

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, January 6, 2021, 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: Jan 6, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Public Hearing and Workshop 01/06/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89111503805>

Or iPhone one-tap :

US: +13126266799,,89111503805# or +19292056099,,89111503805#

Or Telephone:

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833
or +1 253 215 8782

Webinar ID: 891 1150 3805

International numbers available: <https://us02web.zoom.us/j/89111503805>

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 DECEMBER 16, 2020

- i. Request for Amendment to Previously-Approved Plans; One Center Street; Fathom Companies, Applicant. The requested amendment was approved unanimously, with no conditions.
- ii. Certificate of Appropriateness for Rooftop Deck Addition; 157 High Street; Westin Portland Harborview, Applicant. The Board voted unanimously to approve the application subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING (CONTINUATION)

- i. Certificate of Appropriateness for Exterior and Roof Alterations; 35 (29) Commercial Street; Essex North Portland, LLC., Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Park Renovation; Bramhall Square (Corner of Congress St. and Deering Ave.); City of Portland Department of Public Works, applicant.
- ii. Preliminary Review of Proposed Replacement Building Addition; 190 Pine Street; Patricia Scharf, Applicant.

6. CONSENT AGENDA

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

**PUBLIC HEARING
35 COMMERCIAL STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: December 29, 2020
RE: January 6, 2021 **Public Hearing** – Exterior Alterations and Additions

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

Introduction

At the Historic Preservation Board's December 2, 2020 public hearing on the proposed additions and alterations to 35 Commercial Street, the Board voted 6-0 to table the consideration until the next possible meeting. Several members of the Board were uncomfortable with a number of changes to the submission drawings, and the lack of certain details on some design features. Since it was impossible for the applicants to submit revisions in time for the December 16 Board meeting, owner Ara Aftandilian of Essex North Portland LLC, will return to the Board on January 6, 2021 with his architects Jamie Broadbent and David Lloyd of Archetype Architects, for a continuation of the public hearing on proposed alterations and additions at the Galt Warehouse Block.

Staff is providing a brief memo in support of the revisions from the design team. Summary letters from the applicant and the architects list the changes made since the last meeting, and the package of drawings shows changes in response to comments Board members made on December 2. The package also includes some new renderings that were requested. Staff is again including the 1924 tax photo and several pages from the submission for the December 2 hearing.

Proposal for December 2 Public Hearing, and Board Response

- There were matching shed dormers on the north and south roofs, shorter than the preliminary version's south dormer. (The ends of the centered dormers are now about 12' from the ends of the ends of the building.)
- Smaller inset decks on the north roof are fitted between the now longer north shed

dormer and the building ends.

Board members appeared to be split on whether the inset decks were too much of an intervention, reducing the recessive nature of the rear dormer, and simplicity of the rooftop.

- Additional windows were proposed for the east and west ends as part of the December 2 presentation; this was a change from the version included with the packet. *Board response was to urge a reduction in the number of new windows, noting that the original warehouse character would be further weakened by overloading the once largely blank end walls with windows for residences.*
- *Board members emphasized that the cladding of the dormers must be recessive in color, but some questions remained about whether dark bronze would contrast too much with the slate roof, and if a slightly lighter color more closely related to the slate would work better.*
- *In general Board members were supportive of the “macro” outlines of the alterations, but requested more details on a number of items:*
 - *More details “at the pedestrian level”*
 - *Rendering(s) from further up Franklin Street, or from Fore or Middle Street*
 - *Ground floor wood storefront windows*
 - *It was requested that the rear fence meet the northwest corner of the building some distance away from the corner itself.*
 - *Skylights*
 - *Staff level review of the final choice for metal dormer siding, and masonry repair and repointing*
 - *More details and renderings will be necessary for a future, separate Board review of the site plan and landscaping on the west end of the building, next to Franklin Arterial.*

January 6, 2021 Public Hearing

Please refer to the letters from Mr. Lloyd and Mr. Aftandilian summarizing the final revisions.

Staff Comments

In the memo for December 2, staff wrote:

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. It must be acknowledged that finding viable, compatible uses for buildings like the Galt Block is essential to their sustainability, and so review of proposed alterations repeatedly returns to Standards for Review of Alterations One and Two. How should the essential character and features be maintained, and what constitutes minimal alterations, necessary for modern use?

Review of Board comments over several meetings reveals several themes that can be considered findings:

- The Galt Block's origin as a commercial warehouse are expressed in the architecture, including a number of character-defining-features that should be treated sensitively and not overwhelmed or erased.
- These features include an expansive gambrel roof, where interventions should be recessive.
- End walls at the east and west ends were historically mostly devoid of windows, denoting the utilitarian purpose, not a space where human activities required abundant natural light.
- Large warehouse openings, mostly on the rear face also convey utilitarian functions; leaving some of these visible helps express the nature of the building.
- It is appropriate for the appearance of new windows that are replacing historic windows to match closely. For openings introduced in the modern era, whether as part of this renovation or several decades ago, window and door units should express their own time and not falsely take on historic features such as multi-light configurations.
- The property is clearly visible on all sides.

Staff notes:

- Based on the Board's deliberations on December 2, there is support for the proposed matching, continuous dormers and a reduced number of new windows on the building ends.
- A modified fence layout will allow more of the character of the rear face to be seen.
- In early December, several Board members still questioned the necessity of the inset decks on the north-facing back of the building, and may conclude that the clean simplicity and larger remnants of original roof of the proposed south elevation should be mirrored on the back. Mr. Aftandilian's letter reiterates that the deck features are minimally visible, and they are an important part of the design program and the success of the venture. New renderings depicting the appearance of the north side from some distance up Franklin Street and from Middle Street indicate the inset decks would certainly be visible, but not prominently so because of distance. At this time, the inset decks are perhaps the most substantial unresolved question.

Staff suggests some additional details that may become available for staff review, but in any event will be important to review as redevelopment plans become more concrete:

- Any further changes to exterior lighting
- Signage – a general sense of an overall signage plan
- Onsite masonry inspections by staff
- Final window specifications

- Site plan – to be reviewed by the Board separately

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the January 6, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 29-39 Commercial Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Project summary letters from applicant and architect
2. Revised Plans, elevations and details
3. Pages from the December 2 plans
4. Proposed exterior light fixtures
5. 1924 tax photo

December 22, 2020

Att. 1

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

RE: 35 Commercial Street

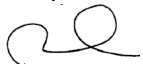
Dear Deb and Rob,

We are pleased to make our resubmission based upon board comment. Please note the following:

1. East elevation, we have deleted 6 proposed windows on floors 2, 3 and 4.
2. East elevation we have eliminated the proposed storefront.
3. East elevation we have added two windows on 5th floor that match the floor below.
4. West elevation we have eliminated 4 proposed windows on 5th floor, so no changes to the window openings from 2nd – 5th floor this elevation.
5. West elevation the two new storefronts will be detailed to match storefront installation on South elevation, note the center vertical mullion is eliminated.
6. West elevation the existing wood doors are to be repaired and painted with two new light fixtures added on each side, see fixture below.
7. South elevation, new doors to match detailing of existing doors on west elevation.
8. North elevation, changes and dimensions in steel fence adjusted.
9. North elevation light fixtures, see below, added over doors and all doors specified.
10. North Elevation steel steps and railing shown.
11. Shed dormers to be a painted metal, color to be dark warm grey.
12. Replacement windows aluminum wrapped wood to be dark grey warm grey
13. Rendering taken from up Franklin street added to demonstrate views of recessed decks , note location was taken be walking up Franklin until roof could be seen. We hope that this rendering will show the recessive nature of the decks in relationship to the overall massing of the building.
14. Four existing roof sky lights removed and add two new lower profile, Velux units now incorporated in roof plan and renderings.

Thank you for your time and expertise in reviewing our project we look forward to meeting with the board.

Respectfully,



David Lloyd
Maine Licensed Architect



December 21, 2020

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

Re: "Galt Warehouse"
35 Commercial Street

Dear Deb:

I am pleased with what we hope to be the final changes to the Archetype plan set. As shown on the plans we have revised the east elevation, with previously proposed six added windows on the floors 2, 3 and 4 eliminated and two single windows added on the top floor to match the lower floors. On the west/Franklin elevation we also eliminated the previously proposed change from singles to triples on the top floor, so no changes are now planned to this elevation per the Board's request.

The plan set includes the exterior spaces on each side of the rear top floor dormer. The plan set includes images prepared from Fore Street and Franklin Street, and as shown these exterior spaces are of minimal impact based on the existing parapet and side brick walls. Each exterior space is small at 130 SF but very important to this project's program. We listened to the Board, and are prepared to move forward without additional windows but need to keep the two exterior spaces as proposed.

We look forward to continuing this process with the Board at the next hearing on January 6.

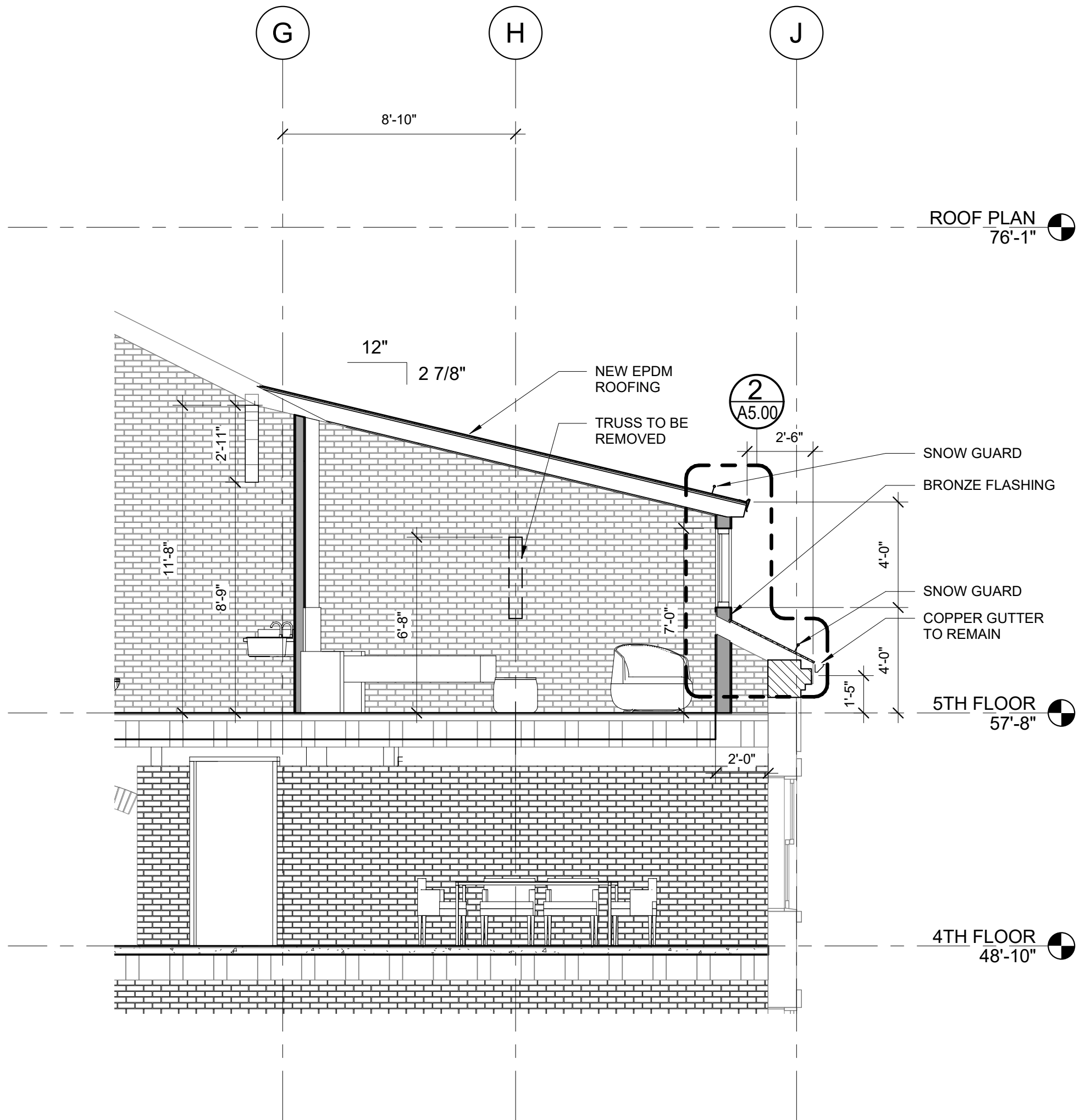
Sincerely,

Ara Aftandilian

Ara Aftandilian
President/Managing Member



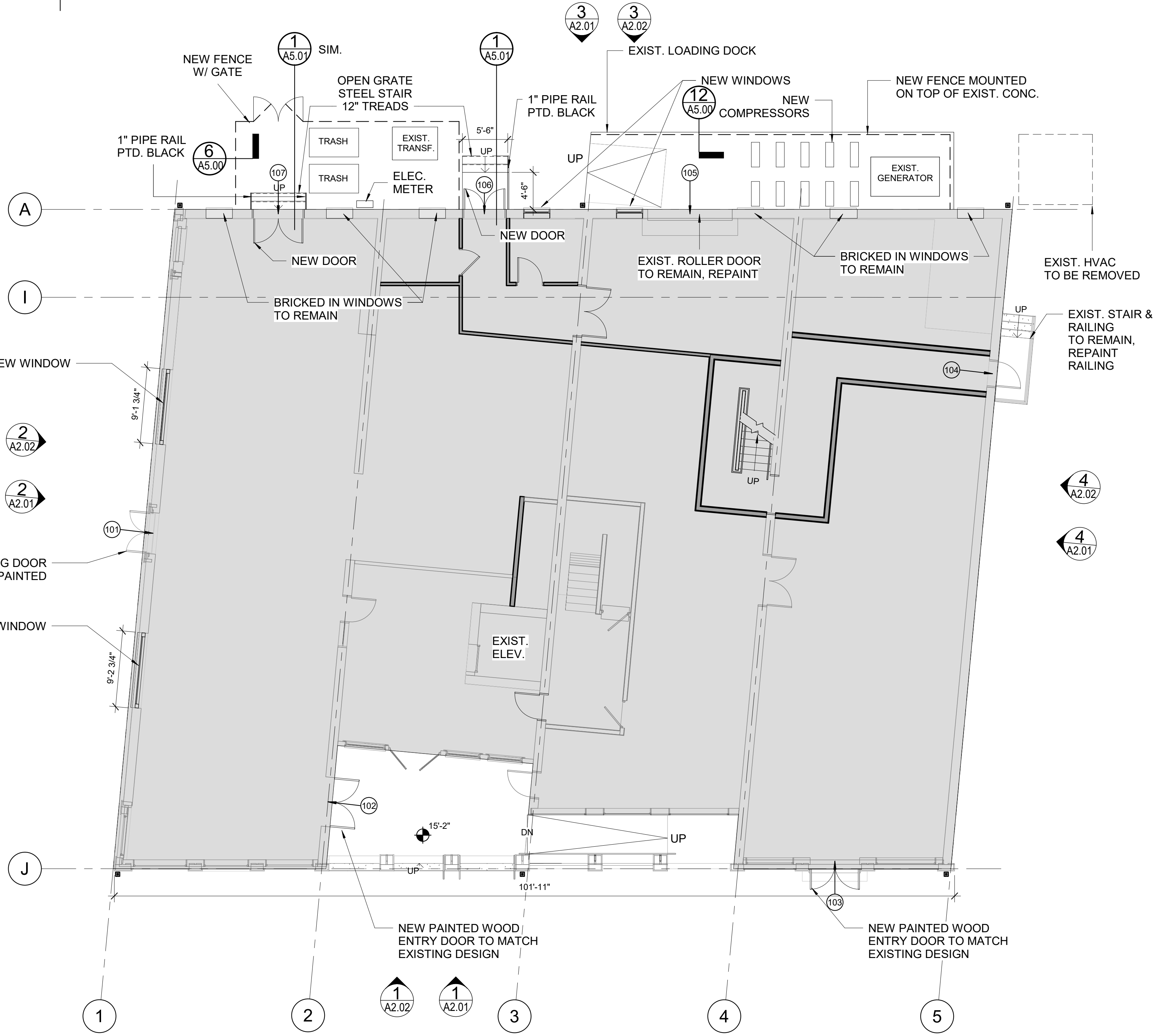
VIEW FROM COMMERCIAL



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



3 | VIEW OF NORTH SIDE FROM FRANKLIN



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

DRAWING LIST

- ARCHITECTURAL DRAWINGS
A1.01 PLANS & SECTIONS
A1.05 ROOF PLAN
A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS - EXIST/DEMO
A5.00 DETAILS
A5.01 DETAILS / DOOR SCHEDULE
A7 EXTERIOR VIEWS

Att. 2

Prepared For:

EssexNorth
Portland LLC

Consultant:

Carroll Associates
Landscape Architects

Architect:

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

Project:

Galt Block

Revisions:

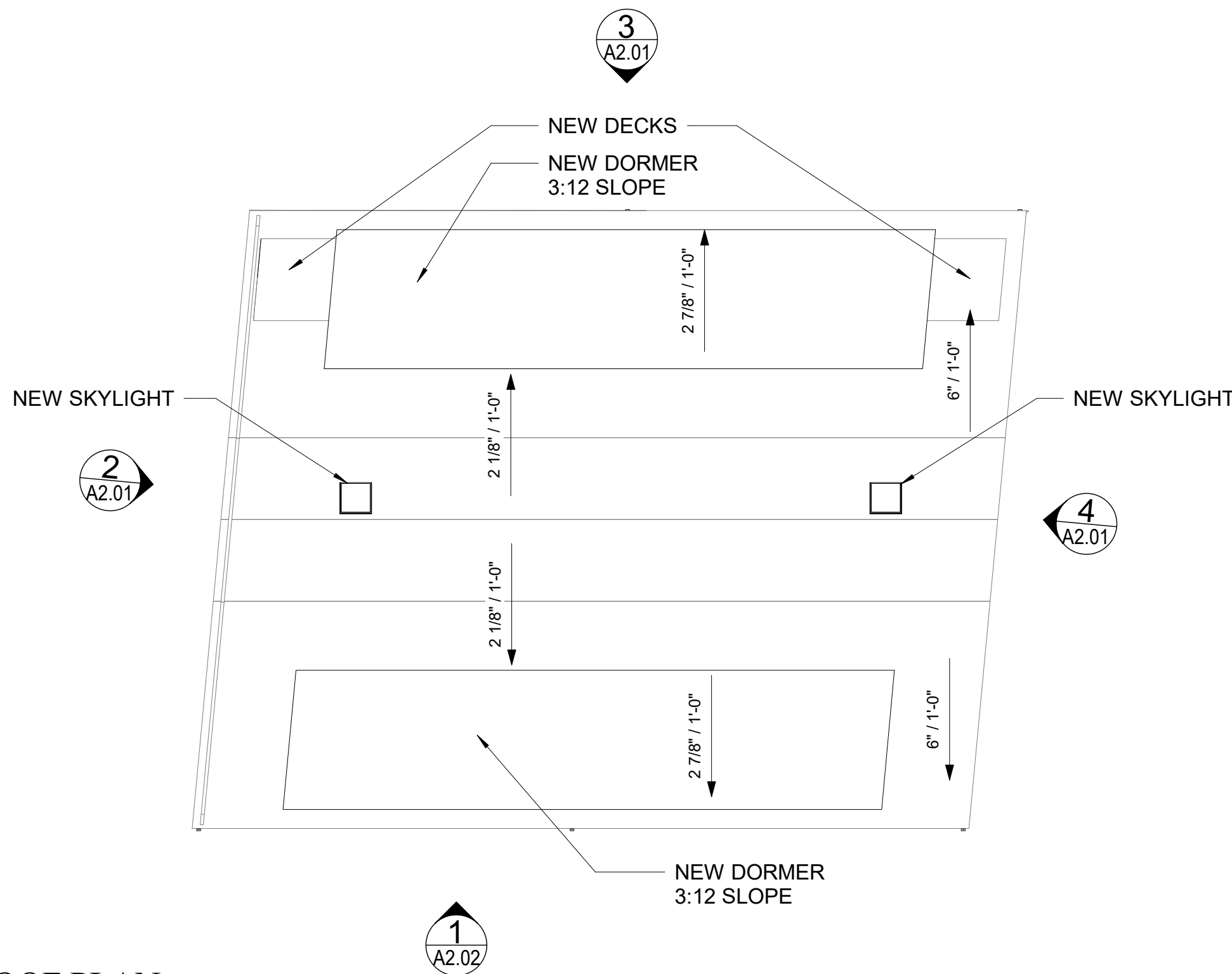
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As indicated

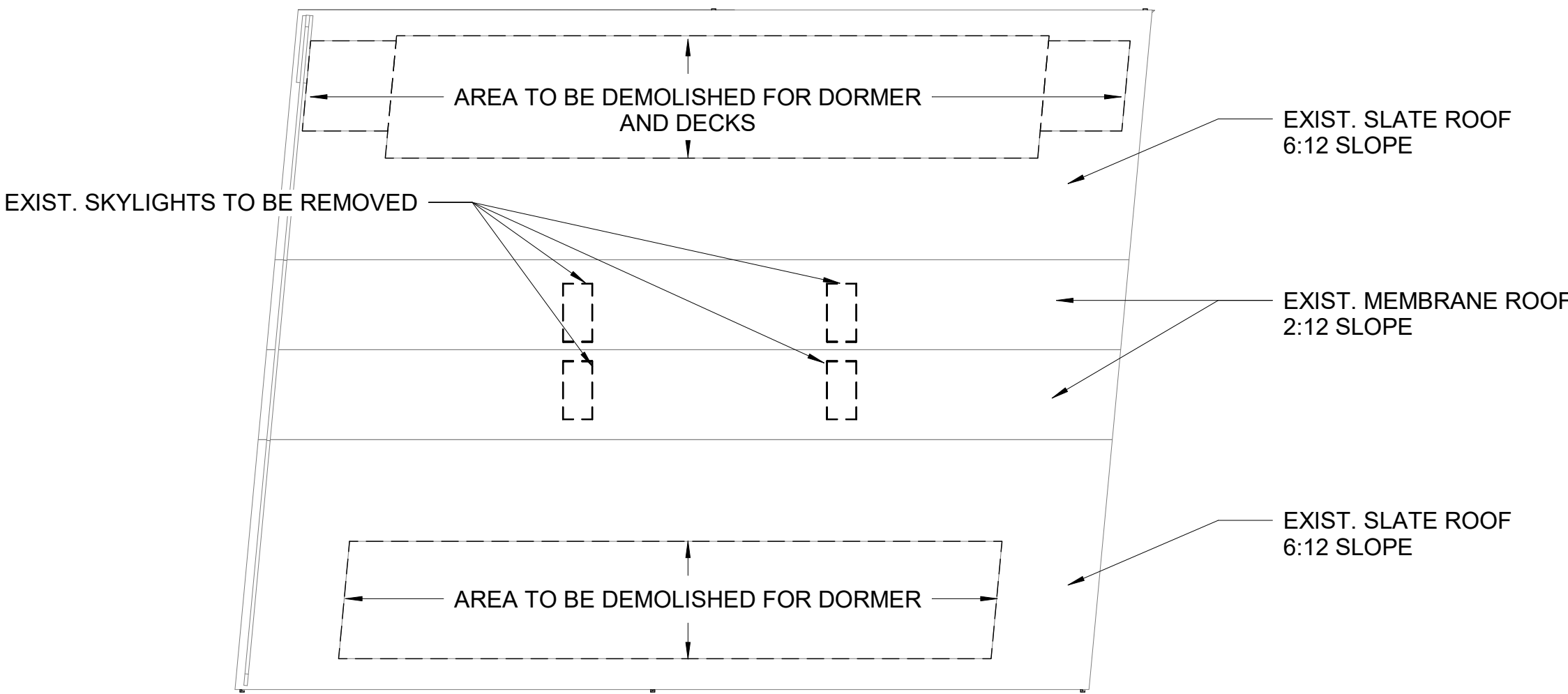
Date:
12/22/2020

PLANS & SECTIONS

A1.01



2 | ROOF PLAN
1/16" = 1'-0"



