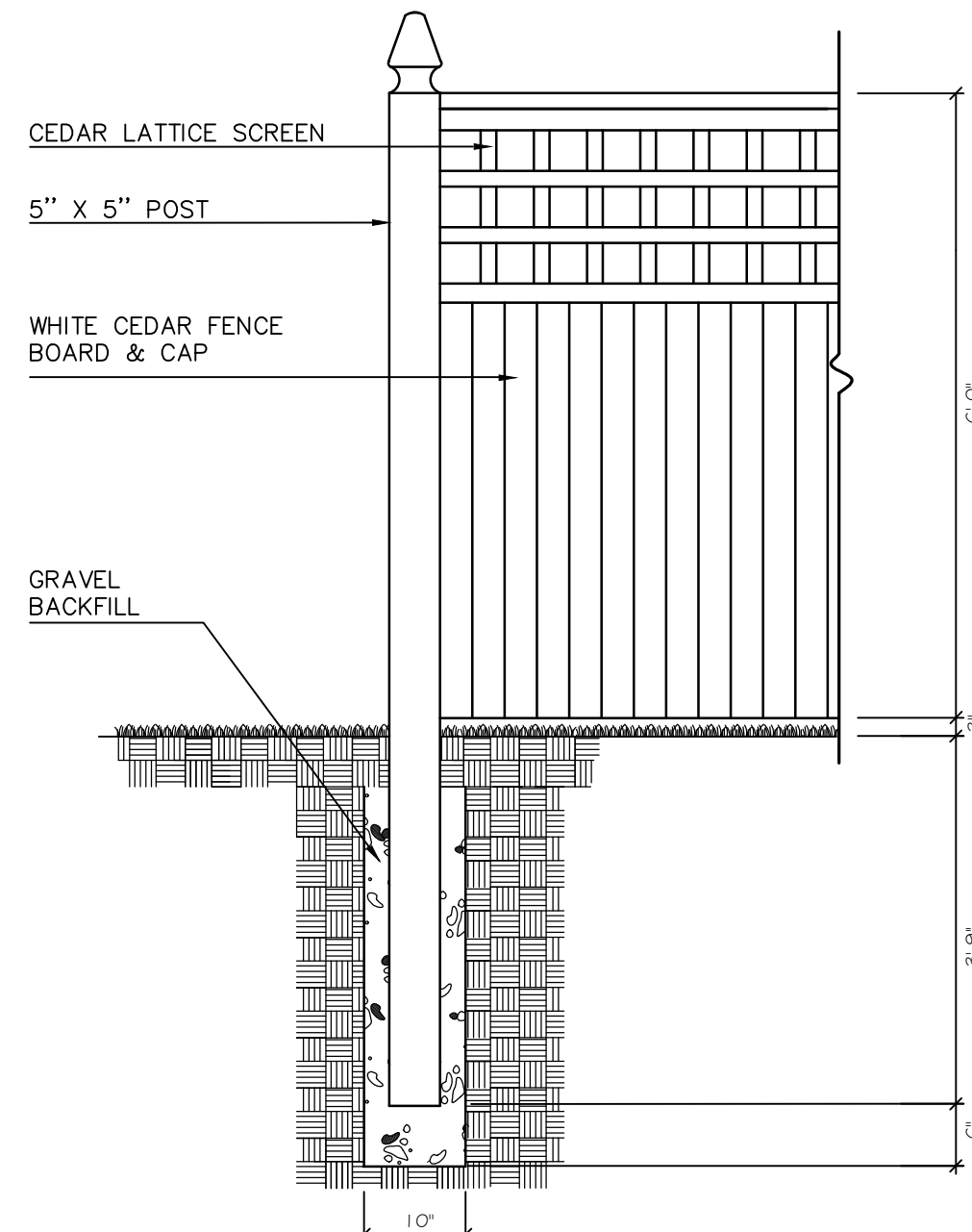
LOCATION MAP

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND PROPERTY LINES IN THE FIELD PRIOR TO CONSTRUCTION. STAKE LAYOUT PRIOR TO CONSTRUCTION FOR APPROVAL BY LANDSCAPE ARCHITECT.
- DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS. SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY WORK PROCEEDS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
- ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL PROTECT ALL TREES INDICATED FOR PRESERVATION FROM DAMAGE WITHIN 4 FEET OF LIMIT OF CLEARING.
- ANY EXISTING PLANT MATERIAL WITHIN THE WORK LIMIT LINE DESIGNATED TO BE SAVED, PROTECTED AND/OR UNDISTURBED THAT IS CUT, DAMAGED OR DESTROYED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, SHALL BE REPLACED IN KIND AND SIZE BY THE CONTRACTOR, AT NO COST TO THE OWNER. LANDSCAPE ARCHITECT SHALL DETERMINE REPLACEMENT SPECIES AND VALUE.
- PAVEMENT STRIPING SHALL BE 4" WIDE.
- SEE FOUNDATION PLANS FOR ALL FOUNDATION LAYOUT INFORMATION.
- FINAL GRADES FOR THE PROJECT TO MATCH PROPOSED GRADES FOR THE CONSTRUCTION ON 57 ST. LAWRENCE STREET (AS SHOWN ON PLAN).

