

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

The Portland Historic Preservation Board will hold a remote meeting on Wednesday, May 20, 2020, 5:00 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: May 20, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84919443933>

Or iPhone one-tap :

US: +13017158592,,84919443933# or +13126266799,,84919443933#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 849 1944 3933

International numbers available: <https://us02web.zoom.us/j/84919443933>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotepud>

Public comments will be taken for each item on the agenda and written comments should be submitted to hp@portlandmaine.gov

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 6, 2020**

- i. Certificate of Appropriateness for Rear Entry/Elevator Addition; 425 CONGRESS STREET; First Parish Church, Applicant. The Board voted 7-0 to approve the application with conditions.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Building Addition and Deck over the Garage; 21 ORCHARD STREET; Jonathan Fanburg, Applicant.
- ii. Preliminary Review of Exterior Alterations/Roof Modification; 17 BLYTH COURT; Elisabeth Snell and Catherine Mears, Applicant.

NOTE: THE HISTORIC PRESERVATION BOARD WILL TAKE A 15-MINUTE BREAK PRIOR TO REVIEW OF THE FOLLOWING ITEM.

5. WORKSHOP, CONTINUED

- i. Preliminary Review of Proposed Rooftop Additions; 42 LAFAYETTE STREET; Gary Bahlkow, Applicant.

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

**WORKSHOP
21 ORCHARD STREET**

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: April 30, 2020
RE: May 6, 2020 **WORKSHOP – Preliminary Review of Proposed 2nd floor
Addition to Sunporch & Deck Addition over Garage**

Address: 21 Orchard Street

Applicant: Jonathan Fanburg and Stephanie Gartner-Fanburg

Project Architect: Nancy Barba, Barba + Wheelock Architects

Introduction

Architect Nancy Barba, representing applicants Jonathan Fanburg and Stephanie Gartner-Fanburg, is requesting a workshop to present plans for building and deck additions at 21 Orchard Street. The proposal calls a second-floor addition to an existing sun porch off the west elevation of the house, a deck above the second-floor addition and modifications to an existing roof dormer to provide access to the deck. Also proposed is deck on the roof of the existing garage.

Ms. Barba has provided a detailed submission, including existing and proposed elevations, plans, roof plans, details and material specifications. Also enclosed are photos of other two-story sunporches on similar style buildings that have provided a point of reference for this project.

Subject Property

The residential structure at 21 Orchard was built in 1926. As such, there is no 1924 tax photo available for reference.) As the building description in the Historic Resources Inventory notes, the building is of a relatively modest scale and its Colonial Revival design is a vernacular interpretation of the style. The hipped roof has a broad shed-roofed dormer facing the street with three mullied multi-lite windows. The western roof slope features a smaller, single dormer. The façade is dominated by a Colonial Revival portico with tall pedimented gable supported by round columns. The façade departs from the classic façade composition associated with Colonial Revival façades in that the first floor features five bays and the second floor features three. Given the height of the portico, the center

window is considerably smaller than those flanking it. The exterior is clad in wood shingles with a fairly deep exposure.

Projecting from the western elevation is a one-story, hipped-roof, glassed-in sun porch. The porch features tall, mulled, multi-light sash. The exterior is shingled, consistent with the principal structure.

Like all of the residential structures on the north side of the street, the house at 21 Orchard sits atop an embankment, well above the street. At some point after the building's construction, a two-car garage was built into the embankment, to the west of the house. The garage is positioned well forward of the house. It appears that a number of garages were introduced on this side of Orchard Street during the same time period. Given their position forward of the houses themselves with concrete cheekwalls holding back the embankment on both sides, the garages are visually prominent and have undermined to a degree the intended character of development on this side of the street. The garage exterior is brick with wood trim. Located beneath of roof cornice is a continuous row of simple brackets. A 1990 photograph of the property, taken at the time of designation, showed a simple wood balustrade atop the garage roof. That has since been removed.

Proposed Scope of Work

The project calls for removing the hipped roof of the existing sunporch on the west side of the house and adding a second story. The addition will have a flat roof to accommodate a roof deck above. Access to the deck will be from an existing hipped roof dormer which will be extended toward the roof edge and the window replaced with a door.

As proposed, the expanded, two-story sunporch will feature shingles below the first-floor windows and a composite frame and panel system between the first and second floor windows. The framing of the panels aligns with the framing of the windows. Second-floor windows will match those of the first floor on the front and west elevations of the porch. Two larger, single-lite windows will be installed on the rear elevation.

The proposed deck and railing system above the second floor is set back from the edge of the roof such that the posts align with the cornerboards of the sunporch structure. The proposed railing system consists of square posts with simple caps and non-reflective glass panels between posts. The glass panels will be set within a top and bottom rail. A natural finish mahogany top rail is proposed. The elevations show a standard balustered railing adjacent to the roof. Board members should confirm whether this change is intentional or a drafting error.

The applicant's proposal also calls for the addition of a roof deck on top of the existing garage. The decks stands 6 3/8" above the roof and is framed at the edges. The 36" railing system consists of square composite posts with simple caps and a vertical cable railing strung between top and bottom rails. The top rail is natural finish mahogany.

Staff Comments

In this instance, staff is not of the opinion that a clear distinction needs to be made between the architectural treatment of the original sunroom and that of the proposed second-story addition. Here, the decision to provide a consistent architectural treatment throughout appears appropriate. The proposed addition to the sunroom, including the roof deck, and the modifications to the western roof dormer appear compatible with the existing structure and the detailing has been carefully considered throughout. Note, for example, that the deck has been set back from the roof edge in such a way that the corner posts of the railing extend directly above the corner trim boards of the addition.

The use of glass in lieu of a more traditional railing system around the roof deck is the one aspect of the proposed addition that, in staff's view, might warrant further discussion. Nontraditional railing systems have been approved for a number of projects, but typically in secondary, less visible locations. That is not the case here. That said, the glass panels are set between traditional wood posts and wood top and bottom rails, which do help integrate the proposed treatment with the overall vocabulary of the building.

Similarly, the proposed railing for the garage deck might warrant discussion. Given the proximity of the garage to the sidewalk and the consistently traditional architectural character of the surrounding context, the Board will want to consider the appropriateness of the proposed cable railing system. Here too, though, the cable railings are set between traditional wood (composite) posts.

Applicable Review Standards – Standards for Review of Alterations

- (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.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

1. Photos of existing conditions
2. Final plans, elevations and details submitted by applicant



05/30/2012 14:08



05/30/2012 14:07



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21



WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	HEAD HEIGHT	OPERATION	MANUFACTURER	COMMENTS
201	25 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
202	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
203	25 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
204	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
205	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
206	33 1/4"	59 1/2"	6' - 8"	DH	Marvin Windows and Doors	
207	49 1/4"	59 1/2"	6' - 8"	FIXED	Marvin Windows and Doors	
208	49 1/4"	59 1/2"	6' - 8"	FIXED	Marvin Windows and Doors	

RENOVATION & ADDITION TO FANBURG-GARTNER RESIDENCE

ISSUED FOR: OWNER REVIEW 04 / 08 / 2020
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

ARCHITECT BARBA + WHELOCK

ARCHITECTURE, SUSTAINABILITY, PRESERVATION
18 PLEASANT STREET
PORTLAND, ME 04101
PH: 201-772-2722
<http://www.barbawheelock.com/>

STRUCTURAL Albert Putnam Associates LLC

183 Park Row
Brunswick, Maine
PH: 201-729-6230
<https://www.albertputnamassociates.com/>

SHEET LIST

ISSUED	SHEET	SHEET NAME
GENERAL		
☒	G100	TITLE SHEET, GENERAL NOTES, DRAWING LIST
ARCHITECTURAL - EXISTING		
☐	AX101	PARTIAL HOUSE PLANS - SUNROOM
☐	AX102	PARTIAL HOUSE PLANS - SUNROOM
☐	AX201	ELEVATIONS
☐	AX901	3D VIEW
REMOVALS DRAWINGS		
☒	AD301	REMOVALS SECTION
ARCHITECTURAL - HOUSE		
☒	A101	PARTIAL HOUSE PLANS - SUNROOM
☒	A102	PARTIAL HOUSE PLANS - SUNROOM
☒	A201	ELEVATIONS
☒	A202	ELEVATIONS
☒	A301	SECTION
☒	A401	WINDOW DETAILS
☒	A402	HOUSE DETAILS
☒	A403	HOUSE DETAILS
☒	A404	HOUSE DETAILS
☒	A901	3D VIEW - SUNPORCH
☒	A902	3D VIEW - SUNPORCH

SHEET LIST

ISSUED	SHEET	SHEET NAME
ARCHITECTURAL - GARAGE		
☒	A110	GARAGE ROOF PLAN & DETAILS
☒	A210	GARAGE ELEVATION
☒	A211	GARAGE ELEVATION
☒	A310	SECTION THROUGH GARAGE
☒	A410	GARAGE DETAILS
☒	A910	3D VIEW - GARAGE
STRUCTURAL		
☒	S100	STRUCTURAL GENERAL NOTES
☒	S101	STRUCTURAL FRAMING PLANS
☒	S102	STRUCTURAL FRAMING PLANS
☒	S103	GARAGE FRAMING PLANS
☒	S201	STRUCTURAL DETAILS
☒	—	ISSUED FOR
☐	—	NOT ISSUED

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICKNESS	COMMENTS
200 A	2' - 8"	6' - 8"	1 3/8"	INTERIOR FULL LITE DOOR W/ SHADES
200 B	2' - 8"	6' - 8"	1 3/8"	INTERIOR FULL LITE DOOR W/ SHADES
301 A	2' - 8"	6' - 6"	1 3/4"	HALF LITE EXTERIOR DOOR

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RENOVATION & ADDITION TO
FANBURG-GARTNER
RESIDENCE

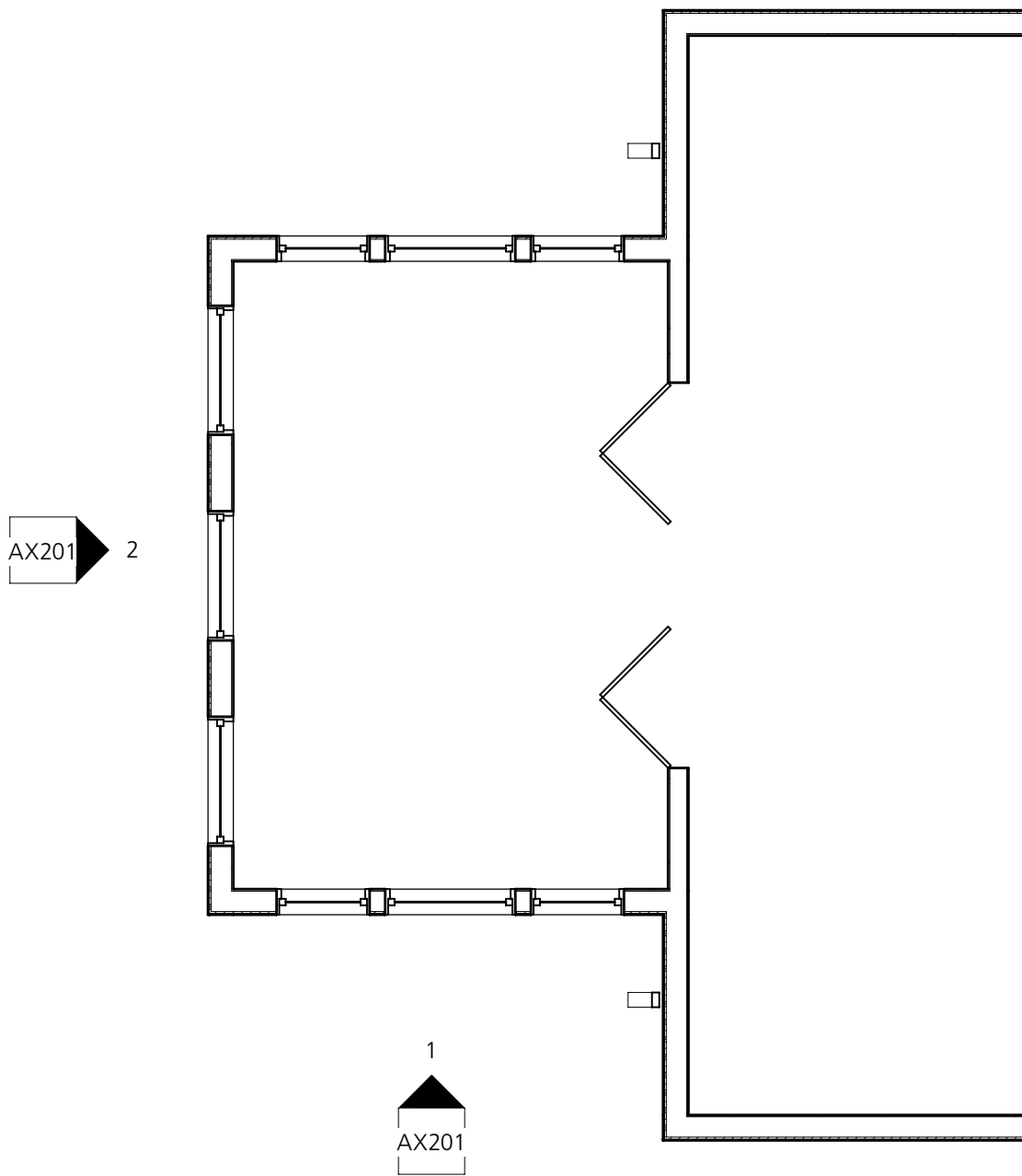
Jonathan Fanburg & Stephanie Gartner-Fanburg
21 ORCHARD ST
PORTLAND ME 04102

TITLE SHEET, GENERAL
NOTES, DRAWING LIST

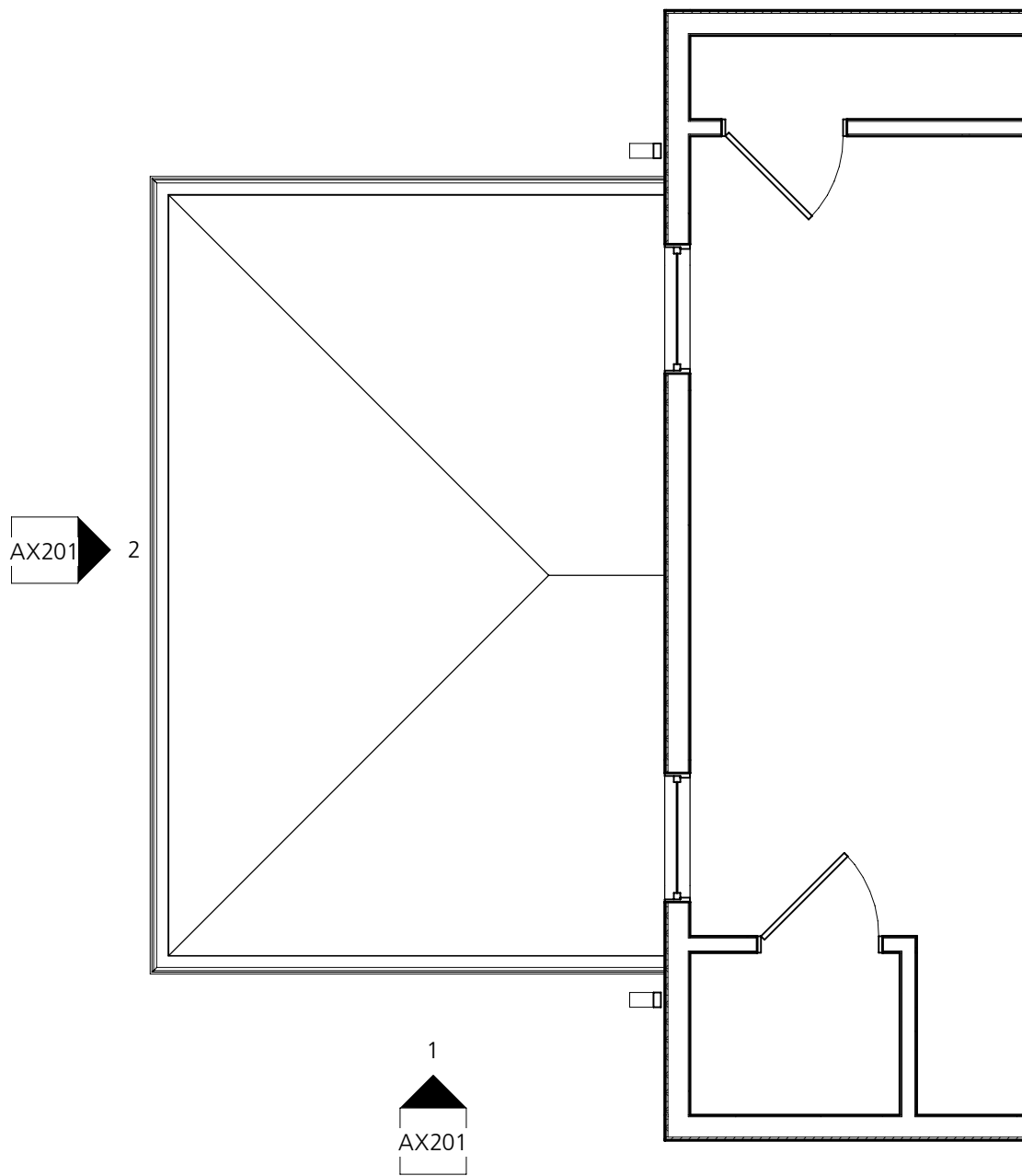
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21 Orchard

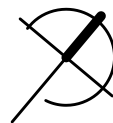
G100



1	EXISTING FIRST FLOOR PLAN
AX101	1/4" = 1'-0"



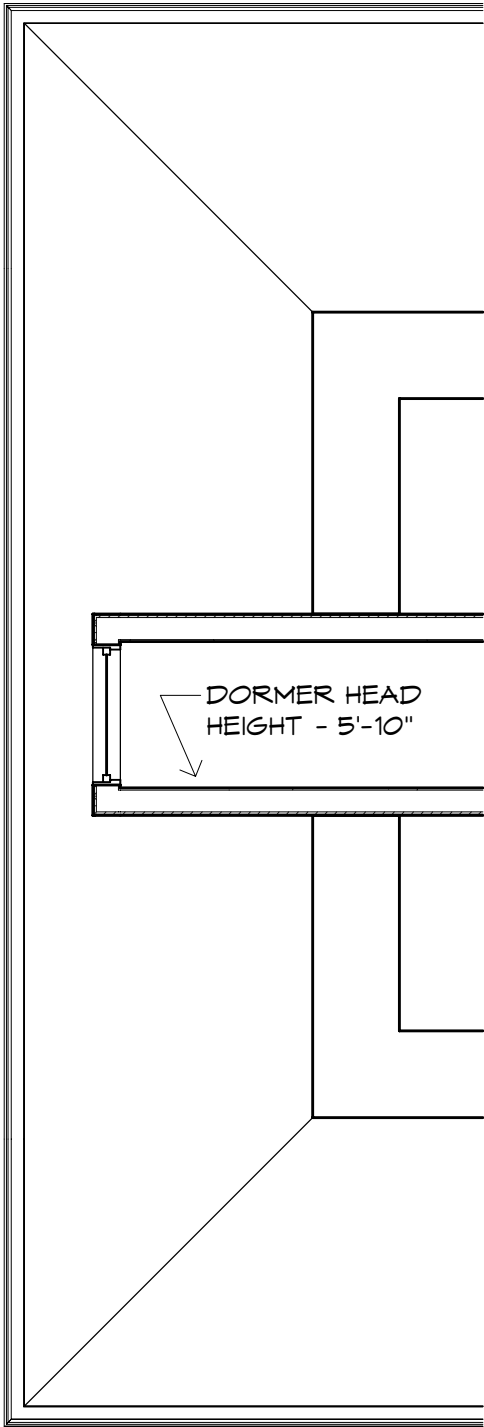
2	EXISTING SECOND FLOOR PLAN
AX101	1/4" = 1'-0"



AX201

2

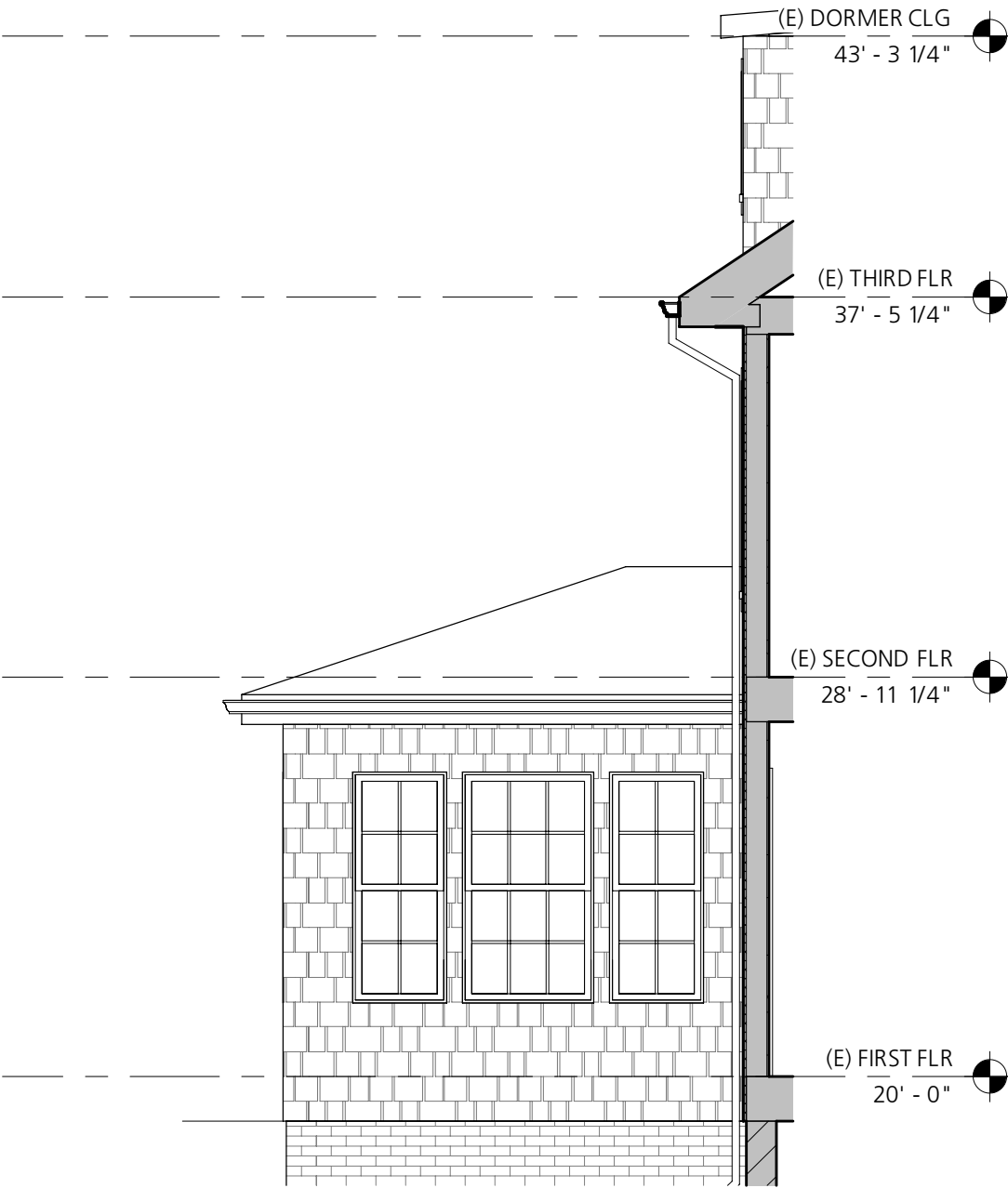
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AX201



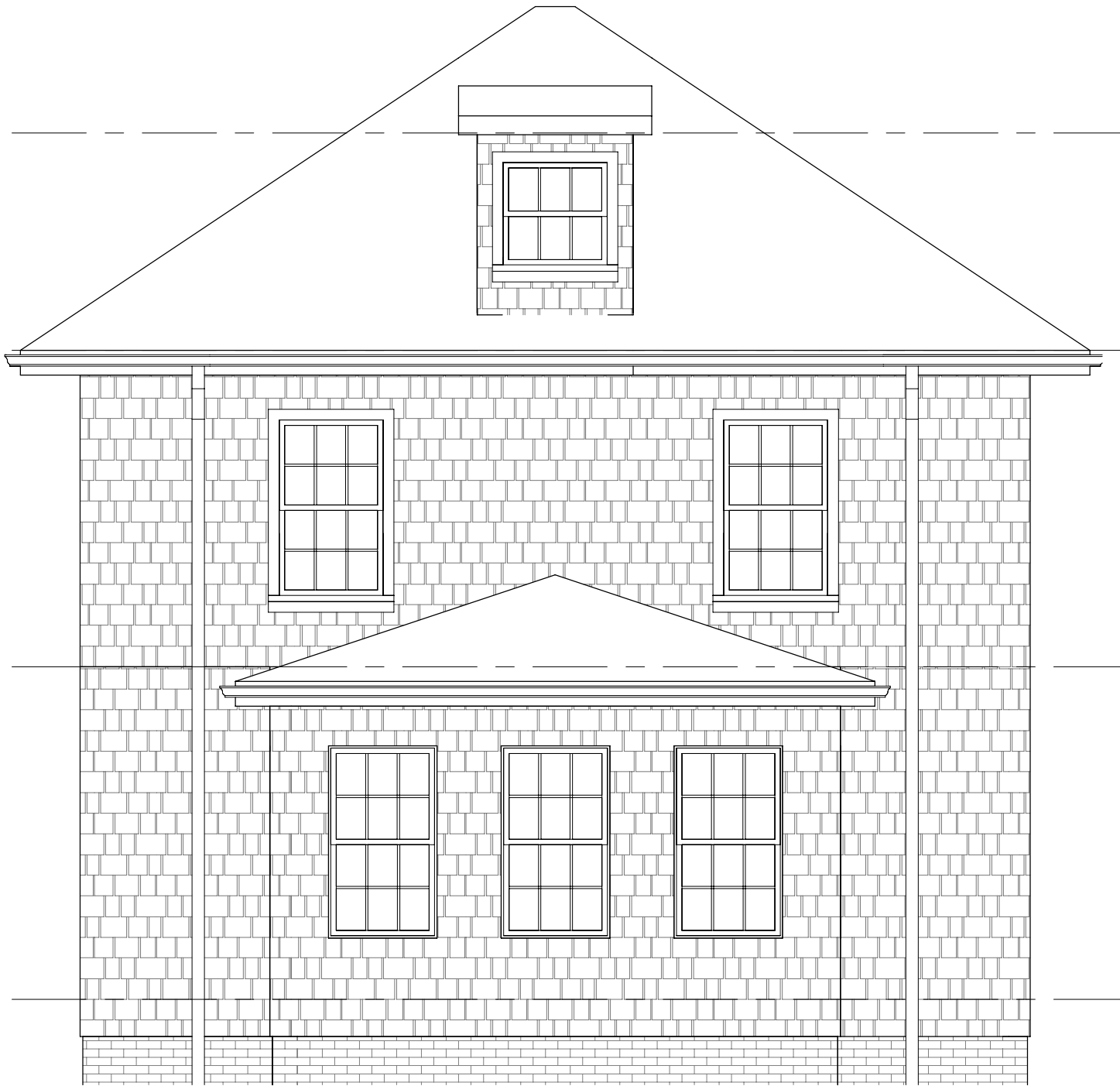
1	EXISTING THIRD FLOOR PLAN
AX102	1/4" = 1'-0"



2	EXISTING GARAGE ROOF PLAN
AX102	1/4" = 1'-0"



1
AX201
EXISTING SE ELEVATION
1/4" = 1'-0"



2
AX201
EXISTING SW ELEVATION
1/4" = 1'-0"





3D VIEW

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

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AX901

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LEGEND: REMOVALS & SALVAGE

SEE ALSO - NOTES SPECIFIC TO EACH FLOOR IN VARIOUS LOCATIONS

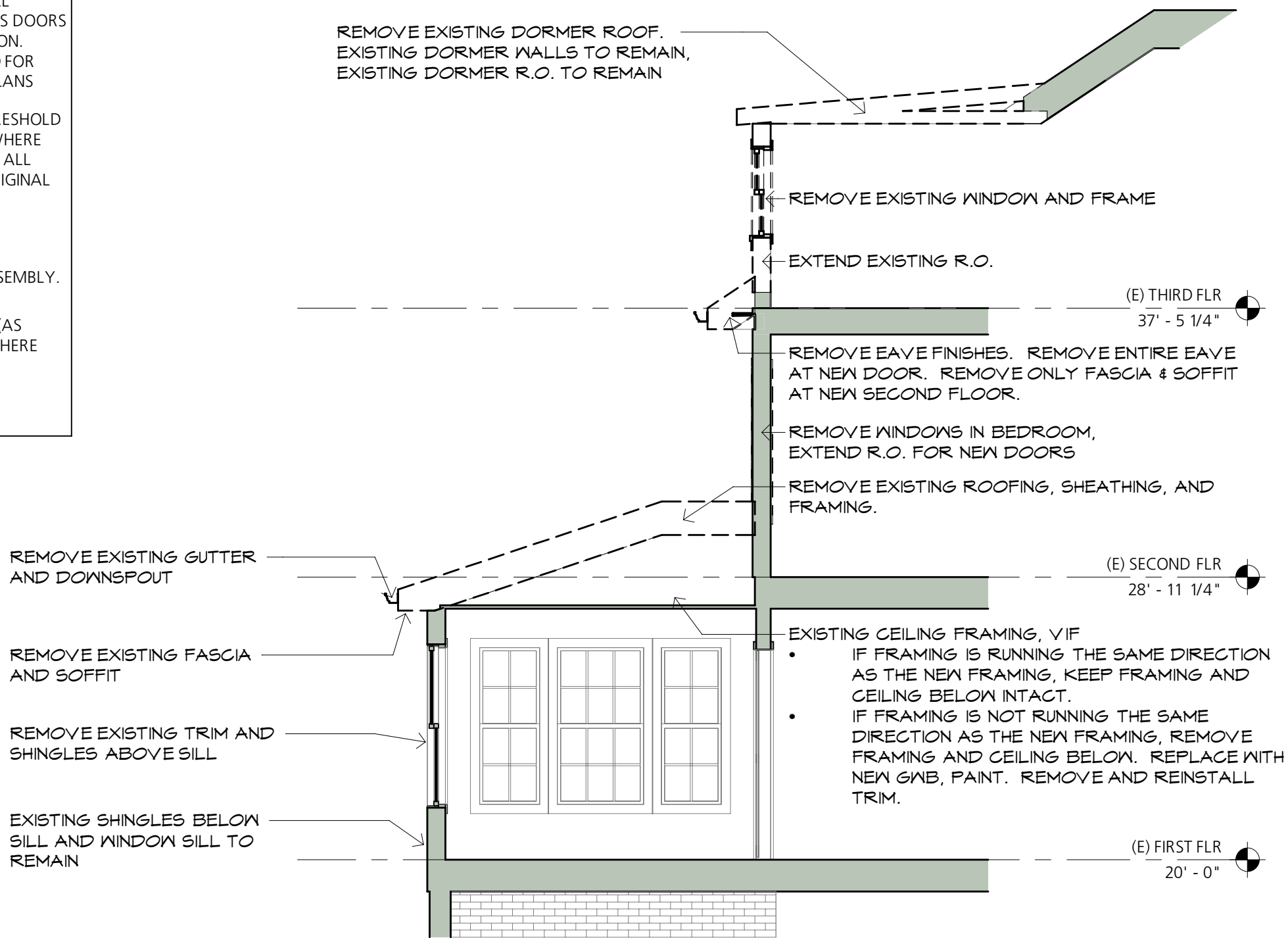
REMOVE PARTITION AND/OR EXTERIOR WALL ASSEMBLY TO EXTENT INDICATED. INCLUDES DOORS & DOOR FRAMES LOCATED WITHIN PARTITION. THICKNESS VARY. FOR PORTIONS REMOVED FOR FUTURE DOOR INSTALLATION, SEE FLOOR PLANS

REMOVE DOOR, HARDWARE, FRAME, & THRESHOLD (AS INDICATED BY DOOR REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED, SALVAGE ALL "ORIGINAL" COMPONENTS & TAG WITH ORIGINAL LOCATION. STORE PER OWNER DIRECTIVE.

REFER TO KEY NOTES FOR DESCRIPTION OF REMOVALS AS ANNOTATED BY NUMBER.

REMOVE EXISTING SLAB / FLOOR / ROOF ASSEMBLY.

REMOVE WINDOW, HARDWARE, & FRAME, (AS INDICATED BY WINDOW REMOVAL TYPE) WHERE REMOVAL TYPE IS NOT SPECIFIED.



