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, June 23, 2021, 5:00 p.m. This meeting will take place using Zoom.

Please note that the placement of items on this agenda is subject to change – please check the Agenda & Minutes Center prior to the meeting for the item approximate start time.

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

Allow you 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 moderator when it is time for public comment.

ZOOM MEETING INSTRUCTIONS:
You are invited to a Zoom webinar.
When: Jun 23, 2021 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing 06/23/2021

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86440644319

Or One tap mobile :
US: +19292056099,,86440644319# or +13017158592,,86440644319#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 864 4064 4319

International numbers available: https://us02web.zoom.us/u/kdbIACOjls

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

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

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORTS OF DECISIONS AT THE MEETING HELD ON JUNE 16, 2021

i. Certificate of Appropriateness for New Senior Housing Construction; 144 STATE STREET (Winter Street frontage); CHOM/PHA Applicant. The Board voted 7-0 to approve the application, subject to conditions.

ii. Certificate of Appropriateness for Comprehensive Redesign of Public Square; BRAMHALL SQUARE, Department of Public Works, Applicant. The Board voted 7-0 to approve the application, subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

i. Certificate of Appropriateness for Building Addition and Site Alterations; REICHE SCHOOL, 132 BRACKETT STREET; Portland Public Schools, Applicant.

ii. Certificate of Appropriateness for Exterior Rehabilitation, Partial Demolition, Alterations and Additions; 144 and 148 STATE STREET (Mercy Hospital and Morrison House); New Height Redfern LLC., Applicant

5. WORKSHOP

- Certificate of Appropriateness for Comprehensive Program of Site Improvements; 144 STATE STREET (property bound by State, Spring & Winter; New Height Redfern LLC., Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
132 BRACKETT STREET (REICHE SCHOOL)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: June 18, 2021
RE: June 23, 2021 **Public Hearing**

Application for: Certificate of Appropriateness for Addition and Alterations
HPBR-001560-2021

Address: Reiche School, 132 Brackett Street
Applicant: City of Portland Schools Department:
Steven Stilphen, Director of Facilities Planning, Management, & Maintenance
Doug Sherwood, Portland Public Schools Facilities Manager
Project Architects: Harriman Associates:
Howard Snyder, Landscape Architect
Lisa Sawin, Architect

Notices were sent to 132 property owners within 500' of the subject property. A legal advertisement of the 6/23/21 meeting was published in the Portland Press Herald on 6/16/21. Signs were posted at Reiche School on June 18, 2021, announcing the meeting on June 23.

Introduction

On behalf of Portland's Public Schools Department, Harriman Associates have requested a public hearing for final review of two small additions, and building and site alterations to the Brackett Street (northeast) face of the Reiche School in the West End. A preliminary workshop was held on May 19, 2021. Construction is expected to start this summer, and a staff level Planning review of the Level 2 site plan application is nearing its final stages.

Reiche is one of the four schools included in the Buildings for our Future program approved by the City several years ago. Key to the Reiche renovations are significant interior changes designed to update the building to better meet the educational goals set by the Department. Exterior alterations that fall under the purview of the Historic Preservation Board include:

- A new main entrance, more prominent as seen from Brackett Street, and connected to the administrative offices for functionality and enhanced security
- An added conference room joined to the new administration area, to the southeast of the new main entrance, with an extension of the roof that will serve as a canopy over the

new main entry
- An added two-story stairwell near the junction of the community center and the existing entrance doors facing Brackett Street
- Site improvements including upgrades to some concrete and asphalt walks, new walkways to the new main entrance and the community center stair tower, and stone seating and curbing at and adjacent to the new main entry plaza

Several alternates were included with the preliminary plans, to be added should funding allow. Given current construction costs, the consultants expressed skepticism about the probability of these features being financially feasible:

- A new pergola over a plaza at the approach to the new main entrance
- A fenced in, landscaped outdoor learning area outside the old entrance doors in the "hyphen" between the school and the community center, northeast of the new administration and lobby areas

Given the uncertainty of funding and budget, and the tight permitting and construction schedule that the School Department hopes for, the applicants have opted to focus on the primary construction program and leave consideration of the add alternate items out of the public hearing on June 23. Several Board members had serious reservations about the pergola depicted in the workshop submission; the applicants will perhaps come back to the Board with a clarified plan for the outdoor classroom once there is more certainty about the budget and the essential elements of the renovations and additions are able to move forward.

Harriman Associates has submitted a summary detailing the team's responses to the Board's workshop comments. The new package of drawings including revised elevations, a revised rendering, and floor and roof plans that have not changed. For reference staff has added excerpts from the workshop package, including elevations and a rendering.

Subject Structure

Reiche School is a noncontributing property in the West End Historic District – a two-story, modern institution constructed in the early 1970's. The northern end of the complex contains the cafeteria, gym, and other utilitarian functions, and is partly devoted to a community center with the gym, pool, and other community service amenities. School learning and administrative functions are concentrated in the block closest to Spring Street.

The school is a low (two-story) brick building with bands of concrete at the base, between floors, and below the unornamented roof. (Facing Bracket Street, the Community Center section and a short middle section of the school have only the top band of concrete.) Until it was removed in 2016 or 2017 a concrete ramp that started near the Brackett Street sidewalk led to an upper roof plaza between the community center and school. The ramp removals on both the Clark Street and Brackett Street sides made the entrance areas feel more accessible, but entrances were still quite recessive. Since the building is set back some distance from Brackett Street, with space for landscaping and the drop-off area, the desire for a more prominent Brackett Street entrance is now proposed to be realized.

Some of the nearby windows are narrow, vertically oriented slices, interspersed with larger openings of multiple sections. Windows and doors all have mill finish aluminum frames for a modern, storefront-like appearance. Metal ventilation louvers of the same color fill the spaces below the larger windows but not on the walls that are all glazing, as at the existing entrance facing Brackett. The existing entrance is in the connecting section between the school and the community center – and is currently mostly storefront glazing and doors, grey metal, and concrete.

Proposed Alterations – May 19, 2021 Workshop

The proposed additions expand the school's footprint in the direction of Brackett Street by slightly over 500 square feet for the office space, and 160 square feet for the stairs. The concrete panel walls of the additions are differentiated from the largely brick school building, and the grey and silver palette of metals and windows and doors is in keeping with the colors of non-brick elements. The ceiling on the underside of the entrance canopy is to be white metal.

Because the entrance is moving toward the south, the concrete area in front of the existing doors is to be landscaped, with the part closest to the building to be a fenced outdoor learning space should funding make the add-alternate possible. A new concrete plaza will be in front of the new entrance, with possibly a large pergola over it as another add-alternate. Most of the existing mature trees are outside of the construction area, and will be retained. A new raised granite curb will enclose additional landscape beds to the southeast of the entry plaza. More lightly-used walks are to be bituminous, as is the case now, and brick walkway pavement will be reset along the edge of the drop-off lane.

Board Comments, May 19 Workshop

Board members were understanding of the functional needs at the school, and while they were generally supportive of the overall design approach for the two additions, they had some questions about materiality and the relationships between the additions and the existing building. They applauded the new entrance as a big improvement over the existing one, and were positive about the landscaped approach to the school's new primary entrance point, though most expressed reservations about the proposed pergola.

- There was a common desire for a prominent and welcoming entrance.
- One Board member was more open to the pergola idea, as a means of making an emphatic statement at the new entrance that was stylistically compatible with the school. Concerns about its dominant scale, relationship to the building and street context, and functionality, however, were more numerous.

Many of the Board's comments are listed in Mr. Snyder's summary letter. One question that concerned more than surface treatments was whether the administrative addition and attached canopy could have a more clearly defined relationship with the existing building. In the May rendering, the metallic fascia of the addition roof and canopy connects just above the existing concrete band between the school floors. It was an open question whether the relationship

should be resolved more clearly through height, scale, mass, and architectural elements, or addressed more with materials.

Among the questions and comments concerning materials were the following:

- Do the windows employ the same vocabulary as the existing school building in pattern, style, finish, and color?
- Board members asked for more clarity about the colors and patterning of the cement panel siding, which was confirmed to be proposed as horizontally oriented for the entry / administrative addition, and run vertically on the stair addition. It was unclear how a variegated pattern of several colors would be decided and implemented.
- Several members expressed the hope that the metals would be compatible colors, and not reflective.
- When asked about lighting, Mr. Snyder replied that no new site lighting was being proposed. It was unclear whether additional wall lighting would be proposed. More than one Board member voiced support for functional and recessive lighting that reinforces the architectural program.
- A roof plan was provided, and rooftop mechanicals were shown on the elevation drawings, but the rendering provided no perspective view showing the degree of visibility of the equipment. This was requested, and promised for the public hearing.

Board comments at the workshop were mostly concerned with materiality and details that could enhance the relationship of the additions to the existing school blocks, making large-scale, basic changes to the design seem unlikely. As is normal, the Board did not prescribe exactly how to best integrate the new work with the older building, and maintain a comfortable balance of differentiation, functionality, and compatibility, but asked that the design have a clear, coherent expression.

Final Plans for 6/23/21 Public Hearing

Please see Mr. Snyder's narrative summary which details the designers' responses to the Board's workshop feedback. The most prominent change is the lowering of the canopy and addition roof at the entrance and administration addition. This move is in response to the suggestion to establish a stronger relationship between the addition and the building, with particular reference to the band and the roof / canopy. Other specific changes have clarified the orientation of the siding: vertically oriented panels on the stair addition, and horizontal on the entry / administration block. Subtle modifications to the varied colors are not easily distinguishable on the rendering, but the architect affirms that the pattern will be deliberately chosen by the designers during the creation of construction drawings.

Staff Comments

On the whole Ms. Sawin and Mr. Snyder have responded to the Board's comments and concerns, and while members may still have minor comments and suggestions about details, staff expects they will find it a successful design that meets the Standards for New Construction and the

Standards for Alterations, as they apply to a noncontributing building. Additional exterior work such as the outdoor learning area can be brought to the Board as an amendment or an additional review, and perhaps the resolution of some other minor details can be delegated to staff, with Board guidance as needed.

Staff finds the final design of the entry / administration addition more successfully integrated with the school than in the previous version, but the lowering of the canopy is not without consequences. The fascia is thicker and heavier in appearance, and the lowering of the canopy renders the entrance somewhat more recessive and slightly less welcoming. Perhaps this impression is an effect created by the rendering; it is also possible that some may find the lowered canopy more intimate. It is difficult to really know how it will feel to a pedestrian, especially a small one, without physically experiencing it.

Board members will probably ask for further clarification of exterior lighting plans. At the workshop Mr. Snyder mentioned that wall fixtures would be updated, but at this time no specifics are available on fixtures or their locations.

On several other elevations, a small number of door and window openings are proposed for the functionality of interior spaces. Staff does not believe the alterations will be disruptive as long as compatible materials, methods, and components are employed.

Applicable Review Standards

The following ordinance Standards for Review of Alterations apply in the review of this application:

> *(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
>
> *(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

Please also see Attachment 10, the introduction to the Standards for New Construction.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the June 23, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed additions and site and building alterations at 132 Brackett Street meet (fail to meet) the historic preservation ordinance's Standards for Review of New Construction (subject to the following conditions.....)

Attachments:

1. Project Summary and Description
2. Revised rendering
3. Workshop rendering, 5-19-21
4. Photos supplied by applicants
5. Site Plan
6. Revised Elevations
7. Plans
8. Materials
9. Workshop elevations, 5-19-21
10. Standards for New Construction – Introduction page

HARRIMAN

June 16, 2021

Robert Wiener rwiener@portlandmaine.gov
Preservation Compliance Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

Re: Reiche Elementary School
No. 19152
Historic Preservation Application

Dear Rob:

The initial meeting with the Historic Preservation on May 19th to review the proposed improvements to Reiche Elementary School provided us with several insights about the application. This letter is offered to provide an explanation of the modifications to the application made to address board and public comments. Find under cover the modified documents this letter describes.

PROJECT OVERVIEW

Harriman has been engaged by the City to establish and implement in an equitable manner the necessary physical and infrastructure improvement at Reiche Elementary School to meet Portland Public Schools' education standards. These improvements are comprised of architectural and site enhancements with consideration made for budget constraints and input from a series of meetings with municipal staff.

HISTORIC PRESERVATION MEETING SUMMARY

Presentation of the renovation project included discussion of proposed exterior architecture related improvements consisting of a new single-story administration addition on the northeast side and an exterior stairwell between the school and community center portion of the building. Proposed site improvements consisting primarily of a reconfigured pedestrian approach to a new main building entry were also presented.

Other proposed elements of the project that were presented include:

- Relocation and designation of the Brackett Street entrance as the main point of entry supported by the addition of a secure vestibule and small office expansion for administration purposes.
- Exterior walls of the new additions cladded in architectural ultra-high-performance concrete panels.
- New dual pane operable windows with low e glazing and aluminum storefront entry system.
- A Learning courtyard with ornamental fence outside of the administration addition was described and explained it was part of the project as an add alternate.
- Adjustment is made to site grades in the vicinity of the architectural improvements to improve pedestrian circulation and ADA accessibility to the new main entry.

- Removal of deteriorated bituminous pavement and installation of more durable concrete and resetting of existing brick pavers at the drop-off will facilitate pedestrian flow from Bracket Street and the drop-off to the new main building entry to the school.
- Main entry approach will be enhanced with stone block seating and native plant material to supplement the existing landscape character existing between Brackett Street and the school portion of the building.
- Mention that site improvements do not include changes to the site lighting or reconfiguration of the drop-off/pick-up area along Brackett Street.

CITY REVIEW COMMENTS

After presentation of the application, City Staff and Historic Preservation Board members provided comments. Those comments are itemized below in with Harriman's comment responses provided in *italics*.

A. **Comment**: How is the architecture style and massing of the proposed additions in keeping with the neighborhood?
   Response: The massing of the Administration addition is kept low to not overpower the existing building and be at a scale that is welcoming to young students. The canopy is positioned to relate to the existing concrete band. The addition is stylistically differentiated to not compete with the existing architecture. Horizontal siding material takes its ques from many clapboard buildings in the area. The color of addition draws from the concrete of the existing building.
B. **Comment**: Clarification requested regarding the finish (sheen) and reflectivity of the architectural materials proposed.
   Response: The majority of the addition is concrete panel similar in sheen to the existing building. We choose a low luster metal panel at the canopy element.
C. **Comment**: How is the "randomness" of the specified materials achieved in the installation?
   Response: The architect coordinates the desired pattern during the shop drawing process.
D. **Comment**: Discrepancy in the orientation of cladding between elevation and rendering.
   Response: This has been revised in the attached building elevation.
E. **Comment**: Windows of new addition add another window style to the type(s) existing on the school building.
   Response: The division of glass on the new operable windows mimics that of the existing operable windows.
F. **Comment**: Renderings do not show roof mechanicals.
   Response: This has been revised in the attached renderings.
G. **Comment**: Roof line of addition not aligned with the banding on the existing school façade and a stronger visual connection between the two is desired.
   Response: See revised elevation and rendering which illustrates how the canopy relates to the concrete band.
H. **Comment**: The designated HC drop-off/pick-up location in the bus loop seems far from the main entrance.

Response: The time to load or unload a passenger from a handicap service vehicle is of a longer duration than the time to load or unload from the vehicles that will also be using the bus loop. Additionally, the location will be used with much less frequency. To place the HC drop-off/pick-up location any closer to the main entrance would hinder vehicular flow as the busses would be unable to park next to the designated area or need to drive around a parked service vehicle before parking. The effective capacity of the bus loop would be diminished. The most direct path between the main entry and the HC drop-off location is ADA complaint.

We look forward to reviewing these responses and the updated materials during the next public hearing on the application scheduled for June 24th. If you have any additional comments or requests please call or email.

Sincerely,
Harriman

Howard A Snyder ASLA, CLARB
Senior Landscape Architect
hsnyder@harriman.com

JEG

Enclosures: Updated exterior renderings and elevations

LINCOLN BROWN ILLUSTRATION

LINCOLN BROWN ILLUSTRATION

SITE AND BUILDING: CONTEXT

SITE AND BUILDING: CONTEXT IMAGES

View from Clark Street looking Northeast

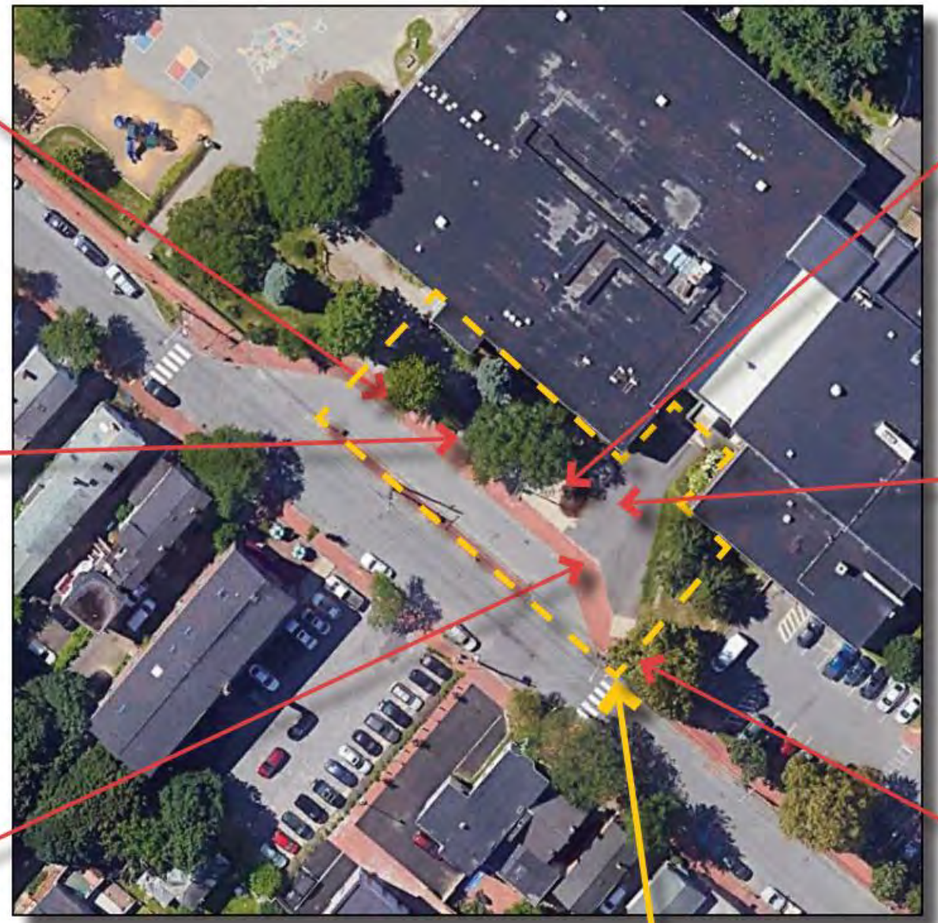
View from Brackett Street looking Southeast

SITE AND BUILDING: CONTEXT IMAGES

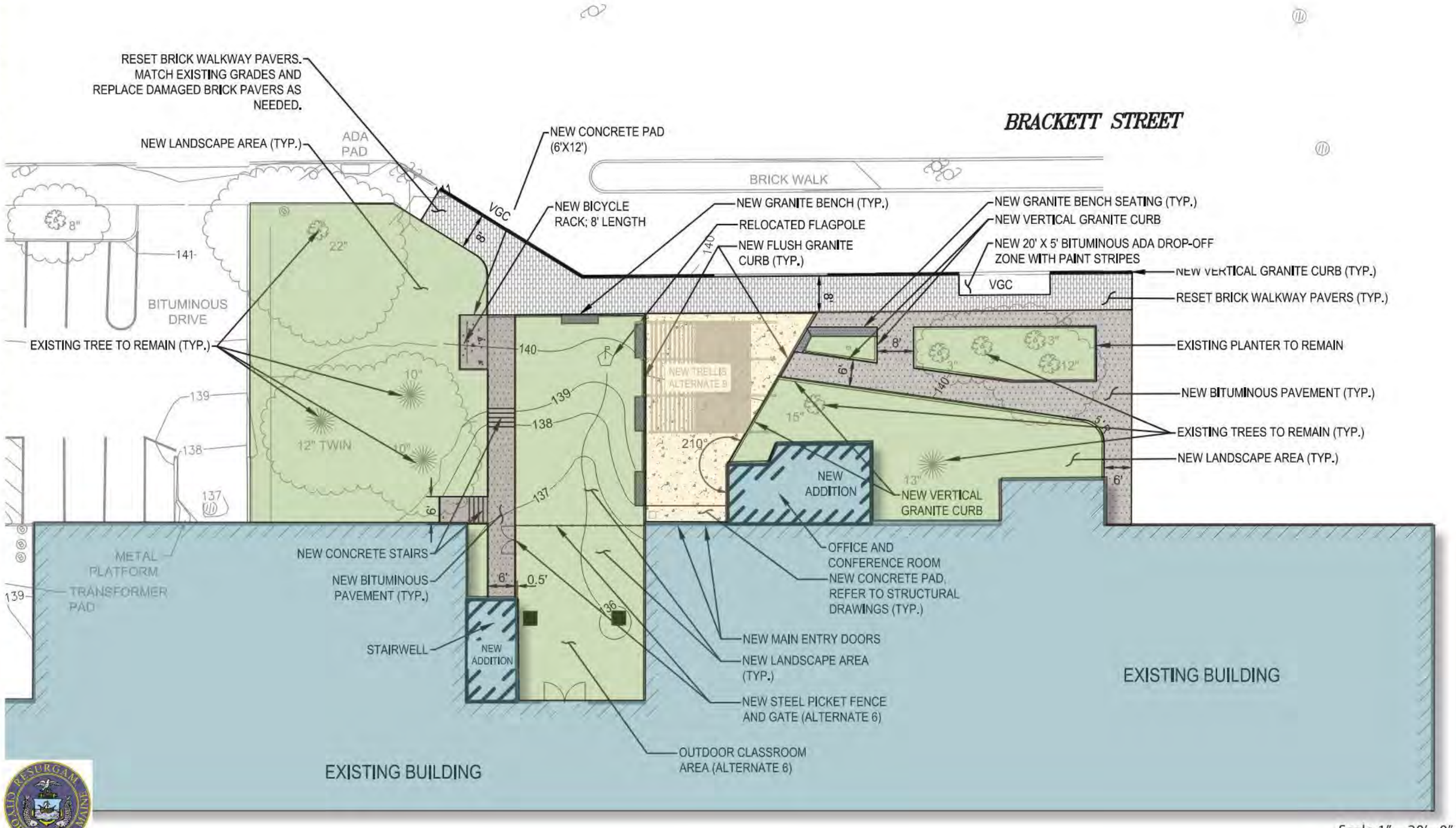
View from Brackett Street looking Southwest

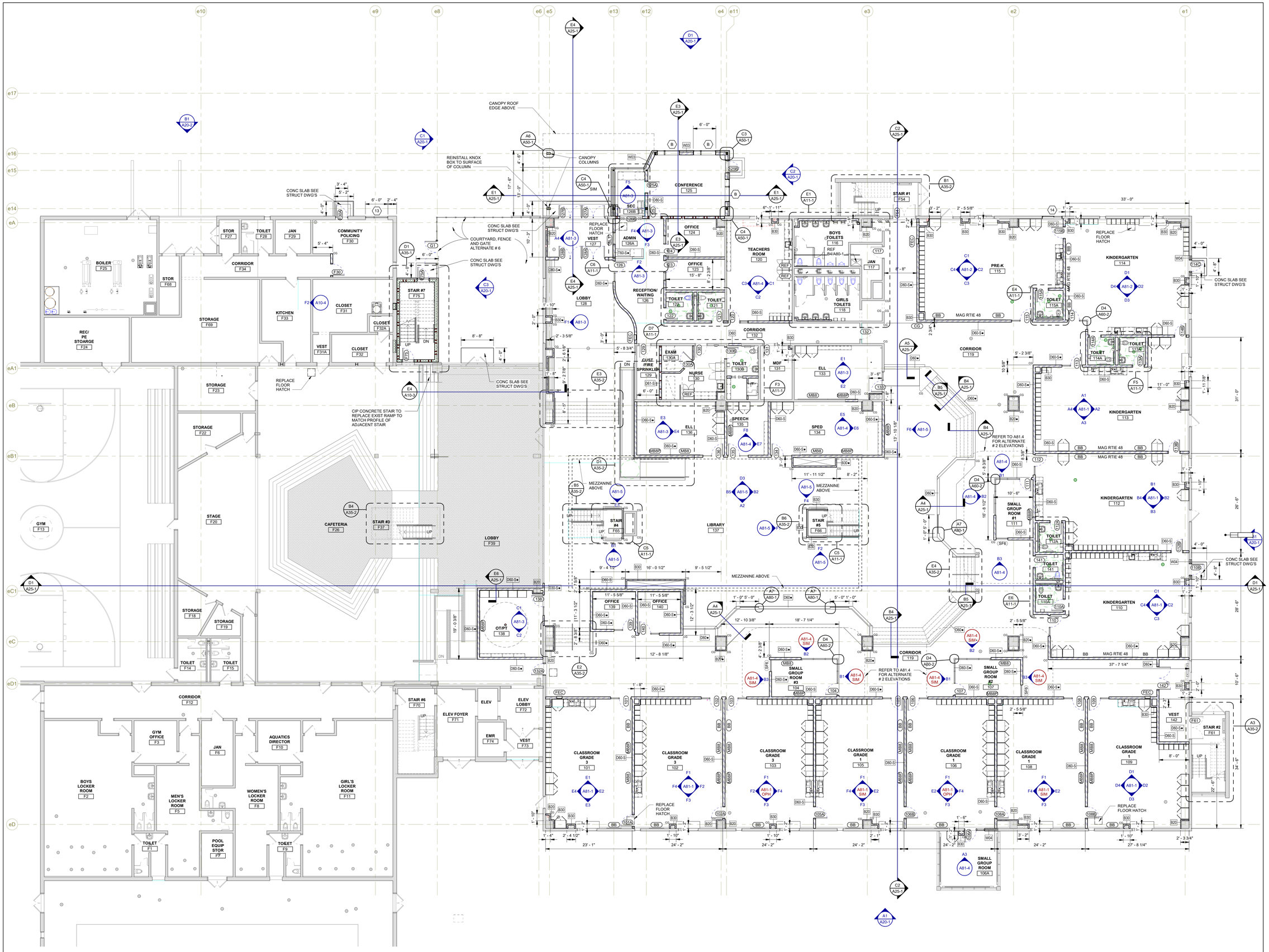
View from Spring Street looking Northwest

SITE AND BUILDINGS: EXISTING CONDITION IMAGES



SITE: ANNOTATED PLAN (NOT CHANGED)




CANOPY ROOF EDGE ABOVE
REINSTALL KNOX BOX TO SURFACE OF COLUMN
CANOPY COLUMNS
CONC SLAB SEE STRUCT DWG'S
COURTYARD, FENCE AND GATE ALTERNATE # 6
REPLACE FLOOR HATCH
CIP CONCRETE STAIR TO REPLACE EXIST RAMP TO MATCH PROFILE OF ADJACENT STAIR
MEZZANINE ABOVE
REFER TO A81.4 FOR ALTERNATE # 2 ELEVATIONS
BOILER F25
STOR F27
TOILET F28
JAN F29
COMMUNITY POLICING F30
STOR F68
CORRIDOR F34
KITCHEN F33
CLOSET F31
CLOSET F32A
VEST F31A
CLOSET F32
REC/ PE STOARGE F24
STORAGE F69
STORAGE F23
STORAGE F22
STAGE F20
GYM F13
CAFETERIA F26
STAIR #3 F37
LOBBY F39
STAIR #7 F75
ADMIN 126A
SEC 126B
CONFERENCE 125
OFFICE 124
LOBBY 128
RECEPTION/ WAITING 126
TOILET 122
TOILET 121
OFFICE 122
TEACHERS ROOM 120
BOYS TOILETS 116
GIRLS TOILETS 118
JAN 117
REF R41/A80-1
CORRIDOR 132
CUST /FIRE SPRINKLER 129
EXAM 130A
NURSE 130
TOILET 130B
MDF 131
ELL 133
SPEECH 135
ELL 136
SPED 134
LIBRARY 137
STAIR #4 F65
STAIR #5 F66
STAIR #1 F54
PRE-K 115
KINDERGARTEN 114
KINDERGARTEN 113
KINDERGARTEN 112
KINDERGARTEN 110
TOILET 115A
TOILET 114A
TOILET 113A
TOILET T12A
TOILET 141
TOILET 110A
SMALL GROUP ROOM #1 111
SMALL GROUP ROOM #3 104
SMALL GROUP ROOM #2 107
SMALL GROUP ROOM 106A
MAG RTE 48
REPLACE FLOOR HATCH
CONC SLAB SEE STRUCT DWG'S
OT/PT 138
OFFICE 139
OFFICE 140
CORRIDOR F12
GYM OFFICE F3
JAN F6
AQUATICS DIRECTOR F10
BOYS LOCKER ROOM F2
MEN'S LOCKER ROOM F5
WOMEN'S LOCKER ROOM F8
GIRL'S LOCKER ROOM F11
TOILET F1
POOL EQUIP STOR F7
TOILET F9
TOILET F14
TOILET F15
STORAGE F18
STORAGE F19
STAIR #6 F70
ELEV FOYER F71
ELEV
ELEV LOBBY F72
EMR F74
VEST F73
CLASSROOM GRADE 3 101
CLASSROOM GRADE 3 102
CLASSROOM GRADE 3 103
CLASSROOM GRADE 1 105
CLASSROOM GRADE 1 106
CLASSROOM GRADE 1 108
CLASSROOM GRADE 1 109
VEST 142
STAIR #2 F61
REPLACE FLOOR HATCH
23' - 1"
24' - 2"
24' - 2"
24' - 2"
24' - 2"
24' - 2"
27' - 8 1/4"
33' - 0"
31' - 0"
26' - 6"
37' - 7 1/4"
18' - 7 1/4"
16' - 0 1/2"
9' - 5 1/2"
9' - 4 1/2"
12' - 8 1/8"
12' - 10 3/8"
11' - 11 1/2"
8' - 2"
6' - 0"
8' - 8"
5' - 4"
3' - 4"
5' - 2"
2' - 4"
1' - 10"
2' - 3 5/8"
5' - 2 3/8"
2' - 5 5/8"
1' - 8"
1' - 4"
2' - 4 1/2"
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8' - 0"
4' - 0"
2' - 5 5/8"
11' - 0"
10' - 6"
8' - 3 3/8"
16' - 8 1/2"
1' - 0" 5' - 0"
5' - 0" 1' - 0"
2' - 3 3/8"
2' - 8 3/8"
11' - 5 5/8"
11' - 3 1/2"
19' - 0 3/8"
17' - 6"
13' - 0"
10' - 3"
15' - 10 1/8"
10.5/8"
2 3/4"
1' - 11 7/8"
1' - 2"
1' - 10"
4' - 8"
4' - 0"
1' - 0"
1' - 5"
1' - 3"
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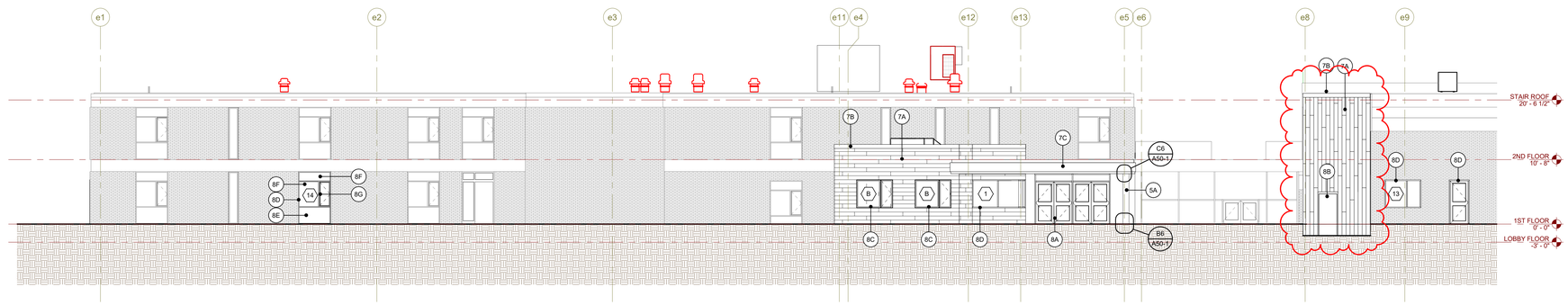
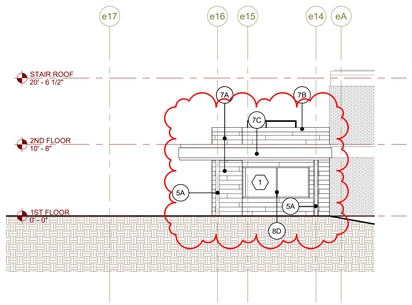
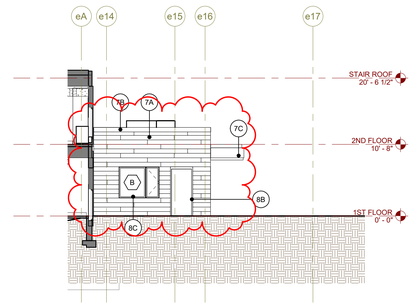
1' - 0"
1' - 0



