

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 Portland Historic Preservation Board will hold a remote meeting on Wednesday, September 1, 2021 at 5:00 PM. Due to the existence of an emergency or urgent issue, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided below in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

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

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's approximate start time.

When participating via Zoom, 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 asked to unmute by the moderator when it is time for public comment.

For more information on how to access the remote meeting and how to give public comment, please go to: <https://www.portlandmaine.gov/remotepud>.

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Sep 1, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Workshop and Public Hearing 09/01/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81102865028>

Or One tap mobile :

US: +13126266799,,81102865028# or +19292056099,,81102865028#

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: 811 0286 5028

International numbers available: <https://us02web.zoom.us/j/81102865028>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 11, 2021**
 - i. Certificate of Appropriateness for Exterior and Site Alterations, Dormer Additions; 5 EASTERN PROMENADE, Casco Chataqua Development, Applicant. The Board voted 5-0 (O'Brien absent, Turk recused) to approve the application subject to conditions.

- ii. Certificate of Appropriateness for Rooftop Addition and Exterior Alterations; 50 EXCHANGE STREET; Edith Armstrong, Applicant. The Board voted 6-0 (O'Brien absent) to approve the application as submitted.
- iii. Certificate of Appropriateness for Comprehensive Program of Site Alterations; 144 & 148 STATE STREET; New Height Redfern LLC, Applicant. The Board voted 5-0 (O'Brien absent, Naifeh recused) to approve the application subject to conditions.

3. COMMUNICATION AND REPORTS

4. WORKSHOP - 5:00 PM

- i. Preliminary Review of Proposed Site Alterations, including Labyrinth; 143 STATE STREET; St. Luke's Cathedral, Applicant.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Mural Installation; 77 FREE STREET; Portland Downtown, Applicant.
- ii. Certificate of Appropriateness for Rooftop Additions; 42 LAFAYETTE STREET; Gary Bahlkow, Applicant.

6. WORKSHOP

- i. Preliminary Review of Potential New Construction; 42 LAFAYETTE STREET; Gary Bahlkow, Applicant.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
ST. LUKE'S CATHEDRAL, 143 STATE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: August 6, 2021
RE: September 1, 2021 WORKSHOP – Preliminary Review of Proposed
Landscaping and Site Improvements
HPBR-001735-2021

Address: 143 State Street – St. Luke's Episcopal Cathedral Grounds

Applicant: St. Luke's Cathedral Parish

Landscape Architect: Jennifer Bear, Confluence Designs

A sign announcing the Historic Preservation Board's meeting on August 11, 2021 was posted at the property on August 5, 2021. A legal ad was published in the Portland Press Herald on 8/3/21 and 8/4/21, and 52 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

A preliminary workshop has been scheduled to introduce a landscaping plan for the grounds in front of St. Luke's Cathedral, at 143 State Street. The general features of the open grounds between the State Street sidewalk and the cathedral are to remain similar to the existing conditions, and the most important proposed change is a ground-level meditation labyrinth to be created with granite in the lawn at the southern part of the front campus. Installation of the labyrinth is proposed as the first phase in the plan, one the applicants hope to implement as soon as possible.

Also proposed in the second phase are new plantings, relocation of the sign, and some changes to paving that would not significantly alter the footprint of paved surfaces. Lighting may be proposed in the future, but is not part of this review. Two other garden areas close to the cathedral building will possibly be developed as rain gardens, but no details are available yet.

Staff notes that plant choices are generally not a level of detail that is subject to historic preservation review; it is more the character, scale, and geometry of the landscape plan

that is important, and how the plan as a whole relates to the historic resource, which includes the grounds as well as the actual building. Nonetheless, as part of the landscape plan, plantings, grading, and use of other materials, particularly in swales and rain gardens will need to have a compatible relationship to the whole, to the cathedral, and its context.

Parishioners of St. Luke's engaged landscape architect Jennifer Bear to design the labyrinth and the rest of the front grounds. She has supplied four pages of drawings and a brief project summary. Staff has provided some recent photos of existing conditions.

Subject Property

According to Portland's Historic Resources Inventory, St. Luke's was the first church in the United States to be built specifically as a cathedral. Erected in 1867-1868 in the form of an English Gothic cathedral, it has been enlarged in the 20th Century by the addition of the Codman Chapel in 1903, and the bell tower in 1958.

The deep setback of the cathedral from the wide State Street sidewalk created the opportunity for the circular driveway and landscaped lawn and garden areas. Loring House on the north side of the campus was built as the bishop's residence at the same time as the cathedral, and on the south the third side of the campus' frame is provided by a John Calvin Stevens designed, brick Romanesque Revival house built in the 1880's, which is not part of the St. Luke's complex.

The circular drive and paths to the chapels and cloisters are currently paved with asphalt that is fairly light in color. The main path in the middle has rectangular bluestone pavers of varied sizes. This central path was not installed until about 2009. Several years ago, a gate was added to the black metal fence between the corner of the bell tower and the back corner of Loring House, to improve security for the inner campus and cloister. A fence has been in that location since before 2006, according to satellite photos. Also, until sometime in 2018 or early 2019, a large shade tree stood toward the rear of the lawn where the labyrinth is planned.

Proposed Site Alterations

Please see the summary letter provided by Ms. Bear. Staff notes that several features in the design have yet to be developed, and will be part of the future phase of improvements. Other details may depend on pricing and budget, and on the Board's feedback – especially the particular details of the labyrinth, which is the first priority as Phase One.

- It appears that most or all of the existing low hedges that help define the existing landscape are being retained, and are included in the new plan.
- Two benches are indicated on the site plan, one in the central garden near the entrance walk, and one set back in the reflection garden. No details have been provided at this point, except that one new bench will match an existing style.

- The St. Luke's sign is to be moved to make room for the labyrinth, to a spot near the entrance walk. Ms. Bear expressed a desire to organize and consolidate the additional signs and banner that can proliferate to mark seasonal and other messages.
- A note mentions the possible extension of the edge of the circular drive on the southeast side, to make parking and circulation easier. This would necessitate relocation or removal of the existing hedge, but Ms. Bear said the hedge would be maintained between the labyrinth and the drive.
- A number of needed stormwater measures are highlighted as possibilities, including two or three rain gardens as well as swales, dripline trenches, and possible pervious pavers. No details are yet provided on the design details, except for concepts shown on the stormwater page.
- Lighting is mentioned as a possibility in the project description, but no other information is provided, as this may or may not happen in a future phase.
- The path to the small chapel in the southeast corner is proposed as a native Maine granite walkway. Ms. Bear told staff the granite will be sourced from Millenium Granite in Wells, and will be rectangular pieces for paths, with a surface rough enough for traction. The quarry offers two colors: a grey stone, and a grey that is slightly pinkish; Ms. Bear hopes to show samples by Zoom.
- Granite pieces for the labyrinth and the walk are to have slightly eased corners, according to Ms. Bear.

Staff Comments

The workshop on August 11 will provide an opportunity for guidance on the challenge of integrating a number of features and program goals into a finite space that is the public “front yard” of one of Portland’s most significant churches. Staff calls the Board’s attention to the contributions listed on the Landscape Conceptual Design page. Among the existing and proposed functions are:

- Welcoming the public and improving visibility
- Pedestrian and vehicular approach to the main entrance, including drop-off and temporary, short-term parking.
- Outdoor lawn space for church community functions
- Sacred space for reflection and meditation, including the proposed labyrinth
- Demonstration gardens
- Stormwater management features

Staff believes that enacting this ambitious program while “creating a sense of place, arrival, and cohesiveness” (in the words of Ms. Bear’s conceptual design,) might be challenging. Doing so in a way that maintains the integrity, unity, and character appropriate for a stately Gothic cathedral should not impossible, but will require careful thought and attention to balancing and relating disparate elements, and may require some realistic assessment of what can work together to create a unified whole.

For this phase of the review, the applicants' priority is the proposed labyrinth. It would be an intriguing addition to the landscape, but must also be viewed in the larger context of the campus landscape. With simple granite at grade and grass, it should be quiet and attractive, but one wishes there were more space to work with. The circle may feel pushed rather close to the sidewalk and the driveway, and it will also share the lawn with space for church functions and a reflection garden. Perhaps slightly reducing the size might alleviate the possible sense of crowding, if that can be accomplished without undermining the essential design.

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.*
- (8) *Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments:

- 1. Cover letter from landscape architect
- 2. Conceptual landscape designs, labyrinth, and stormwater concepts
- 3. Staff photos of existing conditions

Dear Historic Preservation Board,

Below is communication from the Landscape Architect Jennifer Bear regarding the St. Luke's front church yard project to include the following:

- Stone Labyrinth Installation
- Possible lighting introduction
- Possible relocation of signage

I have attached two files with the posters I have put together which can be used to introduce the community to the proposed landscape project.

You should receive the:

- main conceptual landscape design plan
- conceptual landscape design with images and details
- conceptual labyrinth design with images and details
- stormwater plan with images and details