1

AD301

REMOVALS SECTION

1/4" = 1'-0"

0'

6"

1'

2'

4'

8'

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REMOVALS SECTION

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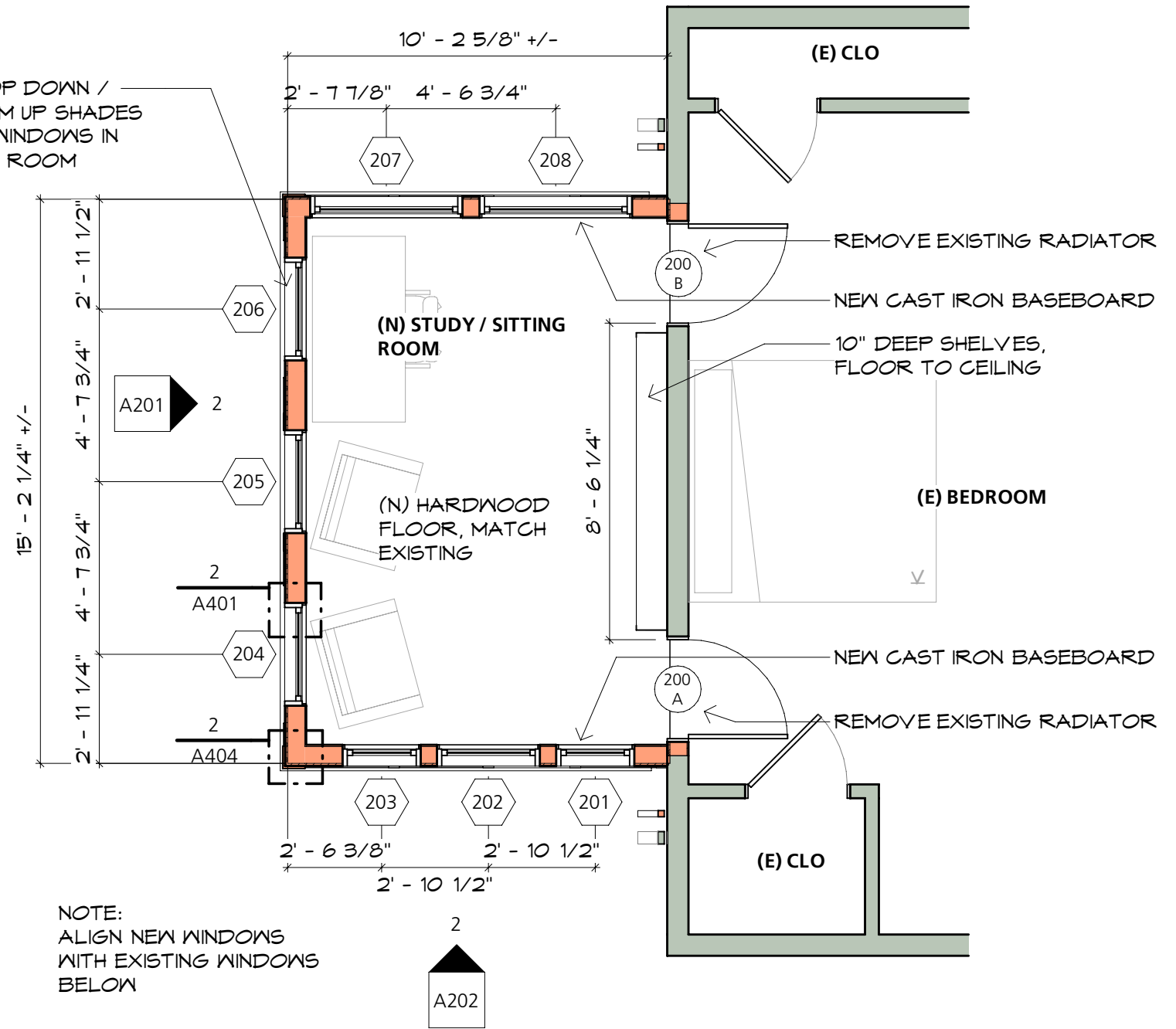
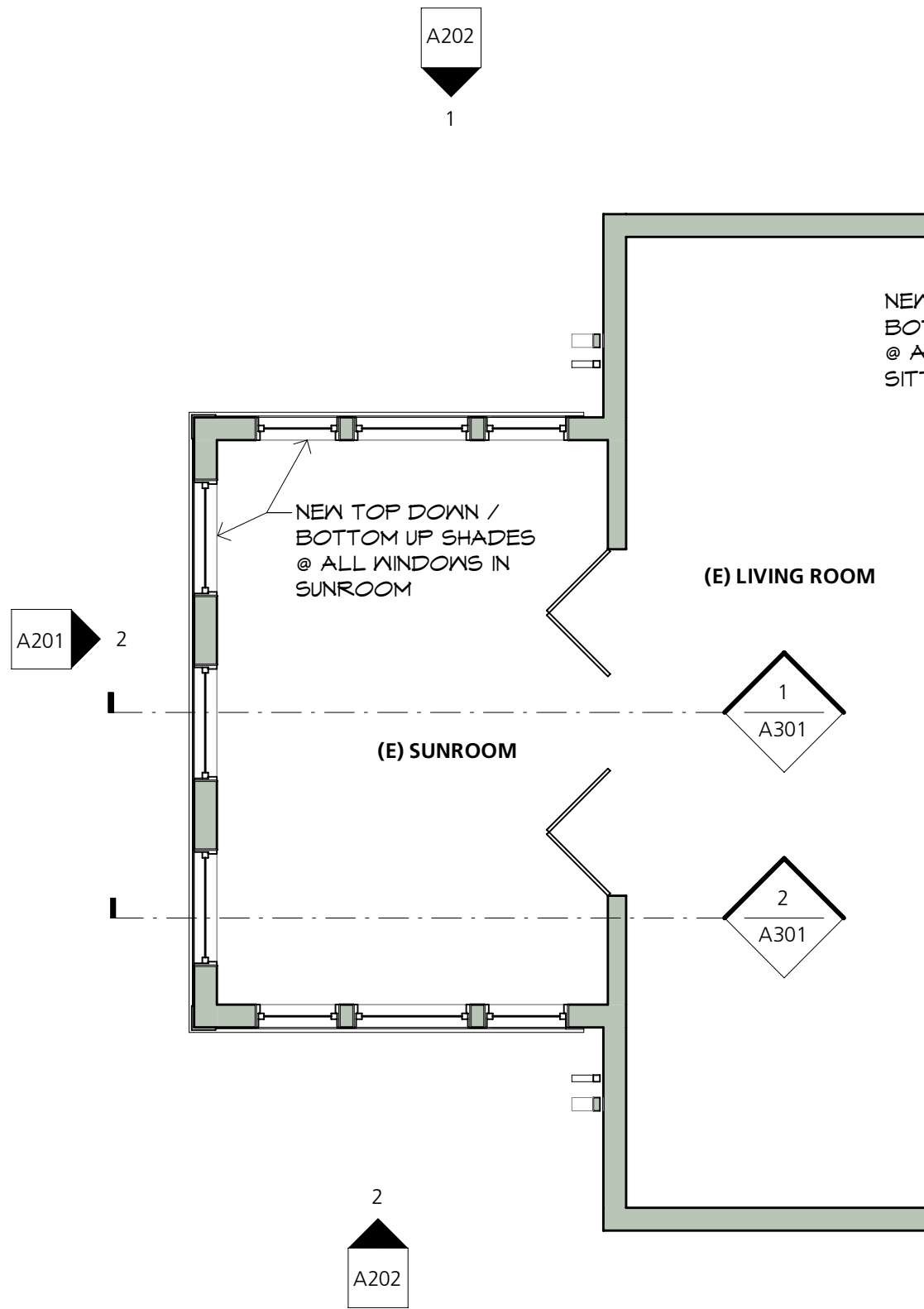
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DATE:
04 / 08 / 2020

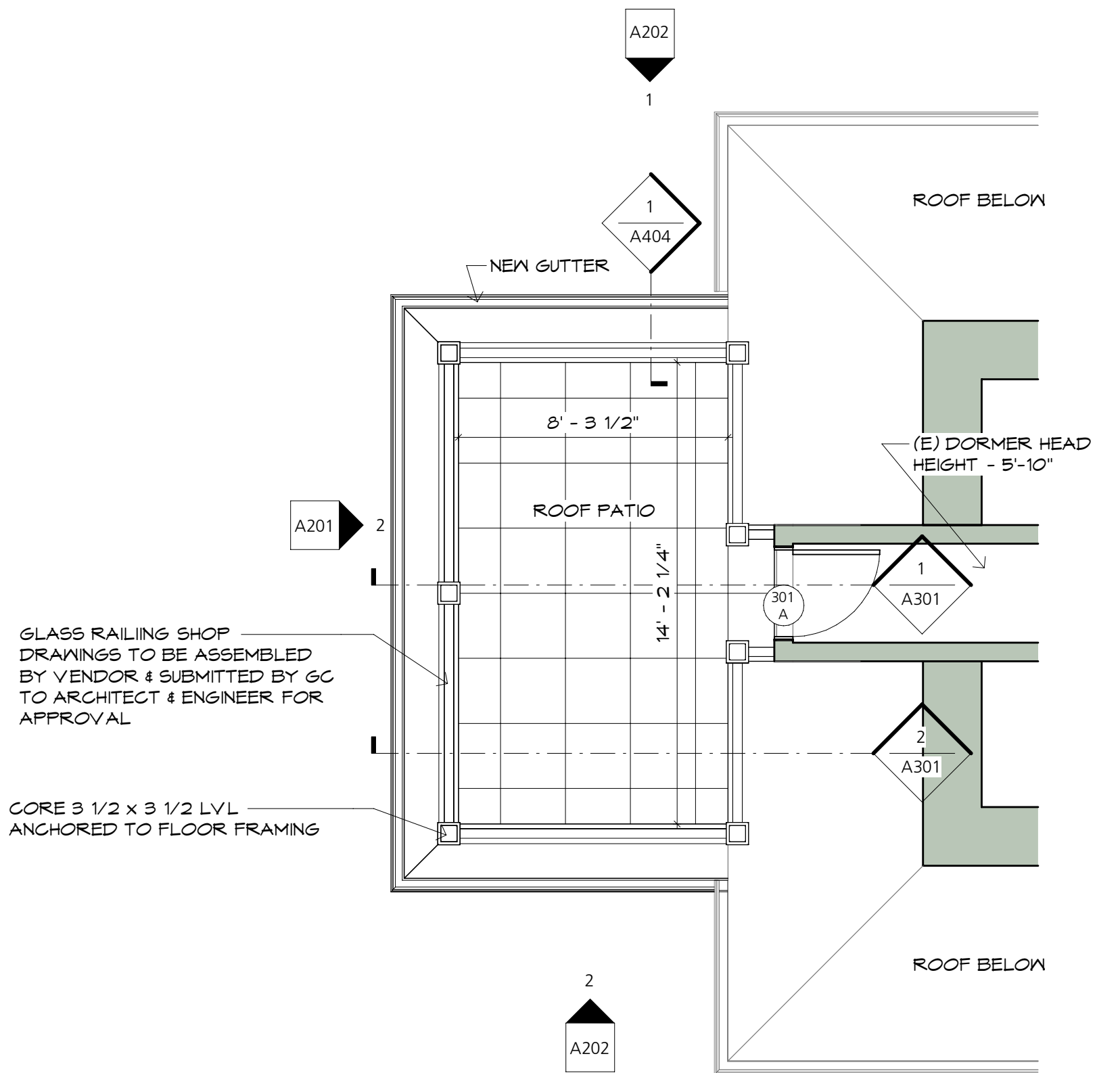
Fanburg
21 Orchard

AD301

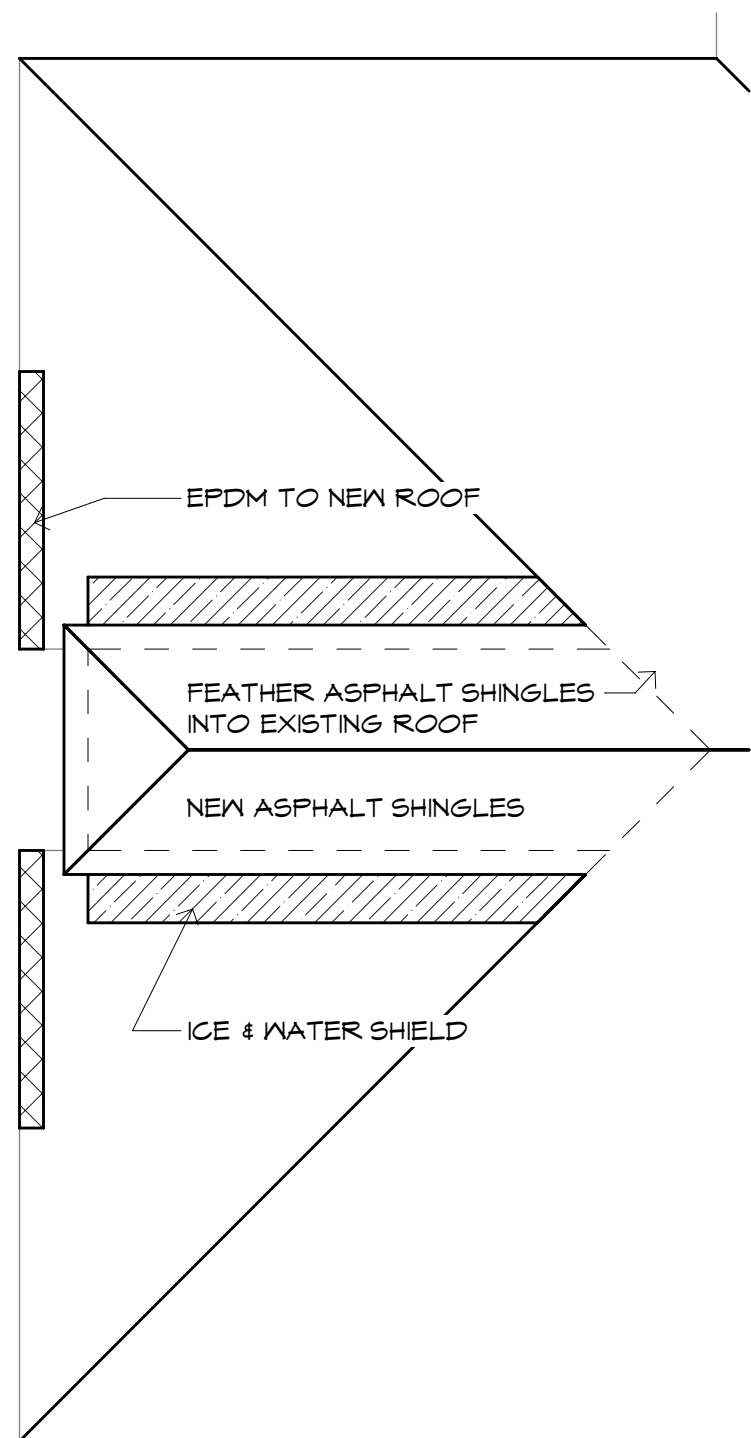
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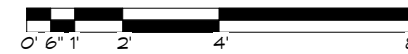
- INSULATION:
- NEW EXTERIOR WALLS: 5.5" MINERAL WOOL INSULATION - R23
 - NEW ROOF - CLOSED CELL SPRAY FOAM INSULATION - R40+



1	PROPOSED THIRD FLOOR PLAN
A102	1/4" = 1'-0"



2	DORMER ROOF PLAN
A102	1/4" = 1'-0"



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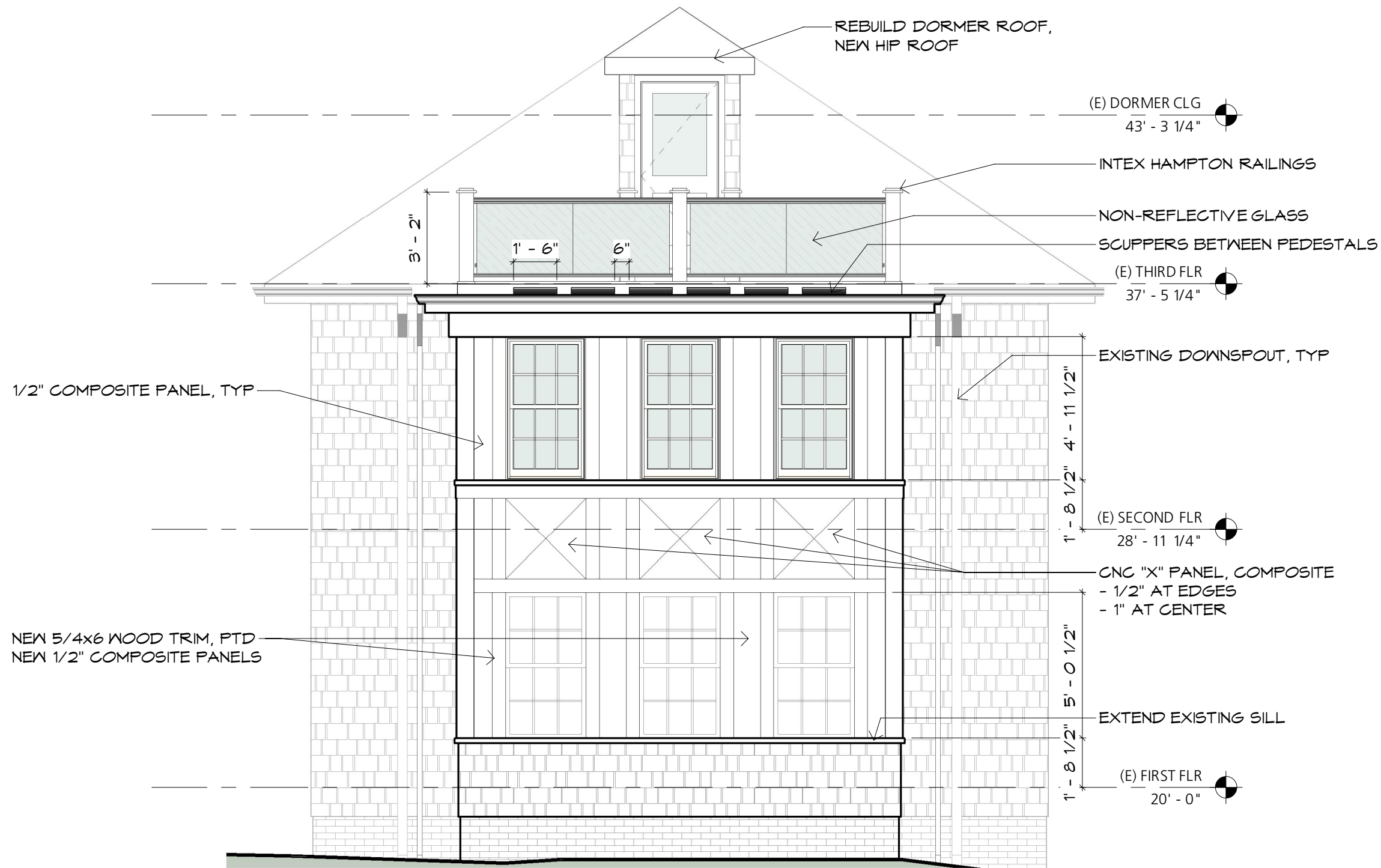
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PARTIAL HOUSE PLANS -
 SUNROOM
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Fanburg
 21 Orchard

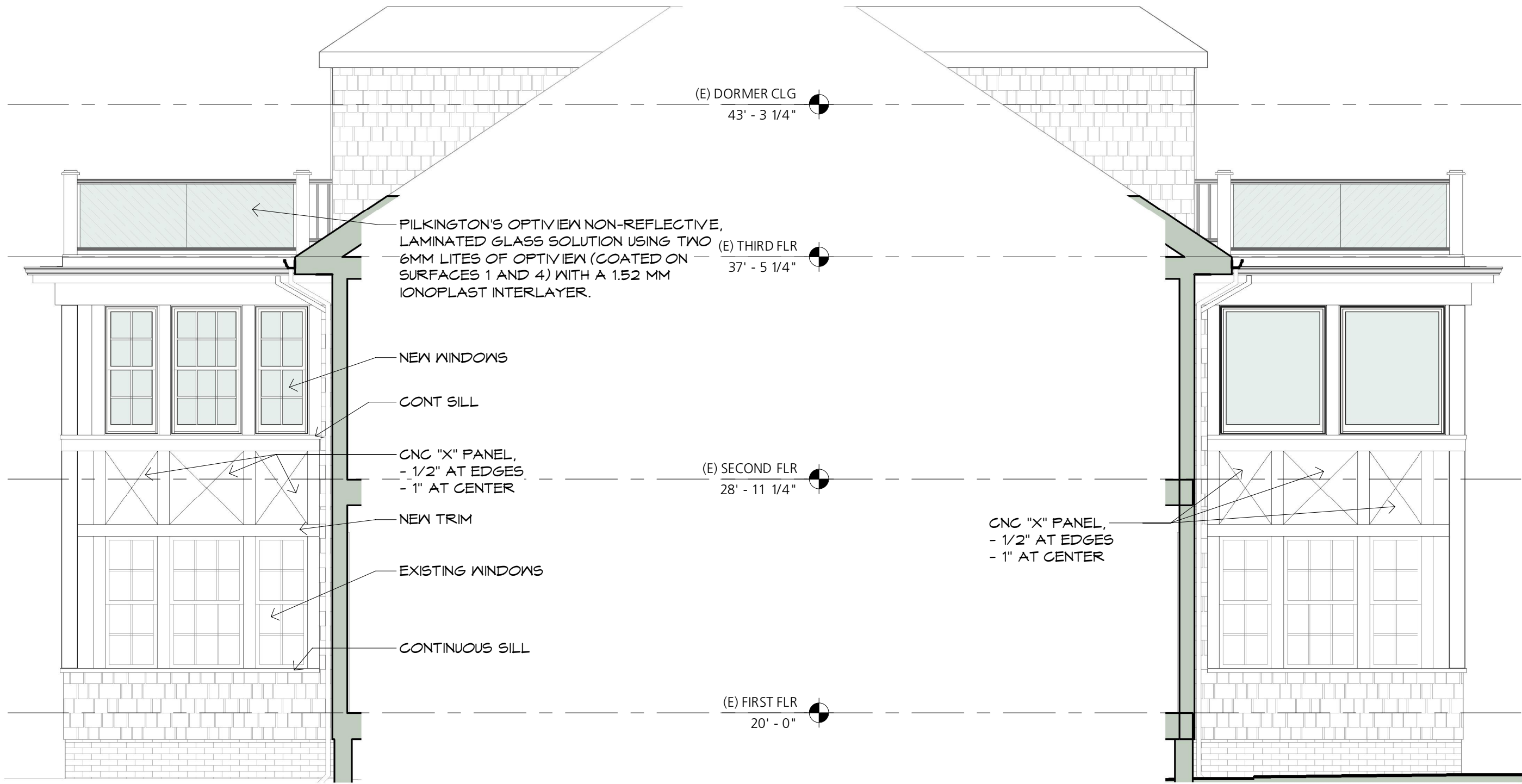
A102

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2 PROPOSED SW ELEVATION(SIDE)
A201 1/4" = 1'-0"





2	PROPOSED SE ELEVATION (FRONT)
A202	1/4" = 1'-0"

1	PROPOSED NW ELEVATION (REAR)
A202	1/4" = 1'-0"

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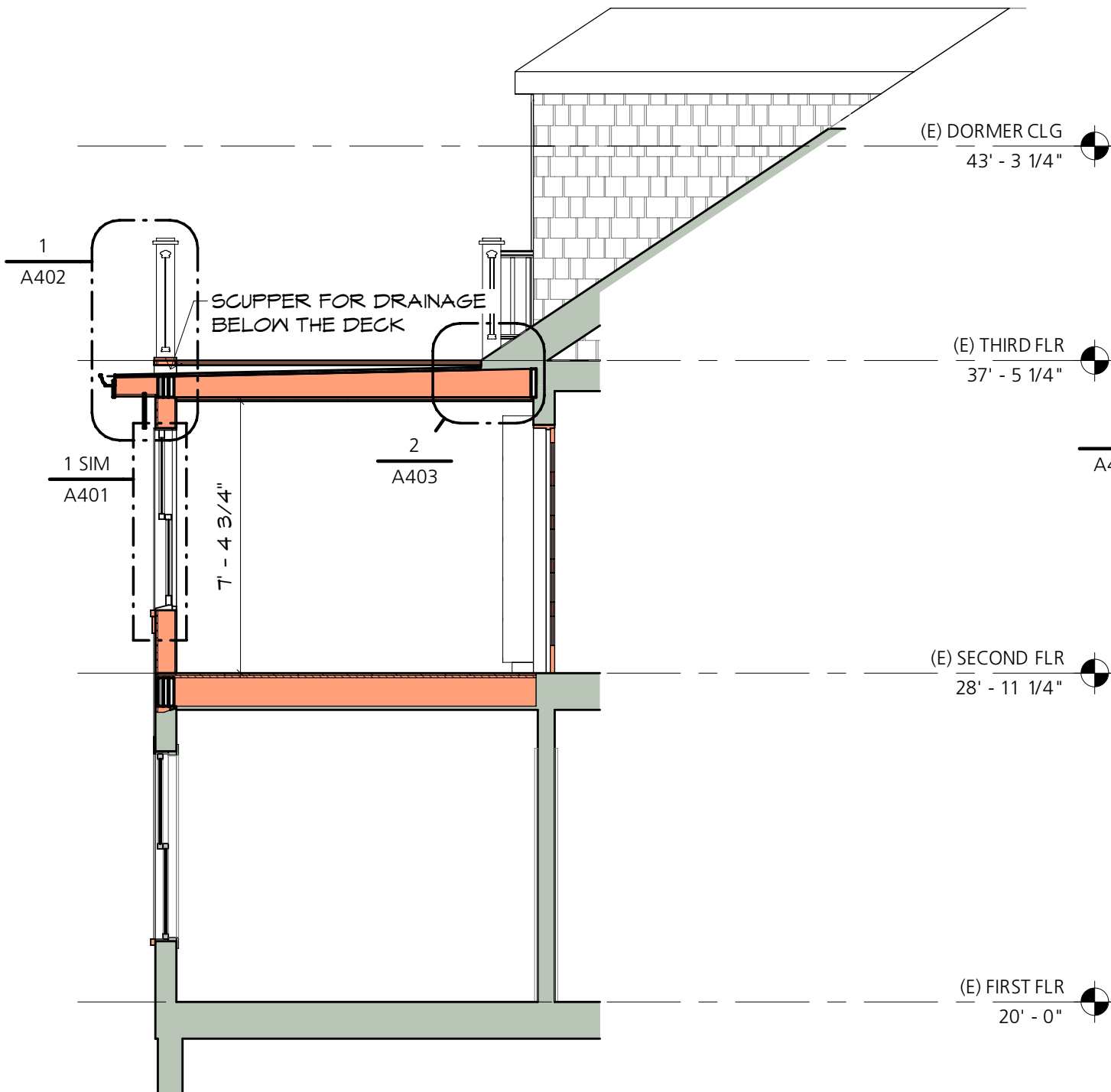
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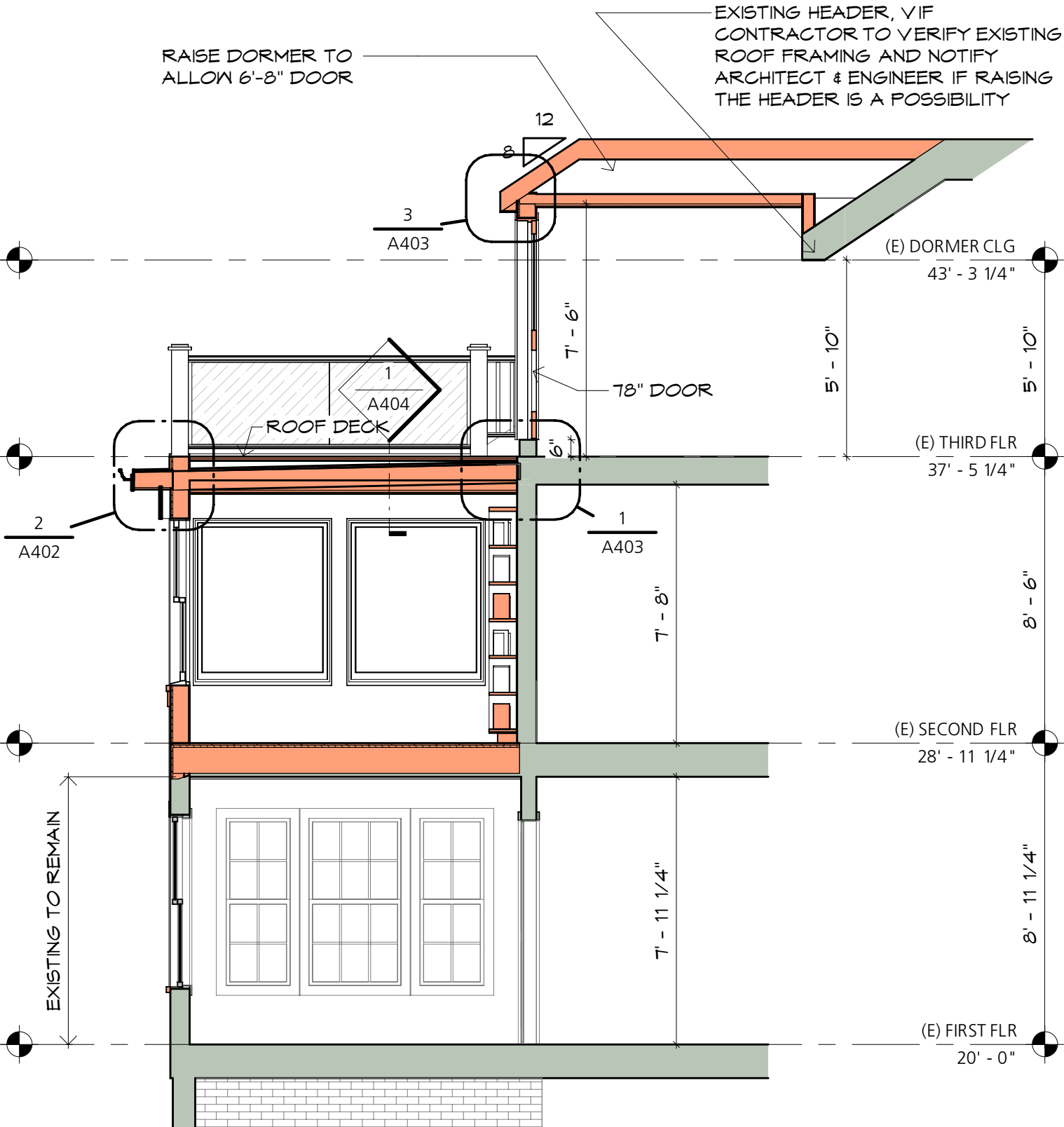
ELEVATIONS
SHEET SIZE:
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A202
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2 SECTION THROUGH SUNROOM

A301 1/4" = 1'-0" 0' 6" 1' 2' 4' 8'



1 SECTION THROUGH SUNROOM / DORMER

A301 1/4" = 1'-0" 0' 6" 1' 2' 4' 8'

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SECTION

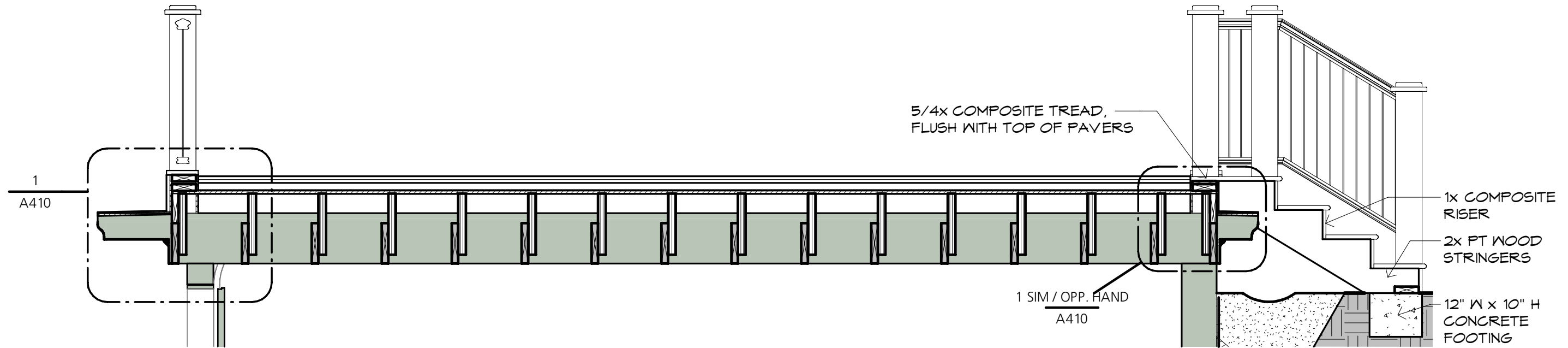
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DATE:
04 / 08 / 2020

Fanburg
21 Orchard

A301

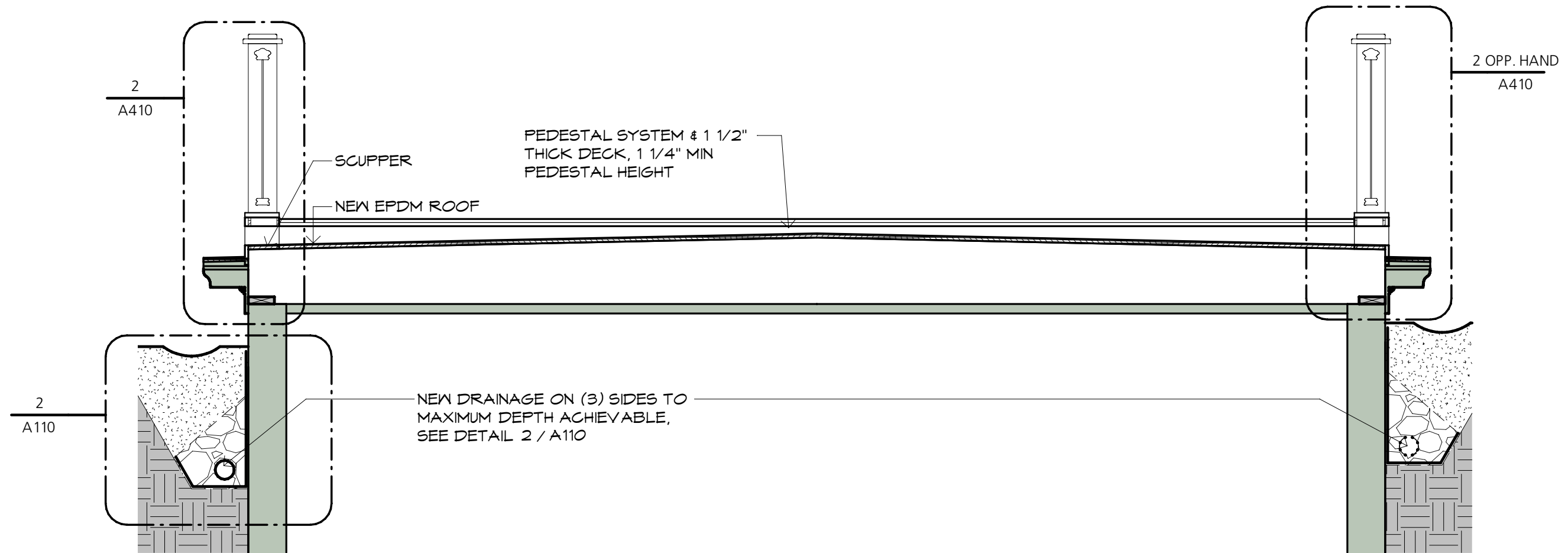
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2 SECTION THROUGH GARAGE B-B

A310 1/2" = 1'-0"