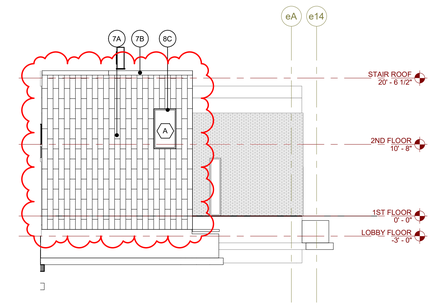
D1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



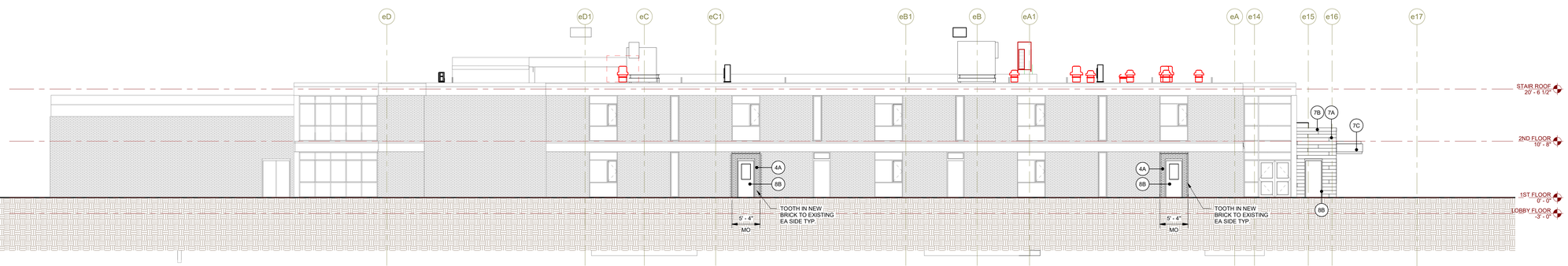
C2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



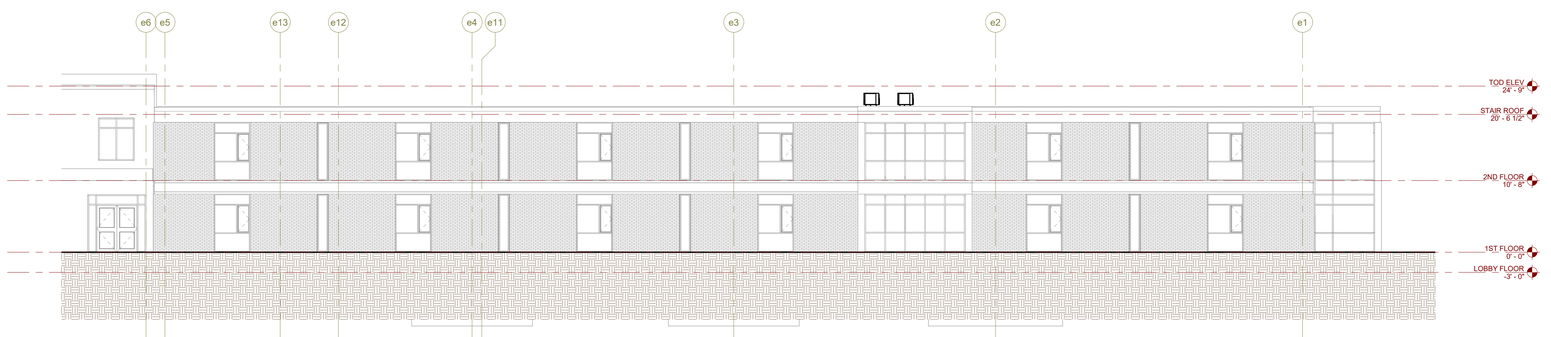
C3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

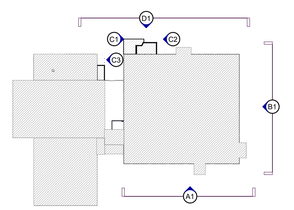
#	MATERIAL	MFR / COLOR
4A	BRICK VENEER	MATCH EXISTING RED BRICK
5A	GALVANIZED TUBE STEEL	
5B	CANOPY COLUMN COVERS	ALUCABOND SILVER METALIC - 500
7A	UHPC WALL PANELS (ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE PANELS)	TAKTL - PLATINUM 75,TITANIUM 63 AND GREY 52
7B	METAL ROOF EDGE	FIRESTONE SILVER METALLIC
7C	ALUMINIUM COMPOSITE FASCIA	ALUCABOND SILVER METALIC - 500
7D	LINEAR METAL CANOPY CEILING	ARMSTRONG - WHITE WH
8A	ALUMINUM STOREFRONT FRAME. DOOR AND TRANSOM	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8B	HOLLOW METAL DOOR AND FRAME	SHERWIN WILLIAMS SILVERPOINT - SW 7653
8C	ALUMINUM WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8D	ALUMINUM STOREFRONT FRAME	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8E	ALUMINUM SPANDRAL	ALUCABOND SILVER METALIC - 500
8F	INSULATED GLAZING	CLEAR GLASS WITH LOW-E FILM
8G	ALUMINUM CASEMENT WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14



B1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



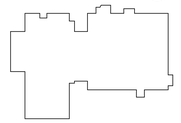
HARRIMAN

REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan



Proj North

CONSTRUCTION DOCUMENTS

APRIL 1, 2021

Rev Date	Revision Description
05-28-2021	ADDENDUM 3
06-16-2021	HPB REVIEW COMMENTS

0 4' 8' 12'
1/8" = 1'-0"

PA / PE: MDL

Drawn By: SJF

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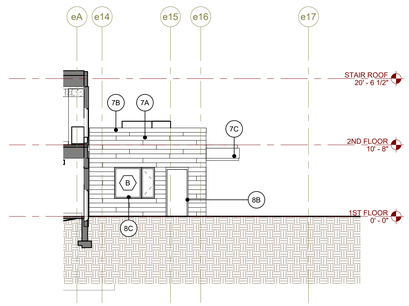
EXTERIOR ELEVATIONS

A20-1



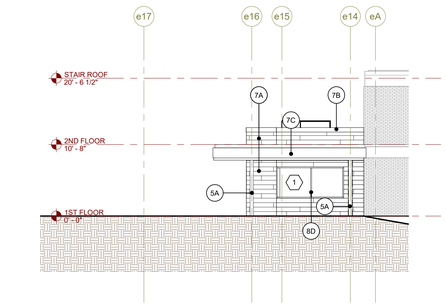
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

HARRIMAN

REICHE ELEMENTARY SCHOOL

EXTERIOR ELEVATION ADMIN EAST

06/18/21



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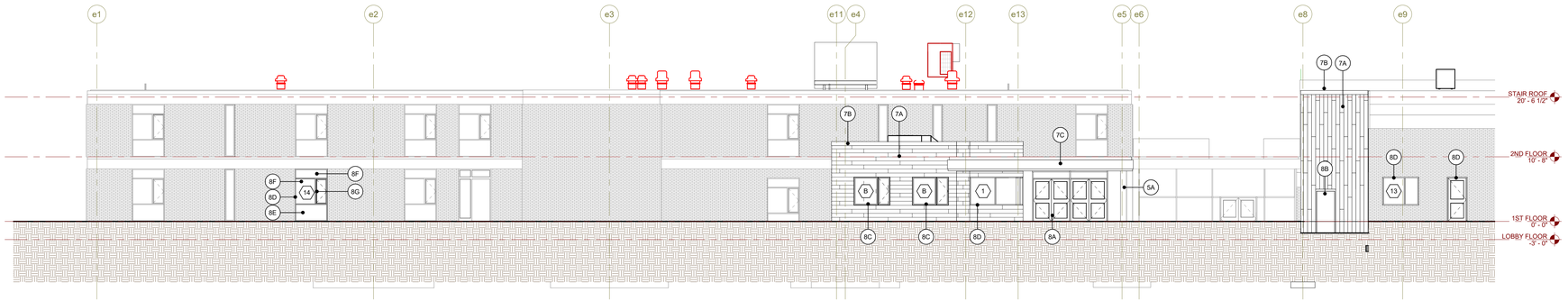
SCALE: 1/8" = 1'-0"

HARRIMAN

REICHE ELEMENTARY SCHOOL

EXTERIOR ELEVATION ADMIN WEST

06/18/21



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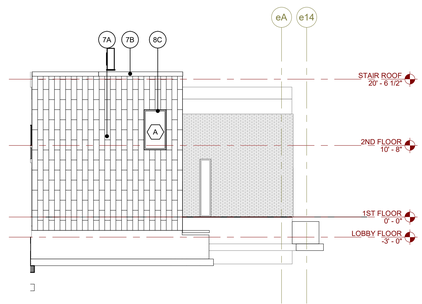
SCALE: 1/8" = 1'-0"

HARRIMAN

REICHE ELEMENTARY SCHOOL

EXTERIOR ELEVATION NORTH

06/18/21



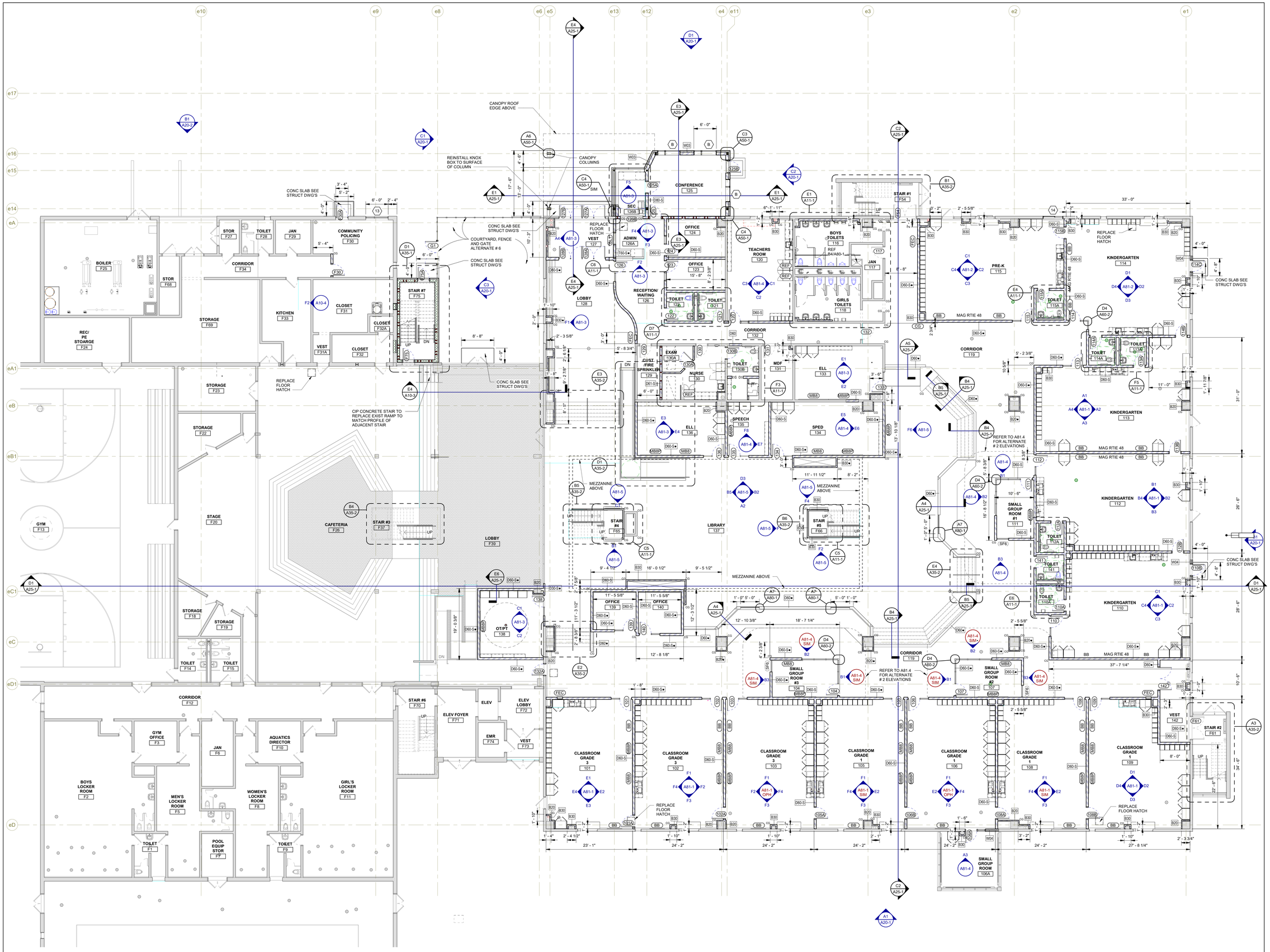
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

HARRIMAN

REICHE ELEMENTARY SCHOOL

EXTERIOR ELEVATION STAIR

06/18/21



A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

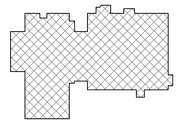
HARRIMAN

REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

Harriman Project No.	19152

Key Plan



GENERAL NOTES

1. SEE DRAWING A40-1 FOR PARTITION TYPES.
2. DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO FACE OF GPDW OR CMU UNLESS NOTED OTHERWISE.
3. SEE DRAWING A60-1 FOR DOOR SCHEDULE.
4. SEE DRAWING A61-1 FOR ROOM FINISH SCHEDULE. NEW WALL/PTNS AND PATCHING OF EXISTING WALL/PTNS NOT LABELED SHALL BE PAINTED TO MATCH EXISTING ADJACENT WALLS. U.N.O.
5. SEE EXTERIOR ELEVATIONS ON DRAWINGS A20-1, & A20-2 FOR WINDOW TYPES.
6. PROVIDE CONTROL JOINTS IN GPDW PARTITIONS AT A MAX SPACING OF 30'-0" UNLESS NOTED OTHERWISE. MAX SPACING AT ABUSE GPDW IS 28'-0" UNO. LOCATE AT EDGE OF DOOR FRAME UP TO CEILING WHERE PRACTICAL. REVIEW LOCATIONS WITH THE ARCHITECT.
7. AT REMOVED FIXTURES, PARTITIONS, EQUIPMENT, CASEWORK, ETC., THAT WILL BECOME EXPOSED TO VIEW, PATCH AND PARGE PARTIONS TO CREATE A SMOOTH SURFACE. PAINT TO MATCH EXISTING ADJACENT U.N.O.
8. PATCH ALL OPENINGS CREATED FOR INSTALLATION OF NEW MECH., PLUMB., ELEC., ETC. WITH MATERIALS TO MATCH ADJACENT CONSTRUCTION.
9. REFER TO A01-1 CODE PLAN FOR DH, CR, AND ADA PUSH BUTTON LOCATIONS.

SYMBOLS LEGEND

- 216 — PARTITION TAG SEE A40.1 FOR PARTITION TAG KEY & PARTITION DEFINITION DETAILS
- ROOM NAME 101 — ROOM NAME AND NUMBER SEE A61.1 FOR SCHEDULE
- 201 — DOOR & BORROWED LITE NUMBERS SEE A60.1 FOR SCHEDULE
- 72 — MISCELLANEOUS ITEMS MARKER SEE SCHEDULE ON A80.1

(NOT CHANGED)

CONSTRUCTION DOCUMENTS

APRIL 1, 2021

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1/8" = 1'-0"

PA / PE: MDL
Drawn By: SJF

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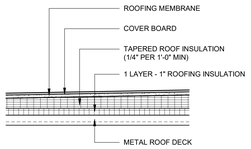
FIRST FLOOR PLAN

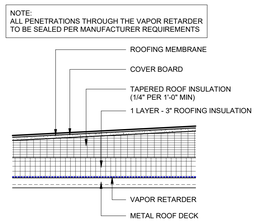
A10-1



ROOF SYSTEM - R1
(AT CANOPY)

NOTE: CRICKET INSULATION AT DRAINS IS AT 1/2" PER 1'-0"

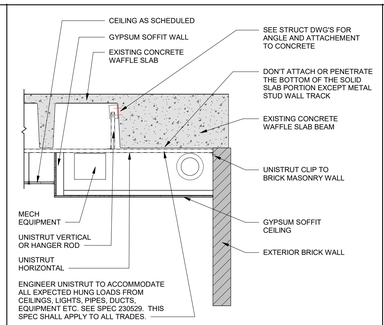
E1 ROOF TYPE R1
SCALE: 1 1/2" = 1'-0"



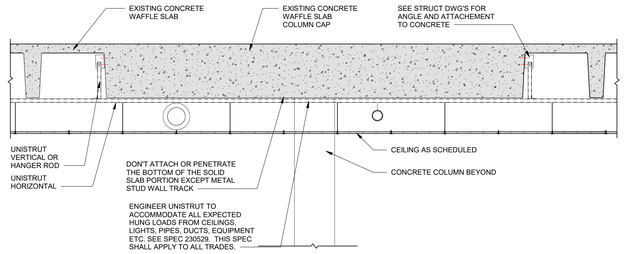
ROOF SYSTEM - R2
(AT FLAT STEEL LOCATIONS)

NOTE: CRICKET INSULATION AT DRAINS IS AT 1/2" PER 1'-0"

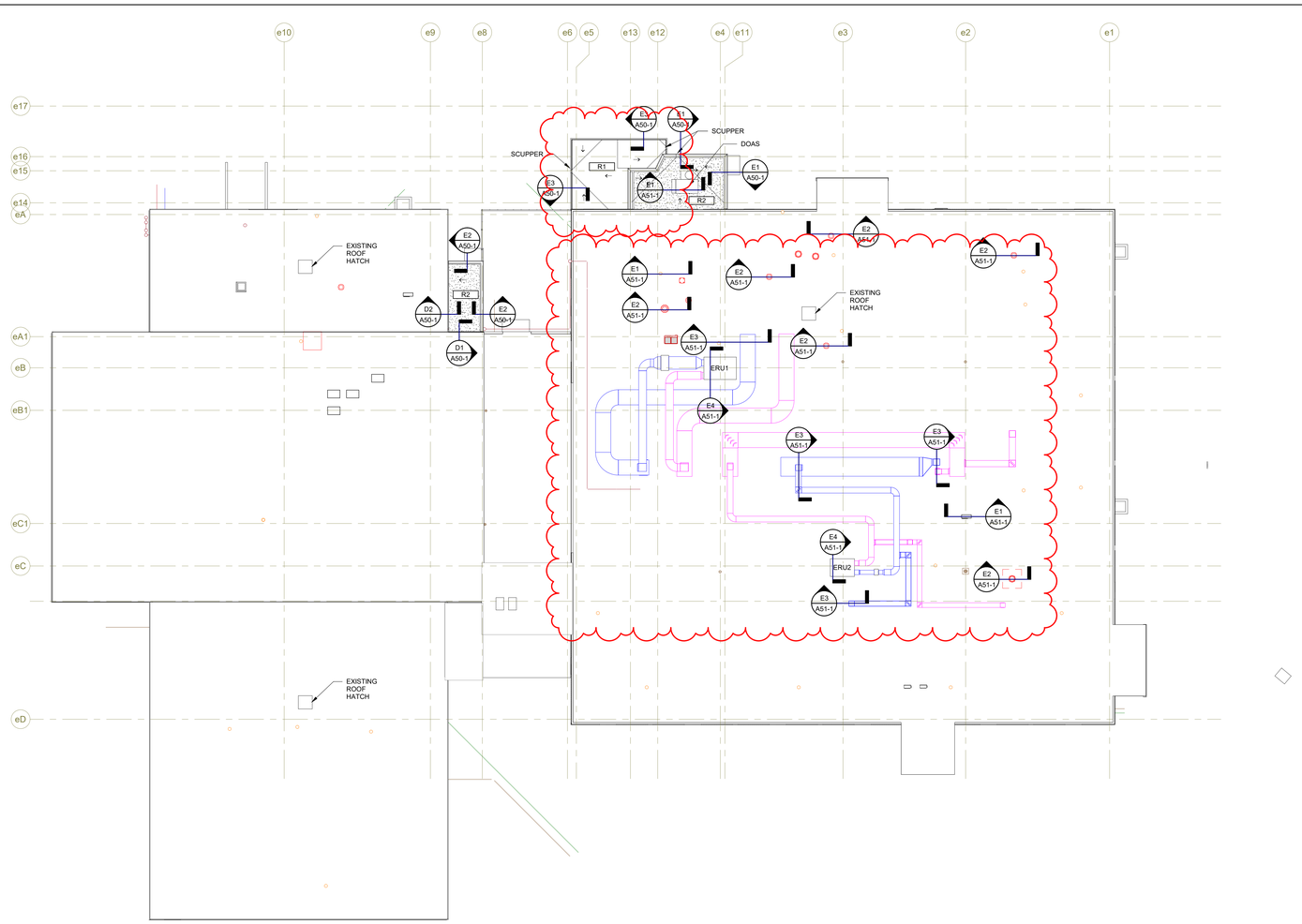
E2 ROOF TYPE R2
SCALE: 1 1/2" = 1'-0"



F4 UNISTRUT AT BUILDING PERIMETER
SCALE: 1/2" = 1'-0"



F5 UNISTRUT AT BUILDING COLUMNS
SCALE: 1/2" = 1'-0"



A3 ROOF PLAN
SCALE: 1/16" = 1'-0"

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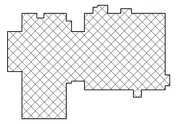
PORTLAND, MAINE

Harriman Project No.	19152

Key Plan — Proj North



GENERAL NOTES

1. PROVIDE CRICKET INSULATION AT MECHANICAL CURB LOCATIONS WHERE UNIT IS BETWEEN HIGH POINT OF ROOF AND ROOF DRAINS.
2. COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
3. COORDINATE ALL PATCHES AND REPAIRS NECESSARY WHERE MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT IS REMOVED.
4. ROOF TIE-OFFS ARE DELEGATED DESIGN. TIE-OFFS TO BE INSTALLED ON ALL NEW EPDM LOW SLOPE ROOFS (CANOPIES EXCLUDED) REFER TO A50 SERIES DWG'S.

- DIRECTION OF SLOPE
- MECHANICAL CONDENSER
- MECHANICAL UNIT
- MECHANICAL VENTILATOR
- EXHAUST FAN
- VTR ROOF VENT
- RD ROOF OF DRAIN
- WALKWAY PADS
- TAPERED INSULATION CRICKET
- ROOF SYSTEM - R2 F7 / A15.1
- 1 HR FIRE RATED CONSTRUCTION WITH SPRAY-ON FIRE PROOFING ROOF SYSTEM R5
- REPLACED PORTION OF STANDING SEAM METAL ROOFING TO MATCH EXISTING

CONSTRUCTION DOCUMENTS

APRIL 1, 2021

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05-28-2021	ADDENDUM 3
06-04-2021	ADDENDUM 5
06-16-2021	HPB REVIEW COMMENTS

0 8' 16' 24' 1/16" = 1'-0"

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

PA / PE: MDL

Drawn By: SJF

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ROOF PLAN

A15-1

TAKTL STANDARD

There are nine standard textures and nine standard colors available in sizes up to 4'x10' and 4'x12' with final mold size determined per project requirements to minimize waste. All textures can be mediablasted as an extra step in finishing at no extra charge. All panels are factory-processed: cut to size and pre-drilled for face-fastening or concealed anchors according to approved shop drawings. Custom colors, mitered edges, cast/integral and fabricated corners are all options within the TAKTL Standard program.

- TAKTL Standard material is cast to order. Minimum order quantity is 7,000 square feet per color.
- Lead time for material shipment is 12-14 weeks, starting upon receipt of approved submittal samples, shop drawings, and deposit.

TAKTL Standard is now available with TAKTL SC+.

Color One of TAKTL's defining qualities is its ability to be formulated in an expansive range of colors. We have developed nine standard colors for the building industry, with the ability to formulate custom colors as part of our standard program for quantities in excess of 7,000 square feet.

The TAKTL standard and custom colors contain pigments that are UV-stable and specifically engineered for use in concrete. Pigments are added during the mixing process, and are therefore integral and consistent throughout the material matrix.

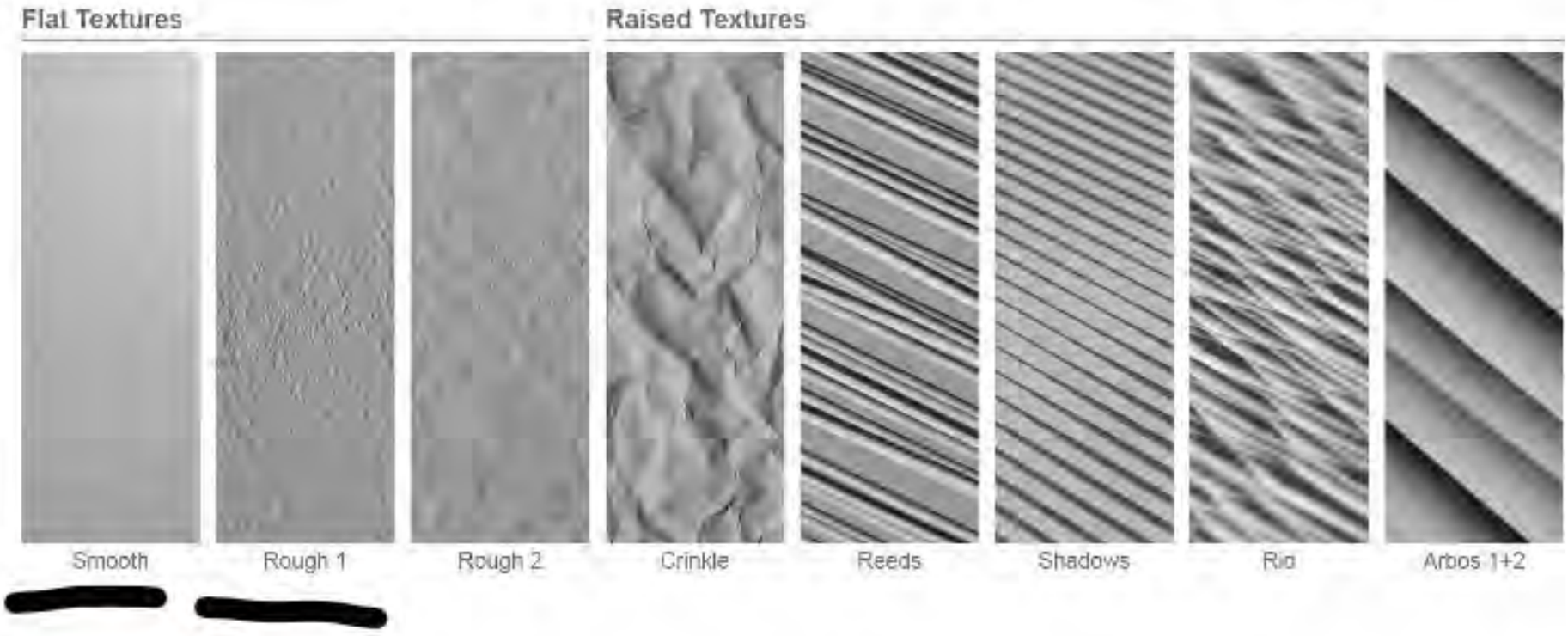
Color Variation TAKTL is a natural, mineral-based product that generally exhibits subtle color variation between panels. We have a series of interrelated strategies for minimizing color variation within and between production lots, including:

- Tight specification and control of highest quality white cement, pigments, and micro-aggregates
- Stringent quality management procedures for incoming raw materials, including color monitoring and particle size distribution analyses
- Precise, automated material dosing and mixing sequences to achieve exact mix design and homogeneity
- Climate and humidity controlled curing chambers

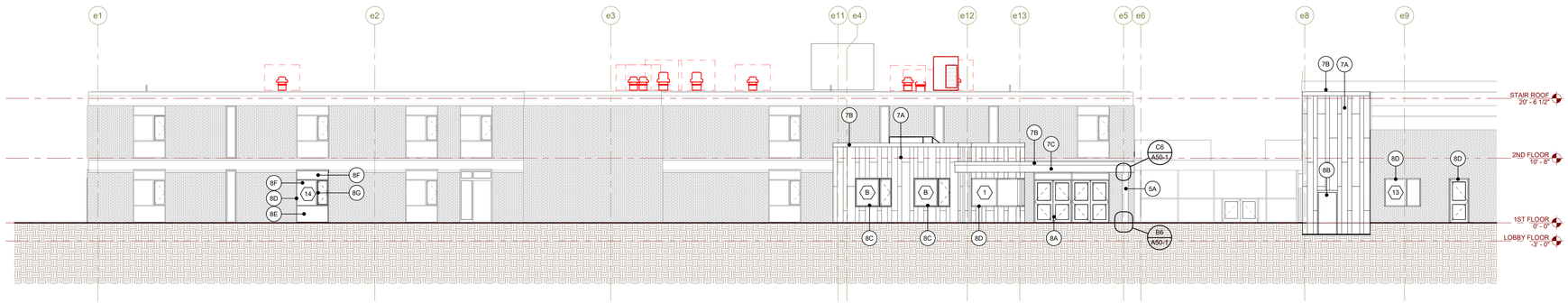
Darker standard colors (Graphite 40 and Grey 52) and certain textures have greater potential for color variance.

MicroSeal/T™ In order to regulate the flow of moisture between the material surface and the environment, MicroSeal/T, a hydrophobic, breathable finish, is applied to all panels before shipment. MicroSeal/T is invisible and does not affect the rich, natural appearance of the panel.

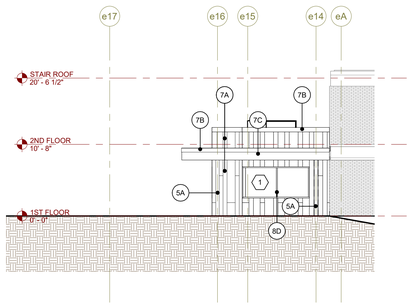
ColorSeal/T™ For projects in which color variation is not desired, we offer an alternative factory applied finish, ColorSeal/T. The ColorSeal/T process affords tighter control of the surface color characteristics, mitigating the subtle batch-to-batch color variation that results from using mineral raw materials.



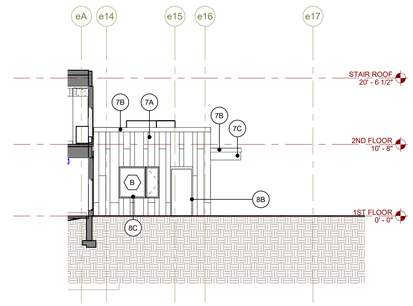
Standard Textures All standard TAKTL textures are available in the full range of standard colors. Standard Flat Texture panels (Smooth, Rough 1, and Rough 2) are 5/8" (15.9mm) thick. Raised Texture panels (Crinkle, Reeds, Shadows, Rio, and Arbos 1) measure 5/8" (15.9mm) thick at the shallowest points in the pattern. Arbos 2 measures 3/4" (19.05mm) thick at the shallowest point in the pattern. TAKTL Standard textures Rio and Shadows are available in sizes up to 4' x 10' and all other standard textures are available in maximum sizes up to 4' x 12'.



