

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, July 7, 2021, 5:00 p.m. This meeting will take place using Zoom.

Please note that the placement of items on this agenda are 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, which authorizes cities and towns to conduct meetings online.

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

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

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Jul 7, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop July 7, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88425279680>

Or One tap mobile :

US: +13126266799,,88425279680# or +19292056099,,88425279680#

Or Telephone:

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

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

Webinar ID: 884 2527 9680

International numbers available: <https://us02web.zoom.us/j/88425279680>

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 6-23-2021

- i. Certificate of Appropriateness for Building Addition and Site Alterations; Reiche School, 132 Brackett Street; Portland Public Schools, Applicant. The Board voted 6-0 (Naifeh absent) to approve the application, subject to conditions.
- 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. The Board voted 6-0 (Naifeh absent) to approve the application, subject to conditions.

3. COMMUNICATION AND REPORTS

4. PUBLIC HEARING - 5:00 PM

- i. Certificate of Appropriateness for Building Addition; 60 Garrison Street; Lucas Hathaway, Applicant.

5. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations, Dormer Addition; 5 Eastern Promenade, Casco Chataugua Development, Applicant.
- ii. Preliminary Review of Proposed Rooftop Addition; 50 Exchange Street, Edith Armstrong, Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
60 GARRISON STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Preservation Compliance Coordinator
DATE: July 2, 2021
RE: July 7, 2021 **PUBLIC HEARING – Review of Proposed Addition for an
Accessory Dwelling Unit HPBR-001622-2021**

Address: 60 Garrison Street
Applicant: Lucas and Jessica Hathaway
Project Architect: Bruce Butler

A legal ad giving notice of the public hearing was published in the Portland Press Herald on June 30, 2021. Notices were sent to 30 neighboring property owners within 100' of the subject property. A sign announcing the July 7, 2021 hearing was posted at the property on June 30, 2021.

Introduction

Lucas and Jessica Hathaway have applied for a Certificate of Appropriateness to add an accessory dwelling unit (“ADU”) to the side of the home they own at 60 Garrison Street, in the Stroudwater Historic District. The late-19th Century Italianate farmhouse is a single-family home on a lot of over $\frac{3}{4}$ of an acre, with 132' of road frontage. Although it retains its original form and has recognizable historic character (albeit with some lost features) it is classified as noncontributing – at least partly because the construction date is outside of the period of significance for the district, and it is some distance from the older homes clustered around Westbrook and Congress Streets.

Recently revised City Codes have streamlined reviews of ADU's, and since this one-story “in-law apartment,” as ADU's have been called in the past, is physically attached to the existing home it needs no formal Planning Department review. The size of the lot enables the addition to meet zoning setbacks and lot coverage limits comfortably. Staff scheduled a public hearing for the first appearance of the application on a Board agenda, as the plans for the modest addition are sufficiently detailed to indicate a reasonable level of compatibility with the primary dwelling.

With elderly parents waiting to move in, the owners hope to break ground this summer. Mr. Hathaway has submitted a cover letter describing the project and photos of the existing house and yard, and Mr. Butler provided plans and elevations. Staff includes some photos courtesy of Google Earth, and the 1924 tax photo.

Subject Property

The house at 60 Garrison Street is a simple, wood-framed, 1-1/2 story Italianate building from the late 19th Century, with its main gable facing front. A rear ell has a covered porch facing the driveway on the west side, and a detached garage that dates from the mid-20th Century according to the Assessor's description sits far back on the lot. While the form of the house is intact and the windows are old wooden double-hungs with storm windows, a number of changes have taken place since 1924:

- The original clapboard siding and corner boards have been covered by wide-exposure (8") aluminum siding.
- Other trim at rakes and eaves has been wrapped with metal.
- The Italianate entry hood has been removed, the entry porch reduced in size, and the angled, single-story front bay was made into a right-angled box bay.
- The bay and the entry porch are now covered by a shed roof that extends across the entire width of the front face.
- The original porch railing, with turned posts and balusters, has been removed along with the original skirted porch.
- The existing railing is a modern metal railing.
- On each side of the main roof, a gabled dormer breaks the eave.
- The original brick foundation has been coated with cementitious parging.
- A collection of outbuildings existed behind the house in 1924. The existing garage appears to be in approximately the same location as one of the older buildings visible in the 1924 photo.
- Since 2019, several skylights have been added to the east roof slopes – one on the main roof, and two on the rear ell.

Proposed Addition

Please see Mr. Hathaway's cover letter for an overview of the project (Attachment 1.) Mr. Butler's proposed addition presents a scaled-down, one-story gable-fronted geometry to the street, connected to the larger, original block by a hyphen with a shallow-pitched roof. Among the simple, traditional details, staff notes:

- Engineered wood clapboards (LP Smartside) with a 4" reveal
- Simple, traditional, painted wood trim
- Marvin fiberglass windows with 2/2 configuration echo the original windows, with several awning windows, as dictated by the interior program
- It appears that the front part of the gabled addition is to be attic storage with pull-down stairs; to the rear is a cathedral ceiling over the living area.

- A gas fireplace in the living room will require venting. The proposed vent has a square, stainless steel, exterior wall cap towards the rear of the east wall. It will be a hot surface during operation, and staff does not know of any plans to paint the cap or whether it is possible to do so effectively and safely.
- A ramp, deck, and rear entry porch are on the back side of the added hyphen, and will most likely be invisible from the street.
- Some concrete foundation will be exposed until the planned foundation plantings will largely obscure it, similar to the treatment of the existing foundation.
- Staff is aware of no other new lighting, vents or mechanical equipment that will be visible.

Staff Comments

Staff is comfortable with the compatibility of the form, scale, and detailing of the proposed addition. As viewed from the north and east, the two elevations visible from Garrison Street, it settles into a low-profiled, secondary relationship to the main house. Given the context and the noncontributing status of the property, staff has no major concerns, and few comments or suggestions.

While the design is in a number of ways reminiscent of the original house, the addition is sufficiently different to be distinguishable from the existing house:

- Some new fenestration vocabulary is used, with the use of several awning windows and mulled units.
- No shutters are proposed for the addition.
- The proposed siding has a narrower exposure, and is actually more traditional in appearance than the aluminum that exists on the original house.
- Corner boards are proposed, another traditional feature that has been obscured on the house.

Though staff believes the proposed design meets the applicable standards, the Board may want to take up a few minor questions for discussion:

- While the addition is distinguishable from the main house and the house retains a subtle sense of its older vintage, the addition has traditional-looking siding, windows, and trim, and the chief characteristic that marks it as more contemporary is the fenestration patterns. Do any Board members favor more contemporary features?
- Staff notes that the ratio of window to wall in the connector section between the primary block and the addition is a bit out of character and somewhat skewed, with three mulled awning windows taking up much of the wall. (It could be argued that this works in favor of expressing a contemporary approach that is in keeping with the addition being of this time.)
- Staff should review the final specifications for the windows; if the traditional approach is approved by the Board, then simulated divided lights with appropriately sized muntins, and half screens would be most appropriate.

Applicable Standards for Review:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

For excerpts from the Standards for Review of New Construction, and Standards for Review of Alterations to or Redesign of Noncontributing Structures, please see Attachment 6.

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the July 7, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed addition at 60 Garrison Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Applicant's cover letter
2. Architect's plans and elevations
3. Applicant photos of existing conditions
4. Staff photos from Google Earth - 2019
5. 1924 tax photo
6. Excerpts from applicable standards – new construction and noncontributing buildings

May 18, 2021

Ms. Jennifer Munson, Office Manager
City of Portland Department of Planning and Urban Development
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

**RE: Proposed Accessory Dwelling Unit
Hathaway Residence
60 Garrison Street
Chart, Block, Lot (CBL) 212A004001**

Dear Ms. Munson,

We are pleased to present our application for a proposed Accessory Dwelling Unit (ADU) at our residence located at 60 Garrison Street in Portland. The subject property is currently improved with a single-family residence and detached garage, owned and occupied by Lucas and Jessica Hathaway, JTS. The property is approximately 0.8724 acres in size, the existing residence is approximately 1,688 square feet, and the detached garage is approximately 400 SF, according to City of Portland Assessor's records. The subject property is located in residential zone R2, and within the Stroudwater historic district.

The proposed construction is a one-story accessory dwelling unit (ADU), which would be attached to the east side of the existing house, to be used as an "in-law" addition for elderly parents. The addition as currently drawn would cover an approximate ground footprint of 750 square feet and would include a separate exterior entry, an ADA accessibility ramp, and a small attached deck.

We look forward to working with you and the Planning Staff in the review of this project. Please feel free to contact us to discuss any questions you may have regarding our application. We have been in contact with Ms. Andrews and Mr. Wiener in Historic Preservation, who are aware of our project, will be copied on this correspondence.

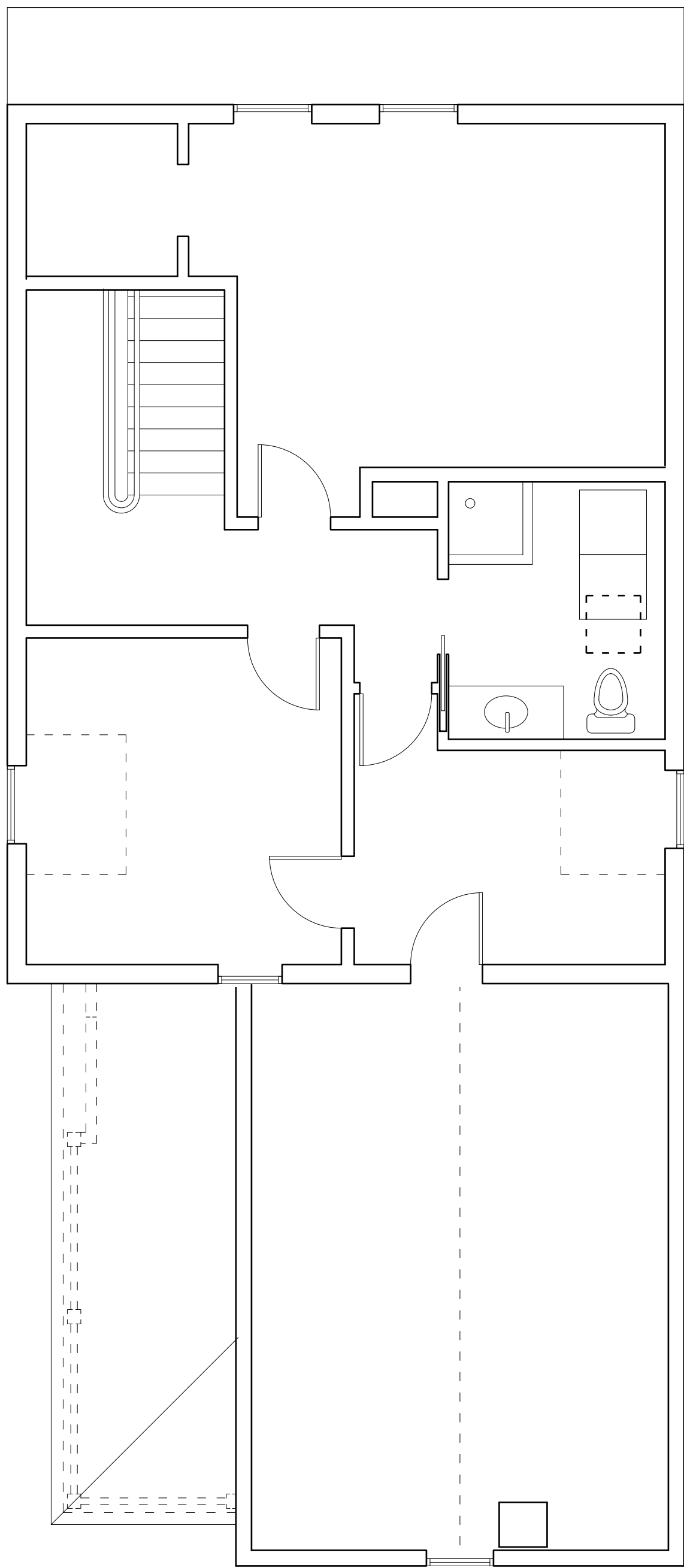
We understand that the Planning Board and Historic Commission have had a high volume of applications recently, which we can appreciate. Please understand that time is of the essence for this project, as the eventual occupants have sold their home and are waiting on construction of this addition, while navigating a difficult rental market. We are hoping to break ground on this project as soon as possible in the Summer of 2021.

Sincerely,

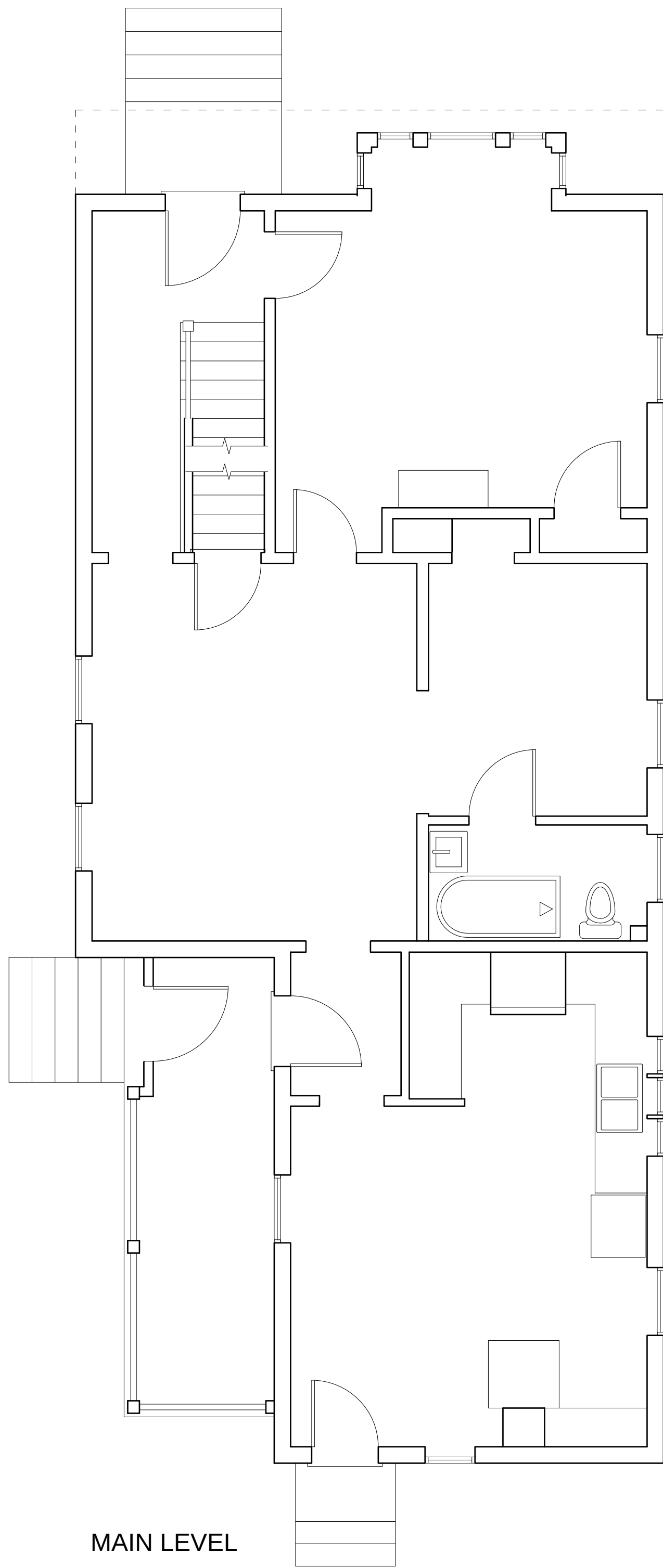


Lucas Hathaway
60 Garrison Street

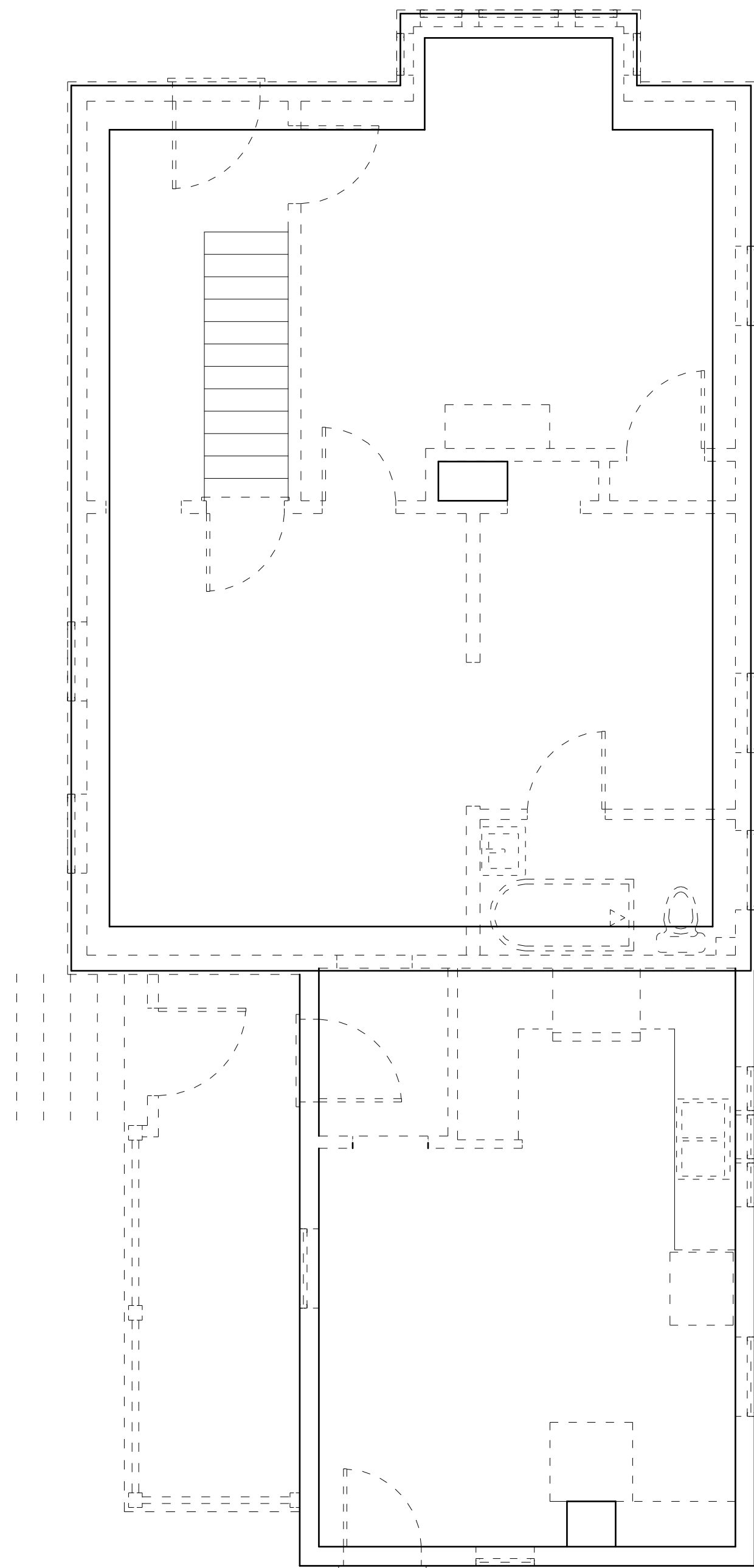
Cc: Bruce B. Butler, AIA/LEEDAP: By Design
Deb Andrews, City of Portland Historic Preservation
Rob Weiner, City of Portland Historic Preservation



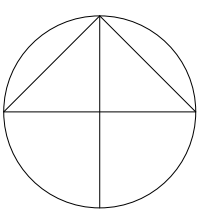
SECOND LEVEL



MAIN LEVEL



BASEMENT



JOB NORTH

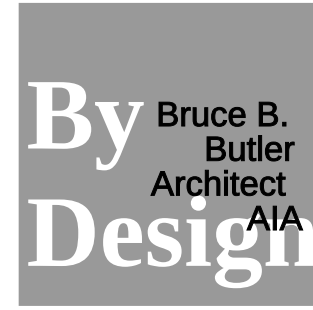
**HATHAWAY
RESIDENCE**
60 Garrison Street
Portland, Maine

SCALE 1/4" = 1' - 0"

DRAWN BY: **BBB**

DATE: 3/16/21

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EXISTING
FLOOR PLANS
A100



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**HATHAWAY
RESIDENCE**
60 Garrison Street
Portland, Maine