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON ROD	IRF	
GRANITE MONUMENT	MON	
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER MAIN		
GAS MAIN		
SEWER MAIN		
SPOT ELEVATION		



1 CEDAR REPLACEMENT FENCE
NOT TO SCALE

NOTE: This drawing is PRELIMINARY ONLY. It is NOT intended for use as a construction document.

GENERAL NOTES

RECORD OWNER: LAWSON HOLDINGS, L.L.C.

PARCEL DEED REFERENCE: BOOK 35085, PAGE 168, CUMBERLAND COUNTY REGISTRY OF DEEDS.

TAX MAP REFERENCE: CITY OF PORTLAND, MAP 16, BLOCK E, PARCEL 20.

- AREA OF PARCEL = 4,519 SQ. FT. 0.1037 ACRES.
1A. EXISTING BUILDING COVER 1,566 SF, EXISTING IMPERVIOUS SURFACE COVER 414 SF, TOTAL LOT COVERAGE 1980 SF
1B. PROPOSED BLDG. ADDITION COVER 219 SF, PROPOSED IMPERV. SURFACE COVER 608 SF, TOTAL LOT COVERAGE 2807 SF
- ZONING: RESIDENTIAL 6 (R6) AND MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY.
- PLAN REFERENCE: PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, 49 ST. LAWRENCE ST, PORTLAND, MAINE" PREPARED BY NORTHEAST CIVIL SOLUTIONS, INC. DATED JULY 11, 2019