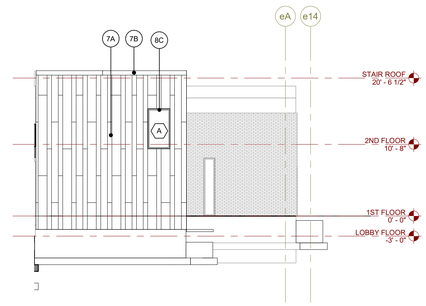
D1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



C1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



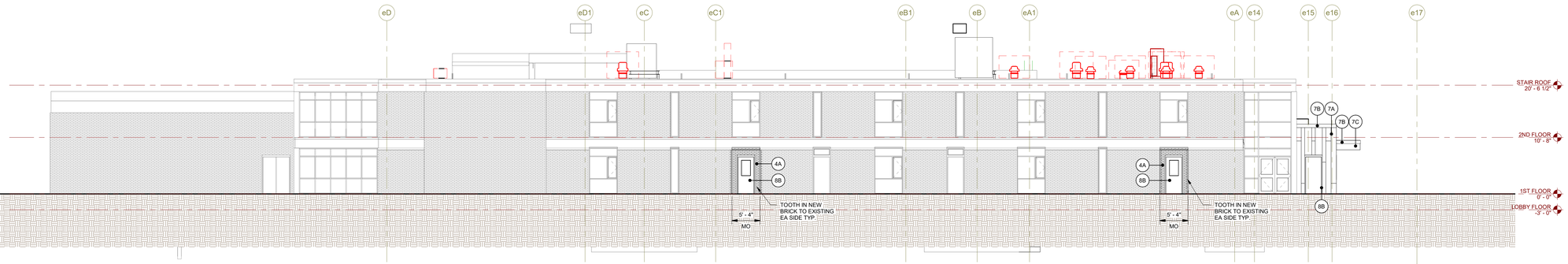
C2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



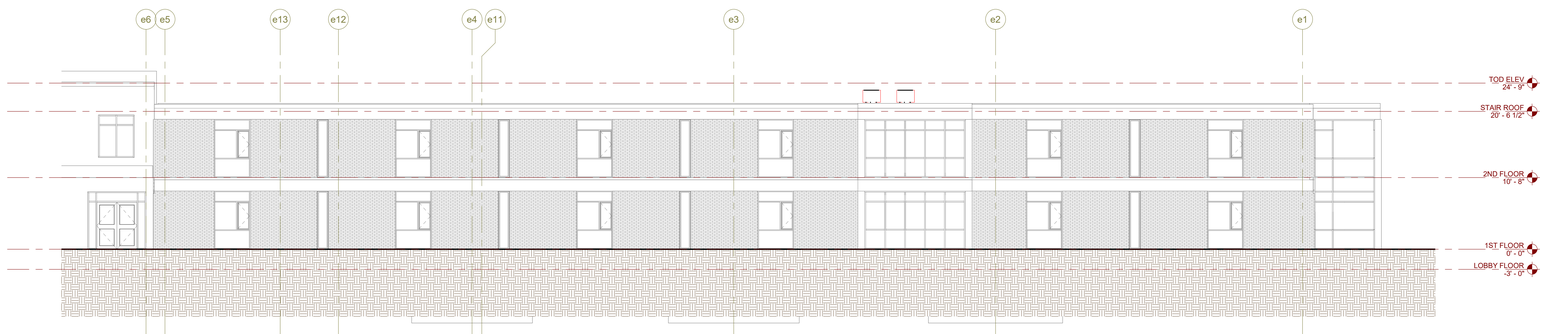
C3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

#	MATERIAL	MFR / COLOR
4A	BRICK VENEER	MATCH EXISTING RED BRICK
5A	GALVANIZED TUBE STEEL	
5B	CANOPY COLUMN COVERS	ALUCABOND SILVER METALIC - 500
7A	UHPC WALL PANELS (ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE PANELS)	TAKTL - PLATINUM 75,TITANIUM 63 AND GREY 52
7B	METAL ROOF EDGE	FIRESTONE SILVER METALLIC
7C	ALUMINIUM COMPOSITE FASCIA	ALUCABOND SILVER METALIC - 500
7D	LINEAR METAL CANOPY CEILING	ARMSTRONG - WHITE WH
8A	ALUMINUM STOREFRONT FRAME. DOOR AND TRANSOM	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8B	HOLLOW METAL DOOR AND FRAME	SHERWIN WILLIAMS SILVERPOINT - SW 7653
8C	ALUMINUM WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8D	ALUMINUM STOREFRONT FRAME	KAWNEER CLEAR MILL FINISH ALUMINUM #14
8E	ALUMINUM SPANDRAL	ALUCABOND SILVER METALIC - 500
8F	INSULATED GLAZING	CLEAR GLASS WITH LOW-E FILM
8G	ALUMINUM CASEMENT WINDOW	KAWNEER CLEAR MILL FINISH ALUMINUM #14



B1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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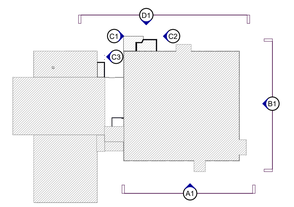

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REICHE ELEMENTARY SCHOOL

PORTLAND, MAINE

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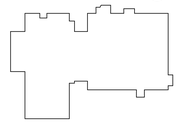

Proj North

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1/8" = 1'-0"

PA / PE: MDL

Drawn By: SJF

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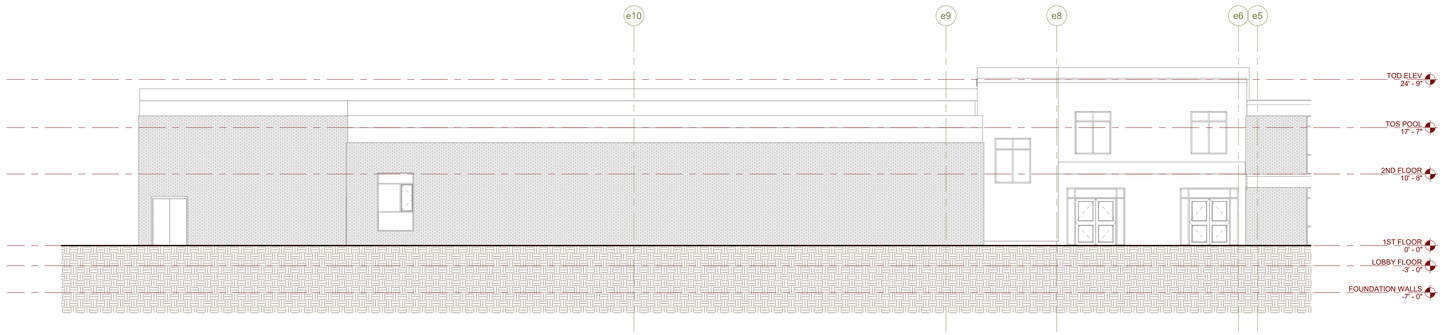
EXTERIOR ELEVATIONS

A20-1



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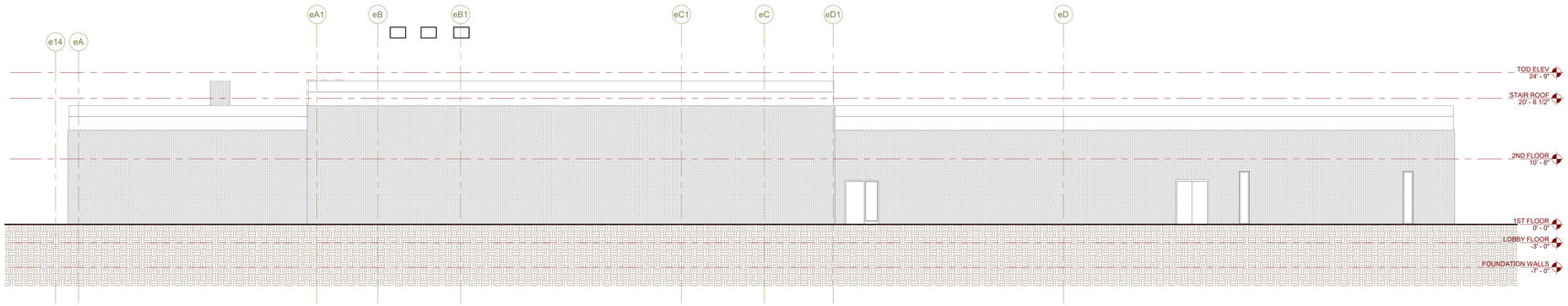

C1 EXTERIOR ELEVATION
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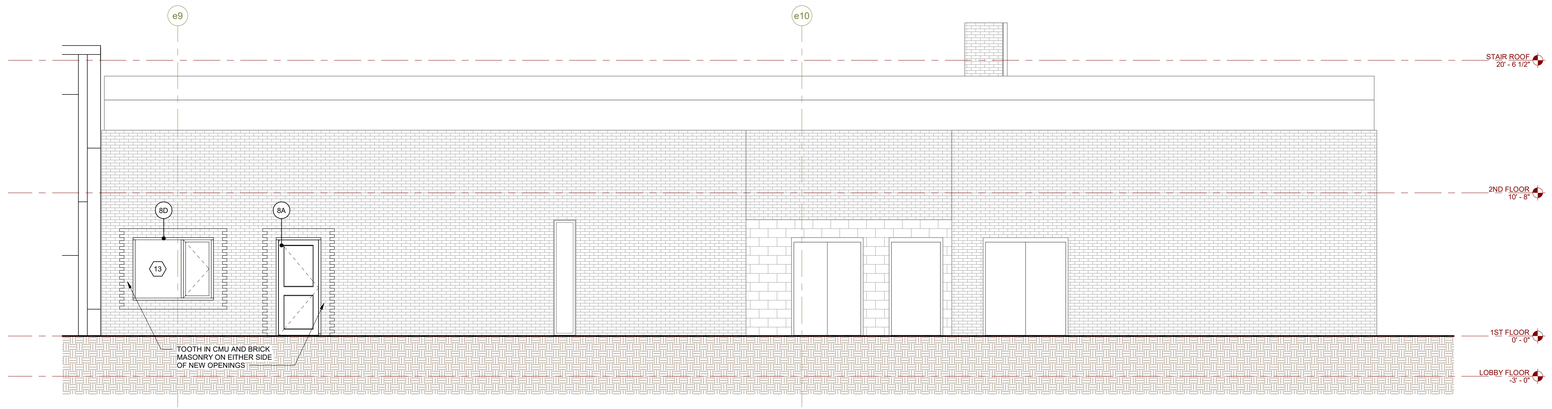

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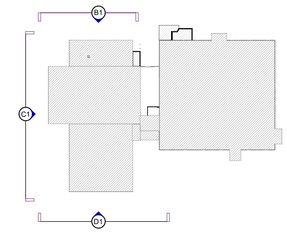

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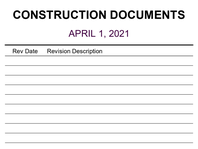

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PA / PE: MDL

Drawn By: SJF

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EXTERIOR ELEVATIONS

A20-2

STANDARDS: REVIEW OF CONSTRUCTION 5

New Construction Standards

Preamble

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

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

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

The central idea behind good design in a historic context is a simple one. To a large degree, the scale, mass, orientation and articulation of an infill building or addition should be compatible with that of the buildings that surround it. Broadly stated, compatiblility refers to the recognition of patterns and characteristics which exist in a given setting, and a responsiveness in new design or renovation which respects these established patterns and characteristics. Although similarity of design is one way or achieving compatibility in a historic context, a creative and distinctly contemporary design response is both permitted and encouraged. The modern designer is allowed the freedom of individual expression -- within parameters established by the new building's context.

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

Scale and Form

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

Composition of Principal Facades

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

Relationship to the street

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

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1 VIEW LOOKING WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
N.T.S.

2 VIEW LOOKING SOUTH FROM STATE ST.
N.T.S.

3 VIEW LOOKING SOUTH FROM ST. LUKE'S CATHEDRAL
N.T.S.

4 VIEW LOOKING SOUTH-WEST FROM ST. LUKE'S CATHEDRAL
N.T.S.

NEWHEIGHT GROUP

REDFERN PROPERTIES

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1 VIEW LOOKING EAST FROM THE PORTLAND CLUB
N.T.S.

2 VIEW LOOKING EAST FROM WINTER ST.
N.T.S.

3 VIEW LOOKING NORTH EAST FROM WINTER ST.
N.T.S.

4 VIEW LOOKING NORTH / NORTH-WEST FROM WINTER ST.
N.T.S.

NEWHEIGHT GROUP

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APRIL 29, 2021

1 VIEW LOOKING NORTH-EAST FROM EMERGENCY ROOM ROOF
N.T.S.

2 VIEW LOOKING EAST FROM THE PORTLAND CLUB
N.T.S.

3 VIEW LOOKING SOUTH FROM MORRISON HOUSE PATIO
N.T.S.

4 VIEW LOOKING EAST FROM LOADING DOCK AREA
N.T.S.

NEWHEIGHT GROUP

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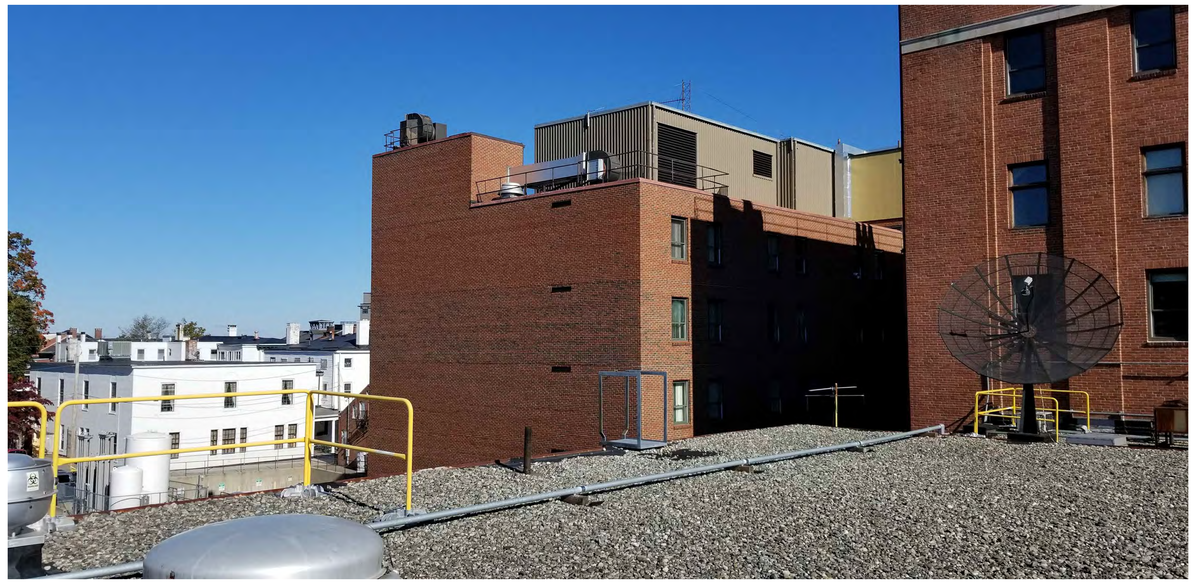
1 VIEW LOOKING NORTH / NORTH EAST FROM EMERGENCY ROOM ROOF
N.T.S.



2 VIEW LOOKING NORTH FROM EMERGENCY ROOM ROOF
N.T.S.

3 VIEW LOOKING NORTH FROM EMERGENCY ROOM ROOF
N.T.S.

4 VIEW LOOKING NORTH EAST FROM EMERGENCY ROOM ROOF
N.T.S.

NEWHEIGHT GROUP

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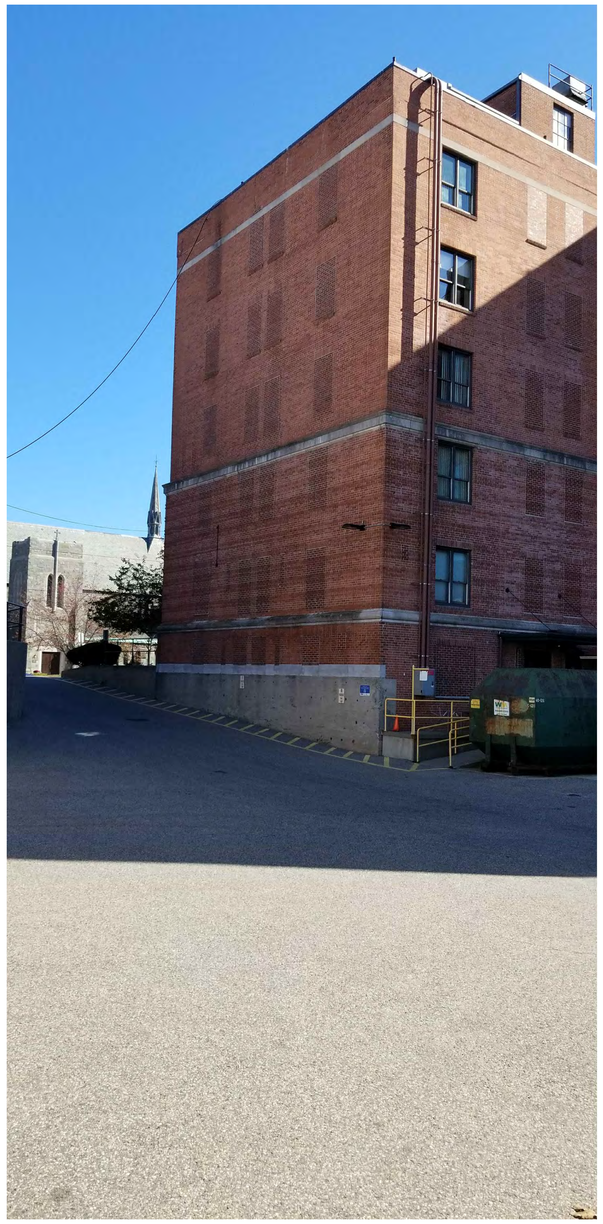
1 VIEW LOOKING SOUTH-WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
N.T.S.

2 VIEW LOOKING WEST FROM THE CORNER OF SPRING ST. AND STATE ST.
N.T.S.



3 VIEW LOOKING NORTH-EAST FROM LOADING DOCK AREA
N.T.S.

4 VIEW LOOKING EAST FROM LOADING DOCK AREA
N.T.S.

NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

EXISTING

PROPOSED

1 VIEW LOOKING WEST FROM SPRING STREET AND STATE STREET INTERSECTION
N.T.S.

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NEWHEIGHT GROUP

REDFERN PROPERTIES

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EXISTING

PROPOSED

1 VIEW LOOKING SOUTH EAST FROM ST. LUKES EPISCOPAL CATHEDRAL
N.T.S.

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NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

EXISTING

PROPOSED

1 VIEW LOOKING SOUTH FROM STATE STREET CHURCH
N.T.S.

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NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

EXISTING

PROPOSED

1 VIEW LOOKING NORTH FROM WINTER STREET
N.T.S.

NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

EXISTING

PROPOSED

1 VIEW LOOKING EAST FROM WINTER STREET
N.T.S.

NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

2 ARIAL VIEW LOOKING NORTH
N.T.S.

1 ARIAL VIEW LOOKING SOUTH
N.T.S.

NEWHEIGHT GROUP

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2 VIEW LOOKING NORTH FROM COURTYARD
N.T.S.

1 VIEW LOOKING EAST FROM COURTYARD
N.T.S.

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REDFERN PROPERTIES

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PORTLAND, MAINE

JUNE 16, 2021

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

2 PROPOSED SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

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NEWHEIGHT GROUP

REDFERN PROPERTIES

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APRIL 29, 2021

1 PROPOSED WEST RENDERED EXTERIOR ELEVATION
1/8" = 1'-0"

2 PROPOSED WEST RENDERED EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)
1/8" = 1'-0"

3 PROPOSED EAST RENDERED EXTERIOR ELEVATION
1/8" = 1'-0"

4 PROPOSED EAST RENDERED EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)
1/8" = 1'-0"

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NEWHEIGHT GROUP

REDFERN PROPERTIES

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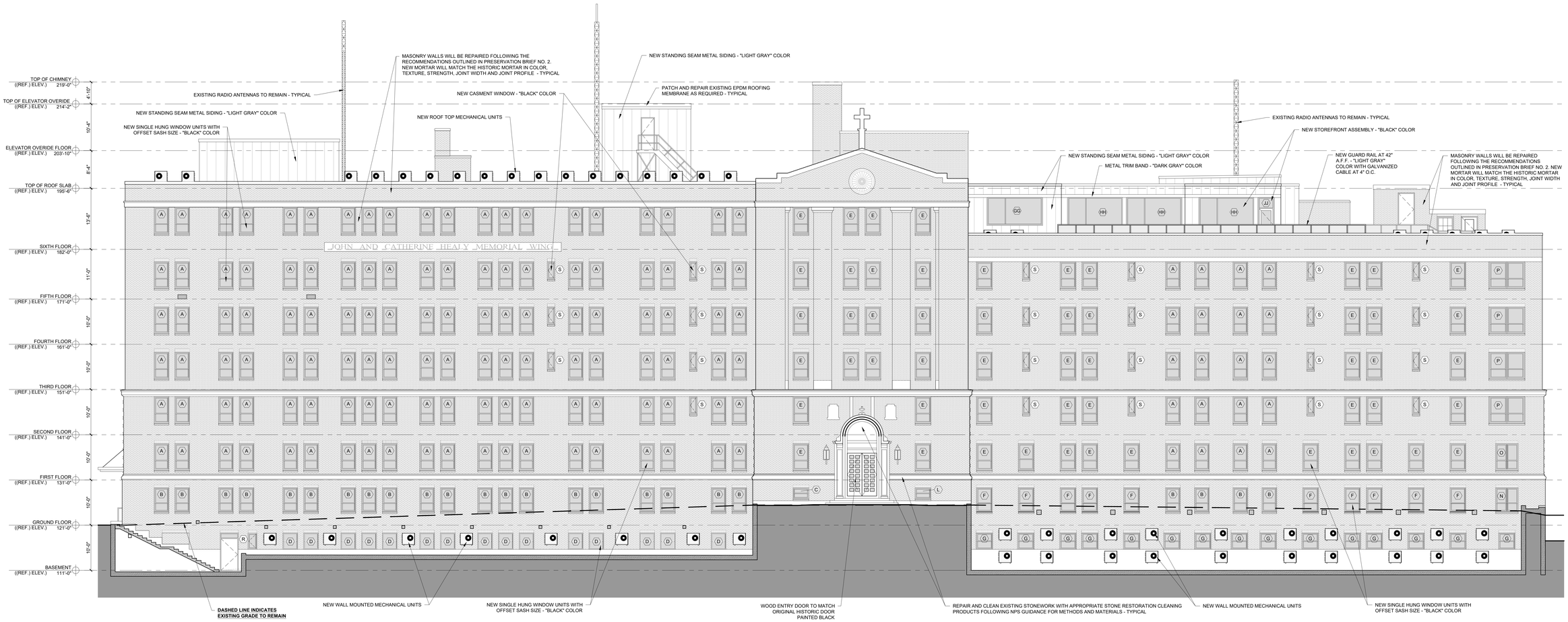
PORTLAND, MAINE

JUNE 16, 2021



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

NEWHEIGHT GROUP

REDFERN PROPERTIES

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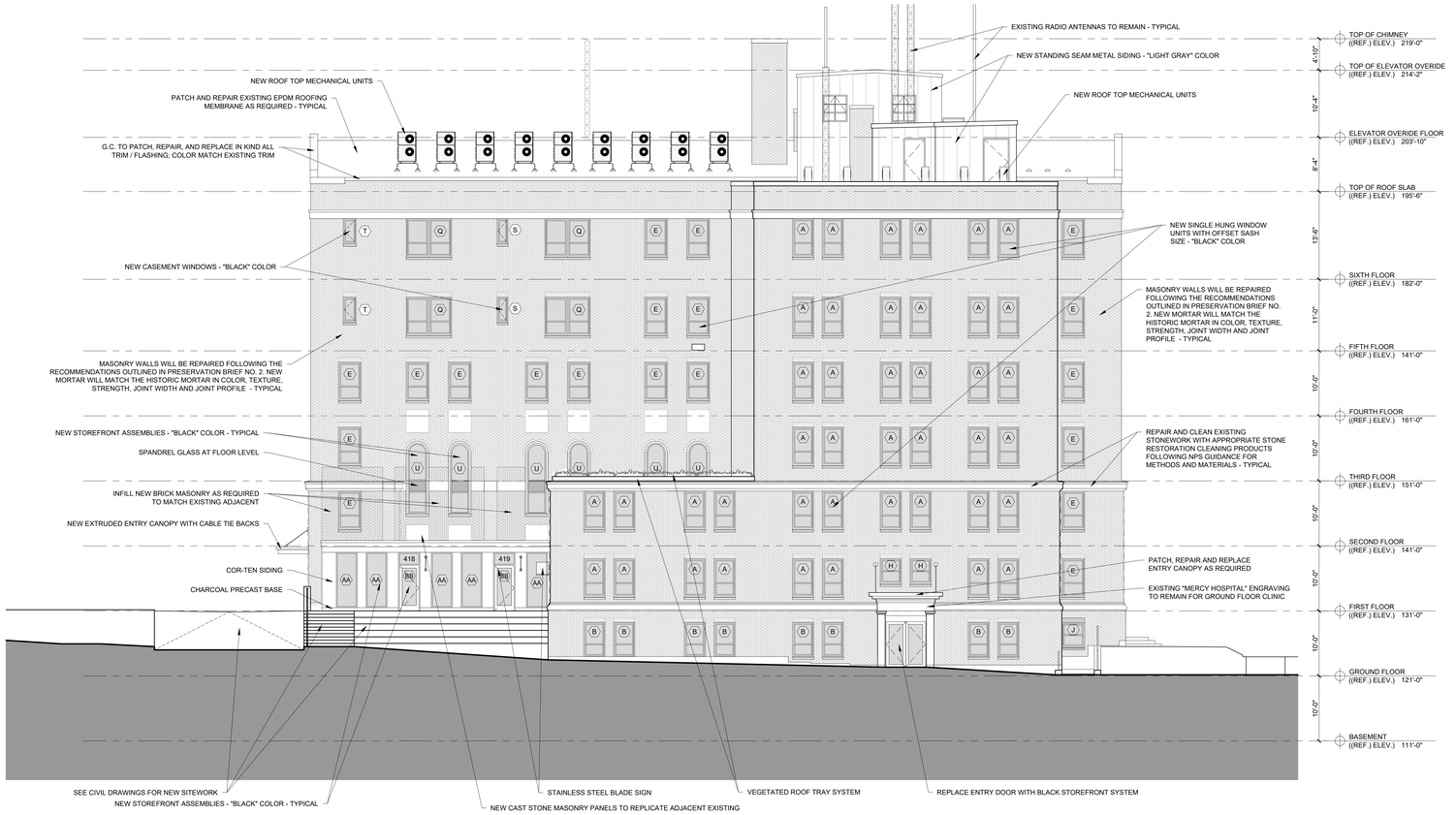
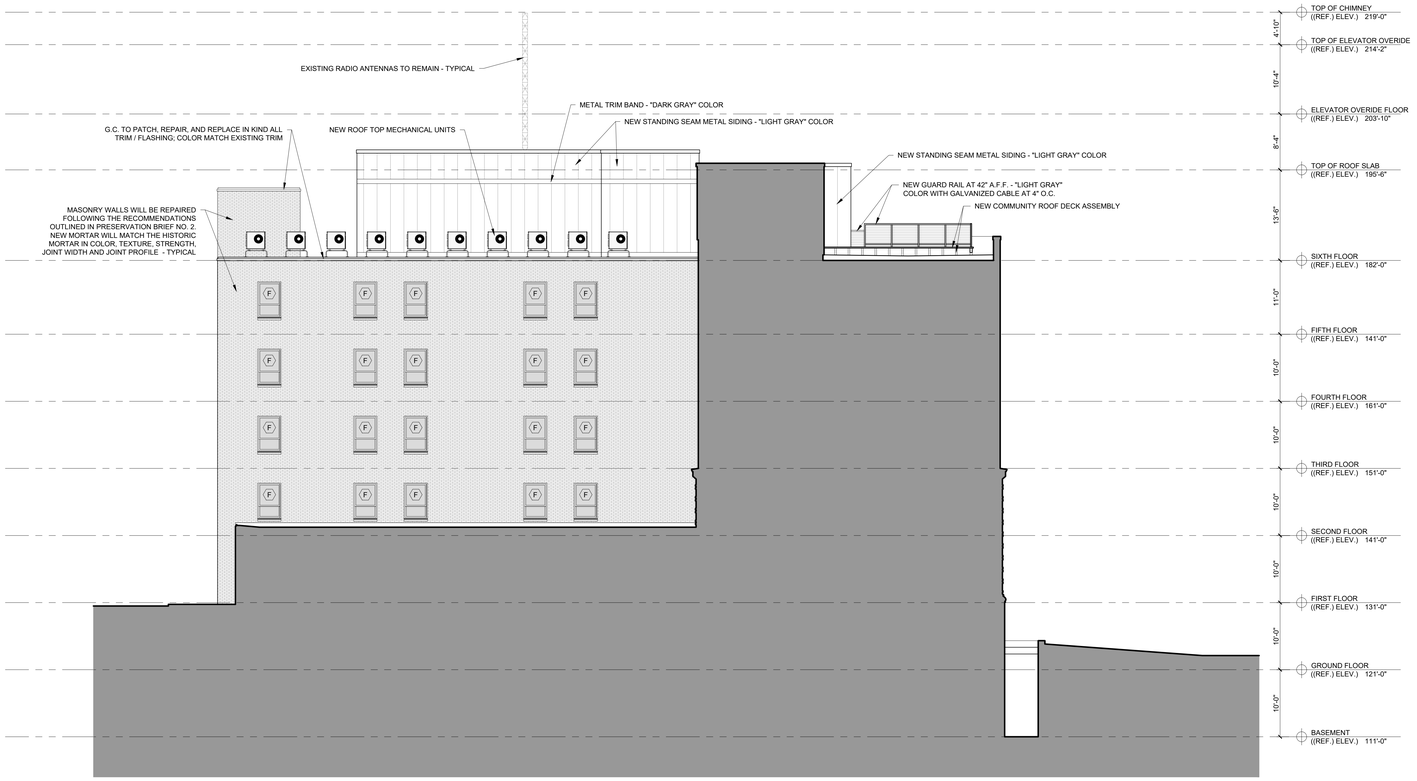
PORTLAND, MAINE

APRIL 29, 2021



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



2 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH FIRST FLOOR 1982 ADDITION)
1/8" = 1'-0"

NEWHEIGHT GROUP

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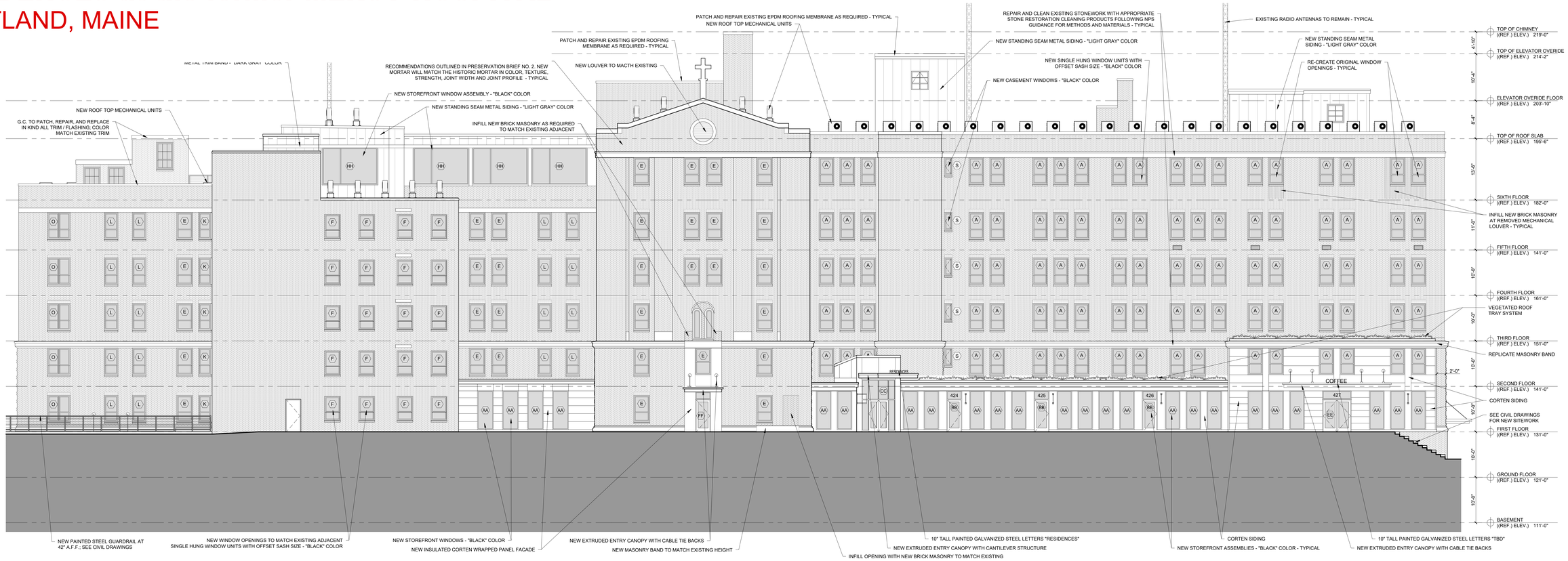
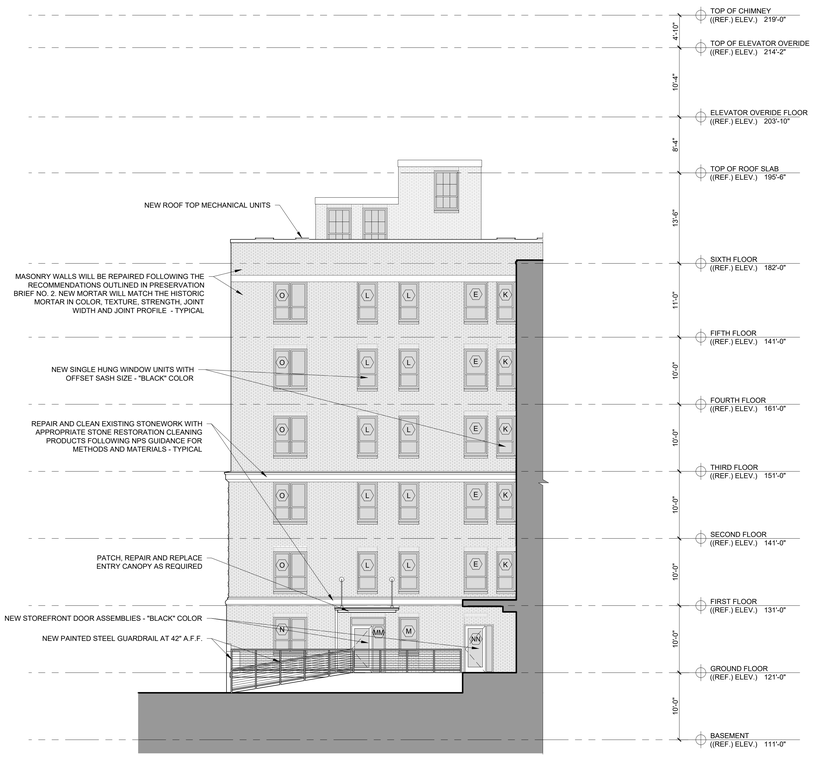
APRIL 29, 2021



