

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, April 21, 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: Apr 21, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 04/21/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83440724537>

Or One tap mobile :

US: +13126266799,,83440724537# or +19292056099,,83440724537#

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: 834 4072 4537

International numbers available: <https://us02web.zoom.us/j/kcWxng1sGB>

For more information on how to use Zoom please go to <https://www.portlandmaine.gov.remotePUD>

Public comment 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. COMMUNICATION AND REPORTS

3. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-7-2021

- i. Certificate of Appropriateness for Repair/Replacement of Alexander Ross Grave Marker; EASTERN CEMETERY; Maine Lodge of Research, Applicant. At the request of the applicant, the Board voted 6-0 (Tate absent) to table the application.
- ii. Certificate of Appropriateness for Exterior Alterations; 206 STATE STREET; Weston Associates, Applicant. The Board voted 6-0 (Tate absent) to approve the application, subject to conditions.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for New Family Housing Construction; 148 (144) STATE STREET (Winter Street frontage); Community Housing of Maine and Portland Housing Authority, Applicant
- ii. Certificate of Appropriateness for New Mixed-Use Construction; 200 FEDERAL STREET; Redfern Properties, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Senior Housing Construction; 148 (144) STATE STREET (Winter Street frontage); Community Housing of Maine, Applicant.

6. CONSENT AGENDA

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

**PUBLIC HEARING
144 STATE STREET (Winter Street frontage)**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: April 16, 2021
RE: April 21, 2021 PUBLIC HEARING – Final Review of Proposed New
Construction – Application HPBR-001408-2020

Address: 144 State Street - Winter Street frontage of Mercy Hospital property (corner
of Spring & Winter)
Applicant: NewHeight Redfern LLC and Community Housing of Maine (CHOM)
Project Architect: Ryan Senatore

*A legal advertisement ran in the April 14, 2021 edition of the Portland Press
Herald. Notices were sent to 296 property owners within 500' of the subject
property. Signs were posted at the subject property on April 17, 2021.*

Introduction

Architect Ryan Senatore, on behalf of applicant Community Housing of Maine (CHOM,) has requested a final review and a Certificate of Appropriateness for plans to construct of a four-story, multi-bay residential structure at the northeast corner of Spring Street and Winter Street. The proposed affordable housing development will accommodate 41 residential apartments intended for families, a housing type which is in short supply in the city.

Board members will recall that the project site is part of Mercy Hospital's property that will be redeveloped into a variety of new uses in the coming years. A number of new construction and historic rehabilitation projects proposed for the Mercy property are slated to come before the Board in the coming weeks, but as with the preliminary workshop on March 17, 2021, this item is focusing specifically on the family housing project at the corner of Spring and Winter Streets.

A separate, nearby new building on Winter Street will also be built by CHOM to house seniors; the Board will review preliminary plans in a first workshop on April 21, following the public hearings. On April 27 the Planning Board will begin its Level III site plan review for the two new buildings, with a first workshop.

Although this project can be reviewed as a stand-alone development, there is an intended

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2021 Memos\4-21-21 State 144 CHOM
Family Housing PH.docx

relationship to other existing and proposed buildings on the property, particularly where the rear elevations of State Street buildings and Winter Street buildings face the interior of the lot and where a shared access drive or “woonerf” is proposed to serve the abutting structures. To provide some context for the Board’s review of the family housing project, the developers provided a brief overview of their master plan for the entire Mercy property at the start of the workshop.

Enclosed is a project description provided by Mr. Senatore, and a drawing package that includes plans and elevations, several current and proposed perspective views of the development in its surrounding context, and an aerial view showing the position of this development in relation to the existing Mercy complex. Additional renderings provided at the Board’s request show the proposed building in context, from further away. Staff has also included several pages from the workshop drawings (see Attachment 3,) and the views of the project in the context of other proposed development on the Mercy property that were included for the workshop packet (see Attachment 4.) Note that while these latter images are provided for general informational purposes, other elements of the overall master plan, including proposed site amenities, are not the focus of Wednesday’s review. They will be brought to the Board for detailed discussion in the coming weeks.

Background

To facilitate the redevelopment of the Mercy property and accommodate the uses and density proposed for the site, developer NewHeight Redfern LLC submitted an application for zoning map and text amendments. Mercy’s land holdings include properties at 102, 120 and 148 State Street and are currently occupied by the Mercy Hospital campus, the historic Morrison House immediately north of the hospital on State Street, and parking lots on the south side of Spring Street. All of the properties are located within the West End Historic District and include frontages on State, Spring and Winter.

The requested zoning changes were reviewed and recommended by the Planning Board and approved by the Council in February. The zoning map amendment changes the existing R-6 zone to a B-3 zone. In addition, proposed text amendments include:

- Amendment to the Downtown Height Overlay Map to create an 85’ height allowance on the State Street frontage in the B-3 zone on this site and a 35’ and 45’ height limit on the Winter Street frontage in the B-3 zone on this site
- Text amendments to permit limited additional uses in the B-3 zone

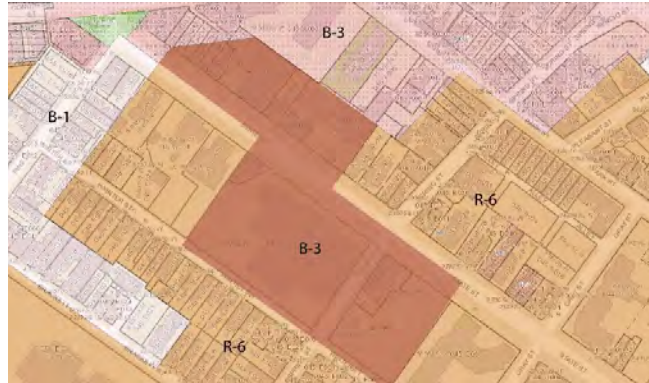


Fig. 1: Zoning Map Amendment (R-6 to B-3)

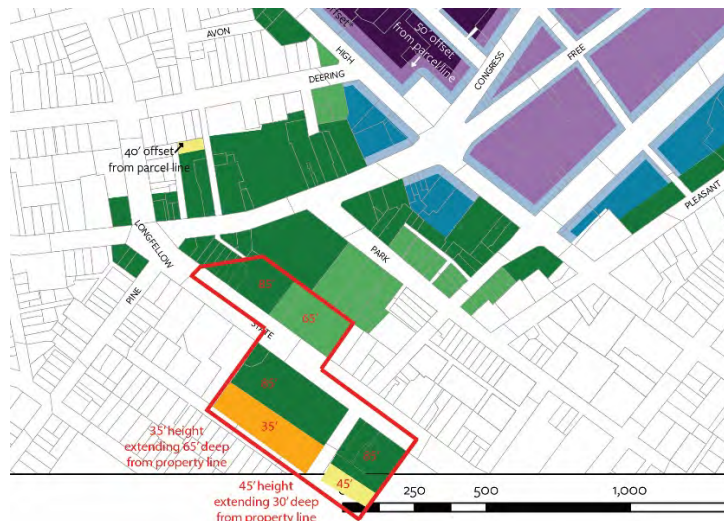


Fig. 2: Changes to Downtown Height Map

The requested actions would facilitate the adaptive reuse of the existing Mercy Hospital building and the Morrison House as phase 1 of the larger overall redevelopment of the Mercy Hospital campus. The proposed phase 1 development would include 175 residential units, 68 on-site parking spaces, a medical clinic, a fitness facility, commercial/retail space, office space, a self-storage facility, and tenant amenities.

The objective for these amendments is to allow for the adaptive reuse of the existing Mercy hospital building and redevelopment of the site in order to allow a broader range of uses including commercial, higher density residential, and to accommodate the existing non-conforming height and dimensional standards for the hospital building as well as to allow for future new construction on the sites. Unlike the existing R-6 zone, which is intended for high density residential uses and does not permit commercial uses, the B-3 Neighborhood Business Zone would allow a mix of permitted uses such as residential, office, grocery, medical clinic, restaurant, and retail.

At the workshop on March 17, Jonathan Culley of NewHeight Redfern LLC provided a brief introduction at the start of the workshop. While NewHeight Redfern currently owns and controls the entire property and sought the zoning changes, staff understands that the developer plans to sell a portion of the property to CHOM. In addition to the

family housing project now before the Board, CHOM plans to build a senior housing development immediately west of this development. A first workshop for the senior housing project has also been scheduled for the April 21 HP Board meeting.

Project Context

Mercy Hospital's property extends the full depth of the block between State and Winter, two street frontages which are decidedly different in scale and character. State Street is one of Portland's signature streets, lined by some of the most architecturally prominent historic buildings in the city. Architecturally, the street is varied and eclectic in nature, with buildings representing a wide range of (mostly) 19th century architectural styles, building types and material palettes—late Federal brick mansions and double houses, Greek Revival temple-front and Gothic wood frame structures, richly detailed Romanesque Revival residences, a cathedral with stone façade set back from the street and an imposing brownstone Gothic Revival church, to name but a few. Included within the West End Historic District, a number of these building are also recognized as individual landmarks. What unifies this eclectic mix is the quality of their architecture and their stately scale. The generous width of State Street itself, with its esplanades on both sides, reinforces the stature of the street.

The Mercy Hospital building, completed in 1942, continues the eclectic nature of the street's architecture. The building is imposing for its size--six stories with a seven-story entrance tower and unusually long frontage. While the brick building is not of the architectural caliber of its neighbors, and is significantly larger, it takes its place comfortably along the State Street streetscape.

Turning from State onto Spring and Winter, the scale and architecture shift dramatically to a more modest residential character. Winter Street itself is much narrower than State and its buildings are generally vernacular, mostly wood frame and modest in scale (ranging from 1 ½ to 3 stories). Like State Street, Winter Street is also fairly eclectic. The subject block features a number of small, gable-end-to-the-street former single-family homes, but it also features double houses and triple-deckers. While clapboard predominates, there are a number of brick residences along the street as well.

The north side of the street has long been dominated by open parking lots. Not only do Mercy's parking lots front onto Winter, but the Portland Club and funeral home on State Street have parking lots that extend to Winter Street as well. Fencing of various styles and quality separates the parking from the sidewalk.

The portion of Spring Street within the project area features mostly mid-19th century, 2 ½ story residential structures of various styles and materials.

The rowhouse as a building type is not present in the immediate vicinity of the project site, but there are numerous examples of rowhouses within the larger West End context. These were built during virtually every era of the peninsula's development and include Park Row of 1835, Stratton Court across from Victoria Mansion, J. B. Brown's Victorian

rowhouses on Neal Street, and more recent examples on Vaughan and Neal.

Proposed Development

Located at the corner of Winter and Spring, directly behind the Mercy Hospital building, the proposed development extends 218 feet along Winter and 47 feet on Spring. The building has a floor plate is 10,418 SF (total square footage 42,197) and is four stories and 44 feet tall. Rooftop mechanicals and an elevator overrun, which are set back from the edges of the building, rise an additional 4 feet, according to the architect's elevation.

Note that although the height map has been amended to establish a 35' maximum height along Winter Street (45' would have been allowed under the R-6 zone), affordable housing projects may receive a height bonus of up to 25 feet. The proposed family housing project, which is 100% affordable, is 44 feet tall.

Although the units are served by a common entrance and interior corridor, the building presents itself as a series of connected rowhouses, with a series of six entries off the sidewalk. All of the entries are marked by projecting canopies. The two entries at the north end of the block are at grade; the other entries are one, two or three steps above grade. This reflects the slope of the site. These elevated entrances feature a more traditional porch-like element with a balustrade that separates the entry from the sidewalk

In preliminary plans, the building composition was divided both vertically and horizontally. A continuous horizontal band separated the first story from the upper floors and another horizontal band appears above the third story. This device is used as a scaling element. The fact that the two-story window "bays" terminate at the third-floor level also provides a scaling element. Shallow canopies supported by brackets are shown at the top of these bays. The bays feature wide paneled framing around paired windows and are set off from the exterior siding by their contrasting trim color. Because they are positioned above the building entrances and at the recessed end bays, they reinforce the entries, punctuate the façade and help provide some visual interest. The Winter Street façade itself features a series of projecting and recessed bays, which help to break down the long frontage of the building. Shifts in the color of the exterior siding were used to break up the frontage as well

The building exterior is clad in composite clapboard and shiplap siding. Shiplap appears at the ground floor and top floor levels, with clapboard in between. Corner boards in a contrasting trim color help accentuate the projecting bays. One-over-one double-hung windows feature vertical proportions. No window specification has been provided.

Like the Winter Street façade, the shorter Spring Street and west elevations feature a projecting bay. The same two-story window grouping accentuates this projecting bay. Fenestration on these façades features a combination of single and paired windows. At the Spring Street end, the building is elevated above a foundation.

Given the wide opening off Spring Street which will provide access to the interior of the block, the rear elevation of the proposed building will be highly visible. (Recall that the rear emergency wing of the hospital is to be demolished, creating more space behind the institutional State Street building.) The composition of the east elevation of the family housing building is much like the street-facing elevations, but the projecting bays begin above the first floor. The ground floor entries are also treated as secondary entries.

Renderings were provided for the workshop (and included in this packet as well) that show the planned site treatment for the property (see Attachment 4). Staff suggests that discussion of the site improvements be postponed for review as part of the developer's application for the rehab/adaptive reuse of the hospital and adjacent Morrison House. As noted above, the two new buildings on Winter Street – the family housing, subject of this review, and the senior housing will be before the Planning Board on April 27, 2021 for a first workshop in the Level III site plan review.

March 17 Workshop – Board Comments

Board members were generally supportive of the design direction presented by Mr. Senatore at the workshop; several comments agreed that the plans were “on the right track,” even as a number of suggestions were made for modifications to further the goal of fitting a large residential building into a neighborhood of smaller residences. The architect related that in meetings with neighborhood representatives, giving the new building a residential feel was emphasized, to ensure compatibility with the west side of Winter Street and a suitable presence on Spring Street.

Board comments and questions included:

- Simplicity was praised and emphasized, and it was suggested that the facades, especially the front facing toward Winter Street could be further simplified and made less busy, even as articulation was seen as necessary to break up the mass.
- It was suggested that the architect explore breaking the building into two primary blocks, with a sort of hyphen to connect them.
- The Board supported the number of residential entrances at the street (in addition to the main, common entrance) and suggested the porch canopies be supported by brackets instead of columns to simplify the face and reduce the number of vertical elements.
- Several Board members suggested grounding the building and the porches with a masonry base.
- Mr. Senatore noted that siding choices did not include brick because the goal was a residential material palette, inspired by the existing houses on Winter Street. The higher cost of brick was also a factor.
- Most if not all Board members encouraged a more recessive fourth floor, and suggested exploring:
 - Differentiating the wall treatment, with a consistent treatment across the top floor
 - Creating a cornice between the third and fourth floors, to present the

- fourth floor as part of a building cap
 - o Setting the fourth floor back slightly, if possible
- The applicants were urged to include a ramp for accessibility at the front entrance, instead of at a more remote secondary entrance.
- The architect was encouraged to explore the relationship of the Spring Street façade to the street; while it was acknowledged that it was not inappropriate for the Spring Street face to be secondary, it was suggested that Spring Street be acknowledged somehow, with perhaps a subtly different treatment.
- The question was raised whether the rooftop mechanicals might be visible from a distance, and whether modeling had been done to verify that the location of the units in the middle of the roof would obviate the need for screening. Mr. Senatore responded that yes, modeling had been researched to affirm invisibility of the units. Additional views from further away were requested for the public hearing.

Revised Final Proposal

Please see Mr. Senatore's summary of the design changes made since the March workshop. The most significant are based on suggestions from the Board and the public:

- The addition of a ramp at the front entrance on Winter Street
- The addition of a brick base (note that on some of the elevations, notes still mistakenly make a reference to foundation parging, which has been replaced by a brick veneer.)
- A simplified color scheme on divides the long sides of the building into two distinct sections, with a neutral, simpler connection at the location of the common entrances.
- The fourth floor has been made more recessive by shortening the bay projections, a monochromatic color at that level, and the lowering of the cornice to the top of the third floor.
- Porch canopies are now supported by brackets rather than columns.

Staff Comments

Redevelopment of the rear portions of the Mercy Hospital parcel present exciting possibilities for neighborhood and streetscape improvements in this transitional zone of Portland's West End. It also presents the challenge of integrating a large-scale multi-family housing project at the edge of a dense, much smaller-scaled historic neighborhood. To do so successfully the design must avoid an institutional appearance and take a contextually sensitive approach to a design that has its own coherent residential character.

As is clearly expressed in the architect's summary, the final design responds to a number of the Board's workshop suggestions and comments. Staff believes the result is an improved design that the Board will find successfully meets the Standards for New

Construction, and one that will be a compatible addition to the neighborhood. Mr. Senatore's design changes make for a simpler façade on Winter Street that is less busy but still effectively creates the impression of a row house that is made up of several pieces. The elevations now more effectively communicate the existence of a base, a body and a top. In addition, the changes to the fourth floor and the lower cornice are effective in moderating the scale.

Board members might consider the revised design as meeting the applicable standards as proposed; it was judged to be fairly close to appropriateness at the workshop. They may also want to consider a number of minor suggestions, questions, and additional details:

- The brick base is higher than the porches on Winter Street, comes to the bottom of the first-floor windows, and at the Spring Street end is quite high. Does the Board feel it would be worthwhile to explore a lower base, perhaps the same height as the porches, or would that create an awkwardly small space between the base and the bottom of the windows?
- Window canopies over some of the windows on the long front and back faces create some visual interest, but staff wonders if they are still important, now that the heavier cornice is in place at the top of the third floor?
- Staff notes that the windows on the top floor are 5' tall, appropriately smaller than the three lower floors which are all 6' tall. Would the Board like to discuss more gradients in the window hierarchy, with the tallest being reserved for the first floor? Would making the second and third-floor windows slightly smaller than the first serve the goal of addressing the perception of scale, and also refer to historic window hierarchies?
- Several additional questions concern other details that will undoubtedly have to be further developed prior to construction:
 - Will additional utilities, vents, meters, etc. be required on the exterior? Where and how will these be accommodated?
 - Will there be additional exterior lighting that is not recessed under a canopy – perhaps wall-mounted fixtures?
 - Detailed window specifications are not yet determined.
 - Staff presumably will be able to review more porch and railing details (such as the relationship between the brick veneer and the wood-framed porch and stairs) when construction drawings are available. In particular, staff hopes it won't be necessary to have 42" guardrails on the porches, especially since they are fairly low and most serve individual units.

Applicable Review Standards

from Standards for Review of New Construction

Compatibility Factors for Evaluation:

Scale and Form

Height

Width
Proportion of principal facades
Roof shapes
Scale of the structure

Composition of Principal Facades

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

Relationship to the Street

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 21, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed new construction and site improvements at 144 State Street (CHOM Family Housing) **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Project description
2. Plans, elevations, details and before/after perspective views
3. Pages from the 3/17/21 workshop design package
4. Views of project in context of other proposed development on Mercy property

April 7, 2021

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

Re: Mercy CHOM Family Building - HP Workshop Design Revisions

Deb,

Please see the attached revised design package for the Mercy CHOM Family Building in response to the HP Board workshop discussion and comments. Below is a summary of the design revisions we have made based on the comments we heard.

- 1.) In response to the comment to visually break the building into two parts that read more as two buildings, we made each end of the building a single color, blue and yellow, and eliminated the minor gray siding breaks. The main entry siding remains gray as the single break between the two color portions.
- 2.) We have added a brick base to the building and carried that base out and around the residential unit entry porches to make them more substantial.
- 3.) We have lowered the cornice line of the building from the roof level to the top of the third floor to scale the facade and minimize the 4th floor aesthetics
- 4.) We have removed the bay projections on the fourth floor to make it more recessive and to help scale the facade
- 5.) The fourth floor color palate is monochromatic, the corner and window trim matches the adjacent siding, again to minimize its presence.
- 6.) We have removed the porch columns and replaced them with wall brackets to support the porch roofs.

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7.) The Spring Street elevation has been simplified to differentiate it from the Winter Street elevation, we have removed the Hood and bracket detail above the windows and removed the white panels and trim at the 2nd and 3rd floor windows.

8.) We have simplified the main entry to the building by removing the hood and brackets above the window, as well as removing the white panels and trim. This further emphasizes the visual break between the two major portions of the building.

9.) Per the board's request we have added four in context views of the building from longer distances down both streets.

We look forward to discussing the project at the upcoming Historic Preservation Review Board Public Hearing.

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

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Portland, Maine 04101

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

1

Att. 2

APRIL 07, 2021



1 VIEW FROM ABOVE
NTS



PROGRESS PRINT ONLY
Not for Construction

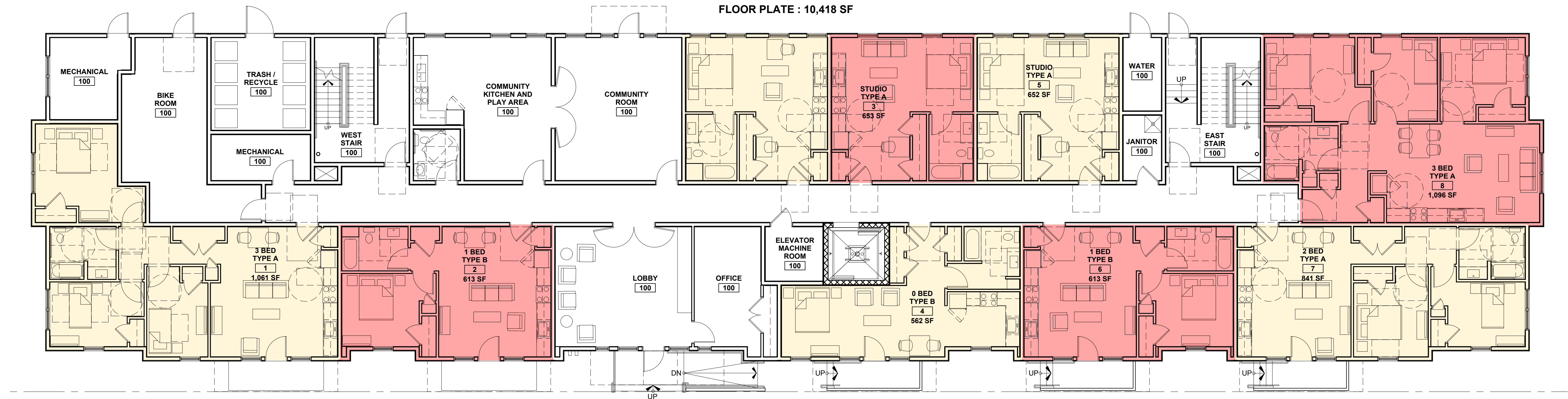
RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS

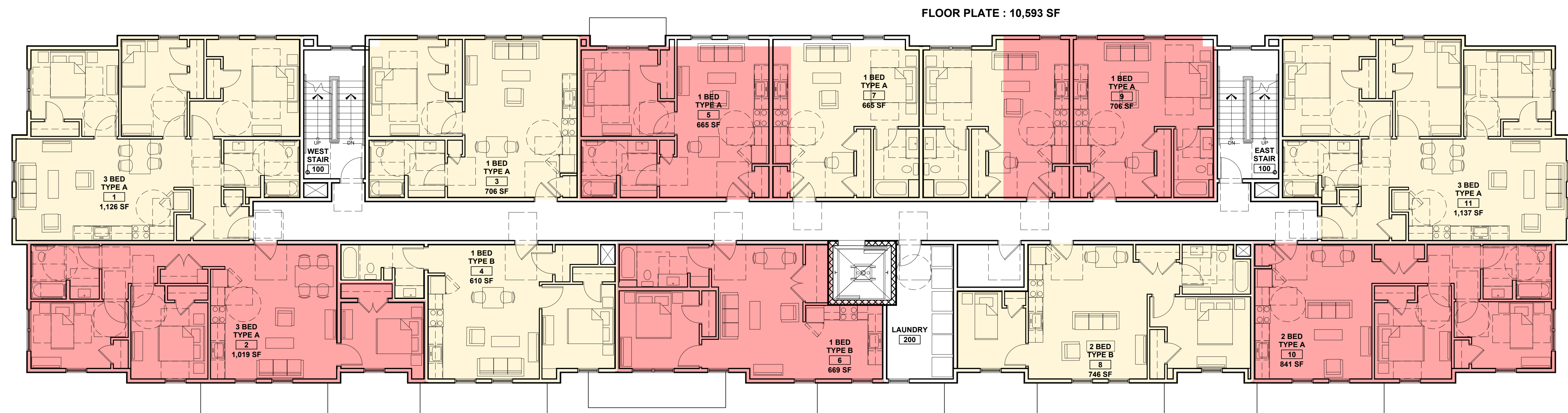
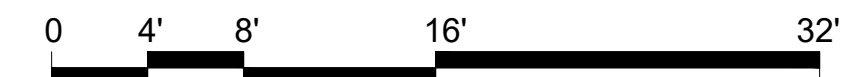
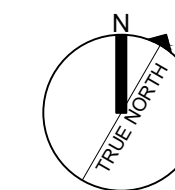
WINTER STREET, PORTLAND, MAINE

2

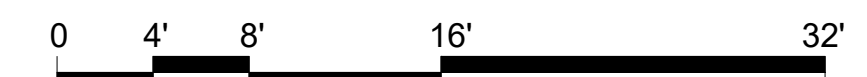
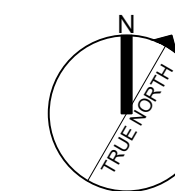
APRIL 07, 2021



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND, THIRD, FOURTH FLOOR PLAN
1/8" = 1'-0"



RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

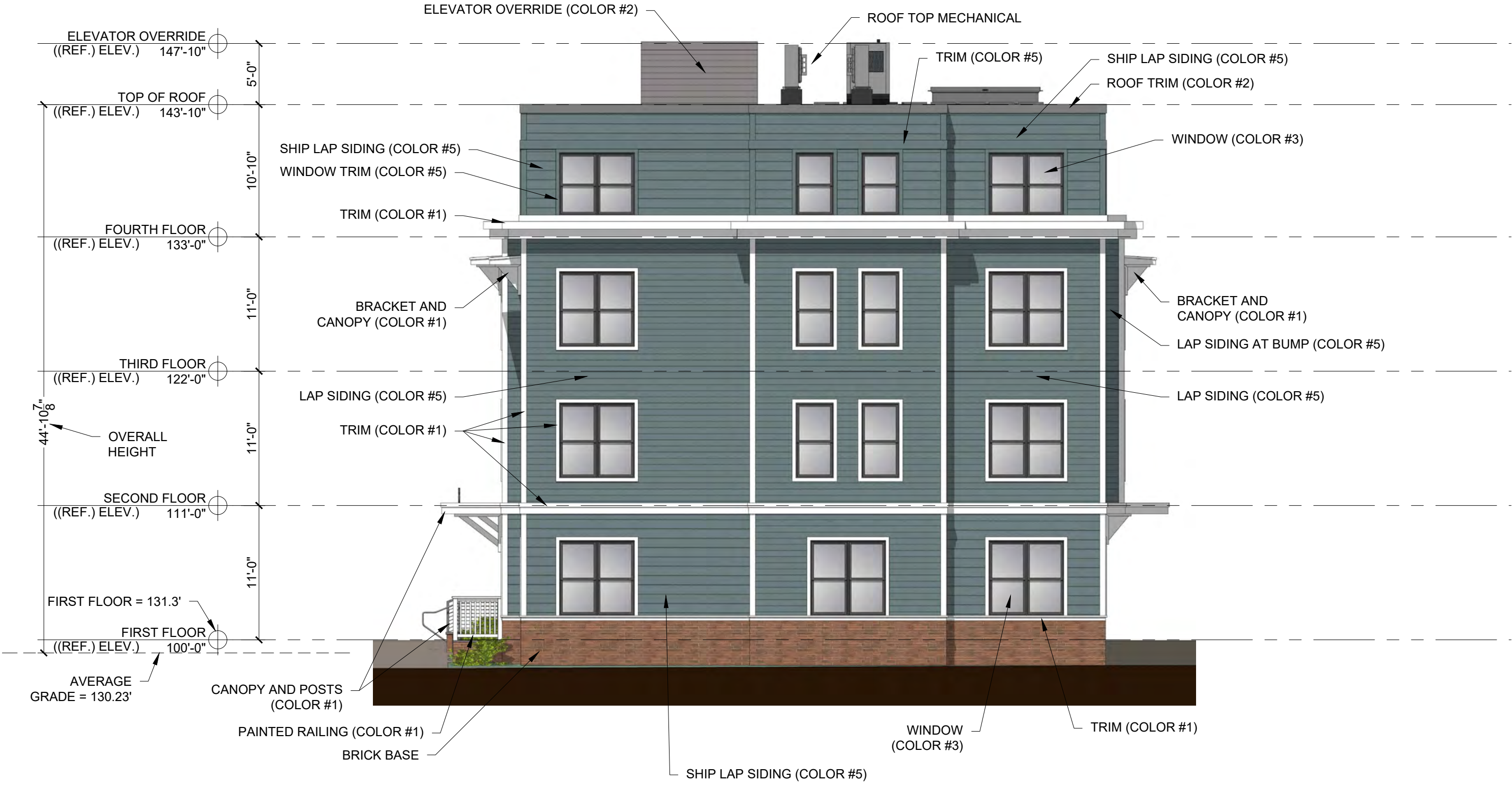
FAMILY APARTMENTS 3
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



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

ITEM	INFORMATION	COLOR
TRIM - COLOR #1	PVC	WHITE
SHIPLAP SIDING - COLOR #2	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	PEARL GRAY
WINDOW - COLOR #3		BLACK
SHIPLAP SIDING - COLOR #4	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	EMBELLISHED CREAM
SHIPLAP SIDING - COLOR #5	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	BOOTHBAY BLUE
PARGE COAT - COLOR #6		MEDIUM GRAY
LAP SIDING - COLOR #2	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	PEARL GRAY
LAP SIDING - COLOR #4	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	EMBELLISHED CREAM
LAP SIDING - COLOR #5	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	BOOTHBAY BLUE
MATERIALS NOTE: 1.) ALL DIS-SIMILAR METALS TO BE ISOLATED FROM ONE ANOTHER WITH ADHERED STRIPS OR SEALANTS TO PREVENT GALVANIC ACTION		



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



PROGRESS PRINT ONLY
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RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS 4
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



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

MATERIALS KEY		
ITEM	INFORMATION	COLOR
TRIM - COLOR #1	PVC	WHITE
SHIPLAP SIDING - COLOR #2	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	PEARL GRAY
WINDOW - COLOR #3		BLACK
SHIPLAP SIDING - COLOR #4	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	EMBELLISHED CREAM
SHIPLAP SIDING - COLOR #5	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	BOOTHBAY BLUE
PARGECOAT - COLOR #6		MEDIUM GRAY
LAP SIDING - COLOR #2	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	PEARL GRAY
LAP SIDING - COLOR #4	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	EMBELLISHED CREAM
LAP SIDING - COLOR #5	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	BOOTHBAY BLUE
MATERIALS NOTE:		
1.) ALL DIS-SIMILAR METALS TO BE ISOLATED FROM ONE ANOTHER WITH ADHERED STRIPS OR SEALANTS TO PREVENT GALVANIC ACTION		



2 WEST ELEVATION
1/8" = 1'-0"



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**



1 ROOF TOP PERSPECTIVE IMAGE
NTS



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS **6**
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



1 VIEW LOOKING NORTH ON SPRING STREET - EXISTING
NTS



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

7

APRIL 07, 2021



1 VIEW LOOKING NORTH ON SPRING STREET - PROPOSED



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS

8

WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



1 VIEW LOOKING WEST ON WINTER STREET - EXISTING
NTS



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS 9

WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



1 VIEW LOOKING WEST ON WINTER STREET - PROPOSED
NTS



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS 10
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



1 VIEW LOOKING EAST ON WINTER STREET - EXISTING
NTS



PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

12

APRIL 07, 2021



1 VIEW LOOKING EAST ON WINTER STREET - PROPOSED
NTS



PROGRESS PRINT ONLY
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RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS 12
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021



1 VIEW LOOKING SOUTH ON SPRING STREET - EXISTING
NTS



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RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS 13
WINTER STREET, PORTLAND, MAINE

APRIL 07, 2021

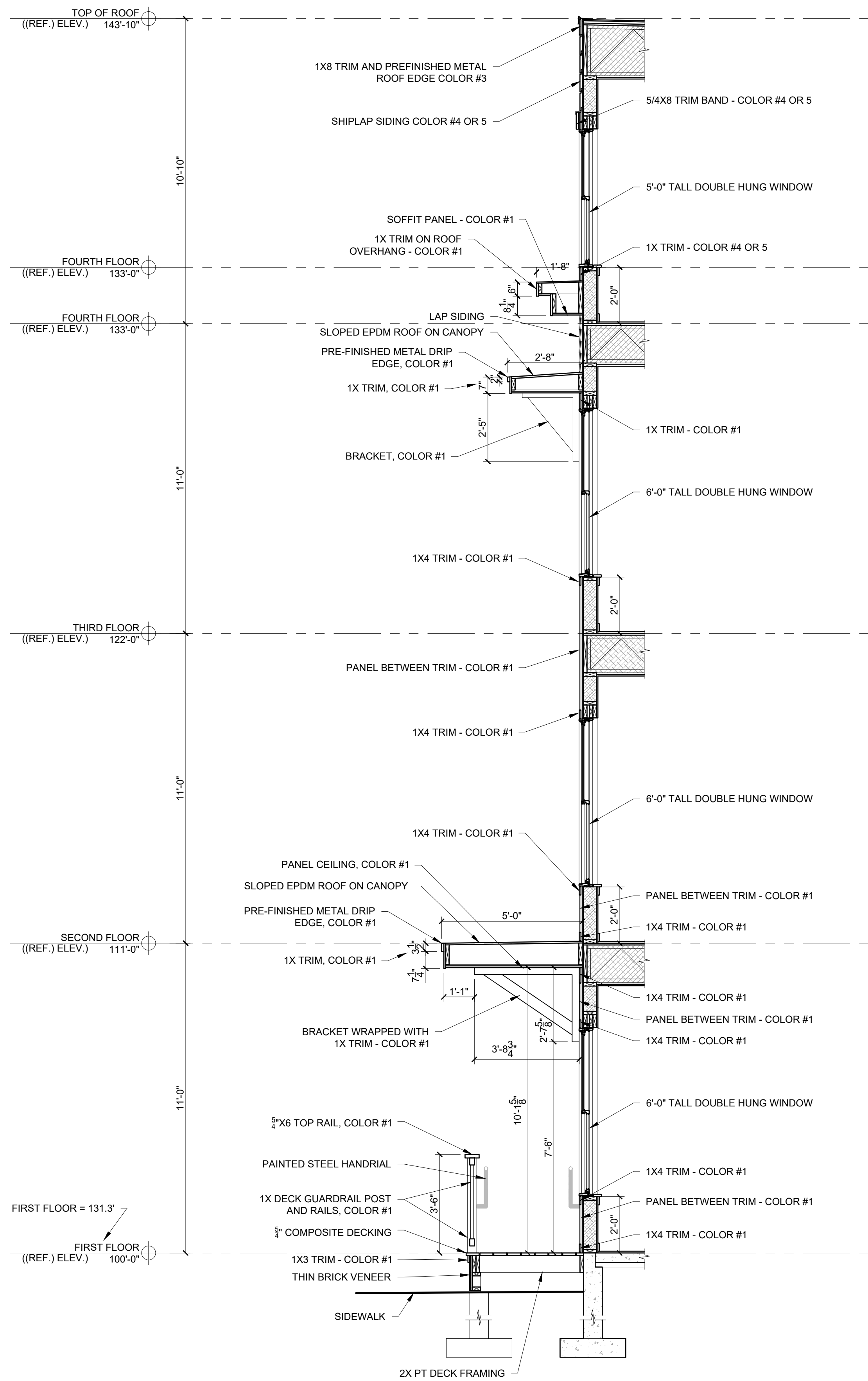


1 VIEW LOOKING SOUTH ON SPRING STREET - PROPOSED



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RYAN SENATORE **ARCHITECTURE**



1 SECTION
3/8" = 1'-0"

DT-1



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RYAN SENATORE ARCHITECTURE



VIEW LOOKING NORTH ON WINTER STREET



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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

16

APRIL 07, 2021



VIEW LOOKING SOUTH ON WINTER STREET

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RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

17

APRIL 07, 2021



VIEW LOOKING EAST ON SPRING STREET

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FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

18

APRIL 07, 2021



VIEW LOOKING WEST ON SPRING STREET

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RYAN SENATORE **ARCHITECTURE**

EXTERIOR MATERIAL PALETTE

HALO®



RECESSED LIGHT AT
UNDERSIDE OF ENTRY
CANOPIES

8" SQUARE WHITE COLOR
TO MATCH CANOPY CEILING

SIDING COLOR #2
PEARL GRAY

SIDING COLOR #4
EMBELLISHED CREAM

SIDING COLOR #5
BOOTHBAY BLUE

BLACK
WINDOWS

BRICK BASE - COMMODORE FULL RANGE SMOOTH



RYAN SENATORE **ARCHITECTURE**

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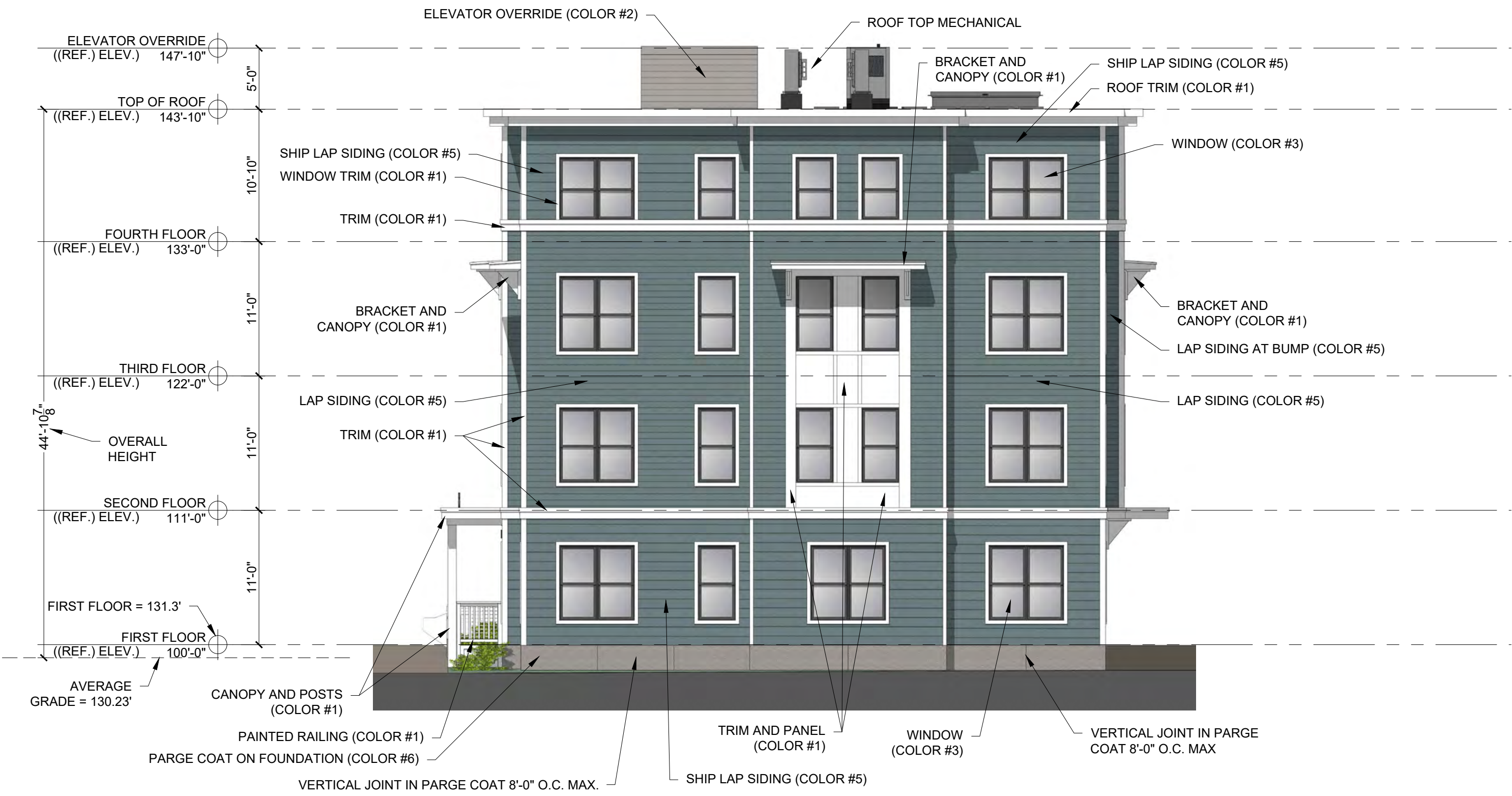
FAMILY APARTMENTS
WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



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

Table with 3 columns: ITEM, INFORMATION, and COLOR. It lists materials for trim, siding, windows, and parge coat, along with a materials note regarding galvanic action.



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



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Not for Construction
RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS
WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



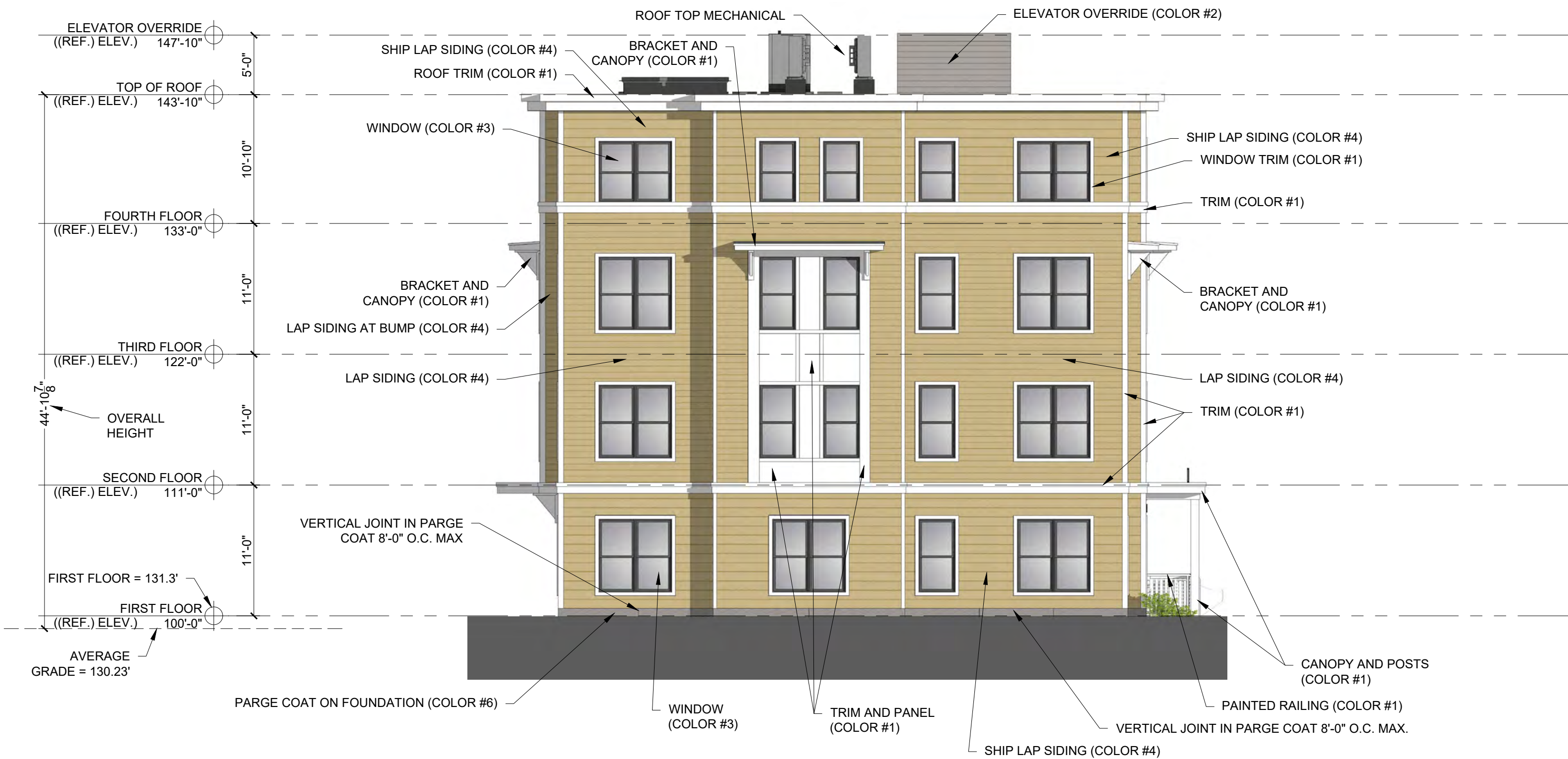
1 NORTH ELEVATION
1/8" = 1'-0"

MATERIALS KEY

ITEM	INFORMATION	COLOR
TRIM - COLOR #1	PVC	WHITE
SHIPLAP SIDING - COLOR #2	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	PEARL GRAY
WINDOW - COLOR #3		BLACK
SHIPLAP SIDING - COLOR #4	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	EMBELLISHED CREAM
SHIPLAP SIDING - COLOR #5	FIBERCEMENT - ARTISAN SQUARE CHANNEL - 9" EXPOSURE - SMOOTH	BOOTHBAY BLUE
PARGECOAT - COLOR #6		MEDIUM GRAY
LAP SIDING - COLOR #2	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	PEARL GRAY
LAP SIDING - COLOR #4	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	EMBELLISHED CREAM
LAP SIDING - COLOR #5	FIBERCEMENT 6" EXPOSURE - SMOOTH FINISH	BOOTHBAY BLUE

MATERIALS NOTE:

1.) ALL DIS-SIMILAR METALS TO BE ISOLATED FROM ONE ANOTHER WITH ADHERED STRIPS OR SEALANTS TO PREVENT GALVANIC ACTION



2 WEST ELEVATION
1/8" = 1'-0"



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Not for Construction

RYAN SENATORE ARCHITECTURE

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 ROOF TOP PERSPECTIVE IMAGE
NTS



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RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW LOOKING WEST ON WINTER STREET - PROPOSED
NTS



PROGRESS PRINT ONLY
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RYAN SENATORE **ARCHITECTURE**

FAMILY APARTMENTS

WINTER STREET, PORTLAND, MAINE

DECEMBER 02, 2020



1 VIEW LOOKING SOUTH ON SPRING STREET - PROPOSED



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Not for Construction

RYAN SENATORE ARCHITECTURE



STATE STREET

FORMAL ENTRY

MORRISON HOUSE

MERCY HOSPITAL BUILDING

PORTLAND CLUB

LOADING

EMERGENCY WING

PARKING

SPRING STREET

WINTER STREET

EXISTING CONDITIONS PLAN



STATE STREET

RESTORED STREETSCAPE

ENTRY TERRACE

MERCY HOSPITAL
BUILDING

COMMUNITY SPACE

COURTYARD

SPRINGTERRACE

SUBSURFACE
SWM

WOONERF

CHOM - SENIOR BUILDING

CHOM - FAMILY BUILDING

WINTER STREET

SPRING STREET

PUBLIC ROW

MORRISON HOUSE

PORTLAND CLUB

OVERALL ILLUSTRATIVE PLAN



ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



OVERALL SITE PROGRAMMING











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

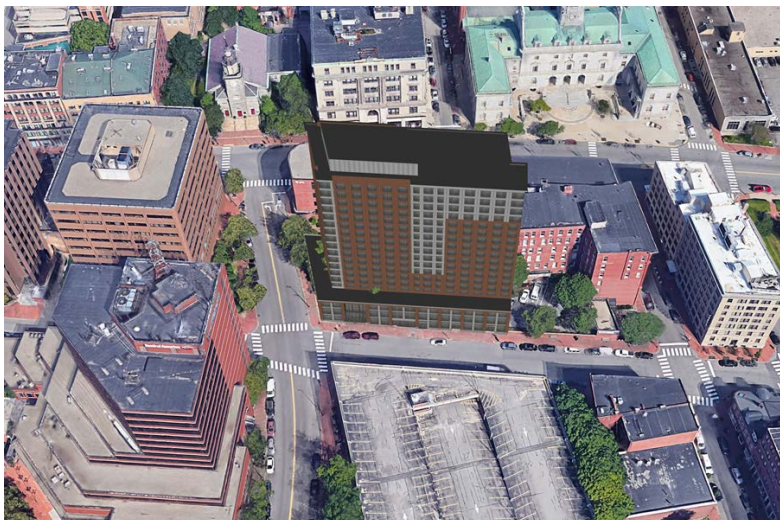
**PUBLIC HEARING
200 FEDERAL STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: April 14, 2021
RE: April 21, 2021 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Mixed-Use Construction
Address: 200 Federal Street (corner of Federal and Temple Streets)
Applicant: Redfern Downtown LLC.
Jonathan Cohen, principal
Project Architect: Ryan Senatore

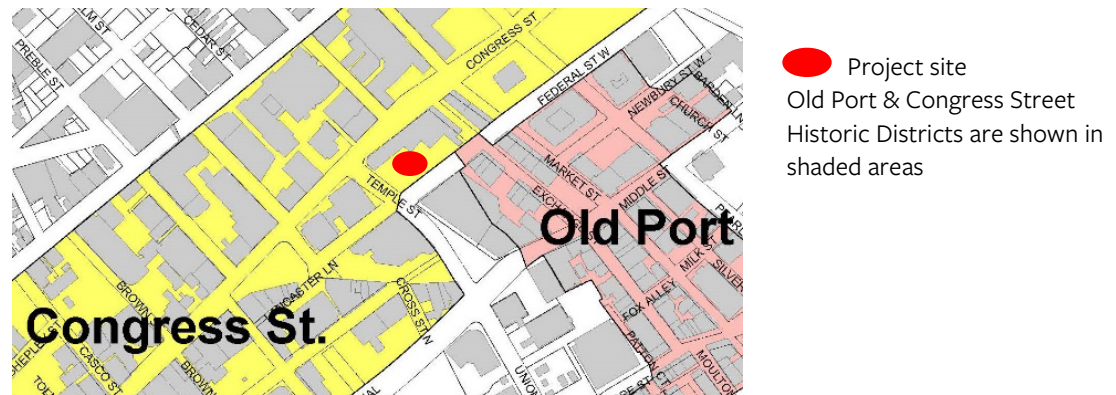
Introduction

Following a preliminary workshop session on March 3rd, Jonathan Culley of Redfern Downtown LLC and architect Ryan Senatore are requesting final review and approval of their proposal for a new mixed-use development at 200 Federal Street. The subject parcel is located at the northeast corner of Temple and Federal Streets, immediately behind the commercial block at 400 Congress that houses the downtown branch of the post office. The parcel is currently occupied by an underutilized open plaza, and parking lot. Plans call for the construction of an 18-story, 190' tall structure with retail at the ground floor level and 265 market-rate apartments above.



