

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

On Wednesday, March 4, 2020, the Portland Historic Preservation Board will meet at 5:00 in Room 209 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 FEBRUARY 19, 2020**
 - i. Certificate of Appropriateness for New Hotel Construction; 754 Congress Street; CenterWest, LLC., Applicant. The Board voted 6-0 (Naifeh absent) to approve the application, subject to conditions.
 - ii. Recommendation to City Council regarding Acceptance of Western Promenade Historic Landscape Master Plan; Western Promenade Historic Landscape District; City of Portland, Applicant. The Board voted 6-0 (Naifeh absent) to endorse the master plan for forwarding to the City Council. Final consideration to Council to be reviewed and approved by the Board.
3. **COMMUNICATION AND REPORTS**
4. **PUBLIC HEARING - 5:00 PM**
 - i. Final Approval of Design Details and Specifications in satisfaction of Conditions of Previous Approval; 58 Fore Street (Building 12, 1A and Grand Stairs); Portland Foreside Development Company, Applicant.
- BREAK FOR DINNER - MEETING RESUMES AT 7:00 P.M.**
5. **PUBLIC HEARING, CONTINUED**
 - i. Certificate of Appropriateness for Exterior Alterations and Additions, site Alterations, 49 St. Lawrence Street; Lawson Holdings, LLC.
6. **WORKSHOP**
 - i. Preliminary Review of Proposed Residential Construction; 34 Spruce Street; Tim Gebhardt, Applicant.
 - ii. Recommendation to City Council regarding Acceptance of Western Promenade Historic Landscape Master Plan; Western Promenade Historic Landscape District; City of Portland, Applicant.
7. **CONSENT AGENDA**

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

**PUBLIC HEARING
58 FORE STREET, PORTLAND COMPANY HISTORIC DISTRICT**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: February 25, 2020
RE: March 4, 2020 **PUBLIC HEARING**

Application for: Approval of outstanding design details and specifications for
Building 12, 1A and Grand Stairs

Address: 58 Fore Street
Portland Company Historic District

Applicant: Portland Foreside Development Company
Kevin Costello and Casey Prentice, Principals
David Senus, Project Manager

Project Architect, Block 2: Henry Moss, Bruner/Cott Architects

Project Architect, Abutting New Construction: Derek Johnson, Perkins +Will Architects

Landscape Architect: Michael Boucher, Michael Boucher Landscape Architecture

Introduction

Representatives of Portland Foreside Development Company are returning to the Board to present final elevations, details and specifications for the reconstruction of Building 12 of the former Portland Company complex, as well as final details for the Grand Stairs and portion of Building 1A that falls within the Portland Company Historic District. The applicant is seeking to satisfy outstanding conditions associated with two recent Board approvals in hopes of moving forward with construction.

Attached are the two project approval letters identifying the outstanding items that were required to be submitted for final Board review/approval. See September 19, 2019 approval letter for Building 12's reconstruction (ATTACHMENT 1) and January 24, 2020 approval letter for the Block 2 redevelopment (ATTACHMENT 2). In addition to itemizing the materials to be provided, the letters also summarize comments or concerns of the Board as regards the general design direction of these final details.

Note that the upcoming meeting will not address all of the unresolved elements of the Block 2 redevelopment. Detailed plans for these items, including design of the west elevation of Block 4, the townhouses and stair tower, will be presented in a future meeting. (The applicants have requested an April 15 workshop.)

For reference purposes (particularly for Building 12 which was reviewed several months ago), staff has included excerpts from the original approved plans—see ATTACHMENT 5.

Material Submitted for Final Review:

Following is a list of the details that have been addressed in this submission. Staff has indicated page numbers for ease of reference. Note most of the requested drawings are included in ATTACHMENT 3. Supplemental information about the retail entries on Building 1A was provided in a separate document and is included as ATT 4.

- Detailed plans, elevations, sections, details, material palette and specifications for the reconstruction of Building 12, which includes a number of building additions, enclosures and site elements. See ATT 3, pages 1-14.
- Lighting specifications for Building 12—see pages 15-16.
- Additional details of Grand Stair, including seating details—see pages 17-25.
- Entry threshold details—see pages 25-26
- Building 1A floor plans showing location of ADA lift—see pages 27-28
- Building 1A's entry canopies—see ATT. 3 pages 29-31, also ATT. 4
- Architectural lighting for Block 1a—see pages 32-34.
- Stair and associated site and sign lighting—pages 35-56. Note that Mr. Boucher has provided a series of images showing the effect of various “layers” of lighting.

Staff Comments

The plans and specifications submitted for Building 12 represent the level of detail required for final review and approval. In evaluating the proposed details, Board members are encouraged to review the excerpted drawings from the applicant's September 18, 2019 submission, which was the basis for the Board's original decision on the project. Board members will also want to review the letter of conditional approval (ATT 1) and determine whether the points raised in the letter have been adequately addressed.

Note that there have been some minor changes to the plans since it was approved last September. Comparing original (ATT. 5) and current elevations, staff notes the following adjustments on the south elevation:

- The configuration (pitch) of the open-air canopy has changed slightly. Patio area appears to be wider.
- The two exhaust vents are no longer the same diameter.
- The screening appears to begin a bit closer to the door near the center of the elevation
- The chimney flues are a bit shorter
- Overall height of one of the mechanicals behind the screening appears to have increased.
- Trash enclosure now has pitched roof; footprint appears to have increased.
- Enclosures are shown with clear grade cedar with a semi-opaque gray stain

On the north elevation, the entry/storefront area within the new infill has been adjusted slightly, but appears to be generally consistent with what was presented in September. For the north elevation, most of the Board's concerns had to do with the absence of details to understand the final appearance and execution of details.

As Board members will recall, the material palette for Building 12's additions remained an issue as of the public hearing. As the approval letter notes, "members of the Board expressed concern about the number and variety of materials proposed for the new work and encouraged exploration of a more limited material palette. Board members also expressed reservations about the use of materials intended to simulate another, more traditional material. Finally, there was some concern about the proposed use of untreated wood, as it would likely weather differently on each elevation, based on the exposure. This might undermine the goal of achieving consistent finishes throughout." In reviewing the materials submitted for the 9/18/19 public hearing, there is little information about proposed materials and finishes, however, Mr. Moss described the materials under consideration at the meeting. Note that page 14 of the current submission identifies each of the materials proposed for additions at Building 12. Also note that clear finish cedar is now proposed on the north elevation's entry only.

As regards Building 1A and the Grand Stairs, the applicant has provided the details requested for these aspects of the overall Block 2 development. Note that the ADA lift's position with Building 1A is shown in this submittal, as is the entrance to the lift at plaza level. The entrance to the lift from Building 1A's north (Fore Street) elevation is not shown, however. Perhaps it will be shown at Wednesday's meeting.

Regarding architectural and site lighting, the enclosed submission addresses architectural lighting proposed for Building 1A, lighting of the Grand Stairs and Fore Street entry to the stairs and lighting of Building 24's historic sign. This submission does not indicate any additional lighting proposed for other historic structures, especially the façade of Building

12. The Board may want to ask for clarification as to whether this façade is to be lit. If so, it should be addressed when the applicant returns to present plans and specification related to other outstanding conditions of approval. As noted in the introduction, the applicant has asked to return to the Board on April 15th to present updated plans for the new construction at the northeast corner of Block 2.

Applicable Review Standards

Building 12 – Standards for Review of Alterations:

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

Building 1A and Grand Stair

Standard #9 above is applicable as are the ordinance's Standards for New Construction.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 4, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed final details and specifications for the reconstruction of Building 12 and for new construction of Building 1A and the Grand Stairs within the Portland Company Historic District **meet (fail to meet)** applicable ordinance review standards and therefore **satisfy (fail to satisfy)** the Historic Preservation Board's September 19, 2019 and January 22, 2020 conditions of approval for said projects.

ATTACHMENTS

1. 9/18/19 conditional approval letter for Building 12 reconstruction
2. 2/24/20 conditional approval letter for Block 2 redevelopment
3. Details and specifications for Building 12, Building 1A east elevation and Grand Stair
4. Additional drawings of Building 1A's retail entries and canopy treatment
5. Excerpts from 9/18/19 approved plans for Building 12

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

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

October 8, 2019

David Senus
Portland Foreside Development Company
Merrill's Wharf
254 Commercial Street
Suite 118
Portland, ME 04101

Re: 58 Fore Street – Building 12 reconstruction, including alterations & additions

Dear Dave,

On September 18, 2019, the City of Portland's Historic Preservation Board voted 4-0 (O'Brien, Sheridan & Turk absent) to approve Portland Foreside Development Company's application for a Certificate of Appropriateness for the reconstruction of Building 12, including exterior alterations and additions, within the Portland Company Historic District. Approval was made on the basis of plans and specifications submitted on your behalf by Bruner/Cott Architects for the 9/18/19 public hearing.

Approval was made subject to the following conditions:

- Project architect to submit dimensioned elevations, details, wall sections, specifications and proposed material palette (including samples) for all new design elements and additions for review and approval by the Historic Preservation Board. Elements for which additional detail is required include:
 - * proposed infill treatment on north elevation
 - * dormer on north roof plane
 - * canopy/deck/mechanical enclosure off south elevation
 - * separate trash and condenser enclosures
 - * entrance canopy off east elevation
 - * stove and flues off south elevation

Note: During the Board's deliberations on 9/18, members of the Board expressed concern about the number and variety of materials proposed for the new work and encouraged exploration of a more limited palette, given the simplicity and limited material palette of the historic structure. Board members also expressed reservations

about the use of materials intended to simulate another, more traditional material. Finally, there was some concern about the proposed use of untreated wood, as it would likely weather differently on each elevation, based on the exposure. This might undermine the goal of achieving consistent finishes throughout.

- Proposed site improvements to be reviewed as part of “Block 2” application, which includes comprehensive proposal for site improvements within Portland Company Historic District.

Construction to be carried out as shown on the plans and specifications submitted for the 9/18/19 public hearing and/or as described above. Changes to the approved plans and 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 "Deborah Andrews". The signature is stylized with a large, looped initial "D" and a cursive-style name.

Deborah Andrews
Historic Preservation Program Manager

Cc: Henry Moss, Bruner/Cott Architects
Lauren Swett, Woodard & Curran



CITY OF PORTLAND
Planning & Urban Development
Christine Grimando, AICP, Director

January 24, 2020

Portland Foreside Development Company LLC
Attn: David Senus
254 Commercial Street
Suite 118
Portland, ME 04101

Dear David:

On January 22, 2020, following a public hearing and final deliberations, the Historic Preservation Board voted 6-0 (Sheridan recused) to approve, subject to conditions, Portland Foreside Development Company's application for a Certificate of Appropriateness for building alterations and additions, site improvements and new construction within the boundaries of the Portland Company Historic District. This decision also represents the conclusion of the Board's advisory review of the portion of the project that is within 100 feet of the western boundary of the historic district (Block 1A office building and adjacent site improvements). This decision does not represent the conclusion of Historic Preservation's advisory review of the portion of the project within 100 feet of the eastern boundary (Block 4 garage), which is expected to follow.

The Board's approval included numerous conditions, in part because several elements of the applicant's overall development proposal were presented relatively late in the Board's preliminary review process and the design solution for these elements had not been developed to a point where a final decision was possible. This was especially the case for the new structures proposed for the northeast corner of the historic district—the rowhouses east of Building 16, the circular stair tower and Block 4's garage, the west end of which falls within the historic district boundary. When presented to the Historic Preservation Board, members of the Board expressed concern about the visual relationship of the individual structures that converge in this corner of the district and suggested that the treatment of these elements be given further consideration. Representatives of the two architectural firms working on the project indicated that this area was still under discussion.

Other details requested by the Historic Preservation Board at the final workshop, such as the addition of seating within the grand stairs and canopies over the ground floor bays of the office building (east elevation), were agreed to by the applicant but given the short amount of time

between the final workshop (January 15) and public hearing (January 22nd), these details could not be finalized in advance of the public hearing. Other aspects of the applicant's plans that had not yet been finalized included the site interpretation program, architectural lighting and signage program. Finally, the ADA lift abutting the grand stairs was shown in conceptual form for the first time at the public hearing. Design details for the lift were not yet finalized and as such required a condition of approval.

While not a condition of approval, several Board members requested that the grove of trees shown at the northwest corner of Building 6A be shifted slightly to the east so as not to obstruct views of the façade of Building 6A and the waterfront from Fore Street.

Following is the formal decision of the Historic Preservation Board, with conditions of approval:

*On the basis of plans and specifications submitted by the applicant for the January 22, 2020 public hearing and information included in the accompanying staff report, the Board finds that the scope of work proposed within the Portland Company Historic District, including building alterations and additions, site improvements, and new construction **meets** the historic preservation ordinance's Standards for Review of Alterations and Standards for Review of Construction **subject to the following conditions**.....*

- *Applicant to provide on-site, readily accessible, interpretative elements that convey the history and significance of the Portland Company at the local, state and national level. This material shall include a written narrative component at or near major gateways to the historic complex, in addition to any interpretive program within the buildings themselves. Detailed plans and specifications for interpretive site features and/or exterior signage to be submitted for Historic Preservation Board review and approval within nine months of this approval. Installation of interpretive site features and/or exterior signage to be completed within one year of a Certificate of Occupancy for any historic structure within the Portland Company Historic District.*
- *Applicant to submit detailed plans, elevations, renderings, material palette and specifications (as applicable) for the following elements of the proposed development for final review and approval by the Historic Preservation Board prior to issuance of a building permit for such:*
 - *Rowhouses immediately east of Building 16*
 - *Stair tower at northeast corner of historic district*
 - *West elevation of Block 4 parking garage*
 - *Treatment of 15'-wide gap between east wall of Building 16 and proposed rowhouses*
 - *ADA lift immediately abutting grand staircase*
 - *Building signs within district boundary (individual tenant signs to be reviewed by staff)*
 - *Architectural lighting within district boundary*
 - *Seating on grand stairs*

- o *Steel canopies over ground floor bays of Building 1A, east elevation. (Although not shown on plans provided for 1/22/20 public hearing, applicant agreed to provide canopies.)*
- *Applicant to submit final plans and details for the following items to staff for review and approval prior to issuance of a building permit:*
 - o *entry threshold treatments on all buildings*
 - o *height of mechanical screen on Buildings 2 and 3 (Applicant agreed to reduce screen height to the extent possible.)*
- *Staff to review and approve test patches for masonry repointing, reconstruction and waterproofing and attachments to seawall.*

All improvements to be carried out as shown on the plans and specifications submitted for the 1/22/20 public hearing and/or as described above. Changes to the approved plans and 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,



Deborah Andrews
Historic Preservation Program Manager

Cc: Henry Moss, Bruner/Cott & Associates
Michael Boucher, MBLA Landscape Architects
Derek Johnson, Perkins + Will
Christian Roadman, Planner, Dept. of Planning & Urban Development

PORTLAND HISTORIC PRESERVATION BOARD

58 FORE STREET

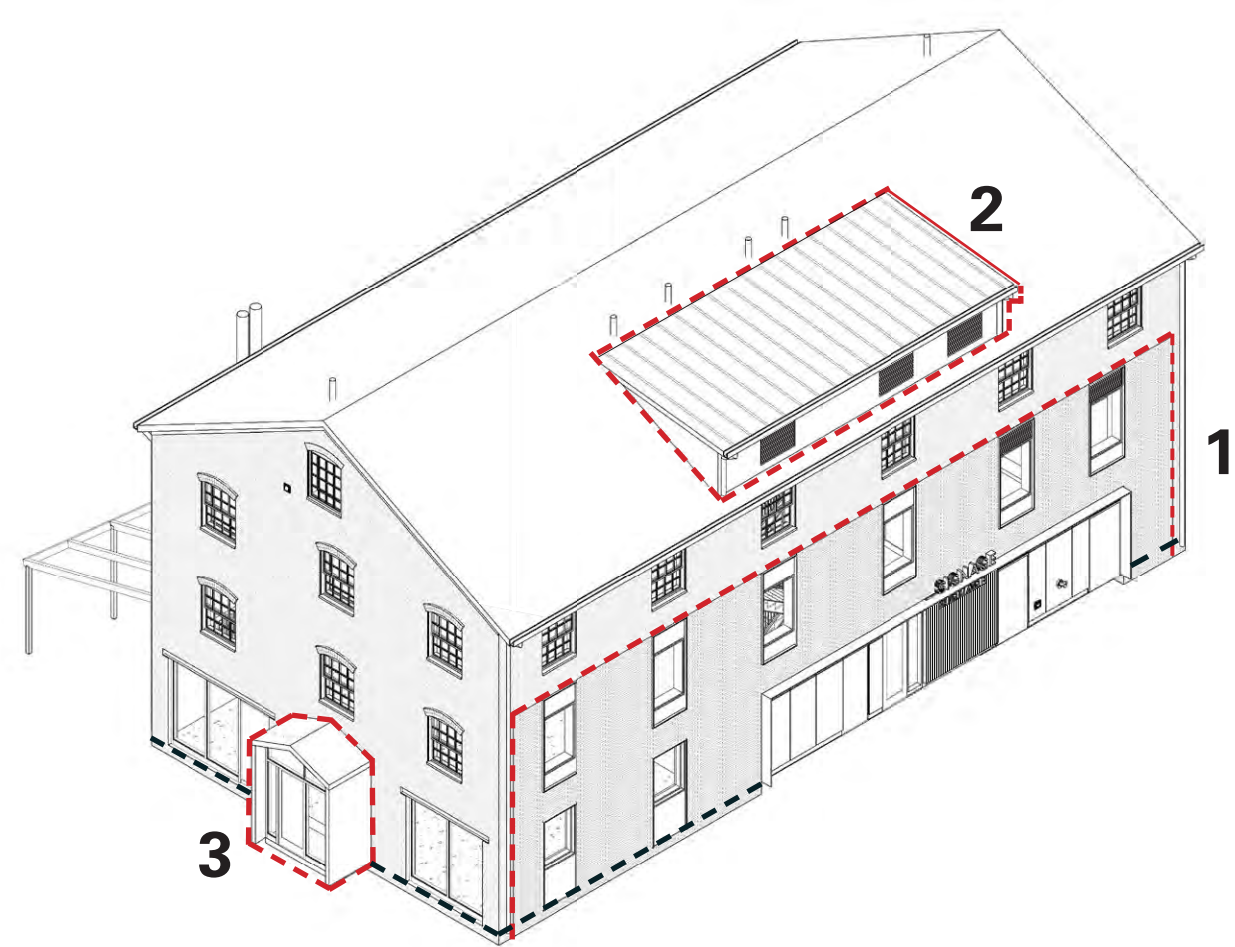
Building 12 Reconstruction, including Alterations and Additions, Grand Stair and Building 1A



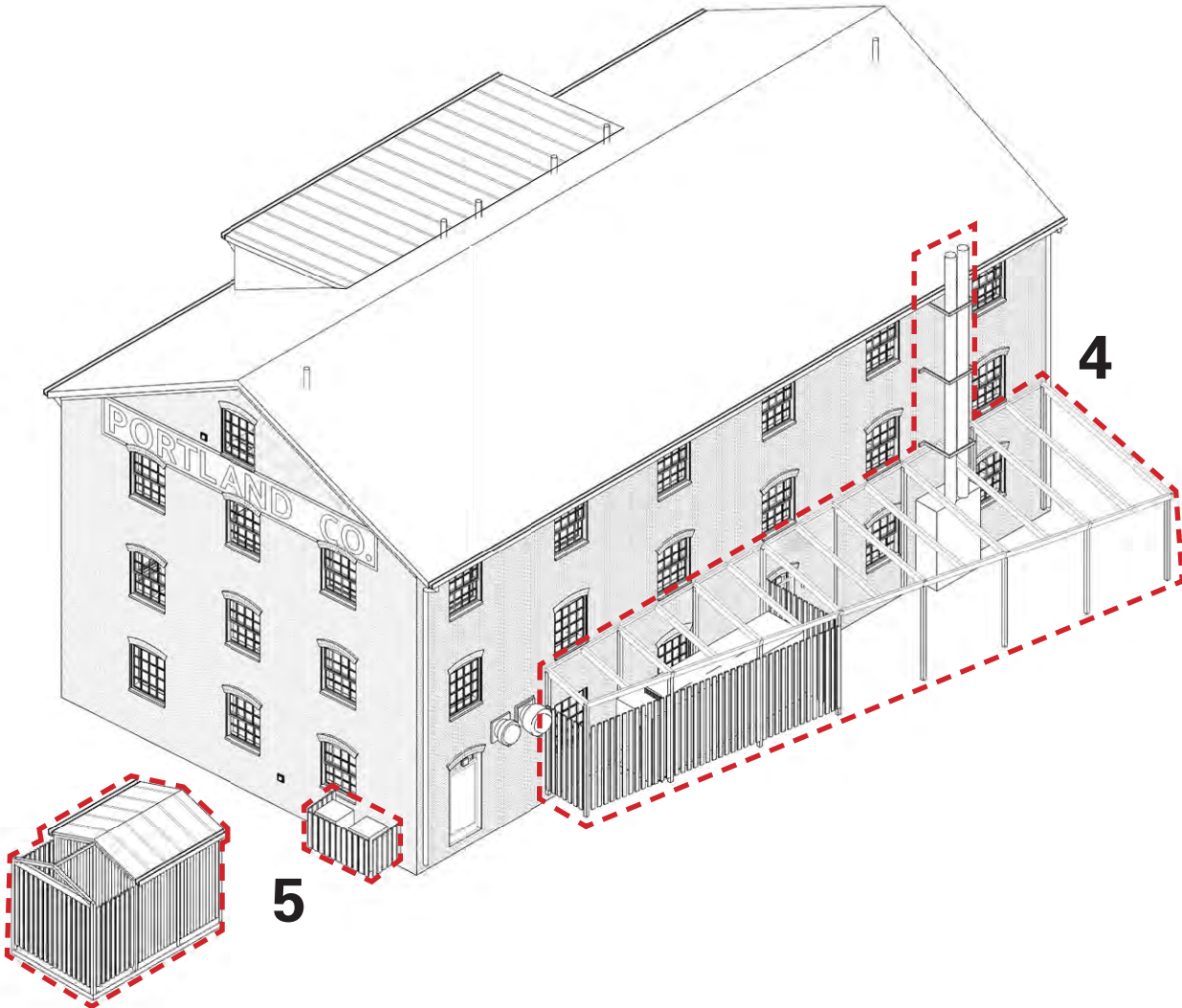
Portland Foreside Development Company
Mar. 4, 2020

BUILDING 12 OVERVIEW

- 1. INFILL TREATMENT ON NORTH ELEVATION
- 2. DORMER ON NORTH ROOF PLANE
- 3. ENTRANCE CANOPY OFF EAST ELEVATION
- 4. CANOPY/MECHANICAL ENCLOSURE / FIREPLACE AT SOUTH ELEVATION
- 5. TRASH AND CONDENSER ENCLOSURES



NORTHEAST



SOUTHWEST

MATERIALS



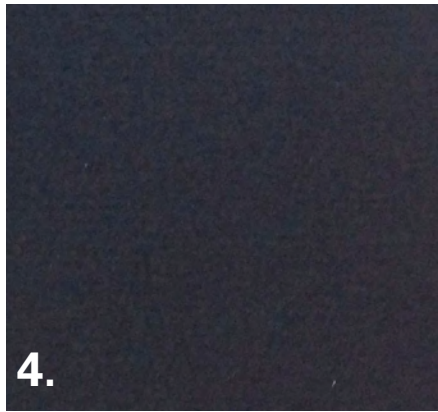
1. LOCATION: All exterior walls with exception of north elevation infill.



2. LOCATION: North elevation infill.



3. LOCATION: Exterior ground level base at metal panel, storefront, and window sills at north elevation infill.

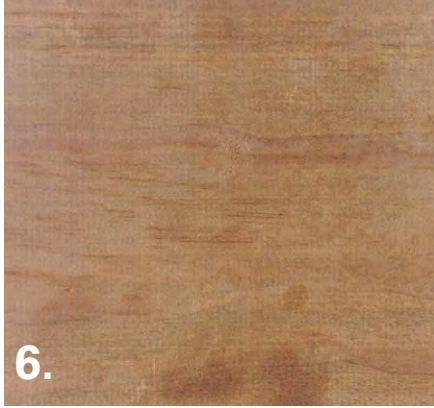


4. LOCATION: Dormer and dormer roof, Entry vestibule

- 1. SALVAGED BRICK
- 2. INTERFACE OBSIDIAN BRICK
- 3. BLACK GRANITE, FLAMED
- 4. BLACK METAL PANEL
- 5. CEDAR, CLEAR GRADE, SEMI-OPAQUE STAIN
- 6. IPE, CLEAR COAT
- 7. WEATHERING STEEL
- 8. PAINT



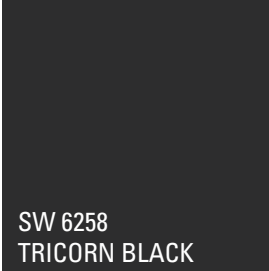
5. LOCATION: Mechanical, condenser, and trash enclosures



6. LOCATION: North elevation main entry door and batten siding.



7. LOCATION: Outdoor fireplace flues, open-air canopy, and framing for mechanical, condenser enclosures.



8. PAINT: Colors shown for reference. Paint colors to be finalized on site to match materials as noted below.

LOCATIONS:
Steel channels and aluminum trim at historic replica windows to approximate original window frame paint color.

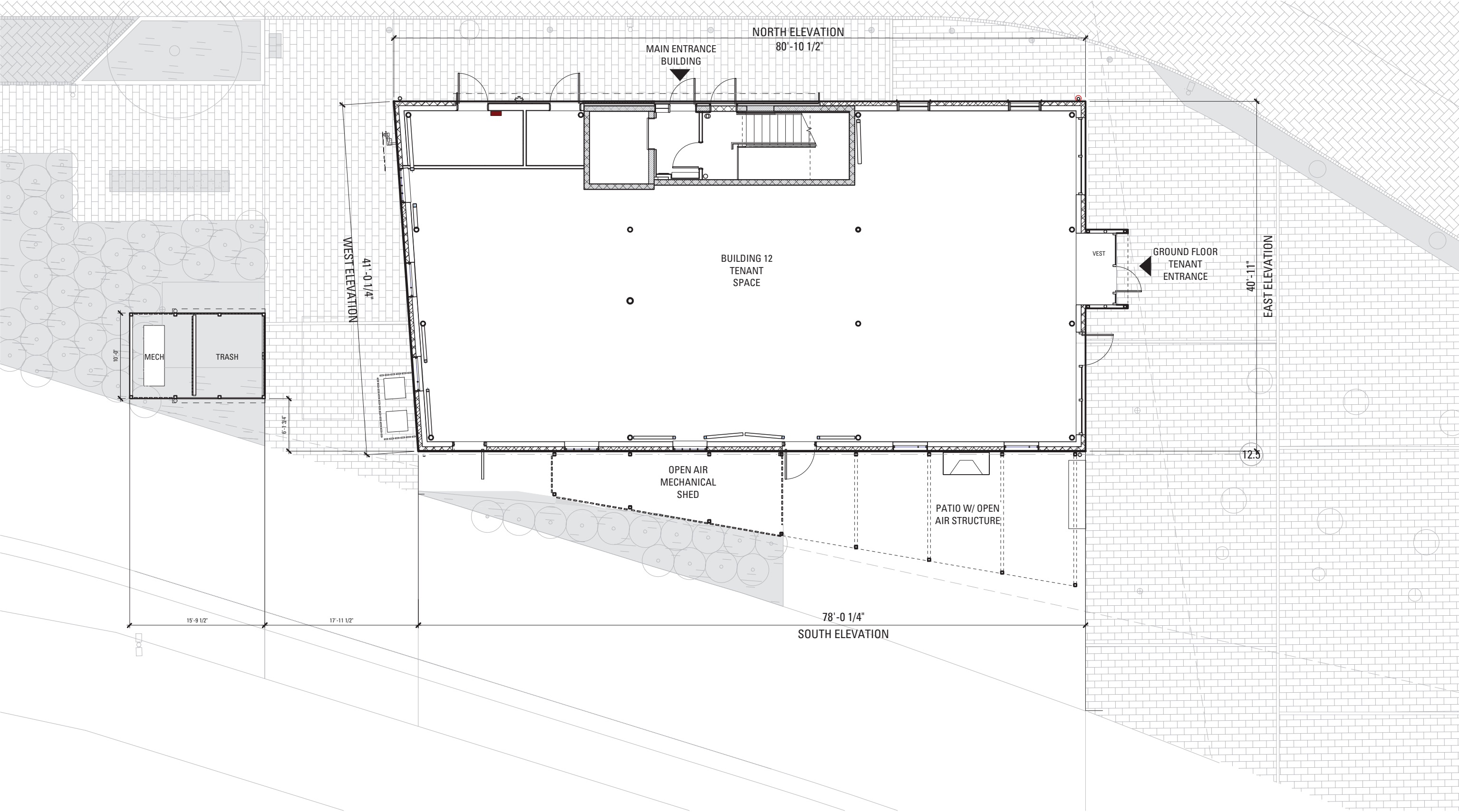
Gutters to be painted dark grey to match asphalt shingle roof.

Downspouts will be painted red to match salvaged original brick.

Portland Company sign colors to be matched and confirmed with signpainter.



SITE PLAN



INFILL TREATMENT ON NORTH ELEVATION

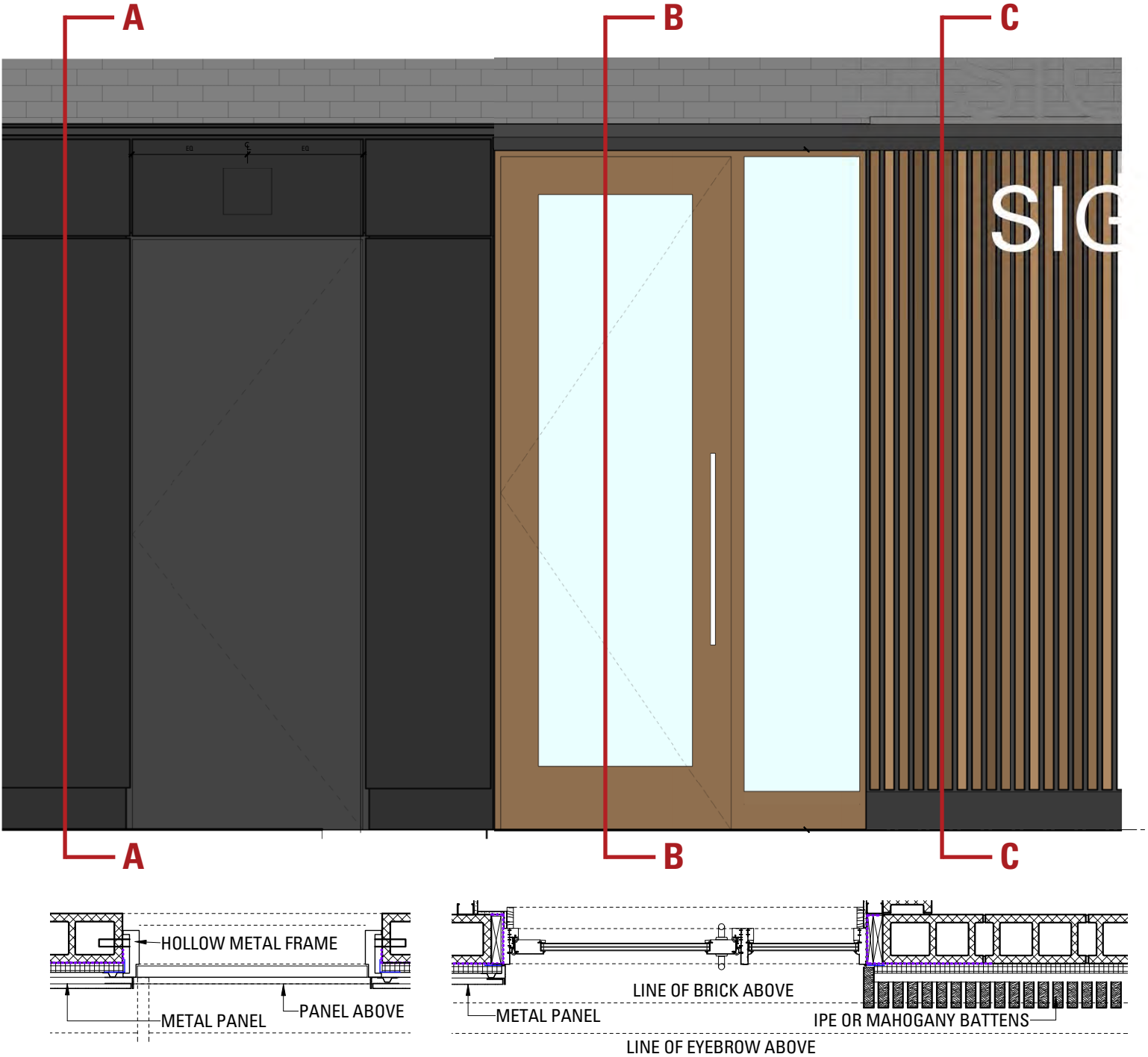
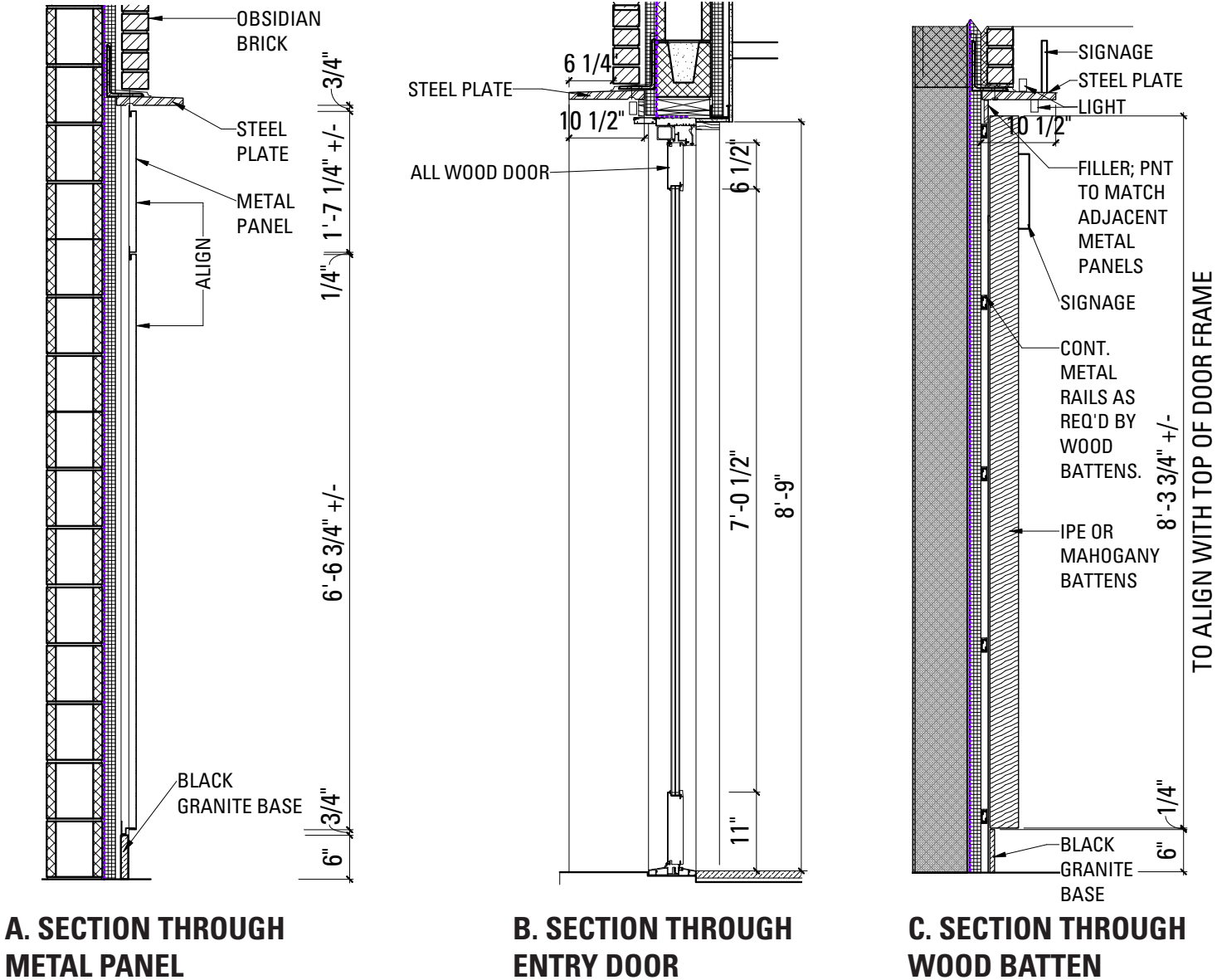