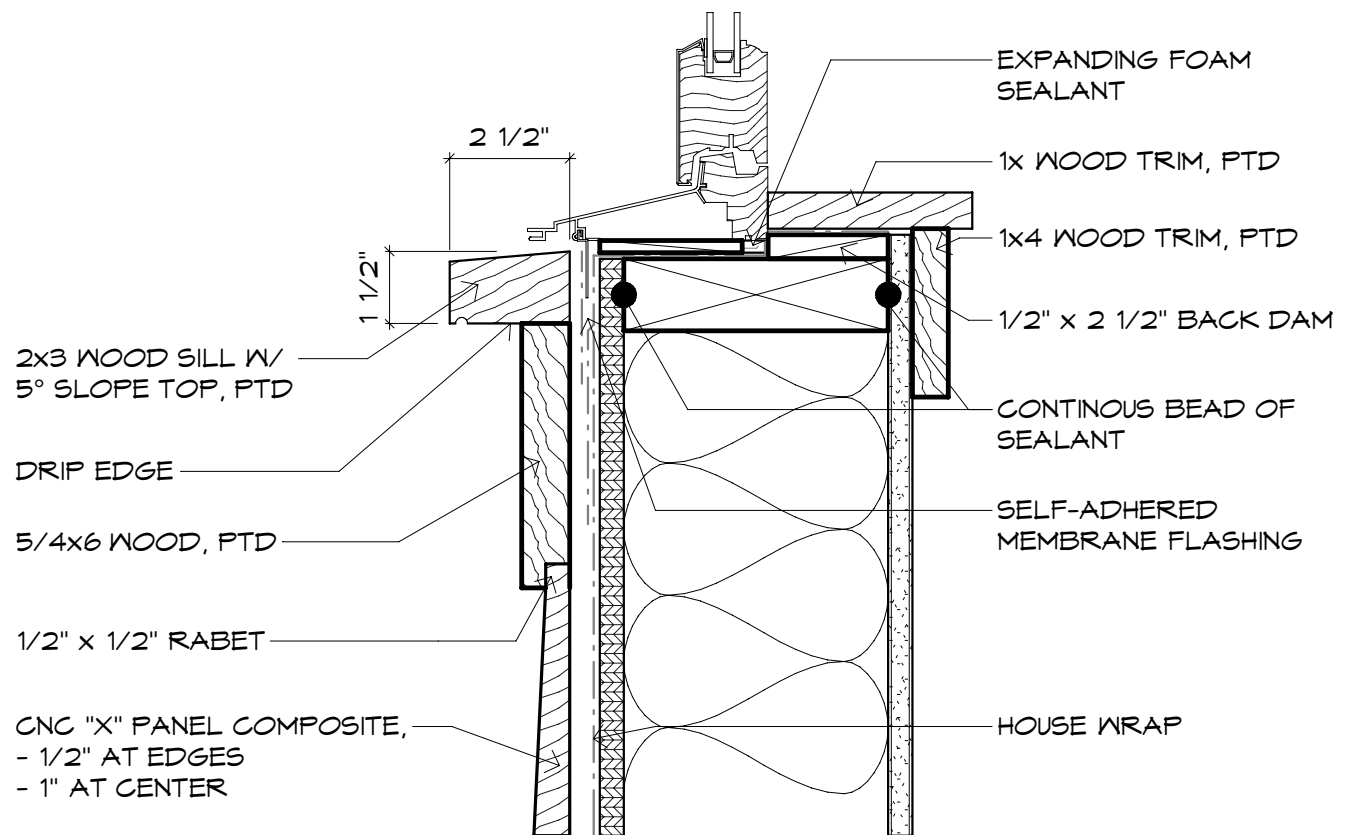
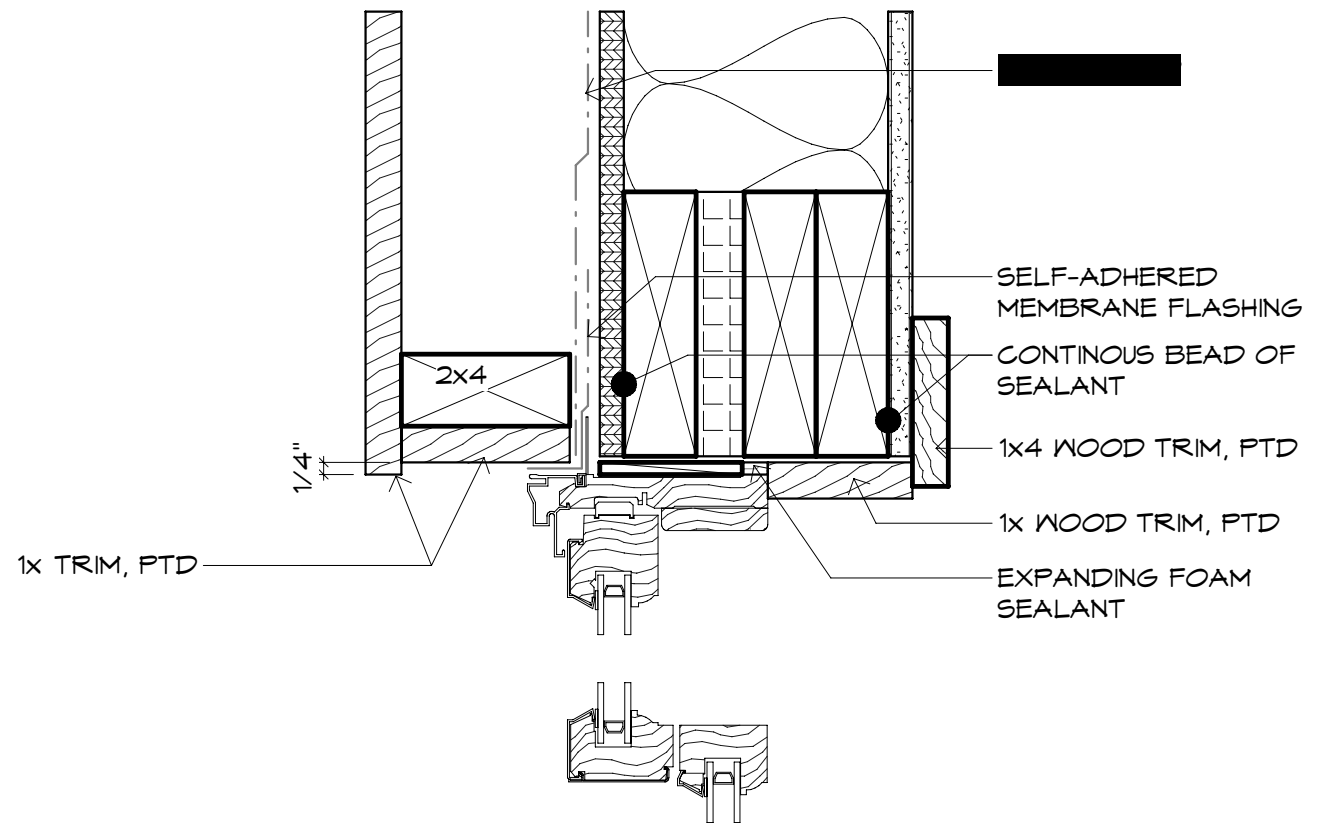
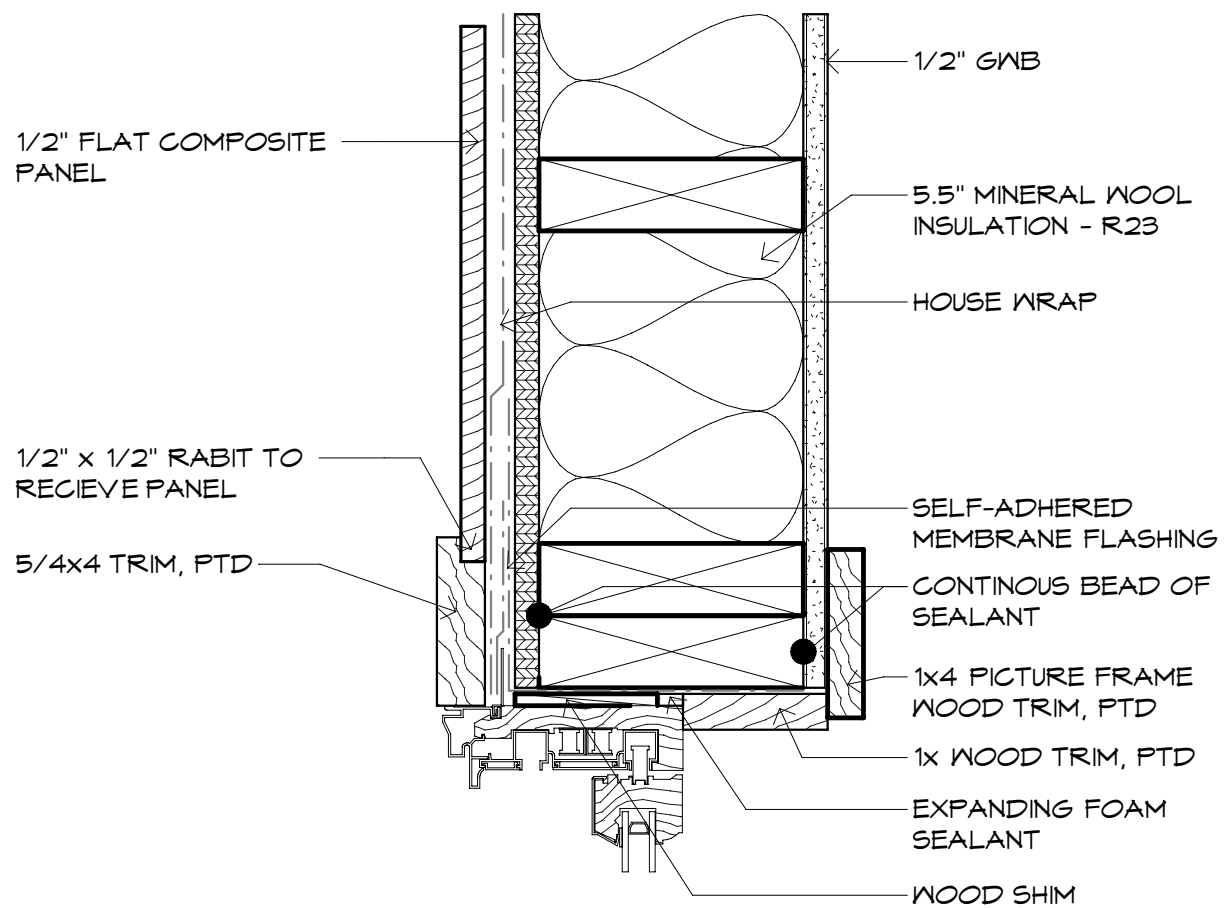
0' 3" 6" 1' 2' 4'



1 SECTION THROUGH GARAGE A-A

A310 1/2" = 1'-0"

0' 3" 6" 1' 2' 4'



2 TYP DETAIL @ WINDOW JAMB

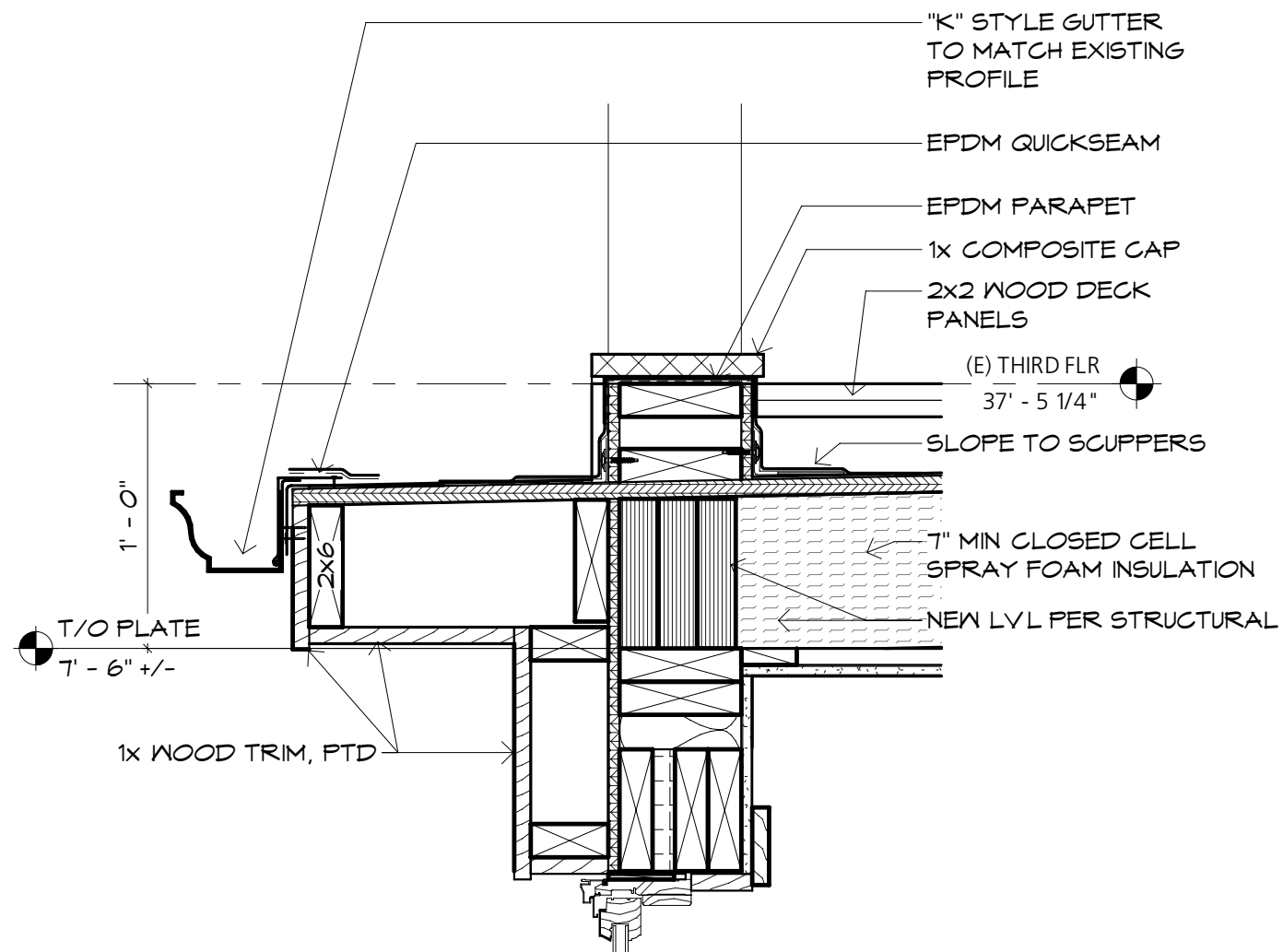
A401 3" = 1'-0"

0' 5" 1" 2" 4" 8"

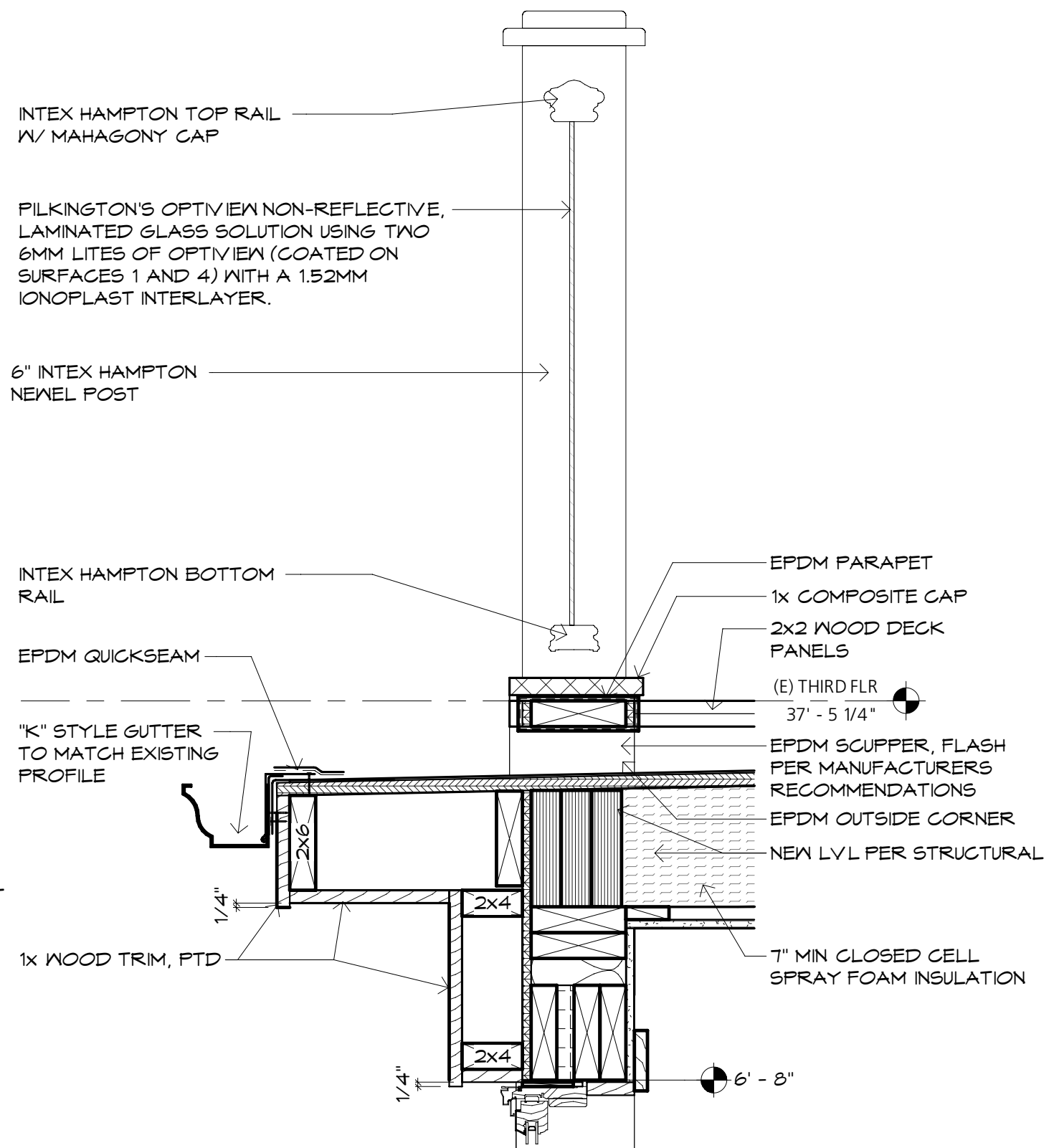
1 TYP DETAIL @ WINDOW HEAD/SILL

A401 3" = 1'-0"

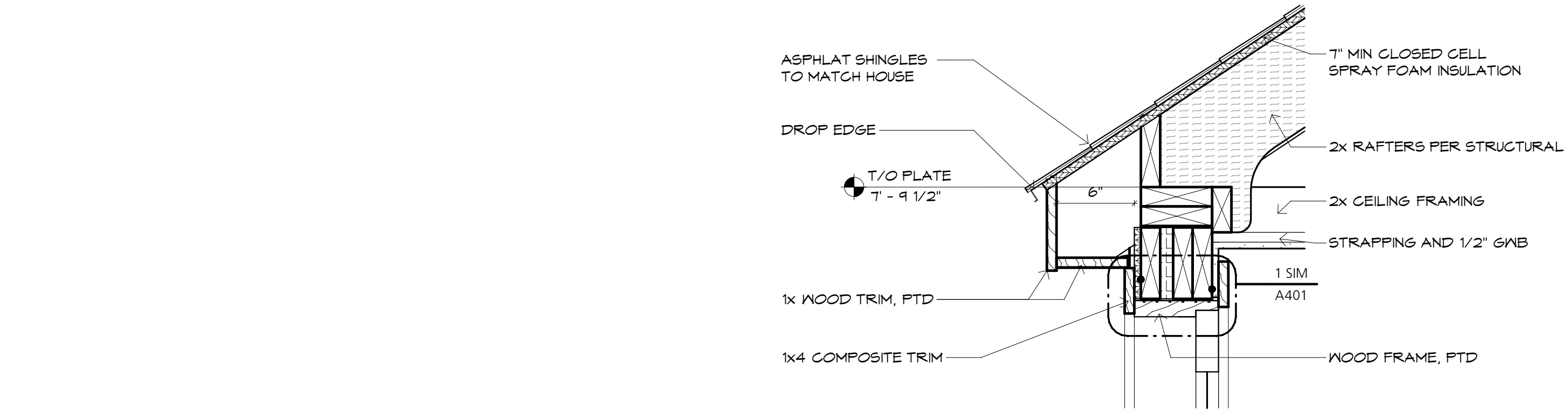
0' 5" 1" 2" 4" 8"



2 SECTION DETAIL @ PARAPET
A402 1 1/2" = 1'-0" 0" 1" 2" 4" 8" 1' 1'-4"

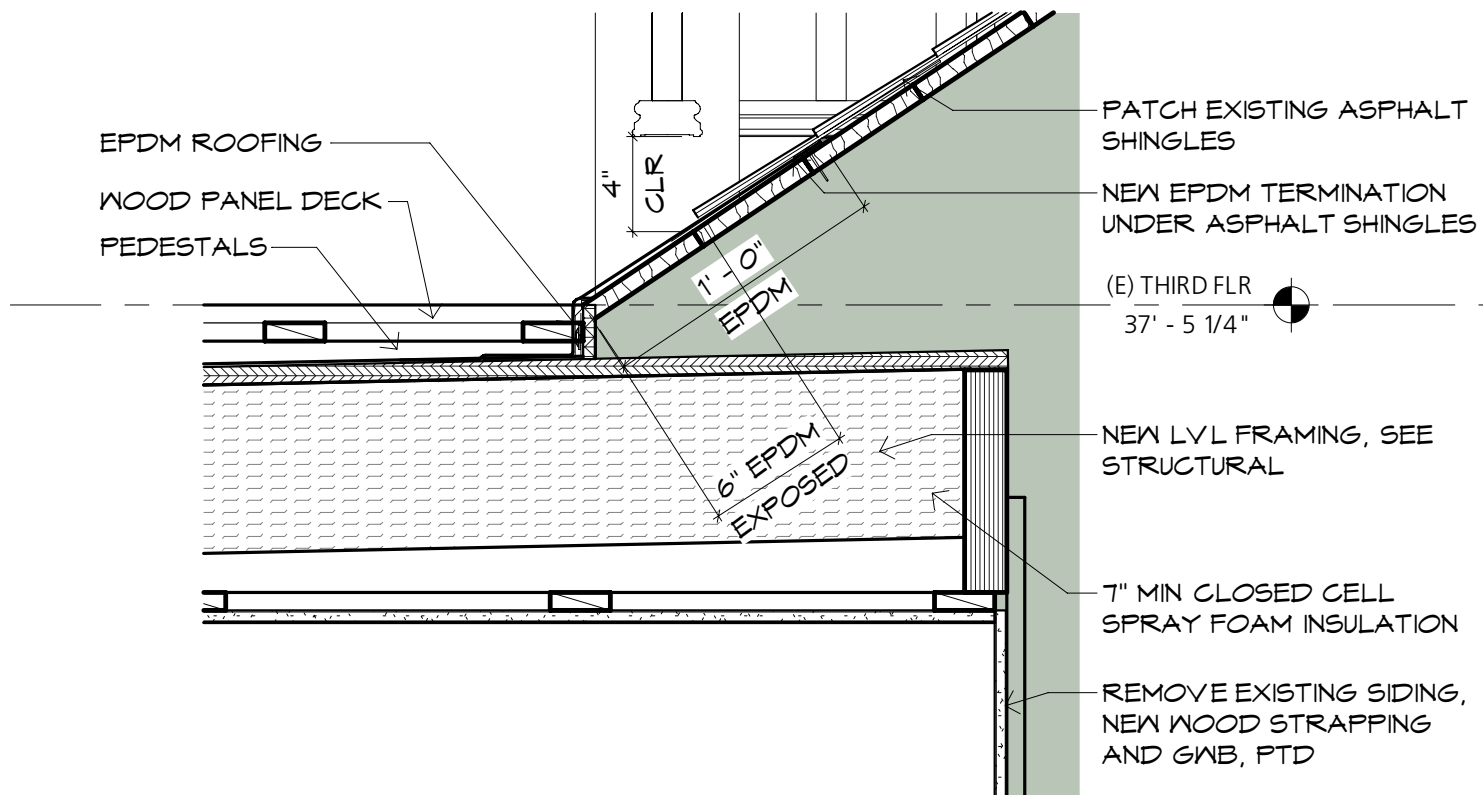


1 TYP SECTION @ EAVE
A402 1 1/2" = 1'-0" 0" 1" 2" 4" 8" 1' 1'-4"



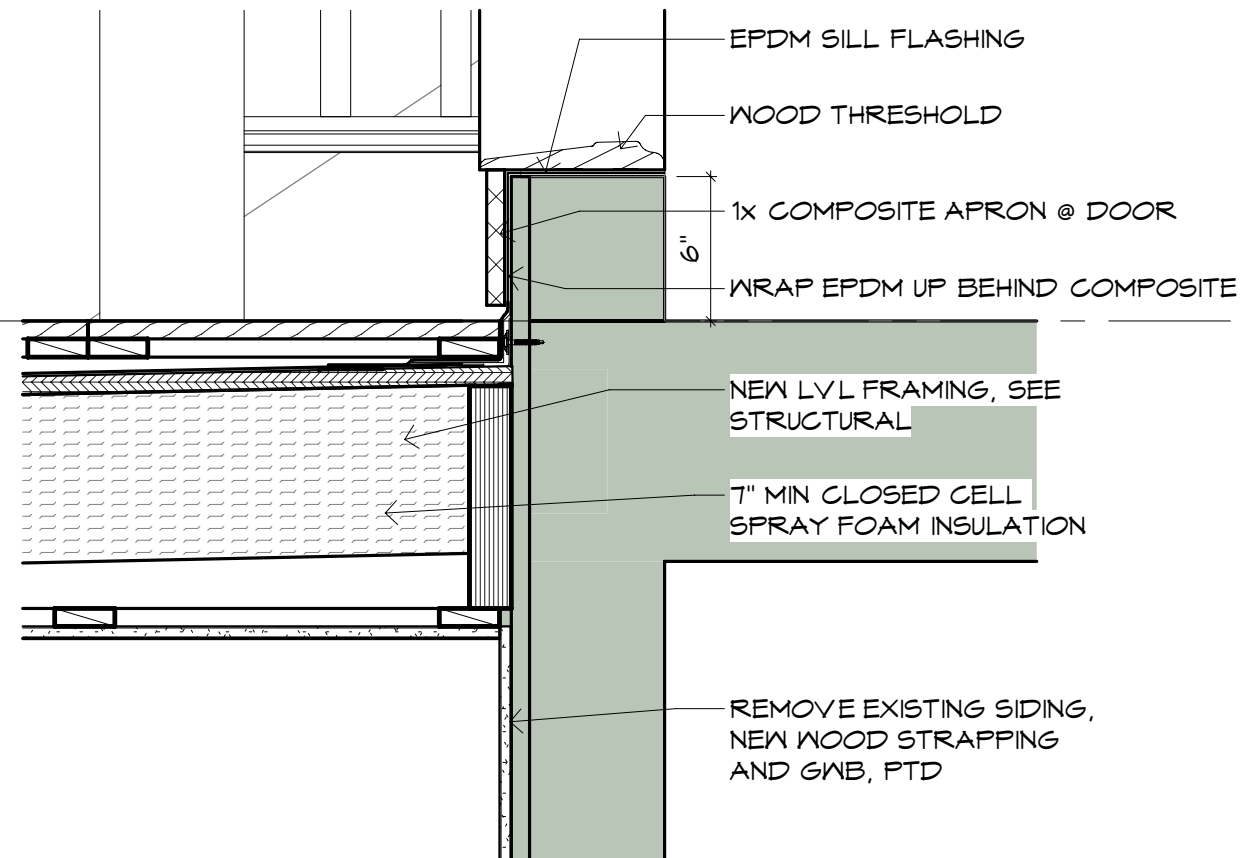
3 SECTION DETAIL @ DORMER EAVE

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



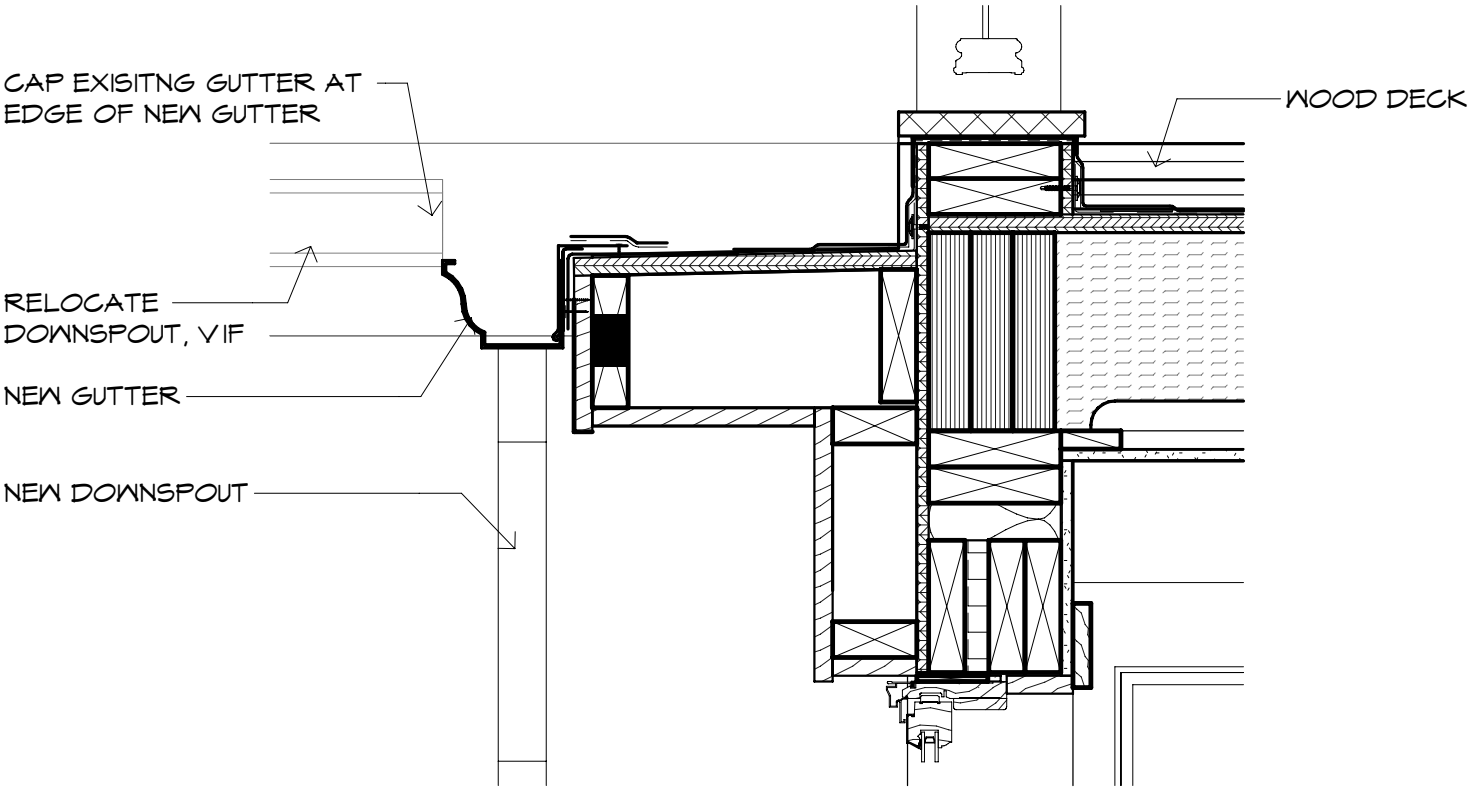
2 SECTION DETAIL @ NEW TO EXISITNG ROOF

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"

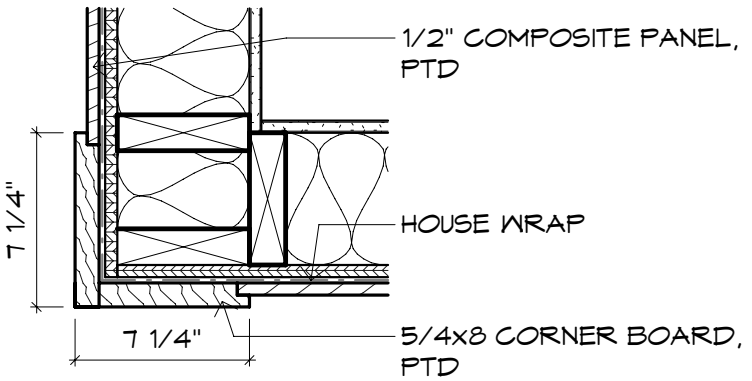


1 SECTION DETAIL @ DOOR

A403 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



1	SECTION DETAIL @ NEW TO EXISTING
A404	1 1/2" = 1'-0"



2	PLAN DETAIL @ CORNER BOARD
A404	1 1/2" = 1'-0"



1
A901

3D VIEW OF SUNPORCH ADDITION FROM GARAGE ROOF

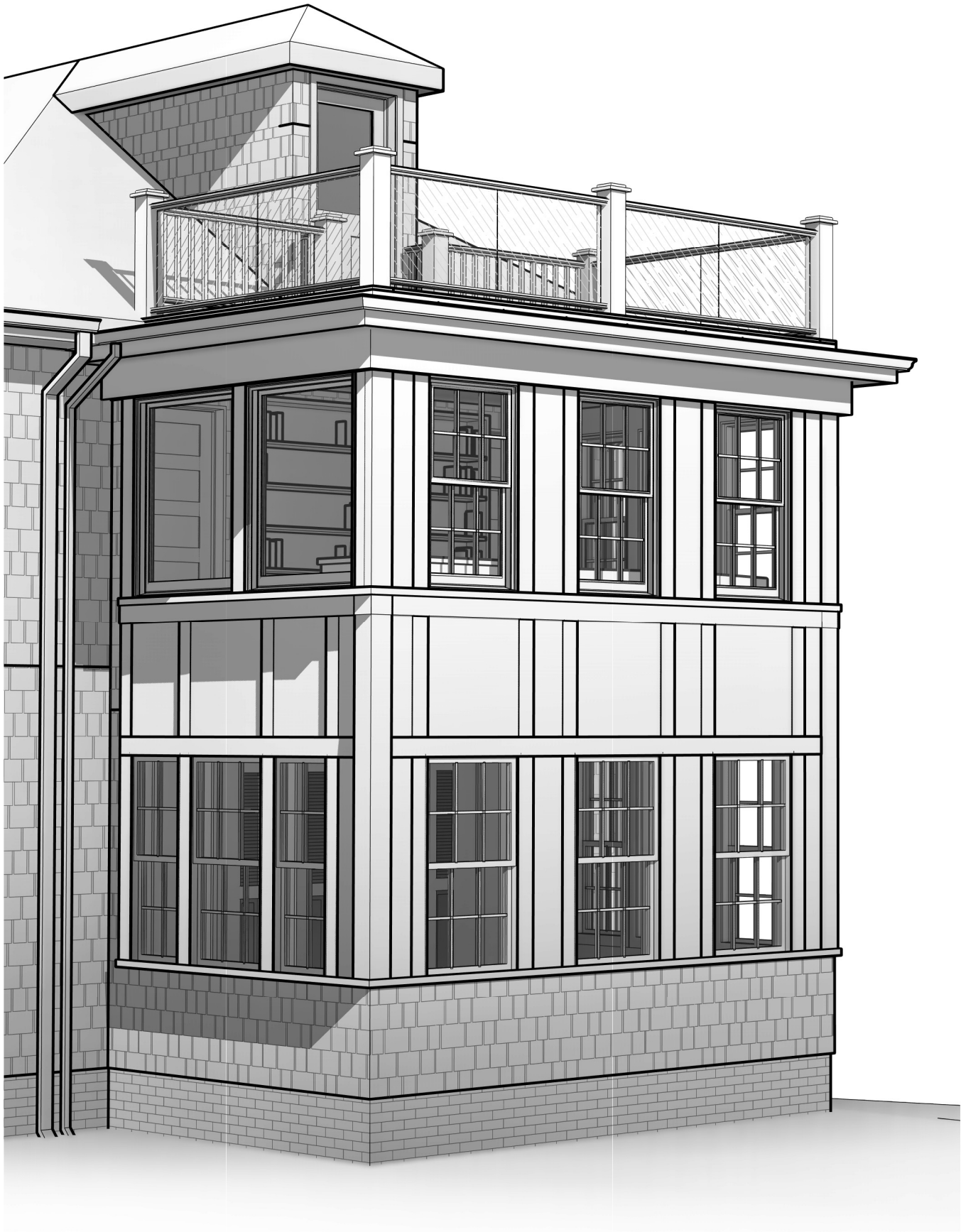
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RESIDENCE**
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3D VIEW - SUNPORCH
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A901