Aerial view of proposed project showing surrounding context. (Shown for context purposes only; building design has been modified.)

The subject parcel is located within the Congress Street Historic District and in close proximity to the western boundary of the Old Port Historic District.



The final submitted plans reflect a number of design revisions made in response to Board input at the March 3rd workshop. Mr. Senatore has included a cover letter summarizing the changes made—see ATTACHMENT 1. Also enclosed are plans, elevations, details, sections and renderings of the project as viewed from various vantage points. Finally, plans and details have been provided for the proposed plaza behind the building—see ATTACHMENT 6.

Excerpts from the March 3rd proposal are provided for reference purposes--see ATTACHMENT 7.

Project Context

The project site is located within the Congress Street Historic District and is 140 feet from Exchange Street and the western boundary of the Old Port Historic District. The immediate surrounding context is quite varied and comprised of mostly more recent construction. Directly across Temple Street is Two Monument Square, a 110' office tower built in the 1970's, and One City Center, a commercial structure of complex massing built in the 1980's that rises to 139' along Temple Street. Directly across Federal Street is the three-story, City-owned Temple Street parking garage with ground floor retail, also built in the 1970's.

Immediately east of the project site on Federal is a small open parking lot and single-story bank drive-thru that fronts onto Exchange Street. The site is also abutted on the east by the rear elevations of the six-story commercial block at 119 Exchange Street.

Immediately north of the development site is 400 Congress Street, a four-story Moderne style office building completed in 1956.

With the exception of the Temple Street garage, which features exposed concrete on the upper facade, the exteriors of immediate surrounding buildings are mostly red or brown brick. Other than this fairly consistent material palette, there are few prevailing architectural characteristics that serve to unify the surrounding context.

Just beyond the proposed building's immediate context are located some of Portland's most notable landmarks, including First Parish Church at the head of Temple, Masonic Hall and Portland City Hall. Historic Exchange Street, as noted above, is located about 140 feet to the east.

Allowable Height for Subject Property per Zoning

The development site is located within the B3 Downtown Business Zone. Allowable building heights within the B3 zone vary and are based on a height study conducted in the 1980's that created a more fine-tuned approach to regulating building heights within the downtown, rather than establishing a single maximum height across the zone. (See attached Downtown Height Map—ATTACHMENT 1.) The allowable building height for this parcel is 150', with an allowance for an additional 40' of unoccupied space—this provision was designed to allow for an "architectural cap". The City Council recently approved Mr. Culley's request to amend the Downtown Height Map, allowing the top 40 feet to be occupied space. The additional height will allow for the construction of more housing units, which has been identified as a high priority for the city. Note also that mechanical units are not included in maximum height calculations. As proposed, the screen surrounding proposed mechanical units is 14 feet tall.

In addition to establishing overall building heights, the Downtown Height Map requires that buildings step back at a point before rising to their overall height. For this site, the maximum height of the building, *at the street edge*, may not exceed 90 feet. At this height, the building must step back a minimum of 15 feet. (The proposed building steps back from the street edge at 40' high.)

For most historic districts, the historic preservation ordinance's height standards supersede the otherwise allowable height per underlying zone. In the Old Port Historic District, for example, if the allowable height per zoning was found to be incompatible with the heights of surrounding structures, the Board could require a lower height. An exception was made for building heights in the Congress Street Historic District, when the Council approved the district designation. (This was expected by the Historic Preservation Board when it developed the district proposal, recognizing that building heights in the downtown core vary significantly and that taller buildings would be acceptable for construction on open parcels or for redevelopment of noncontributing properties.) The result of this is that the Historic Preservation Board can influence how a proposed building achieves its overall height, but cannot require a building shorter than allowed as shown on the Downtown Height Map. It is understood that a setback is also mandatory where applicable.

Building Description (*Final design revisions are highlighted*)

The proposed structure is 190 feet tall with a 14-foot mechanical screen above the roof. (The screen is set back 11 feet from the roof edge.) The base of the building, which is set at the sidewalk, is 39 feet tall and three stories. Above this point, the building steps back 15 feet

from the Temple Street and Federal Street elevations and rises an additional 15 stories. The east and north elevations of the building do not include the 15-foot setback.

The ground floor features the main building entry, located on the Federal Street frontage; a garage door to ground floor parking, also on the Federal Street frontage; and retail spaces. Three retail units are contemplated; two facing Federal Street and one facing Temple Street. The entry bay is three stories tall, recessed 4 feet from face of the building and marked by a large projecting canopy. Smaller canopies mark the entries to the retail spaces. On the east and north elevations of the ground floor, away from the Federal Street and Temple Street frontages, the ground floor is open, exposing parked cars.

- o *Two recessed wall areas at the street level with bench seating have been introduced between the apartment entry and parking space access. The recessed walls are set back 4' from the façade; the walls are solid, as the area behind is a utility room. A bench is provided within the recessed area.*
- o *The overhead garage door shown in the original proposal has been eliminated. Brick continues within the now-open garage entry.*
- o *Canopies have been introduced over each retail bay, not just at the entries.*

On-site parking is limited (and reserved, per agreement, for the Post Office.). Parking for residents will be off site, at a garage owned by the applicant.

A narrow, landscaped courtyard or passageway is proposed between the new building and the post office building immediately north of it.

- o *The final submission includes plans and details for the landscaped courtyard—see ATTACHMENT 6.*

The proposed exterior material palette is simple and limited, consisting of brick, metal panel siding and metal trim. Granite is proposed at the base of the building. Although the enclosed renderings would suggest that a brown brick is proposed, staff understands that a red brick blend is proposed. A “champagne” finish is proposed for the metal siding and trim, which is intended to provide a warm tone. A medium bronze finish is proposed for the windows, lighter than the bronze tone associated with standard aluminum replacement windows. Material samples will be shown at the workshop.

- o *Links have been provided for product information. This will allow members to view the appearance, including color and finish, of the proposed material palette.*

Brick - Commodore FR Smooth by Belden Brick

<https://www.beldenbrick.com/onlinecatalog/brick-colors/red-bricks/oooooo60/commodore-full-range-smooth>

Metal Siding Panel - Champagne Metallic by Reynobond

<https://www.rapidmaterials.com/product/reynobond-4mm-fr-champagne-metallic-62x196-2/>

Window Color - Warm Stone by Intus Windows

<https://www.intuswindows.com/wp-content/uploads/2016/01/colors.jpg>

Regarding the façade composition of the upper floors, the choice was made to break up the overall width of the building by alternating the two siding materials. The shifts in material are intended to create a vertical emphasis to the building as viewed from a distance and also to shift the greatest apparent height toward the west end of the building, closer to the downtown core. Continuous vertical glazing at the northwest and southwest corners of the building also reinforces this vertical emphasis. The building appears to “step down” at the building’s east end, where it approaches the lower building heights on Exchange Street. Here, the brick cladding extends to the fourteenth floor; above that point it transitions to metal panel.

Where the brick extends to the roofline, a projecting brick parapet is shown. Where metal panels extend to the top of the building, a simple metal cornice is shown. These cornice sections step down in height from the brick parapet sections.

Building fenestration is very regular, both on the upper floors and at the building base. At the base, a series of three-story brick piers separate the window bays. Within this framework of three-story tall bays, pairs of large windows at each floor level are separated by metal panels. This creates a sense of verticality at the pedestrian level, notwithstanding the width of the base. Windows throughout the building are very large, consistent in size and with simple divisions to provide a level of detail.

- *The metal panel infill shown between every other window in the three-story base has been replaced with a secondary brick pier. These secondary piers are narrower in width and provide a shadow reveal which the metal panels did not.*
- *Granite sills have been added to the windows at levels 2 and 3 at the building base.*
- *The windows in the tower portion of the building have been revised to add a narrow louver at the sill 8” in height. This is to accommodate the HVAC system. The louver is integral and color matched to the window unit.*

Although the panelized brick veneer of the upper floors does not allow for significant relief and shadow lines (the windows are set back 2 inches from the wall plane), greater relief is provided at the building base, where standard dimensional brick is used. Here, the window walls are set back 3 inches from the face of the brick piers.

- *At the three-story base, the glazed openings are now recessed an additional 4 inches (for an overall recess of 7 inches) from the face of the brick piers. Also, a 1” recessed brick perimeter has been added to the glazed openings at the base. These revisions are intended to provide additional relief, shadow lines and architectural detail at the base.*
- *A vertical brick pattern between the windows on floors 2 and 3 has been added to match the vertical brick pattern between the windows on the upper tower.*

Summary of Board Comments at March 3 Workshop

Board members expressed general support for the overall proposal, finding that it was in general conformance with the ordinance's new construction standards. Board members noted the eclectic nature of the surrounding context and the absence of a strong prevailing development pattern that would provide design cues for the proposed development. Given the relative design flexibility afforded by this particular site, some members of the Board expressed the view that perhaps greater advantage could have been taken to introduce a more contemporary design and/or material palette. That said, all members of the Board recognized that the ordinance allows for a range of design solutions, including more traditional solutions, provided the ordinance review standards are met. Appreciation was expressed for the applicant's interest in developing a building of high-quality materials and enduring design.

Much of the March 3 Board discussion focused on the three-story base of the building (the height of which was found to correspond to the building directly across the street). As the base would have the greatest visibility and most immediate impact at the pedestrian level, the applicant and project architect were encouraged to explore ways to provide more architectural interest and three-dimensional relief at the base through the introduction of projecting and recessed elements, material texture, variation in detail, etc.. They noted that many newer commercial blocks lack the sense of depth, scale and relief that historic commercial blocks do and that these characteristics make for a richer pedestrian experience. All agreed that the quality of materials, as well as quality and execution of details, would be critical to the building's success.

At the preliminary review, little information was provided about the proposed treatment of the plaza between the new building and the post office building. The applicant was asked to include in the final proposal the required level of information for this aspect of the project, including site plan, material, lighting and site furniture specifications, etc.

Staff Comments

As Mr. Senatore notes in his cover letter, a number of design revisions have been made in an effort to provide more relief, depth, and architectural interest at the base of the building and to respond to Board feedback. As for the general architectural expression of the building, the applicant has opted for a relatively conservative design solution and one in which the base and upper tower treatments are well-integrated. (The final material revisions to the three-story base move further in this direction.) Although the eclectic nature of the project context could have supported a different, less traditional design solution or material palette, the proposed design clearly conforms with the applicable ordinance standards and has been thoughtfully considered.

One aspect of the revised proposal that might warrant further discussion is the ground floor treatment of the Federal Street façade. In the final proposal, the ground floor is broken up into a number of individual "zones". At the east end is a series of canopied

storefront bays that do not repeat elsewhere on the ground floor. Immediately west of the storefront bays is the open entry to the parking area. Next are two recessed bays with solid walls behind and bench seating. And at the west end is the main entry with its two-story treatment. As viewed in elevation, the somewhat disparate zones lack cohesiveness, at least in staff's view. Given the considerable width of the building, however, perhaps the somewhat disparate nature of the ground floor will be less apparent and may even lend a more varied experience for the pedestrian.

As noted above, the applicant has provided for the final review drawings and details of the proposed plaza that will separate the rear of the new building from that of the post office building at 400 Congress Street. Staff understands that project's landscape architect will be available to present the plans and address questions at Wednesday's meeting.

Applicable Review Standards

from *Standards for Review of New Construction*

Compatibility Factors for Evaluation:

Scale and Form

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

Composition of Principal Facades

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

Relationship to the Street

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the April 21, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed new construction and site improvements at 200 Federal Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Letter from project architect summarizing design revisions
2. Final Elevations
3. Sections and details
4. Renderings and perspective views
5. Close-up renderings of base-level details
6. Landscape plans
7. Excerpts from March 3 proposal

April 5, 2021

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

Re: 200 Federal St. - HP Workshop Design Revisions

Deb,

Please see the attached revised design package for 200 Federal Street in response to the HP Board workshop discussion and comments. Below is a summary of the design revisions we have made based on the comments we heard.

- 1.) In response to the comments of enhancing, Scale, Shadow and Light at the street level facade we have recessed the glazed openings an additional 4" from face of brick pier for a 7" recess (or full brick depth). This enhances the pier depth and expresses the shadow lines of the street level facades.
- 2.) In response to the comments to add detail to the base, we have added a 1" recessed brick perimeter to the glazed openings, creating an elegant and subtle detail at the brick piers to add texture and shadow.
- 3.) We have removed the overhead door to the parking area and returned the brick facades into the drive opening
- 4.) We have added awnings above the storefront windows on the Federal Street facade to provide a pedestrian friendly datum, shadows and added texture at the commercial tenant suite and entries.
- 5.) We have revised the metal panel infill between every other window to a secondary brick pier, this provides a more unified street level facade rhythm but maintains a variation of detail as these secondary piers have a narrower width and shadow reveal.

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

6.) We have added granite sills to the windows at levels 2 and 3.

7.) We have revised the windows in the tower portion of the building slightly to add a narrow louver at the sill 8" in height, this is to accommodate the HVAC system. This louver is integral and color matched to the window unit.

8.) We have added a vertical brick pattern between the windows on floors 2 and 3 to match the vertical brick pattern between the windows on the upper tower.

9.) We have added two recessed wall areas at the street level with bench seating as an element to break the facade pattern between the apartment entry and parking space access.

We look forward to discussing the project at the upcoming Historic Preservation Review Board Public Hearing.

Sincerely,



Ryan Senatore, AIA LEED AP

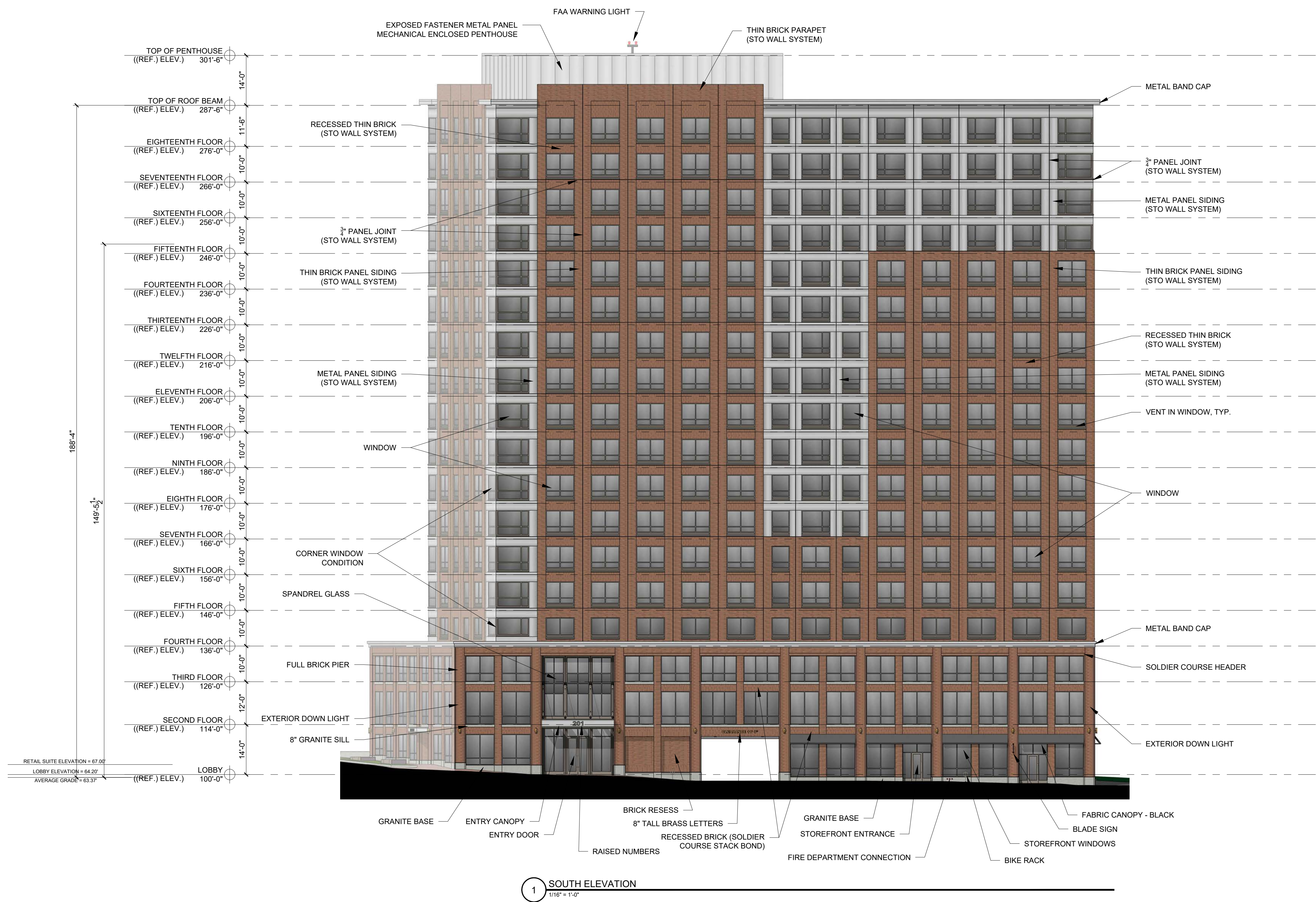
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ryan@senatorearchitecture.com

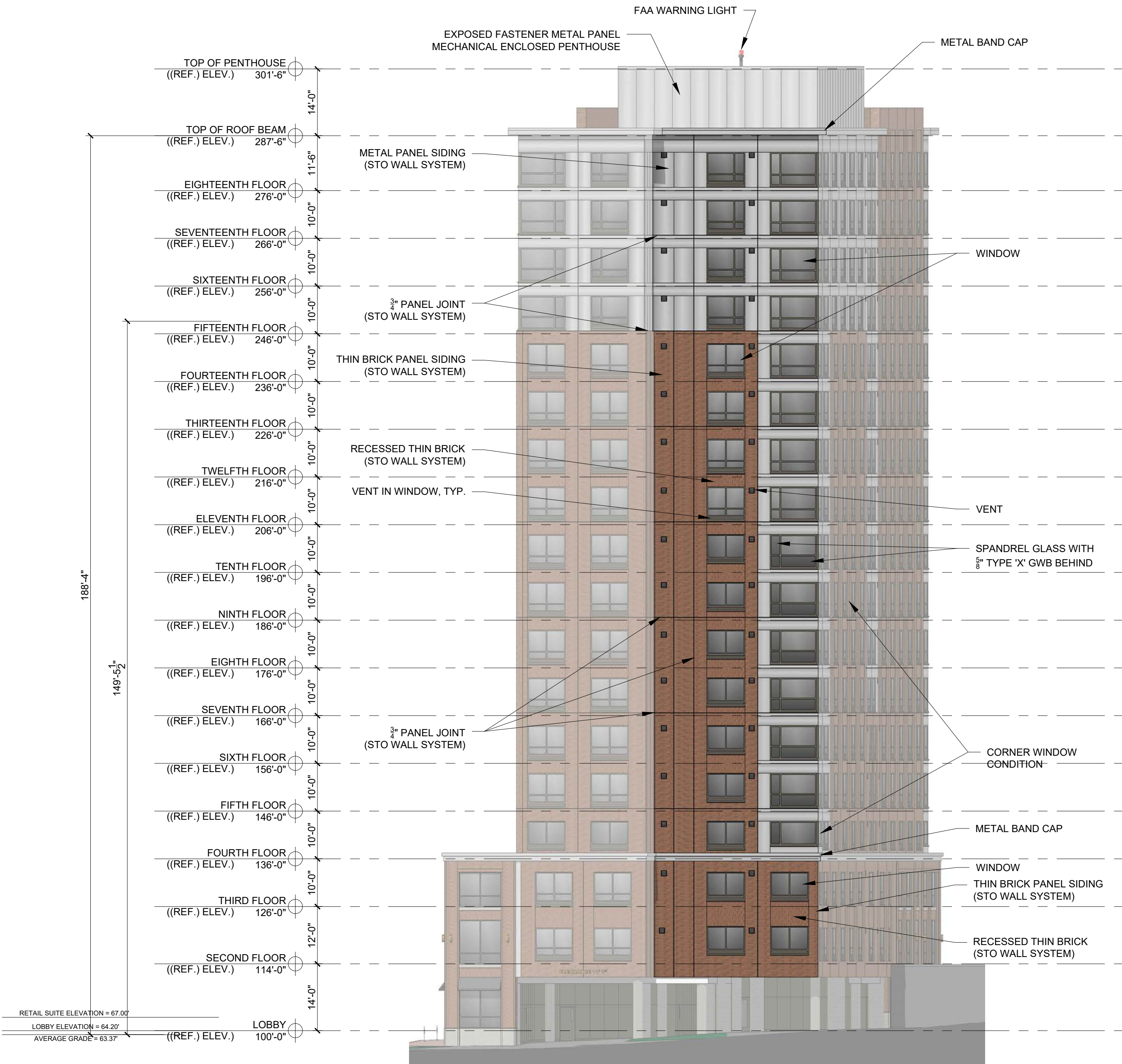
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Portland, Maine 04101



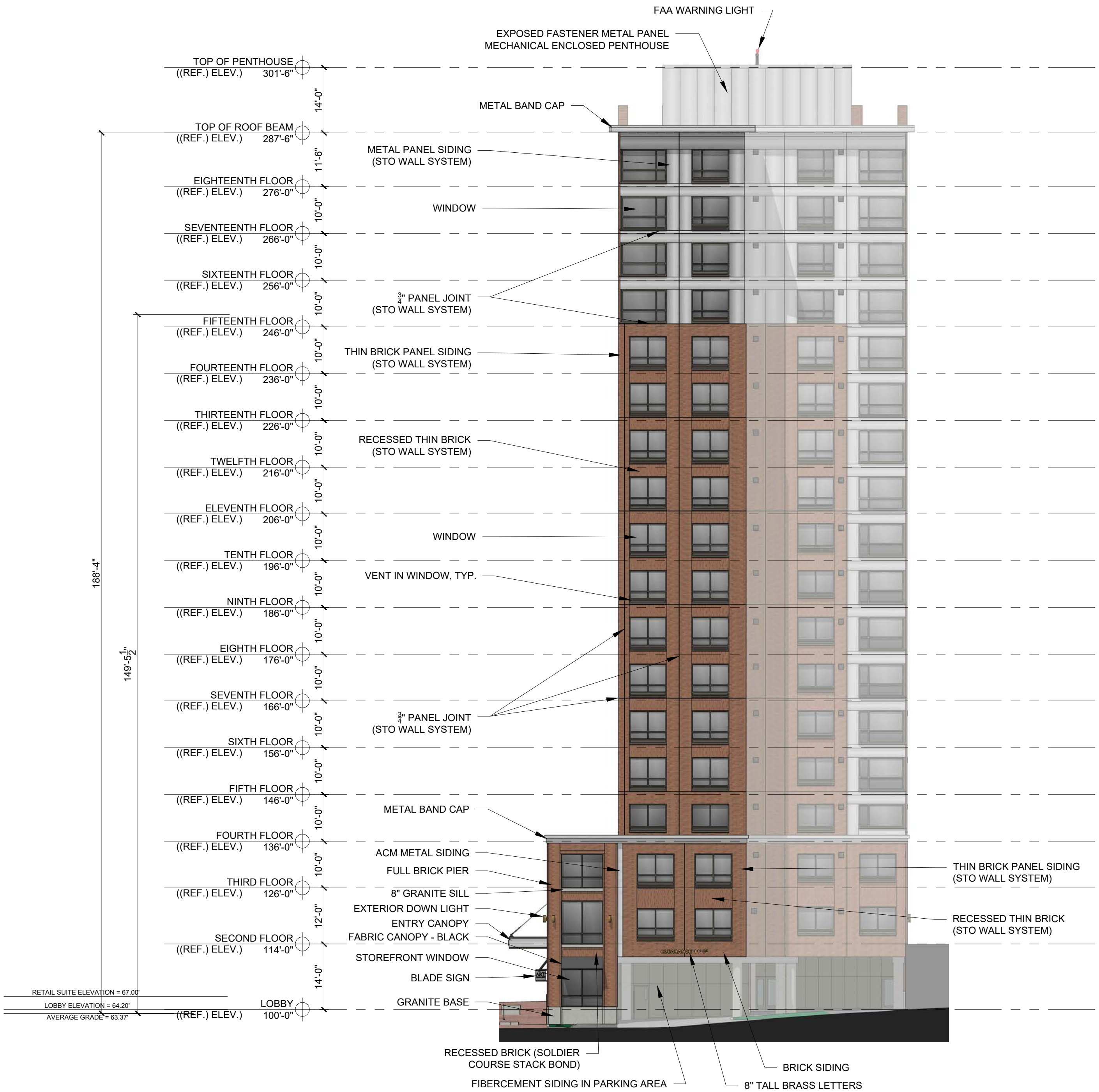
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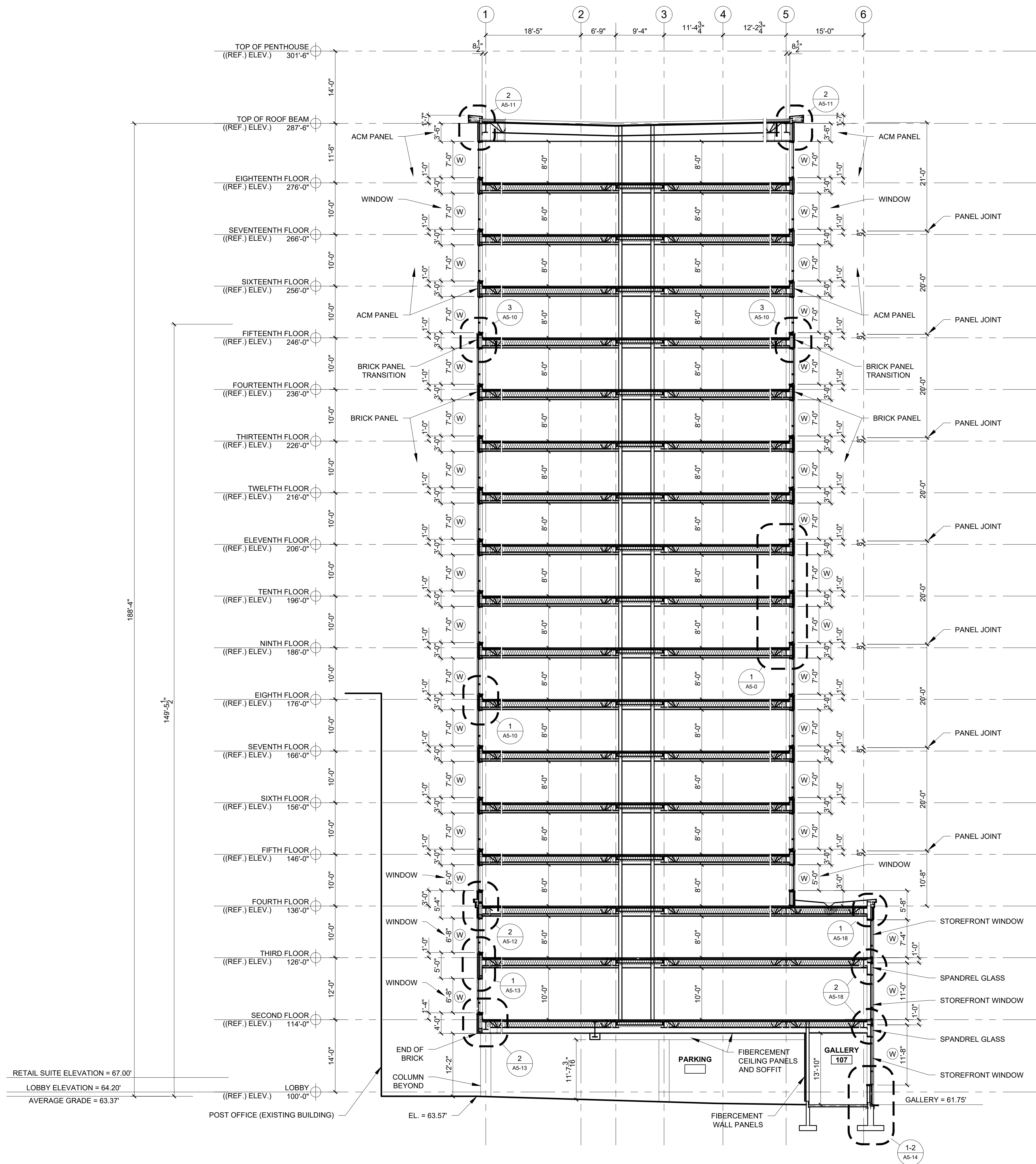


2 EAST ELEVATION "B"
1/16" = 1'-0"



1 EAST ELEVATION "A"
1/16" = 1'-0"

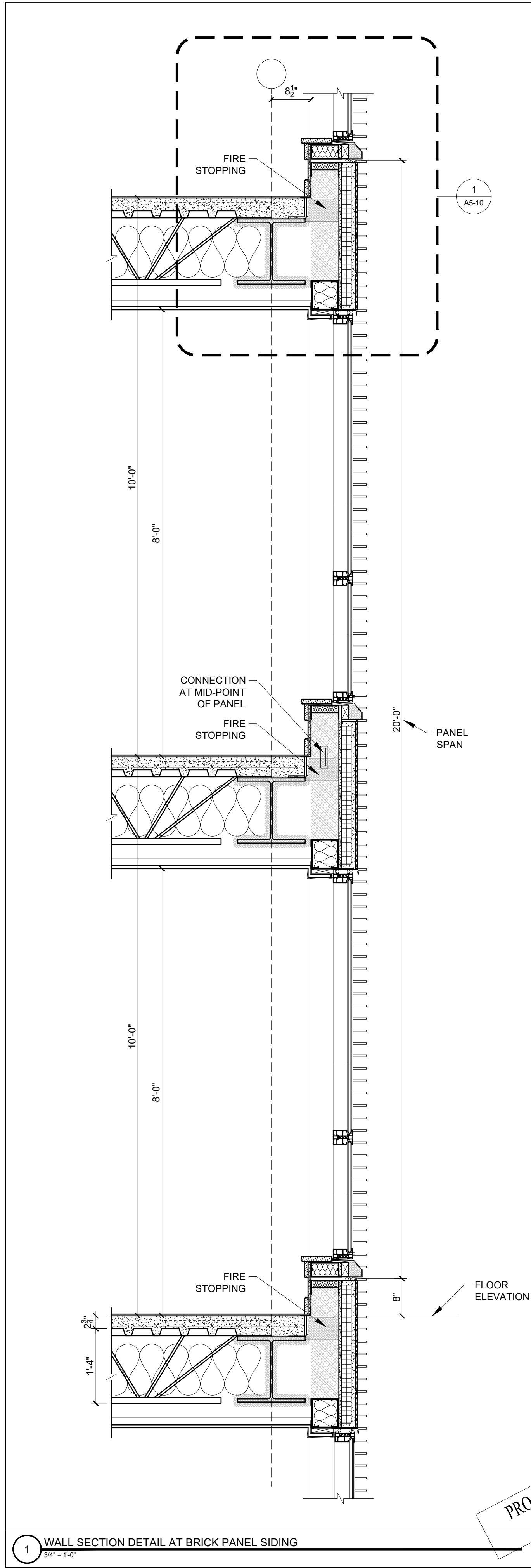
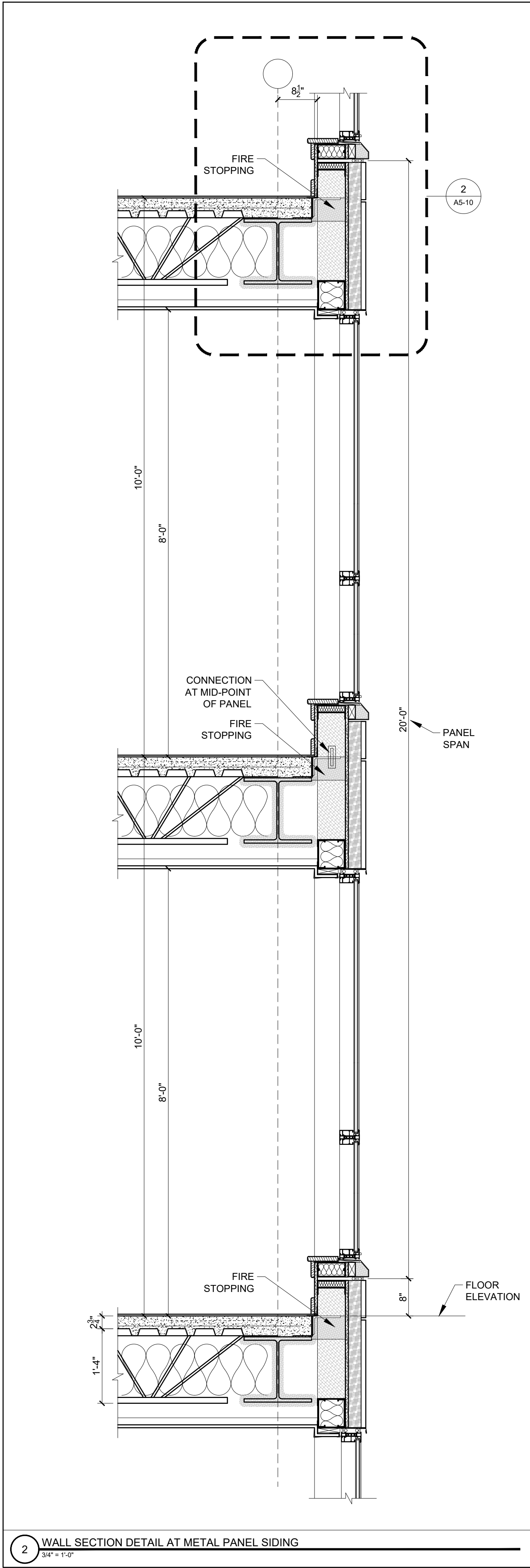
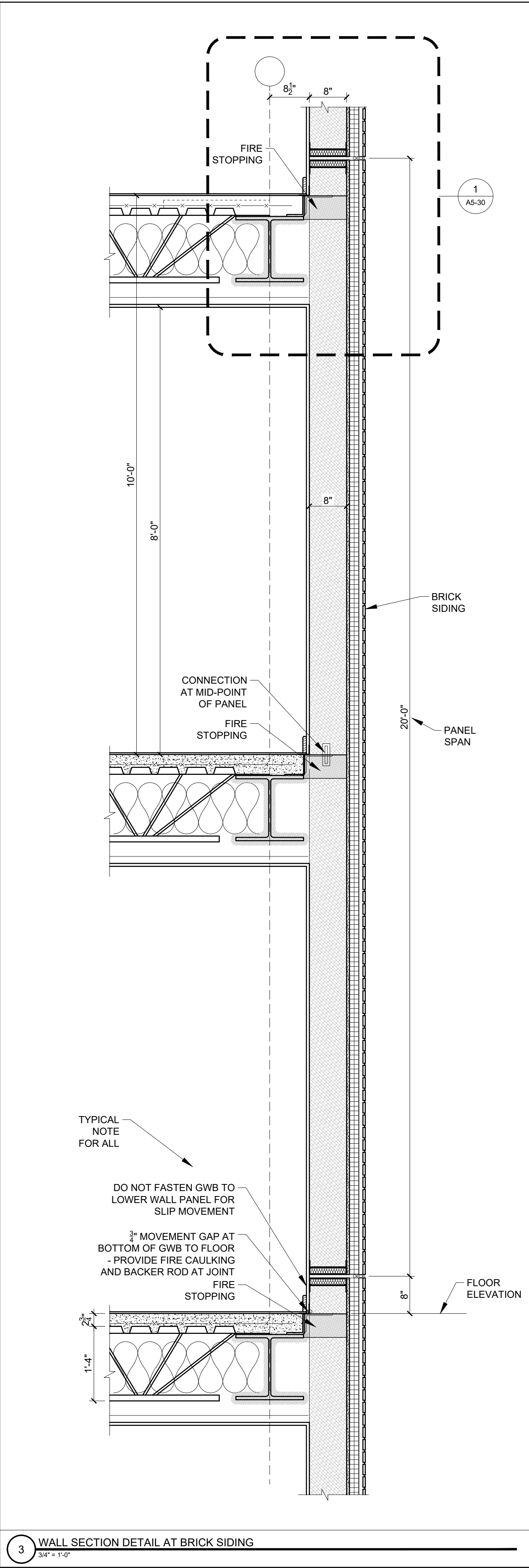
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1 FULL BUILDING SECTION
3/32" = 1'-0"

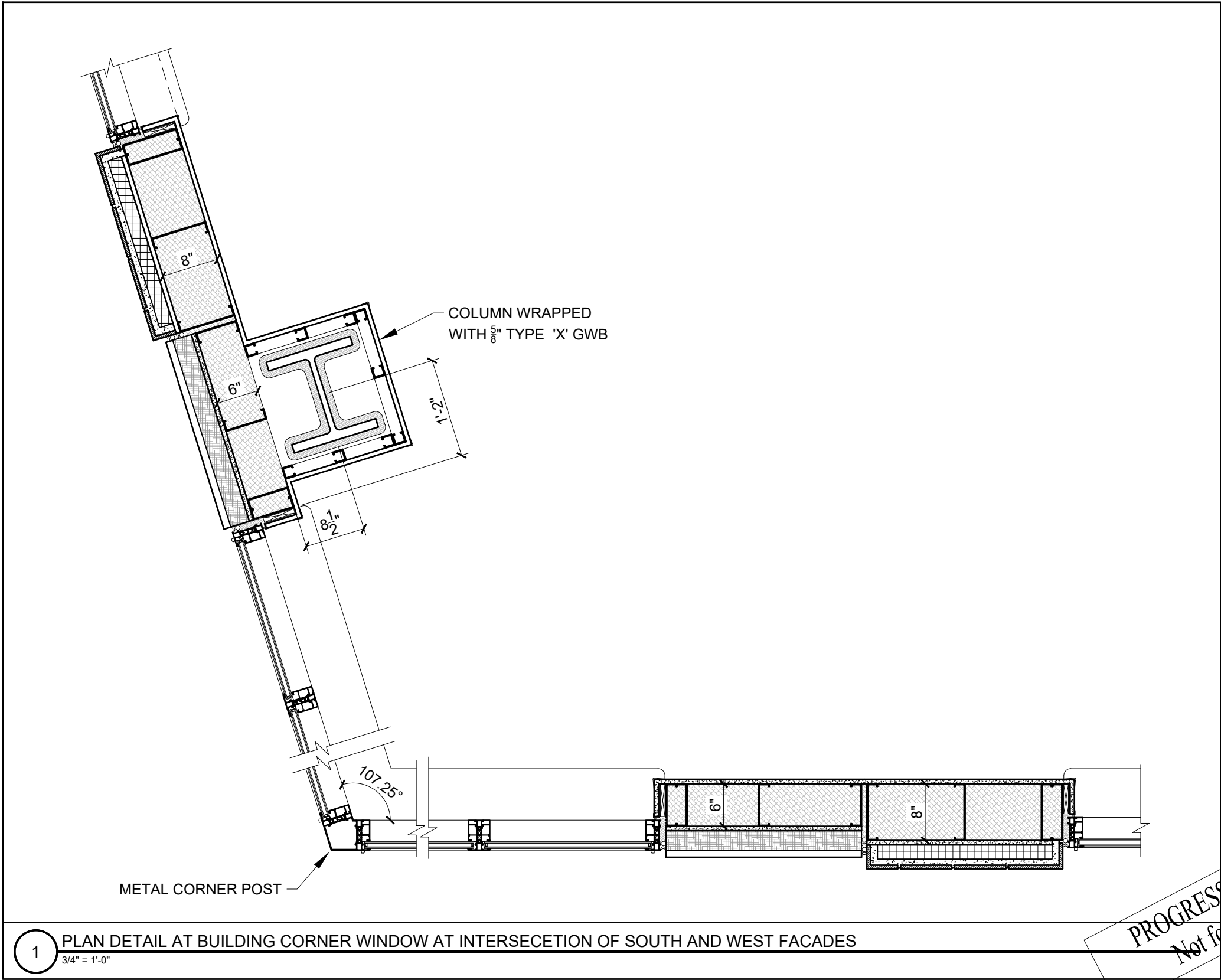
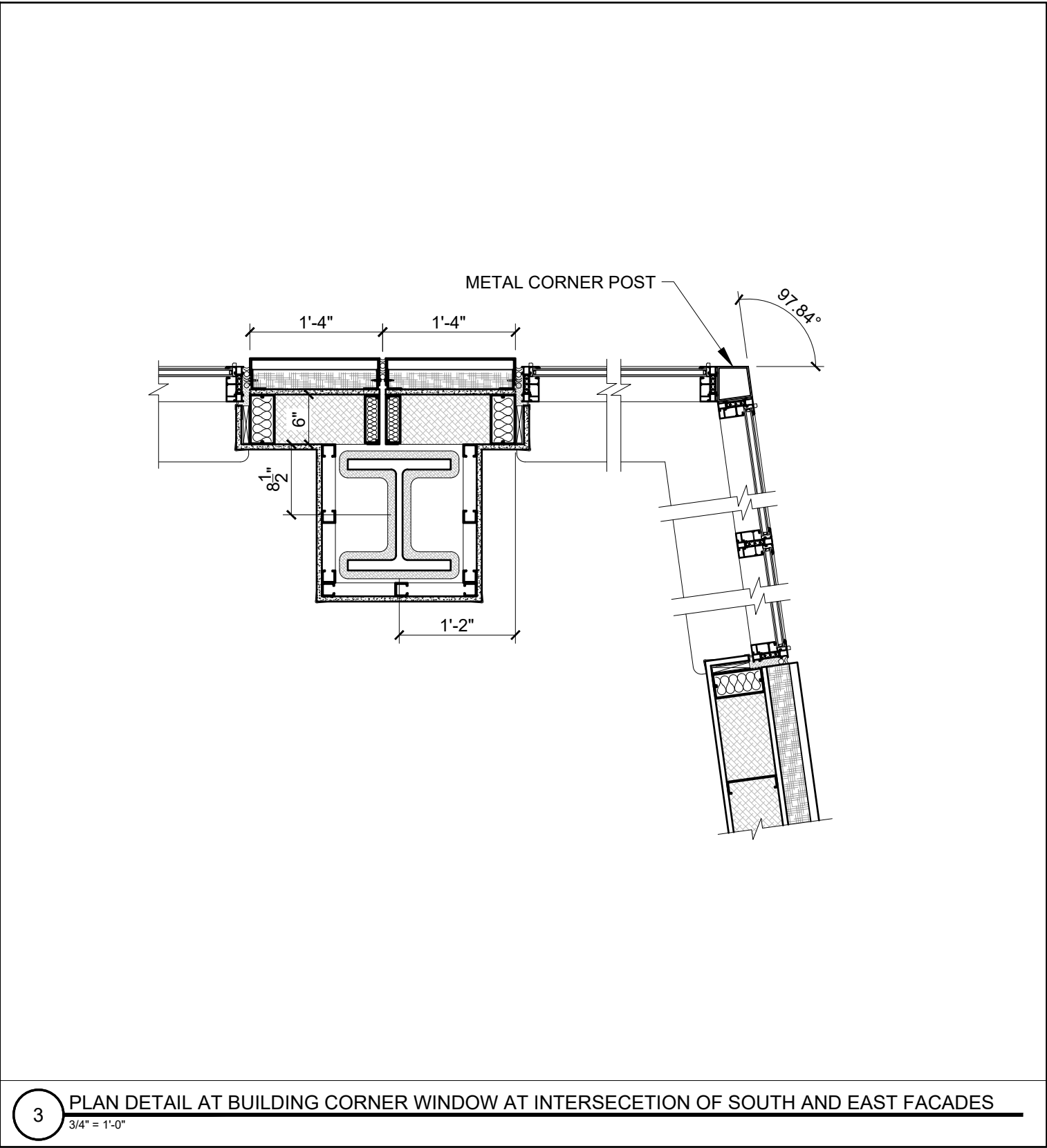
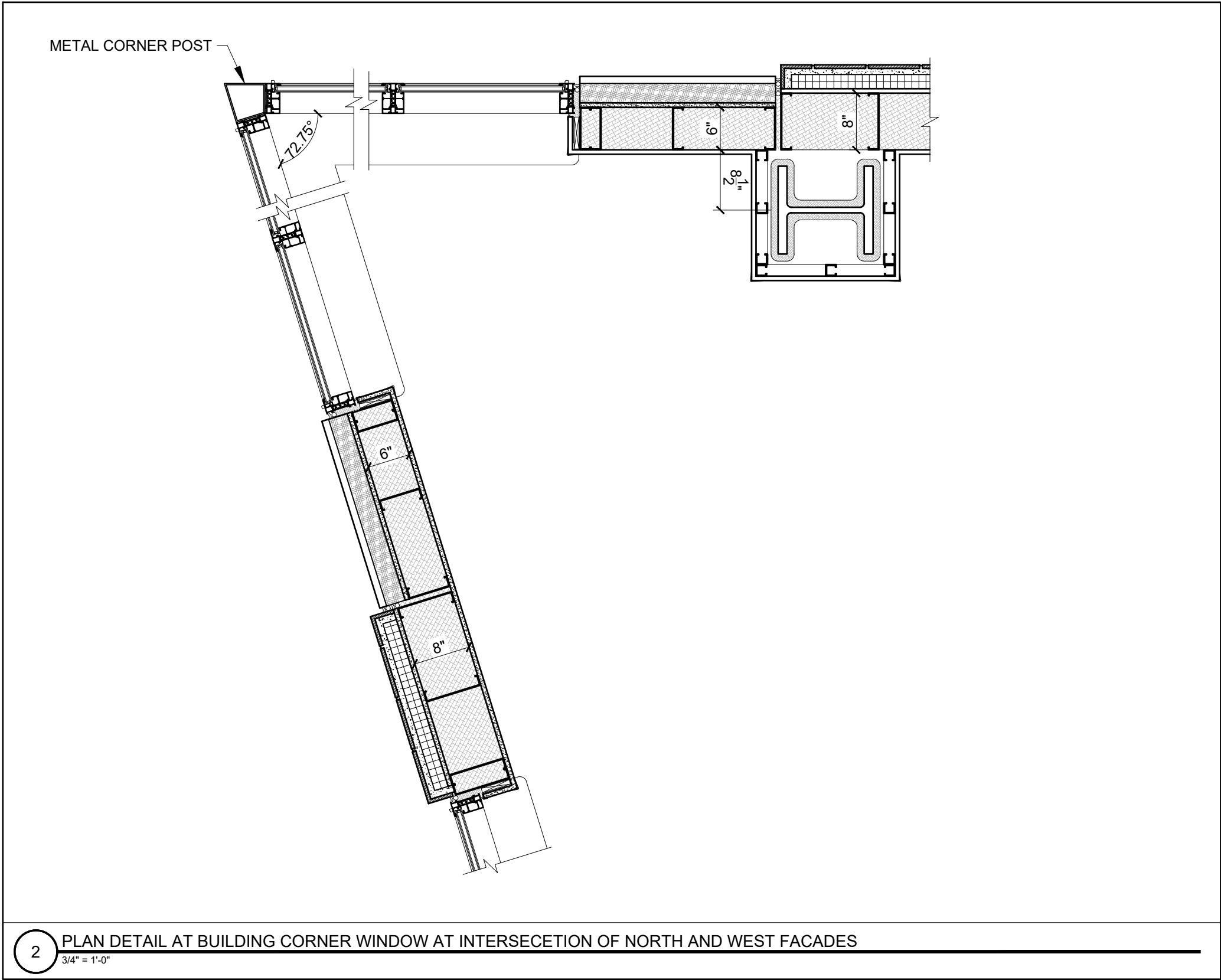
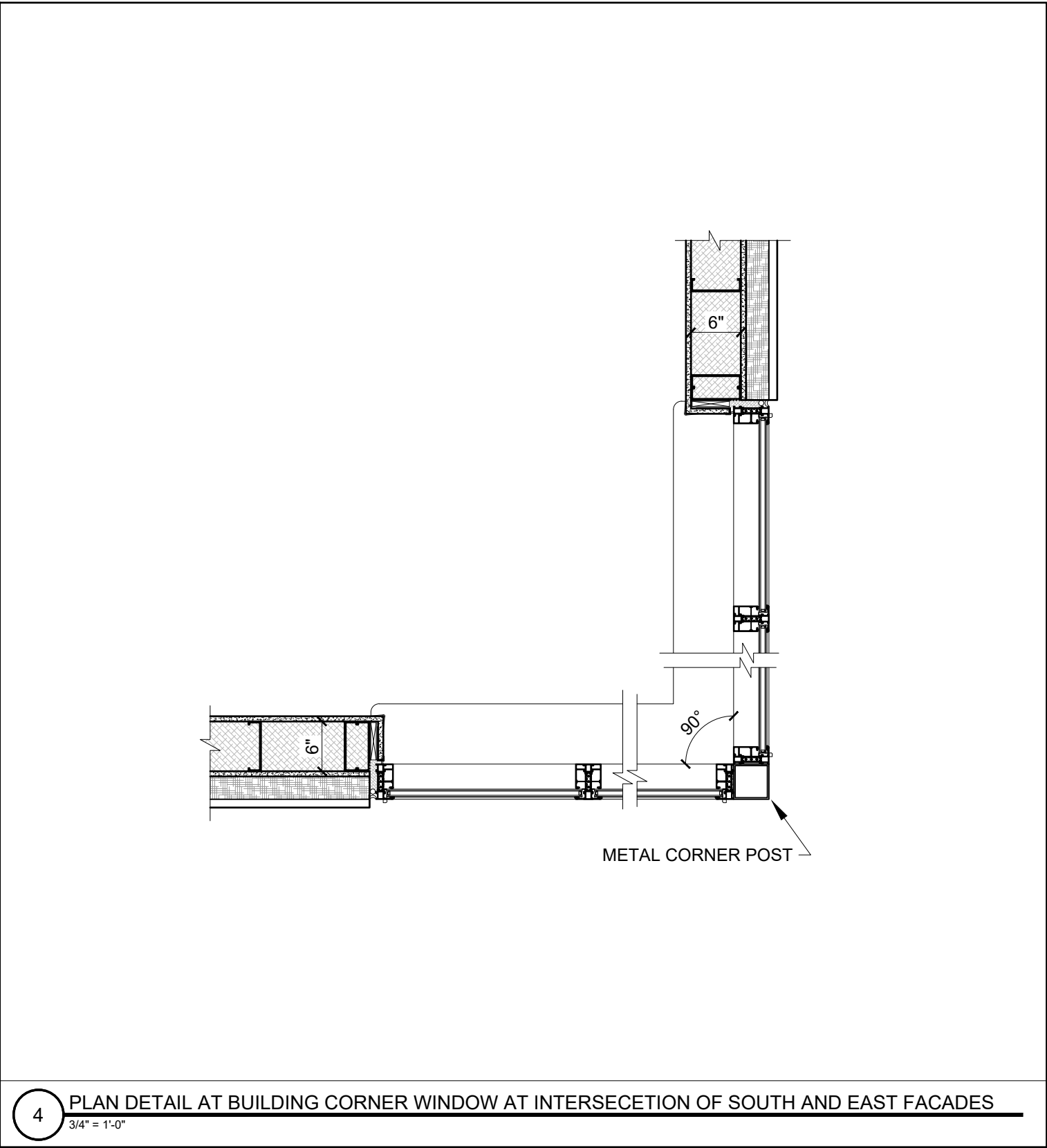
RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction

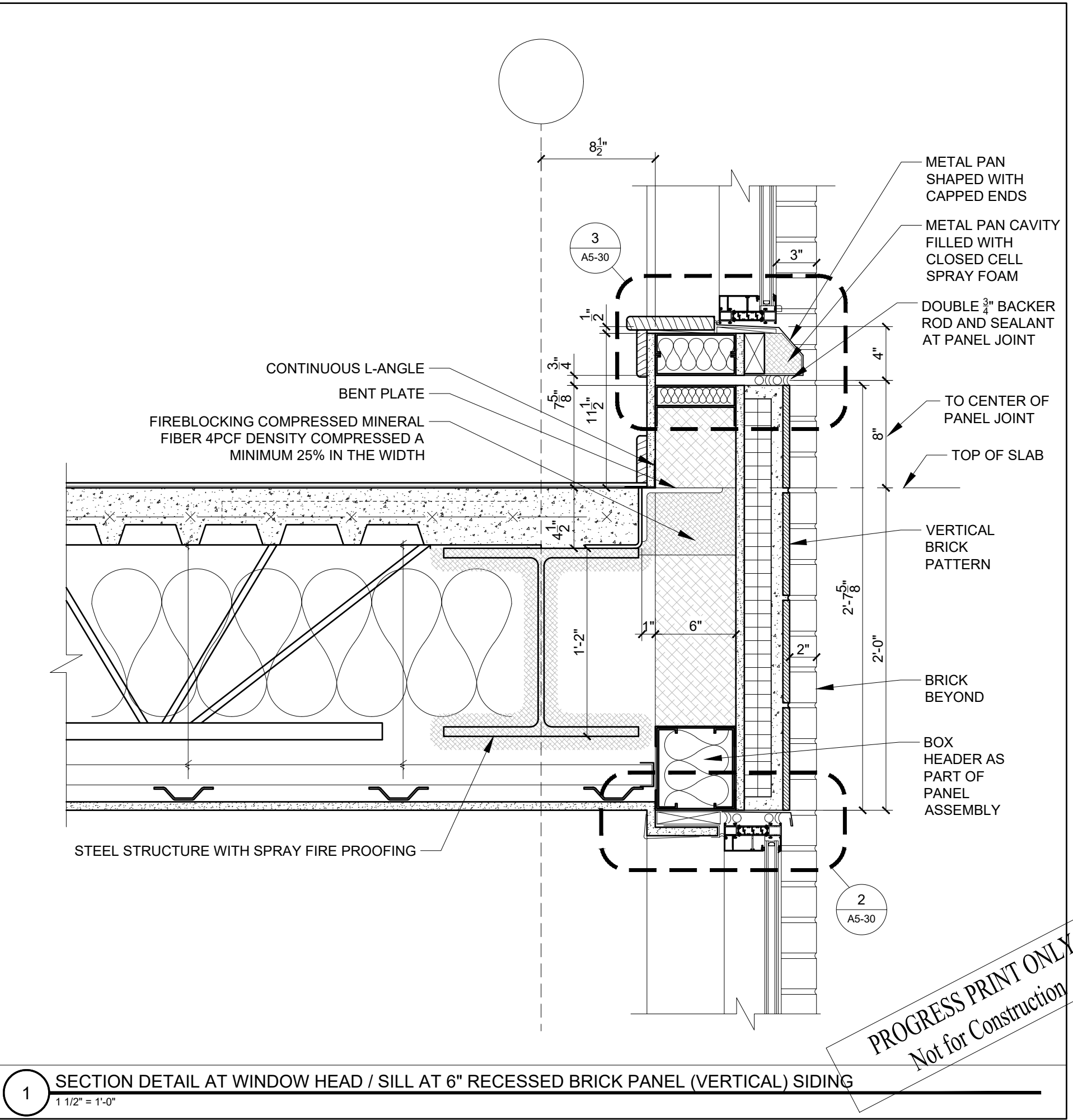
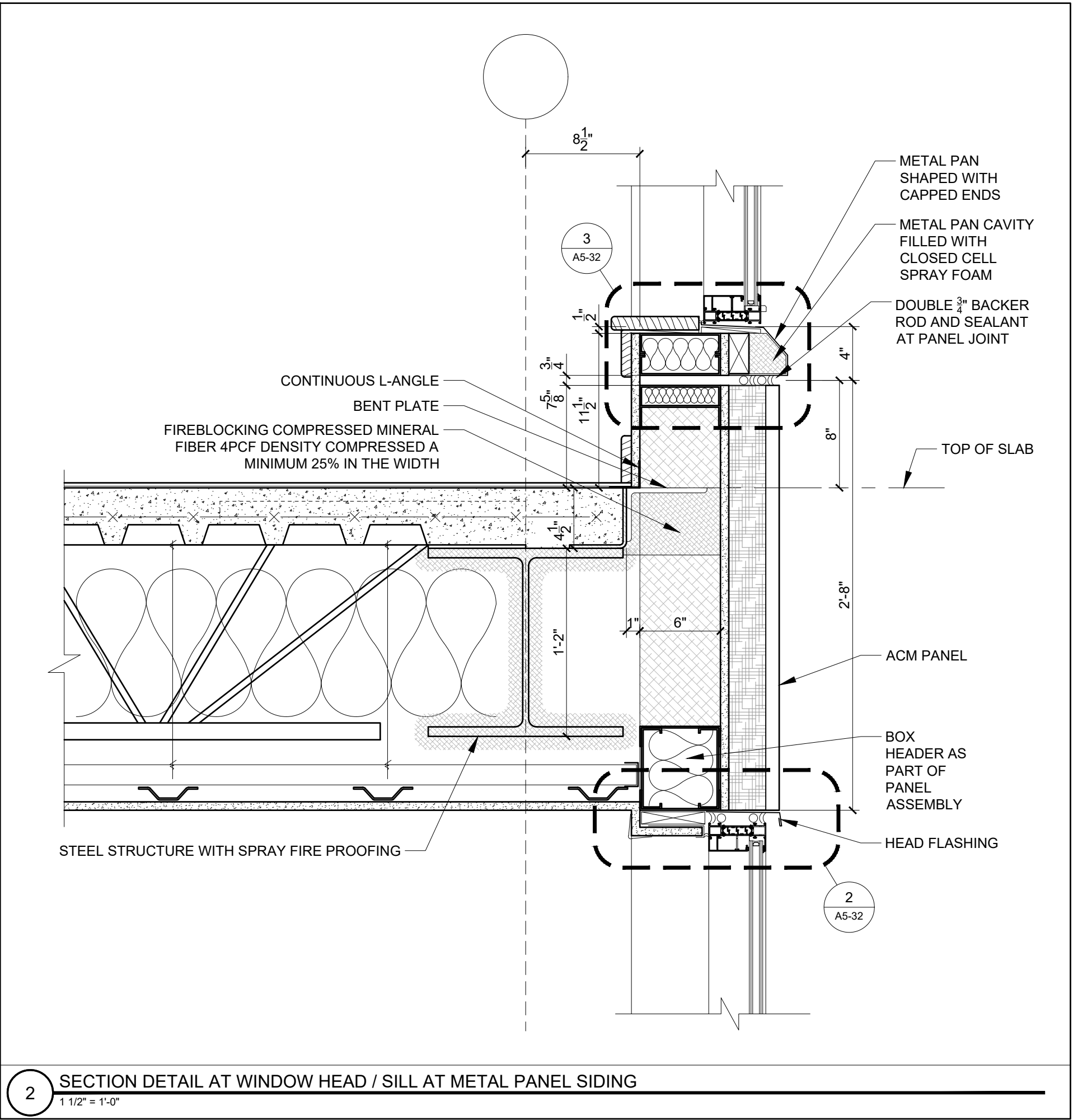
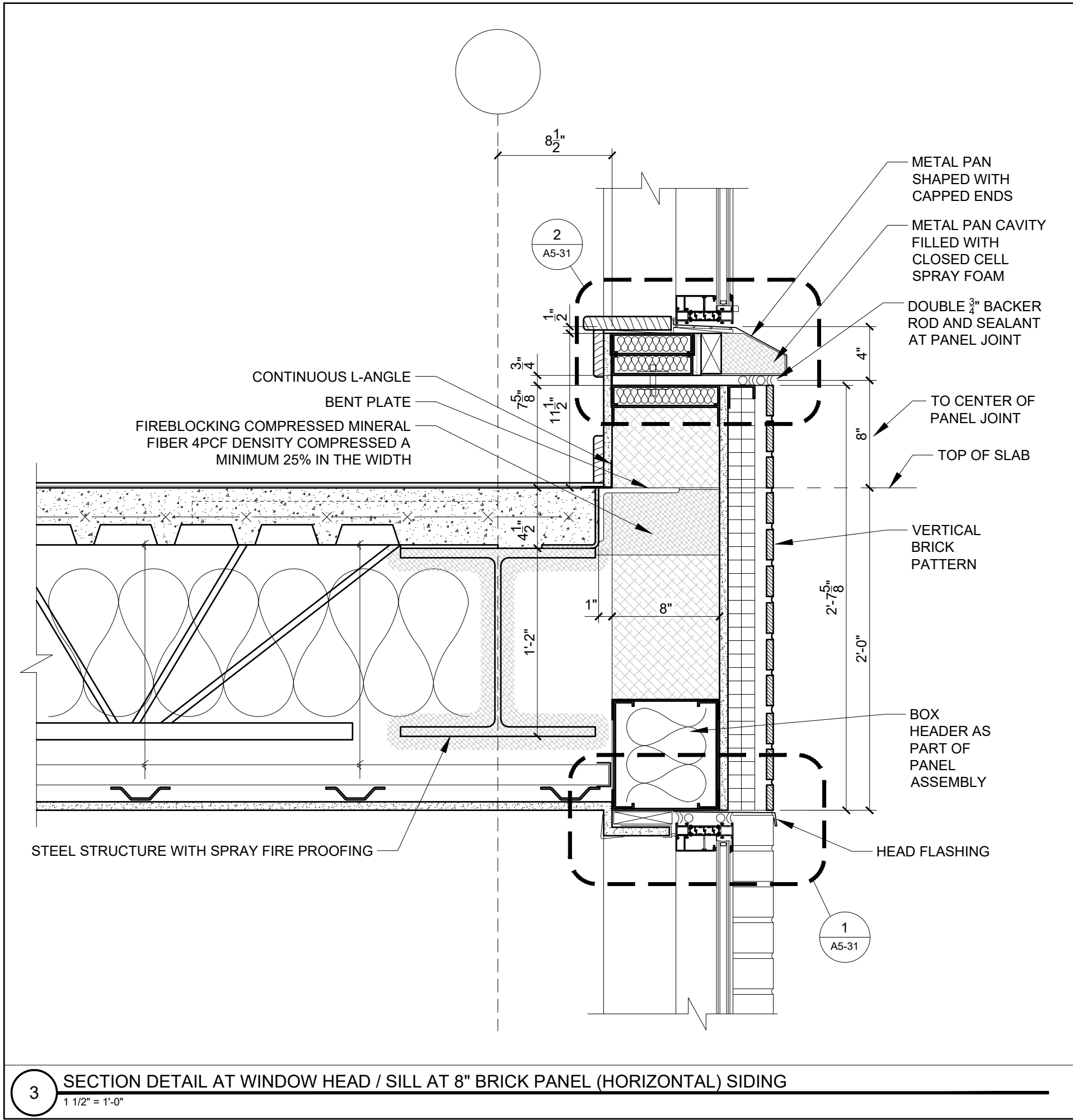
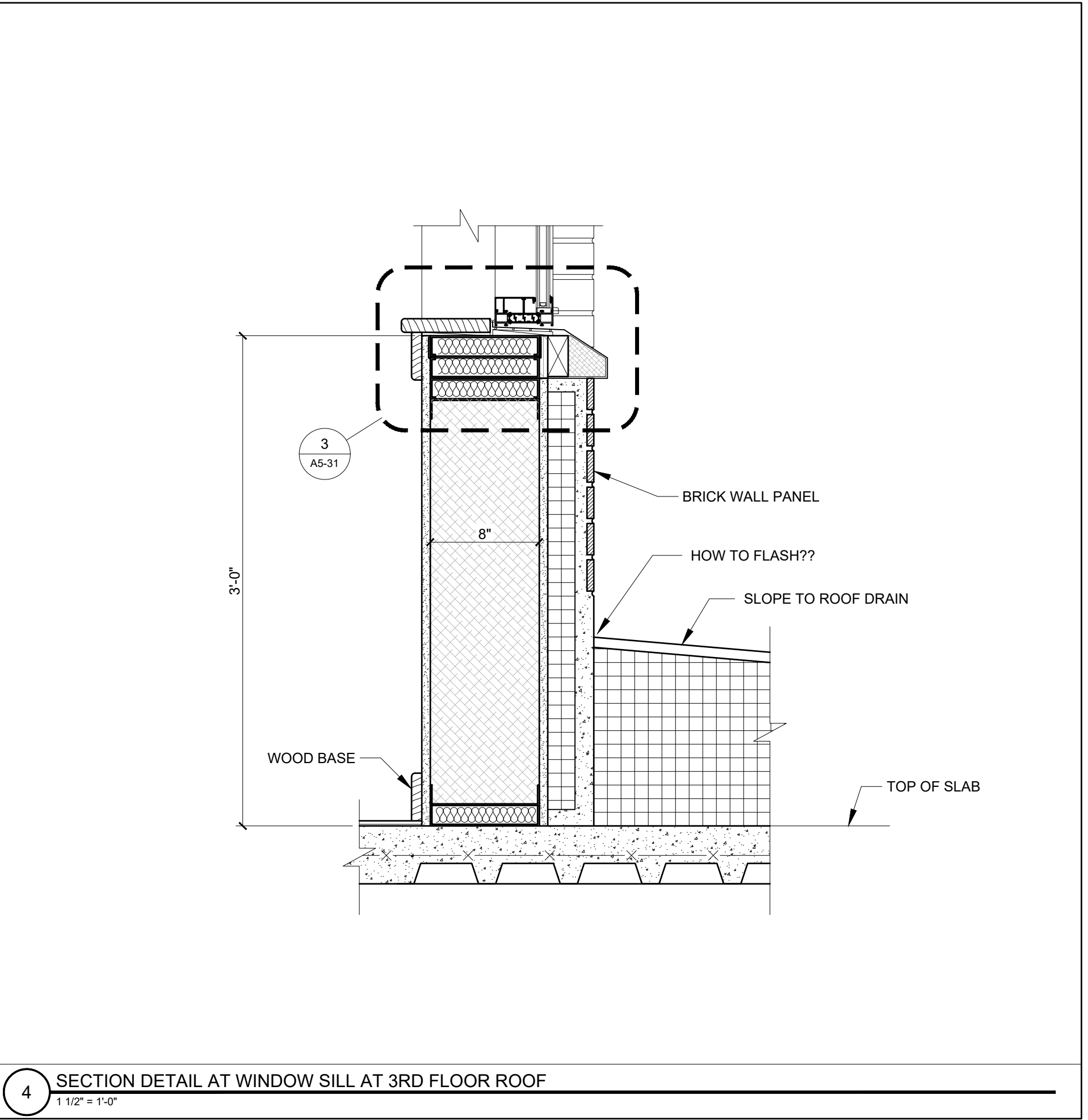
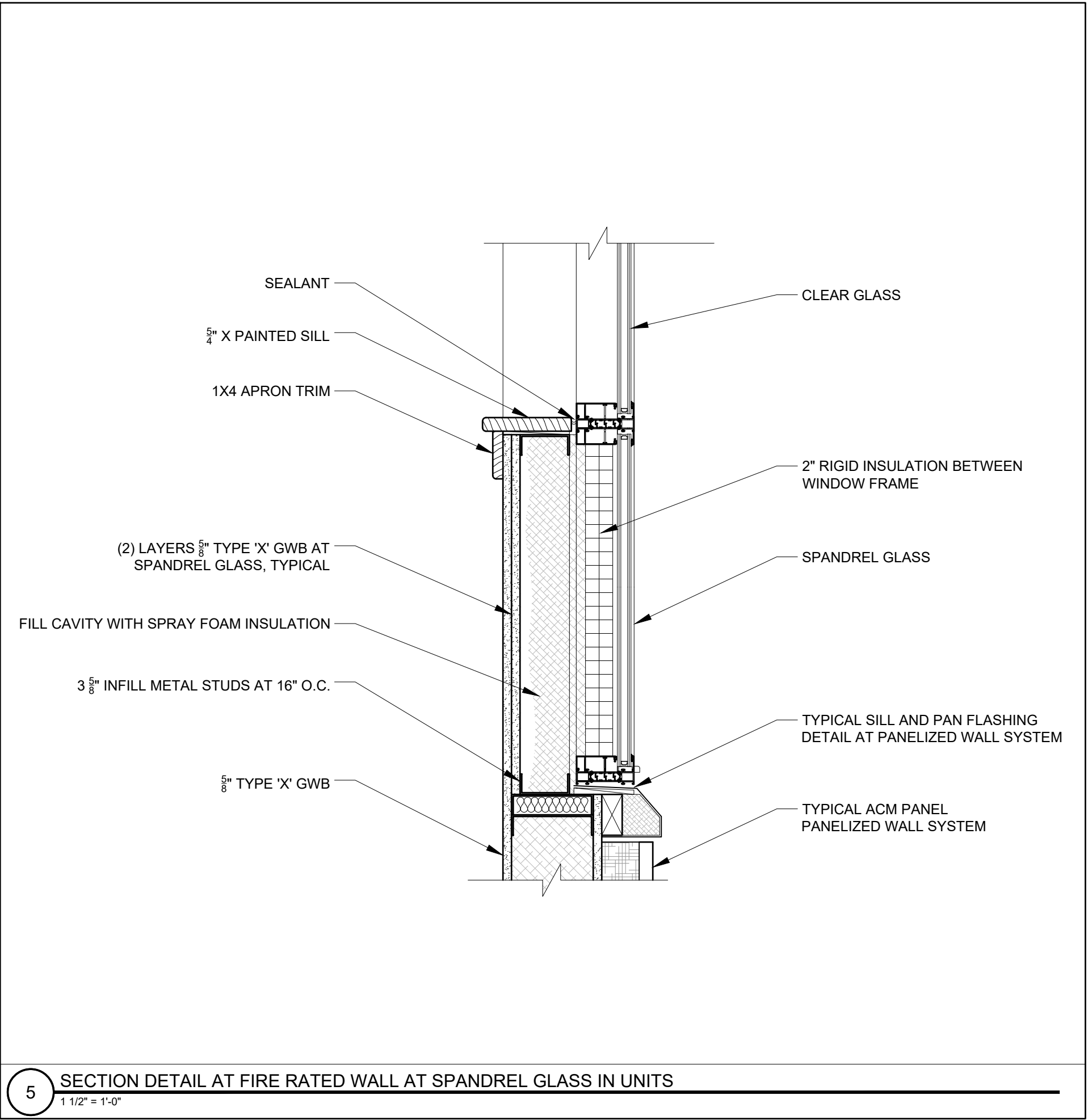
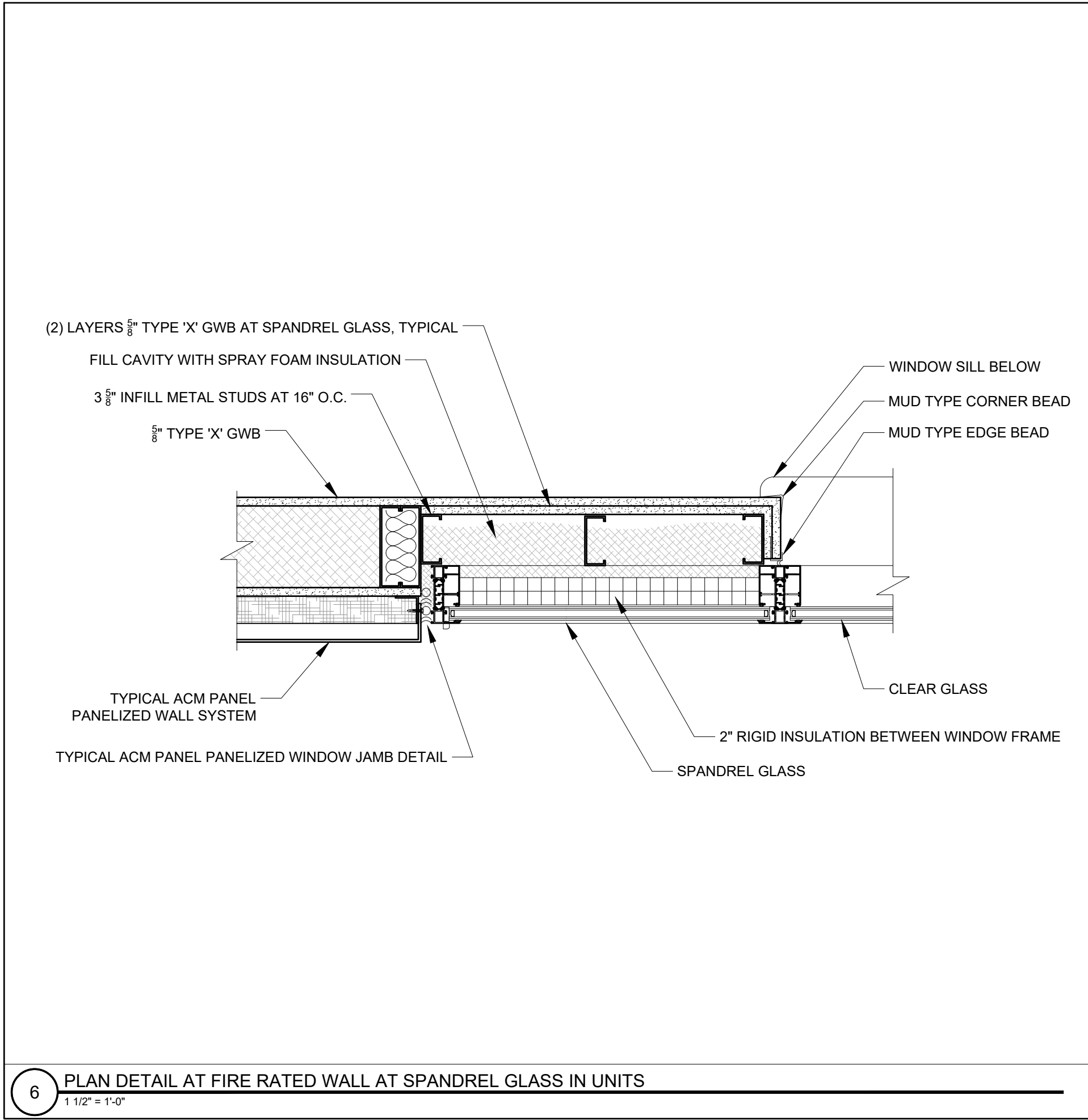


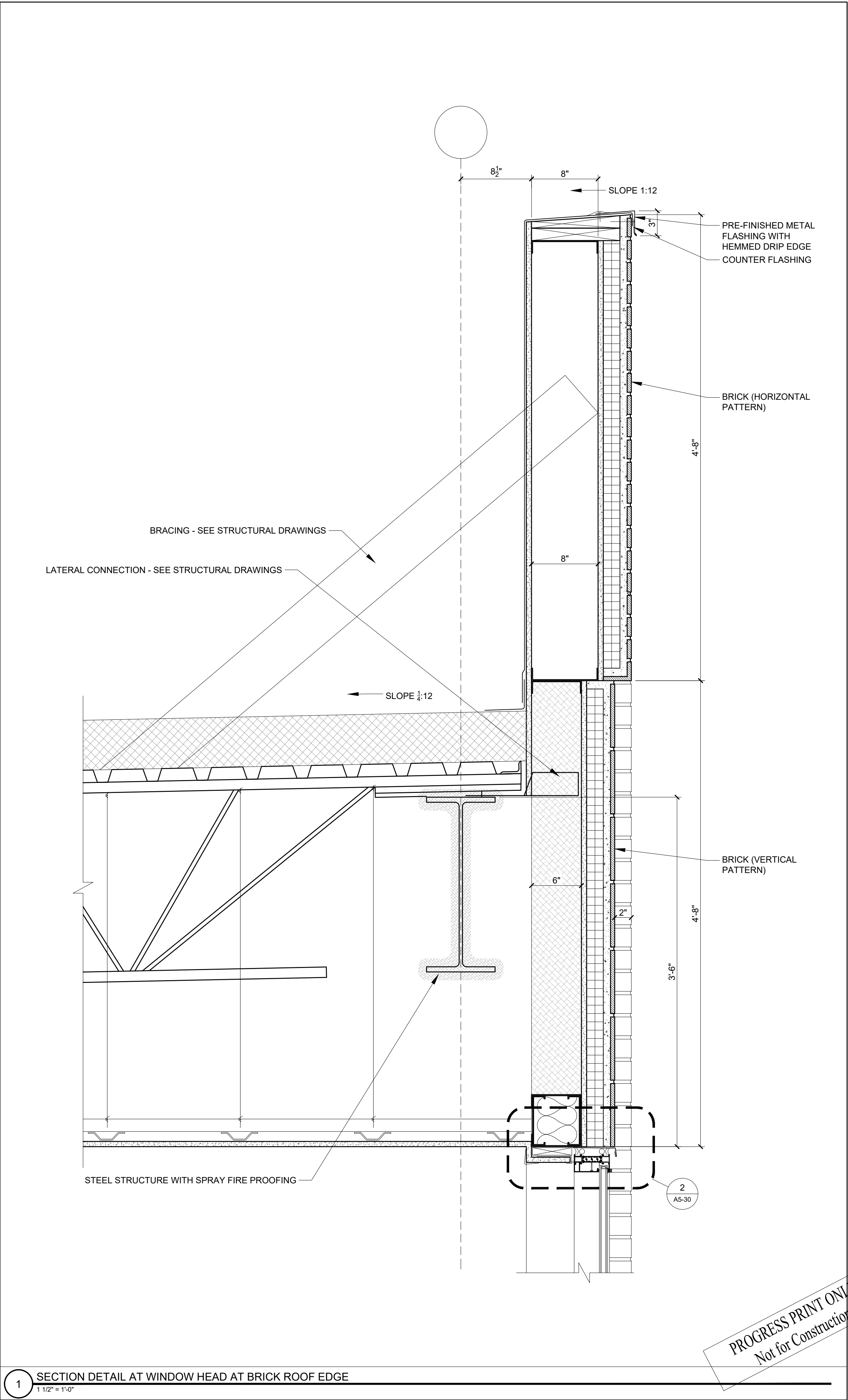
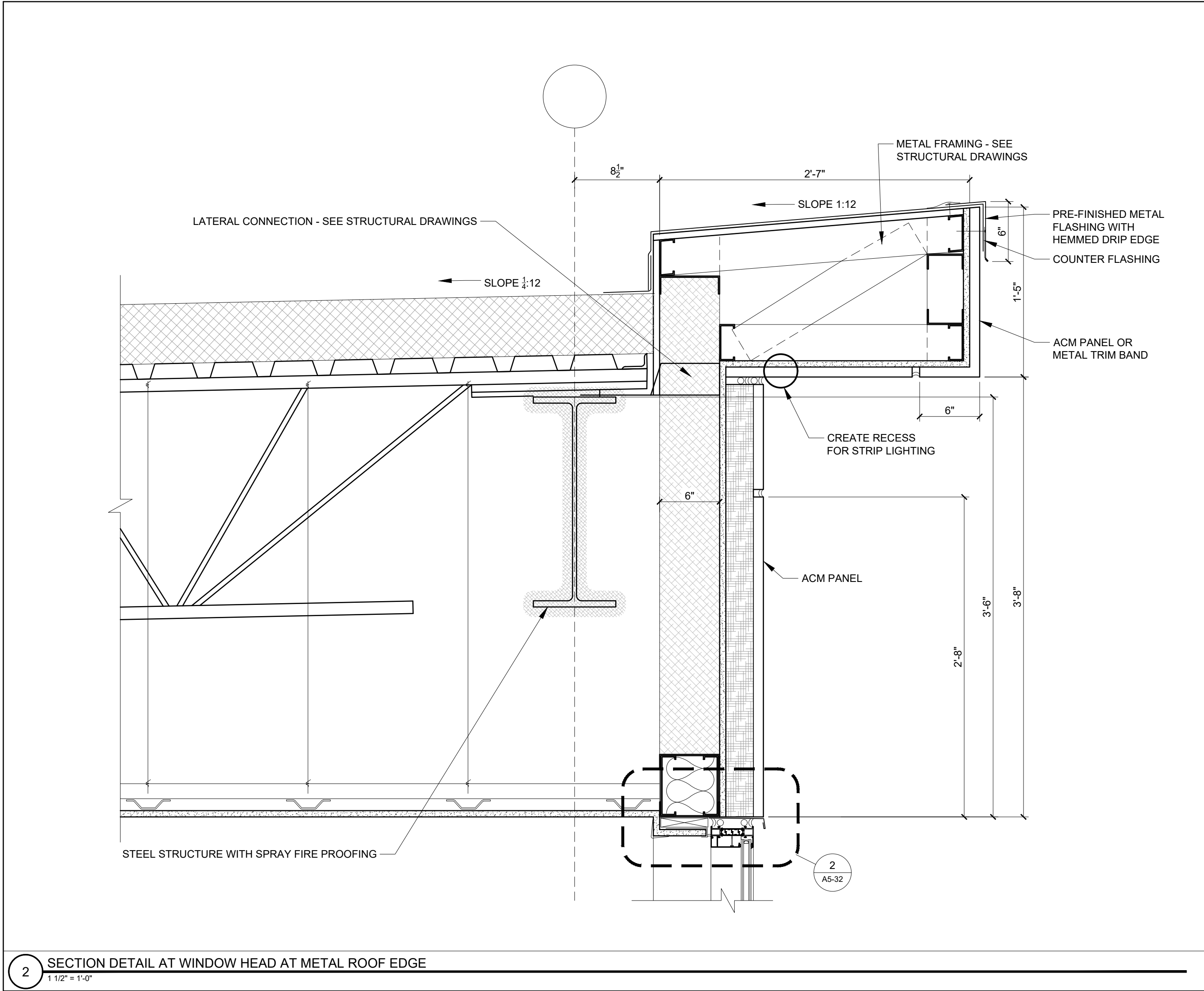


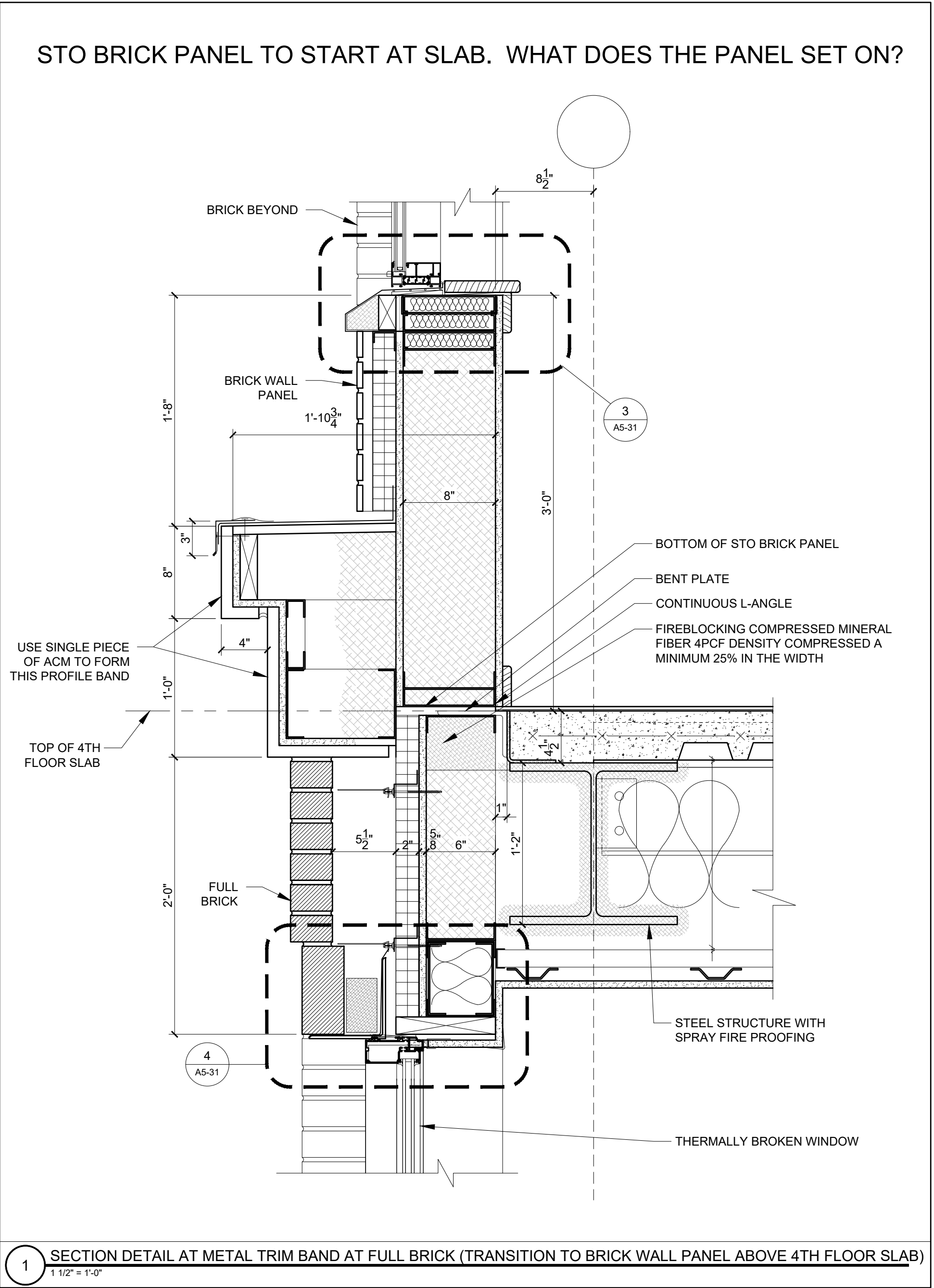
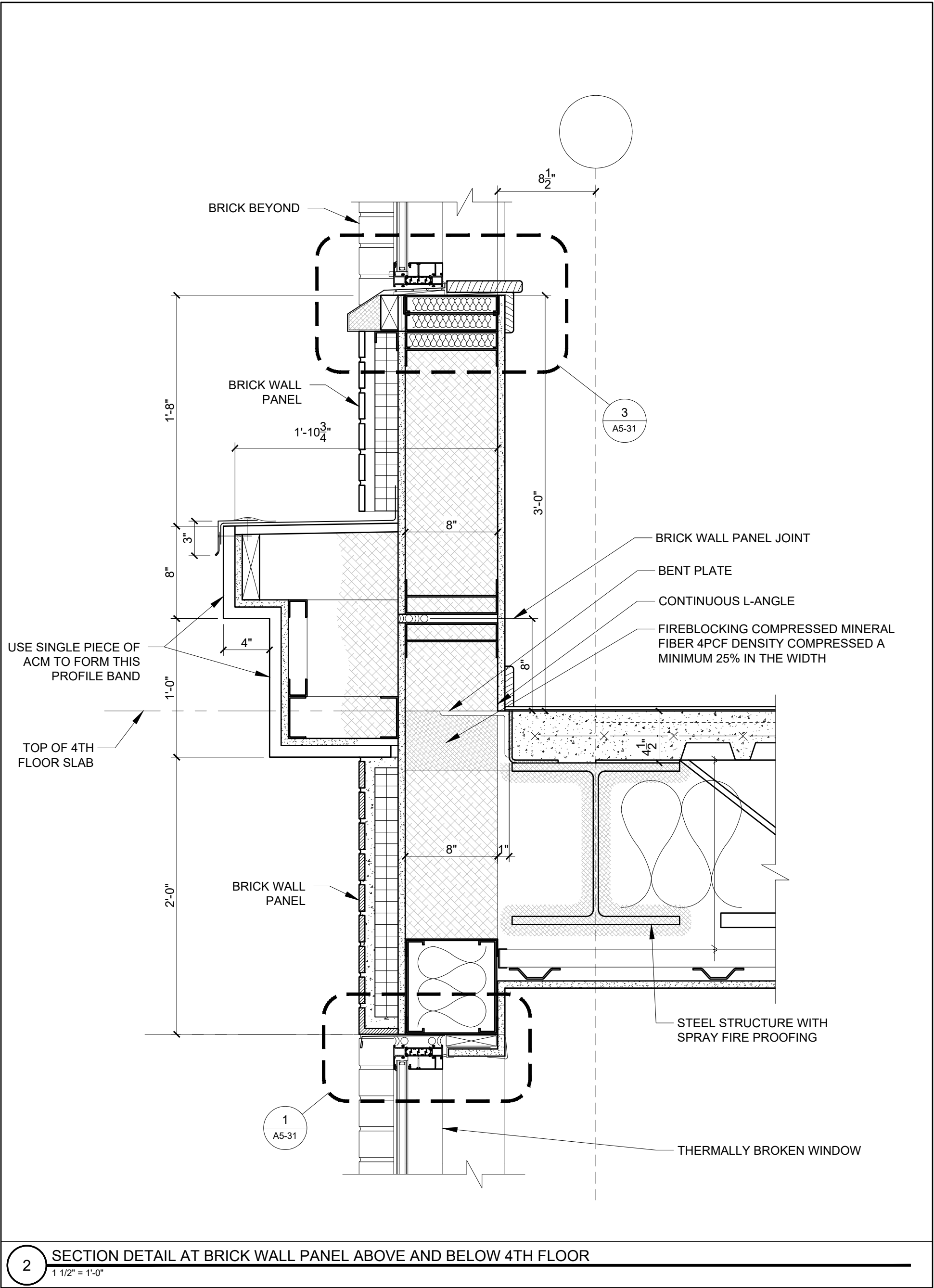
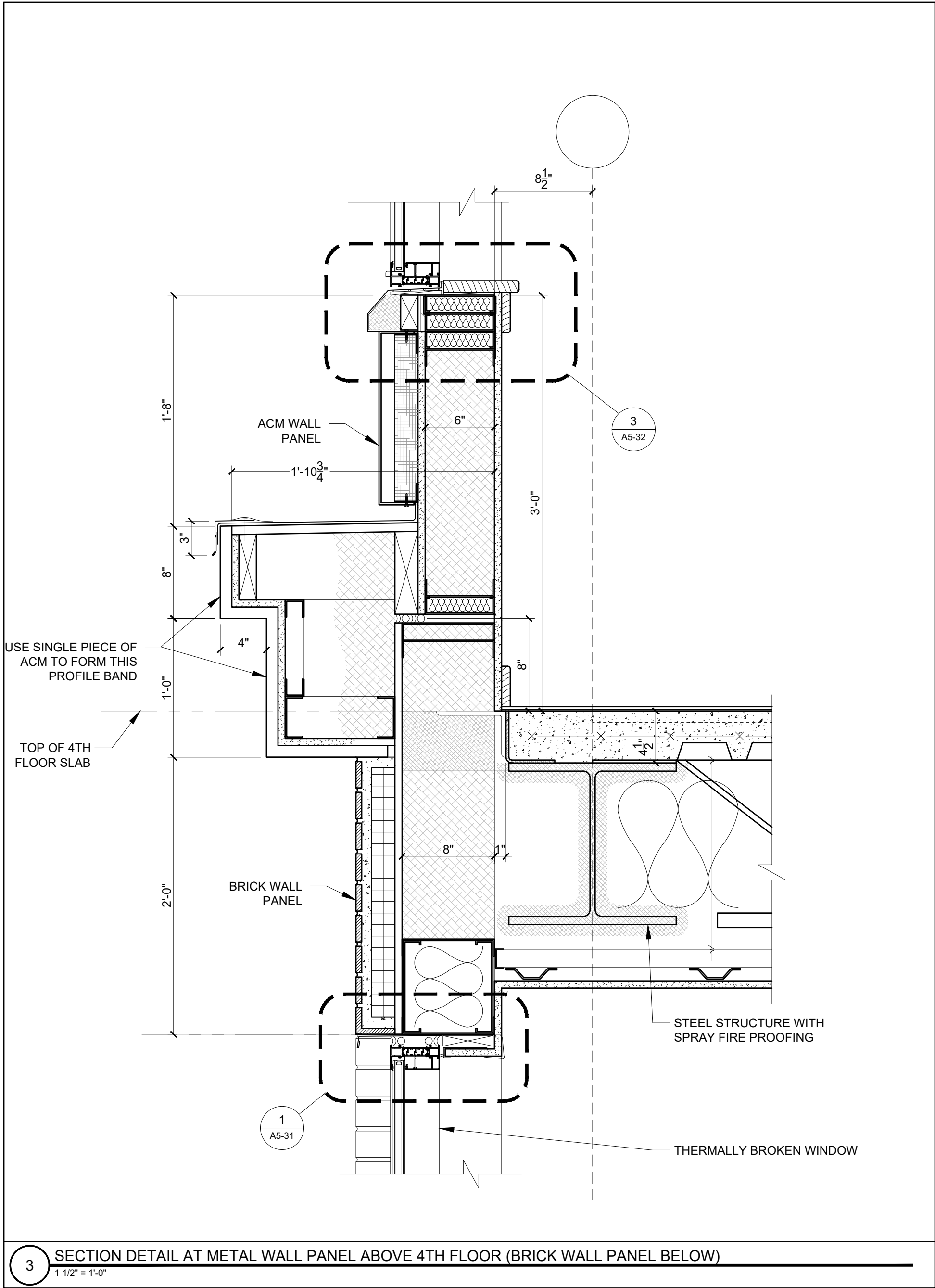
PROGRESS PRINT ONLY
Not for Construction



PROGRESS PRINT ONLY
Not for Construction

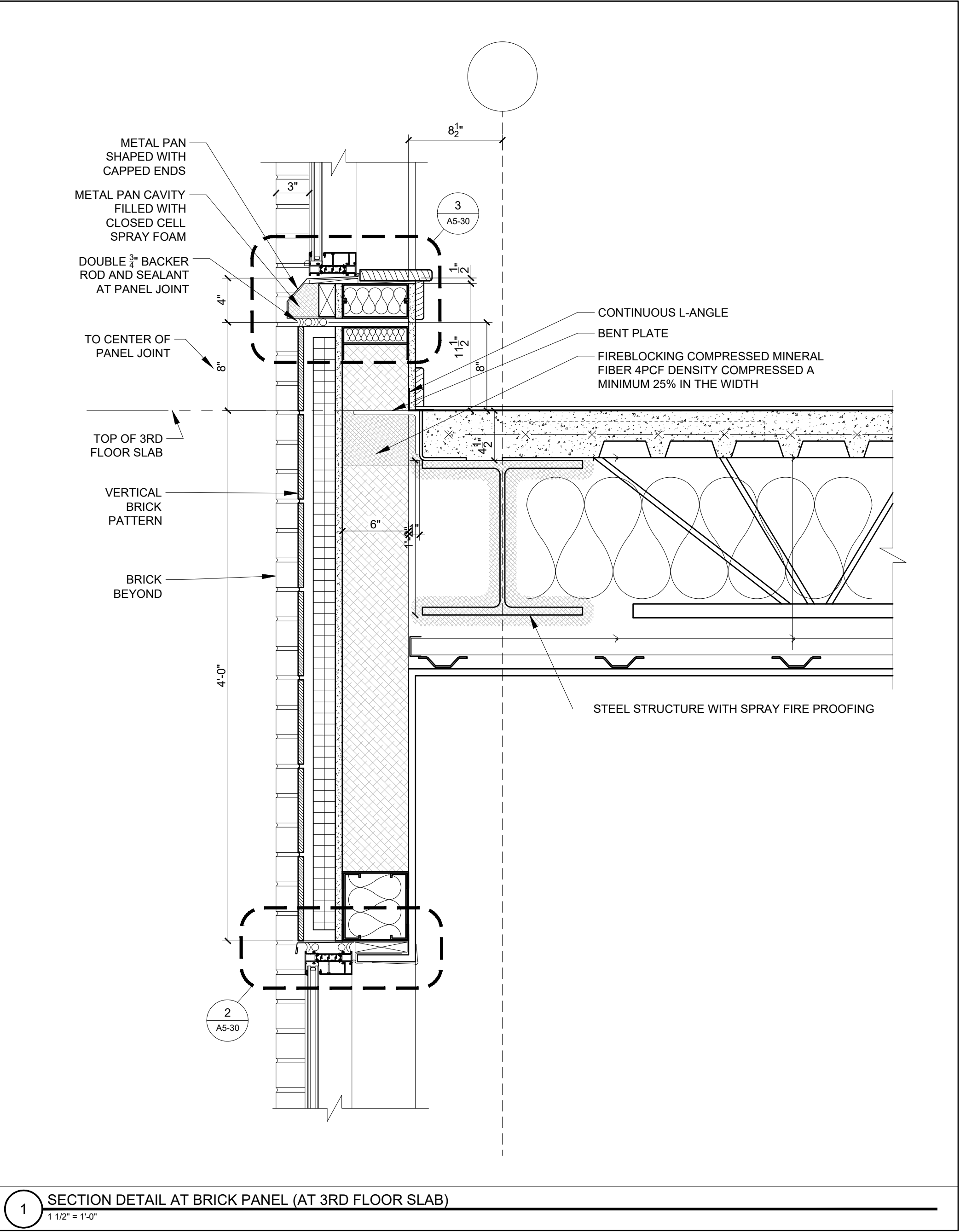
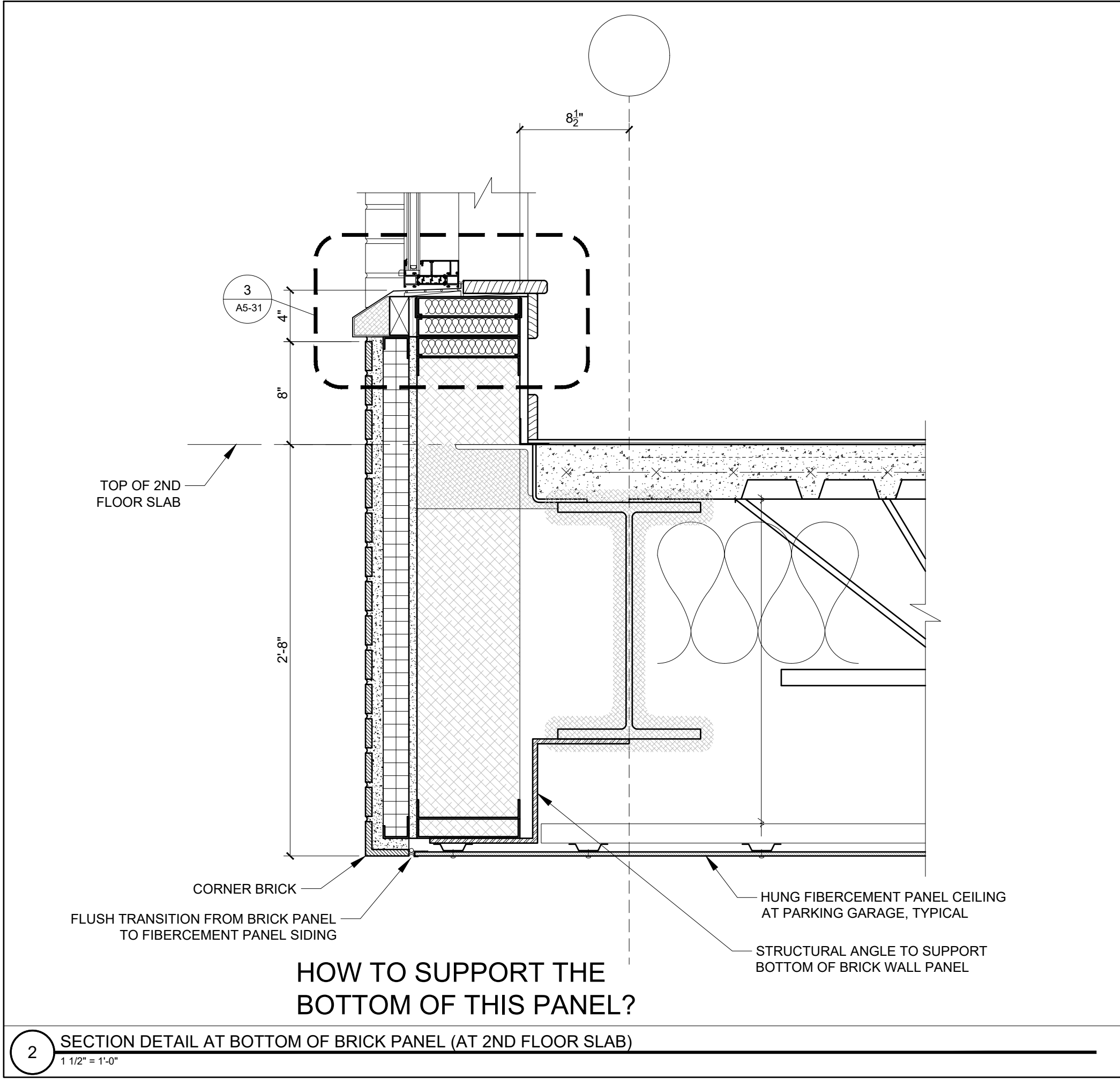