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



2 PROPOSED SOUTH EXTERIOR ELEVATION AT LOADING DOCK LOCATION
1/8" = 1'-0"

NEWHEIGHT GROUP

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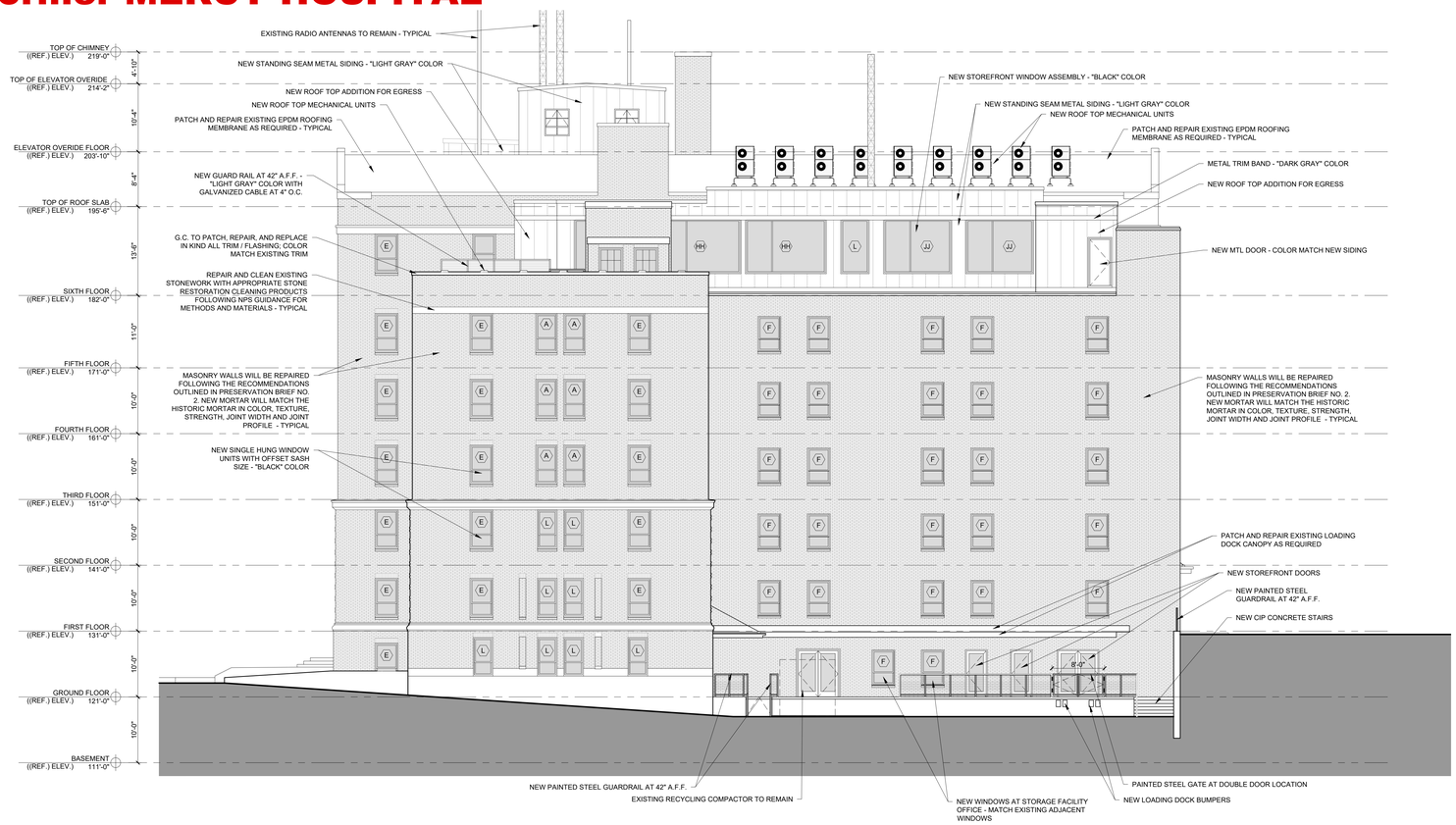
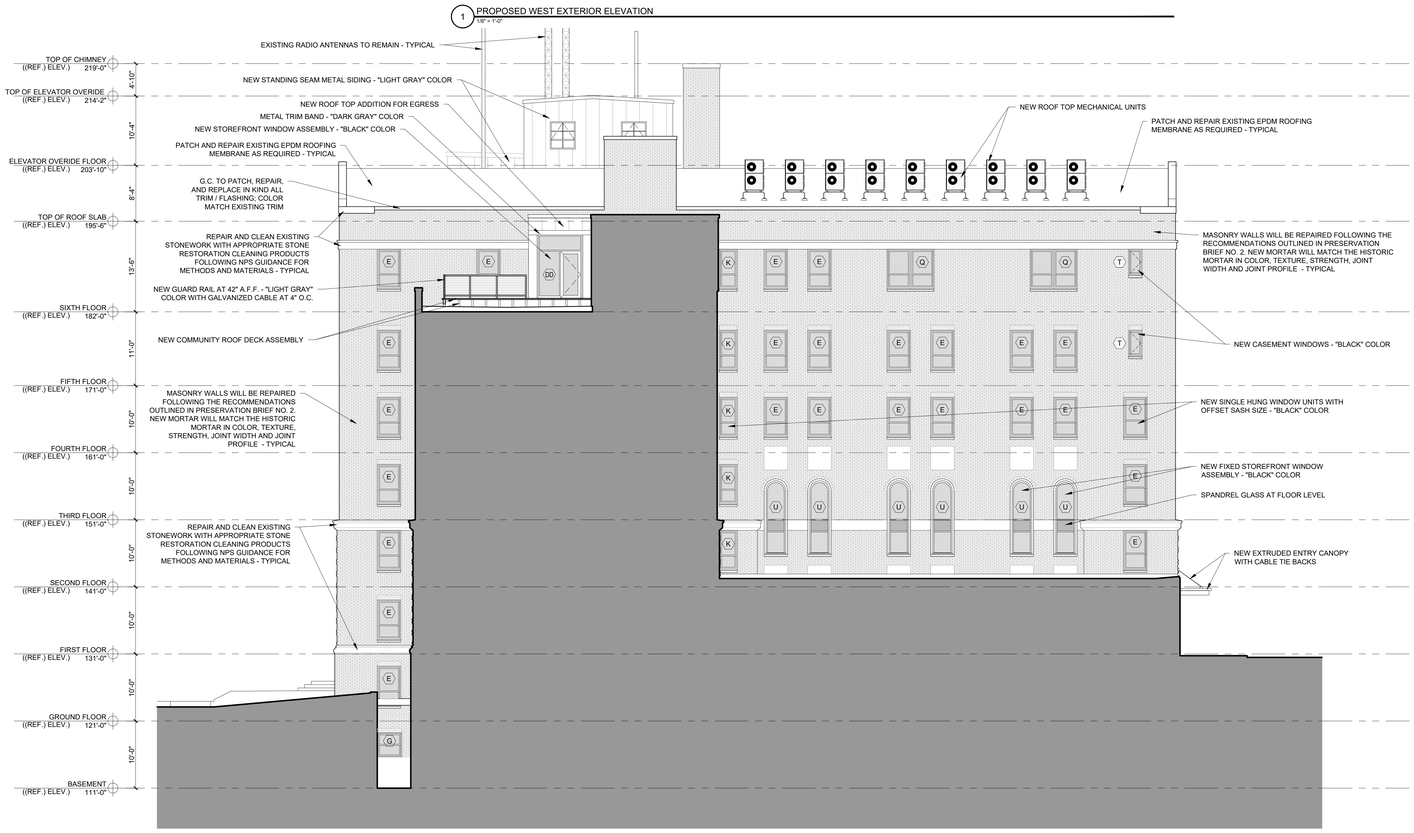


1 PROPOSED WEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH FIRST FLOOR 1982 ADDITION)
1/8" = 1'-0"

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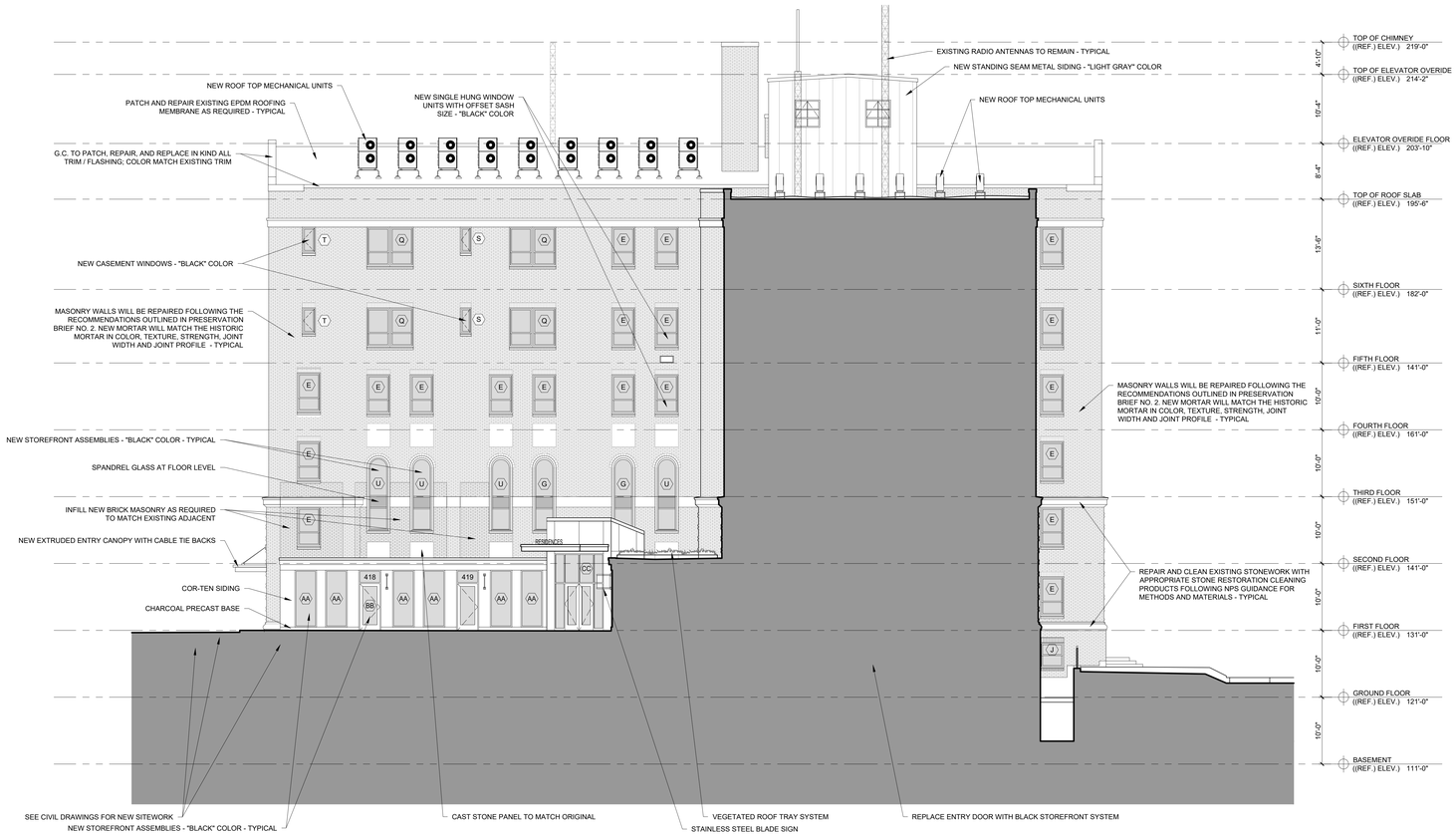
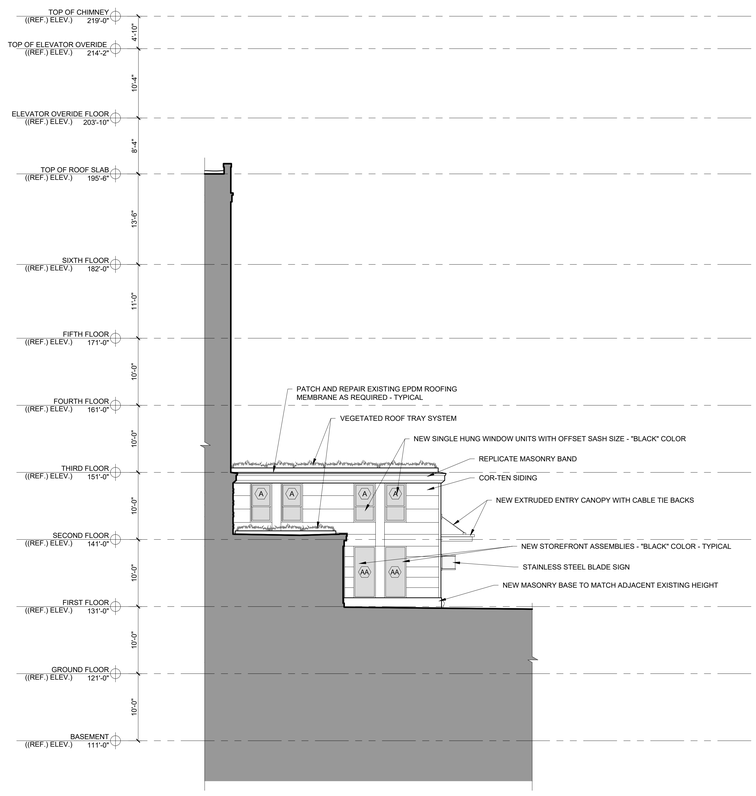


1 PROPOSED EAST EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)
1/8" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION (CUT THROUGH NEW ADDITION / COURTYARD)
1/8" = 1'-0"

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REDFERN PROPERTIES

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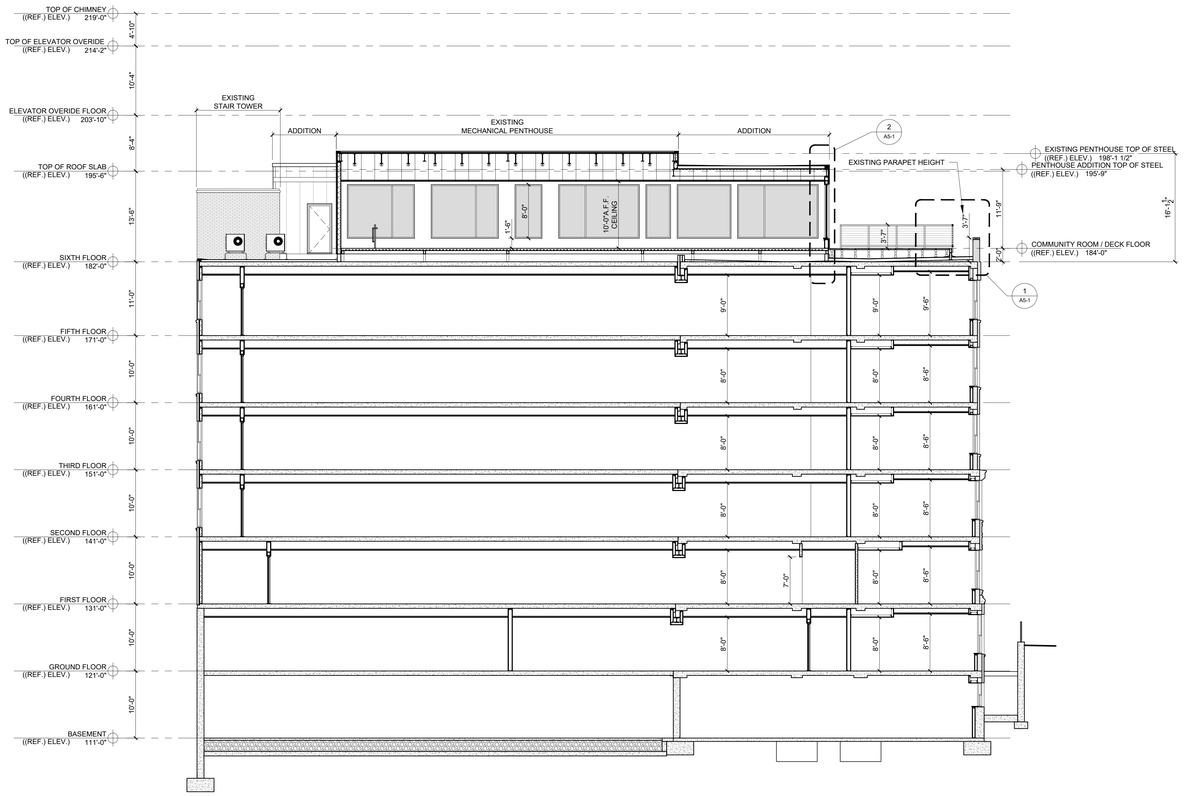
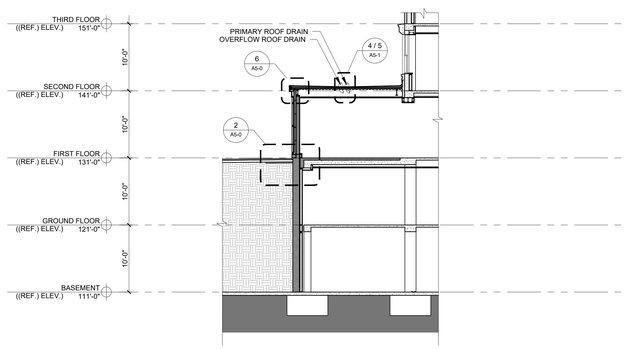
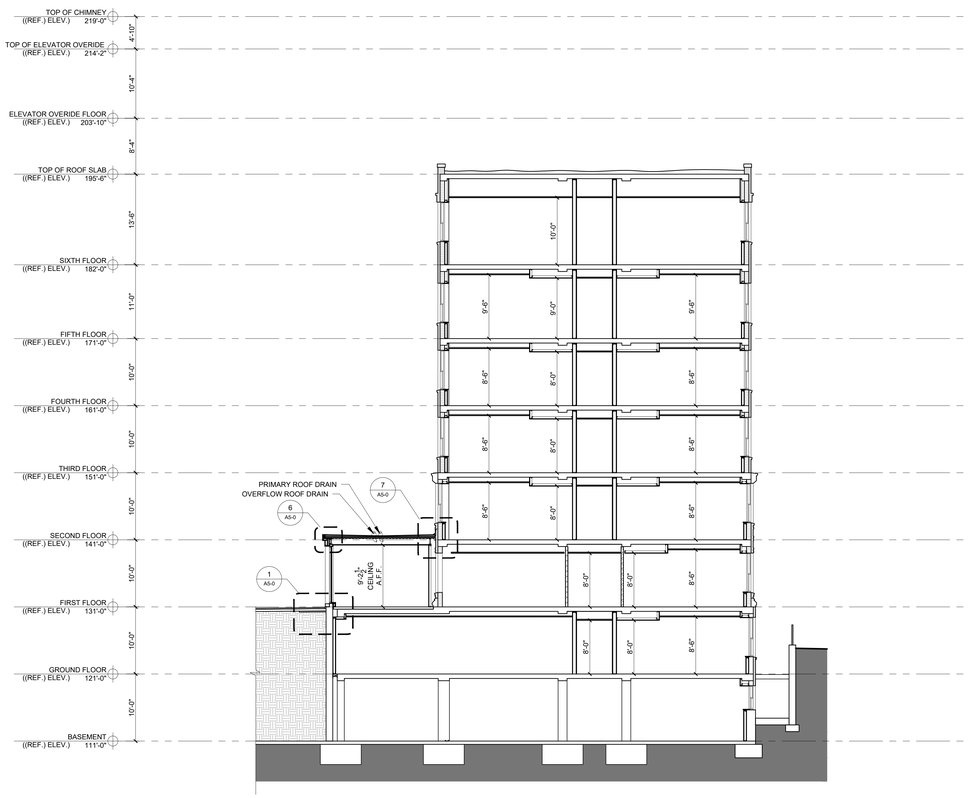


3 SECTION VIEW (CUT THROUGH NEW PENTHOUSE COMMUNITY ROOM)
1/8" = 1'-0"



2 SECTION VIEW (NEW ADDITION)
1/8" = 1'-0"



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

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CONSULTANTS:

REVISIONS:

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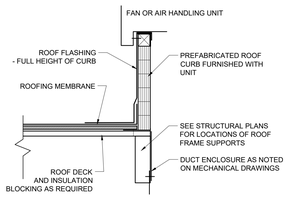
JUNE 09, 2021

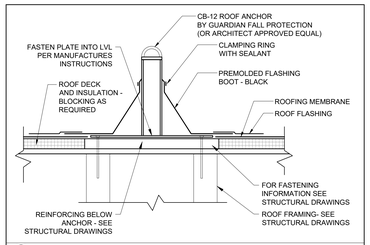
DATE:	
PROJECT No.	2051
DRAWN BY:	RJS, JPF
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
SECTION VIEWS

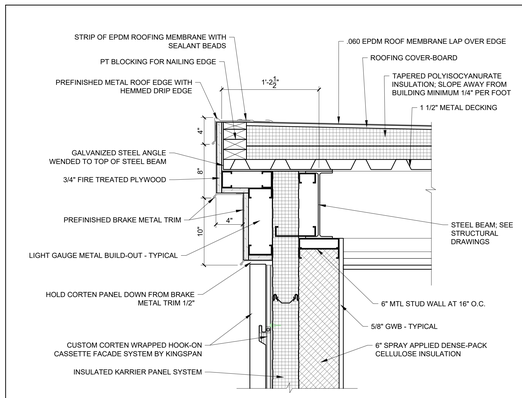
A3-0



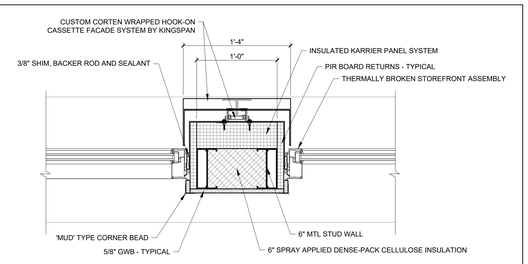
12 TYP. ROOF CURB DETAIL AT MECHANICAL UNIT
1 1/2" = 1'-0"



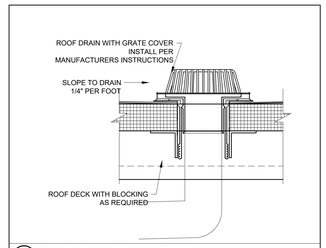
11 TYP. SAFETY ANCHOR AT MEMBRANE ROOF
1 1/2" = 1'-0"



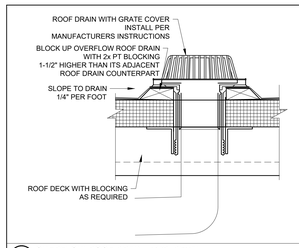
10 ADDITION ROOF EDGE SECTION DETAIL AT CORTEN PANEL LOCATION
1 1/2" = 1'-0"



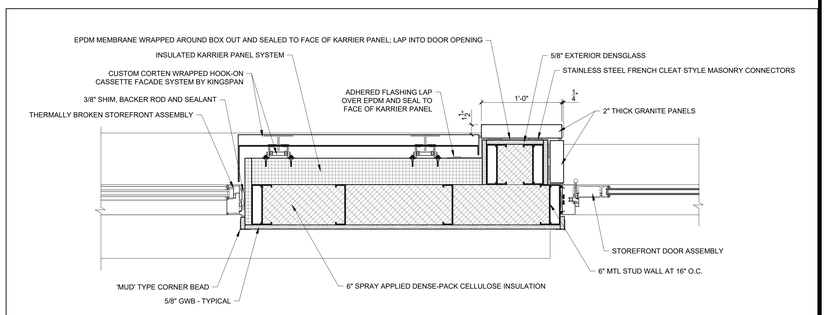
9 STOREFRONT JAMB PLAN DETAIL AT CORTEN PANEL LOCATION
1 1/2" = 1'-0"



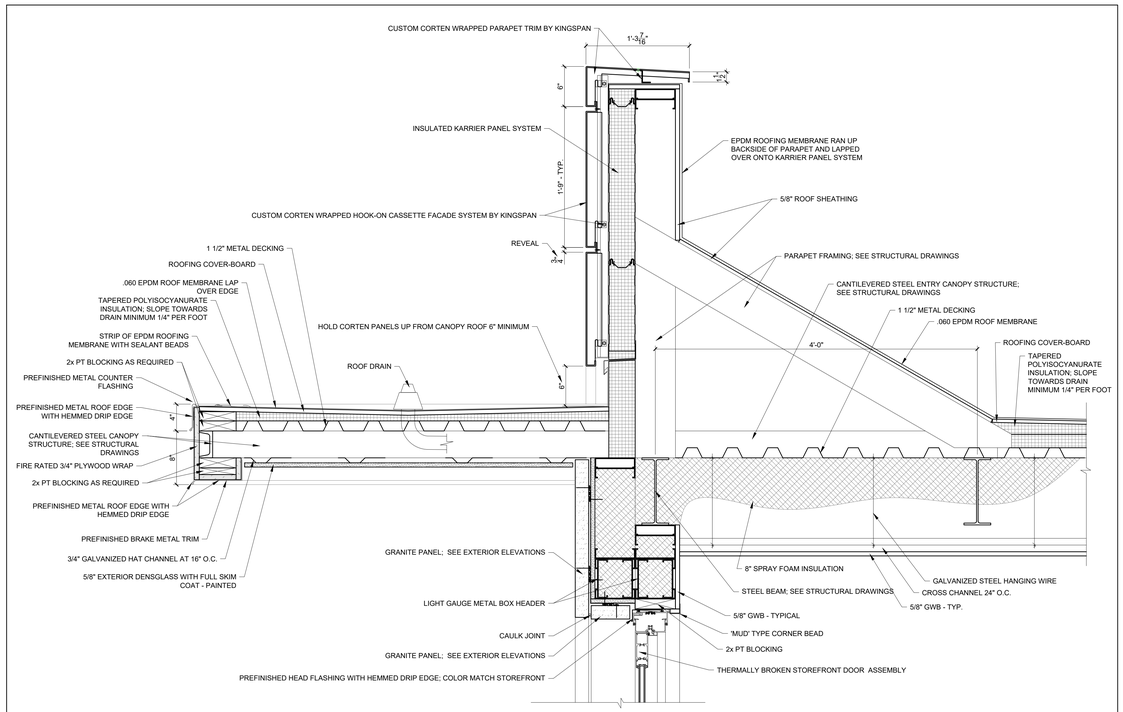
5 ROOF DRAIN - TYP. DETAIL
1 1/2" = 1'-0"



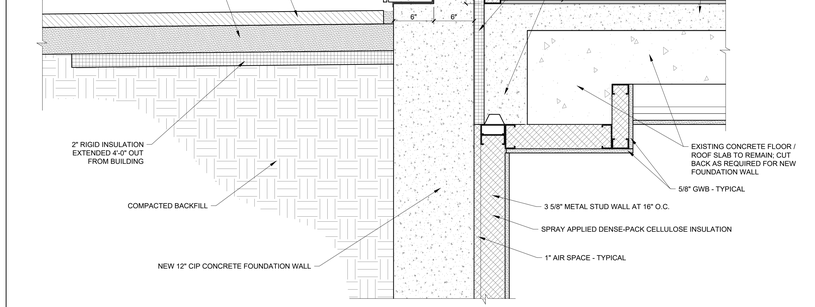
4 OVERFLOW ROOF DRAIN - TYP. DETAIL
1 1/2" = 1'-0"



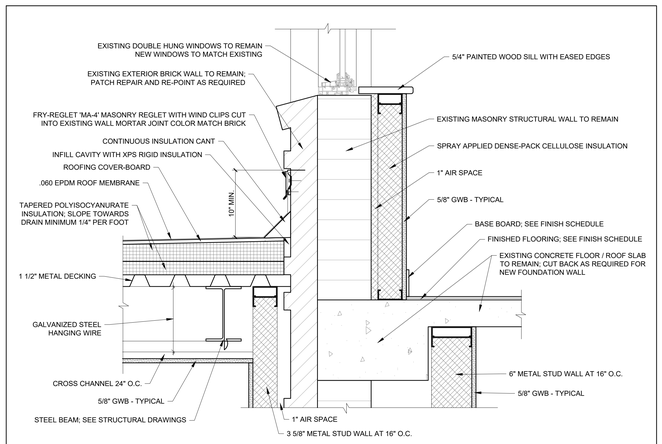
3 DOOR JAMB DETAIL AT NEW RESIDENCE ENTRY LOCATION
1 1/2" = 1'-0"



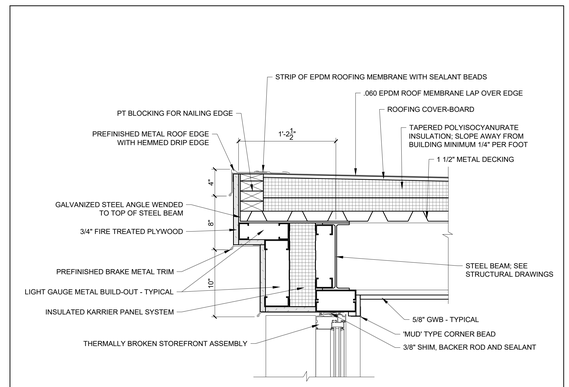
8 DOOR JAMB DETAIL AT NEW RESIDENCE ENTRY LOCATION
1 1/2" = 1'-0"



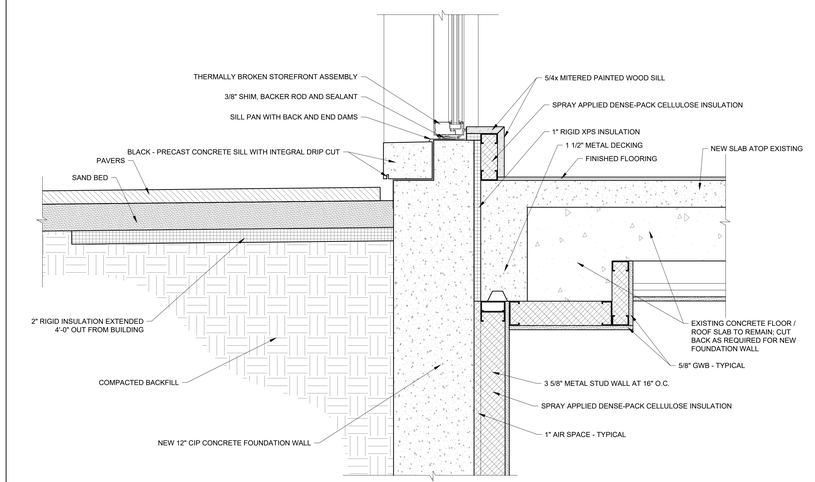
2 NEW ADDITION EXTERIOR WALL SECTION DETAIL AT ENTRY LEVEL LOCATION
1 1/2" = 1'-0"



7 NEW ADDITION ROOF MEETS EXISTING WALL SECTION DETAIL
1 1/2" = 1'-0"



6 ADDITION ROOF EDGE SECTION DETAIL AT WINDOW LOCATION
1 1/2" = 1'-0"



1 WINDOW SILL SECTION DETAIL AT NEW ADDITION LOCATION
1 1/2" = 1'-0"

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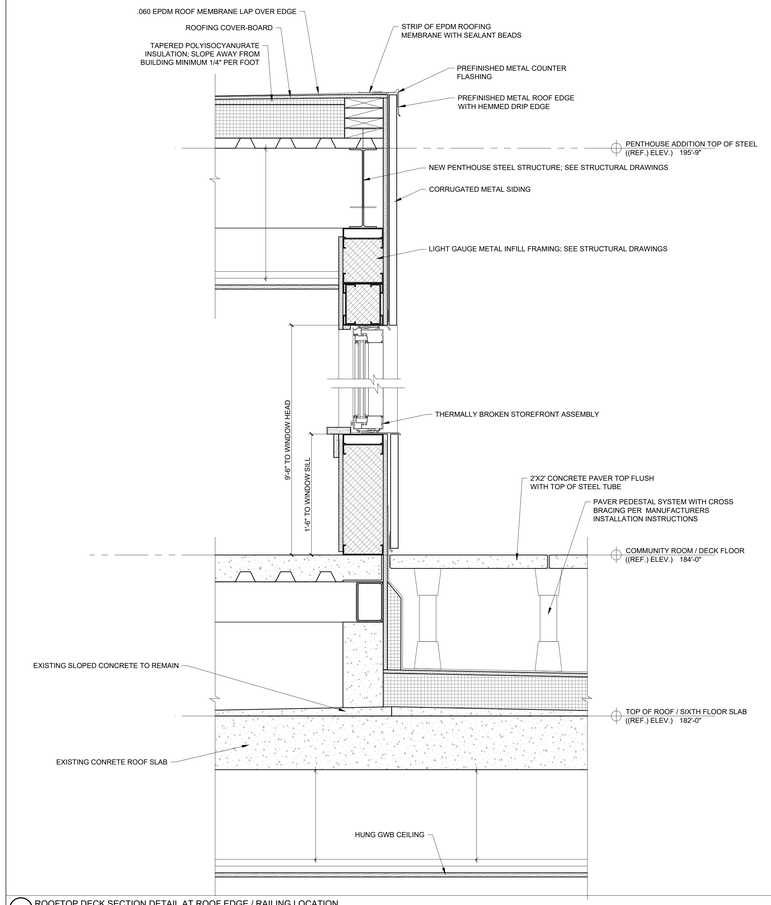
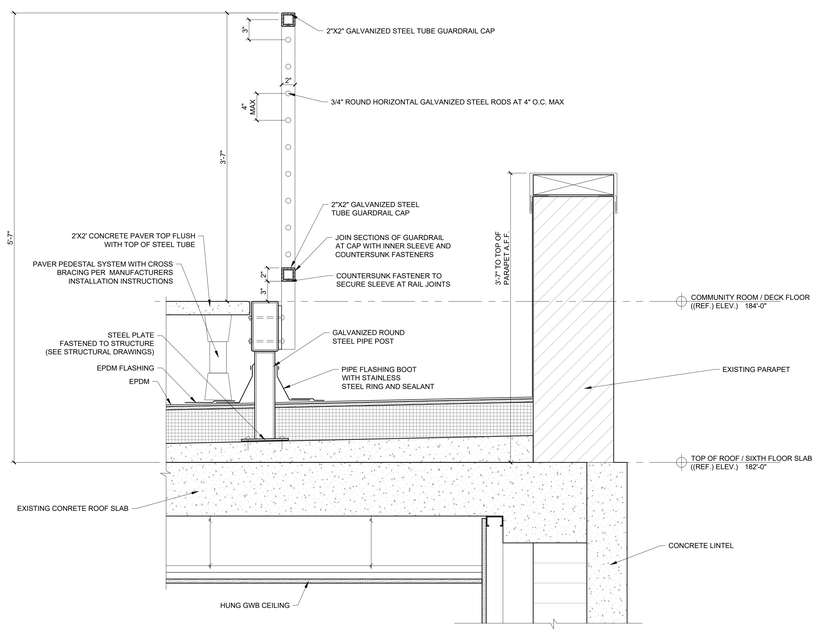
SHEET TITLE:
DETAILS

A5-0



2 ROOFTOP DECK SECTION DETAIL AT ROOF EDGE / RAILING LOCATION
1 1/2" = 1'-0"



1 ROOFTOP DECK SECTION DETAIL AT ROOF EDGE / RAILING LOCATION
1 1/2" = 1'-0"

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SHEET TITLE:
DETAILS

A5-1

Design + Performance Versatility with Unmatched Fabrication Flexibility

Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

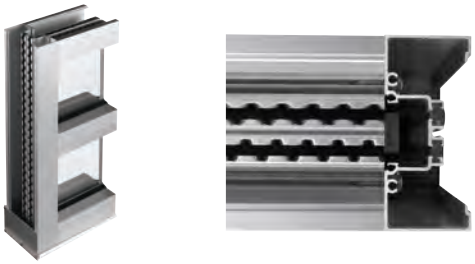
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

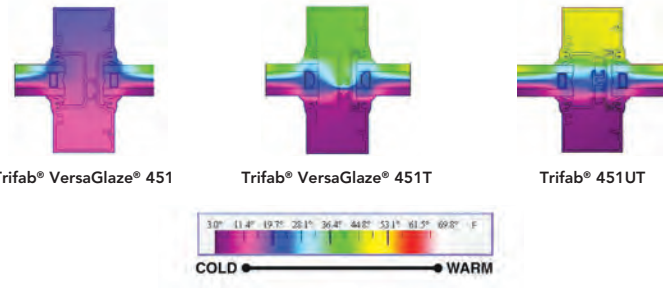
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

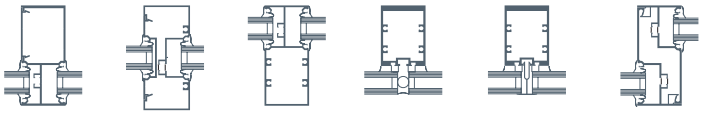
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows

DETAILS

Utilizes complete Thermal Break Sash and Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Auto Lock Sill available for added convenient security

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Class 5 ULTRA-LIFT® balances are available

Custodial Hardware assures safe operation (Ideal for schools and institutional use)

UNIVERSAL
Window and Door

HISTORIC CHARACTER. MODERN EFFICIENCY.