3D VIEW - SUNPORCH

SHEET SIZE:
11" x 17"
DATE:
04 / 08 / 2020

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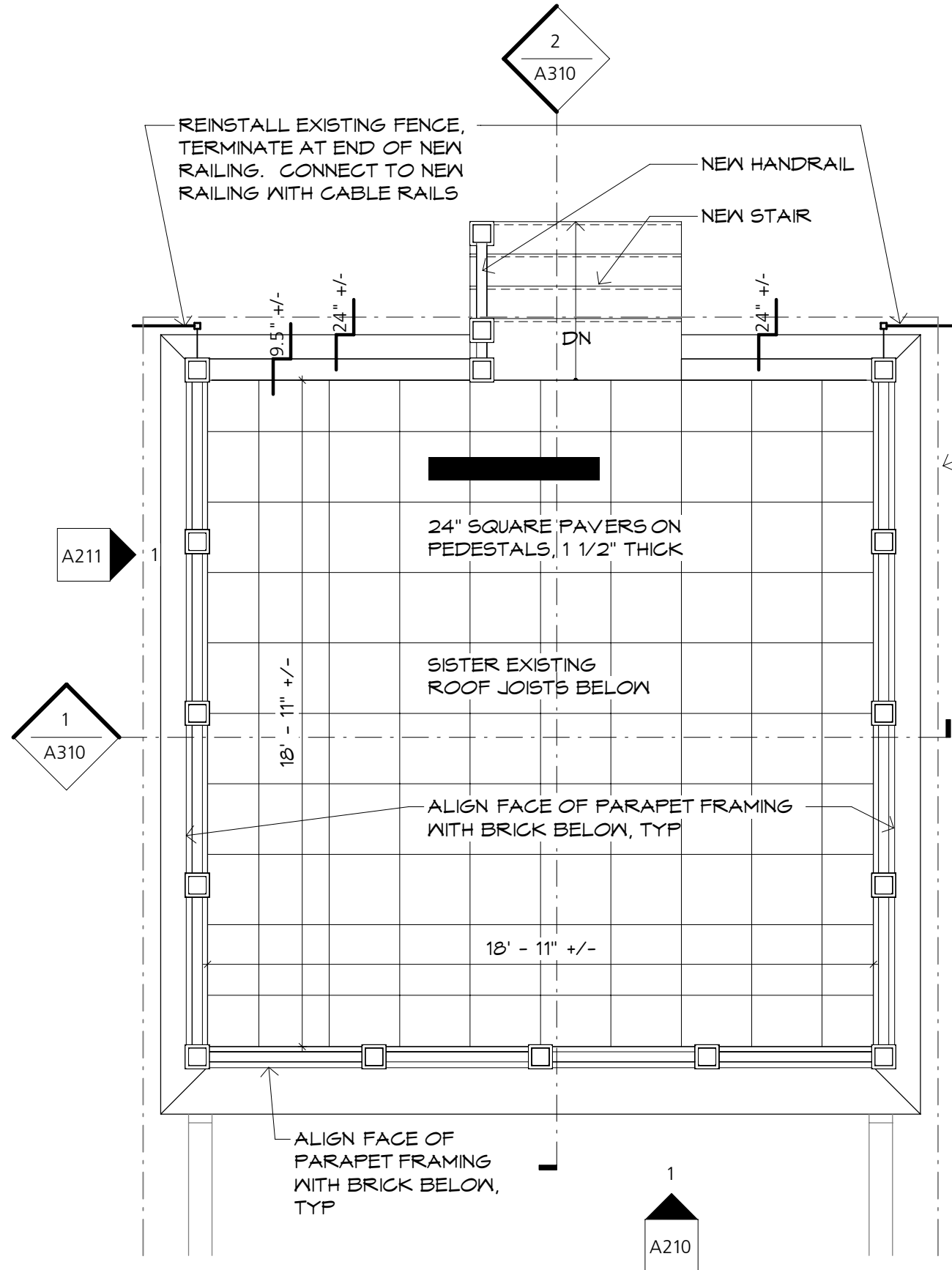
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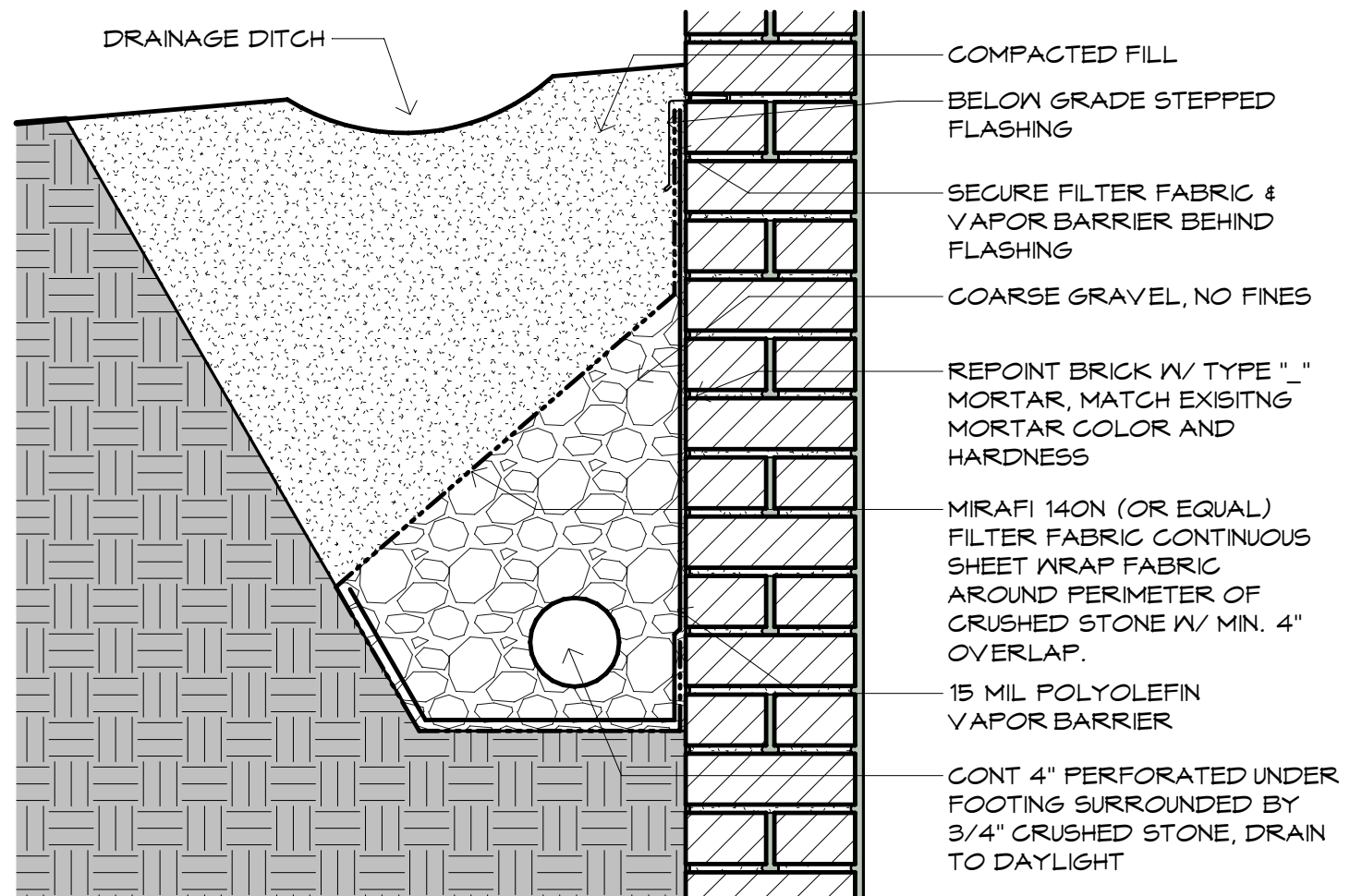
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A902



NEW DRAINAGE ON (3) SIDES TO MAXIMUM DEPTH ACHIEVABLE, SEE DETAIL 2 / A110

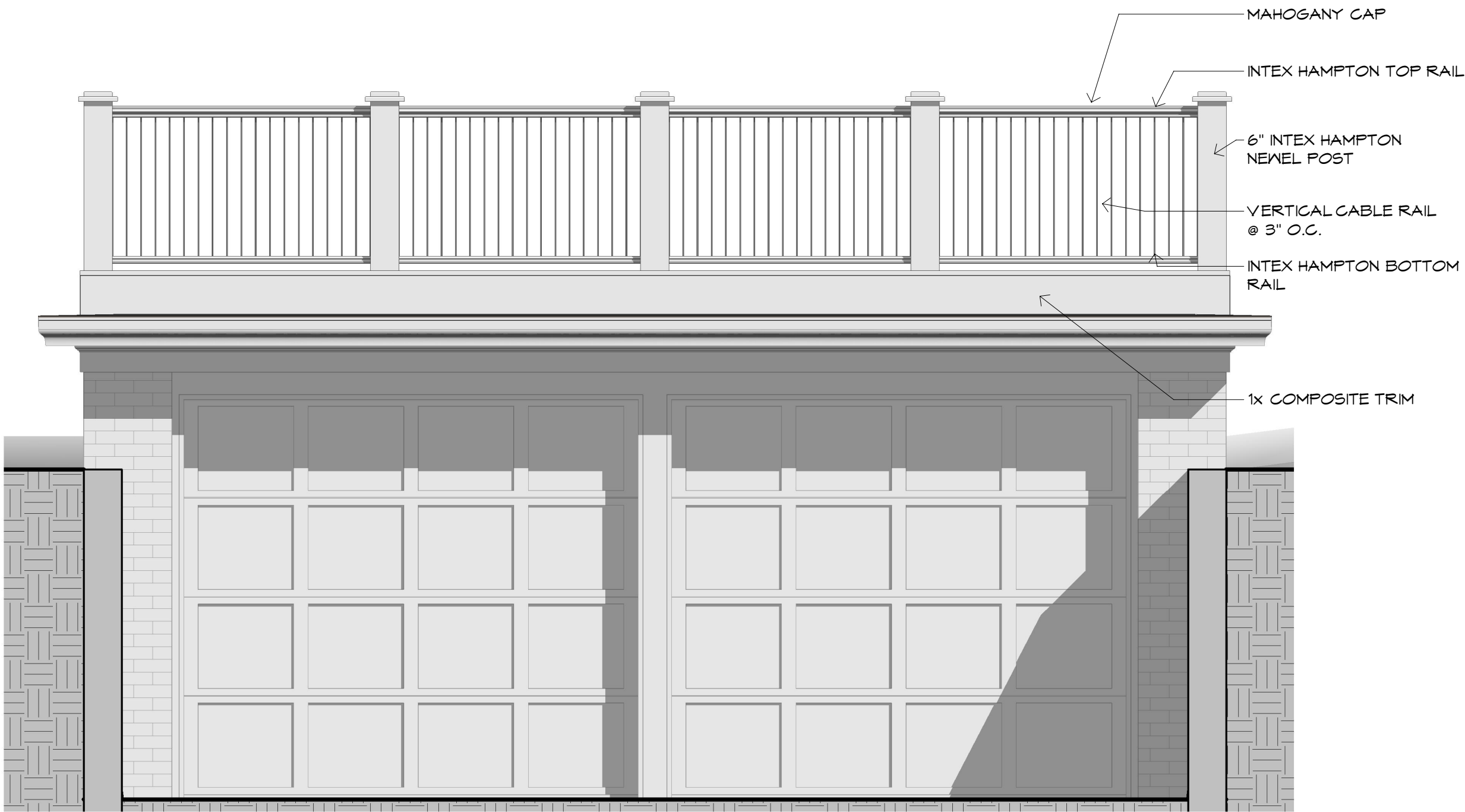


1 PROPOSED GARAGE ROOF PLAN
A110 1/4" = 1'-0"

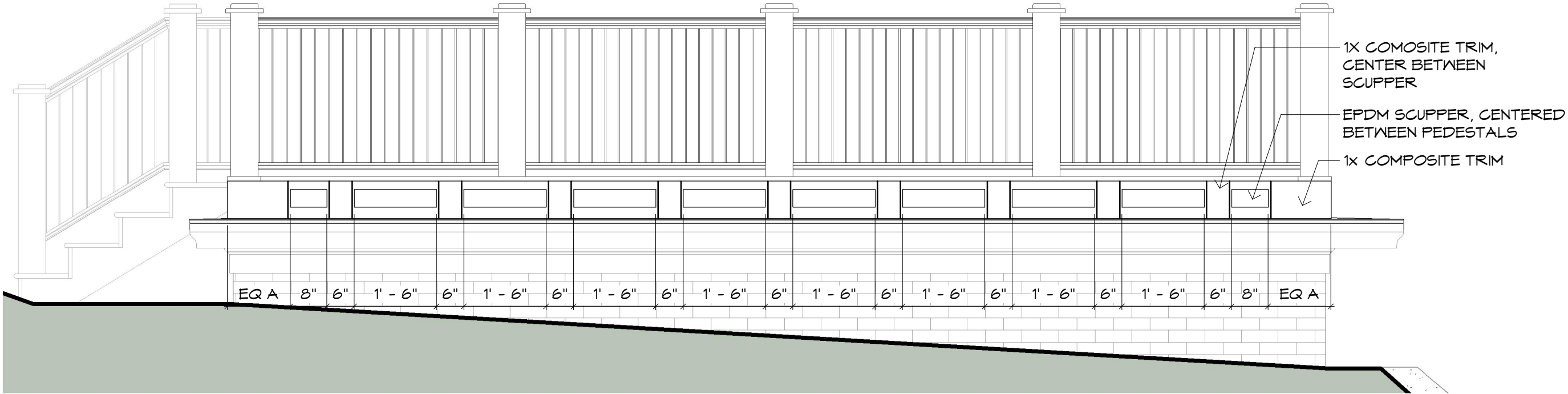


2 TYP SECTION @ GARAGE DRAINAGE
A110 1 1/2" = 1'-0"





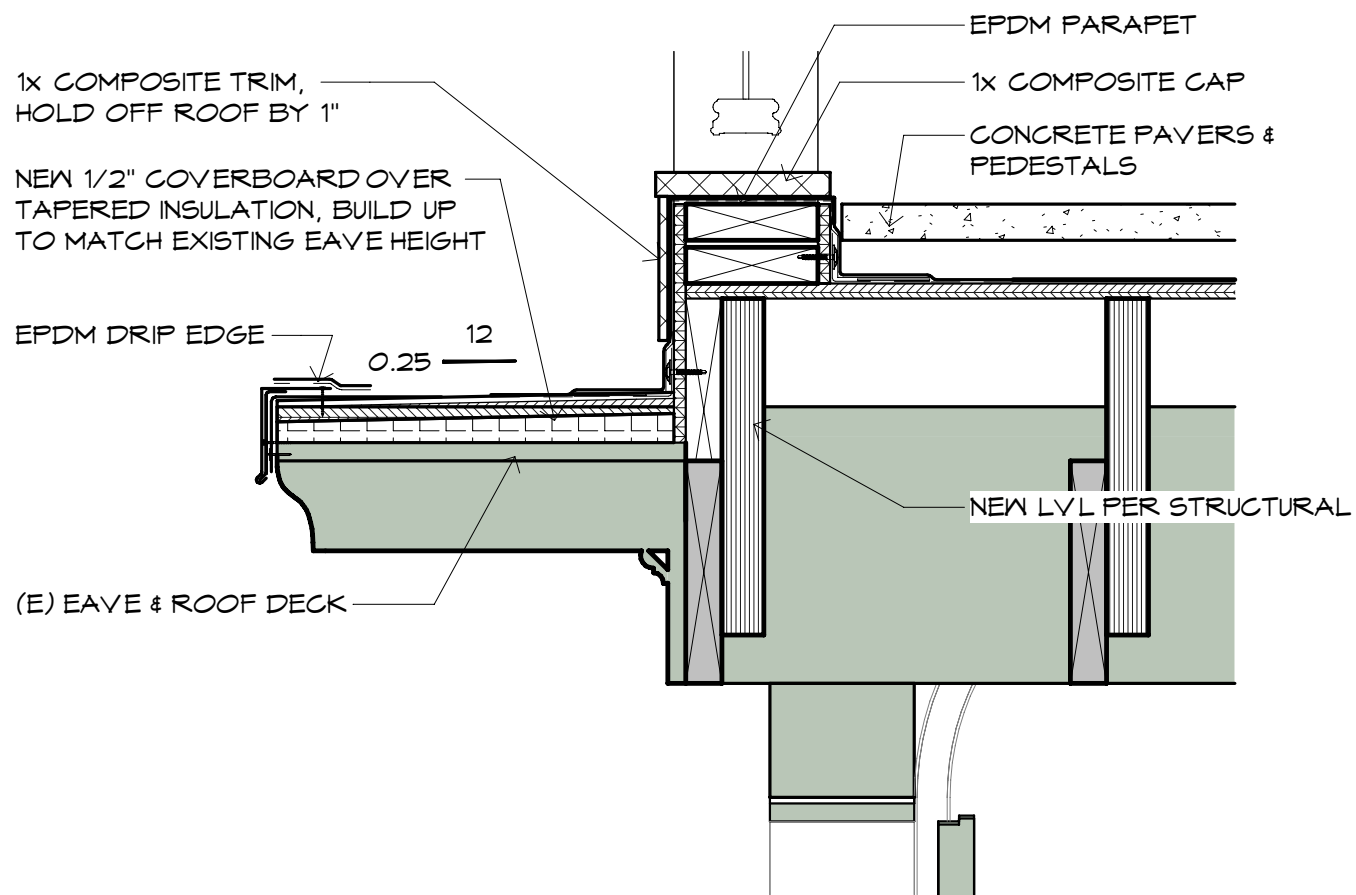
1	PROPOSED GARAGE STREET ELEVATION
A210	1/2" = 1'-0"



1	GARAGE SIDE ELEVATION
A211	

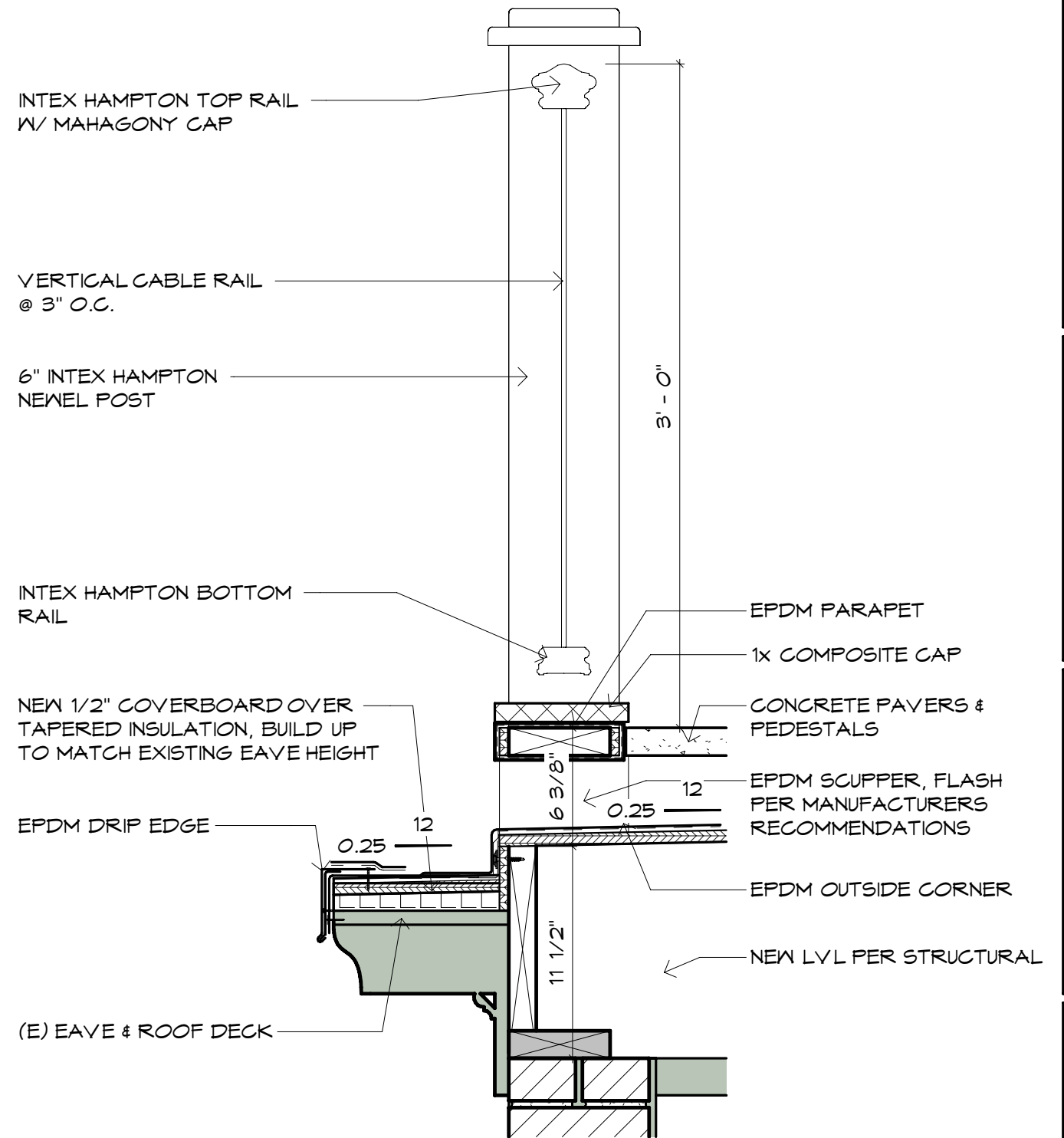
1/2" = 1'-0"

0' 3" 6" 1' 2' 4'



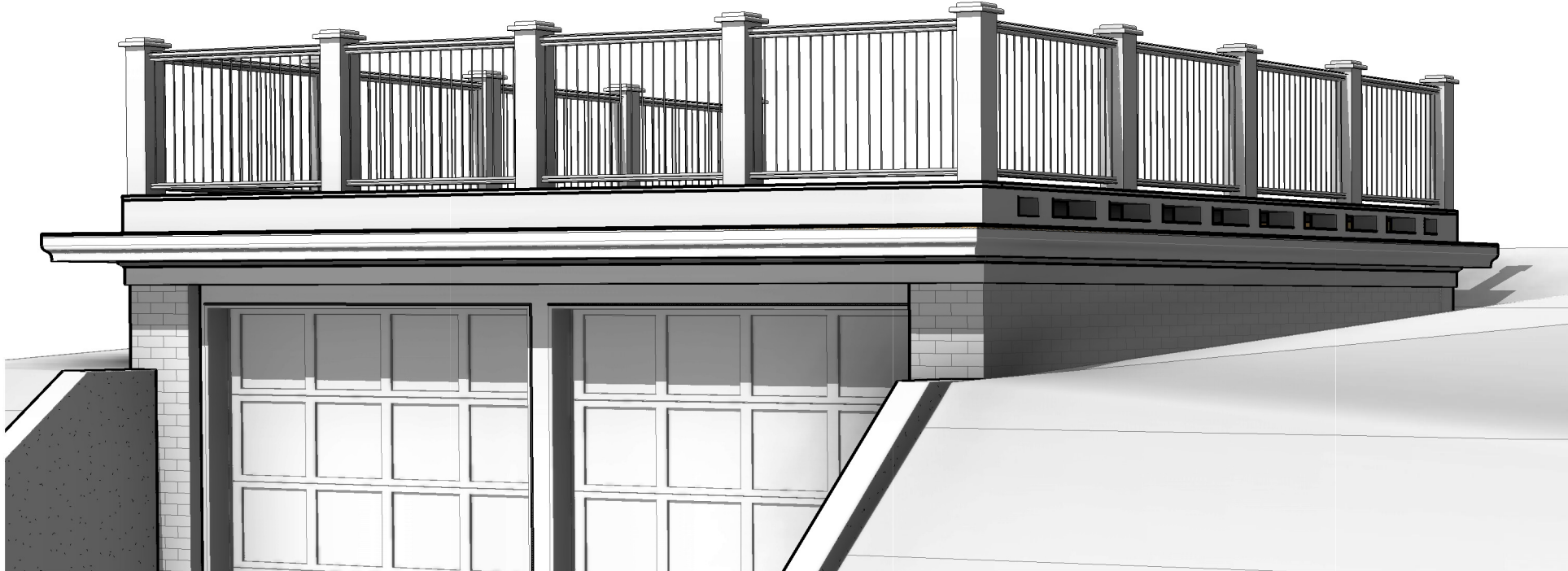
1 SECTION AT FRONT EAVE

A410 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



2 TYPICAL SECTION @ GARAGE SCUPPER

A410 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



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3D VIEW - GARAGE

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A910

STRUCTURAL ENGINEER'S NOTES

GENERAL NOTES:

1.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2.

THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
3.

DETAILS SHOWN AS "TYPICAL " APPLY TO ALL SIMILAR CONDITIONS.
4.

SPECIFICATION OF FIRE-RESISTENT, WATERPROOFING, INSULATION, FINISHES, ELECTRICAL, MECHANICAL AND ALL SPECIFICATION OF FIRE-RESISTENT, WATERPROOFING, INSULATION, FINISHES, ELECTRICAL, MECHANICAL AND ALL OTHER 'NON-STRUCTURAL' ELEMENTS IN THE BUILDING IS THE RESPONSIBILITY OF OTHERS. UNLESS SPECIFICALLY DIMENSIONED ON THE DRAWINGS, G.C. COORDINATE THE PLACEMENT OF STRUCTURAL MEMBERS IN CONFORMANCE WITH THE ARCHITECTURAL DRAWINGS AND/OR APPLICABLE CODE REQUIREMENTS.
5.

GC COORDINATE INSTALLATION OF FINISH CONTROL JOINTS WITH STRUCTURAL COMPONENTS.
6.

DESIGN AND DETAILING OF ALL MASONRY IS THE RESPONSIBILITY OF OTHERS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
7.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADEQUATELY PROTECT ALL MATERIALS AND ASSEMBLIES DURING CONSTRUCTION. G.C. VERIFY MOISTURE CONTENT OF ALL SUB BASE MATERIALS BEFORE INSTALLATION OF FINISHES; INSTALL ALL FINISHES PER MANUFACTURERS' INSTRUCTIONS.
8.

DESIGN OF STAIR ASSEMBLIES, HANDRAILS, GUARDRAILS AND SIMILAR ASSEMBLIES AND THE ADEQUACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS.

STRUCTURAL DESIGN DATA:

1.

REFERENCE CODES:

•

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (2015)
2.

FLOOR LIVE LOADS = 40 PSF
3.

ROOF LOAD DATA:

•

GROUND SNOW LOAD (Pg): 50 PSF

•

FLAT ROOF SNOW LOAD (Pf): 46.2 PSF

•

EXPOSURE FACTOR (Ce): 1.0

•

IMPORTANCE FACTOR (I): 1.0

•

THERMAL FACTOR (Ct) = 1.1
4.

WIND DESIGN DATA:

•

BASIC WIND SPEED: 100 MPH (3-SECOND GUST)

•

IMPORTANCE FACTOR: 1.0

•

OCCUPANCY CATEGORY: II

•

EXPOSURE: C

STRUCTURAL ROUGH CARPENTRY/FRAMING NOTES:

1.

ALL EXTERIOR WALL CONSTRUCTION IS 2x6 @ 16" WHEN SUPPORTING FRAMING AT 16". STUDS ALIGN WITH FRAMING. LOCATE PLATE BUTT JOINTS OVER STUDS. ALL TOP PLATES MUST SPLICE MIN 48" WITH (2) ROWS 16d NAILS STAGGERED AT 6" OC. WEAWE CORNERS WITH (4)-16d NAILS.
2.

ANCHOR RODS MUST ENGAGE THE FULL THICKNESS OF THE 2x BOTTOM PLATE (NUT AND WASHER ABOVE).
3.

ALL STRUCTURAL MEMBERS MUST BE CONTINUOUS. LOCATE SPLICES OVER BEARING, U.N.O.
4.

POSTS (2-2x4 AND LARGER) AND JACK STUDS REQUIRE MATCHING BLOCKING STUDS BELOW FLOOR SHEATHING DOWN TO FOUNDATION WALL OR LVL BEAMS. IF A POST IS NOT SPECIFIED BELOW A BEAM INTERSECTING A BEARING WALL (BEAM POCKET), PROVIDE CRIPPLE STUDS BELOW BEAM EQUAL TO OR GREATER THAN THE WIDTH OF THE BEAM (EXAMPLE: 3.5" WIDE LVL REQUIRES (3)-2x CRIPPLE STUDS BELOW = 4.5" WIDE)
5.

INSTALL ENGINEERED FRAMING PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.
6.

CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED LUMBER AND USED IN AN INTERIOR ENVIRONMENT SHALL BE HOT DIPPED GALVANIZED (SIMPSON Z-MAX), OR STAINLESS STEEL WITH MATCHING FASTENERS. CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED LUMBER AND/OR USED IN AN EXTERIOR ENVIRONMENT (INCLUDING HARDWARE IN VENTED SOFFITS) SHALL BE STAINLESS STEEL WITH MATCHING FASTENERS. SEE SIMPSON CATALOG FOR HARDWARE INSTALLATION INSTRUCTIONS, INCLUDING REQUIRED NAIL SIZES.
7.

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2005 EDITION. UNLESS NOTED OTHERWISE, ALL WOOD FRAMING SHALL BE FASTENED IN ACCORDANCE WITH 2009 IBC, SECTION 2304.9
8.

FRAMING GRADES:

a.

PRESERVATIVE TREATED 2x FRAMING LUMBER (PT) SHALL BE #2 AND BETTER SOUTHERN YELLOW PINE TREATED IN ACCORDANCE WITH AWPAC3B "EXTERIOR, ABOVE GROUND." WOOD CLOSER THAN 8", OR IN CONTACT WITH GRADE, SHALL BE TREATED IN ACCORDANCE WITH AWPAC4 "GROUND CONTACT, GENERAL USE." ARCHITECTURALLY EXPOSED TIMBER MAY REQUIRE ALTERNATE SPECIES AND/OR TREATMENT - REFERENCE DRAWINGS.

b.

LUMBER (CONCEALED 2x STUDS, JOISTS, RAFTERS) SHALL BE #2 AND BETTER S.P.F. LESS THAN 19% MOISTURE CONTENT UP TO 13'-6" TALL WALLS

c.

LAMINATED VENEER LUMBER (LVL) - 2.0 E, 3100 Fb, 285 Fv

d.

PARALLAM (PSL) - 2.0E AS MANUFACTURED BY TRUS JOIST. PT PSL SHALL BE TREATED WITH WATERBORNE TREATMENT SUITABLE FOR GROUND CONTACT.
9.

SHEATHING:

a.

EXTERIOR WALLS: MIN. 1/2" EXPOSURE 1. 10d AT 4" O.C. AT PANEL EDGES (ADD BLOCKING AT ALL PANEL EDGES) 8" O.C. WITHIN PANEL U.N.O. NOTE: NAILS DRIVEN INTO PT FRAMING MEMBERS SHALL BE HAND NAILED AND HOT DIPPED GALV. GALV GUN NAILS ARE NOT AN ACCEPTABLE SUBSTITUTE WITHOUT PRIOR ENGINEER APPROVAL.

b.

FLOOR: 23/32" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. ADHESIVE: 0.25" BEAD OF POLYURETHANE OR SOLVENT-BASED ADHESIVE APPLIED TO CLEAN, DRY FLOOR JOIST. FASTENER: 8d RING SHANK NAIL (10d FOR THICKNESS > 0.75") OR APPROVED SCREW. FASTENER SPACING: 6" O.C. AT EDGES, 12" O.C. WITHIN PANEL

c.

ROOF: MIN. 5/8" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. RING SHANK 8d AT 6" O.C. AT PANEL EDGES, 12" OC WITHIN PANEL.

d.

NAIL HEAD MUST BE DRIVEN FLUSH. SHTG WITH OVERDRIVEN NAILS MUST BE REFASTENED.
10.

ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (U.N.O.):

•

COLUMNS, KING/JACK STUDS: 2-10d NAILS AT 8" O.C.

•

BEAMS LESS THAN 12" DEEP: 2-16d NAILS AT 12" O.C. IN EACH PLY

•

BEAMS DEEPER THAN 12" (INCLUDING 12"): 3-16d NAILS AT 12" O.C. IN EACH PLY (SIDE-LOADED BEAMS MAY REQUIRE ADDITIONAL CONNECTIONS - SEE FRAMING DETAILS)
11.

DRILLED EPOXY ANCHORS SHALL BE A316 SS THREADED ROD WITH SIMPSON 'AT' EPOXY. BLOW HOLES FREE OF DUST AND INSTALL PER MANUFACTURER'S INSTRUCTIONS, TYP U.N.O; DRILLED MECHANICAL ANCHORS SHALL BE GALVANIZED SIMPSON 1/2" 'TITEN' ANCHOR (UNLESS NOTED SS WITHIN DRAWINGS). INTERIOR RSS SCREWS SHALL BE CLIMATEK COATED AND MANUFACTURED BY GRK FASTENER. EXTERIOR RSS SCREWS SHALL BE STAINLESS STEEL.