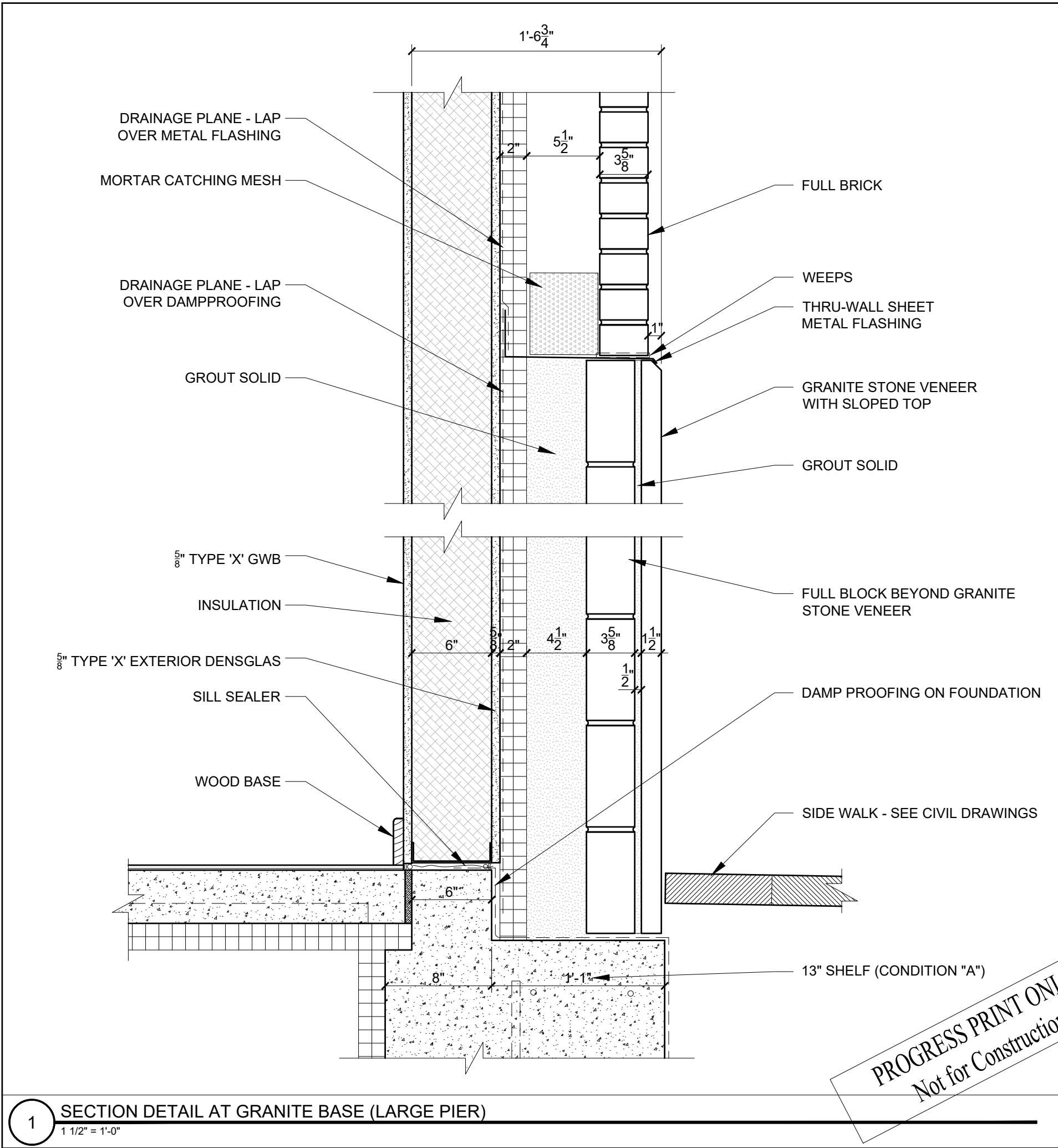
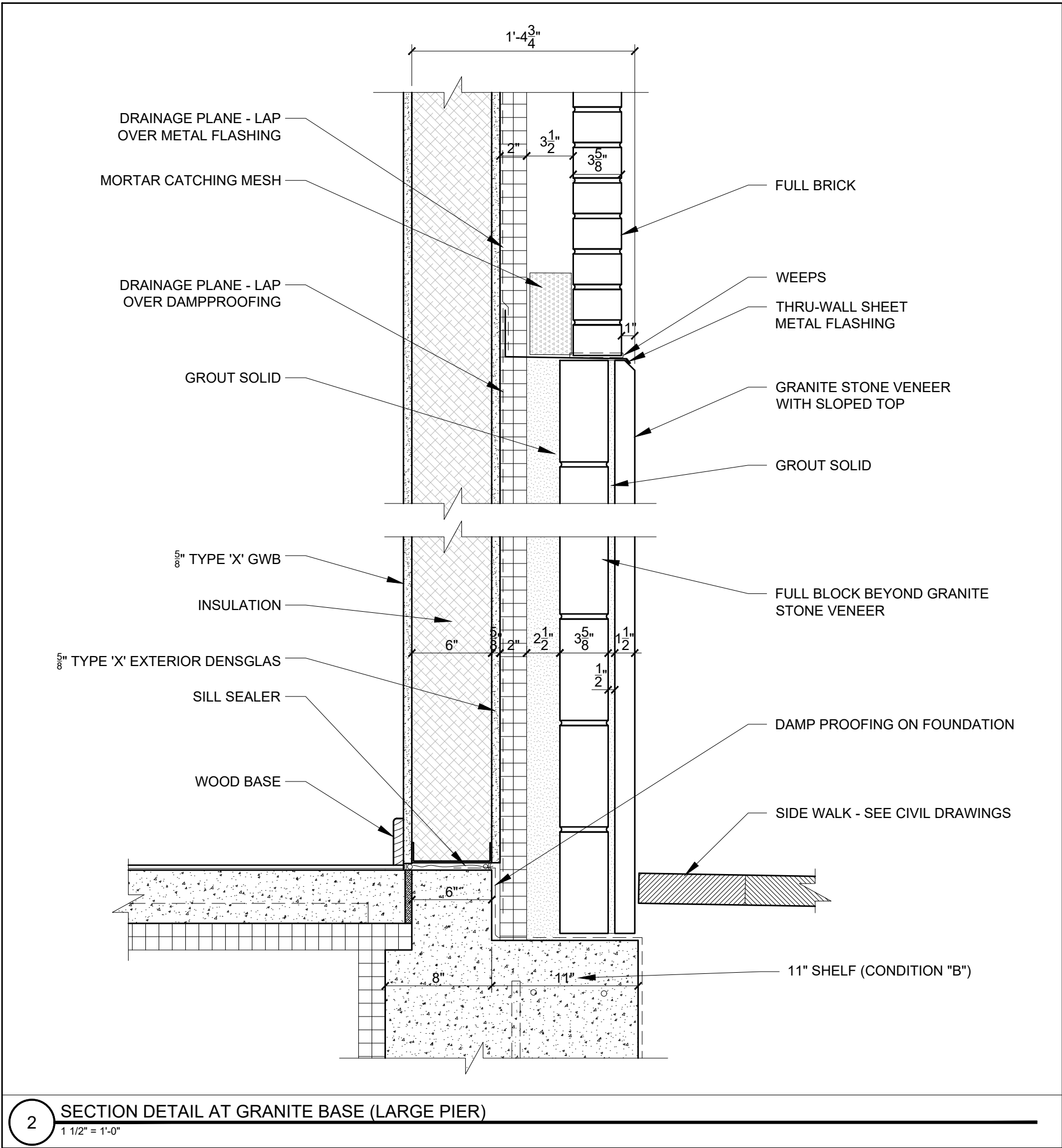
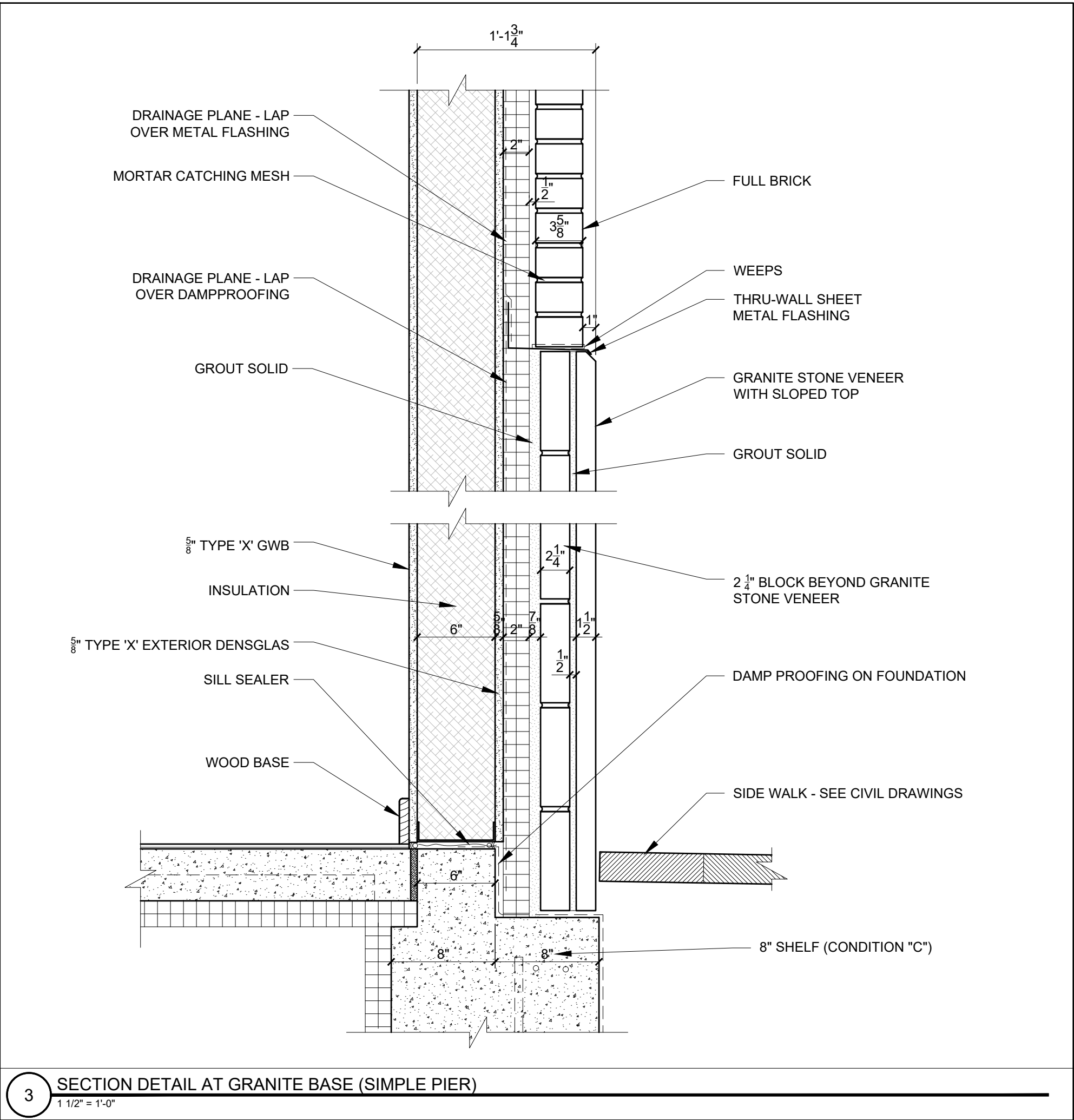
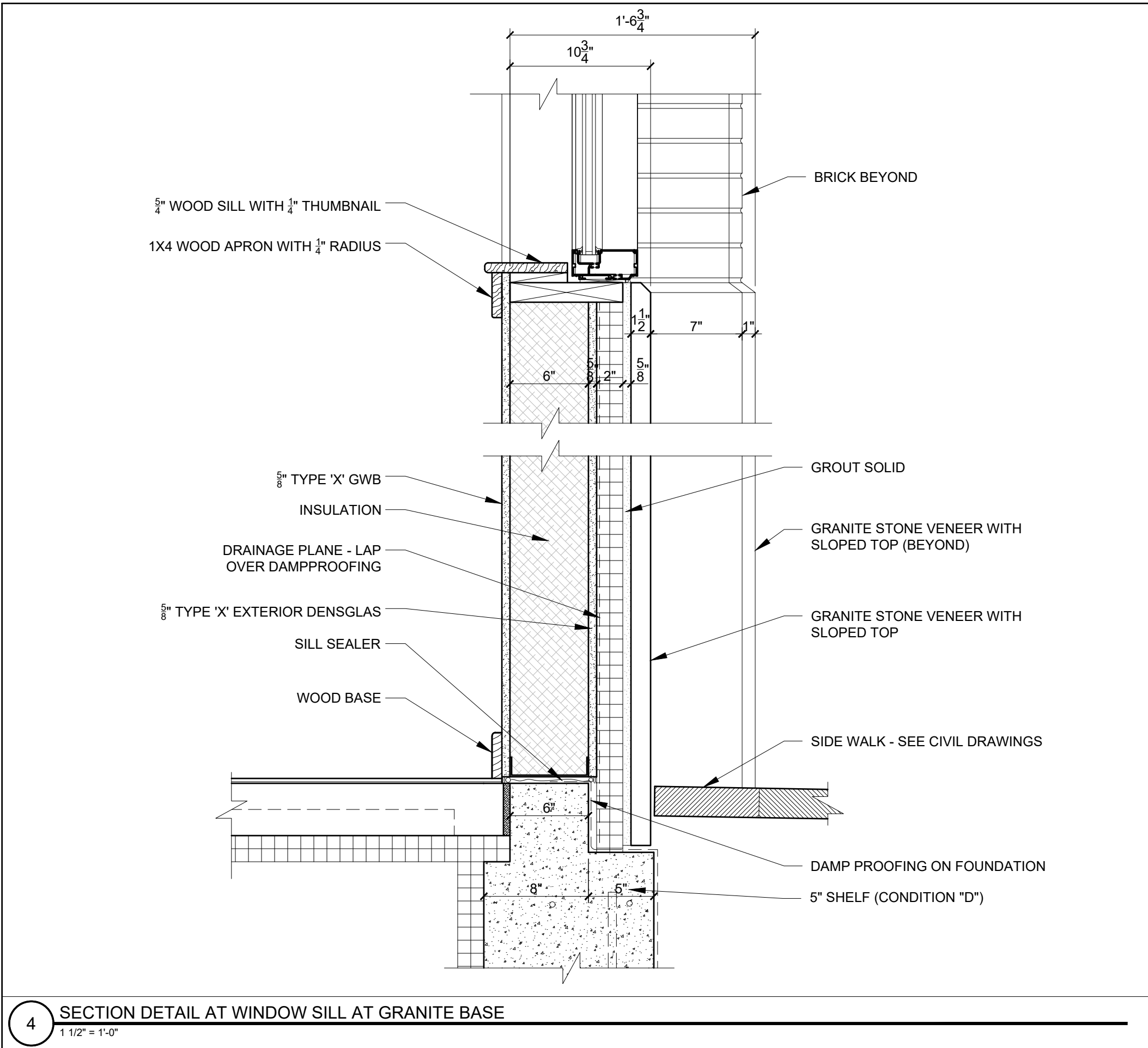


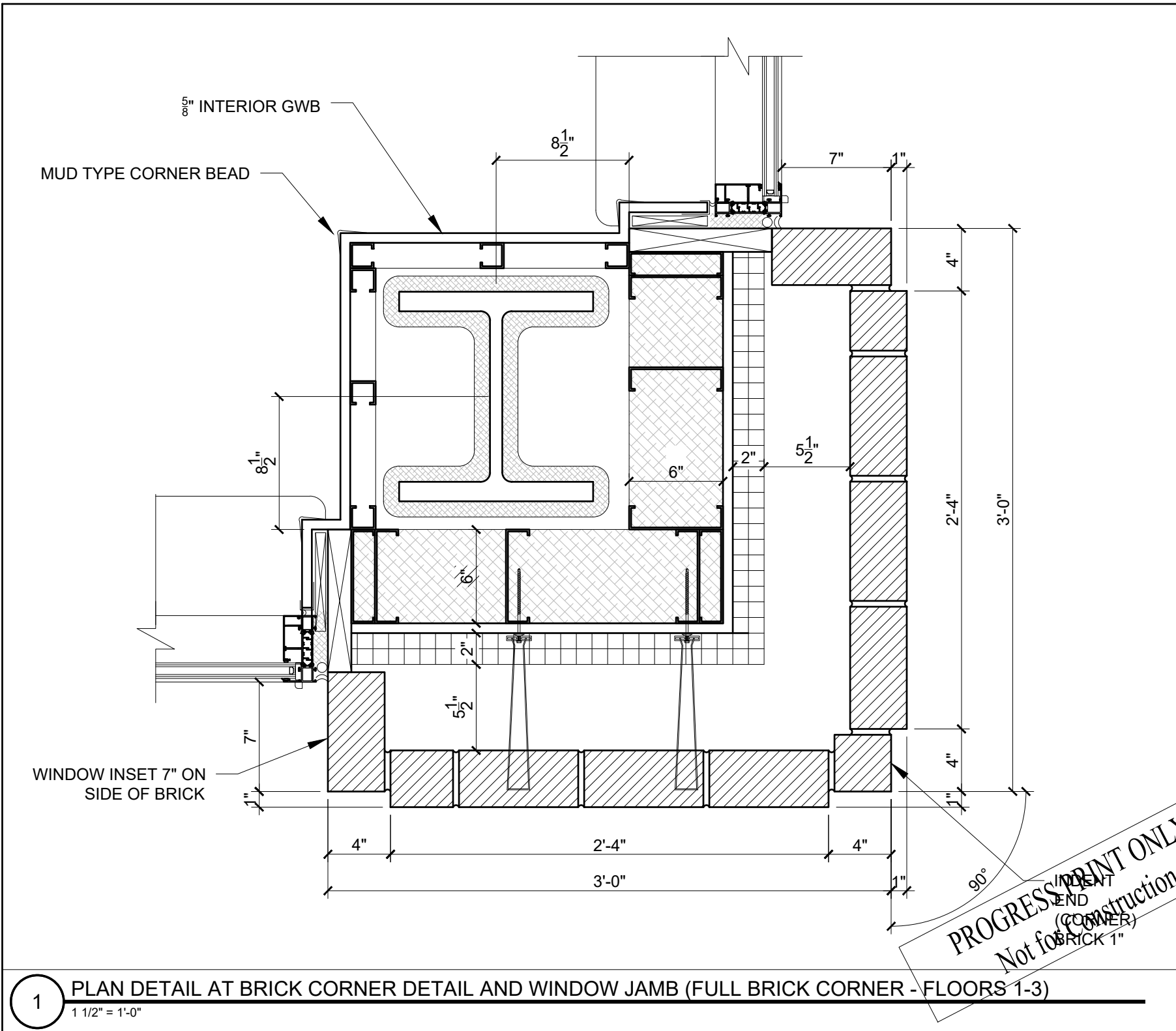
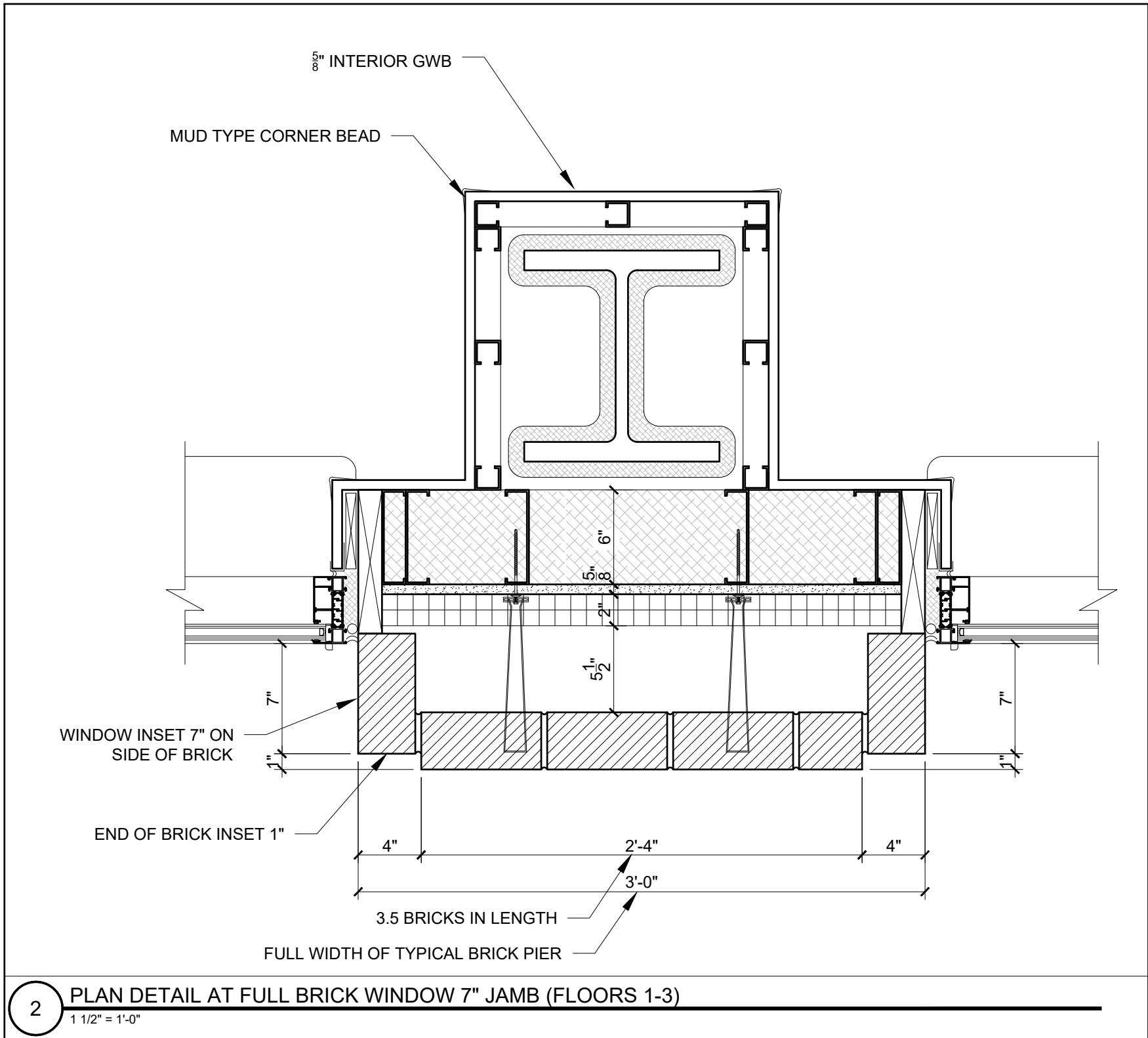
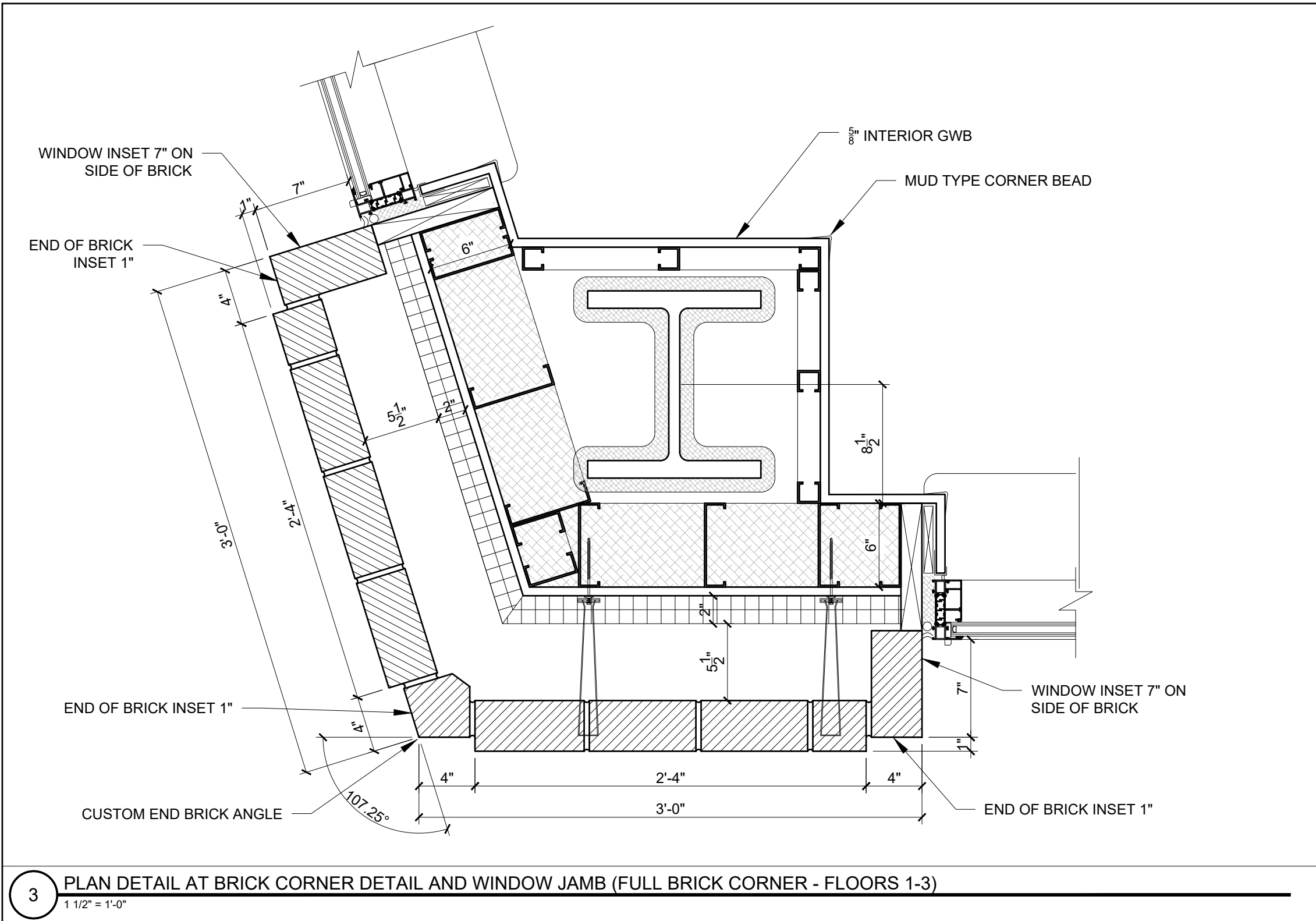
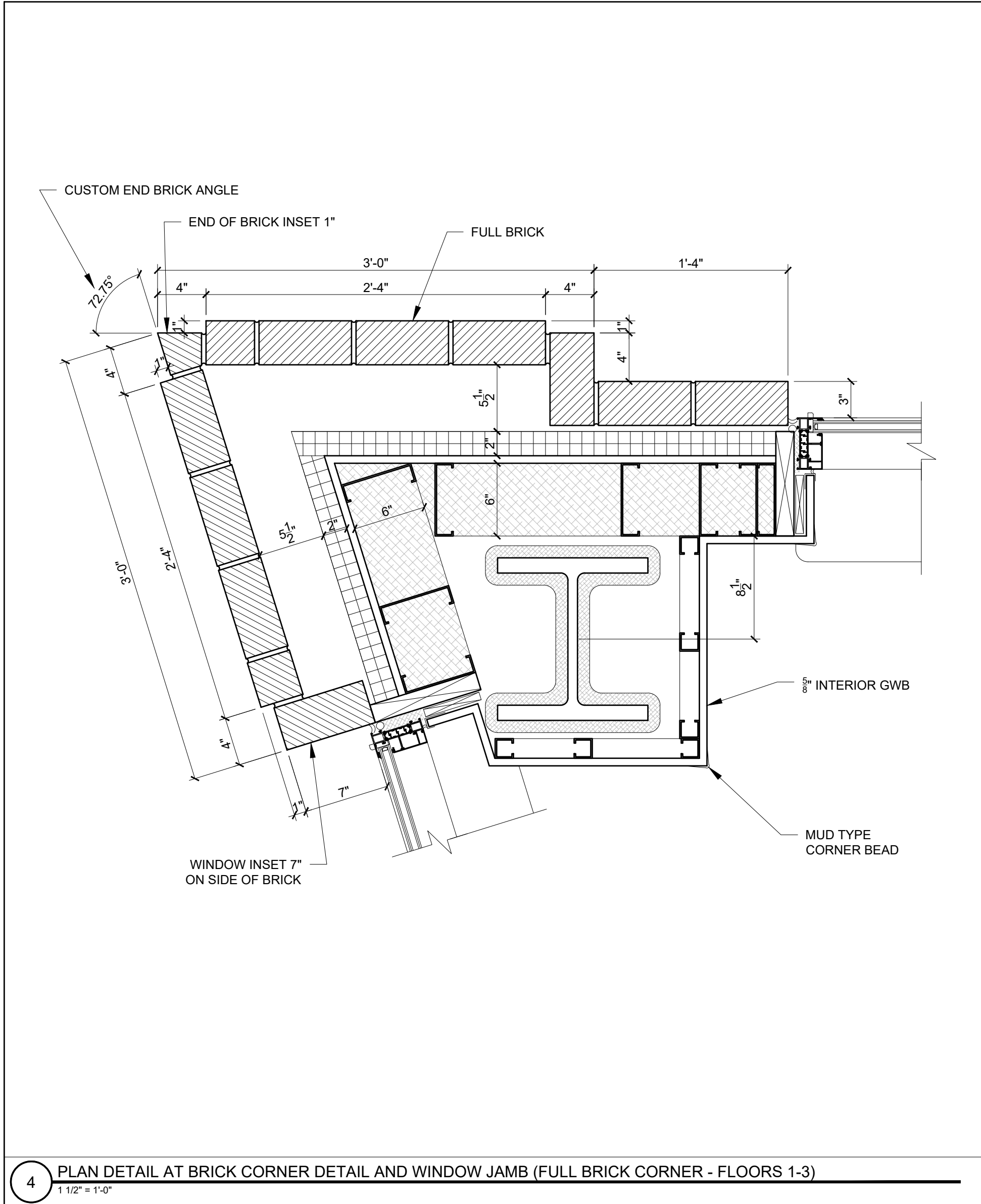
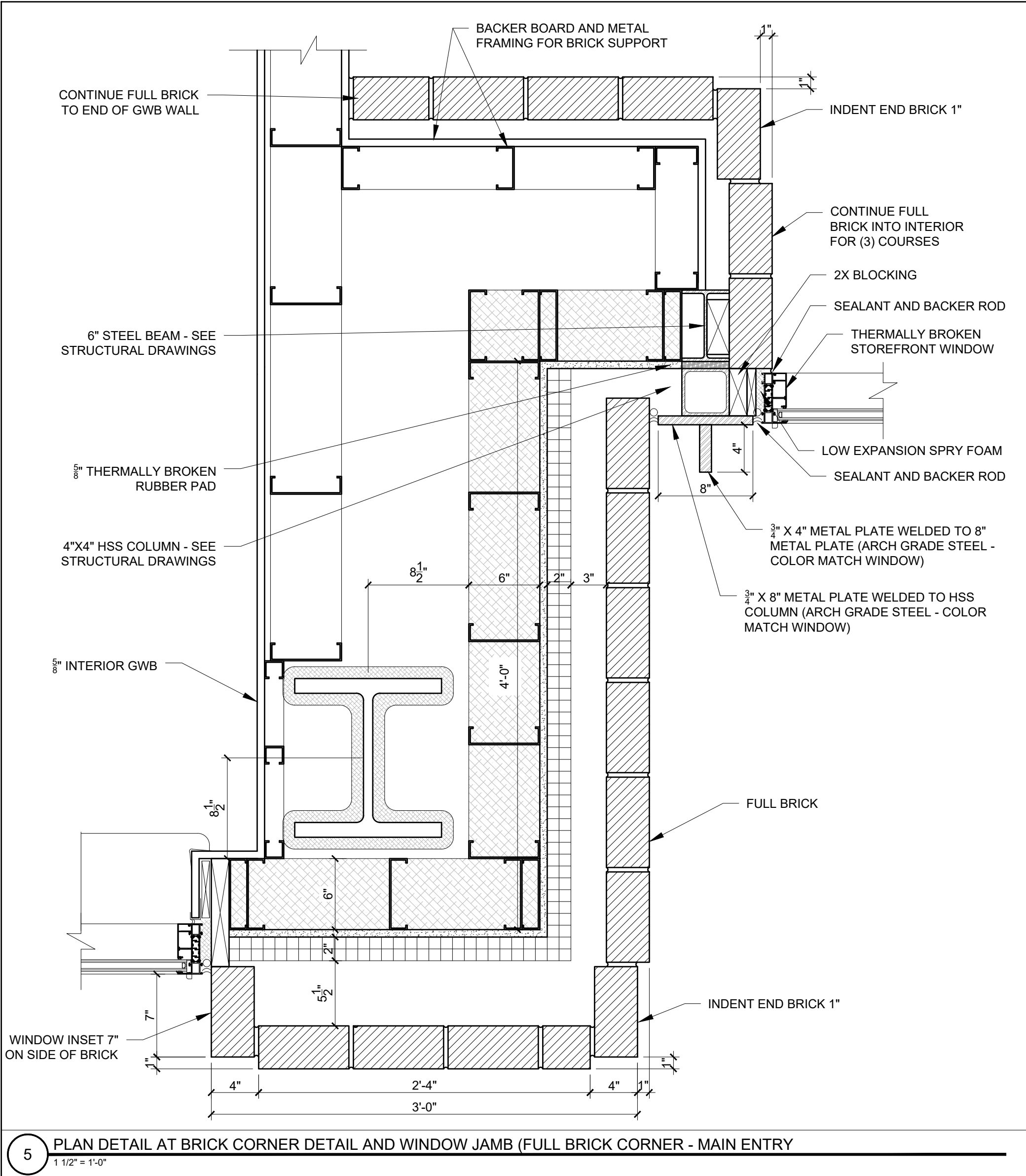
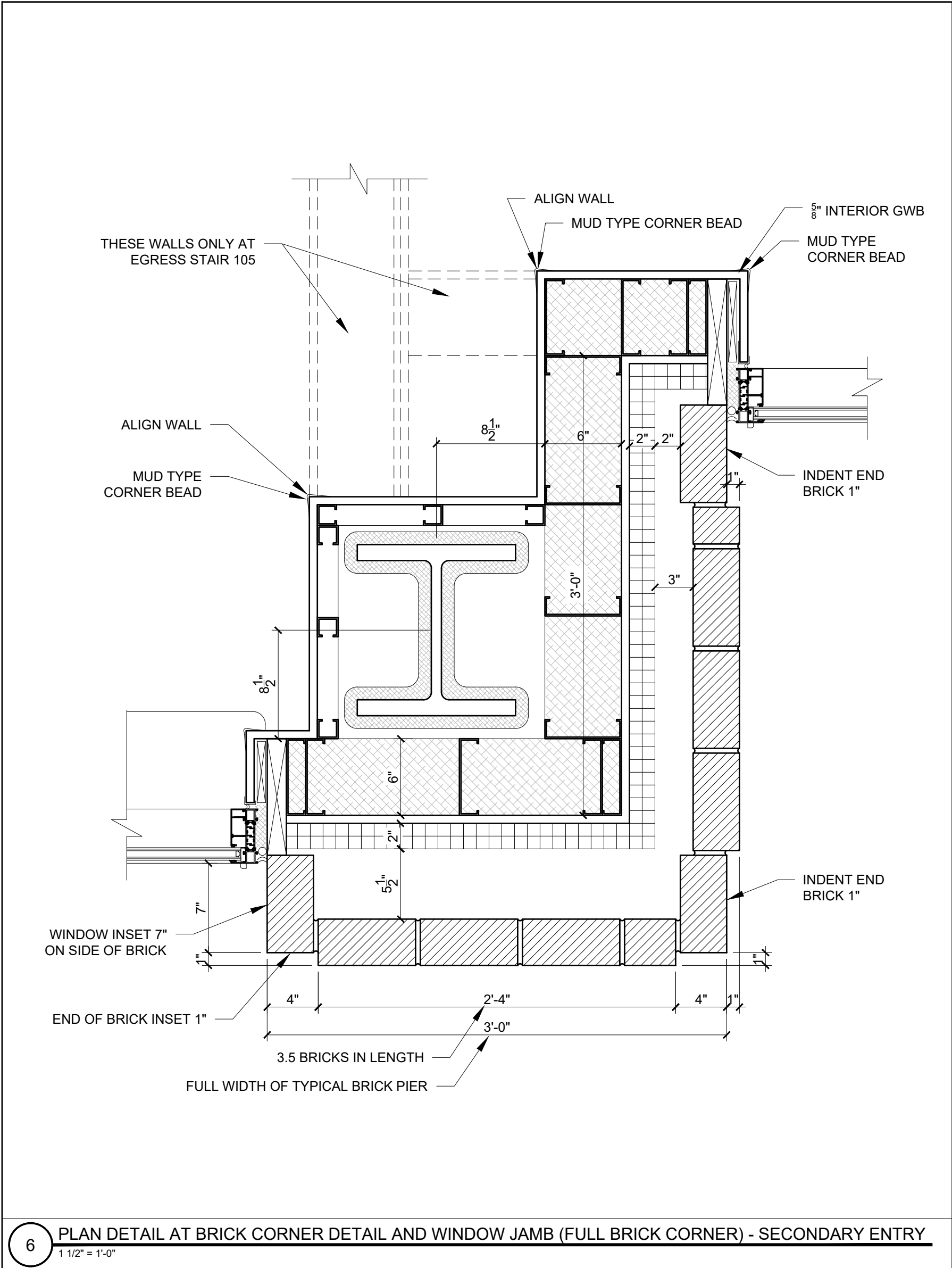
PROGRESS PRINT ONLY
Not for Construction

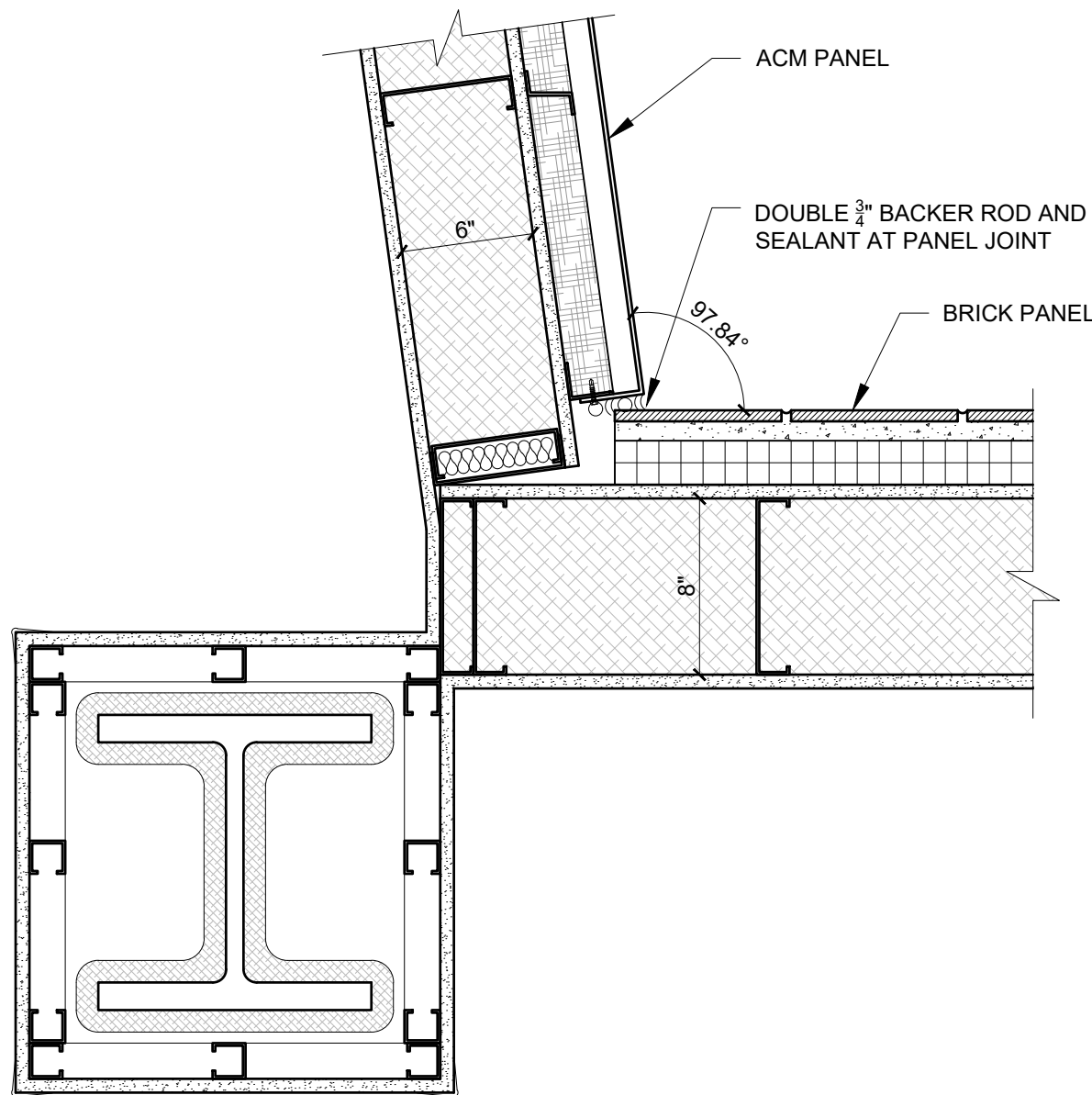
NEED SAME DETAIL AT
THE TALLER WINDOWS



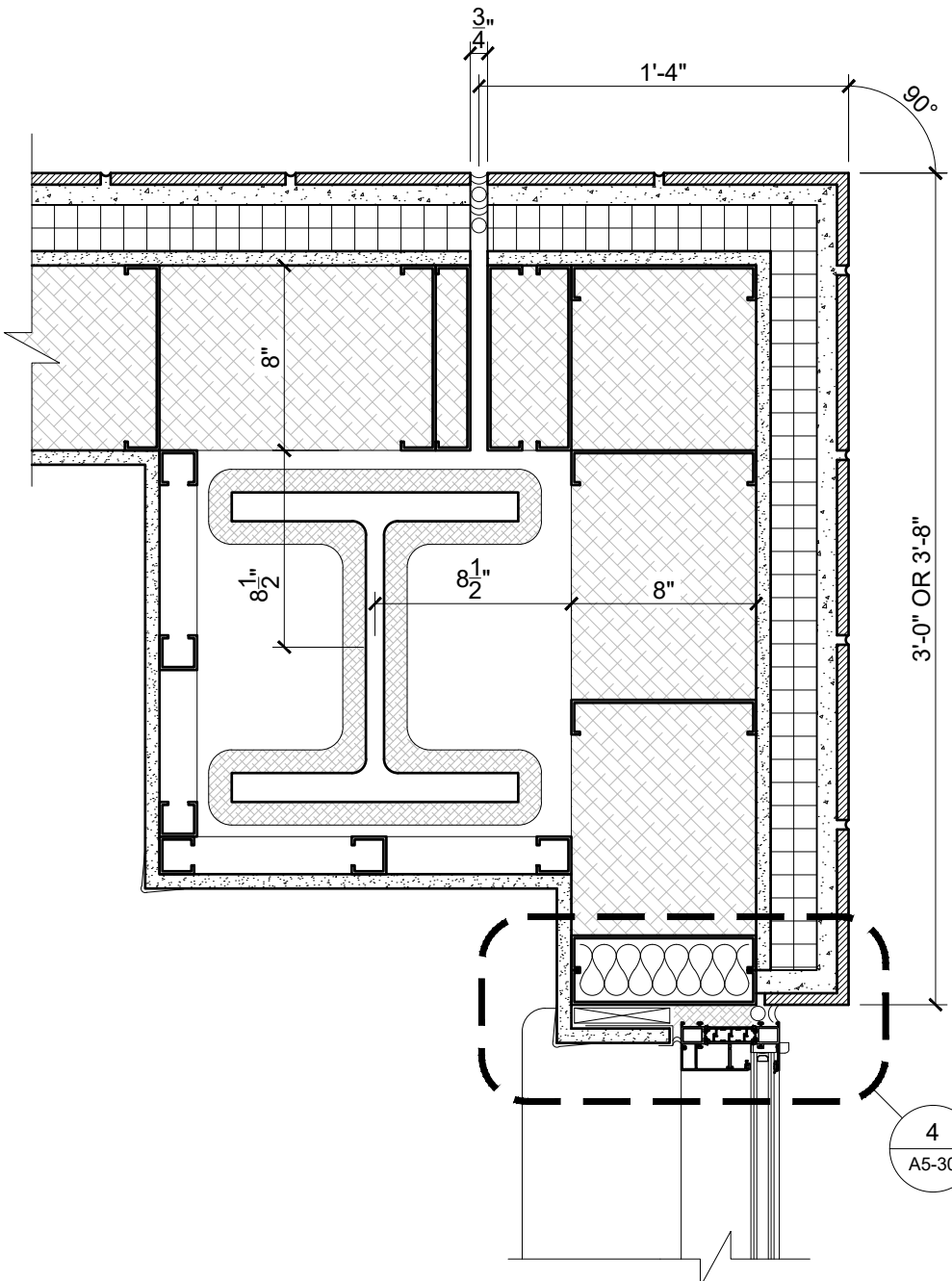
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Not for Construction



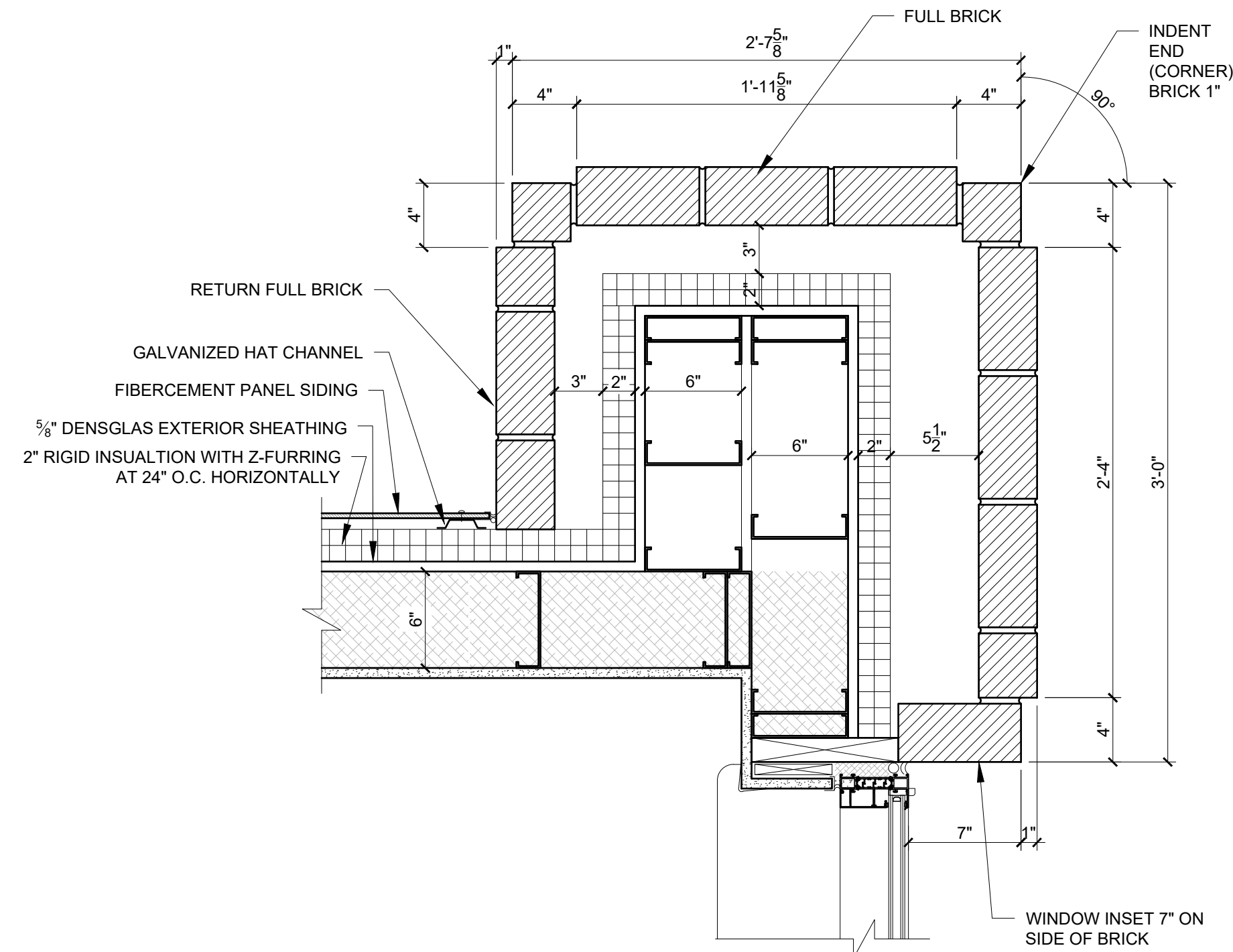




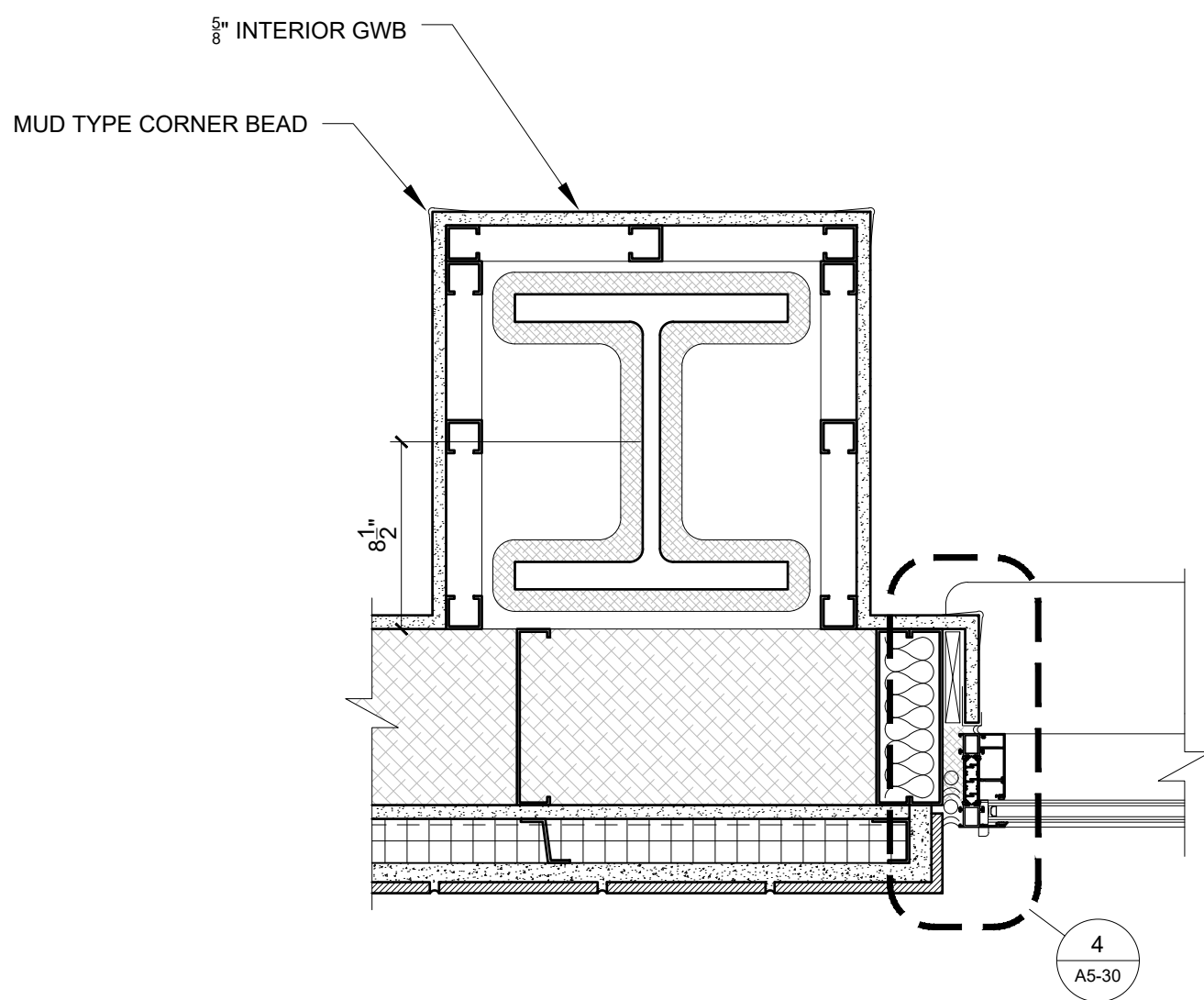
6 PLAN DETAIL AT BRICK PANEL CORNER TO ACM PANEL CORNER
1 1/2" = 1'-0"