INFILL TREATMENT ON NORTH ELEVATION

MATERIALS AND ENTRY DETAILS



KEY ELEVATION

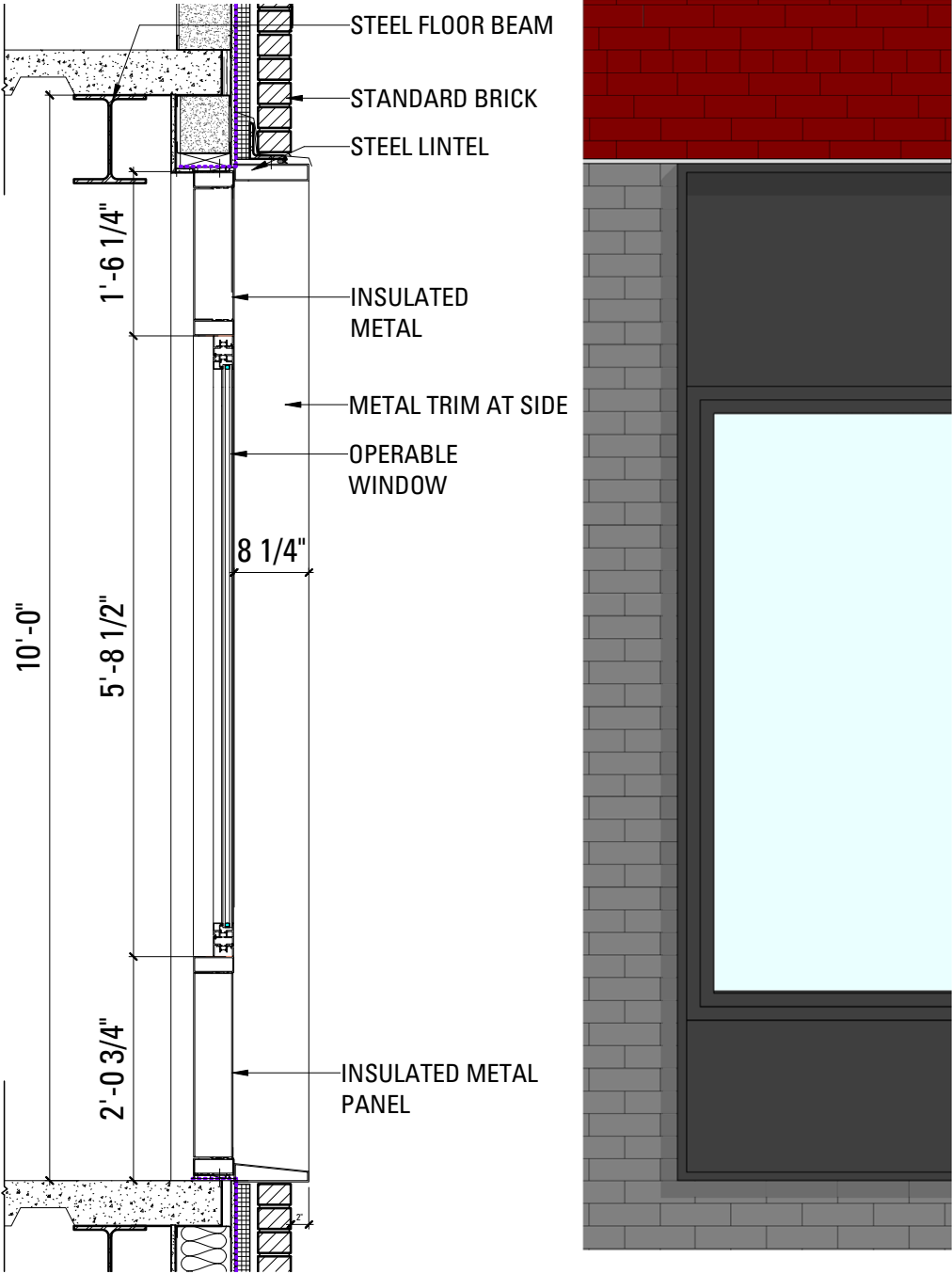


INFILL TREATMENT ON NORTH ELEVATION

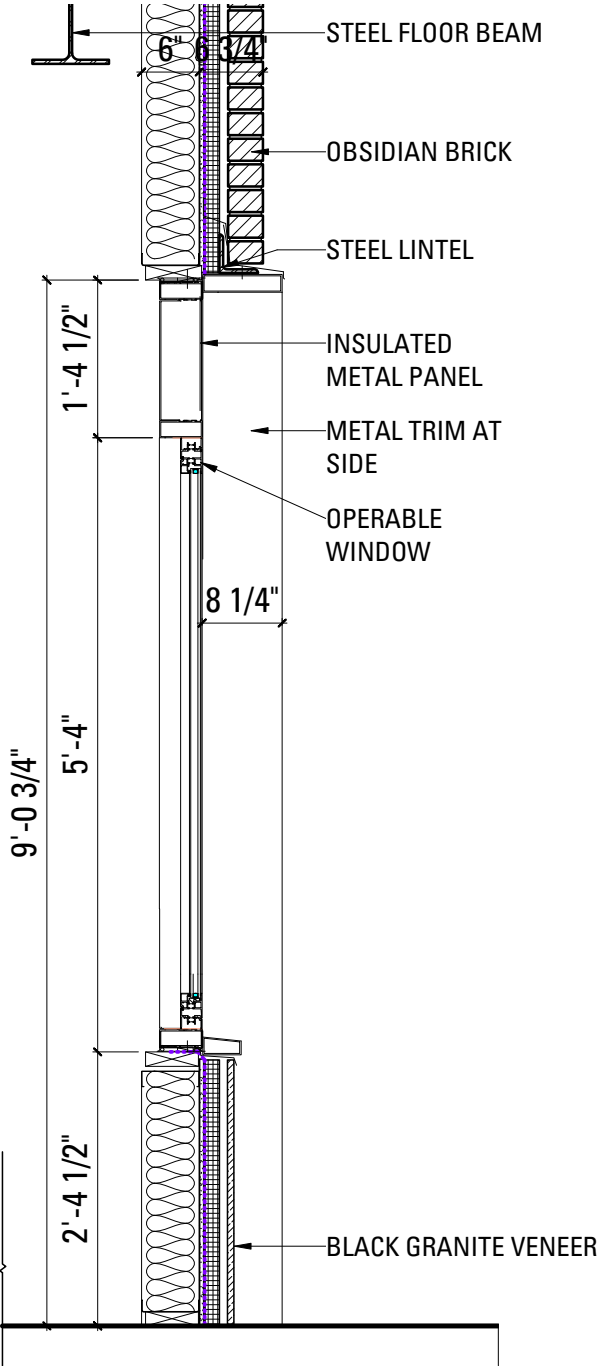
NEW WINDOWS



KEY ELEVATION

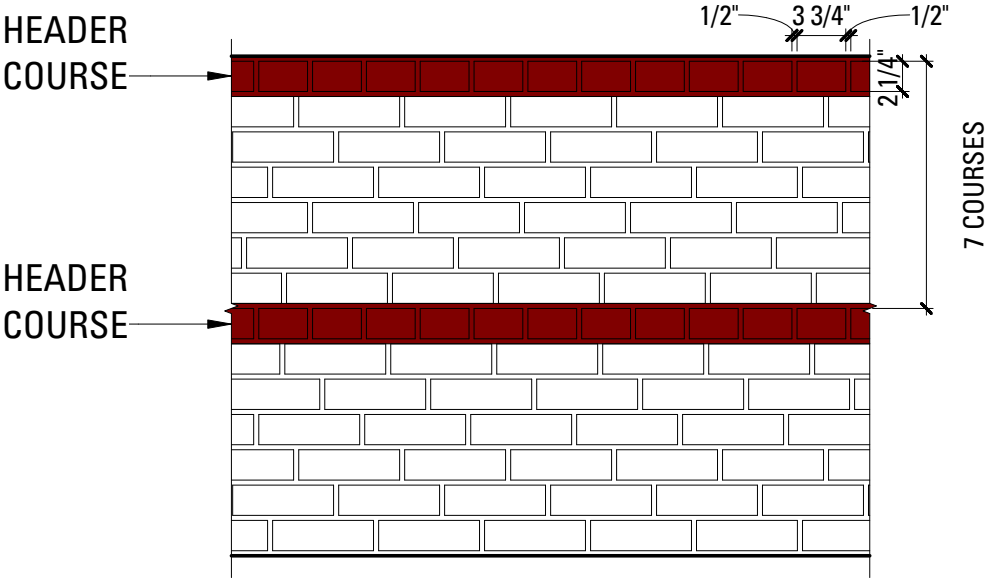


SECTION THROUGH
SECOND FLOOR WINDOW

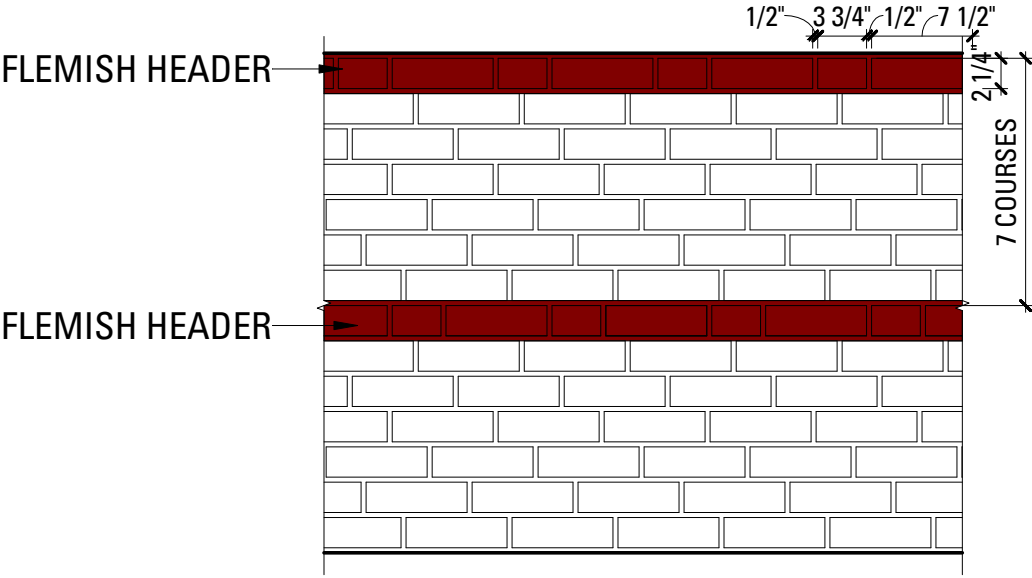


SECTION THROUGH
FIRST FLOOR WINDOW

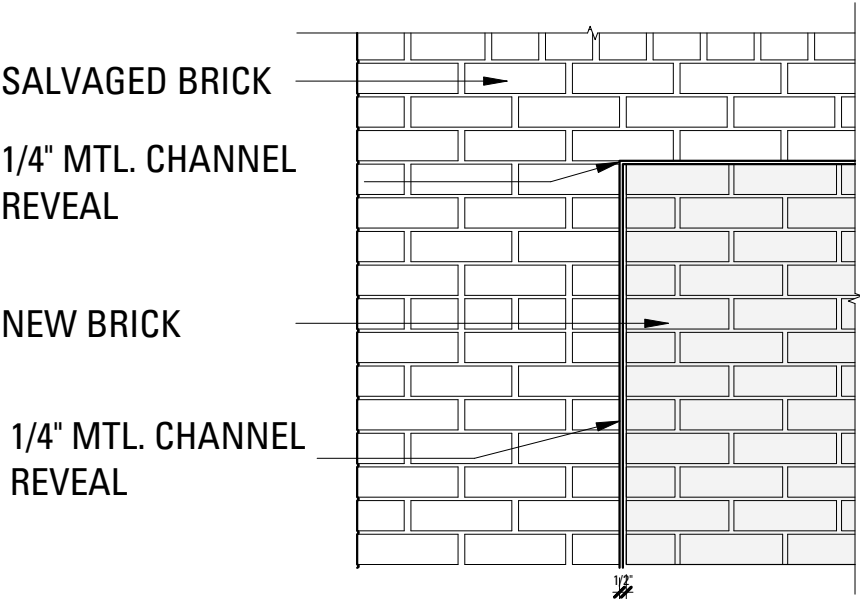
PROPOSED INFILL TREATMENT ON NORTH MASONRY RESTORATION DETAILS



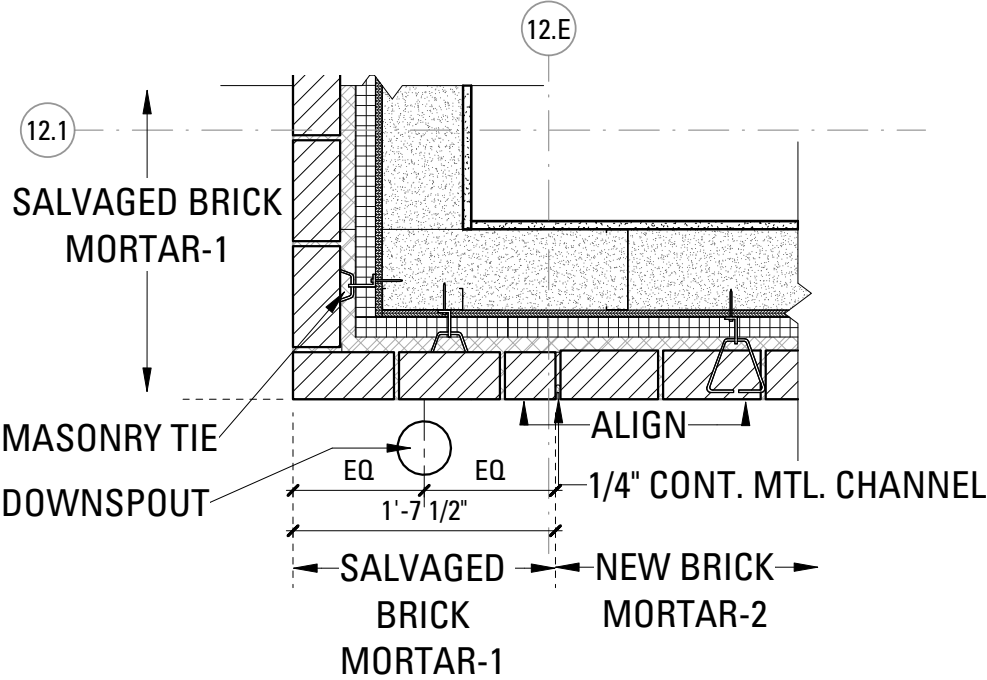
COMMON BOND - 8TH COURSE- SNAPPED HEADER
NORT AND SOUTH ELEVATIONS



COMMON BOND - 8TH COURSE- SNAPPED HEADER
EAST AND WEST ELEVATIONS



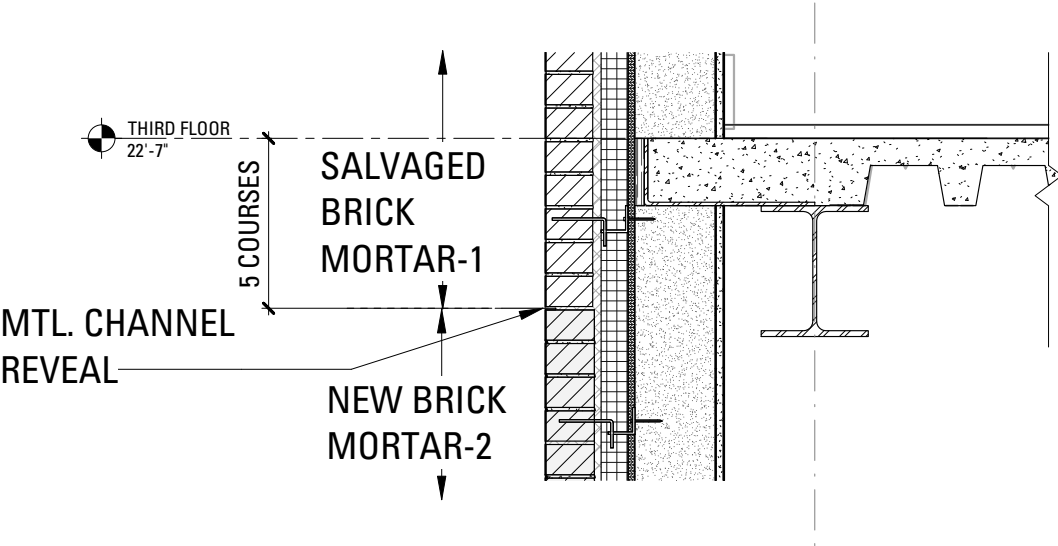
ELEVATION DETAIL AT BRICK TRANSITION



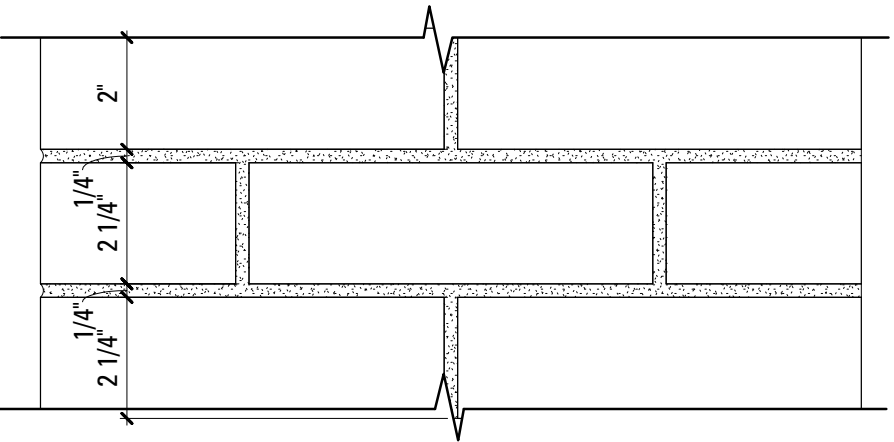
PLAN DETAIL AT BRICK TRANSITION



KEY ELEVATION

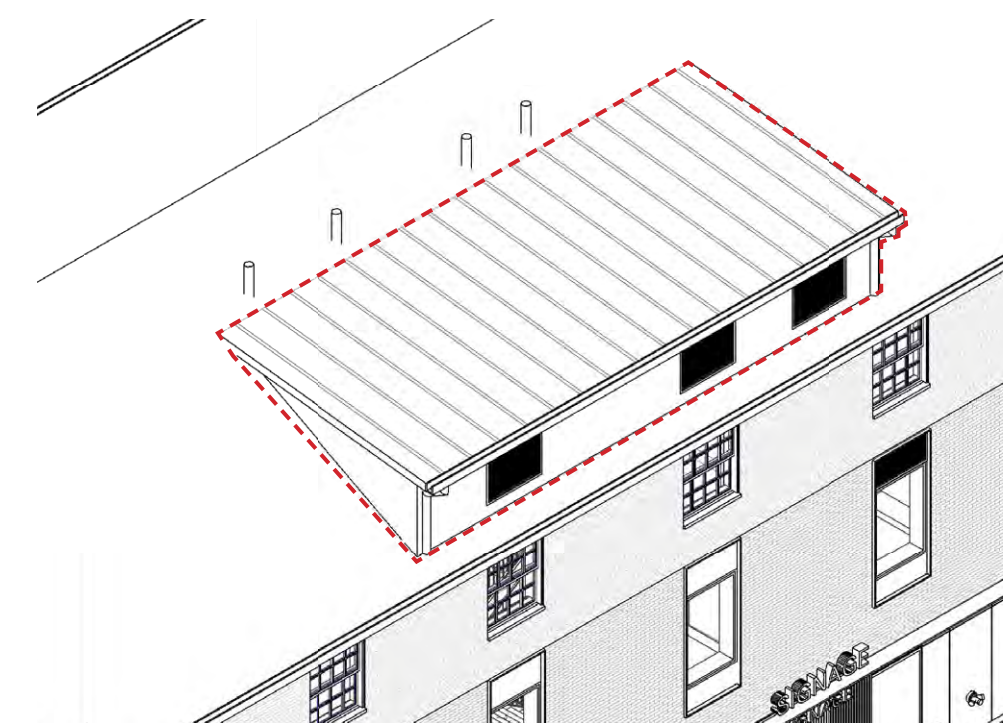


SECTION DETAIL AT BRICK TRANSITION

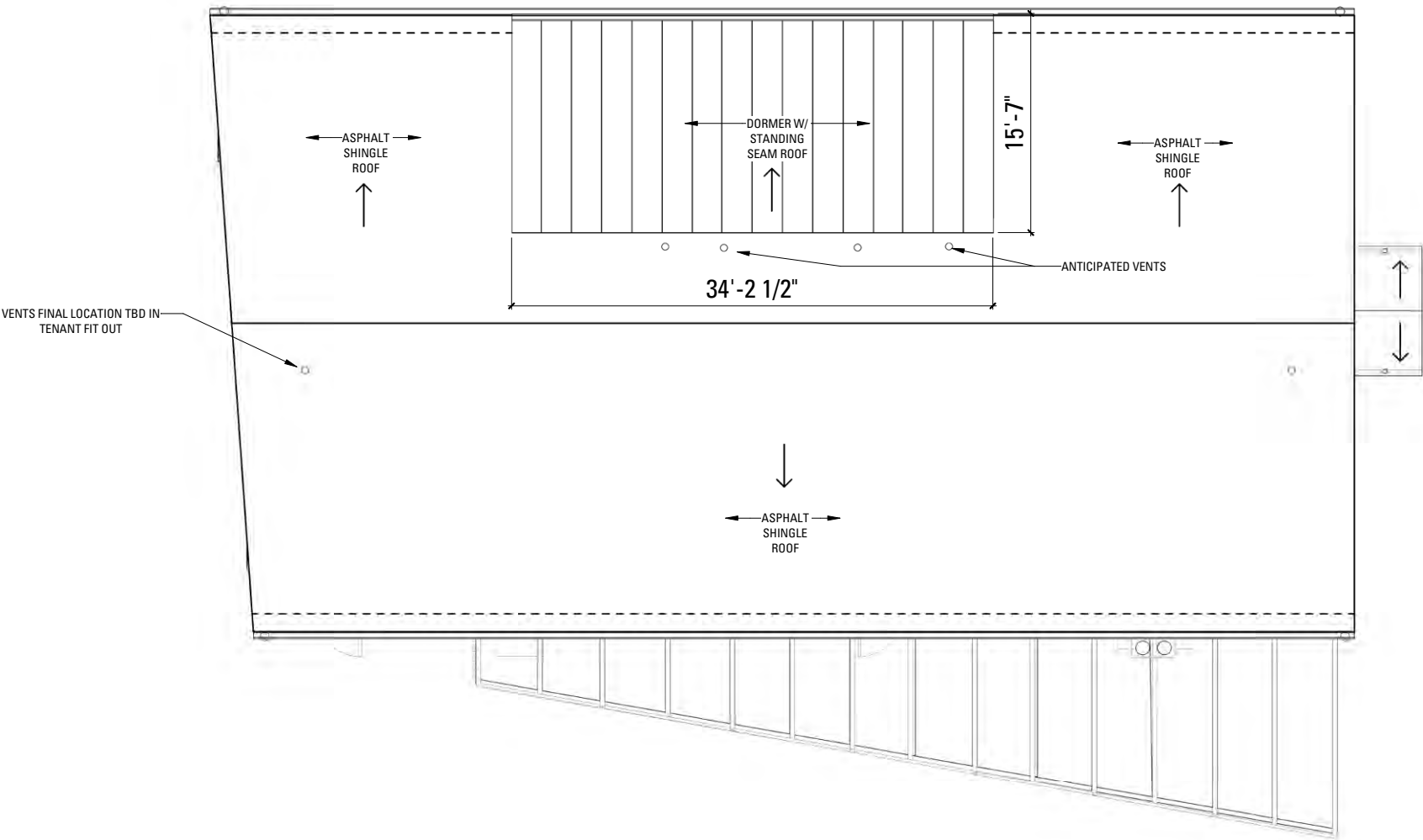
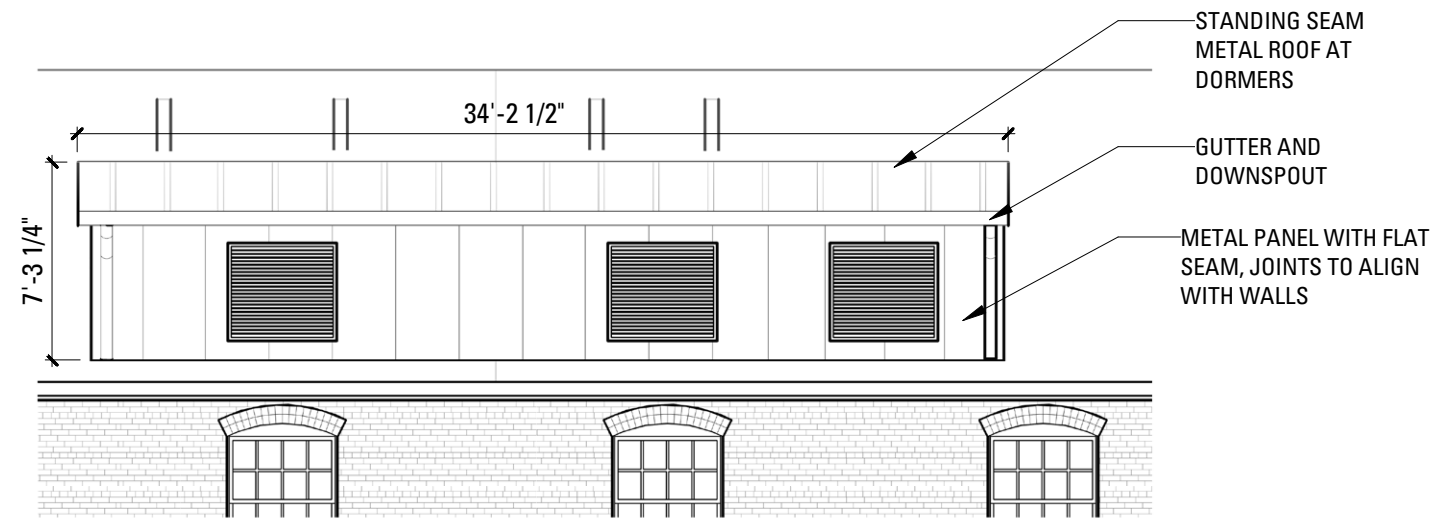


TYPICAL VERTICAL COURSING DIMENSION

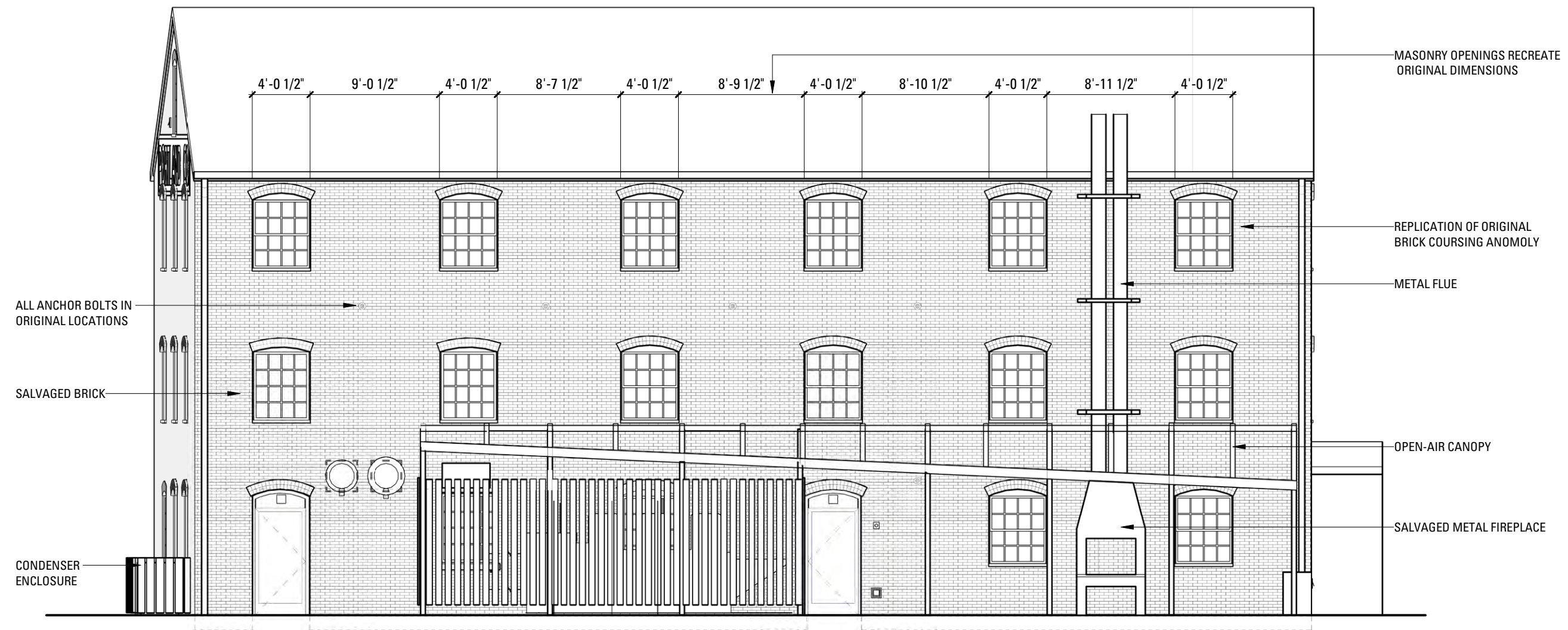
DORMER ON NORTH ROOF PLANE



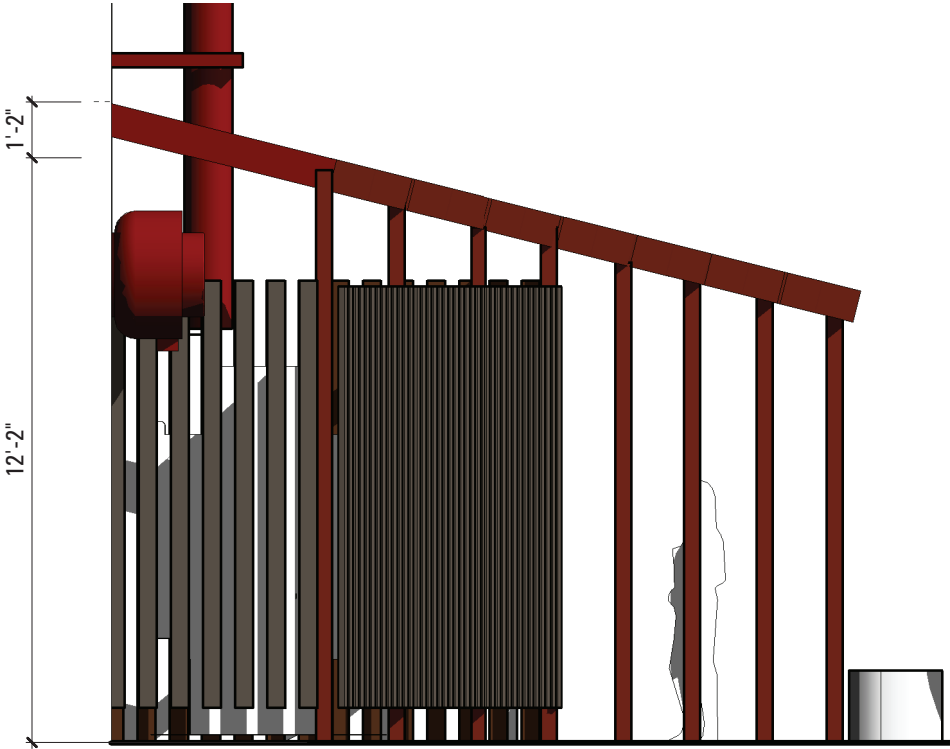
KEY ELEVATION



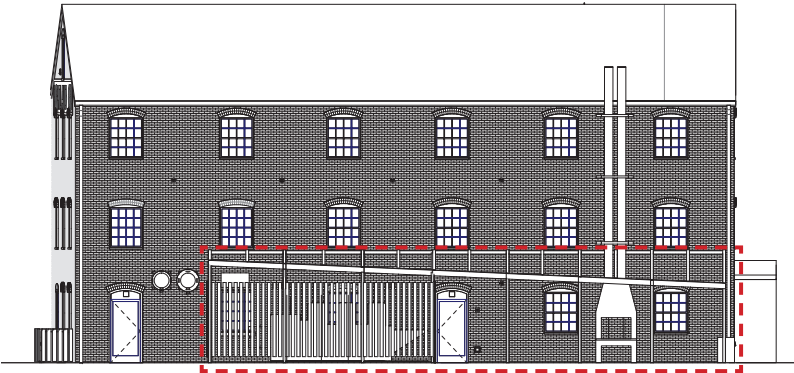
CANOPY & MECHANICAL ENCLOSURE OFF SOUTH ELEVATION



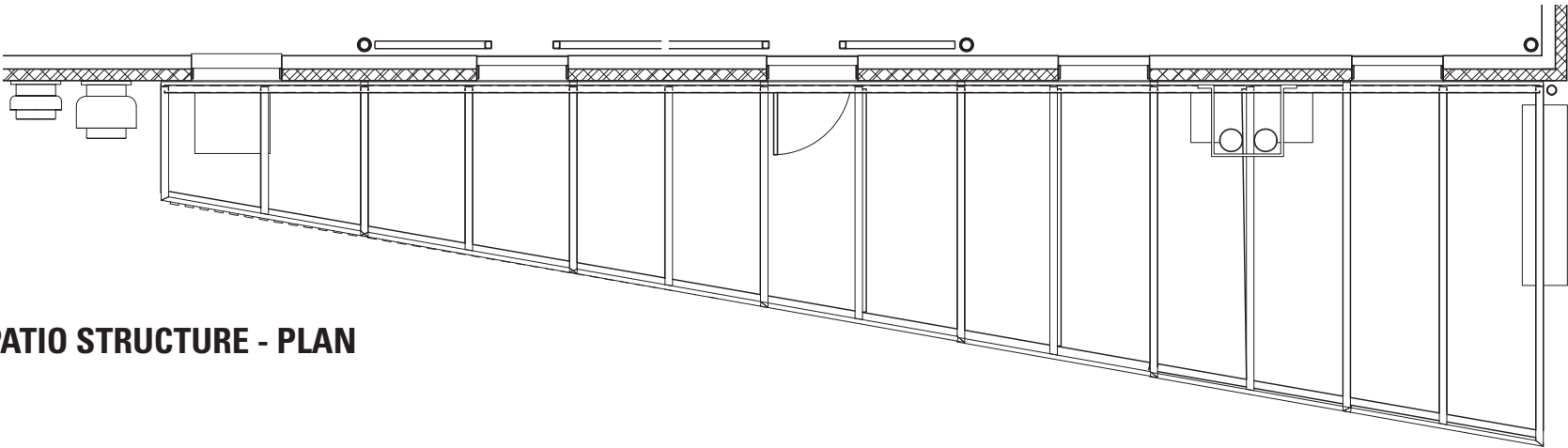
CANOPY/DECK/MECHANICAL ENCLOSURE OFF SOUTH ELEVATION



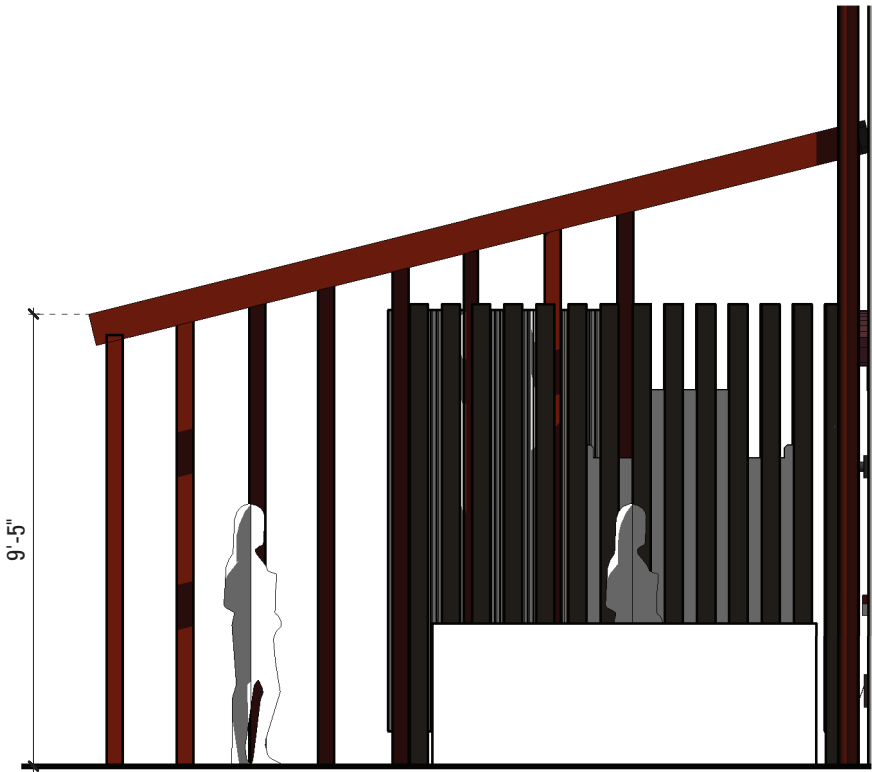
PATIO STRUCTURE - WEST ELEVATION



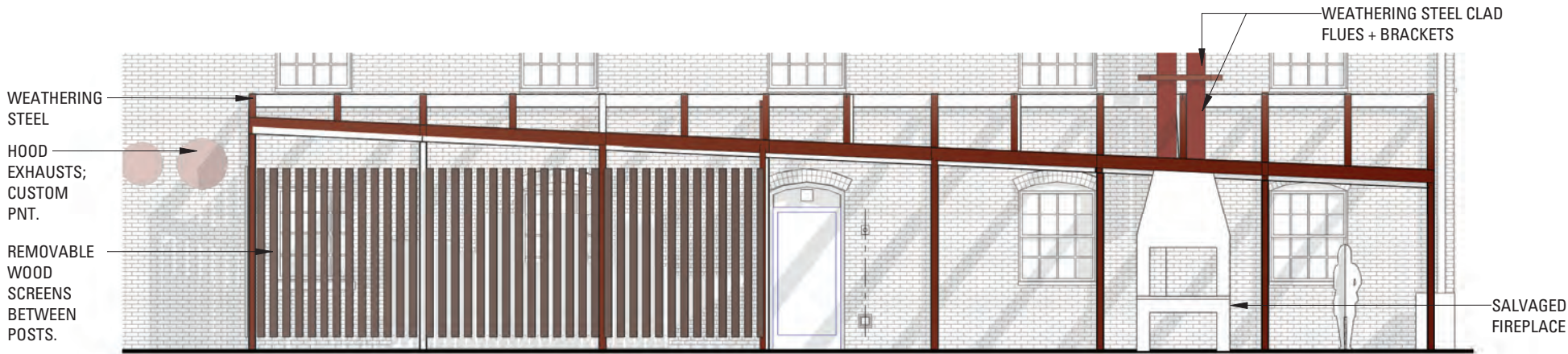
KEY ELEVATION



PATIO STRUCTURE - PLAN

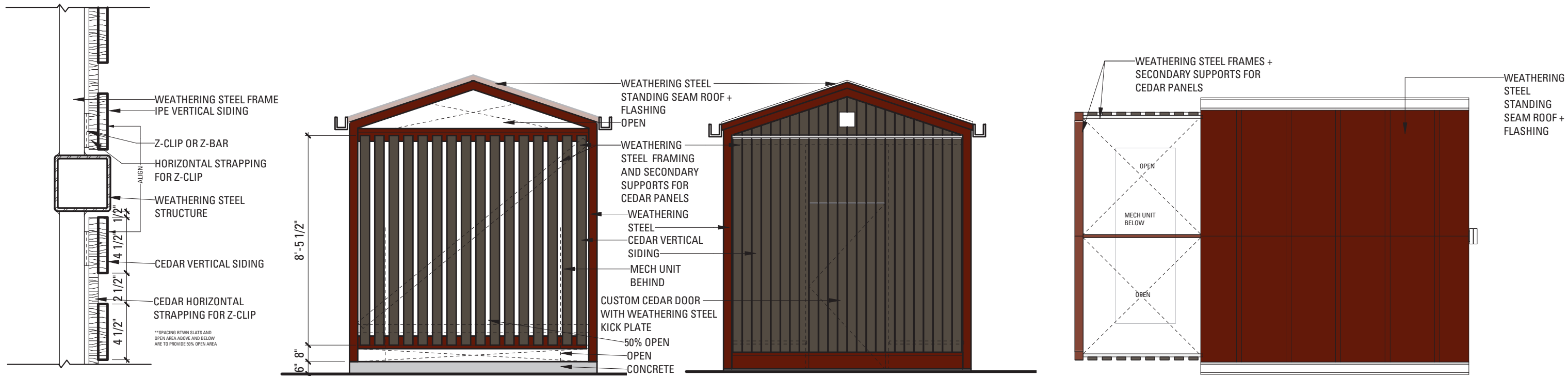


PATIO STRUCTURE - EAST ELEVATION



PATIO STRUCTURE - ELEVATION SOUTH

TRASH AND CONDENSER ENCLOSURES

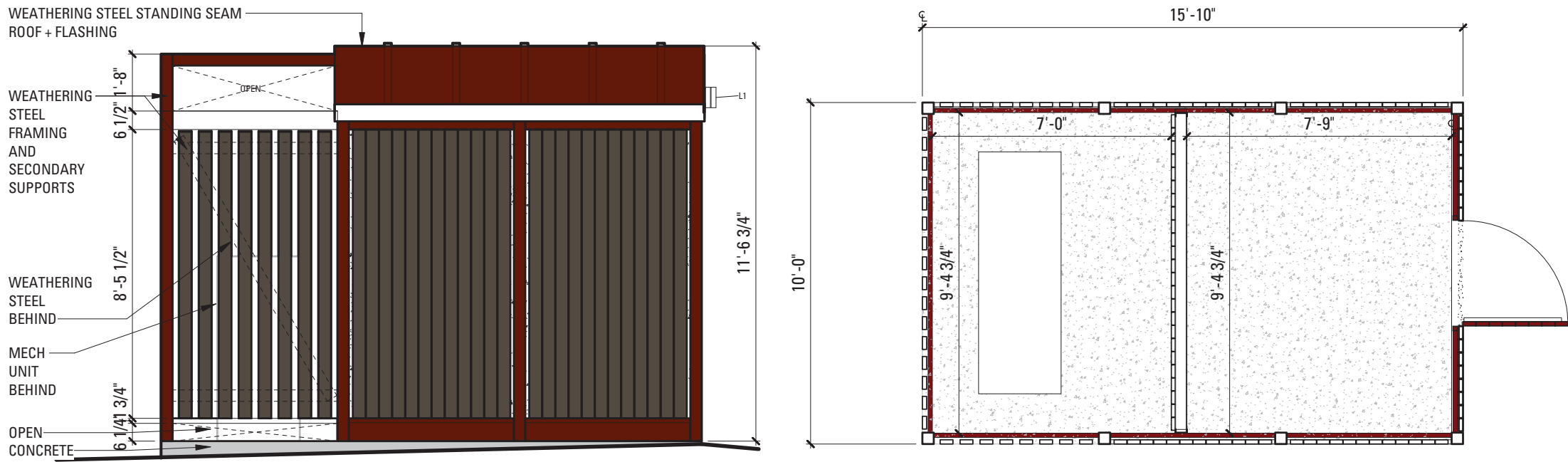


PLAN DETAIL MECH / TRASH

TRASH ENCLOSURE WEST ELEVATION

TRASH ENCLOSURE EAST ELEVATION

TRASH ENCLOSURE ROOF PLAN



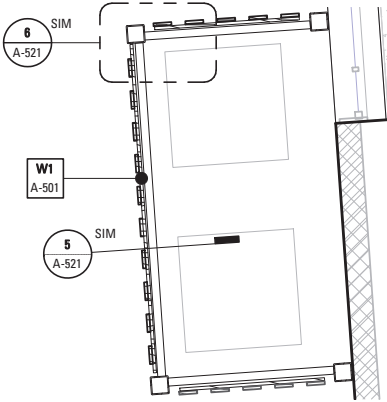
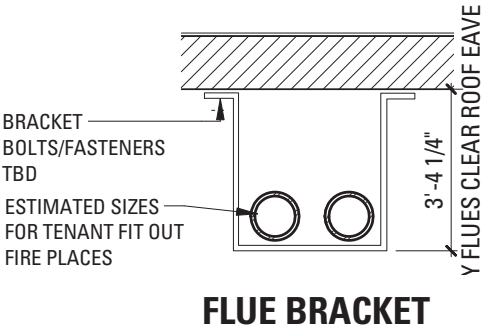
TRASH ENCLOSURE LONG ELEVATION

TRASH ENCLOSURE PLAN

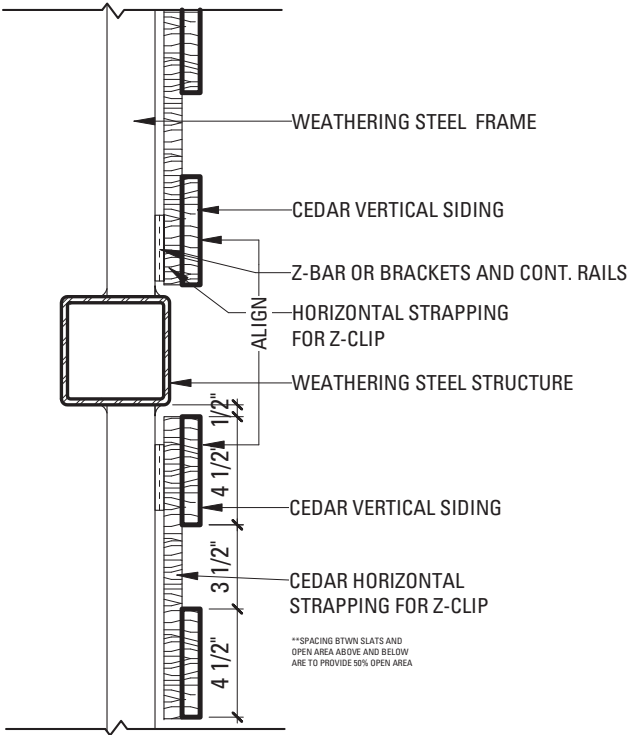
CONDENSER / MECHANICAL ENCLOSURE OFF WEST ELEVATION



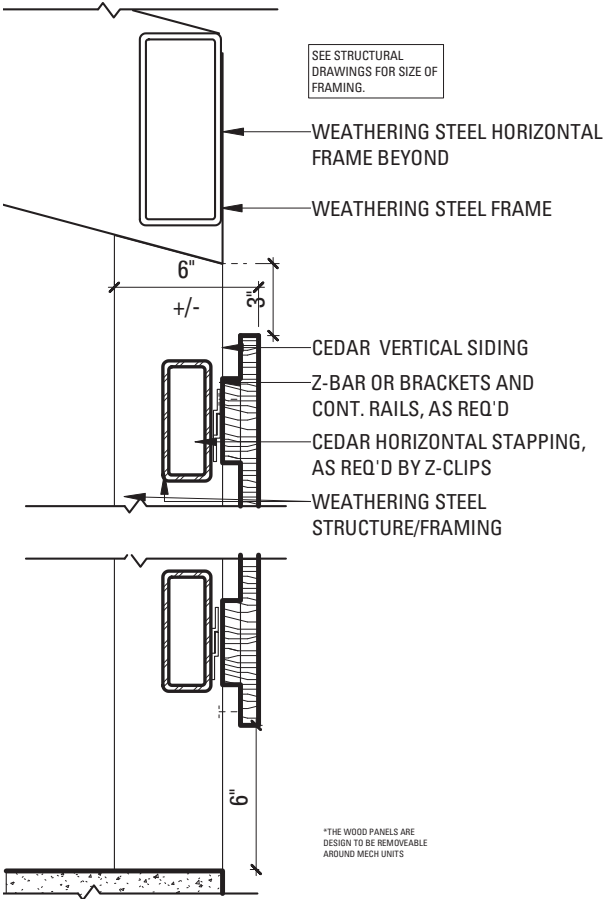
KEY ELEVATION



CONDENSING UNIT SCREEN

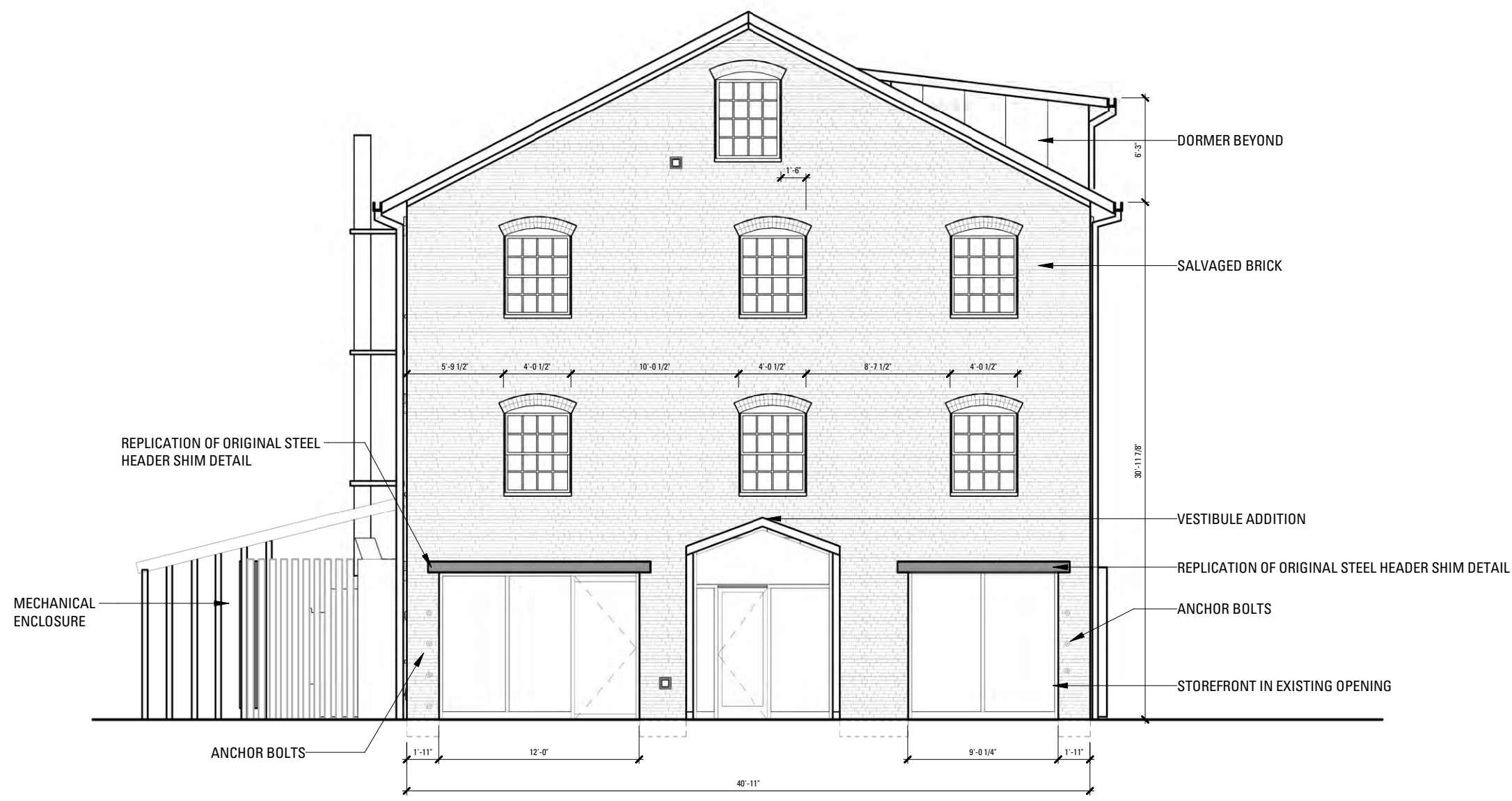


REMOVABLE WOOD SLAT PLAN DETAIL

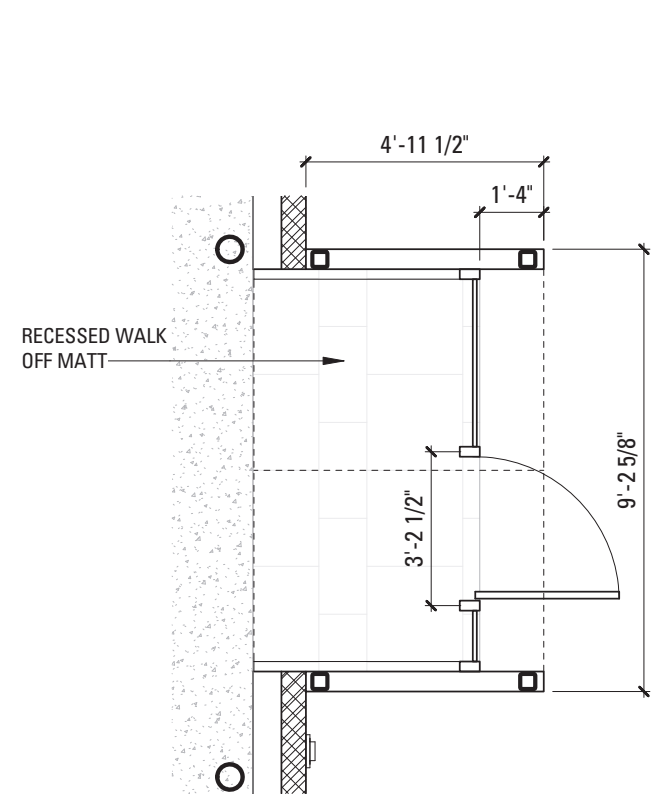
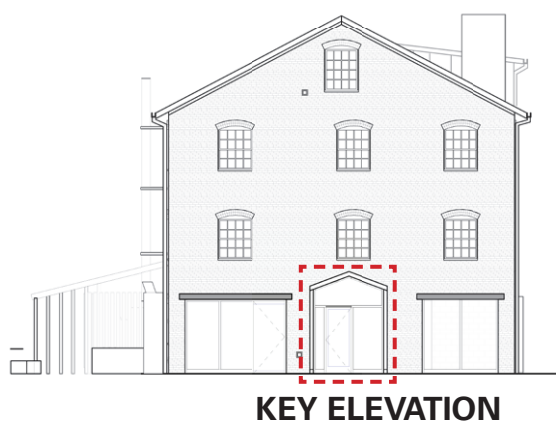


REMOVABLE WOOD SLAT SECTION DETAIL

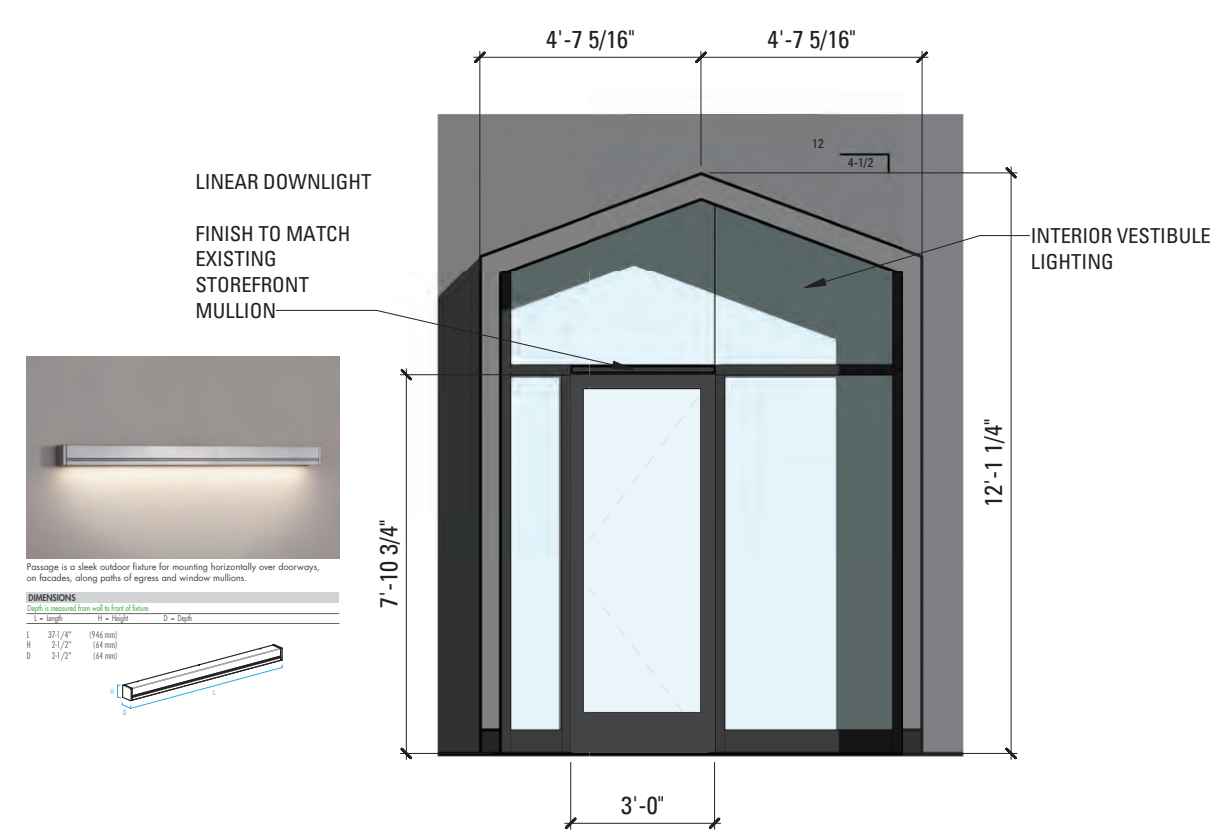
ENTRANCE CANOPY OFF EAST ELEVATION



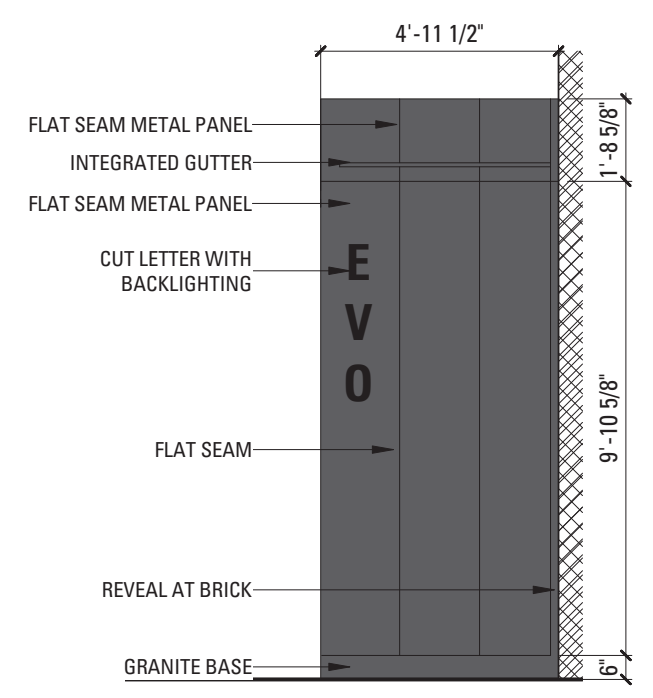
ENTRANCE CANOPY OFF EAST ELEVATION



EVO VESTIBULE - PLAN DETAIL



EVO VESTIBULE - ELEVATION EAST



EVO VESTIBULE - ELEVATION WEST

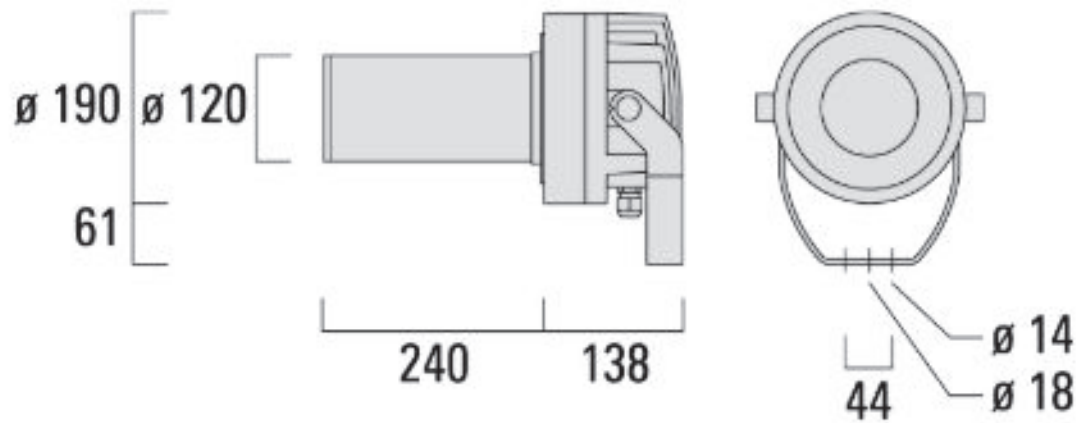
Block 2 **BUILDING 12**
Rendered View



Block 2 **BUILDING 12**
Fixture Options and Dimensions



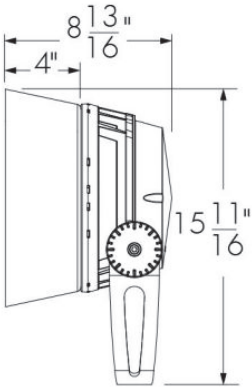
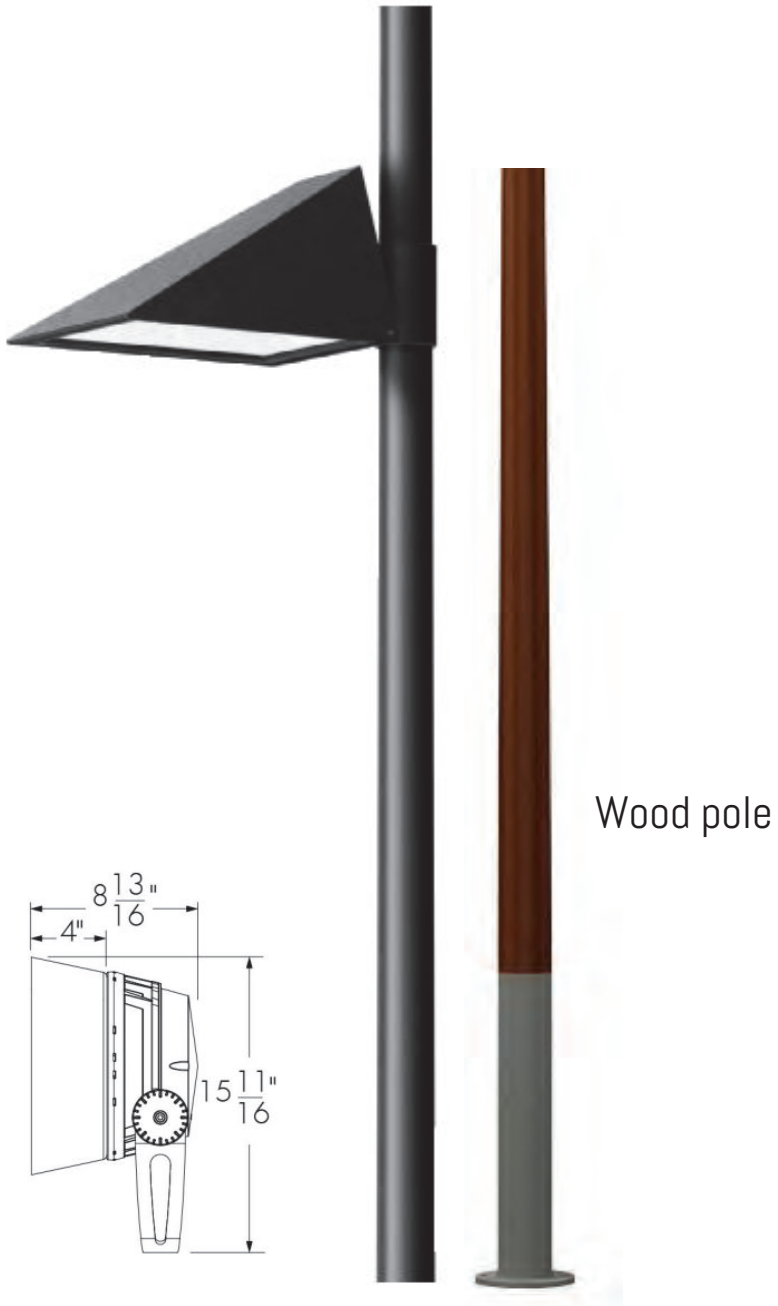
We-ef framing projector