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STRUCTURAL

Albert Putnam Associates LLC

183 Park Row

Brunswick, Maine

PH: 201-729-6230

RENOVATION & ADDITION TO FANBURG-GARTNER RESIDENCE

Jonathan Fanburg & Stephanie Gartner-Fanburg

21 ORCHARD ST

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STRUCTURAL GENERAL NOTES

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SHEET SIZE:

11" x 17"

DATE:

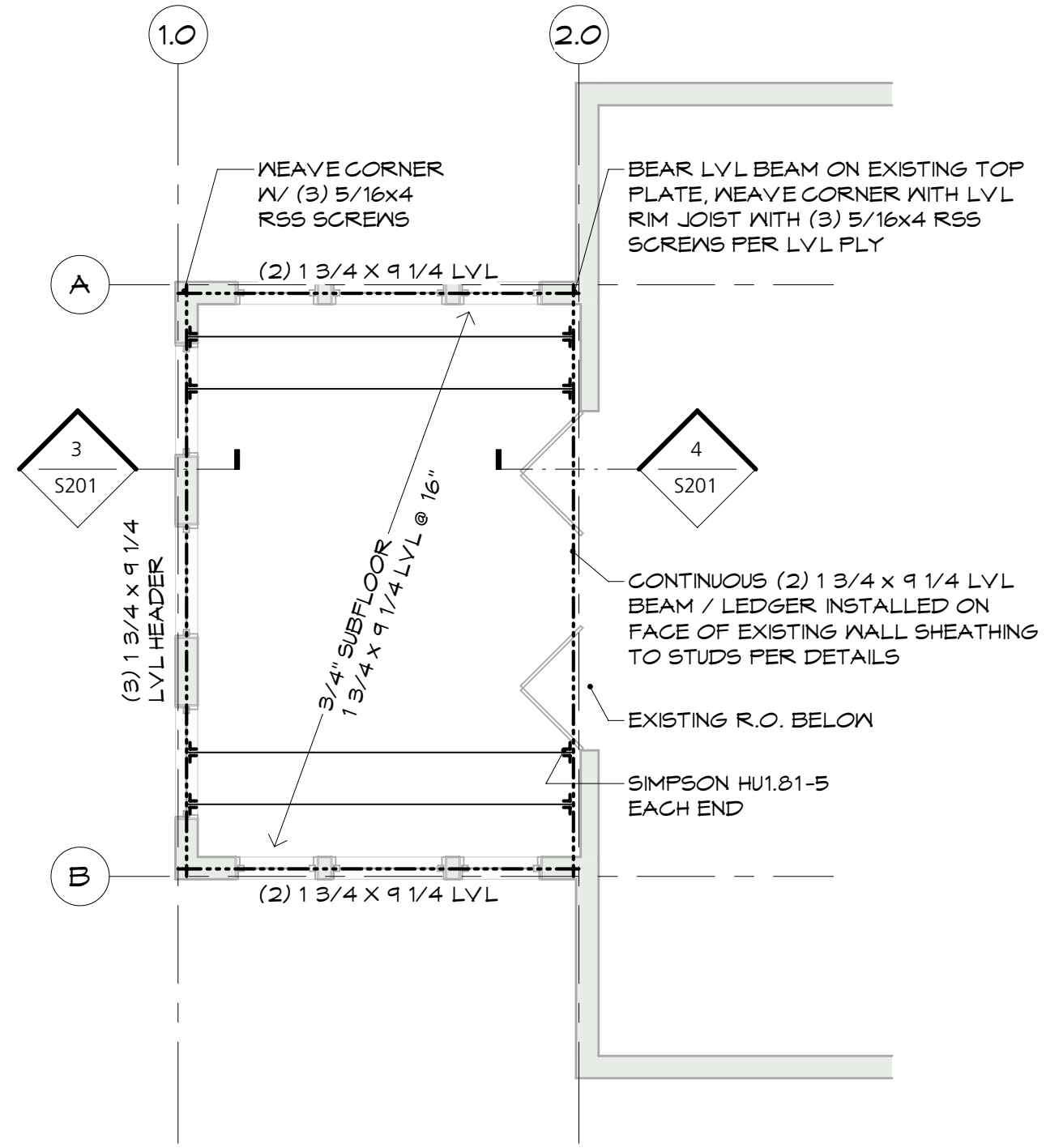
04 / 08 / 2020

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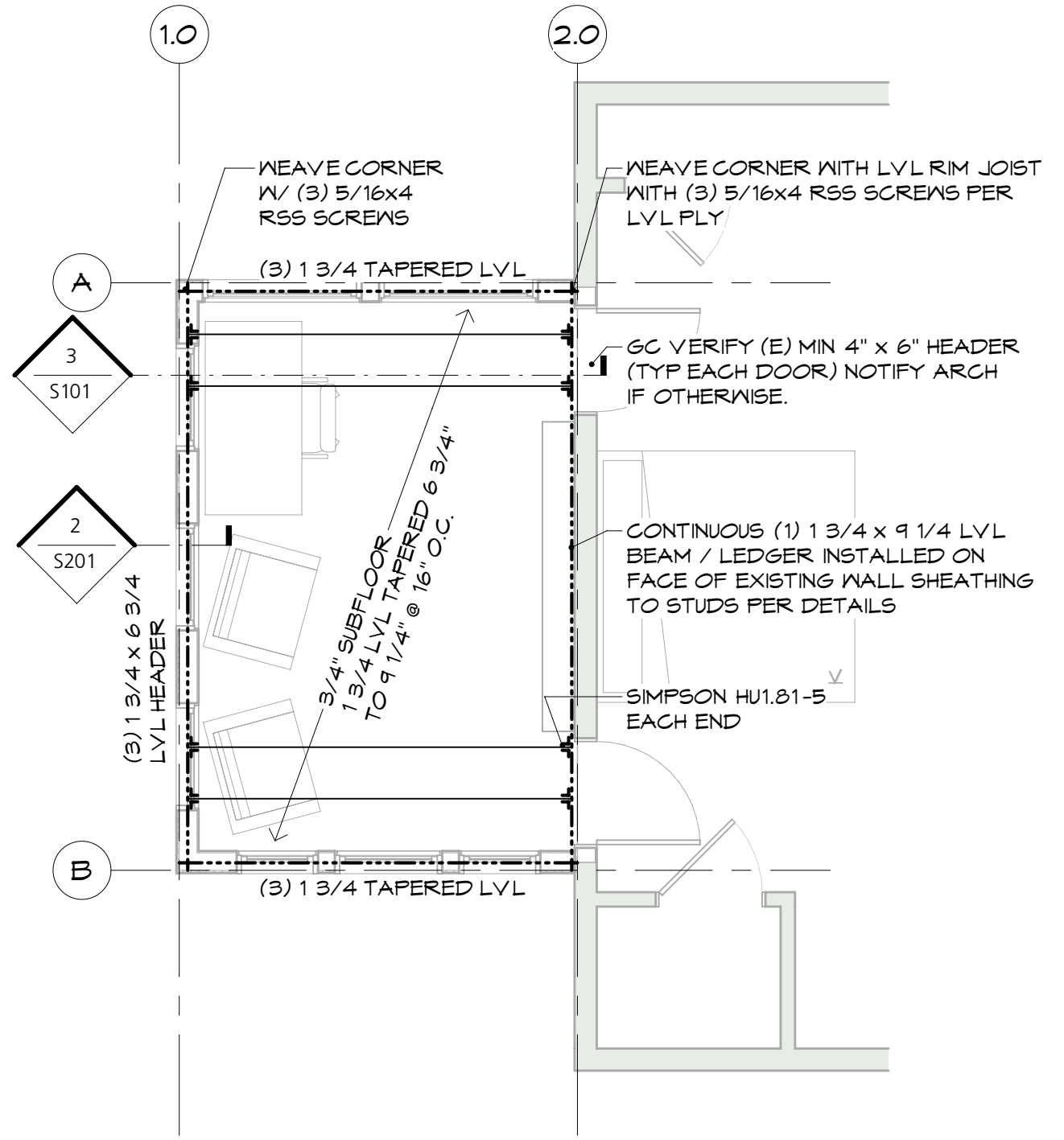
21 Orchard

S100

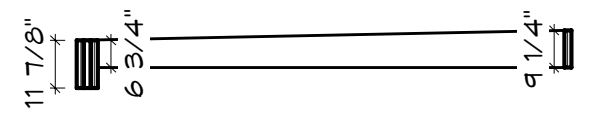
PRINTED ON: 8/9/2023 2:45 PM



1	SECOND FLOOR FRAMING PLAN
S101	1/4" = 1'-0"



2	ROOF FRAMING PLAN
S101	1/4" = 1'-0"



3	SECTION AT TAPERED LVL
S101	1/4" = 1'-0"

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STRUCTURAL FRAMING PLANS

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S101

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1

S102

DORMER FRAMING PLAN

1/4" = 1'-0"

0'

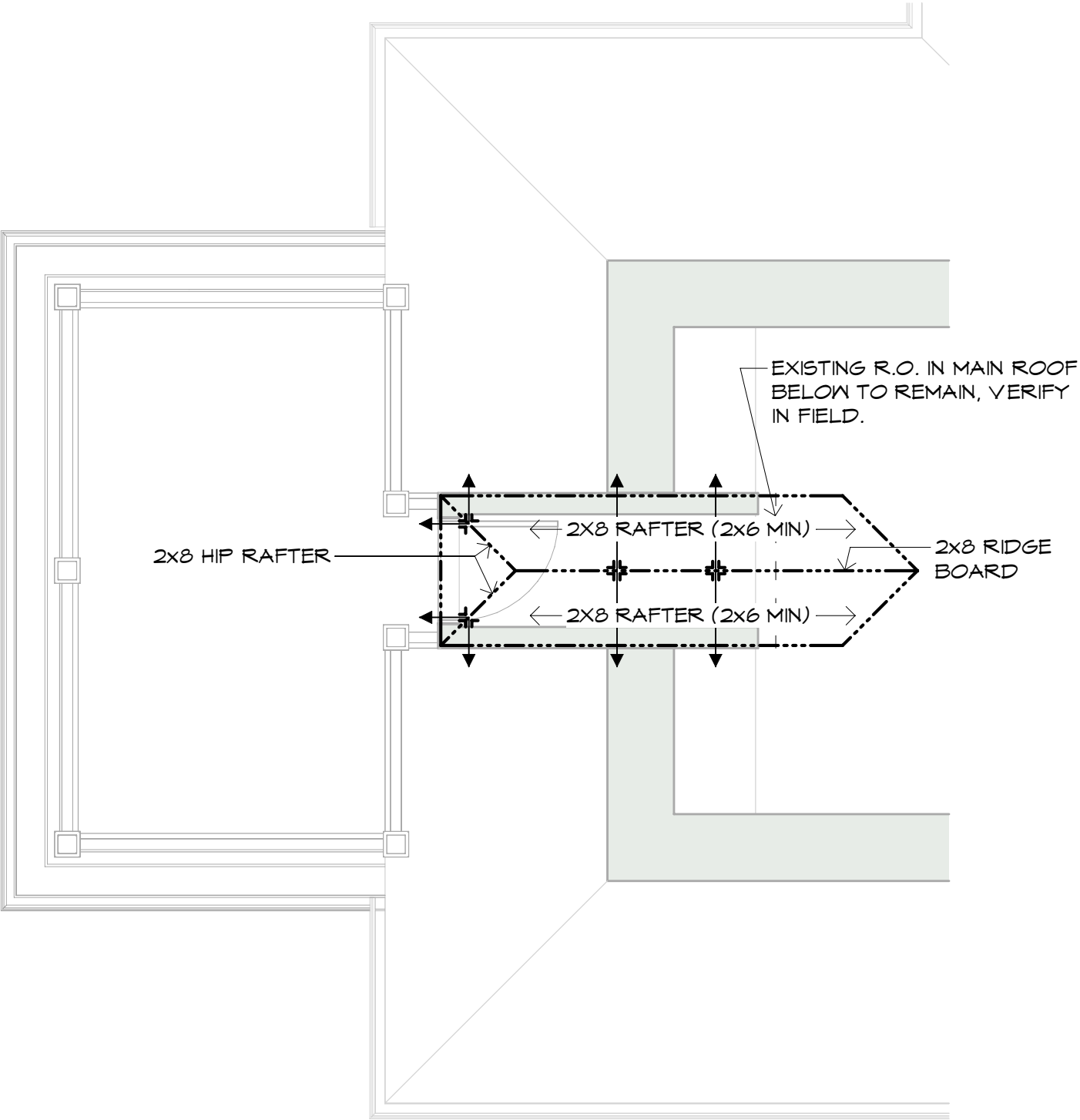
6"

1'

2'

4'

8'



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RENOVATION & ADDITION TO
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STRUCTURAL FRAMING PLANS

SHEET SIZE:
11" x 17"

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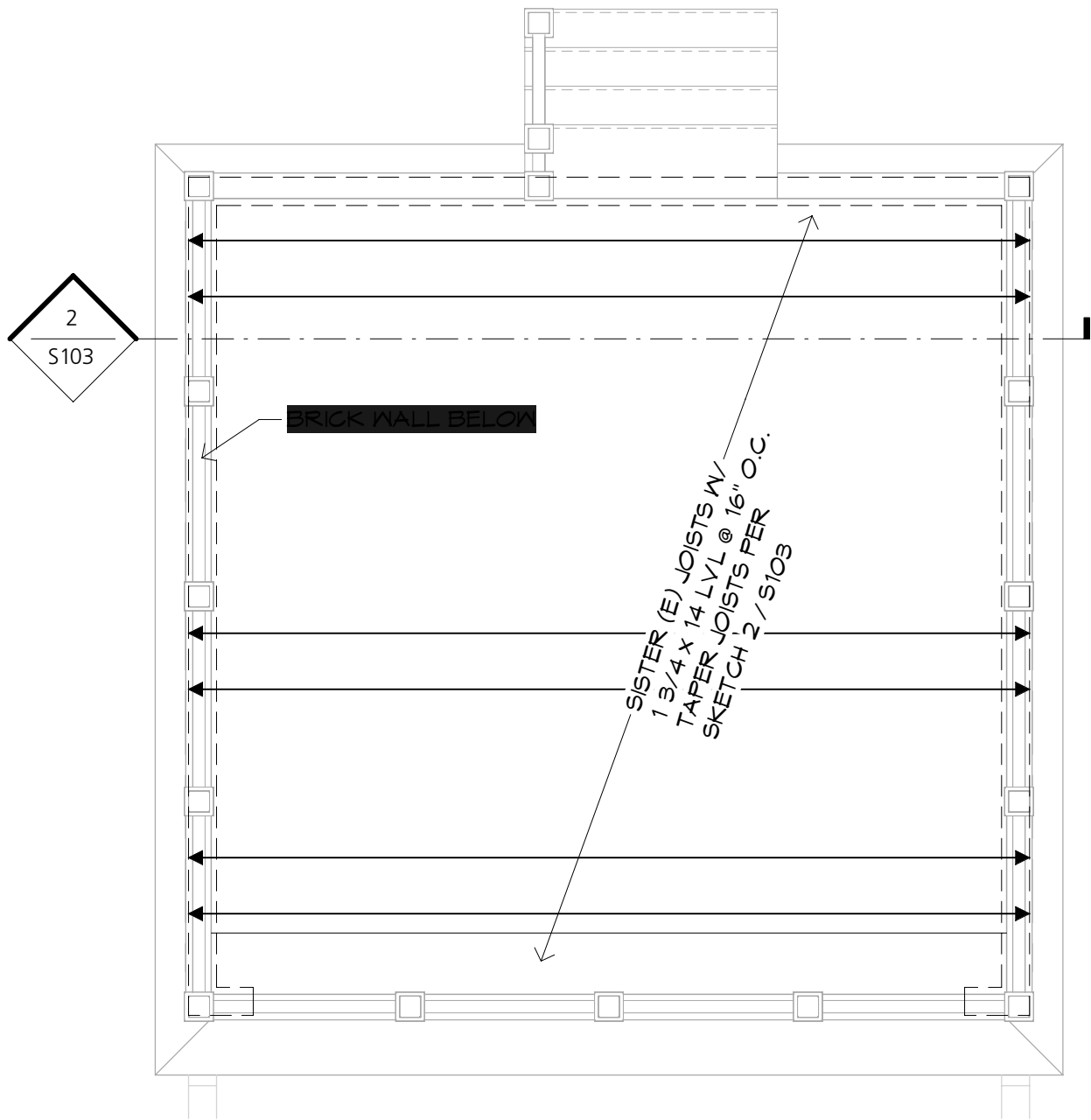
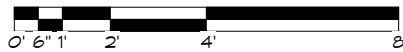
Fanburg
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S102

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2
S103

SECTION AT GARAGE ROOF



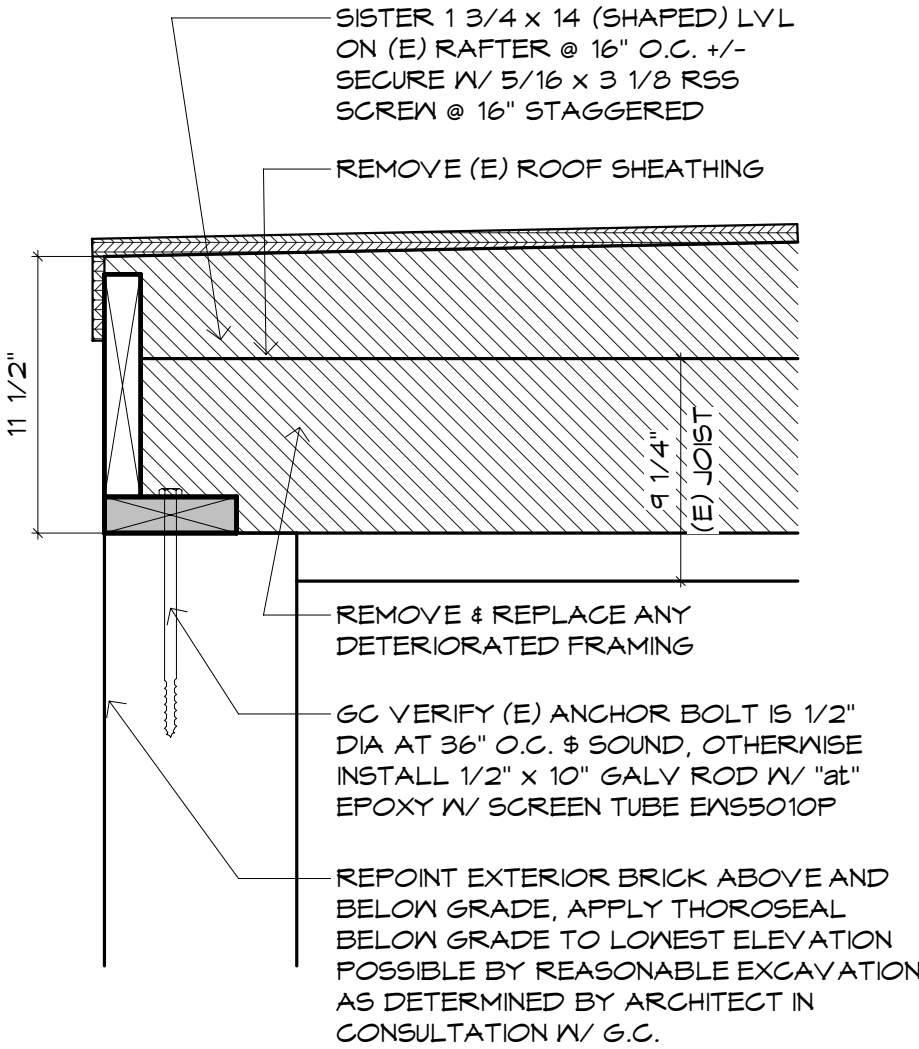
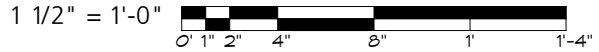
1
S103

GARGE ROOF FRAMING PLAN



3
S103

STRUCTURAL DETAIL @ GARAGE



GARAGE FRAMING PLANS

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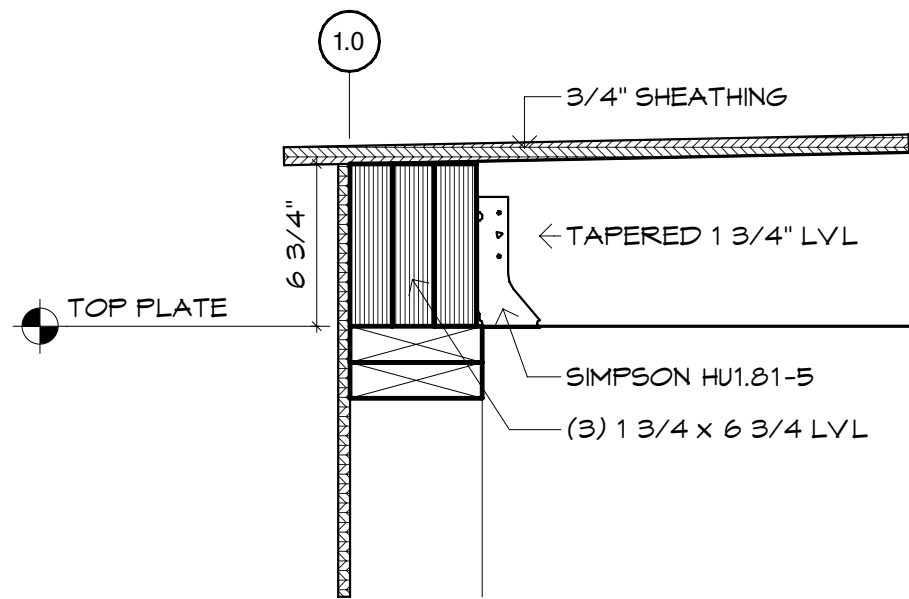
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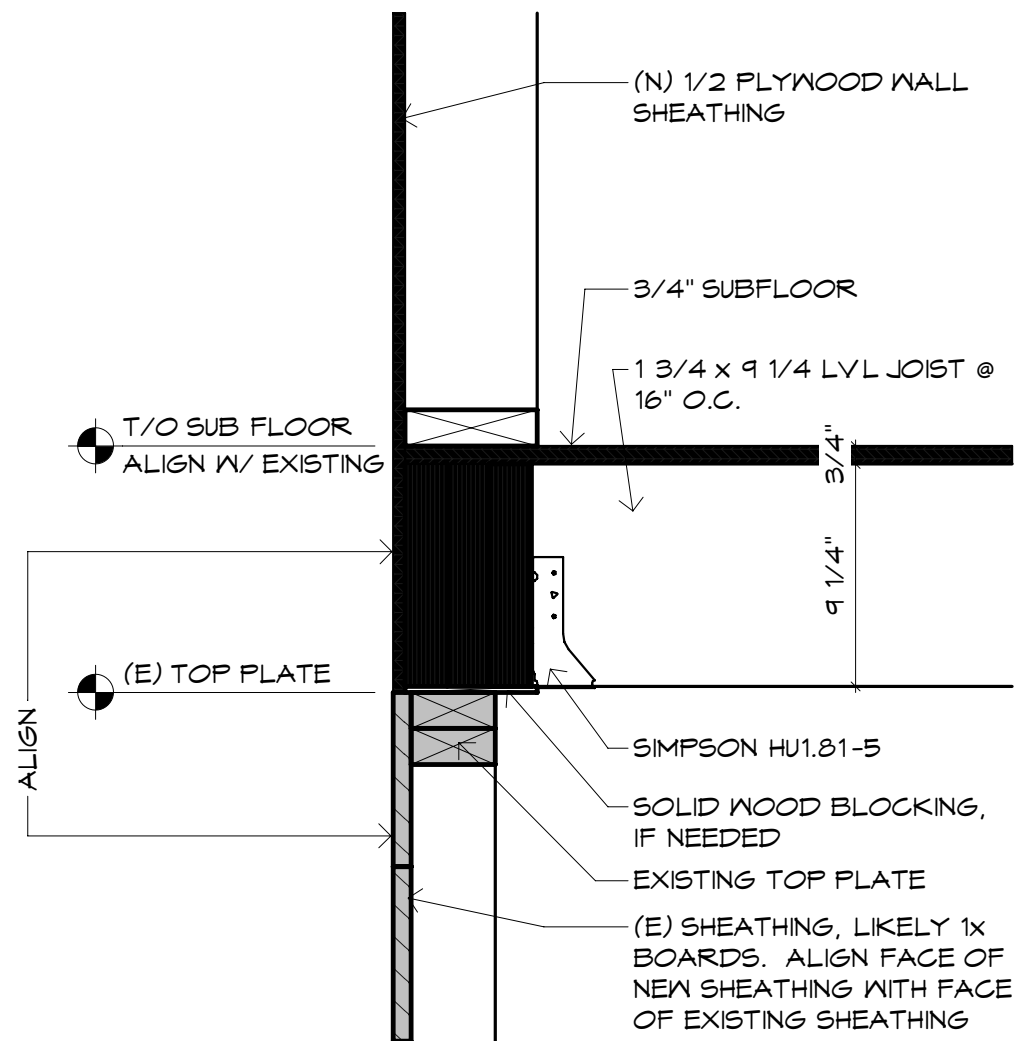
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S103



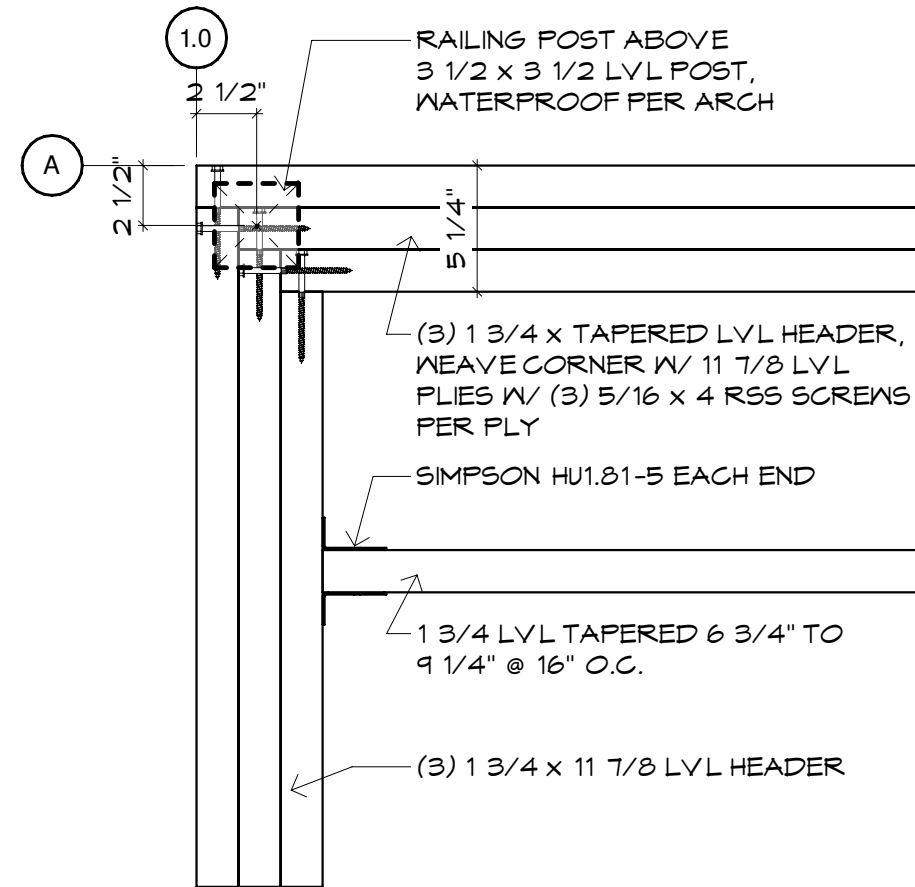
2 STRUCTURAL DETAIL @ ROOF

S201 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



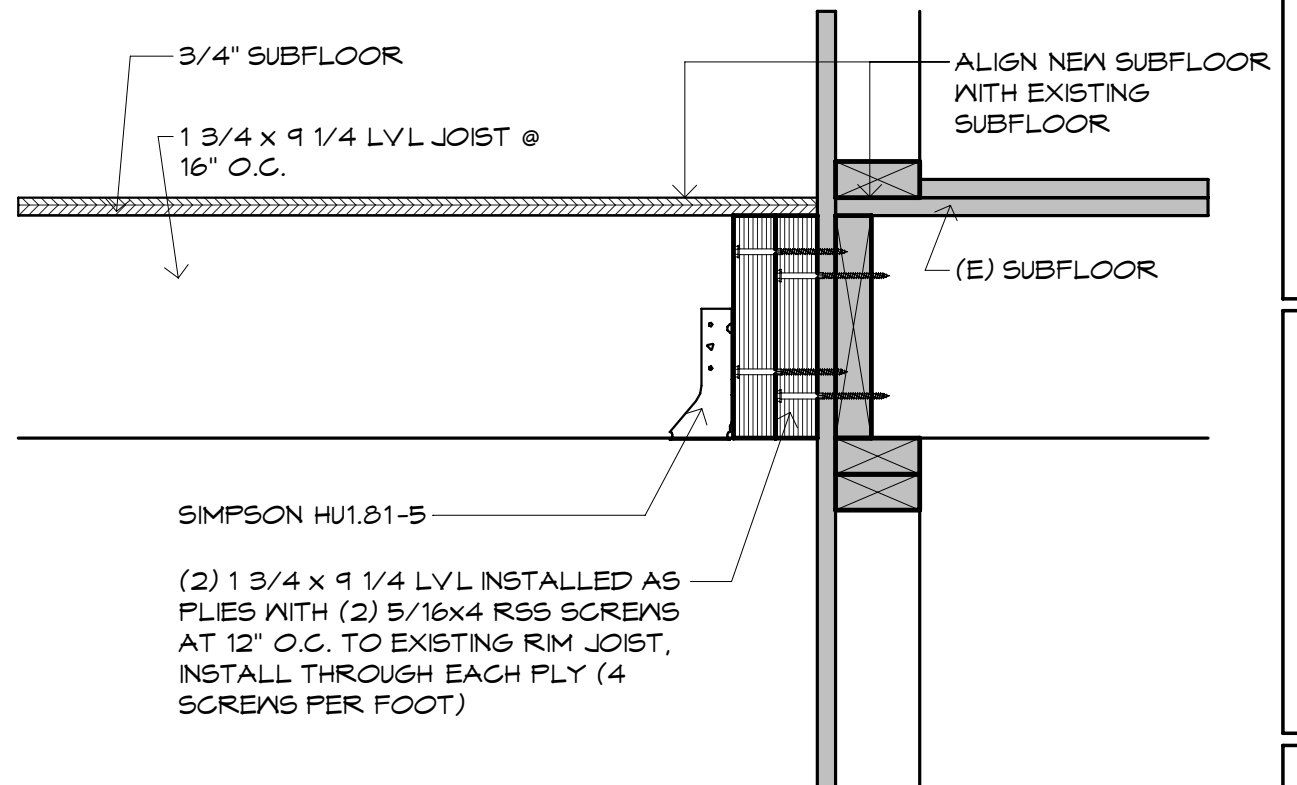
3 STRUCTURAL DETAIL @ SECOND FLOOR RIM

S201 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



1 STRUCTURAL DETAIL @ LVL CORNER

S201 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



4 STRUCTURAL DETAIL @ LEDGER

S201 1 1/2" = 1'-0" 0' 1" 2" 4" 8" 1' 1'-4"



RAILING STYLE - GARAGE:

- COMPOSITE POSTS & RAILS W/ CONCEALED CONNECTIONS
- MAHOGANY TOP RAIL
- VERTICAL CABLE RAILS
- PAINTABLE

RAILING STYLE - HOUSE:

- COMPOSITE POSTS & RAILS W/ CONCEALED CONNECTIONS
- NON-REFLECTIVE GLASS PANELS
- PAINTABLE



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IMAGE BOARD

A1

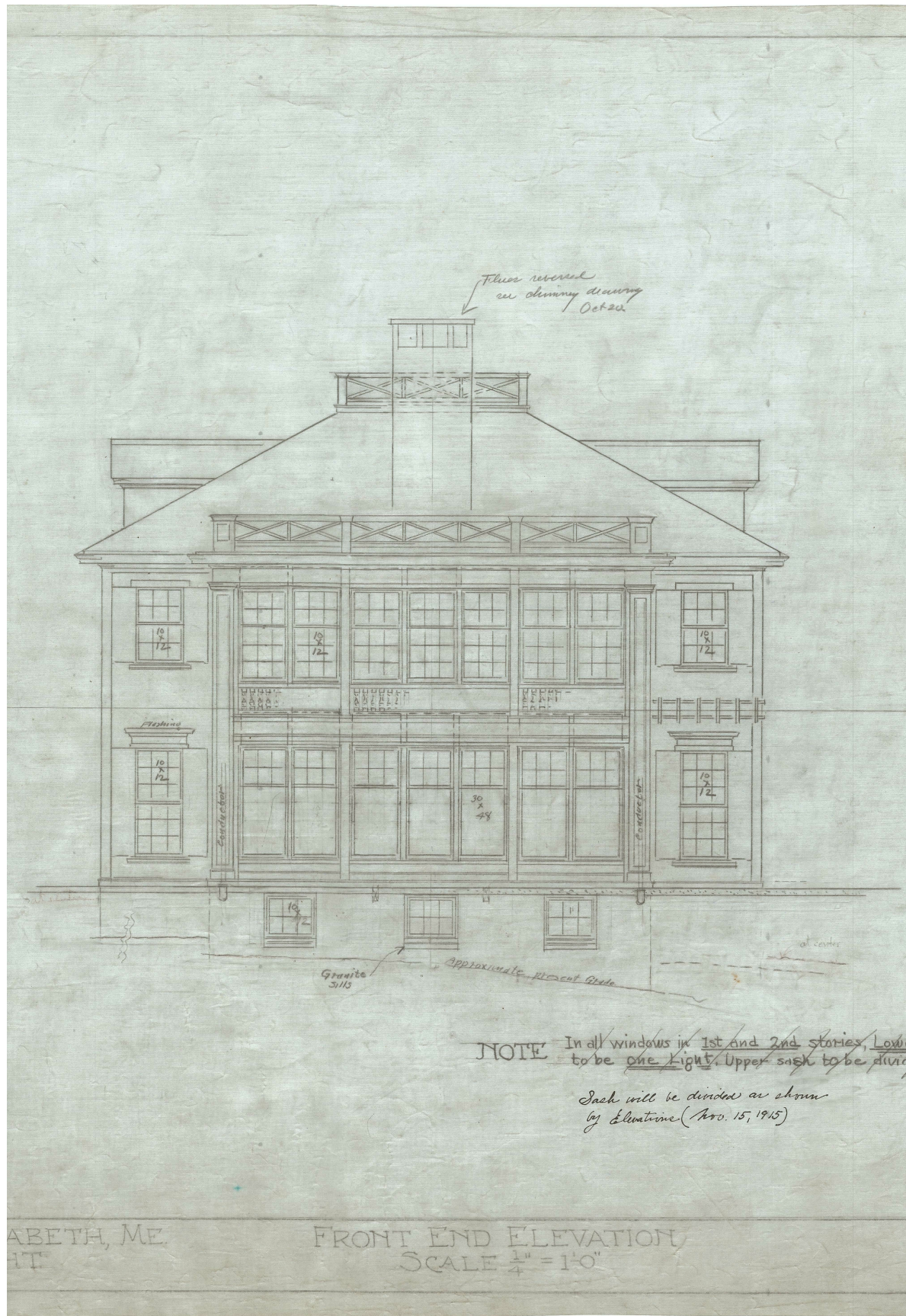


DECK STYLE HOUSE:

- WOOD PANELS ON PEDESTALS

DECK STYLE GARAGE:

- PAVERS PANELS ON PEDESTALS



John Calvin Stevens design Circa 1915
Cape Elizabeth, ME

TWO STORY SUN PORCH AND
THIRD FLOOR ROOF BALUSTRADE

RENOVATION & ADDITION TO
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ARCHITECTURE SUSTAINABILITY PRESERVATION

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A3

IMAGE BOARD



John Calvin Stevens design Circa 1915
Cape Elizabeth, ME



TWO STORY SUN PORCH AND
THIRD FLOOR ROOF BALUSTRADE

RENOVATION & ADDITION TO
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A4

IMAGE BOARD



29 Orchard St | 21 Orchard Street



Chadwick Street



29 Bowdoin Street

RENOVATION & ADDITION TO
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ARCHITECTURE SUSTAINABILITY PRESERVATION

04 / 08 / 2020

IMAGE BOARD

A5

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
17 BLYTH COURT

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: May 15, 2020
RE: May 20, 2020 **WORKSHOP** – Preliminary Review of Third Floor Addition

Address: 17 Blyth Court

Applicants: Katie Mears and Elisabeth Snell

Project Architect: Linda Braley, Braley Designs LLC

Introduction

Owners Katie Mears and Elisabeth Snell and their architect Linda Braley have requested a preliminary review of roof alterations and the addition of a third floor at 17 Blyth Court. The subject property is half of a two-unit condominium located between West and Brackett Streets at the end of Blyth Court, a short dead-end street connecting to West Street in the Western Promenade Historic District. The condominium is a wood-framed residential structure built in the 19th Century and obviously altered and augmented several times since then. Despite the many changes staff considers the building to be Contributing in the District.

The unit owned by Ms. Mears and Ms. Snell is the flat-roofed block closest to Brackett Street and Houlton Street, a dead-end that intersects Brackett. According to Ms. Braley's project description, adding a gabled roof above their second floor would eliminate some of the water and snow issues that affect the flat roof, and including dormers would make the third floor into useable space to meet the needs of the owners' family.

In discussions with staff about the conceptual plans, the applicants agreed that a workshop would help establish the feasibility of the project and allow them to move forward with more detailed plans with the benefit of Board feedback on the general compatibility of the addition. In particular, the Board's review of massing, geometry, and scale, and the most appropriate way to add a third floor to the complex of structural pieces that make up 15-17 Blyth Court would help the applicants decide whether and how to move forward.

Ms. Braley has provided a group of slides showing the property in its context, and a series of line drawings from all sides of the property, with the proposed alterations. Staff has added a photo from 1994, and several photos of existing conditions, to illustrate the degree of visibility of the property from West and Brackett Streets as well as from Blyth Court and Houlton Street.

Subject Property

The building that now contains 15 and 17 Blyth Court has been much altered over many years, and its age is hard to pinpoint. A historic resources inventory survey conducted in 1994 by Maine Historic Preservation Commission notes that it first appeared on insurance maps in the 1880's, but in 1924 the Assessing Office listed the age at 75 years. Staff finds the latter date plausible, and suggests that the original structure was a modest, mid-19th Century cape; the outline of the southwest gable is just discernable when viewed from the West Street side, and in the 1924 photo. (Blyth Court was then known as Cushman Court.)

By 1924 the property was a two-family home, with many of today's existing additions already in place – a rear ell on the side closer to West Street, and the boxy addition on the Houlton Street side (at that time known as Adams Place.) It is possible that in 1924 the roof of the rear ell on the northwest extended to a ridge and a gable facing north. A chimney is visible in 1924; perhaps the entire block on the Houlton Street side did not yet have a flat roof. If that is the case, what is now the mono-pitched shed roof on the rear of 15 Blyth Court became that when the flat roof was added to 17 Blyth Court.

Though the exact chronology is indistinct, it is clear that the somewhat jumbled geometry of forms and roof planes evolved over years of efforts to increase light and create more useable second floor living space. A lesser example of this is the gabled dormer visible in the 1924 photo, which was turned into a more substantial shed dormer after 1994 – perhaps in 2002. The Historic Preservation Board approved some renovations in 2002, but at this time staff is unfamiliar with the extent of that 2002 project.