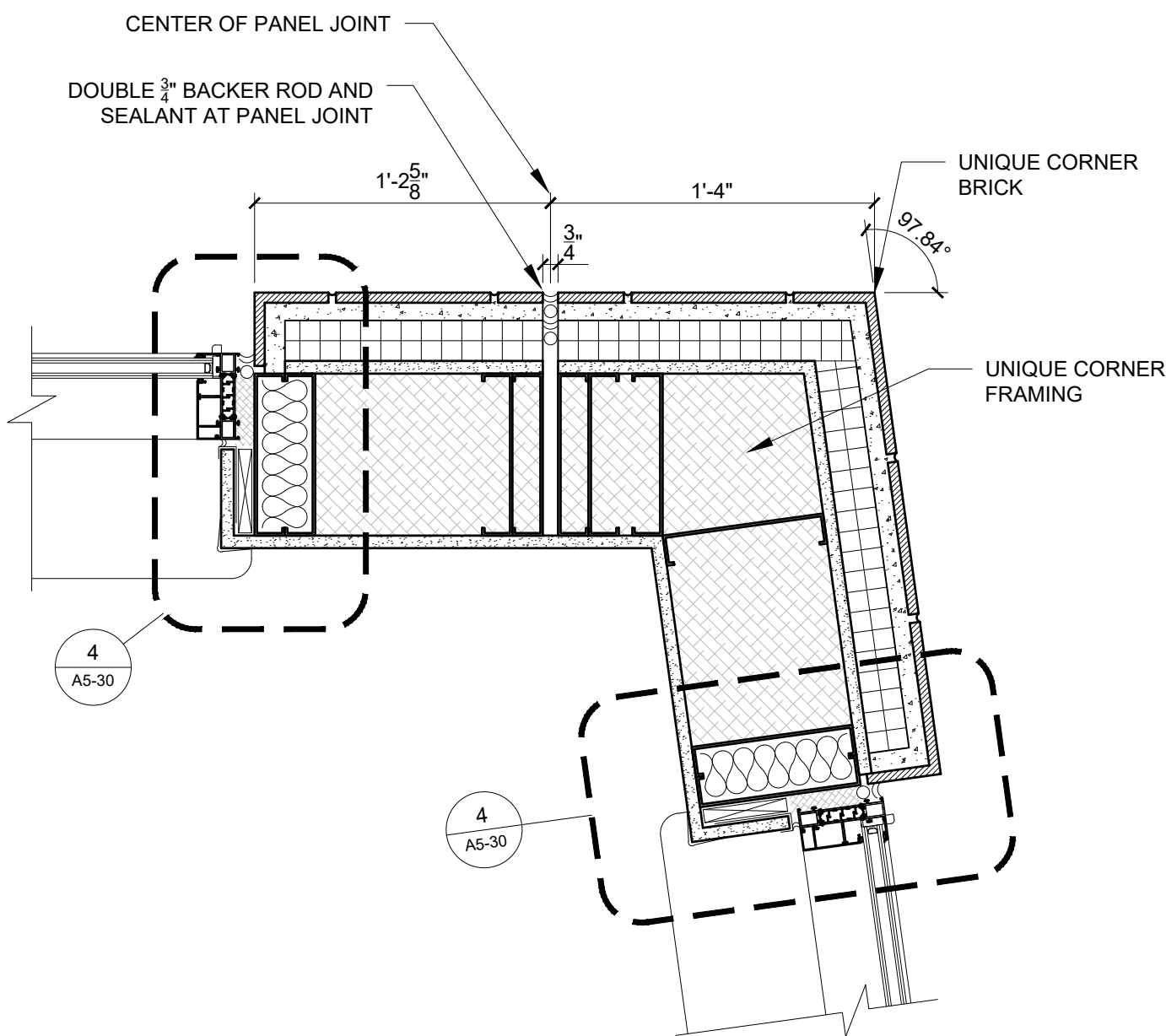
5 PLAN DETAIL AT BRICK PANEL CORNER (WINDOW ONE SIDE)
1 1/2" = 1'-0"



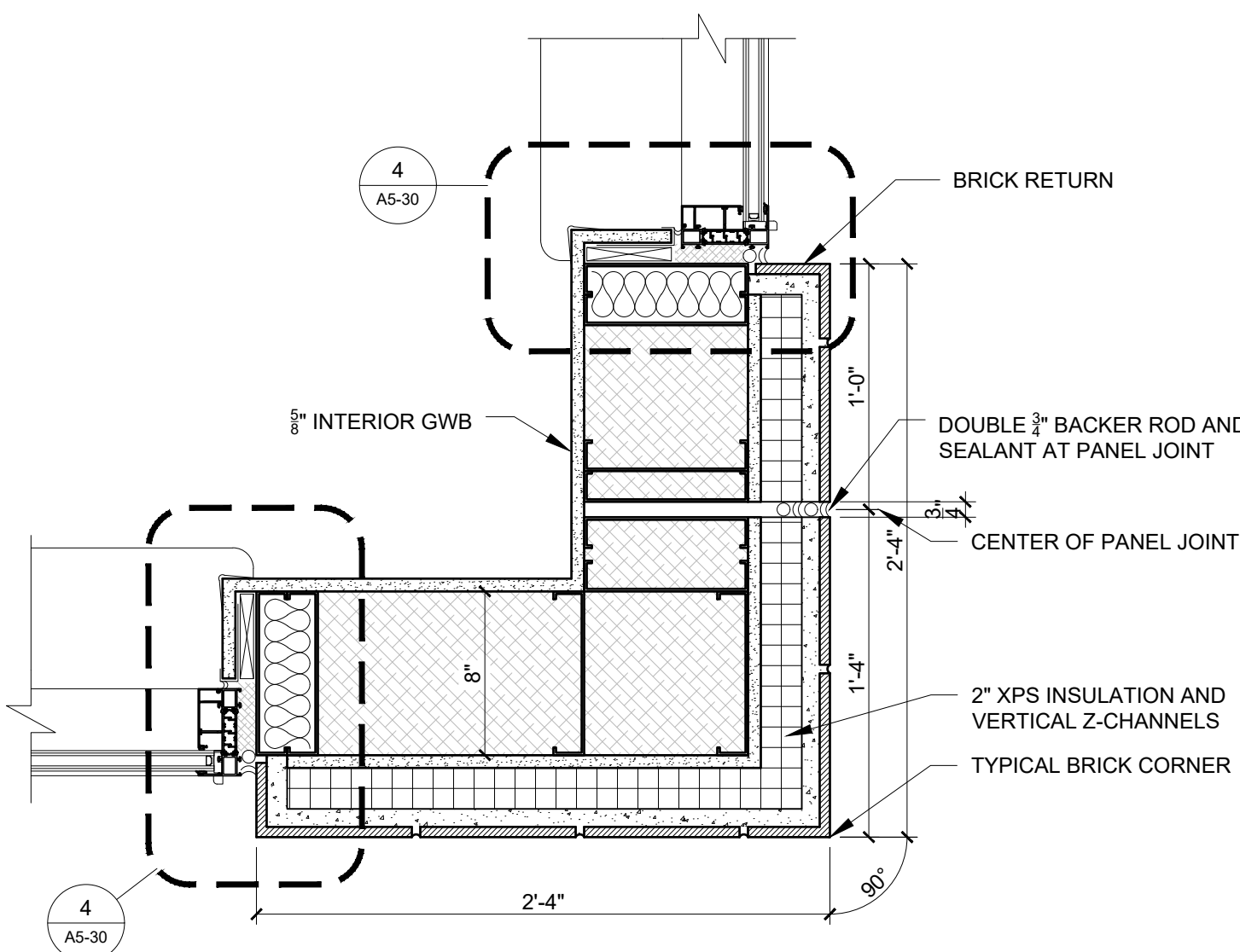
4 PLAN DETAIL AT BRICK CORNER DETAIL AND WINDOW JAMB (FULL BRICK CORNER - FLOORS 1-3)
1 1/2" = 1'-0"



3 PLAN DETAIL AT WINDOW JAMB (NEW TO COLUMN) (BRICK PANEL SIDING)
1 1/2" = 1'-0"

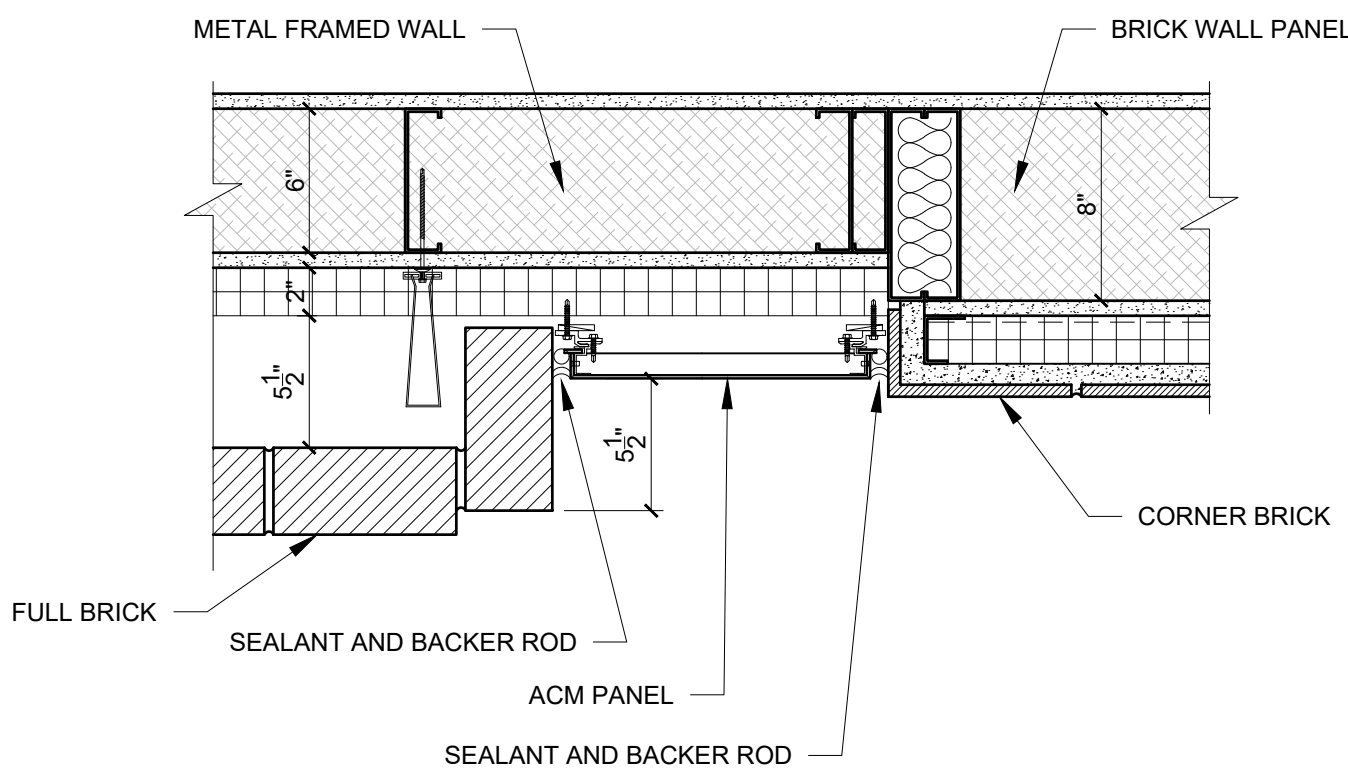


2 PLAN DETAIL AT UNIQUE BRICK CORNER DETAIL AND WINDOW JAMB (BRICK PANEL SIDING)
1 1/2" = 1'-0"

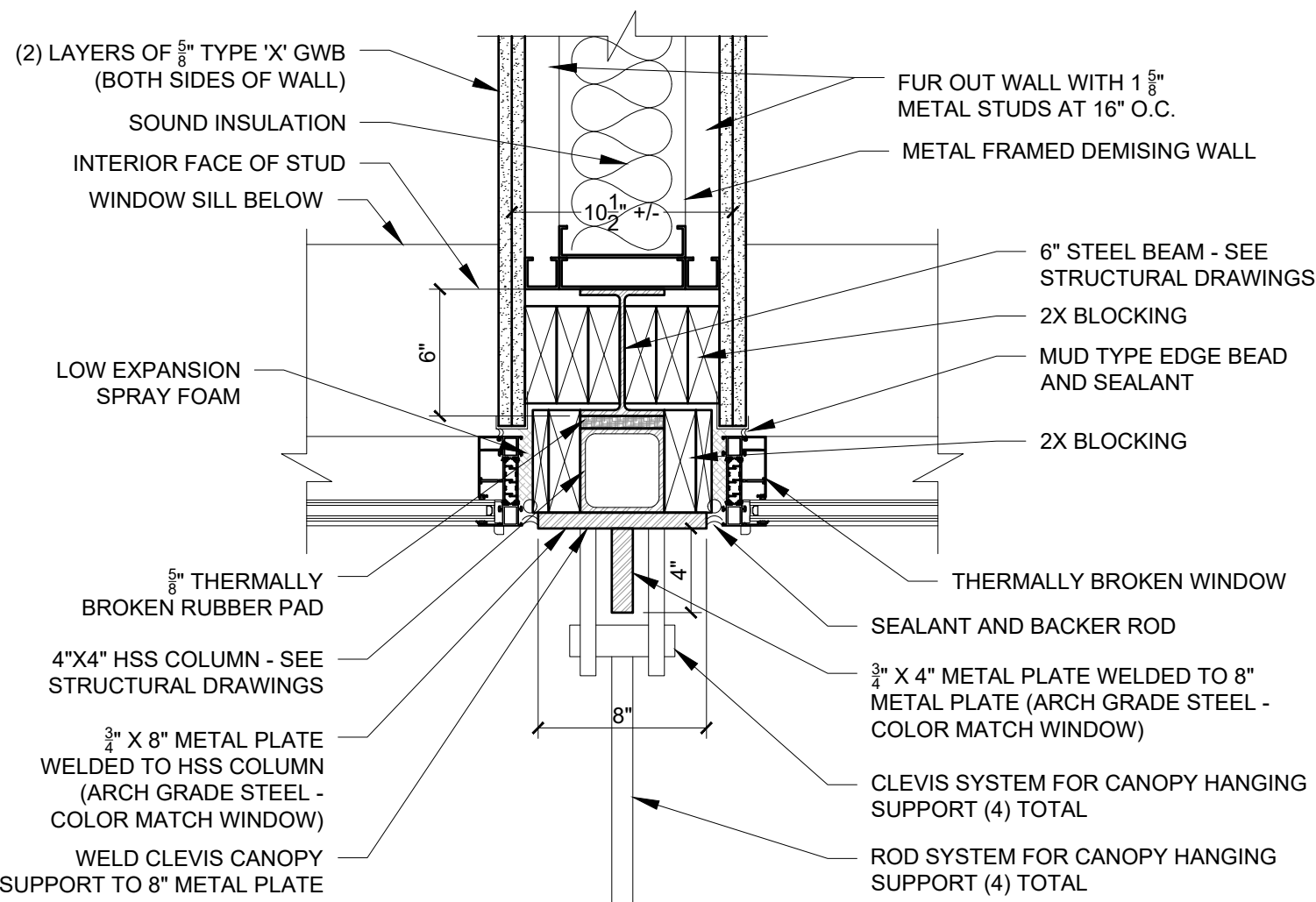


1 PLAN DETAIL AT BRICK CORNER DETAIL AND WINDOW JAMB (BRICK PANEL SIDING)
1 1/2" = 1'-0"

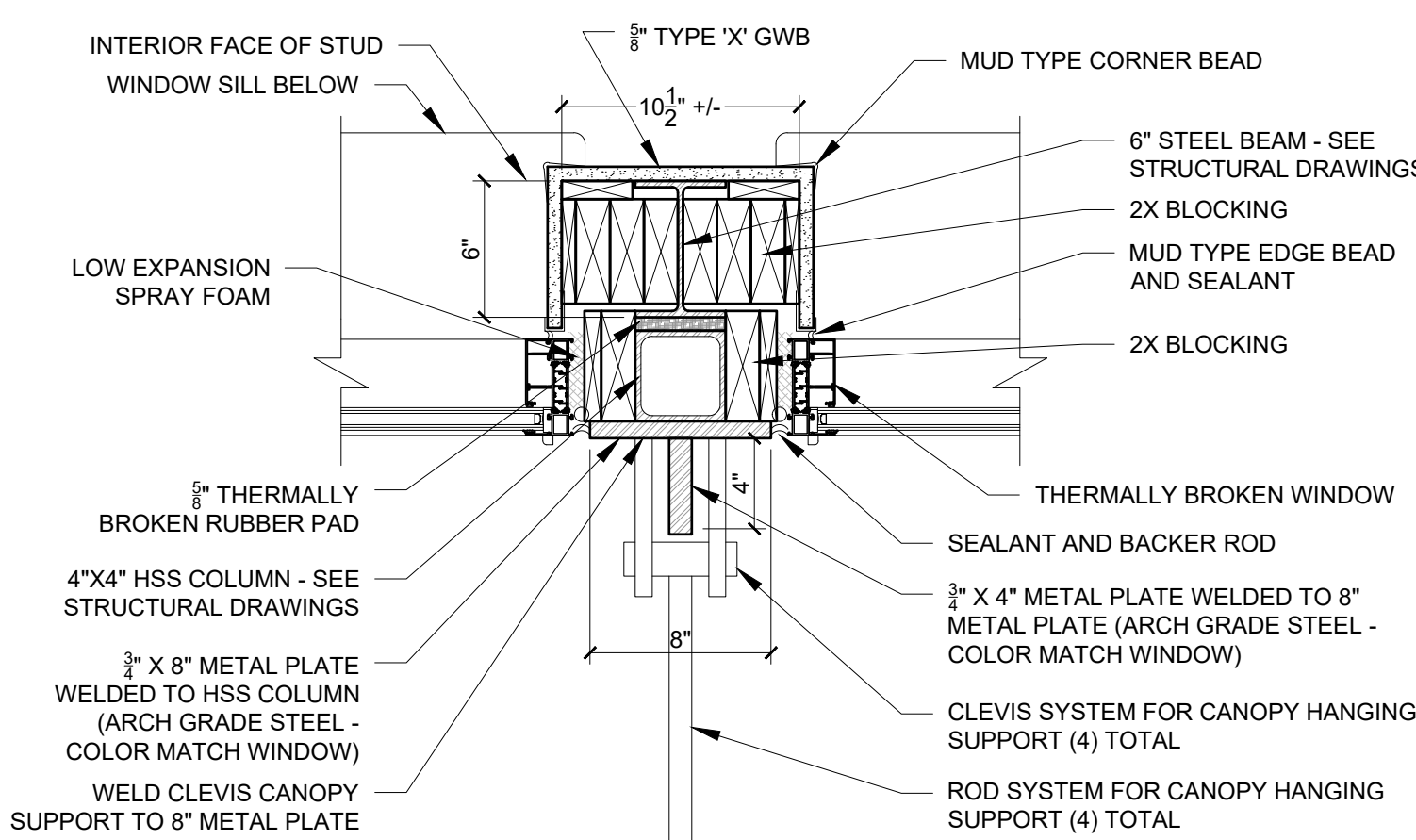
PROGRESS PRINT ONLY
Not for Construction



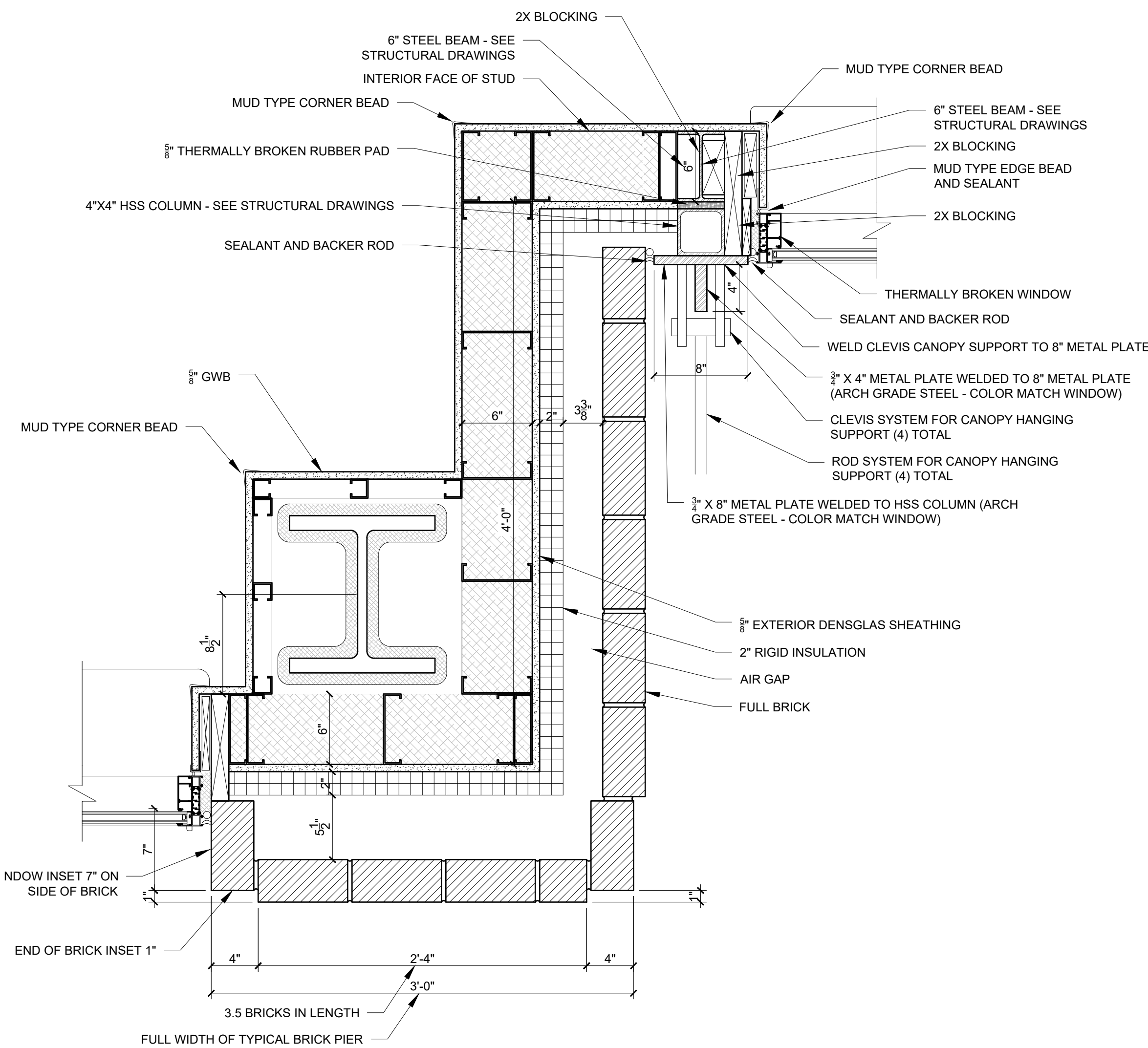
6 PLAN DETAIL AT ACM TRANSITION FROM FULL BRICK TO BRICK PANEL
1 1/2" = 1'-0"



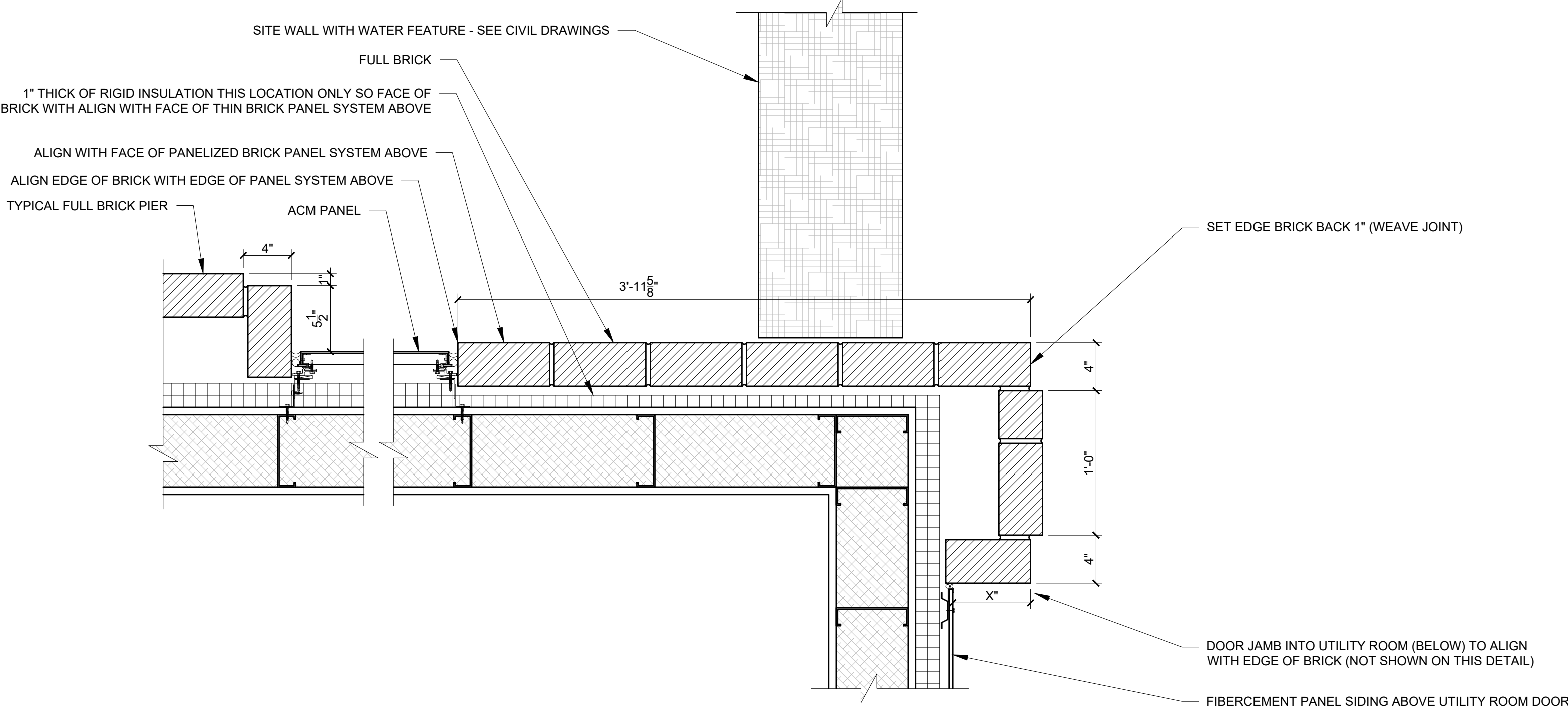
5 PLAN DETAIL AT DEMISING WALL INTERSECTION WITH EXTERIOR STOREFRONT (3RD FLOOR)
1 1/2" = 1'-0"



4 PLAN DETAIL AT DEMISING WALL INTERSECTION WITH EXTERIOR STOREFRONT (3RD FLOOR)
1 1/2" = 1'-0"

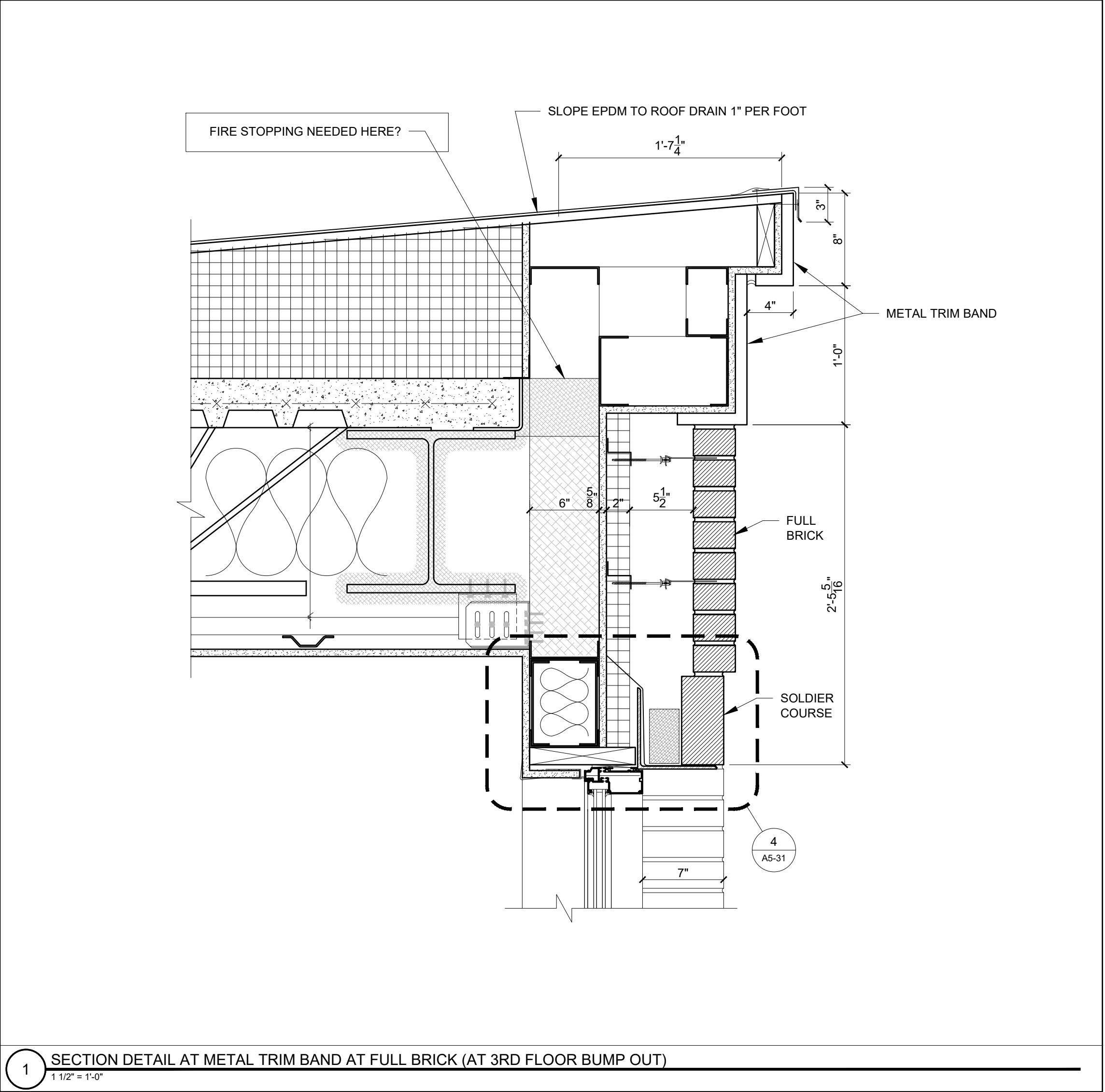
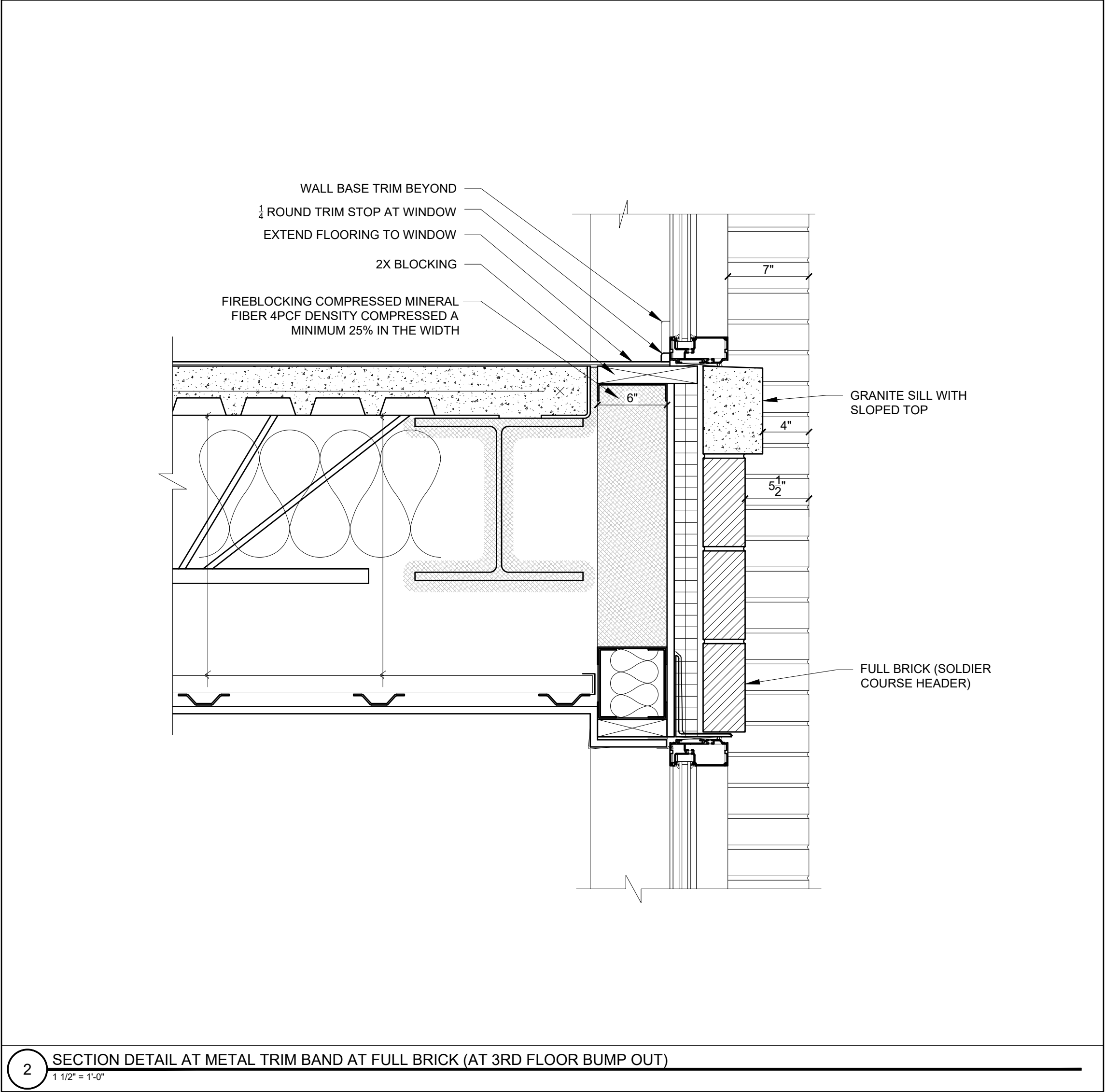
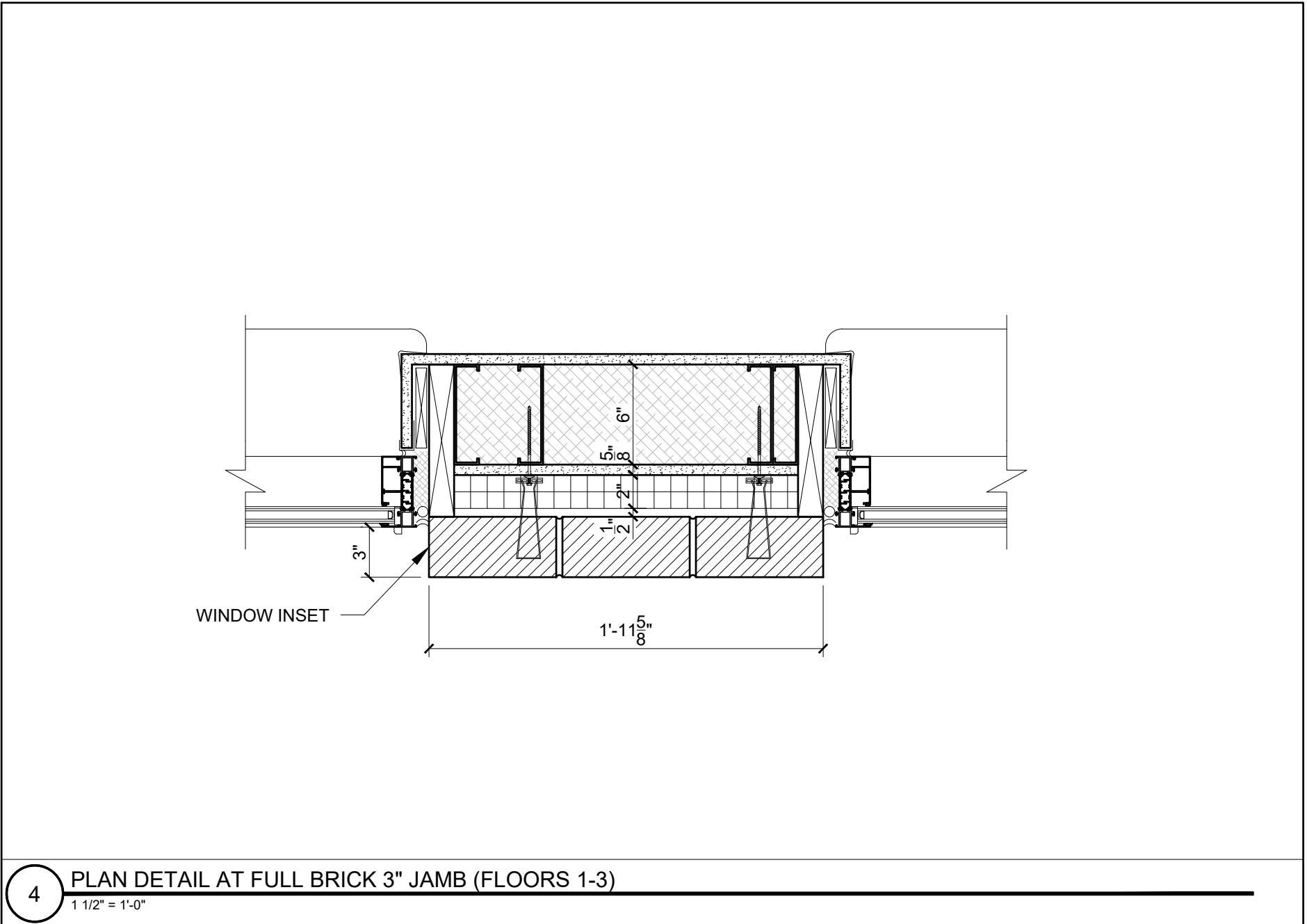
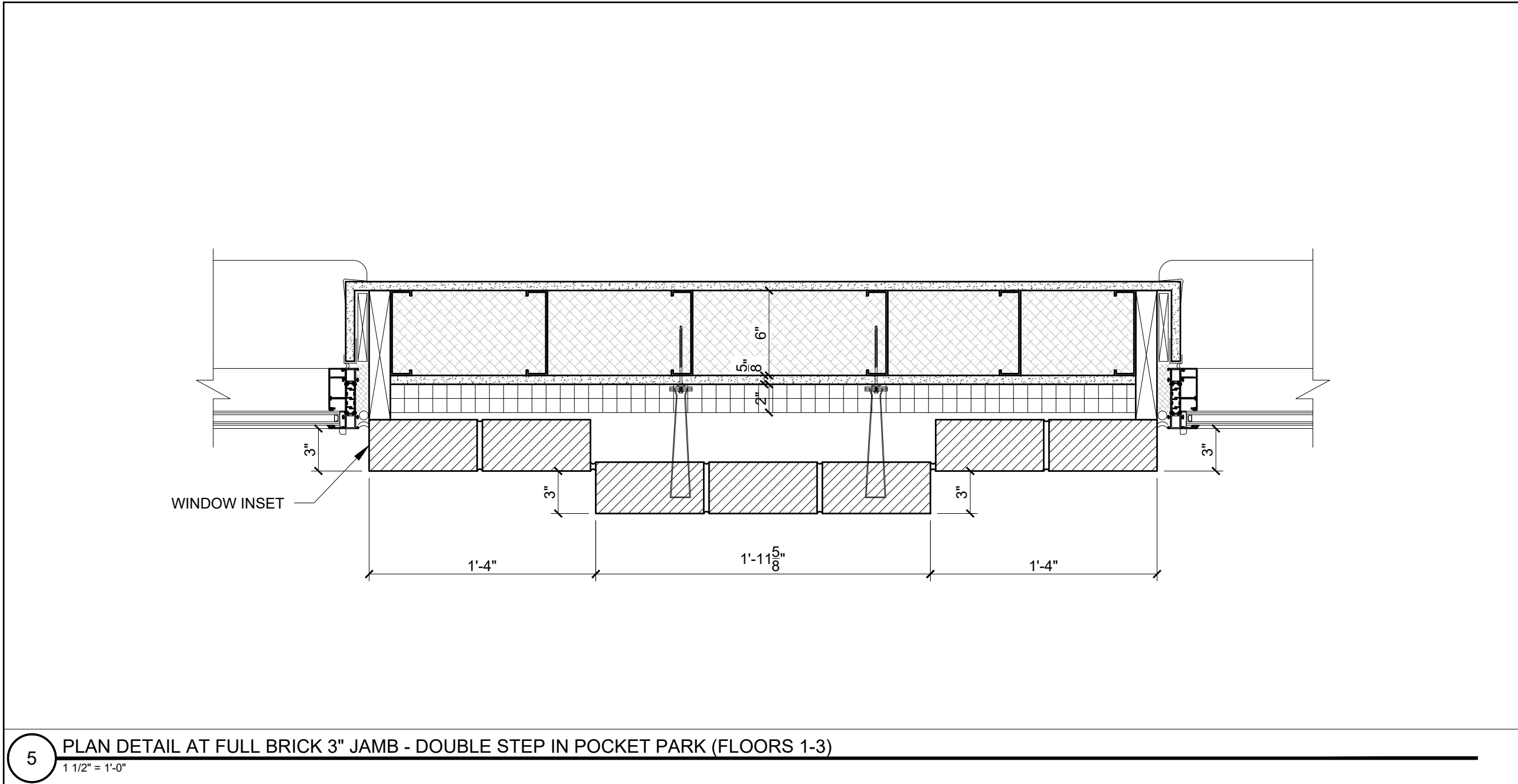


3 PLAN DETAIL AT BRICK CORNER AT (3RD) FLOOR RECESS AT ENTRY
1 1/2" = 1'-0"

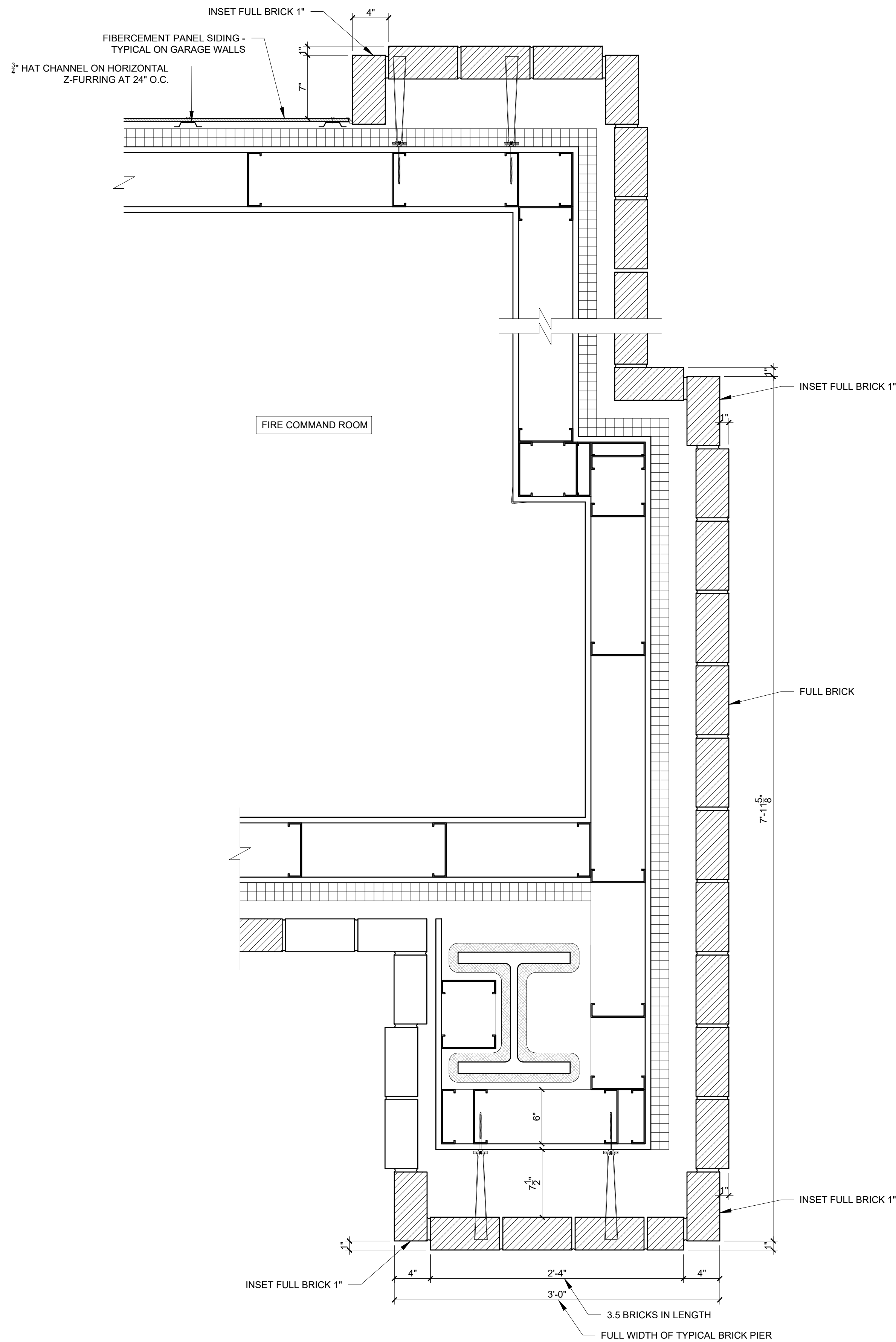


1 PLAN DETAIL AT ACM CORNER AT UTILITY ROOM DOOR (1ST FLOOR)
1 1/2" = 1'-0"

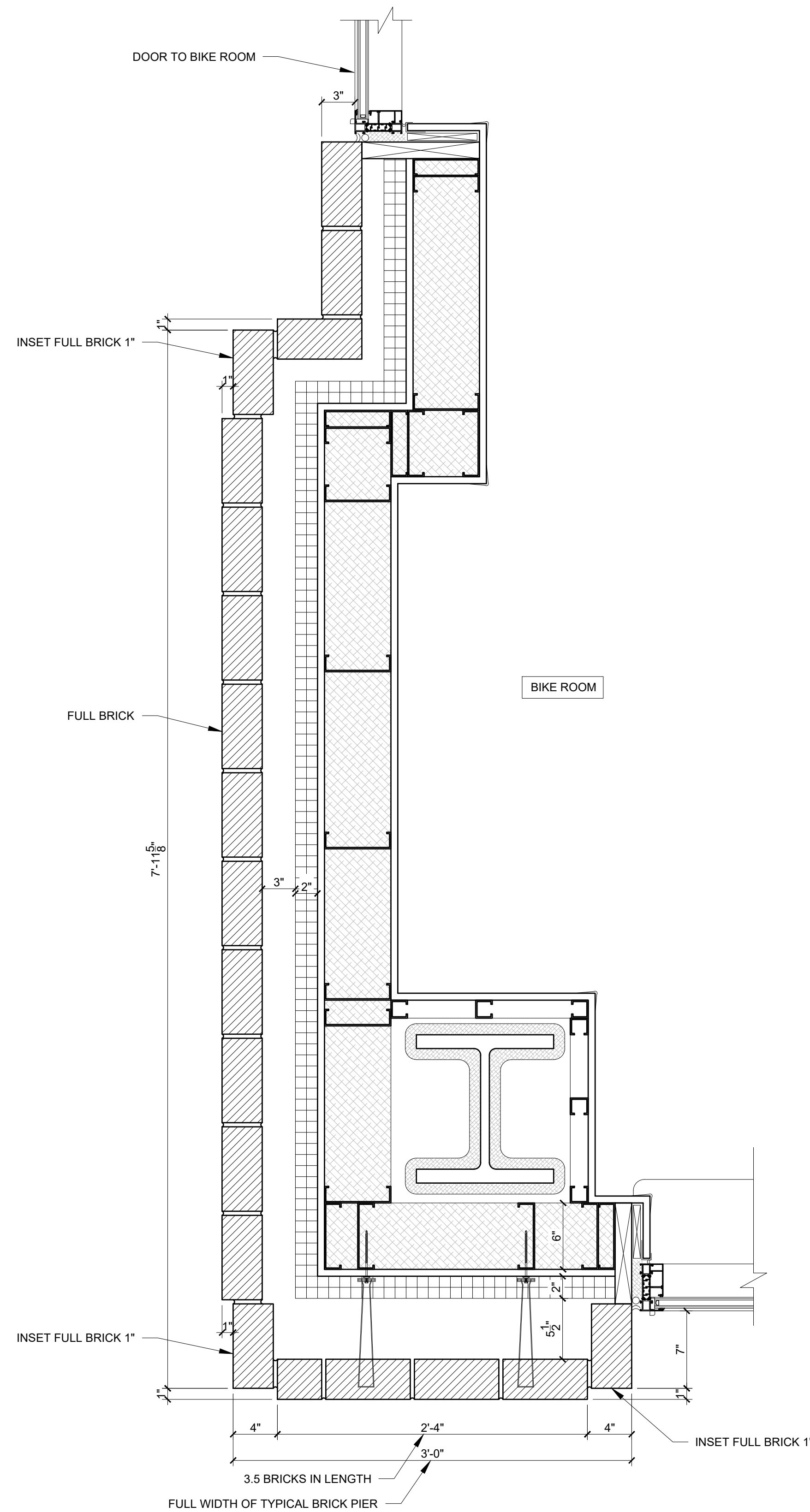
PROGRESS PRINT ONLY
Not for Construction