SCALE **1/4" = 1' - 0"**

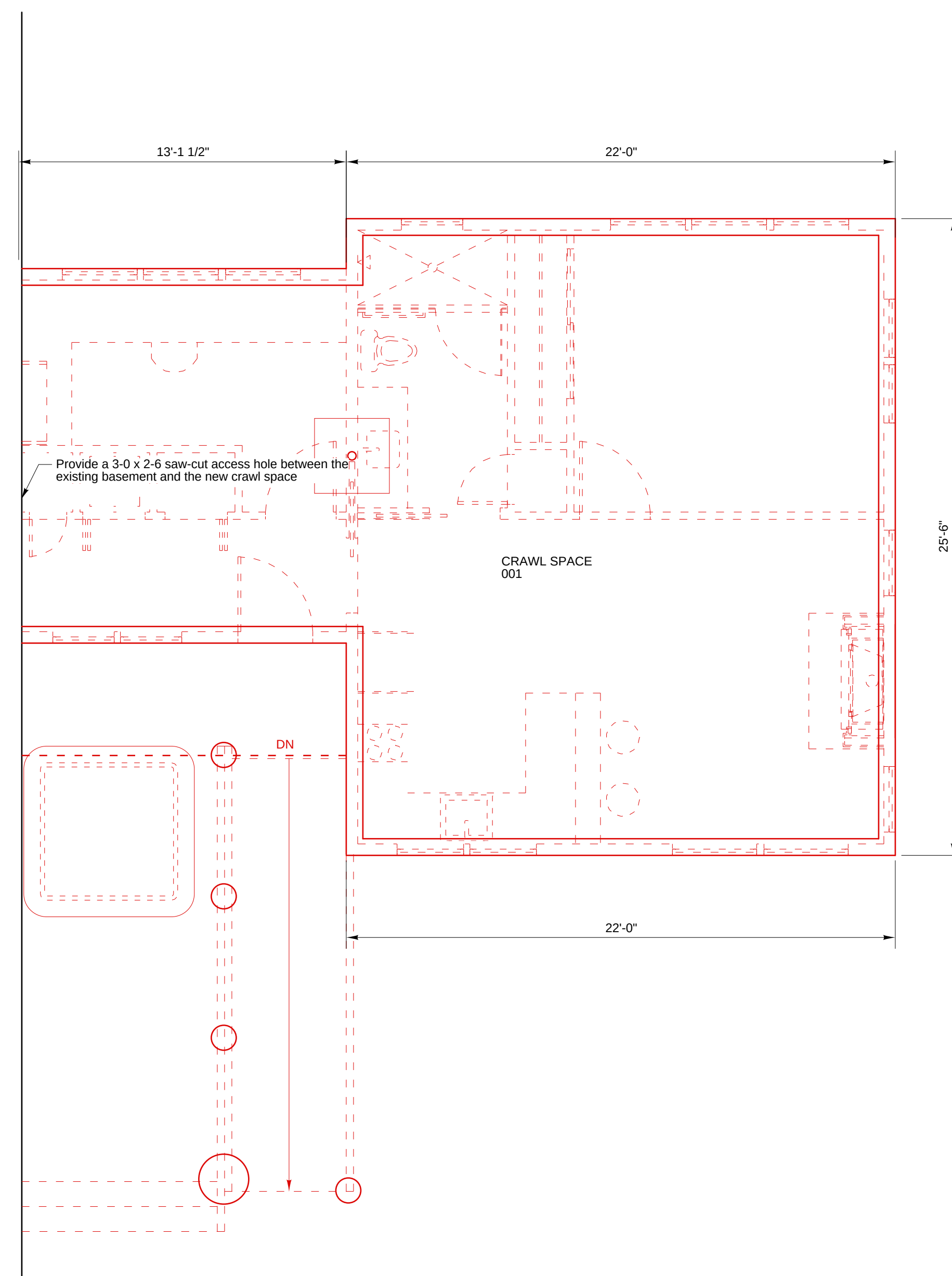
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DATE: **3/16/21**

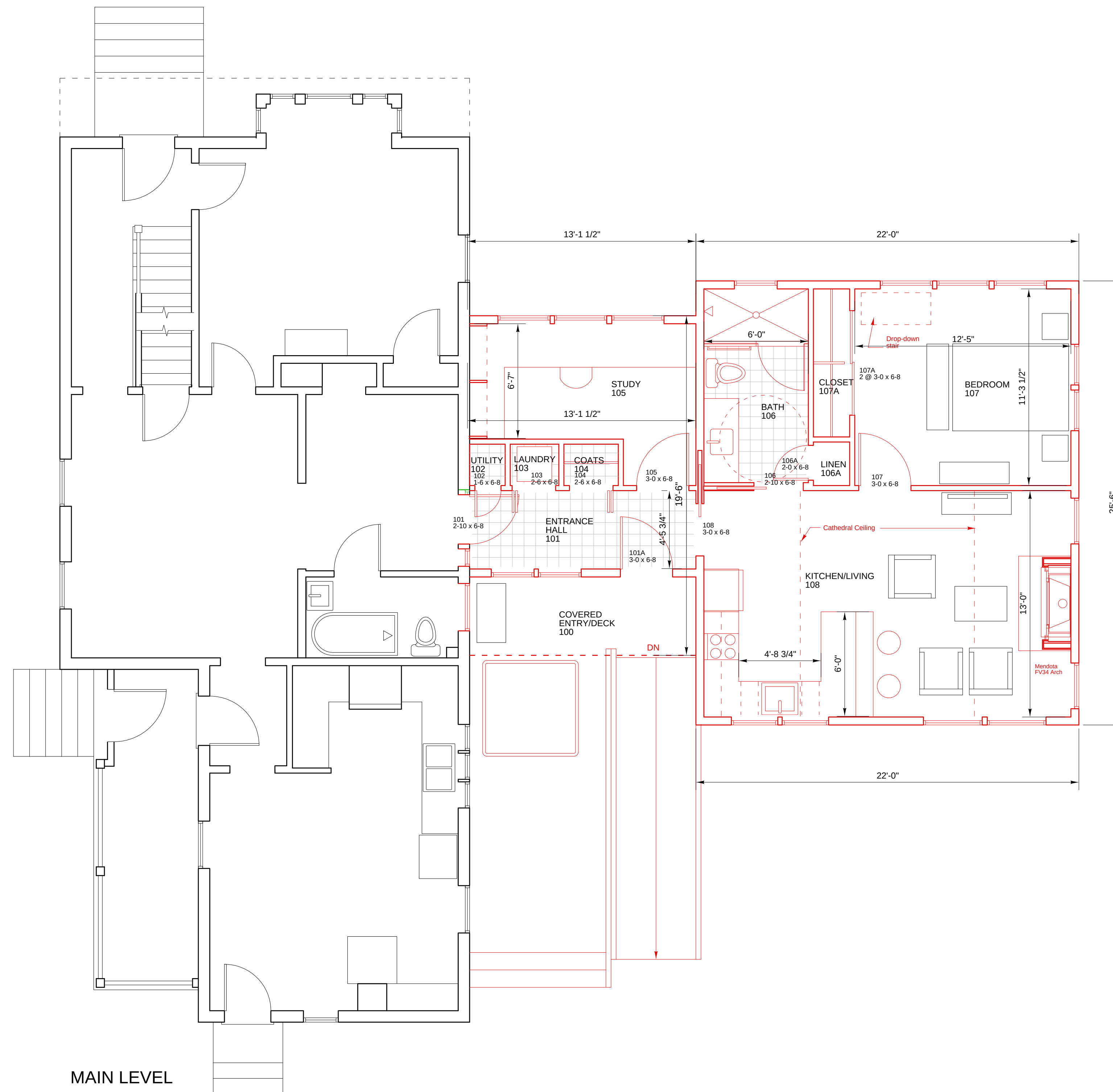
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By Bruce B.
Butler
Architect
AIA
Design

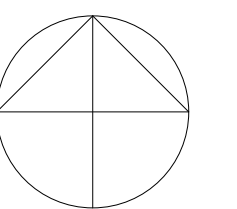
EXISTING
ELEVATIONS
A200



FOUNDATION



MAIN LEVEL



JOB NORTH

**HATHAWAY
RESIDENCE**
60 Garrison Street
Portland, Maine

DESIGN DEVELOPMENT

SCALE 1/4" = 1' - 0"

DRAWN BY: **BBB**

DATE: 7/02/21

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By Bruce B. Butler
Architect
AIA
Design

PROPOSED
FLOOR PLANS
A101f

PROPOSED
FLOOR PLANS
A101f



SOUTH ELEVATION



NORTH ELEVATION

**HATHAWAY
RESIDENCE**
60 Garrison Street
Portland, Maine

**DESIGN
DEVELOPMENT**

SCALE **1/4" = 1' - 0"**

DRAWN BY: **BBB**

DATE: **7/02/21**

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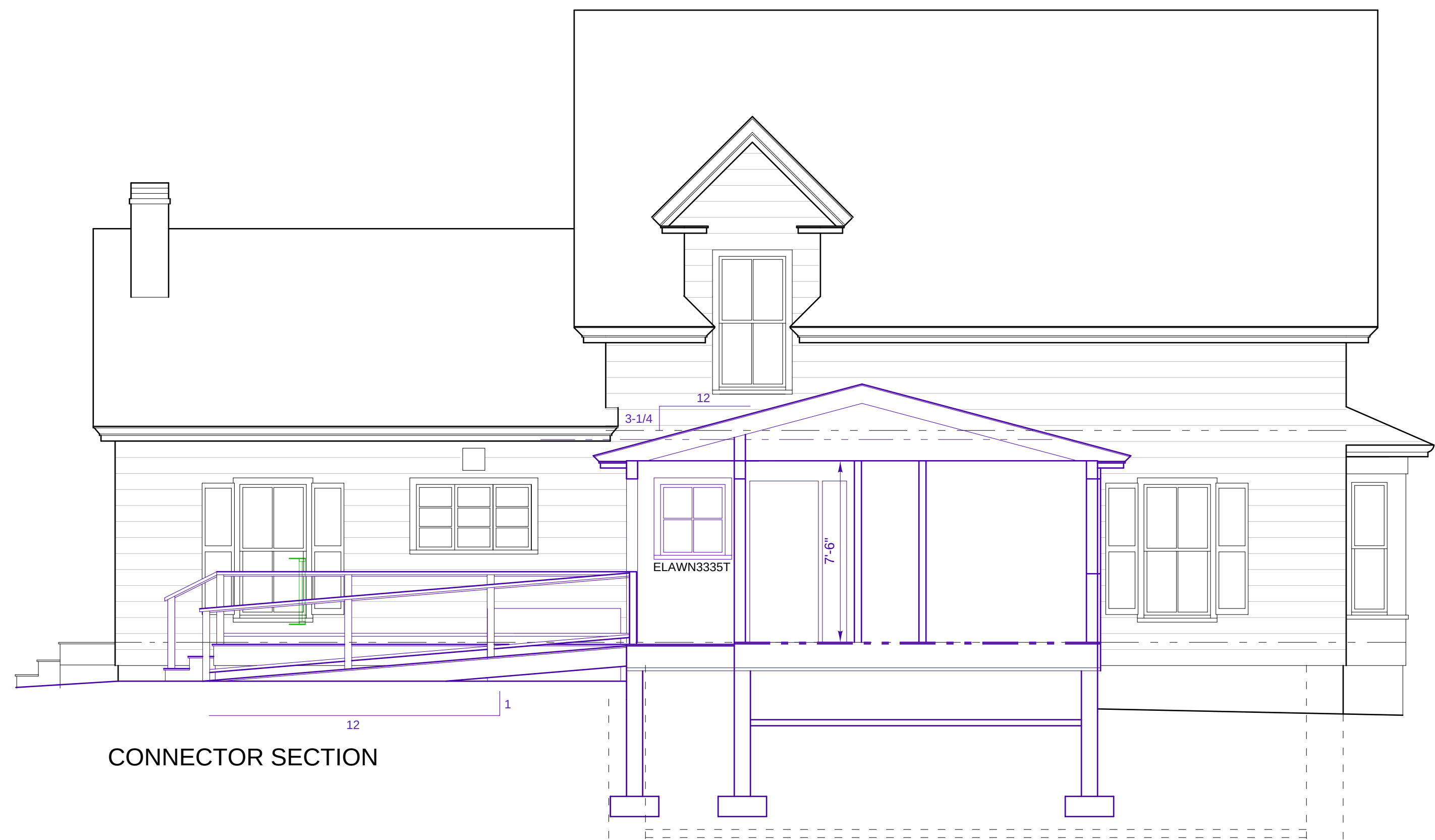
By Bruce B.
Butler
Architect
AIA
Design

**PROPOSED
ELEVATIONS**

A201f



EAST ELEVATION



CONNECTOR SECTION

HATHAWAY
RESIDENCE
60 Garrison Street
Portland, Maine

DESIGN
DEVELOPMENT

SCALE 1/4" = 1' - 0"

DRAWN BY: BBB

DATE: 7/02/21

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By Bruce B.
Butler
Architect
Design AIA

PROPOSED
ELEVATIONS

A202f









60 Garrison, 2019

Write a description for your map.



Google Earth

©2021 Google

Page 17

10 ft



60 Garrison, L side, 2019

Write a description for your map.



60 Garrison, side, 2019

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Google Earth

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Excerpts from Historic Preservation Standards for Review of New Construction, and Standards for Review of Alterations to Noncontributing Structures

17.8.3 Standards for review of new construction

In considering an application for a Certificate of Appropriateness involving new construction, the Historic Preservation Board and the Planning Board shall apply the following general standards as may be applicable to the context of the proposed construction. The intent and application of the following standards are further described in the Historic Resources Design Manual and shall guide the board in its review.

A. Scale and form

1. Height. The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
2. Width. The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.
3. Proportion of principal facades. The relationship of the width to the height of the principal elevations shall be visually

compatible with structures, public ways, and open spaces to which it is visually related.

4. Roof shapes. The roof shape of a structure shall be visually compatible with the structures to which it is visually related.

5. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.

B. Composition of principal facades

1. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.

2. Rhythm of solids to voids in facades. The relationship of solids to voids in the facade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.

3. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be

visually compatible with the structures, public ways, and places to which they are visually related.

4. Relationship of materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

17.8.4 Standards for review of alterations to or redesign of noncontributing structures

A. In considering an application for a Certificate of Appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations set forth in Subsection 17.8.2 shall apply as applicable. The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the Planning Authority or Historic Preservation Board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
5 EASTERN PROMENADE

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: July 2, 2021
RE: July 7, 2021 **WORKSHOP – Preliminary Review of Proposed Comprehensive Exterior Rehabilitation, including Alterations & Additions**

Address: 5 Eastern Promenade

Applicant/Building Owner: Casco Chatauqua Development

Architect: Andy Hyland and Mark Chaloupecky, Port City Architecture

Introduction

Architect Andy Hyland, on behalf of applicant Casco Chatauqua Development, has requested a workshop to present plans for the comprehensive rehabilitation of the residential structure at 5 Eastern Promenade, which is located in the recently-designated Munjoy Hill Historic District. One of the most architecturally notable residences on the Hill, the former single-family home was designed by John Calvin Stevens and John Howard Stevens. The building has accommodated three apartments for many years. The new owner intends to maintain the three units (as condos), but reorganize the interior so that that each floor level--including attic--accommodates a single unit.

As described and illustrated in the submitted materials, much of the proposed scope of work can be characterized as repair/restoration. While relatively unaltered, the building has suffered from years of deferred maintenance and most of its exterior architectural features need some level of repair or replacement-in-kind. Fortunately, the original JC Stevens drawings are available for consultation and have guided the design of the few missing elements. The project does call for a number of building alterations and additions, however. Virtually all of the exterior changes are proposed for the rear elevation of the building. As shown in the enclosed photos, the rear of the building is visible from the Eastern Promenade Trail, which is a public way. Available views are from a considerable distance.

Enclosed for the Board's review is a written project description, photos of the building from numerous vantage points, elevations of existing conditions with areas for restoration/alteration/removal noted, proposed elevations, site plan, roof plan and a section view. Copies of the Stevens drawings are not enclosed, as they are too faint to copy effectively.

Subject Structure, Context

The imposing residential structure at 5 Eastern Promenade was built in 1898 for Henry Merrill, an executive for the fuel company Randall and McAllister. Designed by John Calvin and John Howard Stevens, the building is an eclectic dwelling with elements of the Queen Anne, Colonial Revival and Shingle styles, all of which were popular at the turn of the twentieth century.

See ATTACHMENT 1 for a detailed architectural description of the building from the Munjoy Hill Historic Resources Inventory. The building is classified as a Contributing structure within the Munjoy Hill Historic District.

Located on the water side of the Eastern Promenade, 5 Eastern Promenade is the first residential structure on this side of the street as one climbs Fore Street toward the Promenade. The buildings across the street are commensurate in scale and architectural significance, making this particular stretch one of the most notable areas within Munjoy Hill.

Both Atlantic Street and Munjoy Street intersect with the Eastern Promenade in the immediate vicinity of this property, allowing for longer views of the building from these side streets.

The rear elevation of the building can be viewed from the Eastern Promenade Trail. Although the building is well above and a considerable distance from the trail, the upper portion of the rear façade can be viewed from various points on the trail, as shown in the enclosed photos.

Scope of Work

Given the detailed and itemized descriptions provided in the project narrative and annotated drawings, there is no need to repeat the information here.

As noted in the introduction, the work proposed for the front and side elevations can be characterized as repair, restoration or replacement in kind. That said, the applicant will need to provide specifications for features that are proposed to be replaced—in particular, the windows and roofing. While a general description has been provided regarding the direction being taken for these replacements, it will be important to review specifications for these key items. Staff also notes that in at least one instance, a fragment of original

decorative trim is proposed to be removed because little of it remains. While the applicant is not required to replicate missing trim, staff recommends that any remaining fragment be preserved.

With respect to the windows, the proposal calls for restoring existing original decorative multi-light windows. These are concentrated on the front façade of the building. The remaining windows--original or recent replacements--are proposed to be replaced in order to achieve visual consistency.

On the rear elevation and roof a number of alterations and additions are proposed. Site alterations are proposed as well. These include:

- At the second-floor level, two new windows openings are to be added on either side of the center projecting gabled section. Also, an existing window on each side will be converted to a door. The doors will access new added decks. To accommodate the decks, sections of existing roofs below will need to be modified/reconstructed.
- At the attic level (within the roof), two inset dormers with shed roofs are proposed. The inset dormers will provide access to added decks. The attic-level dormers/decks will align with the new ganged windows and decks below.
- On a flat section of roof at the center of the building, a roof deck is proposed. As proposed, access to the deck will be from a ship's ladder. What appears to be a cable railing surrounds the deck.
- An existing asphalt paved area on the west side of the house will be replaced (new paving not indicated) and expanded to accommodate three cars. A low retaining wall is proposed to be built behind these parking spaces, where the grade drops off sharply. No details have been provided for the retaining wall.

No work is proposed for the existing (original) garage at this time.

Preliminary Staff Comments

While some aspects of the proposed project may warrant further consideration, the project as a whole promises to return this exceptional residence to excellent condition and a place of prominence on the Hill. Staff is very pleased that the owner and project architects have taken such a sensitive approach to its rehabilitation, allowing remaining architectural details and original documentation to guide the work.

Recognizing that a number of details and specifications have yet to be provided, the project architects have requested a preliminary workshop to get feedback from the Board

regarding the acceptability of the proposed interventions on the rear and roof. The Board is being asked whether the interventions, as proposed or modified, are likely to be found to meet the ordinance review standards. The owner sees the provision of deck space and added windows as critical to the success of the project and is therefore eager to have this threshold question addressed early on.

As noted above, the subject building is identified as a Contributing Structure within the Munjoy Hill Historic District. Although it is one of the most architecturally notable and intact historic residences on the Hill, it is not classified as a Landmark which would require the highest level of scrutiny.

Although the rear of the building is visible from a public way, it is viewed from at a considerable distance. This fact, together with the Board's general practice of providing greater flexibility on secondary elevations of a building, leads staff to support most of the proposed interventions, at least in concept. The one aspect of the project that staff does not support, at least based on the materials provided, is the addition of a deck on the flat portion of the roof. From the elevations, it appears that the deck railing will project considerably above the roof, as would any deck furniture, etc. The deck would likely be visible from locations on the Eastern Promenade as well as from Munjoy and Atlantic Street. Additionally, staff does not find the introduction of a roof deck to be compatible with the character of the subject structure.

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.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*

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

Attachments:

1. Building description from Munjoy Hill Historic District Inventory
2. Written project description
3. Photographs of existing conditions
4. Site plan
5. Existing elevations, annotated
6. Proposed elevations
7. Balcony section
8. Roof plan
9. Cut sheets for exterior lighting, roof hatch

Submission for:

Historic Preservation Board

5 Eastern Promenade

Portland, Maine 04101



June 23, 2021



Table of Contents

Project Overview

Elevation Restoration and Modifications

Roof Restoration and Modifications

Site Modifications

Attachments

- Photos
- Light Fixtures
 - o New fixtures for Front Porch (examples)
 - o Existing fixture at side door to restore
- Cut Sheet of Roof Hatch (example only)

Drawings

- Site Plan (proposed)
- Elevations (existing) with keyed photos
- Elevations (proposed)
- Schematic Floor Plans
- Roof Plan

Project Overview

Port City Architecture, along with Mechanical, Electrical, Plumbing, and Structural Engineers have been commissioned to renovate and restore the existing structure at 5 Eastern Promenade in Portland. The original single-family house was built in 1898, but is currently a three-unit residential use, and it has been this use for an extended period of time. In its current layout, there is one unit located on the main level, with the second level containing two units. The plan for this project is to remodel the interior to keep the three units, but to have the second level contain the second unit only, while the third unit will be relocated to the attic level.

As part of this renovation, the exterior will be renovated and restored. Divided light windows will be rebuilt and restored, while existing vinyl replacement windows will be removed and replaced with modern wood replica windows with insulated glass. There are also some existing original windows that will not be restored but replaced. This is due in part to the existing condition of some of the windows, but is more a desire to keep a level of visual consistency with all the types and groupings of the various windows.

The exterior will also be repaired and restored where necessary and the entire building will be repainted with a period correct historic color palette. The existing asphalt shingle roofing will also be replaced.

There will be modifications to the existing rear elevation. These modifications are intended to be modest interventions that retain the original design intent of the house, while introducing more visual connection between each unit and the harbor views. We feel these modifications are necessary to be able to bring a successful three-unit project. These modifications are detailed in the Elevation improvements section of this submission.

Elevation Restoration / Modifications

As stated, part of this project is to restore and repair the existing elevations. Below is a summary of each elevation. Please also see the attachments with the existing elevations (with keyed photos) and the new elevations.

Front Elevation:

The goal for the front elevation is to restore this elevation as much as feasible. All of the divided light windows on this elevation will be removed, restored, and reinstalled. This includes the diamond mullion windows on the first level, and the door sidelights. The archtop triple on the second level will also be restored. The archtop stained glass window will be restored and remain a stained-glass window. All of these windows will have a storm window on the exterior to protect the rebuilt windows. The remainder of the windows will be removed and replaced with modern replica windows with insulated glass.

The front door will be restored along with the iron grille (except for the top corner piece which will be removed to match the other corner, see attached photos). The brick, shingles, and trim will be restored as required and the shingles (and trim) will be painted to an historic color palette. Originally, there was scrolling on the eave fascia at the first level roof that extended around the front porch. There is only a small portion of it left on the right side and none of it is left on the porch fascia. The little that is left will be removed and the fascia will remain. Finally, the ceiling light on the porch will be replaced (see attached cut sheets).