Surveying the aerial views and walking Blyth Court and Houlton Street reinforces the impression that the context surrounding the property, the Brackett Dower Neighborhood, was developed as quite dense, mostly vernacular housing. Consistent with the patterns in other Peninsula neighborhoods, over time it grew even denser, with additions and divisions into multifamily housing resulting in altered versions of the original housing stock.

Proposed Project

As noted above, Ms. Braley is presenting conceptual drawings to explore with the Board how best to add a third floor, before her clients invest in more detailed design development. The summary letter and perspective drawings show that the architect has chosen to propose an 8/12 pitched gable roof, with the ridge perpendicular to the long axis

of the 17 Blyth block. Shed dormers on each of the new roof planes would add space and light.

As rendered the new third floor mass is differentiated by having siding with a wider exposure and undivided windows, but Ms. Braley makes clear that the architect and clients are open to suggestions on how to best treat the addition. More important than details at this preliminary review are form, scale, and geometry. The large shed dormers on both slopes recall the existing dormer on the south end of 15 Blyth, while the long roof lines of the new roof remind one of the shed roof on the northwest end of #15.

Staff Comments

In proposing another floor for one half of this two unit building the applicants face some noteworthy challenges. One is that the structure is already a bit of a geometric jumble; another is that the alterations only pertain to one side of it, as the other side has different owners. In general staff would advocate for a plan that keeps the geometry as simple and low as possible. The existing flat-roofed form of 17 Blyth is simple albeit divergent from the geometric vocabulary of #15. Yet if a third floor is added, it is also important to do so in a way that doesn't overwhelm the existing forms in mass and scale. One could not simply add a flat-roofed third floor and fit comfortably with the existing structure or with the surrounding context.

Simplicity is important because one does not want to see a jumbled appearance made worse. Ideally, the addition would use some of the same design language to integrate the new form and leave the whole resulting structure feeling more unified. Staff believes the concepts presented do this to some degree, but there is still the danger of further overwhelming the building, and also adding more complexity. The original form of the building is barely discernable now, but at present the backdrop the peak is sky. The outline will still be visible with the proposed addition, but it will be in the foreground of the larger, distracting form. (See View 1 of slideshow, p. 7.)

It will be important to consider whether the scale resulting from the proposed additions would be compatible with the structure itself and with surrounding buildings. Staff notes:

- The proposed shed dormers are larger than the existing dormer on the southwest roof of 15 Blyth. (See View #2, p. 8 of slide show.) Could the new dormers be lowered to match the existing dormer and be less prominent?
- The square block of 17 Blyth already dominates to some degree the sloping roof and dormer of 15 Blyth, but it is not significantly taller. With a third floor, even with a sloping roof 17 Blyth would be the predominant section of the overall form in part because of the large shed dormers.
- Staff considers the immediate context of the subject property to be the cul-de-sacs now known as Blyth Court and Houlton Street. While most of the nearby houses are 2-1/2 stories, the large gable proposed for the addition may make 17 Blyth feel larger than its neighbors. Whether it would be significant enough to make the relationship uncomfortable and incompatible is hard to know.

Applicable Standards of Review

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

1. Architect's project description
2. Architect's slides, with context and existing condition photos, and perspective drawings of proposed additions
3. 1994 photo of property from Historic Resources Inventory
4. Staff photos of existing conditions and context

Braley Designs, LLC

44 Edwards Street M: 207-321-8115
Portland, ME 04102 Linda@BraleyDesigns.com

Historic Preservation Board
389 Congress St.
Fourth Floor
Portland, ME 04101

March 12 th, 2020

Project Description- 17 Blythe Court

To Whom it may concern:

Elisabeth Snell and Katie Mears are the owners of 17 Blythe court and would like to add a third story to their home.

Unit 17 Blythe Court is at the end of a small dead end street near the intersection of West St and Pine st in the West End neighborhood of Portland.

The single building structure is made up of two condominium units, 17 and 15. Condo unit 17 has a two story flat roof. Condo unit 15 has a gable roof and mono pitch shed roof. The building is visible in the historic photo attached in the slide show presentation.

The building is sandwiched among a number of 3 story gable and flat roofed buildings.

The owners of unit 17 have had issues with their flat roof and would like to create a gable roof to help water and snow management. Adding dormers to the proposed gable roof gives them the opportunity to gain a third floor which will help with their growing family. They plan to use painted wood siding, perhaps a taller clapboard or different color within the new gable . They are open to windows recommended by the board. The intent is to us architectural asphalt shingles on the roof.

The proposed gable roof pitch is 8/12 and the proposed dormer pitch is 3/12.

The proposed ridge height is 34'.

Total net existing area of unit #17 is 1210 sf (includes 1st and 2nd floors).

Total net proposed additional area is 531 sf.

Thank you for your input and consideration regarding the proposed alteration to 17 Blythe Court.

Sincerely,

Linda Braley
Braley Designs, LLC
207.321.8115

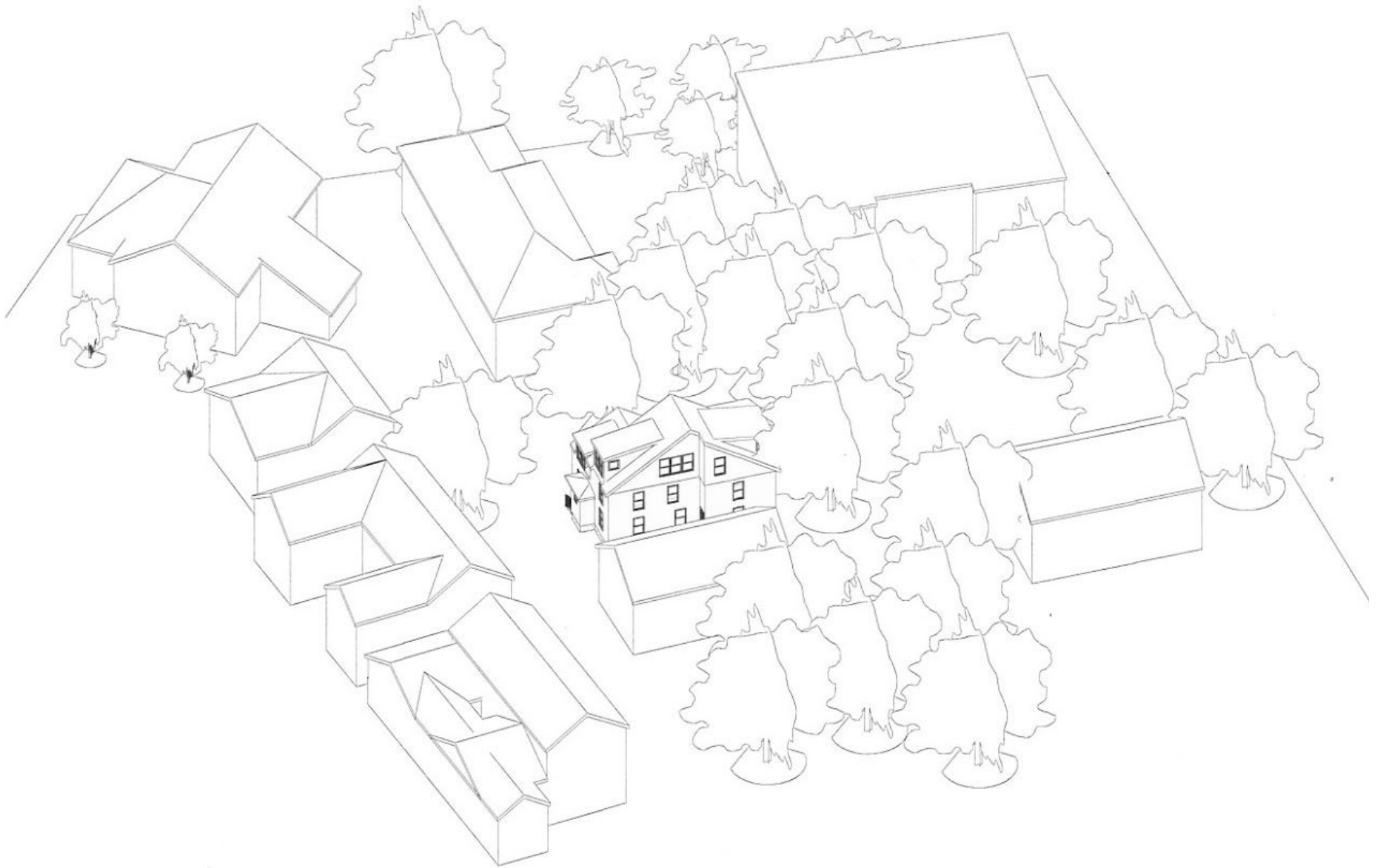
Cc: Elisabeth Snell and Katie Mears

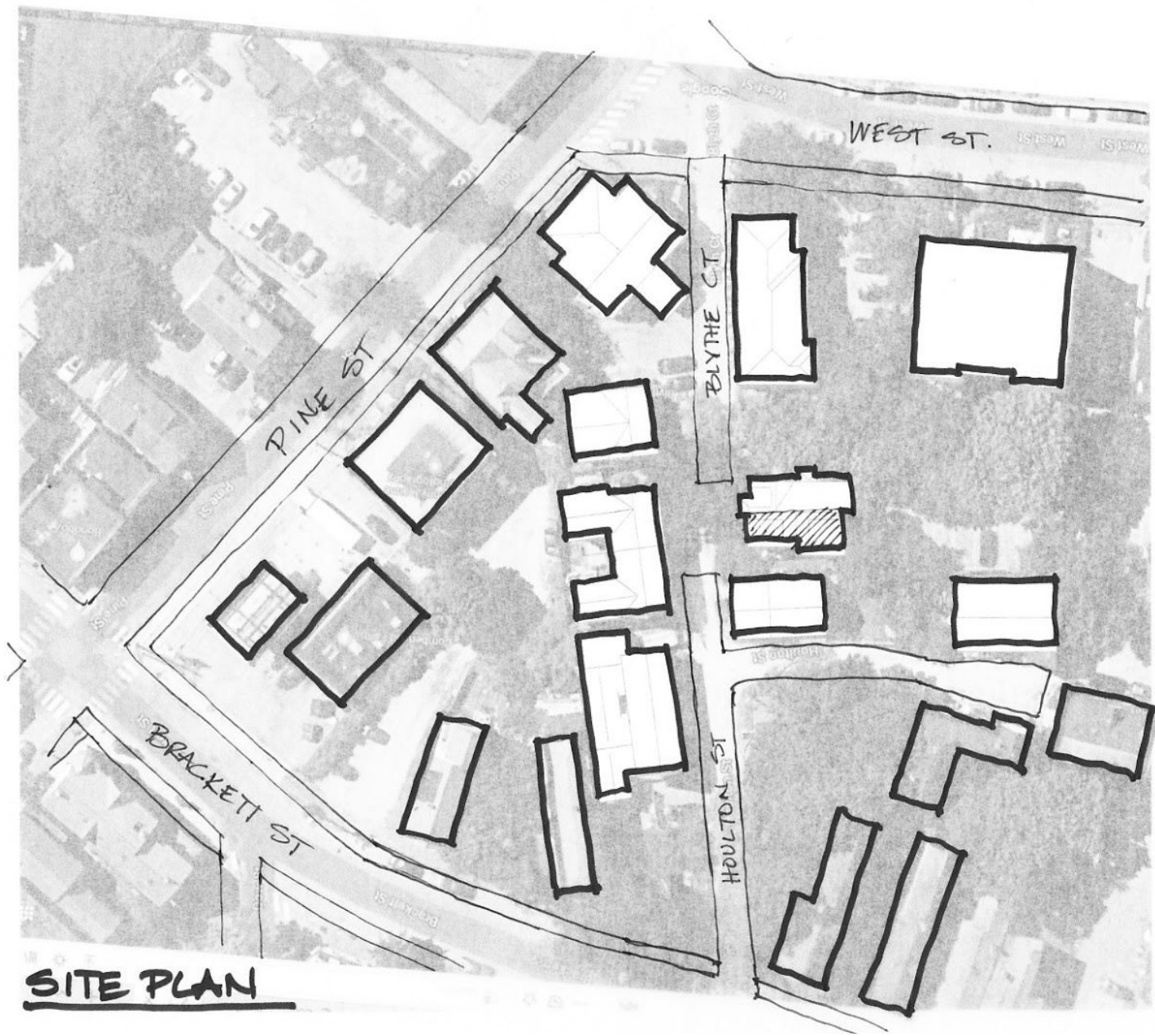
17 Blythe Court, Portland, Maine







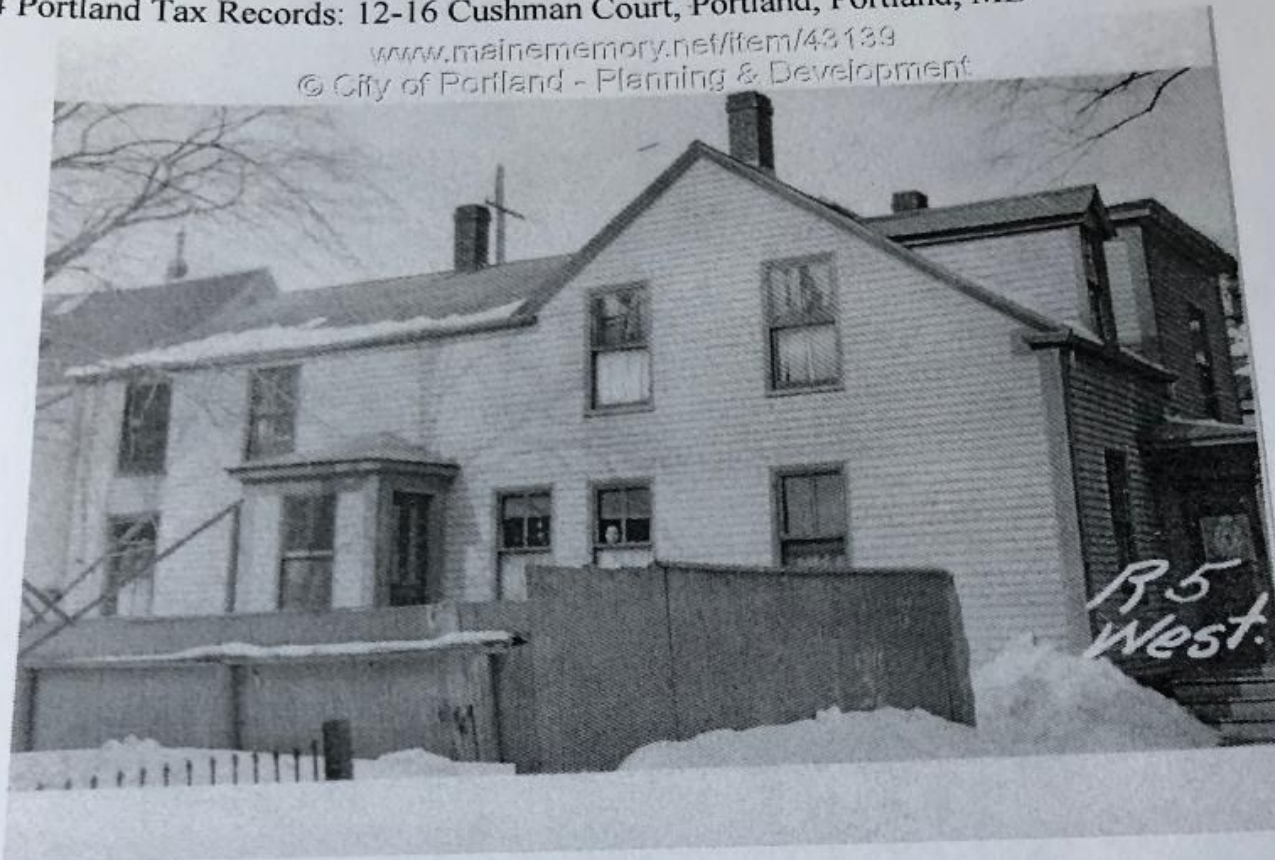




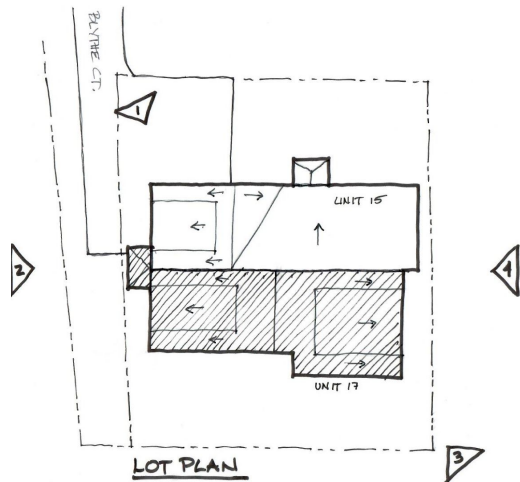
24 Portland Tax Records: 12-16 Cushman Court, Portland, Portland, ME

www.maine-memory.net/item/43139

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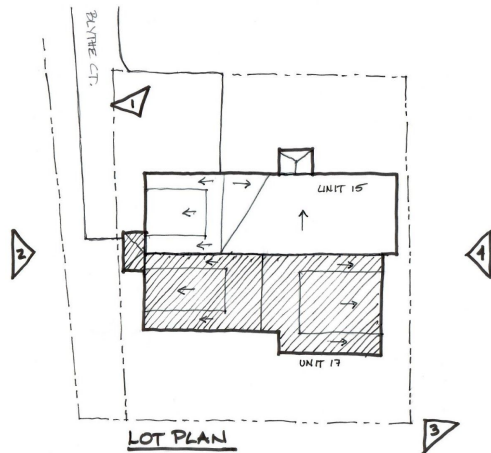
Owner: Georgianna Hodgdon
Address: 12-16 Cushman Court, West End, Portland, Maine
Description: Dwelling - Two family
Notes: The property was subsequently owned by Albert F. Hodgdon.



View 1

Braley Designs, LLC
207.321.8115

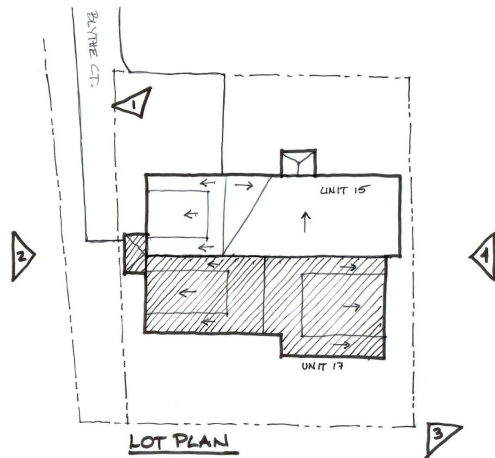
17 Blythe Court . pg 7
Portland, ME



View 2

Braley Designs, LLC
207.321.8115

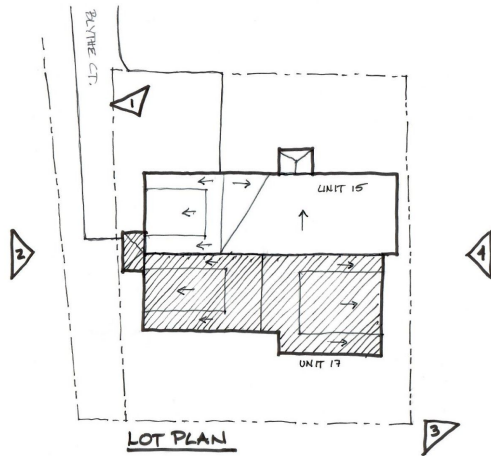
17 Blythe Court . pg 8
Portland, ME



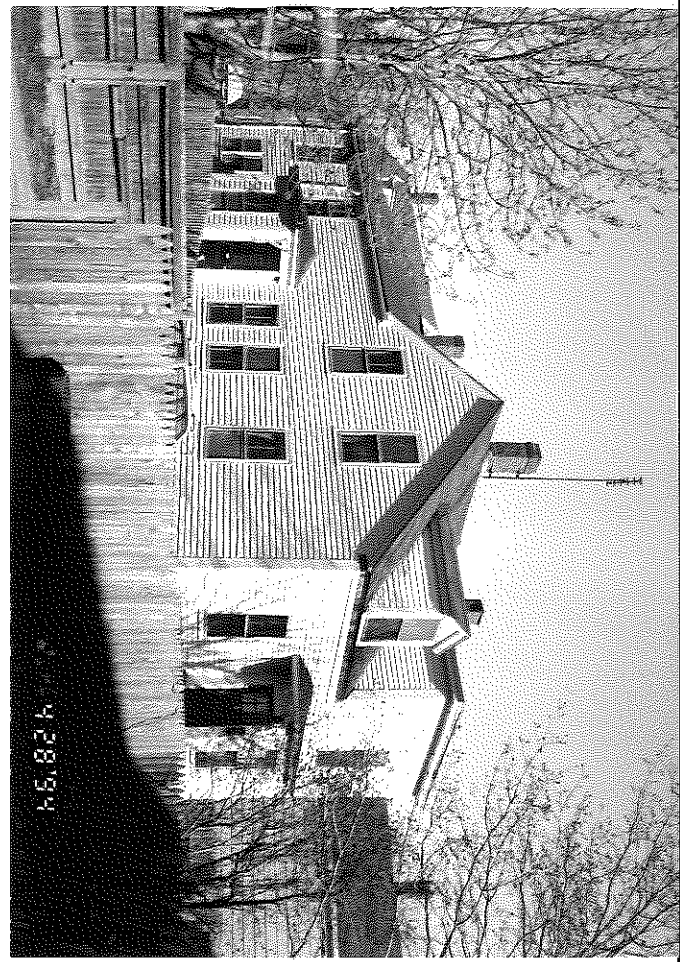
View 3

Braley Designs, LLC
207.321.8115

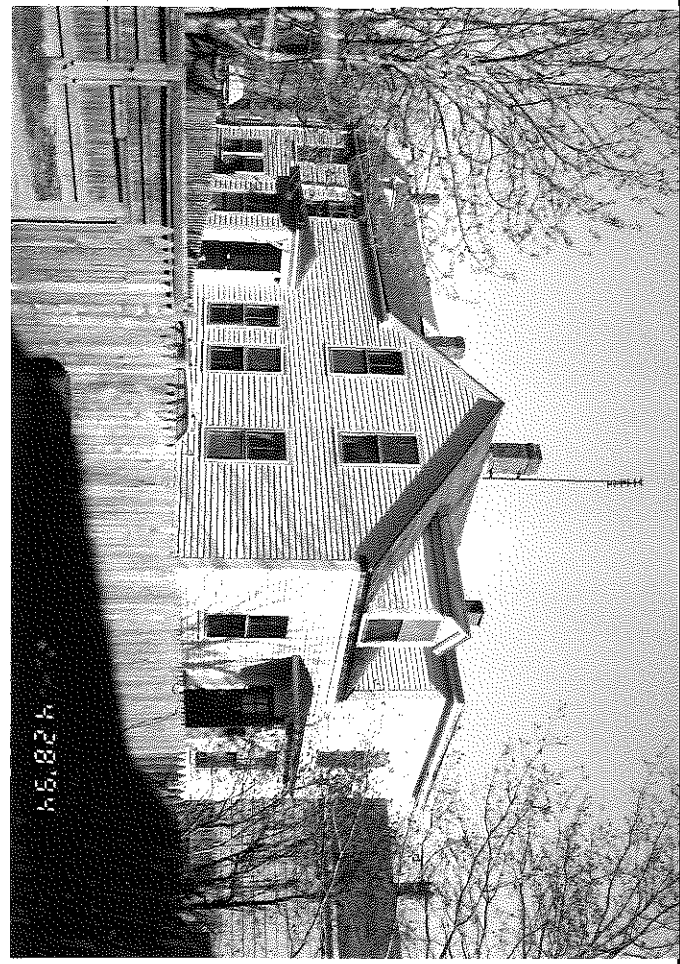
17 Blythe Court . pg 9
Portland, ME



View 4



Att. 3















HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
42 LAFAYETTE STREET

TO: Chair Sheridan and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 13, 2020
RE: May 20, 2020 **WORKSHOP – Preliminary Review of Proposed Roof Additions, Fence Installation**

Address: 42 Lafayette Street
(within proposed Munjoy Hill Historic District)

Applicant: Gary Bahlkow

Project Architect: Mike Richman, Design Concepts

Introduction

Applicant Gary Bahlkow has requested a preliminary workshop to present plans for modifications/additions to the rear roof at 42 Lafayette and the construction of a rooftop deck. The project has been prompted by Mr. Bahlkow's goal of adding a third unit within the existing Second Empire style structure.

The subject property is included within the boundaries of the proposed Munjoy Hill Historic District, where the provisions of Portland's historic preservation ordinance are now in effect pending a decision regarding district designation by the City Council.

Since his purchase of the property in 2013, Mr. Bahlkow has made a number of significant exterior improvements to the house, including removal of an entry vestibule/mudroom addition in front of the original main entrance, restoration of the original bracketed hood, removal of vinyl siding, etc. The work, which was underway while the Munjoy Hill architectural survey was being conducted, prompted reconsideration of the building's initial classification of "noncontributing" to "contributing."

Subject Property

The Second Empire style residence at 42 Lafayette was built ca. 1858 and is notable on the street as the only dwelling that is significantly set back on its lot. (The former brick stable located next door is also set back behind a surface parking lot.) The building

features the characteristic mansard roof of the Second Empire style, which is punctuated by gabled dormers. The roof appears disproportionately tall, indicative of the fact that this is a vernacular interpretation of the popular 19th century style. Other character-defining features include the two-story bay that dominates the front façade and the bracketed front entry hood. As noted above, a recent rehabilitation of the main block of the building has brought back much of its historic character, which had been undermined or obscured by previous renovations.

As shown in the aerial view below, the mansard roof portion of the building is only two bays deep. Beyond this point, the rear portion of the building features a shed roof. Interestingly, the shed roof appears in the 1924 photograph (see ATTACHMENT 1) and was likely an early modification of the original structure. It is unclear whether this entire portion of the building was added to the original building or whether only the roofline was changed. (Note that the windows along the entire south elevation were consistent in 1924.) Also, as seen in the aerial view, most of the Second Empire buildings in the vicinity are at least 2 or 3 bays deeper than 42 Lafayette.

The northwest corner of the shed roof is cut back. Here, a single-story shed roof covers a rear entry.



Aerial view, looking north. Note other mansard roof houses in vicinity.

The north elevation of the building is more complicated than the south side—see photo below. Shed-roof addition(s) were constructed off this side of the building that project 4-6 feet beyond the original side elevation. The portion of the addition(s) closest

to the facade is a single-story. It then transitions to a two-story addition and at the rear of the mansard, the addition extends to its full height, continuing the shed roof form across the rear of the building.



Aerial view, looking southwest. Note addition off north elevation.

Proposed Scope of Work

Plans call for removing the existing shed roof over the two rear bays of the building and extending the mansard roof (sloped portion only) over this rear section. On the south side of the mansard an additional dormer is proposed that will match existing dormers. Above the slope of the mansard, plans call for the addition of a roof deck and covered stair tower to access the deck. The deck will cover the south side of the rear roof and the stair tower will be located on the north side. The stair tower, which is shown sheathed in shingles, projects slightly above the ridge line of the original roof. The deck railing on the opposite side sits just below the ridge line.

As part of a larger scope of landscape improvements, the applicant is also proposing to replace the existing chain link fence on the property with a decorative aluminum fence. See enclosed site plan and catalogue cut—ATTACHMENTS 6 and 7. The height of the fence is not indicated on the plan, but the applicant has indicated it will be a 4' fence.

Note that the enclosed site plan includes a number of elements that are not being pursued at this time, most notably replacement of the garage. If pursued at a later time, plans will come before the Board.

Preliminary Staff Comments

Although the front portion of 42 Lafayette has regained much of its original historic character, the addition off the north elevation and the incompatible roof form at the rear of the building have altered the building in ways that are more challenging to address. Fortunately, the fact that the house is set well back from the street lessens the visual impact of these alterations.

The applicant's desire to expand the building at the rear to accommodate another unit on the third floor has prompted the question of how best to treat the roof form. The proposal to extend the mansard roof form over the rear bays of the house calls into question the applicability of Standard # 3, which discourages "alterations that have no historical basis or [which] create a false sense of historical development". In this case, we have no documentation to confirm this area of the building once featured a mansard roof, although other visual cues suggest this might have been the case. Extending the sloped portion of the mansard would, however, remove the clearly incompatible shed roof and create greater visual consistency. In staff's view, this would be an acceptable direction to take. Perhaps subtle distinctions in treatment, such as eliminating the brackets and dentils at the cornice line, would help distinguish the "original" roof from the extension.

Regarding the applicant's proposal to add a roof deck and stair tower on top of the extended mansard, it could be argued that these added elements undermine the consistency achieved by extending the mansard and reintroduce a level of visual complexity at the building's rear roofline. On the other hand, these interventions are set well back from the street. Although visible, the location makes them less prominent. In evaluating these changes, Board members should consider the degree to which they will impact the building's overall historic character. Like many houses on Munjoy Hill, 42 Lafayette Street has been altered over time to accommodate changing needs. The question for the Board is whether the proposed alterations, in sum, are generally compatible with the historic structure.

The proposal to replace the chain link fence with an ornamental metal fence is welcome. The applicant had also explored replacing the deteriorated concrete retaining wall at the sidewalk edge, but is not pursuing that improvement at this time. Spreading vegetation is proposed to obscure the concrete.

Applicable Review Standards – 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.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (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.*

Attachments:

- 1. 1924 photo
- 2. Photos of building prior to recent rehabilitation
- 3. Photos of existing conditions
- 4. Project description submitted by applicant
- 5. Final plans, elevations and details submitted by applicant
- 6. Site plan
- 7. Fence cut sheet



V- 4000



05/07/2018 12:21









Project Description – 42 Lafayette Street

Brief Summary – Stage 1, renovation of the original two family, is complete. We are now moving forward with Stage 2 plans to add a third and fourth dwelling unit. A third dwelling unit in the existing structure is the focus of this part of the permitting process. Adding a small third unit requires we expand the current third floor (now a bedroom and bathroom less than 400 square feet) into the current shed roof storage area at the back of the structure. As shown in the drawings, this involves popping up the shed and carrying the existing Mansard roof lines back. This will allow adequate head room in the expanded third floor unit. The plan also includes adding a rooftop deck at the very rear of the building. This was designed to be invisible from the street. The fourth dwelling unit is part of an altogether different pending permit so not part of this application. Briefly, that will involve a space above the detached garage. This property is a large part of our retirement asset and we plan to eventually move in to one of the apartments.

Additional information and context – The property was purchased in 2013, a time of somewhat frenetic real estate activity on Munjoy Hill. At the time of purchase the Seller provided architectural plans for a new, modern home with elevator, etc. as part of the sale. A building inspection at the time of sale concluded the property was a tear-down. The real estate broker represented that the large lot would allow construction of as many as six condo units if we did not want to build the new house in the plans provided by the prior owner.

After closing on the property, we were able to investigate more carefully and, after further inspections and structural engineering opinions, we were advised the existing structure could be saved. We were delighted and have since embarked on a thoughtful renovation plan.

Based upon what was uncovered during the gut of the structure in 2015 and comments from the architect and structural engineer we learned the original building, most likely constructed late 1850's based upon deed research, coincides with what is below the current Mansard roof. At various and unknown times since the original construction there were at least 4 additions – a first floor front porch/mudroom (removed 2015), a two story shed style expansion on the north side, a long one story closet on the north side (behind the stained glass window shown in photos), and one or more two story expansions to the rear.

Stage one of the plan, now complete, was to bring the existing two family up to code and get it occupied thereby generating income to put back into the project. The first step was remediation for hazardous materials followed by a major overhaul of the existing two family. The extent of the renovations triggered building and safety code upgrades requiring many of the interior historic features to be removed (for example, the grand three-story staircase needed to be replaced with an enclosed stairway with sprinkler system).

Fortunately, we have been able to largely restore the exterior and façade. Upon peeling back the bright blue vinyl siding probably added in the 60's or 70's we were delighted to find red cedar shingles. When that vinyl siding was installed many of the original features, such as brackets, were removed. We could see remnants of what was removed, the size and location once the vinyl was off. We also had the 1924 photo to go on. Although unable to restore the magnificent original double front doors we did find near

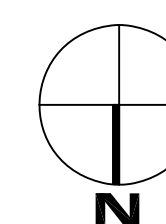
exact new doors. After a long search we sourced corbels to place aside the front doors – we are told by the architectural salvage company who helped us find them that these corbels came from another house on Munjoy Hill! Some other accent features were added. We know the house was never a “grand” building so we tried to keep new features subtle and practical. For example, the house tilts slightly to the north so water (and possibly ice) dripping from the roof hits the windows on the south side. We thus added a modest trim feature above the windows to better deflect water.

Stage 1 is complete.

The first part of Stage 2 (and the subject of this submission) envisions raising the rear shed area to allow adequate space and features for a legal third dwelling unit. This expansion has been planned for since 2015 in that structural reinforcements were added and the more robust 13R sprinkler system (for commercial buildings) were incorporated into the renovations so far.

In summary, we believe we have been very up front with the City from the very beginning that our intent is to add two small dwelling units – one on the third floor (before you now) and another above an expanded garage. Besides adding small dwelling units to the City rental market, the income from these new units will supplement our retirement and service the debt (which has gone well above what was originally projected!). Note that the project has been documented with photos and video so we are able to provide more info if useful.

We hope you folks like what you see so far. We also hope our efforts to date and full disclosure of our plans are recognized as working in good faith and exceeding expectations. We very much appreciate the input and advice received so far and look forward to moving forward. In particular, Ann Machado and Deb Andrews have given very helpful input. We understand this Munjoy Hill district is new and we are an early project for your review. Our intent is to demonstrate that modest changes and the addition of dwelling units is indeed possible in the MHHD. Thank you.