1 | ROOF PLAN - EXIST/DEMO
1/16" = 1'-0"

Prepared For:

EssexNorth
Portland LLC

Consultant:

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

Project:

Galt Block

35 Commercial Street
Portland, ME

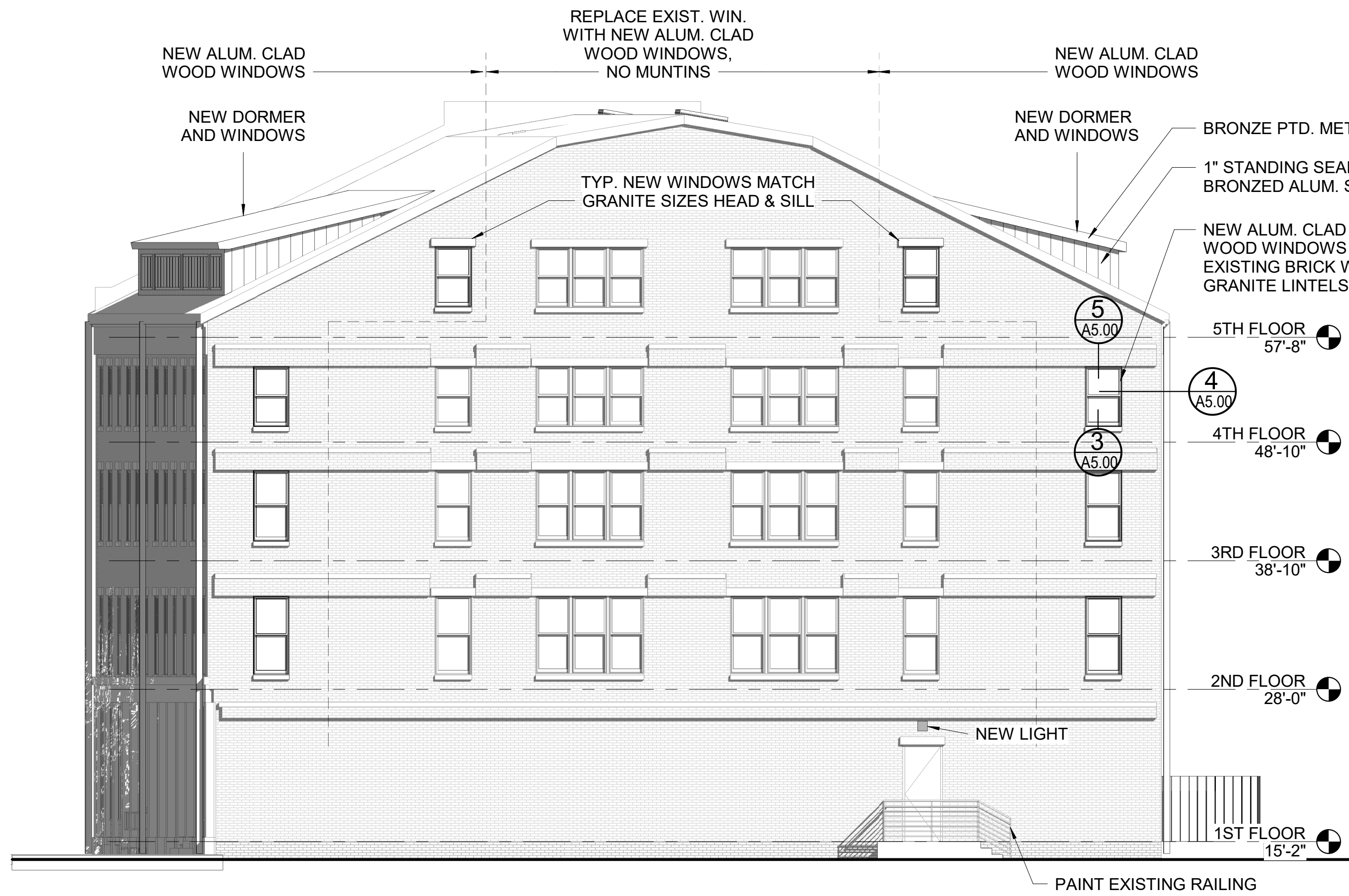
Revisions:

Date:
12/22/2020

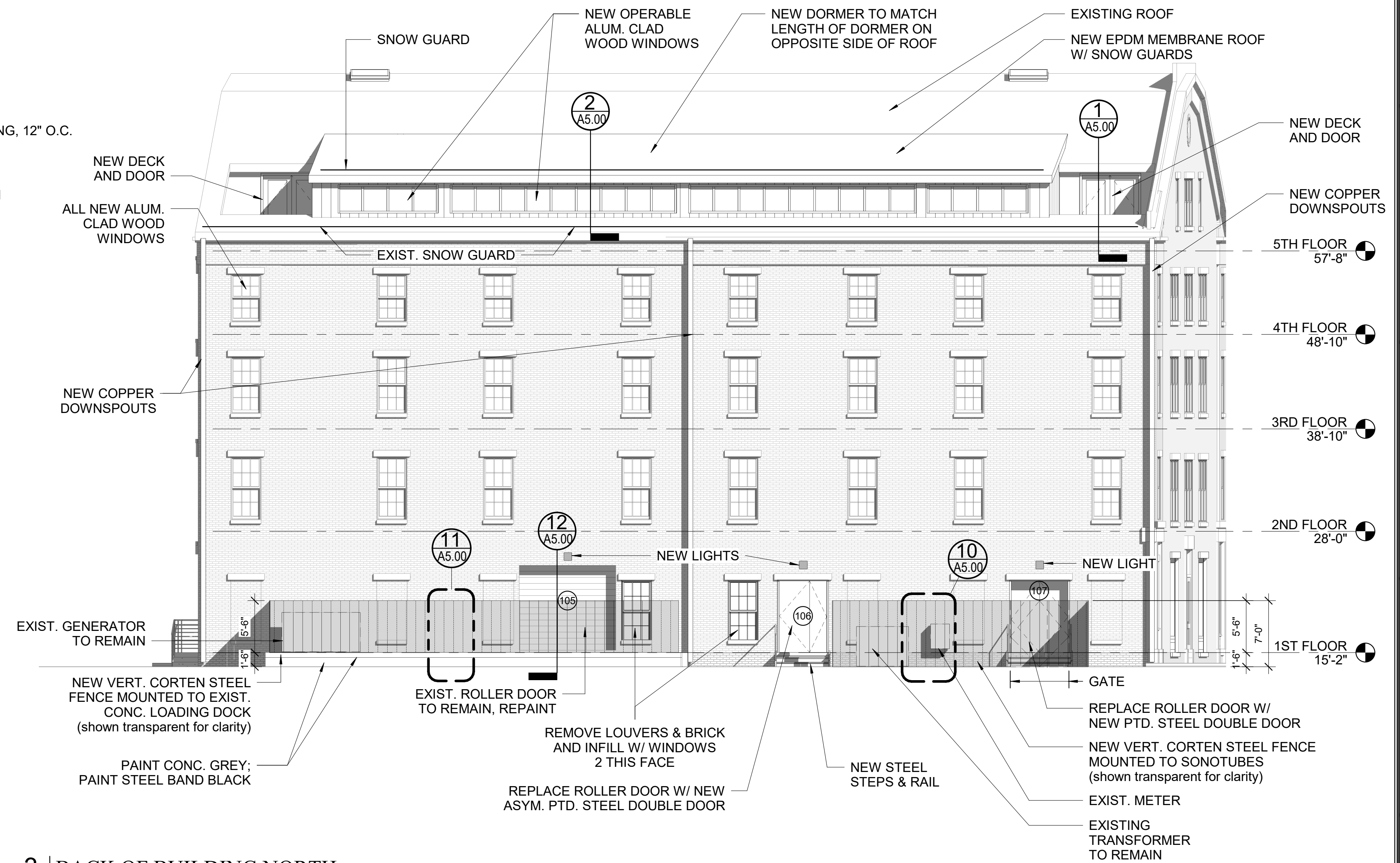
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ROOF PLAN

A1.05



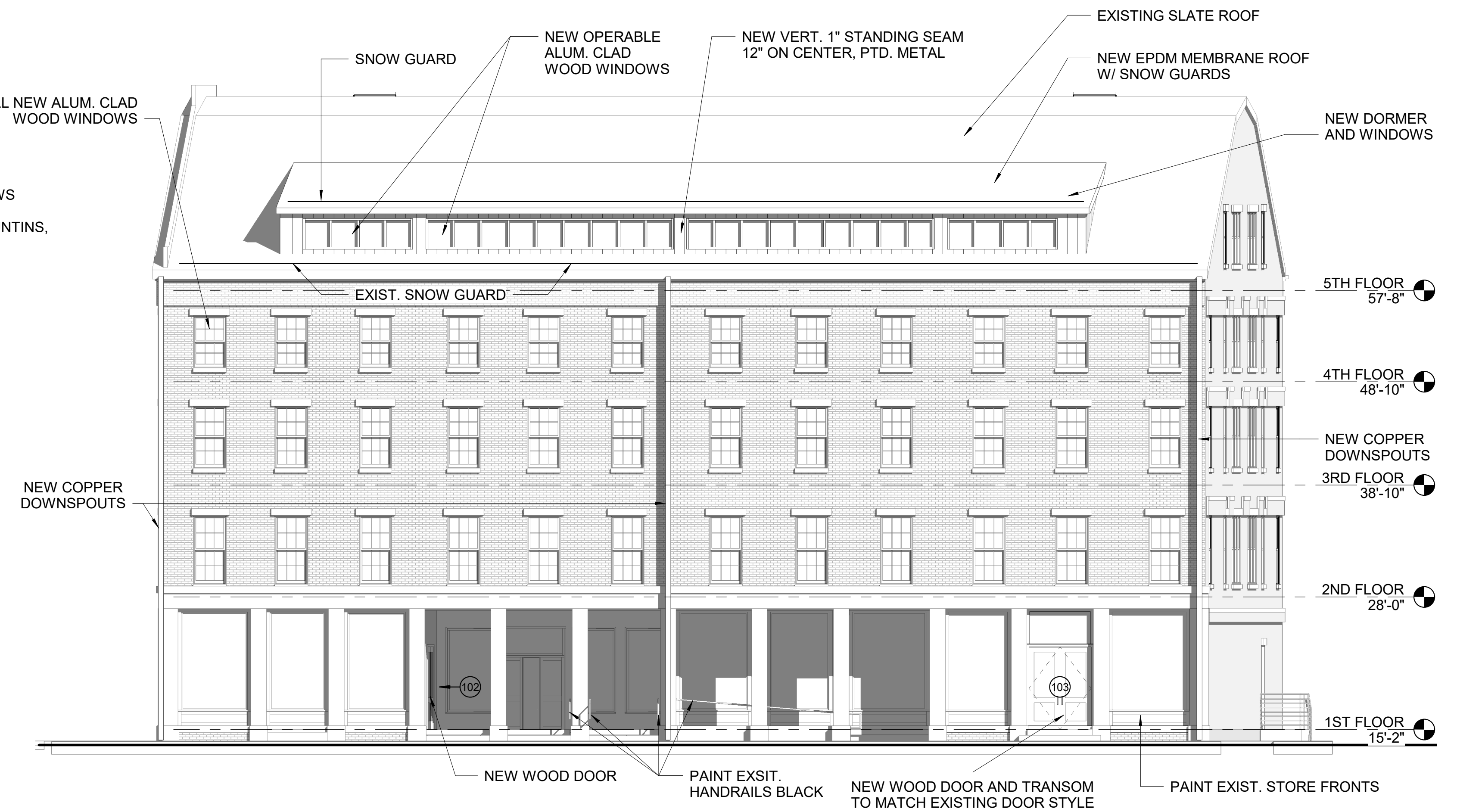
4 | EAST ELEVATION
1/8" = 1'-0"



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



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



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

Prepared For:
**EssexNorth
Portland LLC**
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

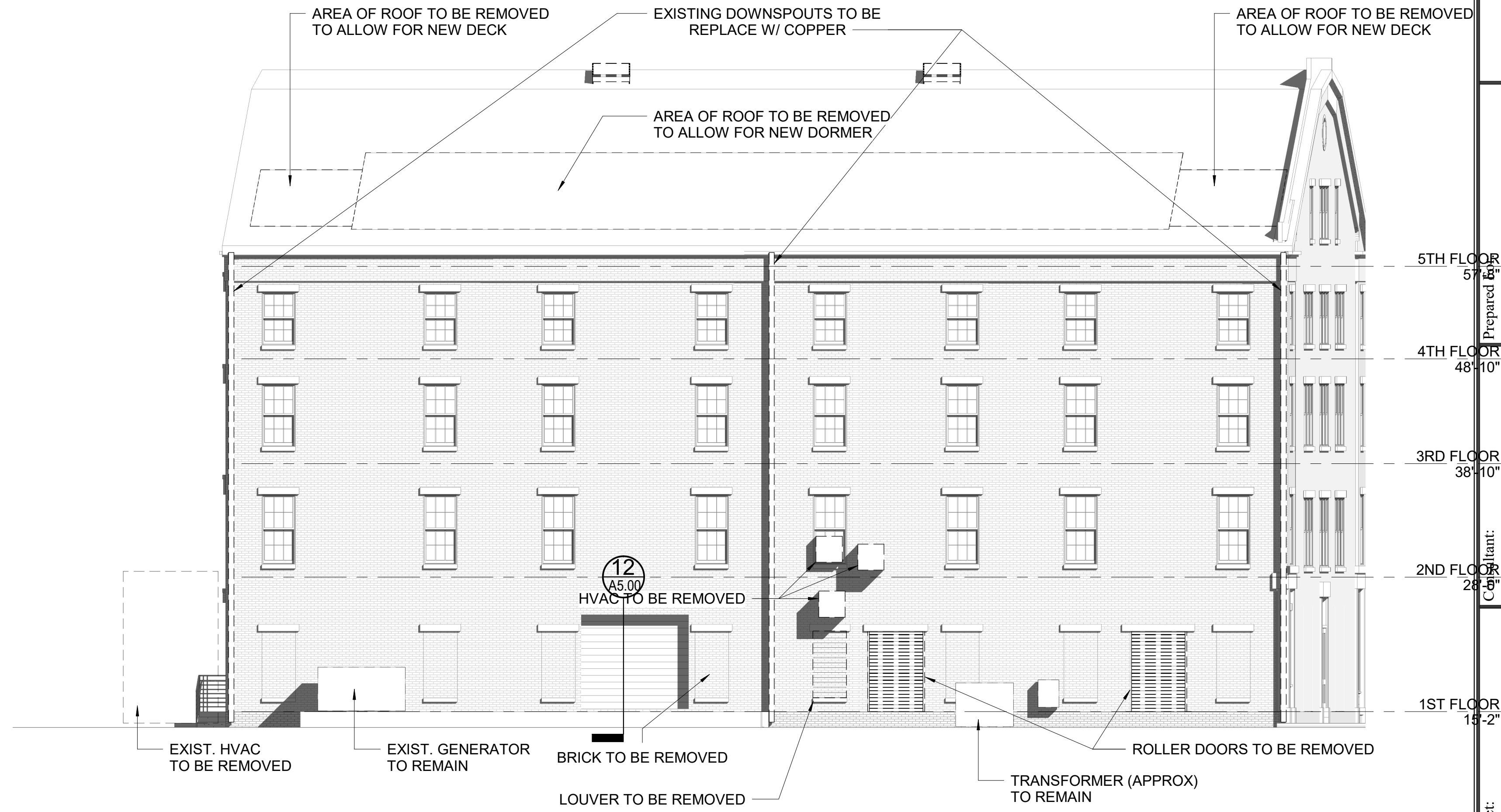
Revisions:

Date: 12/22/2020
Scale: 1/8" = 1'-0"
**BUILDING
ELEVATIONS**

A2.01



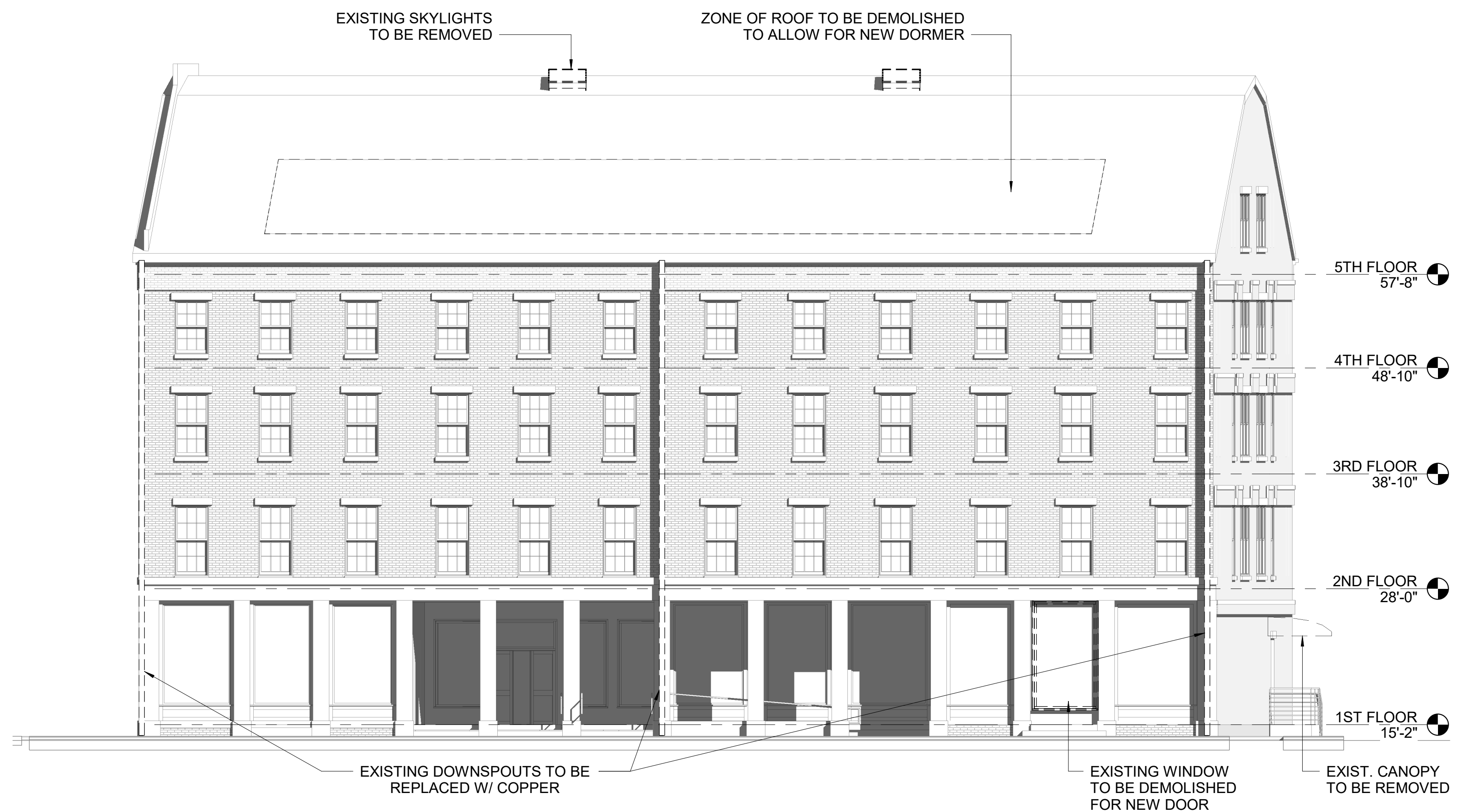
4 | EAST ELEVATION - EXIST/DEMO
1/8" = 1'-0"



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"