PROGRESS PRINT ONLY
Not for Construction

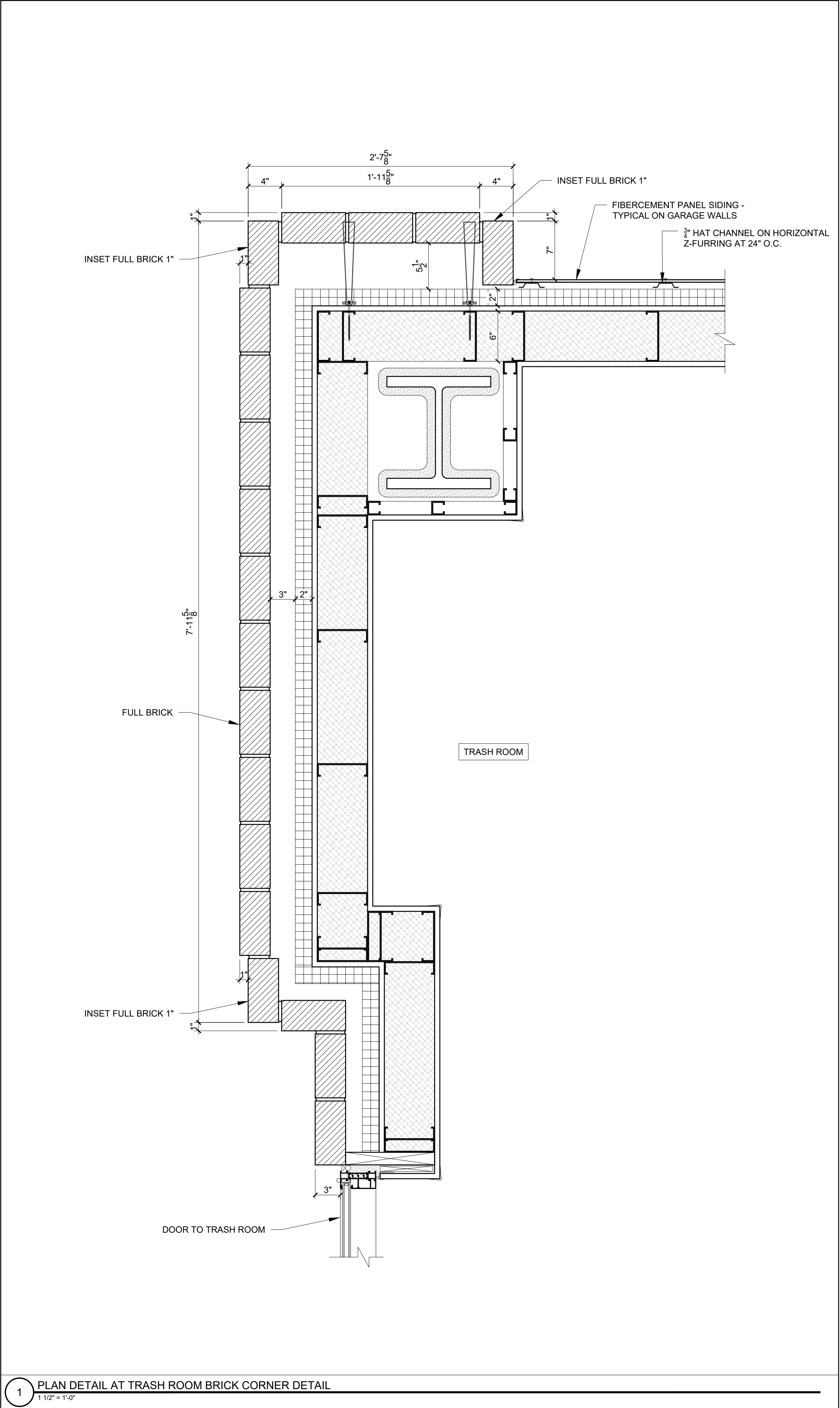


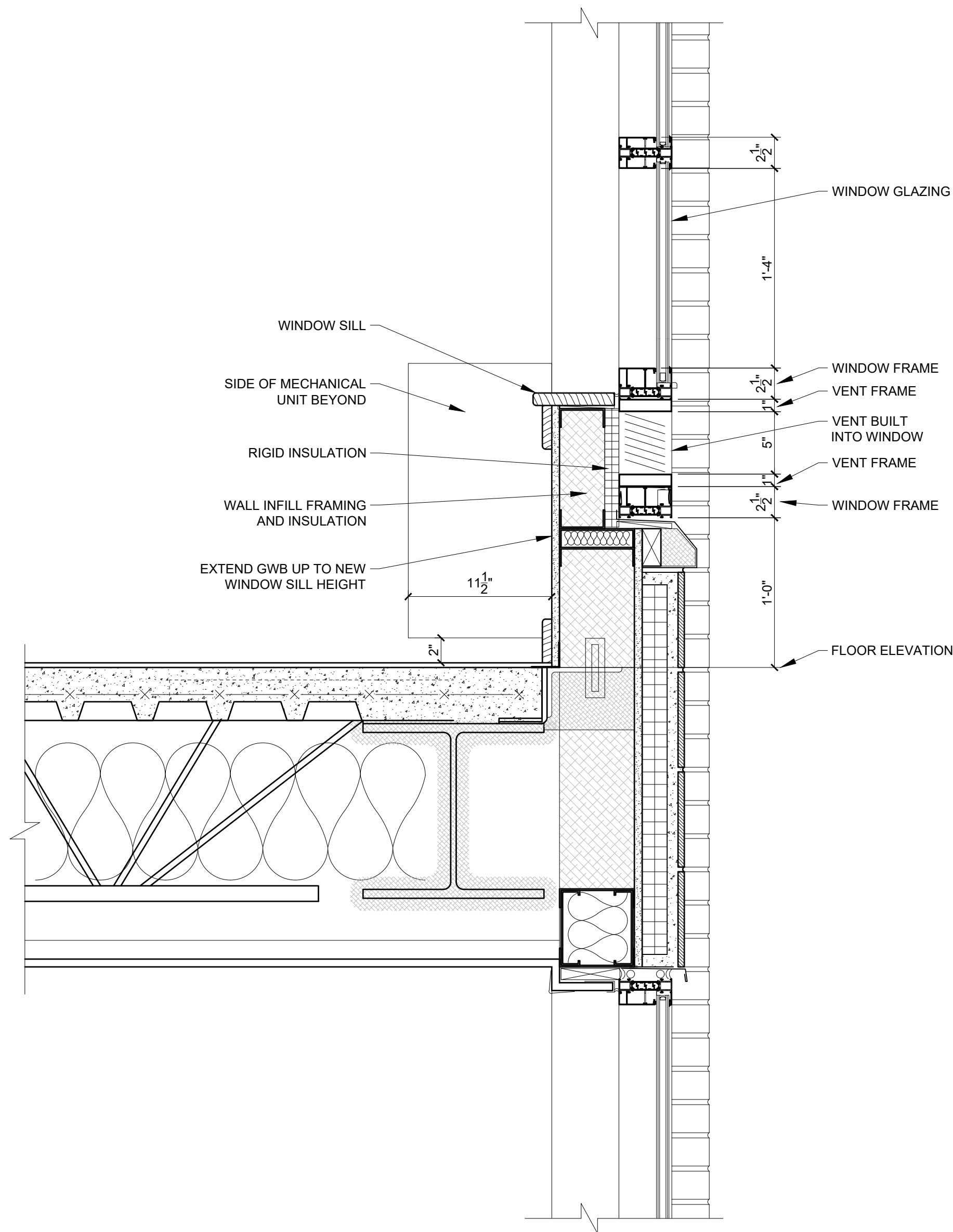
2 PLAN DETAIL AT LEFT SIDE OF PARKING ENTRY OFF FEDERAL STREET
1 1/2" = 1'-0"



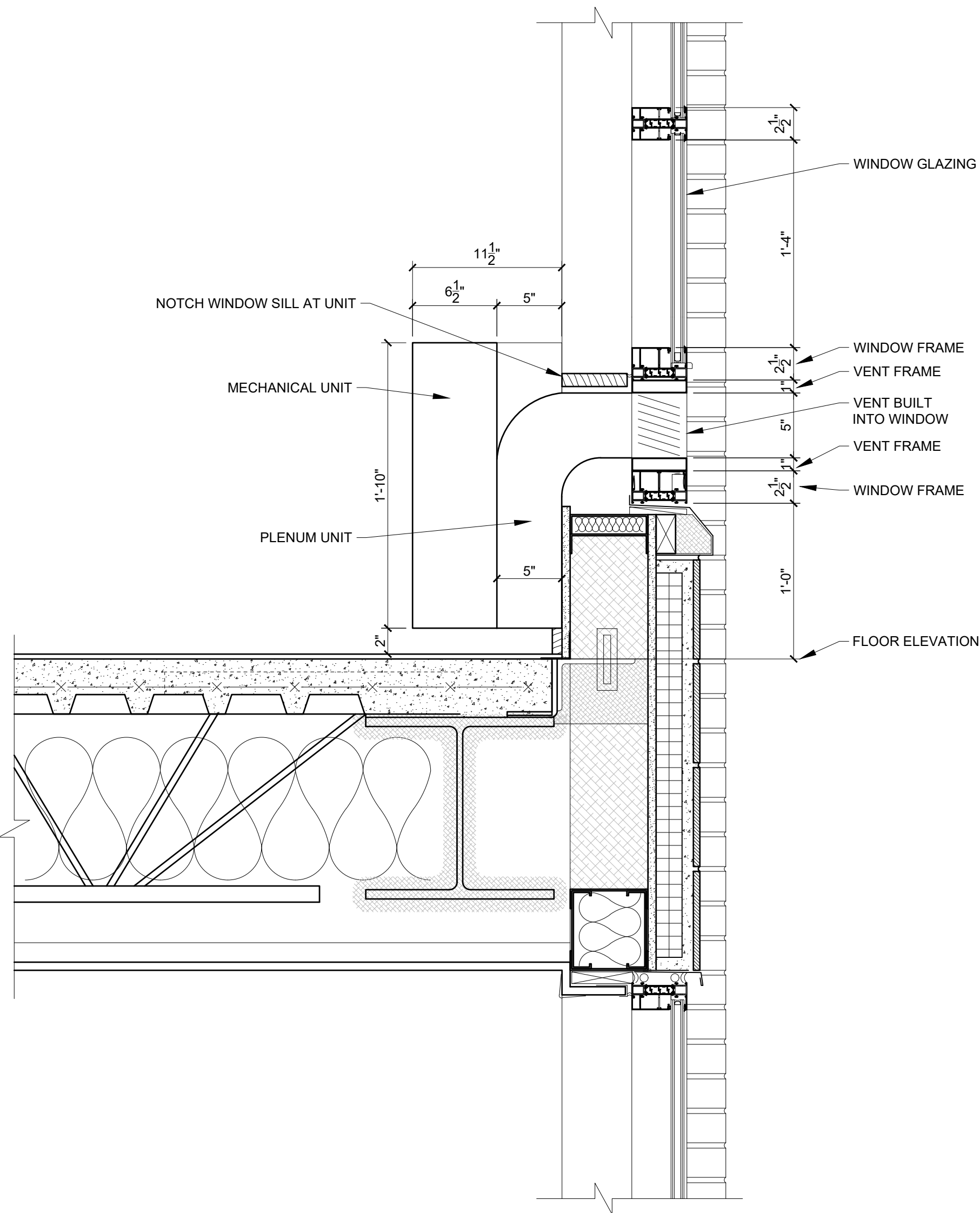
1 PLAN DETAIL AT RIGHT SIDE OF PARKING ENTRY OFF FEDERAL STREET
1 1/2" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction



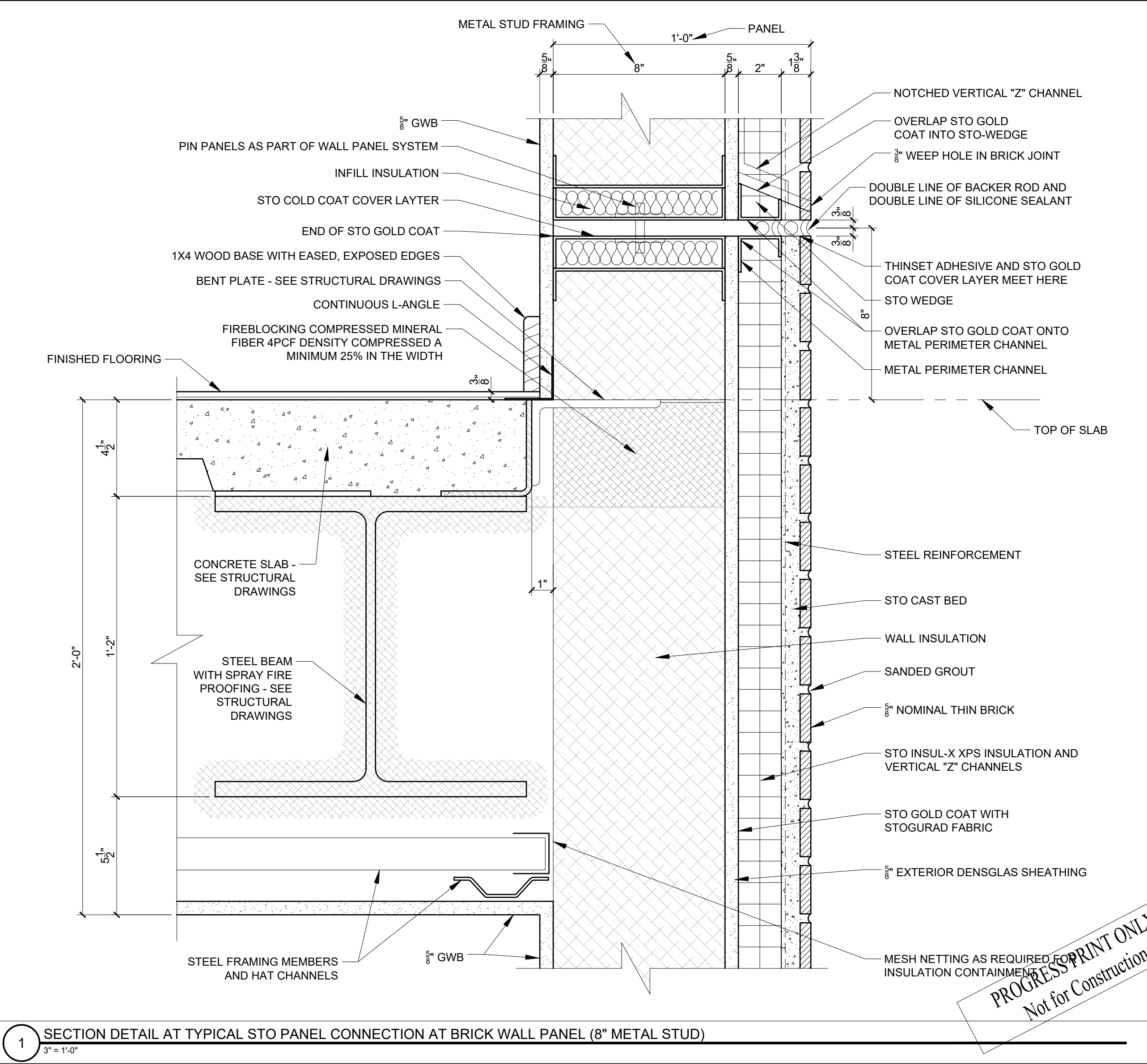
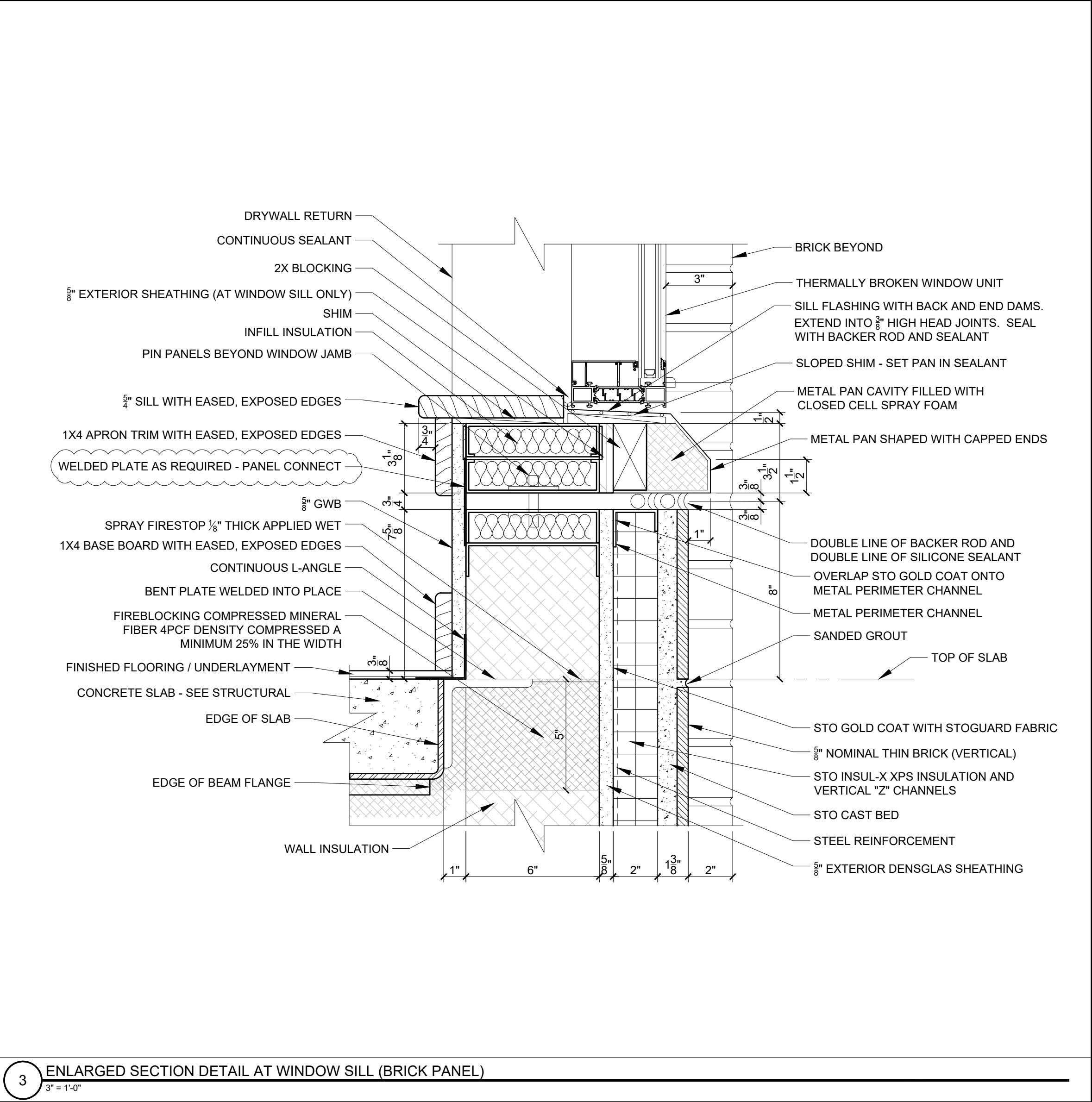
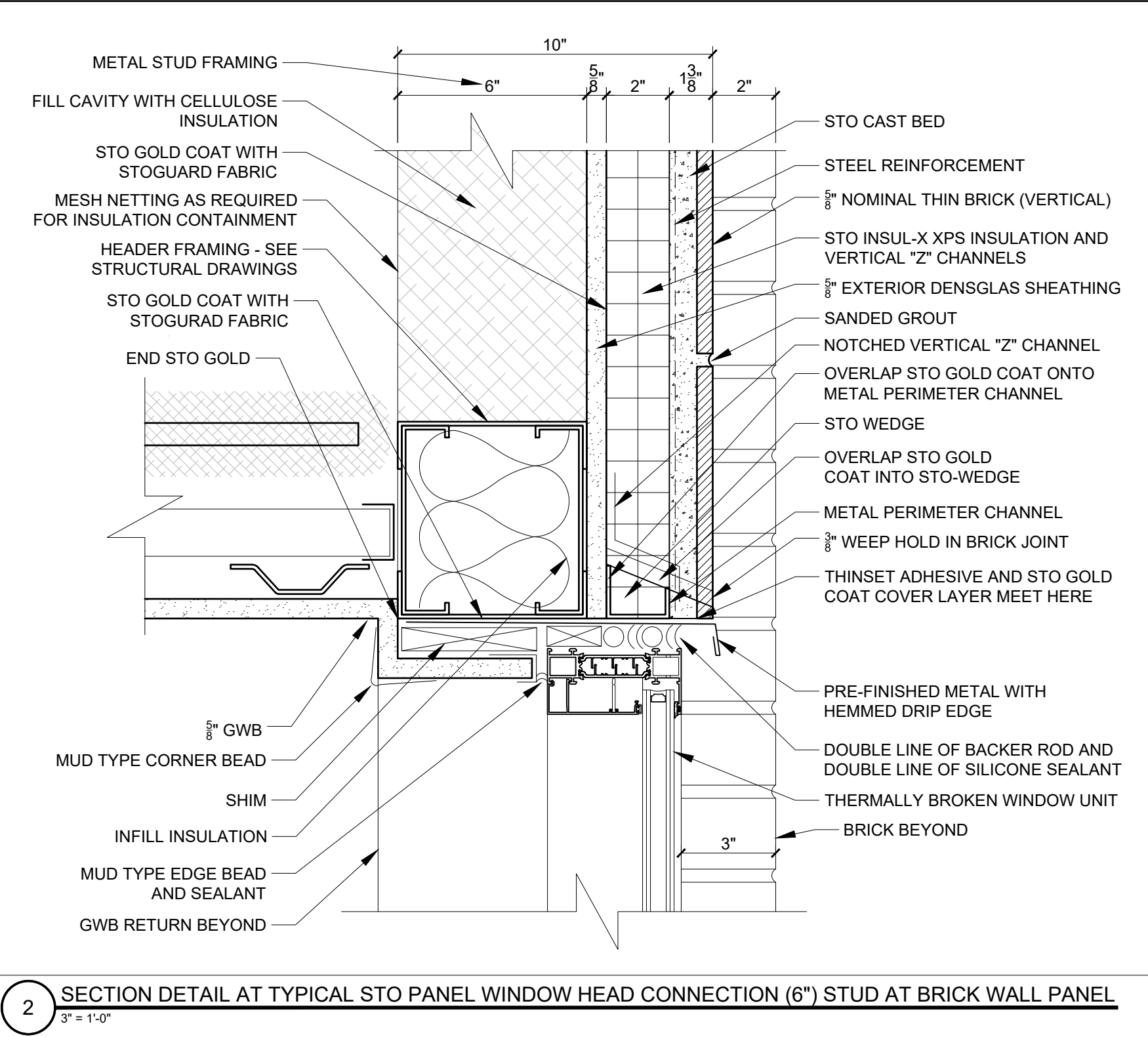
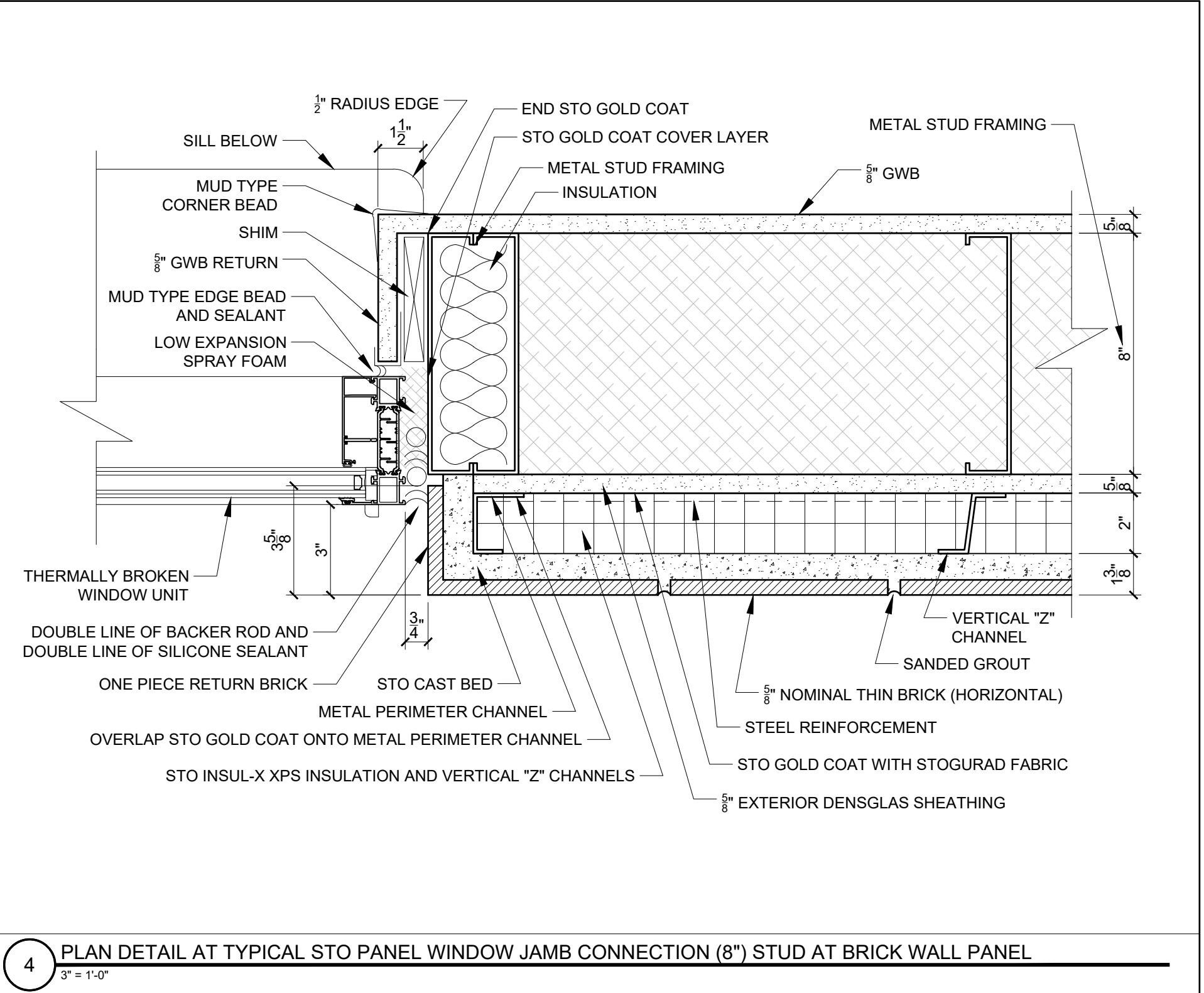
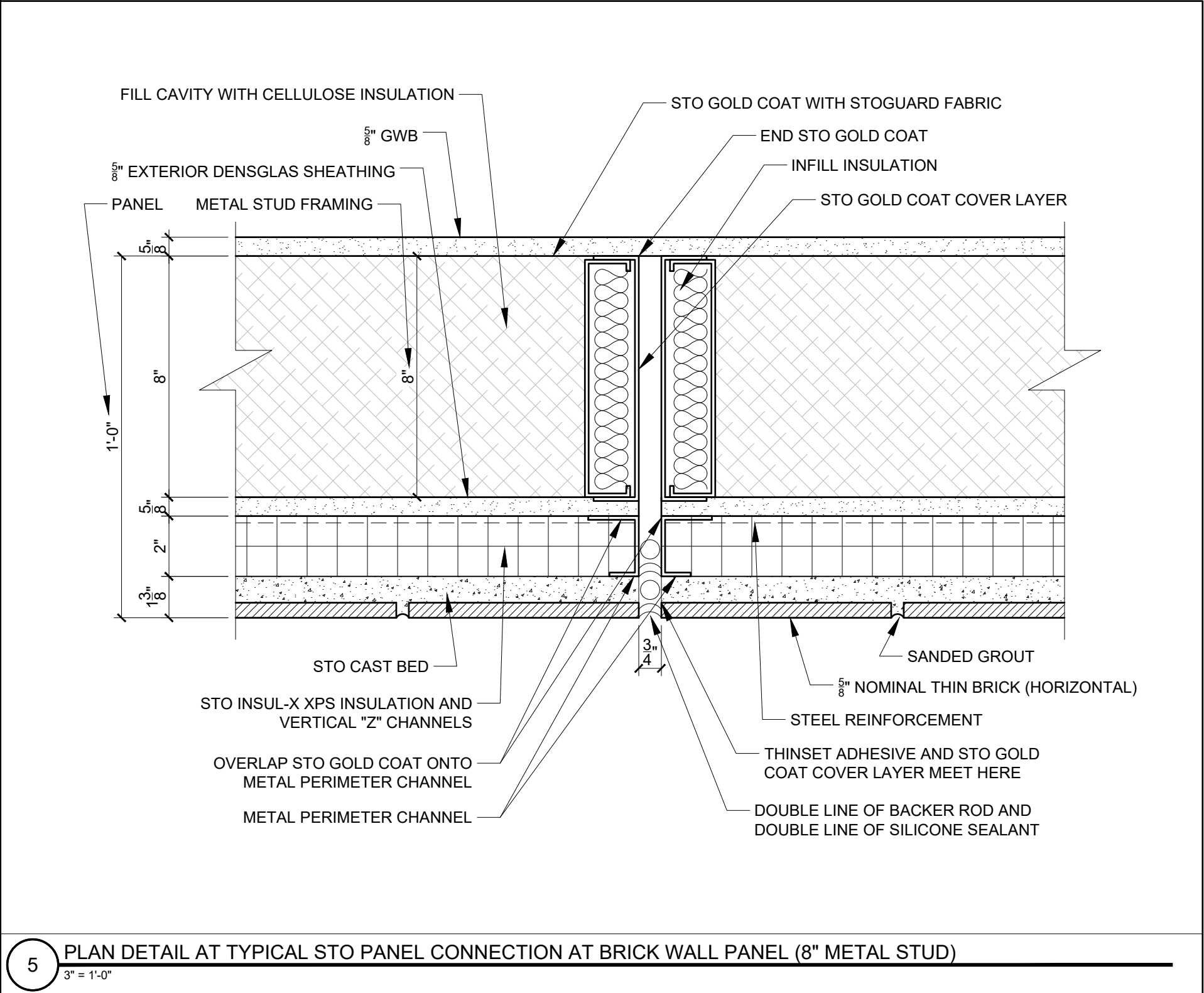


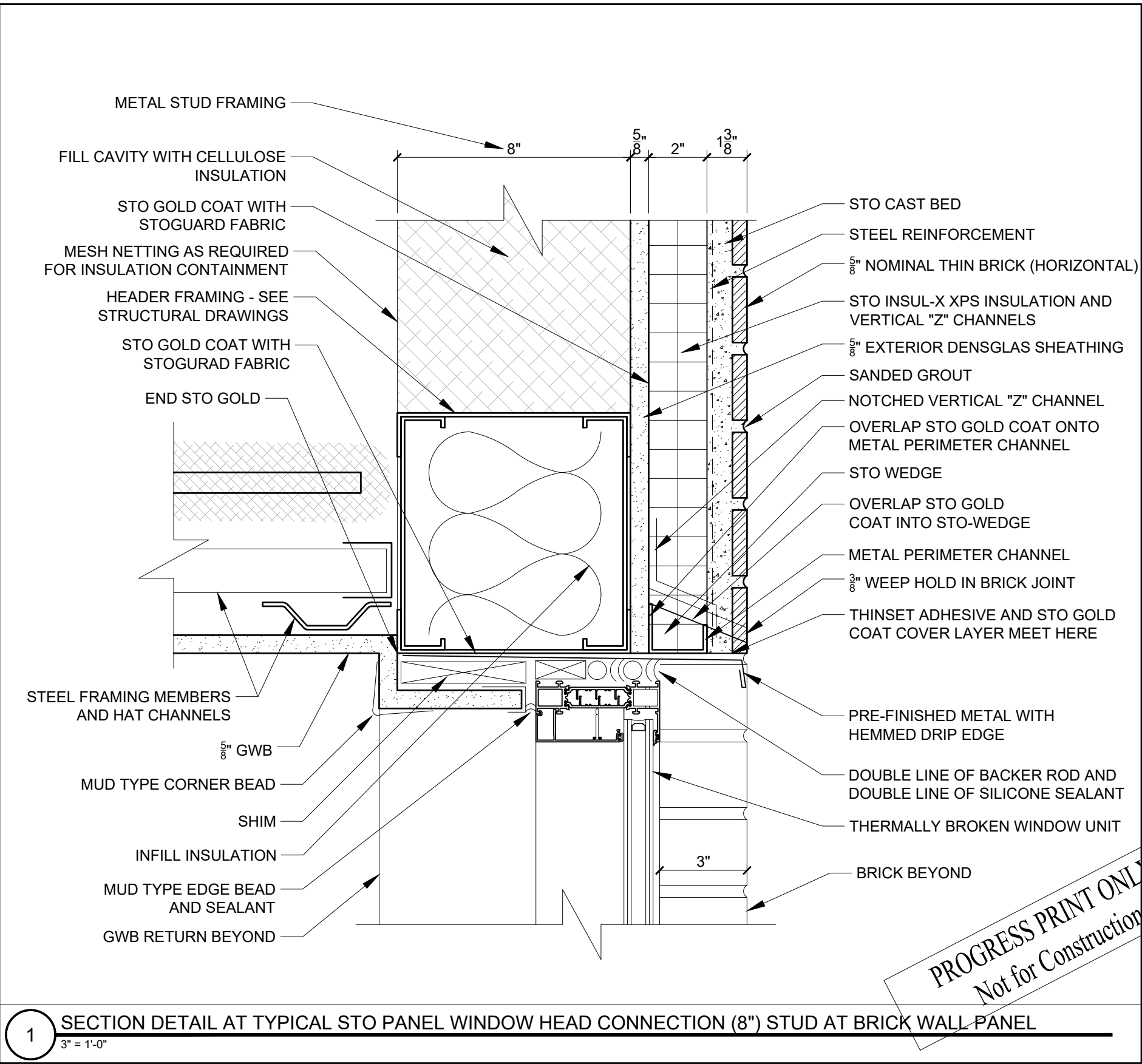
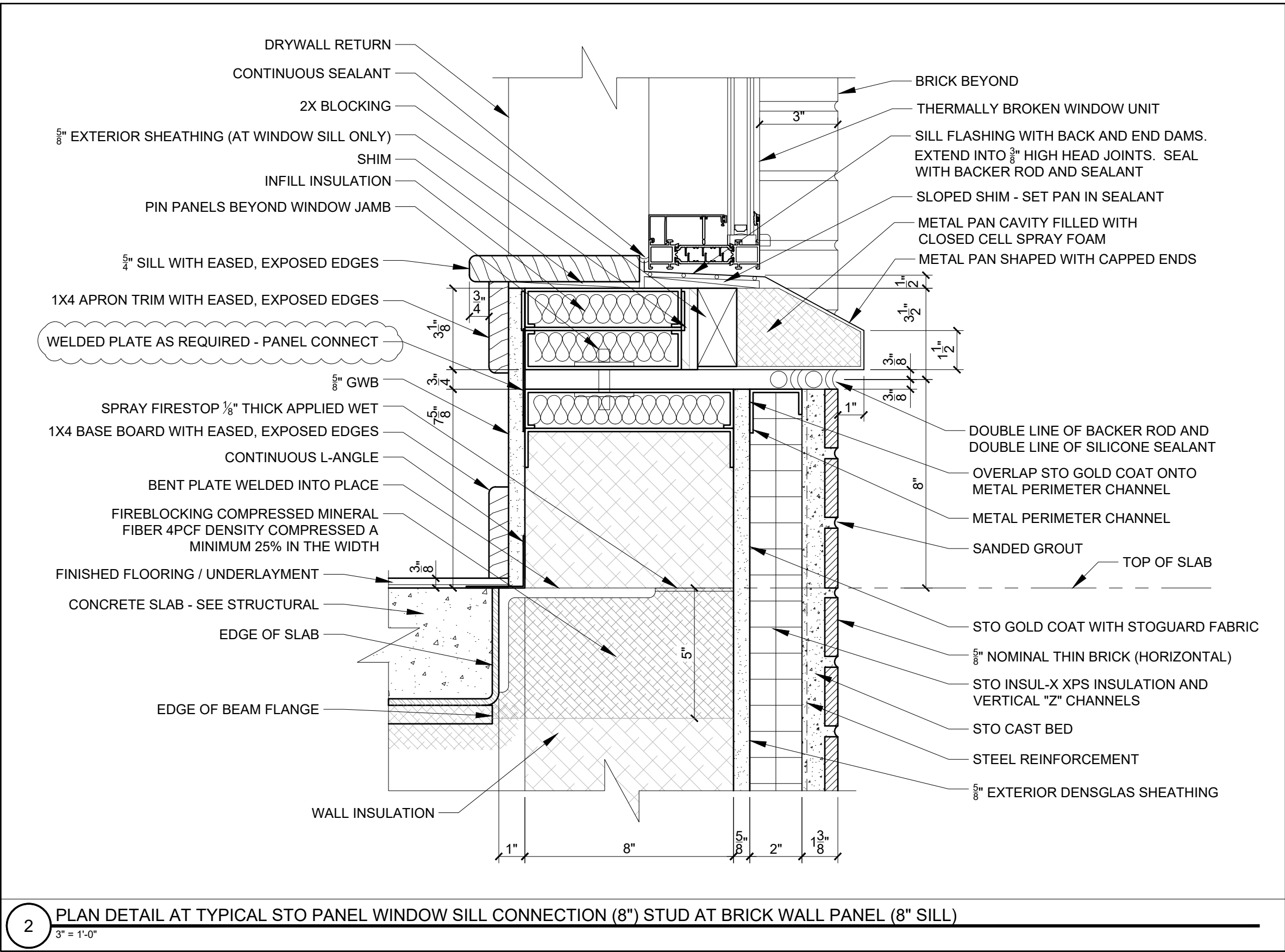
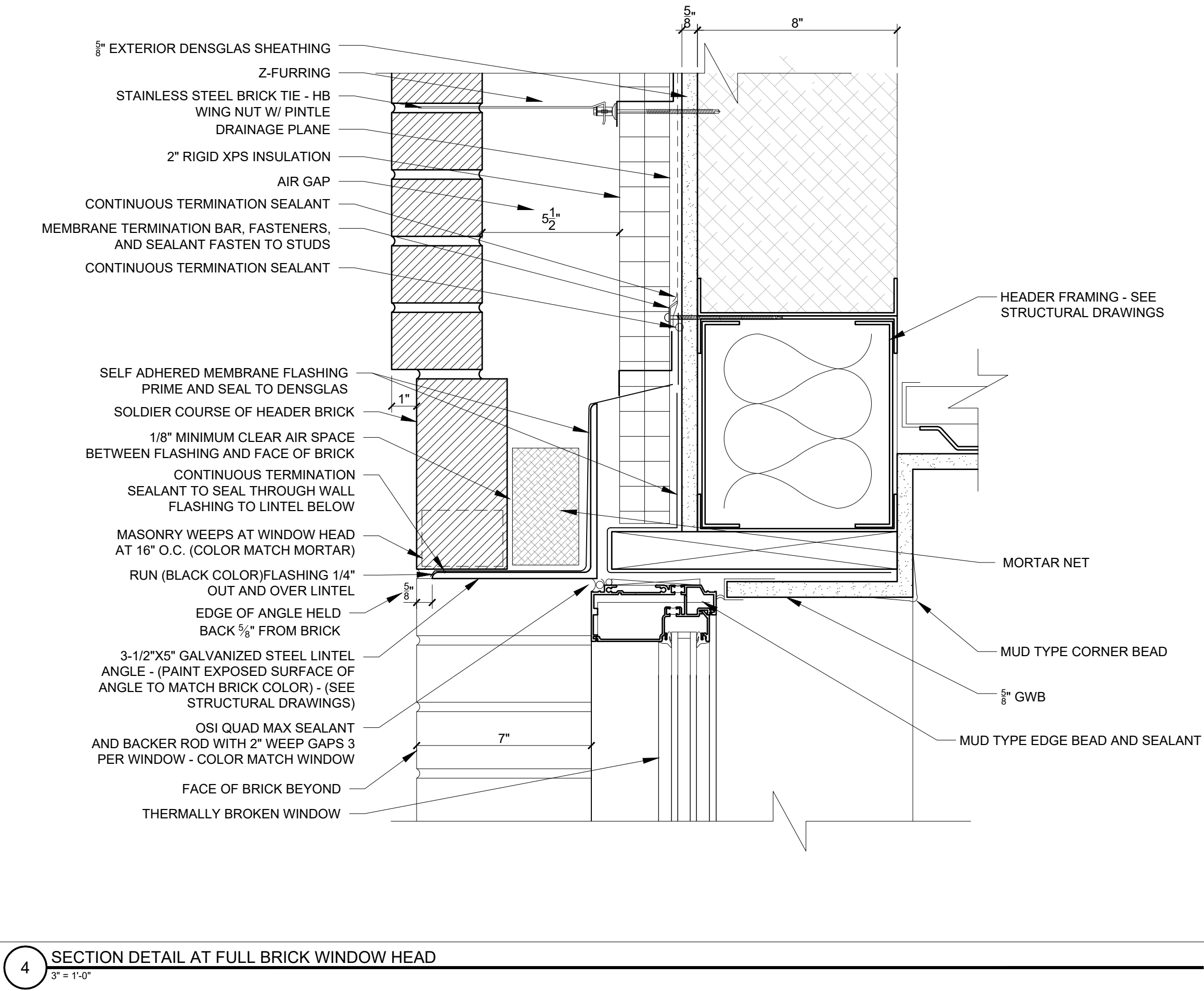
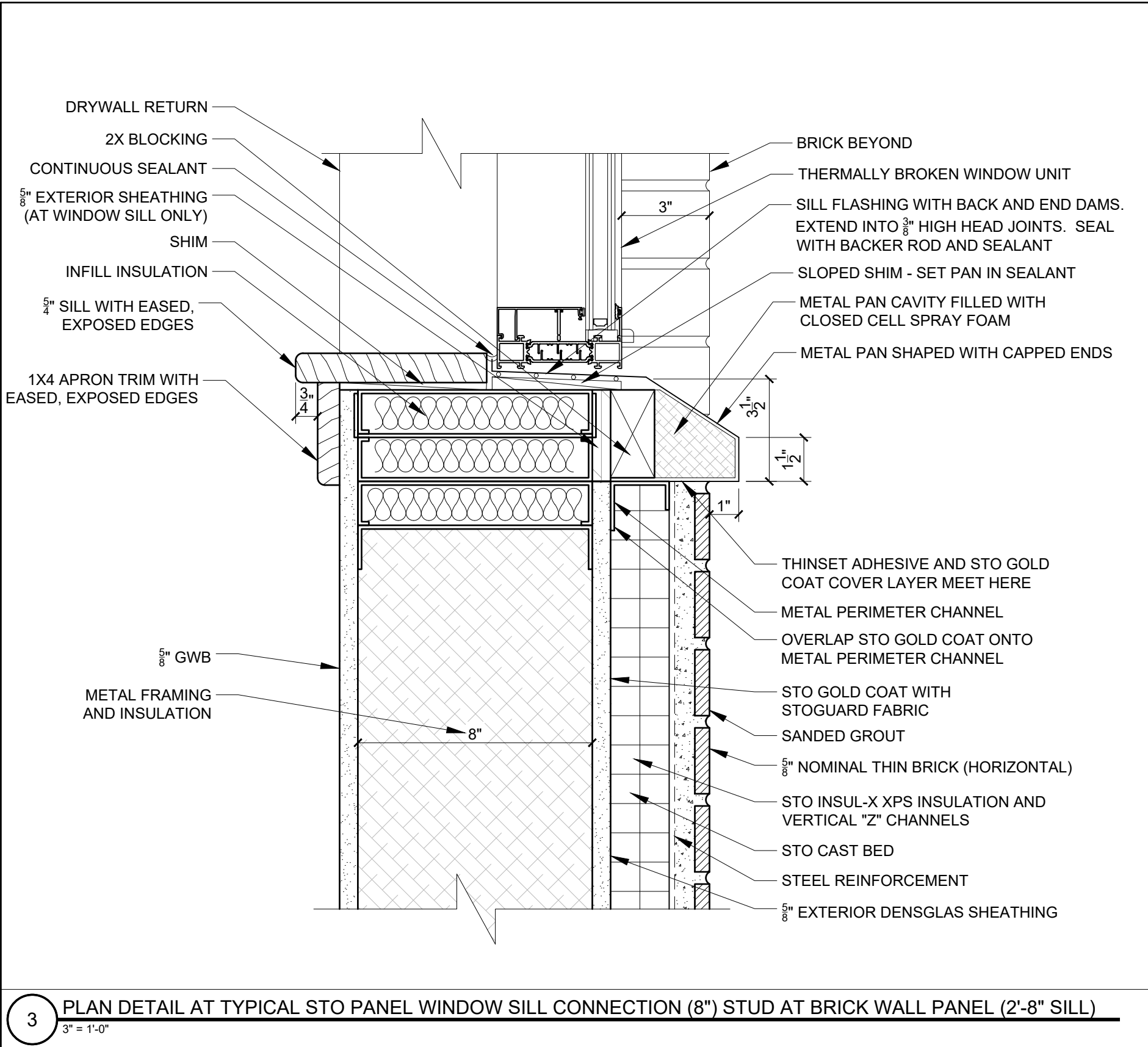
2 SECTION DETAIL AT MECHANICAL WINDOW UNIT (BEYOND)
1 1/2" = 1'-0"