Jennifer

Jennifer Bear, MLA

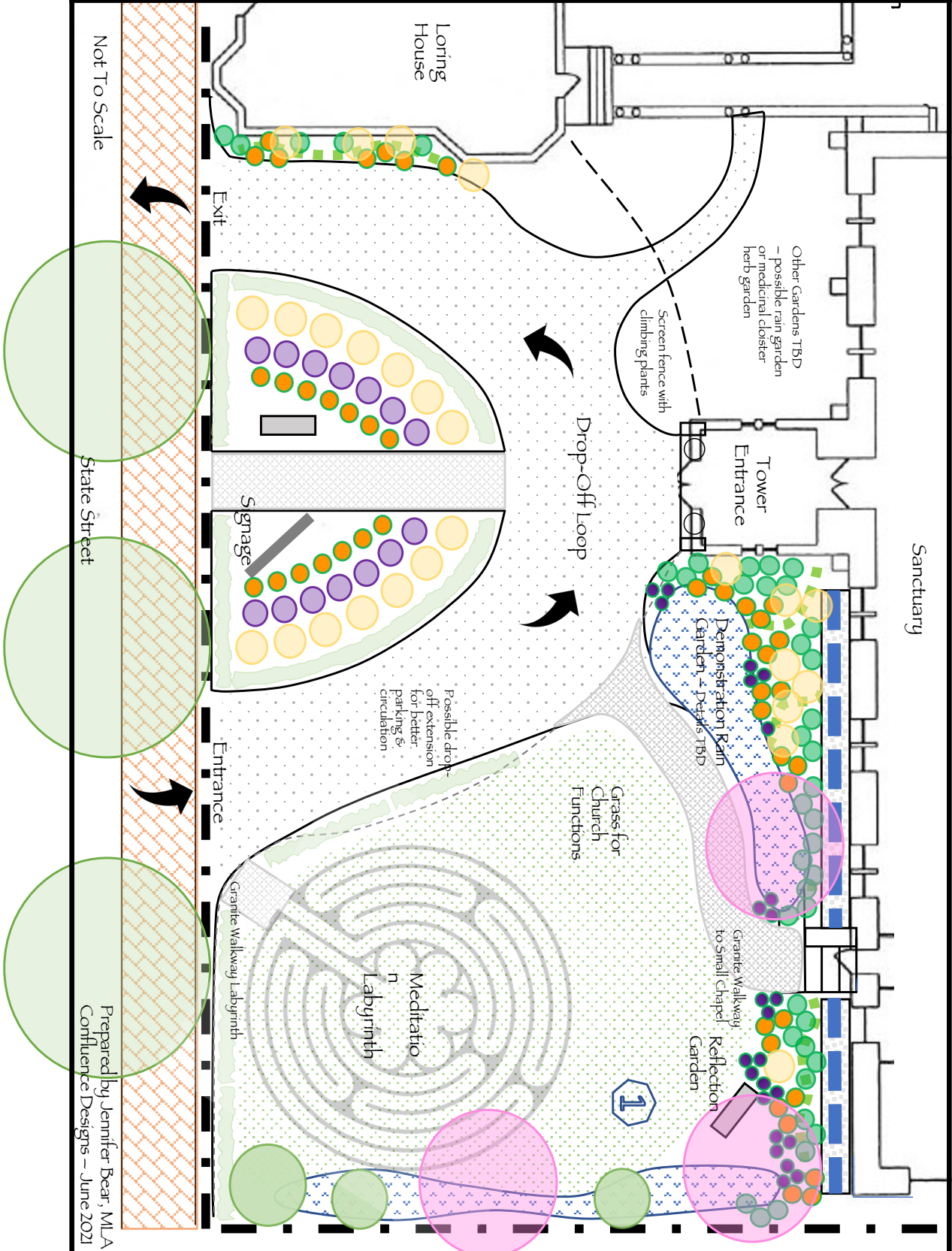
ConfluenceDesigns

+33 6 85 76 56 35 France

00 1 207 352 9084 USA

ST. LUKE'S CATHEDRAL Conceptual Landscape Design

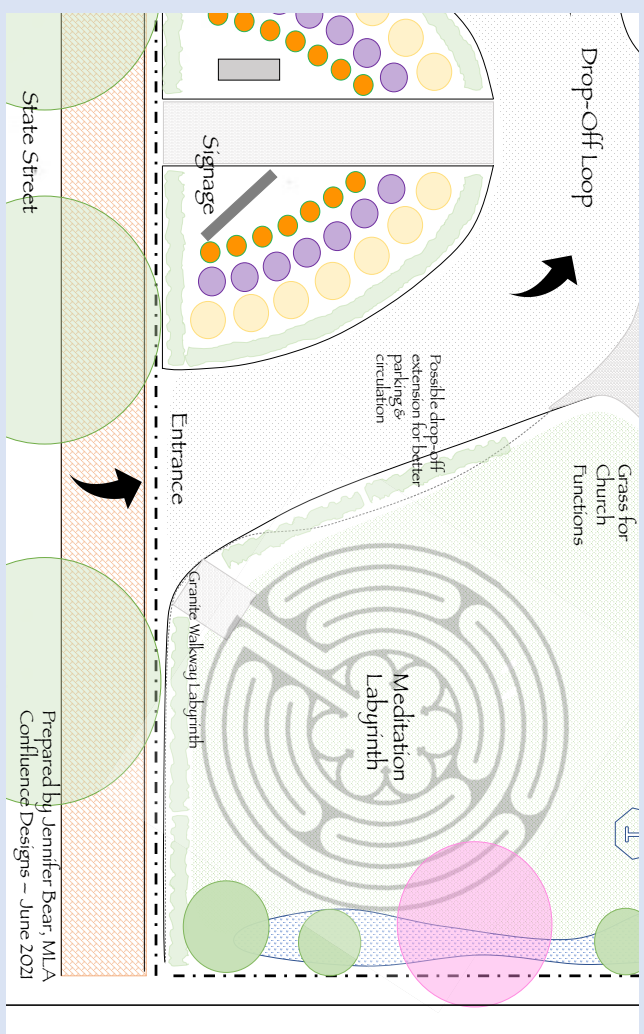
- 3-Circuit Chartres Labyrinth – Mame Granite Circuits & Grass
- Edge with Granite Entrance Walkway
- Local Maine Granite
- Existing Signage- move for better visibility
- Bench
- LANDSCAPE
- Existing Trees & Shrubs
- Existing Hedge
- Grass
- Flowering Tree
- Cherry
- Woody Perennial
- Russian Sage
- Ornamental Grass
- Karl Forester
- Perennial Hosta
- Existing Transplant or Divide
- Perennial Daylily
- Existing Transplant or Divide
- Perennial Iris
- Existing Transplant or Divide
- NOTE : Detailed landscape design and details upon approval & direction
- 1
- STORM-WATER MANAGEMENT
- Rain Garden
- Dripline Trench
- Rock Lined Swale with Vegetation



Prepared by Jennifer Bear, MLA
Confluence Designs – June 2021

ST. LUKE'S CATHEDRAL - Labyrinth Conceptual Design (Phase I)

Prepared by Jennifer A Bear, MLA - Confluence Designs



LABYRINTH CONCEPTUAL DESIGN

3 - CIRCUIT CHARTRES LABYRINTH

- 3 - Circuit: Meditative labyrinth classical Chartres replica design
- Benefits
 - Create meditative sacred space
 - Encourage community use
 - Use of pervious local Maine granite
- Location
 - State Street sidewalk entrance to encourage community use & maintain area by church for church functions
- Styles options - TBD based on budget
 - Circuits: pavers Outline: grass
 - Circuits: grass Outline: pavers

3 - CIRCUIT CHARTRES LABYRINTH

- 3 - Circuit: Meditative labyrinth classical Chartres replica design
- Dimensions
 - 36' Diameter
 - 9' Center
 - 218' Circuits
 - 218' Outside Edge

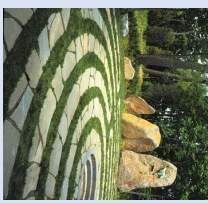
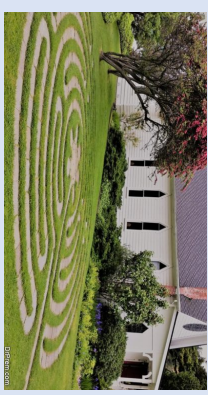


PREFERRED STYLE - Circuits: Pavers Outline: Grass

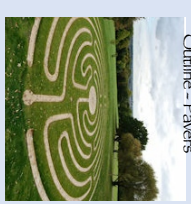


STYLE OPTIONS

- Circuits - Pavers
- Outline - Grass



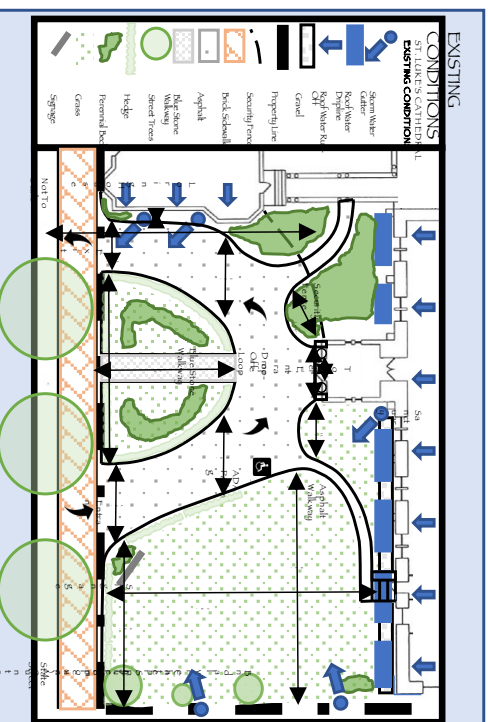
- Circuits - Grass
- Outline - Pavers



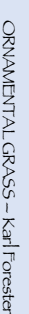
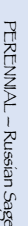
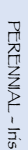
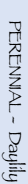
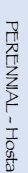
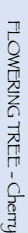
LOCAL MAINE GRANITE



Prepared by Jennifer A Bear, MLA - Confluence Designs

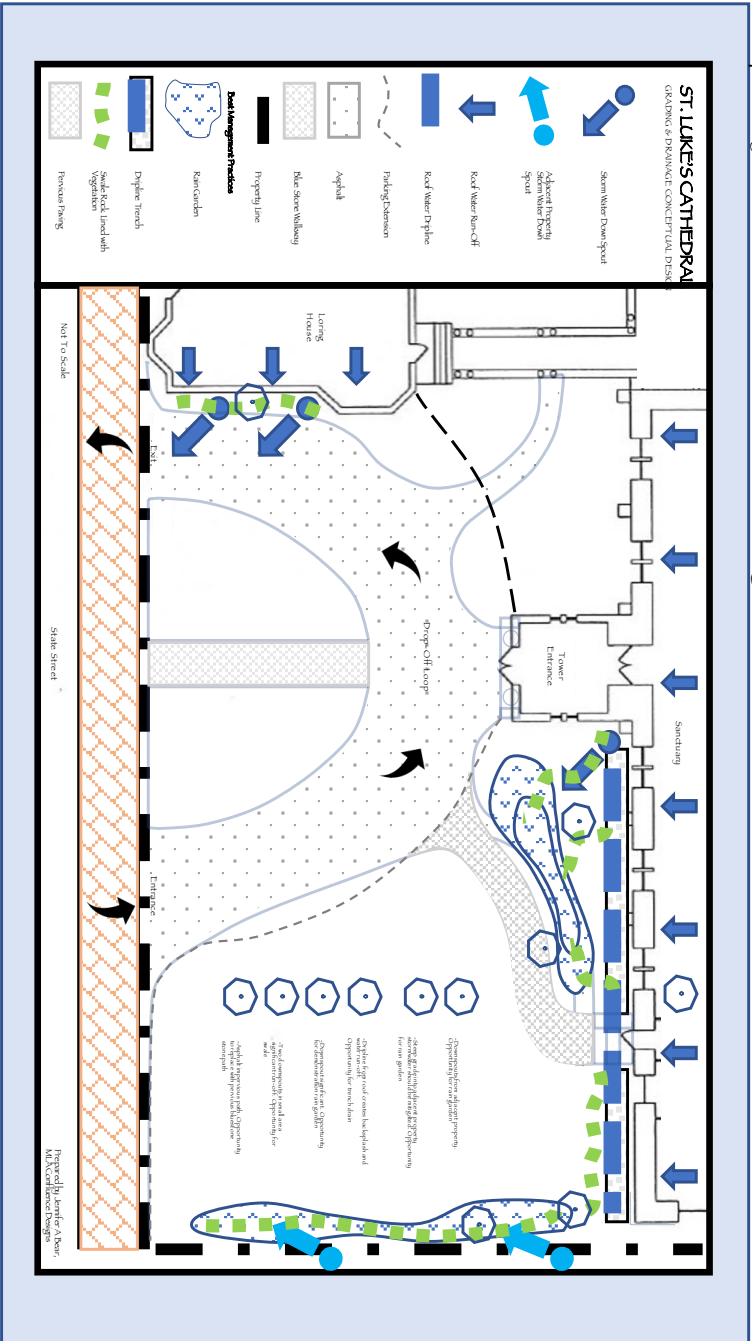


PLANTS



ST. LUKE'S CATHEDRAL - STORMWATER MANAGEMENT

Prepared by Jennifer A Bear, MLA - Confluence Designs



STORMWATER MANAGEMENT

- Existing Stormwater Issues
 - Stormwater runoff flows towards buildings
 - Significant stormwater run-off from:
 - On-site and off-site down spouts
 - Paving
 - Roof drainage drip-line
- Goals
 - Move water away from Cathedral foundation, surrounding structures, and paving
 - Direct water to gardens
 - Prevent flooding
 - Capture water for re-use
- Environmental Approach - Best Management Practices (BMP)
 - Bioretention basins - rain gardens
 - Swales - rock/dry creek bed, and vegetated
 - Drip-line trench or trench drains
 - Pervious paving



Existing Stormwater Run-Off Issues

BEST MANAGEMENT PRACTICES (BMP)

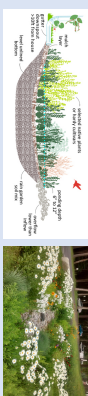
- Best Management Practices (BMP) are part of low impact development with the goal to minimize non-point source pollution in the watershed in an effort to improve water quality. Opportunity to provide BMP demonstration gardens for the community.
- 1. Goals of BMP
 - Effective pollutant removal
 - Remove fine particles, nutrients, sediments, heavy metals, dissolved pollutants, and hydrocarbons
 - Cooling
 - Effectively cool down stormwater
 - Protects aquatic life
 - Channel protection
 - Slows release of stormwater discharge
 - Avoids destabilization causing sedimentation and erosion
 - Minimizes volume and rate of discharge by minimizing impervious areas and maximizing infiltration and time of concentration of storm flows
 - Flood Control
 - Detention of stormwater minimizes flooding downstream
- Benefits
 - Benefits local environment by acting as a natural filtration system significantly removing pollutants since BMP's slow, decrease and clean the storm water run-off before it runs into local waterways
 - Filters - cleans the pollution through percolation into soil
 - Reduces pollution - decreases sedimentation through retention
 - Slows the flow protecting local ecology, erosion, and spawning grounds
 - Supports ecology by providing habitat
 - Prevents flooding by reducing rate and quantity of stormwater run-off