Performance

DH CW-PG45 @ 56" x 91"
Fixed AW-PG90 @ 60" x 99"

Air Infiltration @ 1.57 psf: <.3 cf m / ft 2

Water Resistance@ 12.11 psf: No Entry
Uniform Structural Load
67.67 psf@56"x91"DH 135psf@ 60" x 99"
FIXED

Operating Force: 45 lbs MAX.
Condensation Resistance Factor: 41

Options

Glass:
Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel
Balances:
Ultralift, Superlift, Block and Tackle
Wrapping Systems:
Exterior Panning Systems
Interior Trim Systems
Receptor Systems
Flange Frame
Head Expander and Sill Angle
Finishes:
Special finishes and custom architectural finishes are available
Child Guard and Vandal Screens
Internal, External and Interior Grids

Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWWDA 101/IS2-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.
Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.
Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashs are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.
Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.
Spacer: Quanex Super Spacer® contains NO-Metal and is one of the most thermatically efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.
Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.
Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Itra-Lift are available.

www.mainememory.net/item/104306
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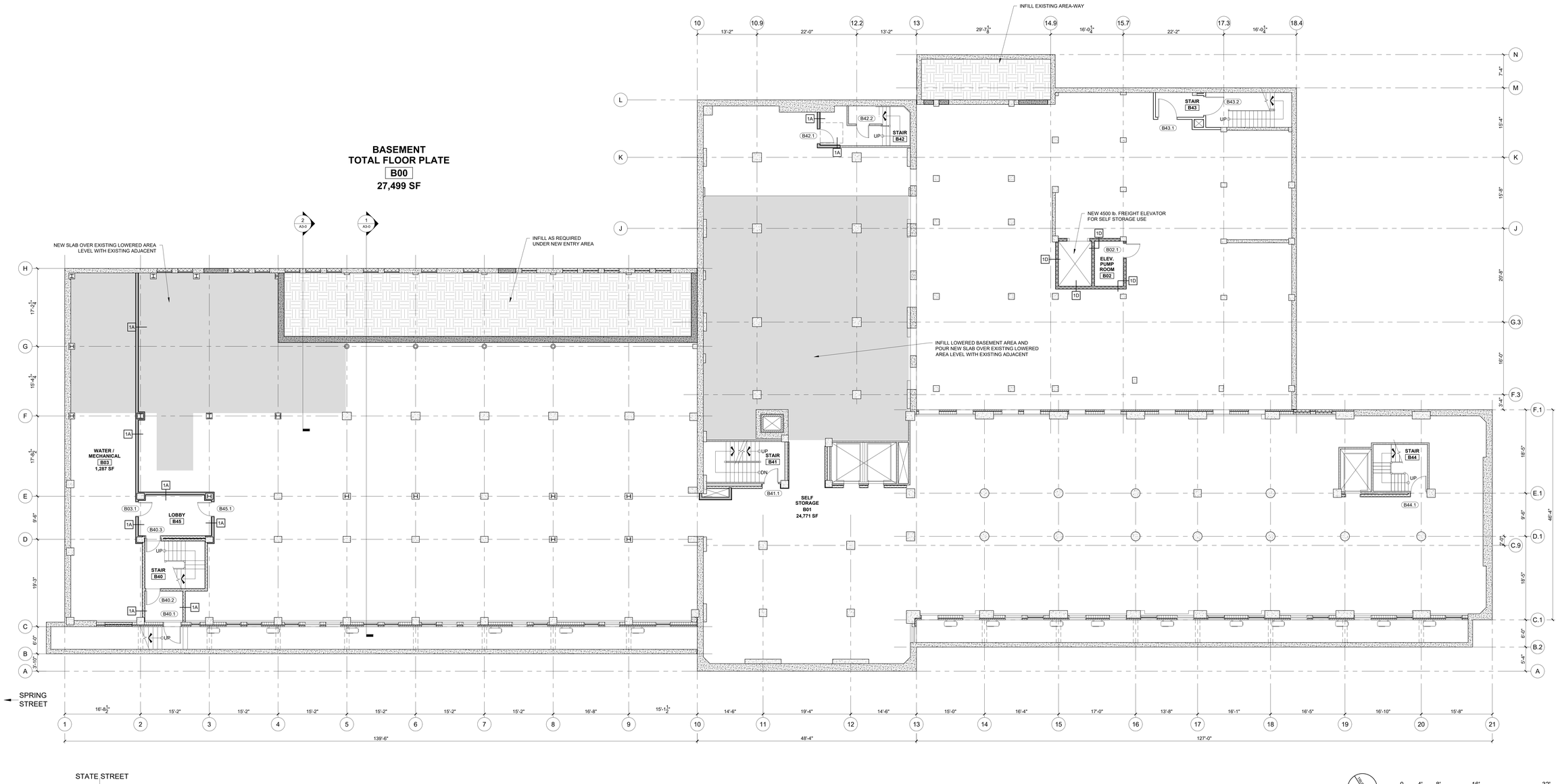
MERCY HOSPITAL

RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021

BASEMENT
TOTAL FLOOR PLATE
B00
27,499 SF



1 PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**

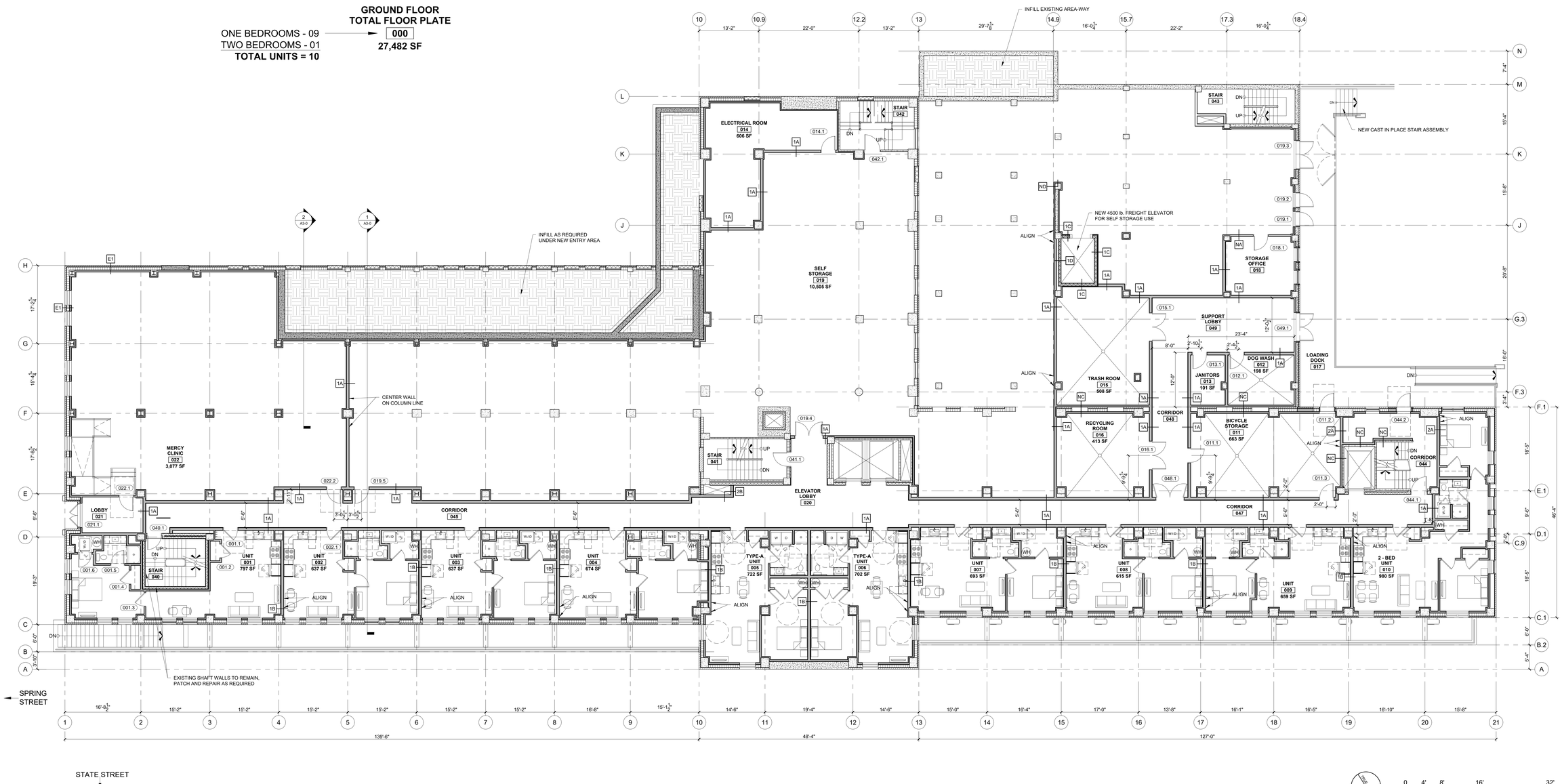
RESIDENCES at the former MERCY HOSPITAL
PORTLAND, MAINE

APRIL 29, 2021

GROUND FLOOR
TOTAL FLOOR PLATE

ONE BEDROOMS - 09
TWO BEDROOMS - 01
TOTAL UNITS = 10

000
27,482 SF



1 PROPOSED GROUND FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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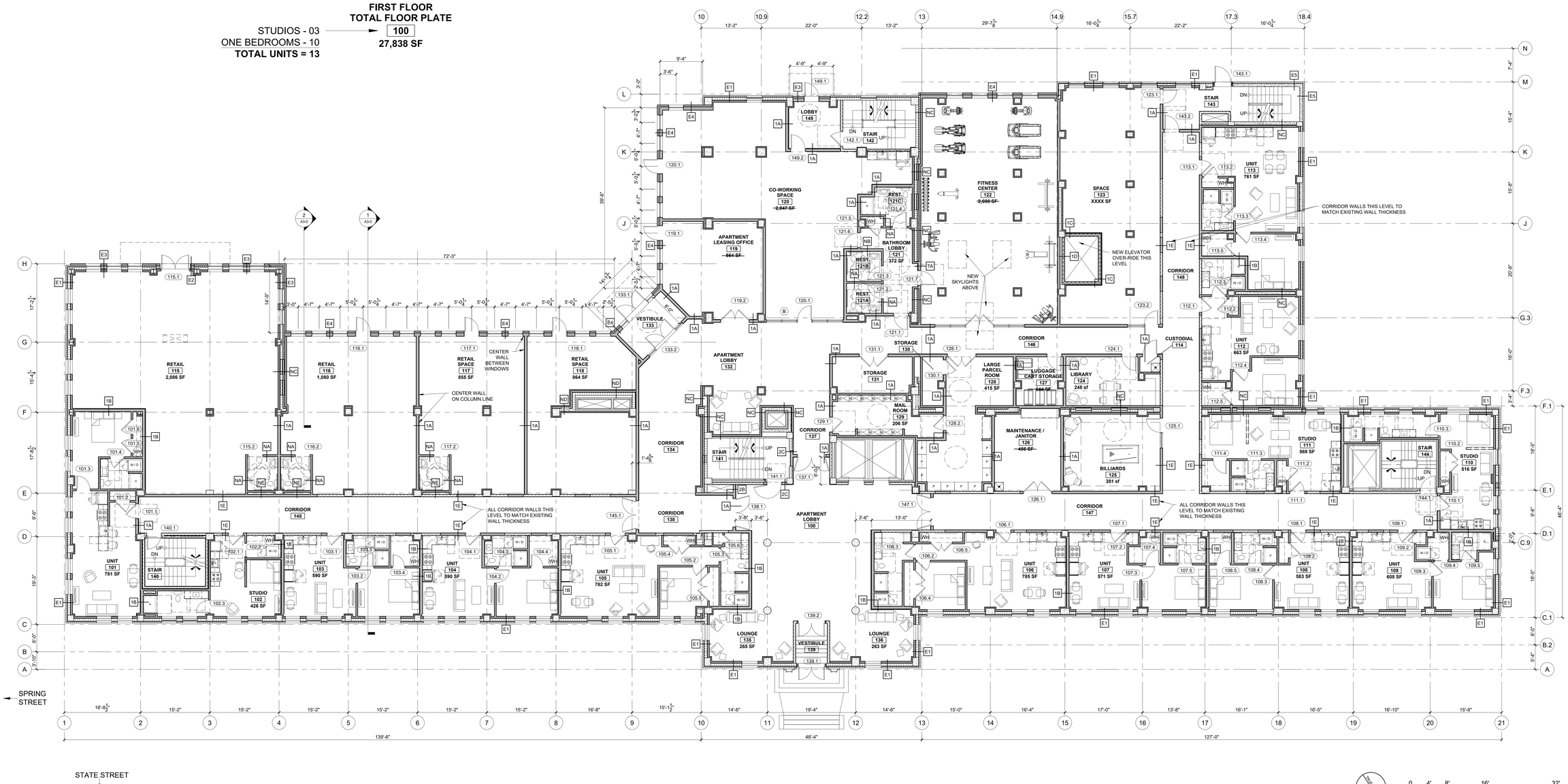
PORTLAND, MAINE

APRIL 29, 2021

FIRST FLOOR
TOTAL FLOOR PLATE

STUDIOS - 03 → **100**
ONE BEDROOMS - 10
TOTAL UNITS = 13

27,838 SF



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

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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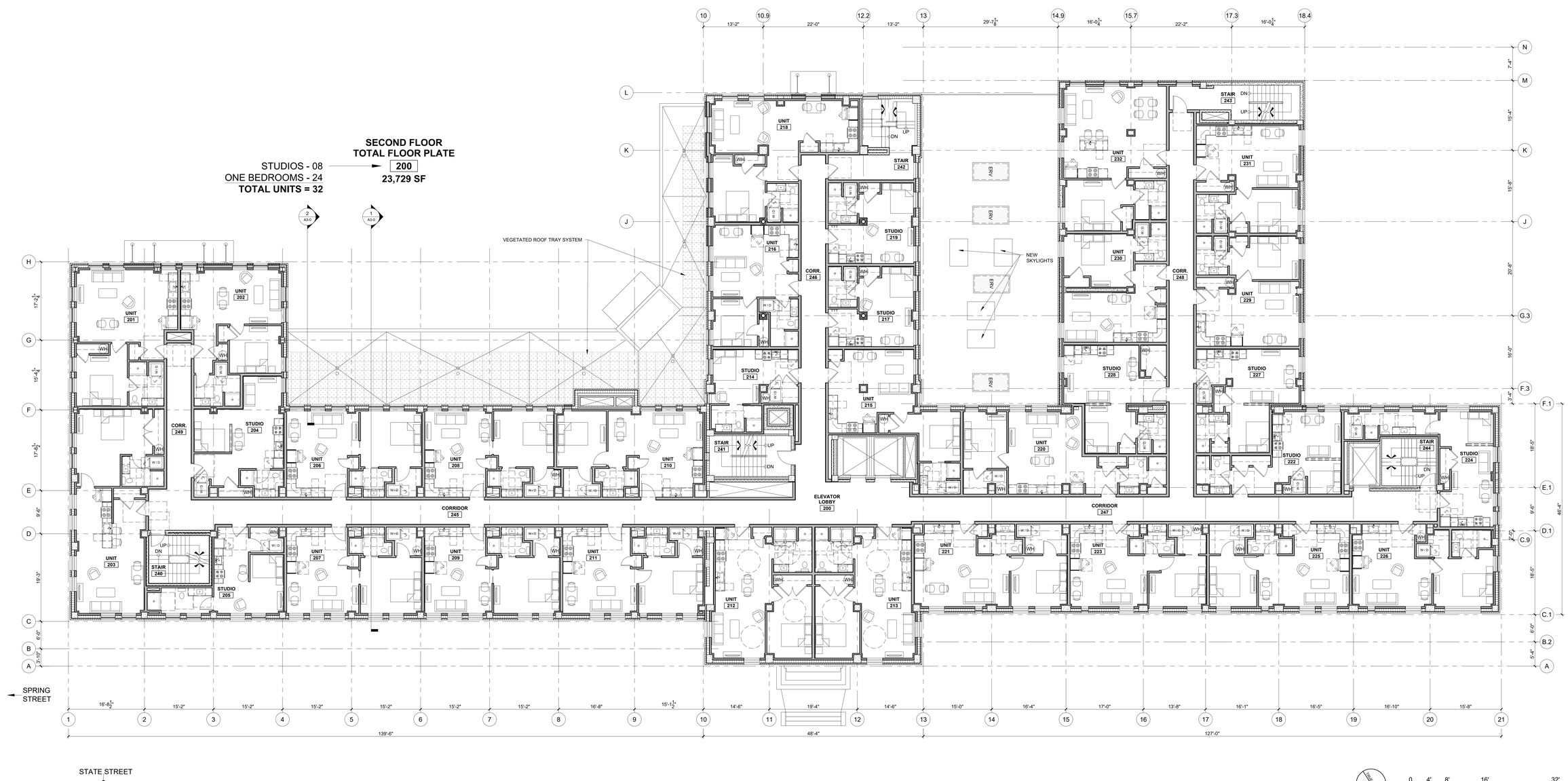
APRIL 29, 2021

SECOND FLOOR
TOTAL FLOOR PLATE

STUDIOS - 08 → **200**
ONE BEDROOMS - 24 **23,729 SF**
TOTAL UNITS = 32



1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

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Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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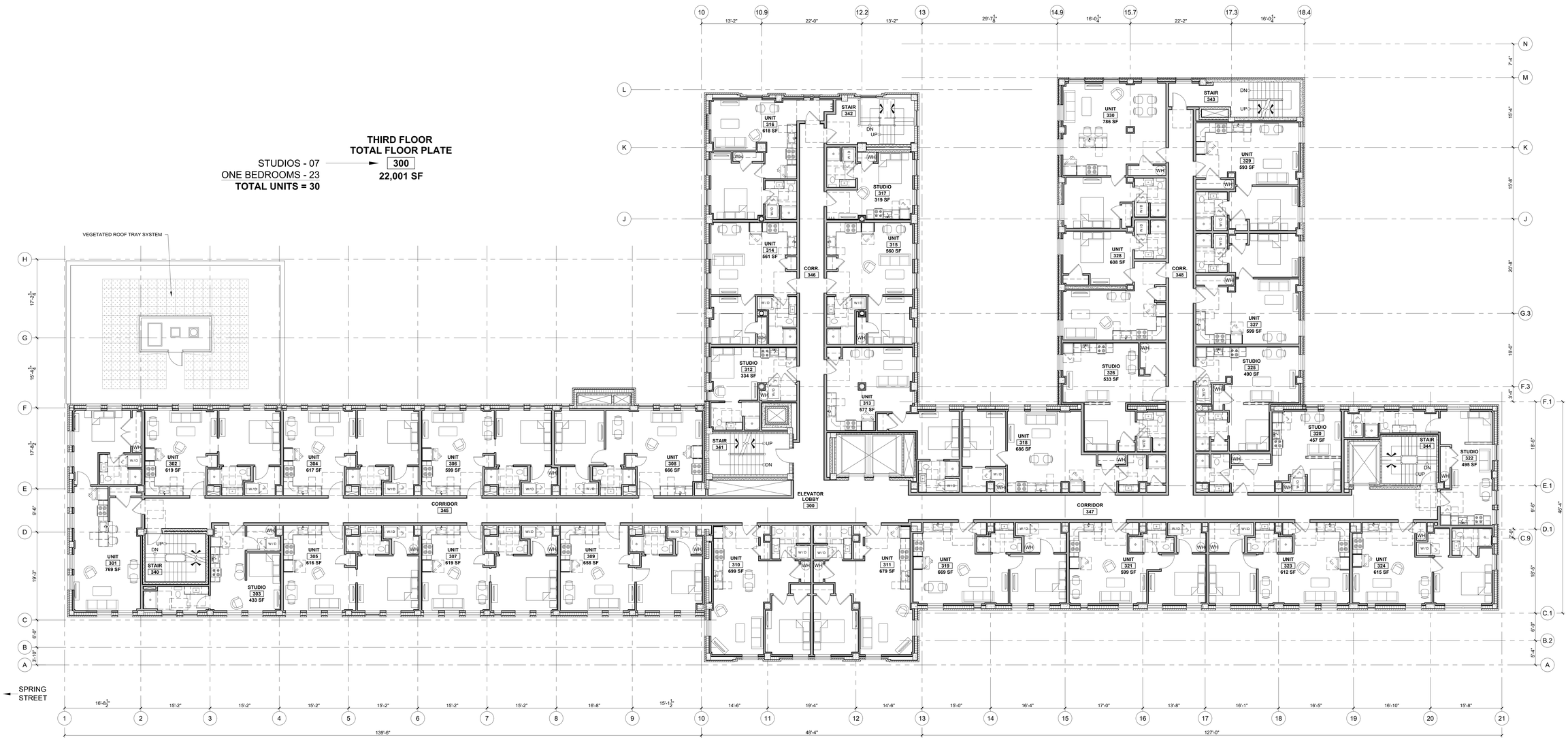
THIRD FLOOR
TOTAL FLOOR PLATE

STUDIOS - 07
ONE BEDROOMS - 23
TOTAL UNITS = 30

300
22,001 SF



1 PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

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REDFERN PROPERTIES

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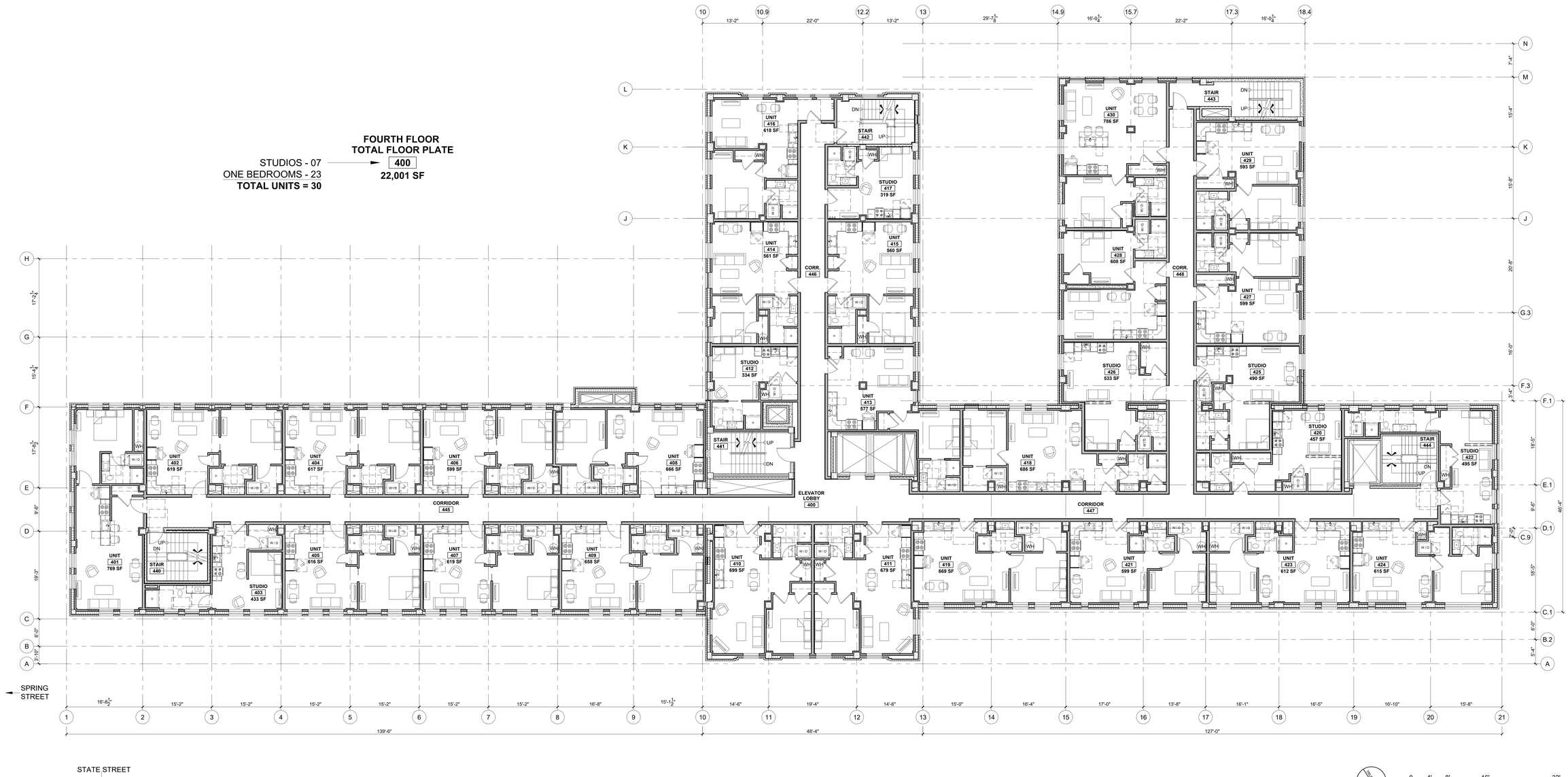
APRIL 29, 2021

FOURTH FLOOR
TOTAL FLOOR PLATE

STUDIOS - 07
ONE BEDROOMS - 23
TOTAL UNITS = 30

400
22,001 SF



1 PROPOSED FOURTH FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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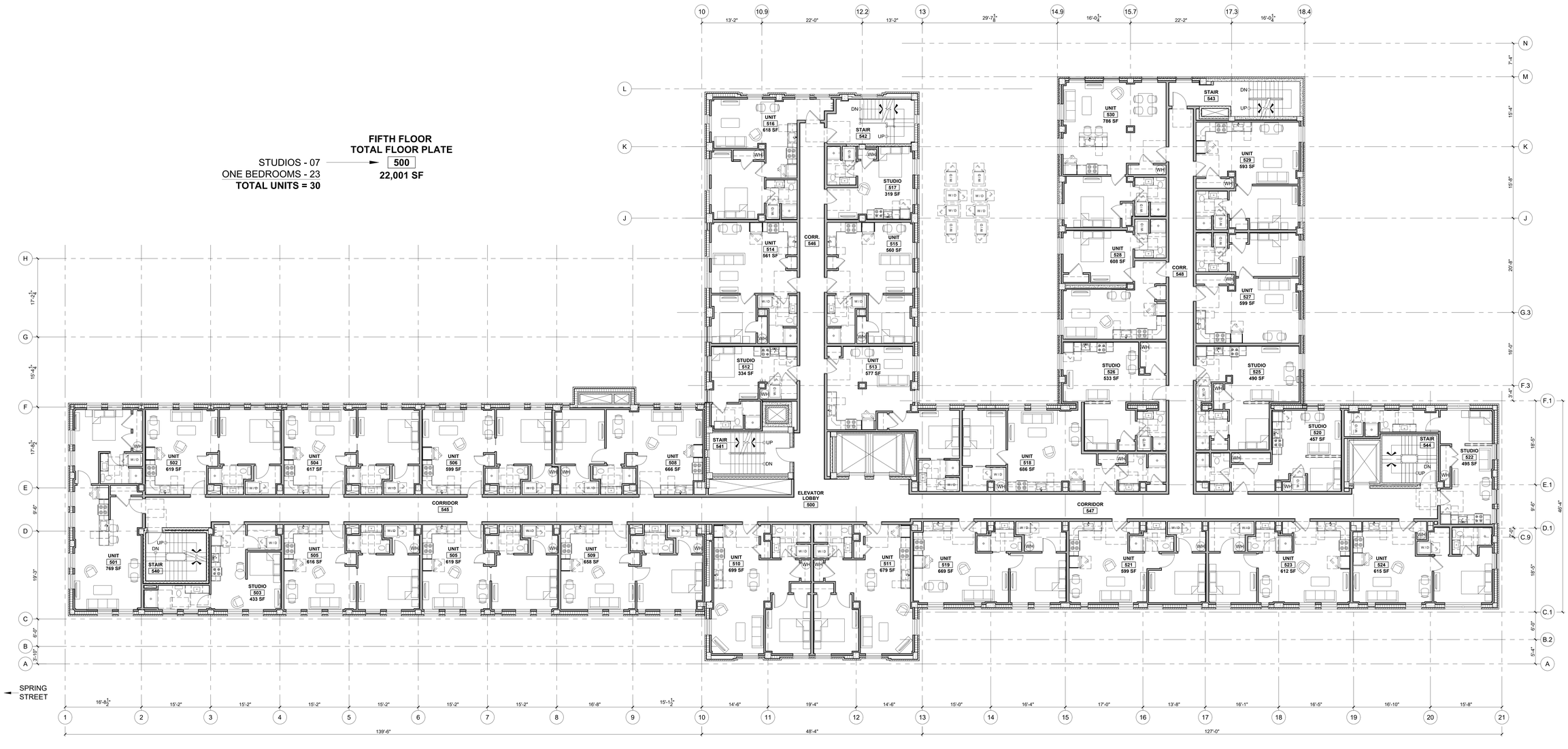
PORTLAND, MAINE