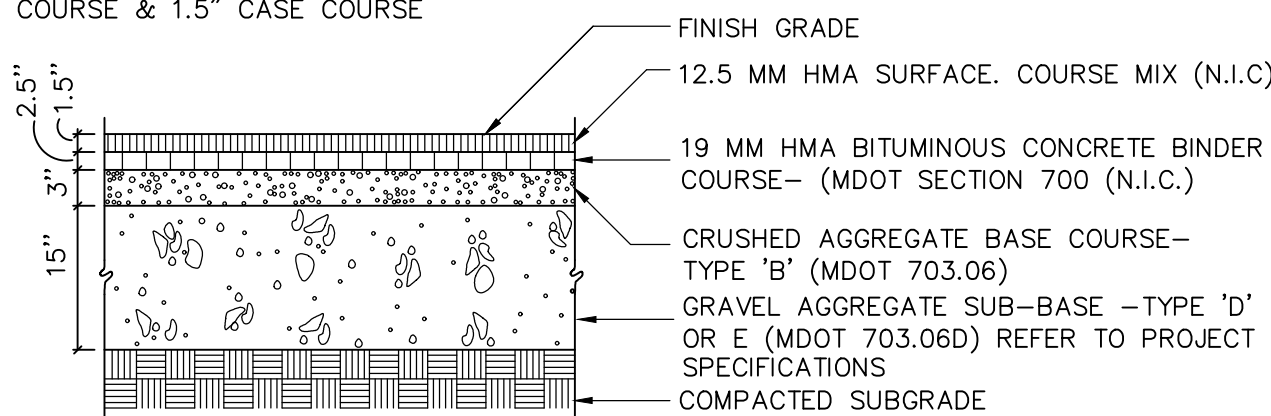
	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT SIZE	2,000 SQ. FT.	4,519 SQ. FT.
MINIMUM LOT AREA/DWELLING UNIT	725 SQ. FT.	1809 SQ. FT. (4 UNITS)
MAXIMUM LOT COVERAGE	60 %	40 %
MINIMUM LOT WIDTH/FRONTAGE	45 FEET	42 FEET (EXISTING)
MAXIMUM BUILDING HEIGHT	45 FEET	34.09 FEET

MINIMUM SIDE YARD	5 FEET	2'-10"
MINIMUM REAR YARD	10 FEET	10'-0"
MINIMUM FRONT YARD	5 FEET	(8'-1")
LANDSCAPED OPEN SPACE	20 %	38 %
AVERAGE GRADE EXISTING BUILDING 127.2' BUILDING HEIGHT IS 34.09'		

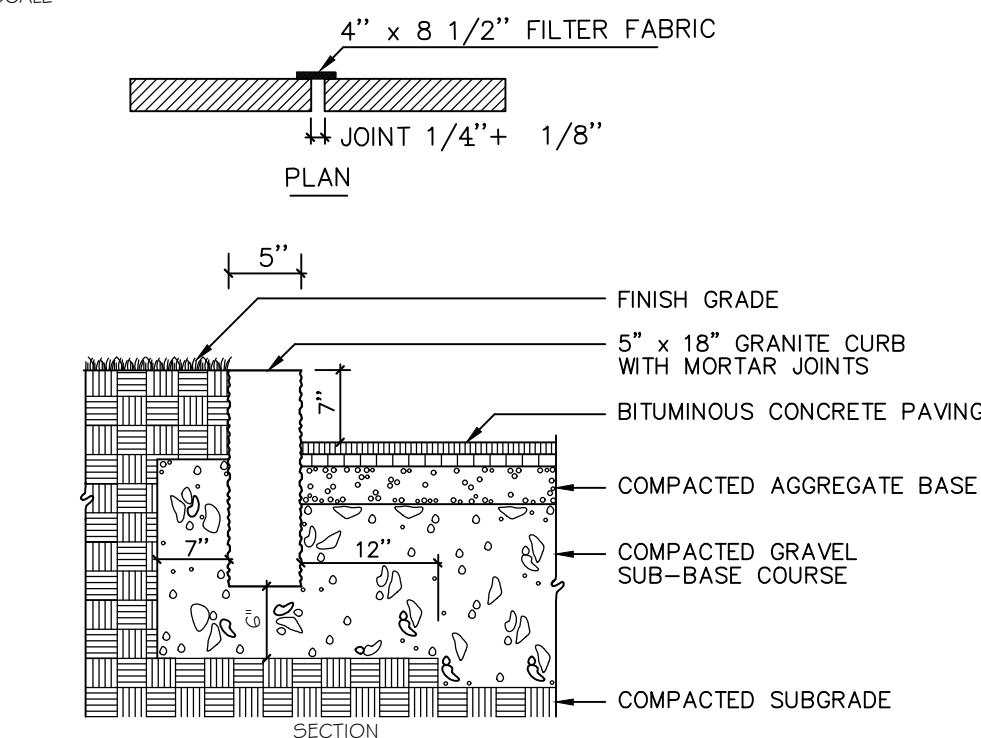
5. PARKING REQUIREMENTS		
VEHICLE:		
EXISTING 3 UNIT BUILDING (1 SPACE/UNIT)	3	0
ADDITION 1 UNITS (1 SPACE/UNIT)	1	1
EXEMPTION FIRST 3 UNITS	3	
TOTAL PROPOSED SPACES		3