OPPORTUNITIES FOR BEST MANAGEMENT PRACTICES AT ST. LUKE'S

- Rain Gardens
 - Swales - vegetative or rock lined
 - Drip-line Trenches
 - Pervious Paving - asphalt, concrete turf block, and paver stones
- RAIN GARDEN

How rain gardens work

- Rain gardens are a natural way to capture and filter stormwater.
- Captures stormwater runoff from roofs, driveways, or other impervious surfaces through down-spouts, trenches or swales
- Decreases stormwater run-off carrying pollution by improving infiltration
- Can be a simple shallow depression with plants that can flourish in both moist and dry conditions
- Designed to drain within 48 hours to reduce the risk of standing water
- Located at least 10 feet from foundation
- Protects property from erosion
- Protects local water quality and habitat
- Re-use of stormwater reduces need for irrigation



SWALES - vegetative or rock lined

How swales work

- Swales safely infiltrates and conveys stormwater run-off
- Minimum 2% slope from beginning to end
- Conveyed water away from any structures and to desired destination
- Slows runoff, allows sediments to filter out
- Improves water quality by reducing run-off



DRIPLINE TRENCH

How drip-line trenches work

- Collect and infiltrate stormwater from rooftop
- Control erosive runoff from the rooftop
- Conveys water away from structure and to desired location
- Minimize back splash



PERVIOUS PAVING- asphalt, concrete turf block, and paver stones

- How pervious paving works
 - Designed to allow more runoff to sink into the ground
 - Increases infiltration therefore improves water quality

143 State, St. Luke's

Write a description for your map.









St. Elizabeth's Jubilee Center
Essentials Pantry
Open Tuesdays 9:30 - 11 am
121 Park St. Portland
Back Room: St. Luke's Cathedral
1000 Main St. Portland
503.238.1234

THE
CATHEDRAL CHURCH OF ST. LUKE
Episcopal
THE DIOCESE OF MAINE



Dear Historic Preservation Board,

Below is communication from the Landscape Architect Jennifer Bear regarding the St. Luke's front church yard project to include the following:

- Stone Labyrinth Installation
- Possible lighting introduction
- Possible relocation of signage

I have attached two files with the posters I have put together which can be used to introduce the community to the proposed landscape project.

You should receive the:

- main conceptual landscape design plan
- conceptual landscape design with images and details
- conceptual labyrinth design with images and details
- stormwater plan with images and details

Jennifer

Jennifer Bear, MLA

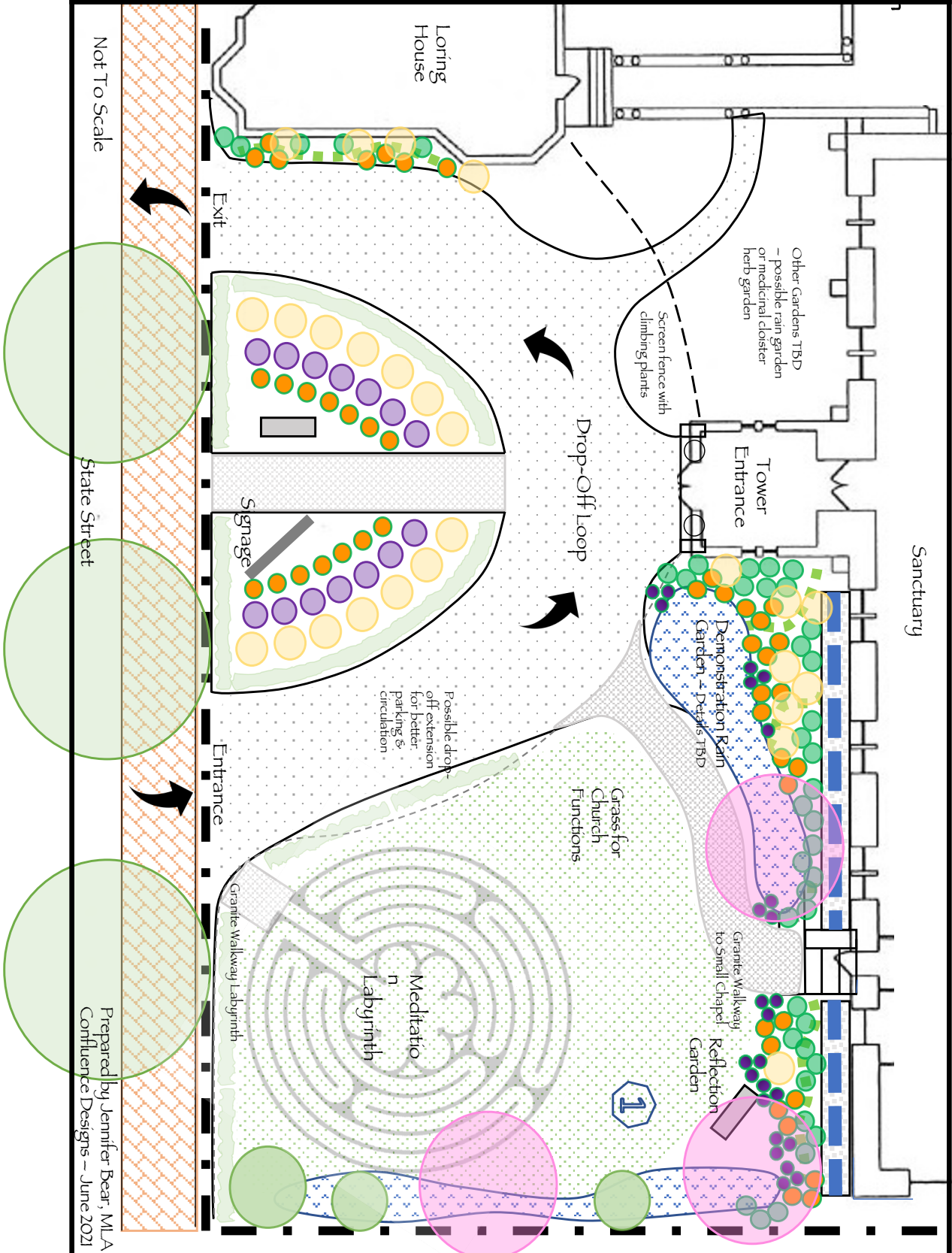
ConfluenceDesigns

+33 6 85 76 56 35 France

00 1 207 352 9084 USA

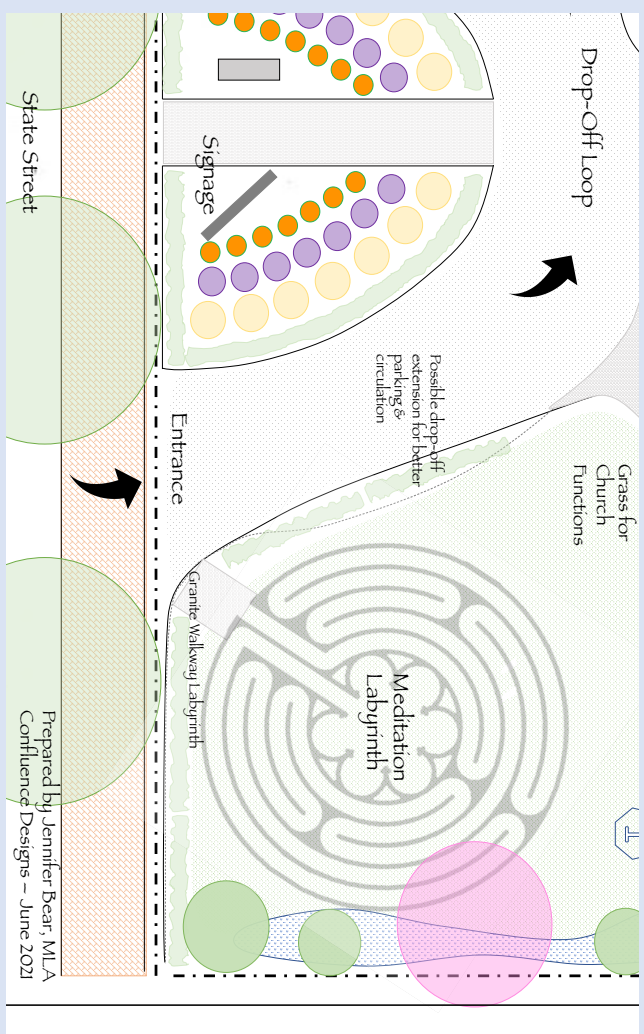
ST. LUKE'S CATHEDRAL Conceptual Landscape Design

- 3-Circuit Chartres Labyrinth – Mame Granite Circuits & Grass
- Edge with Granite Entrance Walkway
- Local Maine Granite
- Existing Signage- move for better visibility
- Bench
- LANDSCAPE
- Existing Trees & Shrubs
- Existing Hedge
- Grass
- Flowering Tree
- Cherry
- Woody Perennial
- Russian Sage
- Ornamental Grass
- Karl Forester
- Perennial Hosta
- Existing Transplant or Divide
- Perennial Daylily
- Existing Transplant or Divide
- Perennial Iris
- Existing Transplant or Divide
- NOTE : Detailed landscape design and details upon approval & direction
- 1
- STORM-WATER MANAGEMENT
- Rain Garden
- Dripline Trench
- Rock Lined Swale with Vegetation



ST. LUKE'S CATHEDRAL - Labyrinth Conceptual Design (Phase I)

Prepared by Jennifer A Bear, MLA - Confluence Designs



LABYRINTH CONCEPTUAL DESIGN

3 - CIRCUIT CHARTRES LABYRINTH

- 3 - Circuit: Meditative labyrinth classical Chartres replica design
- Benefits
 - Create meditative sacred space
 - Encourage community use
 - Use of pervious local Maine granite
- Location
 - State Street sidewalk entrance to encourage community use & maintain area by church for church functions
- Styles options - TBD based on budget
 - Circuits: pavers Outline: grass
 - Circuits: grass Outline: pavers

3 - CIRCUIT CHARTRES LABYRINTH

- 3 - Circuit: Meditative labyrinth classical Chartres replica design
- Dimensions
 - 36' Diameter
 - 9' Center
 - 218' Circuits
 - 218' Outside Edge

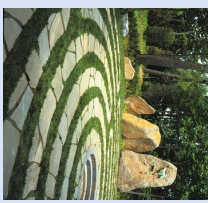
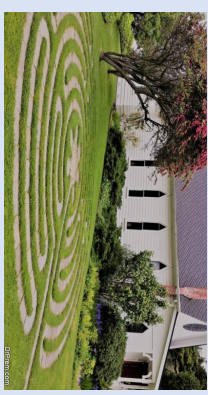