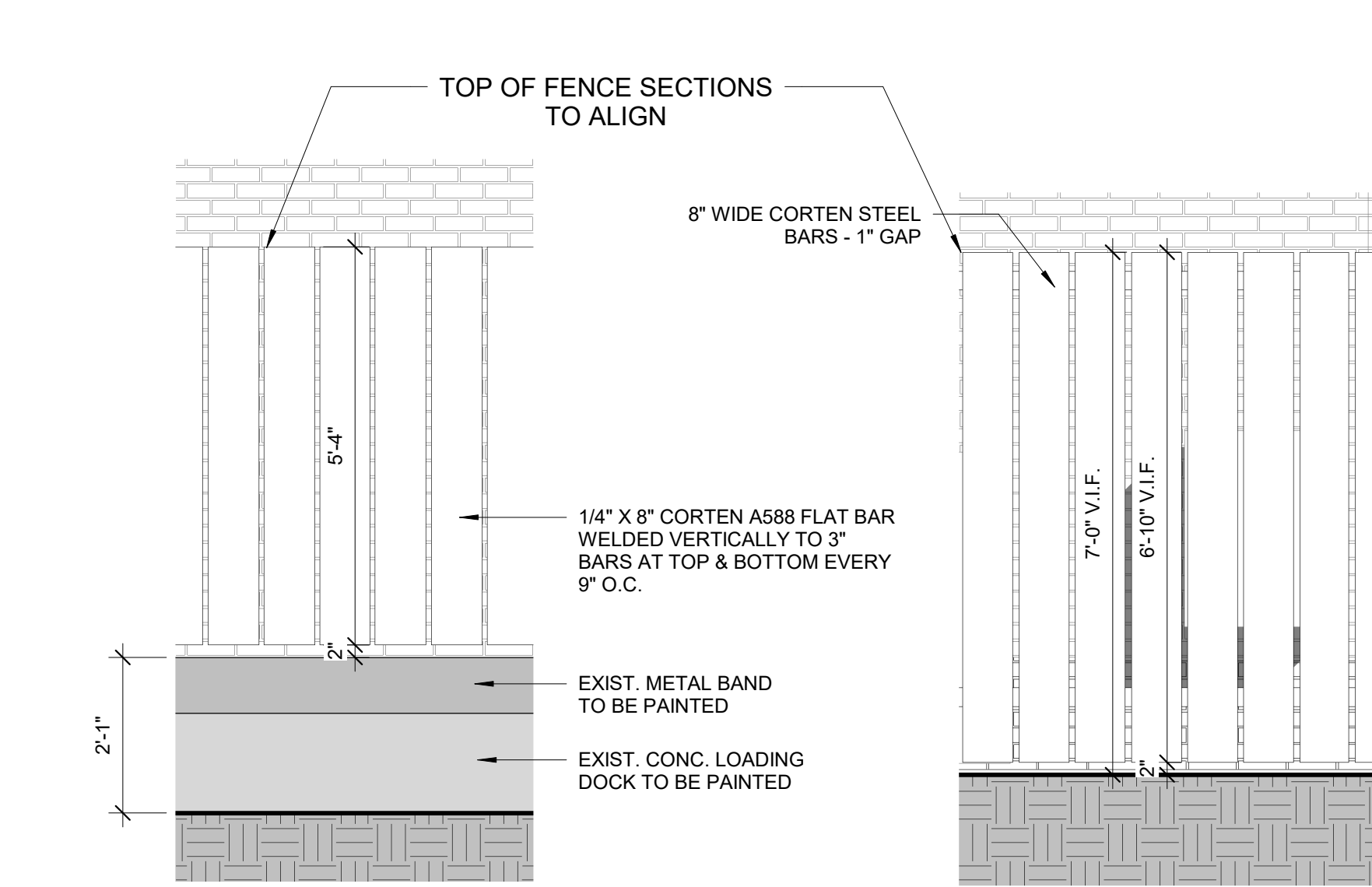
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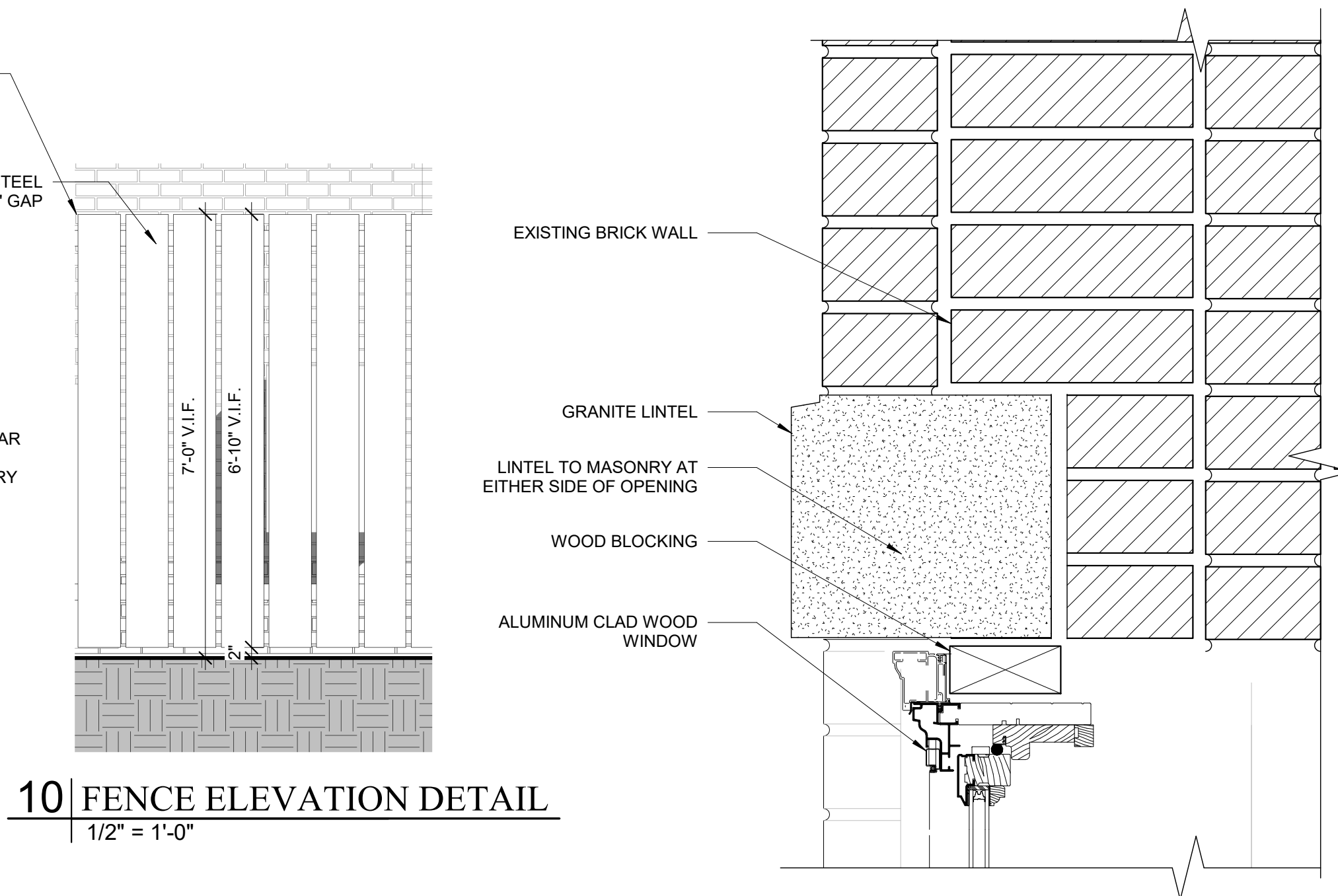
Project:
Galt Block
35 Commercial Street
Portland, ME

Revisions:
Date: 12/22/2020
Scale: 1/8" = 1'-0"
BUILDING
ELEVATIONS -
EXIST/DEMO

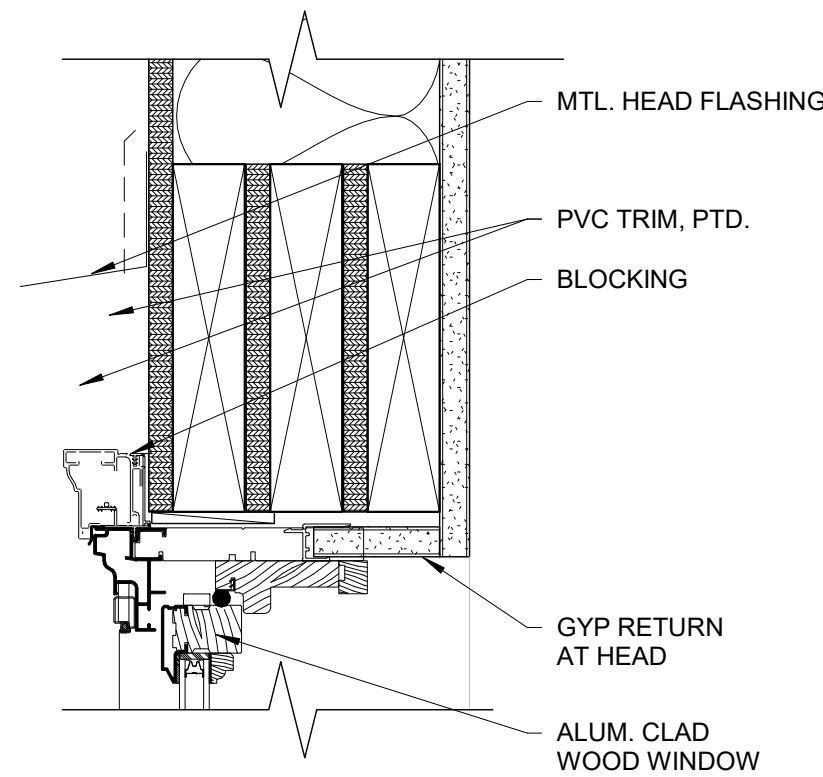
A2.02



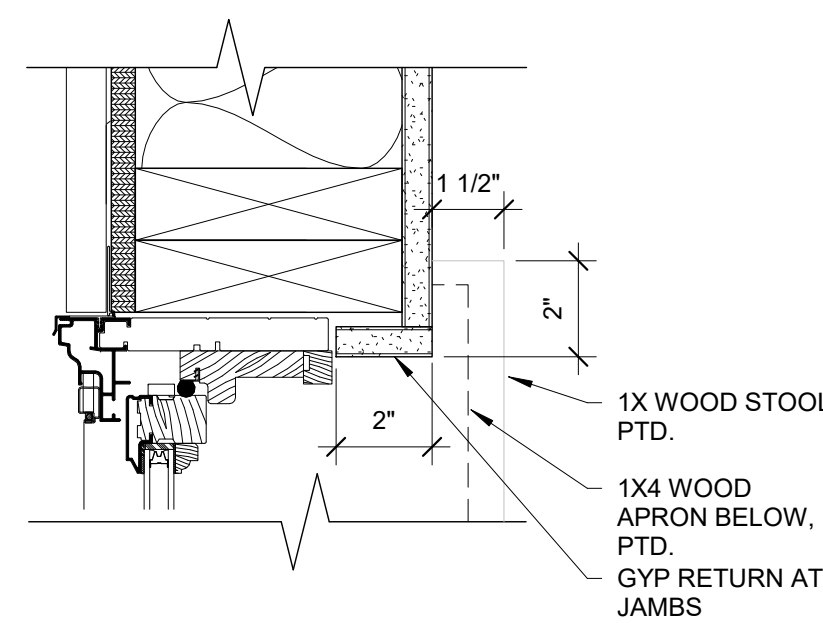
11 FENCE ELEVATION DETAIL @ DOCK
1/2" = 1'-0"



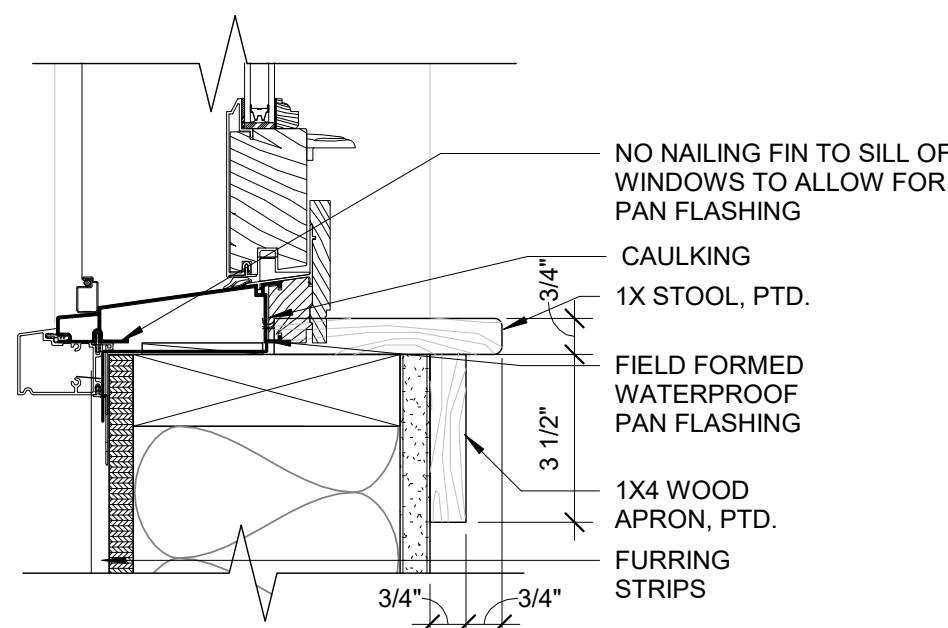
10 FENCE ELEVATION DETAIL
1/2" = 1'-0"



9 TYP. WINDOW HEAD SECTION
3" = 1'-0"

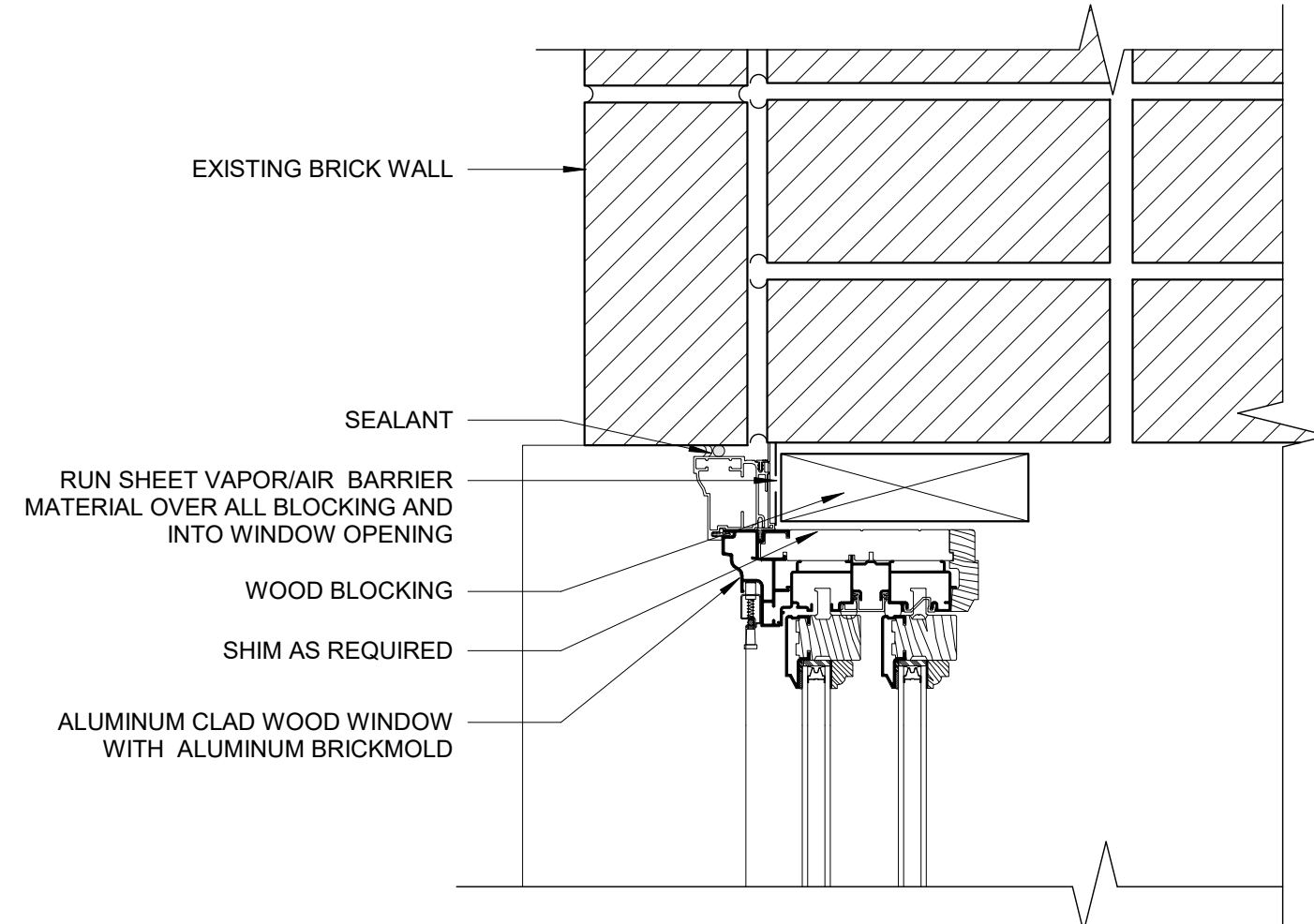


8 TYP. WINDOW JAMB SECTION
3" = 1'-0"

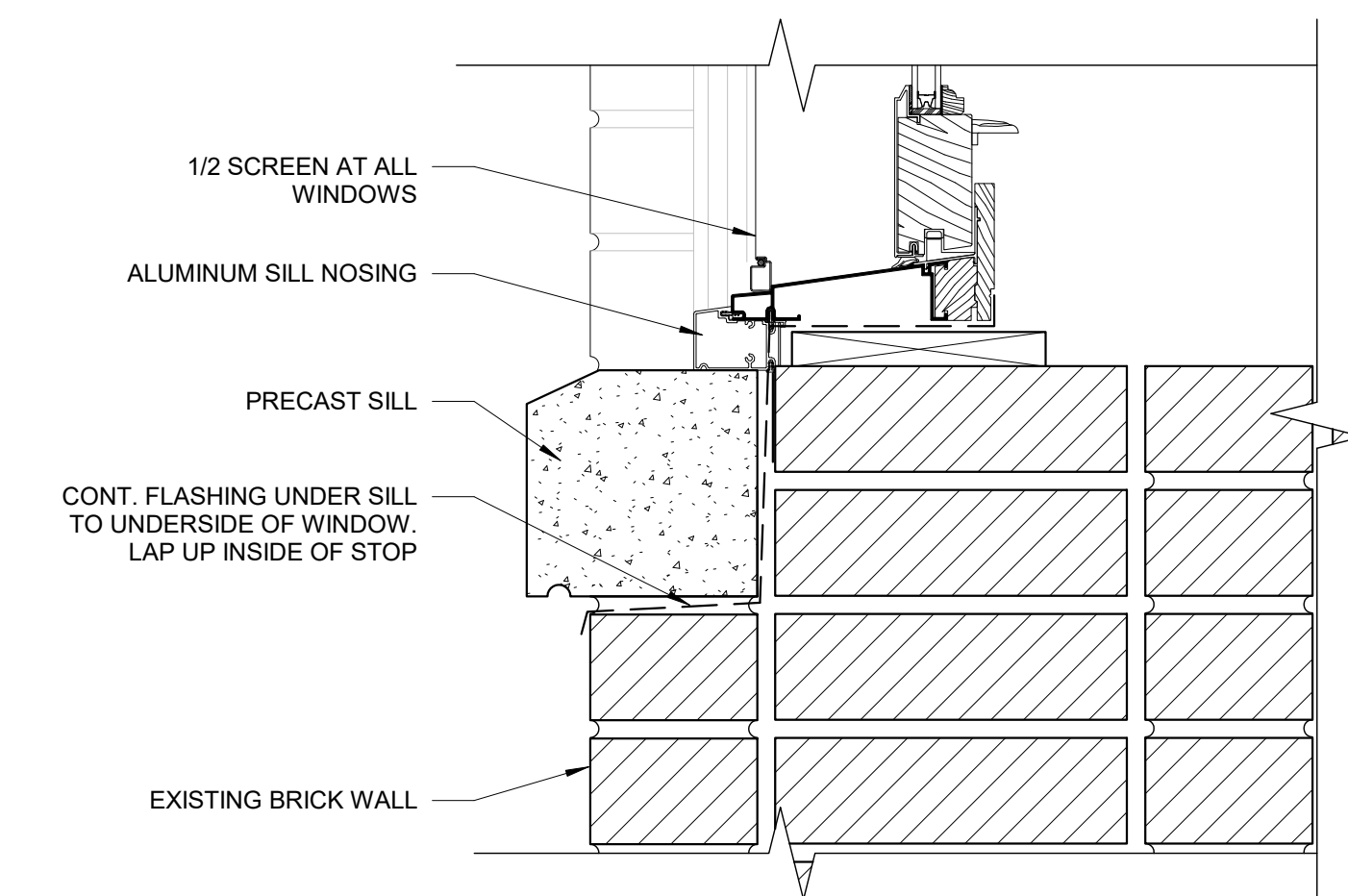


7 TYP. WINDOW SILL SECTION
3" = 1'-0"

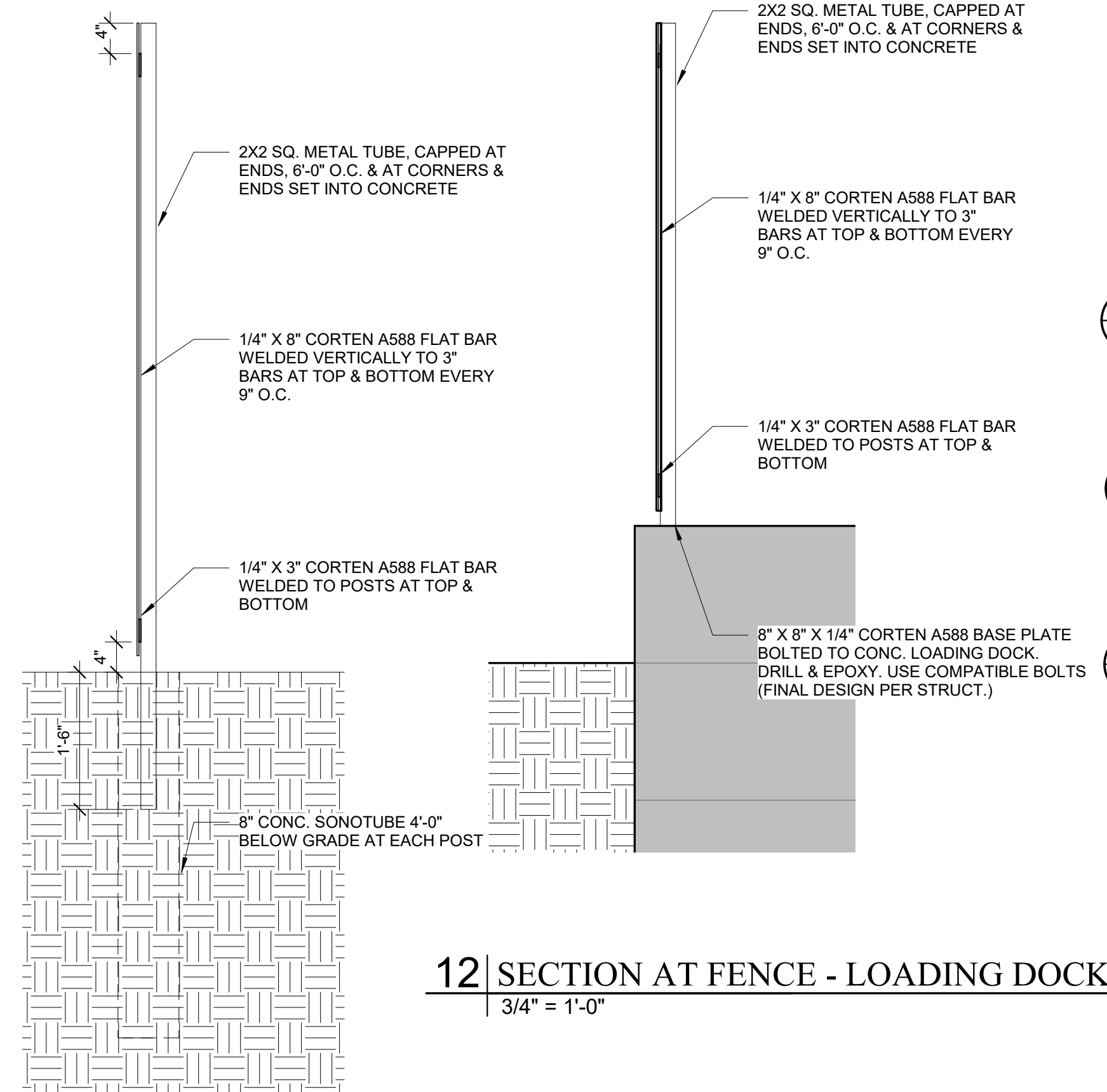
5 WINDOW HEAD AT BRICK
3" = 1'-0"



