

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, November 4, 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.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Nov 4, 2020 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop 10/04/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81613525836>

Or iPhone one-tap :

US: +13017158592,,81613525836# or +13126266799,,81613525836#

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 +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 6833

Webinar ID: 816 1352 5836

International numbers available: <https://us02web.zoom.us/j/81613525836>

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 OCTOBER 21, 2020

- i. Certificate of Approval for Exterior Alterations and Dormer Additions; 98 Gray Street; Matt Wogan, Applicant. The Board voted 5-1 (Naifeh opposed) to approve the application, subject to conditions.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Dormer Additions and Exterior Alterations; 35 (29) COMMERCIAL STREET; EssexNorth, LLC., Applicant.
- ii. Preliminary Review of Proposed Rooftop Addition; 110 EXCHANGE STREET; One Ten Exchange, LLC., Applicant.

5. CONSENT AGENDA

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

**WORKSHOP
35 COMMERCIAL STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: October 30, 2020
RE: November 4, 2020 **Workshop** – Exterior Alterations and Additions

Address: 35 Commercial Street, Galt Warehouse Block (29-39 Commercial St.)
Applicants: Ara Aftandilian, Essex North Portland, LLC
Project Architects: Jamie Broadbent and David Lloyd, Archetype Architects

Introduction

On behalf of owner Essex North Portland, LLC, Jamie Broadbent and David Lloyd of Archetype Architects have requested a preliminary review of proposed alterations and additions at 35 Commercial Street, also known as the Galt Warehouse Block. Ara Aftandilian of Essex North originally planned to convert the former headquarters of Auto Europe into retail and restaurant space on the ground floor and offices on the upper floors, but he now believes market circumstances are more favorable for residential development on the upper floors. Proposed alterations include a long shed dormer facing Commercial Street; a rear dormer facing inland, in the middle of the north roof slope; recessed insets at either end of the rear roof to provide exterior decks, and added windows and doors on the ground floor to activate new commercial spaces.

The Galt Block sits prominently at the corner of Franklin and Commercial Streets, its commanding mass of four full stories, and a fifth under the large roof, is accentuated by broad streets on two sides and parking lots on the other two sides. As one heads east on Commercial Street it is the last large historic warehouse block facing the waterfront, with high visibility.

As they stated in their application letters, Mr. Aftandilian and his architects seek to know the level of Board support for their proposed interventions on the ground and top floors of the Galt Block. Board feedback on their design approach will help them generate details to be incorporated in a final proposal. In addition to the summary letters from the applicant and the design team the submission packet includes a drawing set showing existing and proposed elevation, a ground floor plan, sections, and renderings. A photo depicting the proposed interior lobby was also provided; although the interior is outside the purview of the Board and staff, it is included as the applicant's desire to demonstrate aesthetic

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2020 Memos\11-4-20 Commercial 35 for editing, alterations & dormer additions.docx - 1 -

intentions. Staff is adding the 1924 tax photo and more recent photos of existing conditions.

Subject Property

The Galt Block is a simple, strong example of the mid-19th Century warehouses lining Commercial Street. It is notable for having one of the few remaining roofs of those structures without dormers, and the basic form and features of the building are still very present. It has the typical tall, prominent granite base, and a very orderly pattern of 6/6 windows on the façade, with granite lintels. The roof has a small gambrel near the top, also expressed by end wall parapets, and a brick frieze under the rakes.

Both end walls were mostly devoid of windows in the 1924 tax photo, though neither had a tall building next door; Franklin Street was to the west and a one-story building was attached to the east end. Late 20th Century renovations transformed the Commercial Street façade from a regular pattern of doors and large windows to open a large central recess for a main entry alcove. Many windows were also added to the east and west ends, similar to the originals in size and configuration, but mostly grouped in triple mulls.

A collection of utilitarian functions are clustered on the rear, inland face of the building. These include HVAC equipment, a generator, a transformer, trash receptacles, canopies, and roller doors that perhaps recall the past use as a warehouse.

Proposed Alterations and Additions

Please see Mr. Lloyd's and Mr. Aftandilian's project summaries, the drawing packet, and the street views. Staff highlights a number of alterations:

- The front dormer extends across almost all of the length of the Commercial Street roof, and is fairly low, simple, and dark colored. End wall cladding is unclear.
- The rear dormer is similar to the front, but only includes the middle two bays, while the front has four bays of five windows each.
- Two insets on the rear roof are proposed at either end of the dormer, for outdoor decks. They will hardly be visible from the street nearby, but as viewed from higher on the Franklin Street hill, they probably will be.
- Windows proposed to be added on the ground floor follow the existing pattern of large undivided openings, with bulkheads lower than in 1924; as in the last round of renovations they are clearly modern.
- New doors on the south (front) and west (Franklin Street) walls also are proposed to communicate their contemporary origin.
- There may be outdoor seating and landscaping at the Franklin Street end of the building, to be associated with restaurant space, but no landscape plans are included with this packet. Perhaps additional information regarding the site improvements will be available to discuss at the workshop.
- New screening and fencing is being proposed for the rear of the building, where

- various mechanical equipment and trash receptacles face a parking lot. Some existing HVAC equipment that is attached to the wall can be removed, as well as two of the three existing roller doors and two canopies.
- A canopy on the East end wall that is over an existing entrance stair and door is to be removed but plans indicate the door and stairs are to be retained.

Staff Comments

Despite updating that has occurred, the appearance of the Galt Block retains much of its purity, simplicity and order. Any new interventions need to respect that character, even while conveying that they will be of their own time.

While staff completely understands the drive to provide useable, attractive living space at the fifth floor level, and acknowledges an abundance of precedents, we would be sorry to lose one of the last intact roof forms on the former Commercial Street warehouses. It appears the architects have intentionally kept the profile of the dormers low and simple, and staff suggests that if dormers are found to be an acceptable accommodation, these qualities should be emphasized, for additions that are as recessive as possible.

All four sides of the property are visible, so the challenge of minimizing the effects of necessary infrastructure on the appearance of the “back side” is important to be handled sensitively. If equipment and the associated quiet and simple screening can be consolidated so a restrained and compatible arrangement avoids dominating the inland face of the building, it would be a positive change.

Inset outdoor decks may not be visible much or at all from the street near the building, but from part way up the Franklin Street hill, they may be more visible, at some distance.

Staff suggests some additional details that will be important to have with a final set of plans:

- Dormer details, including windows, roof edge, and cladding
- More information about the existing roof, and any proposed changes in materials
- Window and door details
- Fencing and/or screening details
- Site details
- New exterior lighting
- Signage – at least a general sense of an overall plan
- Masonry work details, including site inspection by staff

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.*
- (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.*
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (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. Project summary letters from applicant and architect
2. Plans, elevations and renderings
3. Applicant's rendering of interior lobby
4. Staff and Google photos
5. 1924 tax photo

October 29, 2020

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 35 Commercial Street

Dear Deb,

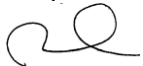
We are requesting a review for changes to 35 Commercial Street (Galt Block). The building fronts Commercial Street and Franklin Arterial. We are asking for review of a new dormer along Commercial Street, a new smaller dormer on the North side plus two recessed decks at the ends, as well as the addition of a handful of doors and windows at street level. This proposal calls for some brick removal for new windows along Franklin and the parking lot side (East), as well as changes to screening of a generator, transformer and HVAC unit along the back (North) side.

The owner's intention is to add egress points such that the interior spaces at street level delineated by the original brick structure can function independently as retail and restaurant spaces. The addition of the new dormers and decks on the top floor will add livable space and light for top floor residential units.

The included landscape plan is showing proposed outdoor seating and landscaping for a restaurant in the end unit along Franklin. It is using the proposed changes to the ROW at the Franklin & Commercial intersection.

Please see attached sketches and letter from the owner outlining some project history to date. We look forward to the boards review.

Respectfully,



David Lloyd
Maine Licensed Architect



October 29, 2020

Deb Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, ME 04101

Re: "Galt Warehouse"
35 Commercial Street

Dear Deb:

As a follow up to David Lloyd's letter, we are moving towards changing the upper floors use from commercial office to residential. The updated Archetype plans add a rear dormer in the middle two warehouse bays, and exterior space in the two outside bays.

We have been working diligently to secure office and retail tenants for this building subsequent to the previous office tenant defaulting on their lease. The unfortunately reality is the current covid pandemic has put a halt to the office leasing market, and frankly we do not see this improving for a long time. Not only are office tenants choosing to remain in place many office tenants are seeking to reduce their office space requirements going forward, resulting in a substantial amount of vacant and "shadow" space (leased but not occupied) in the market.

This is not all bad news, however, as we believe this building can work really well for residential use. The Twenty Thames Condominium project that EssexNorth Portland completed last year is sold out. We learned a lot about the residential market on the Twenty Thames project and we are confident that this great historical building can be a great residential building. I am a firm believer in continued residential development in the eastern waterfront area. More residents mean more demand for retail services and amenities, to truly create a 24 hour city. The other benefit is more residents create a larger pool of office workers for this area's new employers such as WEX, Covetrus and Tilson.

We look forward to discussing the original proposal and this update with the Board as well as other improvements that are likely required for residential use. This includes replacing the existing windows and potentially adding more windows on the east elevation similar to the existing west/Franklin Street side. We are researching options and hope to have more information to present and discuss with the Board at the workshop next week.