PREFERRED STYLE - Circuits: Pavers Outline: Grass

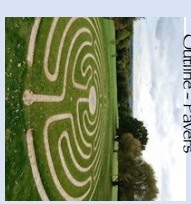


STYLE OPTIONS

- Circuits - Pavers
- Outline - Grass



- Circuits - Grass
- Outline - Pavers



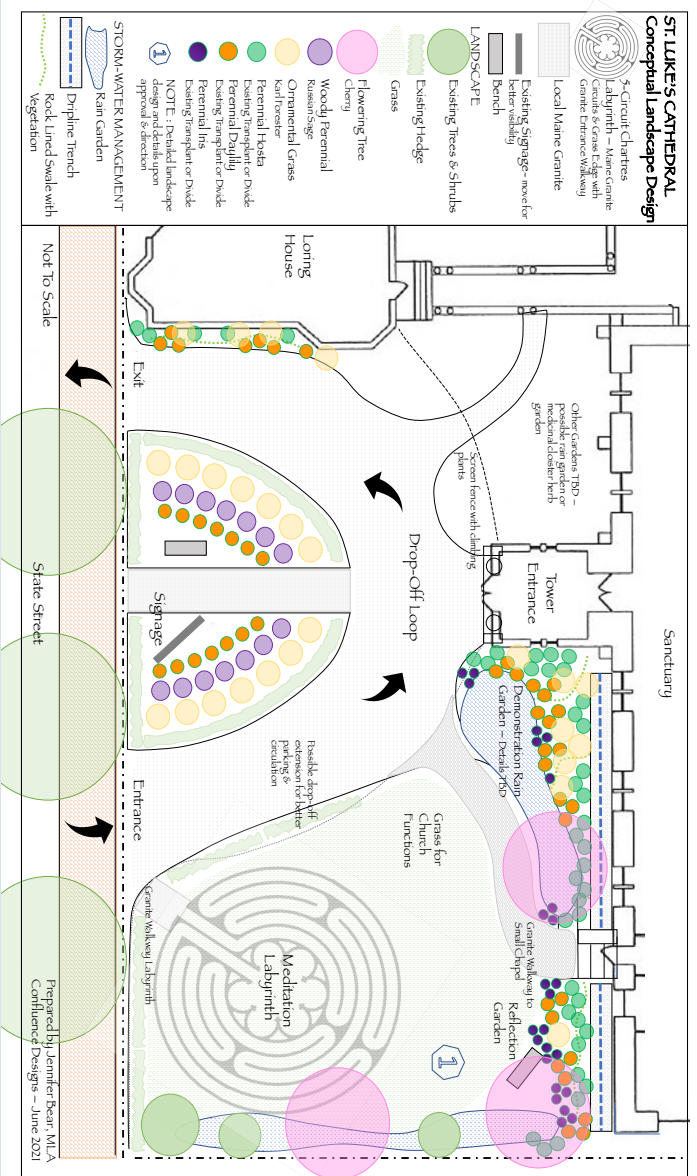
LOCAL MAINE GRANITE



ST. LUKE'S CATHEDRAL - Landscape Conceptual Design

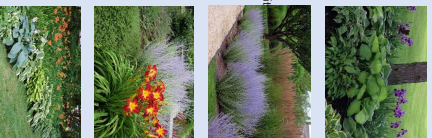
Prepared by Jennifer A Bear, MLA - Confluence Designs

ST. LUKE'S CATHEDRAL
Conceptual Landscape Design

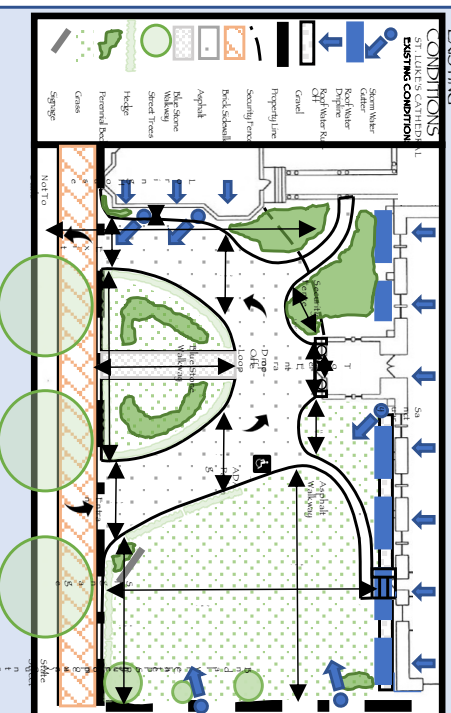


LANDSCAPE CONCEPTUAL DESIGN

- **Spiritual Contributions**
 - Create sacred space
 - Reflection garden
 - Meditative labyrinth
- **Strengthen Catholic historical legacy**
 - Investment in landscape improvements
 - Strengthen community bonds
- **Community Contributions**
 - Improve functional space for parishioners and community
 - Create welcoming environment
 - Create sacred meditative space
 - Encourage community use
 - Provide green space
 - Best management Practices demonstration garden
- **Environmental Contributions**
 - Use of Best Management Practices
 - Re-use stormwater run-off
 - Re-use of stone from the M. Anne Granite
 - Use plants adapted to climate
 - Re-use and transplant existing plants
- **Improve Viability**
 - Stagnate
 - Plant palette
 - Create a sense of place, arrival, and cohesiveness



EXISTING



PROPOSED LANDSCAPE



FLOWERING TREE - cherry



PERENNIAL - Hosta



PERENNIAL - Daylily



PERENNIAL - In's



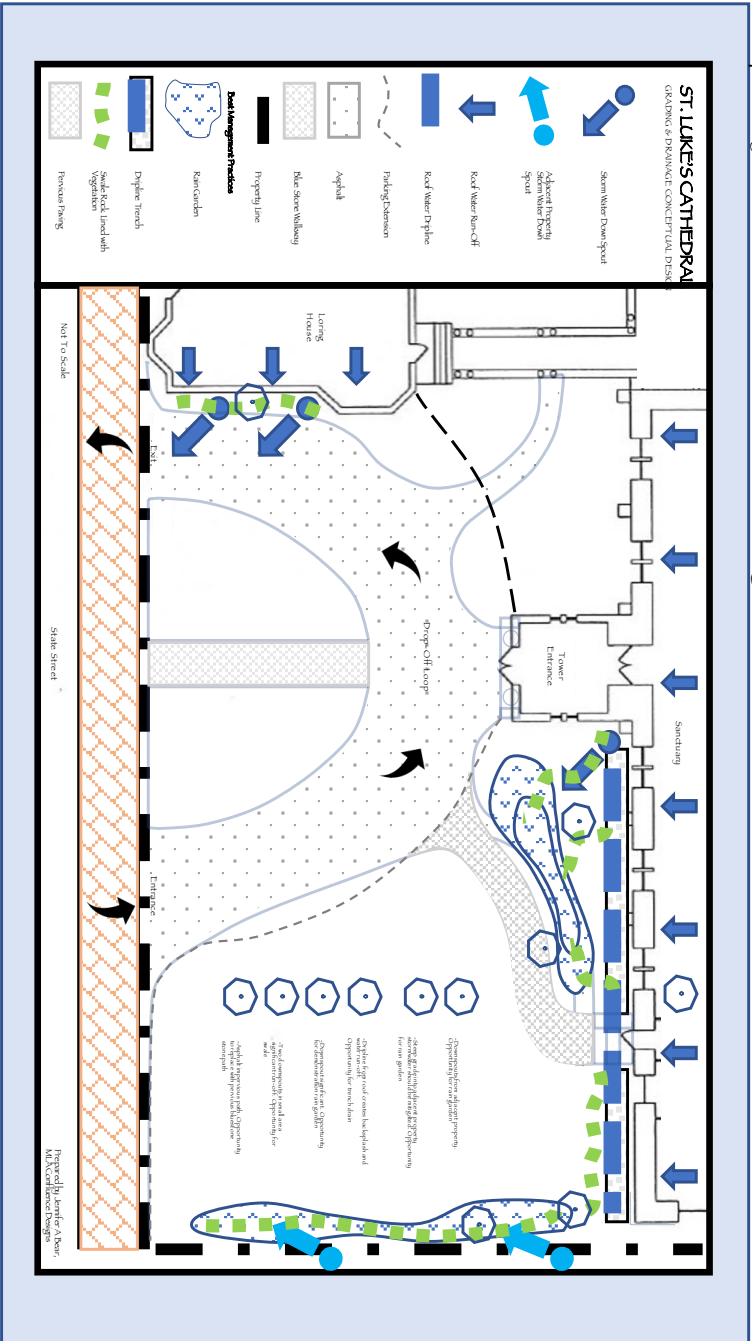
PERENNIAL - Russian Sage



ORNAMENTAL GRASS - Karl Forester

ST. LUKE'S CATHEDRAL - STORMWATER MANAGEMENT

Prepared by Jennifer A Bear, MLA - Confluence Designs



STORMWATER MANAGEMENT

- Existing Stormwater Issues
 - Stormwater runoff flows towards buildings
 - Significant stormwater run-off from:
 - On-site and off-site down spouts
 - Paving
 - Roof drainage drip-line
- Goals
 - Move water away from Cathedral foundation, surrounding structures, and paving
 - Direct water to gardens
 - Prevent flooding
 - Capture water for re-use
- Environmental Approach - Best Management Practices (BMP)
 - Bioretention basins - rain gardens
 - Swales - rock/dry creek bed, and vegetated
 - Drip-line trench or trench drains
 - Permeous paving



Existing Stormwater Run-Off Issues

BEST MANAGEMENT PRACTICES (BMP)

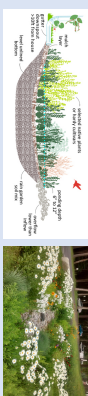
- Best Management Practices (BMP) are part of low impact development with the goal to minimize non-point source pollution in the watershed in an effort to improve water quality. Opportunity to provide BMP demonstration gardens for the community.
- 1. Goals of BMP
 - Effective pollutant removal
 - Remove fine particles, nutrients, sediments, heavy metals, dissolved pollutants, and hydrocarbons
 - Cooling
 - Effectively cool down stormwater
 - Protects aquatic life
 - Channel protection
 - Slows release of stormwater discharge
 - Avoids destabilization causing sedimentation and erosion
 - Minimizes volume and rate of discharge by minimizing impervious areas and maximizing infiltration and time of concentration of storm flows
 - Flood Control
 - Detention of stormwater minimizes flooding downstream
- Benefits
 - Benefits local environment by acting as a natural filtration system significantly removing pollutants since BMP's slow, decrease and clean the stormwater run-off before it runs into local waterways
 - Filters - cleans the pollution through percolation into soil
 - Reduces pollution - decreases sedimentation through retention
 - Slows the flow protecting local ecology, erosion, and spawning grounds
 - Supports ecology by providing habitat
 - Prevents flooding by reducing rate and quantity of stormwater run-off

OPPORTUNITIES FOR BEST MANAGEMENT PRACTICES AT ST. LUKE'S

- Rain Gardens
 - Swales - vegetative or rock lined
 - Drip-line Trenches
 - Permeous Paving - asphalt, concrete turf block, and paver stones
- RAIN GARDEN

How rain gardens work

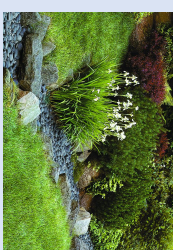
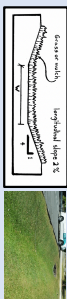
- Rain gardens are a natural way to capture and filter stormwater.
- Captures stormwater runoff from roofs, driveways, or other impervious surfaces through down-spouts, trenches or swales
- Decreases stormwater run-off carrying pollution by improving infiltration
- Can be a simple shallow depression with plants that can flourish in both moist and dry conditions
- Designed to drain within 48 hours to reduce the risk of standing water
- Located at least 10 feet from foundation
- Prevents property from erosion
- Protects local water quality and habitat
- Re-use of stormwater reduces need for irrigation



SWALES - vegetative or rock lined

How swales work

- Swales safely infiltrates and conveys stormwater run-off
- Minimum 2% slope from beginning to end
- Conveyed water away from any structures and to desired destination
- Slows runoff, allows sediments to filter out
- Improves water quality by reducing run-off



DRIPLINE TRENCH

How drip-line trenches work

- Collect and infiltrate stormwater from rooftop
- Control erosive runoff from the rooftop
- Conveys water away from structure and to desired location
- Minimize back splash



PERMEOUS PAVING- asphalt, concrete turf block, and paver stones

How permeous paving works

- Designed to allow more runoff to sink into the ground
- Increases infiltration therefore improves water quality

143 State, St. Luke's

Write a description for your map.









St. Elizabeth's Jubilee Center
Essentials Pantry
Open Tuesday: 9:00 - 11 am
101 Park St. Portland
Maine 04101 St. Luke's Cathedral
For more information visit
www.stluke.org

THE
CATHEDRAL CHURCH OF ST. LUKE
Episcopal
THE DIOCESE OF MAINE



From: **Elizabeth Parsons** Date: Wed, Aug 25, 2021
Subject: Public Comment on St. Luke's Cathedral landscape design
>
Cc: Lin Parsons <linparsons@maine.rr.com>

Dear Deb and Rob:

Since Lin and I have to miss the Board's workshop, we want to let you know of our support for this project. As members of St. Luke's we believe the redesign will make a welcoming statement from the Cathedral to the community. As nearby residents we think this project, coupled with the Mercy Hospital campus redevelopment, can highlight the importance of having aesthetically-pleasing and ecologically-responsible green space in this part of the West End. That's been a bit of a challenge on Winter Street, as you know.