4 WINDOW JAMB AT BRICK
3" = 1'-0"

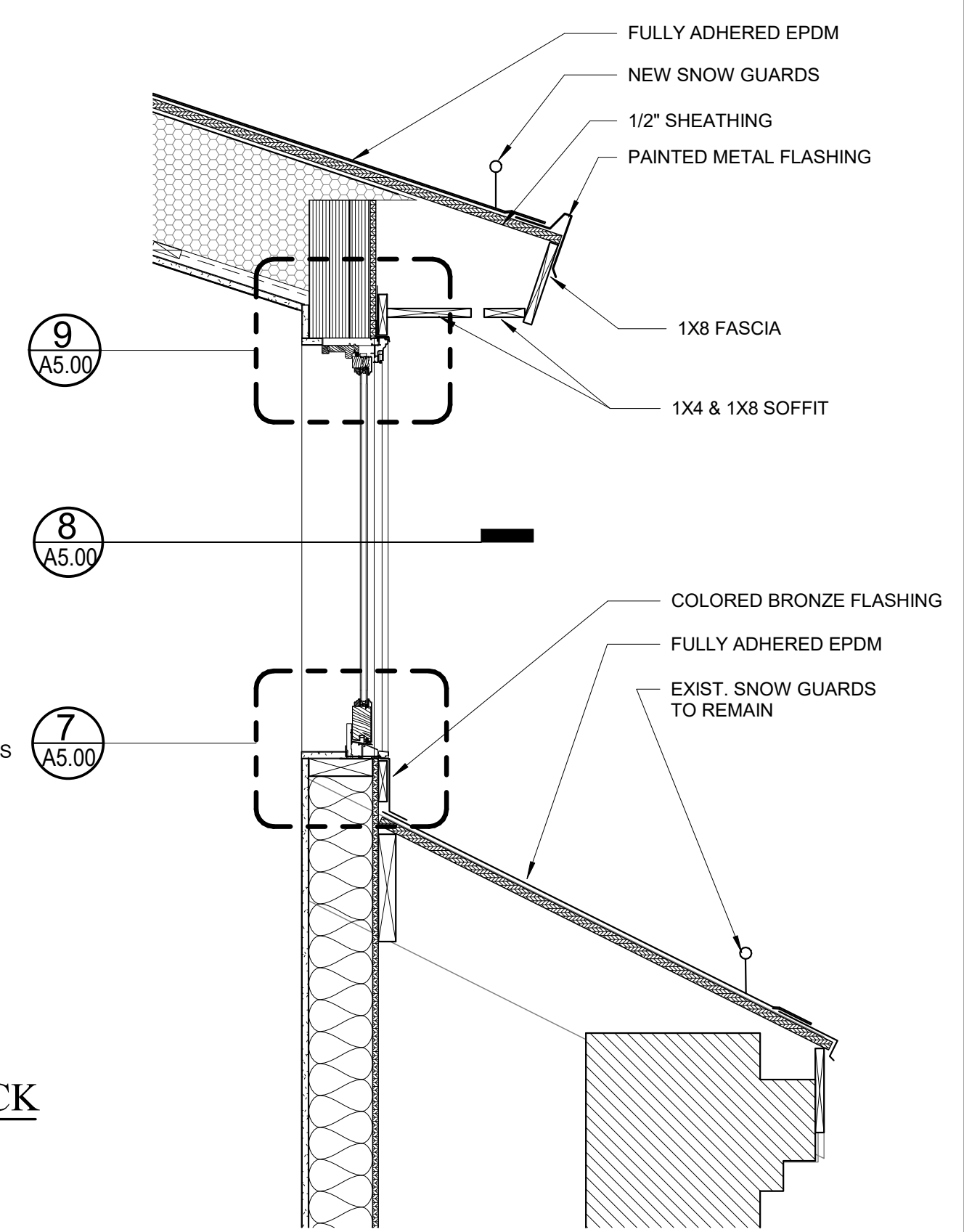


3 WINDOW SILL AT BRICK
3" = 1'-0"

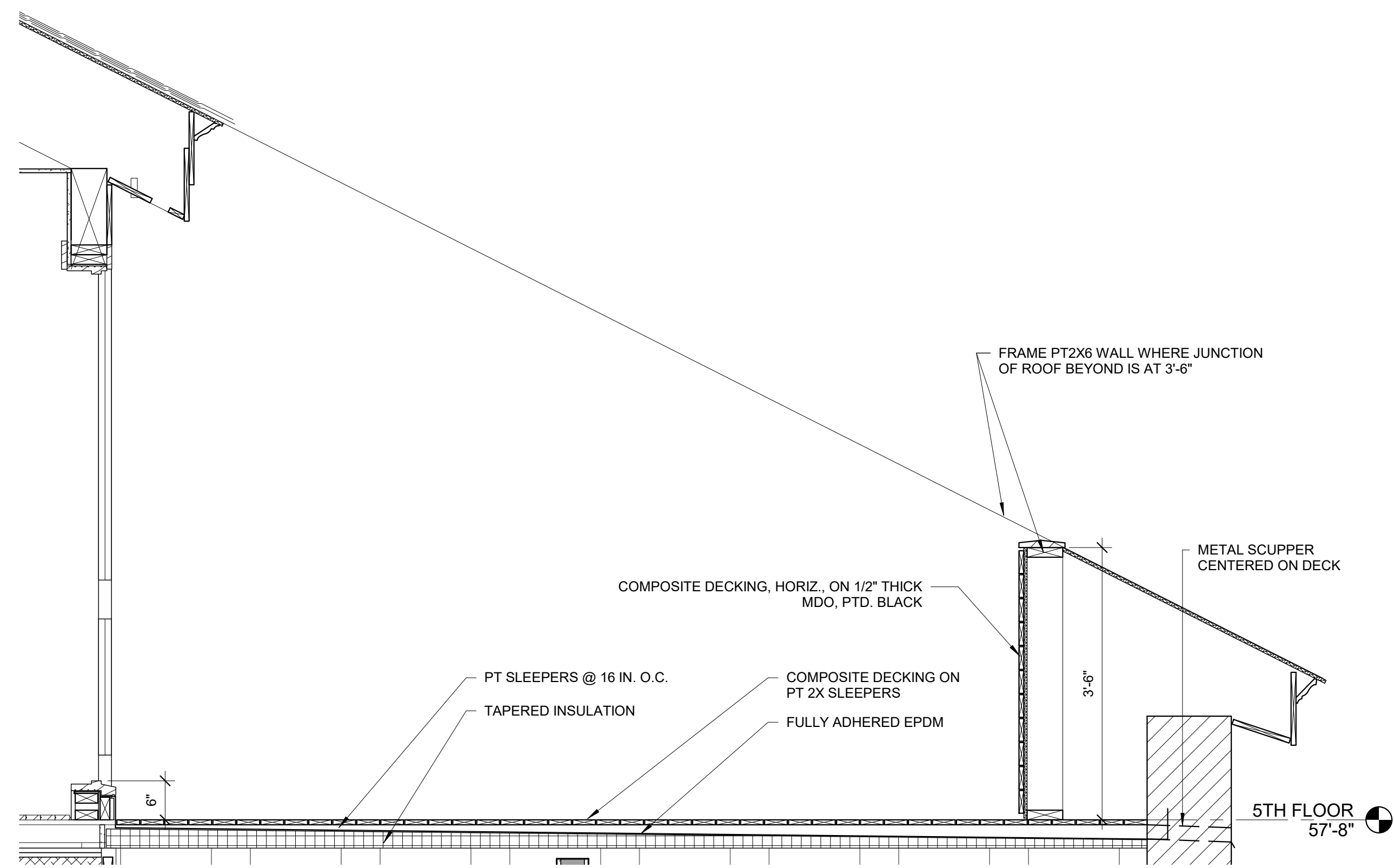


12 SECTION AT FENCE - LOADING DOCK
3/4" = 1'-0"

6 SECTION AT FENCE
3/4" = 1'-0"



2 DORMER ROOF DETAIL
1" = 1'-0"



1 ROOF DECK SECTION
3/4" = 1'-0"

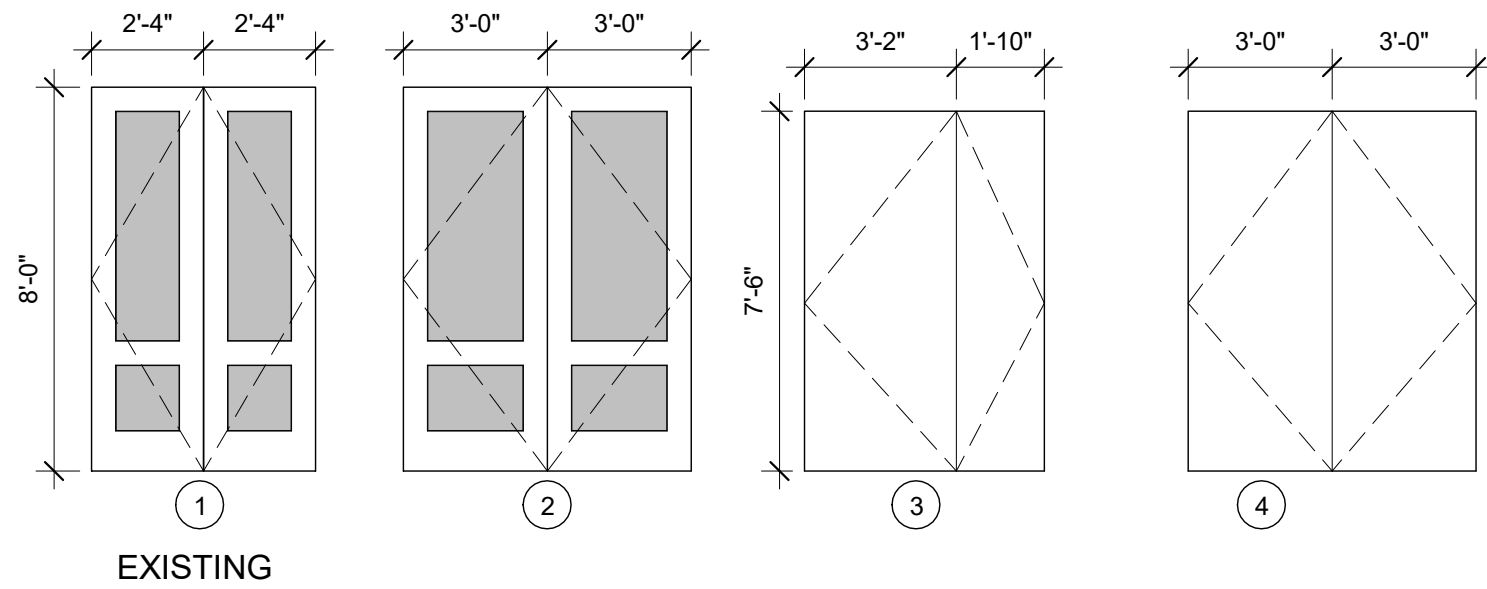
Prepared For:		EssexNorth Portland LLC	
		Address City, State	
Consultant:		ARCHETYPE architects	
		48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:		Galt Block	
		35 Commercial Street Portland, ME	
Revisions:			
Date:	12/22/2020	Scale:	As indicated
		DETAILS	
		A5.00	

PUBLIC AREA DOORS

3 | LEAF TYPES

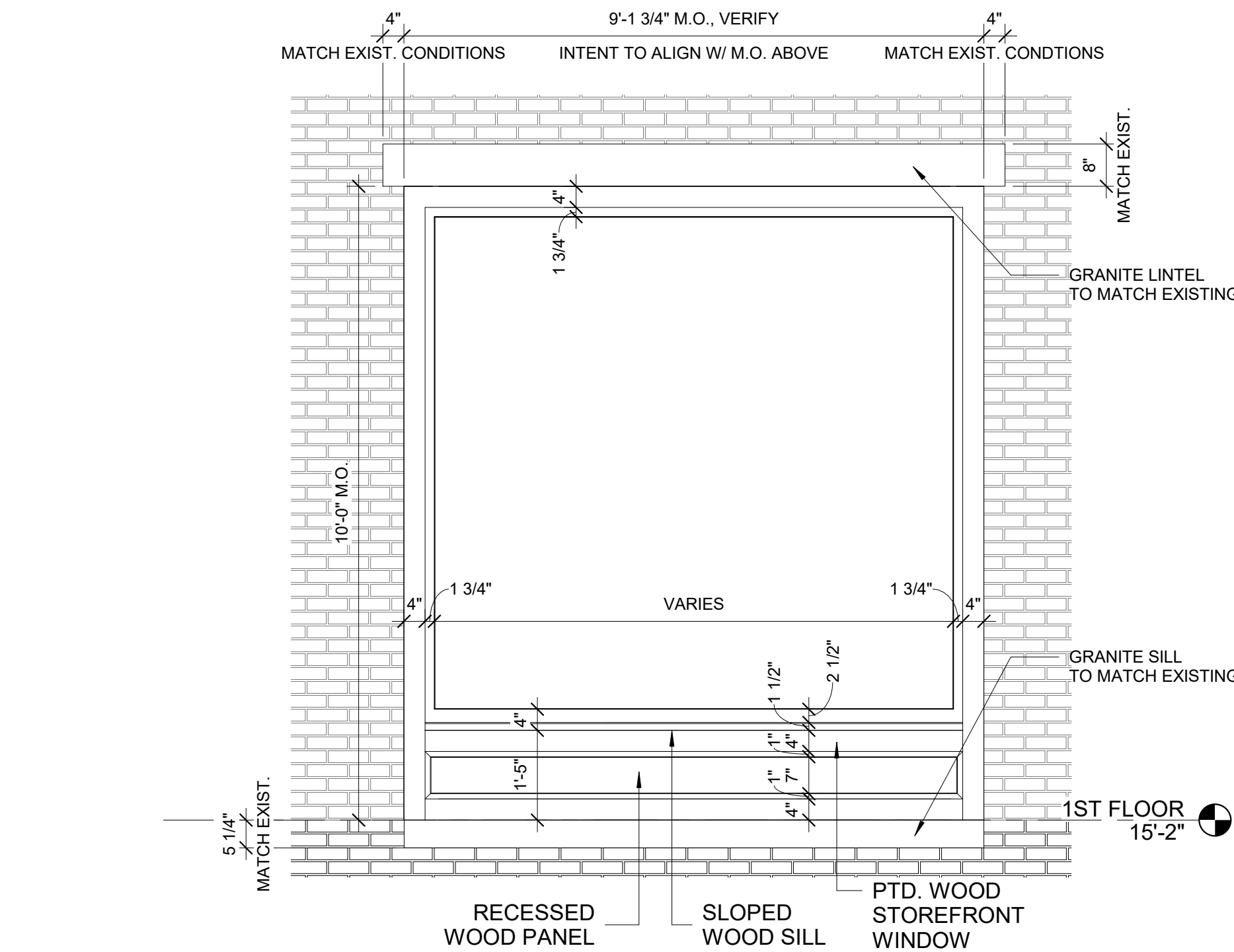
NOTES

- 1. ALL RATED DOORS TO HAVE CLOSERS, SMOKE SEALS, AND DOOR SWEEPS
- 2. ALL EXTERIOR DOORS TO HAVE CLOSERS, WEATHERSTRIPPING, AND DOOR SWEEPS
- 3. ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.
- 4. ALL UNIT ENTRY DOORS TO HAVE SPRING HINGES IN LIEU OF CLOSERS

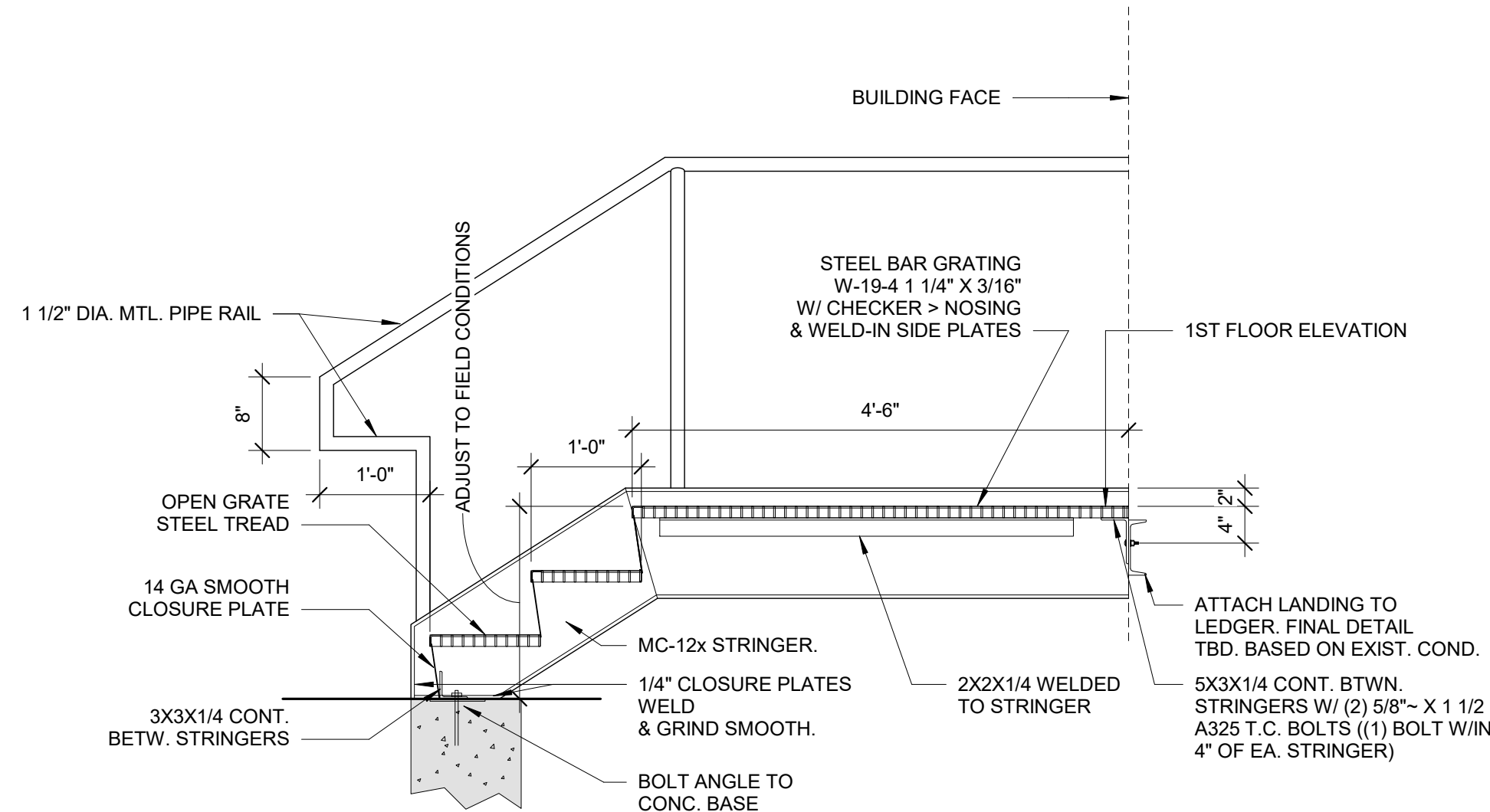


1ST FLOOR DOOR SCHEDULE

DOOR No.	SIZE			DOOR LEAF			DOOR FRAME		REMARKS
	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	
1ST FLOOR									
101	5'-0"	8'-0"	2"	1	WOOD	PAINT	WOOD	PAINT	EXISTING DOOR TO BE REPAINTED
102	6'-0"	8'-0"	2"	2	WOOD	PAINT	WOOD	PAINT	
103	6'-0"	8'-0"	2"	2	WOOD	PAINT	WOOD	PAINT	
104	3'-0"	8'-0"	1 3/4"		METAL	PAINT	METAL	PAINT	EXISTING DOOR TO BE REPAINTED
105	10'-3"	9'-0"	2"		METAL ROLLER	PAINT	METAL	PAINT	
106	5'-0"	7'-7"	1 3/4"	3	METAL	PAINT	METAL	PAINT	ASYMMETRICAL DOOR LEAFS
107	6'-0"	7'-7"	1 3/4"	4	METAL	PAINT	METAL	PAINT	



2 | NEW STOREFRONT ELEVATION



1 | STAIR DETAIL - METAL EXTERIOR

Prepared For:

EssexNorth
Portland LLC

Consultant:

ARCHETYPE
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48 Union Wharf Portland, Maine 04101
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Architect:

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

Project:

Galt Block

35 Commercial Street
Portland, ME

Revisions:

Date:

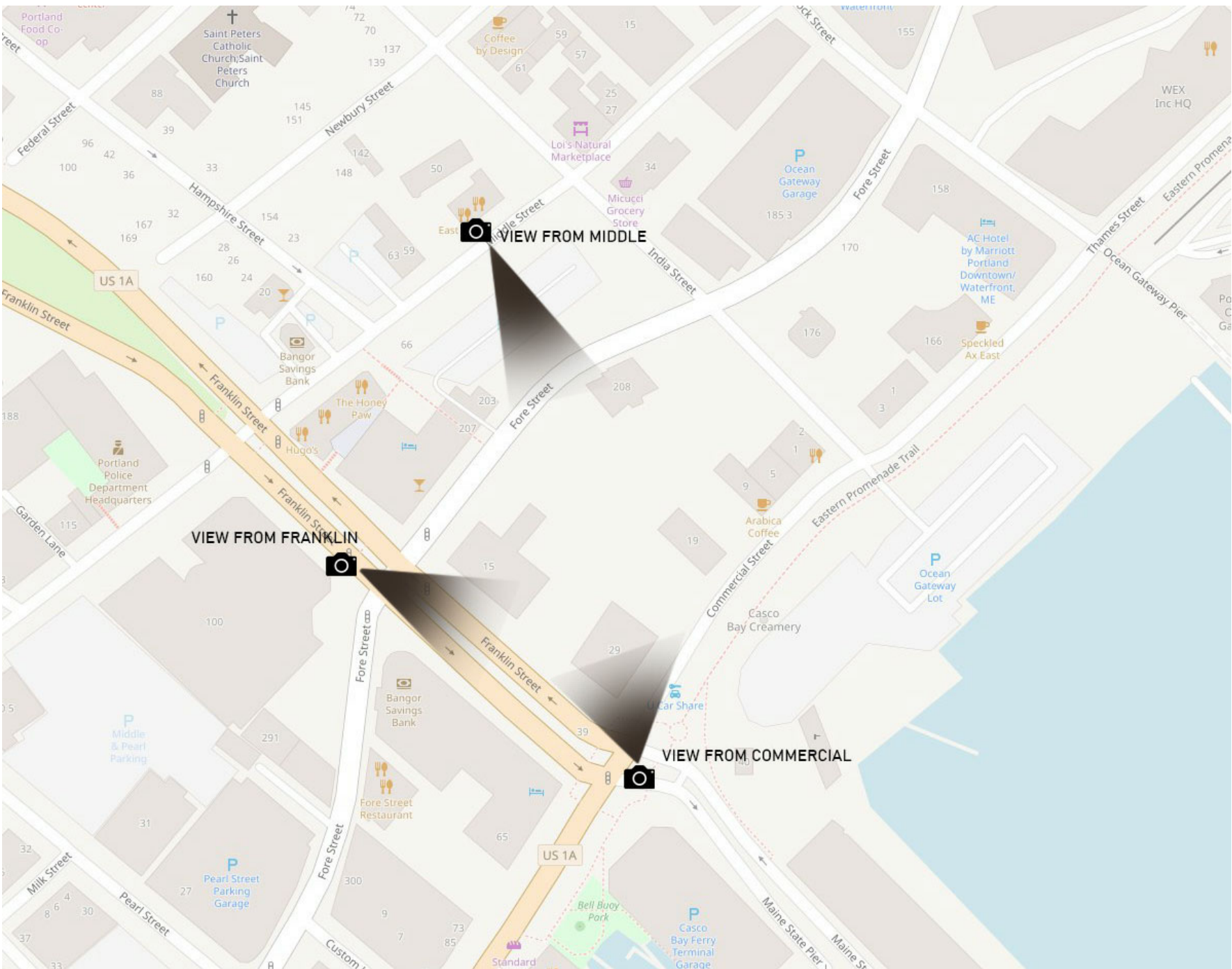
12/22/2020

Scale:

As indicated

DETAILS / DOOR
SCHEDULE

A5.01



RENDERING VIEW MAP



VIEW FROM COMMERCIAL

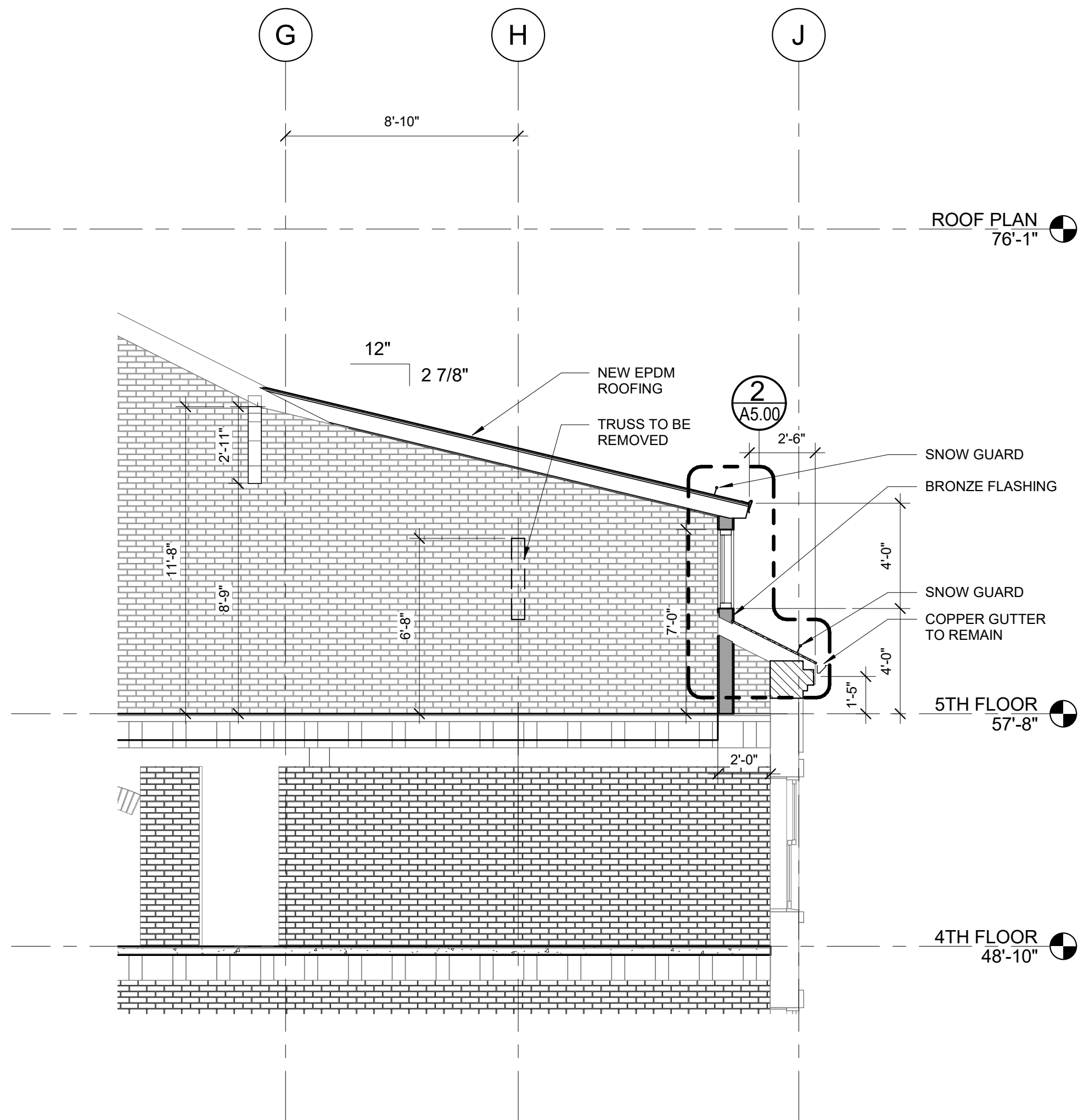


VIEW FROM FRANKLIN



VIEW FROM MIDDLE STREET

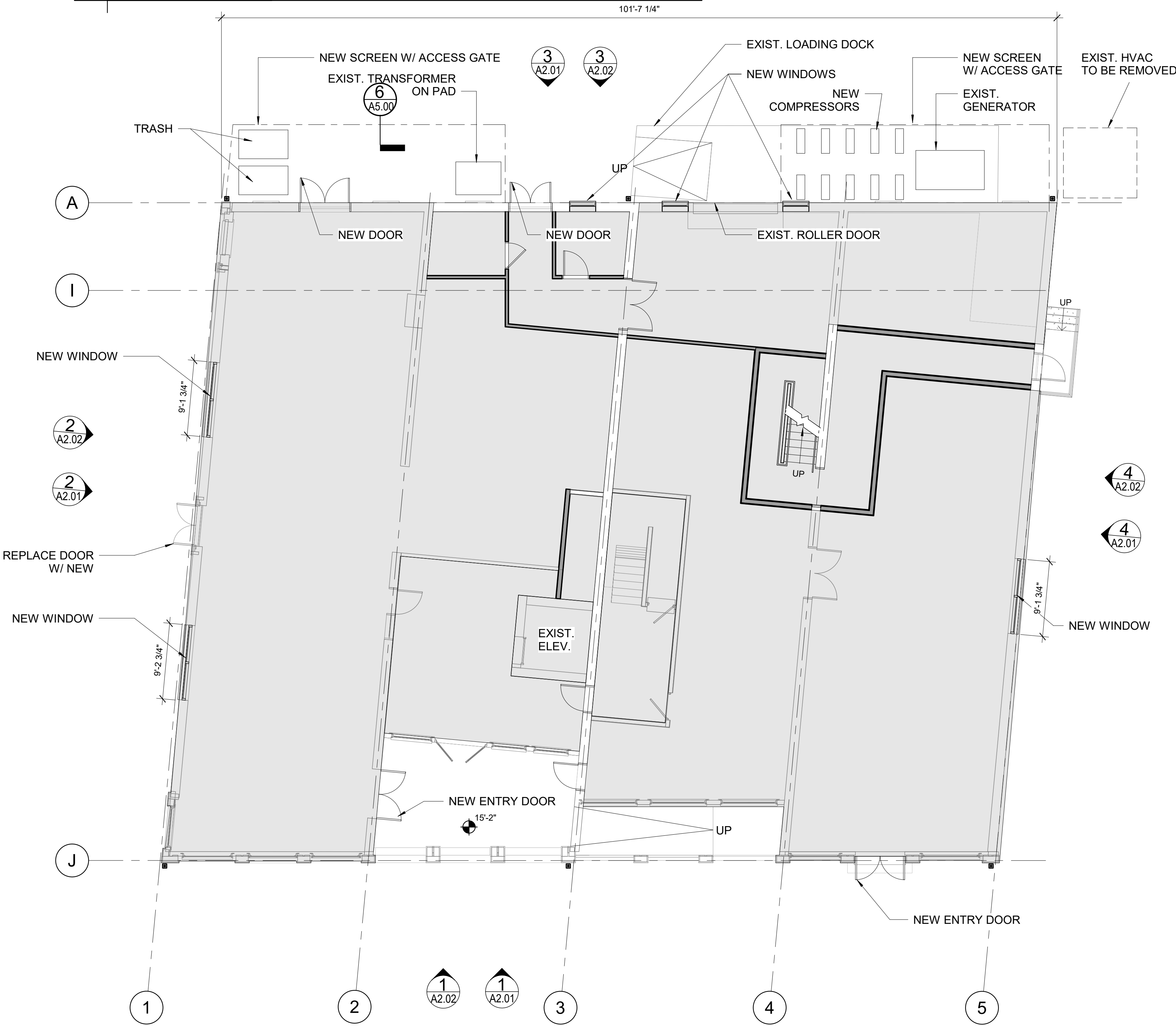
Prepared For:		EssexNorth Portland LLC	
Consultant:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPE.COM	
Project:		Galt Block 35 Commercial Street Portland, ME	
Revisions:		EXTERIOR VIEWS	
Date:	12/22/2020	Scale:	
A7			



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
A5.00 DETAILS
A7 EXTERIOR VIEWS

Att. 3

Prepared For:
EssexNorth
Portland LLC

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

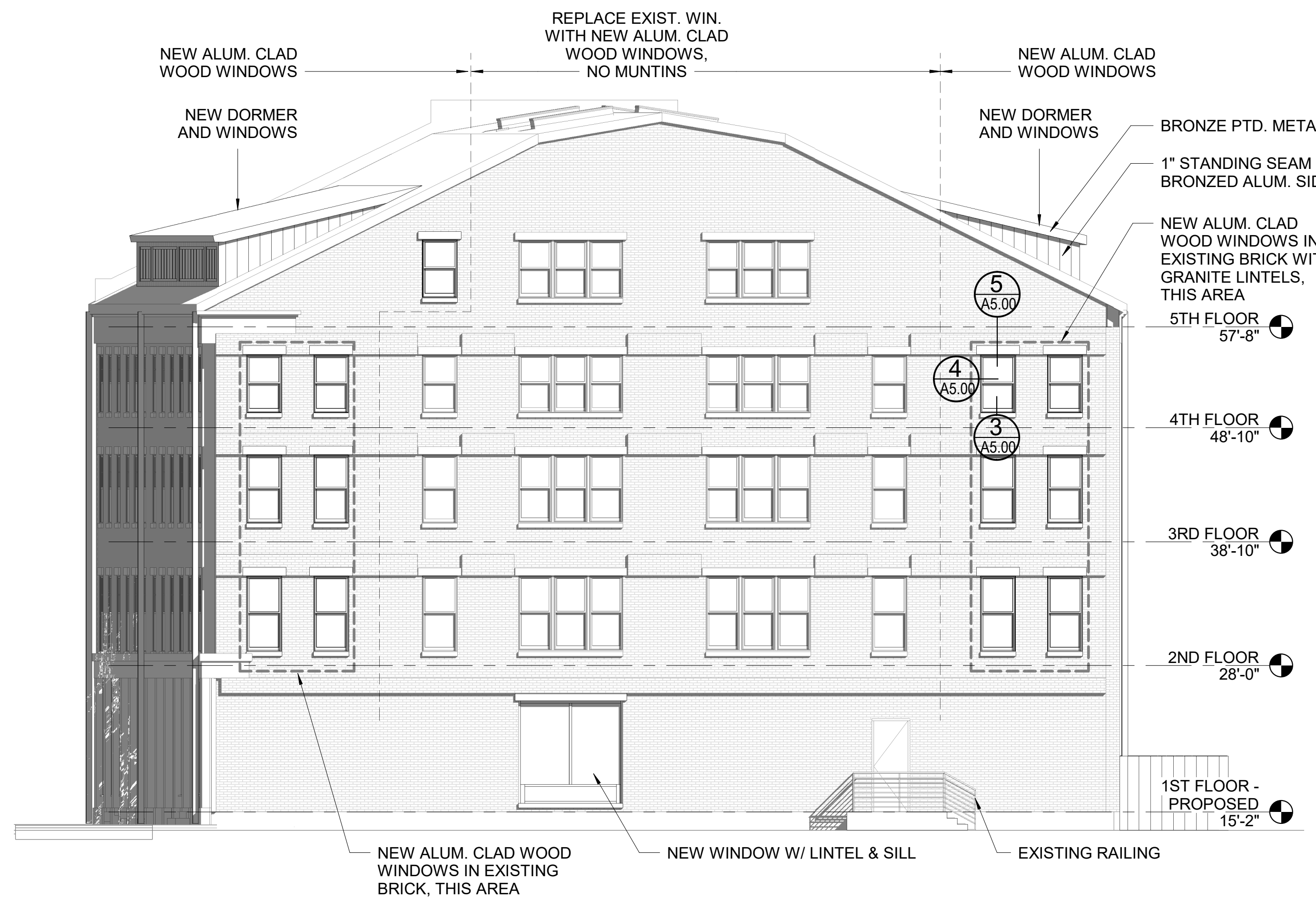
Date:
12/01/2020

Scale:
As indicated

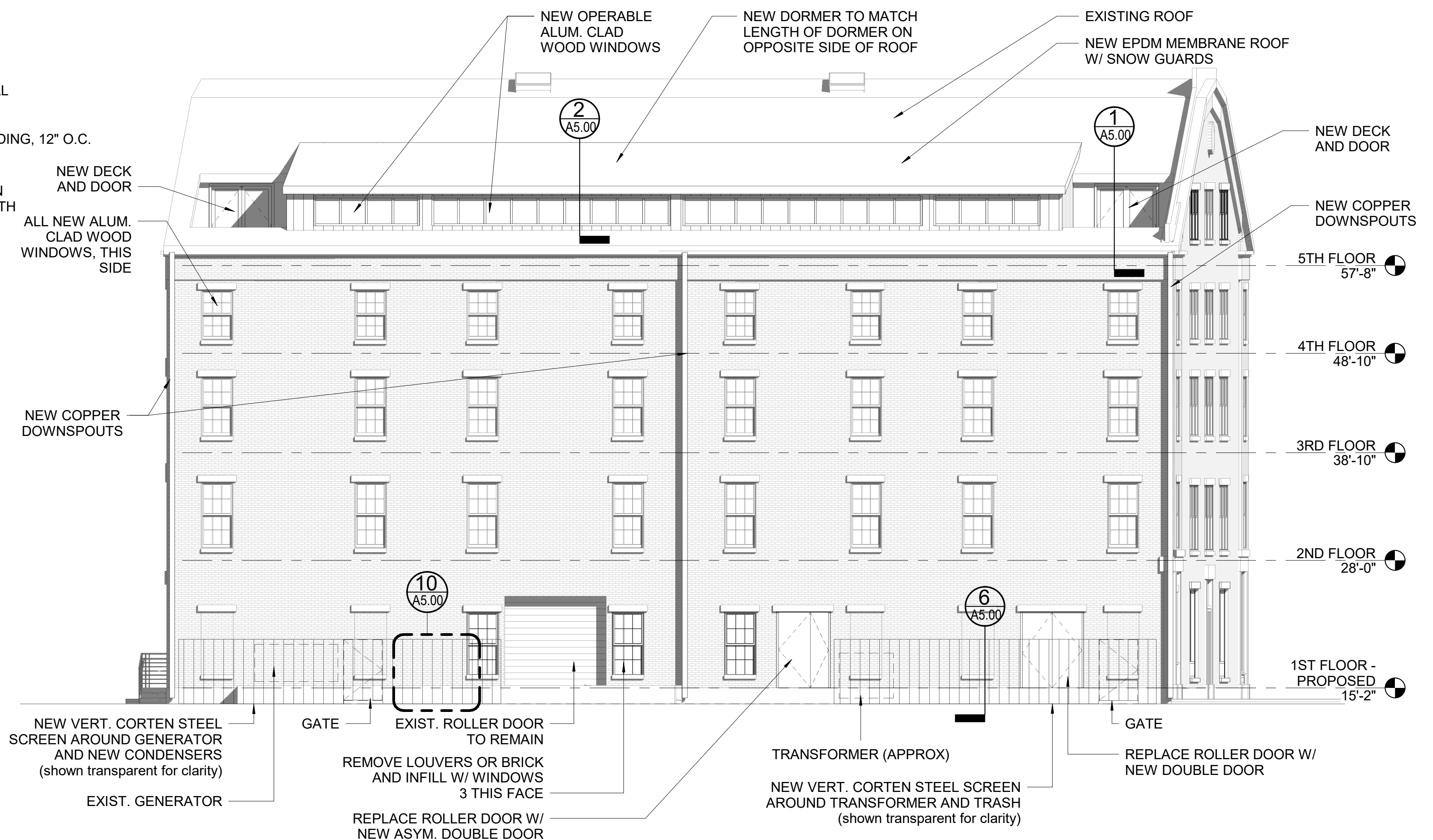
Revisions:

PLANS & SECTIONS

A1.01



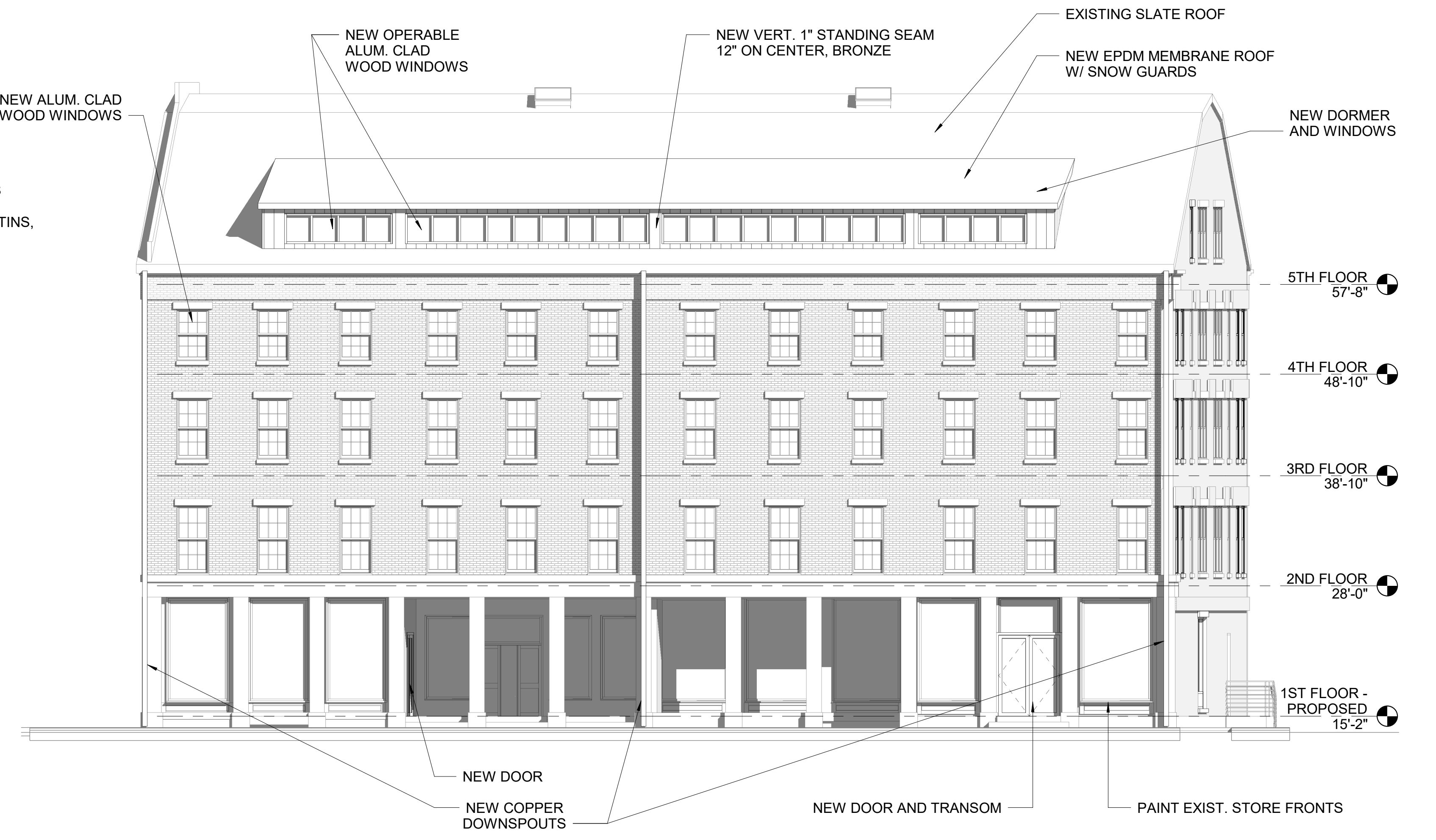
4 | EAST ELEVATION
1/8" = 1'-0"



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



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

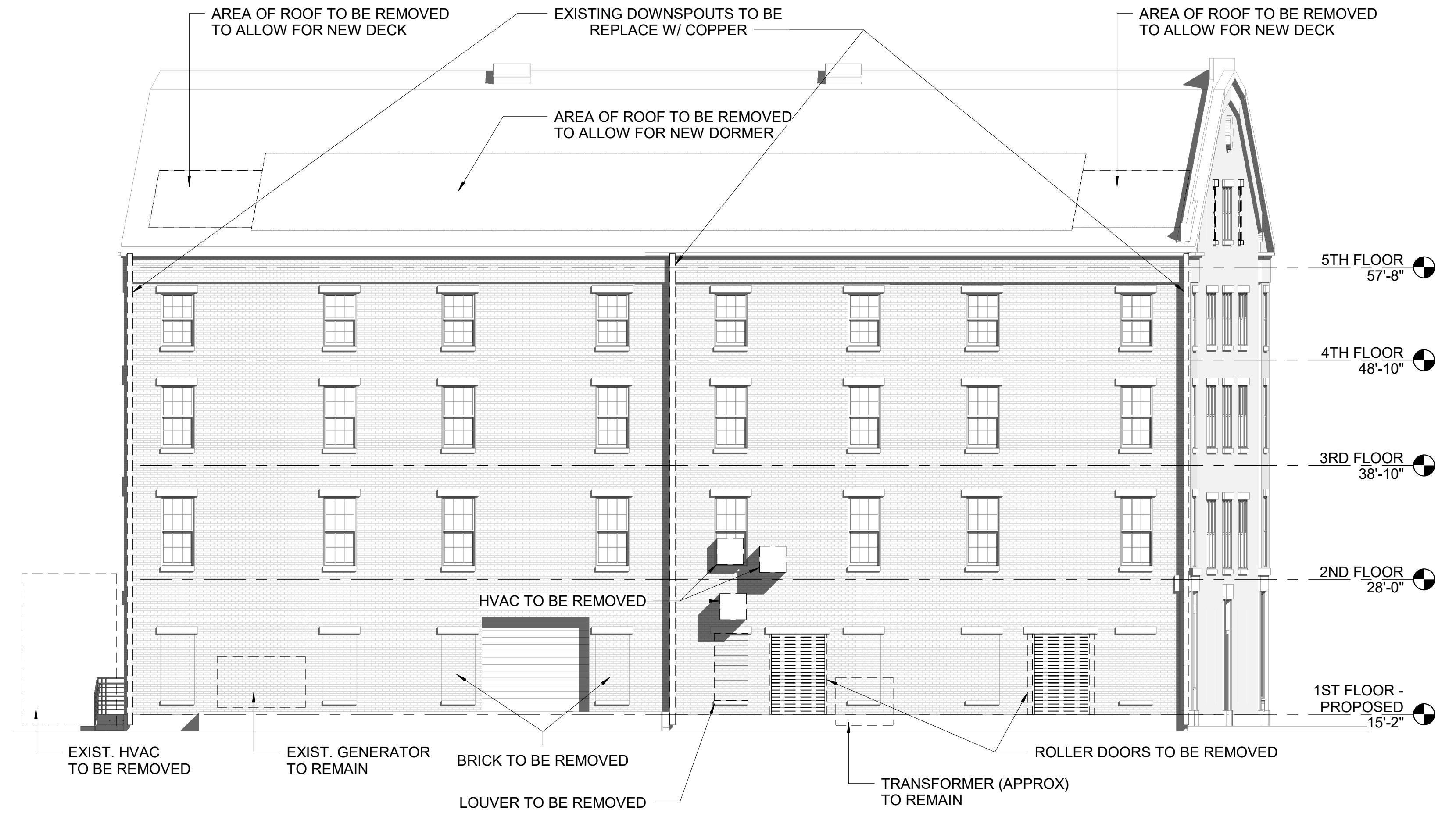


1 | SOUTH COMMERCIAL STREET
1/8" = 1'-0"

Prepared For:	EssexNorth Portland LLC	
	Address City, State	
Consultant:	ARCHETYPE architects	
	48 Union Wharf Portland, Maine 04101 (207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:	Galt Block	
	35 Commercial Street Portland, ME	
Revisions:		
Date:	12/01/2020	BUILDING ELEVATIONS
Scale:	1/8" = 1'-0"	
A2.01		