Side Elevation (driveway):

All of the windows on this elevation are either one-over-one original windows or existing vinyl replacement windows. The windows will be replaced with modern replica windows to maintain continuity. This elevation will be repaired where necessary, with the wall shingles to be painted per the front elevation. The existing wood side porch and stair will be removed and replicated as closely as possible per the original drawings. The side door will be replaced and the existing screen door will be removed (it is not believed that the screen door is original). There is a wall mounted light fixture adjacent to the side door that is believed to be early 20th century. This will be restored and reinstalled. Finally, a trash / recycling area will be located towards the back on this elevation. A structure will be built to conceal the trash and recycling containers as this area is visible from the street (see photo attachment).

Side Elevation (parking):

The first level bay window will be restored and reinstalled (with a new storm window). The remainder of the windows (original and existing vinyl replacement) will be replaced with modern replica windows. As with the other elevations, this elevation will be repaired where required and the wall shingles (and trim) will be repainted. The existing fire escape is no longer needed per code and will be removed.

The windows on the rounded first level porch are an alternating mix of fixed and in-swing casements. Currently the plan for this area is to replace all of the windows with modern replica windows that are fixed and out-swing casements (with interior screens).

The panels below the windows will be restored. The current approach will require more investigation prior to finalizing

Rear Elevation:

This elevation consists of a mix of existing vinyl replacement windows with a few original wood windows. The program calls for all new replica windows on this elevation.

At the basement level the existing arched top masonry openings are to have new replica windows with wood bottom panels and new doors with insulated glass and a wood bottom panel. A number of new masonry openings are to be created for new replica double hung windows.

At the first level the round sun porch is expected to be a mix of fixed and out-swing casement windows (see Side Elevation notes). The two picture windows will be replaced with replica wood windows. All other windows are to be replaced with replica double hung windows.

At the second level all windows are to be replaced with new replica wood double hung windows. Two new window openings are to be cut into the wall to either side of the existing paired windows under the gable.

At the attic level all existing double hung windows (vinyl replacements and original wood) are to be replaced with replica wood windows. The small off-center window within the gable is to be removed. The two shed dormers are to receive new doors with insulated glass and wood bottom panels.

On the second level there are two areas of existing EPDM roof that will be reconstructed to allow for exterior deck areas. The doors out to the decks are currently windows that will be converted to door openings.

On the attic level two reverse dormers will be constructed within the existing roof area to allow for deck access for Unit 3. The new exterior wall will be recessed approximately 3'-0" to allow for the deck area within the Unit. The roof pitch of the reverse dormers will be kept to a 6 :12 pitch.

Roof Restoration / Modifications

The majority of the current roof is a dark red asphalt shingled roof. The sun porch on the first level is an existing EPDM roof and will be repaired as required. The asphalt shingled roof will be removed and replaced with an asphalt shingled roof, with a color that complements the new historic color scheme. There are also sections of eave that have a white aluminum drip cap that will be removed and replaced with a period correct detail.

There is also an area of flat roof at the top of the structure. This is an area that is an EPDM roof with an existing skylight. The existing skylight will be relocated to coincide with the attic level layout. The attic unit will have access to this area of flat roof by means of a new ship's ladder. A new roof deck will be installed for this attic unit to provide some exterior area for this unit. The guardrails will be set back to reduce its visibility from Eastern Promenade, and from Munjoy and Atlantic Streets that go up the hill (see attached photos).

Site Modifications

Site modifications will be kept to a minimum. There are two sections of concrete walkway from the sidewalk to the existing granite steps, and they will be replaced in-kind. The concrete sidewalk sections to the side entrance will be repaired. Most of these sections will remain. On this side elevation will be a new trash / recycling shed attached to the house. There will be a parking area for three cars at the east facade. This area is currently asphalt (that will be removed) and will be expanded for the three spaces. A low retaining wall will be required along the rear and property line side of the parking spaces as the existing topography drops sharply to the south. This retaining wall is expected to be stained concrete with a stone cap and steel top rail, but the design has not been finalized.

Photos



View from Eastern Promenade



View from Eastern Promenade



View from up the hill on Munjoy St.



View from up the hill on Atlantic St.



View from the Eastern Promenade Trail



View from the Eastern Promenade Trail



View from the Eastern Promenade Trail



Close-Up View from the Eastern Promenade Trail



Side Elevation (driveway)



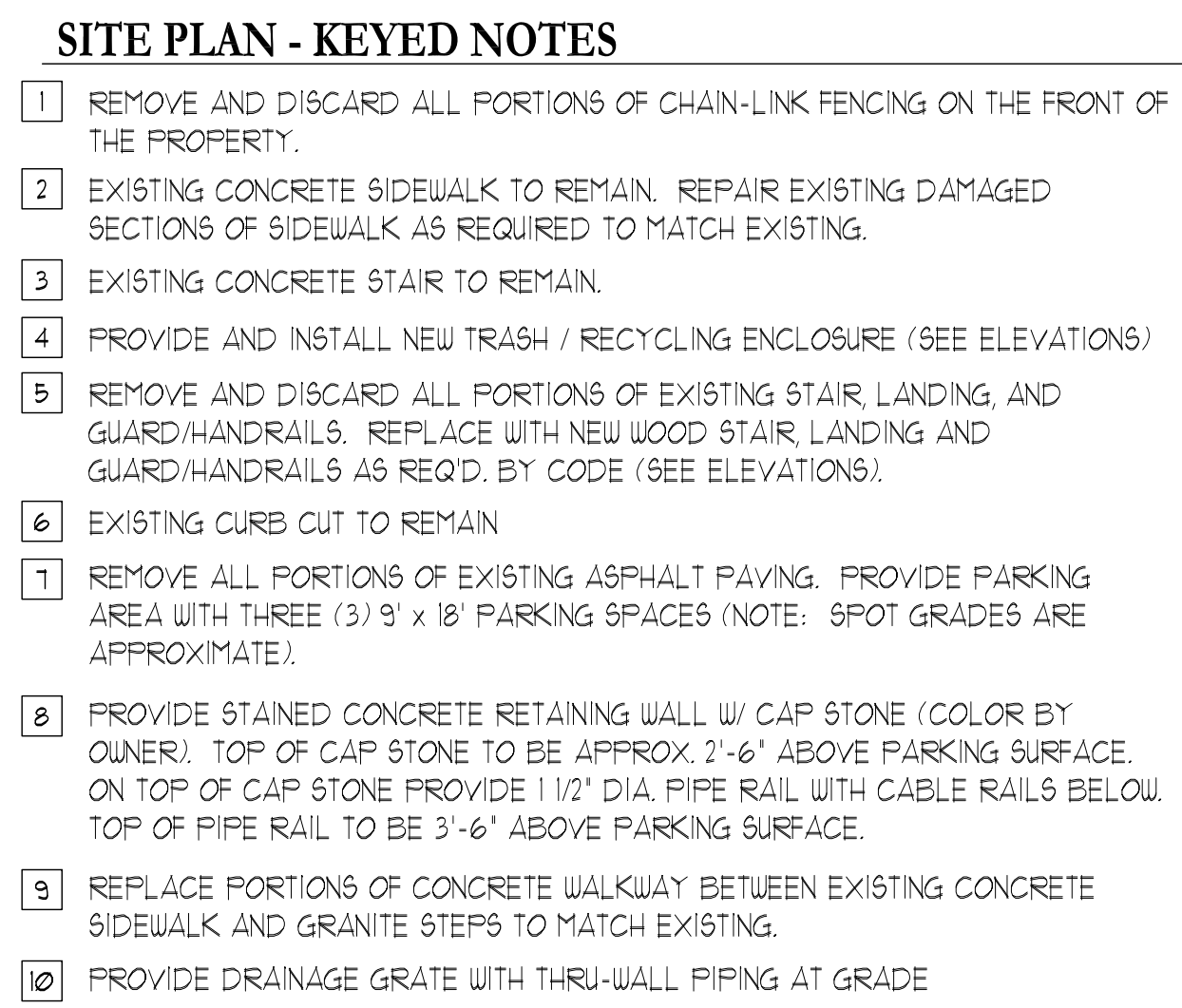
Side (driveway) and Rear Elevation



Rear Elevation



Side Elevation (parking)



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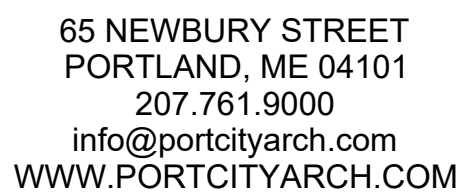
NOT FOR CONSTRUCTION

5 Eastern Prom Portland, Maine

SITE PLAN

Project Number	21100
Date	JUNE 23, 2021
Drawn by	MC
Checked by	

C 1.0
Scale



- A. WINDOW KEY

RESTORATION AND ALTERATION GENERAL NOTES:

- REPAIR AND REPLACE EXISTING WOOD WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #HC-167 "AMHERST GREY".
- REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED. PAINT ENTIRETY OF WOOD TRIM (INCLUDING WINDOWS) BM #HC-27 "MONTEREY WHITE".
- REMOVE ENTIRETY OF EXISTING ASPHALT ROOF SHINGLES DOWN TO EXISTING ROOF SHEATHING. PROVIDE 15# ROOFING FELT WITH ICE & WATER SHIELD WITHIN 5' OF ALL EAVES, VALLEYS AND RIDGES. COVER WITH NEW ASPHALT SHINGLES.

WINDOW KEY – EXISTING ELEVATIONS:

- ☐ A. EXISTING ORIGINAL WOOD WINDOW TO BE REMOVED, AND SALVAGED FOR RESTORATION.
☐ B. EXISTING WINDOW TO BE REMOVED AND DISCARDED.

RESTORATION AND ALTERATION KEYED NOTES:

1. REMOVE ENTIRETY OF CHAIN LINK FENCE.
2. DISASSEMBLE DETERIORATED BRICK WORK AND INSTALL NEW RESTORATION BRICK TO MATCH.
3. REPLICATE EXISTING WOOD CROWN MOLDING.
4. DUTCHMAN REPAIR – MATCH EXISTING.
5. REMOVE NEW ½ ROUND GUTTER AND DOWNSPOUT.
6. REMOVE MODERN LIGHT FIXTURE AND REPLACE WITH NEW PERIOD APPROPRIATE LIGHT FIXTURE.
7. REMOVE EXISTING ORNAMENTAL SCROLLING ON FASCIA.
8. REMOVE EXISTING ROOF AND REFRAME STRUCTURE FOR NEW REVERSE SHED DORMER.
9. REMOVE MODERN WINDOW AND RESTORE WALL TO MATCH.
10. REMOVE AND REFRAME SECTION OF WALL FOR NEW DOUBLE HUNG WINDOW.
11. REMOVE CENTER PICTURE WINDOW AND REPLACE NEW WITH PICTURE WINDOW.
12. REMOVE THROUGHWALL PIPE AND PATCH WITH RESTORATION BRICK.
13. REMOVE EXISTING WINDOW, WOOD PANELING, AND DOOR AND PREP FOR NEW DOOR AND WINDOW SYSTEM.
14. REMOVE PLUMBING VENT, PATCH ROOF TO MATCH.
15. REMOVE THROUGHWALL EXHAUST DUCT AND RESTORE WALL TO MATCH.
16. REMOVE MISC. ELECTRICAL BOXES AND PATCH ATTACHMENT POINTS AS REQUIRED.
17. CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM FIRST TWO LEVELS OF EAST ELEVATION AND REPOINT BRICK AS NECESSARY.
18. CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM BASEMENT WALLS TO SECOND FLOOR OF SOUTH ELEVATION AND REPOINT BRICK AS NECESSARY.
19. REMOVE WOOD SHINGLES FROM BAY WINDOW AND REPLACE WITH ASPHALT SHINGLES TO MATCH MAIN ROOF.
20. REMOVE STEEL FIRE ESCAPE AND PATCH ATTACHMENT POINTS TO MATCH.
21. REMOVE OLD POST AND REPLACE WITH NEW POST.
22. REMOVE DAMAGED PANELS AND TRIM AND REPLICATE TO MATCH EXISTING.
23. CUT AND POINT ENTIRE CHIMNEY.
24. DOOR TO BE RESTORED AND REINSTALLED.

**5 Eastern Prom
Portland, Maine**

DEMO - NORTH
ELEVATION

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Checked by	

D 2.1

Scale





A. DETERIORATED BRICK CHIMNEY, FROM NORTHEAST ELEVATION.



B. SALT DAMAGED BRICK UNDER SIDE ENTRANCE, FROM EAST ELEVATION.



C. DETERIORATED BRICK FOUNDATION, FROM NORTH ELEVATION.



D. DETERIORATED BRICK FOUNDATION ON LEFT SIDE OF PORCH, FROM NORTH ELEVATION.



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**DEMO - NORTH
ELEVATION
PHOTOS**

Project Number **21100**
Date **JUNE 23, 2021**
Drawn by **MC**
Checked by

D 2.2

Scale



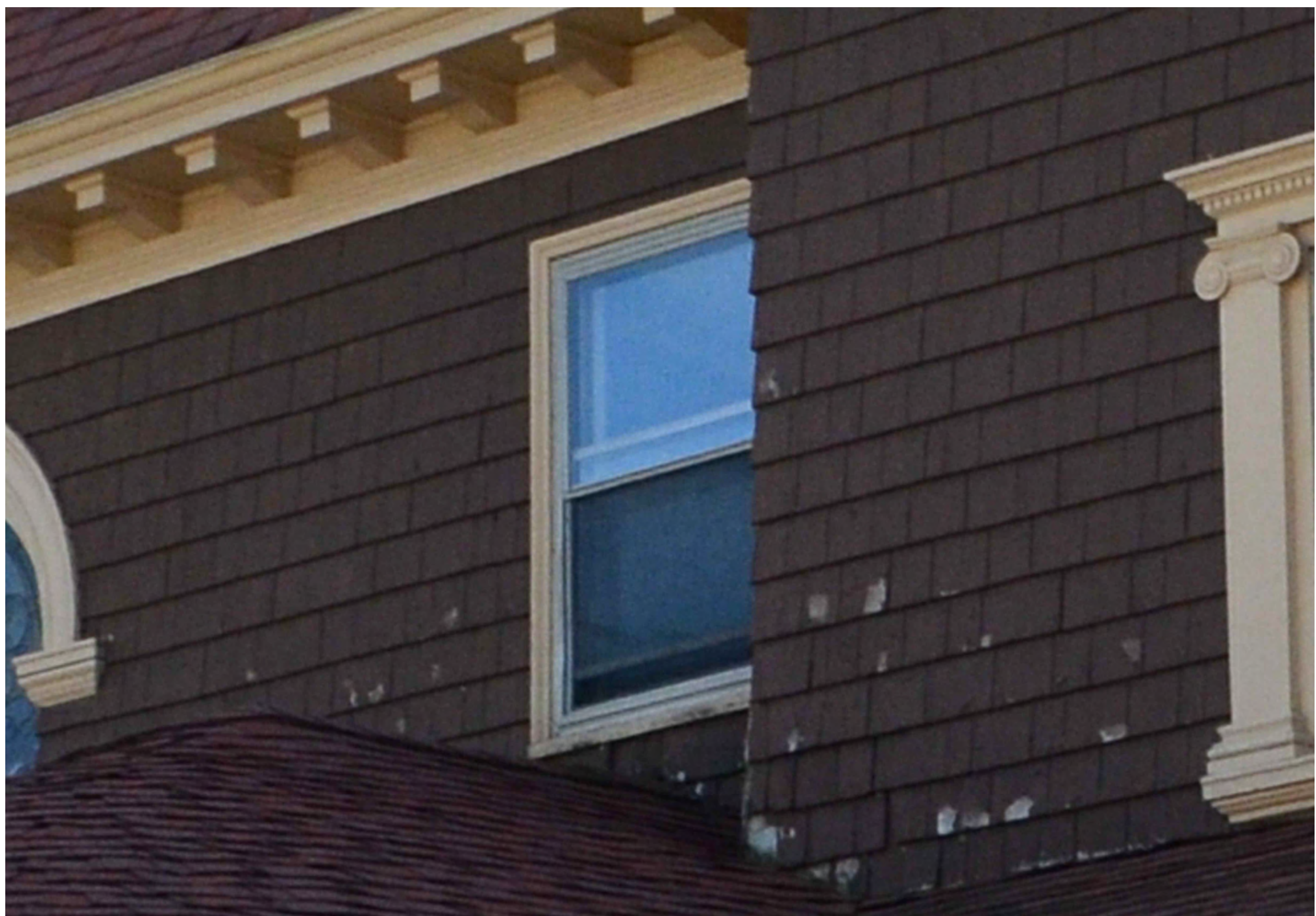
E. DETERIORATED BRICK FOUNDATION ON RIGHT SIDE OF PORCH, FROM NORTH ELEVATION.



F. VINYL WINDOW TO BE REPLACED, FROM NORTH ELEVATION.



G. DETERIORATED WOOD CROWN MOLD TO BE REPLICATED, FROM NORTH ELEVATION.



H. MODERN WINDOW TO BE REPLACED WITH RESTORED WINDOW, FROM NORTH ELEVATION.



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**DEMO - NORTH
ELEVATION
PHOTOS**

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Scale



I. GUTTER AND DOWNSPOUTS TO BE REMOVED, ORNAMENTAL WOODWORK TO BE REPLICATED, FROM NORTH ELEVATION.



J. MISSING SHINGLE TO BE REPLACED ON LEFT SIDE OF PORCH, FROM NORTH ELEVATION.



K. MODERN LIGHT FIXTURE ON PORCH TO BE REPLACED, FROM NORTH ELEVATION.



L. MISSING SCROLLING ON FASCIA, FROM NORTH ELEVATION.



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DEMO - NORTH
ELEVATION
PHOTOS

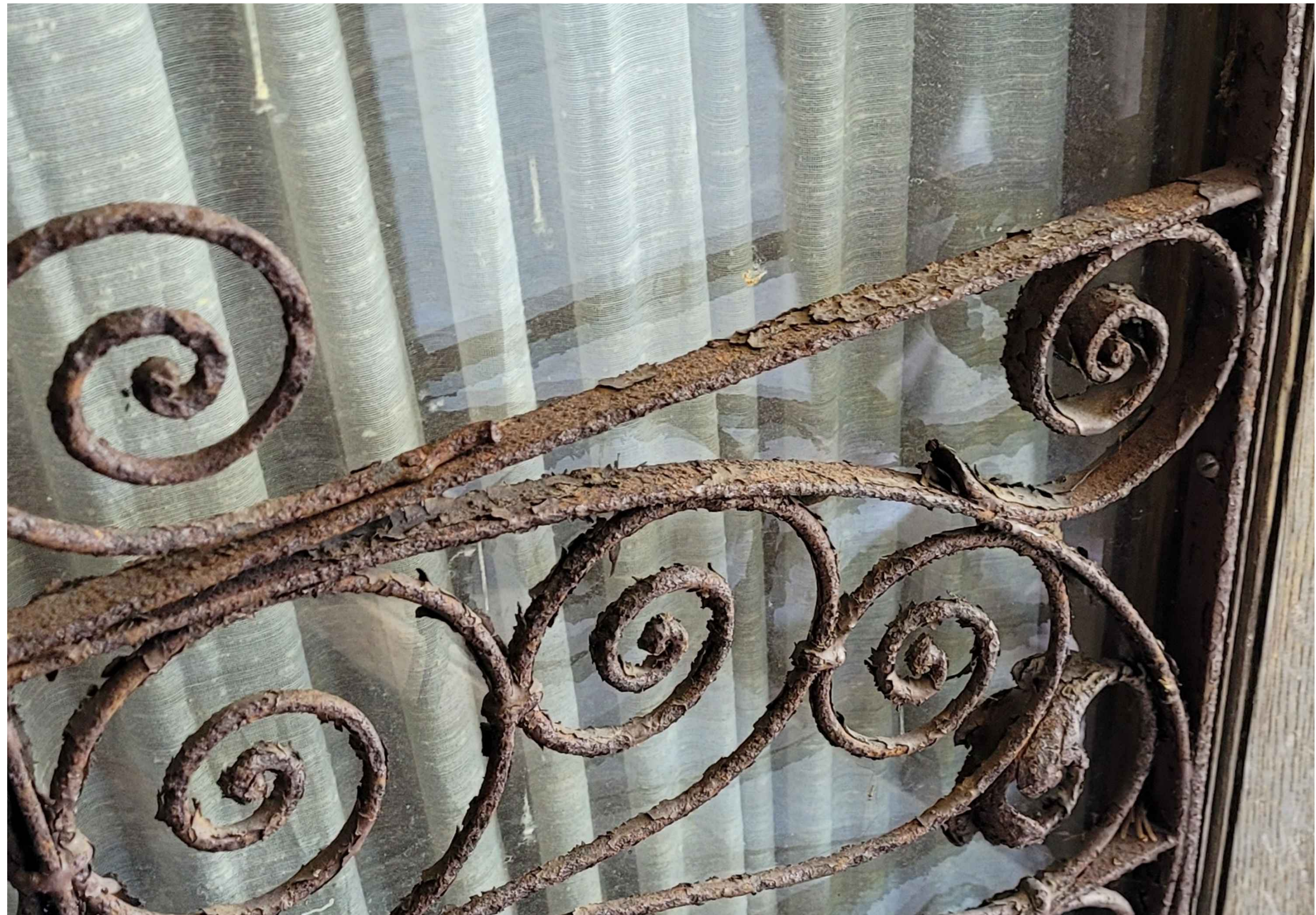
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Scale



M. CORNER OF GRILLE TO BE REMOVED, FROM NORTH ELEVATION.



N. CORNER OF GRILLE TO BE MATCHED, FROM NORTH ELEVATION.



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**DEMO - NORTH
ELEVATION
PHOTOS**

Project Number21100

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D 2.5

Scale



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

ELEVATION KEY:

① RESTORATION AND ALTERATION ITEM.

A.▲ PHOTO

Ⓐ WINDOW KEY

RESTORATION AND ALTERATION GENERAL NOTES:

- REPAIR AND REPLACE EXISTING WOOD WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #HC-167 "AMHERST GREY".
- REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED. PAINT ENTIRETY OF WOOD TRIM (INCLUDING WINDOWS) BM #HC-27 "MONTEREY WHITE".
- REMOVE ENTIRETY OF EXISTING ASPHALT ROOF SHINGLES DOWN TO EXISTING ROOF SHEATHING. PROVIDE 15# ROOFING FELT WITH ICE & WATER SHIELD WITHIN 5' OF ALL EAVES, VALLEYS AND RIDGES. COVER WITH NEW ASPHALT SHINGLES.