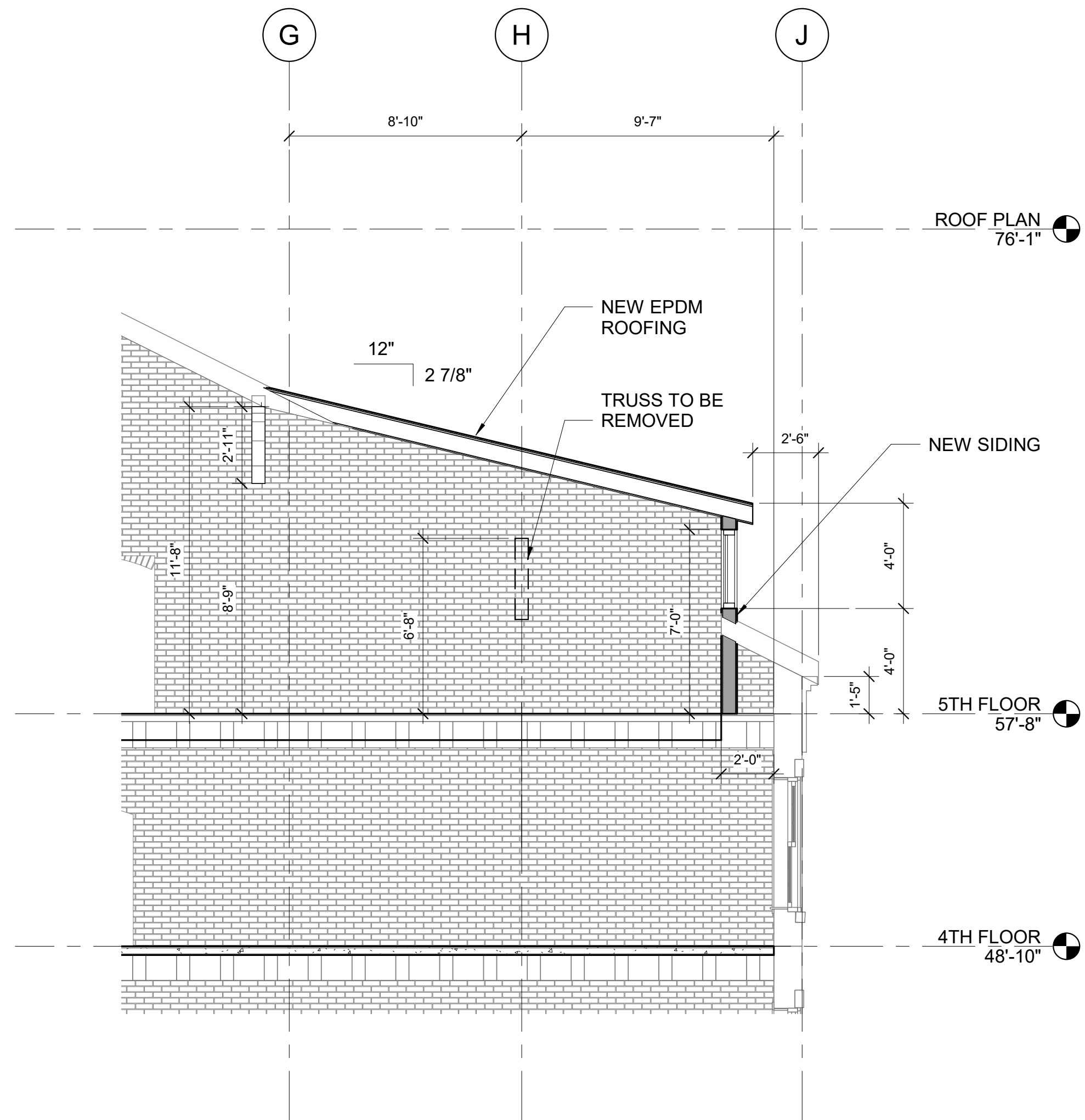
Sincerely,

Ara Aftandilian

Ara Aftandilian
President/Managing Member



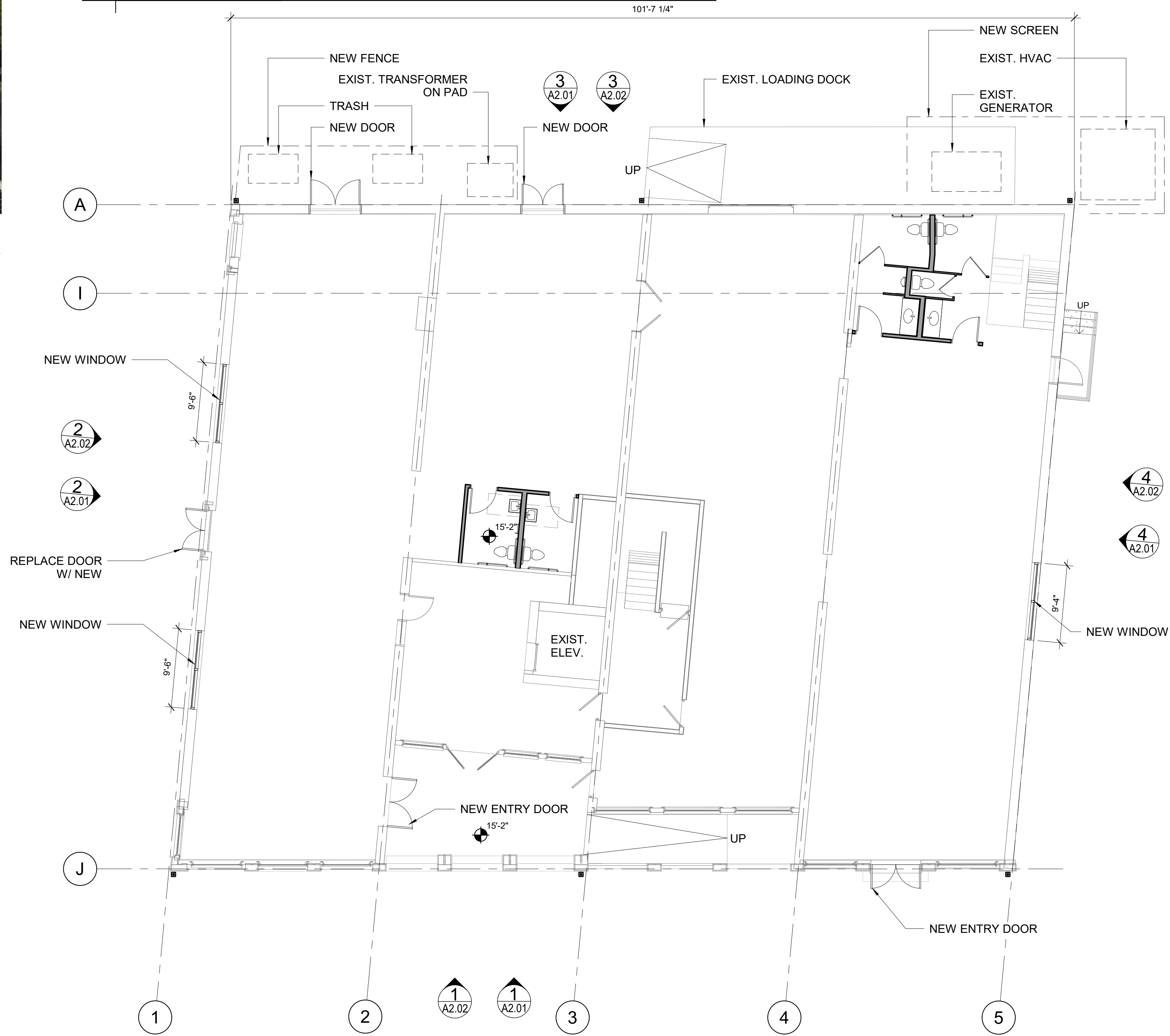
3 | VIEW FROM CORNER OF FRANKLIN & COMMERCIAL



2 | SECTION THROUGH DORMER
1/4" = 1'-0"



4 | VIEW OF NORTH SIDE FROM FRANKLIN



1 | 1ST FLOOR - PROPOSED (EXTERIOR ONLY)
1/8" = 1'-0"

DRAWING LIST

ARCHITECTURAL DRAWINGS
A1.01 PLANS & SECTIONS
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS - EXIST/DEMO

Prepared For:
Ara Aftandilian

Consultant:
Carroll Associates
Landscape Architects

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
Galt Block

35 Commercial Street
Portland, ME

Revisions:

Date:
10/28/2020
Scale:
As indicated
PLANS & SECTIONS

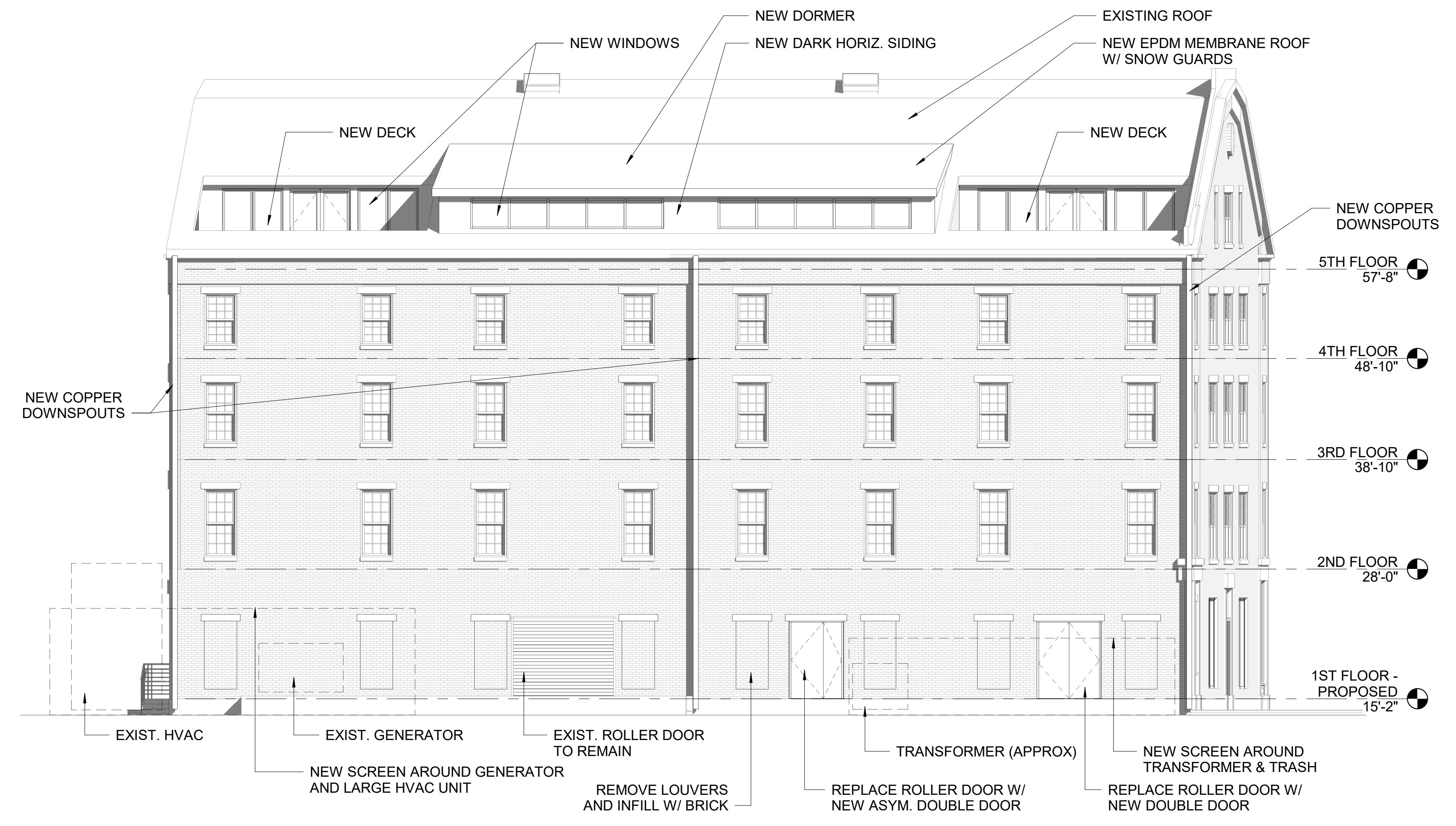
A1.01



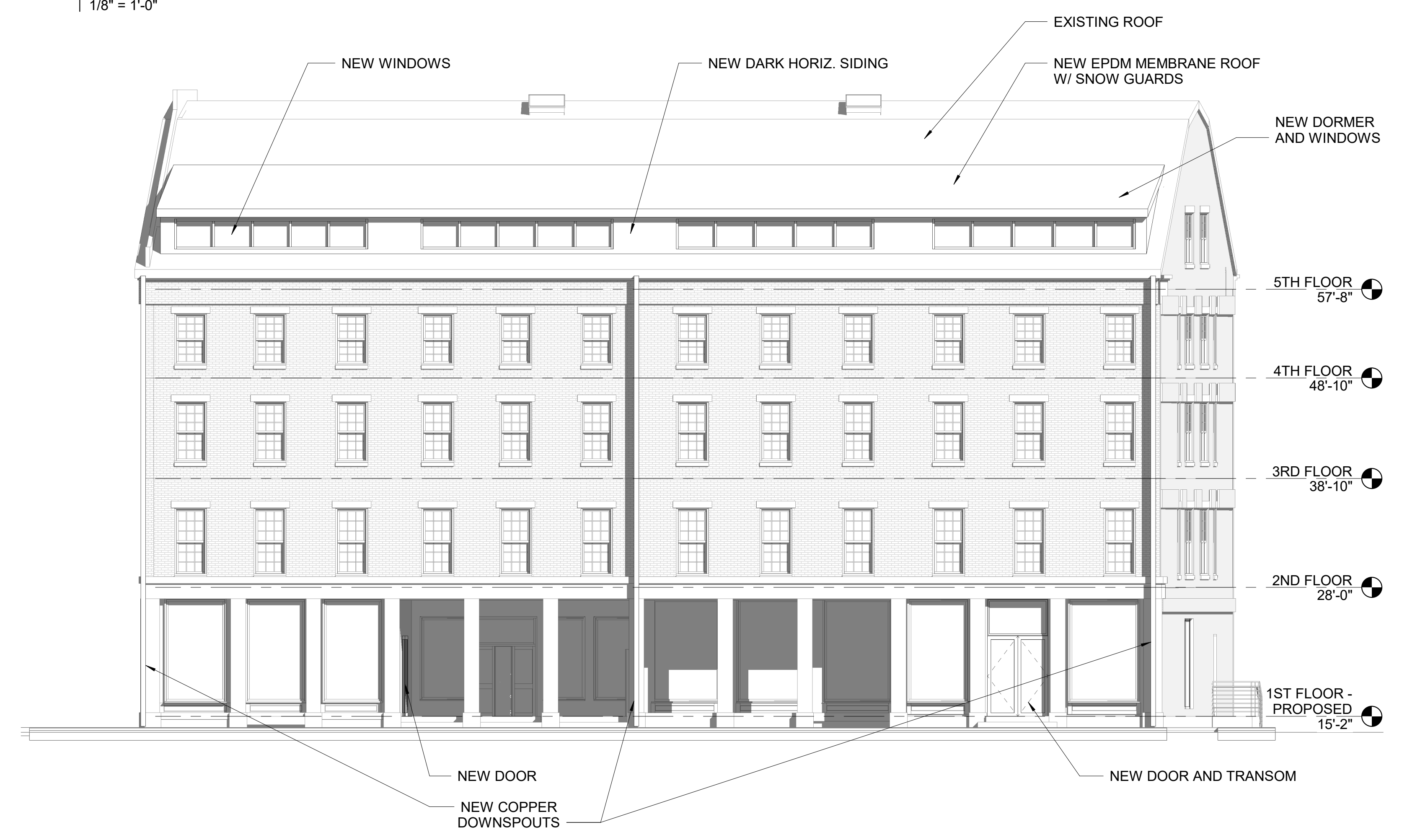
4 | EAST ELEVATION
1/8" = 1'-0"



2 | FRANKLIN STREET WEST
1/8" = 1'-0"



3 | BACK OF BUILDING NORTH
1/8" = 1'-0"



1 | SOUTH COMMERCIAL STREET
1/8" = 1'-0"

Prepared For:
Ara Aftandilian
Address
City, State

Consultant:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Architect:

Project:
Galt Block

35 Commercial Street
Portland, ME

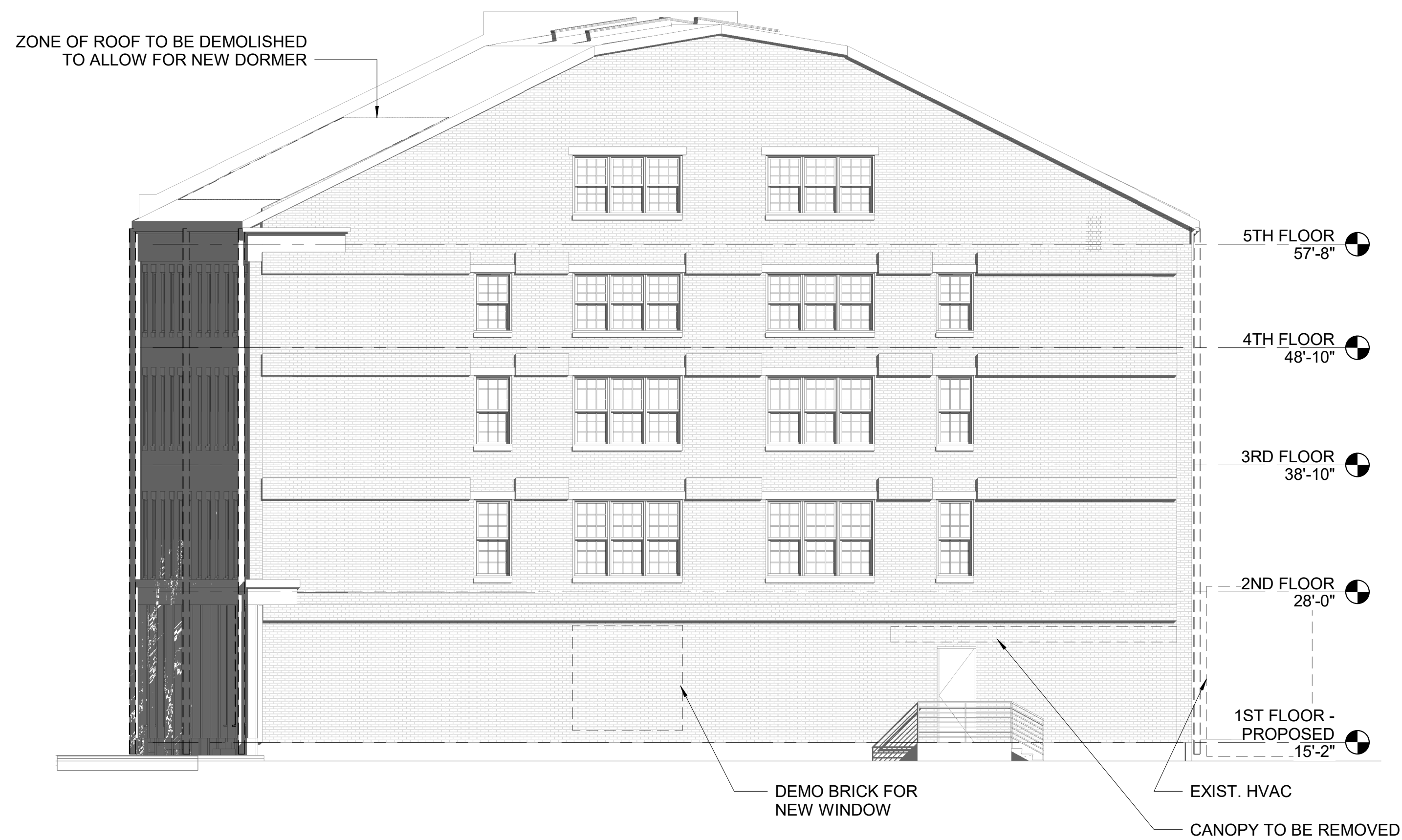
Revisions:

Date:
10/28/2020

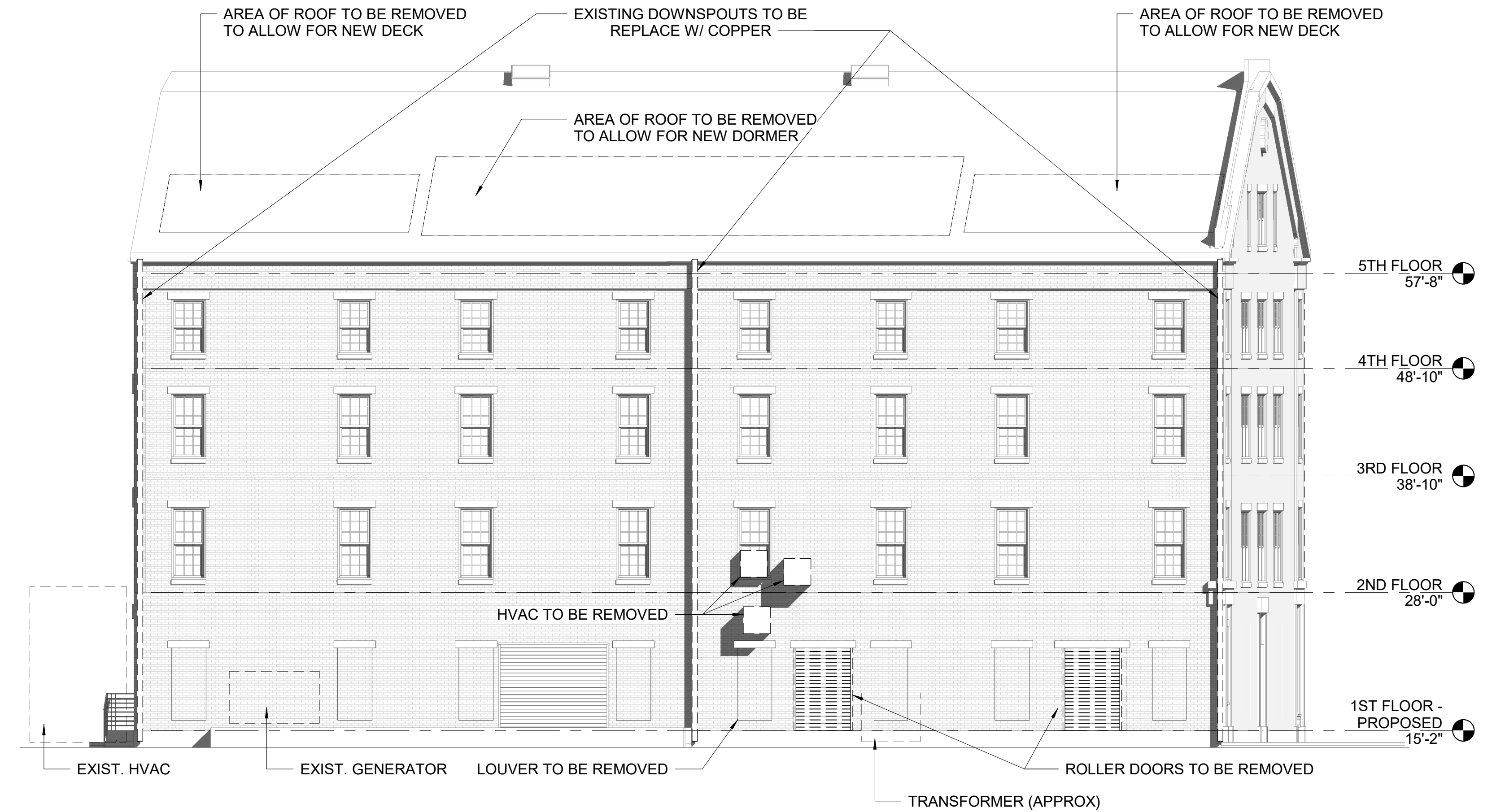
Scale:
1/8" = 1'-0"

**BUILDING
ELEVATIONS**

A2.01



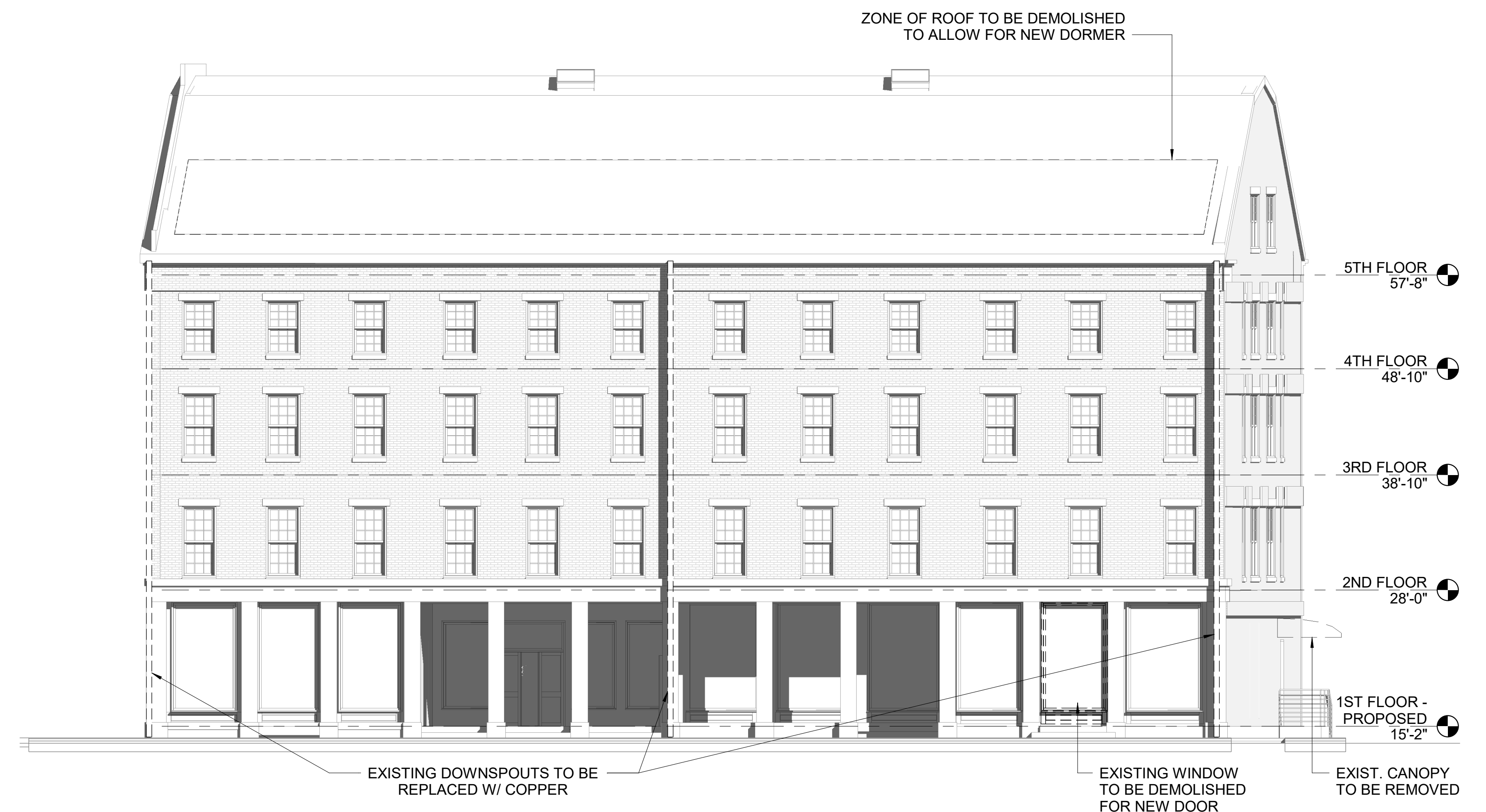
4 | EAST ELEVATION - EXIST/DEMO
1/8" = 1'-0"



3 | BACK OF BUILDING NORTH - EXIST/DEMO
1/8" = 1'-0"



2 | FRANKLIN STREET WEST - EXIST/DEMO
1/8" = 1'-0"



1 | SOUTH COMMERCIAL STREET - EXIST/DEMO
1/8" = 1'-0"

Prepared For:
Ara Aftandilian

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
Galt Block
35 Commercial Street
Portland, ME

Revisions:

Date: 10/28/2020
Scale: 1/8" = 1'-0"

BUILDING
ELEVATIONS -
EXIST/DEMO

A2.02







PRIVATE PARKING FOR
EMPLOYEES ONLY
AT OWNERS EXPENSE

PRIVATE PARKING FOR
EMPLOYEES ONLY
AT OWNERS EXPENSE

PRIVATE PARKING FOR
EMPLOYEES ONLY
AT OWNERS EXPENSE

PRIVATE PARKING FOR
EMPLOYEES ONLY
AT OWNERS EXPENSE



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

**WORKSHOP
110 EXCHANGE STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: October 29, 2020
RE: November 4, 2020 **Workshop – Preliminary Review of Proposed
Rooftop Addition**

Address: 110 Exchange Street
Applicant: OneTenExchange LLC
Casey Prentice, principal and property owner
Project Architect: Patrick Boothe, Caleb Johnson Studio

Introduction

Architect Patrick Boothe and representatives of OneTenExchange LLC have requested a preliminary workshop to introduce their proposal for the construction of a 2700 square foot rooftop addition at 110 Exchange Street. The subject structure is a four-story, flat-roofed, early 20th century commercial block located at the southwest corner of Exchange Street and Federal Street in the Portland Waterfront Historic District. The proposed project will create a fifth floor and mezzanine level to accommodate a single residential unit.

Mr. Boothe has provided plans, renderings and elevations of the proposed addition, but as this is a preliminary workshop details, sections and or material specifications have been not been provided at this time. The applicant is seeking general feedback from the Board with respect to the addition's conformance with applicable ordinance review standards, as well as input on the proposed design approach.