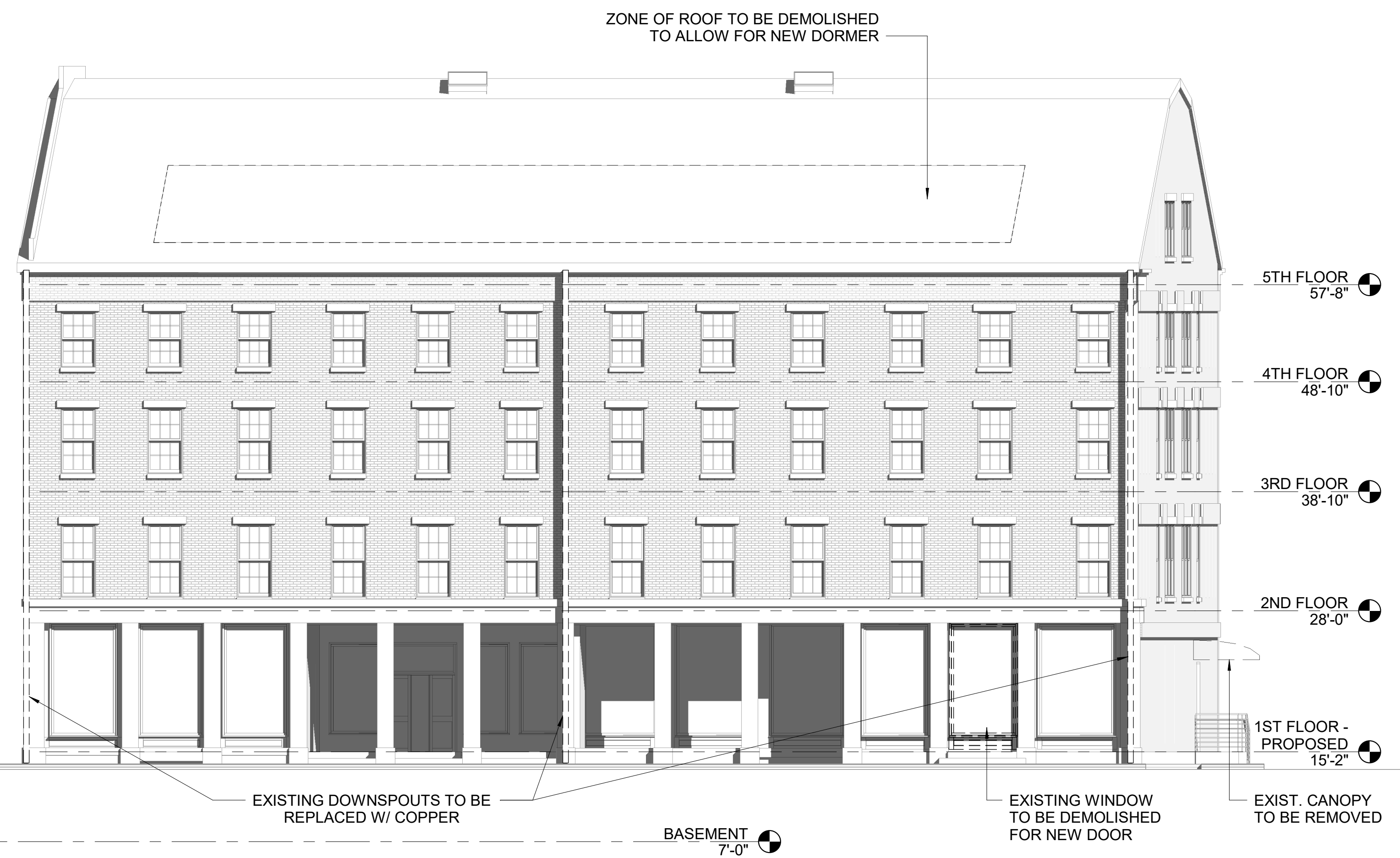
4 | EAST ELEVATION - EXIST/DEMO
1/8" = 1'-0"



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:
**EssexNorth
Portland LLC**

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:
12/01/2020

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

**BUILDING
ELEVATIONS -
EXIST/DEMO**

A2.02



1 | VIEW OF NORTH SIDE FROM FRANKLIN



2 | VIEW FROM CORNER OF FRANKLIN & COMMERCIAL

Prepared For:
EssexNorth
Portland LLC

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:

Scale:

Date:
12/01/2020

EXTERIOR VIEWS

A7

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Att. 4

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Att.
5



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
BRAMHALL SQUARE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: December 29, 2020
RE: January 6, 2021 **WORKSHOP - Preliminary review of proposed redesign of plaza at Bramhall Square**

Address: Bramhall Square
corner of Congress Street and Deering Avenue
Applicants: Department of Public Works
represented by Mike Tremblay, Senior Engineer and Project Manager
Landscape Architect: Braden Drypolcher, Mitchell Associates

Introduction

A preliminary workshop has been scheduled to introduce plans for the redesign of the small public plaza at Bramhall Square. Located at the corner of Congress Street and Deering Avenue at the western terminus of the Congress Street Historic District, the open space at Bramhall Square is one of a series of identified public squares that punctuate the Congress Street corridor. Unlike the plazas at Longfellow Square and Monument Square, which were formally designed and planned to enhance an important civic monument, it appears that the open space at Bramhall Square was never intentionally or comprehensively “designed”. While Bramhall Square is a historically significant location--it was the site of the first federally-ordered execution in US history-- the existing plaza at Bramhall Square lacks any design significance or noteworthy features that warrant special consideration as part of any redesign initiative. Indeed, the existing plaza can be considered a “noncontributing site” within the Congress Street Historic District. As such, the primary question for consideration by the Board in reviewing the proposed plaza design is whether it is generally compatible with the character of the surrounding context.

Project Collaboration

Redesign of the Bramhall Square plaza has long been a priority of the businesses in the immediate vicinity of the Square as well as area residents and the Parkside Neighborhood Association. Peleton Labs spearheaded the redesign effort by hosting a design charrette in 2015. The charrette produced a number of promising design concepts for consideration.

Once some of the “winning” design concepts had been developed in more detail, additional public forums were held to get more feedback. Picking up on this preliminary work, the City identified funding for the project and took over management of the final design process. Mitchell Associates, a local landscape architecture firm, was hired to develop a more detailed proposal. Even as the City has assumed responsibility for the design of this public space, the project has remained a collaborative effort, with ongoing involvement from the original stakeholders. For example, the Parkside Neighborhood Association secured a contribution from Maine Medical Center to augment City funds for planned improvements.

Information Provided

In addition to the submitted plans and illustrations, project manager Mike Tremblay has provided a cover letter that describes the goals of the project and touches on some of the problems that need to be addressed in any design solution. At the upcoming workshop, landscape architect Braden Drypolcher will review in detail existing conditions and the unique physical constraints presented by the site. He will also describe the general design approach that has been taken, the material palette that is proposed and the specific elements/amenities that were incorporated into the plan at the request of project stakeholders.

Preliminary Staff Comment

Some public plazas in Portland (Longfellow Square and Monument Square, for example) were designed around the planned installation of a major statue or civic monument. The statue or monument served as the major organizing element for the design and the design process likely focused on providing an appropriate setting or backdrop for the focal point. In other cases, like Congress Square, where the plaza was created on “found” space following the demolition of a commercial building on site, there was no inherent focus to drive the design solution. *Use* of the square became the primary consideration in the design process. This has also been the case for Bramhall Square. Although the small plaza has the potential to serve as an important focal point as one approaches downtown Portland from the west on Congress Street, the proposed design was driven primarily by use considerations. Area residents and businesses wanted to create a hospitable, attractive, intimate public space that would be easily accessible and would draw people to sit and linger, meet for coffee, wait for the bus, etc.. Providing one, strong organizing design feature was not a priority in the design process, nor was consideration of how the space would be viewed from longer distances. Accordingly, this plaza will likely best be appreciated on an intimate level, rather than as viewed by passing traffic.

Applicable Review Standards and Guidelines

Standards for Review of Alterations

- (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. Cover letter from Project Manager Mike Tremblay
2. Applicant submission, including photos of existing conditions, existing and proposed site plans, renderings and street views



CITY OF PORTLAND
Department of Public Works
Christopher C. Branch, P.E., Director

December 28, 2020

To: Deb Andrews

From: Mike Tremblay, P.E., Project Manager

Subject: Bramhall Square – Project Description for Historic Preservation Board

Dear Deb,

The following is a description for the Bramhall Square project scheduled to go before the Historic Preservation Board on January 6, 2021.

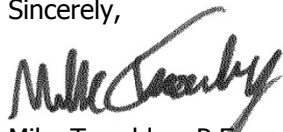
The proposed revision of Bramhall Square, a small triangular plaza at the corner of Congress Street and Deering Avenue, is intended to achieve two primary goals: to address the lingering accessibility issues along the sidewalks and within the plaza itself, and to enhance the plaza to make it a more inviting space for folks to spend time. The existing plaza is underused in part due to the inaccessibility and lack of permeability as well as a lack of attractive design features.

We envision Bramhall Square can be reimaged to take advantage of the significant slope towards Deering Oaks, creating a space that is attractive, playful, and functional. The design concept utilizes granite that was previously located just down the street at Maine Medical Center to create a meandering stairway that can also function as seating and play space. The concept also addresses ADA issues and reserves space for a centerpiece public art sculpture.

The goal is to have a design ready for possible construction in 2021, pending funding. The project is being led by Public Works; in coordination with Parks, Recreation, and Facilities; Planning; the Parkside Neighborhood Association; and the Friends of Bramhall Square. We are eager to hear the Board's feedback on design elements of the Square, appropriate parameters for the public art piece, and preservation of the existing trees on-site.

Please let me know if you need any additional information or context.

Sincerely,

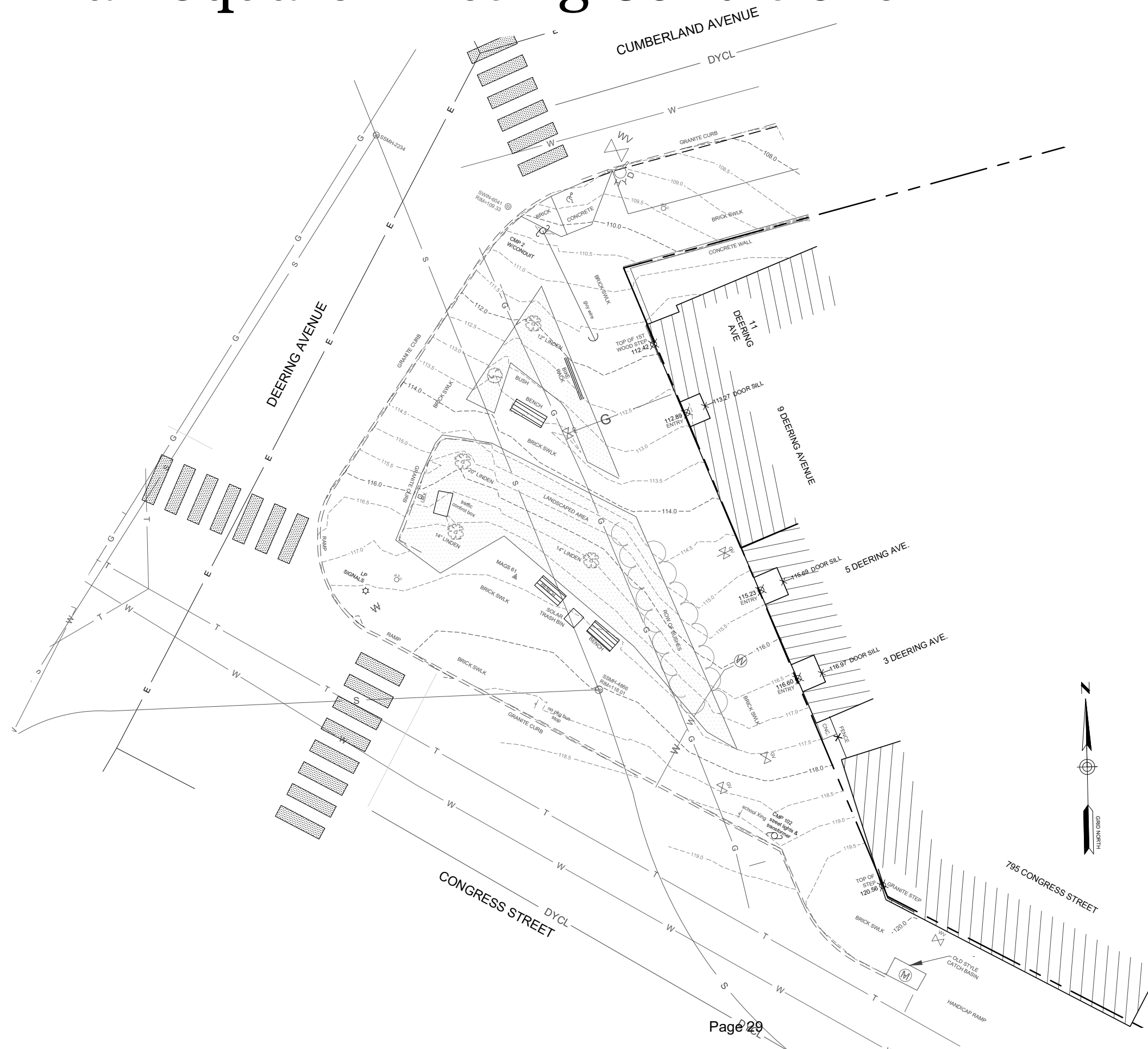


Mike Tremblay, P.E.
Senior Engineer, Project Manager

Bramhall Square Birdseye View



Analysis Bramhall Square Existing Conditions



Analysis

The Squares of Portland



Analysis History



Piratical Murder on the High Seas

OF

Capt. John Connor

BY

Thomas Bird

Died 1790 aged 40

Analysis



Curb ramp allows water to over-top sidewalk



Accessibility and grading issues- existing condition does not provide a minimum 2% cross-slope



Accessibility and grading- curbline extention in this location could allow for ADA accessible sidewalk



Steep grades with limited seating - Existing Lindens provide dense shade and produce a sticky sap.



Site amenity locations do not service current use.

Mitchell & Associates
Landscape Architects



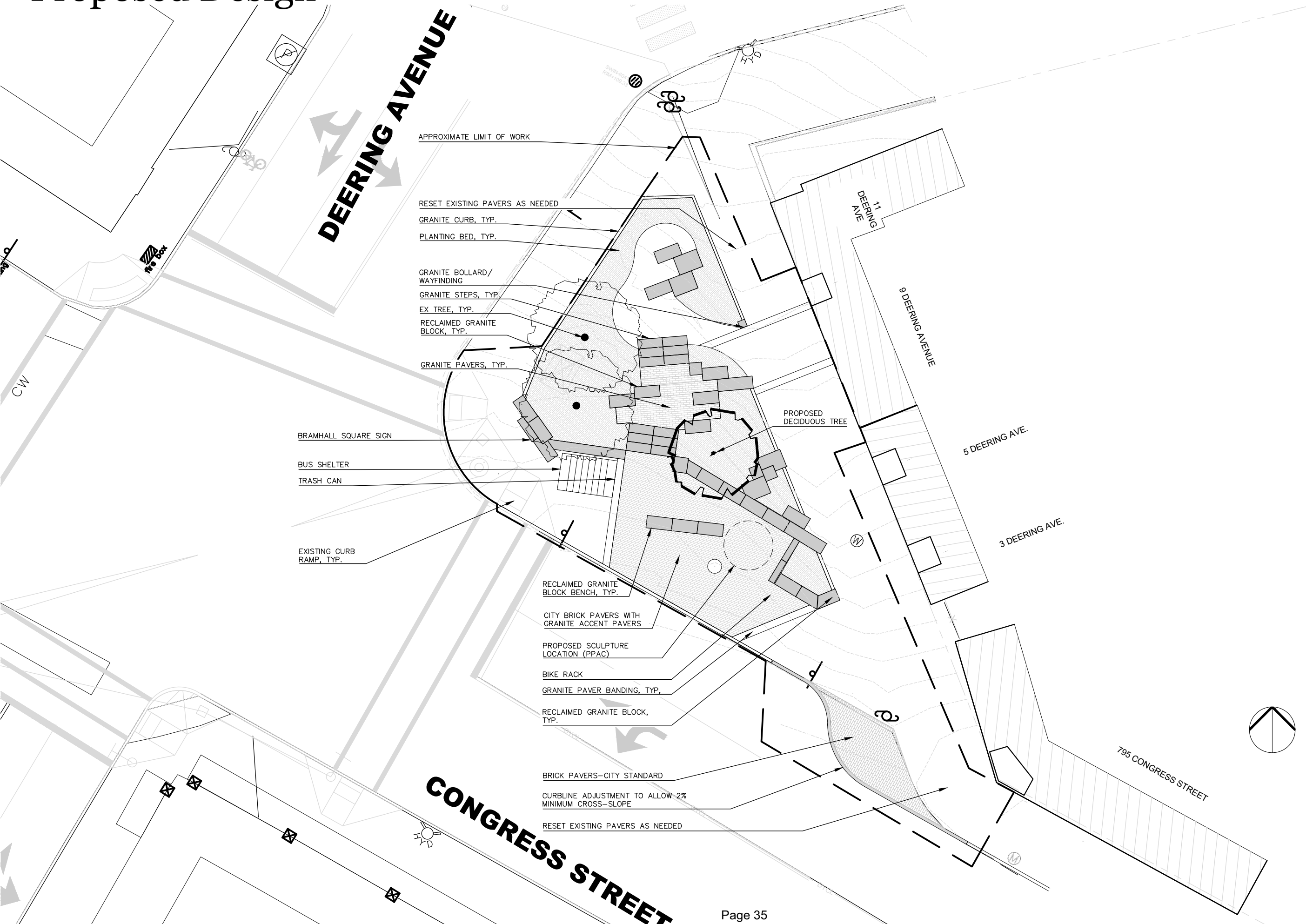
Final design of the redesigned Bramhall Square shall (as per RFP):

- ☐ Provide ADA-accessible connection and continuity with the surrounding neighborhoods
- ☐ Deliver an identity for the Square as a whole and integrate identities of surrounding neighborhoods
- ☐ Provide public seating that allow visitors to engage with each other, the Square, and the surrounding neighborhoods
- ☐ Provide a bus shelter
- ☐ Provide bicycle parking
- ☐ Maintain existing trees and provide additional green space or vegetation
- ☐ Be easily maintainable
- ☐ Provide the most public benefit within a limited budget

Further Considerations for Design:

- ☐ Provide child-friendly interaction
- ☐ Potential for introduction outdoor dining, play space, water feature, and/or other amenities
- ☐ Potential for stormwater management features
- ☐ Provide seasonal décor
- ☐ Incorporate rotating or permanent locally-sourced public art, possibly incorporated into functional elements of the Square, such as seating, bike racks, bus shelter, play space, water feature, etc.
- ☐ Potential for sidewalk widening on Congress Street adjacent to the plaza
- ☐ Way-finding and signage compatible with the City's way-finding plan
- ☐ Additional alternatives that may be simply added as a future phase
- ☐ Provide a bicycle maintenance station, or identify potential future location for such a station

Proposed Design



BRAMHALL SQUARE

Portland, Maine

CONGRESS STREET

Date: JANUARY 6, 2021

Issued For: REVIEW

Revisions:

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Title: LAYOUT PLAN



View East on Congress Street



ACORN
ENGINEERING, INC.



View Northeast on Congress Street

Mitchell & Associates
Landscape Architects





View North on Congress Street

Catenary Lighting Add alternative

Mitchell & Associates
Landscape Architects





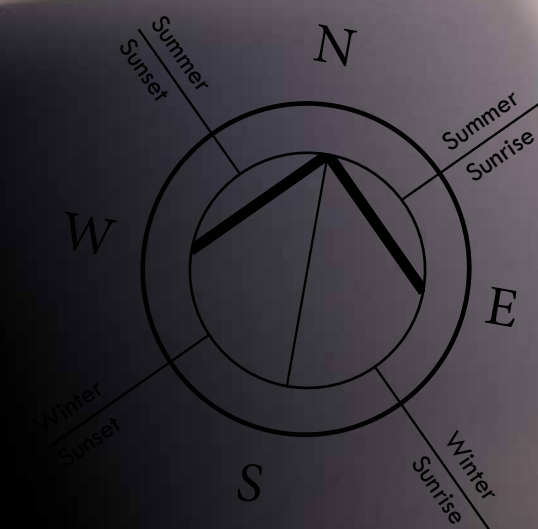
View North on Congress Street

Catenary Lighting Add alternative

Night View

Mitchell & Associates
Landscape Architects

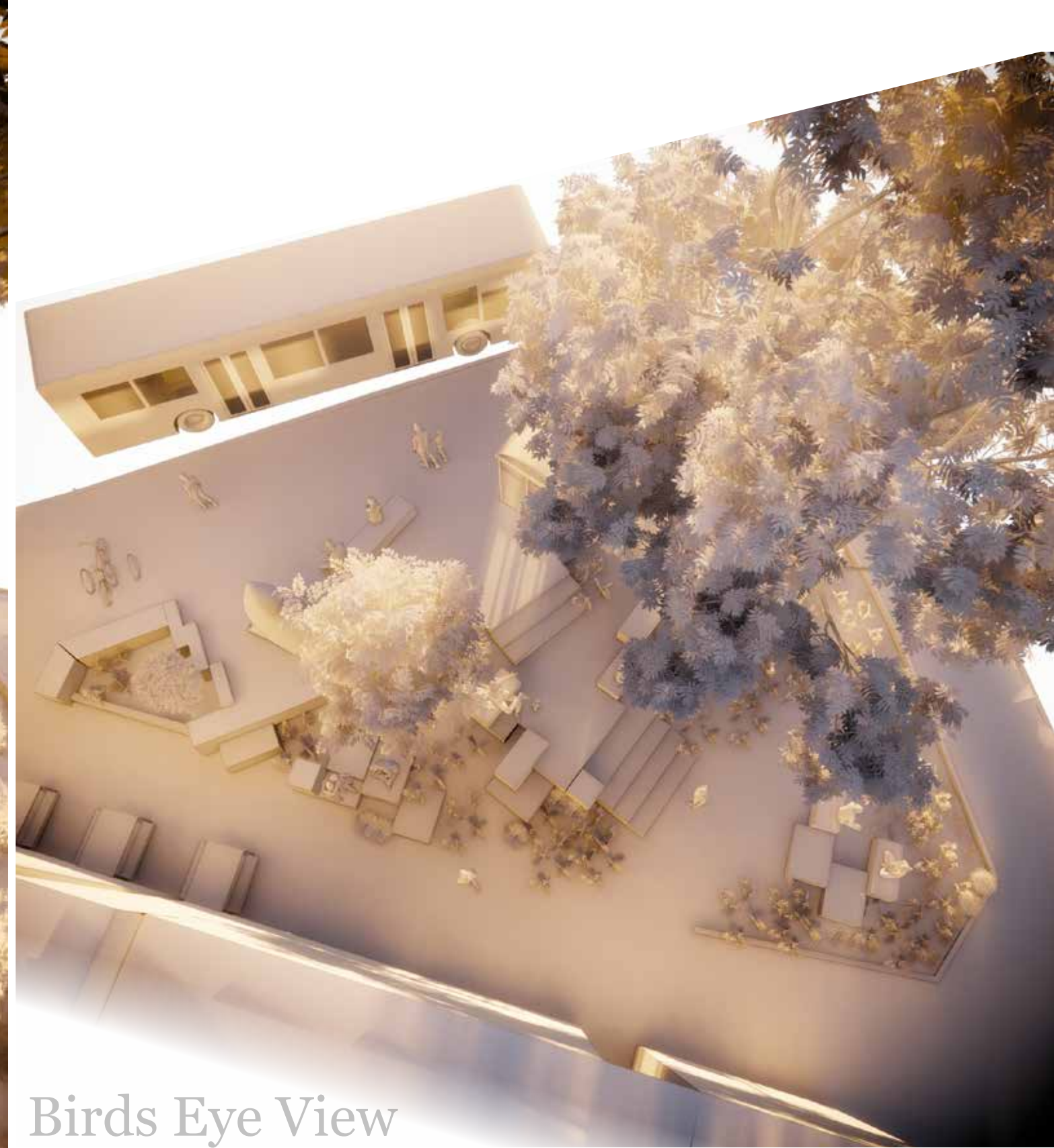




View West from sidewalk



View South
from sidewalk



Birds Eye View

Mitchell & Associates
Landscape Architects





View North
from the interior of the Square



Mitchell & Associates
Landscape Architects



Reclaimed Granite
to be used on site from City Stockpile

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

**WORKSHOP
190 PINE STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: December 29, 2020
RE: January 6, 2021 Garage Replacement, Exterior Alterations and Additions

Address: 190 Pine Street
Applicants: Patricia Scharf
Project Architect: Nancy Barba, Barba & Wheelock Architecture

Introduction

Architect Nancy Barba has requested a preliminary review of a garage replacement and addition at 190 Pine Street, on behalf of the owner Patricia Scharf. The property sits at the corner of Chadwick Street, and is the right side of an 1896 double house designed by John Calvin Stevens. Ms. Barba proposes to demolish the 1940's era garage that faces Chadwick Street, along with the entryway between garage and house and the wedge-shaped roof that joins the house and slopes to the south side of the garage.