- PROJECT BENCHMARK: LAG BOLT IN POLE #7 ELEV.= 130.85' (CITY DATUM)

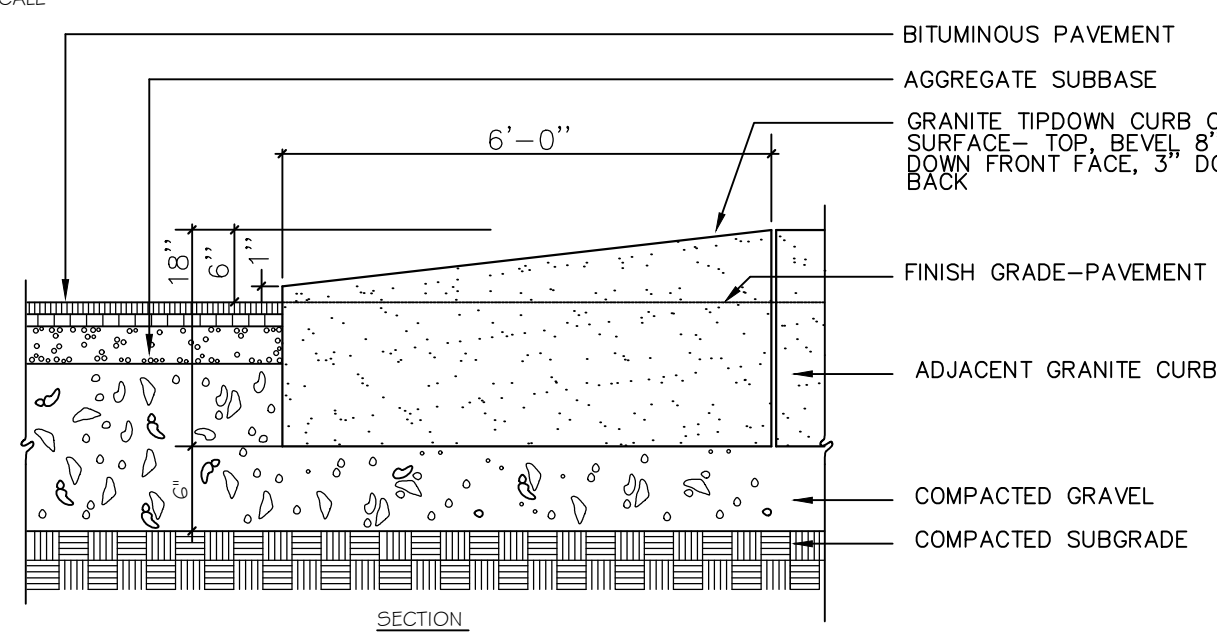
NOTE:
FOR DRIVEWAY USE 1.5" SURFACE COURSE & 1.5" CASE COURSE