With best wishes,
Liz and Lin Parsons

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
77 FREE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: August 20, 2021
RE: September 1, 2021 **PUBLIC HEARING**

Application for: **Certificate of Appropriateness for Exterior Painted Mural**

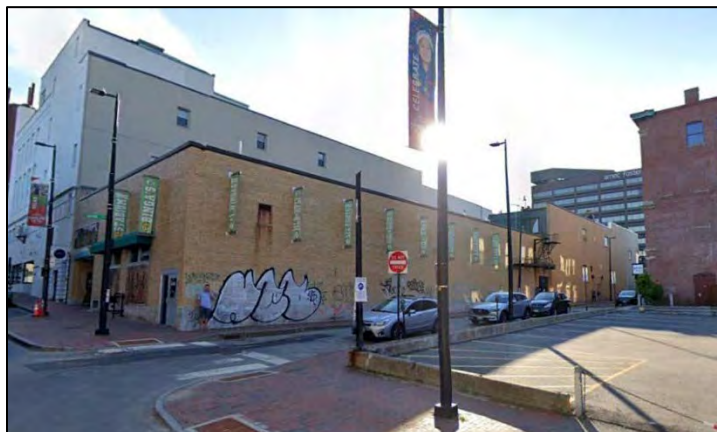
Address: 77 Free Street (Brown Street elevation)

Building Owner: Michael Kaplan

Applicant: Portland Downtown, Portland Buy Local and Local Image Co.
represented by Cary Tyson, Portland Downtown Executive Director

Introduction

On May 19th, Portland Downtown Executive Director Cary Tyson, representing three collaborating organizations, presented a proposal to introduce a painted mural on the side elevation of 77 Free Street. The subject structure is located at the northwest corner of Free and Brown Streets, directly across the street from the Civic Center. Its east elevation, which faces Brown Street, is a mostly blank brick wall with only a door opening on the ground floor. As Board members will recall, the request for a mural is prompted by a desire to address repeated “tagging” of the wall. The collaborating organizations also see the project as a way to enliven this particular area of the downtown. Mr. Tyson indicated that the collaborating organizations will likely be pursuing similar projects in other areas of the downtown.



Board members will recall that the focus of the May workshop was not on a particular mural proposal, but rather the threshold question of introducing a painted mural on an unpainted brick exterior wall within the Congress Street Historic District. The Board was asked whether a painted mural on this particular structure was generally acceptable based on the circumstances of the subject wall and if so, what parameters would the Board set for the project. For example: Should the mural be applied to a painted substrate to ensure reversibility? Should the mural be painted on a separate surface and mounted to the wall? If painted onto the surface, how much of the wall is it appropriate to cover with a mural? Attached for the Board's reference is a copy of the May 19 staff report that describes the subject structure, and outlines questions for consideration and preliminary staff comments—see ATTACHMENT 1. Also attached is Mr. Tyson's original request that spells out their intended approach—see ATTACHMENT 2. Board members are encouraged to reread this material for the upcoming meeting along with the new information provided by the applicant at the request of the Board (ATTACHMENT 3 and 4).

Scope of Board's Decision

On Wednesday, the Board will be voting on the merits of the specific application before it, consistent with the Board's past practice of reviewing murals on a case-by-case basis. As both staff and Board members recognize, given the current level of interest in painted wall murals in Portland, there is a need to develop a policy for painted wall murals in historic districts that sets general parameters for these types of projects. An adopted policy would be beneficial to all parties involved—those interested in pursuing a mural project and those in the position of reviewing them. Staff has been compiling information, including the policies of other historic preservation commissions and will prepare a draft policy for the Board's consideration at a meeting in the near future. In the meantime, the Board's discussion regarding a mural on the Brown Street elevation of 77 Free Street, which presents a particular set of circumstances, will be instructive in developing a policy.

Summary of Board Questions, Comments at May 17 Workshop

Board members acknowledged that the subject structure, particularly its Brown Street elevation, was not particularly noteworthy and that the elevation identified for a mural had been the target of repeated taggings. Board members also acknowledged that the repeated removal of graffiti had likely damaged the unpainted brick, especially if sandblasting had done. Based on these factors, the Board appeared to be receptive to the idea of introducing a mural at this location, however they indicated they needed more information in order to make a decision. The applicant and staff were asked to provide additional information on the following:

- * the current condition of the brick and mortar
- * available substrates or protective coatings to allow for future removal
- * the kind of paint that will be used
- * treatment of the interface between the painted mural area and unpainted surrounding area
- * assurance that painting a mural will not result in more damage

Board members also touched on the question of the limits of the mural. (Mr. Tyson indicated that the organizations had left this up for discussion.) It was agreed that clarification would be helpful on this—either the applicant should identify a specific area of work or the Board should set general boundaries.

Additional Information provided by Applicant, Staff

In response to the questions and concerns expressed by members of the Board, Mr. Tyson consulted with a number of colleagues on the matter through the International Downtown Association. Although he did not provide examples of established criteria from other communities, he summarizes some of his findings and cites several specific studies in his letter of July 14th—see ATTACHMENT 3. Board members may wish to review some of the documents he cites.

In addition to this research, Mr. Tyson reached out to Pete Chavonelle of Masonry Preservation Associates to assess the current condition of the wall. They met on site to review existing conditions; a summary of their meeting is provided in ATTACHMENT 4.

As staff was not able to attend the site visit, staff reached out to Mr. Chavonelle independently to ask a number of follow-up questions. (For those unfamiliar with the work of Masonry Preservation Associates, the firm specializes in historic masonry and has worked extensively throughout Portland’s historic districts. Over the years, staff has consulted with Mr. Chavonelle on numerous masonry challenges.)

Mr. Chavonelle indicated that he assessed an area approximately 80 feet long along the Brown Street frontage. Following is a summary of his input to staff:

- Overall, the masonry is in fair condition. Multiple rounds of sandblasting had not only removed the glazing from the bricks in the affected areas, but also recessed the mortar joints. He also noted a number of “inartful” patches and cracks in some locations; these were not necessarily related to graffiti removal efforts.
- In response to staff’s question about substrates or protective coatings, he indicated that coatings, while protective of the underlying masonry, would likely make a mural not last long. This type of coating, which he likened to a film of wax, can be effective as a proactive means to address graffiti. It can also be effective for murals, if the goal is to allow for a relatively temporary mural. If the goal is for a more permanent mural, it would not be a good direction, as the artwork would deteriorate over time.
- Mr. Chavonelle indicated that, in general, once a masonry wall is painted, it will always want to be painted and that effectively removing paint is hard to do without substantial effort and cost. Accordingly, he recommended that those involved in proposing or reviewing murals take the long view and ensure that murals are introduced in locations where the painting of unpainted brick would be appropriate long term.

- In the case of 77 Free Street, where the existing brick has been compromised, he indicated that a painted mural could have the effect of protecting the porous face of the existing brick and therefore be beneficial.
- In response to the question of what special considerations should be given to a mural that occupies a portion of a wall, Mr. Chavonelle indicated that the brick above the painted field will likely absorb moisture and that eventually the moisture will affect the top edge of the mural. The sides and bottom edges would not be effected, as there isn't the issue of gravity. He suggested that any mural should extend to the top of a wall, underneath flashing.

Other Questions to be Addressed:

If the Board finds that a painted mural in this location is acceptable based on the conditions presented, the Board will need to address the following additional questions:

- the size of the mural—how much of the Brown Street elevation of 77 Free can be covered by a mural?
- should a substrate be applied between the existing exterior masonry and the mural to make future removal possible?
- confirmation of general content. Presumably, the mural will not contain any signage or commercial content. This should be confirmed, however. Also, does the Board wish to set some general parameters or leave this to the artist? Does the Board want to review the final design?

As noted above, Board members are being asked to make a decision on the specific merits of the application before the Board at this time. Any decision made is not to be taken as precedent-setting for future reviews. Staff does intend to bring forward a draft mural policy and review standards for Board discussion in the near future. Interested parties will be invited to participate in that discussion.

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

- (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.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*

- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the September 1, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposal to paint a mural on the Brown Street elevation of 77 Free Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. May 19 staff report
2. Applicant submission for May 19 workshop
3. July 14 memo from Portland Downtown with responses to Board questions
4. Summary of applicant meeting with Pete Chavonelle of Masonry Preservation Associates

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
77 FREE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 12, 2021
RE: May 19, 2021 **WORKSHOP – Preliminary Review of Request to Paint Mural**

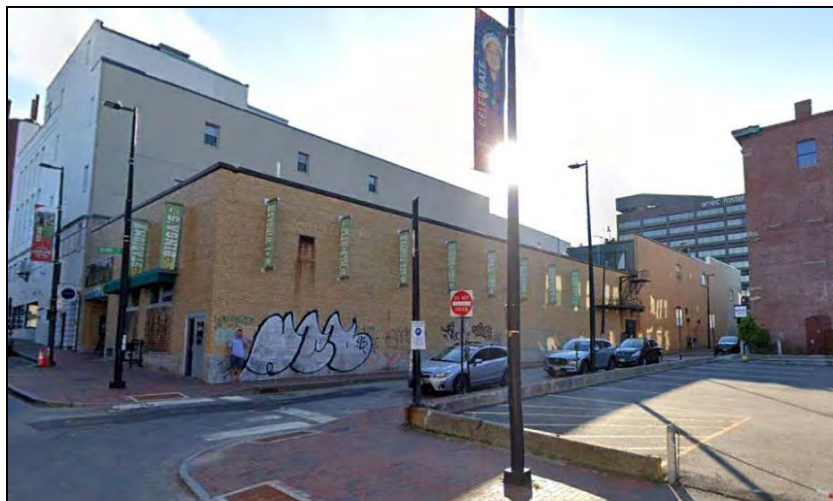
Address: 77 Free Street (Brown Street elevation)

Building Owner: Michael Kaplan

Applicant: Portland Downtown, Portland Buy Local and Local Image Co.
represented by Cary Tyson, Portland Downtown Executive Director

Introduction

Portland Downtown Executive Director Cary Tyson, on behalf of three collaborating organizations (see above), is seeking the Board’s preliminary authorization to commission a painted mural for the side elevation of 77 Free Street. The subject structure is located at the northwest corner of Free and Brown Streets, directly across the street from the Civic Center. Its east elevation, which faces Brown Street, is a mostly blank brick wall with only a door opening on the ground floor. The request for a mural is prompted by a desire to address repeated “tagging” of the wall. The collaborating organizations also see the project as a way to enliven this particular area of the downtown.



Mr. Tyson has provided a memo describing the initiative as well as several photos of graffiti on the subject wall. The photos document a pattern of tagging that has gone on for several years. Also enclosed are photos of some precedents for murals within downtown Portland.

Existing Building and Subject Elevation

The history of the existing structure at 77 Free Street is a bit complicated. As of the early 1940s, the southwest corner of Congress and Brown Streets was occupied by a 19th century brick commercial block, four stories tall. In 1949, it was separated into two distinct buildings (500 and 502 Congress), each remodeled and reduced in height. 500 Congress Street, the narrower and smaller of the two buildings, is located directly at the corner and extends approximately 90 feet deep along Brown Street. What is now 77 Free Street was part of the rear elevation of 502 Congress Street, the abutting building that, until recently, housed Port City Music. The fact that this was once a single structure is evident on Brown Street, where a yellow brick exterior extends across both buildings. Another puzzling fact is that the stepping at the roofline of Brown Street does not correspond with the break between buildings—see enclosed aerial view. Staff understands that the single, solid utility door on Brown Street marks the approximate end of 500 Congress Street.