APRIL 29, 2021

FIFTH FLOOR
TOTAL FLOOR PLATE

STUDIOS - 07 → **500**
ONE BEDROOMS - 23 **22,001 SF**
TOTAL UNITS = 30



1 PROPOSED FIFTH FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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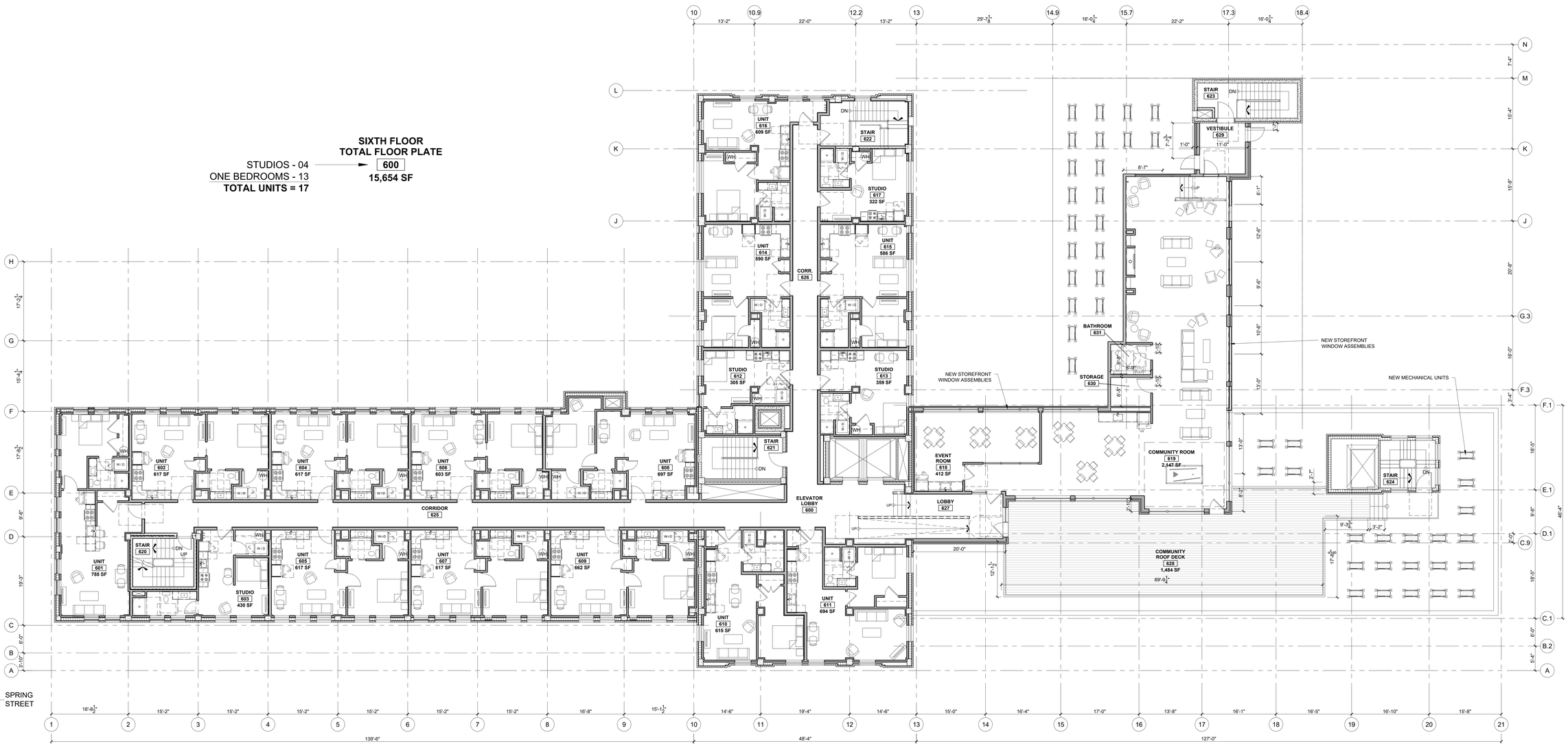
PORTLAND, MAINE

APRIL 29, 2021

SIXTH FLOOR
TOTAL FLOOR PLATE

STUDIOS - 04
ONE BEDROOMS - 13
TOTAL UNITS = 17

600
15,654 SF



1 PROPOSED SIXTH FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

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Not for Construction

NEW HEIGHT GROUP

REDFERN PROPERTIES

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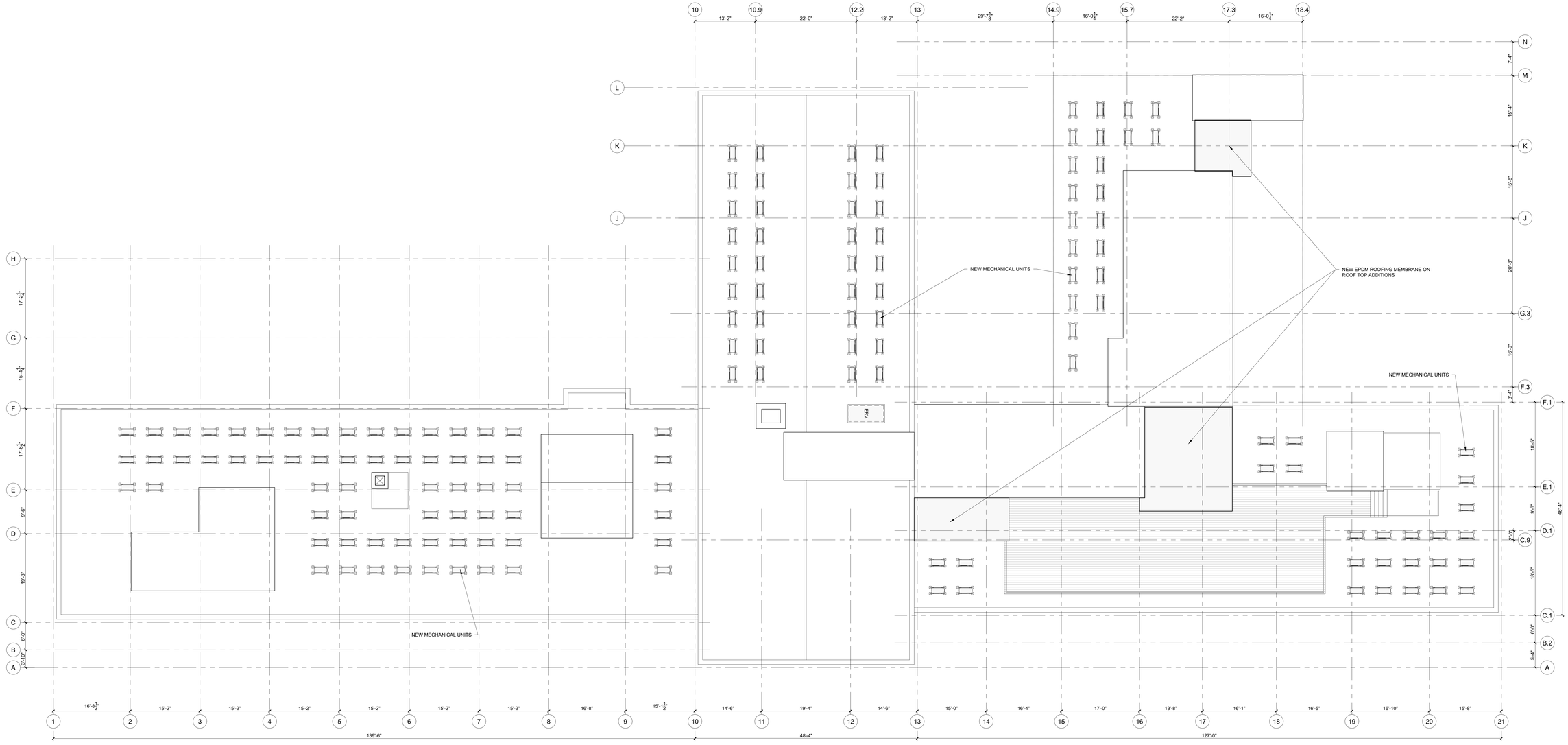
APRIL 29, 2021



1 PROPOSED SIXTH FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16' 32'

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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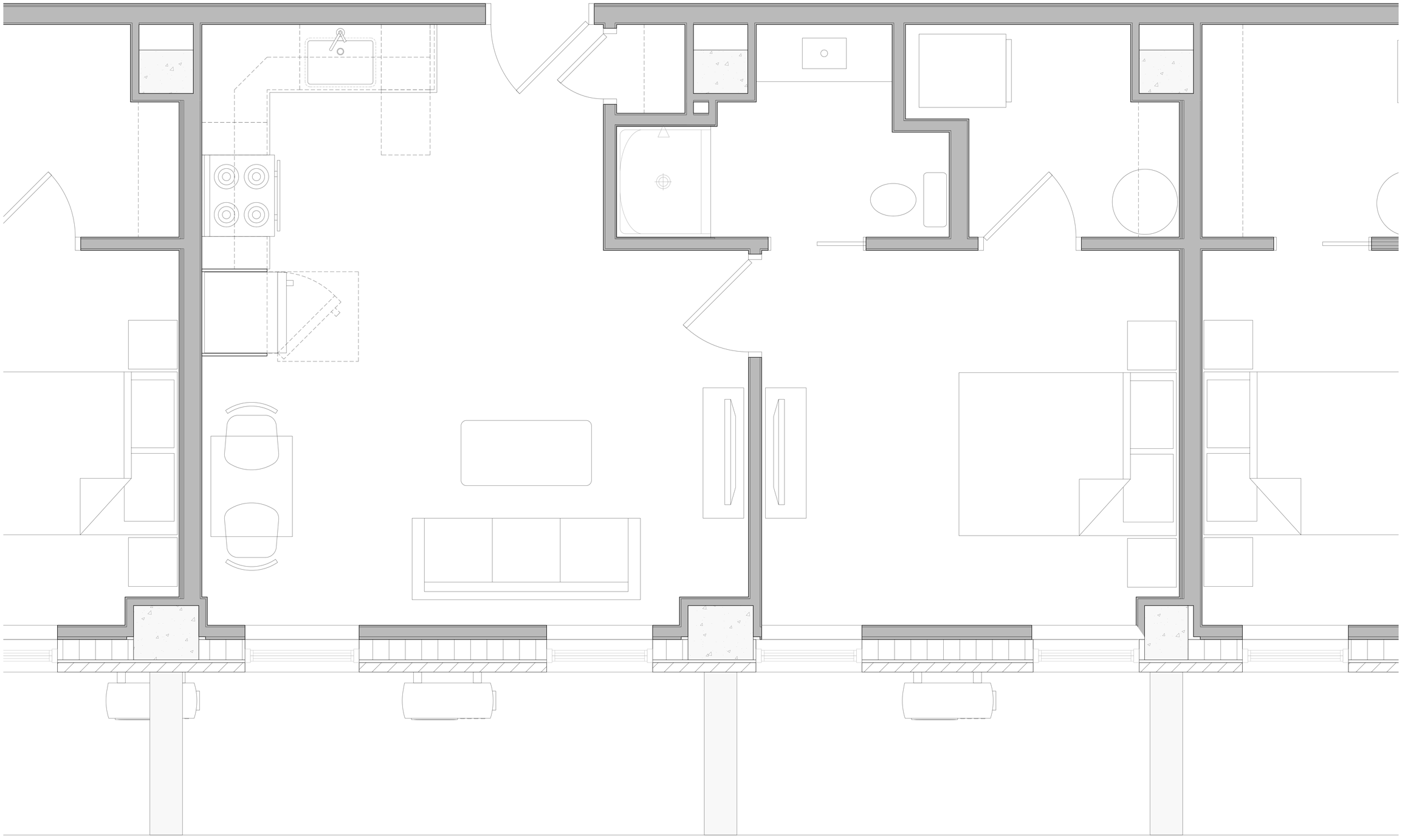
APRIL 29, 2021



1 TYPICAL UNIT LAYOUT
1" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

NEW HEIGHT GROUP

REDFERN PROPERTIES

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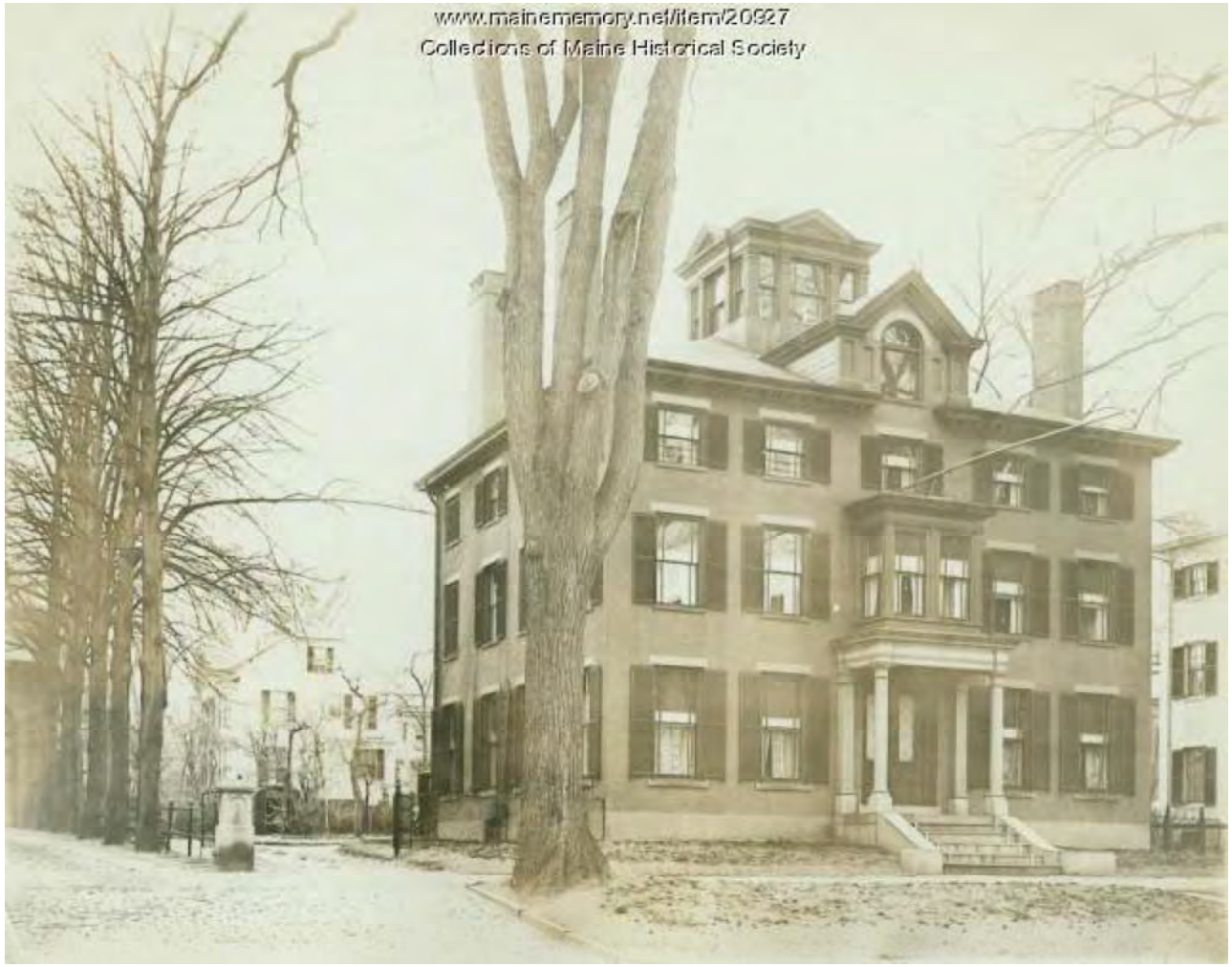
www.mainememory.net/item/20927
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MORRISON HOUSE RENOVATION

PORTLAND, MAINE

JUNE 17, 2021

1 VIEW LOOKING NORTH EAST - EXISTING CONDITIONS

1 VIEW LOOKING SOUTH-WEST - EXISTING CONDITIONS

1 VIEW LOOKING EAST - EXISTING CONDITIONS

1 VIEW LOOKING NORTH - EXISTING CONDITIONS

NEWHEIGHT GROUP

REDFERN PROPERTIES

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Not for Construction

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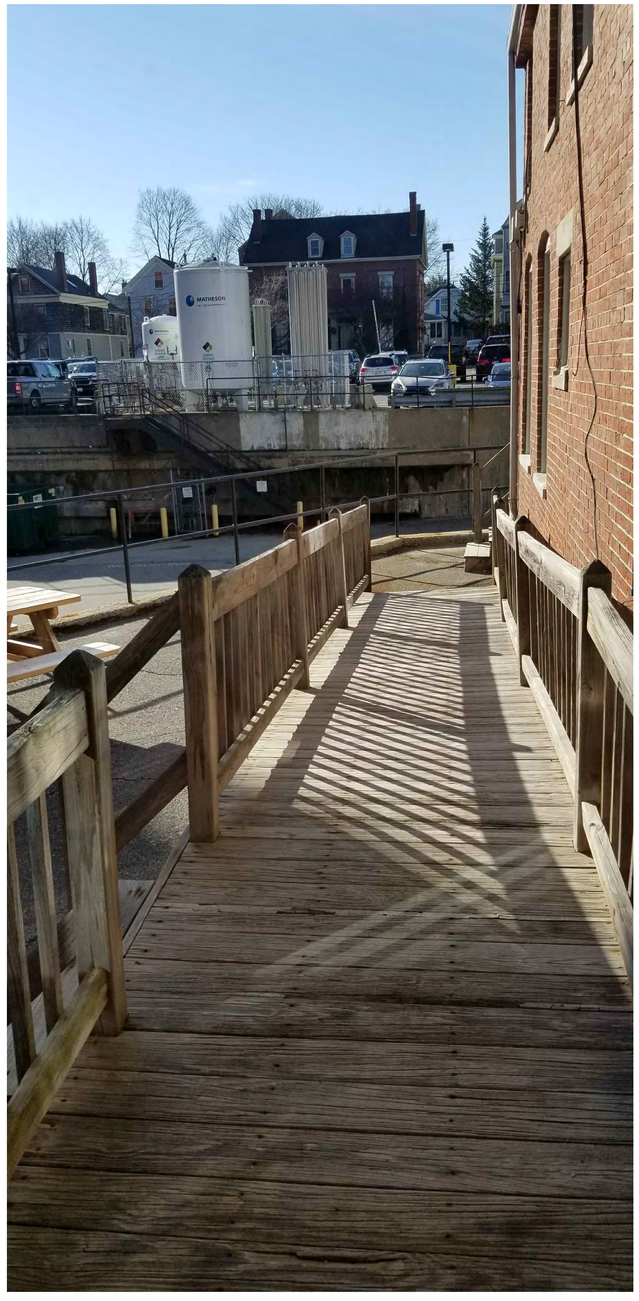
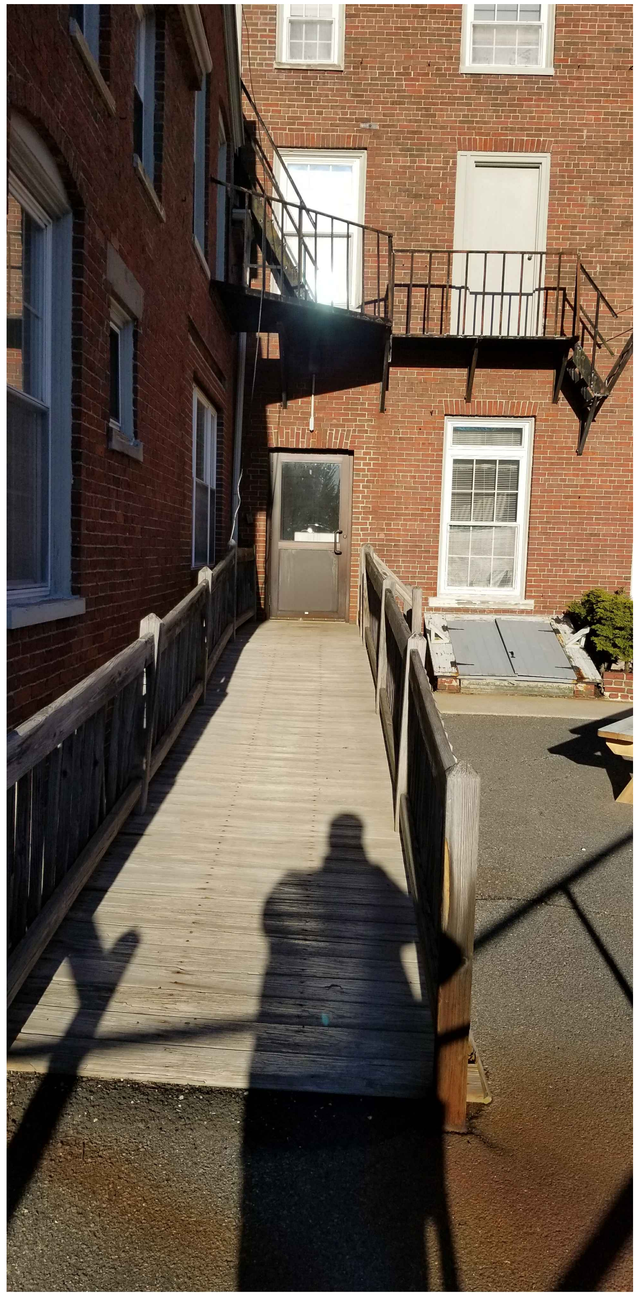
MORRISON HOUSE RENOVATION

PORTLAND, MAINE

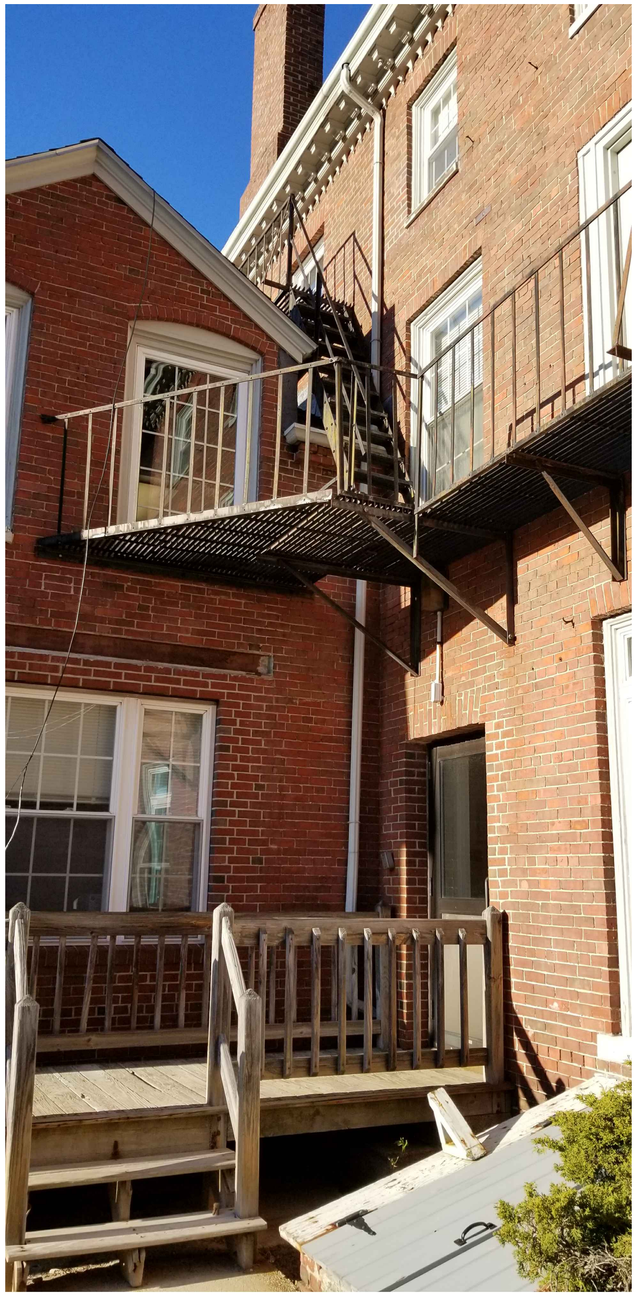
JUNE 17, 2021



1 VIEW FROM INTERIOR LOOKING SOUTH - EXISTING CONDITIONS



1 VIEW FROM PATIO LOOKING NORTH - EXISTING CONDITIONS



1 VIEW FROM PATIO LOOKING NORTH WEST - EXISTING CONDITIONS

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REDFERN PROPERTIES

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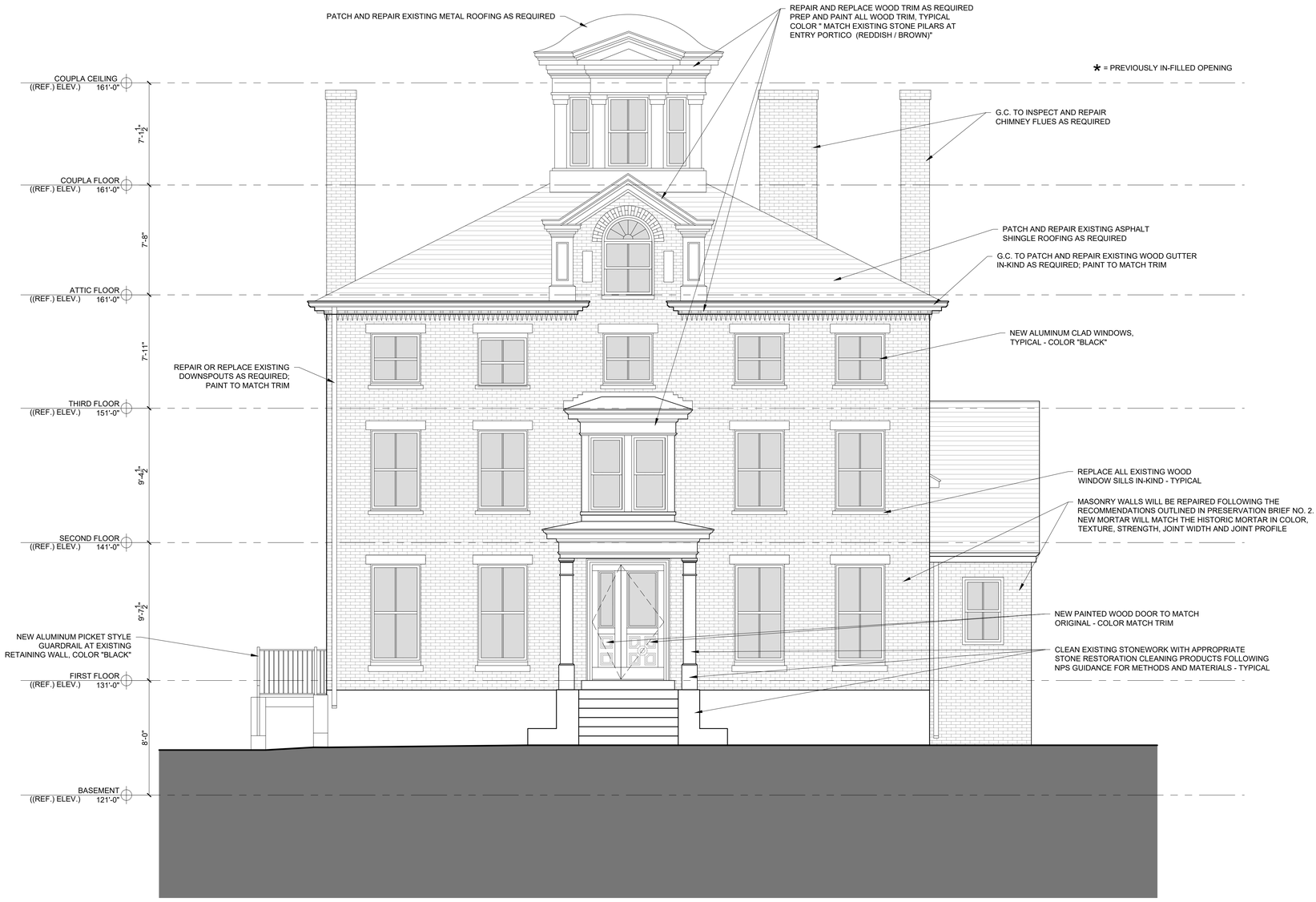
MORRISON HOUSE RENOVATION

PORTLAND, MAINE

JUNE 17, 2021



1 PROPOSED NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**

MORRISON HOUSE RENOVATION

PORTLAND, MAINE

JUNE 17, 2021

1 PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

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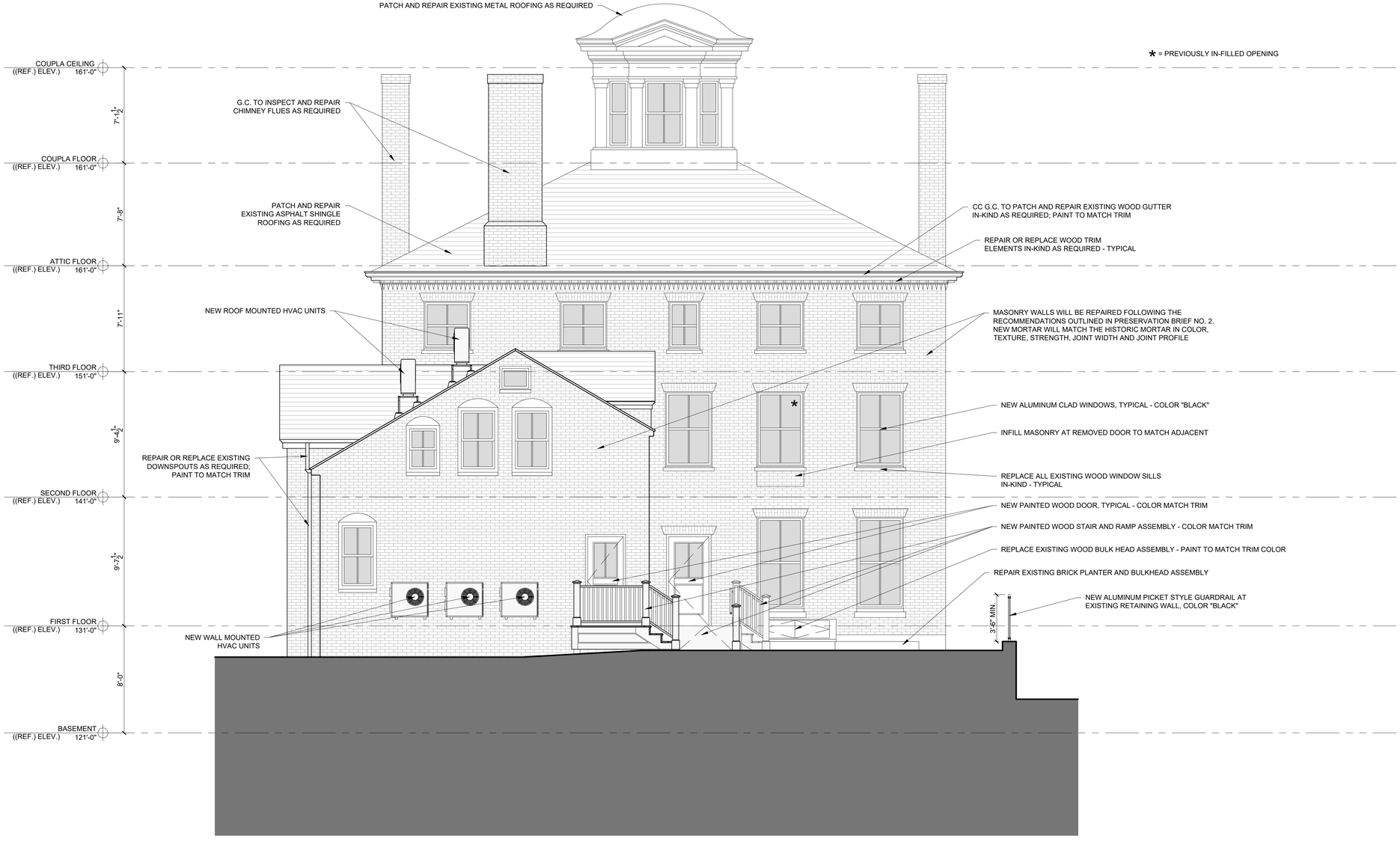
MORRISON HOUSE RENOVATION
PORTLAND, MAINE

JUNE 17, 2021



1 PROPOSED SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

PROGRESS PRINT ONLY
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NEWHEIGHT GROUP

REDFERN PROPERTIES

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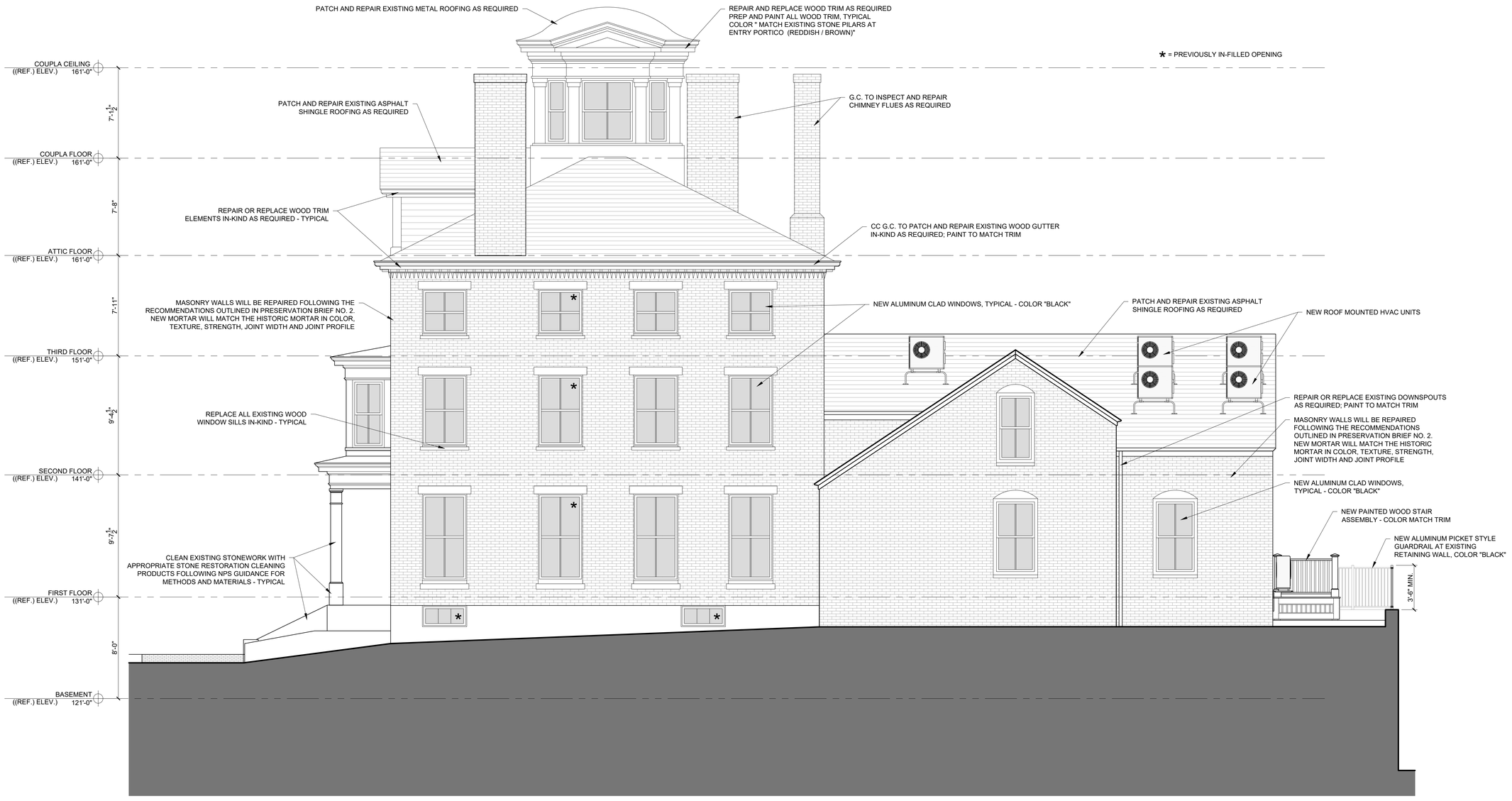
PORTLAND, MAINE