Subject Property

The subject structure is a four-story commercial block built in 1892. Known historically as the John M. Adams Block, the building was built the same year as the yellow brick Rich Building next door. Unlike the Rich Building, the Adams Block is architecturally restrained, relying on a sophisticated play of projecting and receding brick elements, including vertical piers, recessed panels, stringcourses and dog-tooth brick patterning to provide visual interest. The building's windows are noteworthy on Exchange Street for their unusually large size and are indicative of the building's later construction period. The masonry is also

indicative of its construction period; its fine mortar joints give the building a very consistent appearance, adding to its sophisticated architectural character.

The massing of the building is straightforward: a simple block with flat roof. (Although the building appears to be a rectangular block, it is actually trapezoidal in shape. The building is widest at the rear (west) end, narrowing and angling to the north as it approaches Exchange Street—see plan views.) A short brick parapet wall extends above the Exchange Street roof.

Located at the intersection of Exchange and Federal Streets, the building takes full advantage of its corner location, with the storefront wrapping around the corner and extending almost the full width of both frontages. The corner bay is cut away so that the retail entry can be accessed from both streets. An entry to the upper floors is located at the south end of the Exchange Street façade. Another upper floor entrance is located at the west end of the Federal Street façade. The Federal Street entry will serve the new residential unit.

The subject building enjoys a visually prominent location on Exchange Street and within the Old Port as a whole. As one turns off Congress Street, the sense of arrival into the Old Port begins at Federal Street, where the buildings step down in scale, create a mostly continuous streetwall and convey a strong sense of architectural and visual continuity, despite the presence of buildings from various eras. The Adams Block and the more diminutive building across the street, both of which have their main entrances at the corner, effectively announce the fact you are entering the Old Port. And because Federal Street is relatively wide, the rooflines of all the buildings on this block are in clear view.

Proposed Project

The project calls for construction of a 1,913 square foot fifth story addition and a 793 square foot mezzanine level above that. Both elements are positioned to fill the inside corner of the roof. The 5th floor is set back about 19 feet from the building's Exchange Street facade and 5 feet from the Federal Street façade. In front of the addition a roof terrace is proposed. The terrace is surrounded by a cable railing that is set back about 3-4 feet from the Exchange Street façade and extends almost the entire length of the building along Federal Street. The cable railing appears to be set back about 1 foot from the Federal Street façade.

The mezzanine level is set back about 41 feet from the Exchange Street façade and 15 feet from the Federal Street façade at its front corner. Note that the footprint of the mezzanine does not align with that of the existing building or proposed 5th floor addition. Apparently, the footprint was adjusted to provide more useable floor area at the mezzanine level. A rooftop terrace is proposed at this level as well. The cable railing surrounding the terrace appears to be set back about 5 feet from the roof edge of the 5th floor addition.

With respect to height, the existing historic structure is 44' tall. Combined, the 5th floor and mezzanine additions bring the roof at its highest point to 65'. The height of the fifth floor is 9' 2" and the mezzanine level is 9'10". The floor-to-ceiling height of the existing building's upper floors is not indicated on the plans, but appears to be shorter.

From the enclosed elevations, it appears that the both the 5th floor and mezzanine level additions are clad in metal panels laid up in a running bond pattern, with very limited trim. This provides a clean, uniform, monochromatic appearance. Openings on the Federal Street frontage are tall, pared windows and doors. As shown, they do not align with the openings below, nor do the windows on the two new floor levels align. On the Exchange Street face, the 5th floor features a row of floor-to-ceiling mulled windows/doors. This window wall does not extend all the way across the face of the addition, but is shifted toward the northeast corner of the building. The balance of this façade is a solid wall.

Staff Comments

In reviewing the proposal, staff encourages the Board to begin by assessing the overall form, scale, massing and placement of the proposed addition with respect to its compatibility with/impact on the existing structure and surrounding context before moving on to consider questions of design expression, fenestration, materials, etc.

Applicable standards for review in this application are Standards #1, 2, 9 and 10. A threshold question for consideration is whether the residential rooftop addition, as proposed, requires "minimal alteration to the character-defining features of the structure... and its environment" (Standard #1). Standard #9 requires that the new work not only be differentiated from the old, but also that it be "compatible with the size, scale, color, material and character of the property, neighborhood or environment."

Although the proposed 2-level addition is clearly differentiated from the existing structure, has been set back from the two street elevations of the building and has been designed to be architecturally recessive with its monochromatic material palette and absence of trim, staff questions whether the addition as proposed represents a minimal alteration to the character-defining features of the historic Adams Block or to this block of Exchange Street. While the addition does not entail the removal or alteration of existing features, its presence has a significant visual impact on the building as viewed from various vantage points. This is particularly the case given the building's small scale and corner location and the relative width of the intersection, which affords clear views of the building's roofline (actually, the roofline of the entire block). The impact of any rooftop addition would be likely be different were the building located mid-block and flanked by buildings of varying heights.

In staff's view, the location of this building at a key gateway into the Old Port should be carefully considered as well. As noted in a previous section of this report, it is at this point

on Exchange Street that one senses most clearly that they have arrived in the Old Port. This 19th-century commercial streetscape remains remarkably unaltered, adding to its unique appeal. To date, there have been few recent rooftop additions, except for those on lower Exchange that were built in the 1980's before adoption of the ordinance. (These additions are clearly visible from Moulton and Commercial.) Although floors were added to a number of buildings on Exchange Street during the 19th and early 20th centuries, in most cases they continued the architectural vocabulary of the original building and are not readily discernable as additions.

One relatively recent rooftop addition, located at 345 Fore Street across from Boothby Square, might be instructive in evaluating the current proposal. While the context and the addition are different, the scale of the building at 345 Fore is similar and its roofline is also readily visible from various vantage points. The Historic Preservation Board approved the rooftop addition based on renderings that suggested a different scale and presence than what was ultimately constructed. (See ATTACHMENT 4.) The relative visibility and impact of that project may be relevant to this review.

After the Board addresses the threshold question of introducing a rooftop addition in this location, the Board might then consider whether modifications to the addition as proposed would successfully mitigate any negative impacts. The existing block is noteworthy for its simplicity of form and massing. It is also a small-scale, four-story structure. In staff's view, the two-level addition adds complexity to the massing and its scale (especially height) does not seem proportional to the building. Questions might include: Would removal of the mezzanine level reduce the addition's visual impact? Can the floor heights be reduced?

As noted above, the Board will also want to consider issues such as façade composition, fenestration and material selection, once threshold matters of scale, form, massing are taken up. The addition's fenestration, for example, and perhaps its relationship to the window pattern on lower floors, all have bearing on the addition's relative compatibility with the existing structure and surrounding context.

Note: the renderings provided are very helpful in assessing the visibility of the proposed addition from the north on Exchange and from the west on Federal. It would also be helpful to have renderings of the project from other vantage points, including from the east on Federal and from the south on Exchange.

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.*
- (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. Project description
2. Boundary survey showing building footprint
3. Plans, elevations and renderings
4. Photo of rooftop addition at 345 Fore Street



Date: 10/7/2020

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

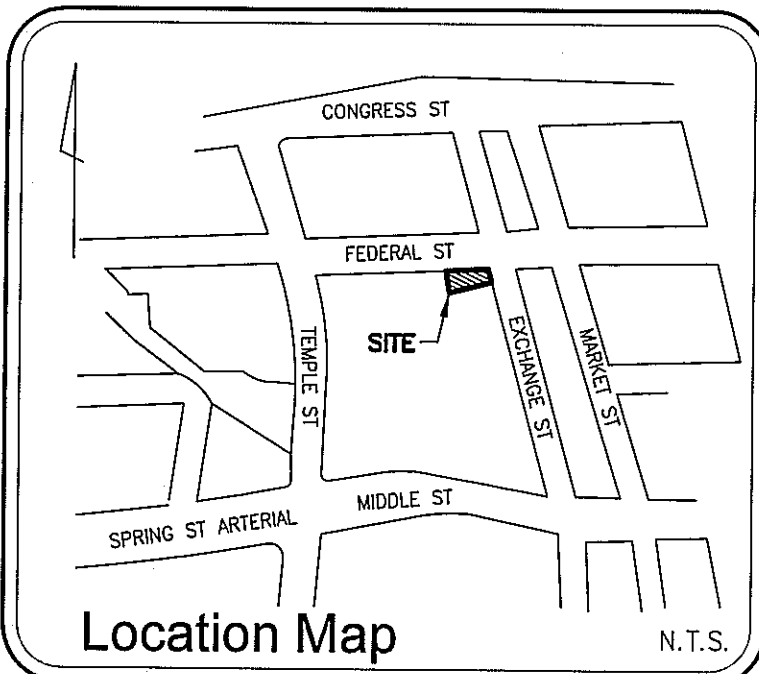
PROJECT ADDRESS:

110 Exchange Street, Portland, ME

CHART/BLOCK/LOT: 032-H001001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

The proposed project is a 2,700 sf residential
addition to create a 5th floor and mezzanine level
at 110 Exchange Street. The addition has been
designed to be contemporary and recessive in
nature while resulting in minimal impact to the
existing architectural features and/or building
materials. We have attached drawings,
photographs and elevations to this application for
your reference.