The exterior of 77 Free Street is very simple and unadorned, consistent with its “back of house” role. The Brown Street elevation is for the most part a solid yellow brick wall. A fire escape leads from the roof and a set of two ground floor egress doors are located a considerable distance back from Free Street. As noted above, the yellow brick extends beyond the subject structure onto a portion of 500 Congress Street’s side elevation.

Several years ago, the Board approved a request by then-tenant Binga’s Winga’s for a series of banners to be installed along the Brown Street frontage. The banners were intended to animate this otherwise blank elevation.

Request before the Board

At this time, the applicants are not submitting a specific mural proposal for approval. Instead, they are seeking authorization from the Historic Preservation Board to move forward with the effort to commission a mural for this location. As the building is located within the Congress Street Historic District, any mural proposal requires review and approval by the Board.

While the proposal describes the rationale for the mural, there a number of details that are not addressed in the submission, including:

- the size of the mural—whether it is to occupy the entire Brown Street elevation of 77 Free or only a section of it.
- The limit of 77 Free Street’s Brown Street frontage
- the question of reversibility—will a substrate be applied between the existing exterior masonry and the mural to make future removal possible? If not, what will

- be required to remove the paint, should removal be desired in the future?
- confirmation of general content. Presumably, the mural will not contain any signage or commercial content. This should be confirmed, however.
- Confirmation regarding permission from property owner

Staff Comments

The Board has no adopted formal policy on painted wall murals in historic districts, as there have been few requests for such since the historic preservation ordinance was adopted in 1990. Requests for murals have been considered on a case-by-case basis, taking into consideration the subject structure as well as the nature, visibility and condition of the specific wall proposed for a mural. Generally speaking, murals have only been approved for secondary elevations and for walls with a stucco or EIFS exterior or on brick walls that have already been painted.

In reviewing proposals for murals, Standards #2, #7 and #10 are applicable. Standard #2 states that the “alteration of any historic material...should be avoided when possible”. Standard #10 states that “wherever possible....alterations...shall be undertaken in a manner that, if such....alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.” And Standard #7 addresses surface cleaning, requiring that the gentlest means possible be used. This standard would come into play when or if the mural were to be removed in the future. It is therefore appropriate to consider at this time what cleaning method would be effective in removing a painted mural.

As noted above, the Board also takes into consideration the subject structure and the particular elevation when evaluating the request for a mural. Appropriate questions to consider include: What is the relative significance of the subject building? How sensitive is the building, and in particular the specific elevation, to alteration? What is the existing condition of the wall surface? What is the surrounding context and what impact would the introduction of a mural have on the context?

For this proposal, the Board will also want to consider the responses to the questions raised in the previous section of this report. For example, if the 77 Free Street portion of the existing brick wall is painted with a mural and the balance of the wall that belongs to the abuttor is untouched, is it likely that the tagging will move to that portion of the wall?

While staff is generally supportive of the concept of introducing a mural in this location given the surrounding context and the pedestrian nature of the building, it would seem that a few questions need be addressed/resolved. If a mural is approved for this location, staff believes it is important that it be applied to a substrate to ensure its reversibility consistent with Standard #10. Should a future tenant want to introduce windows on this side elevation of the building, the brick should be in a condition to make that possible.

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

- (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.*
- (7) *The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.*
- (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. Google photos of subject building
- 2. Applicant submission



BOARD OF DIRECTORS

David Packard – Chair
P K Realty Management & Investments

Doane Dorchester – Vice Chair
Portland Stage Company

Dawn Homa – Treasurer
Cooper Properties

Sara Brown
David Wood

Karen Coffin
Machias Savings Bank

Krista Cole
Sur Lie

Kim Farrar
Avesta Housing

Bob Keegan
Dirigo Management Co.

Erin Kiley
Portland-Flea-for-All

Sue-Ellen McClain
McClain Marketing & Interactive

Dan Mirabile
City of Portland Public Works

Josh Miranda
Blyth & Burrows

Palo Peirce
Bricklight Properties

Neil Reiter
R&J Partners LLC

Kim Volk
Maine Advisory Associates, Inc.

Gillian West
J.B. Brown & Sons

STAFF

Cary Tyson
Executive Director

Amy Geren
Program Director

Adam MacDonald
Marketing Director

Taffy Eaton
Office Manager

MEMO

Subject: Mural Proposal

Introduction: Portland Downtown is collaborating with Portland Buy Local and Local Image Co., a downtown marketing firm, on the development of a vibrant community-focused mural to address the challenge of escalating graffiti vandalism within the Arts District of downtown. The collaborators seek the Historic Preservation Board's approval of the mural placement within the Congress Street Historic District, and hope the Board will agree with the necessity and urgency of the project.

Background: As in many urban environments, property in Portland's historic downtown core regularly falls victim to graffiti vandalism. This type of vandalism is costly to property owners and taxpayers, as well as property managers. Municipal workers are required by the City of Portland's Code of Ordinances (Chapter 17-6) to remove the unwanted paint, marker, stickers, and etchings. Surveillance cameras, lighting, murals, and graffiti-resistant coatings can add to these costs, but may prove more cost effective in the long run.

In response to this issue, Portland Downtown and the City of Portland have contracted with LearningWorks, focusing efforts on a graffiti removal partnership for the past decade. Through an agreement with the City, Portland Downtown's designated Department of Public Works (DPW) crew provides maintenance and improvement services in the downtown district, including graffiti removal from City-owned property. While cleaning graffiti from private property is the responsibility of the property owner, the collaborative arrangement between Portland Downtown, the City, and LearningWorks assists private property owners in addressing graffiti vandalism. DPW staff manages graffiti removal in public areas while the Police Department's Neighborhood Prosecutor manages graffiti removal on private property. In 2017, this graffiti removal partnership received an award from the International Downtown Association, which recognizes innovative solutions that are transferable to other urban places.

In January 2020, Portland Downtown hired a consultant to conduct a program audit. The consultant also worked closely with the partners to develop a customized action plan specific to Portland. As a result of the program audit, the partnership has worked collaboratively to develop a mural program to address graffiti hotspots. Internationally, public murals that have proven a highly effective means to deter graffiti, reduce litter, and enhance the urban streetscape.

Continued on Page 2

Demonstrated Need: The Brown Street facing elevation of 77 Free Street has been nominated as the first mural project location. Over the past several years, graffiti vandalism at the site has increased exponentially, and both property managers and the graffiti removal partners have to frequently use chemical treatment and pressure washing techniques to remove treatment-resistant spray paint from the building's brick surface. Since 2015, when the City began utilizing the Fix It! Portland application, hosted by SeeClickFix, 14 incidents of graffiti have been reported at this location. Several different images are provided with this memo. Additionally, images from Google Earth dating back to 2007 reveal more images of graffiti at the location, both freshly vandalized, and ghost images post-removal.

The repetitive processes utilized to remove the frequent graffiti include necessary abrasive cleaners and spraying with a pressure washer. This has been going on for years, if not decades. Not surprisingly, these treatments have taken their toll. As pointed out in Preservation Brief Six, this usage can and has caused permanent damage to the brick.

In the short term, placement of a mural over this deteriorating area is a cost effective solution and one that has an exponentially more impact in reducing the recurrence of graffiti. This will eliminate the need for further use of abrasive treatments. An additional benefit of the mural will be to enliven this area that is currently one of downtown Portland rare gaps of activity. This negative space node needs activating, and a mural is one of many little steps needed to improve this area.

Project Proposal: The project partners have collaborated two local artists to engage the community in creating a design for the mural. These artists are Maine College of Art (MECA) alumni Hugh McCormick and Carter Shappy, and community involvement will likely include MECA students, downtown residents, and community members. Fundraising for the project, an initiative of Local Image Co., is underway. Portland Downtown will be contributing financially to the project and is actively seeking additional funds to support the artists and mural installation.

Several professional artists experienced with mural installations in the City of Portland recommend latex paint with an appropriate primer as the most durable mural material. They take precaution to apply the paint during optimal weather conditions after confirming the building material is sufficiently dry, then apply a sealer to protect the artwork and the building material. As opposed to frequent application and removal of spray paint, this alternative deterrent to graffiti vandalism will protect the building rather than subject it to frequent pressure washing required and harsh chemicals. The partners have discussed temporary solutions as an alternative to applying latex paint to the historic property. These applications are generally less ideal for an entire wall and could inadvertently lead to more damage than a professionally applied mural. Ultimately, the artists recommend and the community desires, a vibrant mural to impact this economically vital area of the City currently struggling due to the impacts of the COVID-19 pandemic.

Historic District Mural Proposal

77 Free Street

March 2021



Google Earth: June 2019



Progressive Problem





Variety of Tags

Constant Treatment



Ghost Image



Google Earth: September 2007



Free Street mural of blueprint demolished during renovation

The architectural drawing featured prominently on the side of a downtown building for three decades.

By **BOB KEYES**
Staff Writer

"The Blueprint," a large-scale architectural drawing that has adorned the side of a building at 48 Free St. in Portland for 30 years, was covered in scaffolding and demolished Friday.

It may not be replaced.

Scarborough artist Chris Denison installed the artwork for the building's previous owner in

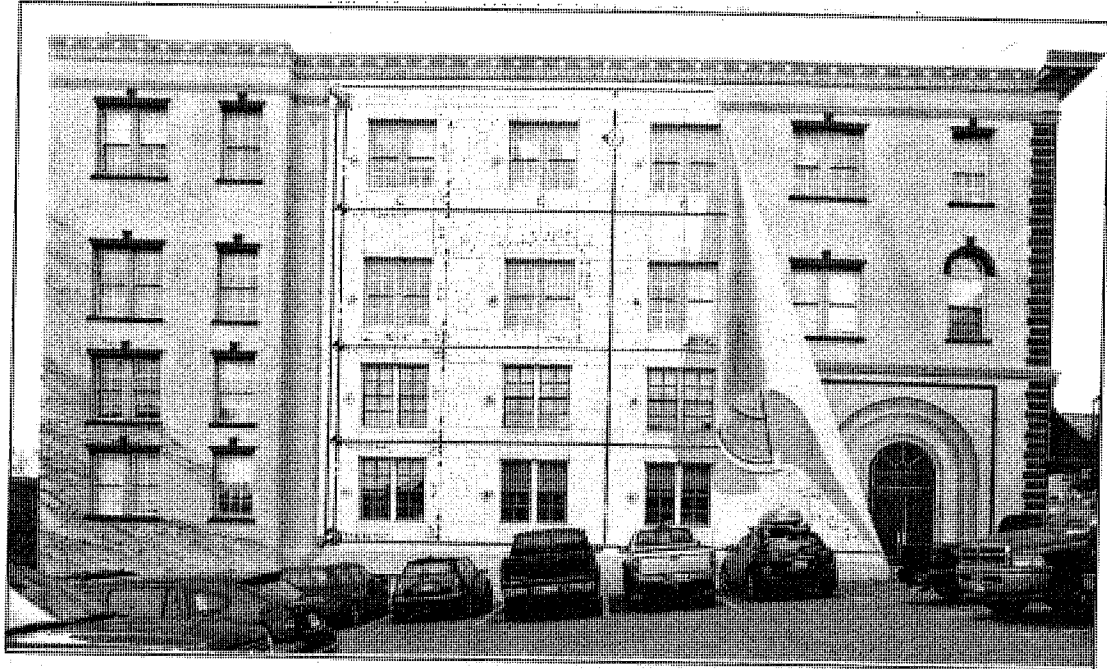
1986.

He said the current owners contacted him a month or so ago about repainting the mural, but he hasn't heard back.

"I certainly offered to do it again and I gave them a ballpark quote - and haven't heard a word since," he said. "I don't know if it scared the hell out of them."

The building is owned by J.B. Brown & Sons. CEO Vincent P. Veroneau could not be reached Friday to discuss his plan for the building and whether the mural

Please see **MURAL**, Page B2



Press Herald file

"The Blueprint" by Chris Denison adorned the building at 48 Free St. for 30 years, but was removed this week during renovation. The artist has offered to paint a new mural.

MURAL

Continued from **Page B1**

will be replaced.