Demo Section
Scale: 1/4" = 1'-0"

 - Existing Wall

 - Demolished

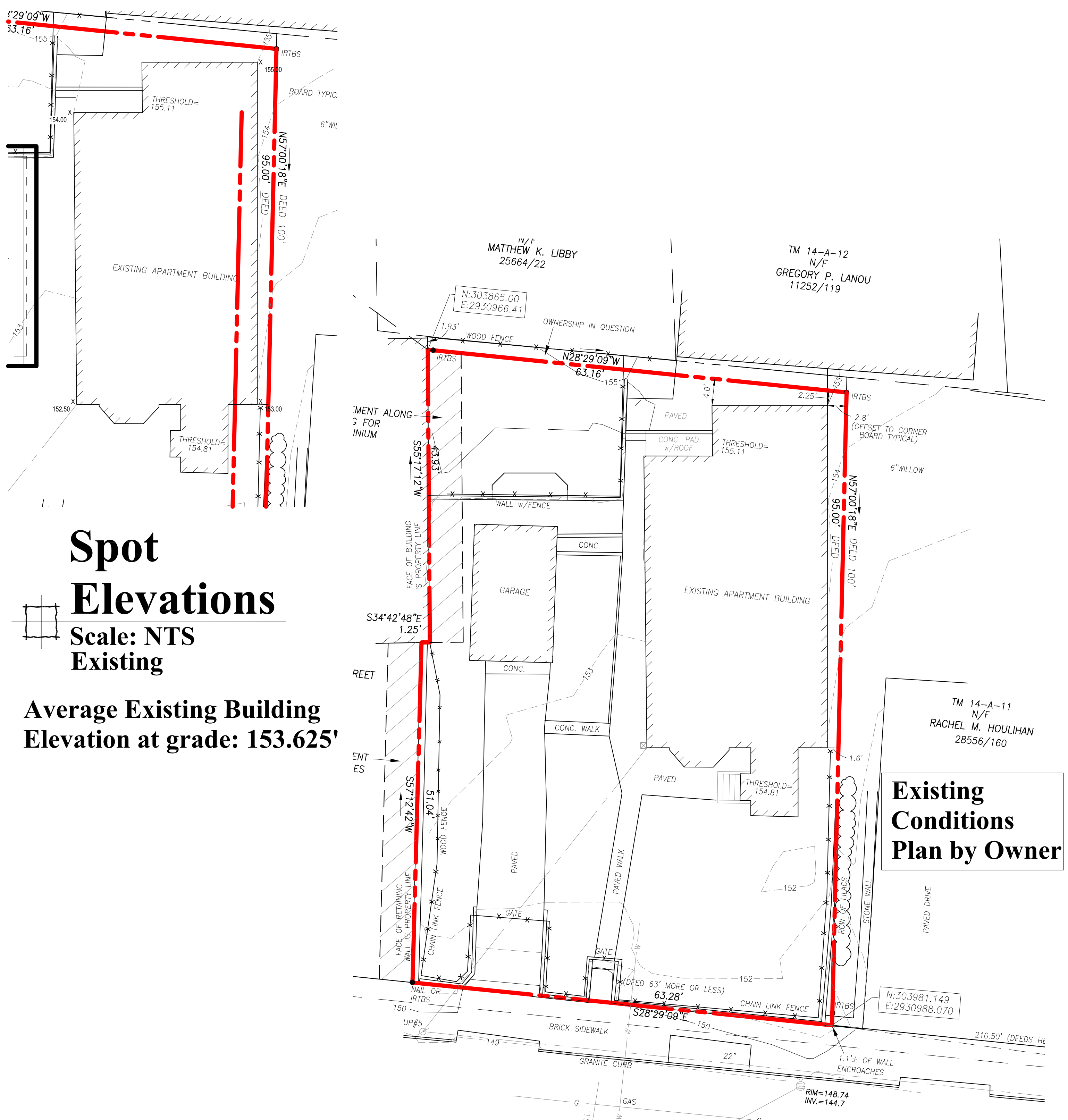


Existing Conditions

GENERAL SHEET NOTES

1. SURVEY AND BUILDING LAYOUTS ARE APPROXIMATE, GC CONFIRM WITH REGISTERED SURVEYOR AND/OR LICENSED CIVIL ENGINEER

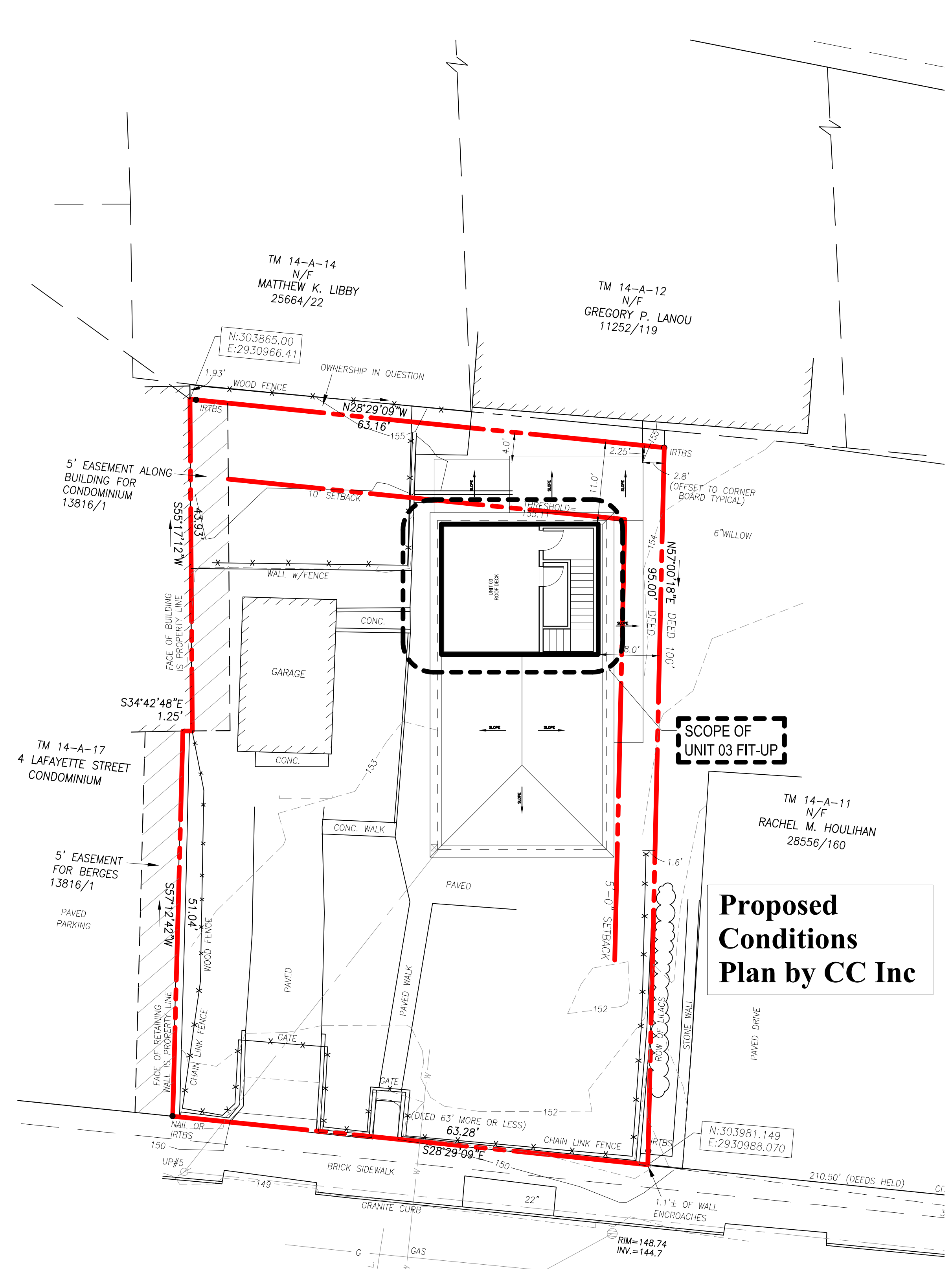
Proposed Conditions



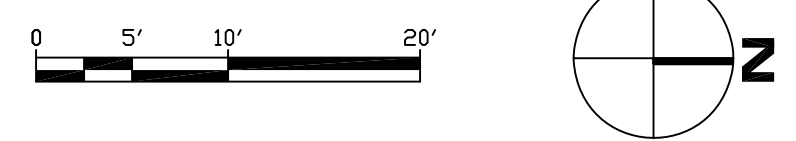
Spot Elevations
Scale: NTS
Existing

Average Existing Building
Elevation at grade: 153.625'

Site Plan
Scale: 1" = 10'
Existing



Site Plan
Scale: 1" = 10'
Proposed



DESCRIPTION

DATE

NO.

REVISIONS

CONTACT

DESIGN

DEVELOPMENT

CONSTRUCTION

FOR PERMITS

FOR PERMITS

FOR PERMITS

FOR PERMITS

PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET

DRAWING TITLE: ARCHITECTURAL SITE PLAN

OWNER APPROVAL:

DATE: MAR. 23, 2020

C1

ARCHITECT

CHRISTOPHER M. BAKKILA

STATE OF MAINE

No. 3197

383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074

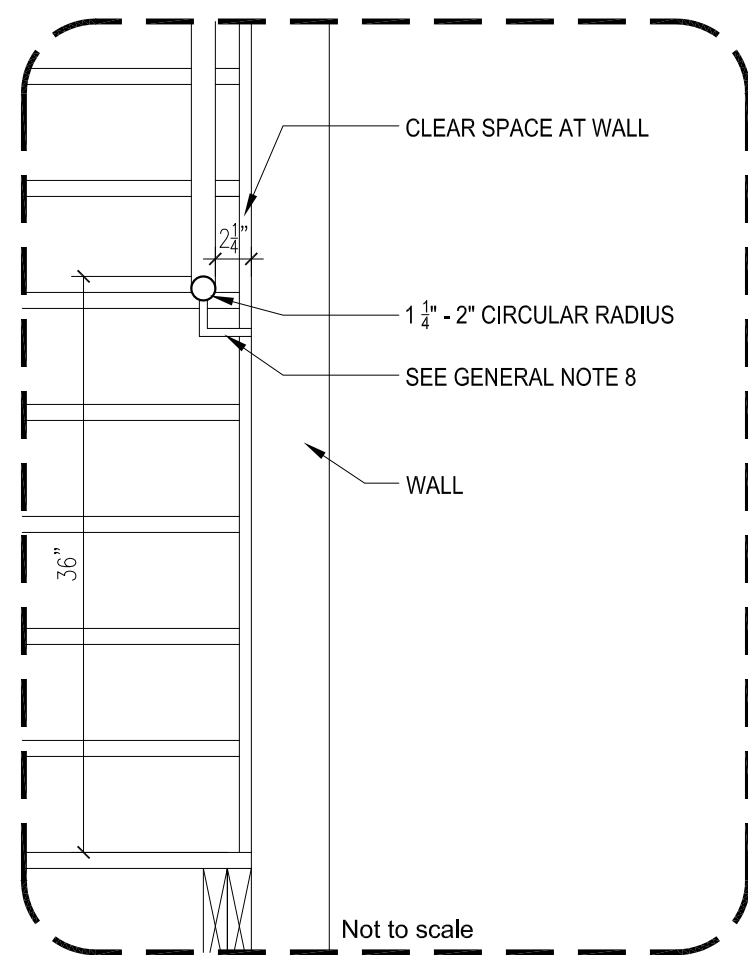
Phone: (207) 883-0083

WWW.CUSTOMCONCEPTSINC.COM

JOB NUMBER: 9343-19

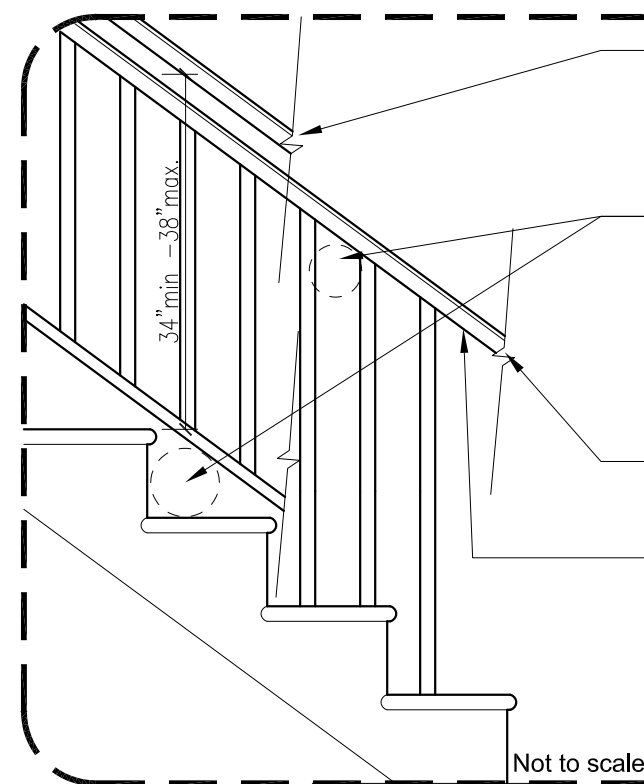
DRAWN BY: CMB

SCALE: AS NOTED



GENERAL WOOD STAIR NOTES:

1. RADIUS ON TREAD NOSING TO BE $\frac{1}{2}$ " MAXIMUM IN THE HORIZONTAL DIRECTION
2. TREAD OVERHANG TO BE $\frac{1}{2}$ " MAXIMUM
3. TREAD AND LANDING SLOPE SHALL NOT EXCEED 1:48
4. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION (STAIR NOSING TO STAIR NOSING)
5. VARIATION IN THE DEPTH OF ADJACENT TREADS TO BE $\frac{3}{16}$ " MAXIMUM
6. TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS NOT TO EXCEED $\frac{3}{8}$ " IN ANY SINGLE FLIGHT
7. IF NOT VERTICAL, RISERS SHALL BE PERMITTED TO SLOPE UNDER TREAD AT ANGLE NOT TO EXCEED 30 DEGREES FROM VERTICAL, PROVIDED THE PROJECTION OF THE NOSING DOES NOT EXCEED $\frac{1}{2}$ "
8. HANDRAIL BRACKET TO ATTACH TO BOTTOM OF HANDRAIL TO PROVIDE CONTINUOUS GRASPABILITY
9. HAND AND GUARD RAILS TO BE PAINTED WOOD OR PAINTED STEEL CONSTRUCTION
10. UNDERSIDE OF STAIR STRINGERS AND LANDINGS TO BE FINISHED WITH PAINTED $\frac{5}{8}$ " GYPSUM WALL BOARD, GC TO COORDINATE WITH SPRINKLER LAYOUT, WITH ADDITIONAL SPRINKLER HEADS AS REQUIRED

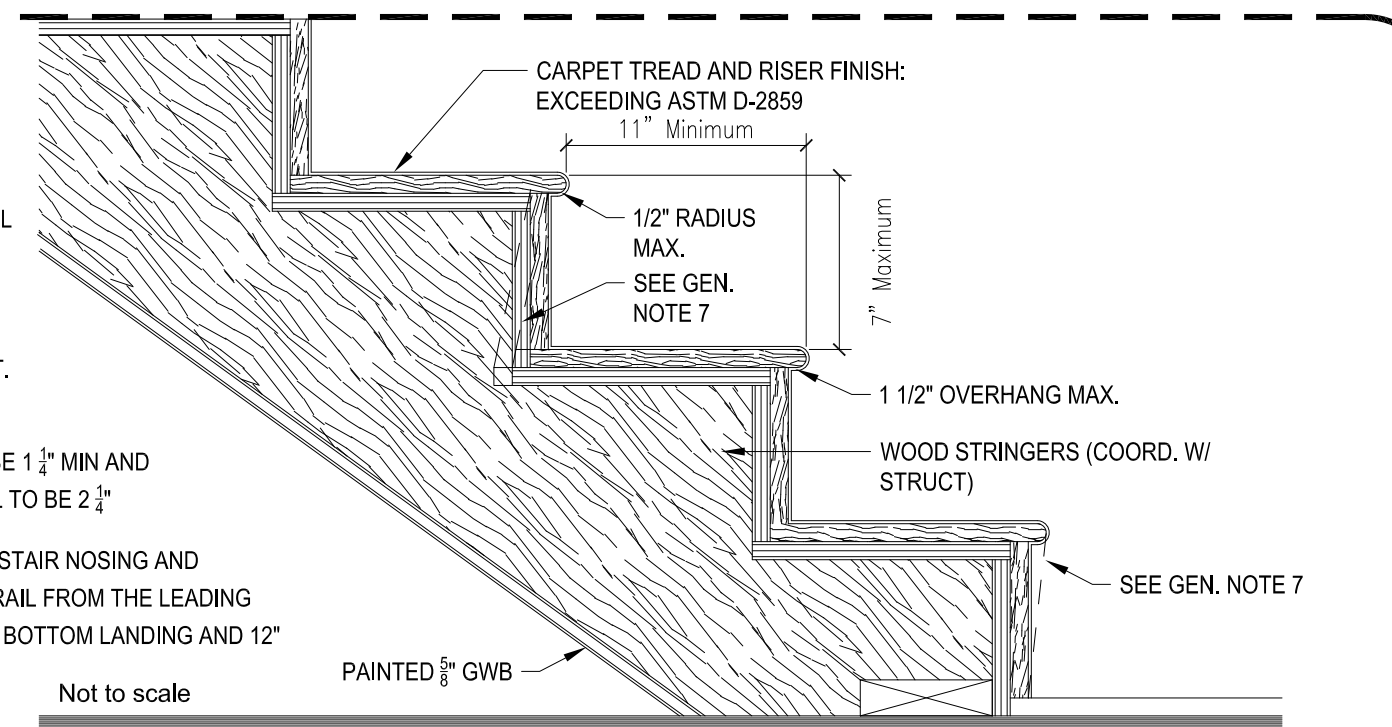


WHERE NOT ADJACENT TO WALL: WOOD OR STEEL GUARDRAIL AT 42" MIN. ABOVE STAIR NOSING AND LANDING (MEASURED VERTICALLY TO THE TOP OF RAIL FROM THE LEADING EDGE OF NOSING)

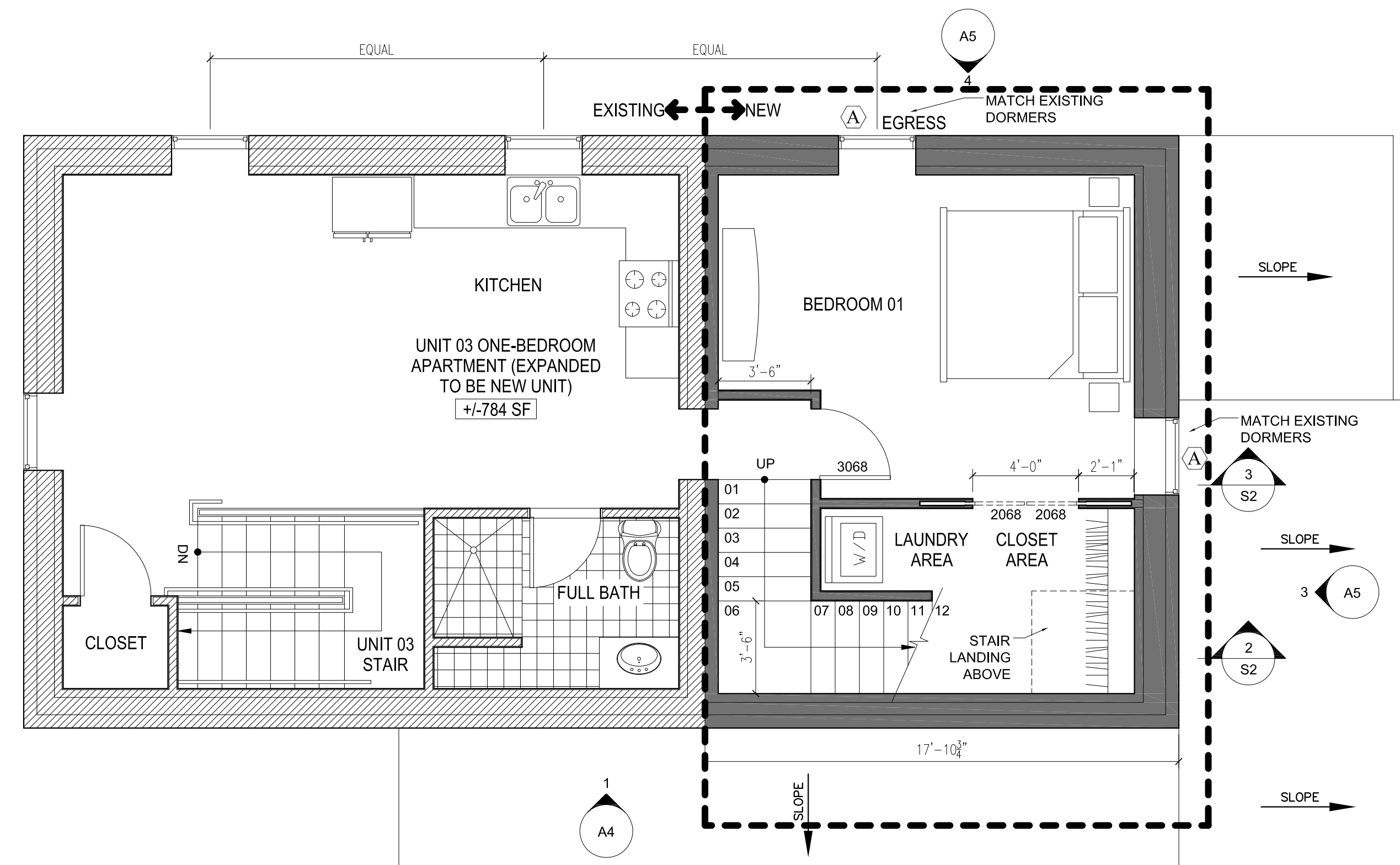
WHERE NOT ADJACENT TO WALL: OPEN RAILS SHALL NOT PERMIT A SPHERE OF 4" DIAMETER TO PASS THROUGH OPENING, OR 6" SPHERE AT THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF RAIL, IF PRESENT.

WOOD OR STEEL HANDRAIL CIRCULAR RADIUS TO BE $1\frac{1}{4}$ " MIN AND 2" MAXIMUM. SPACE BETWEEN WALL AND HANDRAIL TO BE $2\frac{1}{4}$ "

CLEAR MINIMUM PAINTED WOOD OR STEEL HANDRAIL AT 36" ABOVE STAIR NOSING AND LANDING (MEASURED VERTICALLY TO THE TOP OF RAIL FROM THE LEADING EDGE OF NOSING), EXTEND 23" BEYOND NOSING AT BOTTOM LANDING AND 12" BEYOND NOSING AT TOP LANDING, EACH SIDE.



04 TYPICAL EGRESS STAIR DETAILS
Scale: NTS

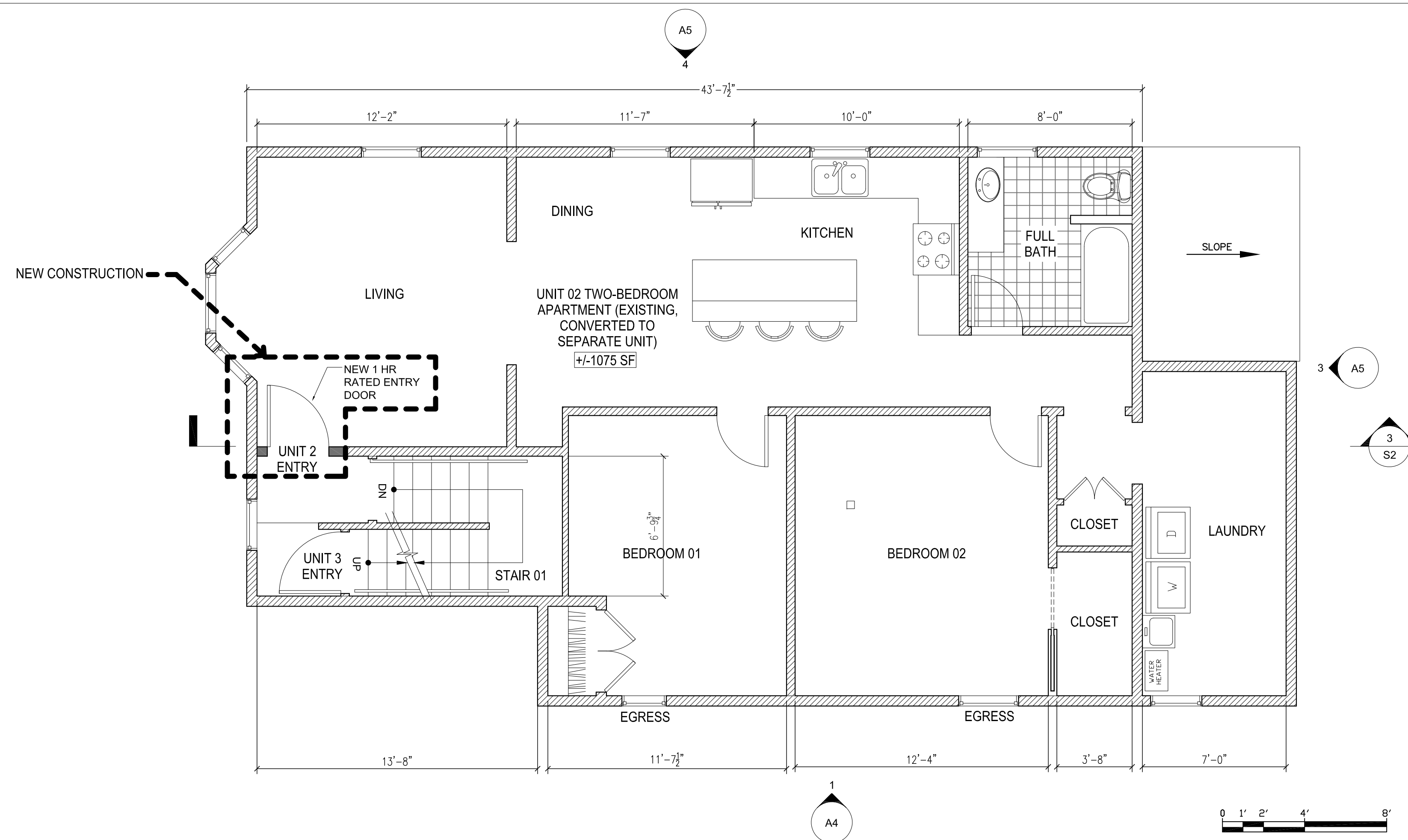


Third Floor Plan
Scale: 1/4" = 1'-0"

- Existing Wall
- New Wall

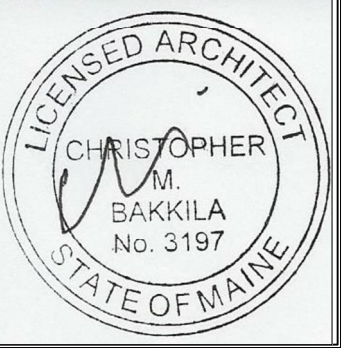
GENERAL SHEET NOTES

1. CONTRACTOR COORDINATE MEP
2. DOORS TO STAIR-01 TO BE SELF-CLOSING, POSITIVE LATCHING RATED DOORS FOR 1HR FIRE PARTITION
3. FURNITURE BY OWNER
4. REPLACEMENT EGRESS WINDOWS AT BEDROOMS AND LIVING SPACES REQUIRED (TYP)
5. ROOF/CEILING R-VALUE: R-49 MIN.
6. WOOD-FRAMED WALL R-VALUE R20+5 C.I. OR EQUIVALENT



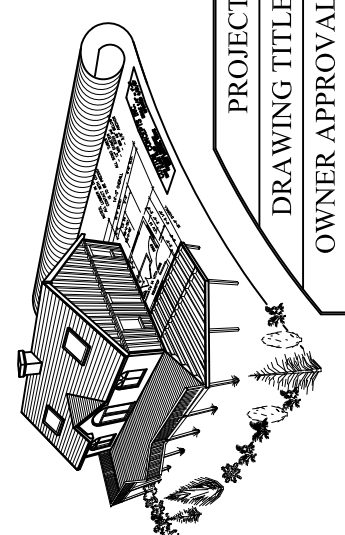
Second Floor Plan
Scale: 1/4" = 1'-0"

- Existing Wall
- New Wall



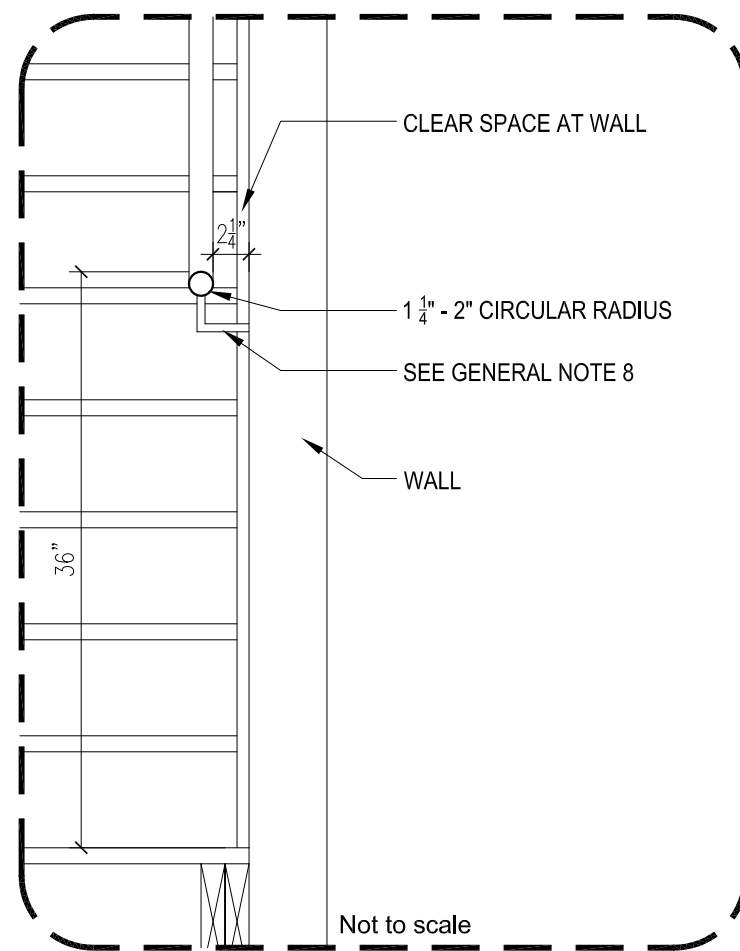
NO.	DATE	DESCRIPTION
01	01/03/20	ELEVATION ADJUSTMENTS
02	01/07/20	CITY OF PORTLAND COMMENTS
REVISIONS		

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET
JOB NUMBER: 9343-19
DRAWN BY: CMB
SCALE: AS NOTED
OWNER APPROVAL:



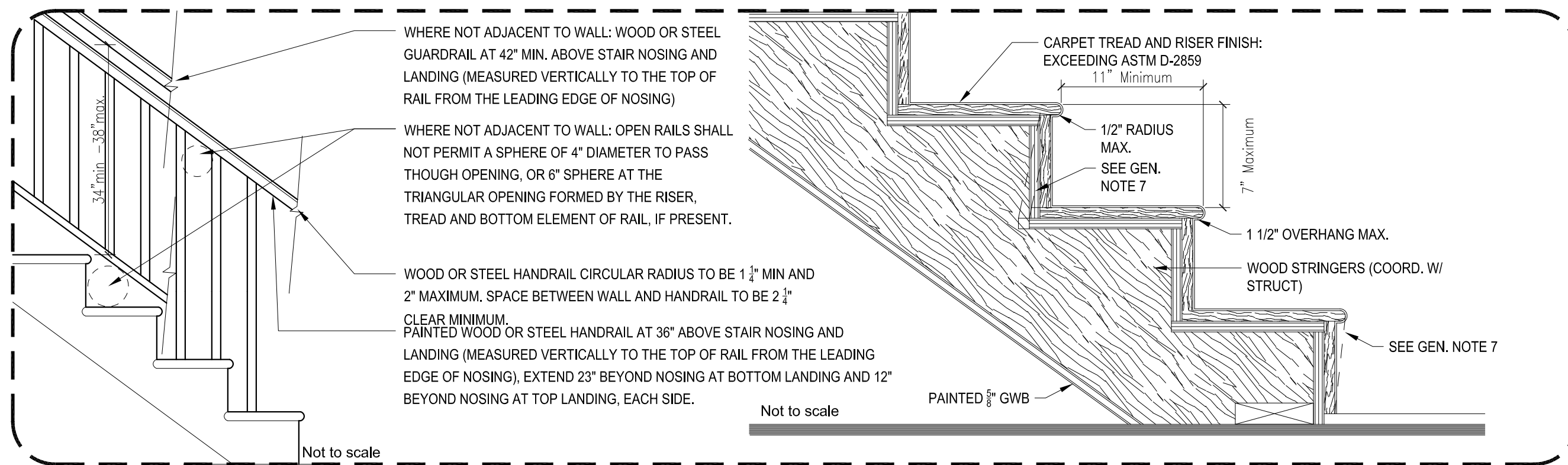
DATE: MAR. 23, 2020

A1



GENERAL WOOD STAIR NOTES:

1. RADIUS ON TREAD NOSING TO BE 1/2" MAXIMUM IN THE HORIZONTAL DIRECTION
2. TREAD OVERHANG TO BE 1/2" MAXIMUM
3. TREAD AND LANDING SLOPE SHALL NOT EXCEED 1:48
4. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION (STAIR NOSING TO STAIR NOSING)
5. VARIATION IN THE DEPTH OF ADJACENT TREADS TO BE 1/8" MAXIMUM
6. TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS NOT TO EXCEED 3/8" IN ANY SINGLE FLIGHT
7. IF NOT VERTICAL, RISERS SHALL BE PERMITTED TO SLOPE UNDER TREAD AT ANGLE NOT TO EXCEED 30 DEGREES FROM VERTICAL, PROVIDED THE PROJECTION OF THE NOSING DOES NOT EXCEED 1/2"
8. HANDRAIL BRACKET TO ATTACH TO BOTTOM OF HANDRAIL TO PROVIDE CONTINUOUS GRASPABILITY
9. HAND AND GUARD RAILS TO BE PAINTED WOOD OR PAINTED STEEL CONSTRUCTION
10. UNDERSIDE OF STAIR STRINGERS AND LANDINGS TO BE FINISHED WITH PAINTED 5/8" GYPSUM WALL BOARD, GC TO COORDINATE WITH SPRINKLER LAYOUT, WITH ADDITIONAL SPRINKLER HEADS AS REQUIRED

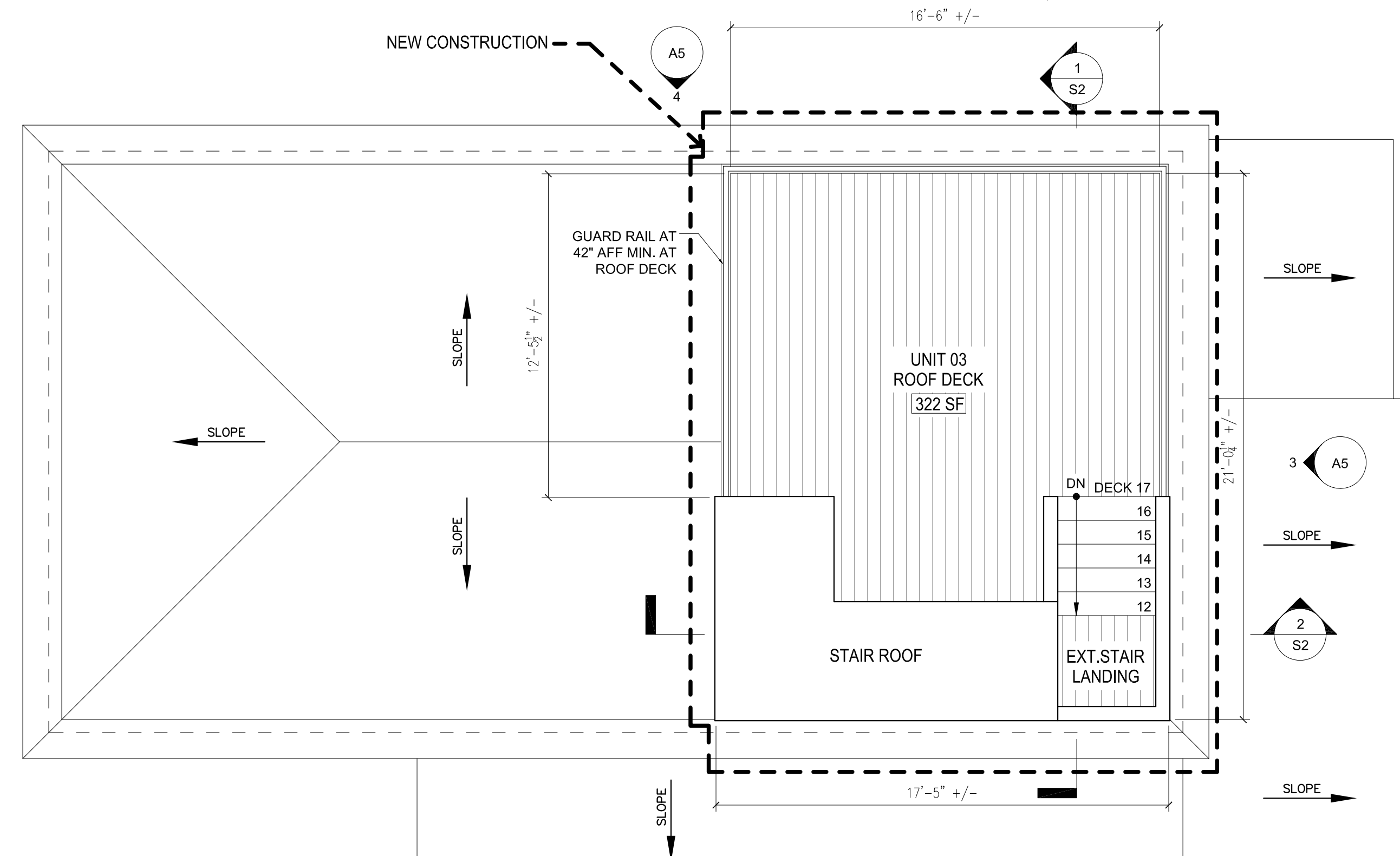


04 TYPICAL EGRESS STAIR DETAILS

Scale: NTS

GENERAL SHEET NOTES

1. CONTRACTOR COORDINATE MEP
2. DOORS TO STAIR-01 TO BE SELF-CLOSING, POSITIVE LATCHING RATED DOORS FOR 1HR FIRE PARTITION
3. FURNITURE BY OWNER
4. REPLACEMENT EGRESS WINDOWS AT BEDROOMS AND LIVING SPACES REQUIRED (TYP)