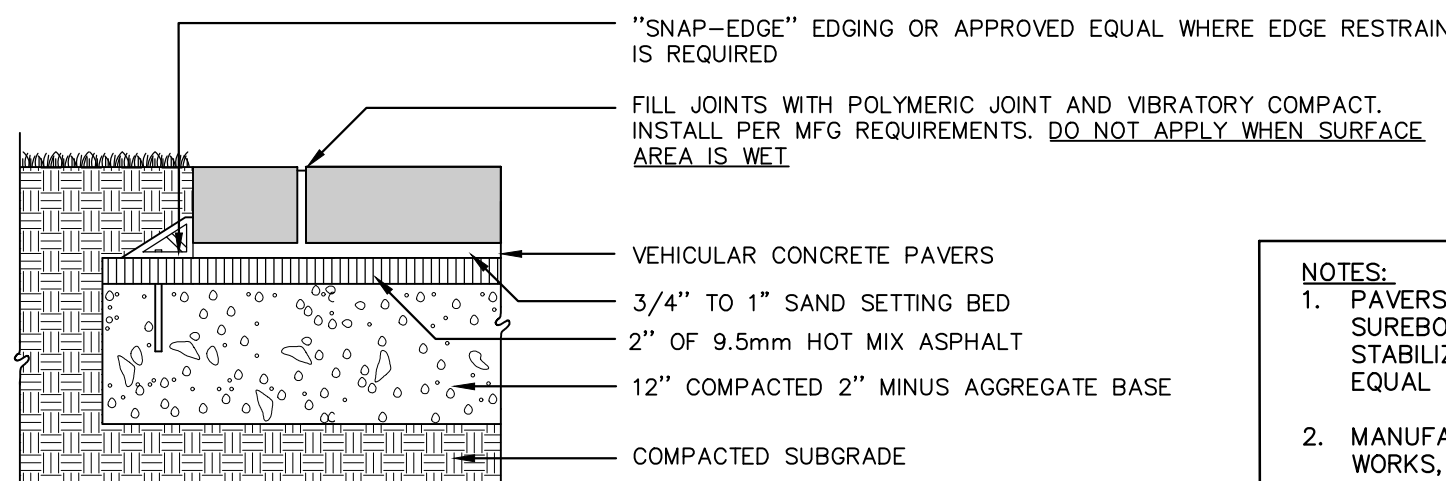
2 BITUMINOUS PAVEMENT - ROAD & PARKING LOT
NOT TO SCALE