The building is being repaired to fix moisture damage, a tenant said. Crews recently installed scaffolding and were seen removing material from the side of the building on Friday, taking large sections of the mural with them.

That was distressing to Susan Roux, who operates Roux and Cyr International Fine Art Gallery on the first floor of 48 Free St., on the opposite side of the building from the mural.

"I love the mural," she said. "It's a landmark. We're so sad it's coming down. I can't believe they can't rectify the problem without taking the mural down."

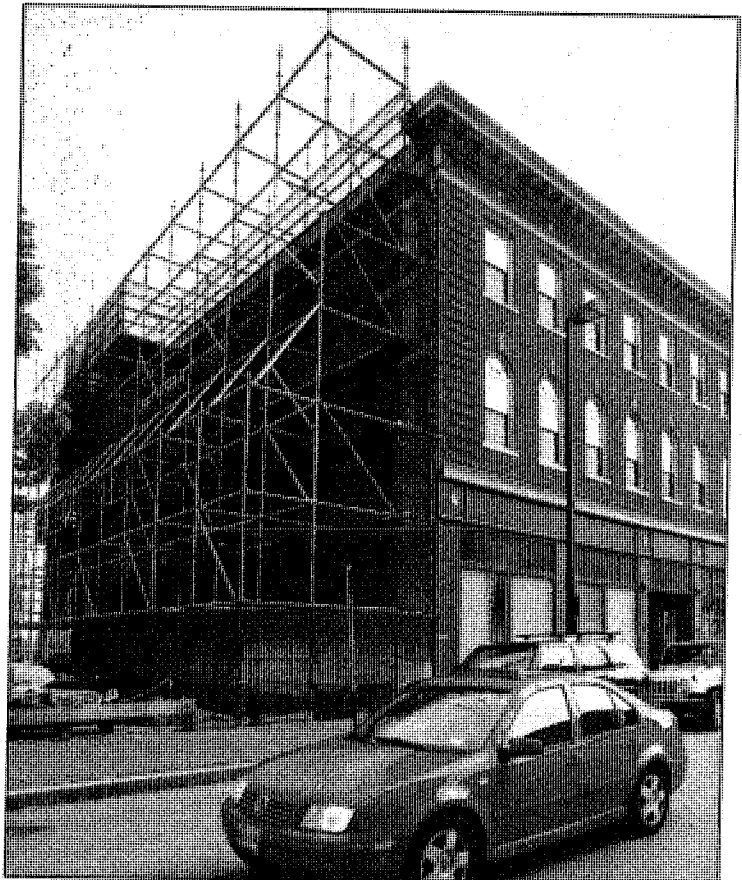
Portland resident Fran Houston had a similar reaction.

"I love seeing that," Houston said of the mural.

"It's big and different. It's something I wouldn't like to be without."

Denison, who painted murals on the sides of buildings at Tommy's Park in the Old Port, has painted 48 Free St. twice.

He painted it originally in 1986 as a blueprint – light blue paper with fuzzy blue lines – and again in the 1990s with white paper and sharp black lines to reflect



John Ewing/Staff Photographer

The building at the corner of Free and Center streets is shown during repairs to fix moisture damage, according to one tenant. The mural came was removed in the process.

changes in the way building 6457 or at: plans are drawn.

bkeyes@pressherald.com

Twitter: [pphbkeyes](https://twitter.com/pphbkeyes)

Bob Keyes can be contacted at 791-



85 Free.

1969



87 Free

1969



TO: Deb Andrews, Historic Preservation Officer, City of Portland
 CC: City of Portland Historic Preservation Commission
 RE: Murals in Historic Downtowns
 DATE: Jul 14, 2021

In response to Portland Downtown's (PD) request for a mural on the former Binga's building at 77 Free Street the Portland Historic Preservation Board members requested PD provide information and analysis on murals in commercial corridors. As noted by the Board, PD and other groups have begun expressing an interest in additional downtown murals. As requested, these are our initial findings and analysis.

The intent behind this mural effort is multifold. It includes but is not limited to placemaking efforts, graffiti fighting and downtown beautification. Portland Downtown is a member in good standing of the International Downtown Association. Many of our member colleagues have coordinated murals as tools for placemaking, graffiti fighting and other creative endeavors. PD reached out to colleagues and conducted comparative research in an effort to help advise on best practices for any future murals in downtown Portland or across the City.

In reviewing a variety of established criteria for murals within managed commercial districts we found that guidelines were often written to allow for broad interpretation. This is made evident in the single thesis we found on the subject of murals and historic preservation, [Managing Community Murals in an Urban Preservation Framework](#). The author notes, "almost no guidelines exist for their [murals] management and care nor their relationship with existing cultural resource management practices and policies in their host cities."

Included in this thesis is an analysis of Philadelphia, PA. Philadelphia is the city cited frequently by the Commission as a model for creative placemaking using murals. Philadelphia addresses [murals in its guidelines in just](#) a few hundred words. Philadelphia also has the benefit of the 35+ year history of [Mural Arts](#), a Philadelphia-based organization dedicated solely to uniting artists and communities. Mural Arts has a 73-person staff, a significant budget and an extraordinary level of expertise that feeds into the City's second nickname as "the mural city". Baltimore, MD and Boston, MA are also reviewed in the thesis, each with different approaches and results.

Further research led us to the **American Institute for Conservation (AIC)**. The AIC notes in their [white paper](#), one key aspect of mural development is the clear delineation of responsibility. Who is responsible for upkeep, maintenance, etc. are key concerns to address. In the case of Portland Downtown's mural grant, we clearly delineate these responsibilities in our existing grant application and accompanying documentation. We believe this is a worthy inclusion for any policy eventually developed.

Another common finding relates to **placement**. Our research indicates general agreement that regulating placement tends to focus on limiting murals to side or back walls. Though, as pointed out

in *Managing Community Murals in an Urban Preservation Framework*, there are significant exceptions.

Related, non-contributing and/or non-historic buildings are often reviewed with a lower standard for placement. It should go without saying that buildings qualifying for individual landmark status are off limits to muraling.

In a scenario where an owner may want to **remove** a mural, we found that using a pressure washer and a product such as EaCo Chem or similar is a common and effective approach. In terms of murals as a graffiti fighting tool, pressure washing and various chemicals are already in use when removing graffiti. The major challenge is that removal crews are forced to do this repeatedly in problem areas. Whereas one application is required to remove a mural (should that become desirable) is likely to be far less damaging to brick than repeated treatment.

Size

In our research, some towns noted their focus was more on size and scale rather than murals proper. Recognizing their role and impact in placemaking, graffiti fighting and beyond, Friday Harbor, WA, for example works to ensure proper placement. Allowing for a respectable percentage of an elevation is a commonly occurring criteria.

Content Neutral

Any regulations should be content-neutral, per our research. Generally speaking, our research indicates if regulations focus on content, the hurdle of defense is high for a city and/or commission.

Regulating Out Murals

Our research found numerous examples of communities ‘regulating out’ murals. Unfortunately, there are a lack of guidelines or incentives encouraging appropriate murals. That’s not to say murals aren’t occurring. Quite the opposite. As *Managing Community Murals* points out, “...murals are proliferating in cities across the country”. We see this as an opportunity for Portland to once again be a leader.

Grading Buildings

Another approach to consider is the [European model of grading buildings](#). Rather than simply labeling buildings as contributing, non-contributing or landmark status, providing structures with a rank akin to the European Grades of I, II & III/A, B & C could provide enhanced guidance for mural allowance. However, going beyond the three-tiered ranking might be more advantageous in this arena. Developing a fourth (and perhaps fifth) level(s) would allow for a property such as the former Bingas or a Brian Boru to be approved at the staff level. Brian Boru is a perfect example as it was [\(seemingly\) carved out of the district as non-historic](#). This property hosts multiple murals already. These existing and largely well-maintained murals lead to a perception that murals are both allowed and easily obtained for downtown buildings.

We continue to value the partnership of the City of Portland, the Office of Planning and the Historic Preservation Board. We look forward to a continued partnership and stand available to assist as policies and guidelines for murals are developed.

8/19/2021

City of Portland Mail - Re: PD Mural Memo

July 21, 2021, 2pm

Cary + Pete from Masonry Preservation Associates

Also in attendance was Eli Shaprio, proprietor of the new restaurant, Free Street

Pete visually reviewed the wall noting overall things appear "fine". He also noted that sandblasting over the years has likely lost much of the weatherproofing of the wall. There's been erosion and the mortar has suffered. Eli noted there's moisture issues. Pete advised it's likely where there's been concrete patching on the corner nearest to Free Street. There might be a need to seal the areas where moisture is penetrating and that paint (mural) could serve this role. There are a number of joints that need reworking.

The glazing is largely gone from the brick and is more porous in part due to the years of sandblasting. There are holes where puddy was used and a need to re-mortar. Some repair & prep would be helpful in advance of a mural, depending on the exact site (e.g. depending on the height, width, etc.). Finally, he noted movement in the bricks & mortar owing to water, rain, snow and ice over the years.

Cary Tyson

Executive Director

Portland Downtown

Office: 549 Congress St., Portland, ME 04101

Mail: PO Box 8593, Portland, ME 04104
207.772.6828[Visit our website](#)[Like us on Facebook](#)[Follow us on Instagram](#)*Portland Downtown stimulates a thriving, vibrant, and sustainable downtown community. To learn more, [click here](#).*On Wed, Jul 14, 2021 at 3:00 PM Cary Tyson <cary@portlandmaine.com> wrote:

Hi Deb,

I hope all is well with you. We've been busy over here including working on finding the final dollars for the 77 Free Street proposed mural. I've finally closed that loop. I've also prepared a memo on some findings on murals in commercial cores via our colleagues at the International Downtown Association & generally asking around.

<https://mail.google.com/mail/u/0/?ik=a0e2869c4e&view=pt&search=all&permthid=thread-f%3A1705287852182233749%7Cmsg-f%3A1706543693468076549&simpl=msg-f%3A1706543693468076549&...> 2/3

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
42 LAFAYETTE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: August 27, 2021
RE: September 1, 2021 **Public Hearing** – Final Review of Proposed Roof Additions HPBR-001121-2020

Address: 42 Lafayette Street
Applicant: Gary Bahlkow, Pensco Trust fbo Gary Bahlkow IRA
Project Architect: Mike Richman, Design Concepts

A legal advertisement of this meeting was published in the Portland Press Herald on August 24, 2021. Notices were sent to 47 neighboring property owners within 100 feet of the subject property. A sign announcing the meeting was posted at the property on August 27, 2021.

Introduction

Applicant Gary Bahlkow has requested a final review and a Certificate of Appropriateness for modifications and additions to the rear roof at 42 Lafayette Street and the construction of a rooftop deck. Mr. Bahlkow's goal is to add a third unit within the existing Second Empire style structure. The proposed alterations were first reviewed by the Historic Preservation Board in a workshop on May 20, 2020.

The subject property is included within the boundaries of the Munjoy Hill Historic District. Although the district was not yet approved by the City Council at the time of the workshop, and renovations of the front block of the house were in progress at the time of the historic resources survey, the property is now a contributing building in the approved district.

Since his purchase of the property in 2013, Mr. Bahlkow has made a number of significant exterior improvements to the house, including removal of an entry vestibule/mudroom addition in front of the original main entrance, restoration of the original bracketed hood, removal of vinyl siding, etc. The work, which was underway while the Munjoy Hill architectural survey was being conducted, prompted reconsideration of the building's initial classification of "noncontributing" to "contributing."

Mr. Bahlkow's architect, Mike Richman of Custom Concepts, Inc. has made several revisions to the plans that were workshopped with the Board in May, 2020. The updated submission includes floor plans, sections, elevations, and details of some elements. Staff is also including in the packet some pages from the May, 2020 workshop drawings, the 1924 photo of the property, and several additional photos. No perspective views of the proposed modifications or renderings from the street view are available.

On September 1, 2021 the Board will also hold a preliminary workshop review of possible plans to replace a small existing garage with a larger building including a fourth dwelling unit. Those plans are preliminary at this time and are likely to change; the public hearing that is the subject of this staff report only involves the main building at 42 Lafayette.