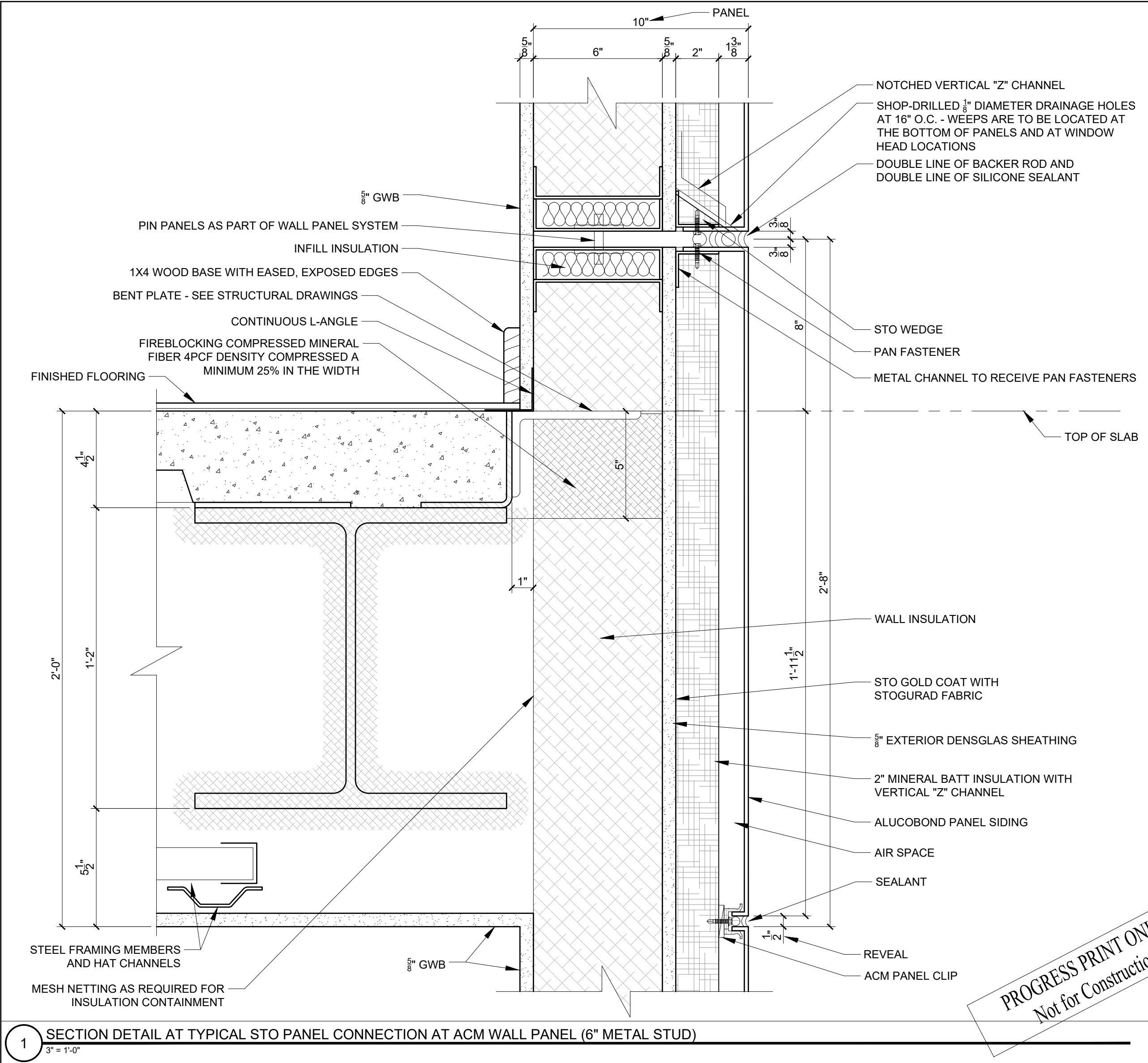
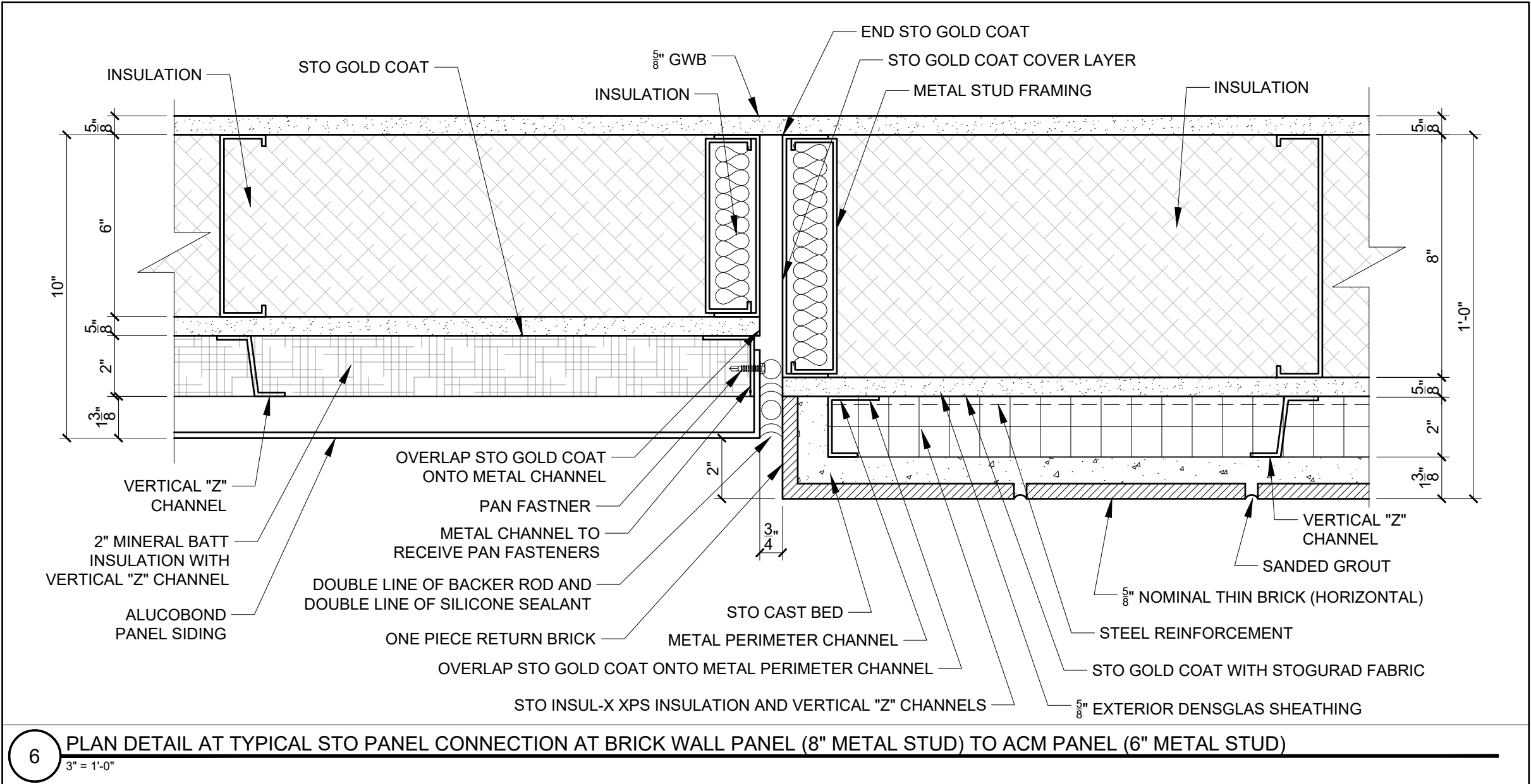
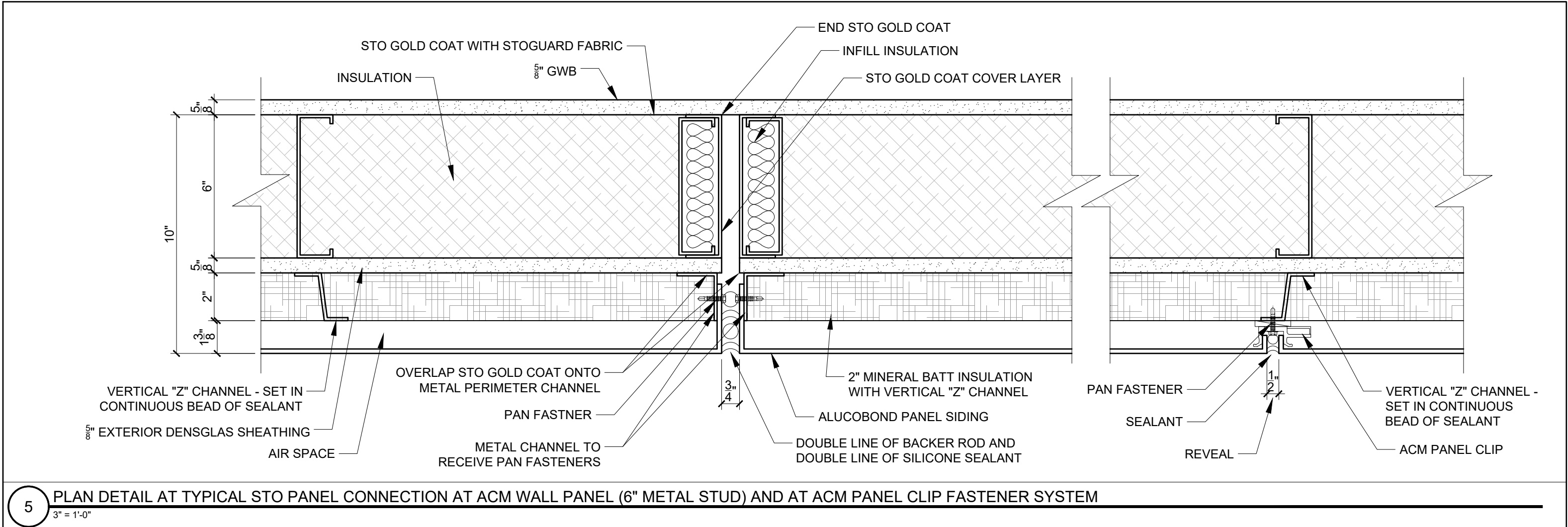
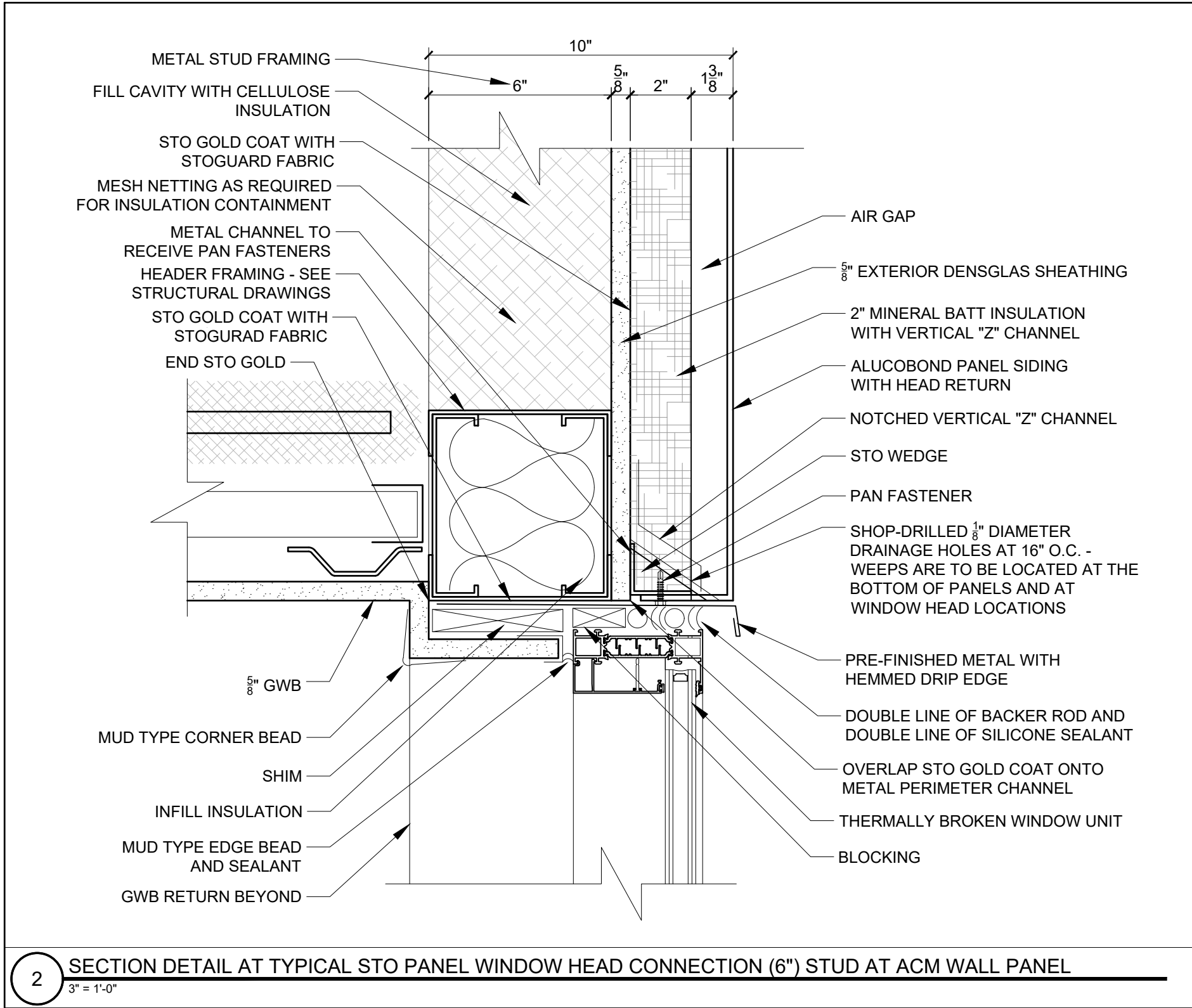
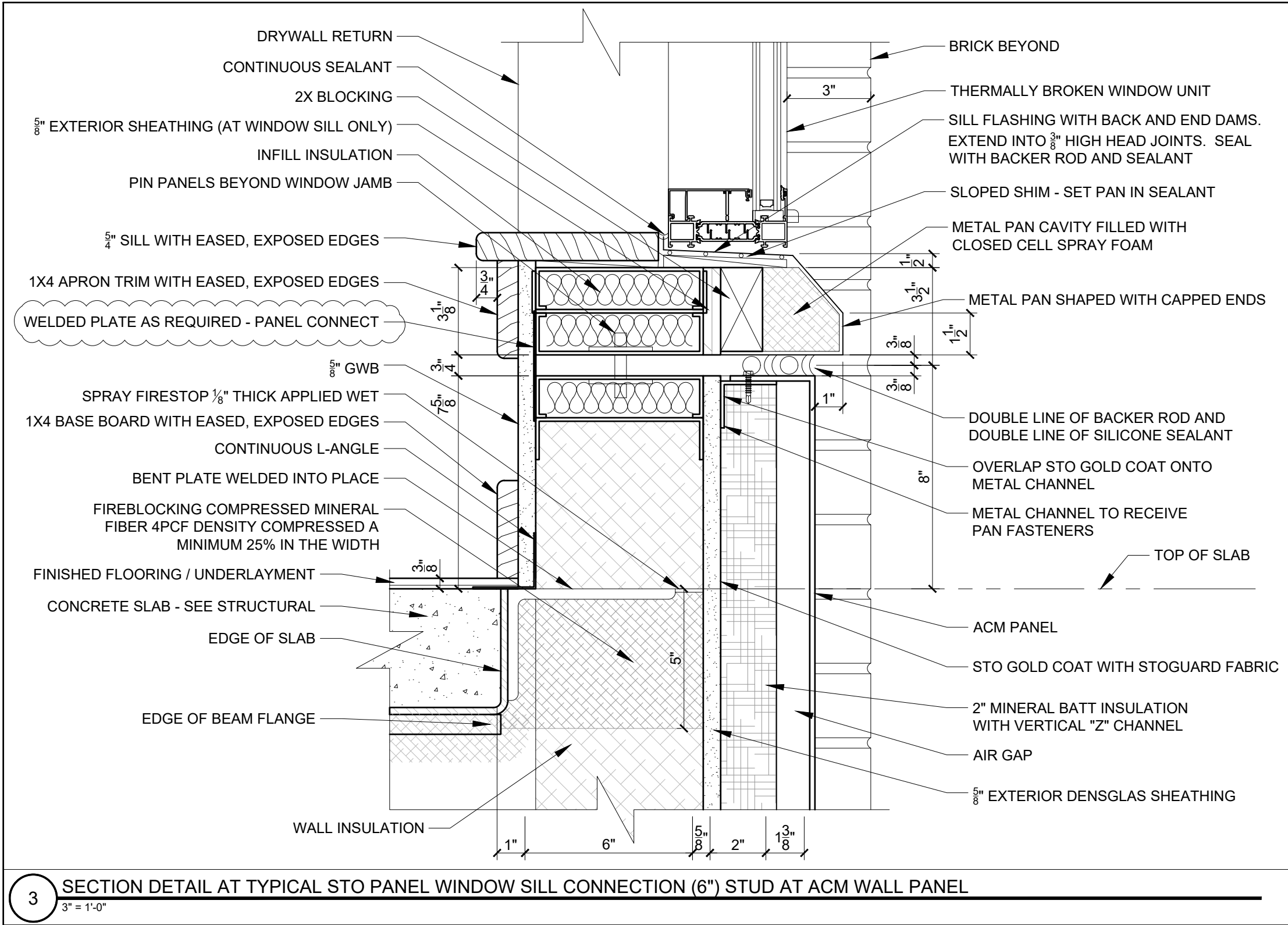
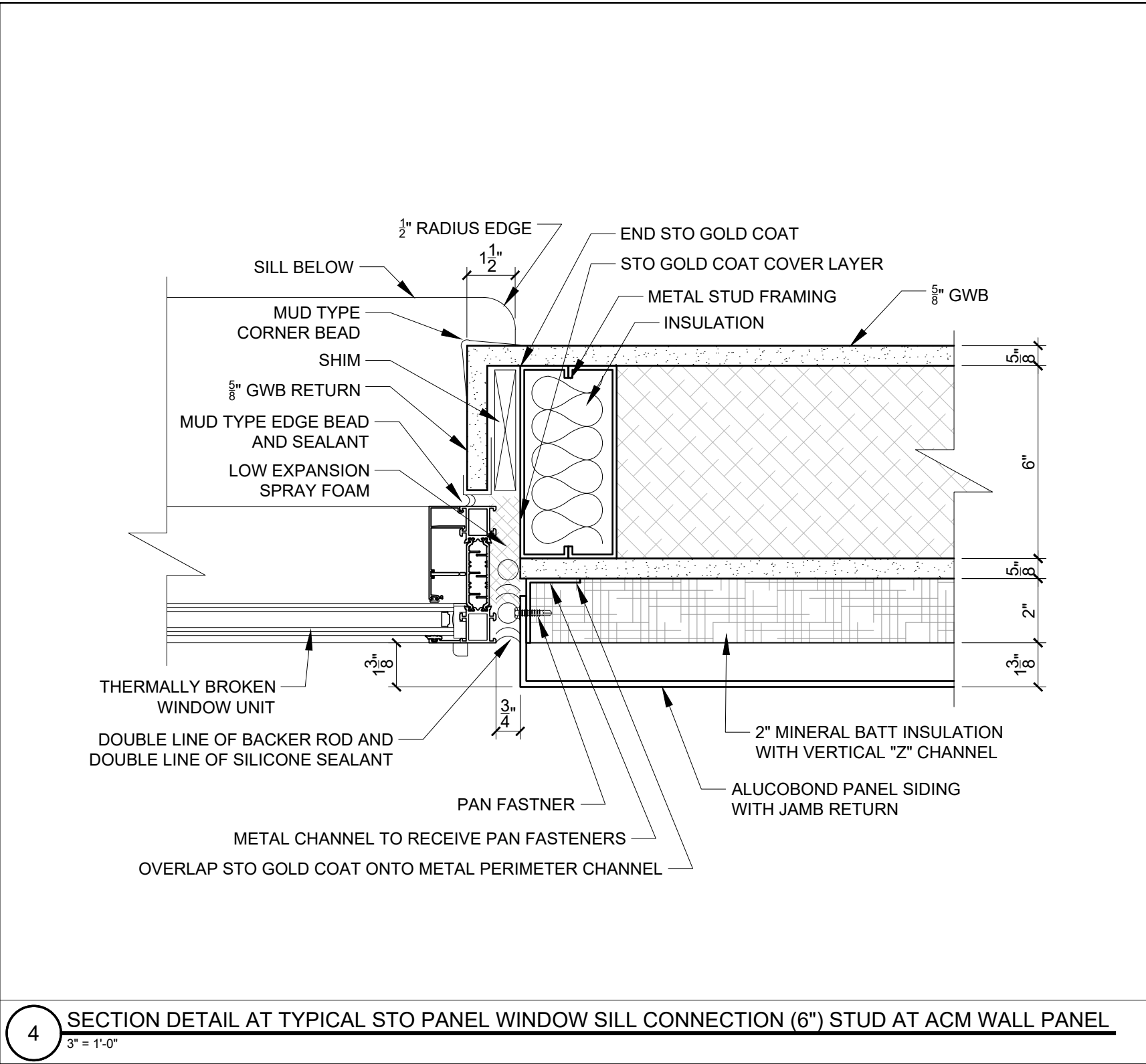


1 SECTION DETAIL AT MECHANICAL WINDOW UNIT
1 1/2" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction









PROGRESS PRINT ONLY
Not for Construction

1 VIEW LOOKING NORTH / WEST
NTS



1 VIEW LOOKING NORTH
NTS

RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING NORTH / EAST
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING WEST ON FEDERAL STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING NORTH / WEST FROM FEDERAL STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING NORTH FROM TEMPLE STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW FROM TEMPLE STREET LOOKING AT POCKET PARK
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING AT POCKET PARK AND BACK OF BUILDING

PROGRESS PRINT ONLY
Not for Construction



1 IMAGE DETAIL AT FRONT ENTRY, BRICK RECESS, AND PARKING ENTRY
NTS

PROGRESS PRINT ONLY
Not for Construction



1 IMAGE DETAIL AT TYPICAL WINDOW IN PRE-FAB METAL PANEL AND THIN BRICK PANEL

PROGRESS PRINT ONLY
Not for Construction

BRICK TO BREAK PLANE
OF METAL TRIM BAND -
SEE DETAIL SHEET

SOLDIER COURSE STACK
BRICK AT WINDOW HEAD
(INSET 2")

METAL TRIM
BAND WITH 16"
OVERHANG

METAL PANEL 2"
INSET FROM BRICK

VENT IN TYPICAL
WINDOWS

NO VENTS ON CORNER
WINDOWS ONLY

$\frac{3}{4}$ " BRICK PANEL JOINT



1 IMAGE DETAIL AT TOP OF TOWER (CORNER CONDITION)
NTS

PROGRESS PRINT ONLY
Not for Construction



VIEW FROM 295

PROGRESS PRINT ONLY
Not for Construction



VIEW LOOKING NORTH FROM TEMPLE AND FREE STREET

PROGRESS PRINT ONLY
Not for Construction



VIEW LOOKING EAST FROM FEDERAL STREET

PROGRESS PRINT ONLY
Not for Construction



VIEW LOOKING EAST FROM CONGRESS STREET

PROGRESS PRINT ONLY
Not for Construction



VIEW LOOKING WEST FROM CONGRESS STREET

PROGRESS PRINT ONLY
Not for Construction



VIEW LOOKING WEST FROM EXCHANGE STREET

RYAN SENATORE **ARCHITECTURE**

PROGRESS PRINT ONLY
Not for Construction



1 IMAGE DETAIL AT GRANITE BASE
NTS

PROGRESS PRINT ONLY
Not for Construction



1 IMAGE DETAIL AT 3RD FLOOR STOREFRONT
NTS

PROGRESS PRINT ONLY
Not for Construction



1
NTS

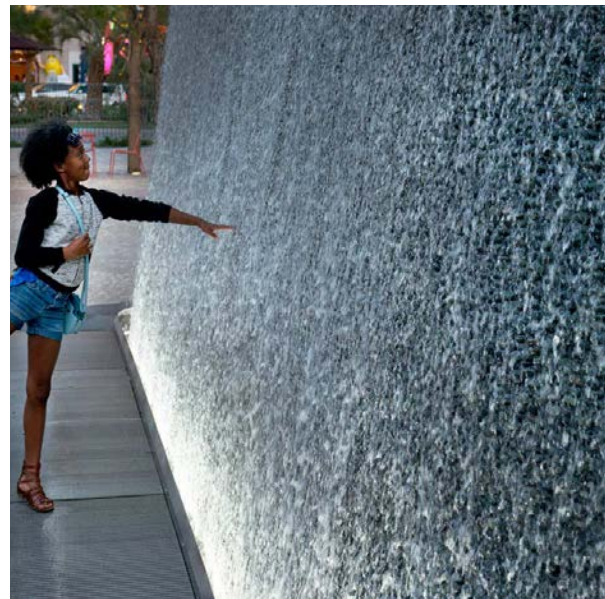
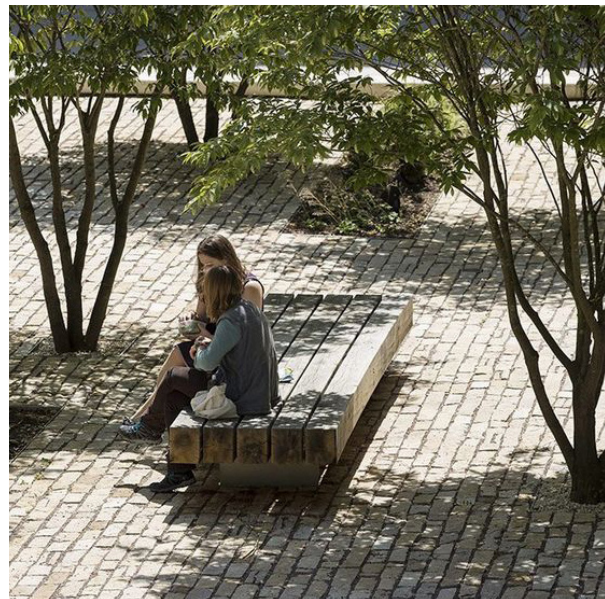
DETAIL IMAGE AT PARKING ENTRY

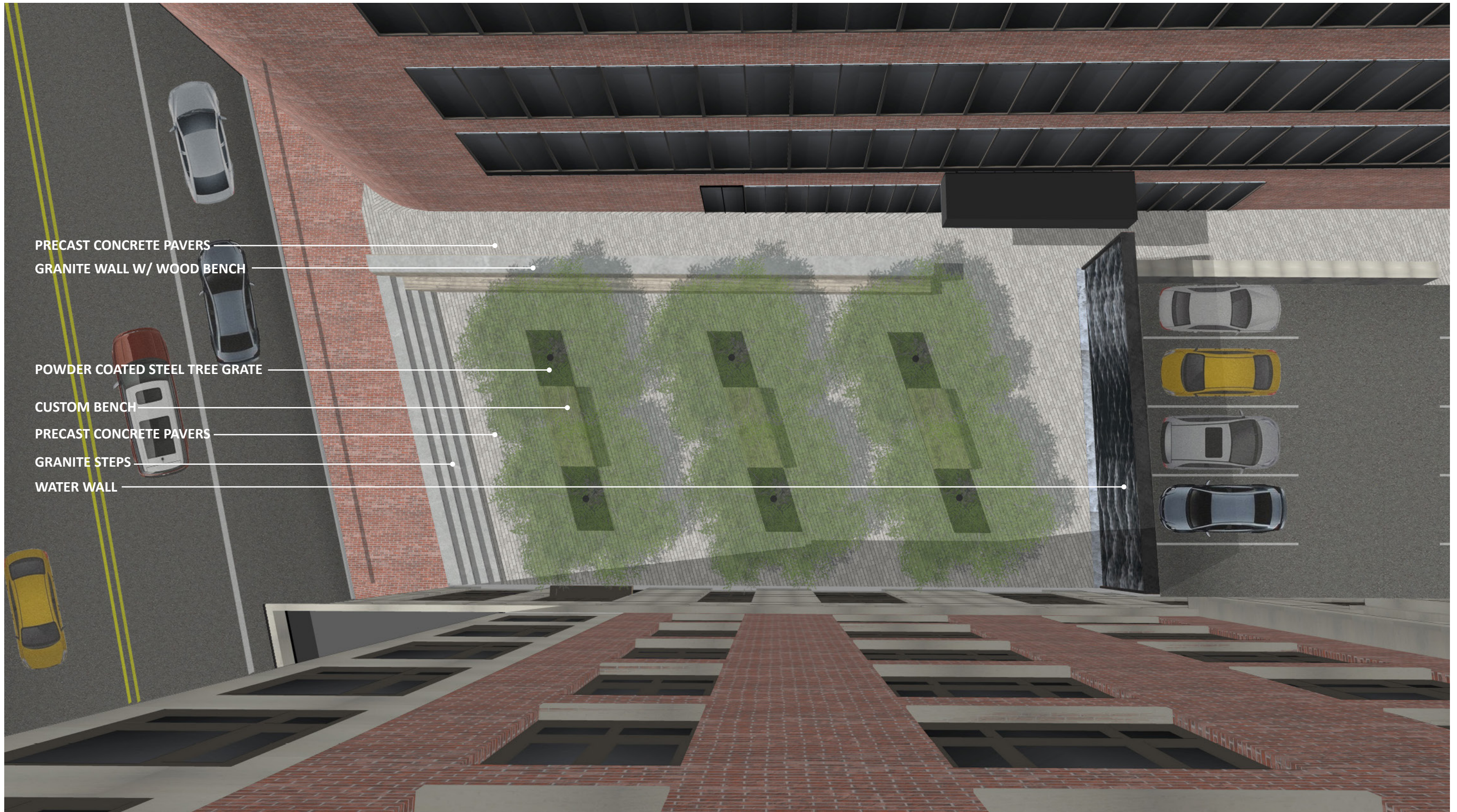
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Not for Construction

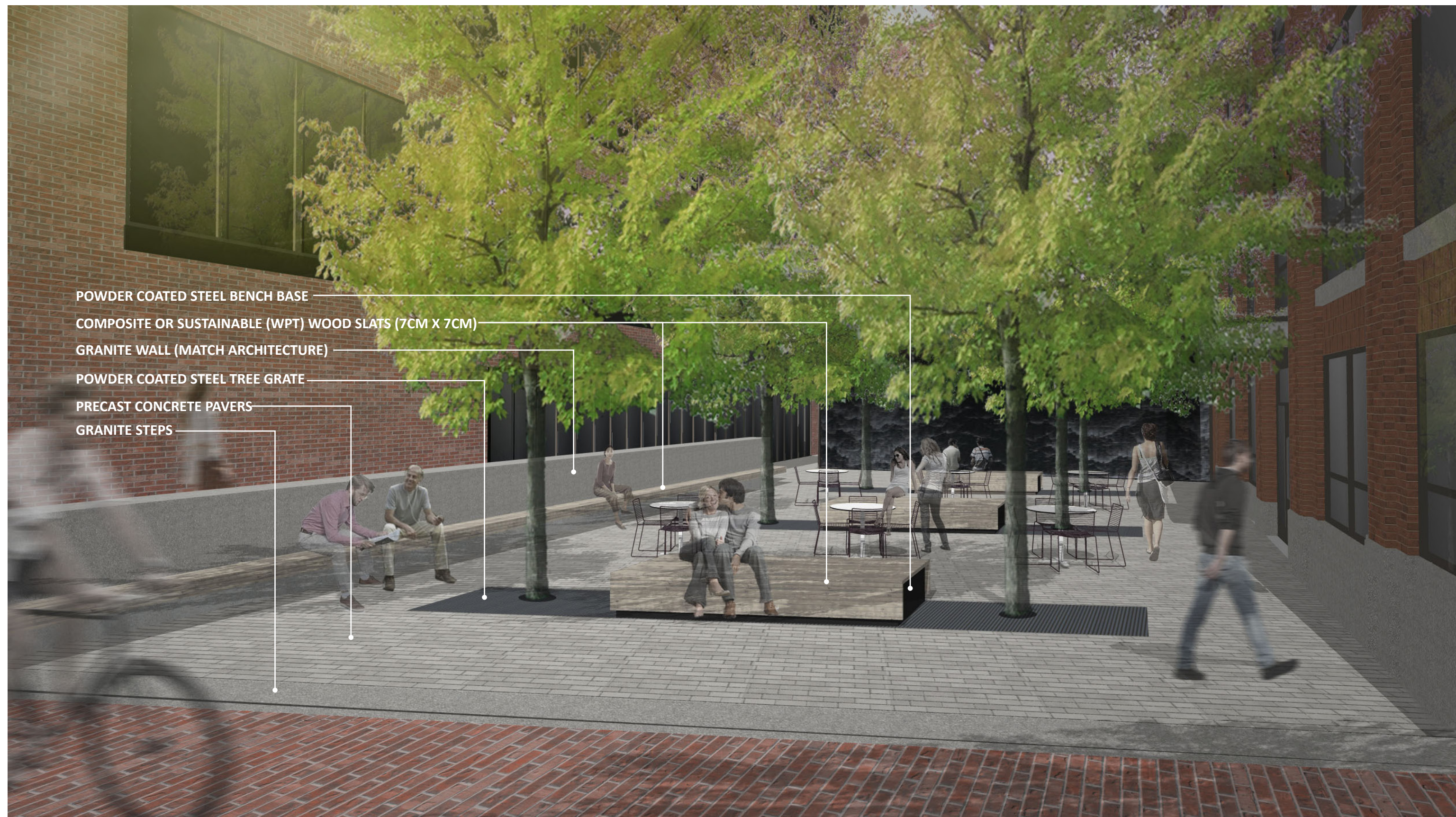


1 VIEW LOOKING FROM INSIDE THE PARKING AREA OUT TO FEDERAL STREET
NTS

PROGRESS PRINT ONLY
Not for Construction







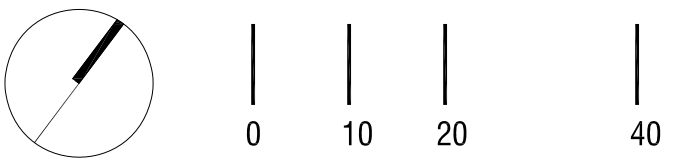
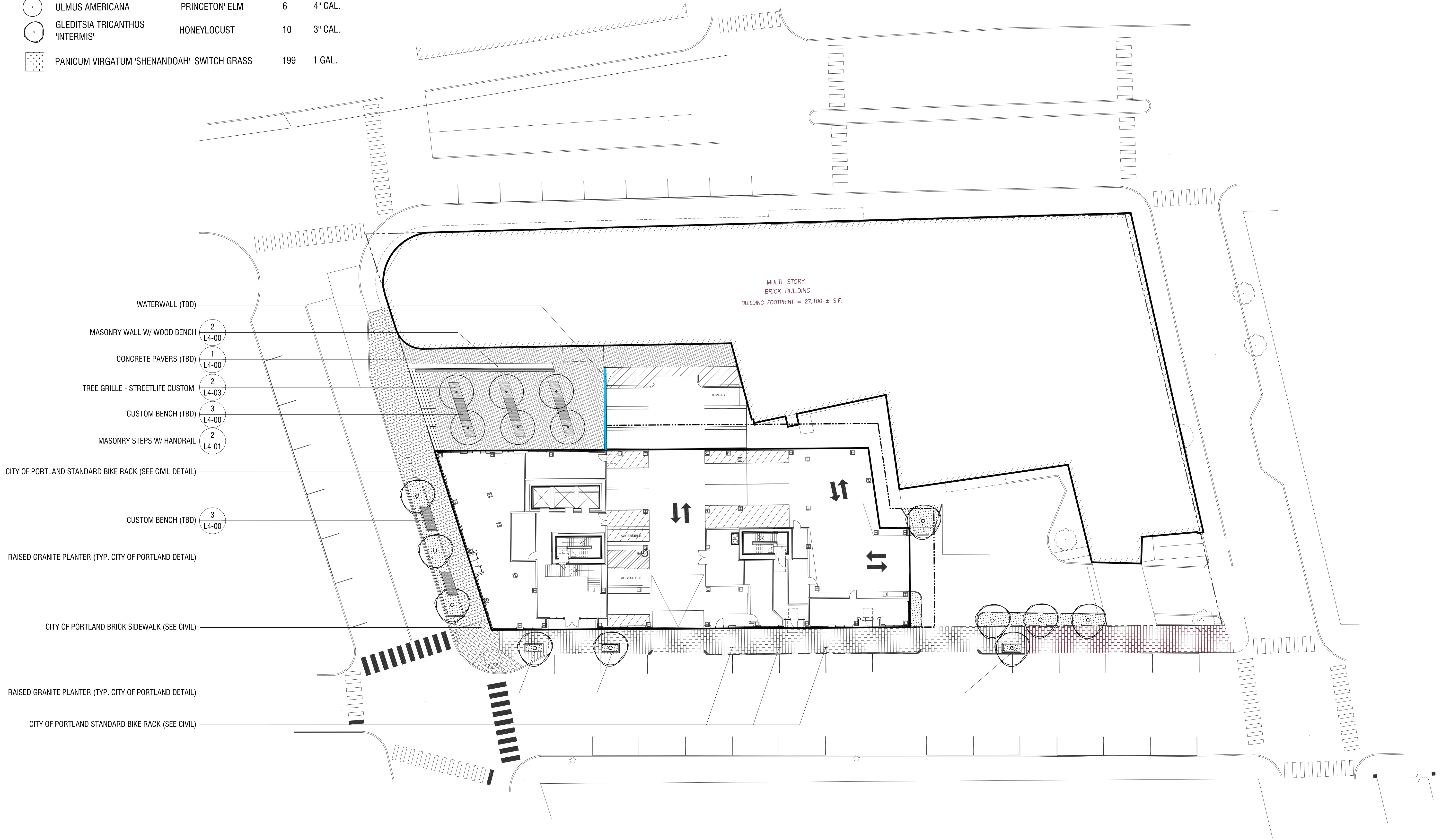






PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	ULMUS AMERICANA	'PRINCETON' ELM	6	4" CAL.
	GLEDITSIA TRICANTHOS 'INTERMIS'	HONEYLOCUST	10	3" CAL.
	PANICUM VIRGATUM 'SHENANDOAH' SWITCH GRASS		199	1 GAL.



ACETO LANDSCAPE ARCHITECTS
207 221 3390 | ACETOLA.COM

SEAL

PROJECT TITLE

200 FEDERAL STREET
PORTLAND, ME

PREPARED FOR

OWNER:

REDFERN DOWNTOWN LLC
Portland, Maine 04104

REVISIONS

DATE

ISSUE DATE

SITE PLAN APPLICATION
MARCH 9, 2021

SHEET TITLE

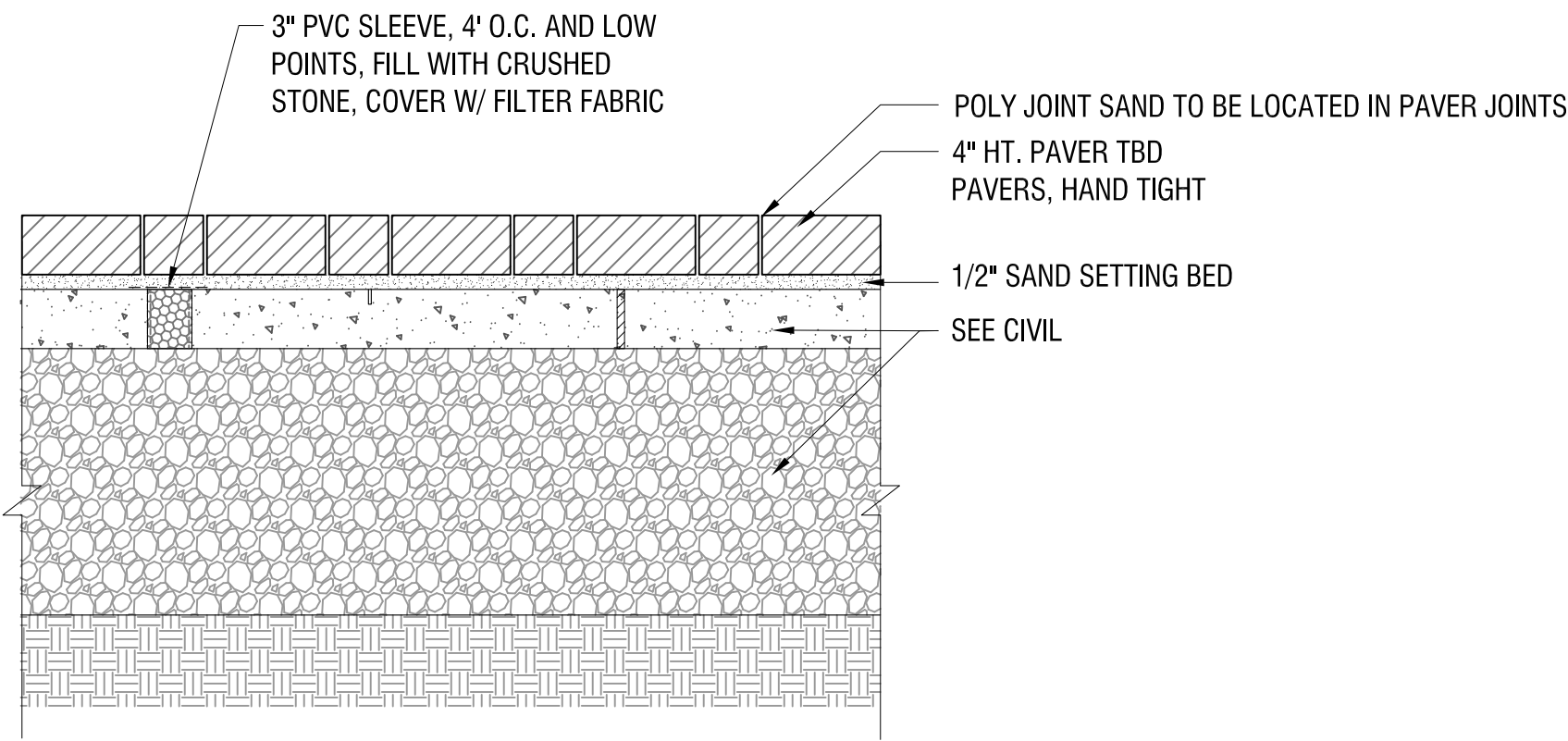
SITE & PLANTING PLAN

SHEET INFORMATION

L 1-00

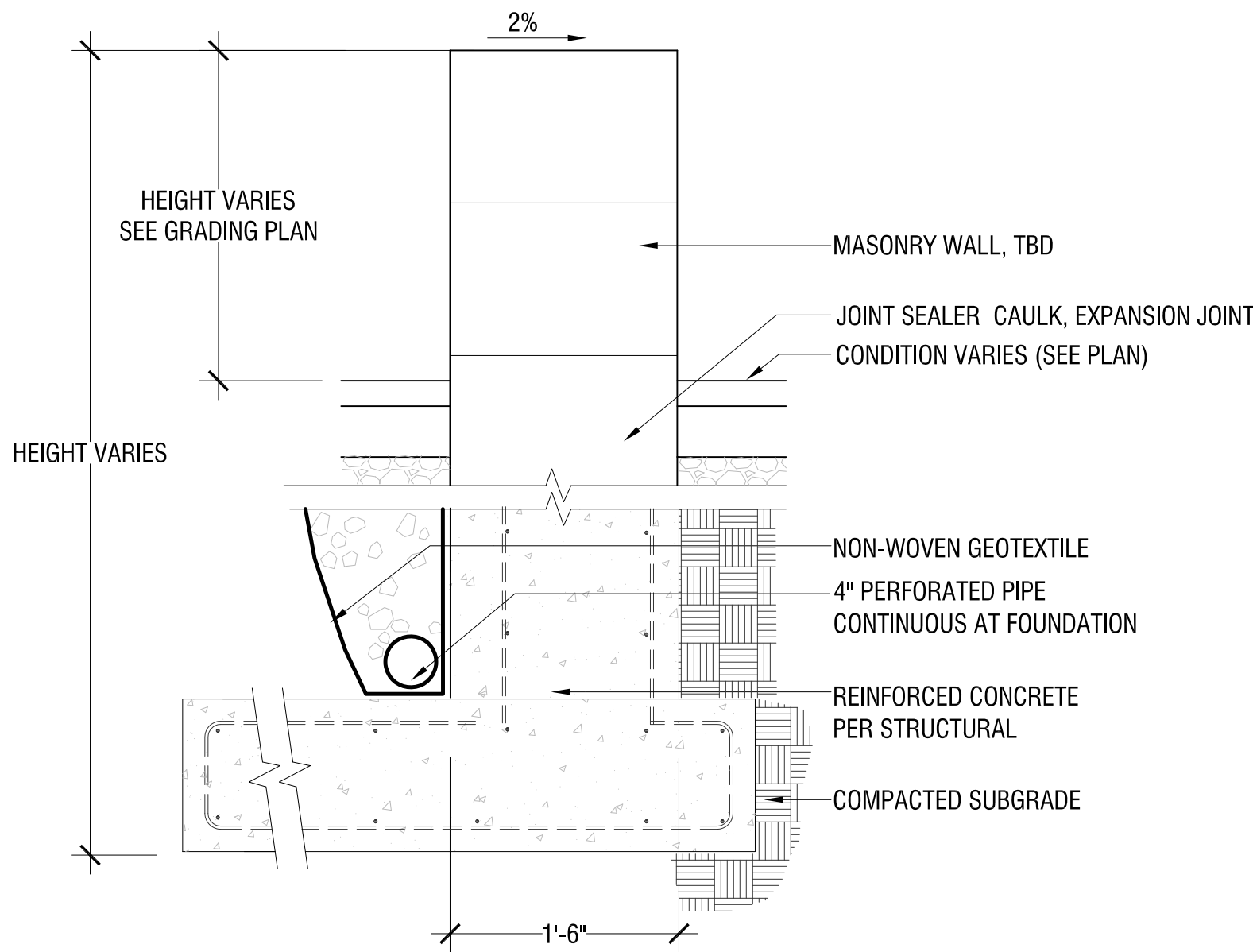
NOT FOR CONSTRUCTION

REVISIONS	DATE

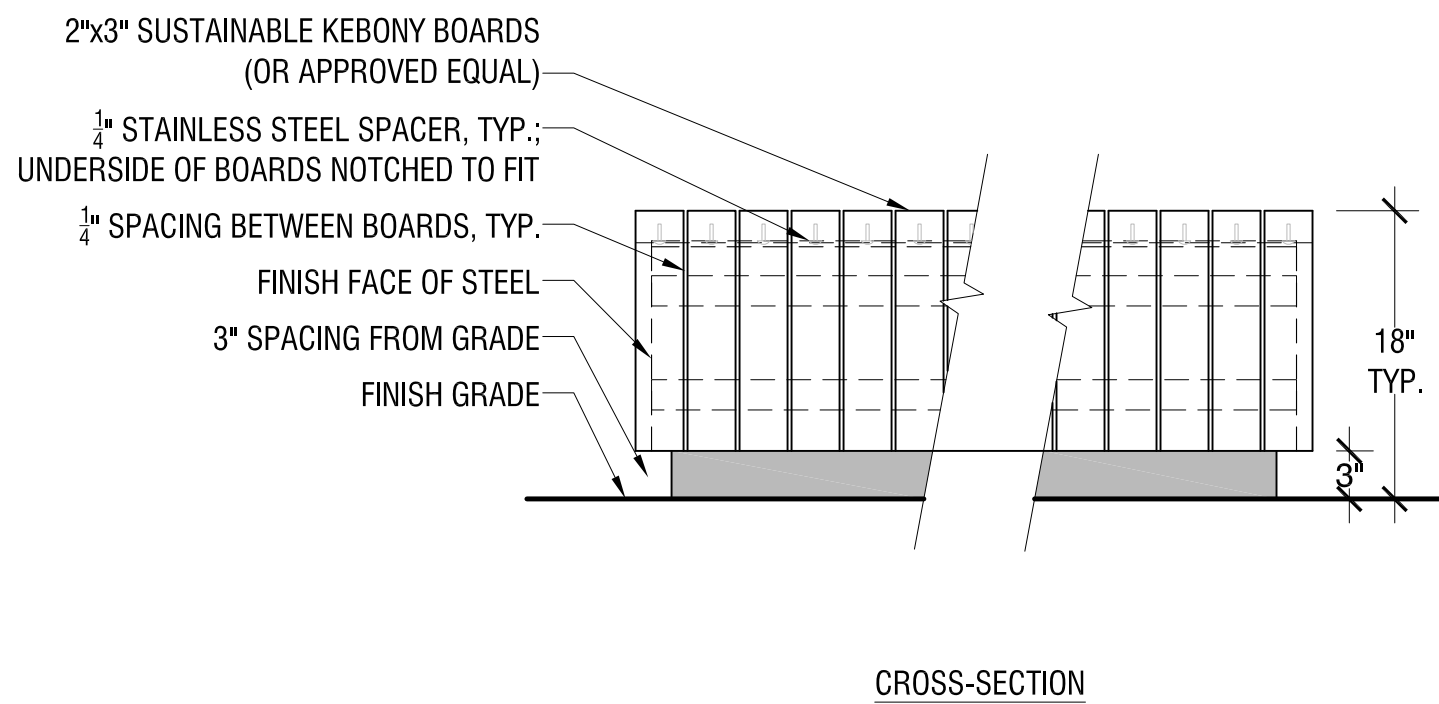


- NOTES:
- METAL EDGE RESTRAINT TO BE USED WHERE PAVERS MEET SOFTSCAPE, PLASTIC EDGE RESTRAINT IS NOT TO BE USED.