Location Map

Notes:

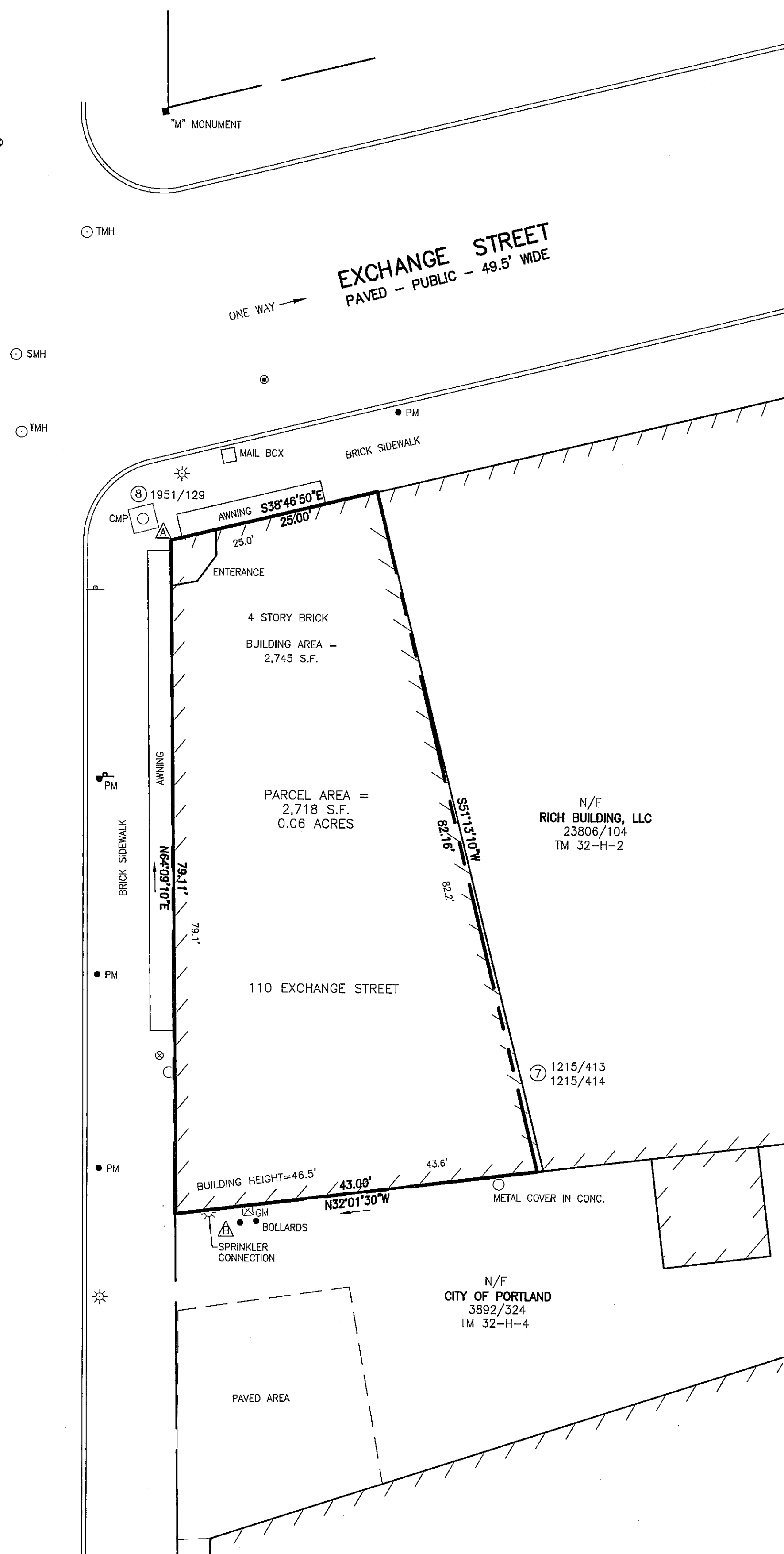
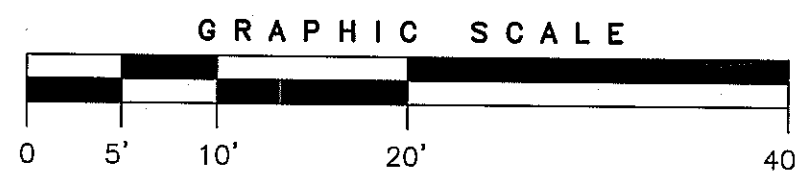
- OWNER OF RECORD: THE ONETEN COMPANY, LLC, RECORDED IN DEED BOOK 25587 PAGE 251.
- LOCUS IS SHOWN AS LOT H-1 ON THE CITY OF PORTLAND'S TAX MAP 32
- BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1907.
- LOCUS FALLS IN ZONE C ON FLOOD INSURANCE RATE MAP 230051-0013B EFFECTIVE DATE JULY 17, 1986.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

Plan References:

- PORTLAND RENEWAL AUTHORITY MAINE WAY ME. R-28 CONDEMNATION AREA II DATED NOVEMBER 13, 1972 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 93 PAGE 21.
- SURVEYED FOR T.H. McDONALD MARCH 1892 BY E.C. JORDAN RECORDED IN PLAN BOOK 10 PAGE 99.
- EXISTING CONDITIONS SURVEY FOR JUSTIN O'REILLY OF 110 EXCHANGE STREET PORTLAND, MAINE BY BOUNDARY POINTS, DATED OCTOBER 18, 2007.
- ALTA/ACSM LAND TITLE SURVEY ON TEMPLE, MIDDLE, FEDERAL & EXCHANGE STREETS PORTLAND, MAINE MADE FOR 11 TEMPLE MHR, BY OWEN HASKELL, INC. DATED MARCH 14, 2006 REVISED THROUGH MARCH 30, 2006.

Legend:

- | | |
|---------|----------------------|
| ■ | MONUMENT FOUND |
| ⊗ | WATER VALVE |
| ○ | MANHOLE |
| ⊙ | LIGHT POLE |
| ⊗ | GAS METER |
| ● | PARKING METER |
| — | SIGN |
| — | CURB |
| N/F | NOW OR FORMERLY |
| 000/000 | DEED BOOK/PAGE |
| TM | TAX MAP BLOCK LOT |
| ① | SCHEDULE B EXCEPTION |



Schedule B Exceptions:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NO. BTC6267/TF7297, POLICY NO.: PROFORMA

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. — NON SURVEY ITEM
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY-LINE DISPUTES, OVERLAPS, TITLE TO FILLED LANDS, IF ANY, AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. — NON SURVEY ITEM
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. — NON SURVEY ITEM
- NOTE: GENERAL EXCEPTIONS NO. 1, 2 AND 3 ARE HEREBY DELETED FROM THE POLICY.
- LIENS FOR REAL ESTATE TAXES, ASSESSMENTS, AND ANY MUNICIPAL CHARGES WHICH ARE NOT YET DUE AND PAYABLE. — NON SURVEY ITEM
 - TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO ANY PORTION OF THE INSURED PREMISES LOCATED WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS. — NON SURVEY ITEM
 - RIGHTS OF HARDING LEE SMITH AS A TENANT AT WILL OR UNDER AN UNRECORDED LEASE. — NON SURVEY ITEM
 - TERMS, CONDITIONS AND PARTY WALL RIGHTS SET OUT IN INSTRUMENTS EXCHANGED BETWEEN HARRY MILLER AND HERBERT W. RICH, BOTH DATED MARCH 19, 1926, RECORDED IN BOOK 1215, PAGES 413 AND 414, RESPECTIVELY. — AS SHOWN ON SURVEY
 - RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED MARCH 16, 1949 AND RECORDED IN BOOK 1951, PAGE 129. — AS SHOWN ON SURVEY
 - SUCH STATE OF FACTS AS IS SHOWN ON THE SURVEY PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY AT 110 EXCHANGE STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR ONETEN EXCHANGE LLC", DATED MARCH 19, 2014 REVISED APRIL 7, 2014 AND PREPARED BY RANDY R. LOUBIER, PLS NO. 2407 OF OWEN HASKELL, INC. INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING POSSIBLE ENCROACHMENTS:
 - a) AWNINGS INTO STREET 2.8+/- FEET; AND
 - b) SPRINKLER AND GAS METER ONTO ABUTTER 2+/- FEET.— SEE REFERENCED PLAN

Possible Encroachments:

- AWNINGS INTO STREET 2.8± FEET
- SPRINKLER AND GAS METER ONTO ABUTTER 2± FEET

Zoning Information:

NONE PROVIDED

Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF FEDERAL STREET AND WESTERLY SIDE OF EXCHANGE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID CORNERS OF SAID STREETS;

THENCE RUNNING SOUTHEASTERLY ON SAID EXCHANGE STREET TWENTY-FIVE (25) FEET TO LAND FORMERLY CONVEYED FROM WILLIAM O. FOX TO SAMUEL S. RICH;

THENCE SOUTHWESTERLY ON THE LINE OF SAID RICH'S LAND EIGHTY-TWO (82) FEET TO LAND FORMERLY OF ARCHELAUS L. FOX;

THENCE NORTHWESTERLY ON THE LINE OF SAID FOX'S LAND FORTH-TWO (42) FEET TO SAID FEDERAL STREET;

THENCE NORTHEASTERLY ON SAID FEDERAL STREET, SEVENTY-NINE (79) FEET TO THE PLACE OF BEGINNING, CONTAINING TWO THOUSAND SIX HUNDRED SIXTY-ONE (2,661) SQUARE FEET MORE OR LESS.

ALSO CONVEYING ALL RIGHTS CONVEYED TO HARRY MILLER BY HERBERT W. RICH BY DEED DATED MARCH 19, 1926, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1215, PAGE 414, SUBJECT TO RIGHTS CONVEYED BY HARRY MILLER TO SAID RICH BY DEED DATED MARCH 19, 1926, RECORDED AT SAID REGISTRY OF DEEDS IN BOOK 1215, PAGE 413.

ALSO SUBJECT TO RIGHTS CONVEYED TO CENTRAL MAINE POWER COMPANY AS RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1951, PAGE 129.