Rosco x-effects



Yoke mounted adjustable framing projector





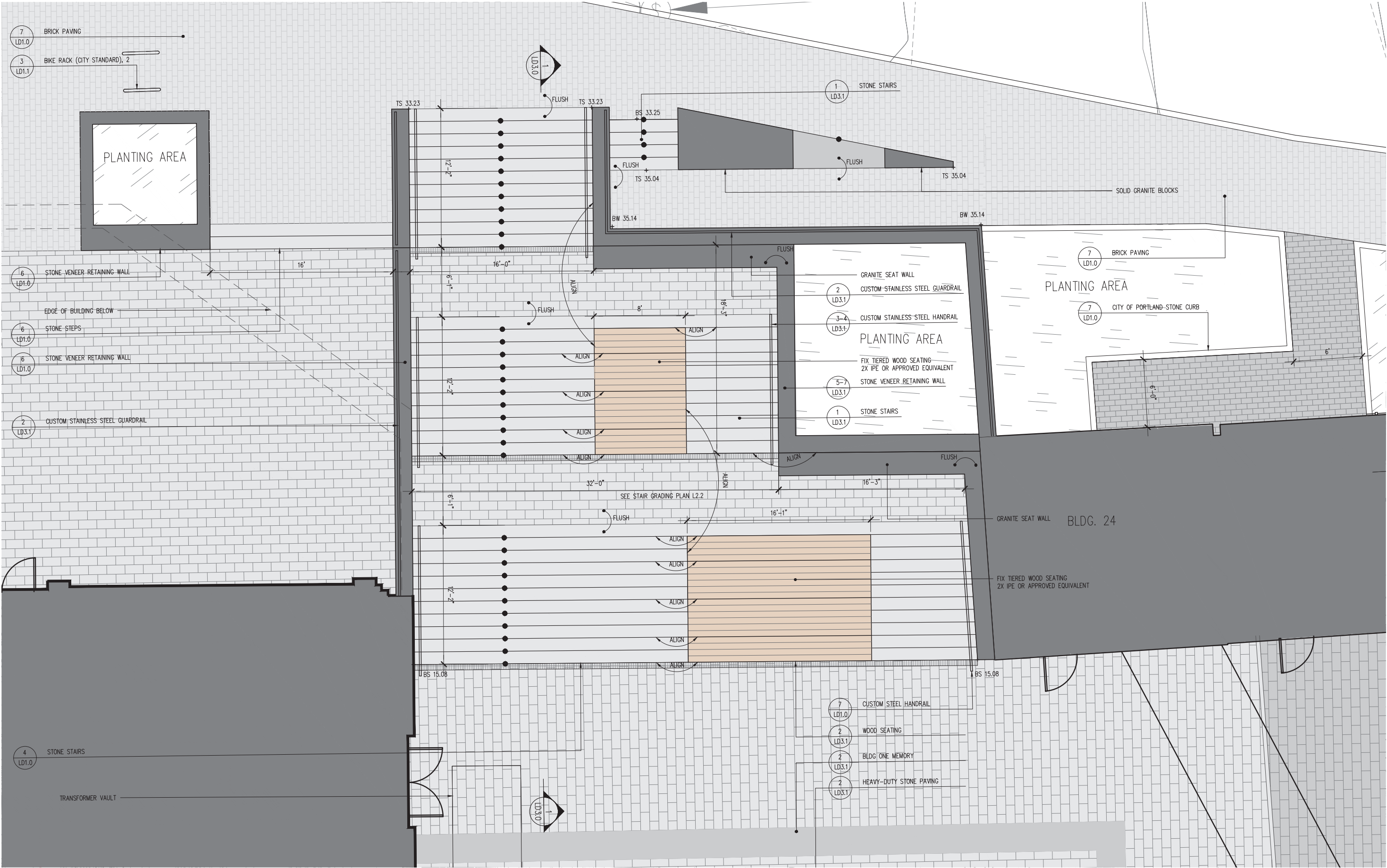
Portland Foreside Development
Portland, Maine



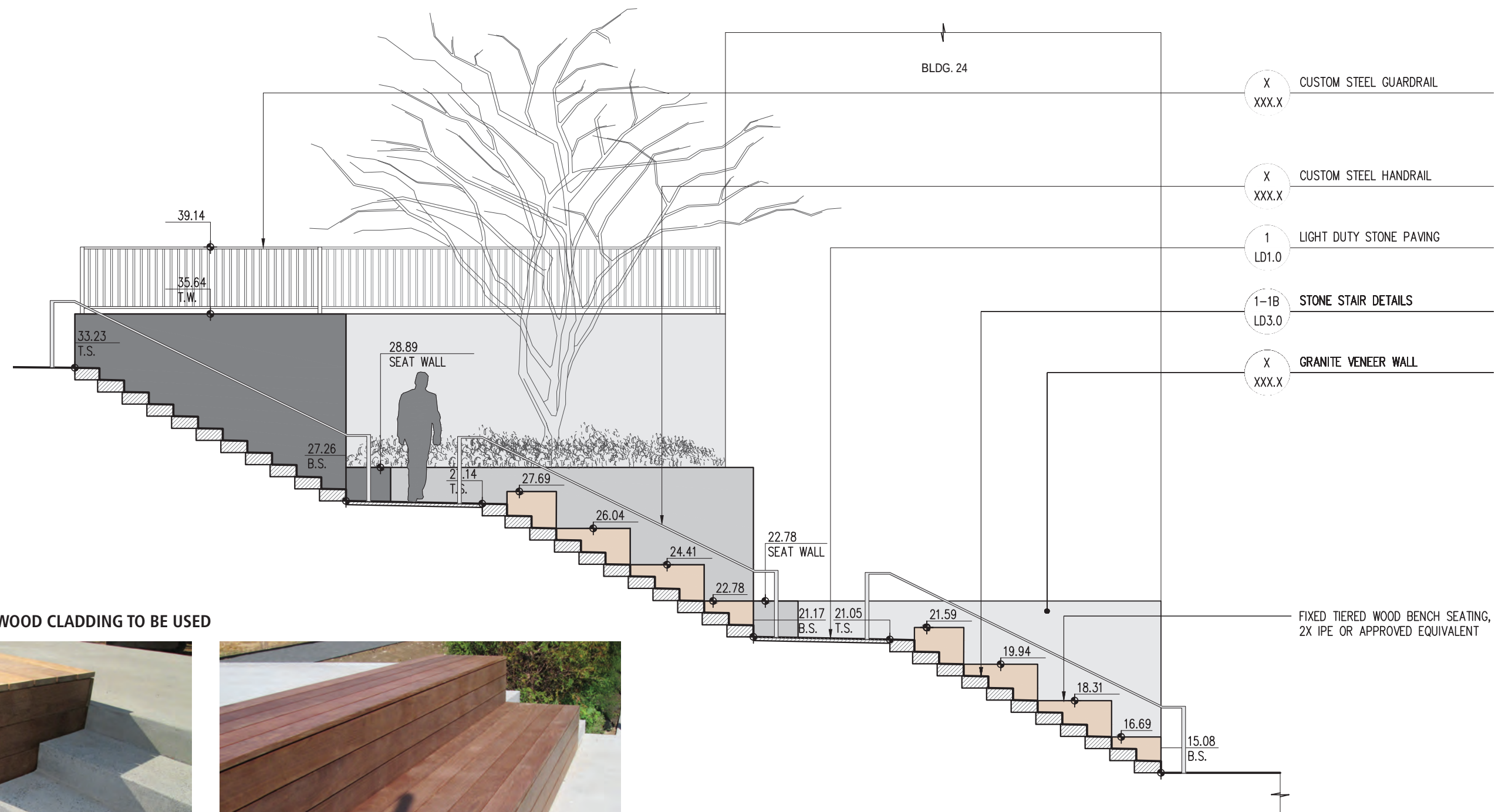








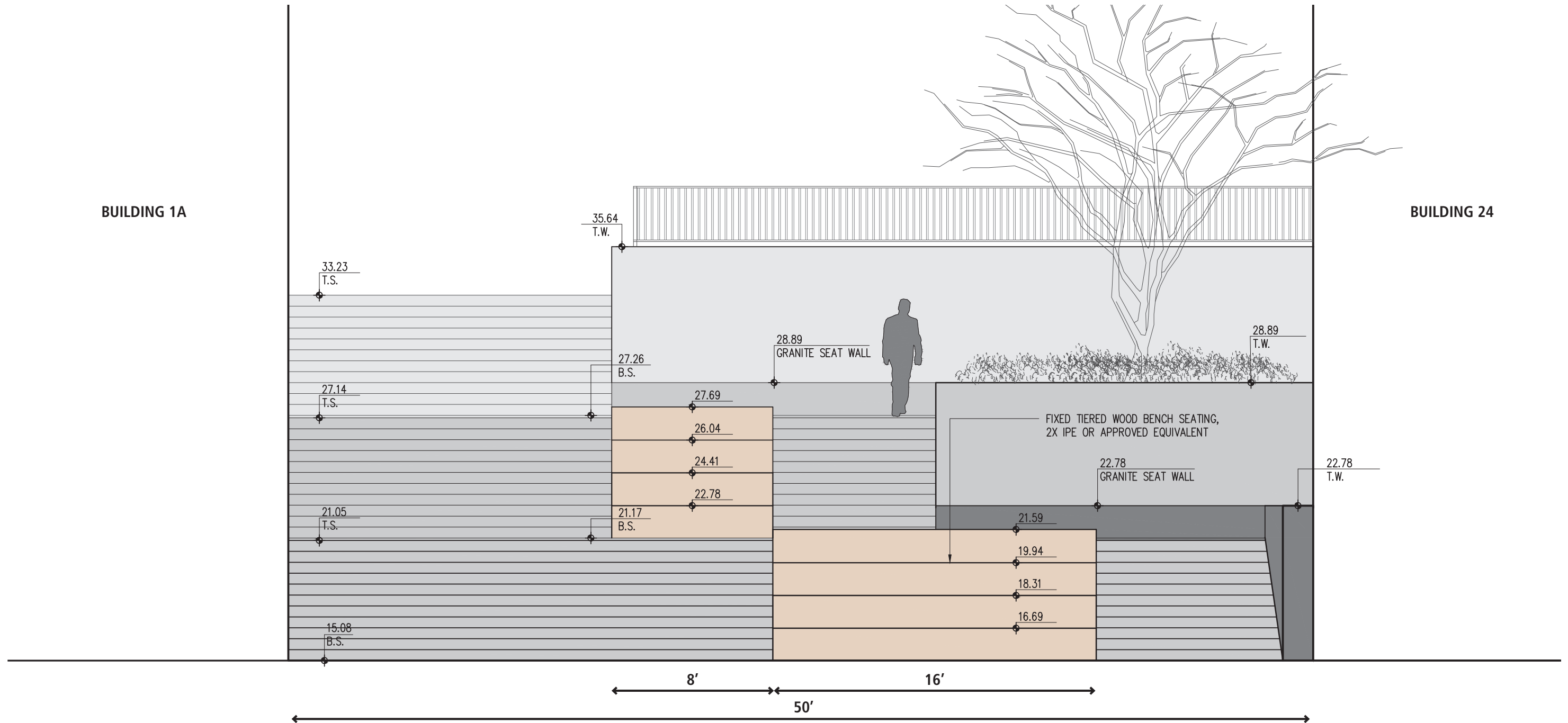
GRAND STAIR SECTION

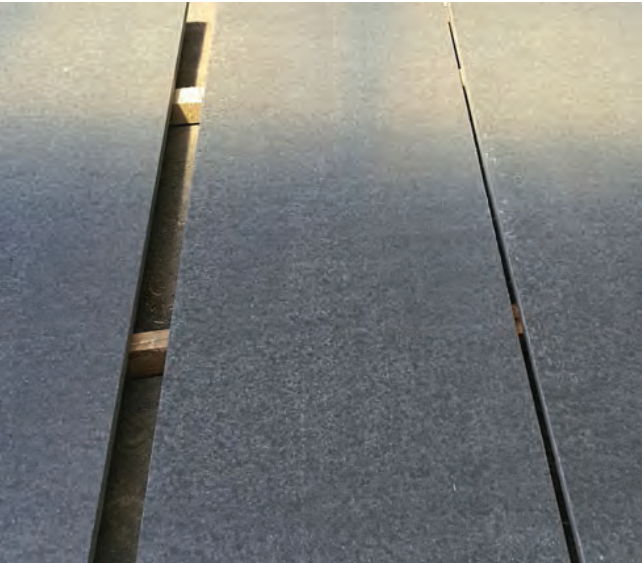
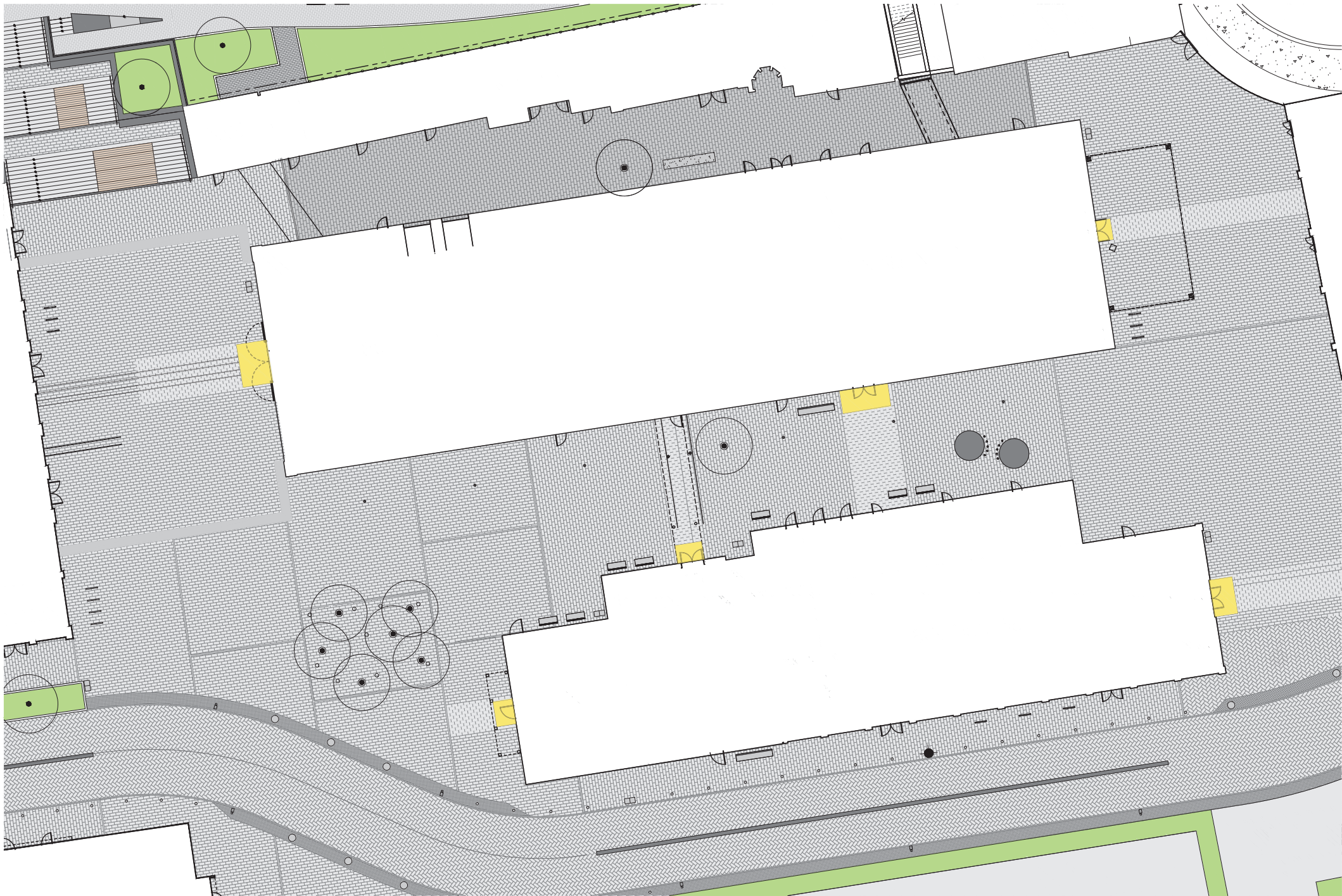


EXAMPLE IMAGES 2X WOOD CLADDING TO BE USED



GRAND STAIR ELEVATION



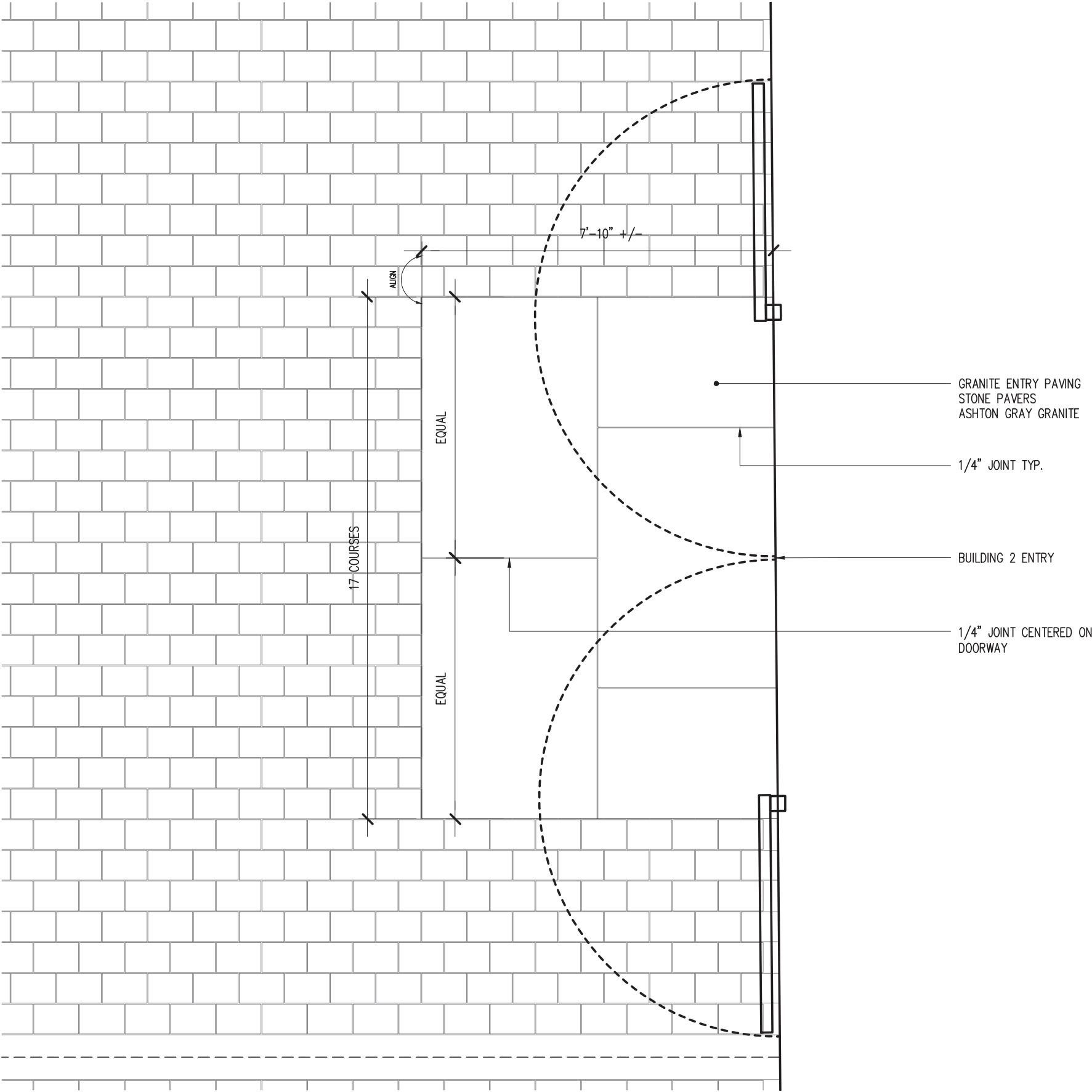


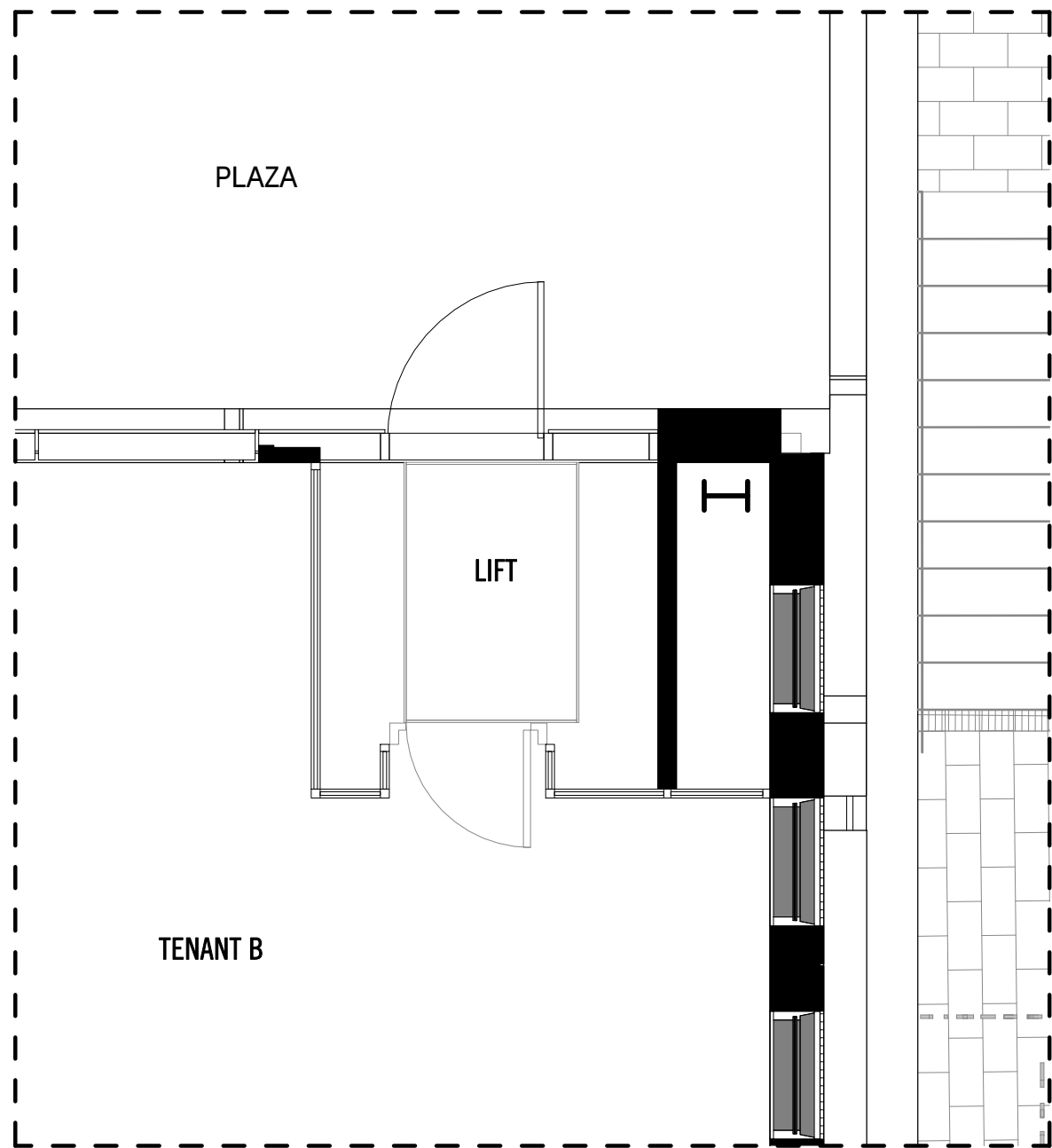
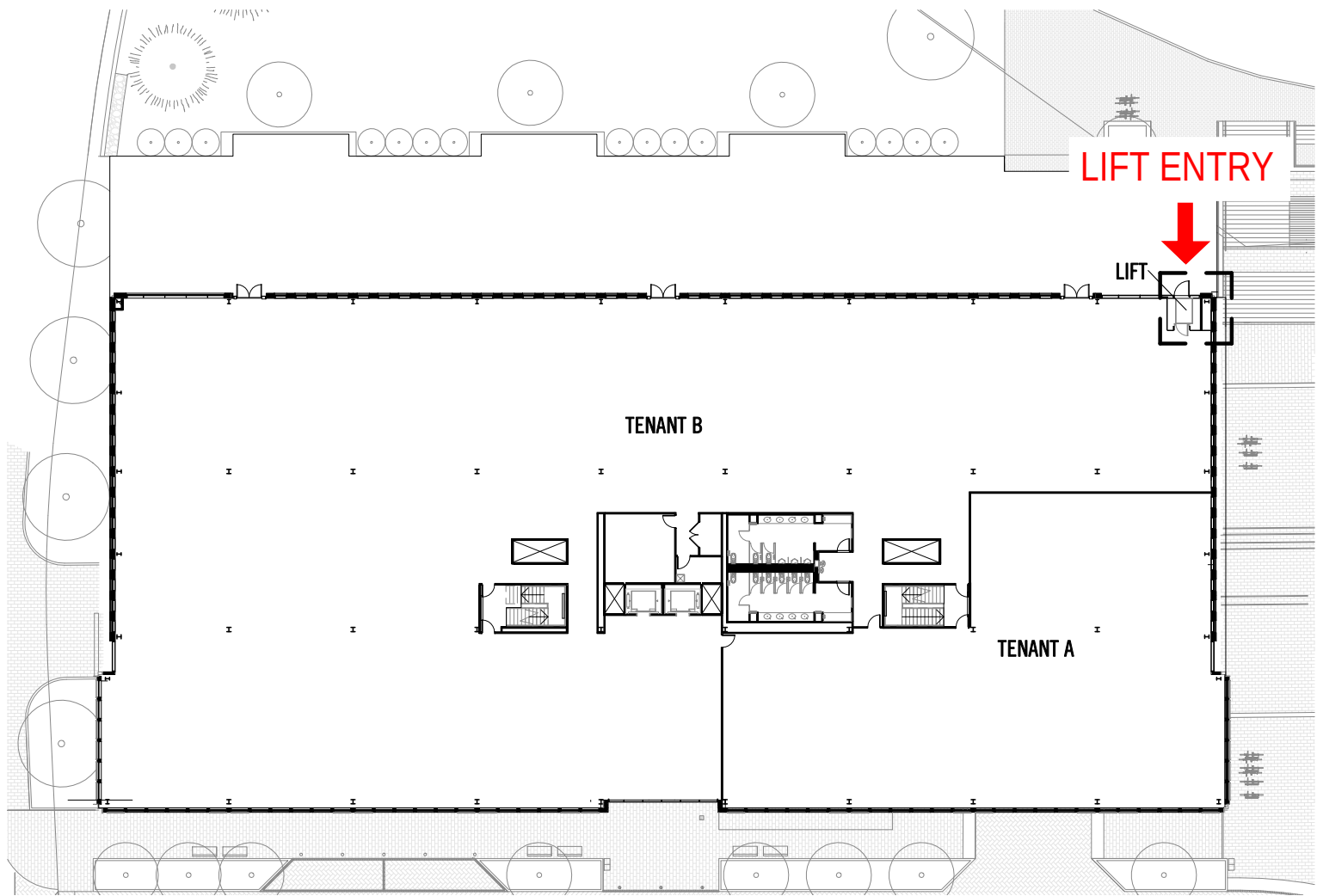
MUSKOGEE BLACK GRANITE
GROUND PLANE (PRIMARY)



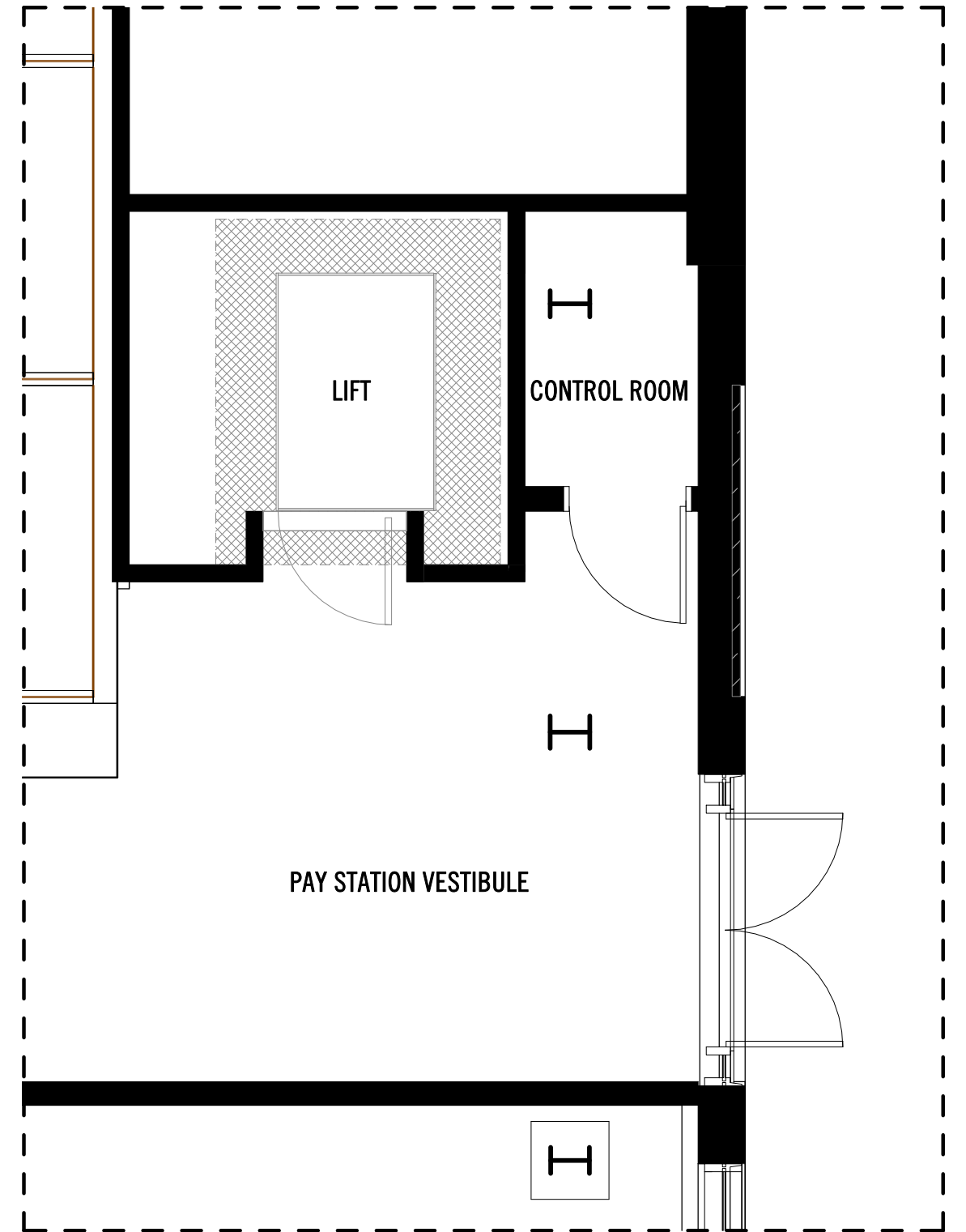
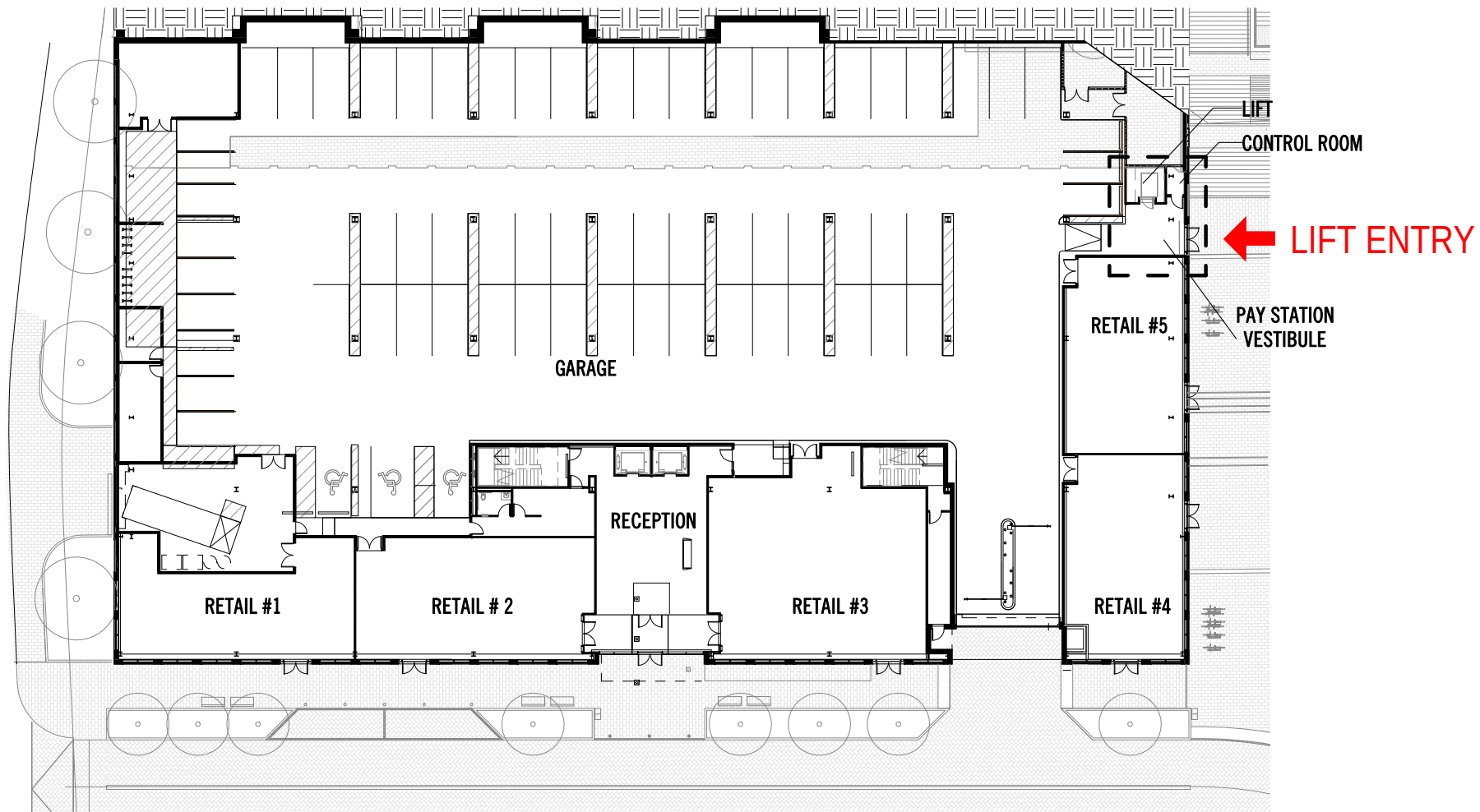
ASHTON GRAY GRANITE
BLOCK 2 PRIMARY ENTRIES

BLOCK 2 BUILDING THRESHOLD PAVING DETAIL





DATE: 02-14-2010



DATE: 02-14-2020







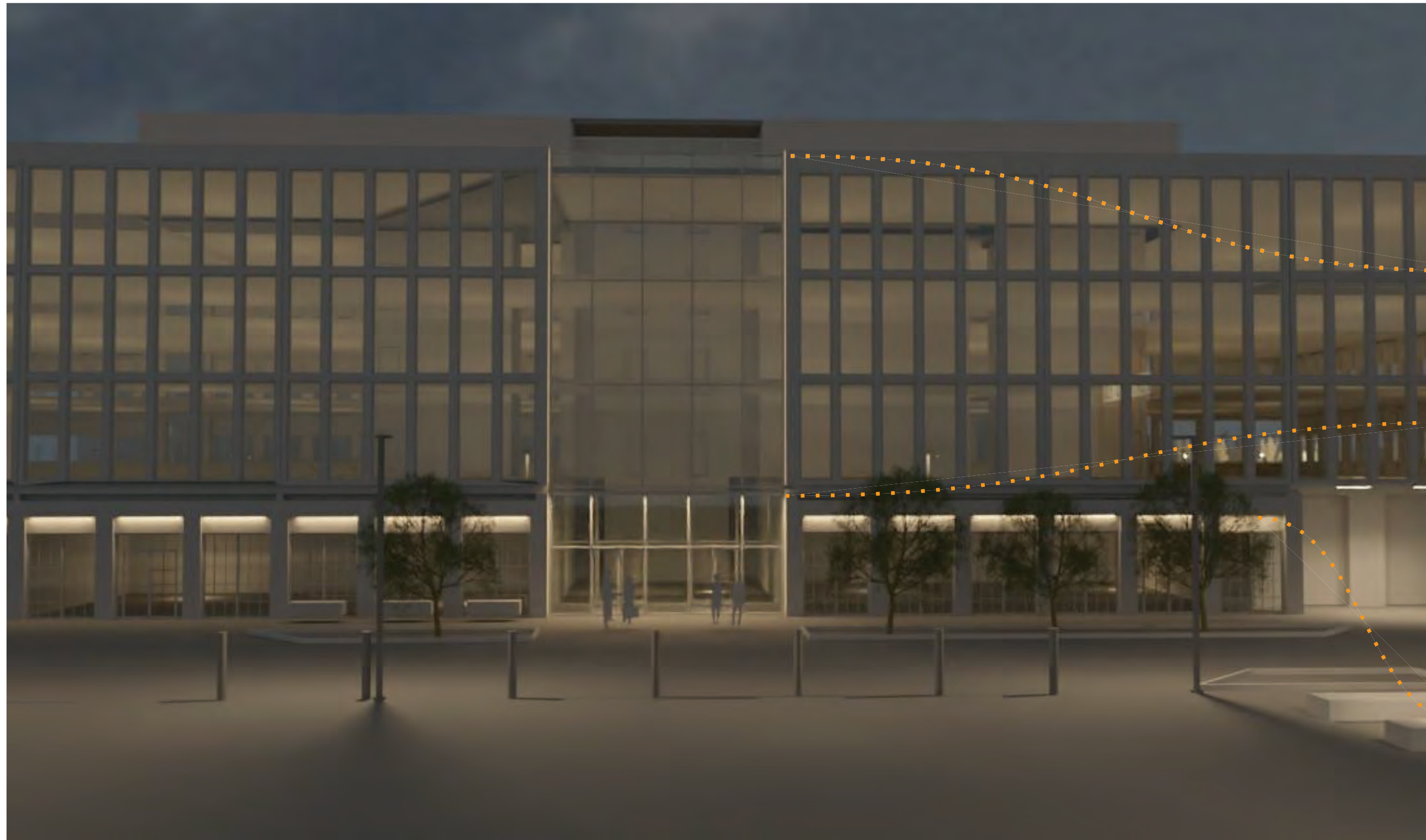
Block 1 **SOUTHWEST CORNER**



Linear LED strip within
concealed vertical
indirect cove for
building entry
wayfinding

Facade mounted linear
LED downlights to aid
in sidewalk
illumination

Block 1 **MAIN ENTRY**



Linear LED strip within concealed vertical indirect cove for building entry wayfinding

Mullion mounted linear LED downlight at entry for egress light level requirements

Facade mounted linear LED downlights to aid in sidewalk illumination

Block 1 **EAST FACADE**



Linear LED strip within
concealed vertical
indirect cove for
building entry
wayfinding

Facade mounted linear
LED downlights to aid
in sidewalk
illumination

STAIR LIGHTING GOALS



Safety

Wayfinding

Highlight

Branding

STAIR **LAYERS**



STAIR **LAYERS**



Moonlights illuminating
stair

STAIR **LAYERS**



Three pedestrian scale
poles (marking stair entry
and illuminating lift entry)

Moonlights illuminating
stair

STAIR **LAYERS**



Three pedestrian scale
poles (marking stair entry
and illuminating lift entry)

Steplights along west side of stair

Moonlights illuminating
stair

STAIR **LAYERS**



Three pedestrian scale poles (marking stair entry and illuminating lift entry)

Steplights along west side of stair

Steplights along sides of wooden benches

Moonlights illuminating stair

STAIR **LAYERS**



Three pedestrian scale poles (marking stair entry and illuminating lift entry)

Tree Uplights

Steplights along west side of stair

Steplights along sides of wooden benches

Moonlights illuminating stair

STAIR **LAYERS**



Building 24 Signage illuminated from adjustable accent (mounted on Bldg 1A)

Three pedestrian scale poles (marking stair entry and illuminating lift entry)

Tree Uplights

Steplights along west side of stair

Steplights along sides of wooden benches

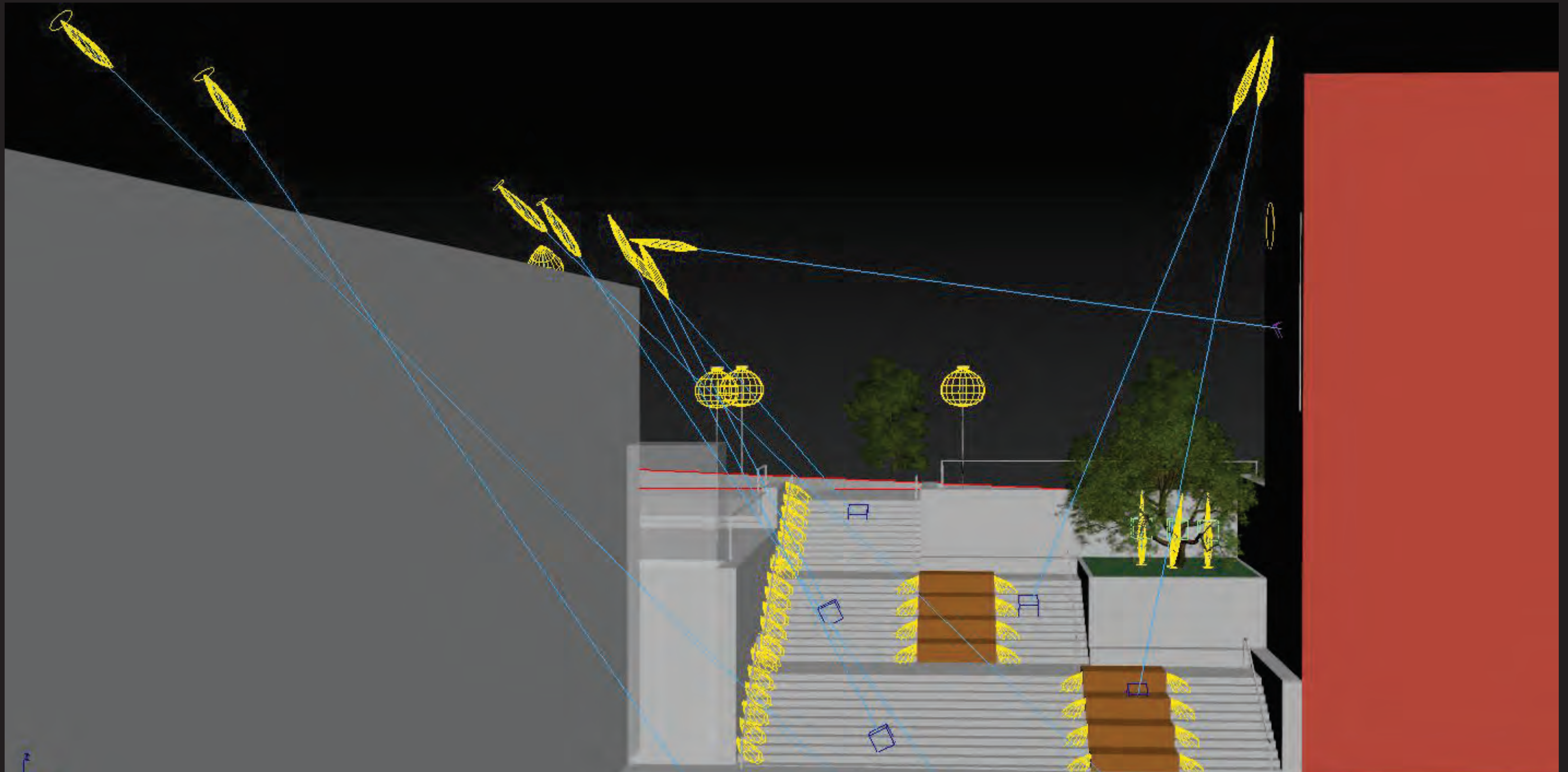
Moonlights illuminating stair

STAIR **LAYERS**



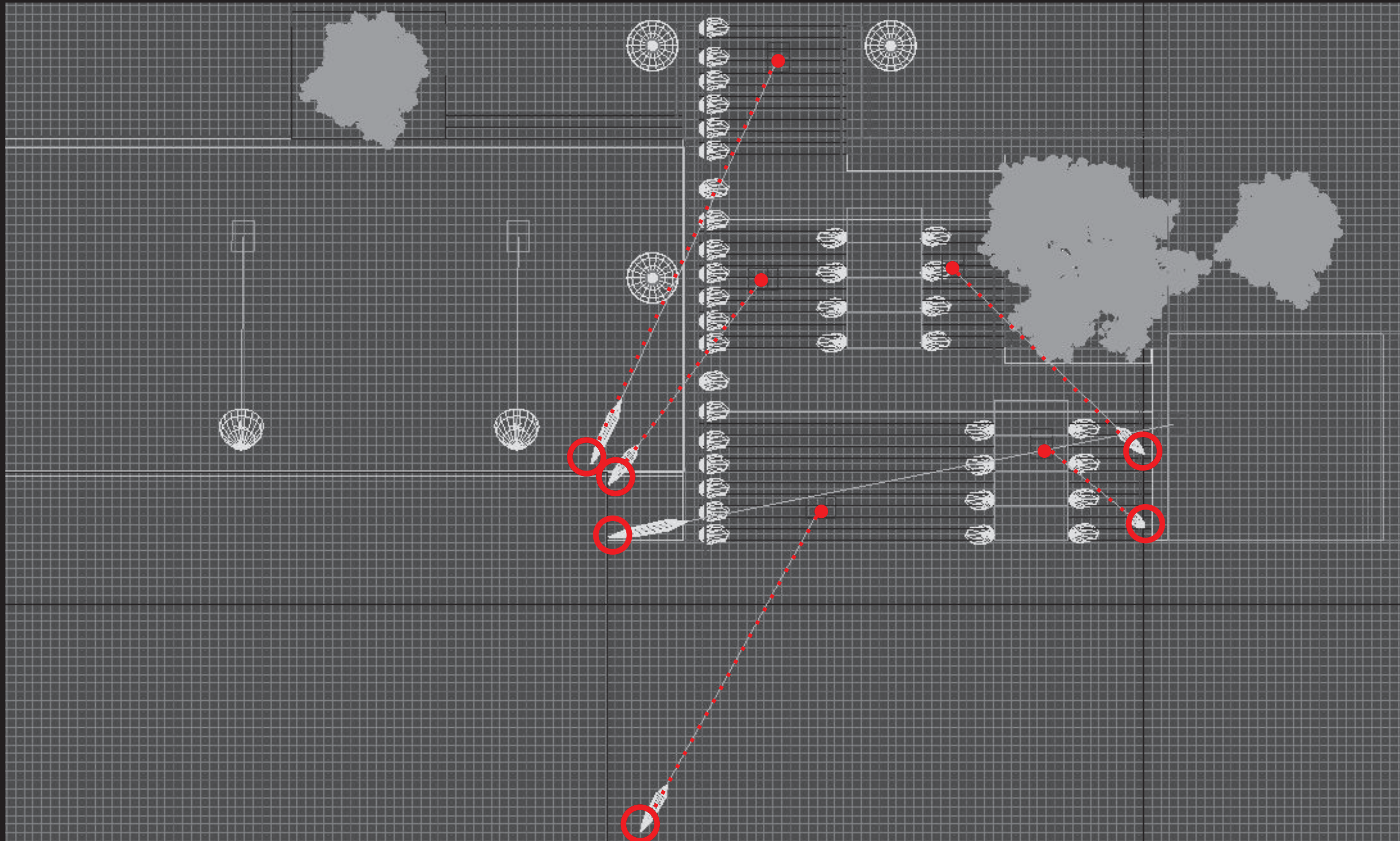
STAIR AIMING DIAGRAM

Perspective



STAIR AIMING DIAGRAM

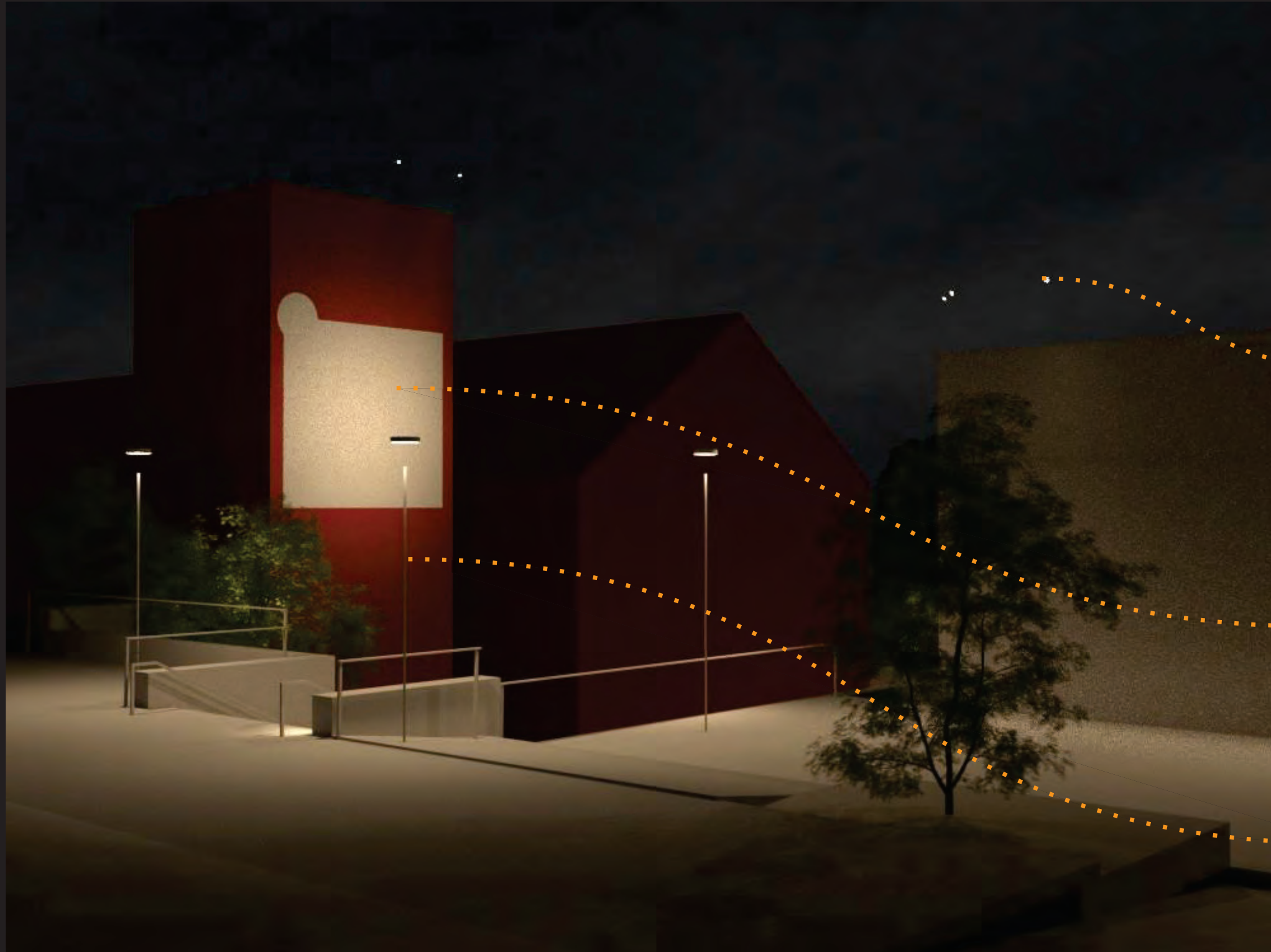
Top View



Moonlighting for stairs
highlighted in red



STAIR VIEW 3



(Moonlights shown here as a diagram. In real life, these will have snoots and cross baffles to minimize the visibility to the source, typical)