3 VERTICAL GRANITE CURB
NOT TO SCALE

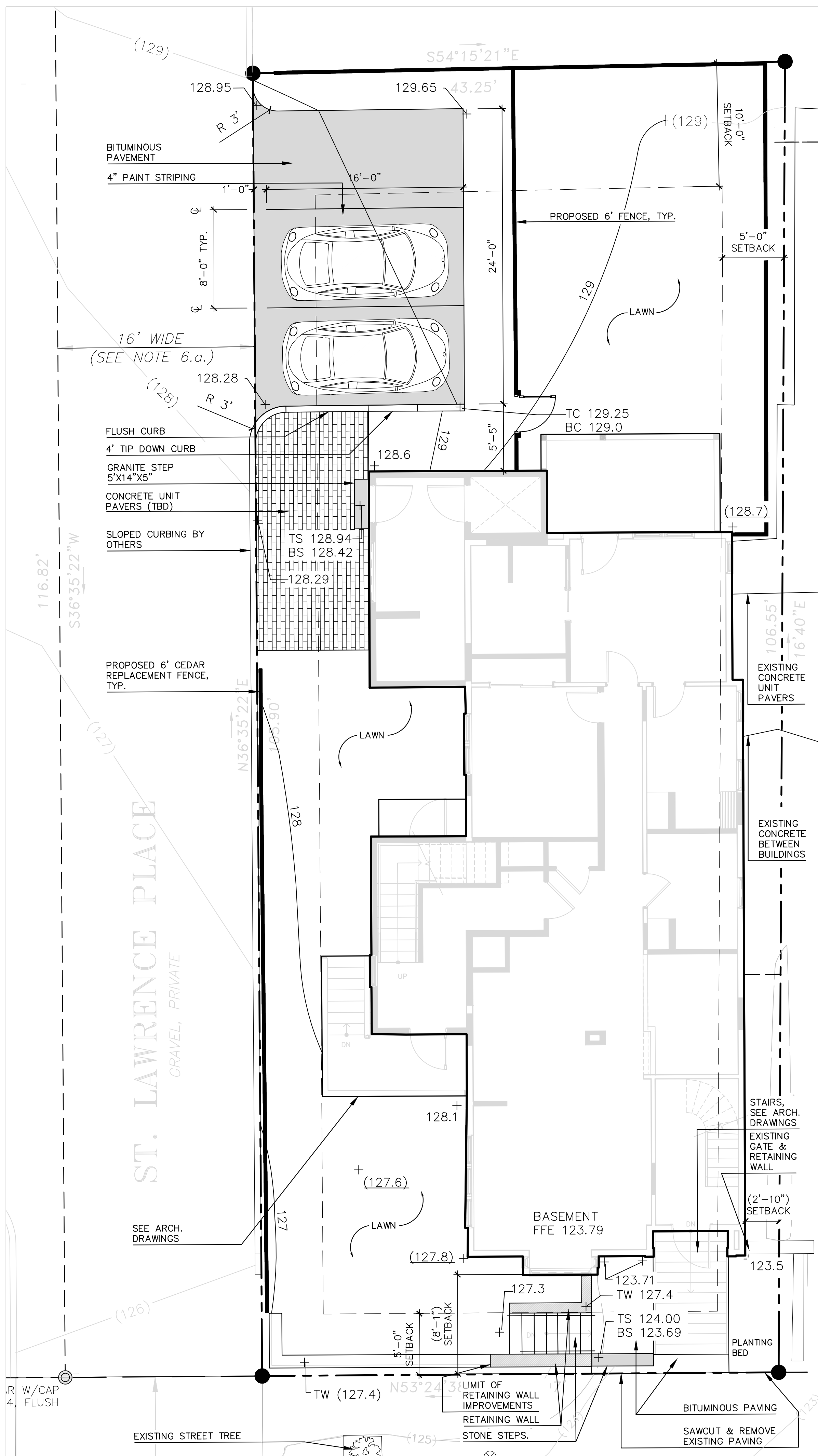


4 GRANITE TIP-DOWN CURB
NOT TO SCALE



5 CONCRETE PAVERS
NOT TO SCALE

- NOTES:
- PAVERS SHALL BE SEALED WITH SUREBOND SB-1370 JOINT STABILIZING SEALER OR APPROVED EQUAL
 - MANUFACTURER: GENEST CONCRETE WORKS, INC. OR APPROVED EQUAL



LAYOUT & GRADING PLAN

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

Prepared For Owner/Applicant:
LAWSON HOLDINGS, L.L.C.
49 ST. LAWRENCE STREET,
PORTLAND, ME 04101

Owner's Rep.:

shinberg
CONSULTING, LLC

Prepared By:

Mitchell & Associates
LANDSCAPE ARCHITECTS
THE STAPLES SCHOOL, 75 CENTER STREET PORTLAND, MAINE 04101
PHONE: 207.776.6627 FAX: 207.876.0660



100 Commercial St #205
Portland, ME 04101
207-774-9057

LAWSON PROPERTY

49 ST. LAWRENCE ST. Portland, Maine 04101

Date:
JANUARY 13, 2019

Issued For:
HISTORIC PRESERVATION
REVIEW

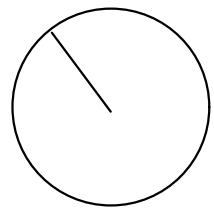
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Title:
SITE LAYOUT, GRADING
& UTILITIES PLAN

Scale: AS NOTED

North:



Sheet No.:

L1

57
St.
Lawrence

shinberg
CONSULTING, LLC

ST. LAWRENCE
DEVELOPMENT, LLC
OWNER



55-59 St. Lawrence Street
Portland, Maine 04112

Final
Site Plan Review
7/22/19

A-3.0



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57
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Lawrence



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ST. LAWRENCE
DEVELOPMENT, LLC
OWNER



Final
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7/22/19

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Portland, Maine 04112

A-3.1