WINDOW KEY – EXISTING ELEVATIONS:

- Ⓐ EXISTING ORIGINAL WOOD WINDOW TO BE REMOVED, AND SALVAGED FOR RESTORATION.
- Ⓑ EXISTING WINDOW TO BE REMOVED AND DISCARDED.

RESTORATION AND ALTERATION KEYED NOTES:

1. REMOVE ENTIRETY OF CHAIN LINK FENCE.
2. DISASSEMBLE DETERIORATED BRICK WORK AND INSTALL NEW RESTORATION BRICK TO MATCH.
3. REPLICATE EXISTING WOOD CROWN MOLDING.
4. DUTCHMAN REPAIR – MATCH EXISTING.
5. REMOVE NEW ½ ROUND GUTTER AND DOWNSPOUT.
6. REMOVE MODERN LIGHT FIXTURE AND REPLACE WITH NEW PERIOD APPROPRIATE LIGHT FIXTURE.
7. REMOVE EXISTING ORNAMENTAL SCROLLING ON FASCIA.
8. REMOVE EXISTING ROOF AND REFRAME STRUCTURE FOR NEW REVERSE SHED DORMER.
9. REMOVE MODERN WINDOW AND RESTORE WALL TO MATCH.
10. REMOVE AND REFRAME SECTION OF WALL FOR NEW DOUBLE HUNG WINDOW.
11. REMOVE CENTER PICTURE WINDOW AND REPLACE NEW WITH PICTURE WINDOW.
12. REMOVE THROUGHWALL PIPE AND PATCH WITH RESTORATION BRICK.
13. REMOVE EXISTING WINDOW, WOOD PANELING, AND DOOR AND PREP FOR NEW DOOR AND WINDOW SYSTEM.
14. REMOVE PLUMBING VENT, PATCH ROOF TO MATCH.
15. REMOVE THROUGHWALL EXHAUST DUCT AND RESTORE WALL TO MATCH.
16. REMOVE MISC. ELECTRICAL BOXES AND PATCH ATTACHMENT POINTS AS REQUIRED.
17. CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM FIRST TWO LEVELS OF EAST ELEVATION AND REPOINT BRICK AS NECESSARY.
18. CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM BASEMENT WALLS TO SECOND FLOOR OF SOUTH ELEVATION AND REPOINT BRICK AS NECESSARY.
19. REMOVE WOOD SHINGLES FROM BAY WINDOW AND REPLACE WITH ASPHALT SHINGLES TO MATCH MAIN ROOF.
20. REMOVE STEEL FIRE ESCAPE AND PATCH ATTACHMENT POINTS TO MATCH.
21. REMOVE OLD POST AND REPLACE WITH NEW POST.
22. REMOVE DAMAGED PANELS AND TRIM AND REPLICATE TO MATCH EXISTING.
23. CUT AND POINT ENTIRE CHIMNEY.
24. DOOR TO BE RESTORED AND REINSTALLED.



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DEMO - SOUTH
ELEVATION

Project Number 21100
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D 2.6

Scale



O. MODERN WINDOW TO BE REMOVED, FROM SOUTH ELEVATION.



P. EXISTING PICTURE WINDOW TO BE REPLACED WITH LARGER PICTURE WINDOW, FROM SOUTH ELEVATION.



Q. DAMAGED TRIM TO BE REMOVED AND REPLICATED, FROM SOUTH ELEVATION.



R. MISSING SHINGLE TO BE REPLACED, FROM SOUTH ELEVATION.



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DEMO - SOUTH
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5 Eastern Prom Portland, Maine

DEMO - SOUTH ELEVATION PHOTOS

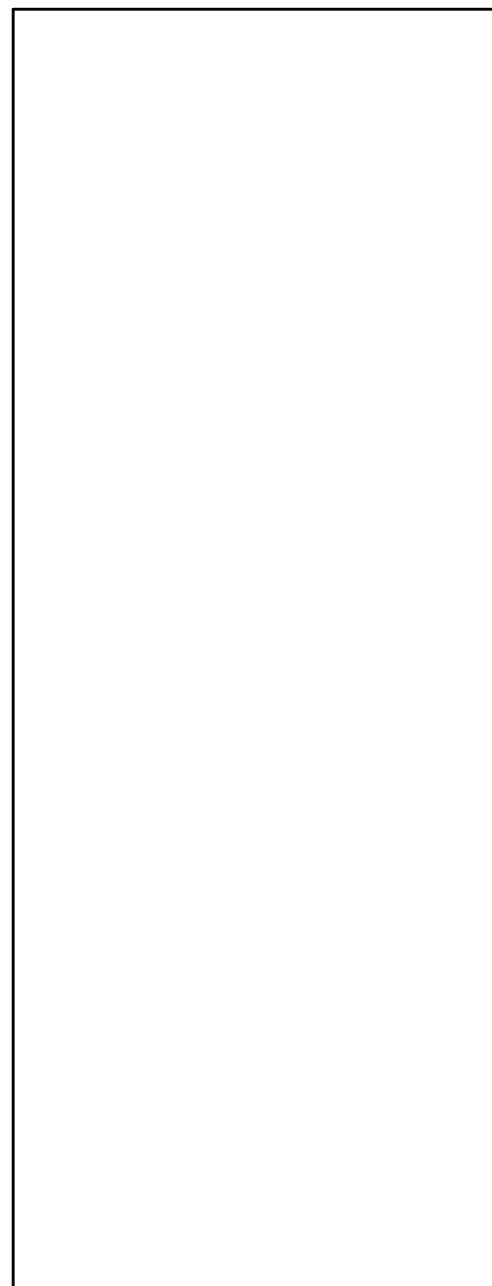
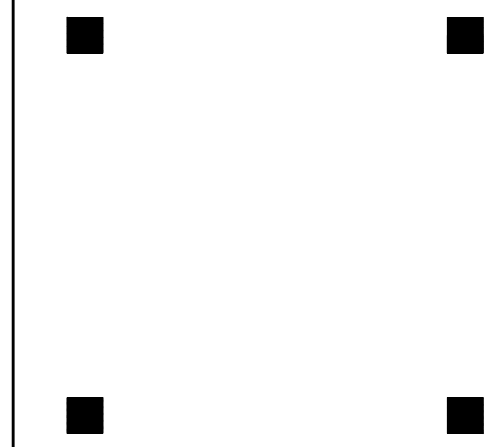
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5 Eastern Prom
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DEMO - EAST
ELEVATION

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D 2.9

Scale

ELEVATION KEY:

- ① RESTORATION AND ALTERATION ITEM.
- A.▲ PHOTO
- Ⓐ WINDOW KEY

RESTORATION AND ALTERATION GENERAL NOTES:

- REPAIR AND REPLACE EXISTING WOOD WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #HC-167 "AMHERST GREY".
- REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED. PAINT ENTIRETY OF WOOD TRIM (INCLUDING WINDOWS) BM #HC-27 "MONTEREY WHITE".
- REMOVE ENTIRETY OF EXISTING ASPHALT ROOF SHINGLES DOWN TO EXISTING ROOF SHEATHING. PROVIDE 15# ROOFING FELT WITH ICE & WATER SHIELD WITHIN 5' OF ALL EAVES, VALLEYS AND RIDGES. COVER WITH NEW ASPHALT SHINGLES.

WINDOW KEY – EXISTING ELEVATIONS:

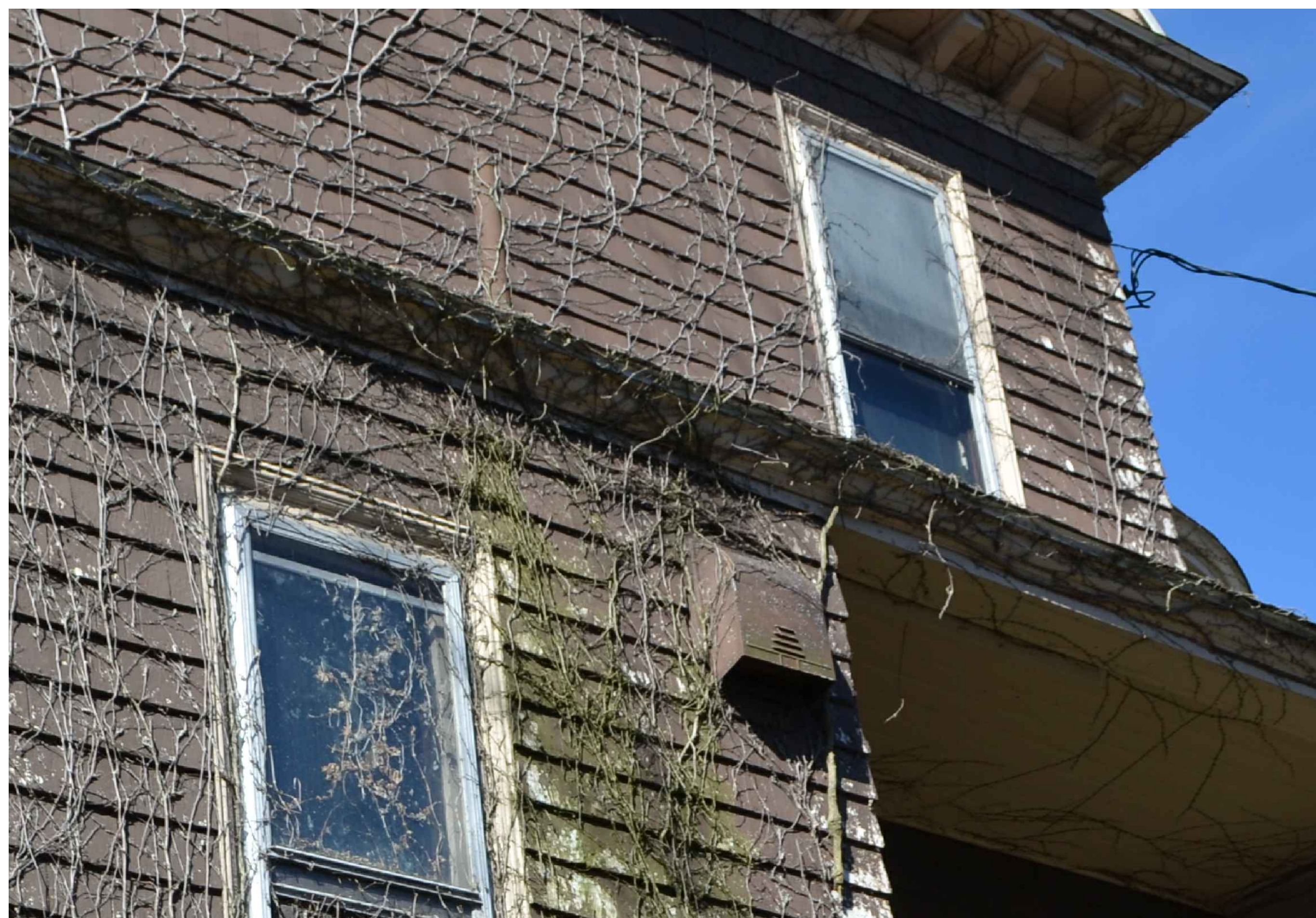
- Ⓐ EXISTING ORIGINAL WOOD WINDOW TO BE REMOVED, AND SALVAGED FOR RESTORATION.
- Ⓑ EXISTING WINDOW TO BE REMOVED AND DISCARDED.

RESTORATION AND ALTERATION KEYED NOTES:

- REMOVE ENTIRETY OF CHAIN LINK FENCE.
- DISASSEMBLE DETERIORATED BRICK WORK AND INSTALL NEW RESTORATION BRICK TO MATCH.
- REPLICATE EXISTING WOOD CROWN MOLDING.
- DUTCHMAN REPAIR – MATCH EXISTING.
- REMOVE NEW ½ ROUND GUTTER AND DOWNSPOUT.
- REMOVE MODERN LIGHT FIXTURE AND REPLACE WITH NEW PERIOD APPROPRIATE LIGHT FIXTURE.
- REMOVE EXISTING ORNAMENTAL SCROLLING ON FASCIA.
- REMOVE EXISTING ROOF AND REFRAME STRUCTURE FOR NEW REVERSE SHED DORMER.
- REMOVE MODERN WINDOW AND RESTORE WALL TO MATCH.
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- REMOVE CENTER PICTURE WINDOW AND REPLACE NEW WITH PICTURE WINDOW.
- REMOVE THROUGHWALL PIPE AND PATCH WITH RESTORATION BRICK.
- REMOVE EXISTING WINDOW, WOOD PANELING, AND DOOR AND PREP FOR NEW DOOR AND WINDOW SYSTEM.
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- CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM FIRST TWO LEVELS OF EAST ELEVATION AND REPOINT BRICK AS NECESSARY.
- CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM BASEMENT WALLS TO SECOND FLOOR OF SOUTH ELEVATION AND REPOINT BRICK AS NECESSARY.
- REMOVE WOOD SHINGLES FROM BAY WINDOW AND REPLACE WITH ASPHALT SHINGLES TO MATCH MAIN ROOF.
- REMOVE STEEL FIRE ESCAPE AND PATCH ATTACHMENT POINTS TO MATCH.
- REMOVE OLD POST AND REPLACE WITH NEW POST.
- REMOVE DAMAGED PANELS AND TRIM AND REPLICATE TO MATCH EXISTING.
- CUT AND POINT ENTIRE CHIMNEY.
- DOOR TO BE RESTORED AND REINSTALLED.



1 EXISTING EAST ELEVATION
0 8'-0" SCALE: 1/8" = 1'-0"



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DEMO - EAST
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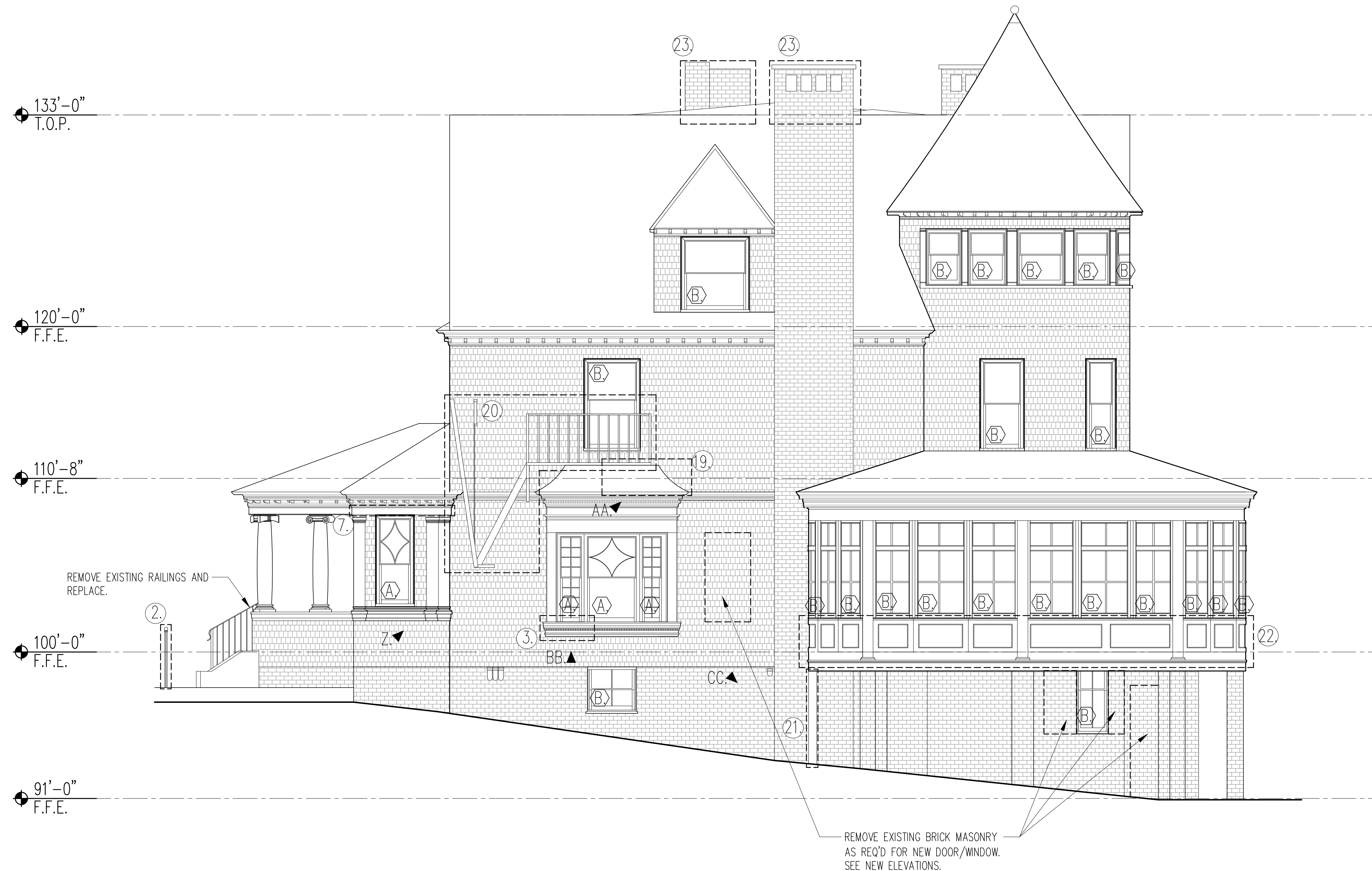
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Scale



1 EXISTING WEST ELEVATION
0 8'-0" SCALE: 1/8" = 1'-0"

ELEVATION KEY:

- ① RESTORATION AND ALTERATION ITEM.
- A.▲ PHOTO
- Ⓐ WINDOW KEY

RESTORATION AND ALTERATION GENERAL NOTES:

- REPAIR AND REPLACE EXISTING WOOD WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #HC-167 "AMHERST GREY".
- REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED. PAINT ENTIRETY OF WOOD TRIM (INCLUDING WINDOWS) BM #HC-27 "MONTEREY WHITE".
- REMOVE ENTIRETY OF EXISTING ASPHALT ROOF SHINGLES DOWN TO EXISTING ROOF SHEATHING. PROVIDE 15# ROOFING FELT WITH ICE & WATER SHIELD WITHIN 5' OF ALL EAVES, VALLEYS AND RIDGES. COVER WITH NEW ASPHALT SHINGLES.

WINDOW KEY – EXISTING ELEVATIONS:

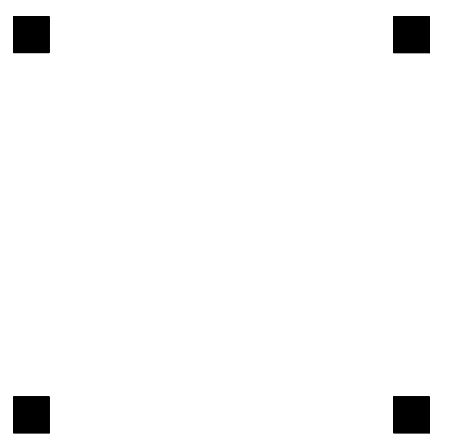
- Ⓐ EXISTING ORIGINAL WOOD WINDOW TO BE REMOVED, AND SALVAGED FOR RESTORATION.
- Ⓑ EXISTING WINDOW TO BE REMOVED AND DISCARDED.

RESTORATION AND ALTERATION KEYED NOTES:

- REMOVE ENTIRETY OF CHAIN LINK FENCE.
- DISASSEMBLE DETERIORATED BRICK WORK AND INSTALL NEW RESTORATION BRICK TO MATCH.
- REPLICATE EXISTING WOOD CROWN MOLDING.
- DUTCHMAN REPAIR – MATCH EXISTING.
- REMOVE NEW 1/2 ROUND GUTTER AND DOWNSPOUT.
- REMOVE MODERN LIGHT FIXTURE AND REPLACE WITH NEW PERIOD APPROPRIATE LIGHT FIXTURE.
- REMOVE EXISTING ORNAMENTAL SCROLLING ON FASCIA.
- REMOVE EXISTING ROOF AND REFRAME STRUCTURE FOR NEW REVERSE SHED DORMER.
- REMOVE MODERN WINDOW AND RESTORE WALL TO MATCH.
- REMOVE AND REFRAME SECTION OF WALL FOR NEW DOUBLE HUNG WINDOW.
- REMOVE CENTER PICTURE WINDOW AND REPLACE NEW WITH PICTURE WINDOW.
- REMOVE THROUGHWALL PIPE AND PATCH WITH RESTORATION BRICK.
- REMOVE EXISTING WINDOW, WOOD PANELING, AND DOOR AND PREP FOR NEW DOOR AND WINDOW SYSTEM.
- REMOVE PLUMBING VENT, PATCH ROOF TO MATCH.
- REMOVE THROUGHWALL EXHAUST DUCT AND RESTORE WALL TO MATCH.
- REMOVE MISC. ELECTRICAL BOXES AND PATCH ATTACHMENT POINTS AS REQUIRED.
- CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM FIRST TWO LEVELS OF EAST ELEVATION AND REPOINT BRICK AS NECESSARY.
- CAREFULLY REMOVE VINES FROM WOOD SHINGLES AND BRICK FROM BASEMENT WALLS TO SECOND FLOOR OF SOUTH ELEVATION AND REPOINT BRICK AS NECESSARY.
- REMOVE WOOD SHINGLES FROM BAY WINDOW AND REPLACE WITH ASPHALT SHINGLES TO MATCH MAIN ROOF.
- REMOVE STEEL FIRE ESCAPE AND PATCH ATTACHMENT POINTS TO MATCH.
- REMOVE OLD POST AND REPLACE WITH NEW POST.
- REMOVE DAMAGED PANELS AND TRIM AND REPLICATE TO MATCH EXISTING.
- CUT AND POINT ENTIRE CHIMNEY.
- DOOR TO BE RESTORED AND REINSTALLED.



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PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM



REVISIONS		
No.	Description	Date
1	Historic Preservation - Workshop	6/23/2021

**5 Eastern Prom
Portland, Maine**

**DEMO - WEST
ELEVATION**

Project Number 21100
Date JUNE 23, 2021
Drawn by MC
Checked by

D2.11

Scale



Z. FIRE ESCAPE TO BE REMOVED AND ATTACHMENT POINTS REPAIRED, FROM WEST ELEVATION.



AA. SHINGLES TO BE REMOVED AND REPLACED ON BAY ROOF, FROM WEST ELEVATION.