JUNE 17, 2021



1 PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1'-0"

PROGRESS PRINT ONLY
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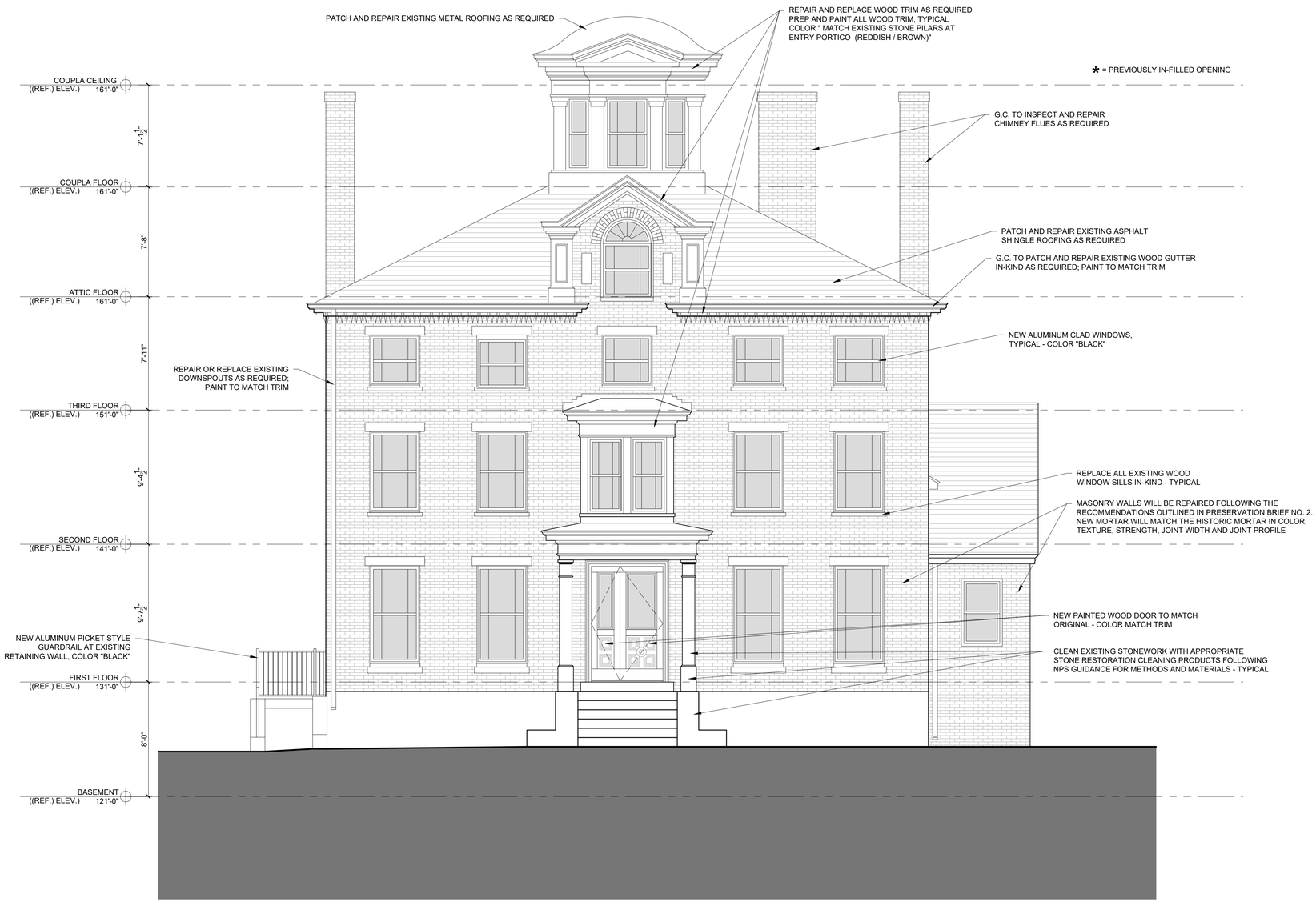
NEWHEIGHT GROUP

REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**



1 NORTH EXTERIOR ELEVATION - PROPOSED
1/4" = 1'-0"

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MORRISON HOUSE - RENOVATION

148 STATE STREET
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
MAY 13, 2021

DATE:

PROJECT No.	2086
DRAWN BY:	JPF
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
EXTERIOR
ELEVATION

A2-0

1 EAST EXTERIOR ELEVATION - PROPOSED
1/4" = 1'-0"

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MORRISON HOUSE - RENOVATION

148 STATE STREET
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
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MAY 13, 2021

DATE:

PROJECT No. 2086

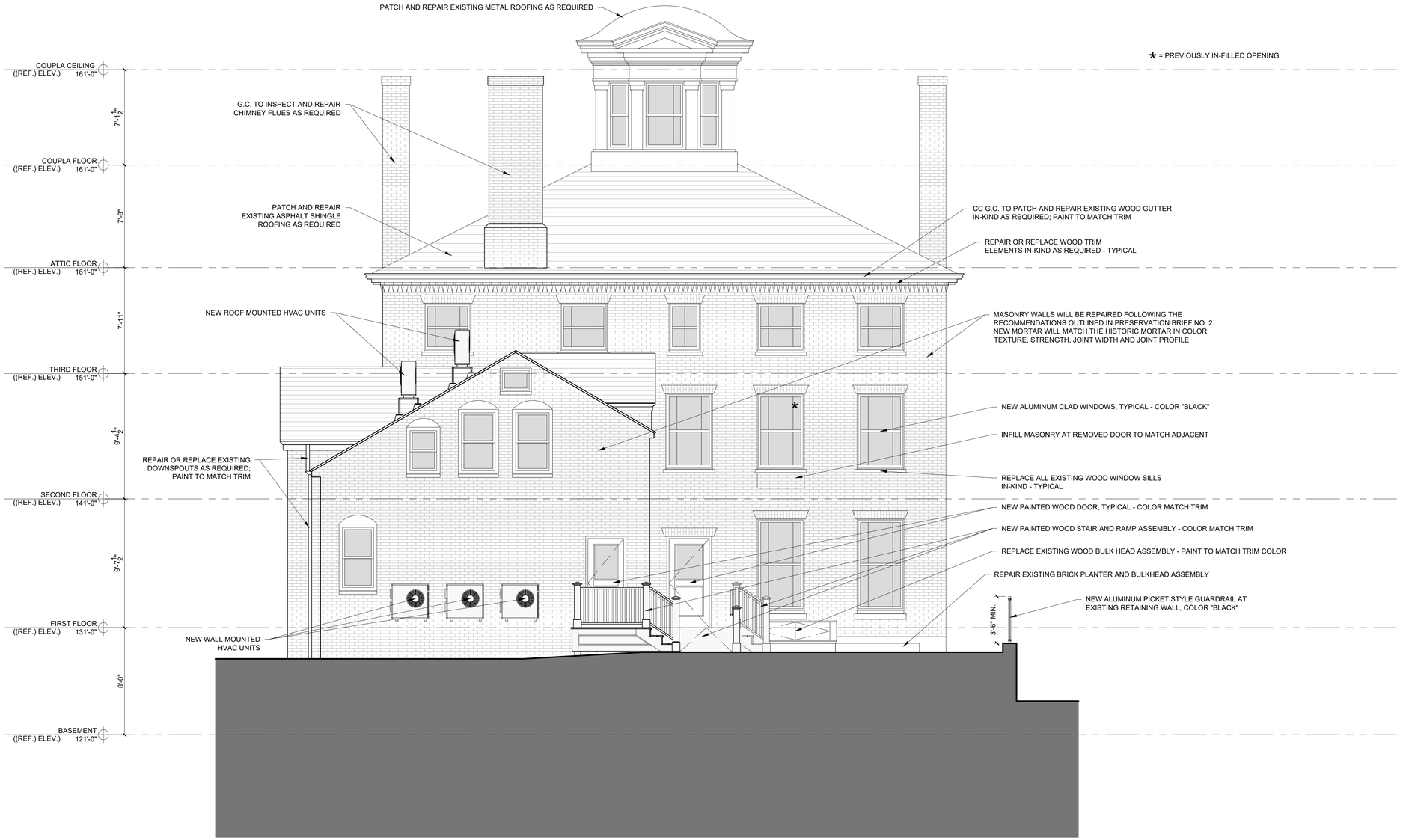
DRAWN BY: JPF

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATION

A2-1



1 SOUTH EXTERIOR ELEVATION - PROPOSED
1/4" = 1'-0"

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MORRISON HOUSE - RENOVATION

148 STATE STREET
PORTLAND, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

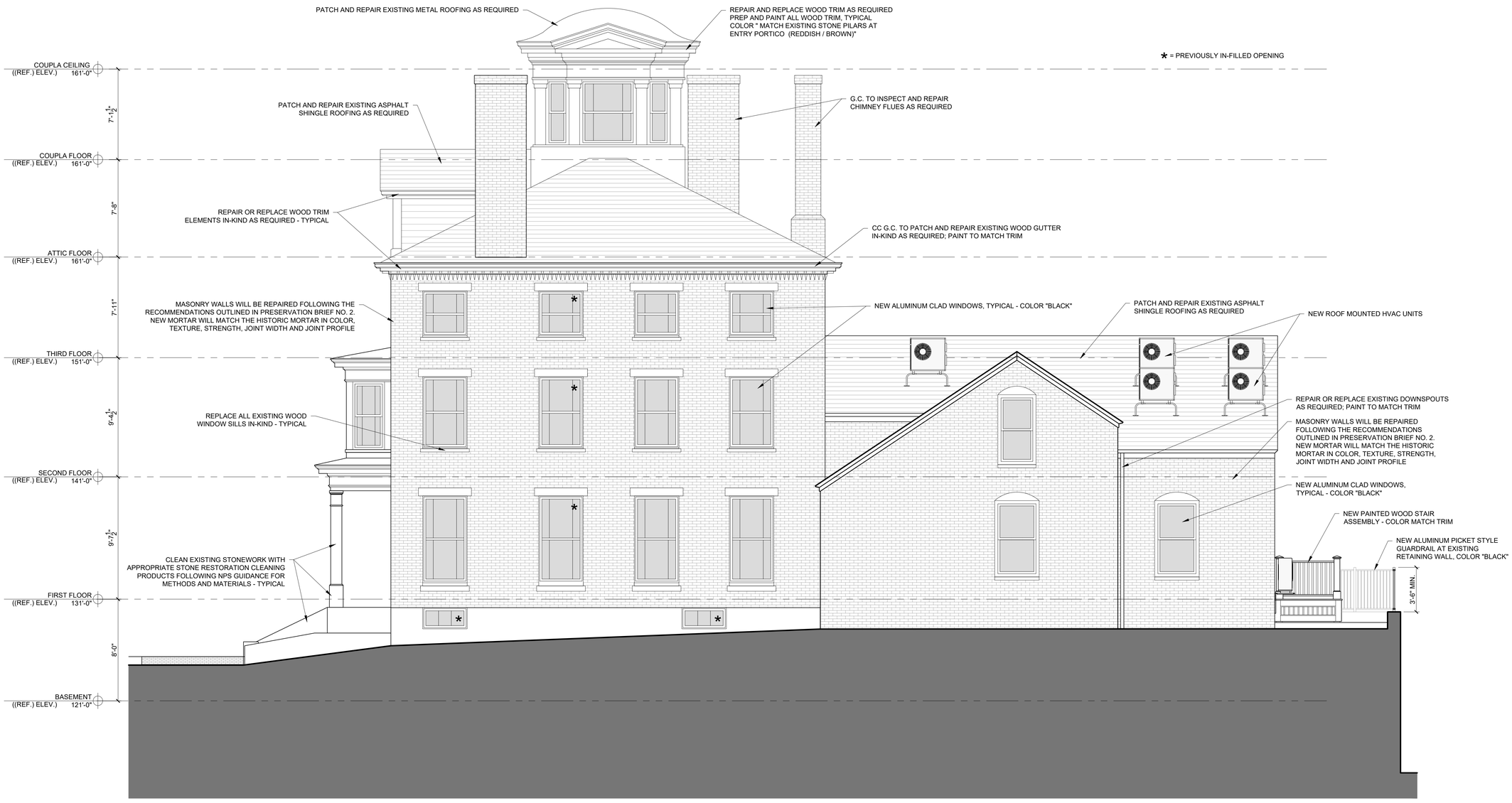
REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
MAY 13, 2021

DATE:	
PROJECT No.	2086
DRAWN BY:	JPF
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
EXTERIOR ELEVATION

A2-2



1 WEST EXTERIOR ELEVATION - PROPOSED
1/4" = 1'-0"

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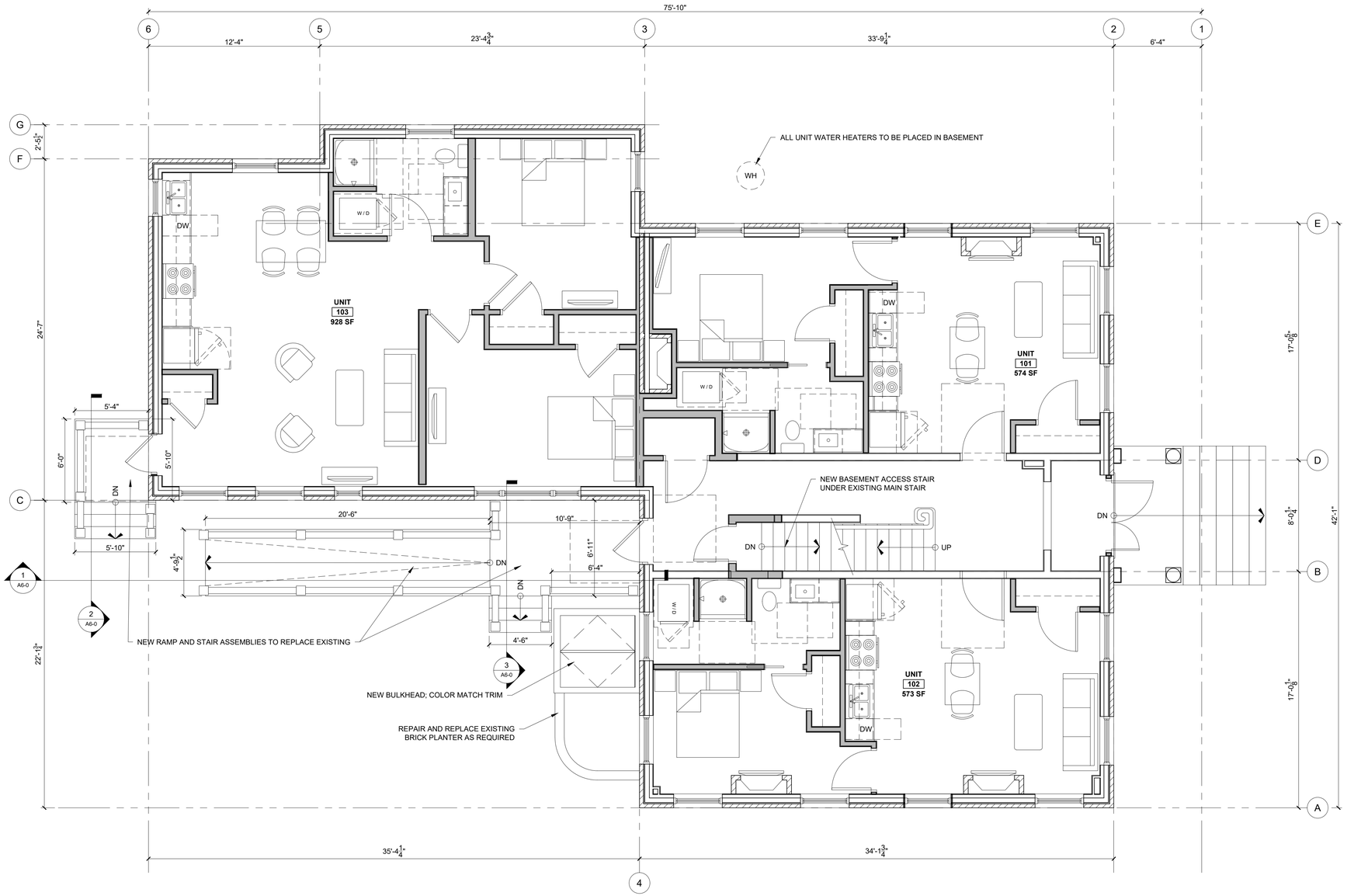
EXTERIOR
ELEVATION

A2-3



1 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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CONSULTANTS:

REVISIONS:

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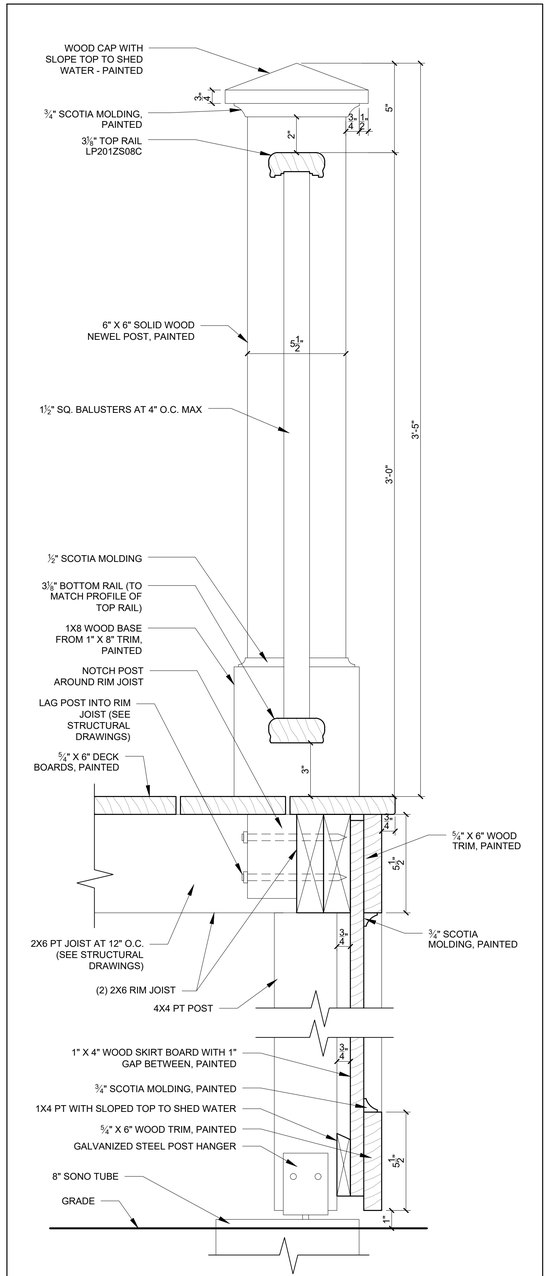
Not for Construction
JUNE 09, 2021

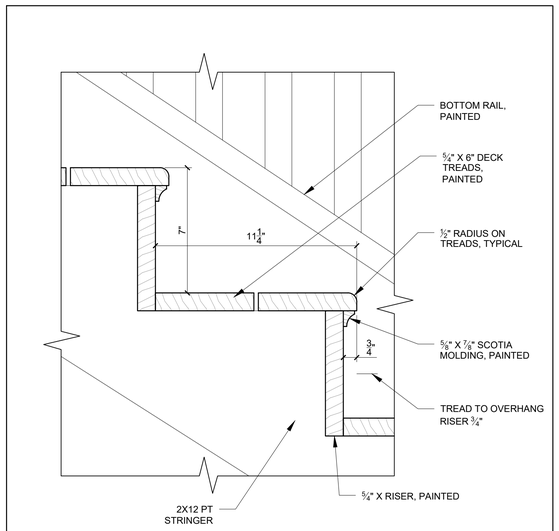
DATE:	
PROJECT No.	2086
DRAWN BY:	JPF
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

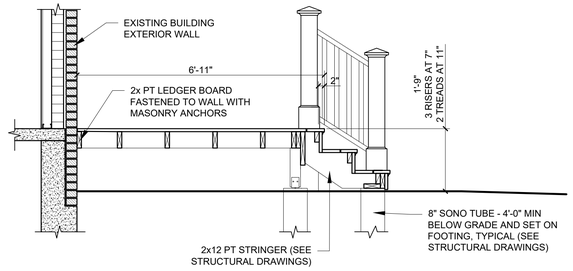
A1-1



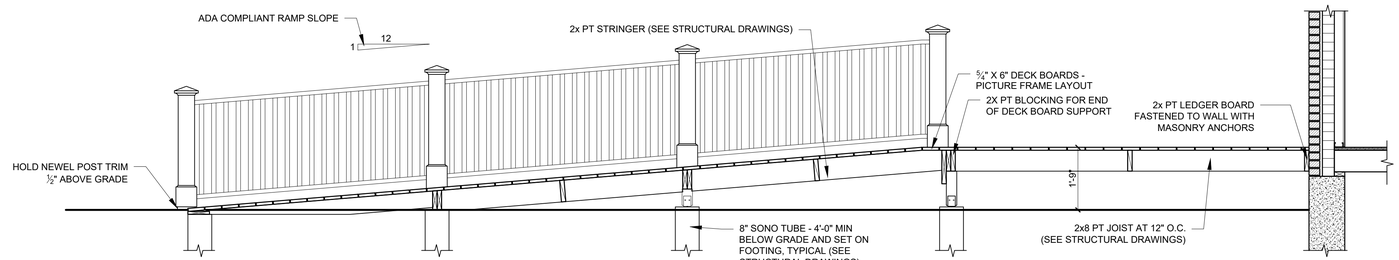
5 SLIDING ENTRY DOOR SILL SECTION DETAIL AT EXTERIOR LOCATION
3" = 1'-0"



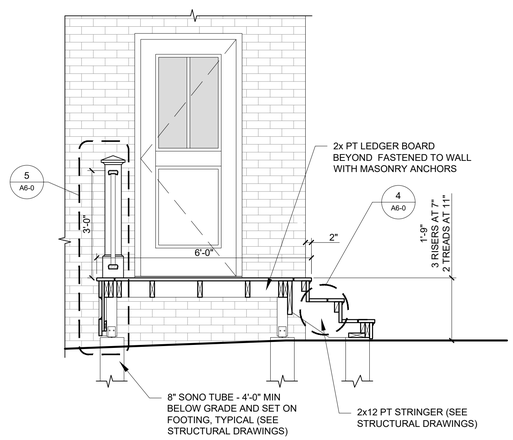
4 SLIDING ENTRY DOOR SILL SECTION DETAIL AT EXTERIOR LOCATION
3" = 1'-0"



3 EXTERIOR STAIR SECTION DETAIL
1/2" = 1'-0"



2 EXTERIOR RAMP SECTION DETAIL
1/2" = 1'-0"



1 EXTERIOR STAIR SECTION DETAIL AT
1/2" = 1'-0"

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SCALE:	AS NOTED

SHEET TITLE:
EXTERIOR STAIR DETAILS

A6-0

Pinnacle Double Hung with Concealed Jambliner

Improved Performance

- A raised sill stop is incorporated into ALL Pinnacle clad double hung windows, including both the compression jambliner option and the concealed jambliner option; the sill stop will now be flush with the bottom of the finger pull, providing better performance
- On windows ordered with the concealed jambliner option, head frame corners will be secured with corner keys, injected silicone and screws for improved stability; therefore, the corner gaskets are no longer needed
- Structural changes of the concealed jambliner provide improved DP ratings

Picture window with jamb cover

More Selection

- Half-screens will be available on the concealed jambliner option
- A new, full-size, inverted block and tackle balance provides support for a heavier sash, allowing for future production of larger sizes
- Interior jamb covers are available in all wood species, providing more wood on the interior and less vinyl

Added Convenience

- Jamb jacks provide the ability to make future adjustments after settling
- A trim identification line on the side and head inside stops provides easy alignment during installation

Enhanced Appearance

- A wood head parting stop replaces a vinyl parting stop
- The picture window back-out strip is now color-matched aluminum for a consistent exterior appearance
- The sill bottom rail weatherstrip is now available in two colors: bronze and beige; one complements the lighter clad colors and the other complements the darker clad colors
- Exterior jamb covers are available in finishes that match the aluminum

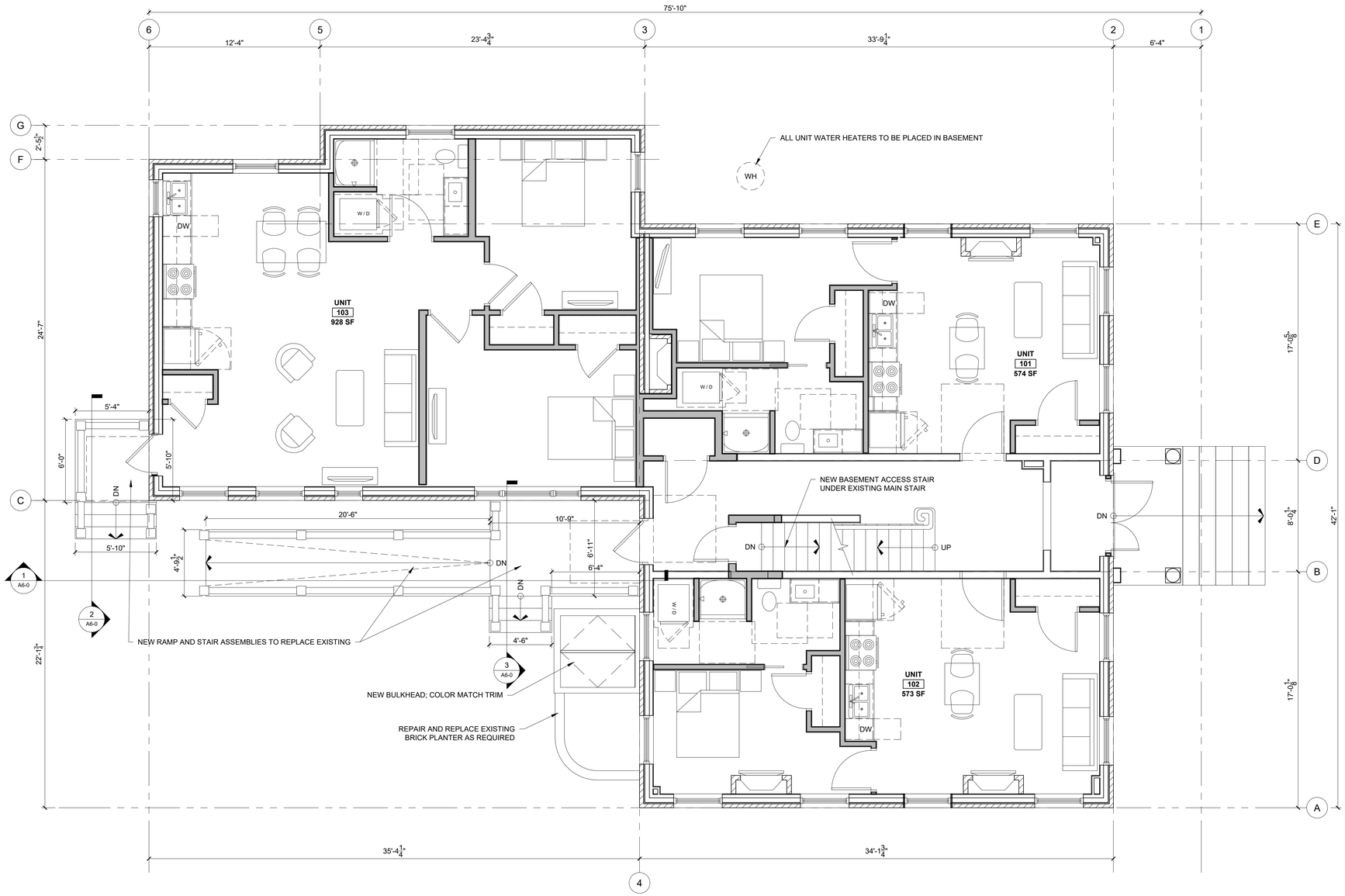
Double hung window with concealed jambliner

Please note:

- *Clad single hung oriel windows will only be available with the concealed jambliner option*
- *The concealed jambliner option is NOT available in Legend HBR or Revive Sash Replacement*

MORRISON HOUSE RENOVATION
PORTLAND, MAINE

JUNE 17, 2021



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

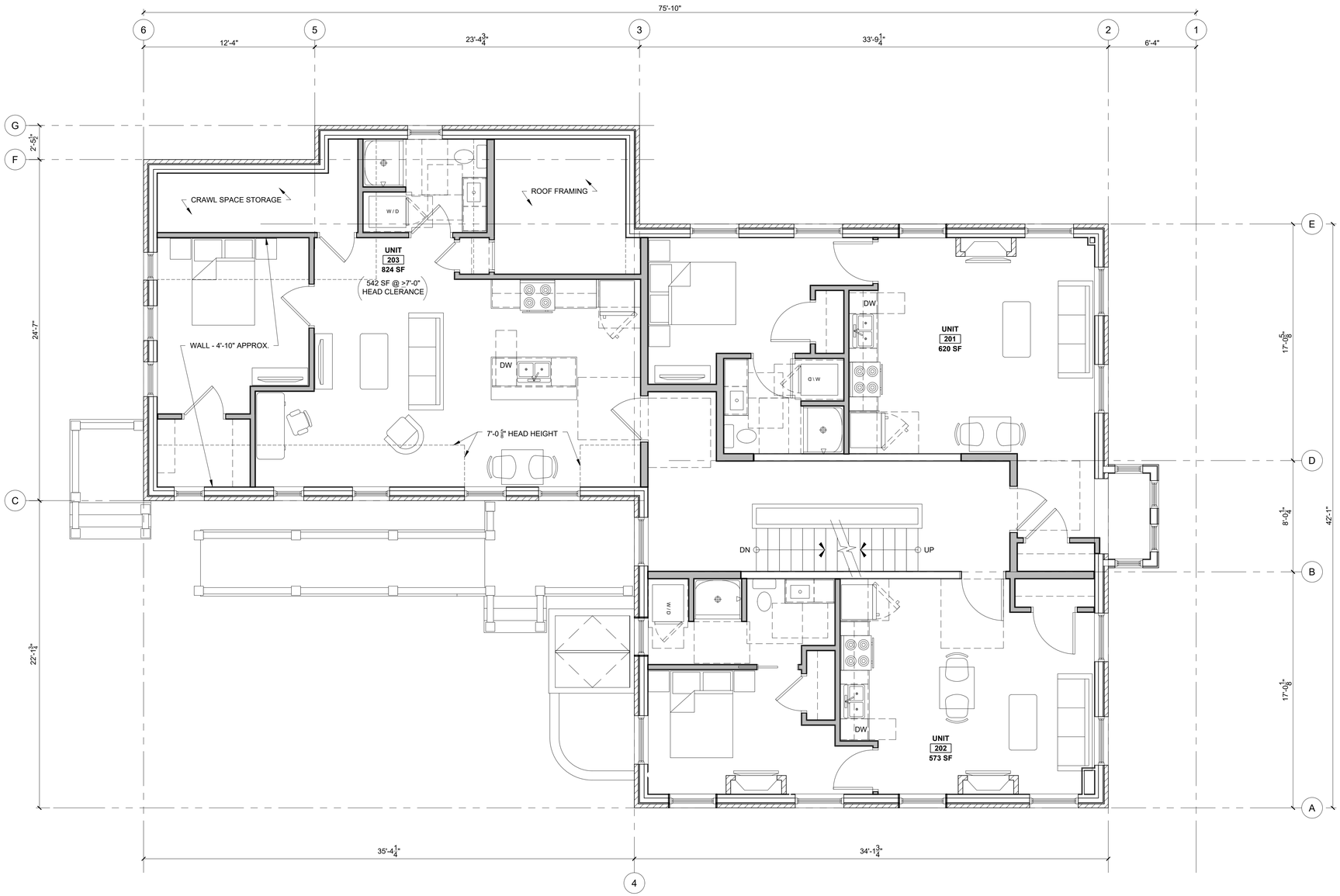
REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**

MORRISON HOUSE RENOVATION

PORTLAND, MAINE

JUNE 17, 2021



1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

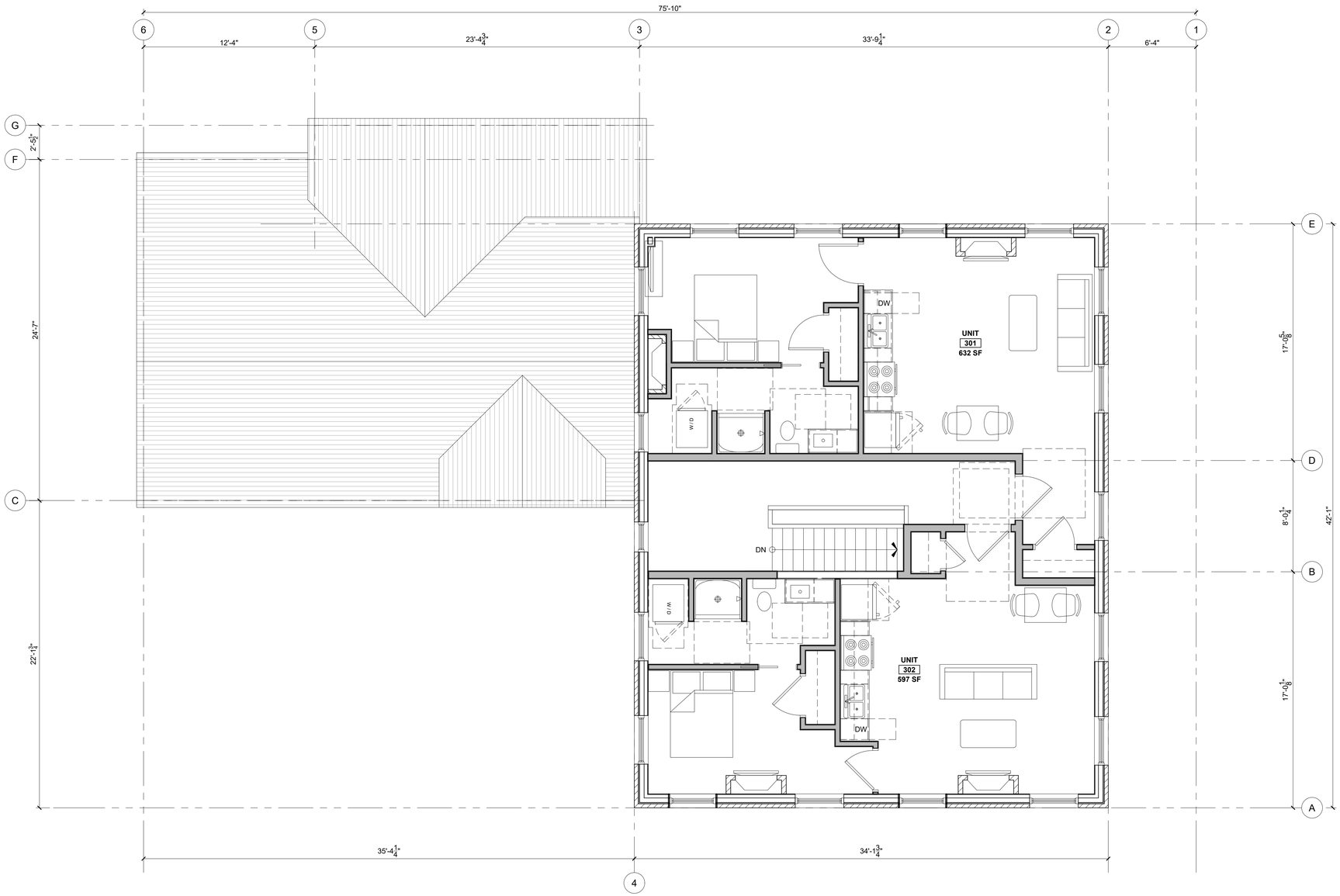
REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**

MORRISON HOUSE RENOVATION

PORTLAND, MAINE

JUNE 17, 2021



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

PROGRESS PRINT ONLY
Not for Construction

NEWHEIGHT GROUP

REDFERN PROPERTIES

RYAN SENATORE **ARCHITECTURE**

www.mainememory.net/item/104372
Collections of Mercy Hospital

www.mainememory.net/item/104306
Collections of Mercy Hospital
MERCY HOSPITAL

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
144 & 148 STATE STREET
MERCY HOSPITAL & MORRISON HOUSE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: June 17, 2021
RE: June 23, 2021 PUBLIC HEARING

Application for: Comprehensive Exterior Rehabilitation (including Alterations & Additions) of Two Historic Structures

Addresses: 144 State Street (Mercy Hospital)
148 State Street (Morrison House)

Applicant: New Height Redfern LLC.