ALSO, ALL RIGHT TITLE AND INTEREST IN THE LAND DESCRIBED AS FOLLOWS:

A CERTAIN LOT OR PARCEL OF LAND WITH ANY IMPROVEMENTS THEREON, LOCATED AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF EXCHANGE STREET AND FEDERAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF A FOUND GRANITE BUILDING ABUTMENT ON THE WESTERLY SIDE OF EXCHANGE STREET AND THE SOUTHERLY SIDE OF FEDERAL STREET;

THENCE S 32° 57' 57" E, ALONG EXCHANGE STREET, A DISTANCE OF 25.02' TO THE LAND NOW OR FORMERLY OF RICH BUILDING LLC AS DESCRIBED IN THE DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23806, PAGE 104;

THENCE S 57° 02' 03" W, ALONG LAND OF RICH BUILDING LLC A DISTANCE OF 82.22' TO A POINT AT THE LAND NOW OR FORMERLY OF THE CITY OF PORTLAND AS DESCRIBED IN BOOK 3892, PAGE 324;

THENCE N 26° 08' 54" W, ALONG LAND OF CITY OF PORTLAND, A DISTANCE OF 42.94' TO A FOUND GRANITE BUILDING ABUTMENT AT FEDERAL STREET;

THENCE N 69° 53' 49" E, ALONG FEDERAL STREET, A DISTANCE OF 79.11' TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 2717 SQUARE FEET OR 0.062 ACRE, MORE OR LESS.

SUBJECT TO AND BENEFITED BY ALL RIGHTS DESCRIBED IN BOOK 1215, PAGES 413 AND 414, REGARDING A 12-INCH THICK PARTITION WALL.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS MAGNETIC MERIDIAN OF OCTOBER 2007.

Survey Description

A CERTAIN LOT OR PARCEL OF LAND WITH ANY IMPROVEMENTS THEREON, LOCATED AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF EXCHANGE STREET AND FEDERAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY SIDE OF EXCHANGE STREET AND THE SOUTHERLY SIDE OF FEDERAL STREET;

THENCE S 38° 46' 50" W, ALONG THE WESTERLY SIDELINE OF SAID EXCHANGE STREET 25.00 FEET TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF RICH BUILDING, LLC RECORDED IN DEED BOOK 23806 PAGE 104;

THENCE S 51° 13' 10" W ALONG THE NORTHERLY LINE OF LAND OF SAID RICH BUILDING, LLC 82.16 FEET TO THE EASTERLY LINE OF LAND NOW OR FORMERLY OF THE CITY OF PORTLAND RECORDED IN DEED BOOK 3892 PAGE 324;

THENCE N 32° 01' 30" W ALONG THE EASTERLY LINE OF LAND OF SAID CITY OF PORTLAND 43.00 FEET TO THE SOUTHERLY SIDELINE OF FEDERAL STREET;

THENCE N 64° 09' 10" E ALONG THE SOUTHERLY SIDELINE OF SAID FEDERAL STREET TO THE POINT OF BEGINNING.

CONTAINING 2,718 S.F. OR 0.06 ACRES.

ALL BEARING ARE BASED ON MAGNETIC 1907.

ALTA/ACSM Land Title Survey

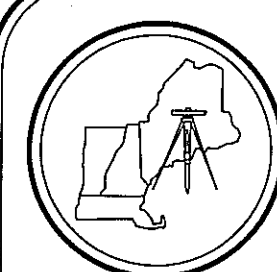
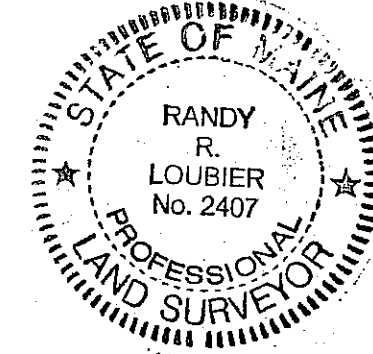
at
110 Exchange Street
Portland, Cumberland County, Maine
made for
OneTen Exchange LLC
19 Hanson Street, Portland, Maine 04103

Surveyor's Certification

THIS IS TO CERTIFY TO: ONETEN EXCHANGE LLC, THE ONETEN COMPANY, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND KEYBANK, N.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 10(a), 11(a), 13, 15, 17 AND 18 THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2014.

Randy R. Loubier
RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407
IN THE STATE OF MAINE
DATE OF PLAT OR MAP: MARCH 19, 2014
REVISION DATE: APRIL 7, 2014
OHI JOB NO. 2014-028 P



OWEN HASKELL, INC.

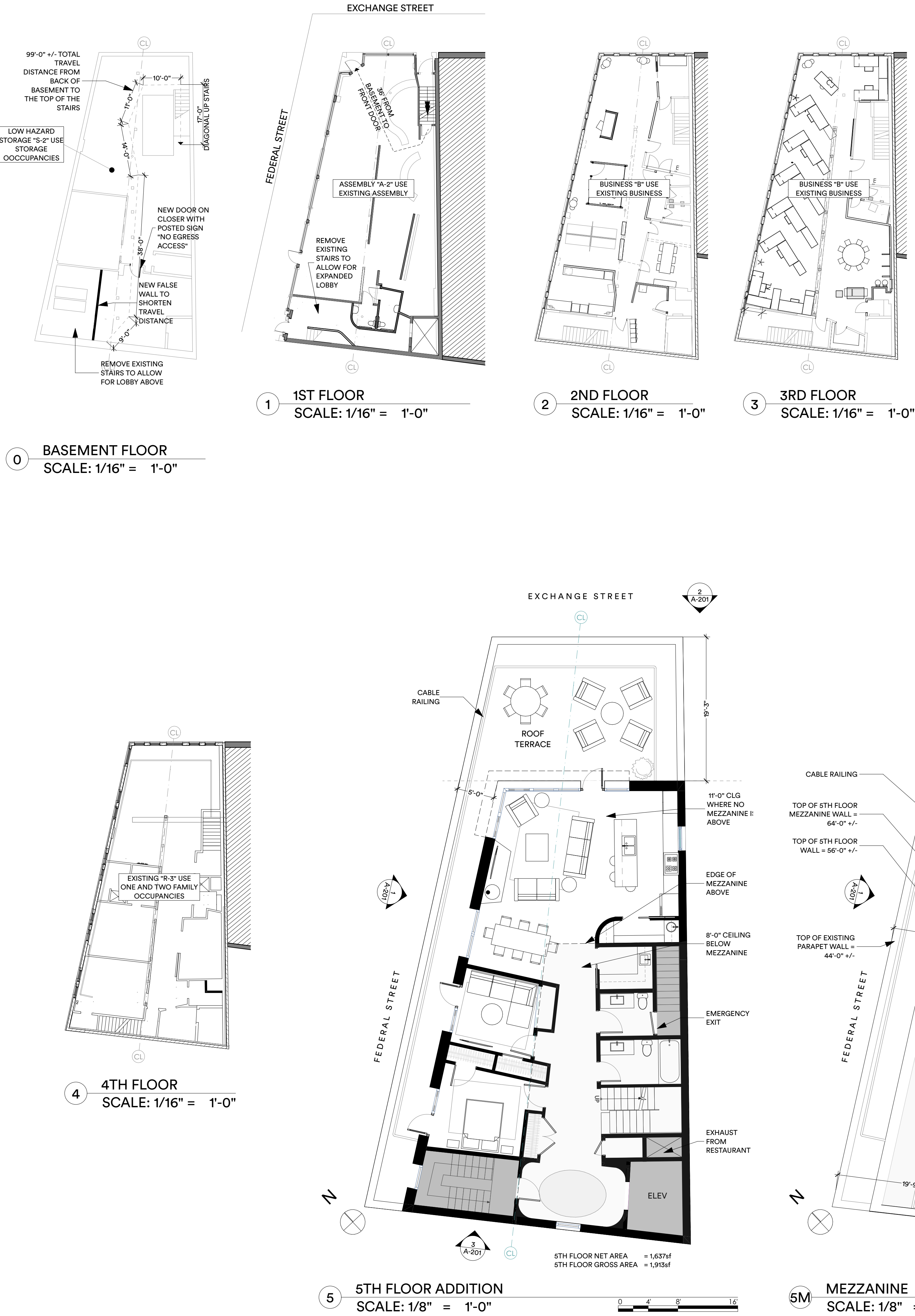
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10.
Falmouth, Maine 04105
Tel. (207)774-0424 Fax (207)774-0511
www.owenhaskell.com

APPLICABLE CODES:		Maine Uniform Building and Energy Code (MUBEC)
	2017 NFPA 70 - National Electrical Code	2015 International Residential Code (IRC)
	2018 NFPA 101 - Life Safety Code	2015 International Building Code (IBC)
	The Maine Subsurface Wastewater Disposal Rule	2015 International Existing Building Code (IEBC)
	The Maine State Plumbing Code (UPC 2015)	2009 International Energy Conservation Code (IECC)
	2018 NFPA 1 Fire Code	2015 Uniform Plumbing Code
		2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality

CODE REVIEW SUMMARY:				
ZONING:				
ITEM #	ITEM	SECTION	REQUIREMENT/DESCRIPTION	PROPOSED COMPLIANCE
0.1	ZONING USE STANDARDS			
	Parcel ID		032 H001001	
	Zoning Map	Art III, Div 12	B3	
	Zoning Overlay 1	Art III, Div 19.8	DOEZ	
	Zoning Overlay 2	Art IX	Old Port Historic District	See rendering illustrations from the public way on sheet G-002
	Zoning Overlay 3	14-220 (i) 1	Downtown Height Overlay	See dimensional requirements below
	Zoning Overlay 3		Pedestrian Activities District Overlay Zone	
	Existing Zoning Use		OFFICE & BUSINESS SERVICE	
	Proposed Zoning Use		add RESIDENTIAL	Proposed use is allowed
	Off Street Parking	14-332(a) 2	One additional parking space for each unit	No existing parking exists, nor available land on site for a new parking space.
	Off Street Parking exp	14-332(k) 3	Planning Board may reduce re in particular circumstances	Nearby parking garage available as well as abundant alternate transporation resources
0.2	DIMENSIONAL REQUIREMENTS			
	Min lot size	14-220 (a)	None	Existing conforms
	Minimum street frontage	14-220 (b)	15'	Existing conforms
	Street wall build-to line	14-220 (c)	All buildings or structures shall be located within five (5) feet of the property line along street frontages	Existing conforms
	Minimum yard dimensions	14-220 (d)	None	Existing conforms
	Minimum lot width	14-220 (e)	None	Existing conforms
	Maximum length of blank wall along pedestrian way	14-220 (f)	PAD Overlay: 15 Feet	Existing conforms
	Maximum lot coverage	14-220 (g)	100%	Existing conforms
	Minimum building height	14-220 (h)	No less than 35' above grade for new construction	Existing conforms
	Maximum height of structures	14-220 (i) 1	65 Feet per Downtown Height Overlay	Proposed addition does not exceed 65'-0"
	Stepback	14-220 (i) 2	No stepback listed for 110 Exchnage Street on Downtown Height Overlay Map	No stepback is required, however a setback is proposed for the purposes of obtaining a certificate of appropriateness from the local historic preservation office and/or historic preservation board