BB. WOOD TO BE REMOVED AND WOOD CROWN TO BE REPAIRED, FROM WEST ELEVATION.



CC. WOOD POST TO BE REPLACED, FROM WEST ELEVATION.



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REVISIONS		
No.	Description	Date
1	Historic Preservation - Workshop	6/23/2021

**5 Eastern Prom
Portland, Maine**

**DEMO - WEST
ELEVATION
PHOTOS**

Project Number **21100**
Date **JUNE 23, 2021**
Drawn by **MC**
Checked by

D 2.12
Scale



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- REPAIR AND REPLACE IN-KIND EXISTING WOOD EXTERIOR WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #HC-161 "AMHERST GREY" OR OTHER HISTORIC COLOR AS SELECTED BY OWNER.
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- 3 (NOT USED)
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D	PROVIDE AND INSTALL NEW WOOD WINDOW (SEE SPEC NOTES BELOW) IN NEW OPENING IN BRICK MASONRY.



1 NORTH ELEVATION - PROPOSED

REVISIONS

No.	Description	Date
1	Historic Preservation - Workshop	6/23/2021

NOT FOR CONSTRUCTION

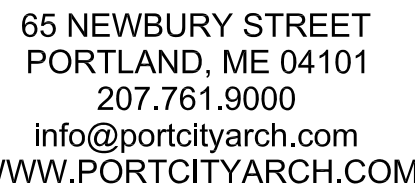
5 Eastern Prom Portland, Maine

NORTH
ELEVATION

Project Number	21100
Date	JUNE 23, 2021
Drawn by	MC
Checked by	

A 2.1

Scale



- REPAIR AND REPLACE IN-KIND EXISTING WOOD EXTERIOR WALL SHINGLES AS REQUIRED. PAINT ENTIRETY OF WALL SHINGLES BM #4C-161 'AMHERST GREY' OR OTHER HISTORIC COLOR AS SELECTED BY OWNER.
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- D** PROVIDE AND INSTALL NEW WOOD WINDOW (SEE SPEC NOTES BELOW) IN NEW OPENING IN BRICK MASONRY



NOT FOR CONSTRUCTION

**5 Eastern Prom
Portland, Maine**

**SOUTH
ELEVATION**

Project Number	21100
Date	JUNE 23, 2021
Drawn by	MC
Checked by	
A 2.2	
Scale	



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1 EAST ELEVATION - PROPOSED

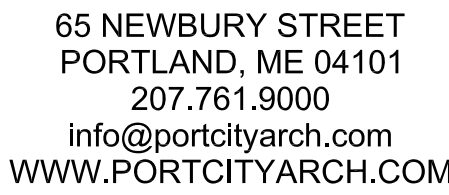
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NOT FOR CONSTRUCTION

5 Eastern Prom Portland, Maine

EAST ELEVATION

Project Number	21100
Date	JUNE 23, 2021
Drawn by	MC
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A 2.3	
Scale	



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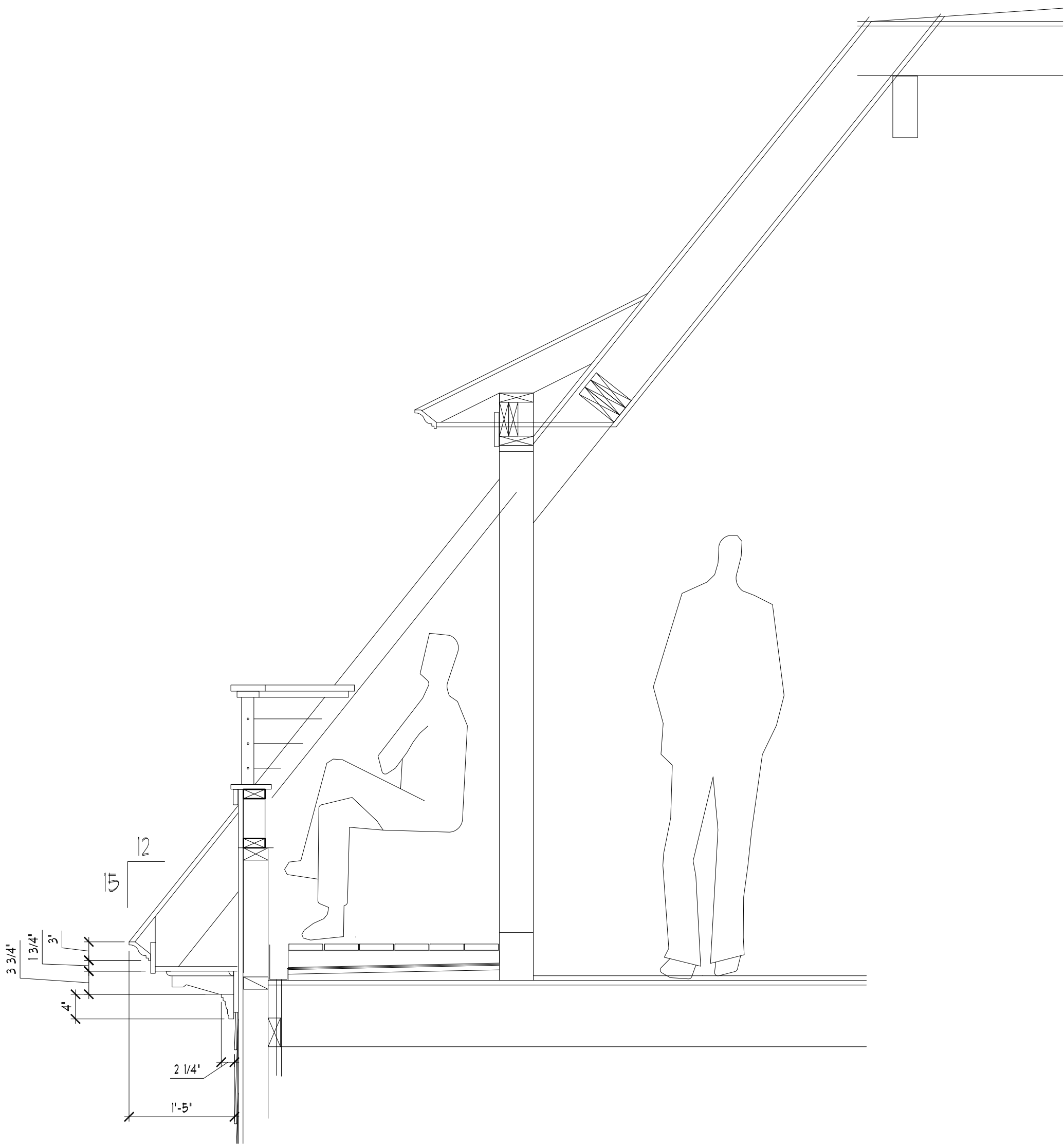
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5 Eastern Prom Portland, Maine

WEST
ELEVATION

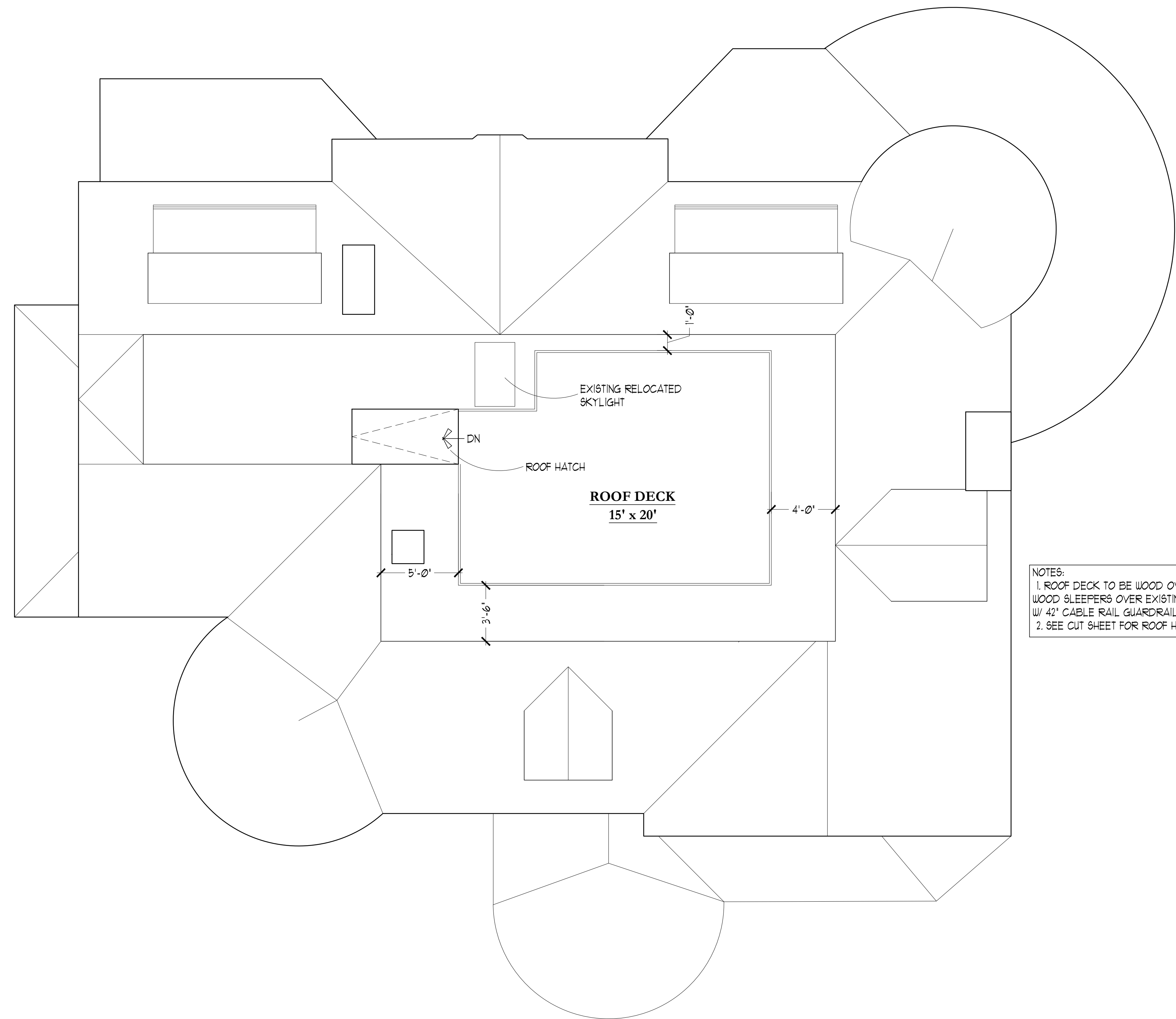
Project Number	21100
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Drawn by	MC
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A 2.4





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NOTES:
1. ROOF DECK TO BE WOOD OVER P.T.
WOOD SLEEPERS OVER EXISTING EPDM
W/ 42" CABLE RAIL GUARDRAIL SYSTEM.
2. SEE CUT SHEET FOR ROOF HATCH.

[illegible]

NOT FOR CONSTRUCTION

5 Eastern Prom Portland, Maine

ROOF PLAN

Project Number	21100
Date	JUNE 23, 2021
Drawn by	MC
Checked by	

A 1.4

Scale

1 ROOF PLAN

REJUVENATION



Halsey

Item #A2823

<http://www.rejuvenation.com/s/1bnpq>

Specification	Detail
Item #	A2823
Finish	Oil-Rubbed Bronze
Socket Type	E26
Shade	B5411
Shade SKU	B5411
Maximum fixture wattage per socket	60 W
UL Listing	UL Listed Damp
Canopy	18-3/8"
Overall fixture width	18-3/8"
Length	10-5/8"
Shade height	7"
Number of Sockets	3



Troy Lighting Geneva 2Lt Flush

SKU: C6470

\$248.00 PRICE

Originally \$297.60 - Save 17%

Available for immediate [FREE SHIPPING](#) within the continental USA when ordered by 11:59PM June 19, 2021.

Product Type Flush-Mount

Width 14.00" **Height** 9.75" **Weight** 8.38 lbs.

Finish Vintage Bronze

Questions About Troy Lighting C6470? The plumbing professionals at Showroom Lighting are available to assist you with your selection of Troy Lighting products.  **Email an Expert**

Geneva Collection

HYANNIS 12-5/8" OUTDOOR FLUSH-MOUNT CEILING LIGHT



Pictured in Burnished Bronze

Available Options

Items in This Family:



People Interested in This Item Also Liked...



Cooper 11 1/2" Outdoor Flush
From \$140.90



Powell Exterior Flush Mount Ceiling
From \$270.90



Cape Cod Flush Ceiling Light With
From \$199.90



Cape Cod Outdoor Ceiling Light
From \$189.90



Features

- Durable Steel Construction
- Burnished Bronze Finish
- Inspired by Traditional Design
- Two Medium-Base Sockets Rated for 60W Each
- CUL Listed for Damp Locations

Details

Style	Colonial
Item Sold As	Fixture With Shade Included
Included Hardware	All Necessary Mounting Accessories
Usually Ships In	2 to 3 Business Days More info >
Warranty	5 Year Warranty

5 1 Review

✓ 100% of respondents would recommend this to a friend

[Read Product Questions & Answers](#)

Finishes: Burnished Bronze

Item #: RS-03VX-T0166

Price: \$199.90

[Free Ground Shipping](#) 

Description & Dimensions

Reminiscent of grand old train stations of the past, the Hyannis 12 5/8-Inch Outdoor Flush-Mount Ceiling Light brings Colonial flavor to your decor. For added authenticity, the shade is fashioned after vintage-glass insulators of the mid-1800s. Choose from a smooth bronze or textured-black finish.

Dimensions: 7 1/2" H x 12 3/4" W. Canopy: 12 5/8" W x 12 3/4" L. Lighting: Fixture has 2 medium base sockets rated for 60W each. CUL exterior damp.

Instructions & Documentation

[Installation Instructions](#)

How to install this product in a typical situation.

REJUVENATION



Thurman 3 1/4"

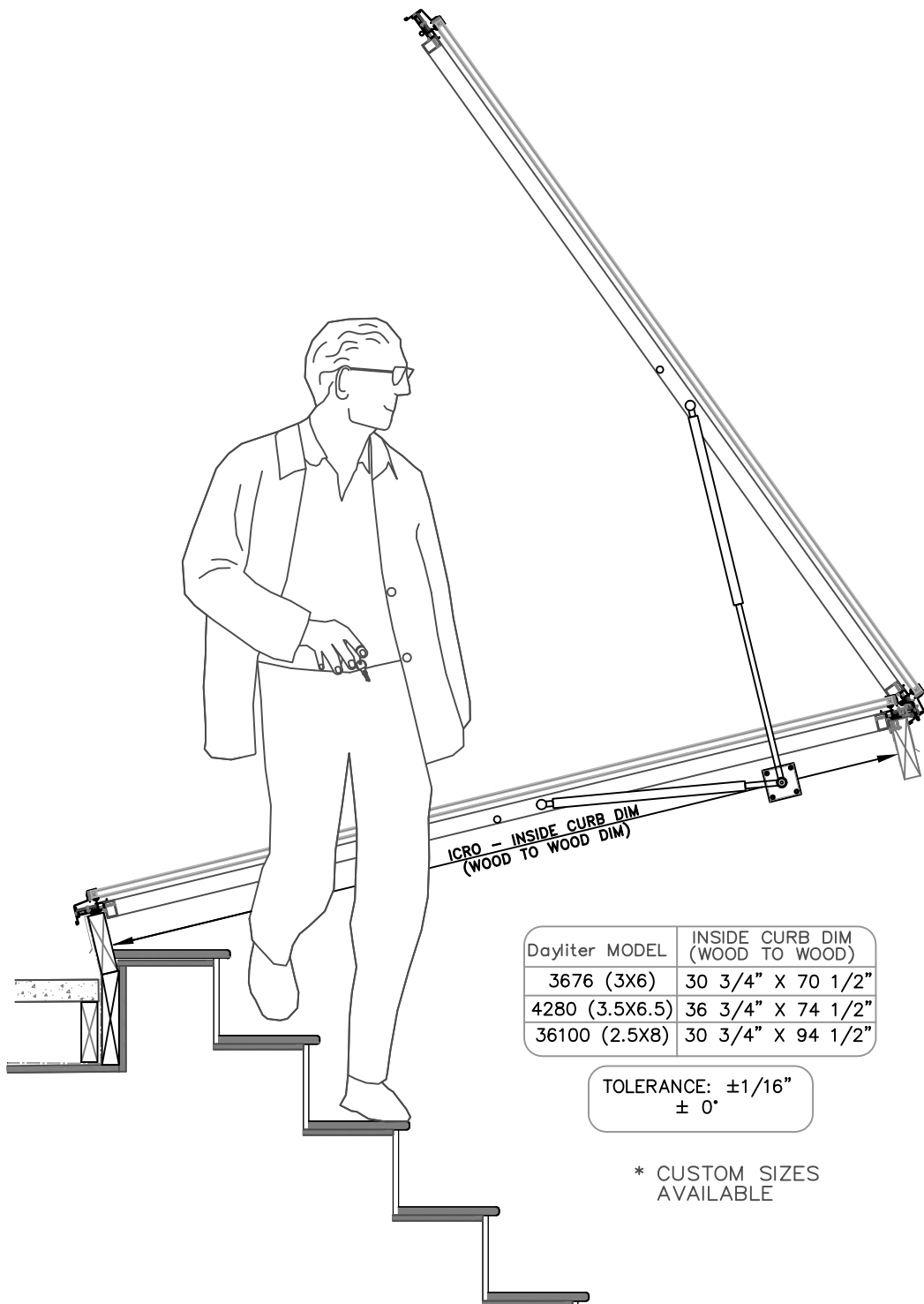
Item #A4976

<http://www.rejuvenation.com/s/16ifi>

Specification	Detail
Item #	A4976
Finish	Oil-Rubbed Bronze
Socket Type	E26
Shade	B3584-OP
Shade SKU	B3584-OP
Maximum fixture wattage per socket	100 W
UL Listing	UL Listed Damp
Canopy	6"
Overall fixture width	8-1/2"
Length	7"
Shade height	5"

TECH BRIEF #14

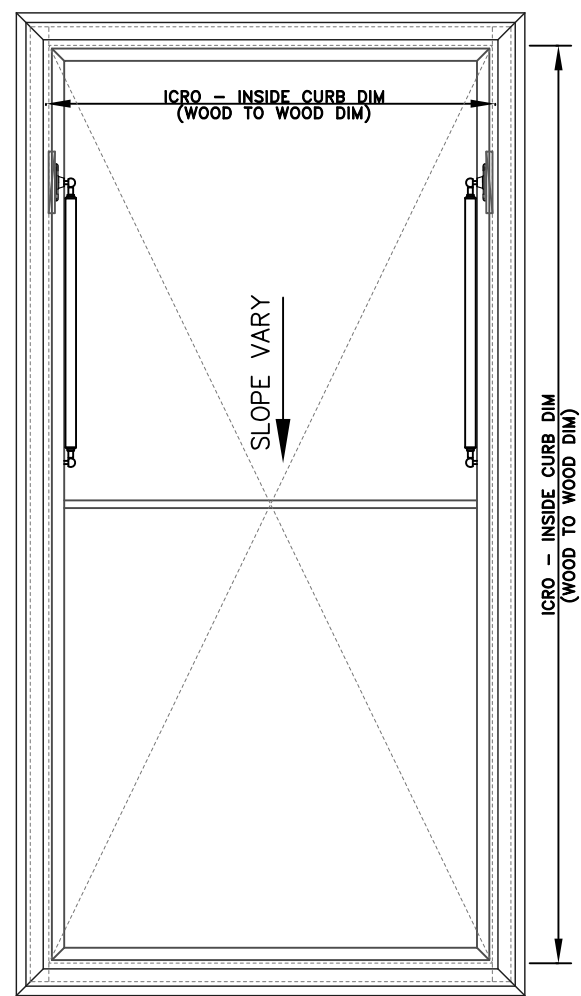
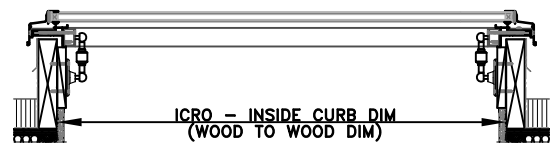
Glass Roof Doors



Dayliter MODEL	INSIDE CURB DIM (WOOD TO WOOD)
3676 (3X6)	30 3/4" X 70 1/2"
4280 (3.5X6.5)	36 3/4" X 74 1/2"
36100 (2.5X8)	30 3/4" X 94 1/2"

TOLERANCE: $\pm 1/16"$
 $\pm 0"$

* CUSTOM SIZES
AVAILABLE



CALEB JOHNSON

STUDIO

4/9/2021

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

RE: 50 Exchange Street
Application for Historic Preservation Board Small Projects Review

Ms. Andrews:

The owner of 50 Exchange Street, a three story building within the Old Port Historic District, is proposing interior renovations to convert the existing 2nd and 3rd floor business into 4 residential units. The project also includes a 834sf rooftop addition (4th story) to add bedroom, bathroom and outdoor spaces for 2 of the dwelling units.