Narrow spot adjustable downlight at Building 24 signage provides branding opportunity

Poles acting as a visual marker to the site

STAIR VIEW 4



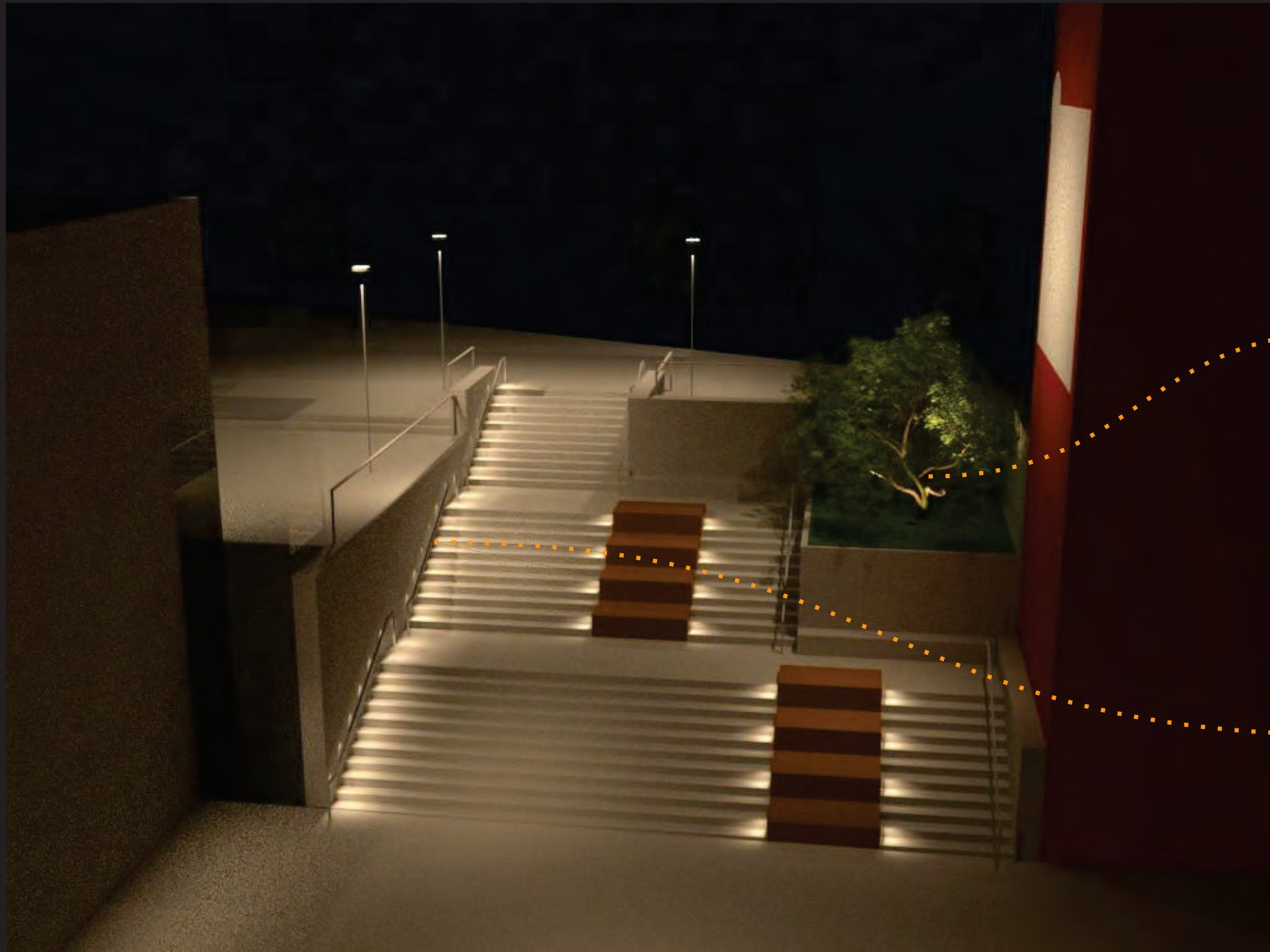
Poles to mark entry into site,
while providing required safety
light levels for grade change and
lift entry

STAIR VIEW 6



Highlight at wood benches

STAIR VIEW 5



Highlighting of trees visible from site, providing visual presence

Illumination along direct path up towards Fore Street

STAIR **VIEW 7**



BUILDING 24 SIGNAGE **VIEW 1**
Comparison



Adjustable Accent at Building 24 signage



No lighting at Building 24 signage

BUILDING 24 SIGNAGE **VIEW 2**
Comparison



Adjustable Accent at Building 24 signage



No lighting at Building 24 signage

BUILDING 24 SIGNAGE **VIEW 3**
Comparison



Adjustable Accent at Building 24 signage



No lighting at Building 24 signage

BUILDING 24 SIGNAGE **VIEW 4**
Comparison



Adjustable Accent at Building 24 signage



No lighting at Building 24 signage

BUILDING 24 SIGNAGE **VIEW 7**
Comparison

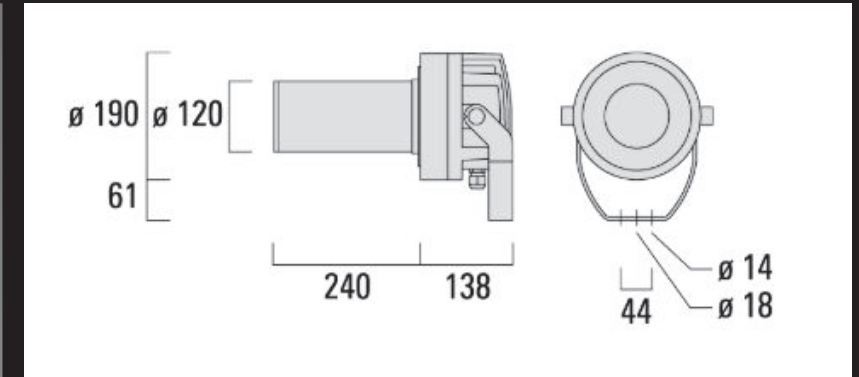
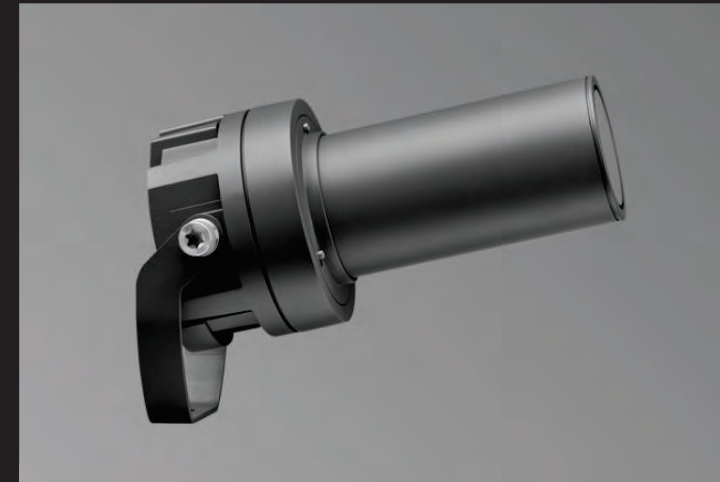
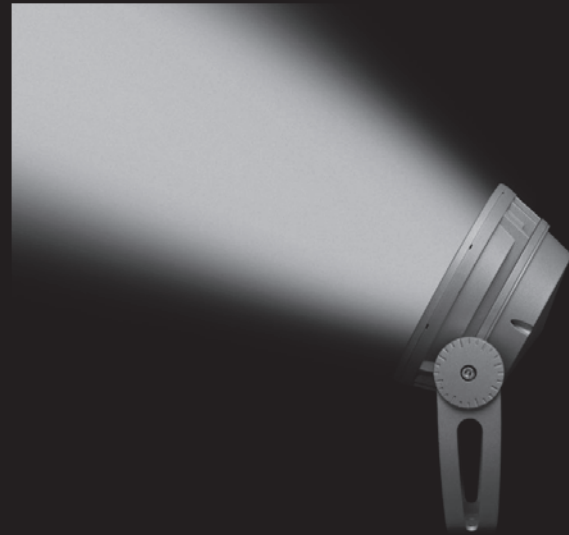
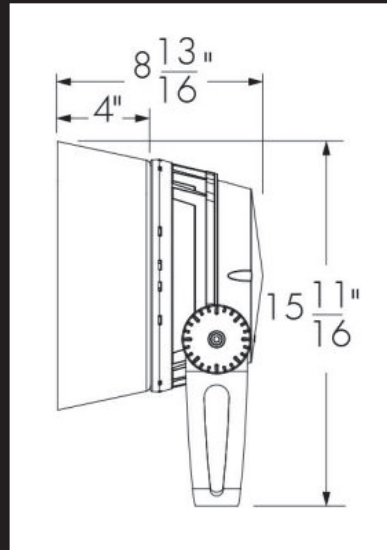


Adjustable Accent at Building 24 signage



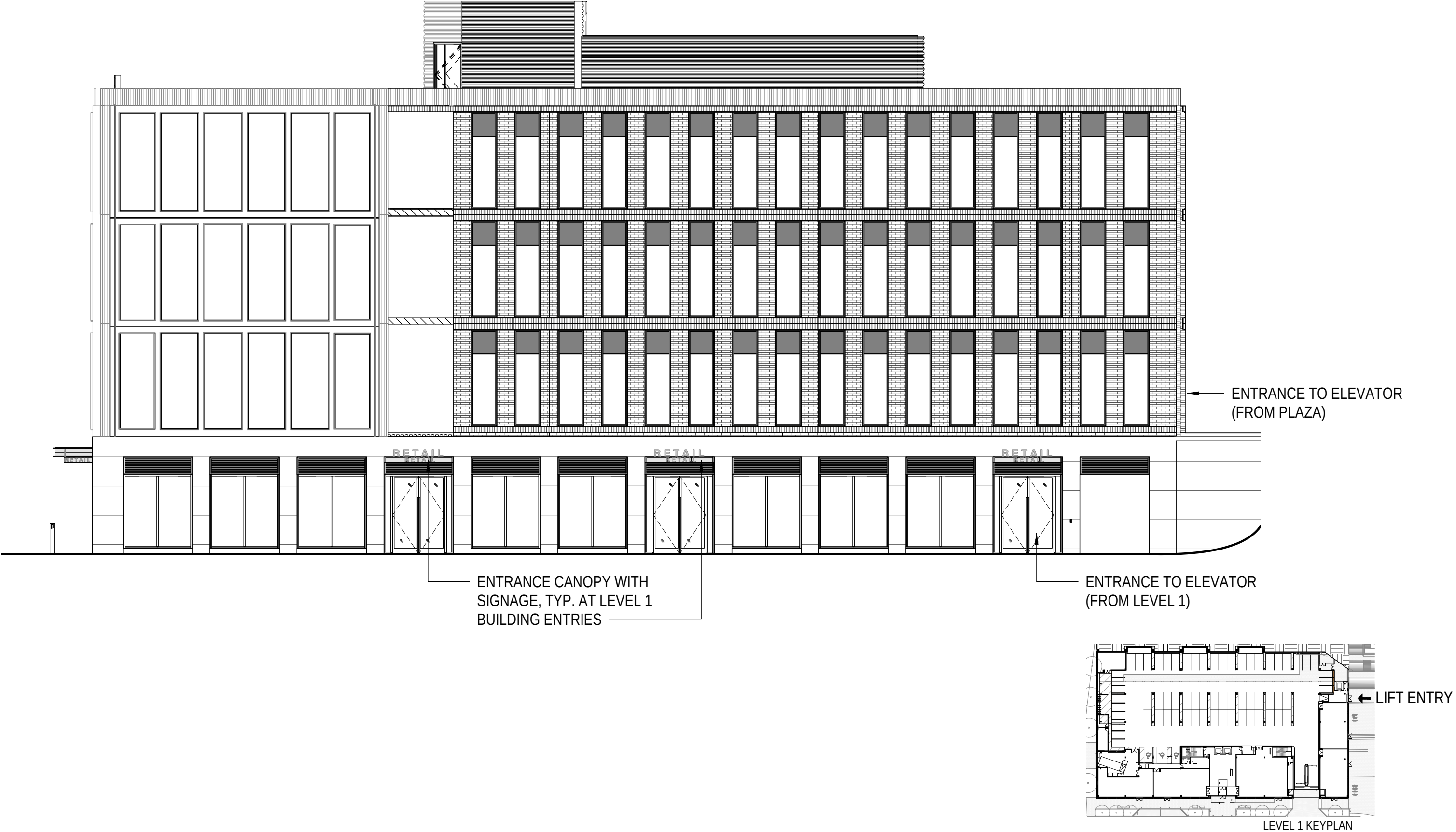
No lighting at Building 24 signage

Building 24 Signage Light **FIXTURE IMAGES**

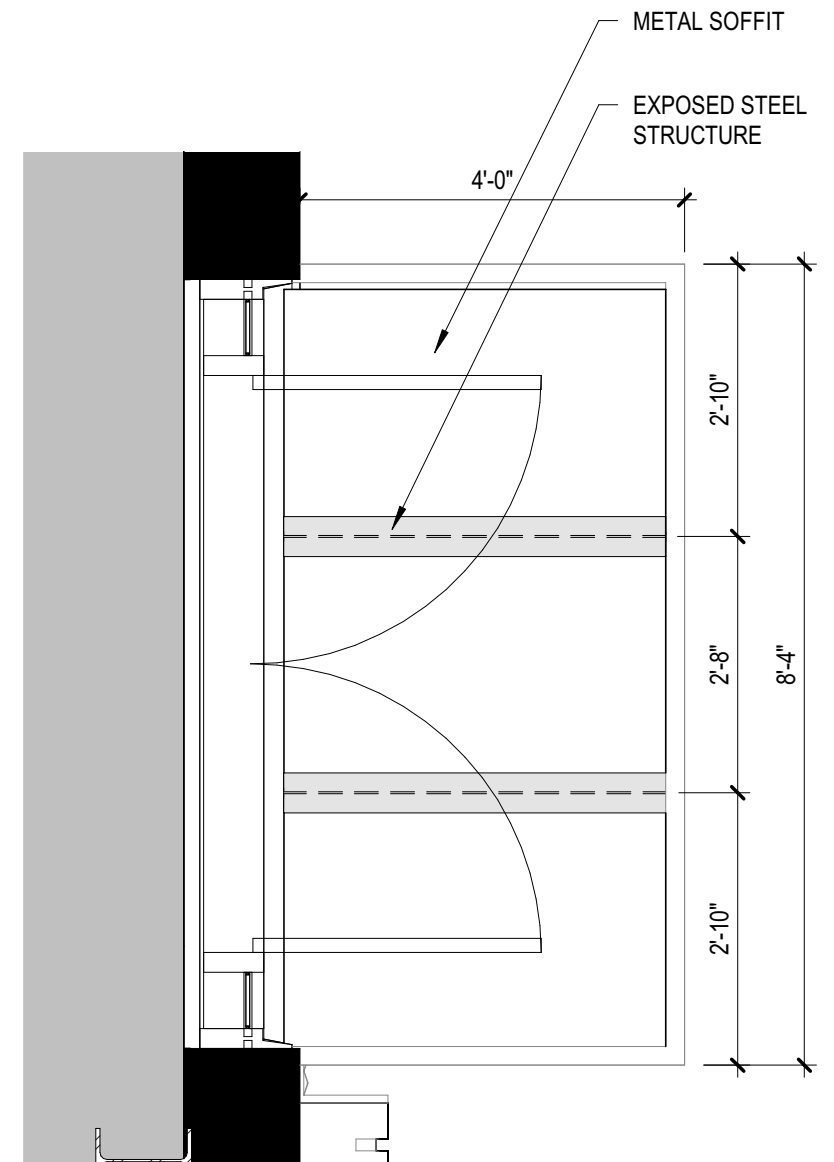
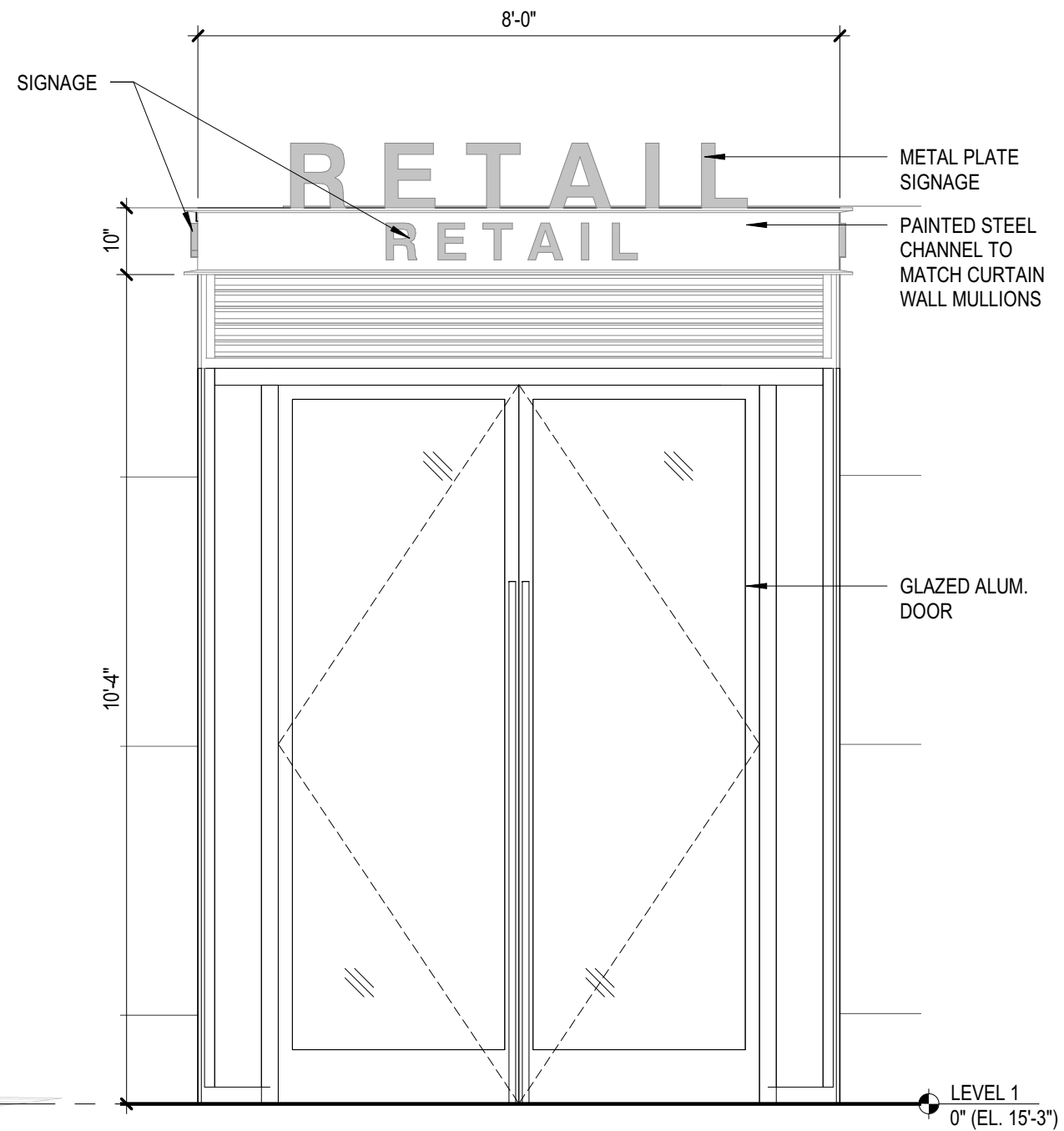


Framing projector options

Moonlights with glare shields to illuminate plaza and seating area/path (shield shown in line drawing above)



NOTE: SIGNAGE DESIGN TO BE SUBMITTED
UNDER FUTURE SIGN APPLICATION



3 RETAIL CANOPY AXON

2 RETAIL CANOPY, TYP.
1/2" = 1'-0"

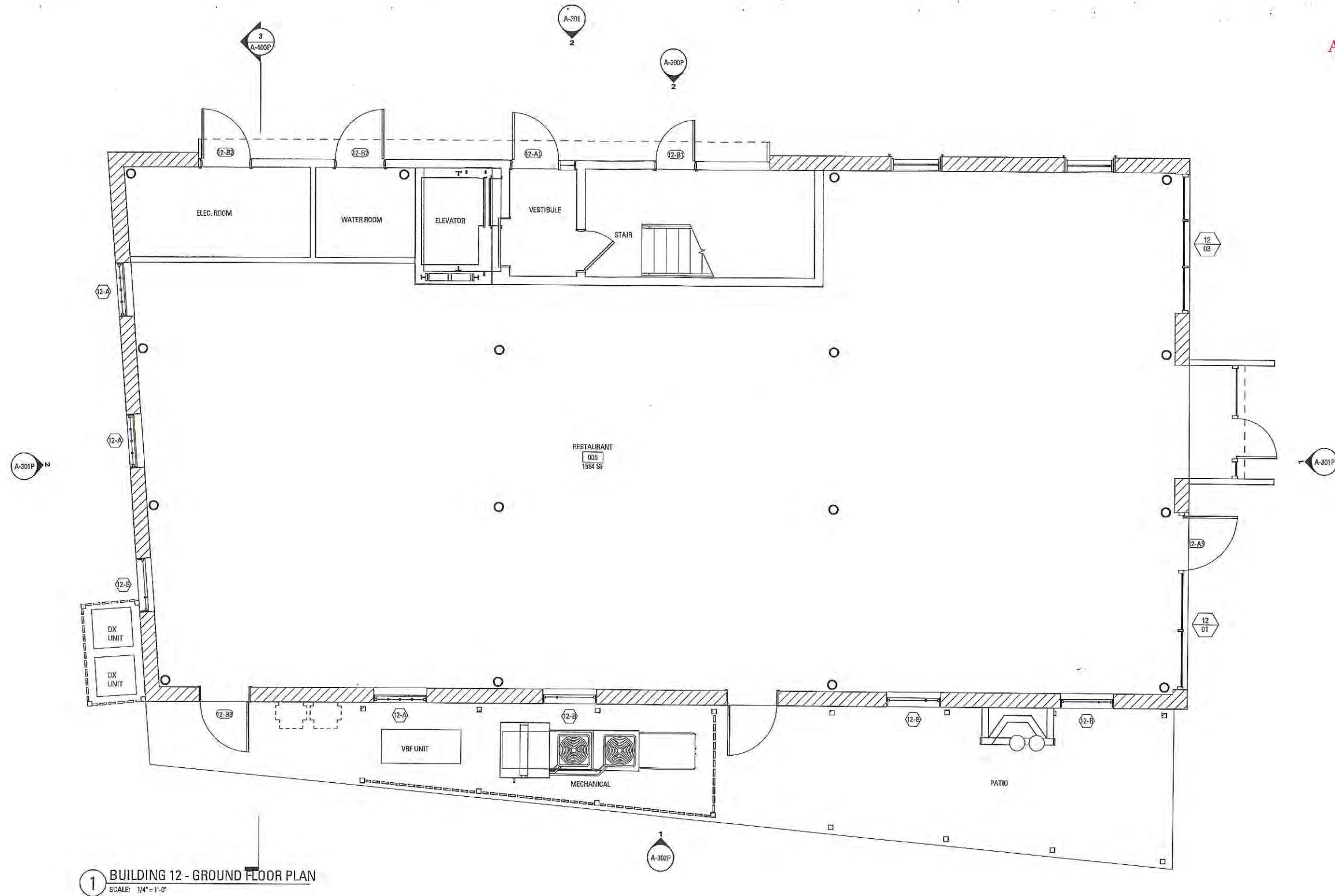
1 RETAIL CANOPY RCP, TYP.
1/2" = 1'-0"

EXCERPTS FROM
9/18/19 PUBLIC
HEARING.

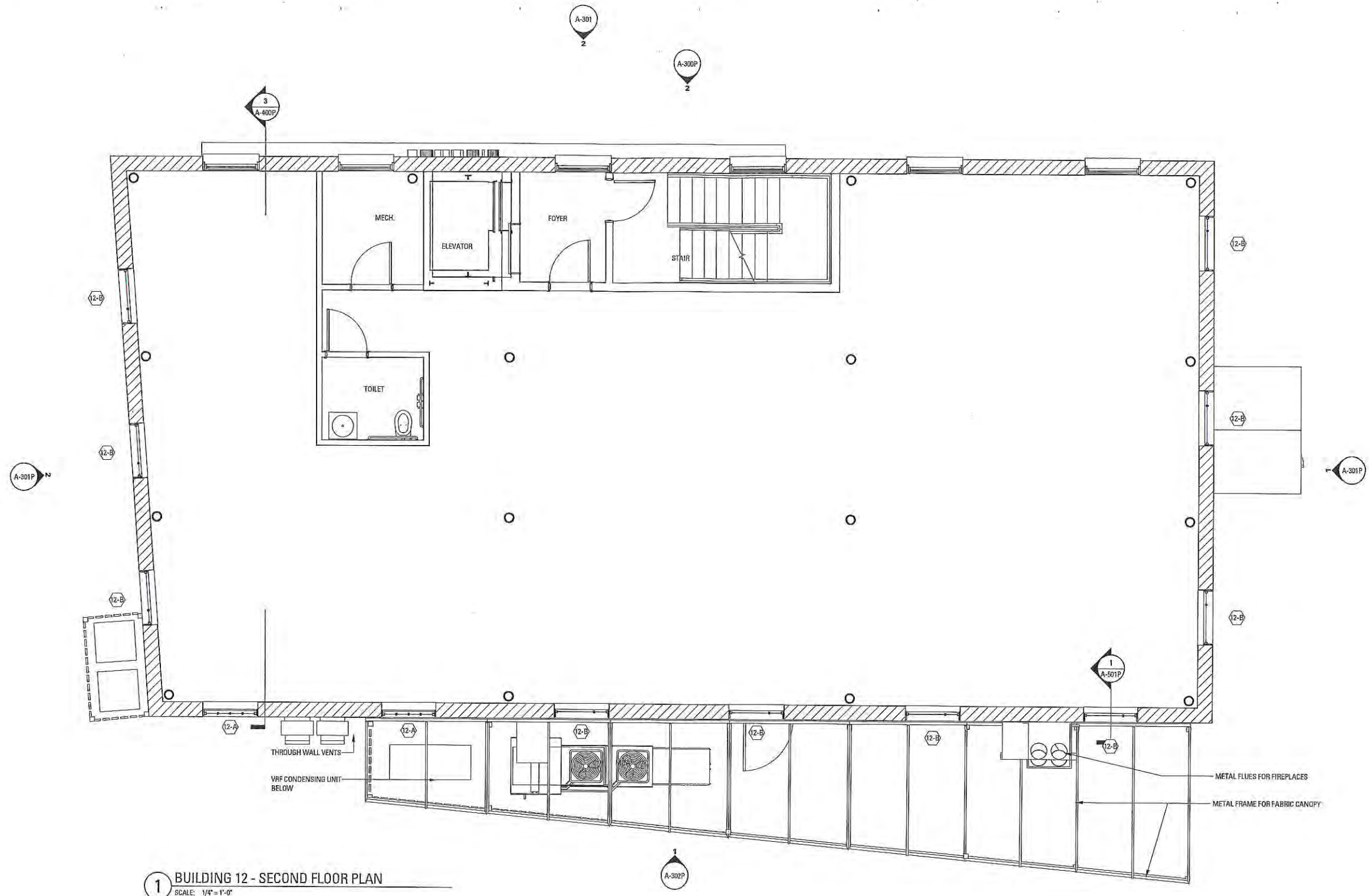




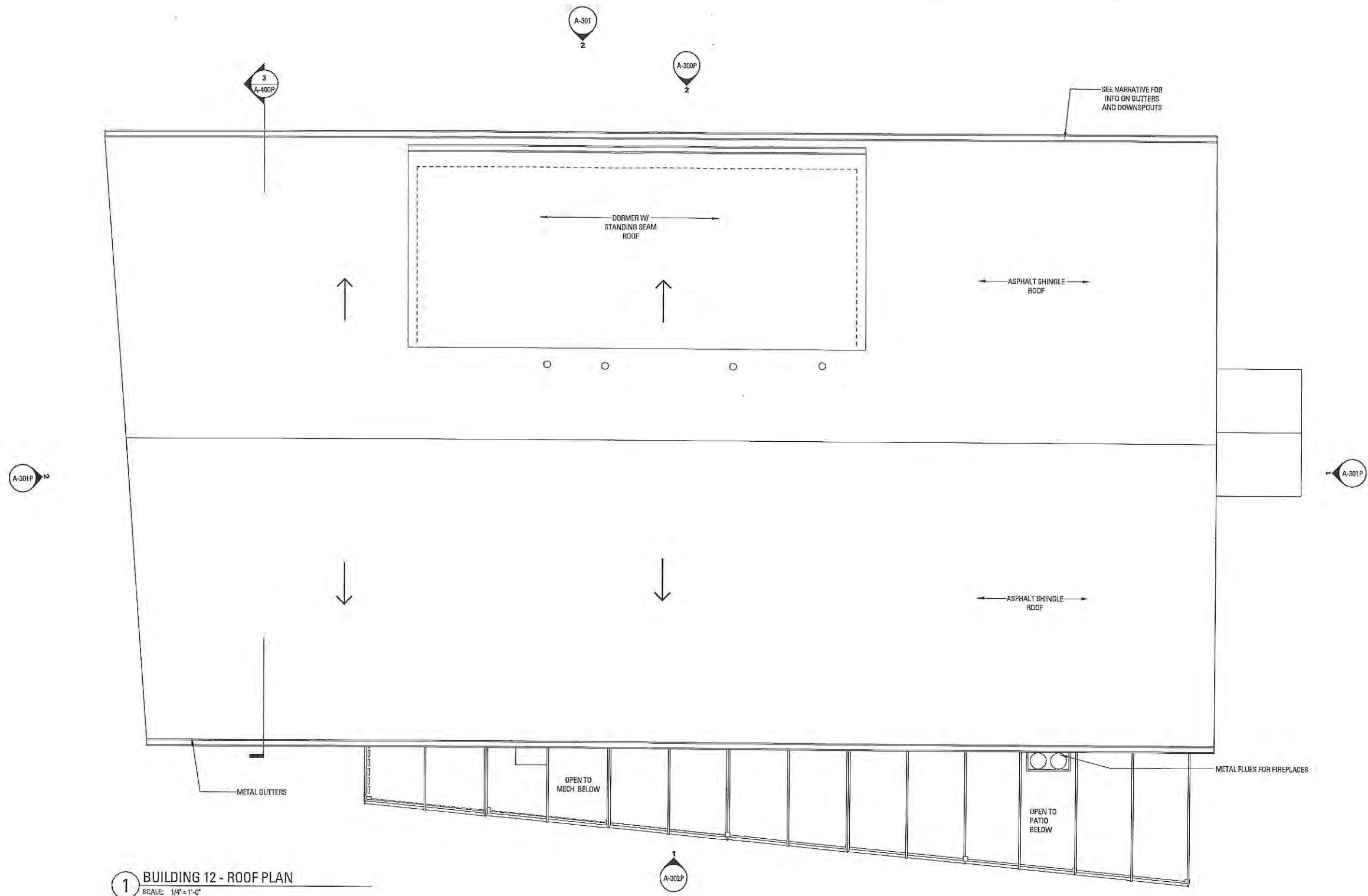




Rev.	Date	Remarks



Rev.	Date	Remarks

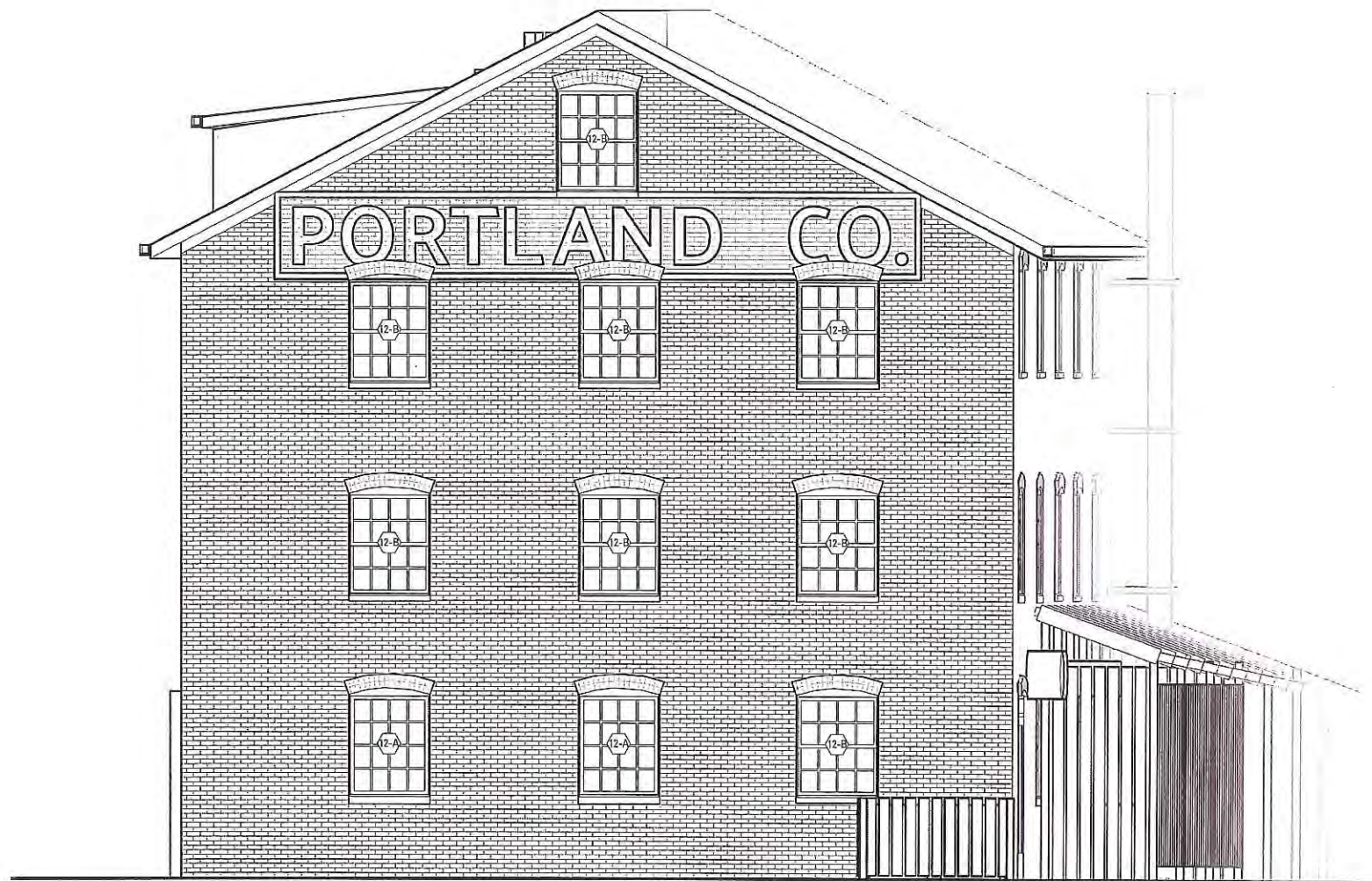


Rev.	Date	Remarks



2 BUILDING 12 - NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

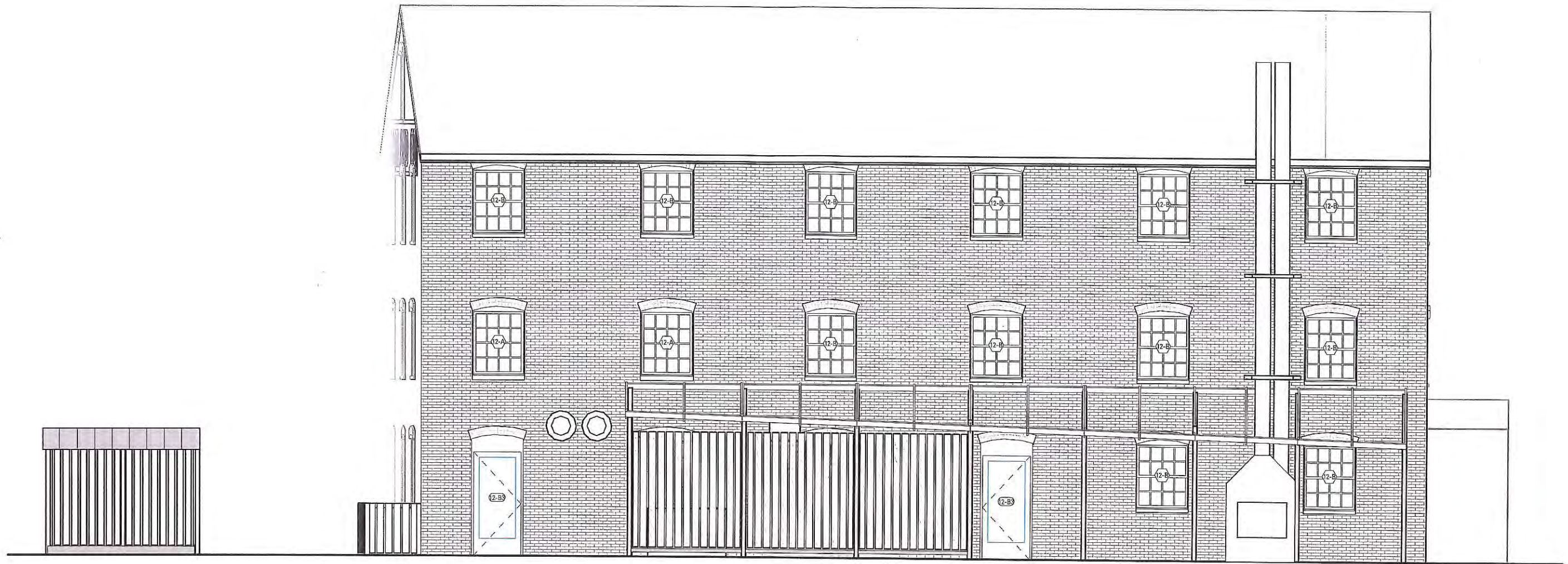
Rev.	Date	Remarks



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

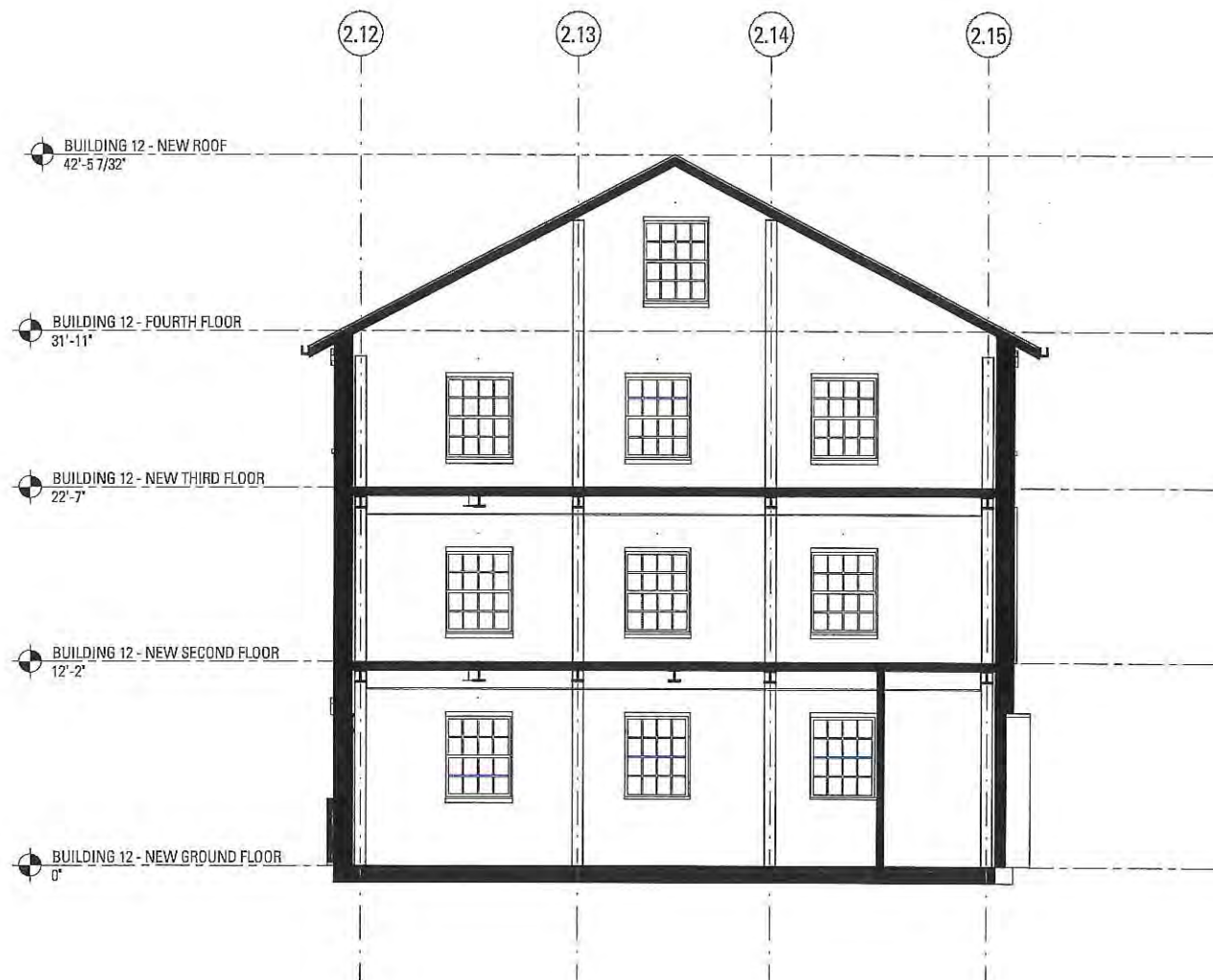


1 BUILDING 12 - NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

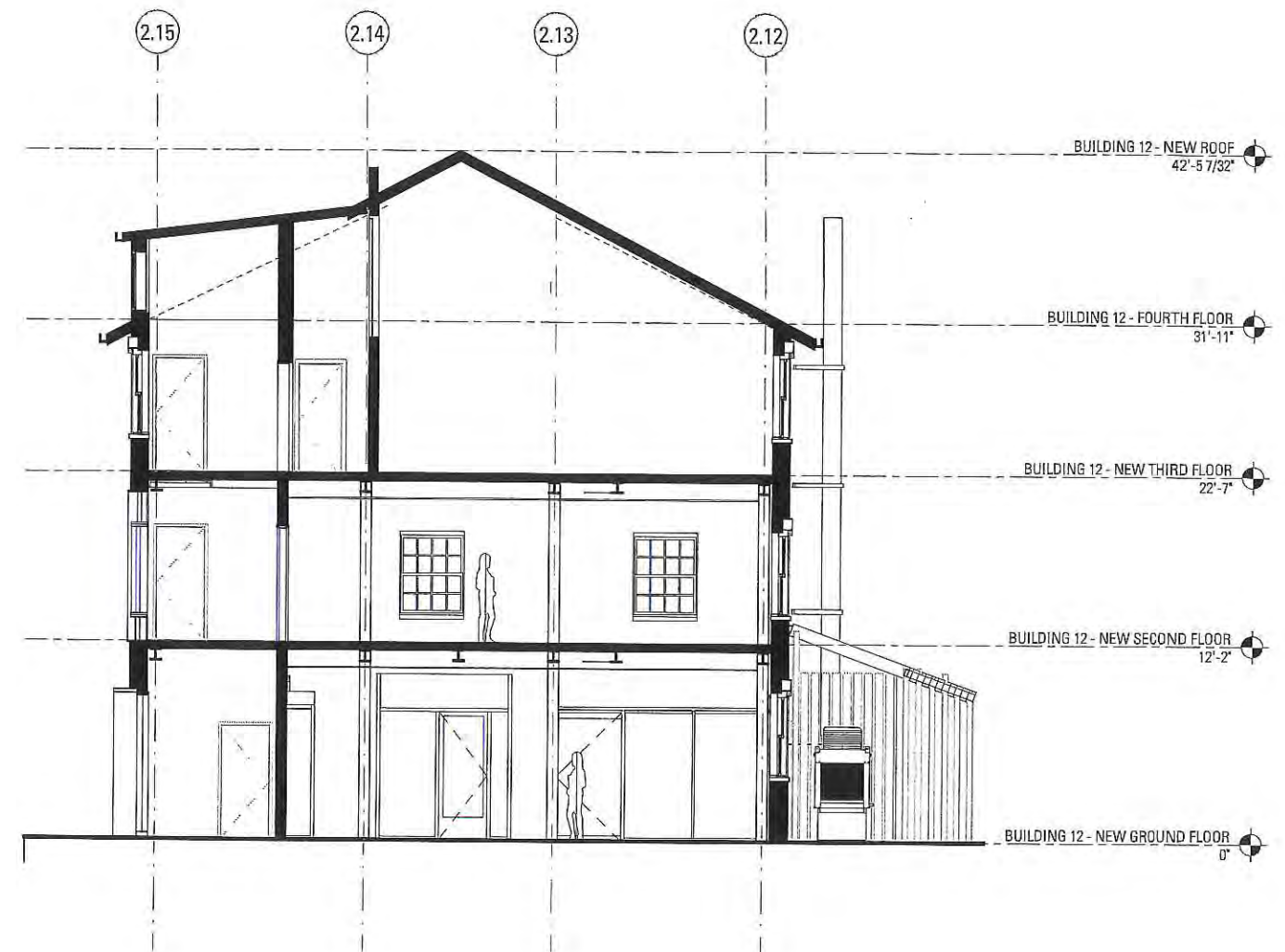


1 BUILDING 12 - SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

Rev.	Date	Remarks

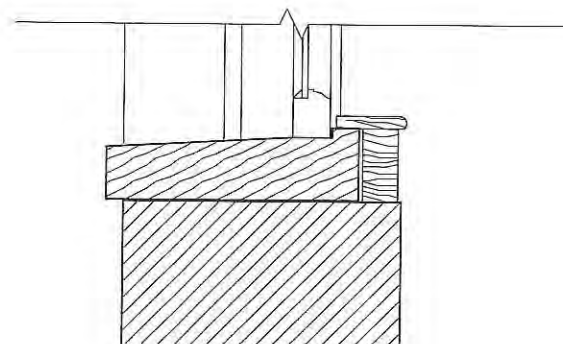
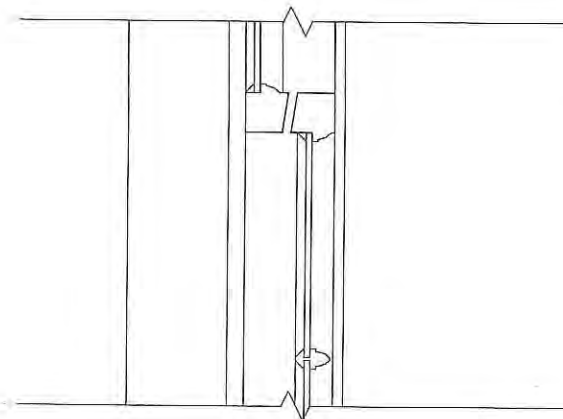
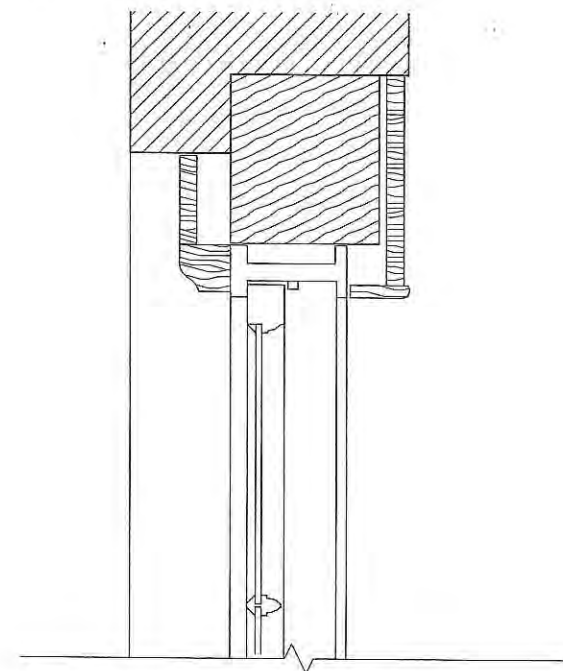
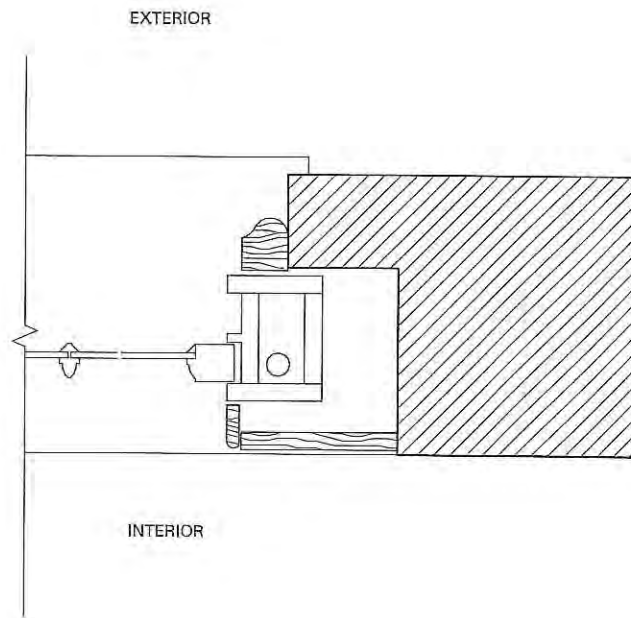
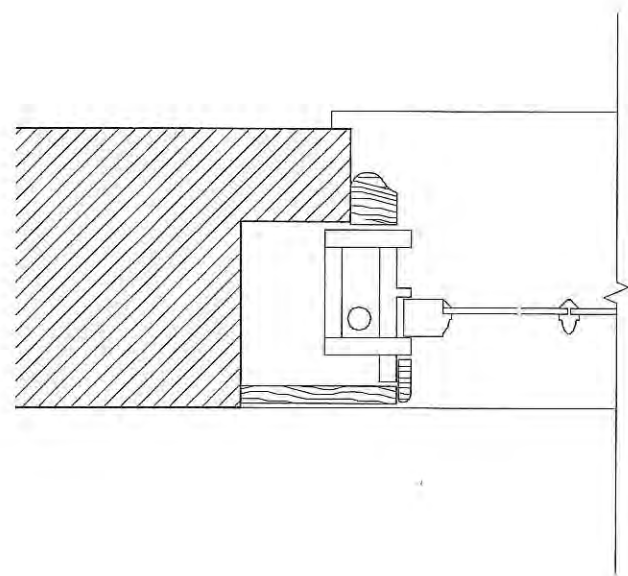


3 BUILDING 12 - CROSS SECTION1
SCALE: 3/16" = 1'-0"

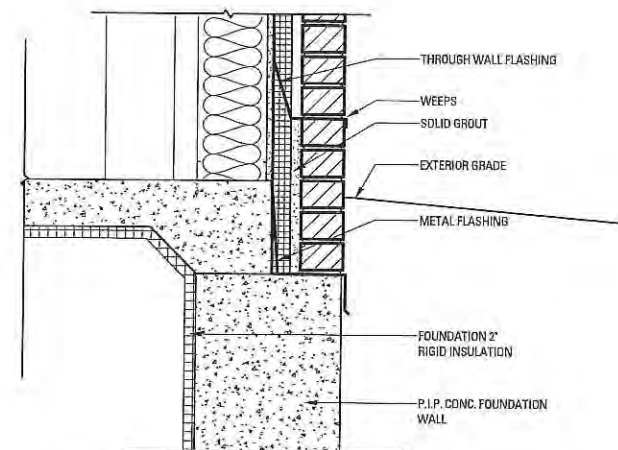
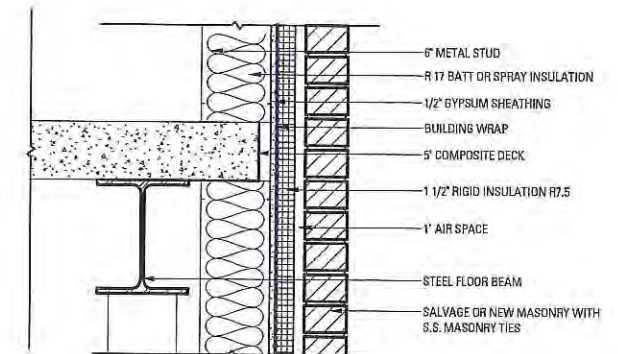
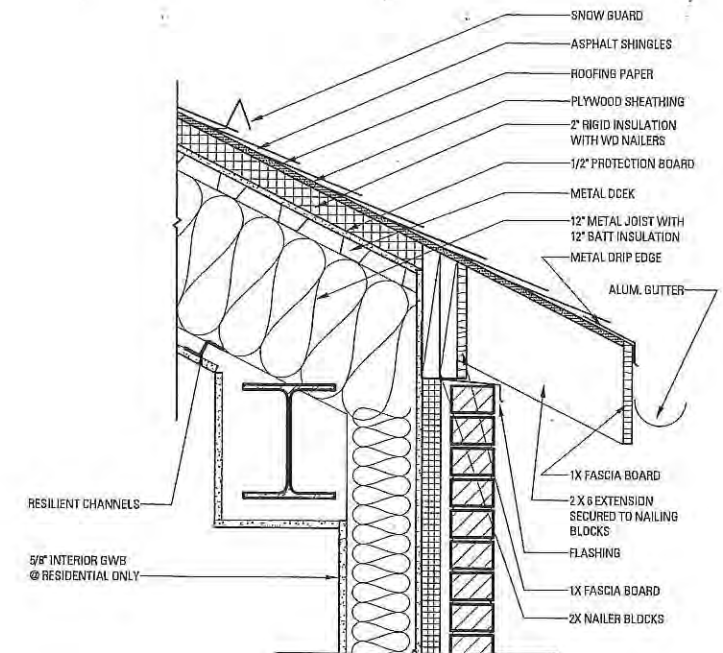
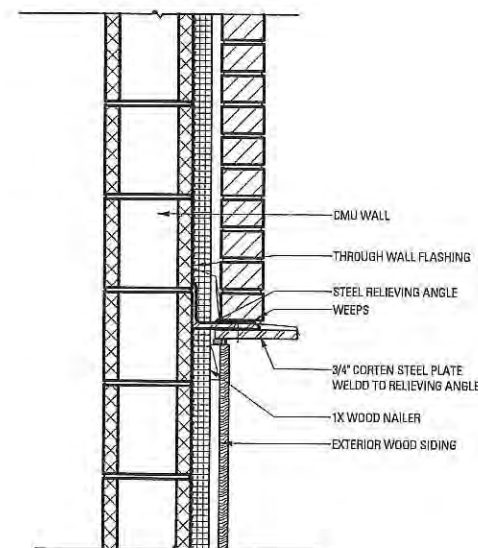
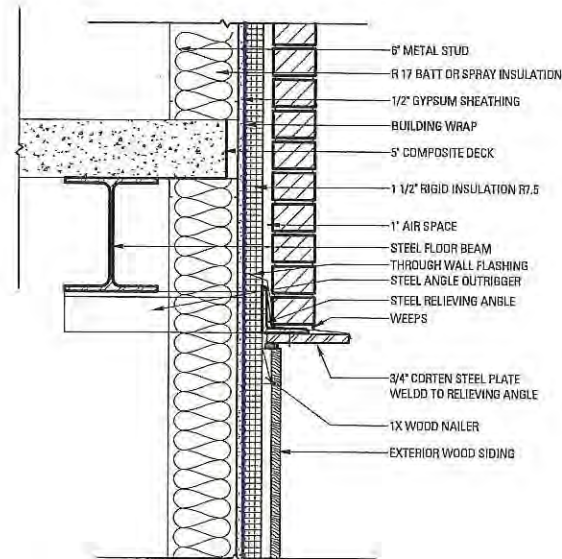
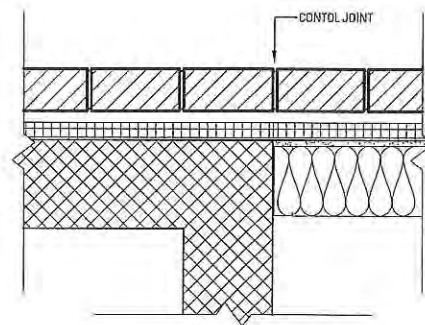
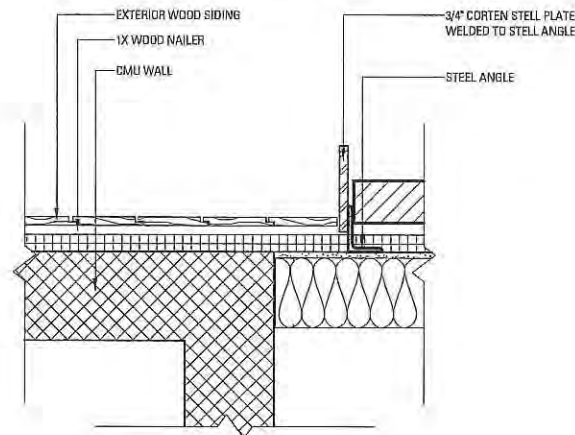


2 BUILDING 12 - CROSS SECTION
SCALE: 3/16" = 1'-0"

Rev.	Date	Remarks



Rev.	Date	Remarks



Rev.	Date	Remarks

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

**PUBLIC HEARING
49 ST. LAWRENCE STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: February 28, 2020
RE: March 4, 2020 **PUBLIC HEARING**

Application for: **Certificate of Appropriateness for Comprehensive
Exterior Renovation, including 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

Architects Mark Mueller and Matt Provencal are returning to the Board with a revised proposal for the comprehensive exterior renovation of 49 St. Lawrence Street. With design modifications made and additional detail provided, the applicant has requested a public hearing and final decision on the application.