0.3	HISTORIC PRESERVATION	Art IX			
	Notable Standards for review of alterations	14-650(a)	Reasonable effort is made to provide a compitble use with minimal alteration to the character deining aspects of the building		
		14-650(c)	New work is to be of its time and not give a flase sense of historical development		
		14-650(i)	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.	See 3D diagrams on sheet G-002 for the proposed building concept massing. It is th architect's opion that the massing and stepbacks are compitble with the exsiting building and surround context.	
0.4 OTHER					
	Projects above Max height	14-430	Roof structures, such an elevator pop-ups, are allowed above max building height		
	Impact Fees	Art XVII	(I) New residence would incur impact fees in accordance with local ordinance		

LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101						
ITEM #	ITEM	MUBEC / 2015 IBC		2018 NFPA 101 - Life Safety Code		PROPOSED COMPLIANCE/COMMENTARY
		SECTION	REQUIREMENT/CONDITION	SECTION	REQUIREMENT/CONDITION	
1.0	USE AND OCCUPANCY					
	Primary: Residential (R-3)	310.5		Ch. 24	One and Two family Dwellings	
	Secondary: Assembly (A-2)	303.3		Ch. 13	Existing Assembly Occupancies	
	Other: Business (B)	304		Ch. 39	Existing Business Occupancies	
					Ordinary Hazard	
				Hazard Class: 6.2.2		
2.0	CONSTRUCTION TYPE & GENERAL BUILDING HEIGHT AND AREA LIMITATIONS					
	Construction Type	Table 602	Type IIIB	Table A. 8.2.1.2	Type III-200	Building is exterior masonry load bearing with wood interior framing
	Area Limitation (Controlling Use)	Table 506.2	A: 45,000 SF per story in a sprinklered building	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	Typical floor plate is 2,780 sf+/-
	Height Limitation	Table 504.3	75 Feet	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	Max allowed Building Height is 65' per local ordinance
	Story Limitation	Table 504.4	R-2/R-3: 5 Stories if sprinklered	NFPA 5000 7.4.1	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	Proposed Building is 5 stories with mezzanine
	Mezzanines	505	Does not count as a story provided it is no greater than 1/3 the floor below it serves and meet other mezzanine requirements			Mezzanine area dashed for reference.



PROJECT NARRATIVE

Proposed vertical expansion addition to an existing 4 story building in Downtown Portland. The building is within the Old Port Historic District. This preliminary regulatory study shows an initial concept only, additional information and development to be provided at a later date.

Though the max building height in the zone is 65' (Portland Zoning 14-220(j)(1), residential use would not be permitted by building code above the 5th story given the building's use and construction type (IBC Table 504.4). The diagrams on this page illustrate utilization of mezzanine exemptions of the IBC to allow a habitable space higher than the 5th floor.

In review of local zoning there appears to be no required stepback at the corner of Federal and Exchange Street in reference to the Downtown Heights Overlay Map. A stepback would insteab be subjective with historic preservation guidelines so that is compatible in scale to the building and context. Sheet G-002 shows an initial massing concept for review as part of a pre application meeting.

QUICK BUILDING STATS

CBL: 032 H001001

Construction Type: III-B (IBC) / III-000 (NFPA)
Stories: 4, plus basement (Existing)
5, plus basement and possible mezzanine

Occupancy Type: Basement: Restaurant Storage
1st Floor: A-2 / Existing Assembly
2nd and 3rd Floors: B/Existing Business
4th Floor: R-3 / One and Two Family
PROPOSED 5TH FLOOR: R-3 / One and Two Family

Building Height: 44'-0" +/- to top of roof (Existing)
65'-0" +/- to top of NEW MEZZ ROOF

Sprinkler System: Yes (Existing)
Mixed-Use: Yes Non-Separated (Existing)
Fire Alarm: Yes(Existing)

Floor Area: Typical Floor: 2,780sf+/- each floor
PROPOSED 5TH FLOOR: 2,700sf (INCL MEZZ)

Gross Building Area:13,320sf total gross area (excl basement)



PHOTO RENDERING OF PROPOSED ADDITION FROM NEAR THE CORNER OF EXCHNAGE AND FEDERAL STREET ON THE PRESS HOTEL SIDE OF THE STREET

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/20-C-004_110 Exchange_Federal Street Lobby/1 DESIGN/DRAWINGS/110 Exchange_Federal Street Residential_CURRENT.pln



EXISTING - VIEW FROM THE CORNER OF EXCHANGE AND CONGRESS STREETS



PROPOSED - VIEW FROM THE CORNER OF EXCHANGE AND CONGRESS STREETS

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/20-C-004_110 Exchange_Federal Street Lobby/1 DESIGN/DRAWINGS/110 Exchange_Federal Street Residential_CURRENT.pln



EXISTING - VIEW FROM PRESS HOTEL CANOPY



PROPOSED - VIEW FROM PRESS HOTEL CANOPY



EXISTING - VIEW FROM EXCHANGE LOOKING NORTH



PROPOSED - VIEW FROM EXCHANGE LOOKING NORTH



EXISTING - VIEW FROM FEDERAL STREET LOOKING EAST



PROPOSED - VIEW FROM FEDERAL STREET LOOKING EAST

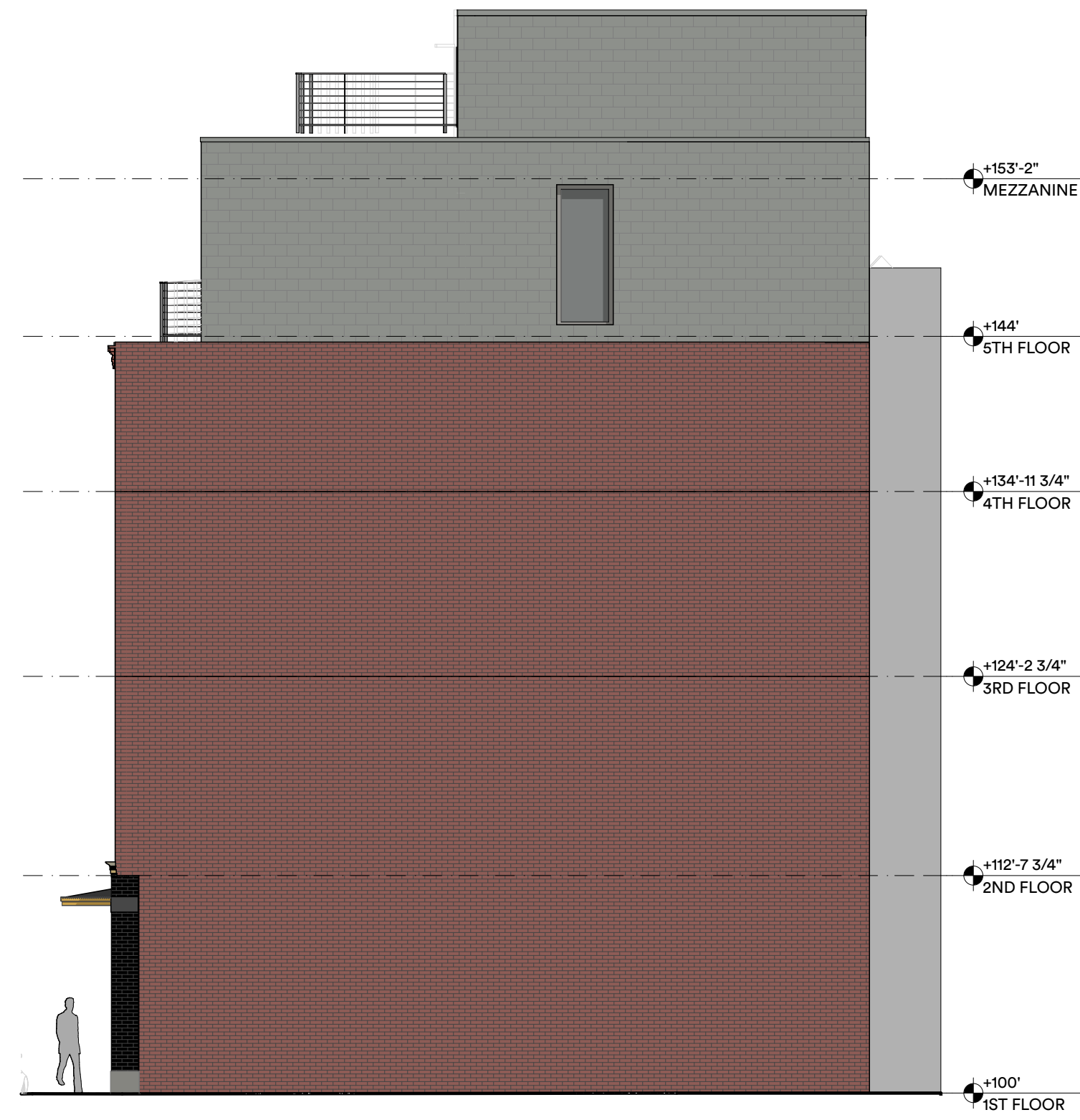
/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/20-C-004_110 Exchange_Federal Street Lobby/1 DESIGN/DRAWINGS/110 Exchange_Federal Street Residential_CURRENT.pln



1 WEST ELEVATION (FEDERAL STREET)
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION (EXCHANGE STREET)
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