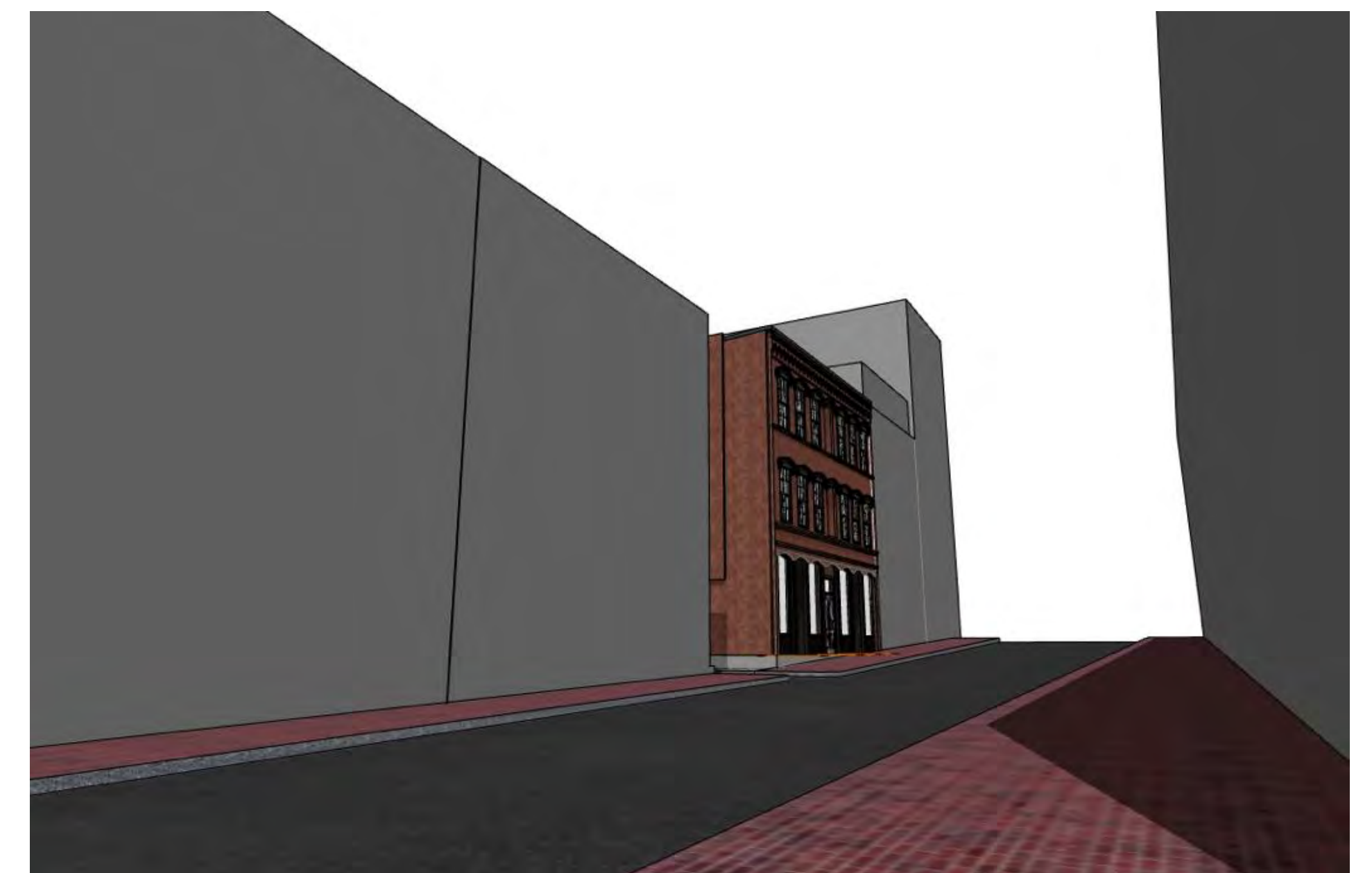
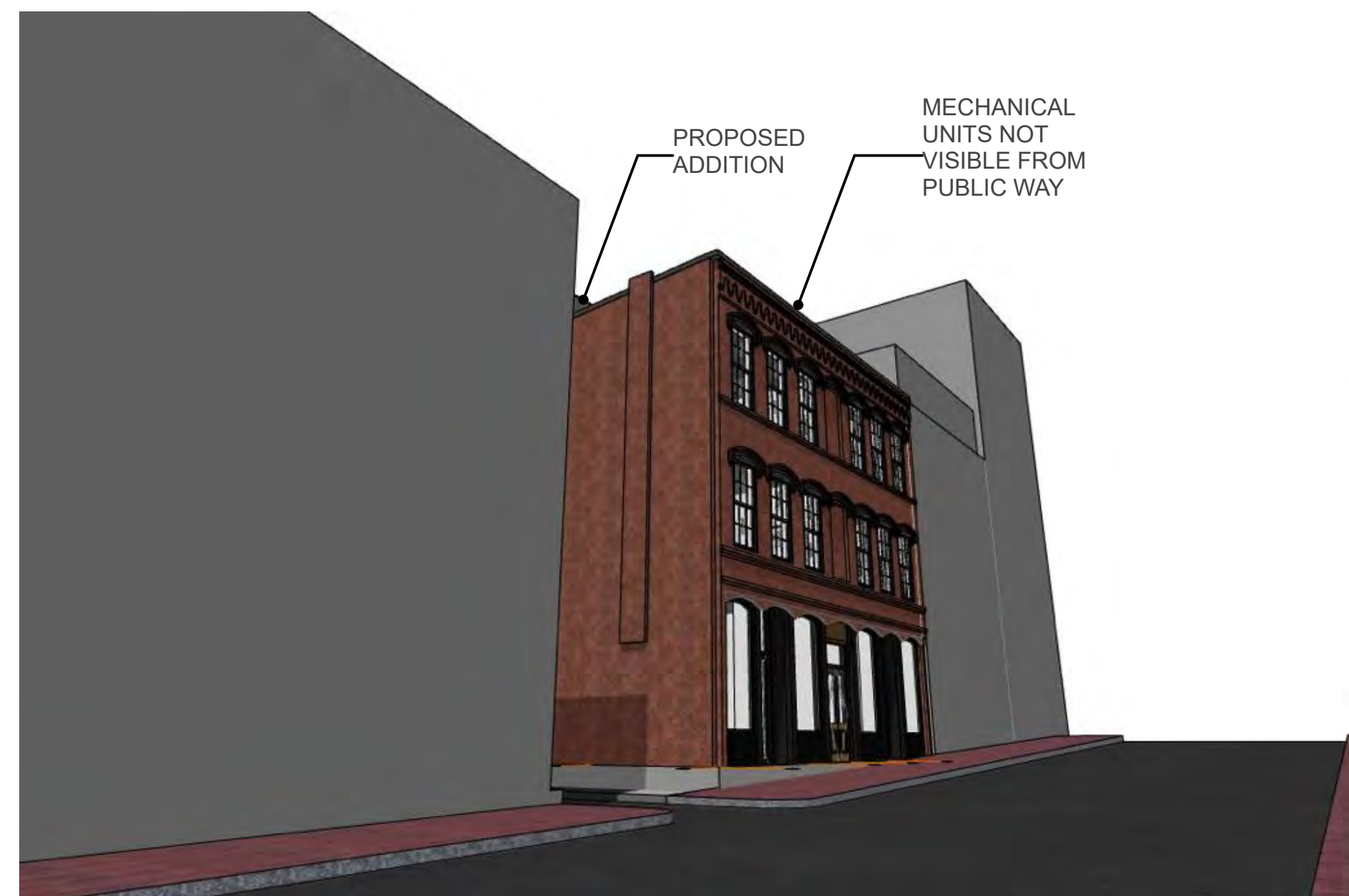
We have provided preliminary design drawings including plans and elevations as well as 3D views and sight line studies from Exchange Street for the Board's consideration. The addition has been designed to have minimal visibility from the public way.

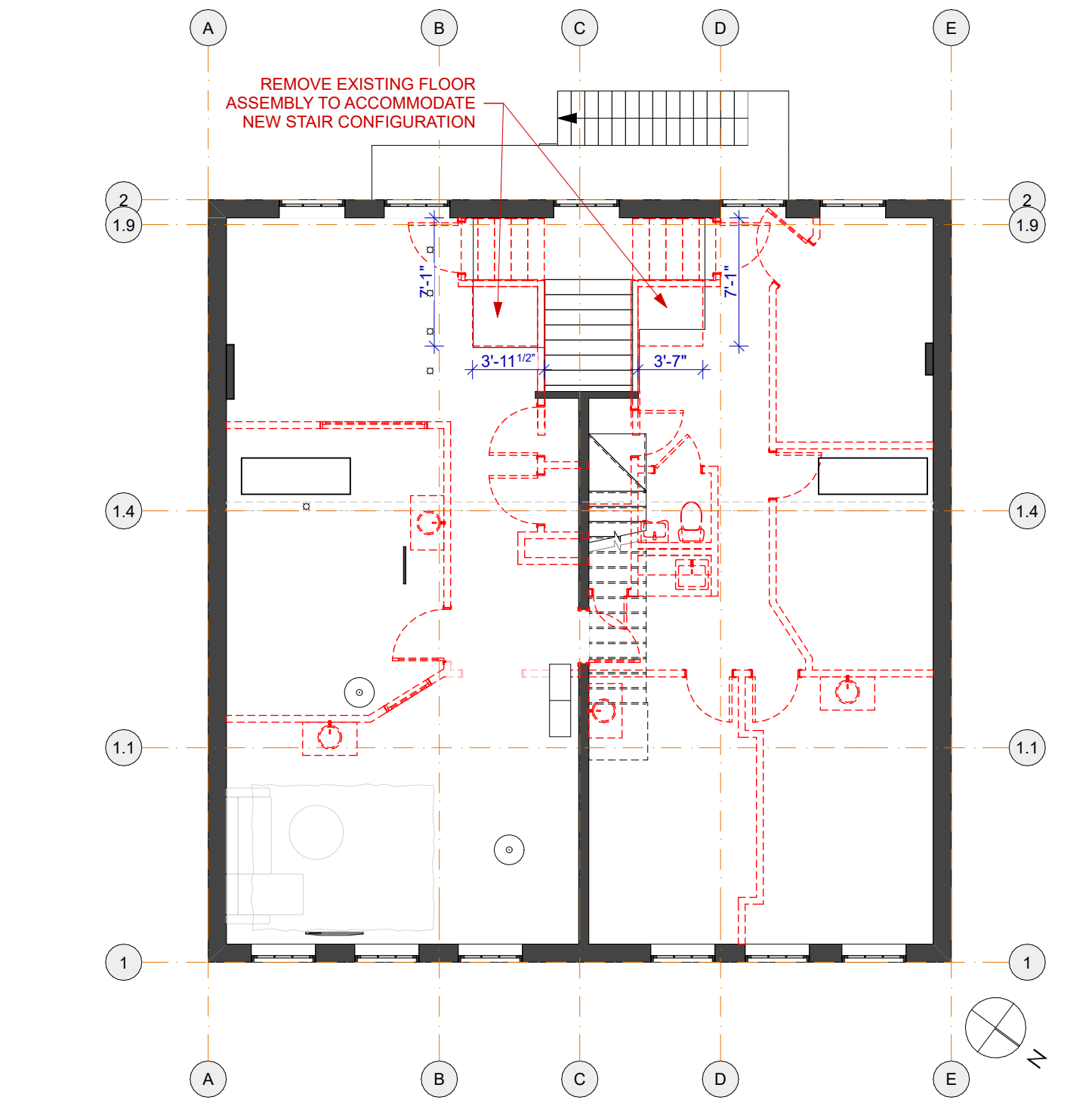
The project intends to utilize historic tax credits and the NPS Part 1 application has been accepted. In addition, an advisory determination request has been submitted regarding the suitability of the rooftop addition. The Maine HPC has approved the advisory determination based on the preliminary design we have provided and the federal review is currently pending but expect to have this approved within April.

We request a board workshop at the earliest availability to review the design and ensure the project meets local historic ordinances and then make necessary adjustments.

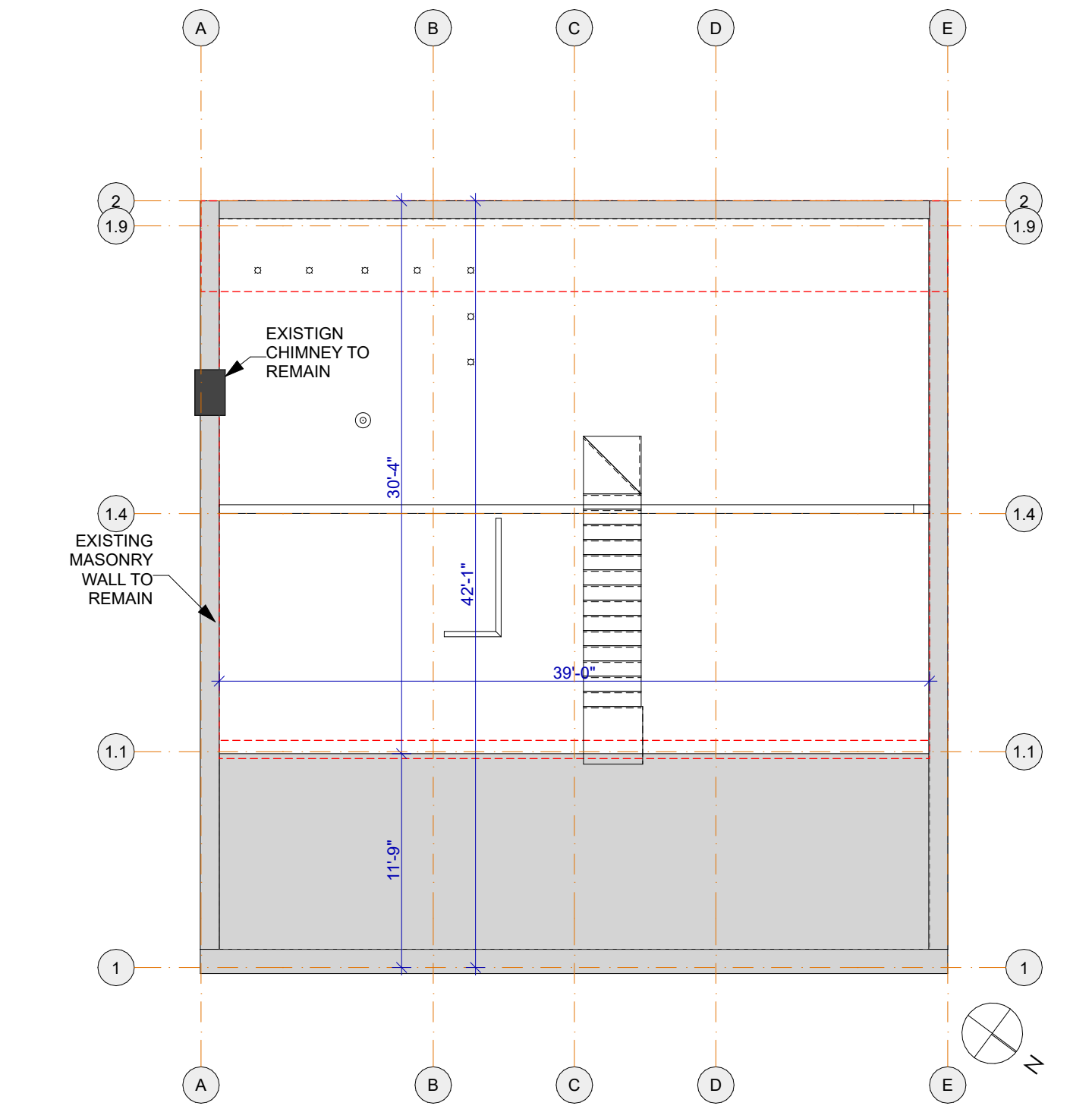
Sincerely,

Patrick Boothe, AIA of Caleb Johnson Studio
ME Licensed Architect ARC #4204

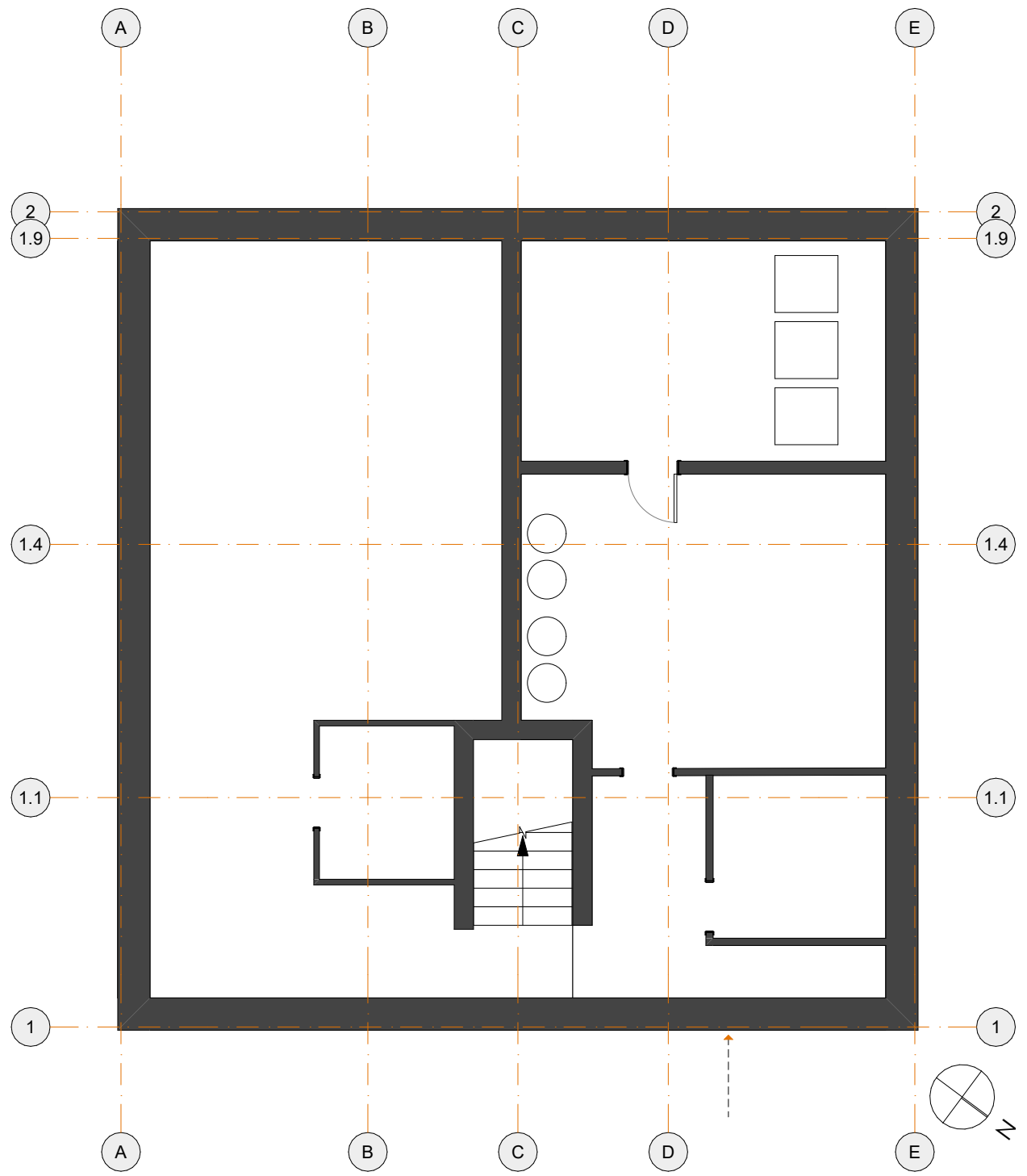




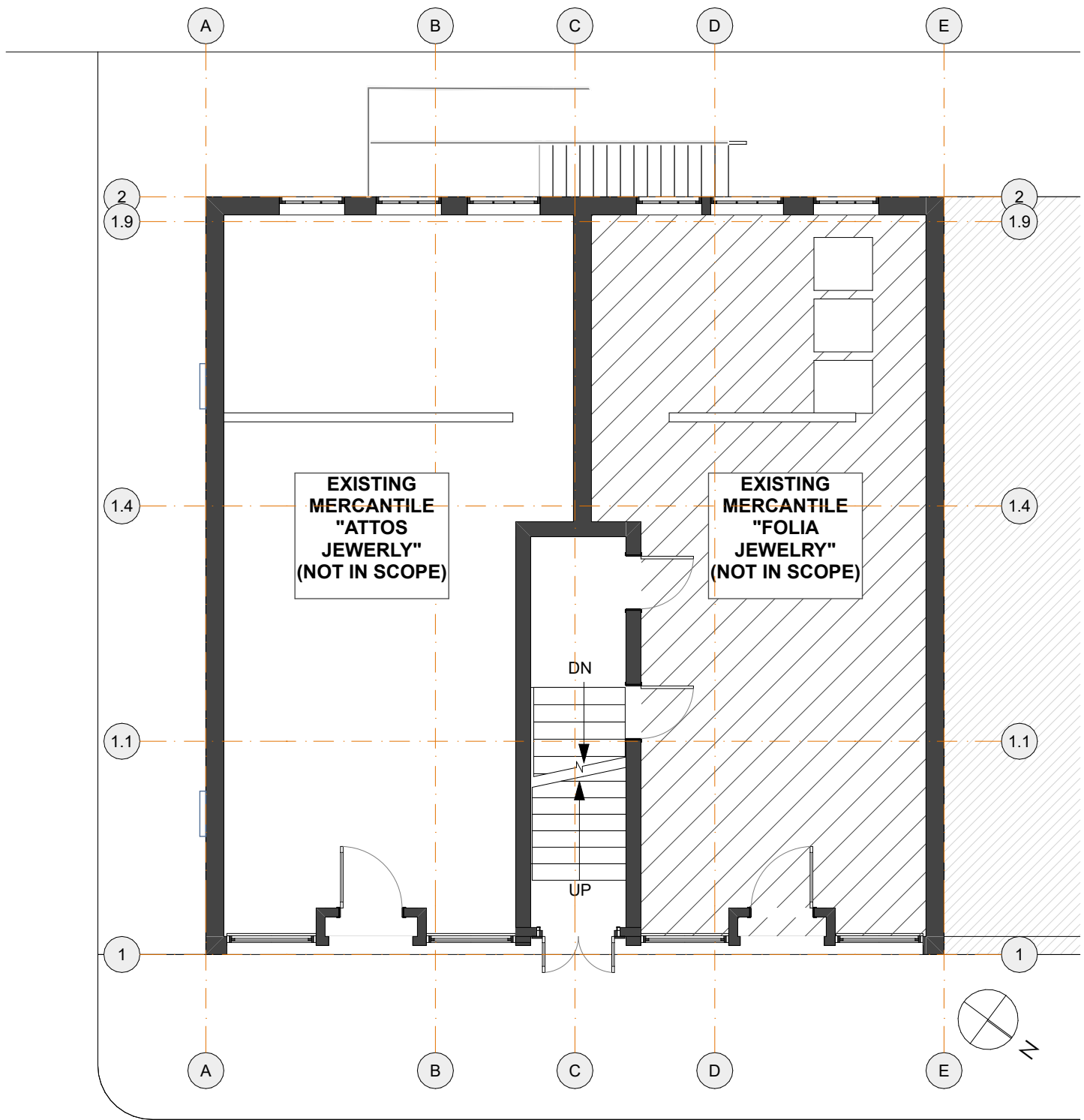
3 3RD FLOOR DEMO/EXISTING
SCALE: 1/8" = 1'-0"