The project was introduced to the Board on February 5th. As Board members will recall, property owner Kristin Lawson proposes to convert the 2 ½ story wood frame residential structure from three-units to four-units. In conjunction with the conversion, the entire exterior is to be re-sided; new windows installed; and new dormers, side porch, stair tower and other alterations/additions introduced. Site alterations are proposed as well. 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 until such time that the Council makes a final decision on the district designation.

Subject Structure, Current and Proposed Use, Immediate Context (information repeated from 2/5/20 report)

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*, 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. 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, Modifications/Additional Details since 2/5 Workshop

The project calls for the following alterations, additions and site changes. Modifications to the original proposal are described in italics. Most of the modifications made are in response to Board comment at the workshop session.

Repairs/Rehabilitation of Existing Structure:

- Shingle siding to be replaced with 6" cementitious clapboard siding. Corner boards and window trim to be restored.
Revised plans call for 4" cementitious clapboard siding. Windows shown with narrow brickmould casings, no trim boards. Cornerboards are 12" wide.
- 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 mullied windows at the second-floor level is proposed to replace the single window over the bay.
Plans call for Kohltech SDL windows with 7/8" muntins. (Specification to be provided at hearing.) On front façade, three individual window openings replace the original proposed mullied pair of windows. On north elevation, height of first floor windows has been adjusted to reflect historic proportions.
- Entry stairs to be refurbished with new treads and risers and new railings.
Additional detail has been provided for the front and side entrance stairs, railings and posts—see HP1.6. As shown, wood railing at front stairs is 42" tall; side porch wood railing is 36" with added rail to meet 42" code requirement. Square balusters are 2x2. Wood risers and composite treads are proposed.
- New door to replace existing basement door on front elevation.
No change from previous proposal.
- Bay window to be rehabilitated with replacement of existing window with treatment that approximates the 1924 appearance. Panels are reintroduced below the window.
Bay details provided on HP1.6.1

- A standing seam metal roof is proposed for existing roof and proposed dormers. Three skylights to be added.
Asphalt to be retained on existing principal roof. Standing seam shown on dormers only. Head detail at dormer is shown on HP1.6.1. Three skylights remain in current proposal.

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.
No change in dormer configuration. As noted above, head detail at former shown on HP1.6.1
- 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.
The porch roof has been changed to a flat roof. The depth of the combined cornice/fascia is not indicated and appears different in the various drawings submitted. Vertical board skirting is shown beneath the porch. (Original proposal called for clapboard below.)
- 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.
These elements remain unchanged.
- Solar panels to be installed on both roof planes
In the latest proposal, the solar panels on the north-facing roof plane have been extends toward the street. The previous proposal showed a smaller array toward the rear of the property on this roof plane.

Site Alterations

- A six-foot cedar fence is proposed along the northern property line.
The cedar fence remains unchanged in design, materials or extent. As shown, the leading edge of the wood fence is set back 5 feet from the sidewalk. The latest proposal also calls for a 3'6" tall aluminum fence at the

top of the existing retaining wall that runs parallel to the sidewalk. According to the landscape architect, this is to meet the code requirement for a barrier. The aluminum fence returns for a distance of 5 feet around the northwest corner of the property, where it meets the 6' wood privacy fence.

- 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.
Unchanged. Staff understands that by providing access to the side yard via the introduction of steps, the requirement of a fall barrier (i.e. proposed metal fencing) is triggered.
- 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.
Unchanged.
- An area of concrete pavers is proposed in front of the shed addition at the northeast corner of the building.
The plan now shows stone steps leading from the side porch stairs to the rear of the property. A detailed planting plans is also provided.

Staff Comments:

The revised proposal is responsive to many of the comments and concerns raised by the Board at the February 5th workshop and the architects' submittal includes the higher level of detail required for a Board decision on the application. While there is no doubt that the project introduces more complicated massing to a historic structure which is notably simple and straightforward in its massing, the recent design modifications have helped to better integrate the additions within the overall design vocabulary of the building. And, as was requested at the workshop session, greater attention has been paid to the original architectural details of the historic structure, particularly those of the front façade. Key architectural features, such as the Greek Revival entablature over the front door, front bay window, corner boards, reveal of the clapboards, etc. will be patterned after the building's documented appearance rather than a vague conjectural interpretation.

In staff's view, the change in roof form for the side porch is a positive step, as it quiets this element. While details of the proposed porch might warrant further adjustment (see list below), the general direction seems successful.

Following is a list of outstanding details for which staff recommends further consideration/revision:

- The entablature over the side porch appears disproportionately heavy and deep, especially for a secondary porch. As noted above, however, the depth of the

entablature does not appear to be consistent in the various elevations and perspective views provided.

- The original windows in the main section of the house should have wider casings, consistent with what is shown in the 1924 photo.
- The 42” high railing on the front stairs appears too tall and is inconsistent with traditional railing heights. Staff recommends that an exception be requested to allow for a more traditional railing height.
- While not opposed to continuous solar panels on both roof planes, staff questions the relative production value of those on the north-facing roof plane.
- Given the number of additions being introduced to the original roof, staff suggests that perhaps the skylight shown immediately in front of the dormer on the south-facing roof plane be eliminated. Eliminating this skylight, which lights a stairwell, would reduce the number of added elements and help calm the overall composition.
- Staff questions the introduction of another fence type/style on top of the retaining wall, especially given the fact that the two fences will meet each other close to the sidewalk edge. In staff’s view, the metal fence just adds one more element to the overall project, adding undue visual complexity. The landscape architect suggested that replacing the fence with a low dense hedge might satisfy the code requirement.

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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 4, 2020 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations, building additions and site alterations at 49 St. Lawrence Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Architect's revised proposal
2. Final site plan with proposed site alterations
3. Excerpts from February 5 preliminary proposal

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49 ST. LAWRENCE STREET

PORTLAND, MAINE



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LAWRENCE

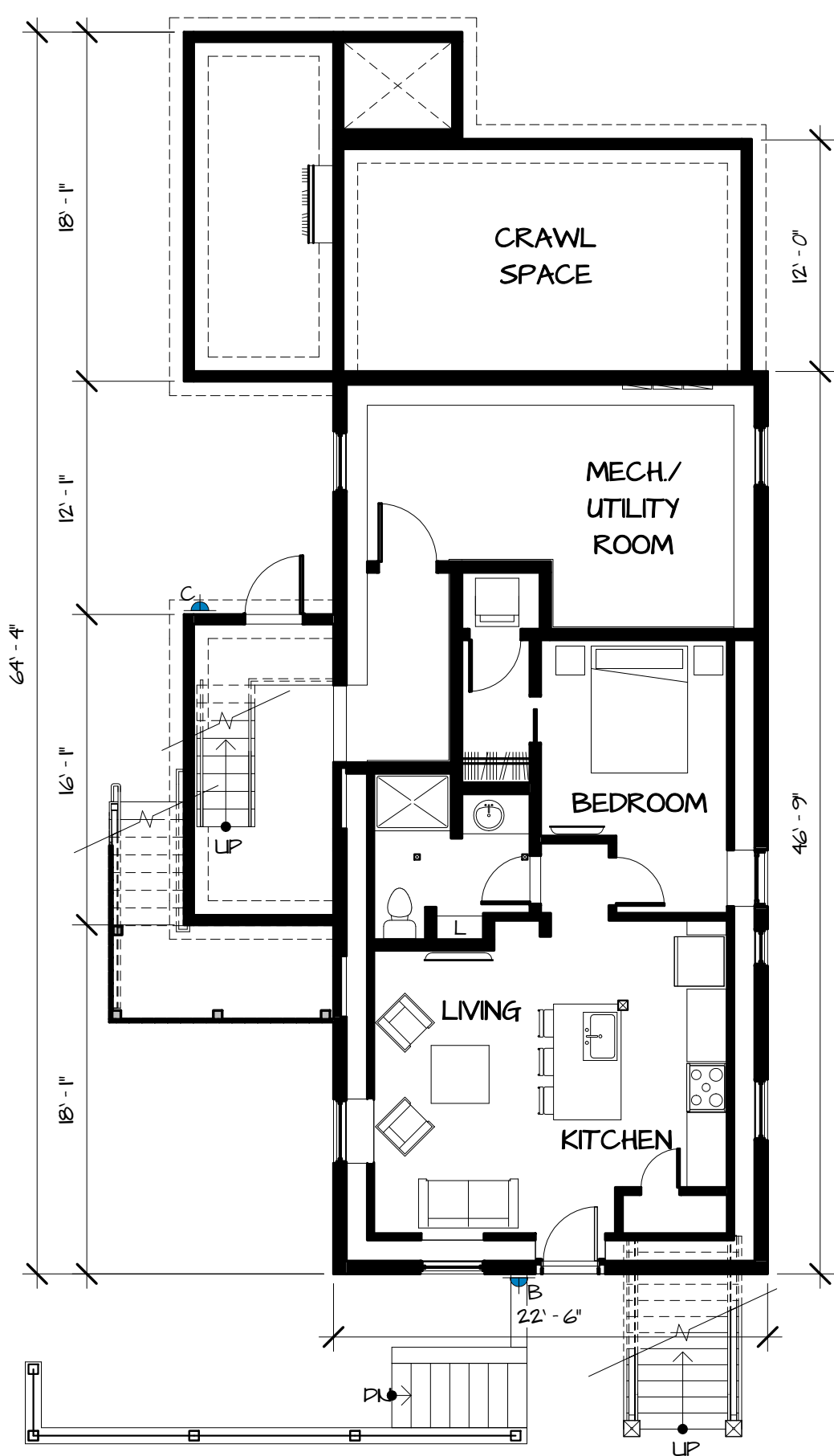
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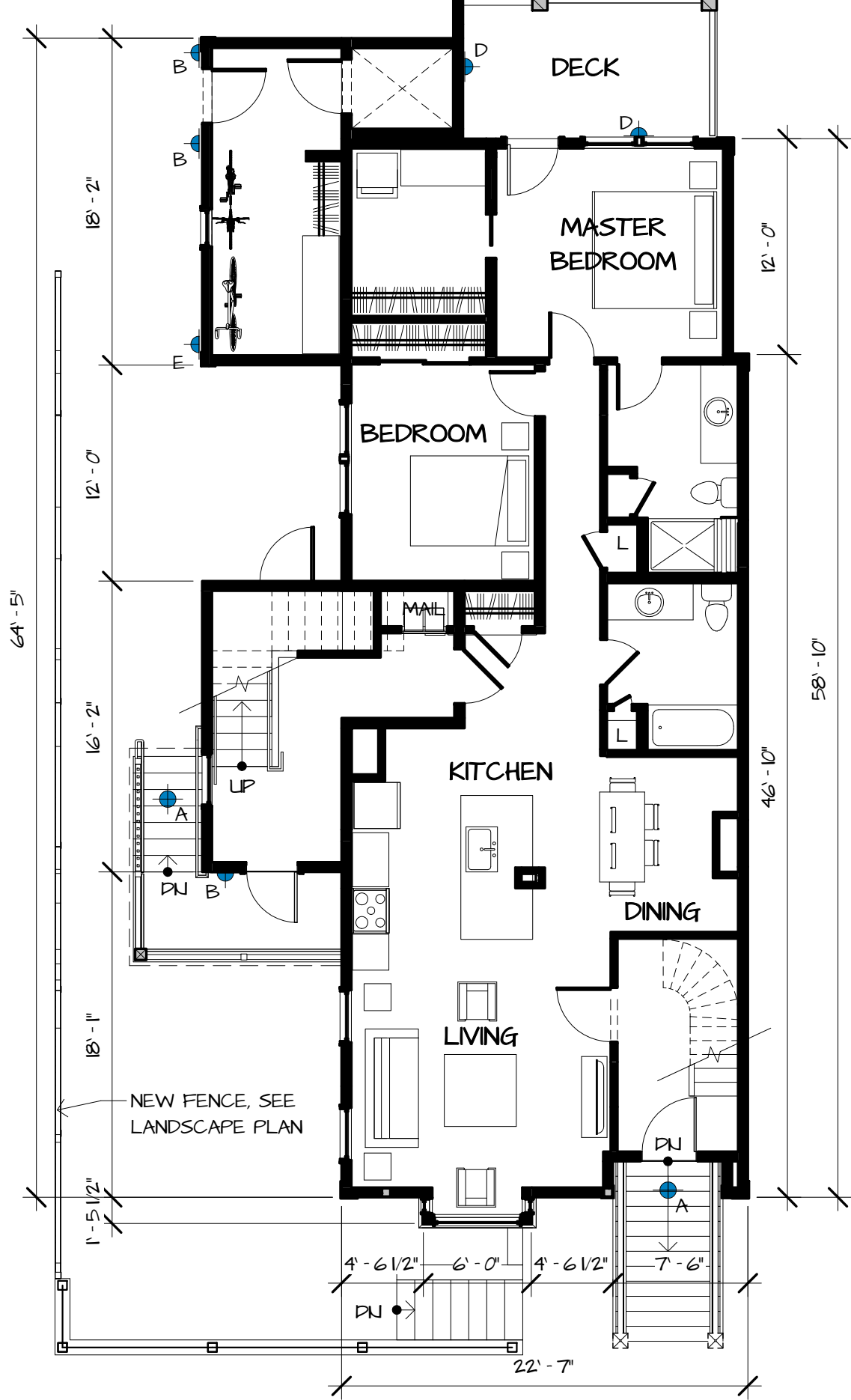
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STREET LEVEL
1/8" = 1'-0"



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

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HP1.0

49 ST.
LAWRENCE

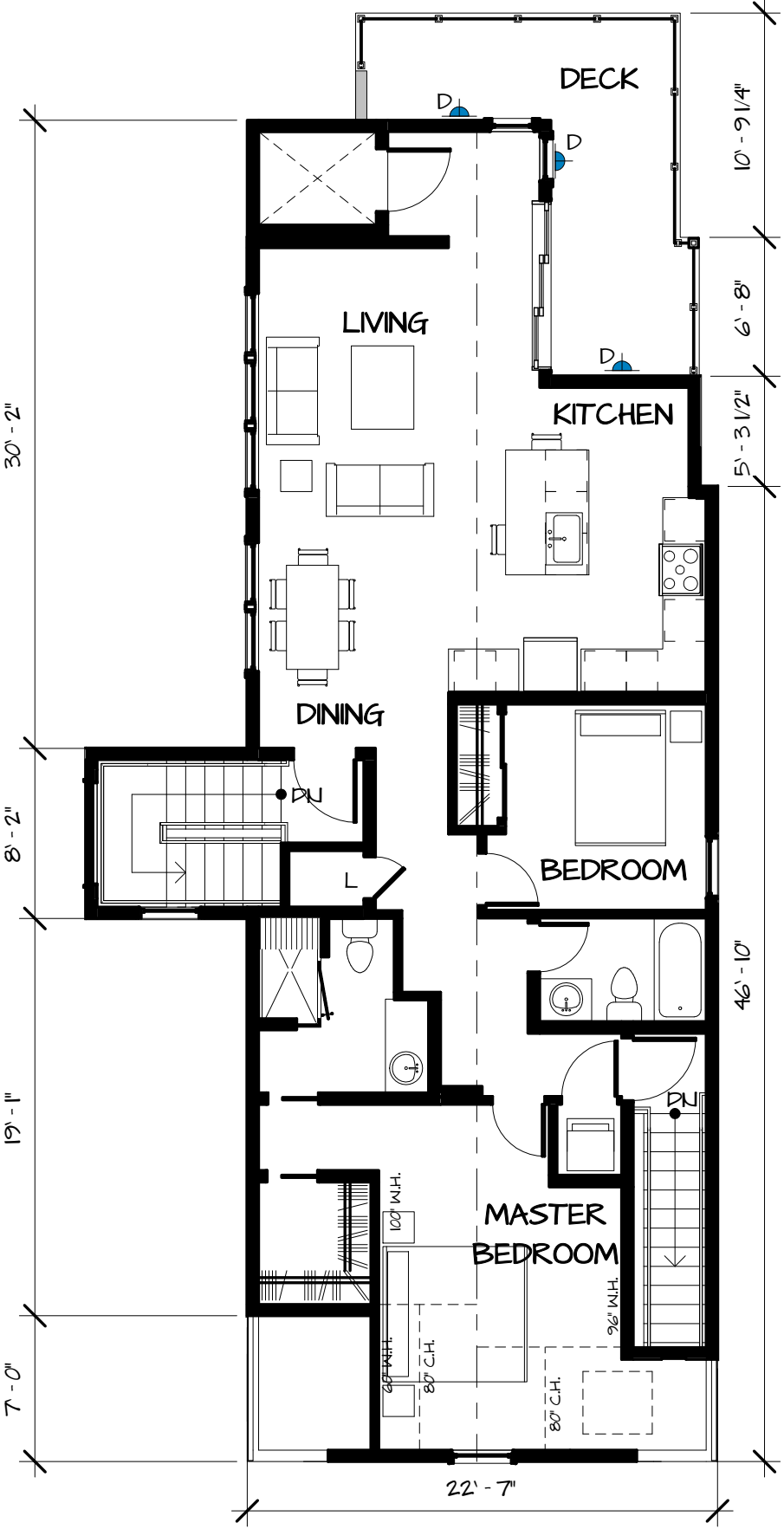
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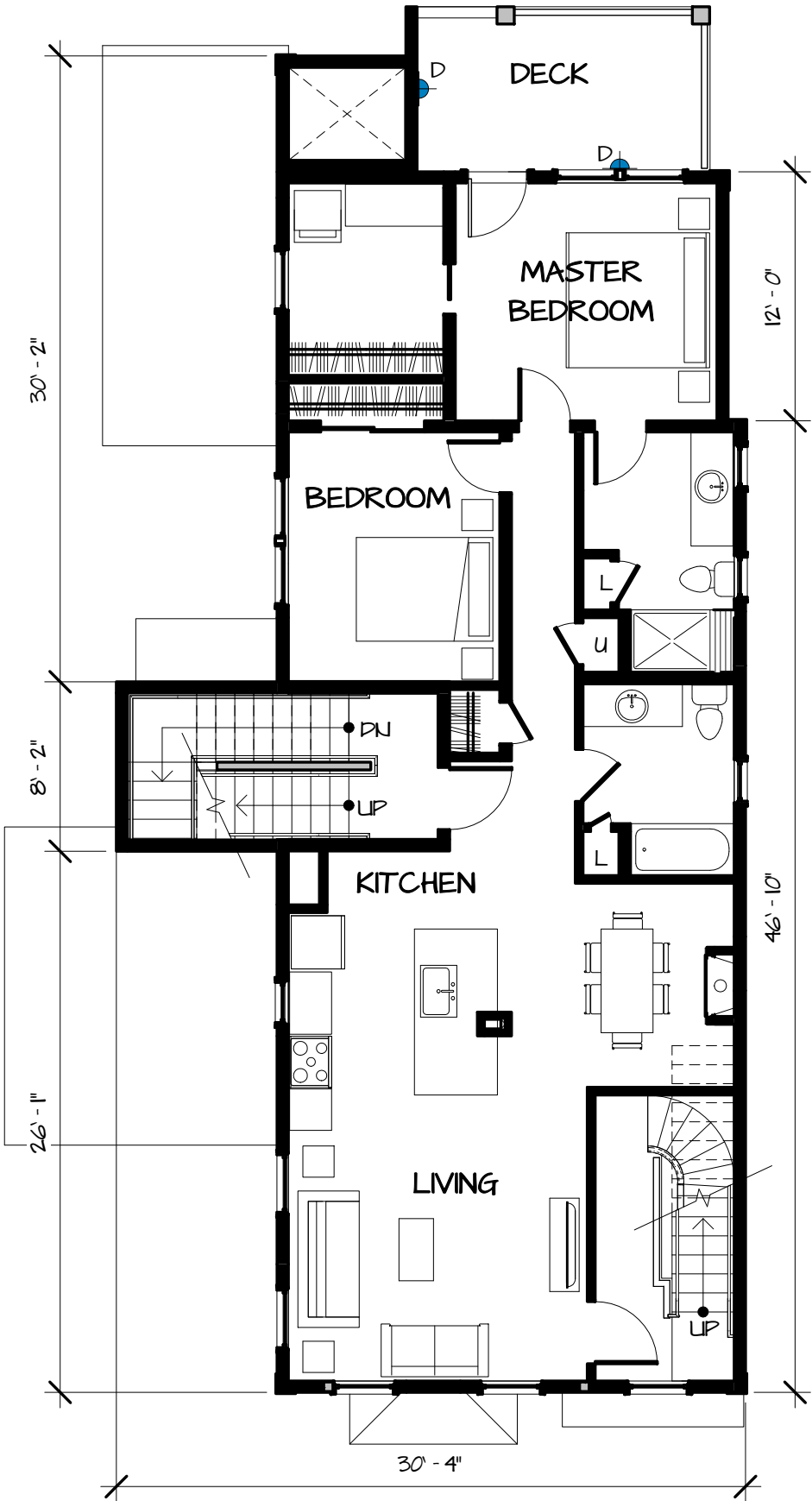
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3RD FLOOR
1/8" = 1'-0"



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

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HP1.1

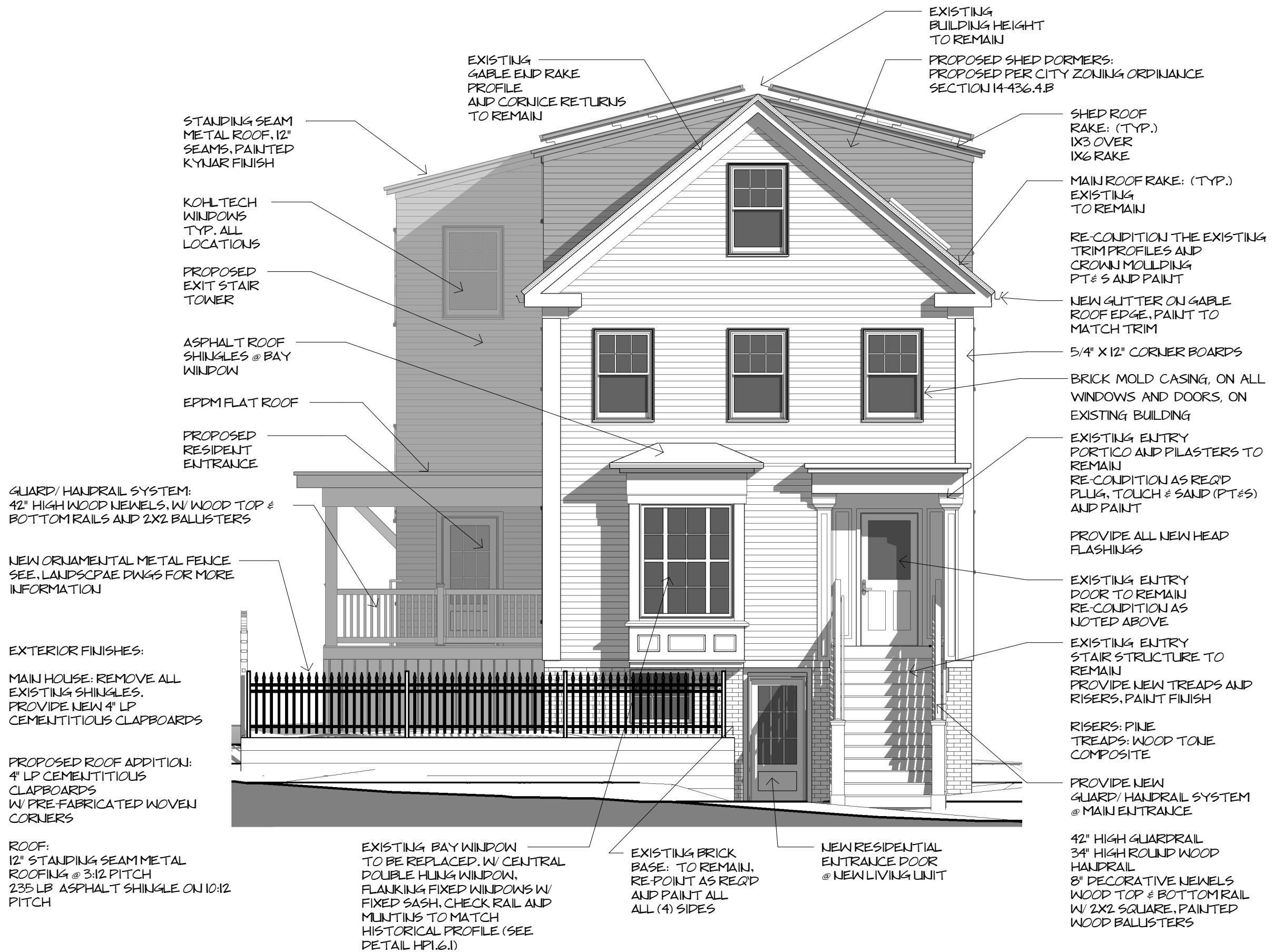
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FRONT ELEVATION
3/16" = 1'-0"

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MATERIALS:

WINDOWS

KOHLTECH: COLOR - SLATE
7/8" SDL MUNTINS
HALF SCREENS

SIDING

4" LP SMARTSIDE
CEMETITIOUS BOARD
COLOR - MIST GRAY

TRIM

PVC TRIM OR EQUAL (ALABASTER COLOR)
FLAT TRIM @ NEW DORMERS
BRICK MOLD @ EXISTING STRUCTURE

ROOFING

UPPER ROOF: 12" METAL STANDING SEAM - BLACK
FLAT ROOF:: EPDM
GABLE ROOF: 235 LB ASPHALT SHINGLE ROOF,
3-TAB CERTAINTED HATTERAS OR EQ.

UNIT TABULATION:

GROUND FLOOR:	625 SF	1 BD	1 BA
FIRST FLOOR:	1175 SF	2 BD	2 BA
SECOND FLOOR:	1175 SF	2 BD	2 BA
THRD FLOOR:	1115 SF	2 BD	2 BA

GROSS SF:

NEW FLOOR SF:	
GROUND FLOOR:	1176 SF
FIRST FLOOR:	1582 SF
SECOND FLOOR:	1382 SF
THIRD FLOOR:	1336 SF
	5476 SF TOTAL
EXISTING FLOOR SF:	
FIRST FLOOR:	1309 SF
SECOND FLOOR:	1315 SF
THIRD FLOOR:	790 SF
	3414 SF TOTAL (NL BASEMENT)

GROUND FLOOR % BELOW GRADE:	
AVERAGE GRADE ON 4 CORNERS OF BUILDING:	127.5'
GROUND FLOOR ELEVATION:	123.79'
HEIGHT OF GROUND FLOOR CEILING:	7.6875'
% OF FLOOR BELOW GRADE:	48.72%



LEFT ELEVATION

1/8" = 1'-0"

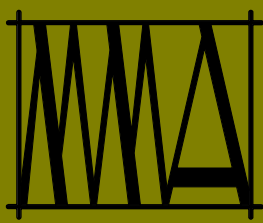
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HP1.3

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RIGHT ELEVATION

1/8" = 1'-0"

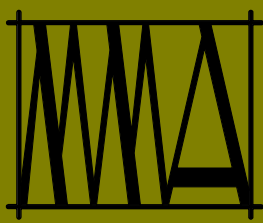
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HP1.4

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REAR ELEVATION

$3/16" = 1'-0"$

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HP1.5

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FIXTURE TYPE A



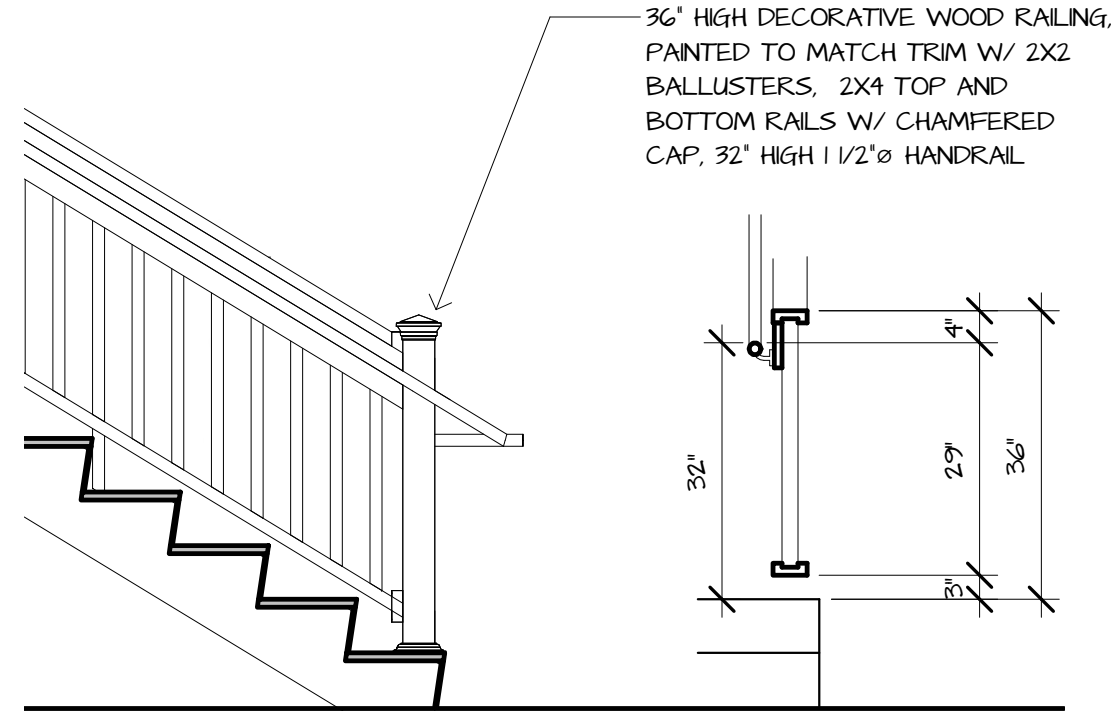
FIXTURE TYPE C



FIXTURE TYPE B

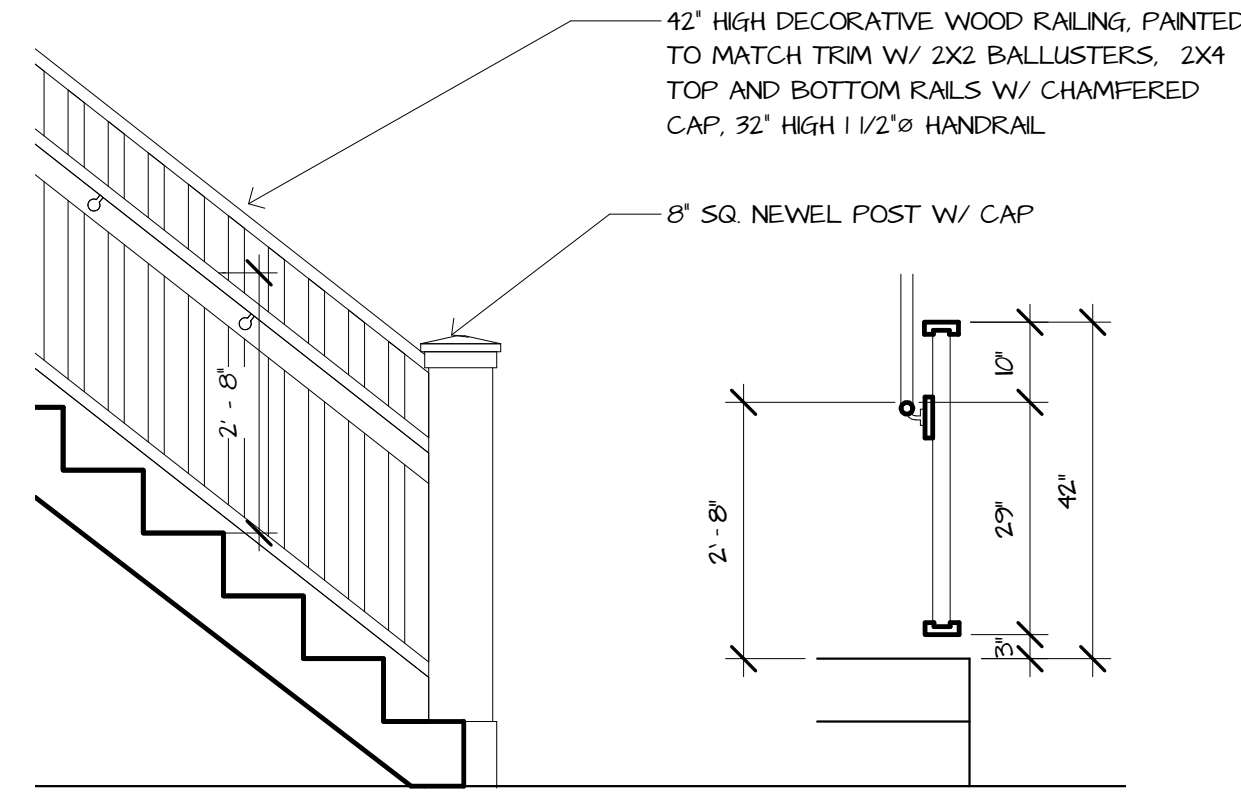


FIXTURE TYPE D



SIDE ENTRANCE RAILING
(EXTERIOR)

1/2" = 1'-0"



FRONT STAIR RAILING
(EXTERIOR)

1/2" = 1'-0"

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HP1.6



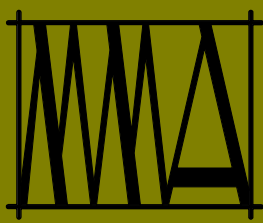
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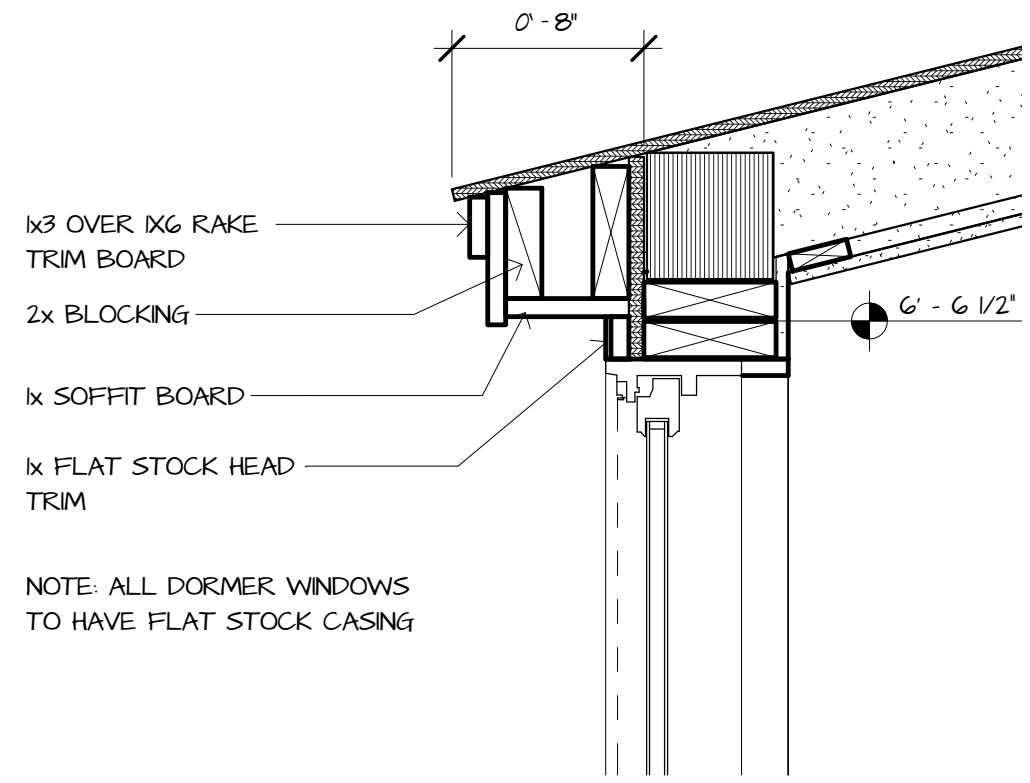
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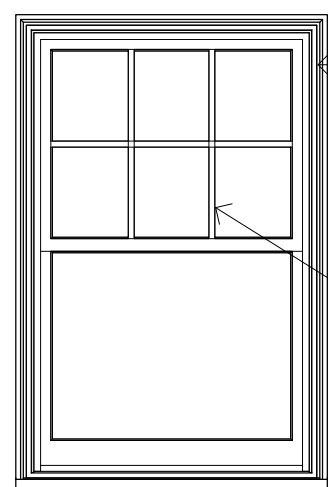
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HEAD DETAIL @ DORMER

1 1/2" = 1'-0"

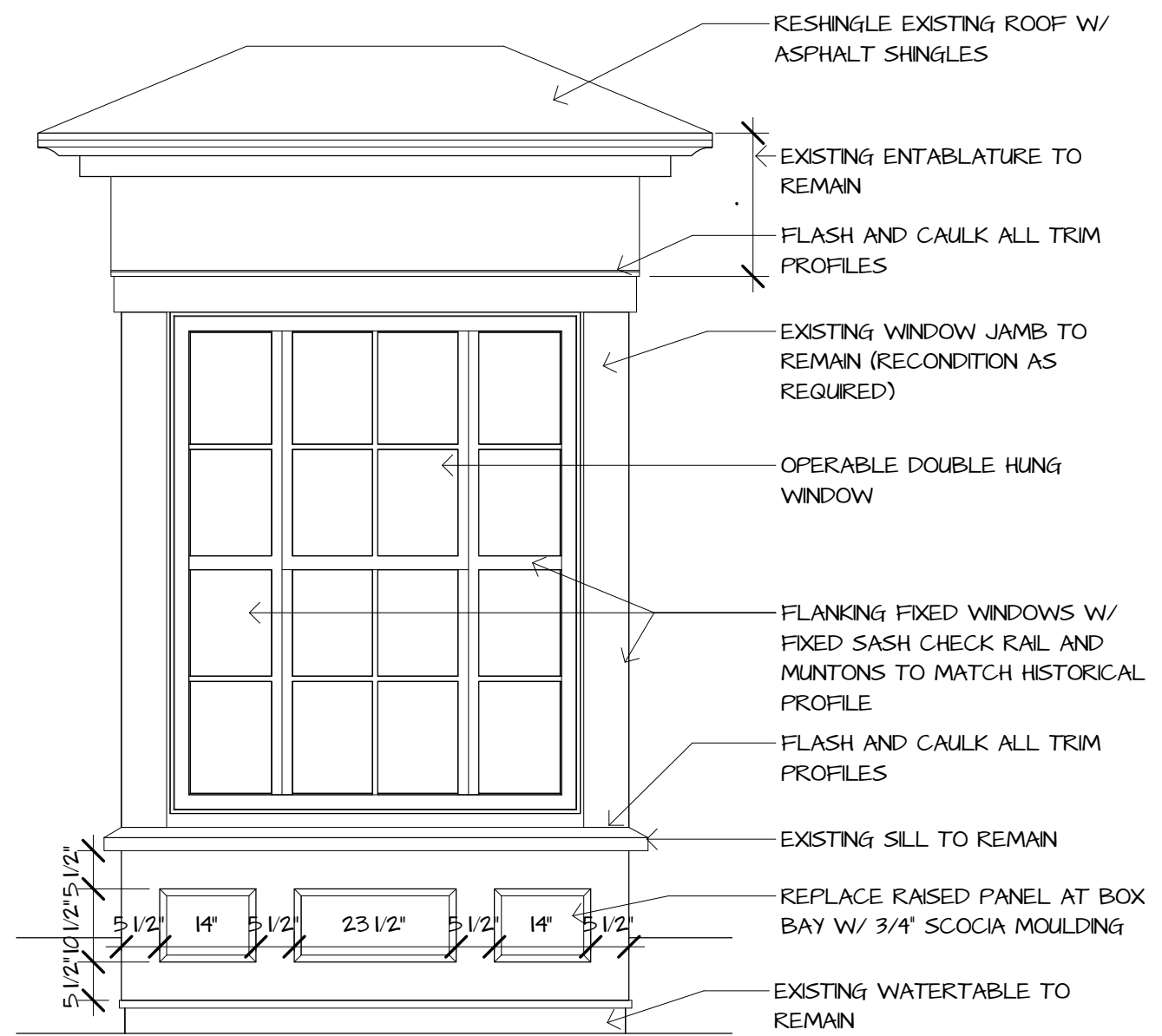


EXTERIOR BRICK MOLD ON ORIGINAL BUILDING, FLAT STOCK ON NEW DORMERS. HEAD FLASHING AT ALL LOCATIONS

7/8" MIN. SIMULATED DIVIDED LIGHT MUNTINS

TYPICAL WINDOW DETAIL

1/2" = 1'-0"



BAY WINDOW DETAIL

1/2" = 1'-0"

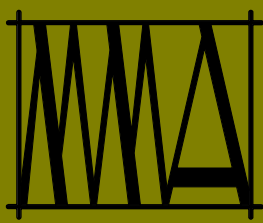
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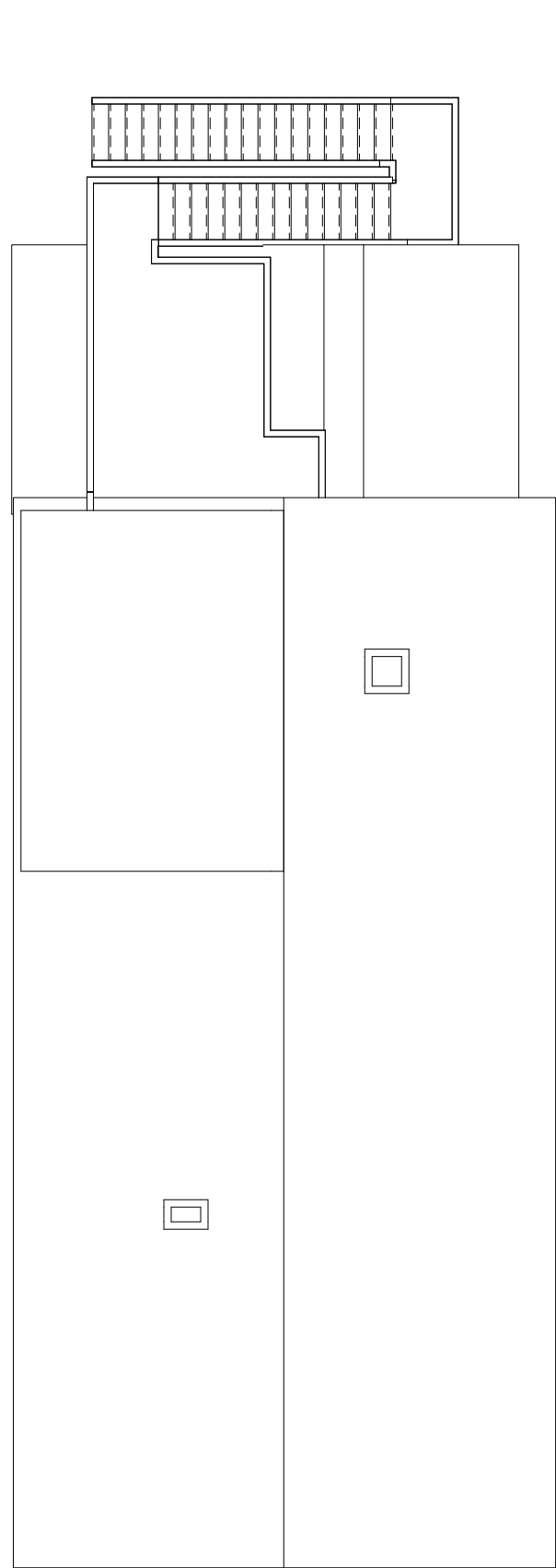
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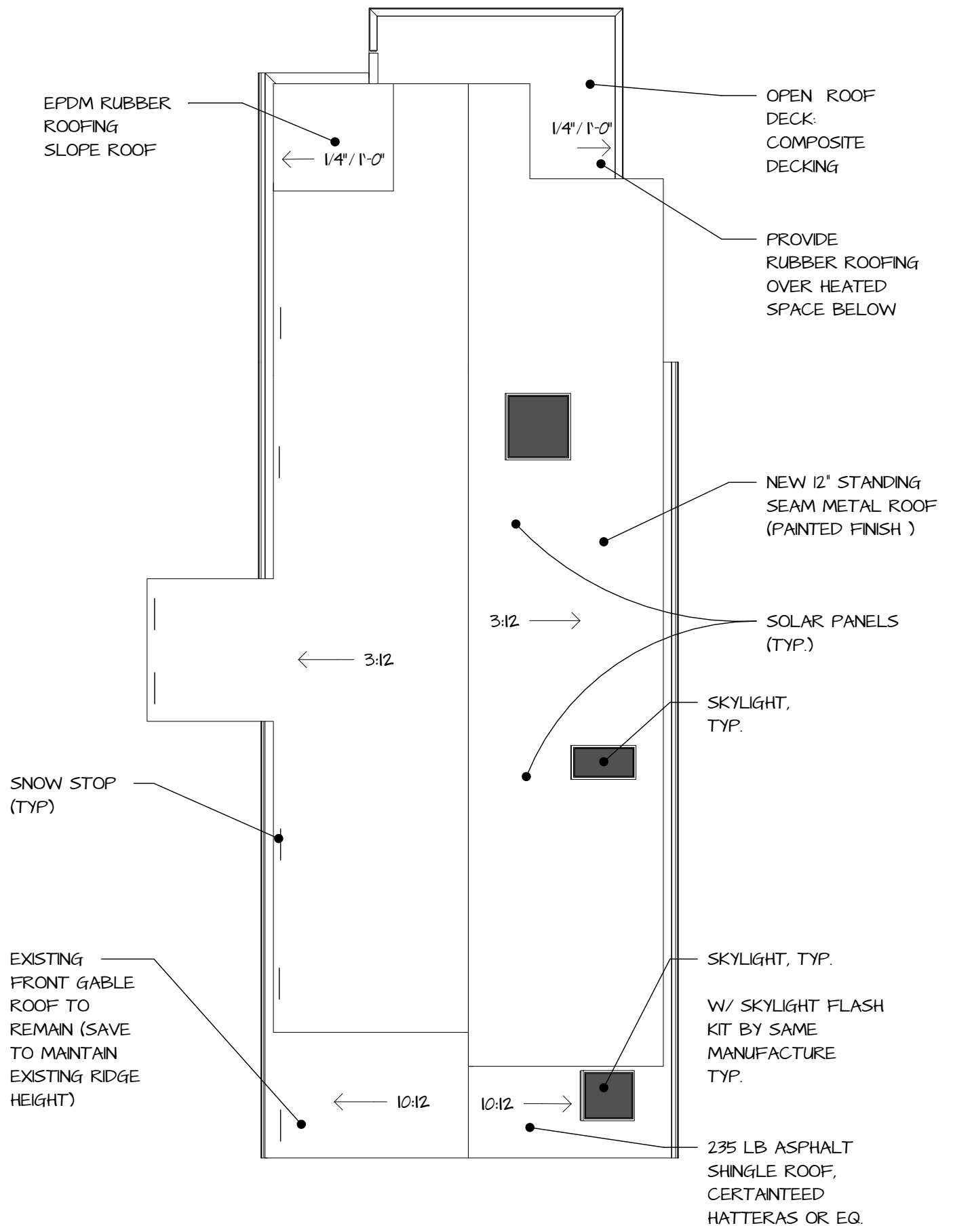
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EXISTING ROOF PLAN