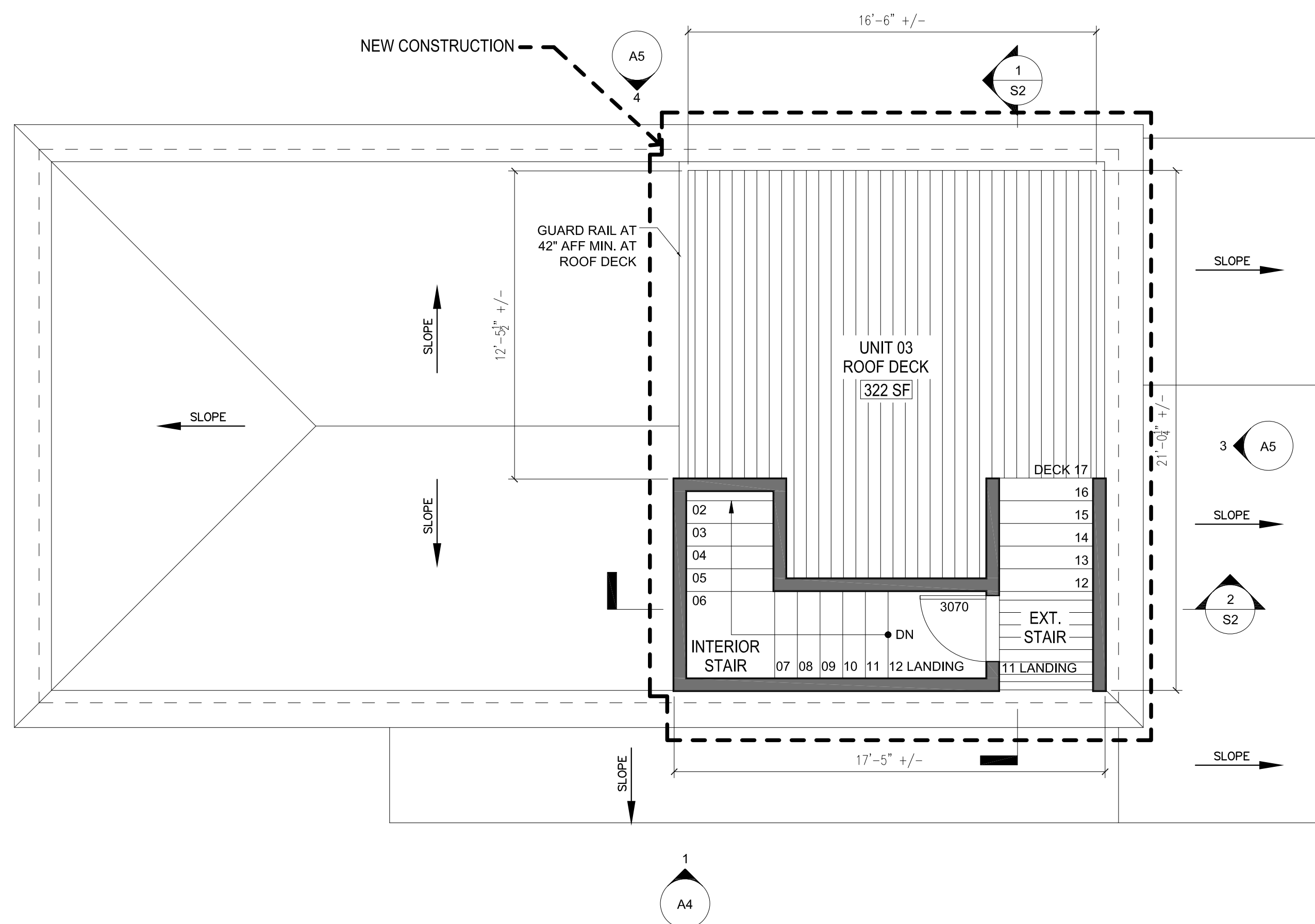


Roof Plan

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

- Existing Wall

- New Wall

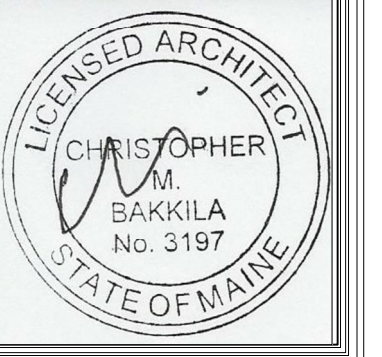


Roof/Stair Plan

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

- Existing Wall

- New Wall



NO.	DATE	DESCRIPTION
01	07/03/20	ELEVATION ADJUSTMENTS
02	07/07/20	CITY OF PORTLAND COMMENTS
REVISIONS		

CUSTOM CONCEPTS, INC.

ARCHITECTURE

383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074

Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

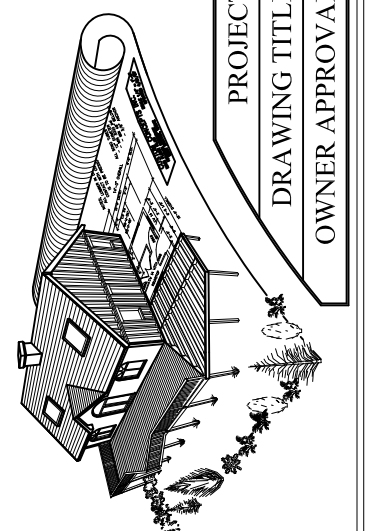
PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET

DRAWING TITLE: FLOOR PLANS

DRAWN BY: CMB

SCALE: AS NOTED

OWNER APPROVAL:



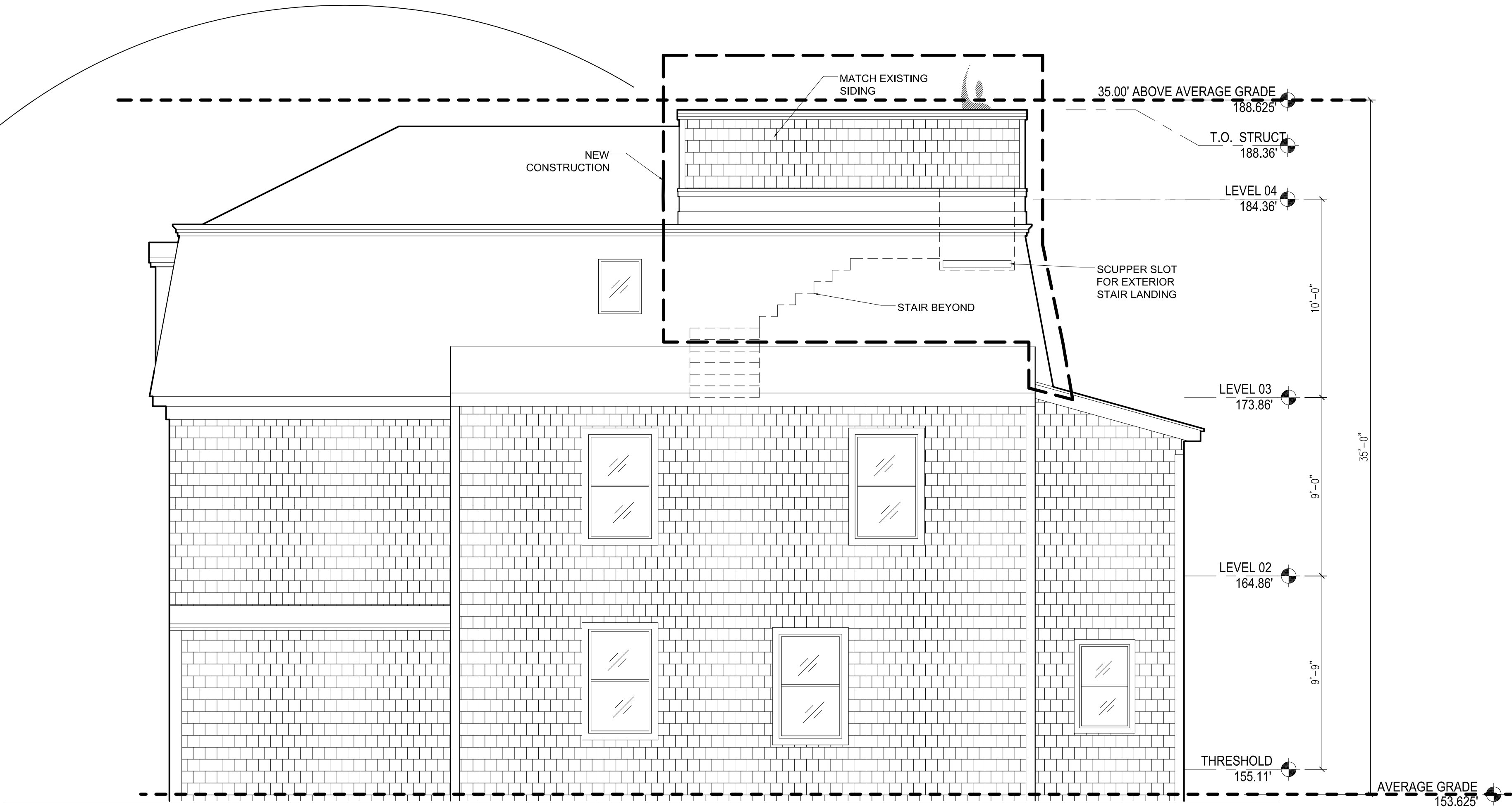
DATE: MAR. 23, 2020

A2

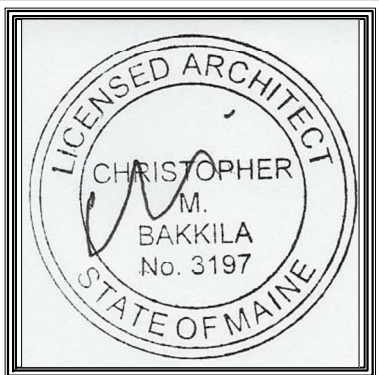


EXISTING CONDITIONS

AREA OF ROOF TO BE EXTENDED



01 North Elevation
Scale: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
01	01/03/20	ELEVATION ADJUSTMENTS
02	01/07/20	CITY OF PORTLAND COMMENTS
03	01/16/20	CITY OF PORTLAND COMMENTS
REVISIONS		

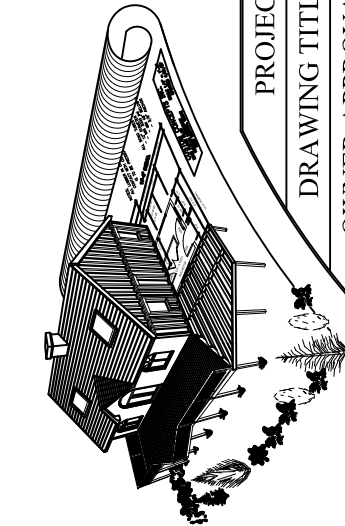
CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM

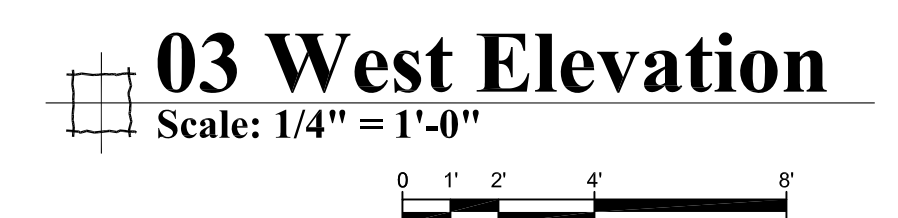
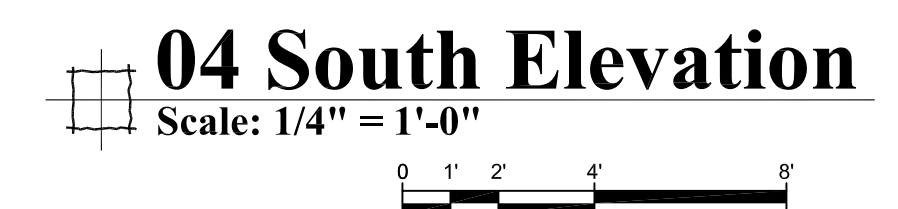
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DRAWING TITLE: BUILDING ELEVATIONS
OWNER APPROVAL:

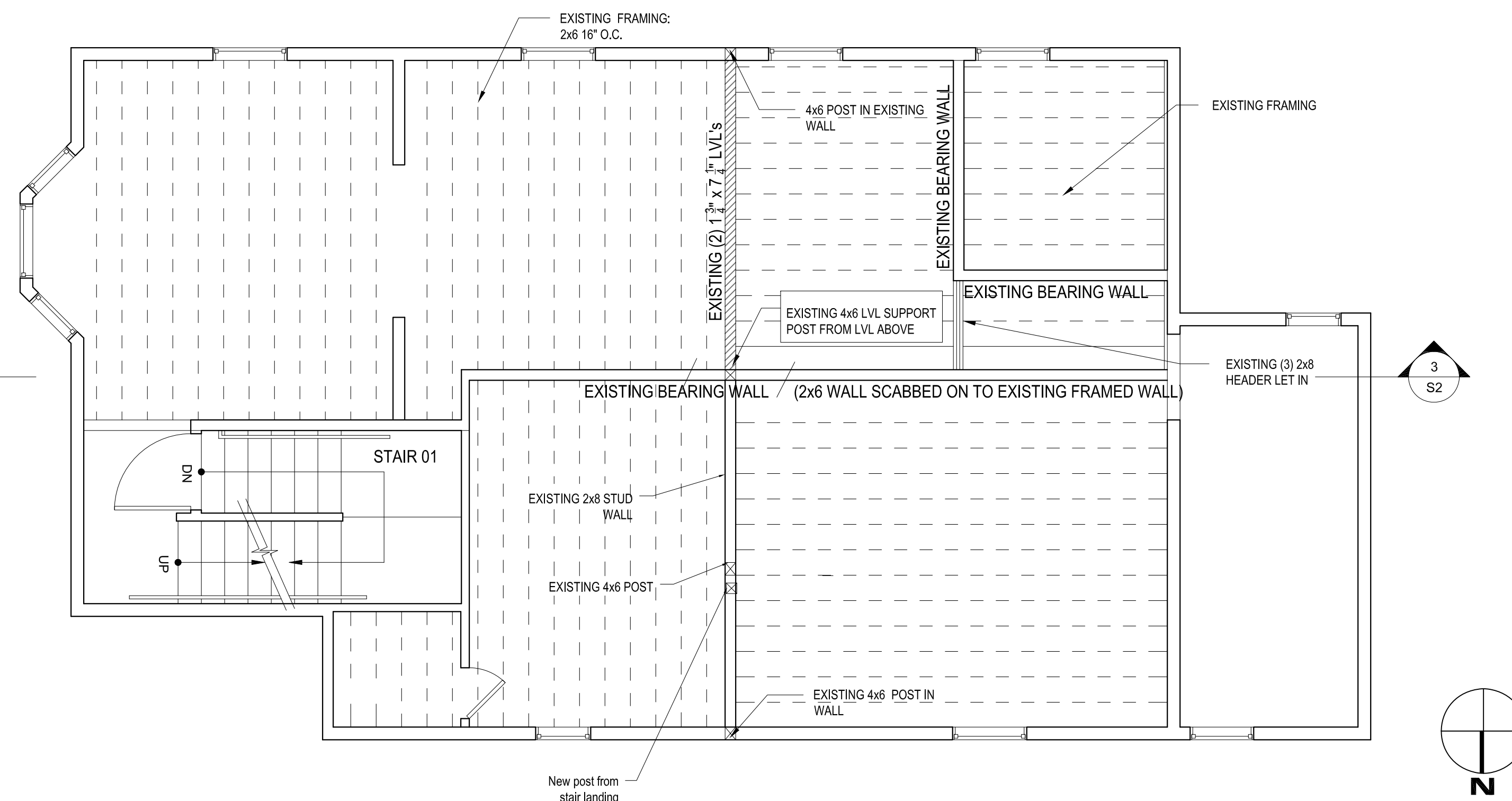
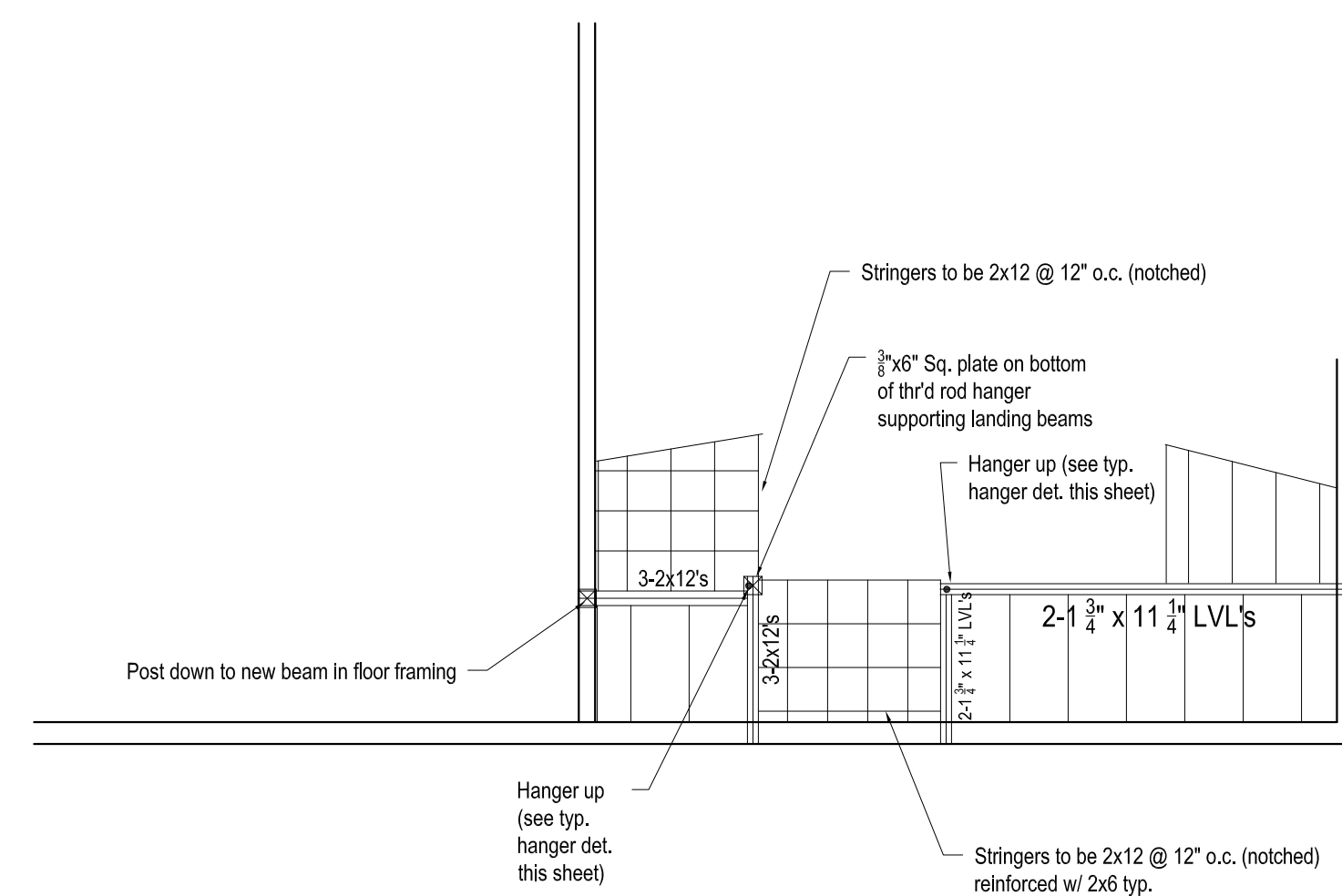
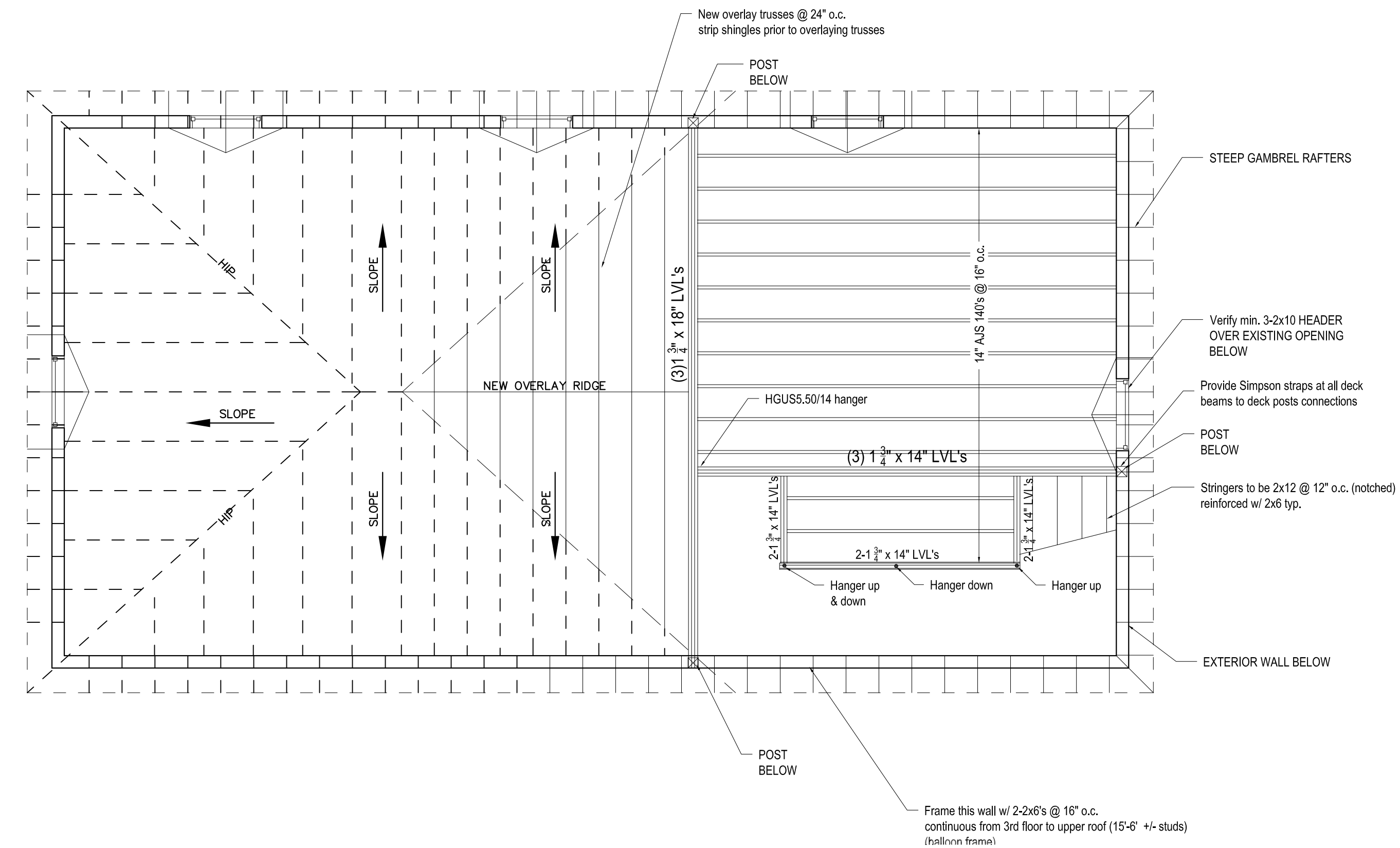
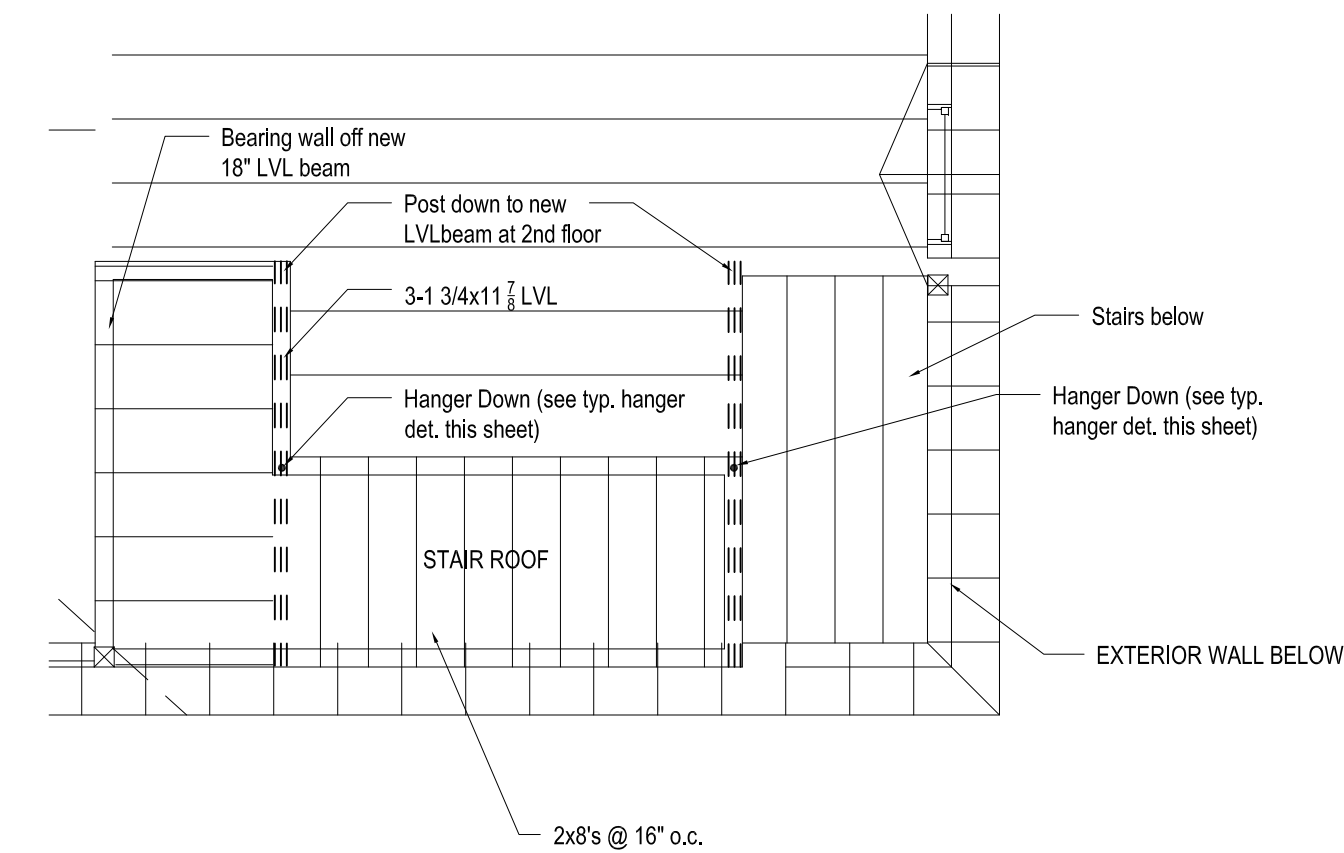
JOB NUMBER: 9343-19
DRAWN BY: CMB
SCALE: AS NOTED

Design Development
Preliminary Design
Client Review
Construction

Contact Documents
For Permits
Construction









CUSTOM CONCEPTS, INC.

• A R C H I T E C T U R E •

383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-6083 WWW.CUSTOMCONCEPTS.COM

PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET

DRAWING TITLE: FRAMING LA YOUTS

OWNER APPROVAL: _____

JOB NUMBER: 9343-19

DRAWN BY: CMB

SCALE: AS NOTED

☐ Preliminary Documents ☒ Design Documents

☐ Client Review ☐ Client Review

☐ Construction ☐ Construction

DATE: MAR. 23, 2020

S1

PLANT SCHEDULE FRONT PLANTING: NEW

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
THU TE2	1	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	6'-7'
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD#
HYD P12	3	Hydrangea paniculata 'Pinky Winky' / Panicked Hydrangea	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD#
COR VER	4	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	2-pt	
GER CAN	10	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	2-pt	
HX4	6	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	2 qt	
LX3	6	Leucanthemum x superbum 'Snowcap' / Snowcap Shasta Daisy	1 gal	
NEP JU6	12	Nepeta x faassenii 'Junior Walker' / Junior Walker Catmint	2-pt	
SAL MA3	10	Salvia nemorosa 'May Night' / May Night Sage	2-pt	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD#
CAL KA2	16	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal	



Thuja occidentalis 'Techny'



Hydrangea paniculata 'Pinky Winky'



Hemerocallis x 'Happy Returns'



Coreopsis verticillata 'Moonbeam'



Geranium x cantabrigiense 'Biokovo'



Leucanthemum x superbum 'Snowcap'



Nepeta x faassenii 'Junior Walker'



Salvia nemorosa 'May Night'

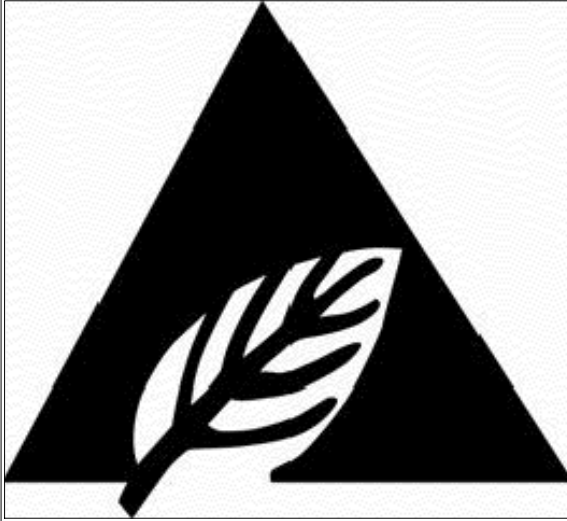
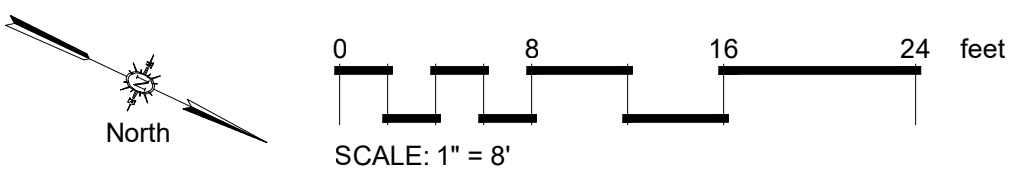


Calamagrostis x acutiflora 'Karl Foerster'

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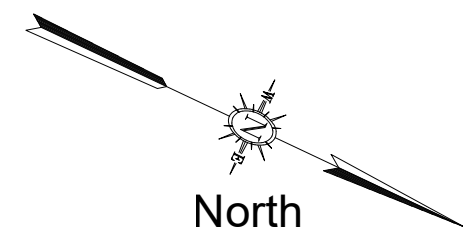
SCHEMATIC LANDSCAPE PLAN



Anderson Landscape Construction
DESIGN BUILD SITE WORK

352 Memorial Highway
North Yarmouth, Maine 04097
Office: 207.829.3989
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www.andersonlandscapeconstruction.com



BAHLKOW RESIDENCE

Date:	Revisions:	Initial:
Jan 18, 2019	Landscape Plan - Hardscape	JWC
Feb 8, 2019	Landscape Plan - Hardscape	JWC
Mar 8, 2019	Landscape Plan - Hardscape	JWC
Jun 24, 2019	Landscape Plan - Hardscape	JWC
Feb 10, 2020	Landscape Plan - Hardscape	JWC

Project Name:
Bahlkow Residence

Project Address:
42 Lafayette Street
Portland, Me 04101

Drawing:
Schematic Plan

Scale: 1" = 8'-0" Date: 12-4-2018

Designed by: JWC

Approved by: JWC

Sheet: SP-2

2 of 2

...Still Made in America!

Jerith is the oldest and largest manufacturer of aluminum ornamental fences in North America. Decorative fences constructed from aluminum were first designed and manufactured by Jerith in 1961. Since that time, we have become a leader in the fencing industry. We are known for our high quality products and outstanding service.

All fabrication and assembly of Jerith products is performed at our 444,000 square foot Philadelphia facility, unlike many other aluminum fences and gates which are imported from China. We understand that our customers want the best value in fencing and prefer a fence that is made in America over an imported product.

We are constantly improving our fences and have several patents on our products. One of our latest enhancements is a hidden fastener that is used to attach the pickets to the horizontal rails in our fences and gates. These patented clips (U.S. Patent Nos. D573,012 & 7,819,390) are made from durable stainless steel that will last as long as you own your fence without loosening or breaking unlike screws or plastic pieces. The end result is a beautiful fence that doesn't have any fasteners showing!

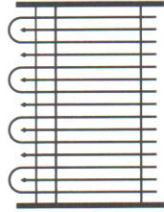
Jerith offers a proud tradition of quality and service to our customers, and our fences are built to the highest standards in the industry. You will probably only purchase one fence for your home, so make sure it is a Jerith fence! No other fence manufacturer can match our combination of experience, quality and service.



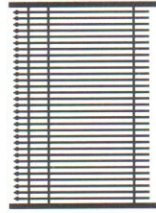
SAFETYPUUP MESH PANEL



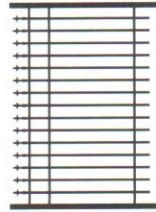
CP-6 / Ovalion



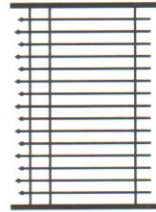
EP-4 / Concord



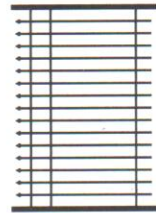
SP-3 / #401



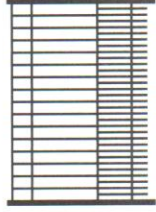
EP-3 / #111 with Majestic finials



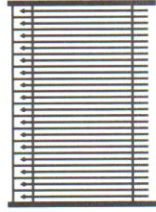
EP-2 / #100



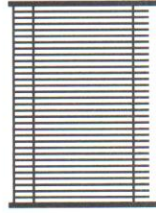
EP-1 / #101



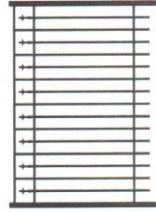
SP-4 / SafetyPup



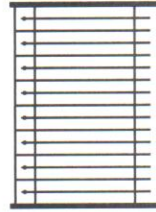
SP-2 / #400



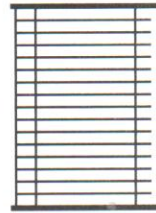
SP-1 / #402



CP-3 / #211 with Majestic finials



CP-2 / #200



CP-1 / #202

NOTE:
All 6' high
residential fences
have four
horizontal rails, not
three as shown.