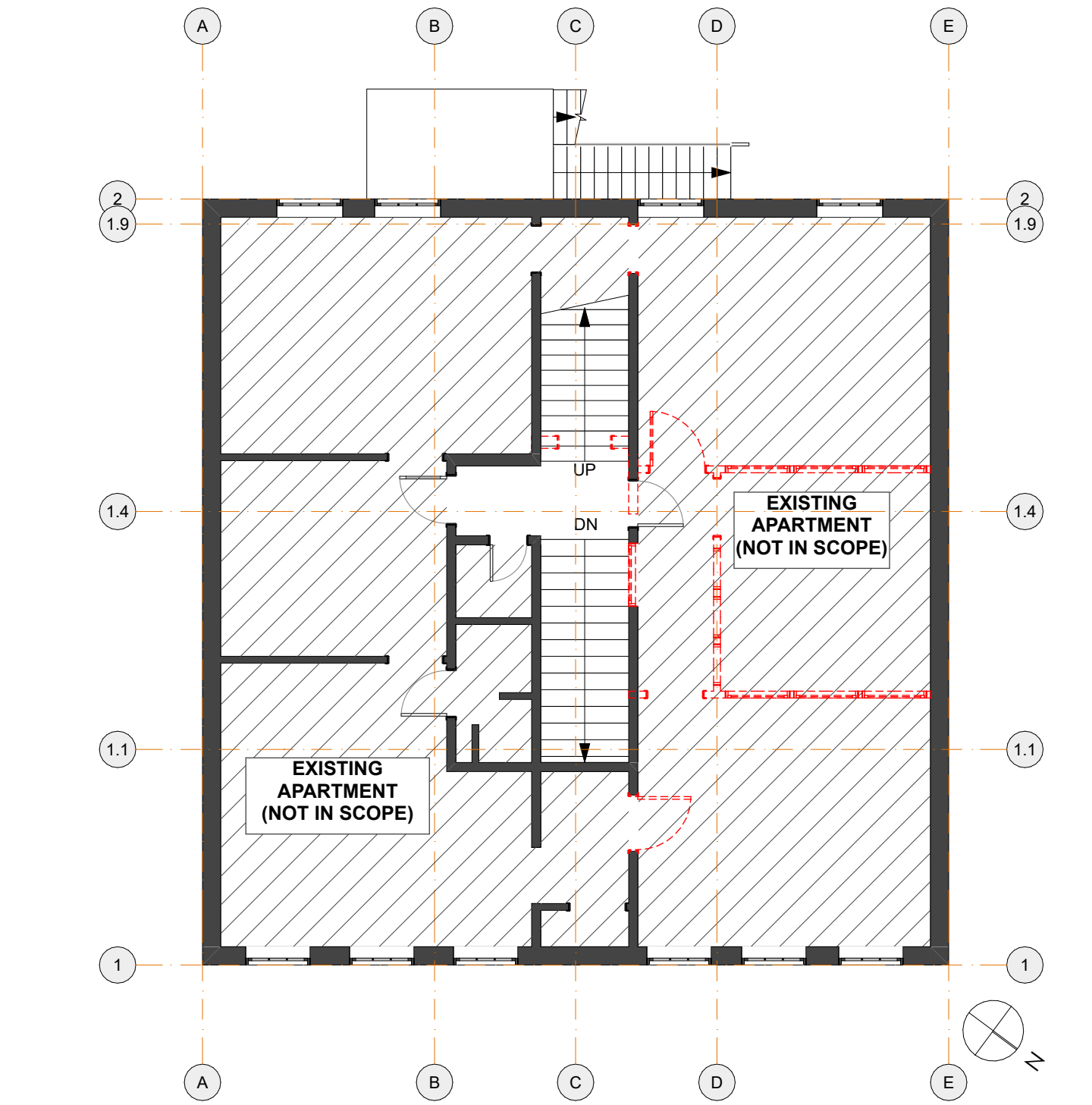
4 ROOF DEMO/EXISTING
SCALE: 1/8" = 1'-0"



0 BASEMENT DEMO/EXISTING
SCALE: 1/8" = 1'-0"



1 1ST FLOOR DEMO/EXISTING
SCALE: 1/8" = 1'-0"



2 2ND FLOOR DEMO/EXISTING
SCALE: 1/8" = 1'-0"

SUBMISSIONS:	ISSUE	DATE	DESCRIPTION	ISSUE NUMBER	DRAW NUMBER	CHANGES THIS ISSUE:
						ID DESCRIPTION

PROGRESS SET
NOT FOR CONSTRUCTION

CJS PROJECT LEAD:	PB
DATE OF ISSUE:	06/10/2021
PROJECT STATUS:	Design Development

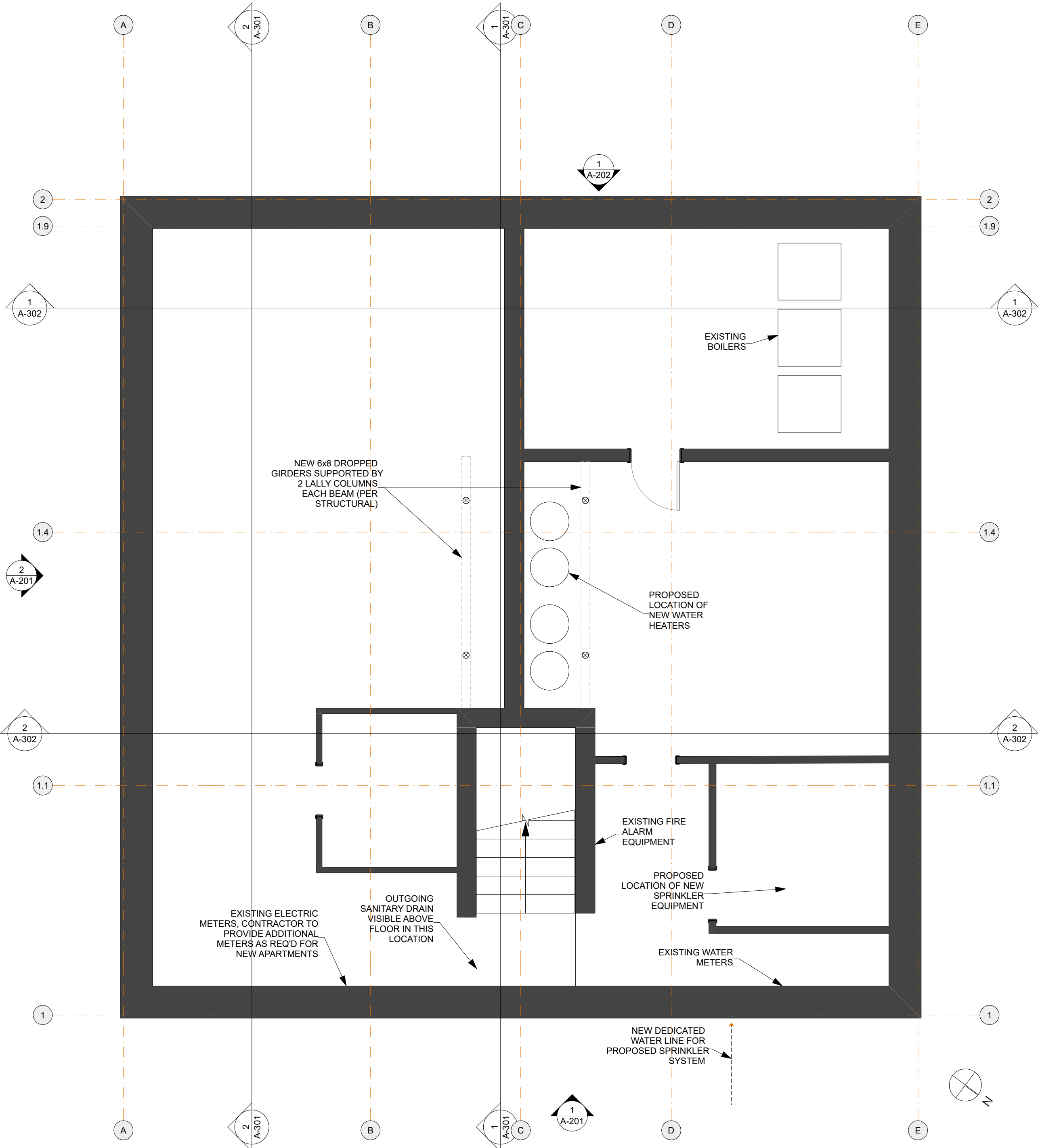
RESIDENCES AT 50
EXCHANGE STREET

100% SCHEMATIC DESIGN GENERAL NOTES

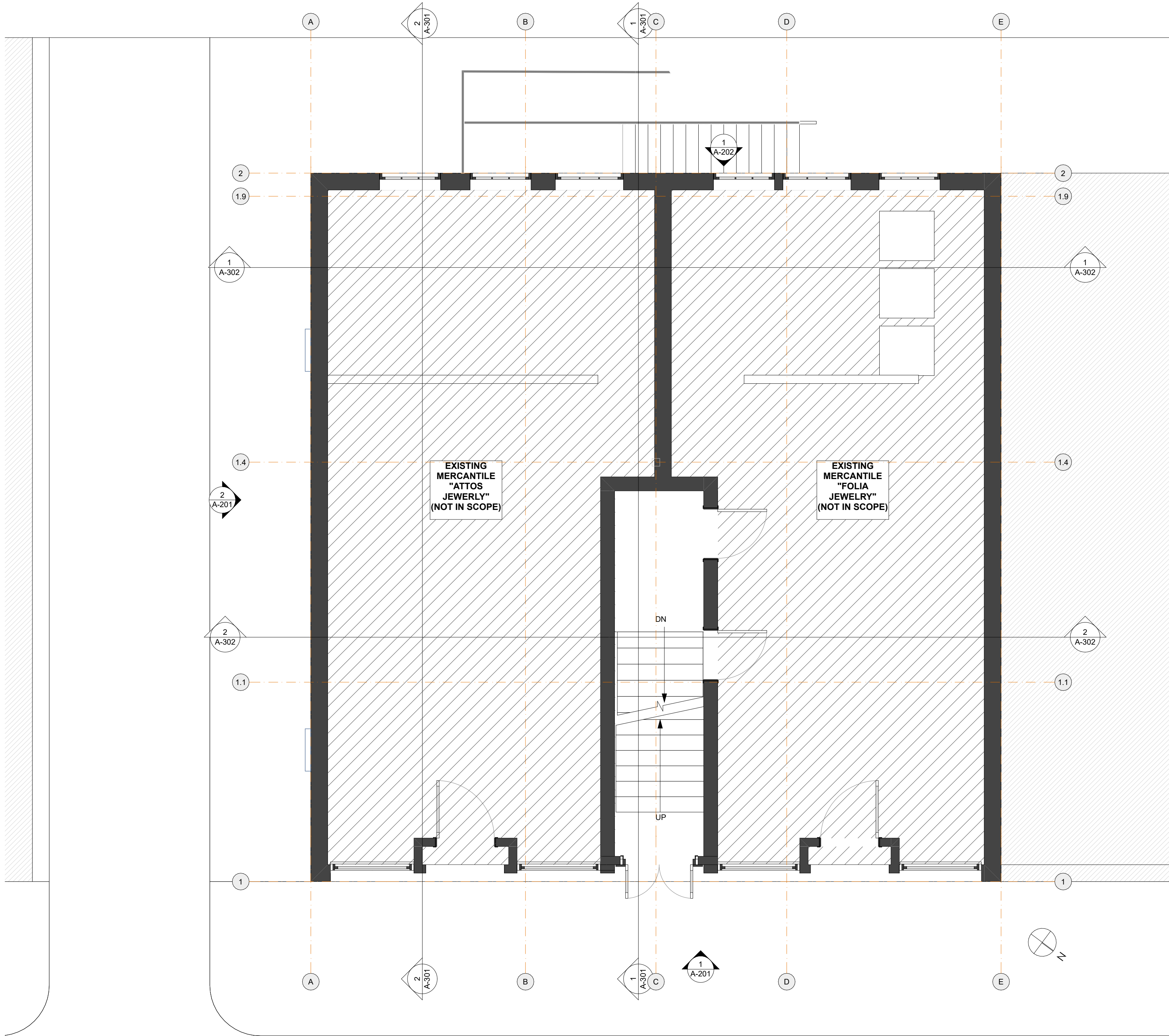
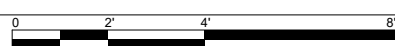
1. **Drawing Set Status:** These Drawings constitute a preliminary progress set only for the purpose of establishing a schematic budget and is NOT FOR CONSTRUCTION. Additional information, dimensions and specifications will be provided by the Architect and/or Owner at a later date or as requested.
2. **Project Schedule:** The Owner would like to start construction as soon as practically possible. The projected delivery of the building permit will be early September 2021.
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- a. New roof framing
 - b. Entirety of the new roof addition
4. **Specifications:** Outline Specifications will be provided at a later date in subsequent design submissions.
5. **Dimensions:** All floor plan dimensions are from face of core structure material, such as wood studs, UNO.
6. **Walls/Floors:** See wall and floor type assemblies on A-601
7. **Mechanical and Plumbing trades:** The project Mechanical Engineer (Ripcord Engineering) had provided information for size and space requirements and locations for incoming service and has made selections where applicable. Contractor is to review and bring to the Architect's attention if additional information is required. Each trade contractor responsible to meet local code.
8. **HVAC Basis of Design:** Refer to the Mechanical Engineering design narrative on sheet G-003 for more information.

9. **Plumbing Fixtures and Bathroom Accessories:** Refer to plumbing schedule on sheet A-601 for more information.
10. **Automatic Sprinkler System:** The sprinkler system is to be design-build by the sprinkler contractor. The entire building is to be provided with a new NFPA13 sprinkler system. It is expected a new fire line will be pulled from Exchange Street. Contractor to coordinate any additional requirements. The sprinkler contractor is responsible to obtain a sprinkler permit from the City of Portland.
11. **Electrical and Lighting Basis of Design:** Electrical work is to be design-build by the electrical subcontractor. Contractor is to refer to the basis of design power plans and RCPS for additional information (forthcoming in future submissions) Refer to RCP and Power Plans on sheet A-121. Refer to lighting schedule for fixture selections.
12. **Life Safety Devices:** Refer to Code Analysis and Life Safety sheet G-001 for basis of design for locations and quantities of life safety equipment. Subcontractor responsible to meet state and local codes if in conflict with the basis of design shown.
13. **Finishes and Furnishings:** TBD, Forthcoming. Refer to Finishes and Furnishings Plan on sheet A-111
14. **Millwork:** TBD Forthcoming, contractor to carry allowances for custom millwork in sizes shown on the plans
15. **WiFi and Networking:** Refer to Power Plan on sheet A-121 for more information

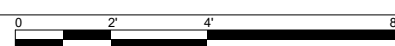
16. **Appliances:** All appliances are to be Owner-Furnished, Contractor installed. Refer to sheet A-601 for basis of design selections.
17. **Energy Efficiency:** Refer to Outline Specification for energy efficiency strategies.
18. **Contingencies:** It is recommended that the Contractor provide a separate 10% construction contingency added to the overall construction estimate to address any unforeseen issues that might arise during construction.
19. **Construction Administration:** The Contractor is to refer to Owner-Contractor contract with regard to the Architect's role during construction. The Architect shall meet with the Contractor on site a minimum of twice per month to review progress. Answers to Questions (RFI's) from the Contractor and/or necessary supplemental information (ASK's) from the Architect will be provided upon request. Though CJS will work to provide a response as soon as practical, It is requested that a minimum of 5 business days be allowed for a response. There are several shop drawings, product data or product samples that are required to be provided by the Contractor for Architect and Owner these are, but not limited to:
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 - Provide Finish Samples for: Wood veneers and solid wood with finishes per schedule, specialty tiles



2 BASEMENT
SCALE: 1/4" = 1'-0"



1 1ST FLOOR
SCALE: 1/4" = 1'-0"



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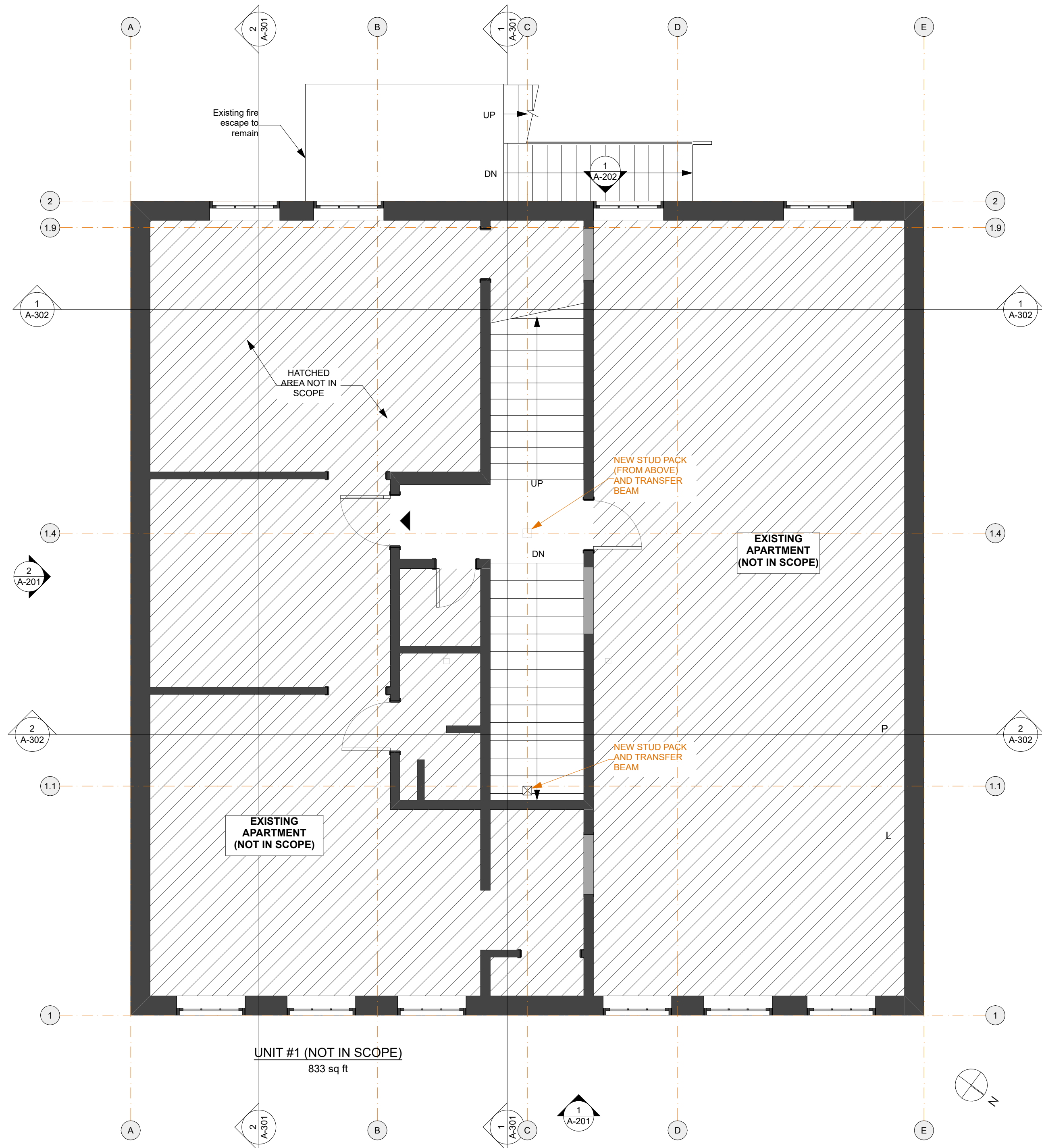
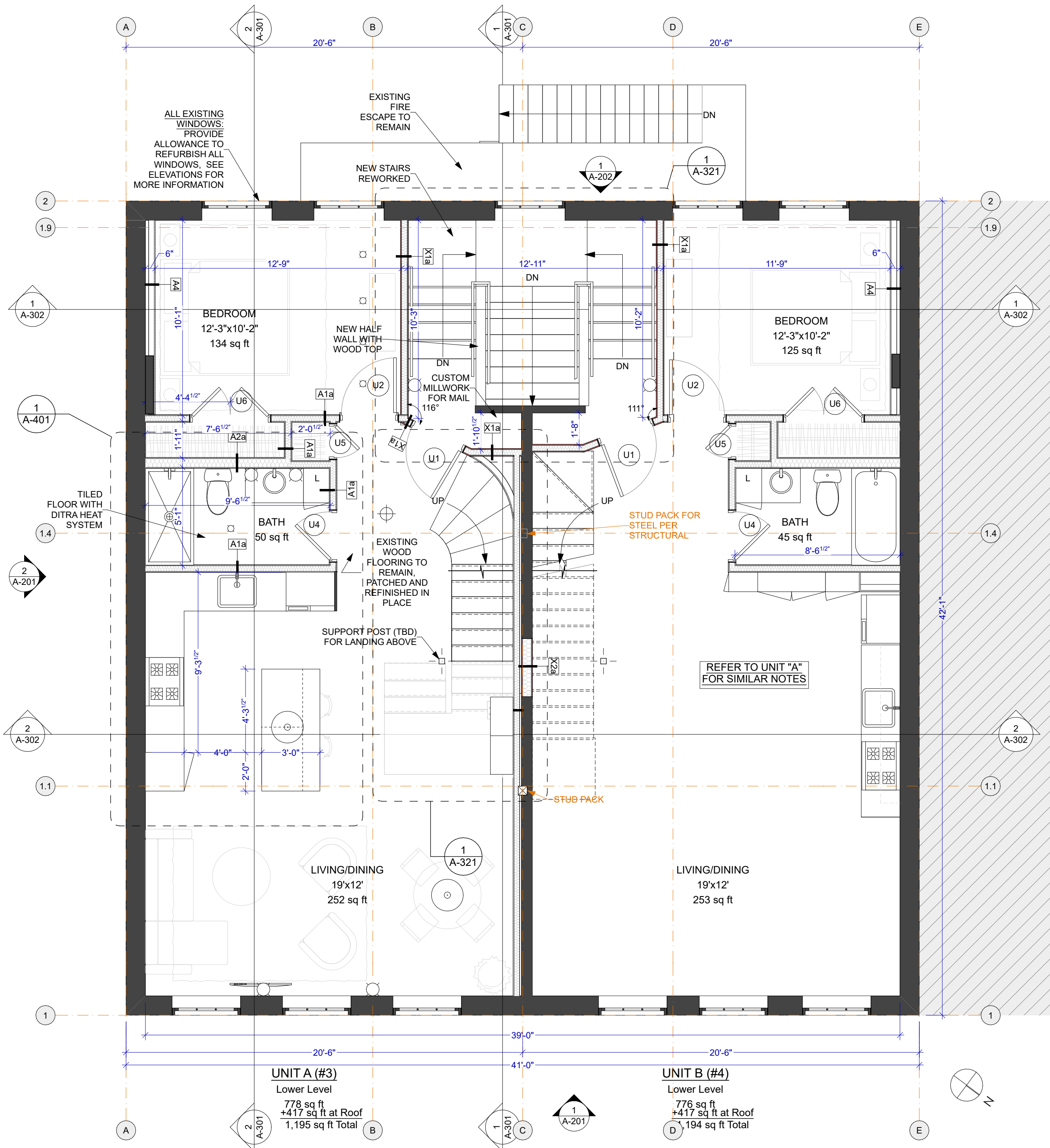
RESIDENCES AT 50
EXCHANGE STREET