1/8" = 1'-0"

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PROPOSED ROOF PLAN

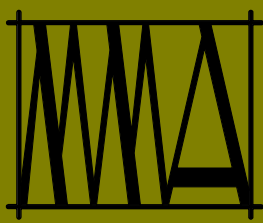
1/8" = 1'-0"

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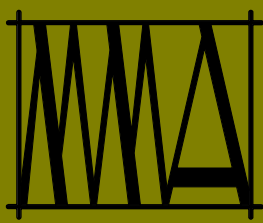
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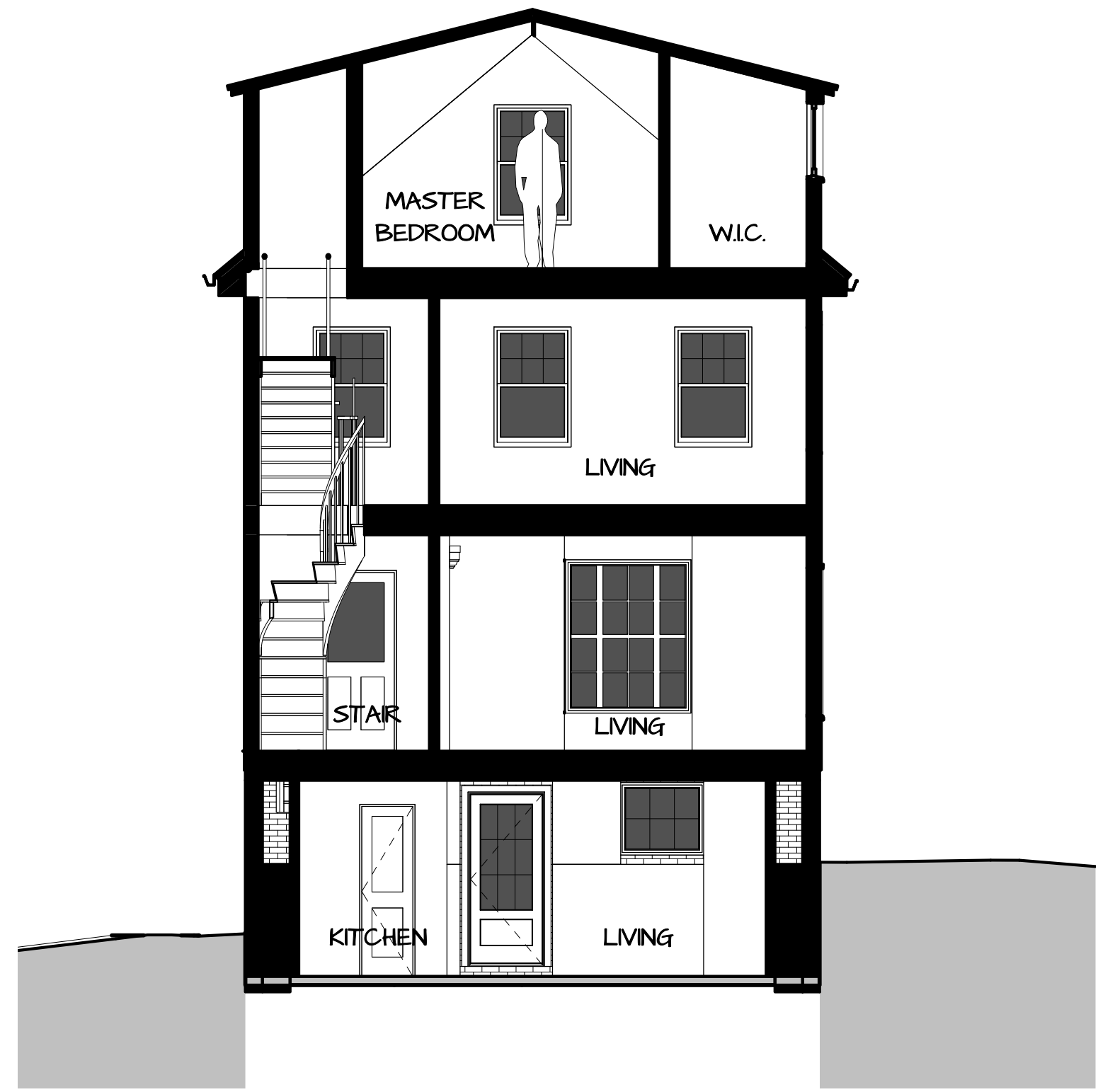
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BUILDING SECTION

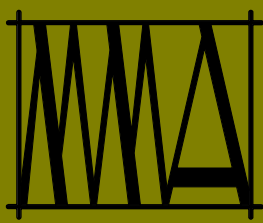
3/16" = 1'-0"

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NEIGHBORHOOD STREET ELEVATION



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NFPA 101 2015 & 220 2006: CODE DATA

USE GROUP CLASSIFICATION.....	RESIDENTIAL
TYPE OF CONSTRUCTION.....	V - 0,0,0
EXISTING BUILDING AREA.....	3,346 SF TOTAL
PROPOSED BUILDING AREA.....	4,842 SF TOTAL
TOTAL AREA OF WORK.....	4,842 SF
BUILDING HEIGHT (STORIES/ FEET).....	4 STORIES - EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION.....	
BUILDING AREA LIMITATION - SQ FT.....	
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL).....	50'/ 43'-9"
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL).....	50'/ 0'-0"
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL).....	325'/ 84'-0"
FIRE SUPPRESSION SYSTEM.....	YES, SPRINKLER SYSTEM PER NFPA 13R
NUMBER OF REQUIRED EXITS.....	2
CORRIDOR WIDTH STAIRWAYS (OCCUPANT LOAD x 0.3").....	2 EXITS - 39" PROVIDED (36" MIN.)
CORRIDOR WIDTH HALLWAYS (OCCUPANT LOAD x 0.2").....	36" REQUIRED (39" PROVIDED)
TOTAL EGRESS DOOR CLEAR WIDTH REQUIREMENT/ ACTUAL (IN INCHES).....	36" MIN. EACH
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION.....	1 HR
PARTY WALLS.....	1 HR
STAIR ENCLOSURES.....	2 HR (< 4 STORIES) - 1 HR (> 4 STORIES)
SHAFTS.....	2 HR (< 4 STORIES) - 1 HR (> 4 STORIES)
EXIT ACCESS CORRIDORS.....	5 HR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME.....	0 HR
SECONDARY STRUCTURAL FRAME.....	0 HR
LOAD BEARING WALLS - EXTERIOR.....	1 HR (PER FIRE SEPARATION DISTANCE)
LOAD BEARING WALLS - INTERIOR.....	0 HR
NON-LOAD BEARING WALLS - EXTERIOR.....	0 HR
NON-LOAD BEARING WALLS - INTERIOR.....	0 HR
FLOOR CONSTRUCTION.....	0 HR
ROOF CONSTRUCTION.....	0 HR
OCCUPANT LOAD	
GARDEN LEVEL: 677 SF 200 SF/ PERSON = 3 PEOPLE	
1ST FLOOR: 1,538 SF 200 SF/ PERSON = 8 PEOPLE	
2ND FLOOR: 1,370 SF 200 SF/ PERSON = 7 PEOPLE	
3RD FLOOR: 1,257 SF 200 SF/ PERSON = 6 PEOPLE	
TOTAL: 4,842 SF 200 SF/ PERSON = 24 PEOPLE	

GENERAL NOTES:

INTERIOR FINISHES:
WALLS & CEILINGS: CLASS A, B, OR C
FLOORS: CLASS 1 OR 2 - F.F.E. SHALL MEET NFPA 265 & 701

ADDITIONAL CODE DATA: (PROJECT SHALL MEET THE FOLLOWING ADDITIONAL CODES AS REQUIRED, BUT NOT LIMITED TO)
NFPA 13R: Standard for the Installation of Sprinkler Systems
NFPA 70: National Electrical Code
NFPA 72: National Fire Alarm and Signaling Code

IBC 2015: CODE DATA

USE GROUP CLASSIFICATION.....	RESIDENTIAL (R-2)
TYPE OF CONSTRUCTION.....	TYPE 5B
EXISTING BUILDING AREA.....	3,346 SF TOTAL
PROPOSED BUILDING AREA.....	4,842 SF TOTAL
TOTAL AREA OF WORK.....	4,842 SF
BUILDING HEIGHT (STORIES/ FEET).....	4 STORIES - EXISTING TO REMAIN
BUILDING HEIGHT LIMITATION - FEET (TABLE 504.3).....	60' (PER R)
BUILDING HEIGHT LIMITATION - STORES (TABLE 504.4).....	3 STORIES (PER R-2)
BUILDING AREA LIMITATION - SQ FT (TABLE 506.2).....	16,000 SF PER FLOOR (PER R-2)
TRAVEL: COMMON PATH LIMIT (ALLOWABLE/ ACTUAL).....	75'/ 43'-9"
TRAVEL: DEAD-END LIMIT (ALLOWABLE/ ACTUAL).....	20'/ 0'-0"
TRAVEL: EXIT ACCESS TRAVEL DISTANCE LIMIT (ALLOWABLE/ ACTUAL).....	250'/ 84'-0"
FIRE SUPPRESSION SYSTEM.....	YES, SPRINKLER SYSTEM PER NFPA 13R
NUMBER OF REQUIRED EXITS.....	2
CORRIDOR WIDTH STAIRWAYS (OCCUPANT LOAD x 0.3").....	2 EXITS - 39" PROVIDED (36" MIN.)
CORRIDOR WIDTH HALLWAYS (OCCUPANT LOAD x 0.2").....	36" REQUIRED (39" PROVIDED)
TOTAL EGRESS DOOR CLEAR WIDTH REQUIREMENT/ ACTUAL (IN INCHES).....	36" MIN. EACH
EXIT ACCESS FIRE RATINGS	
FIRE WALLS/ BARRIERS	
OCCUPANCY SEPARATION.....	1 HR (@ R-2 UNITS)
PARTY WALLS.....	5 HR
STAIR ENCLOSURES.....	2 HR (< 4 STORIES) - 1 HR (> 4 STORIES)
SHAFTS.....	2 HR (< 4 STORIES) - 1 HR (> 4 STORIES)
EXIT ACCESS CORRIDORS.....	5 HR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME.....	0 HR
SECONDARY STRUCTURAL FRAME.....	0 HR
LOAD BEARING WALLS - EXTERIOR.....	1 HR (PER FIRE SEPARATION DISTANCE)
LOAD BEARING WALLS - INTERIOR.....	0 HR
NON-LOAD BEARING WALLS - EXTERIOR.....	0 HR
NON-LOAD BEARING WALLS - INTERIOR.....	0 HR
FLOOR CONSTRUCTION.....	0 HR
ROOF CONSTRUCTION.....	0 HR
OCCUPANT LOAD	
GARDEN LEVEL: 677 SF 200 SF/ PERSON = 3 PEOPLE	
1ST FLOOR: 1,538 SF 200 SF/ PERSON = 8 PEOPLE	
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TOTAL: 4,842 SF 200 SF/ PERSON = 24 PEOPLE	

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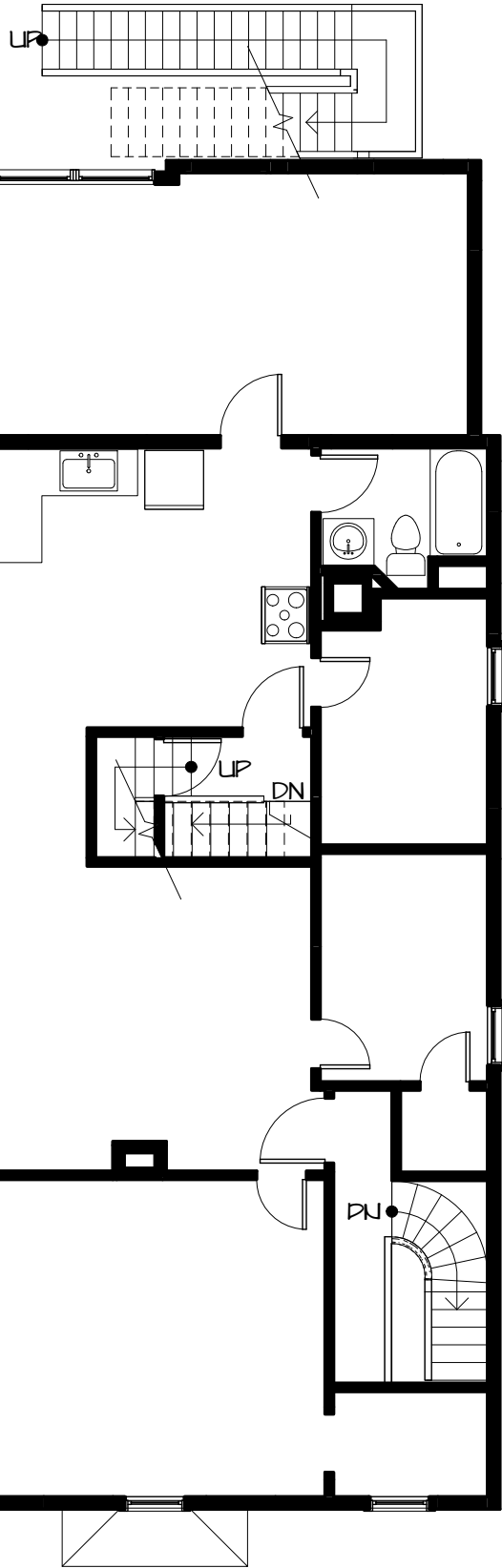
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Phon: 207.774.9057
email:
rfi@muellerarchitects.com

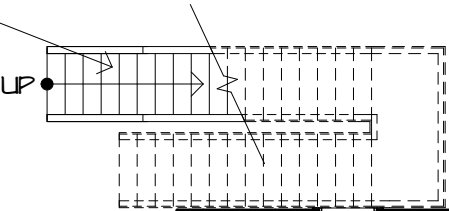


EXISTING 2ND FLOOR

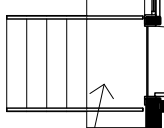
1/8" = 1'-0"

LEVEL II SITE REVIEW /
HP RE-SUBMISSION
02/27/20

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



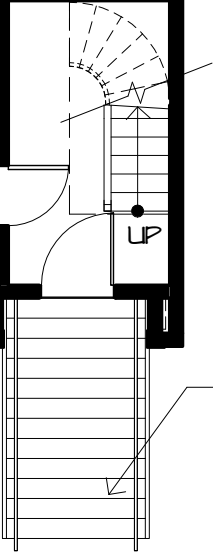
REMOVE EXISTING
STAIRS & HANDRAILS
AS SHOWN



REMOVE
EXISTING
CHAINLINK
FENCE



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



EXISTING 1ST FLOOR

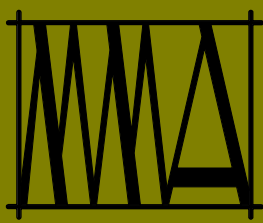
1/8" = 1'-0"

49 ST. LAWRENCE STREET
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HP2.1

49 ST.
LAWRENCE

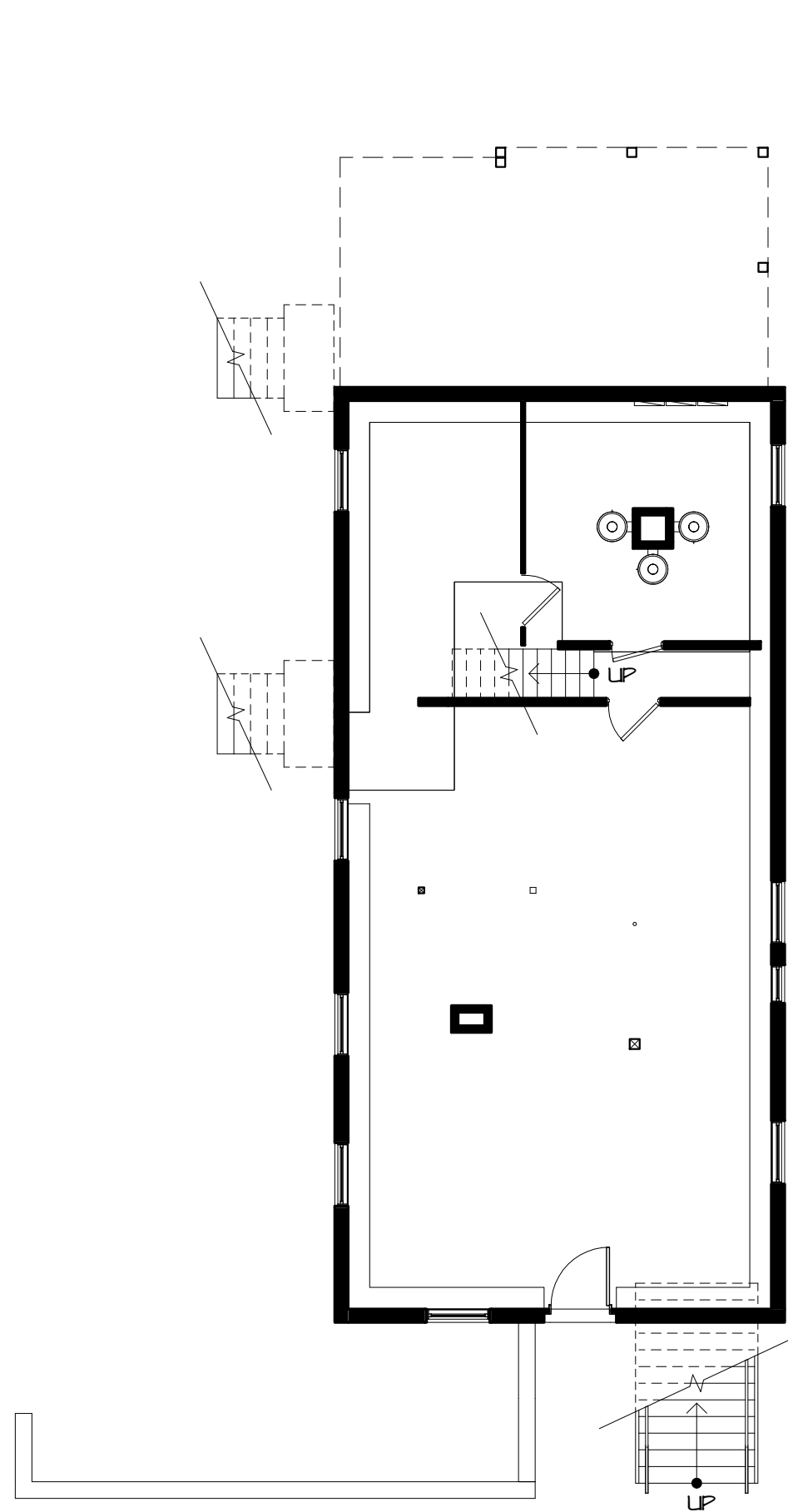
LAWSON
HOLDINGS,
LLC.



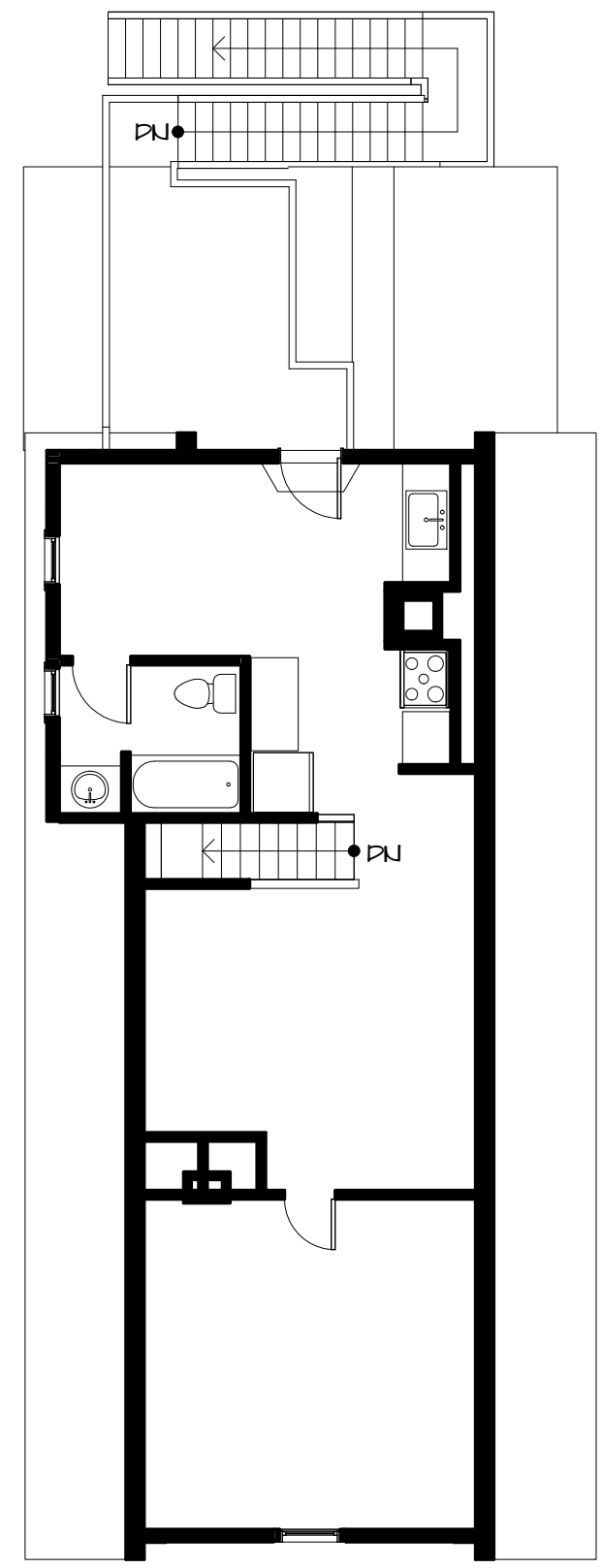
M A R K
MUELLER
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EXISTING BMT FLOOR
1/8" = 1'-0"



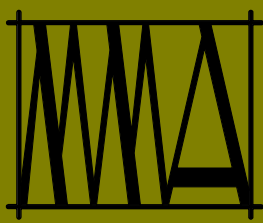
EXISTING 3RD FLOOR
1/8" = 1'-0"

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HP2.2

49 ST.
LAWRENCE

LAWSON
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EXISTING FRONT ELEV.
 $\frac{1}{8}'' = 1'-0''$

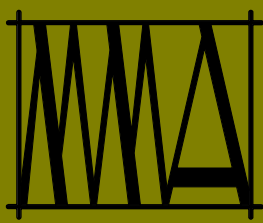
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HP2.3

49 ST.
LAWRENCE

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

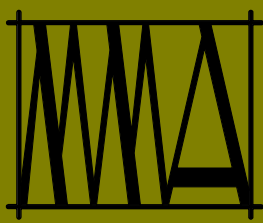
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HP RE-SUBMISSION
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HP2.4

49 ST.
LAWRENCE

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

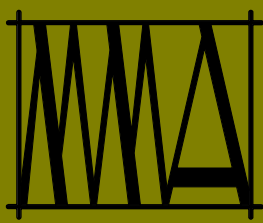
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HP2.5

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LAWRENCE

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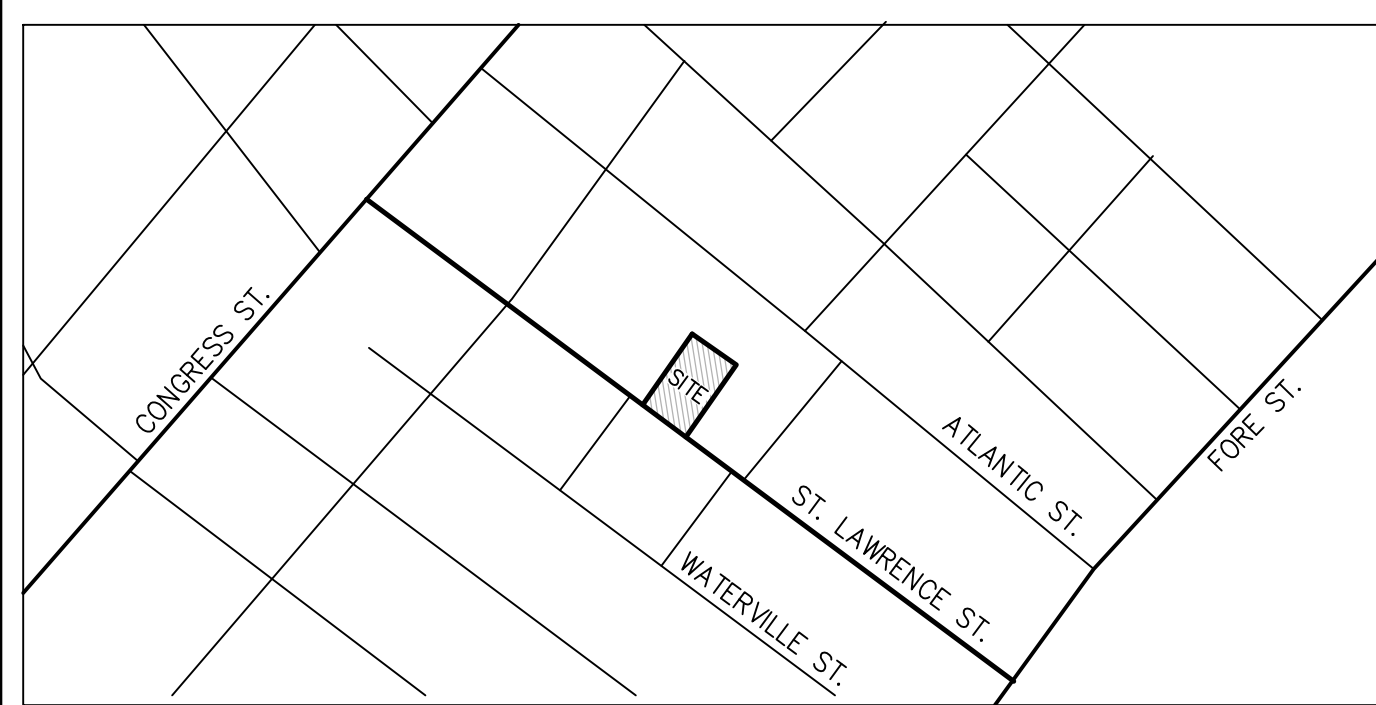


EXISTING REAR ELEV.
 $1/8" = 1'-0"$

LEVEL II SITE REVIEW /
HP RE-SUBMISSION
02/27/20

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

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 OF 57 ST. LAWRENCE STREET (AS SHOWN ON PLAN).

LEGEND

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

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.

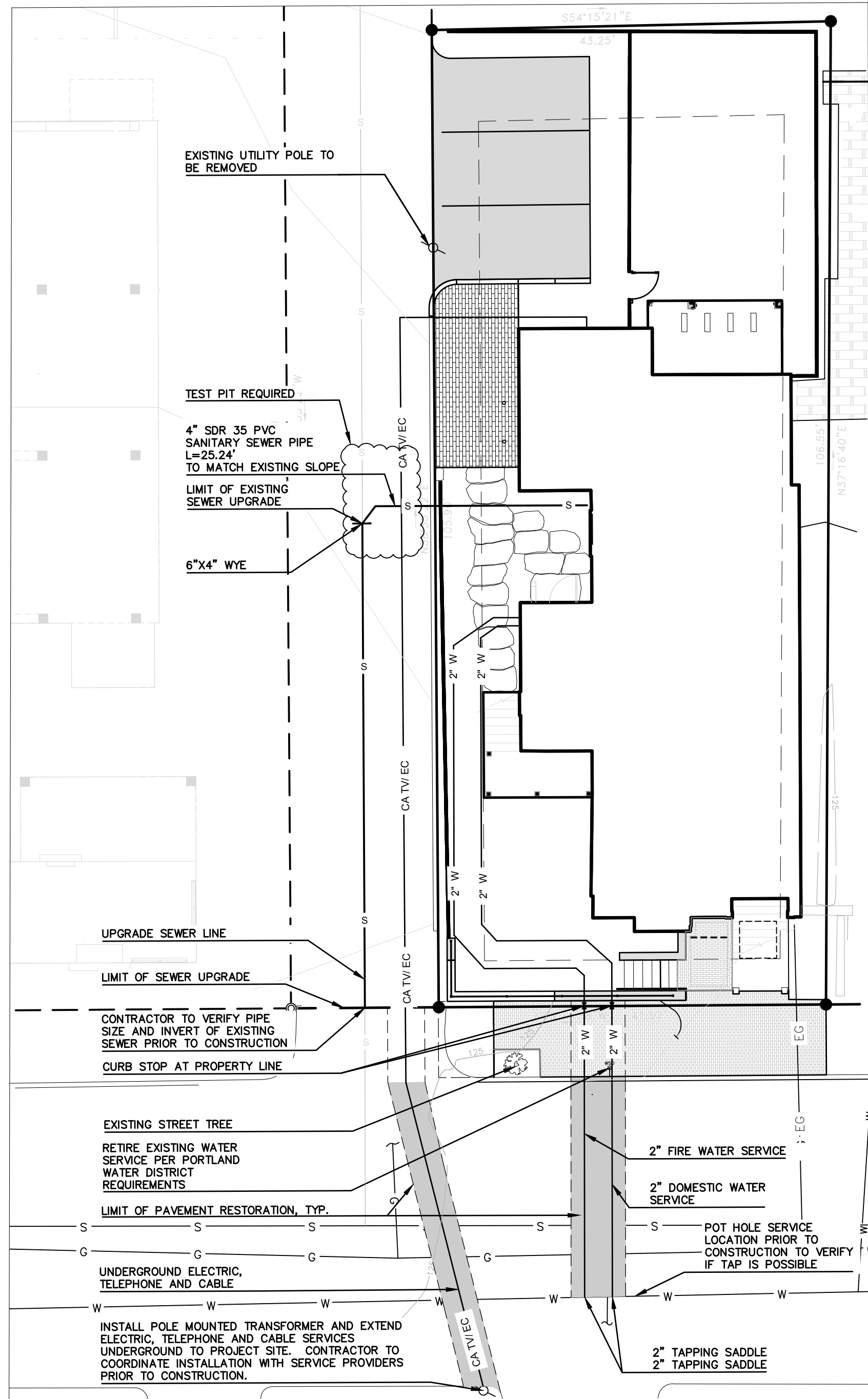
- AREA OF PARCEL = 4,519 SQ. FT. 0.1037 ACRES.
1A. EXISTING BUILDING COVER 1,433 SF. EXISTING IMPERVIOUS SURFACE COVER 557 SF. TOTAL LOT COVERAGE 1990 SF.
1B. PROPOSED BLDG. ADDITION COVER 157 SF. PROPOSED IMPERV. SURFACE COVER 955 SF. TOTAL LOT COVERAGE 2545 SF.
- ZONING: RESIDENTIAL 6 (R6) AND MUNJOY 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.

- SPACE AND BULK REGULATIONS
(PER CITY OF PORTLAND CODE ORDINANCES SEC. 14-139)

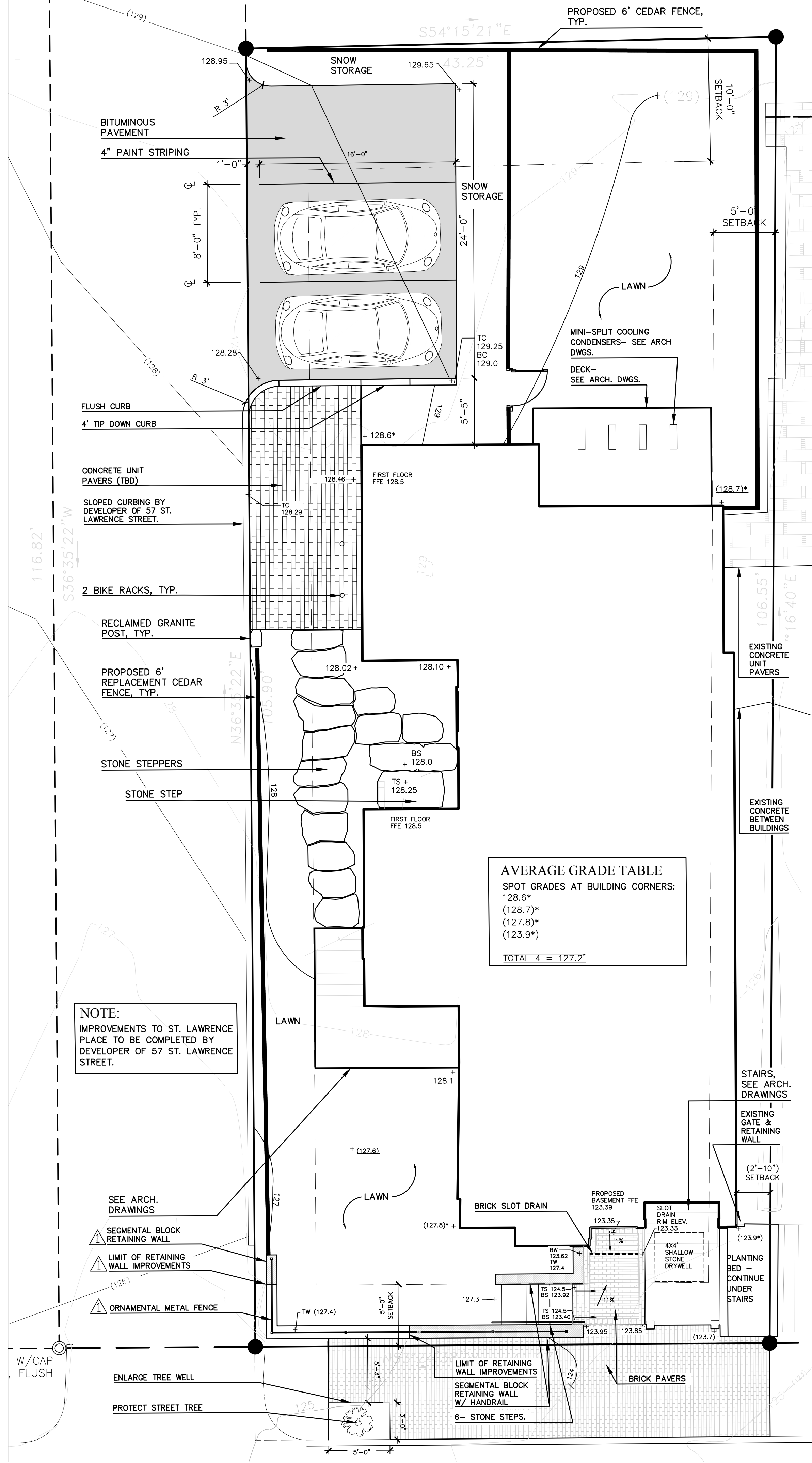
	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT SIZE	2,000 SQ. FT.	4,519 SQ. FT.
MINIMUM LOT AREA/DWELLING UNIT	725 SQ. FT.	1809 SQ. FT. (4 UNITS)
MAXIMUM LOT COVERAGE	60 %	40 %
MINIMUM LOT WIDTH/FRONTAGE	45 FEET	42 FEET (EXISTING)
MAXIMUM BUILDING HEIGHT	35 FEET	34.09 FEET

MINIMUM SIDE YARD	5 FEET	2'-10" EXISTING
MINIMUM REAR YARD	10 FEET	10'-0"
MINIMUM FRONT YARD	5 FEET	(8'-1")
LANDSCAPED OPEN SPACE	20 %	34.83 %
AVERAGE GRADE EXISTING BUILDING	127.2'	BUILDING HEIGHT IS 34.09'

	REQUIRED	PROPOSED
5. PARKING REQUIREMENTS		
VEHICLE:		
EXISTING 3 UNIT BUILDING (1 SPACE/UNIT)	-3	0
EXEMPTION FIRST 3 UNITS		
ADDITION 1 UNIT (1 SPACE/UNIT)	1	3
TOTAL REQUIRED	1	TOTAL PROPOSED 3
6. BICYCLE: 2 SPACES PER 5 UNITS		2 PROPOSED
7. PROJECT BENCHMARK: LAG BOLT IN POLE #7 ELEV.= 130.85' (CITY DATUM)		



UTILITIES PLAN Scale: 3/32"=1'-0"



LAYOUT & GRADING PLAN Scale: 3/16"=1'-0"

Prepared For Owner/Applicant:
LAWSON HOLDINGS, L.L.C.
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Owner's Rep.:

shinberg
CONSULTING, LLC

Prepared By:

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Date:

FEBRUARY 18, 2020

Issued For:

LEVEL II SITE PLAN

Revisions:

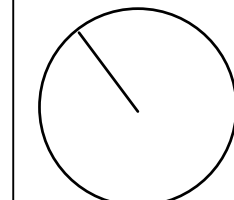
REVISION 1
FEBRUARY 26, 2020

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Title:
SITE LAYOUT, GRADING
& UTILITIES PLAN

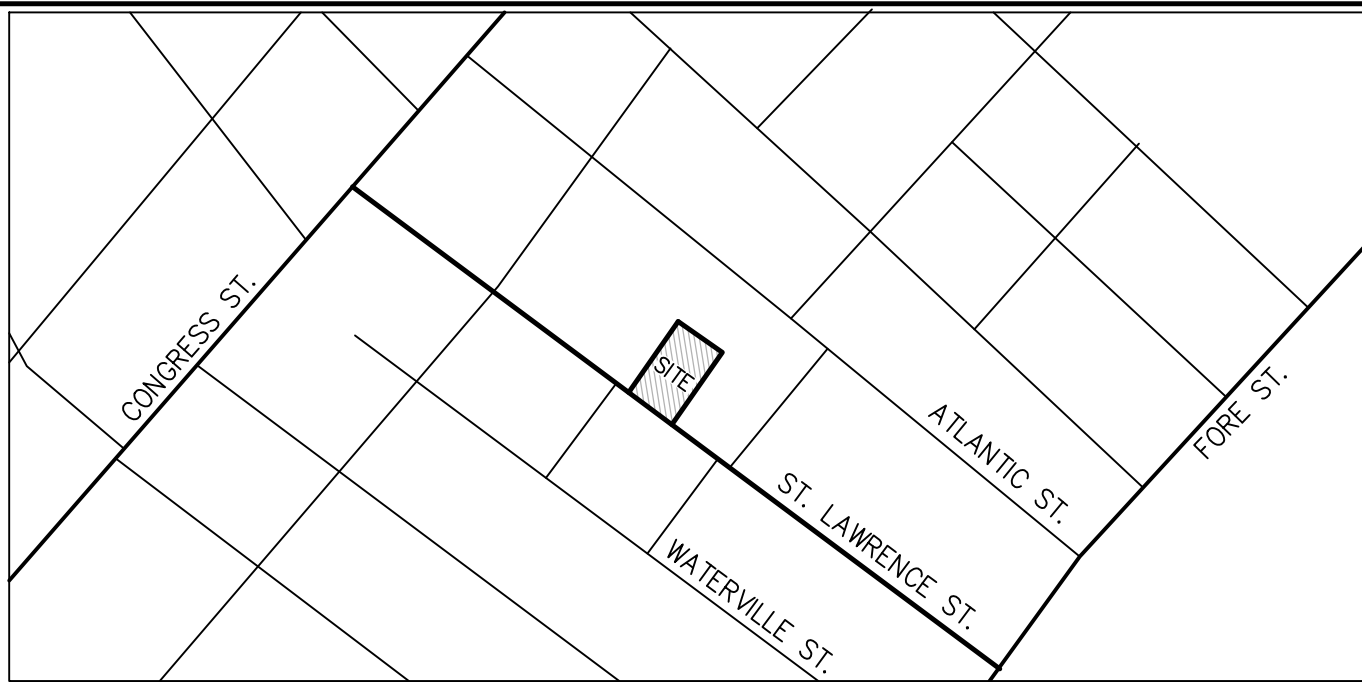
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North:



Sheet No.:

L2

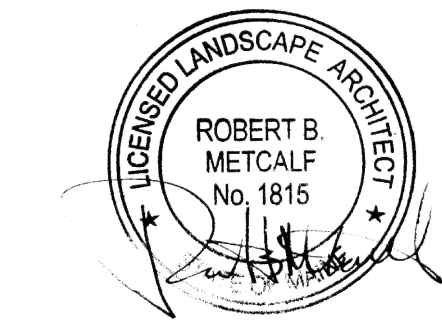


LOCATION MAP

TREES						
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
T.SER	1	ACER GRISEUM	PAPERBARK MAPLE	1.5"-2" CAL.		
C.VIR	2	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	1.5"-2" CAL.		
CV	1	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1.5"-2" CAL.		
GROUND COVER						
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
T.SER	7	THYMUS SERPYLLUM	CREeping THYME	8" PLUG	10"	
C.PEN	51	CAREX APPALACHICA	APPALACHIAN SEDGE	1 GAL.	1'-0"	
PERENNIALS						
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
A.CHIN	10	ASTILBE CHINENSIS 'VISION IN WHITE'	VISION IN WHITE ASTILBE	1 GAL.	1'-6"	
A.NOVI	3	ASTER NOVAE-ANGIAE VERTICILLATA	NEW ENGLAND ASTER	1 GAL.	1'-6"	
C.VER	19	COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED 'MOONBEAM'	1 GAL.	1'-6"	
DI	8	DICENTRA 'KING OF HEARTS'	BLEEDING HEART	1 GAL.	1'-6"	
D.PUN	10	DENNSTAEDTIA PUNCTILOBULA	HAY SCENTED FERN	1 GAL.	2'-0"	
N.FAA	16	NEPTA X FAASSENII	CATMINT	1 GAL.	2'-0"	
S.OFF	3	SANGUISORBA OFFICINALIS	GREATER BURNET	1 GAL.	2'-0"	
SHRUBS						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
I.VIR	13	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	2 GAL.	3'-0"	

GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAYING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM 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 ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 1.2 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF 'AMERICAN STANDARDS FOR NURSERY STOCK BY THE' AMERICAN ASSOCIATION OF 'NURSERYMEN' LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PROVIDE SLOW-RELEASE WATER BAGS ON ALL NEW TREE PLANTINGS AT THE TIME OF PLANTING. WATER ALL TREES TWICE A WEEK IN THE SPRING, SUMMER AND FALL OF FIRST YEAR OF PLANTINGS.

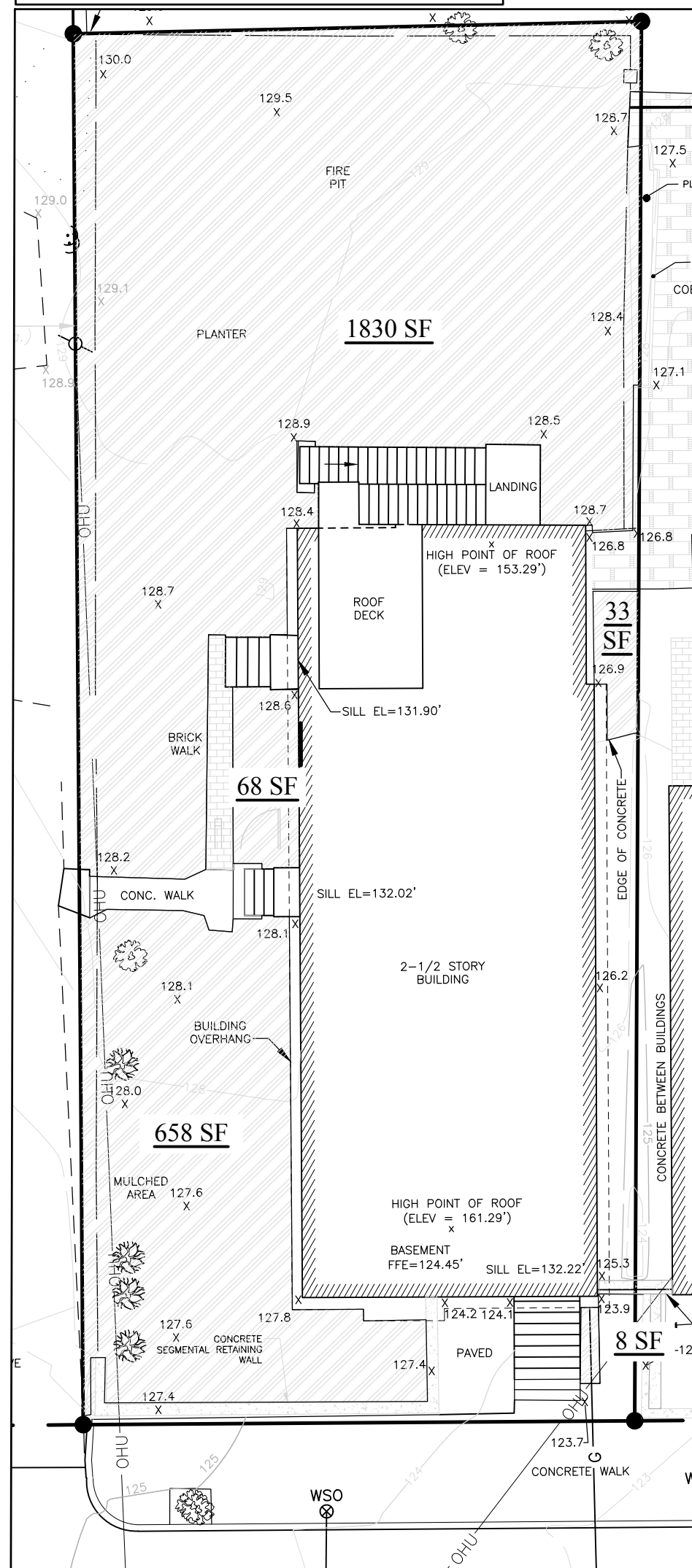


NOTE: This drawing is PRELIMINARY ONLY. It is NOT intended for use as a construction document.