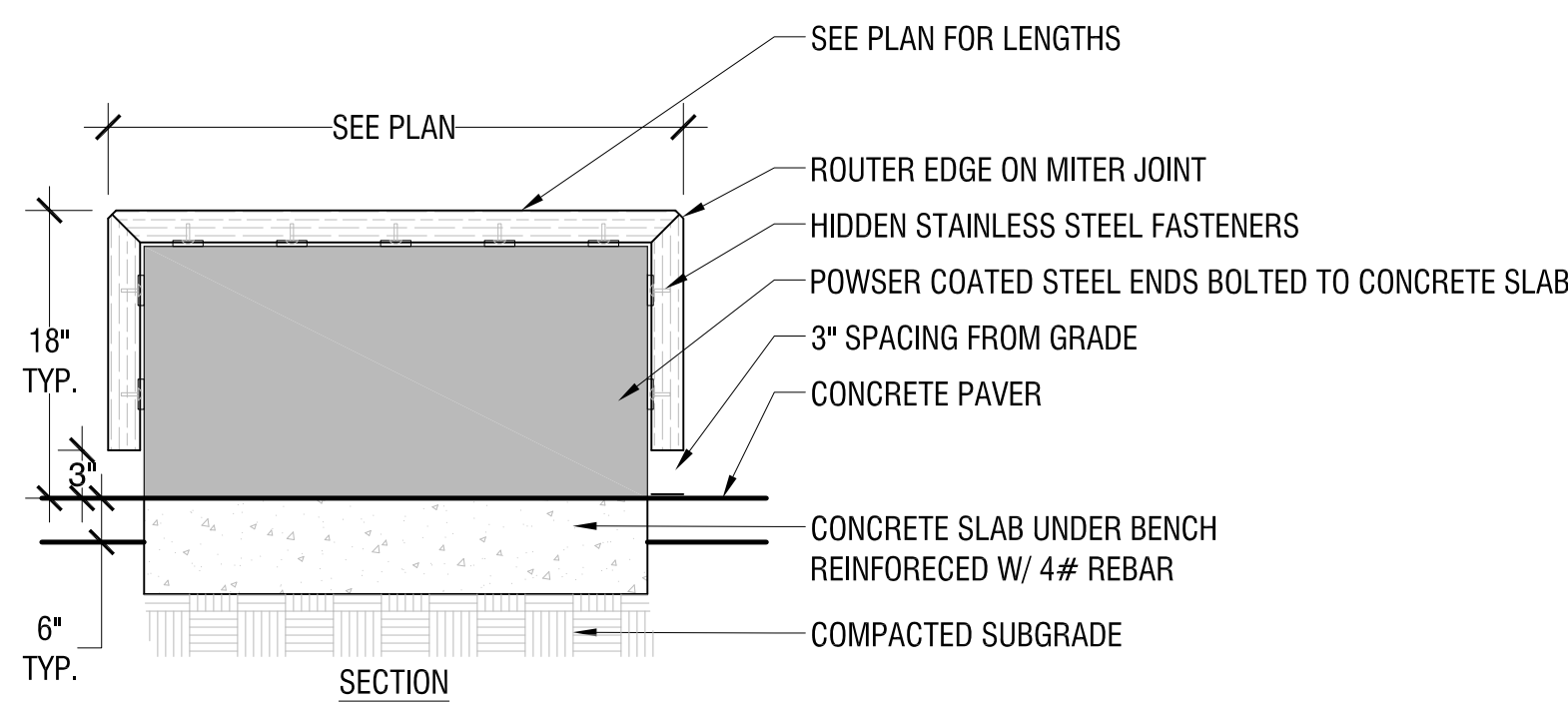
1 CONCRETE PAVER - TBD
1":1'-0"

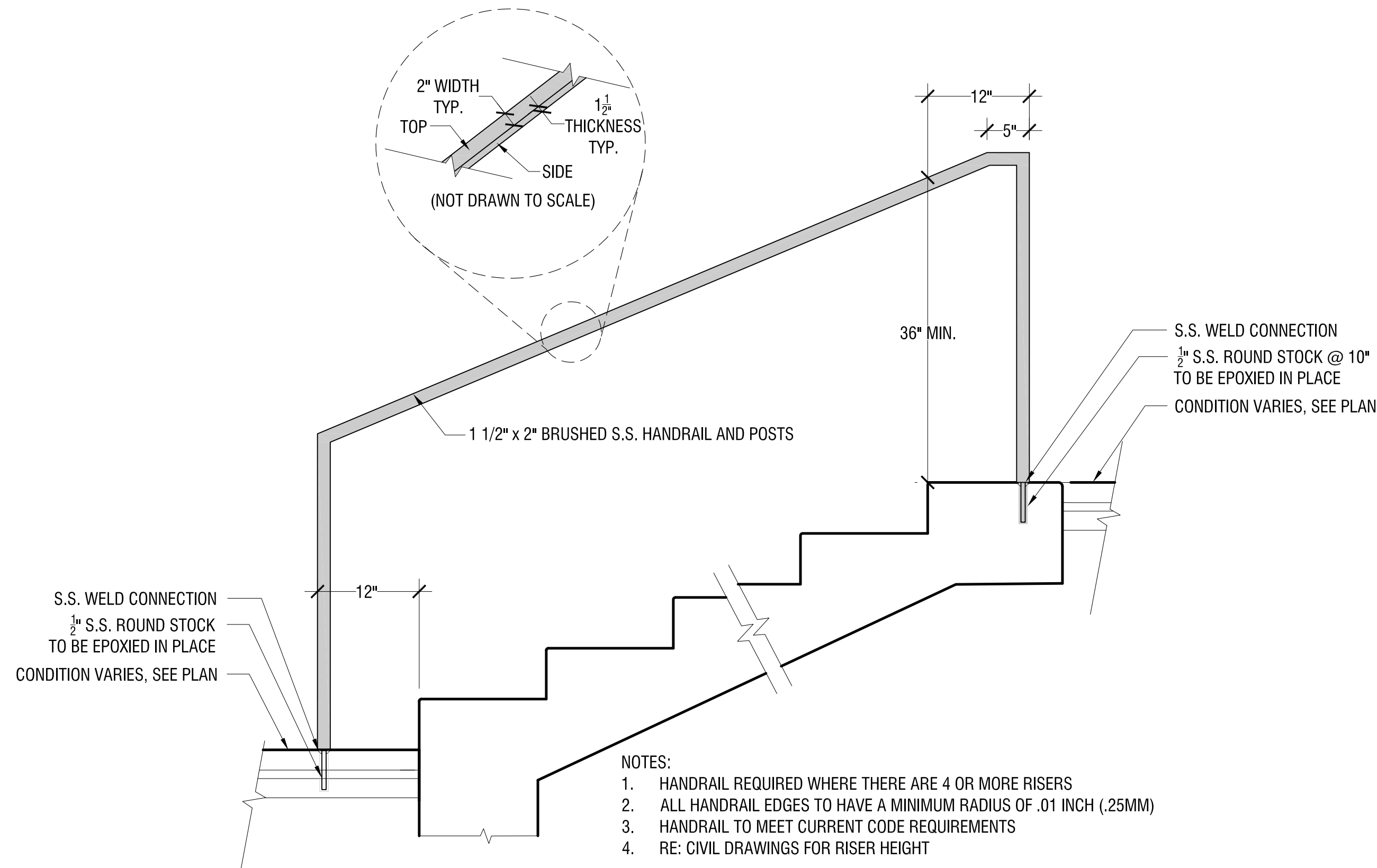


2 MASONRY WALL
1":1'-0"

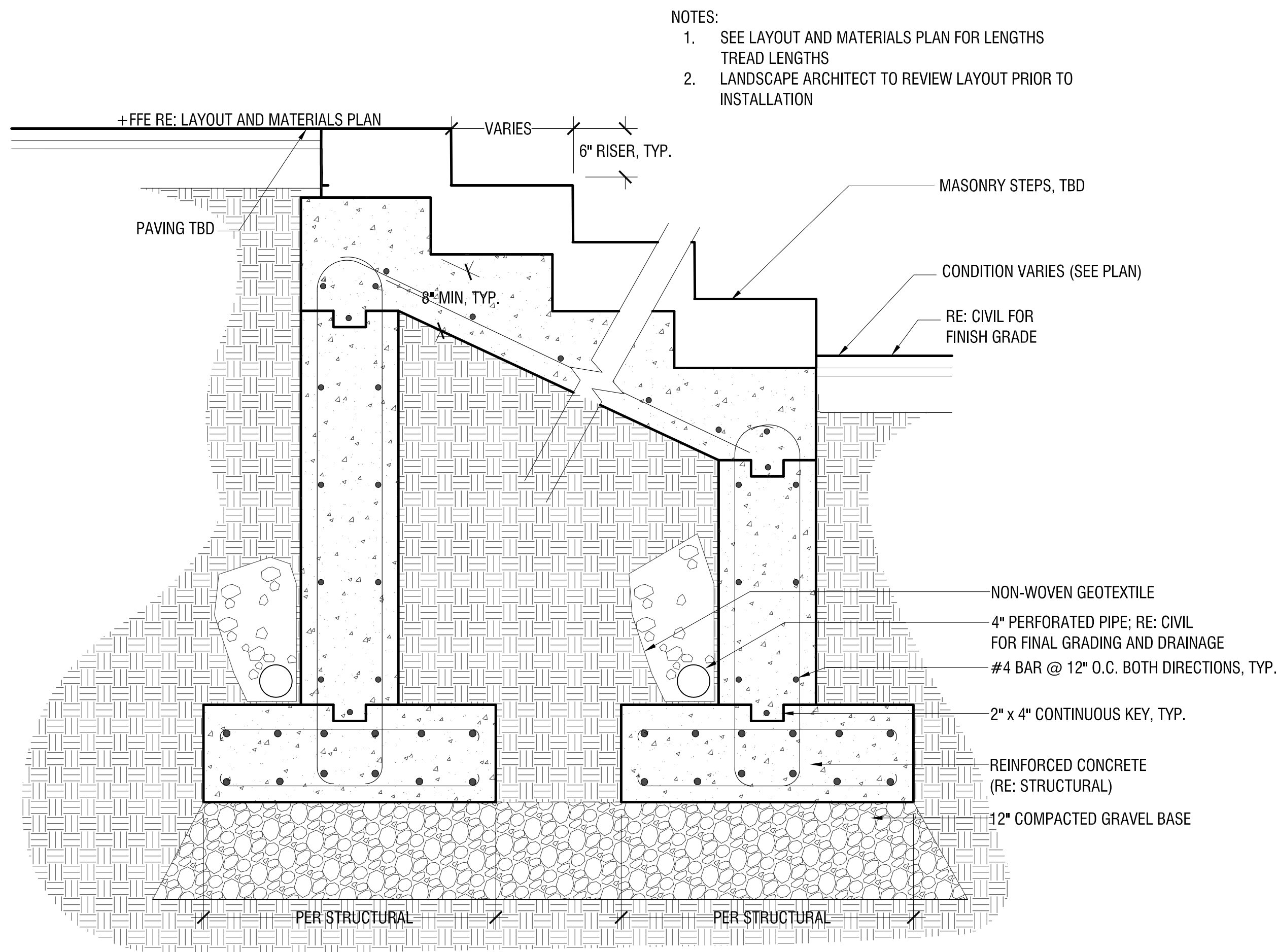
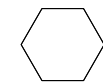


3 CUSTOM BENCH
1":1'-0"





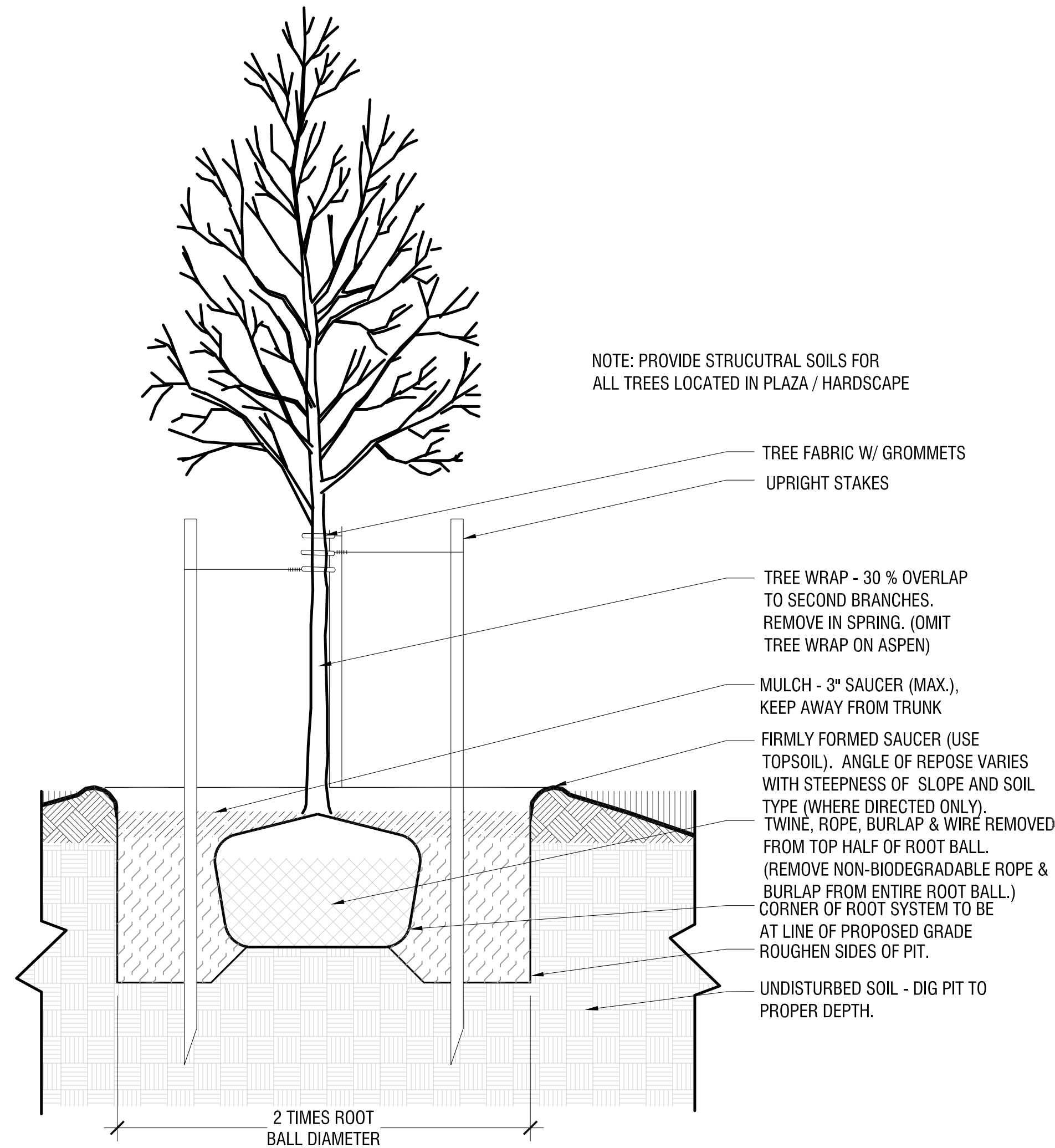
1 HANDRAIL
1":1'-0"



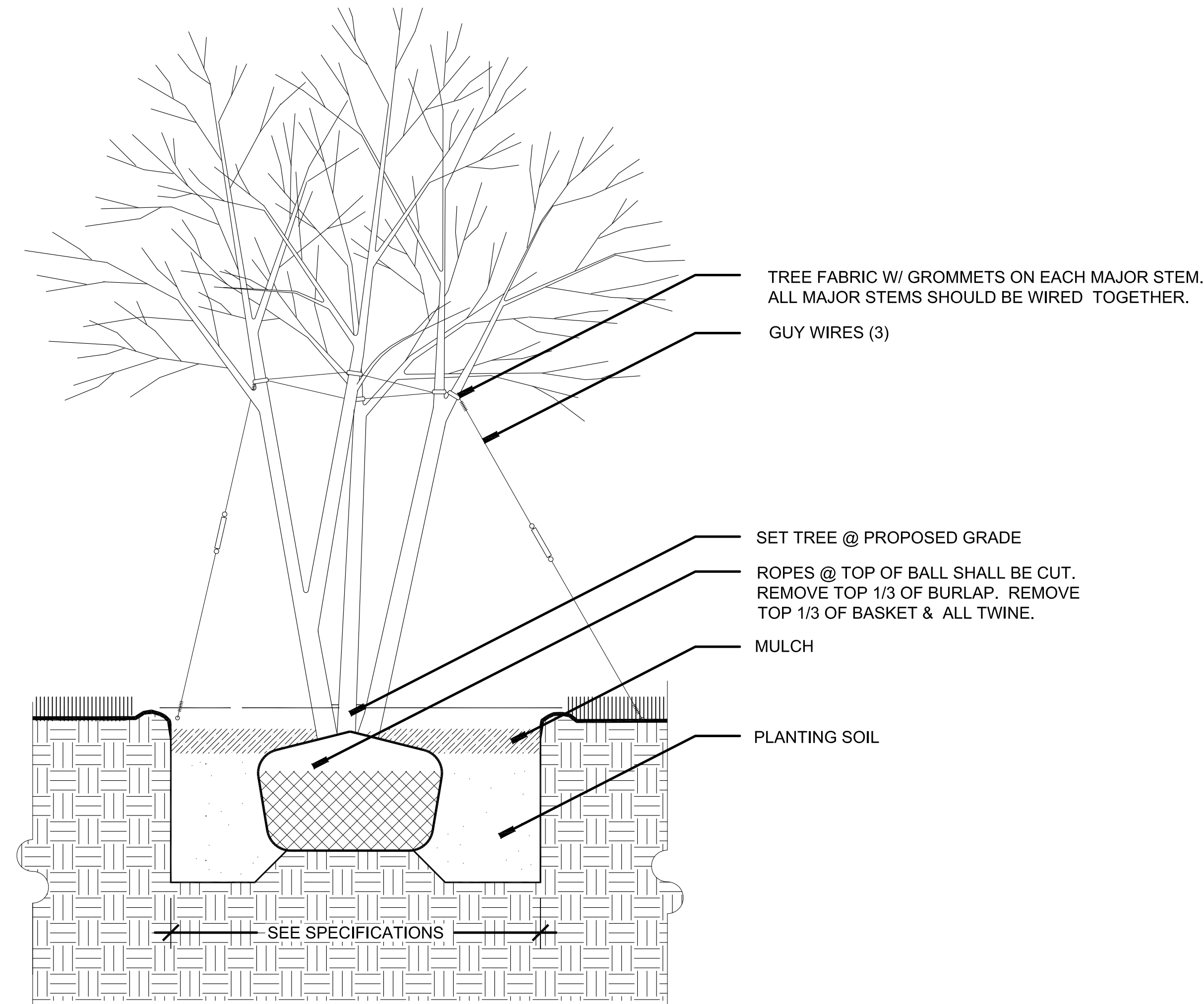
2 MASONRY STEP
1":1'-0"



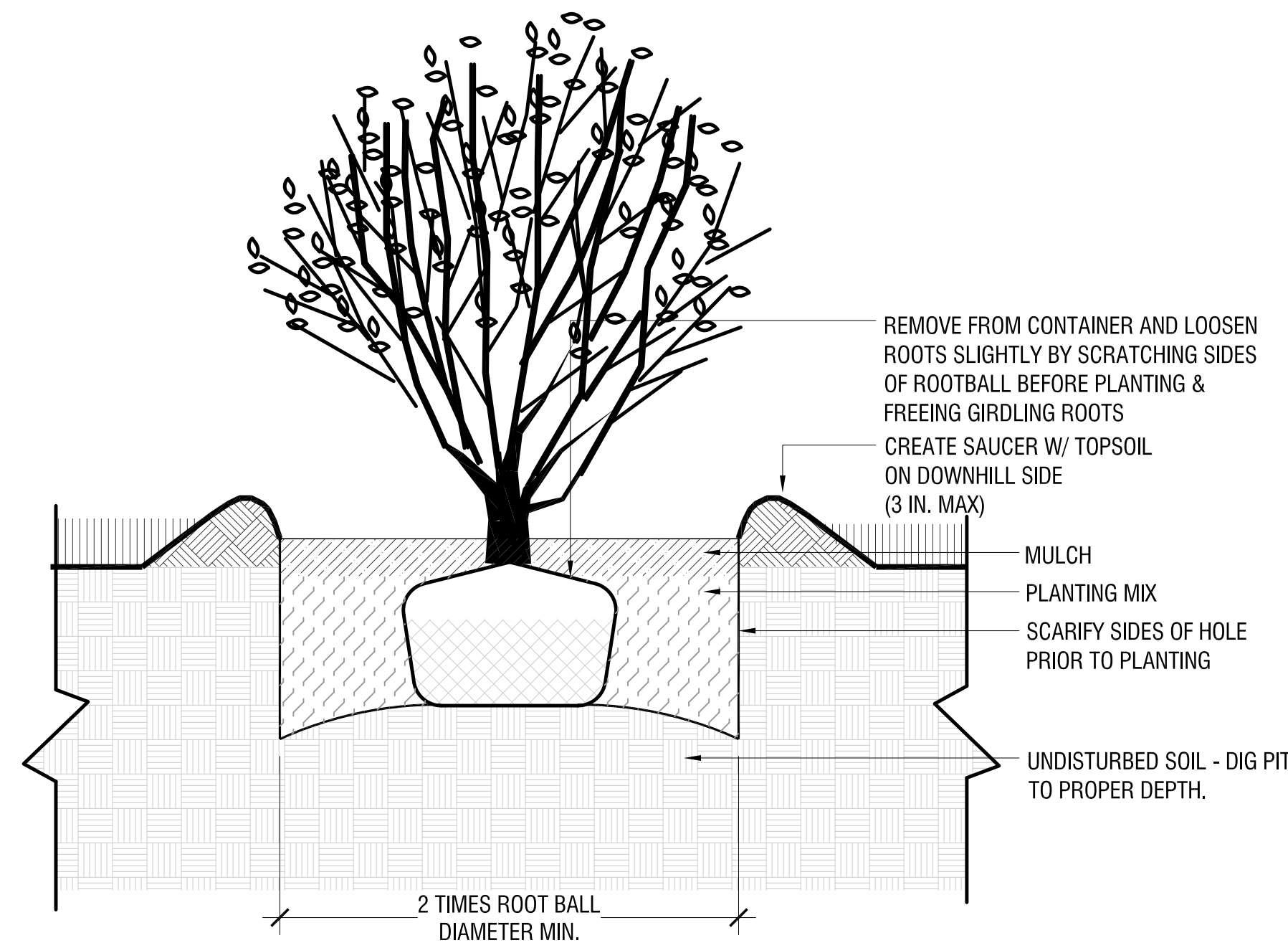
REVISIONS	DATE



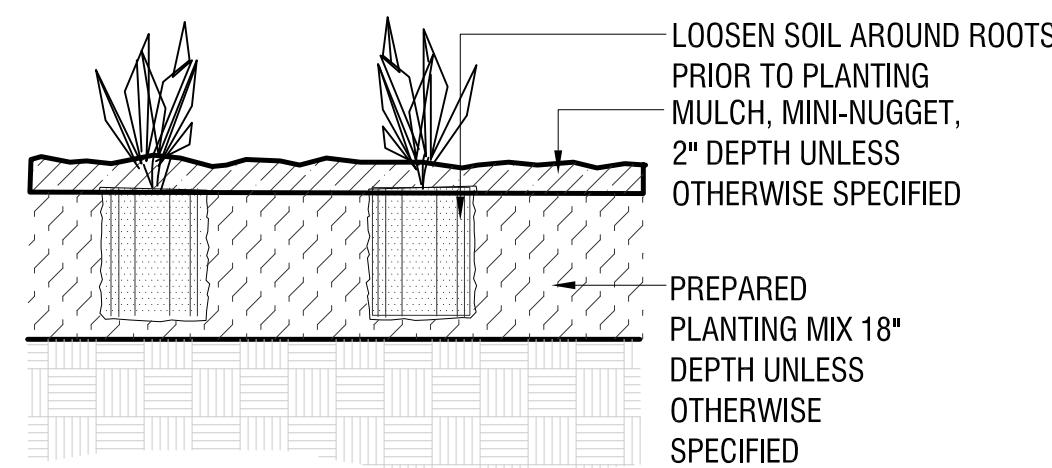
1 DECIDUOUS TREE PLANTING
1"=1'-0"



2 MULTI-STEM TREE PLANTING
1"=1'-0"



3 SHRUB PLANTING
1"=1'-0"



4 PERENNIAL PLANTING
1"=1'-0"

Product Sheet

Tree Grille Strips

STREETLIFE®

CorTen steel (weathering steel) tree grid incl. laser cut (standard or bespoke) pattern incl. ground level support frame



Product Code	TGR-CUSTOM
Dimensions	In consultation with client 18' LENGTH x 5' WIDTH ; 4.91' LENGTH X 4.91' WIDTH
Material	Steel: 8mm thick untreated CorTen steel (weathering steel) POWDER COATED
Optional extras	Tree guard, round or square Tree hole
Delivery	Frame, grid and mounting tools separate (knock down)
Handling instructions	Corten steel can be handled without wearing protective gear, however it can leave rust stains, which are not hazardous as such.



Twiggys



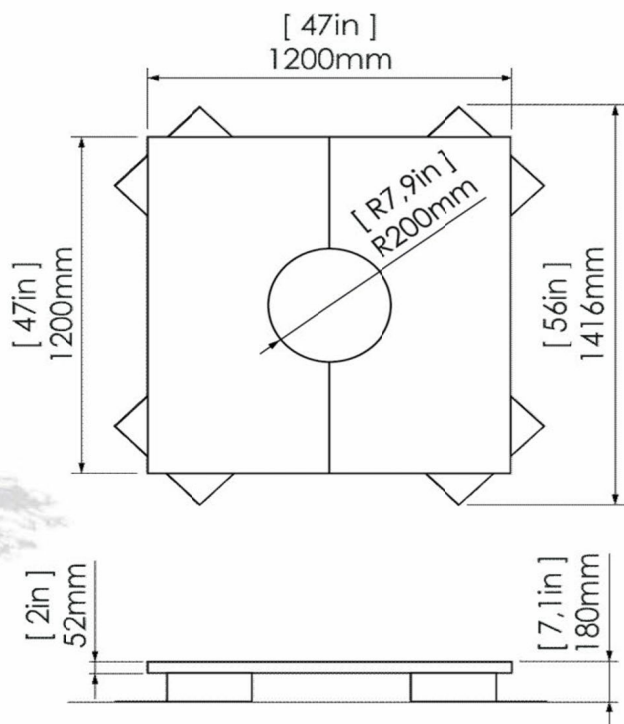
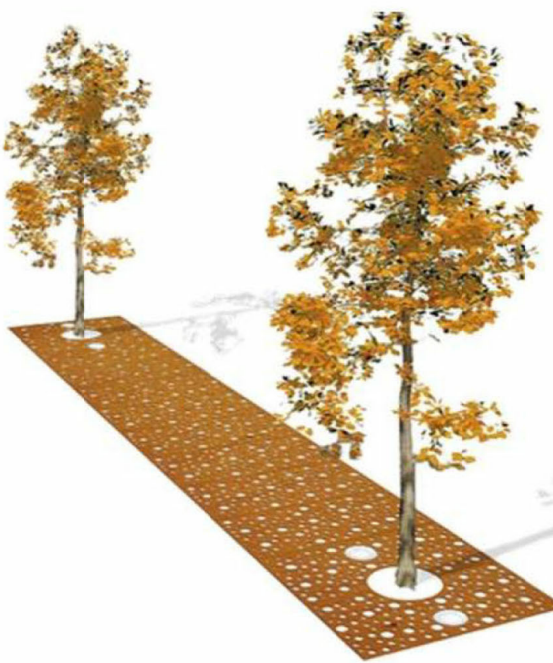
Ripple

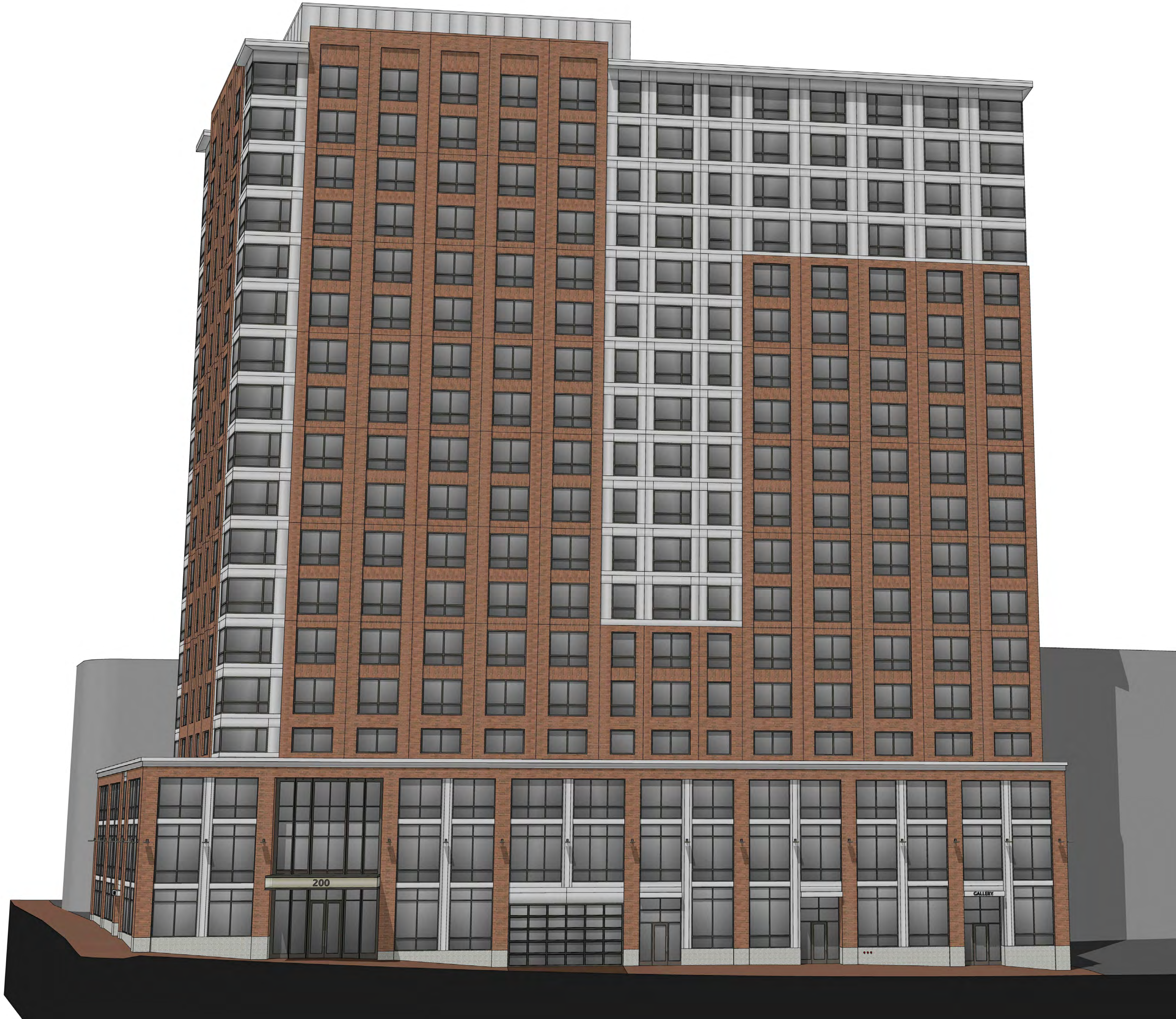


Cloud of Nuts



Bamboo





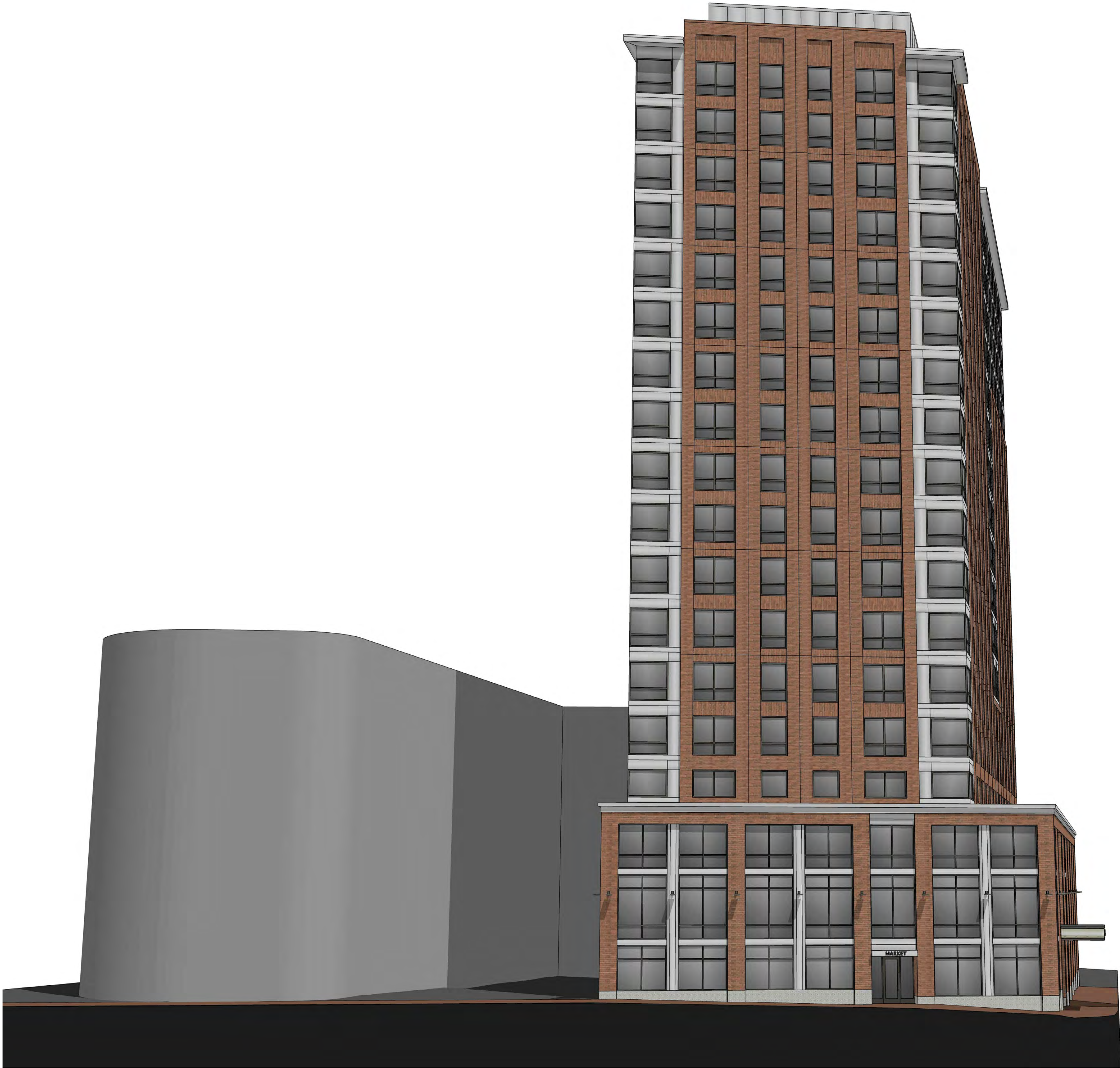
1 VIEW LOOKING NORTH ON TEMPLE STREET

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING WEST ON FEDERAL STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING EAST ON CONGRESS STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING EAST ON CONGRESS STREET
NTS

PROGRESS PRINT ONLY
Not for Construction



1 VIEW LOOKING SOUTH FROM CONGRESS STREET
NTS

PROGRESS PRINT ONLY
Not for Construction

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
144 STATE STREET (Winter Street frontage)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: April 15, 2021
RE: April 21, 2021 WORKSHOP – Preliminary Review of Proposed New Construction

Address: 144 State Street
Winter Street frontage of Mercy Hospital property
Property Owner: NewHeight Redfern LLC
Applicant: Community Housing of Maine (CHOM) and Portland Housing Authority (PHA)
Project Architect: Maggie Stanley, CWS Architects

Introduction

Architect Maggie Stanley of CWS Architects has requested a preliminary workshop to introduce plans for a four-story senior housing development on Winter Street, directly north of the family housing development also under review by the Historic Preservation Board. Both projects are being undertaken by Community Housing of Maine (CHOM) in partnership with Portland Housing Authority (PHA) and are proposed for a portion of the Mercy Hospital property that occupies the northwest corner of State and Spring Street and which extends to Winter Street.



Senior Housing adjacent to Family Housing. Buildings are separated by passageway.

Enclosed for the Board's review are plans and elevations, as well as renderings of the proposed building in context. Note that the family housing project is not shown in the context views; staff has asked that perspective views showing the relationship of the two buildings be provided for the workshop. Also enclosed is a cover memo describing the architectural intent of the building and summarizing some of the devices that have been employed to achieve compatibility with the surrounding residential context.

As Wednesday's workshop is a preliminary review session, the enclosed submission does not include a high level of detail. The applicant and project architect are seeking input from the Board before proceeding with design development.

Background

Board members will recall that the Mercy Hospital property (which includes a considerable amount of property on the south side of Spring Street as well) will be redeveloped to accommodate a variety of new uses in the coming years and will include new construction as well as historic rehabilitation. NewHeight Redfern LLC. has acquired the entire Mercy property and will be selling a portion of the property to CHOM and PHA for the two affordable housing projects. In the coming weeks, proposals for the rehabilitation/adaptive reuse of the hospital and the historic Morrison House immediately north of it will be before the Board. At that time, the Board will also review the comprehensive program of site improvements planned for the Mercy Hospital property. The overall redevelopment program is being

While an overall master plan is guiding the redevelopment of the Mercy property, each building is intended to be viewed as a stand-alone development, particularly as viewed from the street, in order that the streetscape retains a sense of incremental development and avoid a singular campus-like character. That said, there is an intended relationship among the existing and proposed buildings on the property, particularly where the rear elevations of the State Street buildings and the Winter Street buildings face the interior of the lot and where a shared access drive or "woonerf" is proposed to serve the abutting structures. As noted above, the site treatment will be reviewed at a later date.

Board members will recall from their review of the Family Housing project that NewHeight Redfern LLC submitted an application for zoning map and text amendments to facilitate the redevelopment of the Mercy property and accommodate the uses and density proposed for the site. The zoning map amendment changes the existing R-6 zoning for the site to B-3 and amends the Downtown Height Overlay Map to create an 85' height allowance on the State Street frontage and a 35' and 45' height limit on the Winter Street frontage. The City Council recently approved the map and text amendments. Below is a map showing the heights applicable to this project. Note that affordable housing projects are eligible for a height bonus over the base height set by zoning. The proposed project falls within the new height limits.



Changes to
Downtown Height
Map

Project Context

Mercy Hospital's property extends the full depth of the block between State and Winter, two street frontages which are decidedly different in scale and character. State Street is one of Portland's signature streets, lined by some of the most architecturally prominent historic buildings in the city. Architecturally, the street is varied and eclectic in nature, with buildings representing a wide range of (mostly) 19th century architectural styles, building types and material palettes—late Federal brick mansions and double houses, Greek Revival temple-front and Gothic wood frame structures, richly detailed Romanesque Revival residences, a cathedral with stone façade set back from the street and an imposing brownstone Gothic Revival church, to name but a few. Included within the West End Historic District, a number of these building are also recognized as individual landmarks. What unifies this eclectic mix is the quality of their architecture and their stately scale. The generous width of State Street itself, with its esplanades on both sides, reinforces the stature of the street.

The Mercy Hospital building, completed in 1942, continues the eclectic nature of the street's architecture. The building is imposing for its size--six stories with a seven-story entrance tower and unusually long frontage. While the brick building is not of the architectural caliber of its neighbors, and is significantly larger, it takes its place comfortably along the State Street streetscape.

Turning from State onto Spring and Winter, the scale and architecture shifts dramatically to a more modest residential character. Winter Street itself is much narrower than State and its buildings are generally vernacular, mostly wood frame and modest in scale (ranging from 1 ½ to 3 stories). Like State Street, Winter Street is also fairly eclectic. The subject block features a number of small, gable-end-to-the-street former single-family homes, but it also features double houses and triple-deckers. While clapboard predominates, there are a number of brick residences along the street as well.

The north side of the street has long been dominated by open parking lots. Not only do Mercy's parking lots front onto Winter, but the Portland Club and funeral home on State Street have parking lots that extend to Winter Street as well. Fencing of various styles and quality separates the parking from the sidewalk.

Immediately flanking the proposed senior housing building will be the four-story family housing project on the south side and an open parking lot on the north side. The family housing building presents itself as rowhouses.

Proposed Development

Plans call for a four-story, 46-foot-tall structure that will accommodate 52 apartments as well as common areas for residents. The building is 134 feet wide on Winter Street and L-shaped, with the deepest portion at its north end. The north elevation extends 102 feet into the lot. The south elevation, which faces the Family Housing project, is 56 feet wide and corresponds to the depth of the neighboring building. The projecting portion of the rear elevation, which fronts onto the interior courtyard, is 58 feet wide.

As the enclosed project narrative describes (see ATTACHMENT 1), the building has been broken up into three sections as viewed from Winter Street. The northern section is three stories at the street, with its fourth floor set back two feet from the lower floors. The center section is set back at this same plane. The south end of the building is four stories, which corresponds to the height of the family housing building.

The upper floors of the projecting "townhouse" portions of the building feature cementitious clapboard siding. The recessed portion is clad in vertical cementitious siding. The ground floor is also clad in the vertical cementitious siding. Windows, which are fiberglass, have vertical proportions and feature regular spacing. Most are uneven double-hungs, with longer, narrower casement windows in some locations.

At the ground floor level, there is a pair of entries at the northern and southern ends. These entries face the street, are approached by a raised stoop and are flanked by raised planters. The main entry located in the center section is a single door positioned perpendicular to the street. A short ramp provides access to this entry.

A perforated metal screen extends across a portion of the building's width, separating the ground floor level from the upper floors. This metal screen appears again at the north end of the ground floor to mark the double entries.

As the project architect's narrative describes, a variety of devices have been employed to break up the overall width of the building, reduce its apparent height at the street and provide visual interest. These devices include shifts in siding and siding orientation, shifts in color, introduction of bays, and differentiation in entry treatments.

On the south elevation, an asymmetrical glazed bay projects from the wall plane. This is best seen in the floor plans and renderings. This bay accommodates a seating area at the end of each of the upper floors' common hallway.

The rear elevation which faces the interior courtyard, while more straightforward in expression, includes shifts in materials and color.

Preliminary Staff Comments

Staff appreciates the decision on the part of CHOM and PHA to develop separate design solutions for the senior housing project and the family housing project. Taking this approach and working with two different design firms will help avoid creating a unified, campus-like presence for the property, particularly along Winter Street where development has occurred in an organic fashion over an extensive time period.

The large open parking lot behind Mercy provides an unusual opportunity in the West End to accommodate affordable housing, which requires a level of density and building size to be feasible. After decades of use as a surface parking lot, any new development will represent a significant--and welcome--change as Winter Street's streetwall is re-established.

Like the proposed family housing development that will be located next door, this project presents the inherent challenge of introducing a large footprint, somewhat taller structure within a streetscape characterized by small-scale, small-footprint homes. Winter Street itself is narrow, making the challenge even greater. To achieve compatibility, a number of architectural devices need to be employed to break down the overall scale and provide a pedestrian experience consistent with its residential context. The number and nature of architectural moves, however, must be managed so that the façade does not appear too complicated or eclectic. It is important that the building have a clear overall architectural expression where individual contributing elements, while lending variety and architectural relief, are read as integral parts of the whole.

Following are additional staff comments, questions or observations—in no particular order-- for the Board's consideration:

- As noted above, the applicant's submission includes general elevations, floor plans and renderings, but does not include wall sections, a site plan or details as Ms. Stanley is looking for feedback on the overall design direction. This level of detail is not required for a preliminary workshop, but lacking the more detailed drawings makes deciphering some aspects of the proposal a bit challenging. At the workshop, Ms. Stanley is prepared to address questions about specific details that might not be self-evident in the submission.
- While staff recognizes the effort to break up the building into separate sections to reduce the apparent scale and help it better relate to the prevailing development

character of the street, staff questions whether the design solution could be simplified to reduce the number of architectural moves. The buildings on Winter Street are generally simple and straightforward in their architectural expression.

- The two ends of the building are more architecturally cohesive than the center section, which appears less defined.
- The main entrance is downplayed, as it is positioned perpendicular to the street. Should it be emphasized as a main entrance or is it preferable that it read as one of five entrances into the building?
- Staff understands that the perforated metal screen was introduced as a scaling device and to provide visual interest at pedestrian level, but it is difficult to fully assess the effect of it. The placement and extent of the screen seems curious. Perhaps it would be preferable to use the screen at the entries only in order to highlight them.
- Staff understands that the site plan, which includes the site treatment along the Winter Street frontage, is being developed by a separate design firm. Without the benefit of the site plan, it is difficult to visualize the ramps/planters/porches.
- The longer, narrower windows that appear in various locations seem squeezed into their respective elevations. Perhaps eliminating them, at least in the center section, should be considered.
- While the rear elevation of this building is not as visible from Spring Street as the Family Housing building, it will be readily visible from the woonerf that will serve the various buildings within the Mercy property. This woonerf will likely become an almost semi-public way, given the number of residents it will be serving. As such, this elevation will be important to consider while recognizing that it is the back of the building.
- It would be helpful to see a rendering of the building as viewed from State Street. It would also be helpful to see renderings that include the Family Housing building, as it will be a key element of the proposed building's context.

Applicable Review Standards (from *Standards for Review of New Construction*)

Compatibility Factors for Evaluation:

Scale and Form

Height

Width

Proportion of principal facades

Roof shapes

Scale of the structure

Composition of Principal Facades

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

Relationship to the Street

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

Attachments:

1. Project description
2. Plans, elevations, and perspective views



04/06/2021

HISTORIC NARRATIVE/PROJECT DESCRIPTION: CHOM WINTER ST. SENIOR BUILDING

The Senior Building on Winter Street as part of the Mercy redevelopment will be a self-contained building with separate financing but will share certain site amenities, including parking and common exterior space with the family building also on Winters Street and the Mercy building at 144 State Street.

The senior building is meant to contrast the architecture of the family building as the architecture on Winter street is small scale and eclectic. The thought is that having two large buildings with similar architecture may feel too much like a campus and take away from the granular fabric of the neighborhood.

There are two distinct architectural moves on the senior building that attempt to work with the neighborhood. The first is the break up of the massing into three distinct portions along the street. The part of the building heading up Winter and closest to Pine attempts to feel more like three story building as the 4th floor is set back 2' from the lower floors. The central part of the building where the main entrance is set back in this plane and creates an open patio for residents to gather and activate the street. The portion closest to the family building along the courtyard is 4 stories matching the family building. The second move is the creation of stoops along the street to create more of a town house feel and a pedestrian scale to better match the nature of the street.

The details of the building will include a mix of modern and traditional detailing of a granular scale with the pedestrian/residential street in mind. An example of this is the traditional clapboard siding on the "town house" portions of the building. A light perforated metal band will run between the 1st and 2nd floor along the street. This will help de-emphasize the height of the building and add interest texture of light along the street façade. The window sizing is intended to be residential proportioned with a consistent pattern and simple detailing.

PROPOSED WINTER STREET SENIOR APARTMENTS

PROPOSED WINTER STREET SENIOR APARTMENTS

FIRST FLOOR PLAN



SECOND FLOOR PLAN

[illegible]

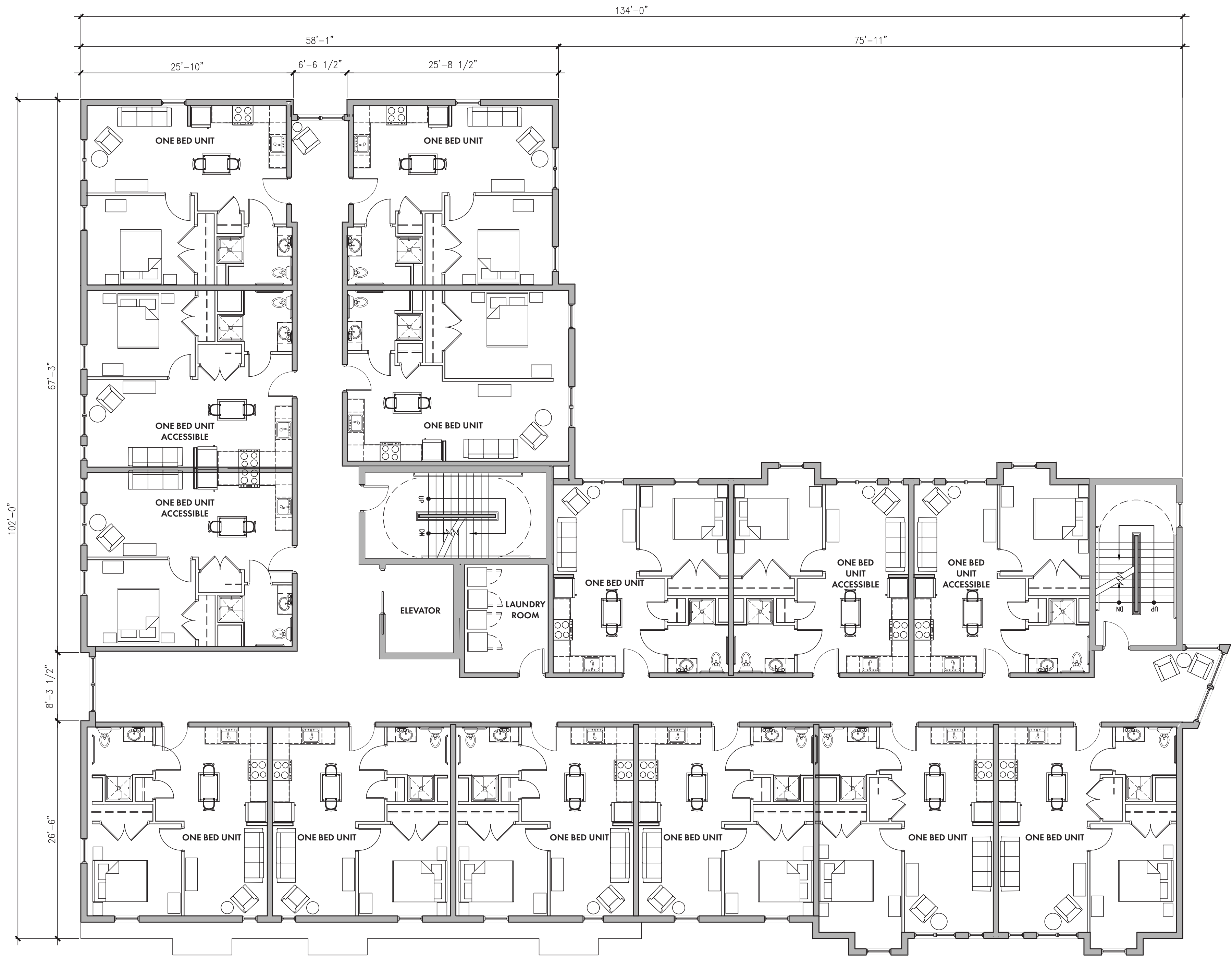
PROPOSED WINTER STREET SENIOR APARTMENTS

THIRD FLOOR PLAN



PROPOSED WINTER STREET SENIOR APARTMENTS

FOURTH FLOOR PLAN



PROPOSED WINTER STREET SENIOR APARTMENTS

ELEVATIONS



WINTER STREET ELEVATION



COURTYARD ELEVATION

PROPOSED WINTER STREET SENIOR APARTMENTS

ELEVATIONS



REAR ELEVATION



SIDE ELEVATION

PROPOSED WINTER STREET SENIOR APARTMENTS

WINTER STREET PERSPECTIVE



PROPOSED WINTER STREET SENIOR APARTMENTS

WINTER STREET PERSPECTIVE



PROPOSED WINTER STREET SENIOR APARTMENTS

PERSPECTIVES