100% SCHEMATIC DESIGN GENERAL NOTES

- Drawing Set Status:** These Drawings constitute a preliminary progress set only for the purpose of establishing a schematic budget and is NOT FOR CONSTRUCTION. Additional information, dimensions and specifications will be provided by the Architect and/or Owner at a later date or as requested.
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Provide Finish Samples for: Wood veneers and solid wood with finishes per schedule, specialty tiles



SUBMISSIONS:	ISSUE	DATE	DESCRIPTION	CHANGES THIS ISSUE:

PROGRESS SET
NOT FOR CONSTRUCTION

CJS PROJECT LEAD:
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DATE OF ISSUE:
06/10/2021
PROJECT STATUS:
Design Development

RESIDENCES AT 50
EXCHANGE STREET

2ND & 3RD FLOOR PLANS

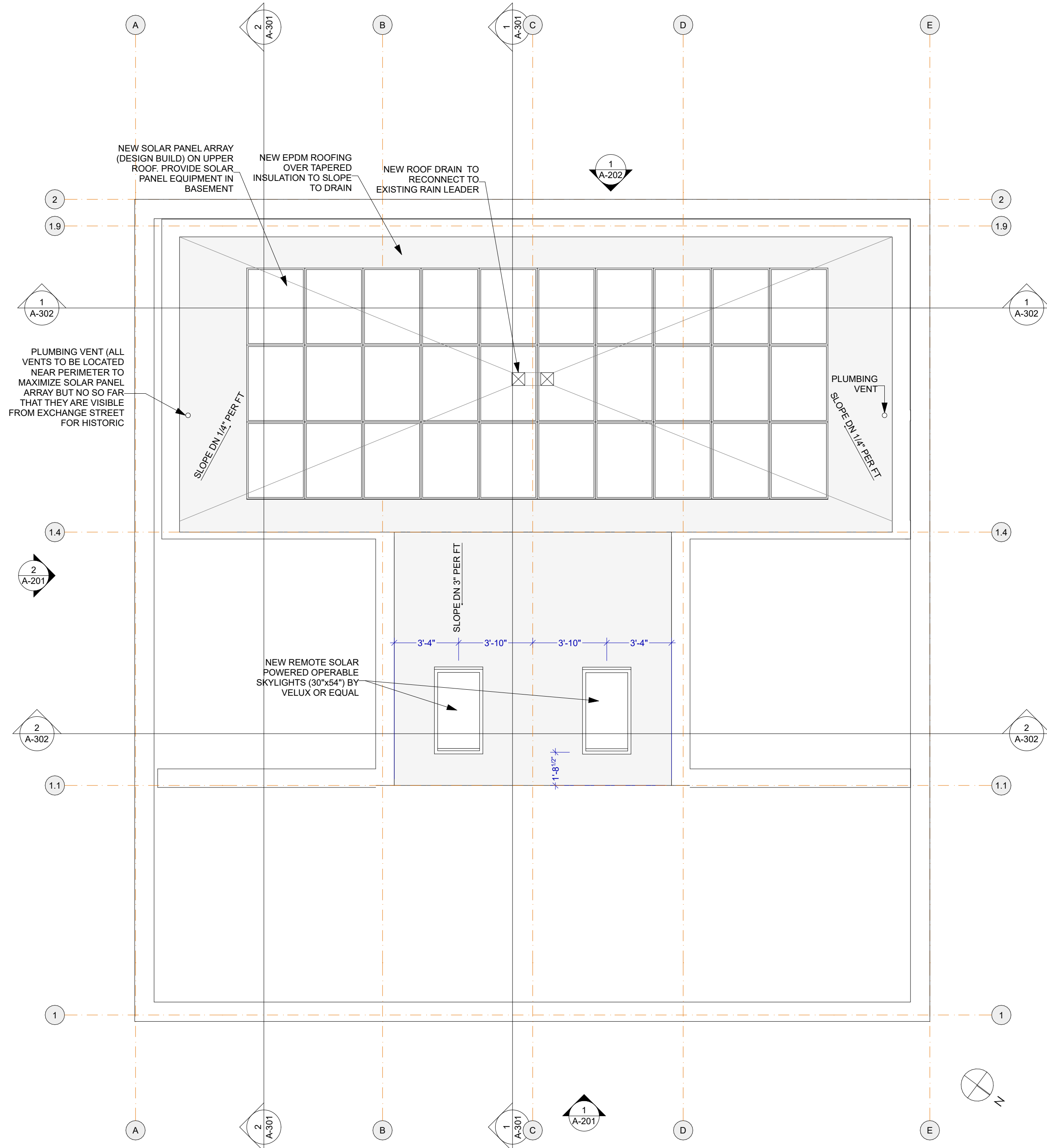
A-102

100% SCHEMATIC DESIGN GENERAL NOTES

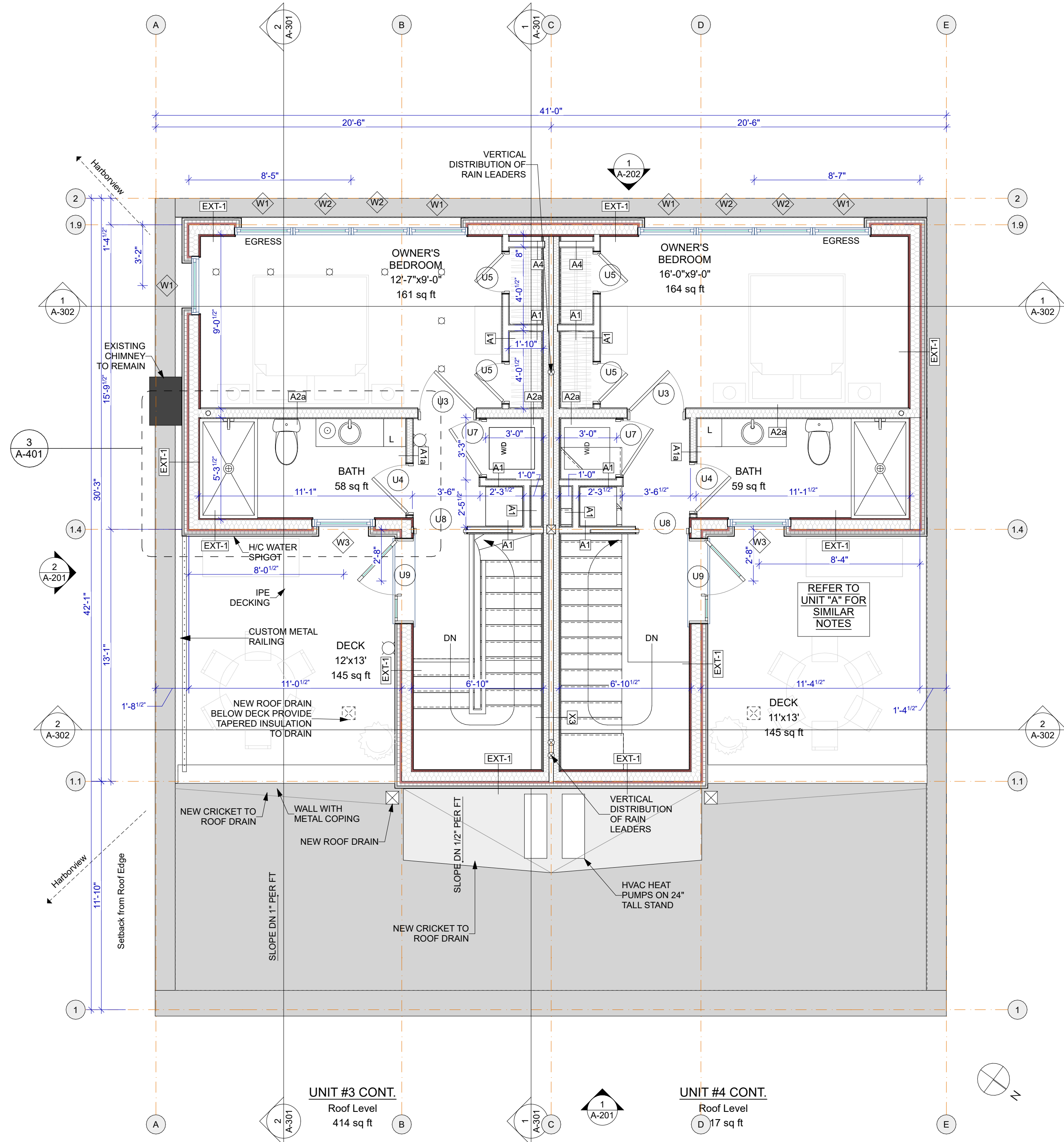
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2 UPPER ROOF
SCALE: 1/4" = 1'-0"



1 ROOF ADDITION PROPOSED
SCALE: 1/4" = 1'-0"

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PROGRESS SET
NOT FOR CONSTRUCTION

CJS PROJECT LEAD:
PB
DATE OF ISSUE:
06/10/2021
PROJECT STATUS:
Design Development

RESIDENCES AT 50
EXCHANGE STREET

4TH FLOOR & ROOF PLANS

A-103



2 SOUTH ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"

EAST ELEVATION (EXCHANGE STREET)
SCALE: 1/4" = 1'-0"



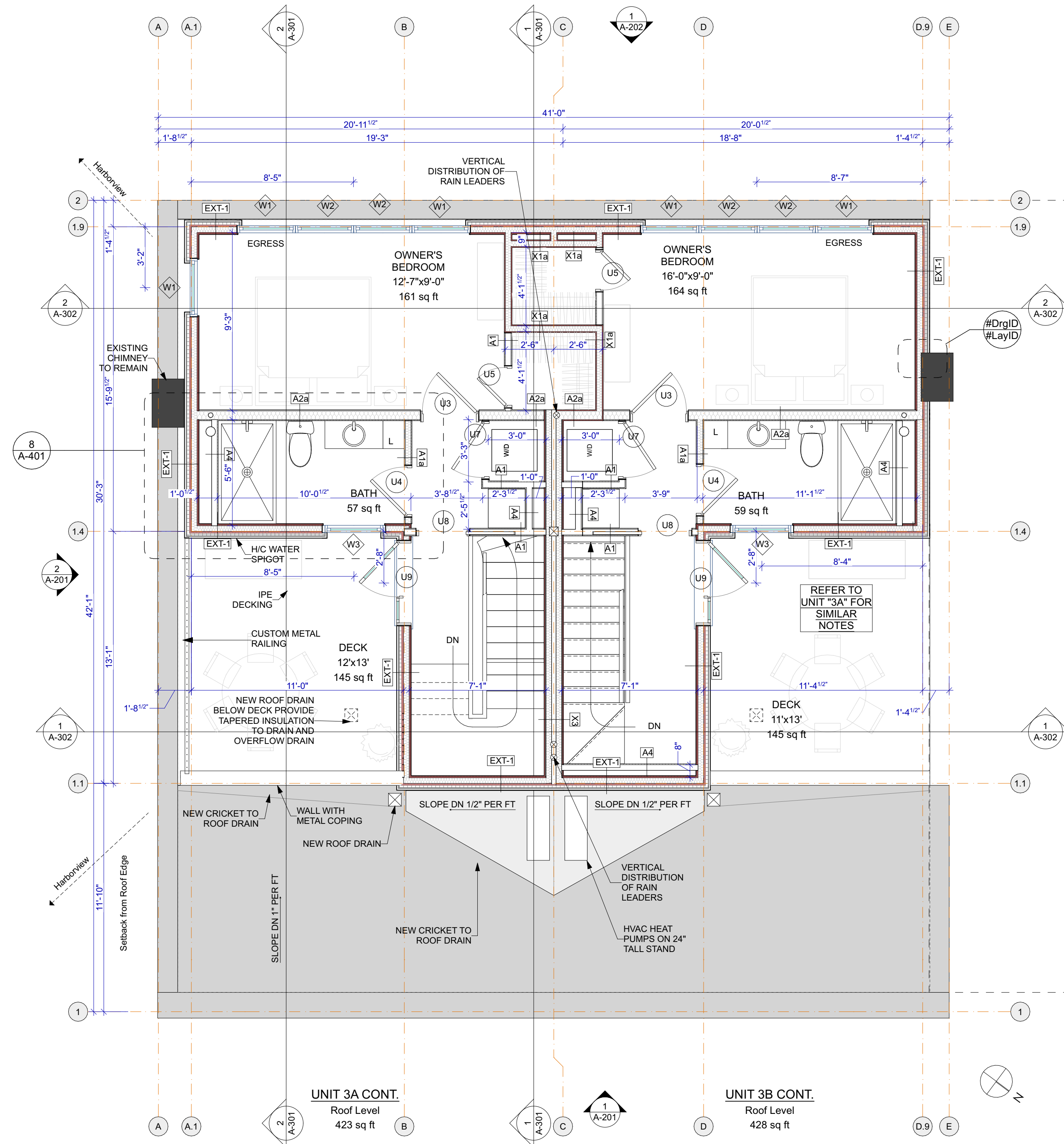
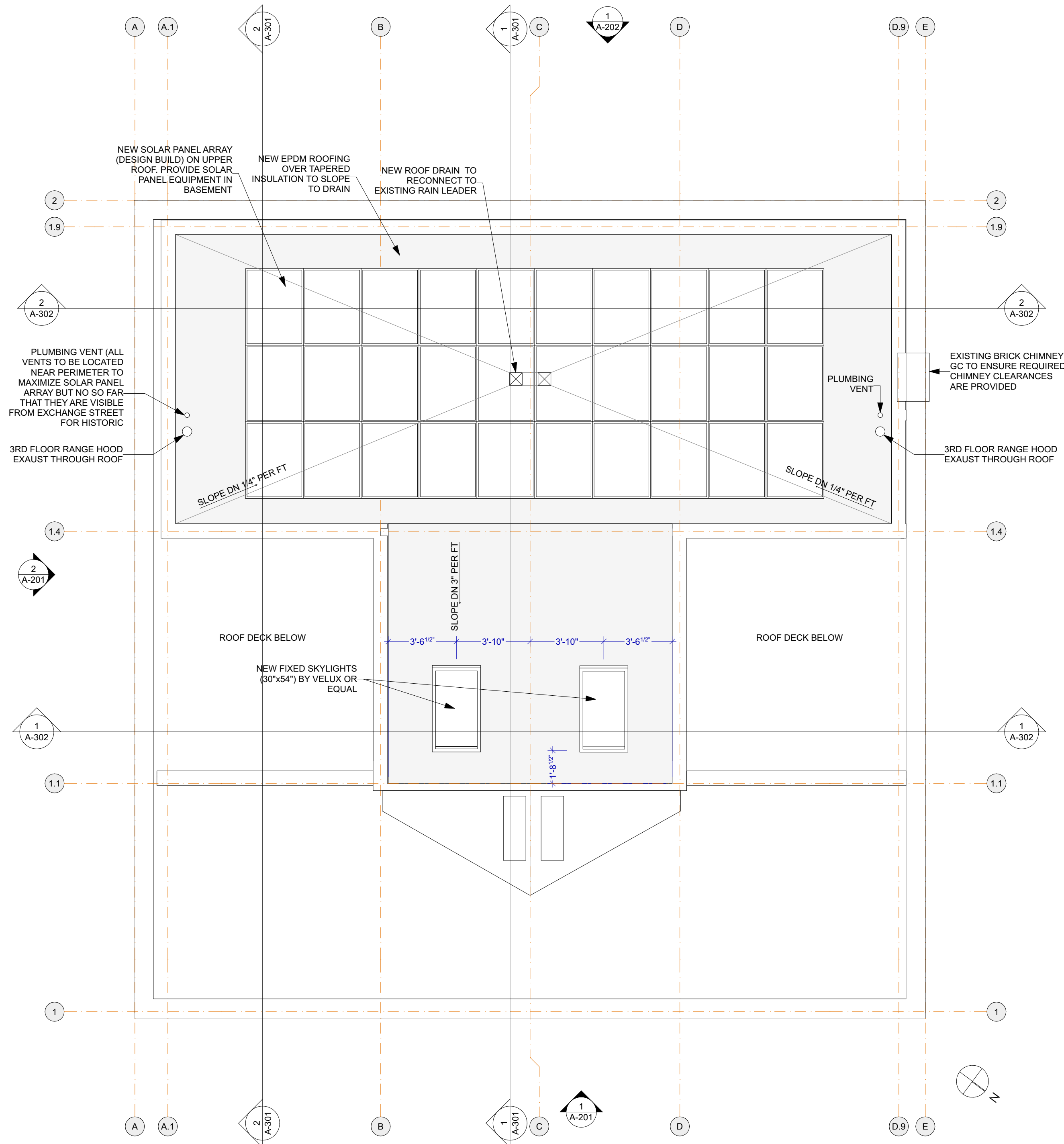
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ISSUE	DATE	ID	DESCRIPTION



FLOOR PLAN GENERAL NOTES

1. Drawing Set Status: These Drawings constitute a Building Permit Submission Set. Additional information, dimensions and specifications can be provided by the Architect and/or Owner at a later date or as requested.
2. Specifications: Refer to sheets G-003 & G-004 for Project Outline Specifications.
3. Dimensions: All floor plan dimensions are from face of core structure material, such as wood studs for all new construction elements, UNO. All dimensions referencing existing elements are from finished face, UNO.
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5. Mechanical and Plumbing trades: The project Mechanical Engineer (Ripcord Engineering) had provided information for size and space requirements and locations for incoming service and has made selections where applicable. Contractor is to review and bring to the Architect's attention if additional information is required. Each trade contractor responsible to meet local code.
6. HVAC Basis of Design: Refer to Mechanical Engineering drawings included for more information.
7. Plumbing Fixtures and Bathroom Accessories: Refer to plumbing schedule on sheet A-601 for more information.

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12. Millwork: TBD Forthcoming, contractor to carry allowances for custom millwork in sizes shown on the plans
13. WiFi and Networking: Refer to Power Plan on sheet E-111 for more information
14. Appliances: All appliances are to be Owner-Furnished, Contractor installed. Refer to sheet A-601 for basis of design selections.
15. Energy Efficiency: Refer to Outline Specification for energy efficiency strategies.



www.maine-memory.net/item/50869

Collections of City of Portland - Planning & Development



same as 48



KeyBank
24-Hour Drive-Up
ATM Located on
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ATM Located on
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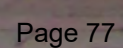
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Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Rooftop Additions on Mid-Size Historic Buildings

Applicable Standards:

2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes, and Craftsmanship
9. Compatible New Additions/Alterations

Issue: The roofline is often an important character-defining feature of a historic building. A large cornice, tall tower, or a projecting dormer can identify a building in the skyline. Even a simple roofline defines a building's character. Accordingly, rooftop additions proposed as part of a rehabilitation project must be carefully designed in order to preserve the building's historic character. Although a rooftop addition is not appropriate for all historic buildings, under certain circumstances a compatible rooftop addition may be constructed that meets the Secretary of the Interior's Standards for Rehabilitation. A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less.



Mid-19th century commercial building with rooftop addition as it appeared after rehabilitation (center).

Application 1 (*Compatible treatment*): The rehabilitation of this mid-19th century commercial building included a rooftop addition as part of the project. Though the building is only four stories in height, this rooftop addition is compatible with its historic character. It is set back substantially—almost halfway from the front façade and, thus, it is minimally visible from the public street and from within the district. High party walls on either side also help

to reduce the impact of the addition and allow it to blend in with the adjacent rooflines. This rooftop addition does not detract from the historic character of the building and, therefore, meets the Standards.

Application 2 (*Incompatible treatment*): This three-story commercial building, originally constructed in 1847 but greatly altered in 1907, underwent rehabilitation for mixed commercial, office, and residential use. The rehabilitation included a substantial new rooftop addition.



Three-story commercial building prior to rehabilitation.

Contrary to National Park Service guidance which states that rooftop additions should be limited to one story and are rarely acceptable for low-rise buildings, this addition rises a full story and a half above the roof. The prominent cornice, an important character-defining feature of the primary elevation of the historic building, is overwhelmed and greatly diminished by the new rooftop addition. Not only is the addition barely set back from the front of the building, its asymmetric, modernist design further detracts from the character of the building's classically-styled façade. The rooftop addition competes for attention with the historic building and it is also out of character with the surrounding district. This rooftop addition is not compatible with the historic character of the building and, therefore, does not meet the Standards.



Drawing of front elevation with proposed rooftop addition.



Three-story commercial building showing rooftop addition under construction.

Liz Creveling, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

July 2007, ITS Number 47