EXISTING CONDITIONS

GREEN SPACE SQUARE FOOTAGE

GREEN SPACE CALCULATIONS:
1830
658
33
8
2,529 SQUARE FEET
4,519 TOTAL LOT SQUARE FOOTAGE
55.96% GREEN SPACE LOT COVERAGE

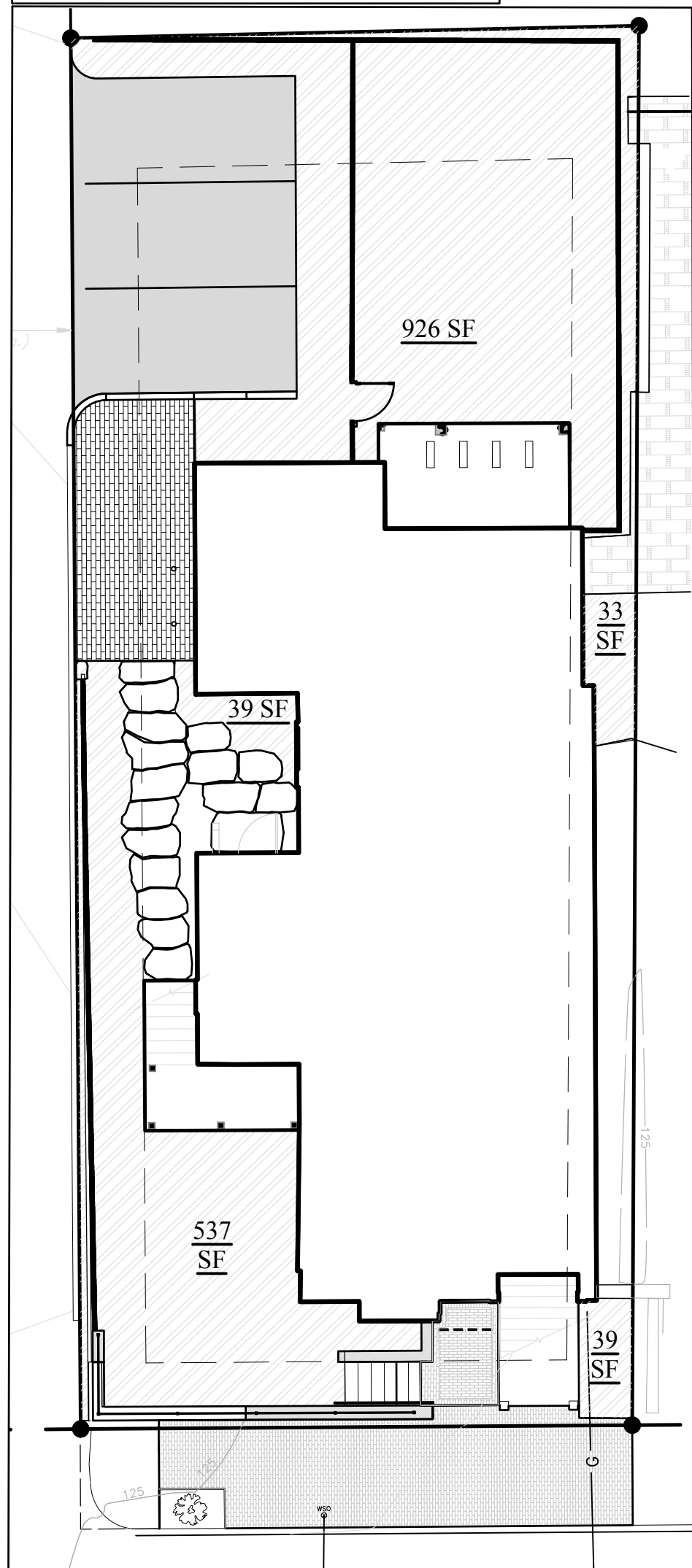


GREEN SPACE EXHIBIT

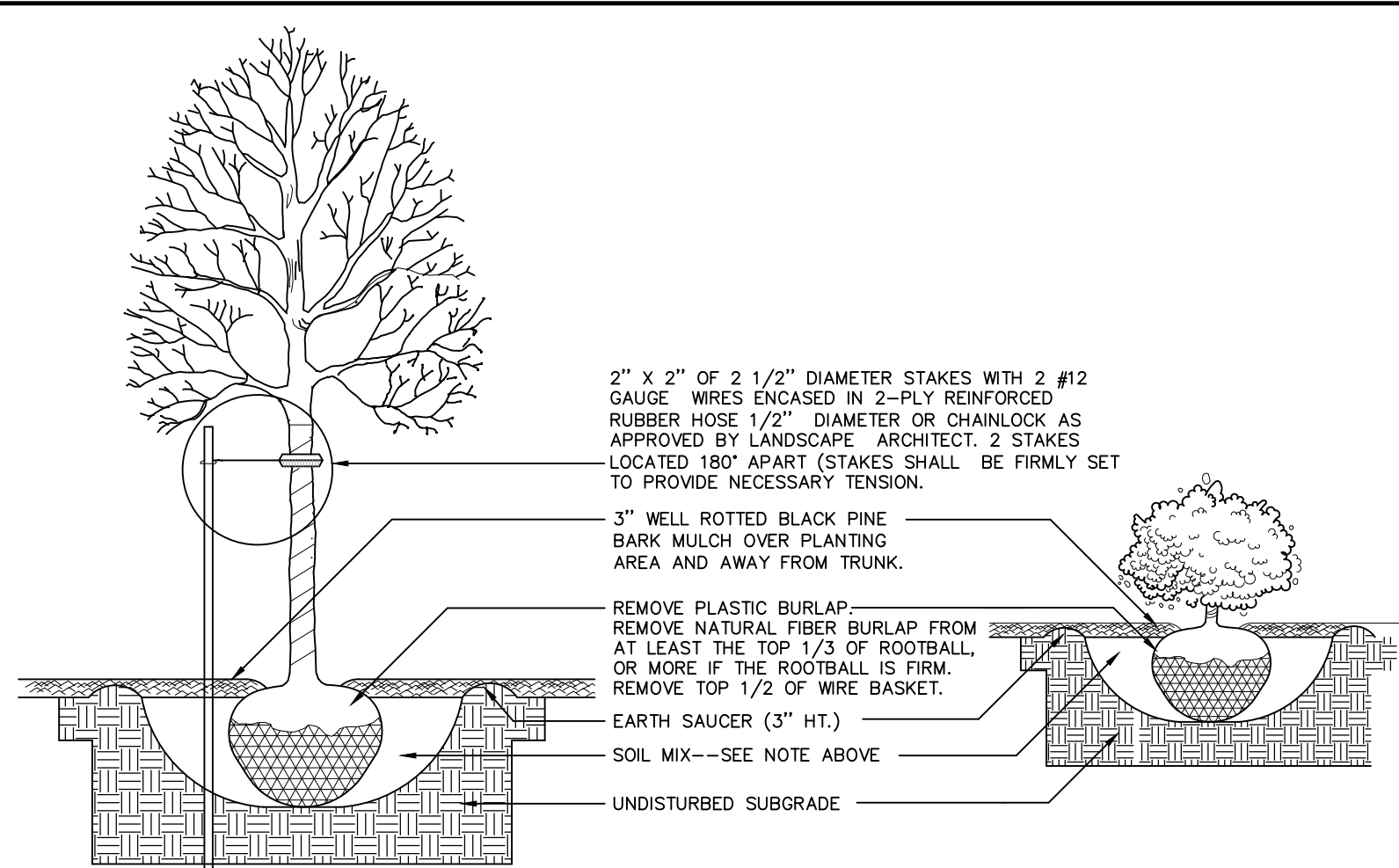
PROPOSED CONDITIONS

GREEN SPACE SQUARE FOOTAGE

GREEN SPACE CALCULATIONS:
926
537
33
39
39
1,574 SQUARE FEET
4,519 TOTAL LOT SQUARE FOOTAGE
34.83% GREEN SPACE LOT COVERAGE



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

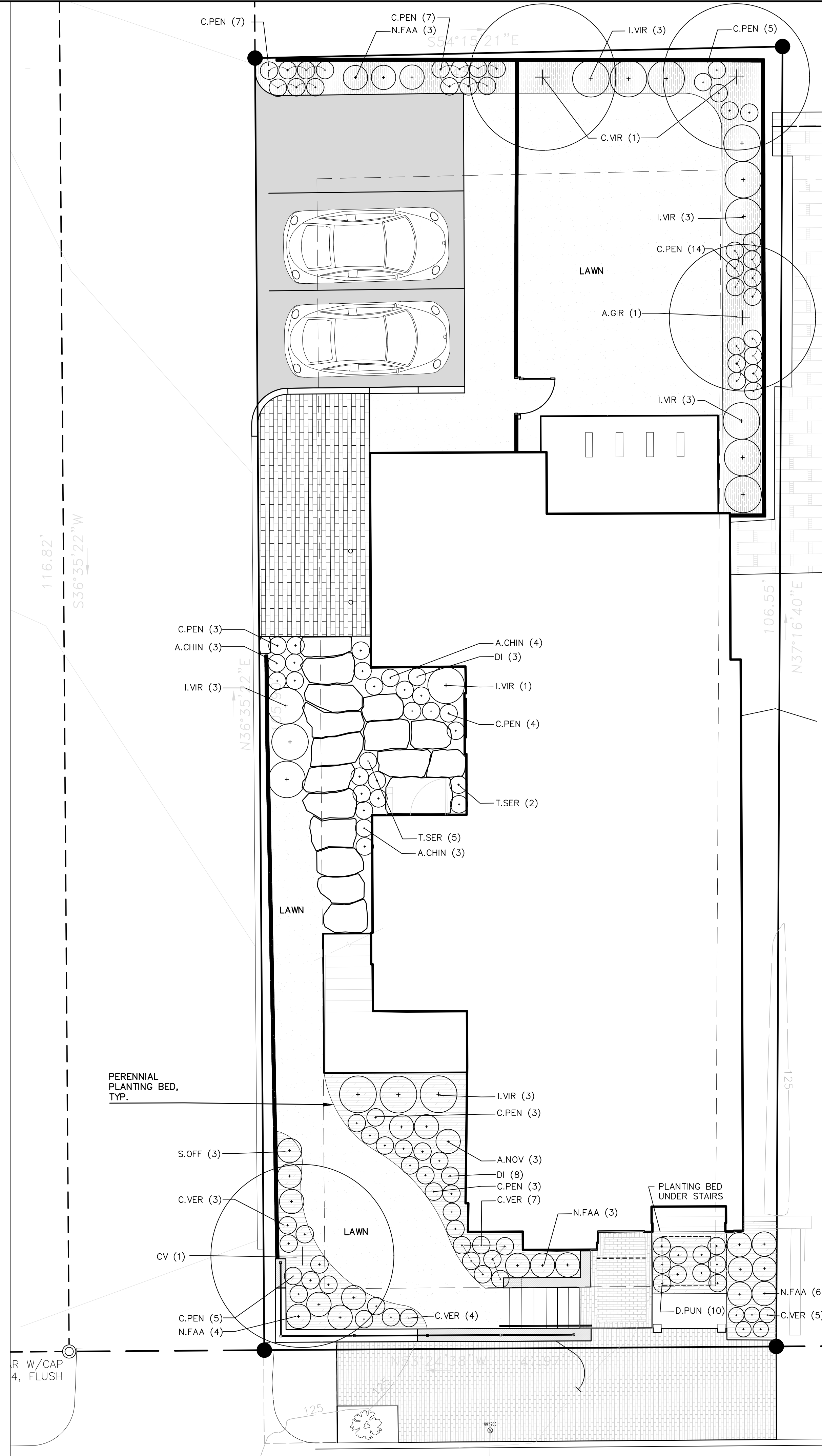
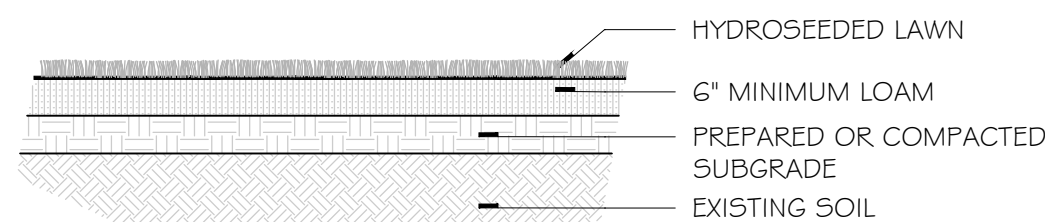


TREE AND SHRUB INSTALLATION

NOT TO SCALE

SEED

NOT TO SCALE



PLANTING PLAN

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

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Date:

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Issued For:

LEVEL II SITE PLAN

Revisions:

REVISION 1
FEBRUARY 26, 2020

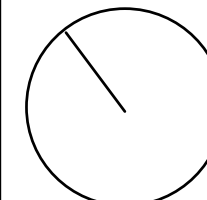
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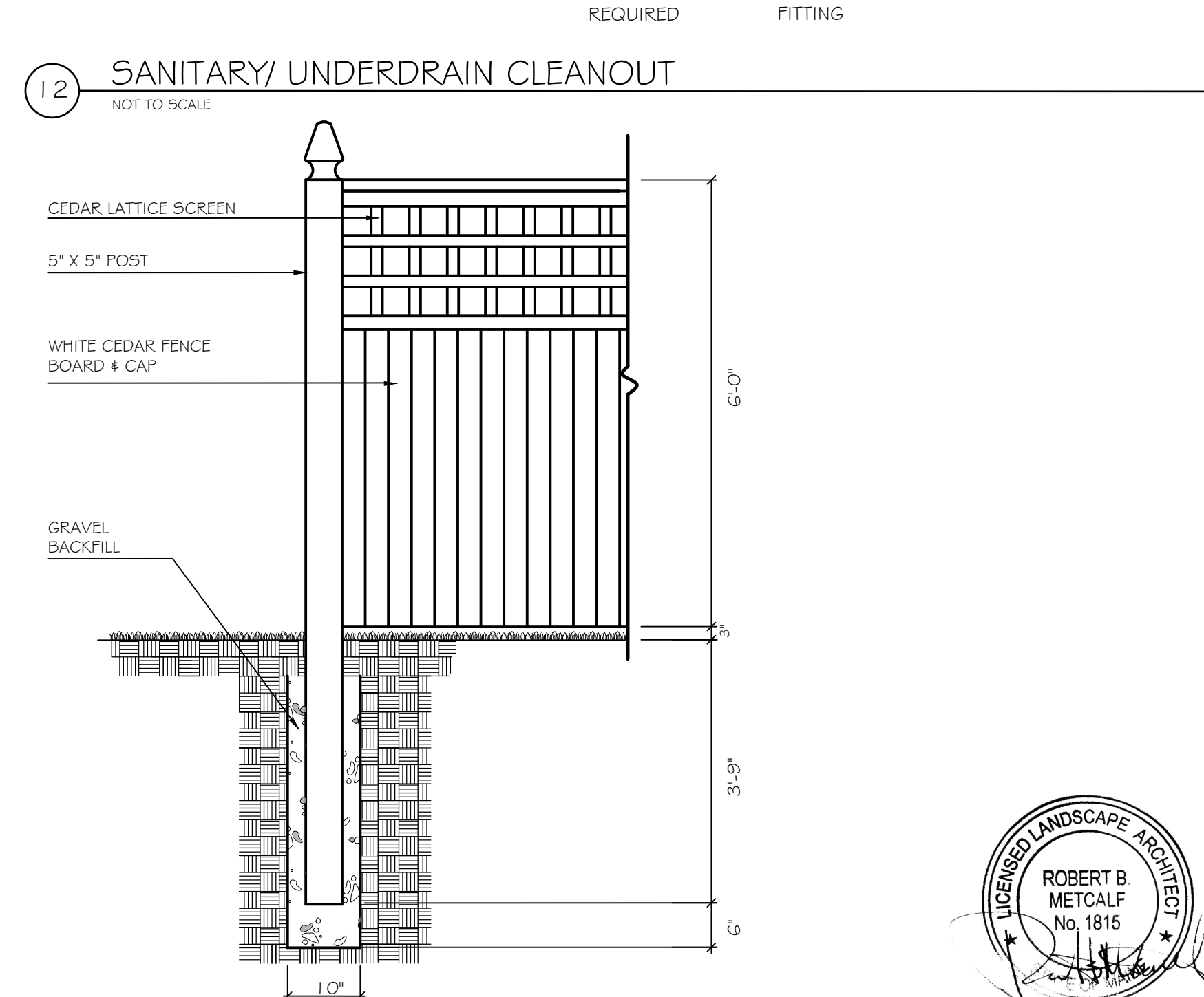
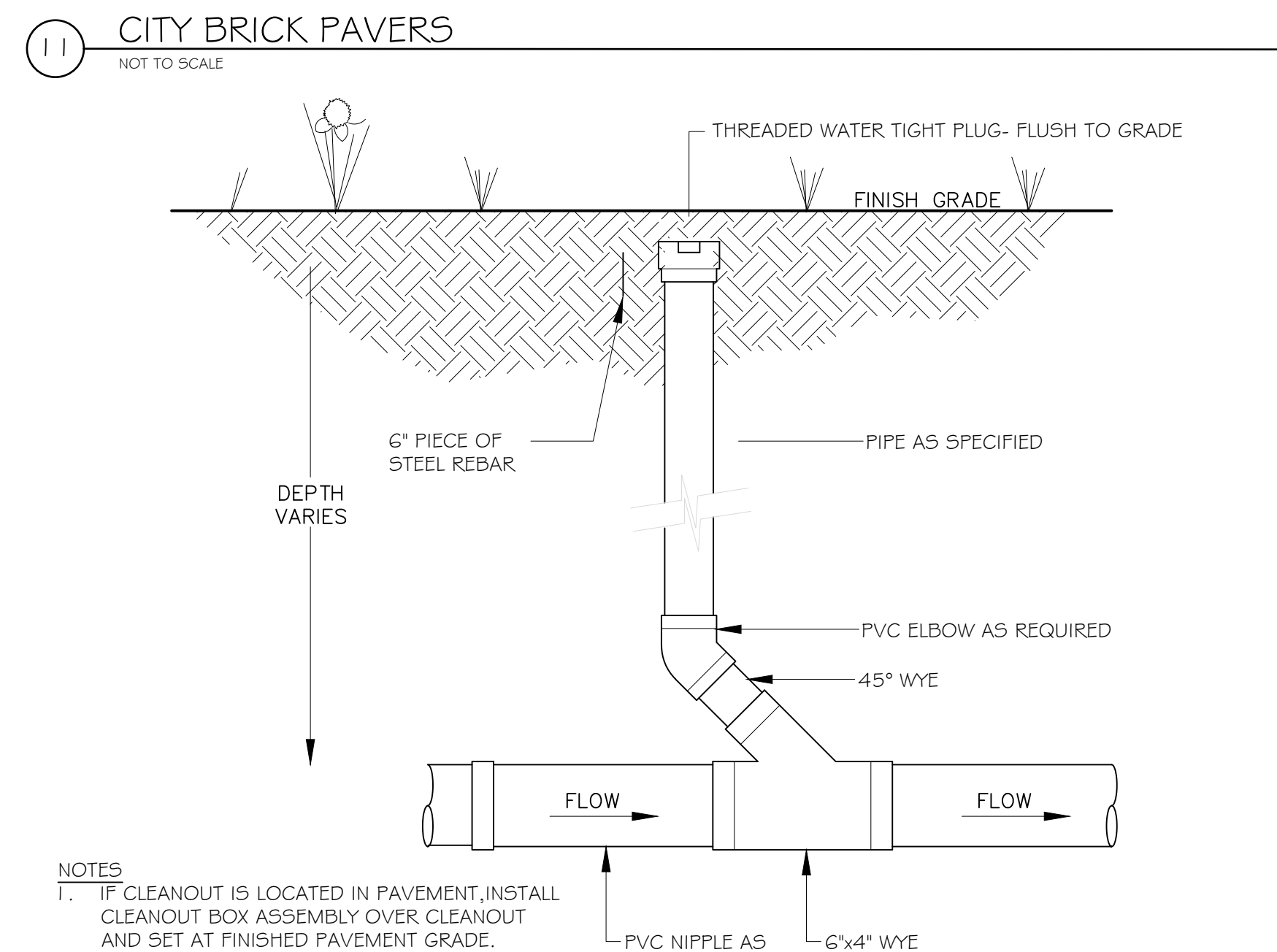
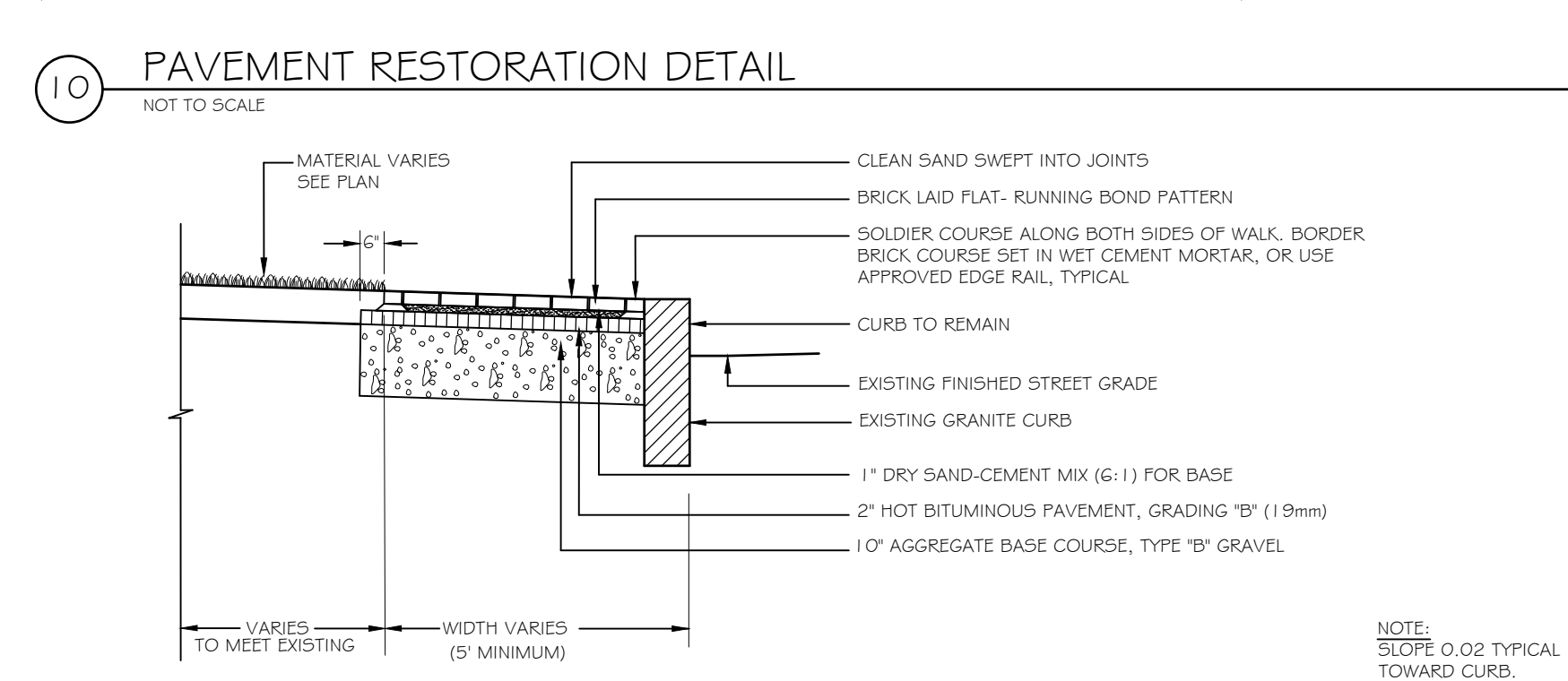
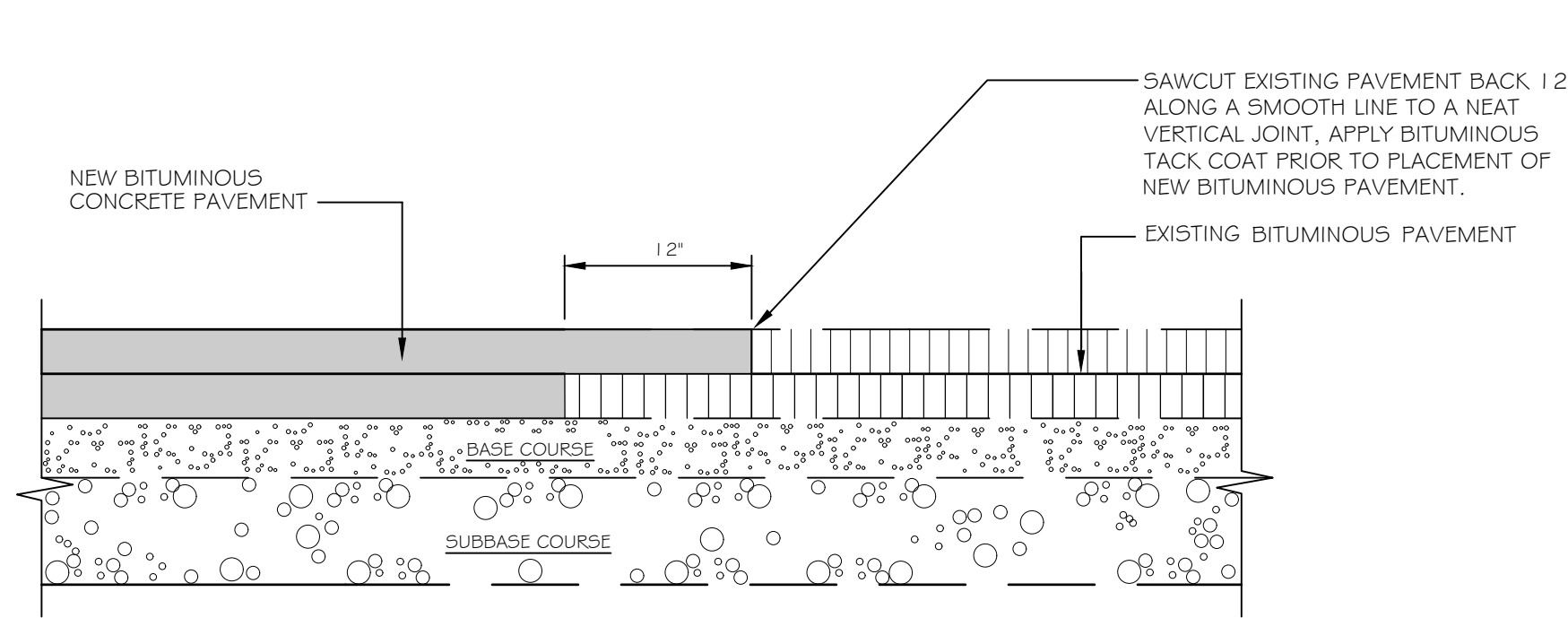
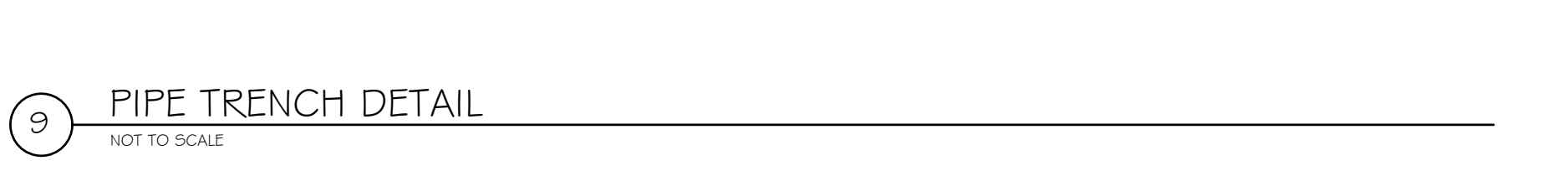
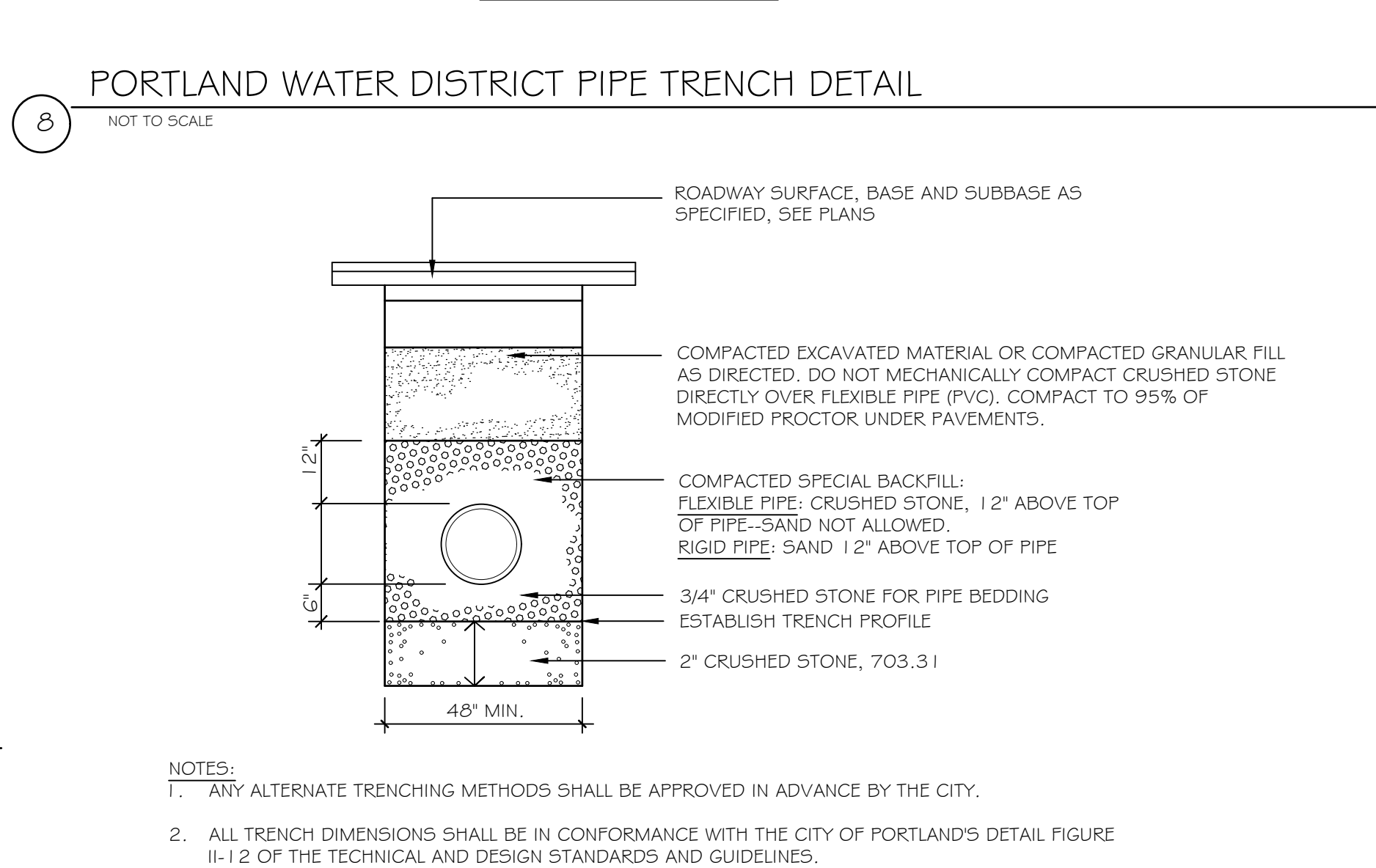
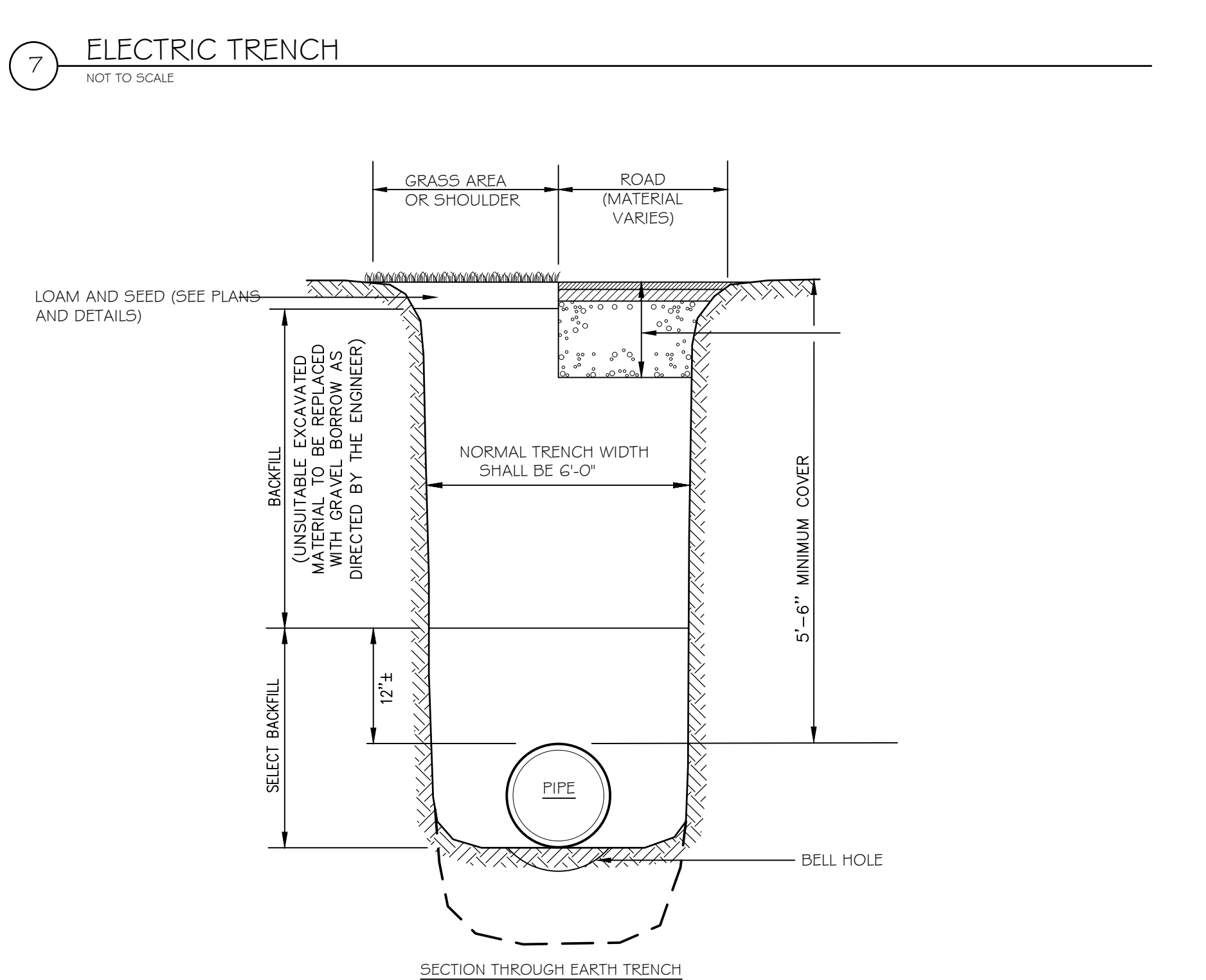
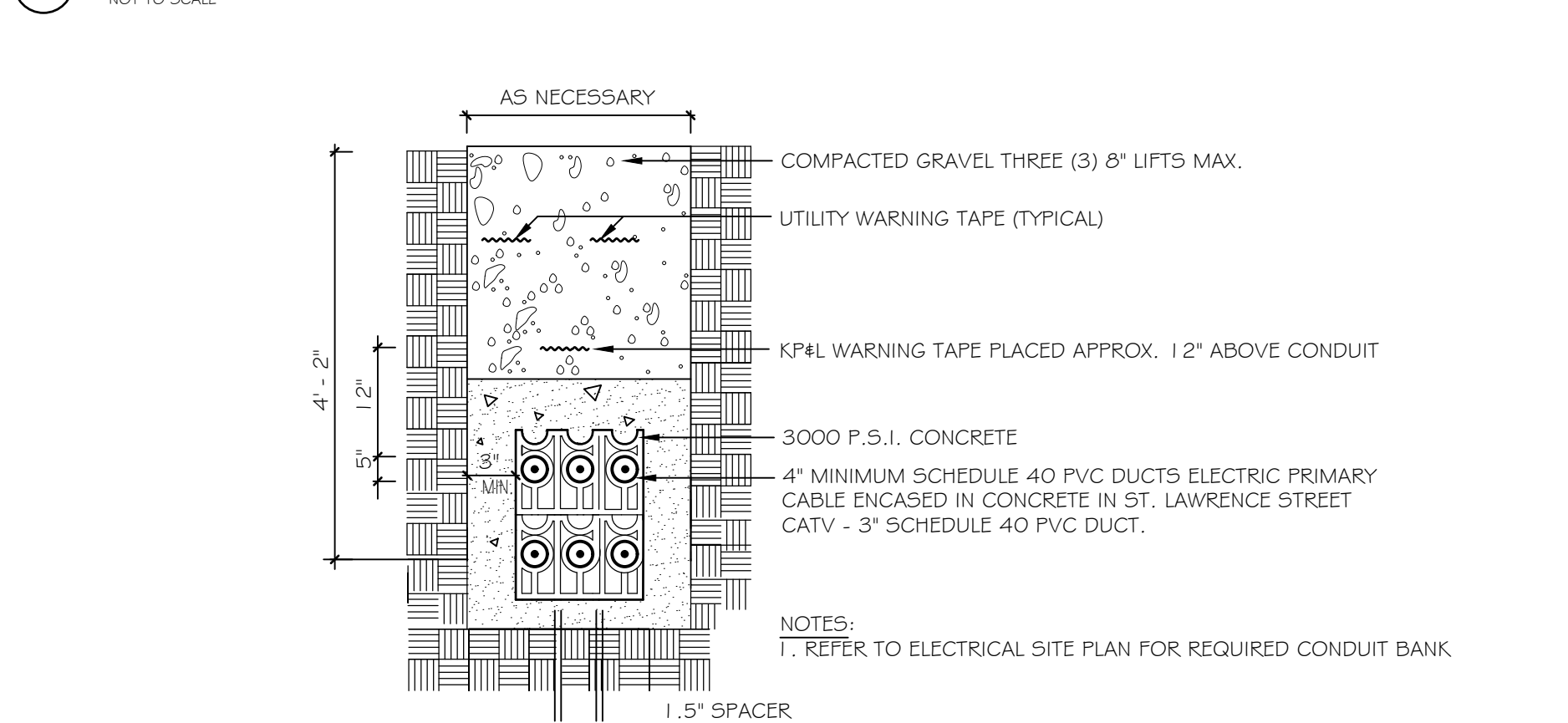
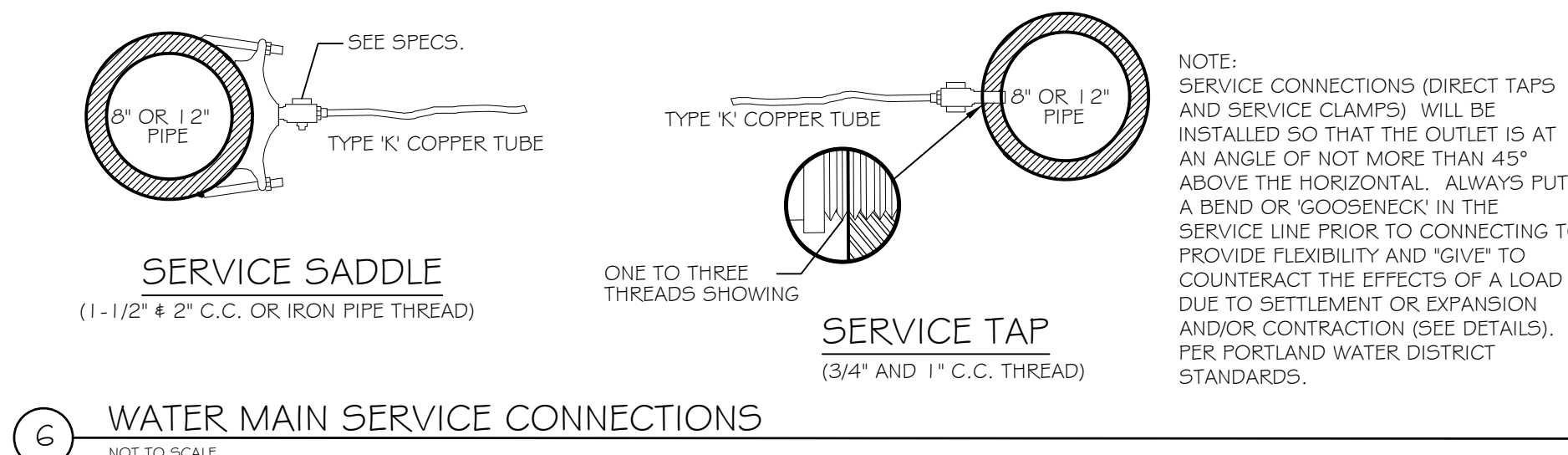
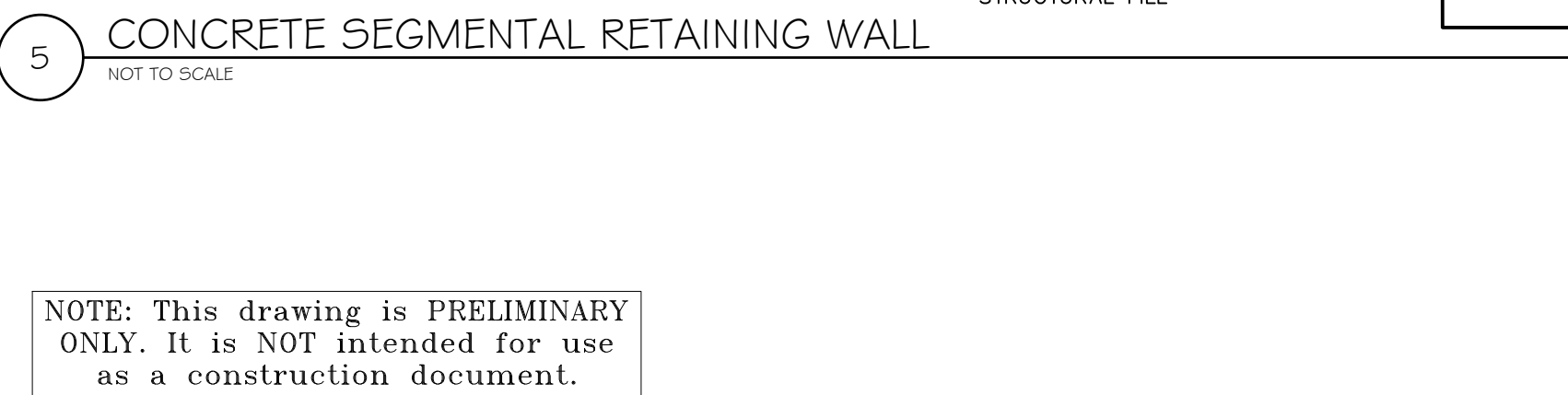
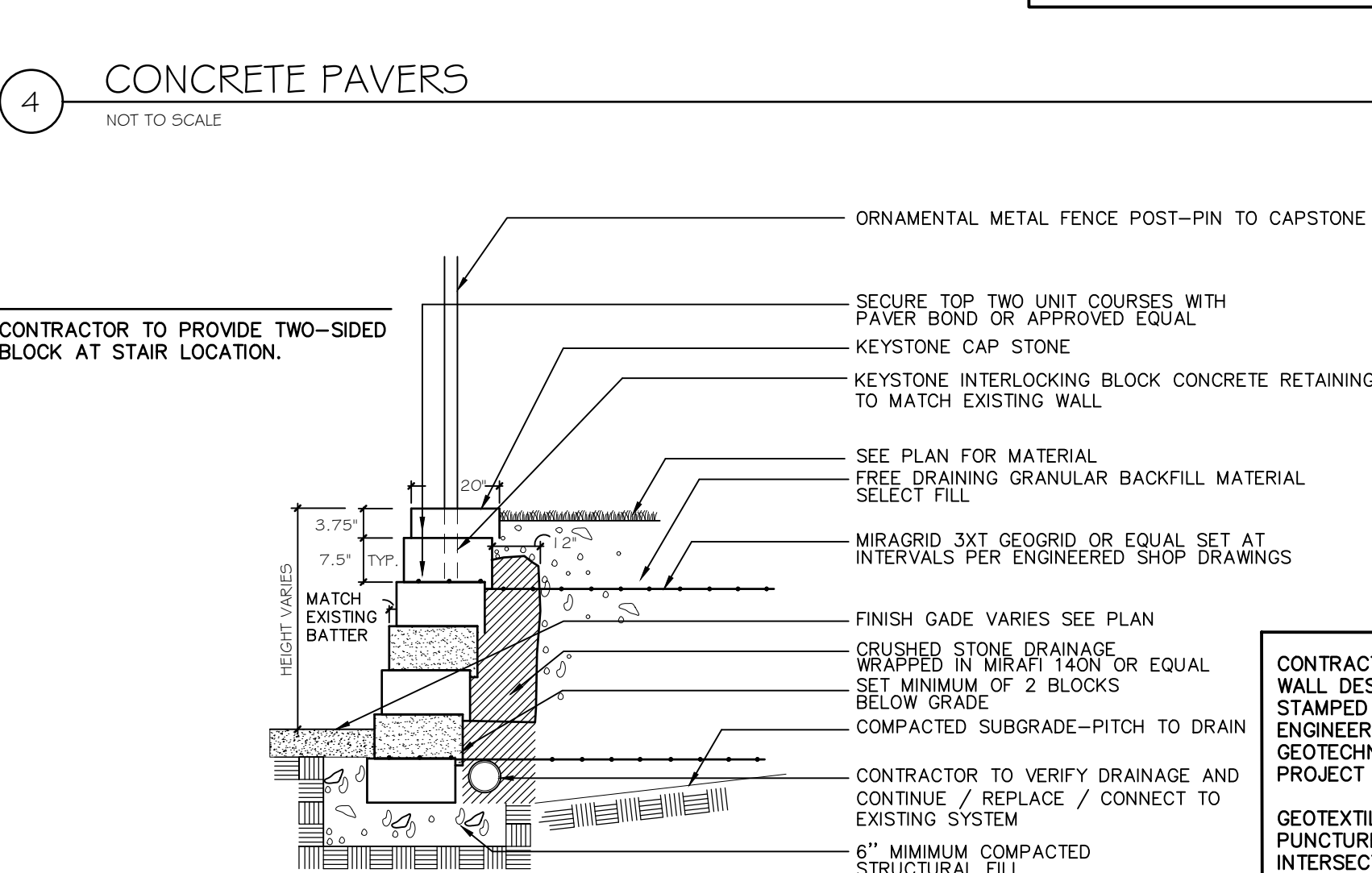
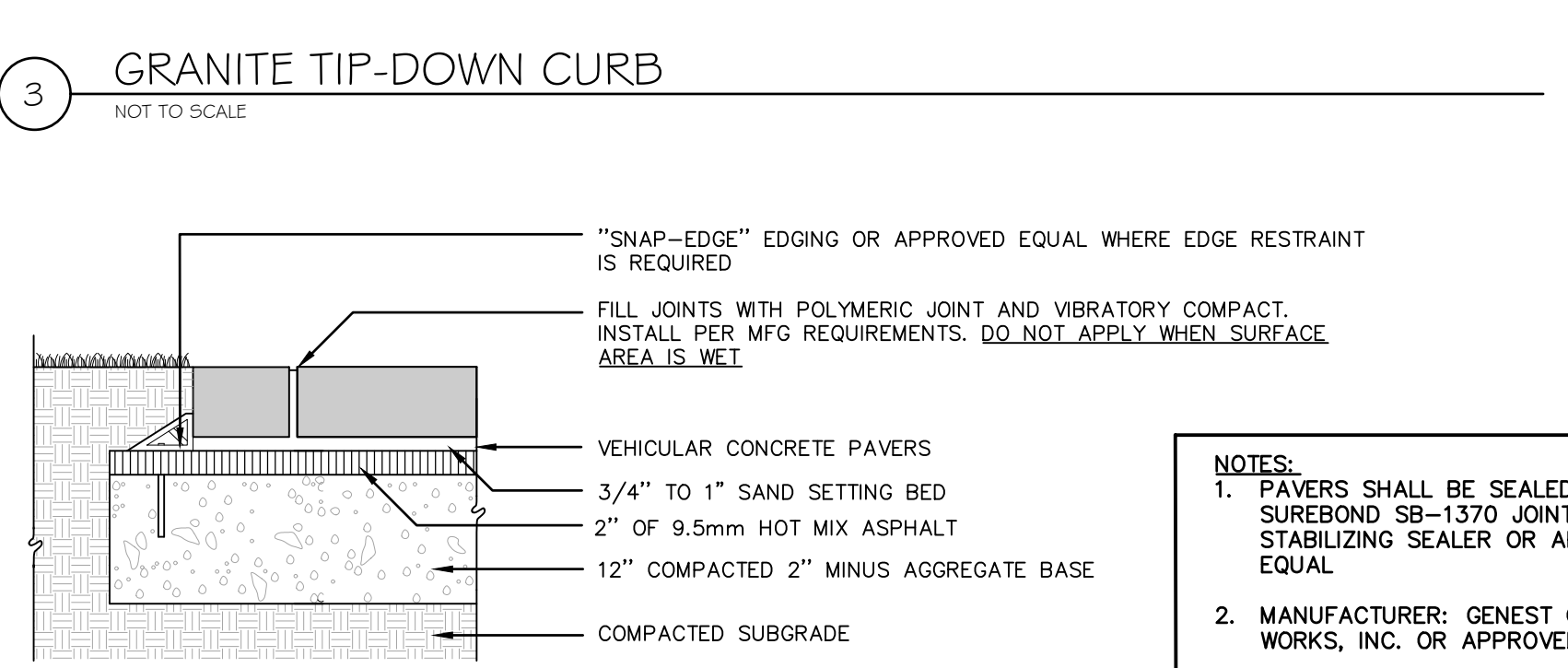
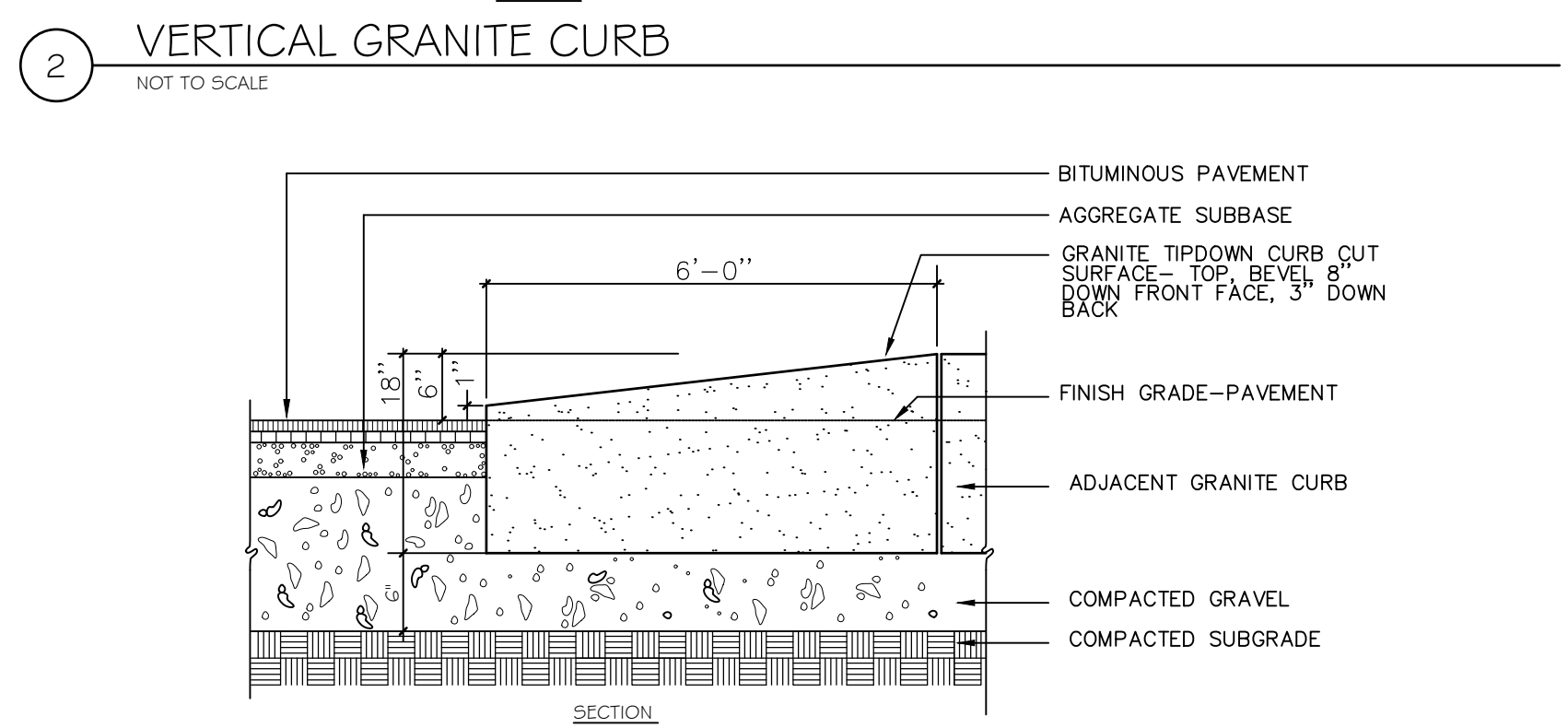
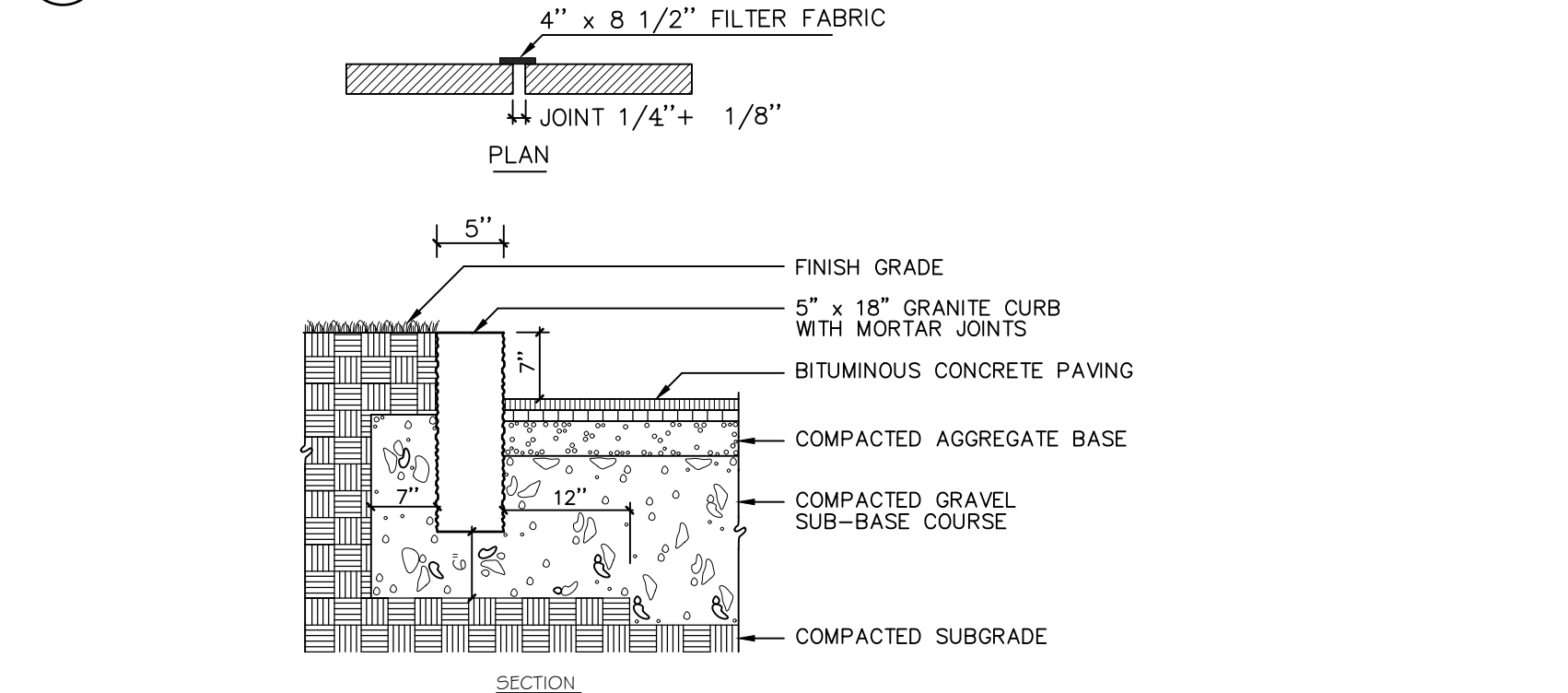
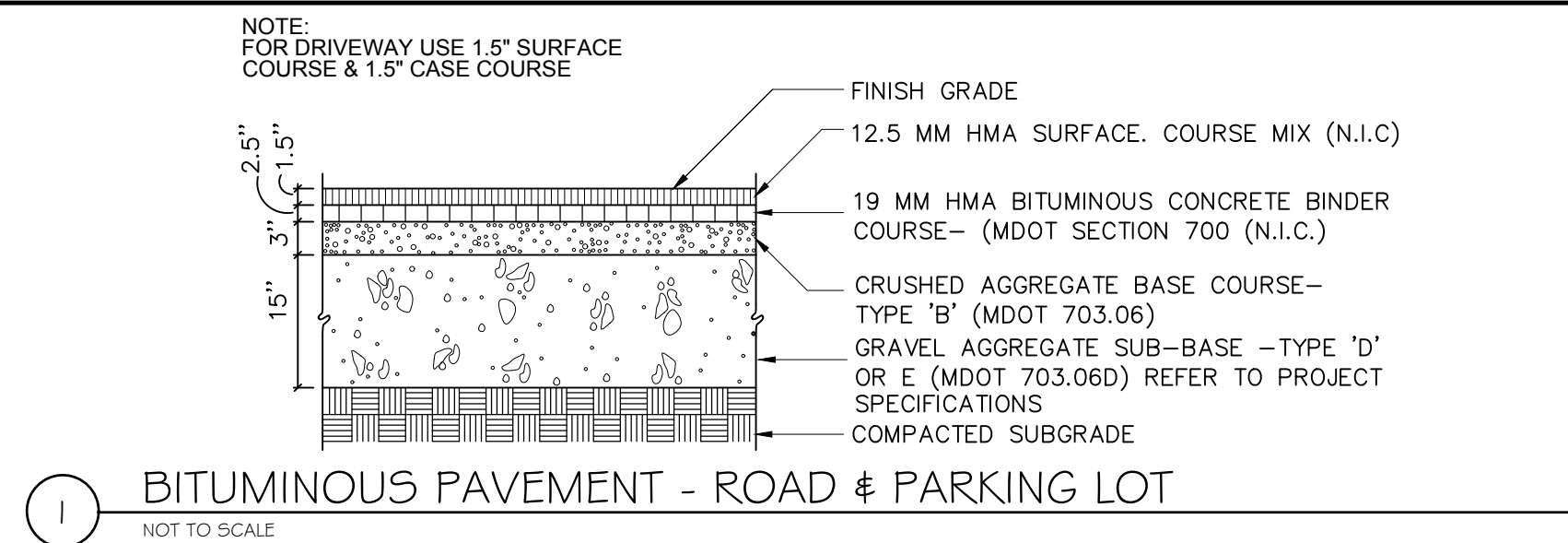
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North:



Sheet No.:

L3



Prepared For Owner/Applicant:
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REVISION 1
FEBRUARY 26, 2020

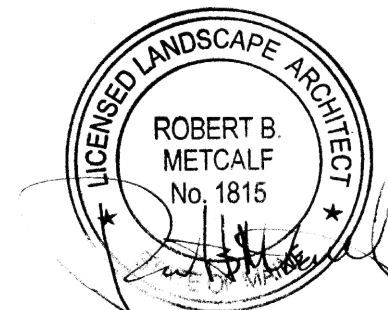
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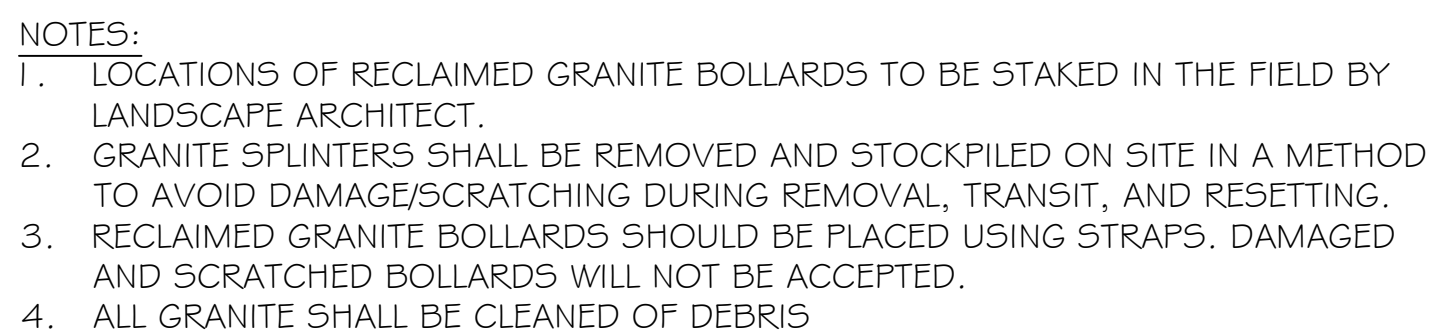
Title:
DETAILS

Scale: AS NOTED

Sheet No.:

L4





LAWSON HOLDINGS, LLC.

49 ST. LAWRENCE ST. Portland, Maine 04101

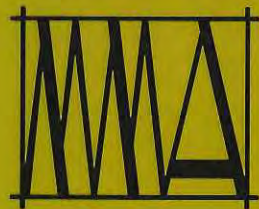
L5

49 ST.
LAWRENCE

49 ST. LAWRENCE STREET

PORTLAND, MAINE

Att. 3



MARK
MUELLER
ARCHITECTS

100 Commercial Street
Suite 205
Portland, Maine 04101
Phon: 207.774.9057
email:
rmi@muellerarchitects.com

HP SUBMISSION

01.13.20

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP

49 ST.
LAWRENCE



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HP SUBMISSION

01.13.20

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP1.8

49 ST. LAWRENCE



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EXTERIOR FINISHES:

MAIN HOUSE: REMOVE ALL
EXISTING SHINGLES.
PROVIDE NEW 6" CEMENTITIOUS
CLAPBOARDS
W/ CORNER BOARDS

PROPOSED ROOF ADDITION:
SHALL BE WOOD
PRE-FINISHED 4" CEMENTITIOUS
CLAPBOARDS
W/ PRE-FABRICATED WOVEN
CORNERS

ROOF: 12" STANDING SEAM METAL
ROOFING

STANDING SEAM
METAL ROOF, 12"
SEAMS, PAINTED
KYNAR FINISH

PROPOSED
EXIT STAIR
TOWER

ASPHALT ROOF
SHINGLES @ BAY
WINDOW

STANDING SEAM
METAL ROOF, 12"
SEAMS, PAINTED
KYNAR FINISH

PROPOSED
RESIDENT
ENTRANCE

GUARD/HANDRAIL
SYSTEM:
42" HIGH
WOOD NEWELS, W/
WOOD TOP &
BOTTOM RAILS AND
2X2 BALLUSTERS

EXISTING BAY WINDOW
TO REMAIN
RE-CONDITION AS REQ'D
PLUG, TOUCH & SAND (PT#S)
AND PAINT

PROVIDE ALL NEW HEAD
FLASHINGS

EXISTING
GABLE END RAKE
PROFILE
AND CORNICE RETURNS
TO REMAIN

EXISTING
BUILDING HEIGHT
TO REMAIN

PROPOSED SHED DORMERS:
PROPOSED PER CITY ZONING ORDINANCE
SECTION 14-436.4.B

SHED ROOF
RAKE: (TYP.)
1X3 OVER
1X8 RAKE

MAIN ROOF RAKE: (TYP.)
EXISTING
TO REMAIN

RE-CONDITION THE EXISTING
TRIM PROFILES AND
CROWN MOULDING
PT#S AND PAINT

EXISTING ENTRY
PORTICO AND PILASTERS TO
REMAIN
RE-CONDITION AS REQ'D
PLUG, TOUCH & SAND (PT#S)
AND PAINT

PROVIDE ALL NEW HEAD
FLASHINGS

EXISTING ENTRY
DOOR TO REMAIN
RE-CONDITION AS
NOTED ABOVE

EXISTING ENTRY
STAIR STRUCTURE TO
REMAIN
PROVIDE NEW TREADS AND
RISERS, PAINT FINISH

RISERS: PINE
TREADS: WOOD TONE
COMPOSITE

PROVIDE NEW
GUARD/HANDRAIL SYSTEM
@ MAIN ENTRANCE

42" HIGH GUARDRAIL
34" HIGH ROUND WOOD
HANDRAIL
8" DECORATIVE NEWELS
WOOD TOP & BOTTOM RAIL
W/ 2X2 PAINTED WOOD
BALLUSTERS

NEW RESIDENTIAL
ENTRANCE DOOR
@ NEW LIVING UNIT

EXISTING BRICK
BASE: TO REMAIN,
RE-POINT AS REQ'D
AND PAINT ALL
ALL (4) SIDES

HP SUBMISSION

01.13.20

FRONT ELEVATION

3/16" = 1'-0"

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP 1.3

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, STAINSTONE AT DORMERS
3. GRILLS:
7/8" SFL AS SHOWN ON THE ELEVATIONS, INCLUDE WITH ALUM. SPACER BARS
4. EXTENSION JAMBS:
4 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 1/4" HEAD/ JAMB & 1 1/4" SILL.
EXTERIOR: FACTORY EXTERIOR FLAT CASING AS SHOWN ON ELEVATIONS
7. SCREENS: (SHIP/ PACKAGE SEPARATE FROM WINDOWS)
POLYESTER MESH INSECT SCREENS OR EQUAL (HALF SCREENS @ DOUBLE HUNG)
8. HARDWARE:
COASTAL HARDWARE PACKAGE
STANDARD STYLE, BRUSHED NICKEL FINISH



STANDING
SEAM METAL
ROOF, 12"
SEAMS,
PAINTED
KYNAR FINISH

LEFT ELEVATION

1/8" = 1'-0"



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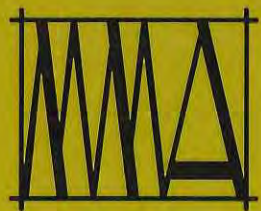
HP SUBMISSION

01.13.20

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP1.4

49 ST.
LAWRENCE



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HP SUBMISSION

01.13.20

RIGHT ELEVATION

1/8" = 1'-0"

49 ST. LAWRENCE STREET
PORTLAND, MAINE 04101

HP1.5

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
34 SPRUCE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: February 28, 2020
RE: March 4, 2020 **WORKSHOP** – Preliminary Review of a New Single-Family Home
And Reclassification of a Contributing Structure
Proposed for Demolition

Address: 34 Spruce Street
Applicants: Tim Gebhardt, Basha LLC
Project Designer: Trevor Watson
Contractor: Carignan Construction

Introduction

Owner Tim Gebhardt and designer Trevor Watson are proposing to construct a new single-family home at 34 Spruce Street. The property once had a Greek Revival two-family dwelling close to Spruce Street, but currently consists of a gravel parking area and an unoccupied, contributing 1841 house at the extreme rear of the lot. Mr. Gebhardt seeks to demolish the existing structure which is in poor condition, and build a new house for himself and his family, closer to the street.

The owner and designer have met with HP staff on two occasions in the past several months for preliminary, conceptual feedback on early designs, including discussions about compatible contemporary design in the context of Spruce Street and the surrounding neighborhood. Last fall they and HP staff also attended a short Pre-Application meeting with applicable review departments, including Zoning, Inspections, Public Works, Life Safety, etc., for informational discussions on the various required reviews.

Having had two meetings with staff, the applicants will bring revised conceptual plans to a workshop with the Board on March 4, 2020. Needless to say, this type of review – a new house in a dense, well established historic neighborhood – is rare and calls for a different sort of review than the Board’s typical reviews of additions, rehab projects, and larger,

commercial or residential new construction. Compatibility with the context surrounding the site is vital to the success of the design, as is the balance of continuity and change. Especially in the case of a distinctly contemporary house, the inclusion of design elements drawn from the nearby built context works in favor of compatibility while other aspects of the design program will communicate a distinct character and flavor that makes clear the new building is of its own time, expressing the needs and tastes of the owners.

In support of the application Mr. Watson and Mr. Gebhardt have submitted a project summary, historic photos of selected neighborhood houses, an engineering survey of the existing house on the lot, a boundary survey, photos of existing conditions, a conceptual site plan, and concept sketches and renderings for the proposed house. Staff has added to the packet some photos of existing conditions on Spruce Street and at the existing house (34 Spruce Street.)

As this is the first workshop the Board's focus will no doubt be on the general compatibility of the conceptual design with the site and its context, as guided by the principles highlighted in the Standards for Review of New Construction. (See Attachment 1.) Productive goals for the Board's preliminary review might be: providing the applicants with a sense of an appropriate design direction; indications on how to best meet the most important review standards; and clues as to the general types of materials and detailing that would be most suitable. The applicants also seek some indication as to the likelihood that Board members might view favorably the reclassification of the existing house based on its condition and location, to allow for demolition.

Subject Property

The subject property consists of a narrow lot that once had a mid-19th Century Greek Revival home near the street, and a smaller home of the same era at the rear of the lot. It is just one house back from Clark Street, though at the time it was built (long before the construction of Reiche School,) Spruce Street ran across Clark Street, continuing to Brackett. The primary structure on the lot was a typical side-entry Greek Revival building with its front-gabled façade close to the street. It had 2-1/2 stories and a vertical expression and proportions. (See Attachment 8) Staff does not know when the front house was demolished, but the existing curb cut must date from after the demolition.

At the back corner of the lot is a small Greek Revival house that still exists, the William Lindsay House. A historic resources property description says it was erected in 1841, possibly as a carriage house or guest house; whatever the original use, it was a residence before 1924. (See Attachment 9.) This small house has been altered significantly, and allowed to deteriorate. A brief evaluation by Engineer Bruce Macleod includes several photos, and rates the overall condition as poor. (See Attachment 5) The footprint of the house is very close to property lines in the rear, and visibility from the street is limited. There is not a 1924 tax photo of the building, but current staff photos (Attachment 7) illustrate some of the alterations and losses:

- Vinyl insert windows and modern brick mould casing
- Changes to the roof shape
- Front entry alterations, including door, trim, and surround
- Rear addition

Project Context

The block of Spruce Street between Clark and Emery Streets is quite densely built out with residential buildings having mostly fewer than four units. (It appears that seven properties on the block contain four or more units.) All but two of the structures on this block are fairly close to the sidewalk; some have room for a small front garden but many do not. Dates of construction appear to be all between 1841 and 1925, with the majority clustering between 1850 and 1890.

The styles represented most numerous include Greek Revival, Italianate, and Second Empire, with a few examples of Colonial Revival, Queen Anne, and even one Shingle Style house. Of the gable-roofed structures, most have the gable facing the street. Besides the number of Second Empire dwellings, there are several examples of flat roofs. On the whole, given the preponderance of narrow lots and the styles that are most numerous, it would be fair to say that a majority of the buildings have a mostly vertical expression in massing, fenestration, and proportions.

While the primary immediate context is eastern end of the Spruce Street block, the proximity of 34 Spruce Street to Clark Street adds somewhat to the diversity of the surrounding built environment. The character of Clark Street is different from the more relevant context of Spruce Street, but the proximity of the location to Clark Street make it feel close to a transition zone.

Immediately next door to the subject property, the corner property is 140 Clark Street, an 1849 Greek Revival double house which was renovated by Mr. Gebhardt two years ago. Across Spruce Street is 146-148 Clark Street, which was originally a Greek Revival Style double house and has been added to in a variety of later styles. To the rear is a gravel parking area, immediately across from the subject property.

Proposed Project

Please see the architect's project description (Attachment 2) for a brief summary of the conceptual design approach and the applicants' analysis of the built context. The proposed single family house has three stories, a flat roof and covered porches on the first and third floors of the front façade. With the house proposed to be set back 30' from the front property line, there are a small front yard and a parking area between the front porch and the sidewalk. (Note: Zoning prohibits parking in the front setback, which is quite small as the minimum would be the average of the setbacks of the buildings on either side.)

As noted above, as proposed the new construction is dependent on the demolition of the existing building, which would require that the Board reclassify it as noncontributing. In order to meet required setbacks, Mr. Gebhardt plans to convey 2.5' of property from 36 Spruce Street, which he owns, to the lot at 34 Spruce Street.

Staff Comments

Staff has attached the first page of the Standards for Review of Construction, from Portland's Historic Resources Design Manual, and suggest this should be the basis of the Board's preliminary review. (See Attachment 1) Most important at this stage of the review is the evaluation of how well the concepts presented meet the threshold of visual compatibility for the most important building characteristics:

Scale and Form

Height
Width
Proportion of Principal Facades
Roof Shapes
Scale of the Structure

Composition of Principal Facades

Proportion of openings
Rhythm of solids to voids in facades
Rhythm of entrance porch and other projections
Relationship of materials, texture, and color
Signs, canopies, and awnings

Relationship to the street

Walls of continuity
Rhythm of spacing and structures on streets
Directional expression of principal elevations

As the applicants have pointed out, the preamble to the Standards states on the second page:

“A new building in a historic district ... need not follow the pattern set by its neighbors in each and every category of compatibility. It should, however, relate to a number of them.”

The question of *which* characteristics are most important in assuring the compatibility of the new construction with the context becomes important to answer, especially in the case of a contemporary building in a neighborhood where all of its neighbors are over 100 years old. The most important characteristics have to do with the conceptual design and its salient features, as

well as the character-defining features of the immediate context. (In most comments, staff is focusing on the principal, street-facing front façade.)

In terms of scale and form, staff is somewhat comfortable with the basic form of the proposed house, and is comfortable with the flat roof, a type which is present in the neighborhood, though outnumbered by other roof forms. An unusually heavy amount of wall above the third floor below the roof raises questions. This exaggeration of the apparent height appears heavy and prompts the question of why it is there. Staff does not believe that reducing the height above the third floor would do harm to the proportions and vertical expression of the façade.

Composition of Principal Facades:

Staff suggests further study of the fenestration, particularly on the front face. The amount of glass on the principal face does not appear compatible with the prevailing characteristics on the street in terms of proportions of the openings and the rhythm of solids to voids. In this urban environment the overwhelming amount of glass on the first and third floors seems out of place – perhaps it is a more suburban approach to contemporary infill than one that fits comfortably on Spruce Street. Staff understands the desire for light, but a desire for privacy might call for window coverings much of the time.

On the west side of the building, there are three window types proposed; in the current conceptual elevation, there is not an organizational pattern as is so common in the surrounding buildings. Because there is a driveway next to 36 Spruce Street, this side will be somewhat visible even though the building is proposed to be setback 30' from the sidewalk.

With regards to the proposed dwelling's relationship to the street, the 30' setback as proposed has more in common with the few anomalous neighbors that are set well back, than with the prevailing pattern of the neighborhood – with houses consistently closer to the sidewalk. The construction of a house on the vacant-appearing lot would be a welcome addition to the streetscape, re-enforcing the continuity of the street wall. The directional expression seems vertical, but it is unduly exaggerated by the height of the wall above the third floor and the tall, narrow windows filling the first and third floor walls.

Staff and the applicants discussed the problems of parking in front of houses in historic neighborhoods, but the narrowness of the lot would preclude offstreet parking next to the house unless only part of the front façade extended closer to the street, with a parking space next to it. Zoning would allow parking behind the setback - which in this case could be the average of the setbacks of the properties to either side. Thus the minimum depth of the parking would be 18' plus that averaged setback. That said, there has been consistent hesitation on the part of the Historic Preservation Board to encourage parking between a house and the street, except to one side.

Finally, staff is fairly comfortable with the proposed removal of the existing structure at 34 Spruce Street, given the limited visibility and distance from the street, the poor condition, and the level of alteration that has occurred over time.

Applicable Standards of Review – Please see Attachment 1

Attachments

1. Standards for Review of Construction
2. Applicants' project summary
3. Drawings, renderings, and photo of existing conditions
4. Boundary Survey
5. Engineer's evaluation of existing structure
6. Historic photos submitted by applicants in support of context analysis
7. Additional photos provided by staff
8. 1924 tax photo of 34 Spruce Street (no longer existing)
9. Historic Resources description of 34 Spruce Street (existing house)

STANDARDS: REVIEW OF CONSTRUCTION

5

New Construction Standards

Preamble

The placement of a new building or building addition into an existing historic context presents design problems often quite different from those for new construction on open sites. The challenge, simply put, is one of designing a building which is both distinct from and compatible with the buildings that surround it.

Striking a balance between continuity and change is especially important within historic districts. On the one hand, a commitment to historic preservation should not stifle dynamic, creative contemporary architecture. On the other hand, ill-conceived new construction can easily diminish the visual qualities which led to an historic district's special designation.

The purpose of the following standards is to provide guidance in 1) identifying the visual qualities of a given site's context and 2) assessing whether or not a proposed design is likely to compliment that context. The replacement of historic fabric with new construction can, especially in the aggregate, alter the appreciation of an area as a historic district. Therefore, new construction in such a setting must be carried out with extreme care and respect for that context.

The central idea behind good design in a historic context is a simple one. To a large degree, the scale, mass, orientation and articulation of an infill building or addition should be compatible with that of the buildings that surround it. Broadly stated, compatibility refers to the recognition of patterns and characteristics which exist in a given setting, and a responsiveness in new design or renovation which respects these established patterns and characteristics. Although similarity of design is one way of achieving compatibility in a historic context, a creative and distinctly contemporary

design response is both permitted and encouraged. The modern designer is allowed the freedom of individual expression -- within parameters established by the new building's context.

While a specific solution for a given setting cannot be anticipated in a simple set of guidelines, there are a number of building characteristics which can be used to gauge visual compatibility of new construction in an existing context. These characteristics are:

Scale and Form

Height.
Width.
Proportion of principal facades.
Roof shapes.
Scale of the structure.

Composition of Principal Facades

Proportion of openings.
Rhythm of solids to voids in facades.
Rhythm of entrance porch and other projections.
Relationship of materials, texture and color.
Signs, canopies and awnings.

Relationship to the street

Walls of continuity.
Rhythm of spacing and structures on streets.
Directional expression of principal elevations.

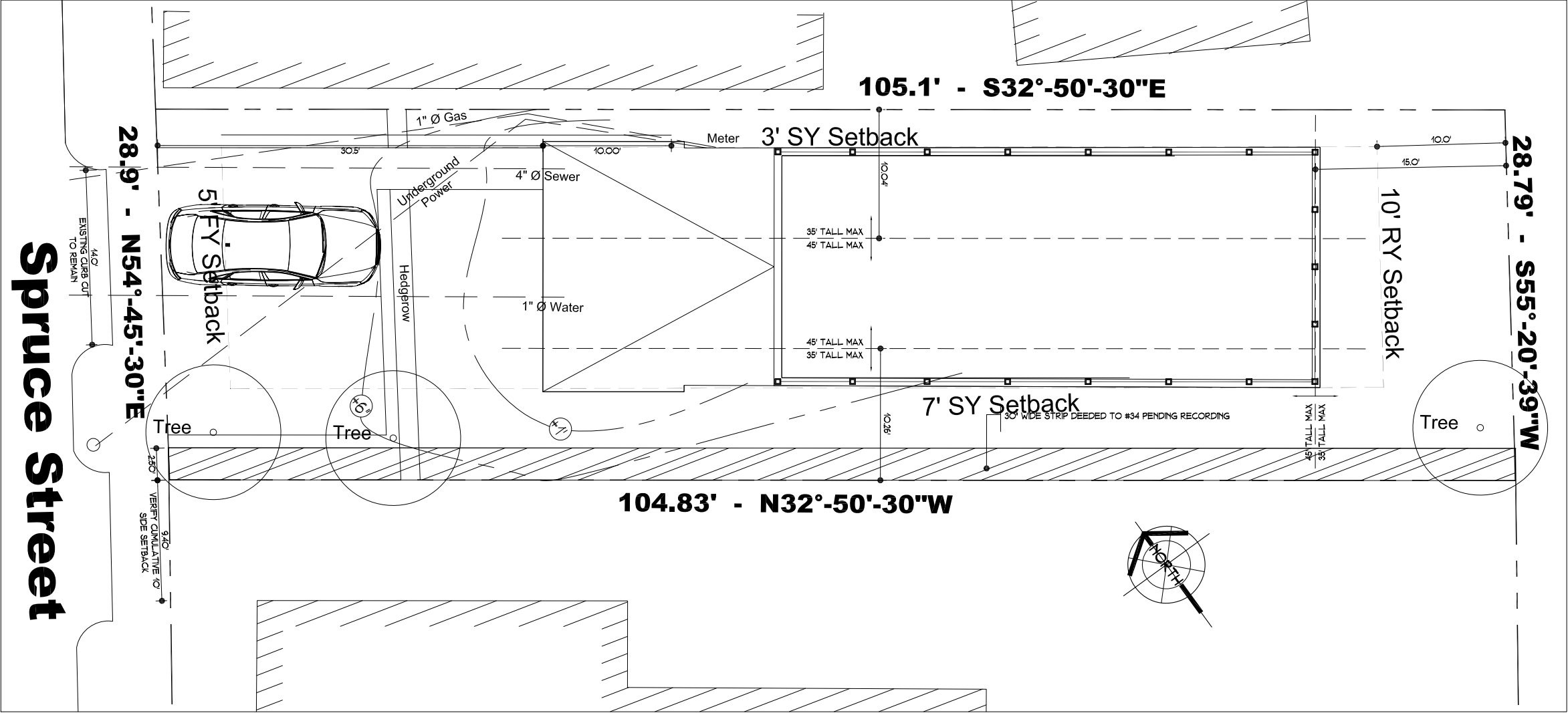
34 Spruce Street Project

Demolish non-conforming single family house located at 34 Spruce St. Home is behind large vacant lot connected to 36 Spruce St. Home was neglected for over 40 years and is irreparable. Build a new single family home on the land (see plans).

Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



2 LOCATION PLAN
SCALE: NTS
NOTE:



1 PLOT PLAN
SCALE: 1" = 10'-0"
NOTE:

INFORMATION INCLUDED OBTAINED FROM BOUNDARY PLAN '34-36 SPRUCE STREET
PORTLAND, MAINE' PERFORMED BY 'SURVEY, INC. PO BOX 210 WINDHAM ME 04062
207-892-2556 ON 16 AUGUST 2018 #18038 AS WELL AS FIELD VERIFIED. CONTRACTOR
IS RESPONSIBLE FOR FIELD VERIFICATION PRIOR TO ANY WORK

LIST OF DRAWINGS	
DWG. NO.	DRAWING TITLE
T-1.0	TITLE SHEET / PLOT PLAN / GENERAL INFORMATION
T-1.1	STREET SCAPE VIEW
C-1.1	CONCEPTUAL ELEVATION CONCEPT
C-1.2	CONCEPTUAL RENDER

Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



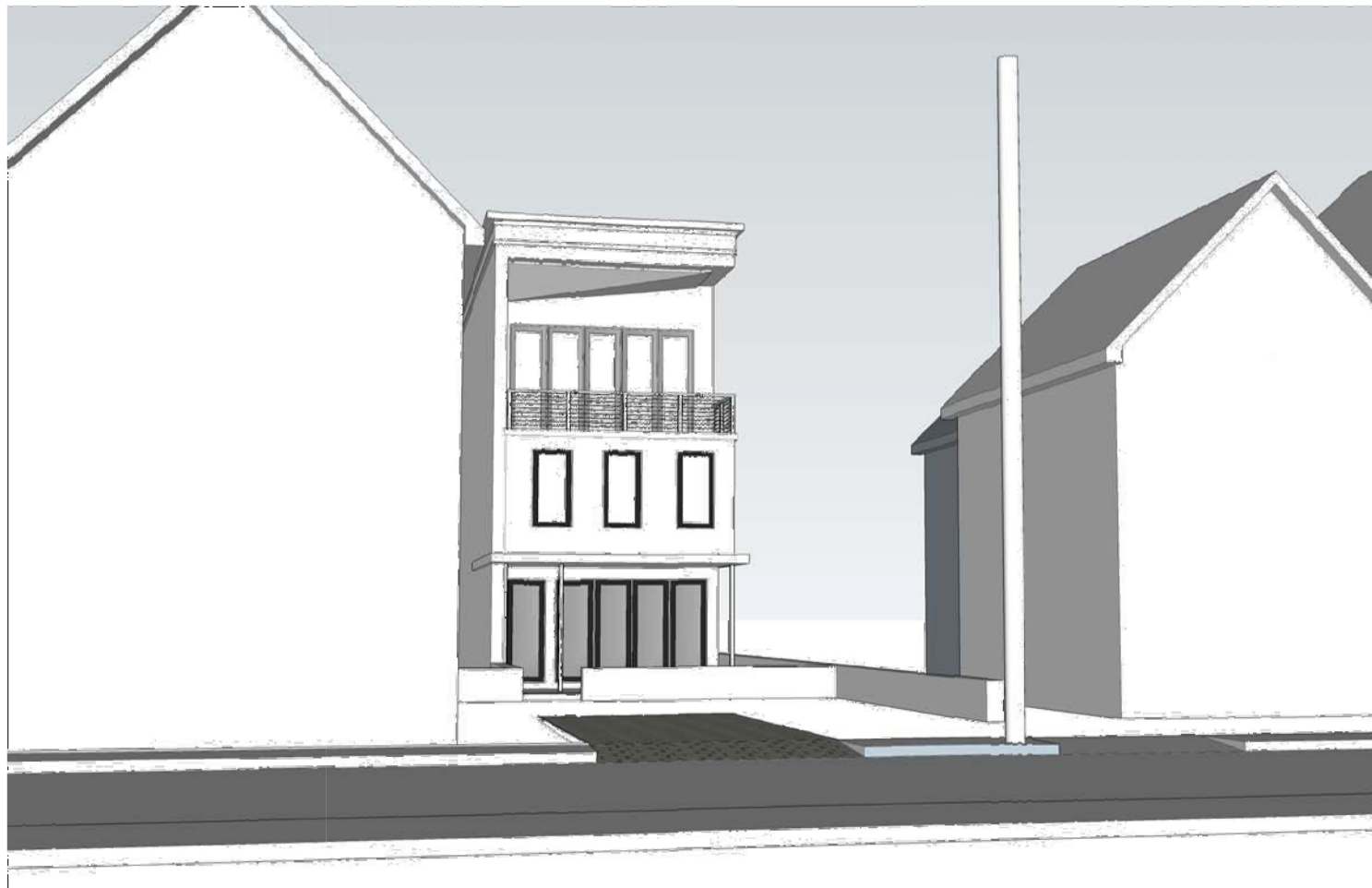
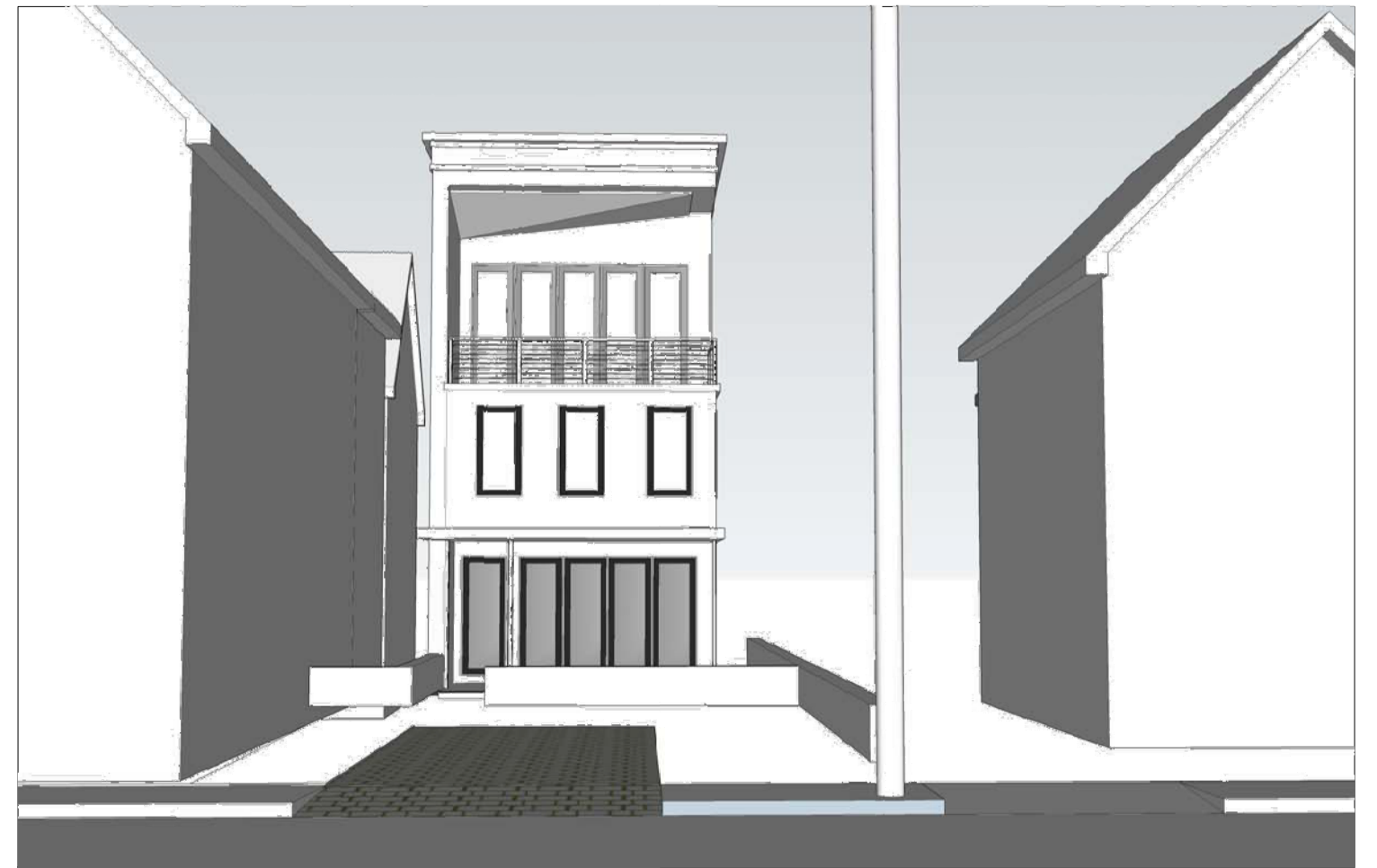
Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



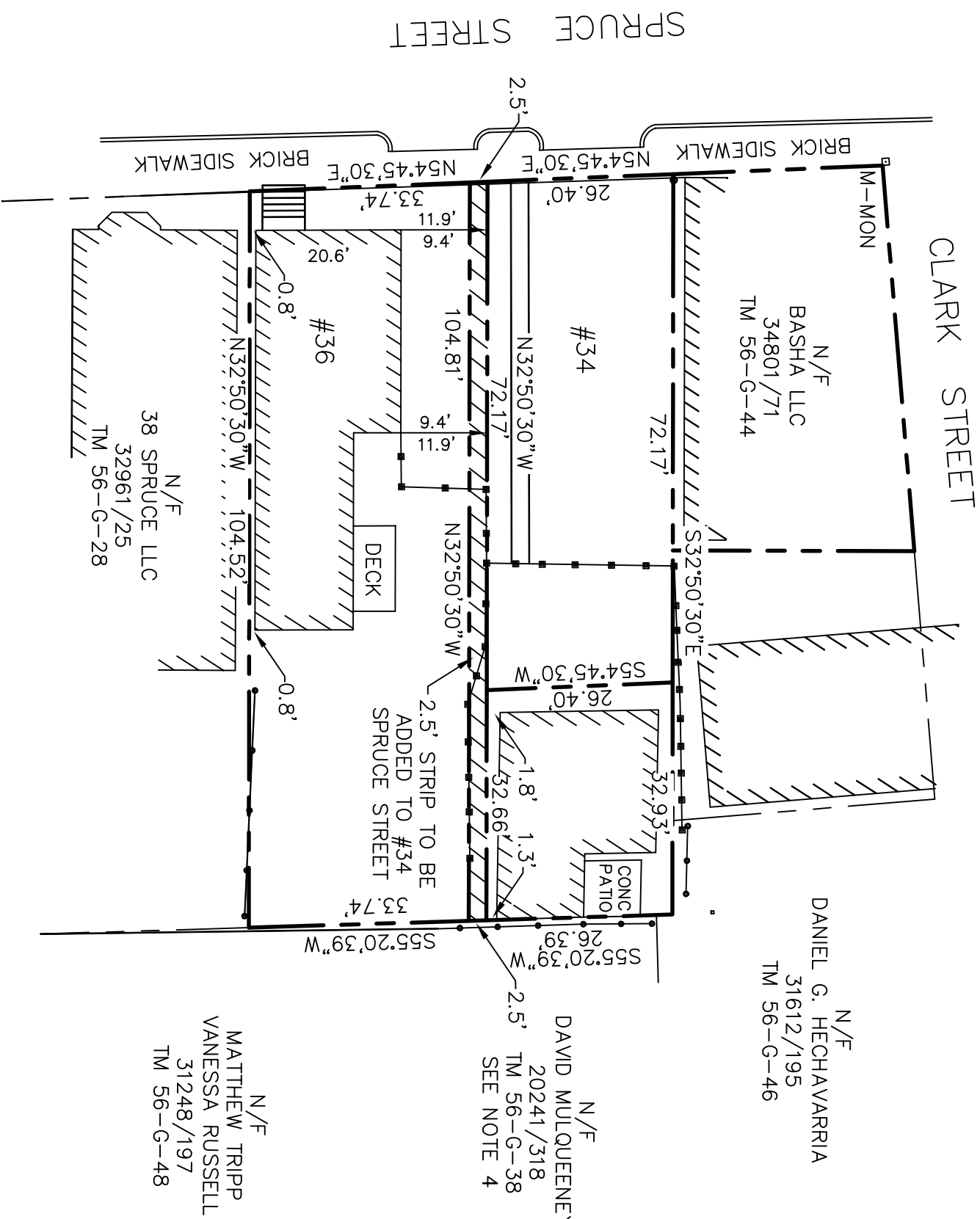
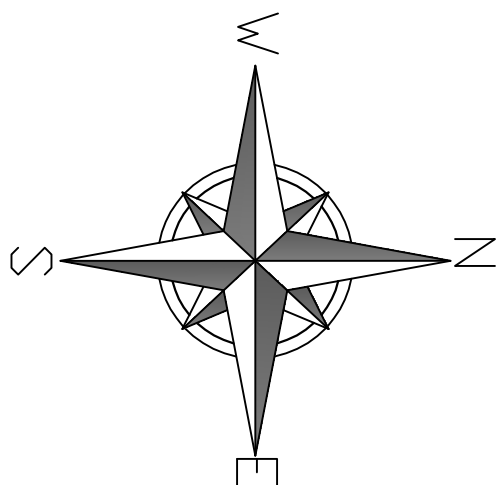
Basha, LLC.
PROPOSED
NEW RESIDENCE
34 Spruce Street
Portland Maine 04102



4 COMPUTER RENDER & INSPO
SCALE: N.T.S.





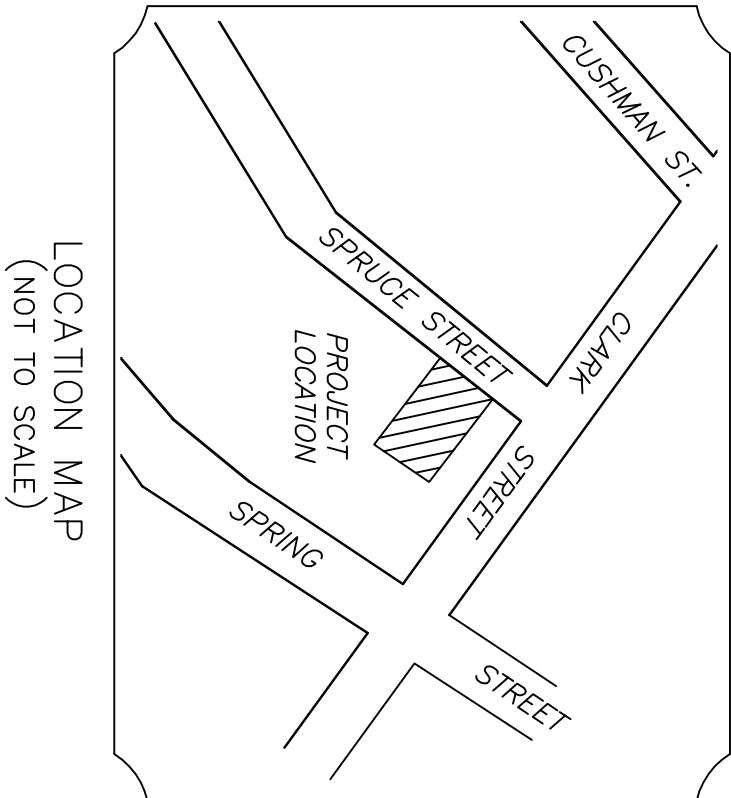
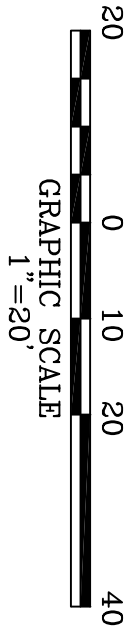


PLAN REFERENCE:

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PORTLAND RENEWAL AUTHORITY NDP PROJECT ME A-2 DISPOSITION PARCEL 7D DATED JUNE 20, 1974 BY HI AND EC JORDAN

NOTES:

1. THE OWNER OF RECORD IS BASHA LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 34801 PAGE 71 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCELS ARE SHOWN AS LOTS 29 AND 46 BLOCK G ON THE CITY OF PORTLANDS ASSESSORS MAP 56.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1.
4. SEE SURVEY BY EC JORDAN DATED APRIL 16, 1928 FOR MICHAEL T. CONNOLLY



LOCATION MAP
(NOT TO SCALE)

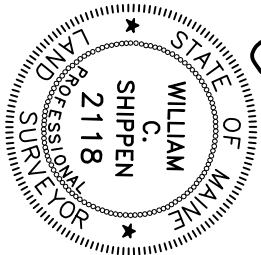
CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN

P.L.S. 2118

8-16-19



BOUNDARY PLAN

34-36 SPRUCE STREET
PORTLAND, MAINE

FOR:

TIM GEBHARDT
20 DOW STREET
PORTLAND, MAINE 04104
(CLIENT/OWNER)

SURVEY BY:

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN:WCS
DATE: MAY 2019
REV: AUGUST 16, 2019 ADDED 2.5' PROPOSED STRIP

CHK: DRR
JOB NO. 18038



Mr. Timothy Gephardt
Gephardt Property Management, Inc.
175 Brackett Street
Portland, Me 04102

Re: 34 Spruce Street - Portland, Maine

January 24, 2020

At your request, I recently visited the subject property to observe the building condition in consideration of the potential for renovating the building. The owner of the home is currently assessing the viability of renovating the home. The purpose of my inspection was to assess the structural condition of the building. My inspection did not include electrical, plumbing, or mechanical elements. This letter is a report of my findings and recommendations.

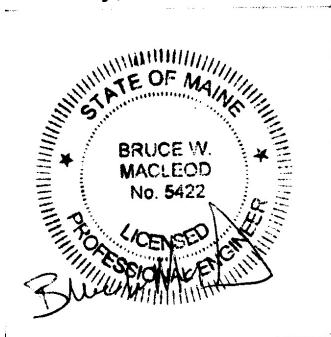
The subject property is an existing single-family home. According to the assessor's information, the date of construction is 1880. The home consists of two stories above grade, plus an attic space and a basement. The home is approximately 924 square feet in plan. The home is wood framed construction. The basement is constructed from a mix of granite rubble and brick masonry. The basement has a concrete slab floor. The roof is covered with asphalt shingles, age unknown.

The overall condition of the home is poor. The exterior wood siding is in a state of decay, with areas of splitting, missing clapboards and rotted trim. The foundation is failing, has cracks and shows signs of lateral and vertical movement. The framing of both floors exhibits significant deflection and settlement. Settlement is evident in the exterior and interior doors, and windows that are out of plumb and no longer close properly. The roof framing is drastically undersized and exhibits signs of deflection and overload.

Based on my observations, the home is in poor structural condition and is not a suitable candidate for renovation. I recommend demolition of the home structure and foundation. I recommend a replacement home be constructed from the foundation up.

Thank you for the opportunity to be of service to you in this matter. If you need additional assistance, please contact me at anytime.

Sincerely,



Bruce W. MacLeod, PE, MASCE



Photo #1 view of exterior of building



Photo #2 close up view of exterior showing foundation



Photo #3 view of interior



Photo #4 of Attic space

5-7 Spruce Street, Portland, 1924



15 Spruce Street, Portland, 1924



17-19 Spruce Street, Portland, 1924



44-48 Spruce Street, Portland, 1924



65-67 Spruce Street, Portland, 1924



104 Spruce Street, Portland, 1924



66-68 Clark Street, Portland, 1924



95-97 Clark Street, Portland, 1924



107-113 Clark Street, Portland, 1924



114-116 Clark Street, Portland, 1924



131-135 Clark Street, Portland, 1924



148 Clark Street, Portland, 1924

Collections of City of Portland - Planning & Development



151-155 Clark Street, Portland, 1924



165 Clark Street, Portland, 1924

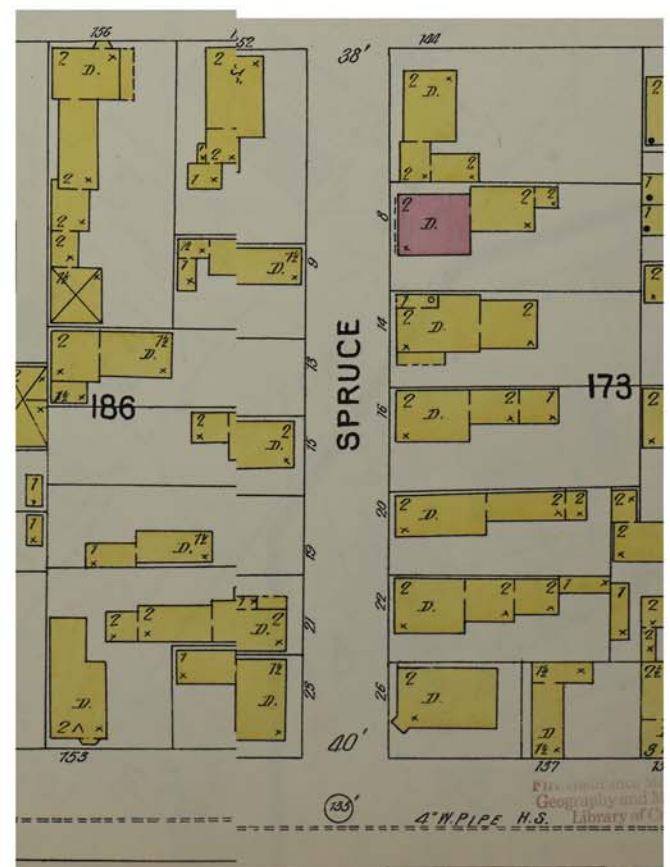


176-178 1/2 Clark Street (rear), Portland, 1924



183 Clark Street, Portland, 1924

















34





34
Spr

From Portland Historic Resources Inventory

WILLIAM LINDSAY HOUSE – 34 SPRUCE STREET

A small three bay, one and a half story dwelling, erected in 1841, possibly as in-fill. This building may have originally served as a carriage or guest house and converted to a permanent dwelling. While in the Greek Revival style, with cornice returns atop broad cornerboards and simple entablatures, the roof shape is almost certainly not original. The building is clad in clapboards with modern sash and window surrounds. The door also appears to be a shorter modern replacement. There is no 1924 Assessment photograph for comparison.