Project Architect: Ryan Senatore

Historic Preservation Consultant: Scott Hanson, MacRostie Historic Advisors

Introduction

Following a workshop session on June 2nd, representatives of New Height Redfern LLC and project architect Ryan Senatore are requesting final review and approval of a comprehensive program of repairs, alterations and additions associated with the adaptive reuse of the former Mercy Hospital building at 144 State Street and the historic Morrison House (also part of Mercy's former campus) immediately north of the hospital at 148 State Street. Both buildings are being converted to housing and the Mercy building will also accommodate commercial uses (on the rear of the building and accessed from a shared drive/pedestrian way), as well as an outpatient Mercy clinic.

Given the favorable response of Historic Preservation Board members to the plans and elevations presented on June 2nd, the proposals for each building rehabilitation project remain essentially unchanged since the preliminary review. That said, additional details and specifications required for final review have been provided and a few outstanding design details have been confirmed in the final submission.

Given that little has changed since the initial review, this report repeats much of the information provided in the June 2nd staff report. As before, each building is addressed separately and the plans, elevations and details for each project are provided as separate attachments. Any design changes to the original proposal as well as any additional drawings or specifications provided with the final submission are *highlighted in italics.*

Note that the comprehensive program of site improvements associated with the adaptive reuse/redevelopment of the Mercy property is being reviewed as a separate item on the Board's agenda.

Board members will recall that the development team will be seeking historic tax credits for the rehabilitation of the two historic structures and have retained the services of preservation consultant Scott Hanson of MacRostie Historic Advisors to complete the HTC application and advise on compliance with National Park Service requirements. Note that the application has not yet been submitted to the Maine Historic Preservation Commission for preliminary review and comment. As such, the enclosed plans do not necessarily reflect the position of MHPC or NPS with respect to the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Mercy Hospital Building

Building History, Additions

Mercy Hospital was constructed in 1943 and was commissioned by the Sisters of Mercy. (The Sisters of Mercy had operated a smaller facility at the corner of State and Congress since 1918.) In 1952, the hospital was substantially enlarged with the construction of an eight-story wing. In 1982, another major renovation and expansion project was undertaken off the rear (west) elevation, including an emergency room addition. Less than twenty years later it was determined that a larger site was needed and many of the hospital's functions were moved to a forty-acre site on the Fore River near the southwest corner of the city.

The hospital building is an imposing brick block which is substantially taller (75') and wider than any of its neighbors on State Street. A projecting 3-bay center section rises the full height of the building and is surmounted by a stepped gable featuring religious iconography. Flanking the center section are two long wings. The south wing is seven stories tall and the north wing is six stories tall. Three granite beltcourses provide horizontal delineation across the façade. Decorative horizontal brick banding also provides interest on the lower floors. The front entry is surmounted by a semi-circular arch with ornamentation beneath a projecting hood. Stone panels flank the entry. The building is elevated above the street. Two sets of shallow steps lead up the embankment to a wide landing in front of the main entrance. Two deep window wells are located in front of the two wings, where windows provide light to basement level rooms. This lowest section of the building is obscured from view from the street behind landscaping.

The building has had numerous incremental alterations and additions over time, in addition to the major additions described above. While those on the rear and rooftop, including the addition of mechanicals and ductwork, are most obvious, the principal elevations have been altered as well with the bricking-in of window openings, replacement of windows and replacement of entry doors.

Proposed Scope of Work

Much of the work proposed for the principal street-facing elevations of the hospital can be characterized as repair or replacement-in kind. The project also calls for a number of alterations and additions to these elevations, however. These include:

Front and side elevations

- *Replacement of front entry doors with custom multi-lite wood doors based on historic documentation. Note: This aspect of the proposal has changed since the workshop. The preliminary proposal called for full-light aluminum-frame doors and transom. Documentation of the original doors was found subsequent to the previous submission. See historic view—ATTACHMENT 1b.*

- Replacement of existing windows with single-hung, offset one-over-one aluminum windows. *Specification provided with final submission.*

- Reopening of bricked-in window openings

- Widening of the main entry stairs and landing

- Installation of heat pumps at the basement level on the front elevation

Roof

- Construction of a rooftop addition above north end and west wing of the building. *Section views have been provided that show the addition's relationship to the roof parapet façade and existing rooftop elements.*

- Recladding of existing rooftop additions, removal of obsolete mechanicals, vents, etc.

- Installation of heat pumps on most roof sections (see enclosed aerial renderings and roof plans)

Rear elevations, south elevation of west wing

The most significant interventions are proposed for the rear of the building. Here, the main block of the hospital intersects with a large west-facing wing, forming an inside corner where the main entrance to the apartments is proposed to be located. Also proposed for the rear elevation are a series of commercial spaces as well as the

entrance to Mercy's outpatient clinic. These elements, together with the introduction of a shared woonerf that will serve all of the new and renovated buildings on the former Mercy property, will elevate the significance of this rear elevation to a "principal" elevation. Specific alterations and additions include:

- Removal of the existing emergency room addition and other accretions, with the exception of the historic three-story building section immediately abutting Spring Street.

- Construction of a single-story commercial addition that wraps the inside rear corner of the building. This addition will accommodate a series of retail spaces marked by individual entries and blade signs. The main entrance to the apartments is located at the inside corner itself. The entrance will be accentuated by being taller than the surrounding single-story addition and will be further highlighted by a projecting canopy.

  The treatment of the addition is clearly contemporary, but draws inspiration from the color palette and architectural organization of the hospital. Proposed are full-length windows surrounded by corten metal siding, with a base of precast concrete and a metal clad roof cornice. It appears that a green roof is proposed over this one-story addition. *Final submission includes additional details and specifications for the addition.*

- On the west elevation of the historic three-story ell, which will be exposed with the removal of the emergency room addition, a window and door treatment similar to that of the new addition is proposed on the ground floor level. A wide projecting canopy is proposed to mark the entrance to the clinic. The upper floor windows will continue the pattern of the south elevation.

As indicated above, the final submission includes the following additional or revised information related to the hospital building rehabilitation:

* *Wall sections and details: Sheets A-3, A5-0, and A5-1*
* *Window and storefront system specs*
* *State Street elevation has been revised to show replicated front doors*

Board Comments at June 2 Workshop

Board members expressed general support for the scope and nature of work proposed for the hospital building, including the proposed additions. Although further clarification was requested on several aspects of the rehabilitation work, no significant issues were raised, nor were specific requests made for modifications. Several members noted the dramatic impact opening up the building's numerous bricked-in windows would have, giving it a far more residential and approachable character.

The proposed addition off the rear of the building was also favorably received. Board members found the design of the addition to be well considered and generally compatible with the character of the hospital. They noted that the incorporation of floor-to-ceiling windows and corten wall cladding material would distinguish the addition as a clearly contemporary intervention, as required under the ordinance and that the value/coloration of the corten would be compatible with the surrounding brick. Mr. Senatore indicated that a "gutter" would be installed at the base of the addition's façade to avoid any staining of the abutting ground plane.

While some questions were raised about the form, scale and visibility of the proposed rooftop penthouse, there was general consensus that its visual impact was minimal and would be offset by the removal of numerous mechanicals and other extraneous features from the roof.

Board members did note the significant number heat pumps being introduced on the various roof planes and requested confirmation from Mr. Senatore that they would have very limited visibility as the renderings suggested. While the appearance of heatpumps--and rooftop mechanicals in general--have come to be fairly standard in commercial settings, their introduction on a formal, highly significant streetscape like State Street requires a high level of sensitivity. In addition to visibility from State Street, Board members noted that visibility from Winter and Spring should also be considered. The potential for adding screening was not raised at the workshop.

Morrison House

Building History, Alterations & Additions

The Morrison House is today the product of several rounds of exterior additions and remodeling. The building was originally constructed between 1828 and 1833 as a three-story Federal style brick mansion. Consistent with the Federal style, the building was simple and square in its massing with six-over-six windows typical of the period. In 1883, the building was updated with Italianate additions designed by then-partners Francis Fassett and John Calvin Stevens. As part of the 1883 renovation, the overhanging cornice, second-story façade bay window, central roof dormer and cupola were added. The ground floor entry portico is a later Colonial Revival addition and is highlighted by the use of polished marble for the columns and pilasters. According to available documentation, it appears that all of the windows were replaced in conjunction with that project as well. The replacement windows featured an unusual 3-over-3 light configuration. More recently (but prior to the area being designated a historic district) the front entrance door was replaced with a standard aluminum storefront system and the windows were replaced with vinyl multi-lite units. The first-floor windows, which are taller, include added transoms to fill the taller openings.

Proposed Scope of Work

The Morrison House is proposed to be converted to 8 units of housing. The scope of work is focused primarily on rehabilitation of the existing building envelope, including masonry repairs and replacement-in-kind of deteriorated trim. Alterations include:

- replacement of the existing windows
  The final submission offers two alternatives in terms of muntin configuration: 2/2 windows or 3/3 windows as shown in the 1924 view. Staff understands that the applicant would be open to either option. The 1/1 windows shown in the original drawings have been removed as an option based on Board input at the workshop. Ultimately, the National Park Service will need to approve the replacement window choice, but the view of Portland's Historic Preservation Board will be a factor in the NPS review.

- reopening of bricked-in window openings

- removal of fire escapes at rear of building

- replacement of the front entry doors with doors to match documented design of historic doors (but in an offset configuration to meet code)

- replacement of handicap ramp and stairs off the rear ell (south side)
  Additional details of ramp have been provided with final submission

- installation of heat pumps on the roof of the building's rear ell (north roof plane) and on the rear elevation

Board Comments at June 2 Workshop

As with the proposal for the Mercy hospital building, the Board was supportive of the applicant's rehabilitation plans for the Morrison House. The proposal to replace the front entry doors (currently standard aluminum commercial doors) with custom doors based on historic documentation was seen a welcome change, as were the proposals to reopen some of the previously bricked-in window openings and replace the existing multi-lite vinyl windows. It was understood that the ramp and replacement stairs, which are located off the rear ell will not affect the most prominent views of the building, but would be seen from the shared woonerf. As proposed, Board found the ramp/stair treatment to be compatible with the existing structure, but requested additional details for the final submission.

The question of an appropriate replacement window style was discussed at considerable length, as the Board was presented with three options for consideration--one-over-one's (as shown on the submitted drawings), two-over-two's or three-over-three's. Given the fact that the exterior of this once-Federal style building had been altered in the 1880's with

Italianate additions and later with Colonial Revival additions and that early photo-documentation of the building was very limited, there was general acknowledgement that deciding on an acceptable replacement window configuration was not a straightforward matter. The elevations provided in the Board's packet showed one-over-one replacement windows. (The other two alternatives were presented at the meeting.) The one-over-one windows were presented as something of a default, given uncertainty about an appropriate muntin configuration and the fact that one-over-one's would be less costly, Undoubtedly, the building's original windows—before the 1883 and Colonial Revival renovations—were six-over-six sash with 5/8" muntins, characteristic of the Federal style. Without any documentation, we don't know whether the bulk of the original sash remained unchanged when the Italianate additions were introduced in 1883 or whether all of the windows were changed out as part of that renovation. The only clear historic documentation available to guide a choice is the 1924 photograph, which shows three-over-three windows. Presumably, these were installed when the Colonial Revival front entry portico was introduced in the early 1900's. Examples of three-over-three windows are rare in Portland and often associated with Prairie style architecture. These three-over-three windows, in turn, were replaced with the current multi-lite vinyl units.

In the staff memo, staff expressed the view that the one-over-one windows shown in the submitted elevations lacked the level of detail or interest that one would expect on a notable historic structure rich in architectural detail. In staff's view, installing one-over-one windows would diminish the historic character of building and read as an uninformed choice. Staff noted that the 1924 photograph provided clear documentation that the building featured three-over-three windows at that time and, although curious and atypical, this window style would provide the level of detail lacking in a standard one-over-one window. Staff also acknowledged that this configuration would be more costly than other, standard muntin configurations. Two-over-two windows were also discussed as perhaps a potential option, given the building's Italianate alterations and additions of 1883. While conjectural, two-over-two windows would at least provide a desirable level of detail and are a more standard window option.

While no clear direction was provided by the Board at the workshop regarding window style-- it was understood that the National Park Service would likely have the last say in window selection--Board members generally favored divided-light sash over one-over-one's. Several members indicated that they could support two-over-two windows as an alternative to the documented three-over-three windows.

Finally, in the workshop memo, staff had noted the proposed installation of heat pumps on the north slope of the rear ell's gabled roof and urged the Board to consider whether these would be visible from the street and whether alternative locations have been explored. The Board did not raise this as a concern at the meeting. Presumably, Board members had concluded that the pumps could not be viewed from the street.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

(1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

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

(6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the June 23, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed rehabilitation and adaptive reuse of the Mercy Hospital building at 144 State Street, including proposed building additions, **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Rehabilitation **(subject to the following conditions…….)**

Additionally, the Board finds that the proposed rehabilitation and adaptive reuse of the Morrison Building at 148 State Street, **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Rehabilitation **(subject to the following conditions…….)**

Attachments:

1. Mercy Hospital building
    a. Historic views of Mercy Hospital, original entry
    b. Applicant's final submission for Mercy hospital rehabilitation, including photos of existing conditions, plans, elevations, renderings, specifications and details
2. Morrison House
    a. Historic view of Morrison House
    b. Applicant's final submission for Morrison House rehabilitation, including photos of existing conditions, plans, elevations, renderings, specifications and details

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
144 STATE STREET

TO:	Chair Pollard and Members of the Historic Preservation Board	
FROM:	Deb Andrews, Historic Preservation Program Manager	
DATE:	June 17, 2021	
RE:	June 23, 2021	**WORKSHOP – Preliminary Review of Proposed Comprehensive Program of Site Improvements**

Address: 144 State Street (Mercy Hospital property)

Applicant: New Height Redfern LLC.

Landscape Architect: Nick Aceto, Aceto Landscape Architects

Note: Following is a brief introduction to the applicant's proposal. Given time constraints, the applicant's submission is being forwarded without a detailed project description or staff analysis. If possible, additional staff comment will be provided prior to the Board's review on 6/23.

Introduction

A preliminary workshop has been scheduled to introduce a comprehensive program of site improvements planned as part of the redevelopment/adaptive reuse of Mercy Hospital's property at the southern end of the block bordered by State, Spring and Winter Streets. This is the final component of the applicant's overall master development plan for the property, which calls for the rehabilitation and adaptive reuse of the Mercy Hospital building itself and the Morrison House immediately north of the hospital at 148 State as well as the construction of two affordable housing developments along the Winter Street frontage of the lot. While the Board has seen elements of the landscape plan presented in the context of the various rehabilitation and new construction proposals, this will be the first opportunity to focus on the landscape plan itself. The Board is being asked to assess not only the compatibility/ cohesiveness of the proposed site improvements within the context of the applicant's new "campus" of buildings, but also their compatibility with the surrounding context of the historic West End neighborhood. The landscape plan must succeed on both fronts—to relate successfully to the public streetscapes that surround the complex while creating an identifiable sense of place within the interior of the block.

The goal of the proposed site improvements, particularly those planned for the interior of the lot, is to create a shared pedestrian-oriented space to be enjoyed by residents of the immediate abutting structures and to use the landscape treatment as a unifying element. While residents of the abutting structures are seen as the primary users of the woonerf and pedestrian plaza, it is anticipated that this area will by frequented by non-residents as well, especially given the addition of retail spaces and the presence of a neighborhood clinic.

Relationship of Site Plan Review process and Historic Preservation Review process as regards site improvements

Given the scale and nature of the overall Mercy redevelopment project, the proposed site improvement program requires review and approval by both the Historic Preservation Board and the Planning Board. The Planning Board will need to find that the site treatment meets the site plan ordinance's review standards applicable to vehicular access, parking, landscaping, ADA requirements, lighting, etc. While some of the site plan standards address design concerns, most of them focus on functional considerations, safety and the provision of required amenities. The Historic Preservation Board's review will focus primarily on the visual relationship and compatibility of the proposed landscape improvements to the immediate and larger surrounding context.

The Planning Board is scheduled to have its first substantive review of the proposed site treatment on June 22nd, the day before the Historic Preservation Board's workshop. Without knowing what issues will be raised by the Planning Board and what modifications might be required to meet site plan standards, the Historic Preservation Board is encouraged to focus initially on general issues of design, material compatibility, etc. Input from each of the Board's initial reviews will be shared by respective staff with the goal of developing a final design proposal that meets both ordinance's review standards.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

While this is private property, the interior of the lot will likely function as public space. As such, the standards and guidelines for Streetscape and Pedestrian Improvements included in the *Historic Resources Design Manual* are also instructive—see ATTACHMENT 5.

Attachments:

1. Cover letter from landscape architect
2. Plan views, renderings and specifications
3. View from Winter
4. Treatment of passageway between Winter Street buildings
5. Standards and Guidelines for Streetscape and Pedestrian Improvements from *Historic Resources Design Manual*

MERCY HOSPITAL REDEVELOPMENT | Site & Landscape Approach

June 18, 2021

Attn: Deb Andrews
Historic Preservation Program Manager
City of Portland, ME

RE: Mercy Hospital Redevelopment Site and Landscape Design Approach

Our vision for the Mercy Hospital Redevelopment site and landscape centers around recapturing the interior block space as an activated, pedestrian-oriented zone which utilizes form, pattern and materiality to stitch together the four redevelopment parcels.

The interior block has been conceptualized as a 'woonerf' or 'shared street' whereby people and vehicles are permitted to share space. The woonerf is designed specifically with human-scale in mind, incorporating changes in material, and site elements designed to blur the lines between the pedestrian and vehicular realms. This blurring of lines provides a sense of friction which naturally slows everyone down. Furthermore, maintaining a flush ground plane across the space eliminates accessibility barriers and allows the finished surface to become a unifying element between the various development sites and spaces. The edge conditions will incorporate fixed seating elements, bollards, planters, and lighting fixtures to create permeable barriers between the mixing zones and dedicated pedestrian space.

Working our way from the block interior out to the streetscape, our plan is to incorporate more planting and soft edges. Where the woonerf and activated courtyard spaces meet the street and public realm, planting helps soften transitions in grade and gently demarcate public and private space, buffer views, and provide a sense of soft separation.
Along the building facades, planting beds are designed to create a layered effect, resolving building scale to the street and helping ground the buildings in the site, softening elevational transitions and gently screening private spaces and framing entryways.

Trees are used throughout the site with careful consideration for wind, sun, and chloride exposure. Our philosophy has been to select the right tree for the right place. Where space is limited against buildings we are utilizing columnar and upright cultivars which can provide a complementary sense of scale and rhythm to the building architecture and fenestration. Our general approach to planting is to utilize a native palette and incorporate larger massings to match the scale of the buildings and create a sense of continuity along the streetscape. Where planting is incorporated in closer proximity to activated pedestrian zones and courtyard spaces, more perennial and finely textured material is utilized.

Overall, our approach to the site and landscape is one which seeks to honor and respect the integrity of the historic structures and vernacular while incorporating elements relevant to todays demands on landscape and public spaces. A successful site design, to us, is one that is easily manageable, active and well utilized for formal and informal gathering, and presents an attractive and alluring sense toward the public realm.

I look forward to yours and the boards feedback!

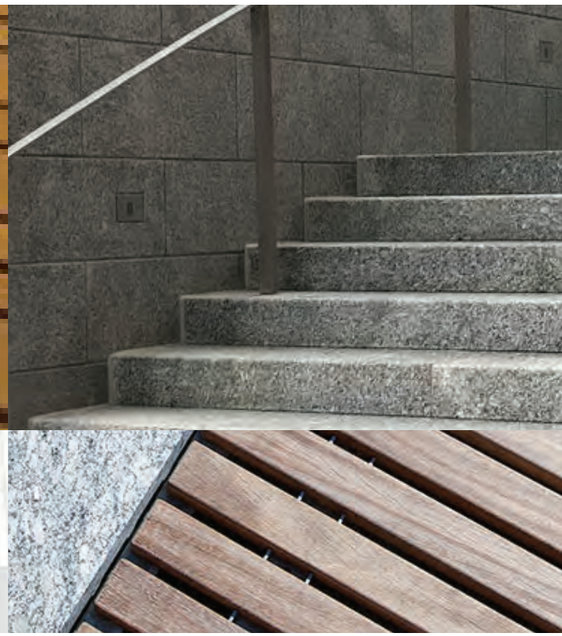
Nick Aceto
Landscape Architect
Aceto Landscape Architects
na@acetola.com
207-221-3390 (ME Office)

Attachment: Supplemental Perspective View of Winter Street Courtyard/Alley

MERCY **SITE DESIGN**

JUNE 2021

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



Samples are for reference only. Product colour may vary from this sample and may not show the combination of shade
STREETLIFE®
Solid Edge System
The Solid Edge System is a simple way to create ascending borders with Solid seats. The steel base structure is available in CorTen, powder coated or galvanised steel. The front wall slopes back steeply to create leg space. Side walls at 70°, 90°, 110° or as an extension of the seating edges are optional. The Solid Top Seats are available with 6 slats (46 cm – 18"), 8 slats (62 cm – 24"), 12 slats (93 cm – 36") or 16 slats (124 cm – 49").
The sturdy hardwood slats are mounted from above using Streetlock® comb fittings.
Example configuration
From a flat surface, one can easily create green sloping surfaces with Solid sitting edges at heights of ± 47 cm – 19". The side panels are to be placed under multiple angles.

STREET LIFE - OPEN BOLLARD
FINISH: CORTEN

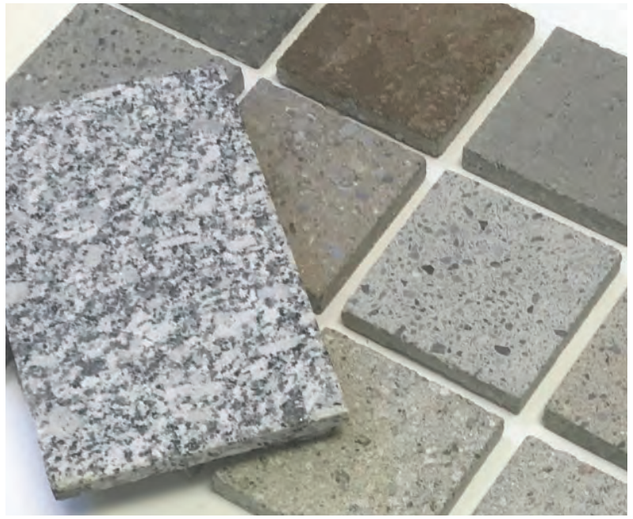
STREET LIFE - SOLID BICYCLE RACK
FINISH: CORTEN

STREET LIFE - SOLID EDGE SYSTEM
FINISH: CORTEN

STREET LIFE - TREE GRILLE
FINISH: CORTEN, PATTERN: TBD

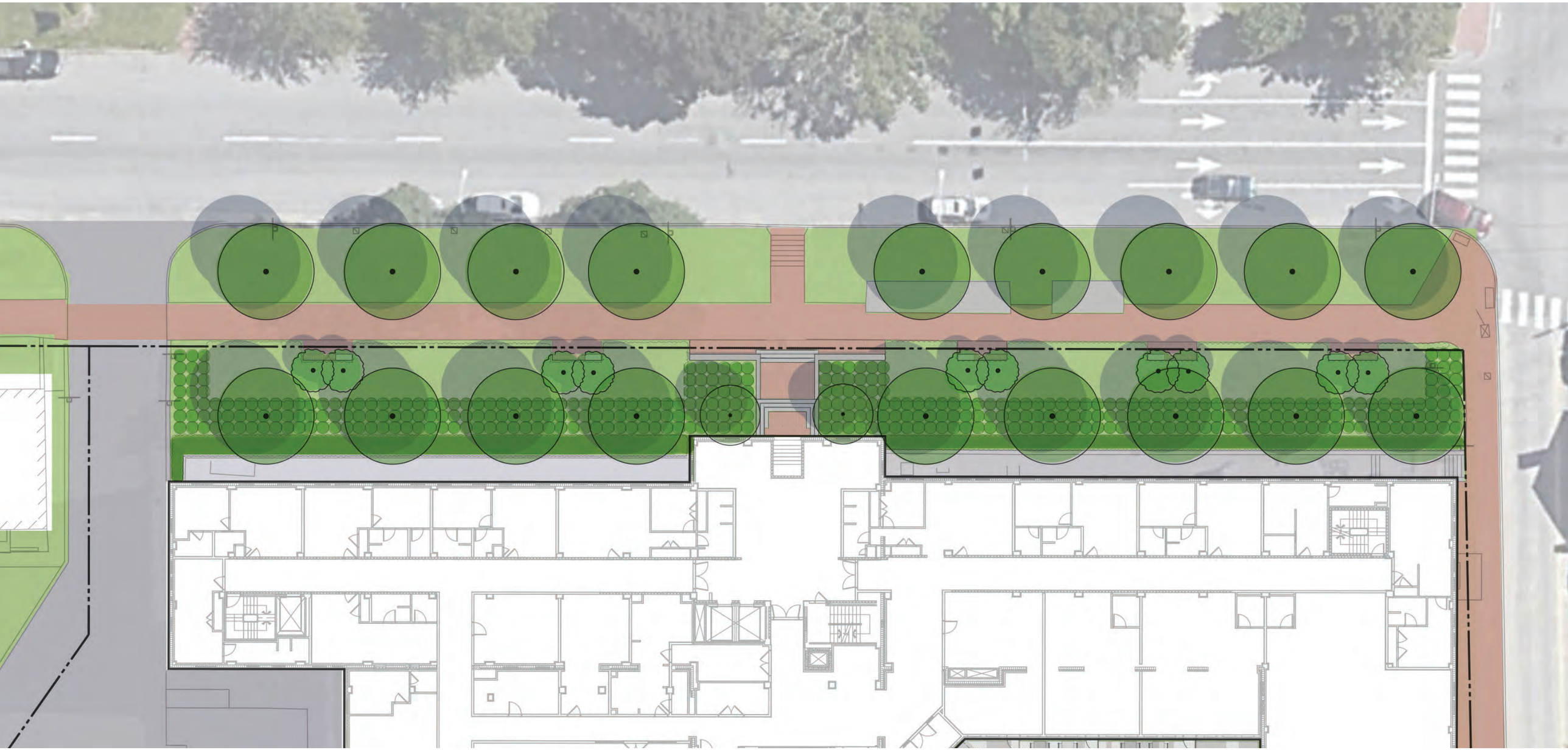
LIGHTING - SWANEY 'KIM LIGHTING 'KICK
MEDIUM, MEDIUM GRAY

PAVING & TREADS - TECHO-BLOC INDUSTRIA/UNILOCK
PROMENADE PLANK, FRESHWATER PEARL GRANITE



STREET LIFE SLIM BIN

RESIDENCE



MERCY HOSPITAL

CHOM | WINTER STREETSCAPE

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

CHOM-MERCY | WOONERF

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

STANDARDS: STREETSCAPE AND PEDESTRIAN IMPROVEMENTS 8

1. General

Retain the distinctive historic features of the streetscape, including walkways, alleys, lighting, signage, planters, landscaping, curbing, and paving that give the district its distinguishing character. Where streetscape or pedestrian improvements are proposed which were not historically a part of the site, such improvements shall be compatible with the existing historic character.

2. Pedestrian Amenities

a. While pedestrian amenities must be compatible with the City's historic character, variations shall be permitted in order to respect the vitality and the variety of the City's different thoroughfares and neighborhoods.

b. Different types of public spaces should respond to the following general performance criteria:

- Historic commercial streets shall be treated simply with maximum open sidewalk space, limited obstructions on the ground, and pedestrian preference for street crossing.

- Historic, non-commercial pedestrian streets and walks shall have a similar scale, more intimate design using textures and smaller elements that stimulate interest along the path.

- Waterfronts were not typically pedestrian spaces in historic Portland but should be opened up to the public wherever possible due to their historic interest and value as a public amenity.

- Parking areas must be carefully designed and landscaped due to their large size and visual impact upon visitors and residents.

- Parks should play a special role in historic interpretation and provide day-time cultural activity for the District as well as relief from paved areas.

3. Streetscape

a. Paving and Planting

a. The existing streetscape should be enriched, especially around historic buildings and heavily used pedestrian areas. Historically appropriate improvements should create some consistency while avoiding complete uniformity.

b. Historic paving features should be retained wherever possible and incorporated into the streetscape improvements. For example, where brick sidewalks existed historically, brick shall continue as the material of choice.

c. Subtle variations in paving patterns and materials shall be used to enrich sidewalks and plazas, such as highlighting patterns in street lights, trees, furniture, street crossings, and entryways.

d. Planting shade trees and shrubs shall be encouraged where they would enhance the historic character and create more inviting spaces. Removal of healthy trees over 3" caliper shall be discouraged, except where they threaten existing structures or personal safety.

b. Street Furniture

a. Placement of street furniture which is appropriate to the context, attractive, and durable shall be encouraged. Placement of furniture should be based upon careful study of how people tend to use a street.

c. Lights, Signs, and Traffic Signals

a. Public signs shall utilize compatible graphics, colors, proportions, dimensions, and fabrication methods in order to create greater consistency and improve their compatibility with their historic setting.

b. Street lights shall be designed to harmonize with their surroundings, and traffic signal poles and mounts shall be as unobtrusive as possible, both physically and visually.