To enable the demolition of the garage the Board must decide to change the classification of the later additions – garage, entry, and roof – to noncontributing parts of an otherwise contributing structure. A formal decision on the reclassification will not be possible at the January 6 workshop, but if some consensus or likelihood of reaching that decision is apparent, the applicants will look forward to constructive feedback on the design direction of what they hope will be a more compatible and functional contemporary addition on the same footprint.

Staff is providing a brief memo to introduce the preliminary review. Ms. Barba has provided a thorough presentation of her design intent, including a detailed project description, photos of existing conditions and supporting images of examples. The lone rendering of the proposed addition is superimposed in black lines on a photo, which inadequately depicts the design. Better renderings and an elevation showing the addition with the existing house would be helpful. Staff added to the packet the photo from 1924, showing the front of the house and lacking the later garage addition.

Subject Property

Please see the 1990 Architectural Description, and Ms. Barba's cover letter.

Preliminary Proposal for January 6, 2021 Workshop

Please see the architect's cover letter for a description of the design.

Staff Comments

Staff suggests the Board separate their discussion of the proposed demolition of the existing garage addition from the review of the new design. Please see Attachment 5 for excerpts from the City Code's Historic Preservation chapter regarding reclassification. The simple brick garage might be considered a neutral appendage, but it is a 40's addition by unknown makers, that makes no significant contribution to the Stevens designed house or its context. Most incompatible are the later shed roof and awkward entry, which don't succeed in harmonizing with the strong design of the original house. Ms. Barba's cover letter refers to the garage being in poor condition, but there is no supplied documentation.

In commenting on the proposed addition staff suggests Board members approach the review initially focusing on general design principles that contribute to compatibility, including:

- Height
- Scale
- Proportion
- Form
- Materials palette as it relates to compatibility, such as choice of materials, texture, colors, patterns, finishes, etc.

Staff notes that as a garage addition to a significant historic structure, the proposed project is appropriately set back from the side street, and in the rear of the house. And as she explains in her cover letter, Ms. Barba has put thought into making the new construction recessive, noncompeting, and differentiated. Bearing in mind that details have a big influence on compatibility of alterations and additions, she has provided a number of details to show her design intent, but the Board's preliminary review should focus more on big picture design direction than on small details.

That said, Board members might ask whether the apparent mass of the garage surmounted by the solid patterned railing needs to be as tall as it appears to be. (Though some dimension labels seem to be missing, the total height to the top of the rail appears to be around 17' above grade.) It is noted that the floor levels in the house are elevated, but perhaps it would be possible to reduce the height of the garage and lower the deck, adding several steps outside the new door to descend to the lowered deck. (It is noted that the enclosed entry hall between the garage and the main floor of the house will require

headroom and entry through an existing door.)

Applicable Review Standards (Please also see Attachment 5.)

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.*
- (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 letter from architect
2. Plans, elevations, and photos
3. Product information – PVC trim
4. 1924 tax photo
5. Ordinance excerpts related to reclassification of part of a contributing property



December 16, 2020

Deborah Andrews
Senior Planner
City of Portland
Portland, Maine 04101

Re: Scharf Residence_190 Pine Street, Portland

Dear Deb and the Historic Preservation Commission:

We are pleased to attach an application for a garage and entry addition to the rear of 190 Pine Street.

The project is an addition to the rear of 190 Pine Street, as visible from Chadwick. The existing garage is c. 1940s and in poor condition. Sometime within the last 40 years, the garage received a later roof addition ("the wedge"). This created an awkward entry alley that is not particularly inviting. The wedge's awkward proportion is incompatible with the original house. We are requesting demolition of the existing garage due to its non-contributing nature, safety considerations, and the poor condition.

The application is to remove and replace the garage with an addition that is designed to complement the house and function for a modern sized vehicle, creating a new rear entry that is safe and inviting.

The addition consists of a one-car garage, an enclosed entry, a safer entry to the basement, and a roof deck above.

Footprint

Because of the zoning conditions of lot coverage, we cannot increase the present footprint. The addition would be placed within the existing footprint. Eaves and door canopies must be less than 2'-0" to stay within the setback requirements.

Form

The proposed form unifies the entry and garage into one form with a railing system above to reduce the overall scale.

Color – paint and materials

The color is proposed to be dark, a dark warm brown such as the rear of the house at Spring Street and Vaughan. Although paint color is not in the purview of the Historic Preservation Commission, the Owner intends to paint all of the wood trim, eaves, and details in the same color, unifying the entire composition of historic and new.

The monochromatic color on the addition's wood trim, clapboards, window sash, railing panels, and fascia would allow the addition to appear recessive.

The new entry door and garage door would be the same accent color, but is yet to be determined.

Detail

The field of the walls will be wood clapboards, 3 inches to the weather to appear tightly detailed like the brick field of the house.

The hood over the entry door and the door surround at the garage door would be metal, either zinc coated copper or bright copper, to be selected once the color is finalized.

The paneled railings are designed to be reminiscent of the layered wood at the corner window bay, but built using a contemporary application of laser or CNC-cut composite panels. These would have a minimum of two ¾-inch layers, with the edge detail to be determined. The variety of patterns possible are infinite. What we have shown for the review is the scale desired, and to be clear that this addition is not original to the house, have intentionally avoided the traditional application of a framed panel, but kept the concept of craft at the forefront.

The railings towards Chadwick Street are solid to offer privacy to the deck, the railings on the south and east side are lower to allow borrowed views of the landscape.

The open railing areas are infilled with stainless steel cable rail; the upper railing is Schedule 40, iron pipe, painted.

Site

The site driveway to the garage and entry will be improved in the future, but the site plan has not been developed yet.

Exterior lighting

There will be one downlight in the door hood and two downlights in the garage surround. There will also be a wall mounted light fixture to the side of the new door to the deck.

Window changed to door

The window on the second floor will be removed and the brick wall cut to create a new entry door from the house to the deck. The original window sash will be salvaged and stored in the basement. The door is barely visible from the public way so we have not focused on its type yet.

Window in the garage

There is one new window on the south side of the garage. That is barely visible. So we have not focused on the details. As the garage is not heated we can consider a single pane true divided window from a number of companies. It will either be wood, painted, or metal black, or to match the new paint color of the house window sash.

Canopy

The Owner intends to work with a "tent" company to design a simple, removable canopy for shade to the roof deck. The size may only be ½ of the deck.



190 PINE STREET, PORTLAND

RENOVATIONS TO 190 PINE

BARBA+WHEELOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

12 / 16 / 2020

IMAGE SHEET

A1







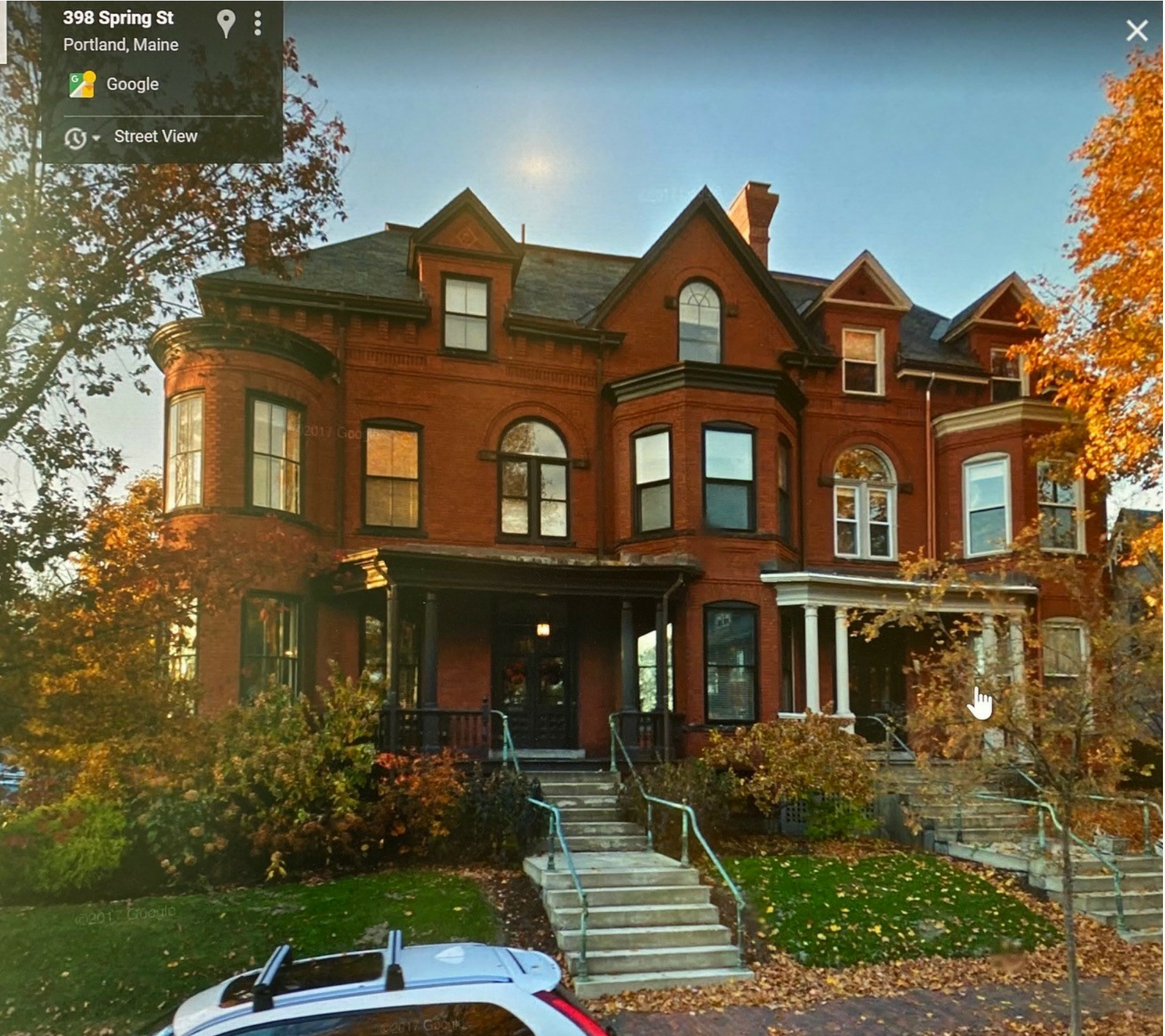
EXISTING HOUSE, CORNER BAY WINDOW DECORATIVE PANEL
 PROPOSED COLOR OF ADDITION @ 190 PINE WINDOWS FRAMES AND ALL WOOD
 TRIM ON HOUSE AND ADDITION TO UNIFY COLOR SCHEME



COLOR SELECTION FOR ADDITION @ 190 PINE
 SIMILAR, MATCHES STONE IN DECORATIVE PANEL
 PHOTO SHOWN: 62 BOWDOIN



COLOR SELECTION FOR ADDITION @ 190 PINE
 PHOTO SHOWN: SPRING ST @ VAUGHAN



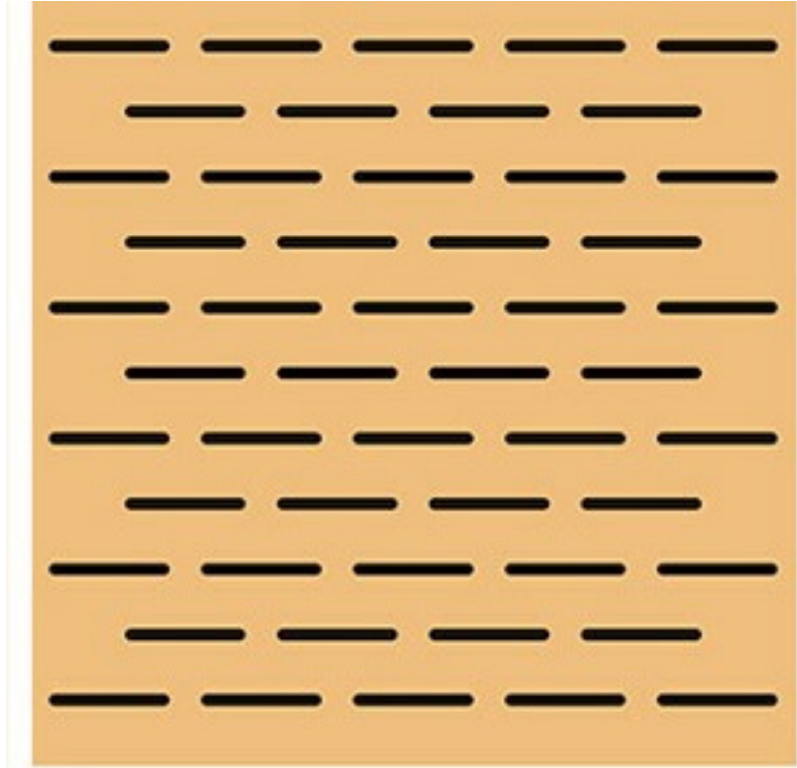
TWO UNIT RESIDENCE WITH DIFFERENT COLOR PAINT PER OWNER
PHOTO SHOWN: SPRING @ VAUGHAN



ROOF TOP DECK TILES



FROSTED GLASS GARAGE DOOR



LASER CUT / CNC PERFORATED PANEL FOR RAILING



ELEVATION PROPOSED FOR 190 PINE HAS TWO ¾-INCH LAYERS OF PAINTED COMPOSITE PANELS, BUT OTHER POSSIBILITIES EXIST FOR MULTIPLE LAYERS.



MORE REFINED DETAIL IS POSSIBLE, THOUGH WE WOULD NEED TO UNDERSTAND THE LIMITATIONS OF THE MATERIAL.

DESIGN INTENT

RENOVATIONS TO 190 PINE

BARBA+WHEELLOCK
ARCHITECTURE SUSTAINABILITY PRESERVATION

12 / 16 / 2020
IMAGE SHEET

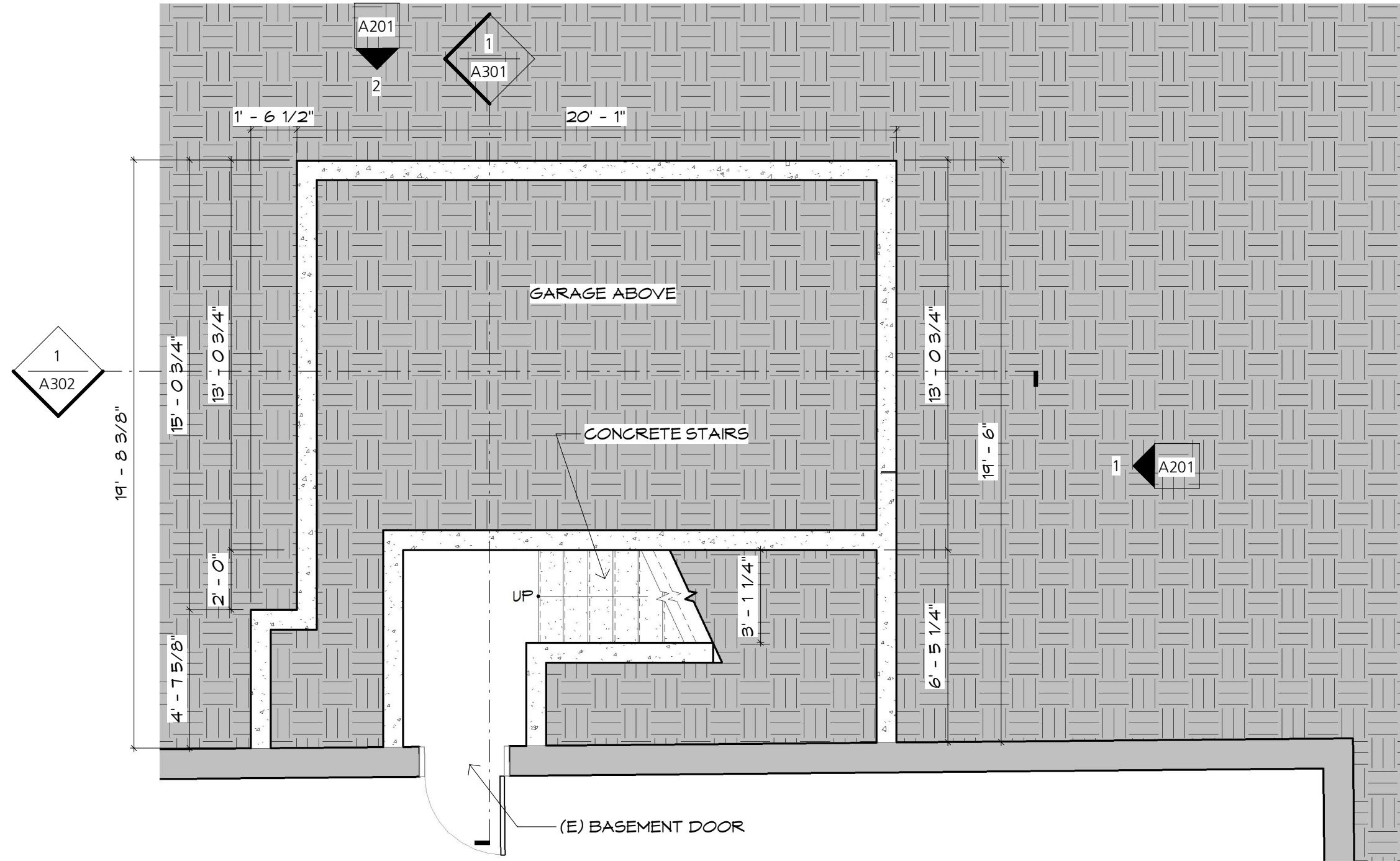
A6



DESIGN INTENT: HOODS & DOOR SURROUNDS



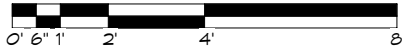
DOOR SURROUNDS/ HOODS



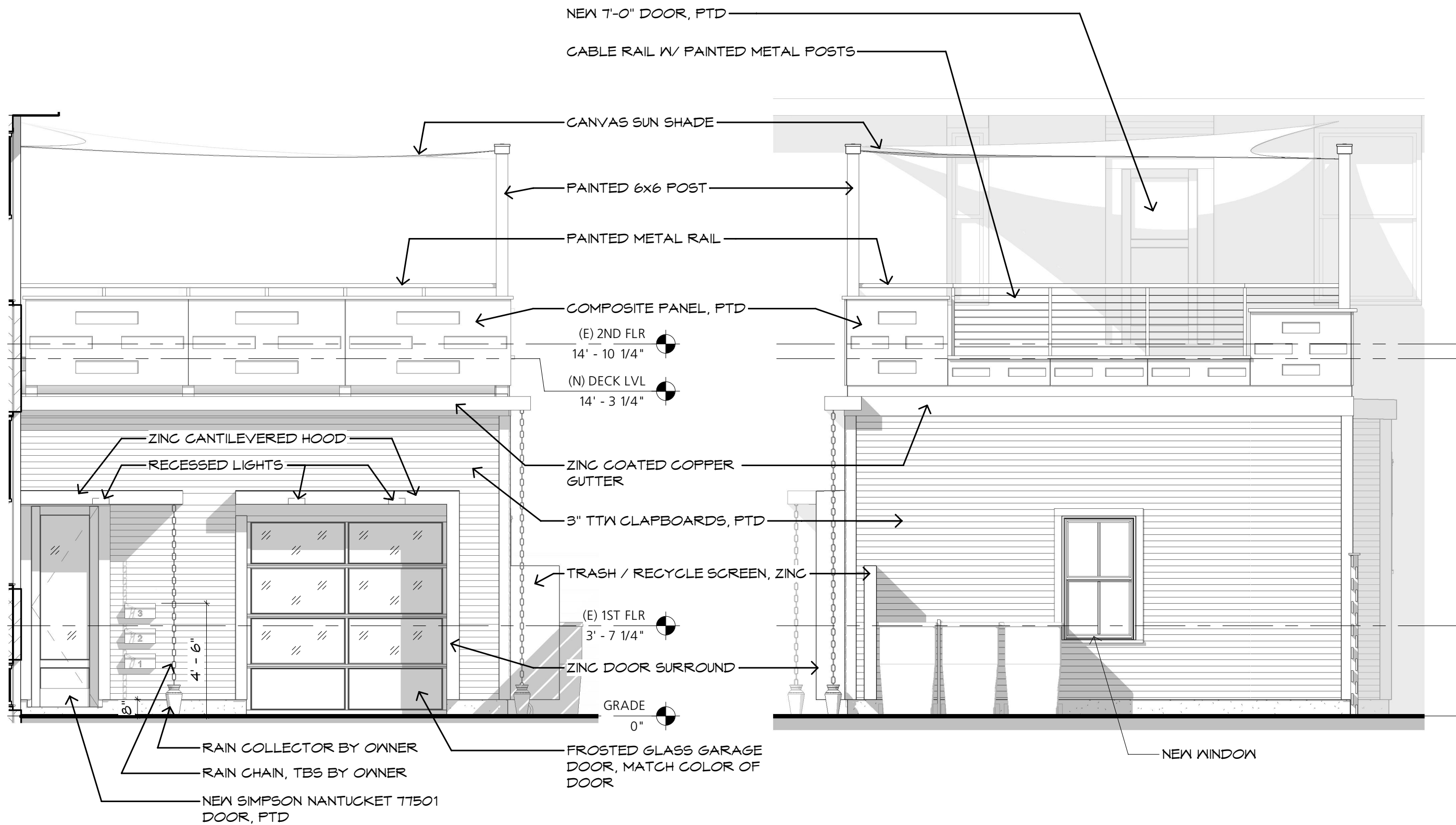
1
A100

PROPOSED BASEMENT PLAN

1/4" = 1'-0"



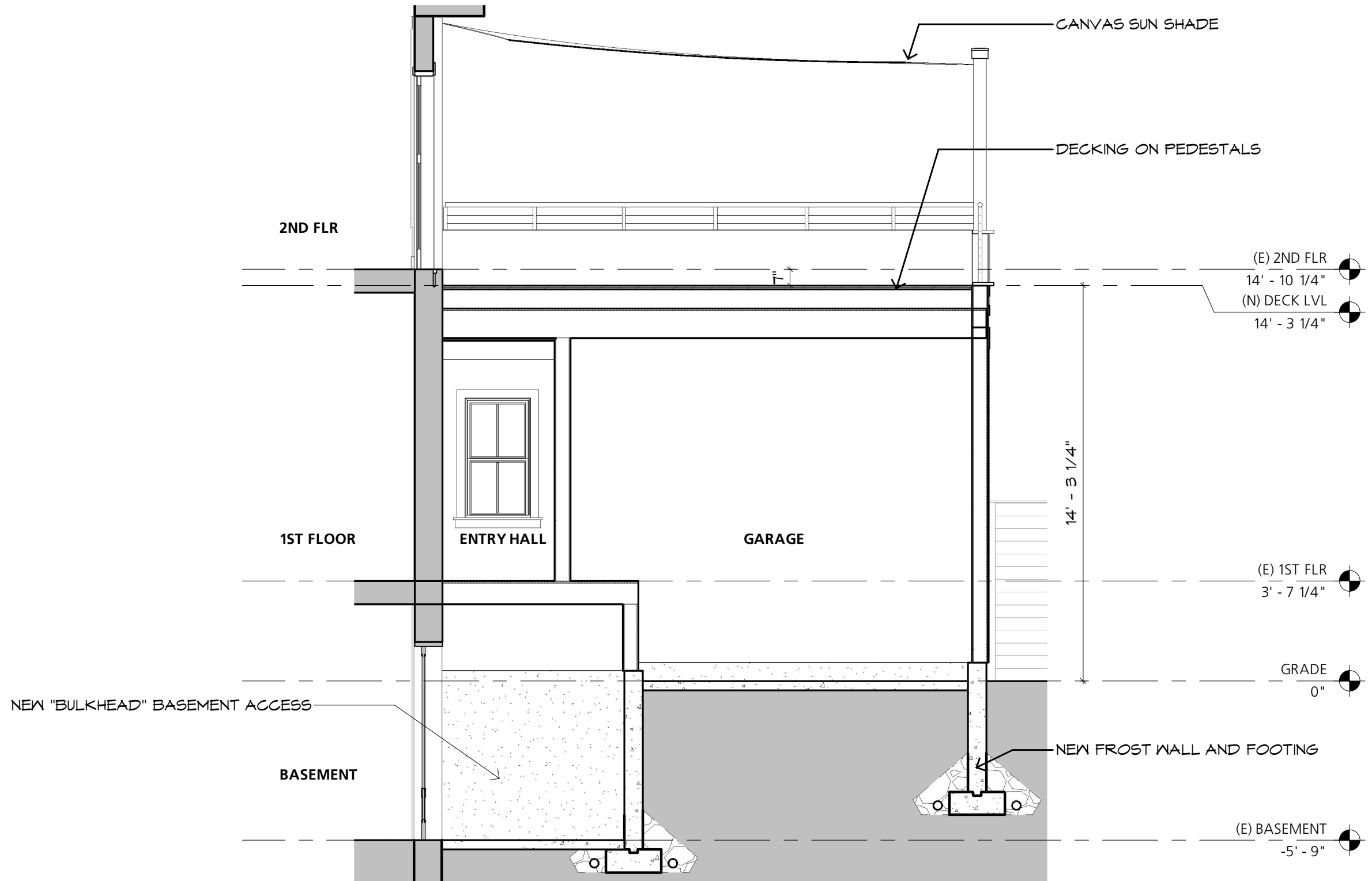




1 STREET ELEVATION
A201 1/4" = 1'-0" 0' 6" 1' 2' 4' 8'

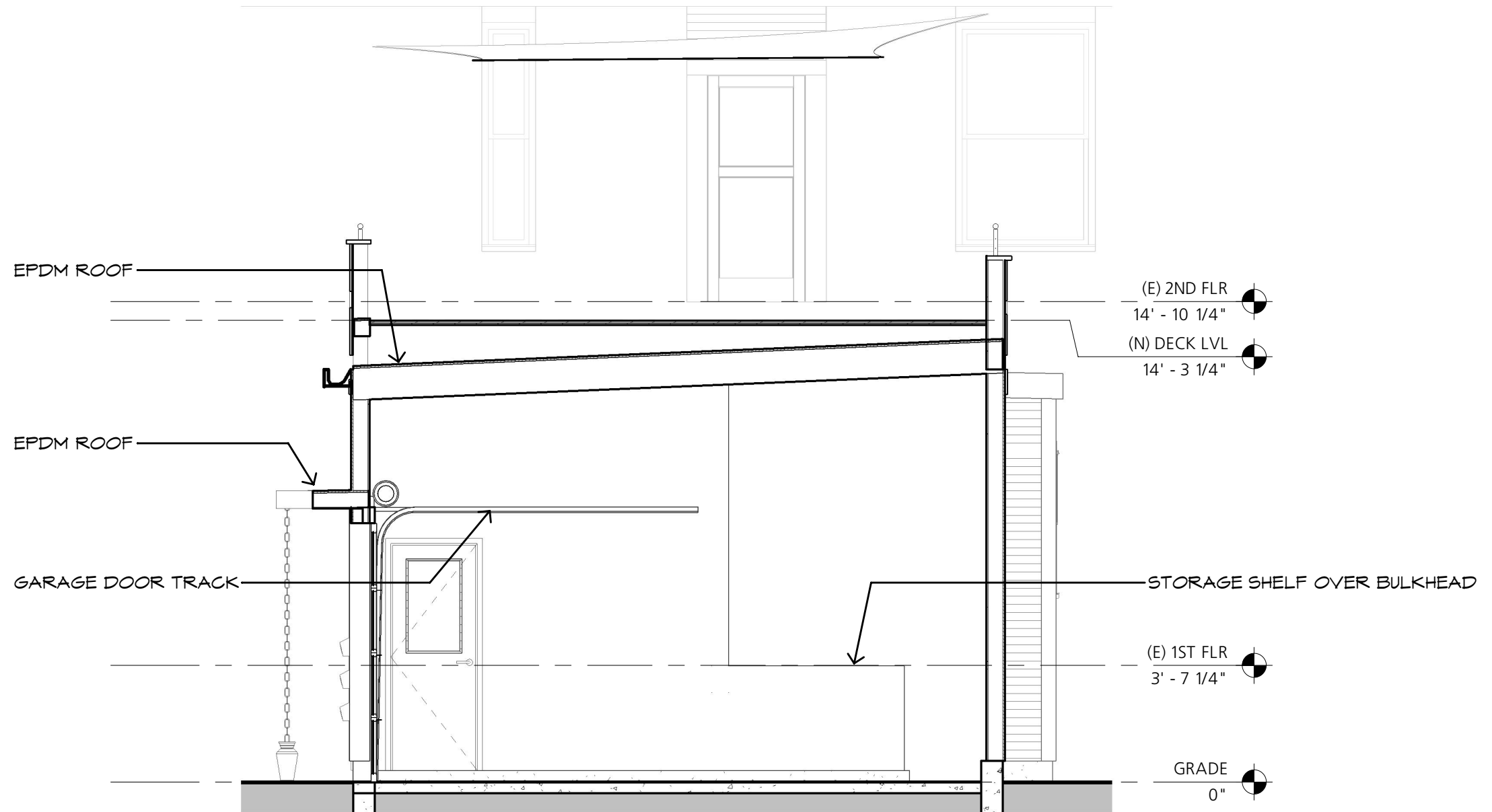
NOTE: METAL WORK WILL BE EITHER ZINC-COATED COPPER OR BRIGHT COPPER, TBD

2 SIDE ELEVATION
A201 1/4" = 1'-0" 0' 6" 1' 2' 4' 8'



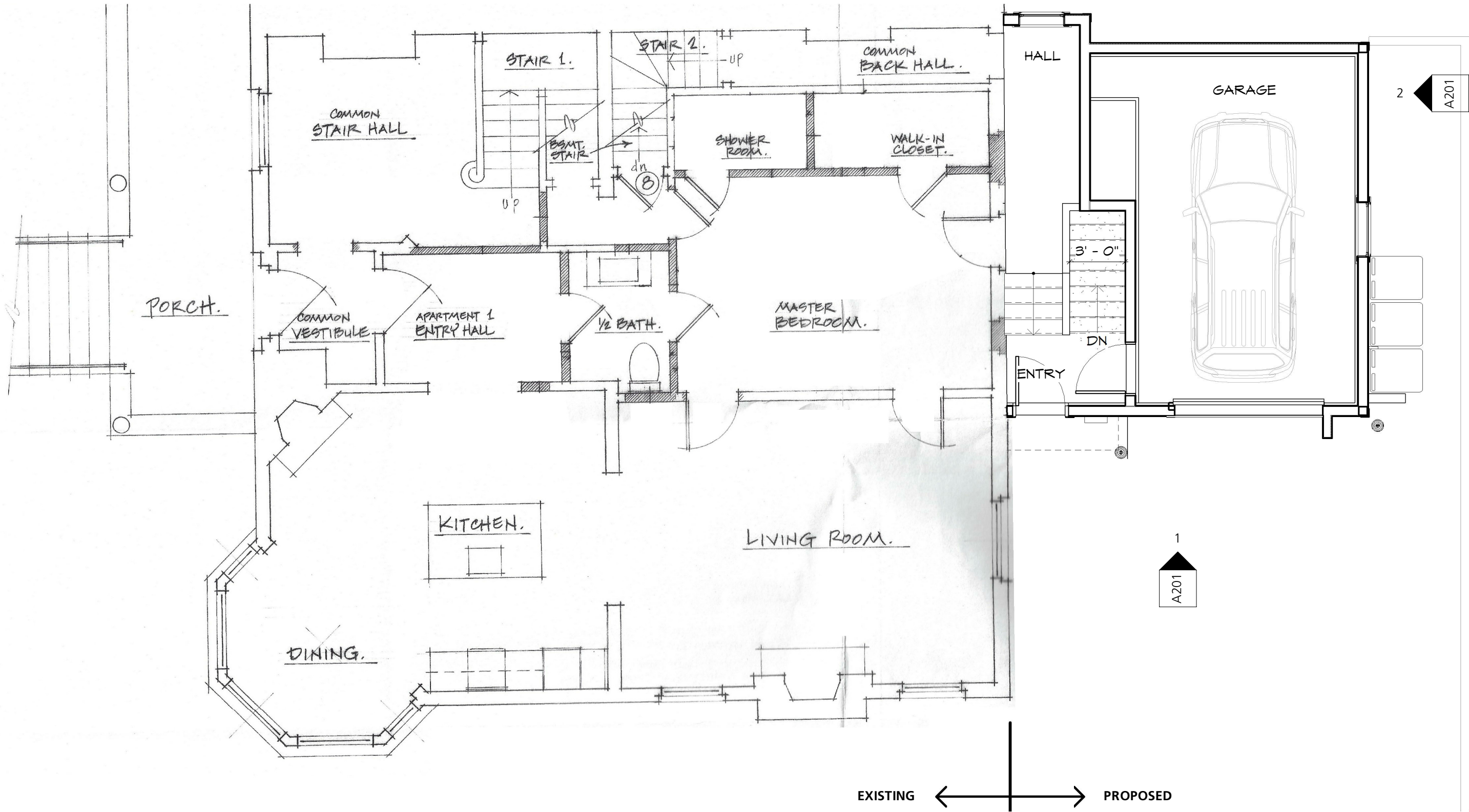
1	SECTION THROUGH BULKHEAD
A301	1/4" = 1'-0"

0' 6" 1' 2' 4' 8'



1	SECTION THROUGH GARAGE
A302	1/4" = 1'-0"

1	FIRST FLOOR PLAN	
A001	3/16" = 1'-0"	



BARBA+WHELOCK ARCHITECTURE SUSTAINABILITY PRESERVATION 456 CAPRIC STREET PORTLAND, MAINE 04102 207.772.2722 WWW.BARBAWHELOCK.COM
RENOVATIONS TO 190 PINE PATRICIA SCHARF 190 PINE STREET, UNIT 2 PORTLAND, ME 04102
FIRST FLOOR PLAN ISSUED FOR/REVISION: HISTORIC REVIEW DRAWN BY: Barba + Wheelock Copyright 2020 SHEET SIZE: 11" x 17" DATE: 12 / 16 / 2020
190 PINE A001



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A901

PROPOSED 3D VIEW

BARBA+WHEELOCK ARCHITECTURE SUSTAINABILITY PRESERVATION 456 CAPSIC STREET PORTLAND, MAINE 04102 207.772.2722 WWW.BARBAWHEELOCK.COM		RENOVATIONS TO 190 PINE PATRICIA SCHARF 190 PINE STREET, UNIT 2 PORTLAND, ME 04102	PROPOSED 3D VIEW SHEET SIZE: 11" x 17" ISSUED FOR/REVISION: HISTORIC REVIEW DATE: 12 / 16 / 2020 DRAWN BY: Barba + Wheelock Copyright 2020	190 PINE A901 PRINTED ON: 01/02/2020 8:18:07 AM
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Palight® Trimboard Choices

PALIGHT Trimboard Dimensional Boards								
Smooth or Reversible Smooth/Woodgrain								
Thickness (Nominal) x Width Length (Actual)	4"	5"	6"	8"	10"	12"	16"	
5/8"x 12'	●	●	●	●	●	●	●	
5/8"x 18'	●	●	●	●	●	●	●	
1" x 12'	●	●	●	●	●	●	●	
1" x 18'	●	●	●	●	●	●	●	
5/4"x 12'	●	●	●	●	●	●	●	
5/4"x 18'	●	●	●	●	●	●	●	
5/4"x 20'	●	●	●	●	●	●	●	

PALIGHT Trimboard Sheets				
Smooth or Reversible Smooth/Woodgrain				
Thickness (Actual)	Width (Actual) x Length			
	4' x 8'	4' x 10'	4' x 12'	4' x 18'
3/8"	●	●	●	●
1/2"	●	●	●	●*
5/8"	●	●	●	●*
3/4"	●	●	●	●*
1"	●	●	●	●

*Available in Color2Core Sand and Clay in reversible smooth/woodgrain only.

PALIGHT ProFinish™ Profiles, Corners & PostWraps				
Thickness x Width (Nominal)	Smooth	Wood Grain	Length	
Trimboard + J Channel			8'	10' 18' 20'
5/4"x 4" or 6"	●	●		●
Trimboard + Window Fin			8'	10' 18' 20'
5/4"x 4" or 6"	●	●		●
Trimboard + J Channel + Window Fin			8'	10' 18' 20'
5/4"x 4" or 6"	●	●		●
Standard Corner			8'	10' 18' 20'
5/4"x 4" or 6"	●			●
Corner + Hinged Nailing Fin			8'	10' 18' 20'
5 1/2"x 5 1/2"	●			●
Corner + J Channel + Nailing Fin			8'	10' 18' 20'
3 1/2" x 3 1/2", 5 1/2" x 5 1/2"	●			●
Skirt Board			8'	10' 18' 20'
1" x 6" or 8", 5/4" x 8"	●	●		●
Bead Board			8'	10' 18' 20'
1/2" x 6" + Nailing Fin (extruded)	●			●
Bead Sheet			8'	10' 18' 20'
1/2" x 4'	●			●
PostWrap			8.5'	10' 18' 20'
For 4", 6" & 8" Posts	●		●	●

Availability of any Palram product is dependent on dealer inventory and may require minimum order quantity.

Postwrap™ Trim Accessories

POSTWRAP™ Trim Accessories				
Item	Dimensions (Nominal)			
	4"	6"	8"	10"
Bead Moulding Trim	●	●	●*	●*
XL Bead Moulding Trim	●	●	●*	●*
Wrap'n Snap Base/Capital	●	●	●*	●*
Base Moulding Trim	●	●	●*	●*
XL Base Moulding Trim	●	●	●*	●*
Crown Moulding Trim	●	●	●*	●*

*Special order.

POSTWRAP™ & TRIM ACCESSORIES

Palight PostWraps are flat packed and protected by cardboard to keep them clean until you're ready. The patented Wrap-n-Snap® design makes every installation a one-person job. Matching decorative trim kits (bead mould, base cap, crown mould) are available for all sizes of PostWraps.



PALIGHT CORNERS

Palight Corners are designed with appearance in mind. Standard corners are available in 5/4"x 4" or 6". Corners with J-channels and nailing fins are available in two sizes: 3 1/2" and 5 1/2". The 5 1/2" size is also available with no J-channel and hinged nailing fins.



The Quickest, Easiest Fasteners Available

The Cortex® Hidden Fastening System is available for Palight Trimboard in smooth or woodgrain finish.

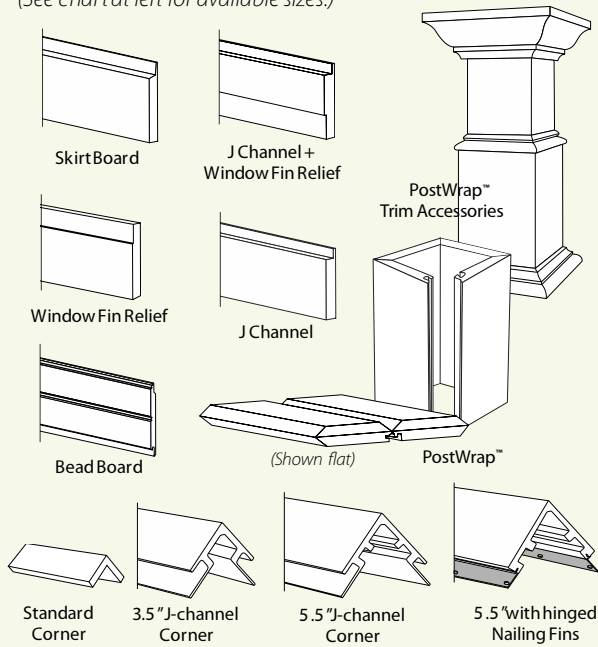


PAINTING

Because Palight doesn't absorb moisture, paints last 4-5 times longer than it does on wood. Just wipe with a cloth to remove dust, and start painting! Always use a "siding safe" paint with a Light Reflectance Value of 55 or higher.

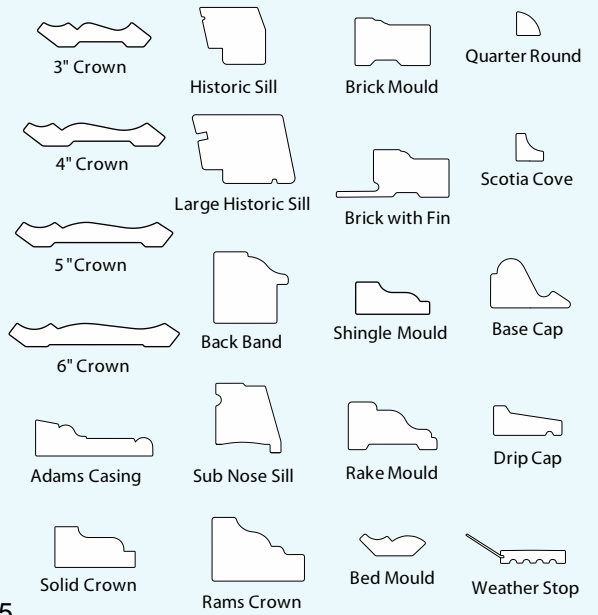
ProFinish™ Profiles

Still milling profiles on the job site? Save time and money by using one of our ProFinish Profiles. (See chart at left for available sizes.)



ProFinish Mouldings

Beautiful white decorative accents: Lightweight, strong, easy to cut, designed to last. Available in 16' lengths (brick mould in 18').



SAVE TIME
SAVE LABOR
REDUCE DAMAGES



ALL PVC TRIMBOARD IS NOT
CREATED EQUAL.

SEE INSIDE FOR PALIGHT'S MANY
ADVANTAGES OVER THE COMPETITION.



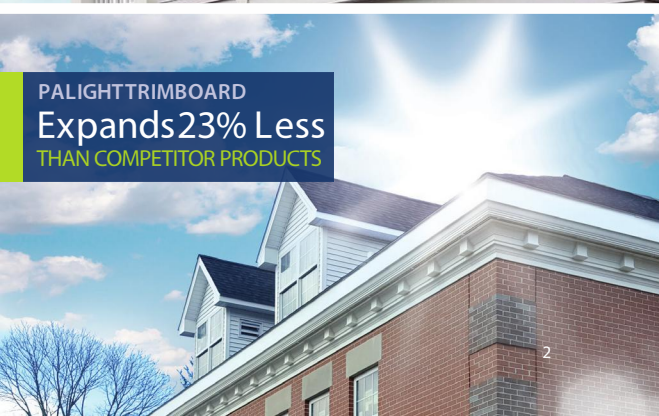
PALRAM
FIRST TO OFFER
Reversible Trim



PALRAM
FIRST TO OFFER EVERCLEAN™
Protective Film



PALRAM
FIRST TO OFFER STANDARD
Sealed Edges



PALIGHT TRIMBOARD
Expands 23% Less
THAN COMPETITOR PRODUCTS

The Many Advantages of PALIGHT® Trimboard

- ▶ Expands 23% less than most competitors
- ▶ Truly reversible woodgrain/smooth has protective film on both sides
- ▶ Free foam technology provides clean, uniform edges – and will not chip when cutting
- ▶ Paint-ready surface requires no special preparation or cleaning – just wipe with a damp rag
- ▶ Advanced core structure means superior milling, routing, turning, bending and other fabrication techniques
- ▶ 30-year limited transferable warranty



"I've been building decks for 27 years. Over that time, products have come and gone for decking and railing. But there's one product we insist on for our trim, and it's Palight Trimboard."

– Ray Steward
RWS Decking

▶ WATCH Ray's testimonial at [PalightTrimboard.com](https://www.palighttrimboard.com)



"Using Palight's pre-milled trimboard, I didn't have to pull out the table saw, which was a big help. And I didn't have nearly as much cleanup. ProFinish Profiles saved me time and money so I could get to the next job faster."

– Ryan LeBon
Breyer Construction & Landscaping

▶ WATCH Ryan & the Trimboard Challenge at [PalightTrimboard.com](https://www.palighttrimboard.com)

EverClean™ Protective Film



KEEP IT CLEAN UNTIL
THE JOB IS DONE.™

IT'S A ROUGH JOURNEY FROM MANUFACTURING THROUGH INSTALLATION.

That's why back in 2006, Palight became the first trimboard with a protective film. We call it EverClean™ – and you can think of it as built-in masking.

- ▶ EverClean Film is standard on Palight Trimboard. Leave the film in place for up to 30 days after installation.
- ▶ The unique laminated design eliminates ink transfer to other boards, unlike competitors' films.
- ▶ EverClean is thicker than the competition. This means fewer tears and less board damage.
- ▶ We use a stronger film adhesive. This minimizes peeling, but the film is still easy to remove.

Why Choose PALIGHT® over Wood?

	WOOD	PALIGHT
Rot, mold and insect resistant	✗	✓
Virtually waterproof	✗	✓
Direct contact with masonry	✗	✓
Resistant to splitting, cupping, warping	✗	✓
No pre-drilling required	✗	✓
Self-extinguishing in a fire	✗	✓
Does not require paint, stain or varnish for weather protection	✗	✓
30-year transferable warranty	✗	✓
Heat bending in advance or on the job	✗	✓
Wide selection of available dimensions	✓	✓
Weatherability and UV protection built-in	✗	✓
Smooth sealed edges, easy to wipe clean	✗	✓
Protective release film	✗	✓
Two finishes: Smooth or reversible wood grain/smooth	✗	✓



Att. 4



190-58
Pine

Portland City Code Chapter 17, Historic Preservation**17.2 Definitions****Contributing**

A classification applied to a site, structure, or object within a historic district signifying that it contributes generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district.

Noncontributing

A classification applied to a site, structure, object, or portion thereof, within a historic district signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) was built within 50 years of the date of district designation unless otherwise designated in the historic resources inventory; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site, structure, or object has been irretrievably lost. A portion of an otherwise contributing or landmark structure may be determined by the Historic Preservation Board to be non-contributing if it meets one or more of the above conditions.

17.7.9.C

Any applicant seeking demolition of a portion of a contributing or landmark structure may request that the Historic Preservation Board make a determination as to whether such portion of the structure is noncontributing based on the definition of that classification contained in this article. If the board determines the portion to be noncontributing, the applicant may apply directly for a demolition permit.