Subject Property

The Second Empire style residence at 42 Lafayette was built ca. 1858 and is notable on the street as the only dwelling that is significantly set back on its lot. (The former brick stable located next door is also set back behind a surface parking lot.) The building features the characteristic mansard roof of the Second Empire style, which is punctuated by gabled dormers. The roof appears disproportionately tall, indicative of the fact that this is a vernacular interpretation of the popular 19th century style. Other character-defining features include the two-story bay that dominates the front façade and the bracketed front entry hood. As noted above, a recent rehabilitation of the main block of the building has brought back much of its historic character, which had been undermined or obscured by previous renovations.

As shown in the aerial view below, the mansard roof portion of the building is only two bays deep. Beyond this point, the rear portion of the building features a shed roof. Interestingly, the shed roof appears in the 1924 photograph (see ATTACHMENT) and was likely an early modification of the original structure. It is unclear whether this entire portion of the building was added to the original building or whether only the roofline was changed. (Note that the windows along the entire south elevation were consistent in 1924.) Also, as seen in the aerial view, most of the Second Empire buildings in the vicinity are at least 2 or 3 bays deeper than 42 Lafayette.

The northwest corner of the shed roof is cut back. Here, a single-story shed roof covers a rear entry.



Aerial view, looking north. Note other mansard roof houses in vicinity.

The north elevation of the building is more complicated than the south side—see photo below. Shed-roof addition(s) were constructed off this side of the building that project 4-6 feet beyond the original side elevation. The portion of the addition(s) closest to the facade is a single-story. It then transitions to a two-story addition and at the rear of the mansard, the addition extends to its full height, continuing the shed roof form across the rear of the building.



Aerial view, looking southwest. Note addition off north elevation.

Proposed Scope of Work – May, 2020 Workshop

Plans presented by Mr. Bahlkow at the workshop called for removing the existing shed roof over the two rear bays of the building and extending the mansard roof (lower sloped portion only) over this rear section. On the south side of the mansard an additional dormer was proposed to match existing dormers. Above the slope of the mansard, plans included the addition of a roof deck and covered stair tower to access the deck. The deck would cover the south side of the rear roof and the stair tower would be located on the north side. The stair tower, which was shown sheathed in shingles, projected slightly above the ridge line of the original roof, and above the north slope of the upper roof. Likewise, the top of the deck railing on the opposite (south) side sits just below the ridge line, but would most likely project above the south plane of the hipped roof as it slopes to the eave.

Summary of Board Comments – May 20, 2020

Although there were some reservations and concerns expressed, most Board members were open to the idea of replacing the curious shed roof over the rear of the property, including (with some caveats) the extension of the mansard and the addition of a roof deck and enclosed stair. Among the observations, concerns, and suggestions staff noted:

- The house is set unusually far back from Lafayette Street, and the location of the proposed work is at the rear half of the building. Nonetheless, there will be some visibility of the proposed alterations.
- Mr. Bahlkow was thanked and complimented for the work to bring back a good deal of the historic character of the house.
- Along with the two-story bay window and bracketed entry hood on the front face, the mansard roof was noted as a character defining feature of the property and the Second Empire Style in general.
- Though the large shed roof over the rear portion of the house was already in place by 1924, it is considered neither to be an original feature, nor one that complements the rest of the original building. Board members seemed open to the mansard extension, as it would be an improvement over the existing rear roof form.
- The front portion of the house that is capped by the mansard roof is only two bays deep, but we don't know the history of the structure's evolution.
- Questions were raised as to whether extending the mansard to the end of the third floor and replacing the rear shed would create the false impression of an original four-bay-deep mansard roof. Could or should the extension be subtly distinguished through details, to convey the much later date of construction and avoid creating an impression that might be based on conjecture?
- It was noted that the lower floors currently appear to extend seamlessly, despite the change in roof form, but again, we do not know the history.
- At least several Board members said they could support the extension of the mansard, even if it did not prove feasible to design a jog in the roof that would distinguish the newly added section.

- It was suggested that the additional dormer to be built in the south side of the extended mansard be moved back, to create a contrasting rhythm (instead of three equidistant dormers) that would distinguish it from the two original dormers in the front part of the house.
- As staff noted, the enclosed access stair would be higher than the ridge of the upper front roof, which is hipped. Also, the railing for the deck would extend above the south roof plane. In both cases, Board members asked whether visibility of the new features could be reduced.
- Could the height of the enclosed stairs be reduced at all?
- Could the south side of the deck and its associated railing be pulled back from the south edge of the roof in order to be less visible?
- On the north side, the vertical face of the enclosed stair was to be sided to match the shingles on the lower walls. At least one Board member suggested exploring whether to make the color match the roofing, rather than the lower siding.
- As part of a larger scope of landscape improvements, the applicant was also proposing to replace the existing chain link fence on the property with a 4' high decorative aluminum fence. Board members urged that Mr. Bahlkow install a simple fence that would not be historicist, avoiding the suggestion that a decorative historic fence may have once existed.

Revised Final Plans for Public Hearing

For the September 1, 2021 hearing Mr. Bahlkow and Mr. Richman have made several changes to the roof addition plans, designed to address Board concerns, while the basic program remains the same:

- The added dormer in the extended south mansard has been moved toward the rear, to align over the rearmost lower windows, so that the three south dormers (two of them original) would not be equidistant from each other.
- The south edge of the deck has been pulled back from the edge of the roof by one foot, which the applicant hopes will address Board concerns about the visibility of the deck and its railing. (Note: The relocation of the railing and deck edge is correctly depicted in Detail 01, Framing Cross-Section on pg. S2, but the move is not reflected in detail 01 on page A5, or in Elevation 03 on page A4.)
- The deck railing is no longer specified as cable rail, and is shown on page A5 as a more traditional balustrade, though details are still indistinct, with a note that says "final product selection to be by the owner."

Staff Comments

Since it has been some time since the initial workshop on 42 Lafayette, staff will begin by reiterating the comments in the May, 2020 staff report:

Although the front portion of 42 Lafayette has regained much of its original historic character, the addition off the north elevation and the incompatible roof form at the rear of the building have altered the building in ways that are more challenging to address.

I:\Shared drives\PUD - Planning\4 Historic Preservation\HP Board Memos\2021 Memos\9-1-21 Lafayette 42 Roof addition & deck, PH.docx

Fortunately, the fact that the house is set well back from the street lessens the visual impact of these alterations.

The applicant's desire to expand the building at the rear to accommodate another unit on the third floor has prompted the question of how best to treat the roof form. The proposal to extend the mansard roof form over the rear bays of the house calls into question the applicability of Standard # 3, which discourages "alterations that have no historical basis or [which] create a false sense of historical development". In this case, we have no documentation to confirm this area of the building once featured a mansard roof, although other visual cues suggest this might have been the case. Extending the sloped portion of the mansard would, however, remove the clearly incompatible shed roof and create greater visual consistency. In staff's view, this would be an acceptable direction to take. Perhaps subtle distinctions in treatment, such as eliminating the brackets and dentils at the cornice line, would help distinguish the "original" roof from the extension.

Regarding the applicant's proposal to add a roof deck and stair tower on top of the extended mansard, it could be argued that these added elements undermine the consistency achieved by extending the mansard, and reintroduce a level of visual complexity at the building's rear roofline. On the other hand, these interventions are set well back from the street. Although visible, the location makes them less prominent. In evaluating these changes, Board members should consider the degree to which they will impact the building's overall historic character. Like many houses on Munjoy Hill, 42 Lafayette Street has been altered over time to accommodate changing needs. The question for the Board is whether the proposed alterations, in sum, are generally compatible with the historic structure.

Additionally, in regards to the September 1 public hearing, staff notes:

- More details will probably be needed for a final review of the deck railing.
- The one-foot step back for the deck and railing on the south side will no doubt help reduce the visual impact of the railing, without completely hiding it. (Without perspective views from locations at street level, it is difficult to assess the visual effects.)
- The location of the deck rail is quite far back from Lafayette Street, and the Board could find some degree of limited visibility acceptable.
- Staff suggests that it may be preferable to create a balustrade with a top rail at 36" above the deck, and achieve the required 42" guardrail height with a single pipe.
- Mr. Bahlkow has noted that if the existing garage can be replaced with a taller, slightly larger building as he intends, it would probably help to hide parts of the proposed roof additions, from some street locations. Staff notes that at this time there is no certainty of this, either in terms of whether it will be built, or of the actual visual effects of a new building.
- Mr. Bahlkow also notes that the property is quite tall, and the raised elevation of the lot above street level will further obscure additions to the rear of the roof.
- More details could be provided to show whether the mansard extension might be

- subtly differentiated with detailing, such as the omission of brackets or a change to the denticulated frieze. The Board's guidance would be helpful on this question.
- Board members may want to discuss the siding treatment for north face of the third-floor access stair addition, and whether the color should match the mansard roof or the lower wall siding.
 - Staff is supportive of the relocated added south dormer, in the mansard extension. No detailed specifications have been submitted for the new windows in the new dormers.
 - At the May, 2020 workshop the Board provided feedback on the proposed fencing at the front of the property. With the selection guided by the Board's comments, a fence was installed in the past year after consultation with staff.

Applicable Review Standards – Standards for Review of Alterations

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (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 September 1, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed alterations and additions at 42 Lafayette Street **meet (fail to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Project description submitted by applicant
2. Final plans, elevations and details submitted by applicant
3. Site plans
4. Applicant photo – current conditions
5. Photos of property, 2019
6. Photo of building during recent rehabilitation
7. 1924 photo

Project Description – 42 Lafayette Street

Brief Summary – Stage 1, renovation of the original two family, is complete. We are now moving forward with Stage 2 plans to add a third and fourth dwelling unit. A third dwelling unit in the existing structure is the focus of this part of the permitting process. Adding a small third unit requires we expand the current third floor (now a bedroom and bathroom less than 400 square feet) into the current shed roof storage area at the back of the structure. As shown in the drawings, this involves popping up the shed and carrying the existing Mansard roof lines back. This will allow adequate head room in the expanded third floor unit. The plan also includes adding a rooftop deck at the very rear of the building. This was designed to be nearly invisible from the street, particularly when one considers the site is elevated about three feet by a retaining wall along sidewalk (see picture). Furthermore, the next step in redevelopment of this site is construction of a 20x30 single family house next to the main house. The height of this structure and expanding toward the main house will further obscure any visual considerations associated with this projects. The fourth dwelling unit is part of an altogether different pending permit so not part of this application. Briefly, that will involve a space above the detached garage. This property is a large part of our retirement asset and we plan to eventually move in to one of the apartments.

Additional information and context – The property was purchased in 2013, a time of somewhat frenetic real estate activity on Munjoy Hill. At the time of purchase the Seller provided architectural plans for a new, modern home with elevator, etc. as part of the sale. A building inspection at the time of sale concluded the property was a tear-down. The real estate broker represented that the large lot would allow construction of as many as six condo units if we did not want to build the new house in the plans provided by the prior owner.

After closing on the property, we were able to investigate more carefully and, after further inspections and structural engineering opinions, we were advised the existing structure could be saved. We were delighted and have since embarked on a thoughtful renovation plan.

Based upon what was uncovered during the gut of the structure in 2015 and comments from the architect and structural engineer we learned the original building, most likely constructed late 1850's based upon deed research, coincides with what is below the current Mansard roof. At various and unknown times since the original construction there were at least 4 additions – a first floor front porch/mudroom (removed 2015), a two story shed style expansion on the north side, a long one story closet on the north side (behind the stained glass window shown in photos), and one or more two story expansions to the rear.

Stage one of the plan, now complete, was to bring the existing two family up to code and get it occupied thereby generating income to put back into the project. The first step was remediation for hazardous materials followed by a major overhaul of the existing two family. The extent of the renovations triggered building and safety code upgrades requiring many of the interior historic features to be removed (for example, the grand three-story staircase needed to be replaced with an enclosed stairway with sprinkler system).

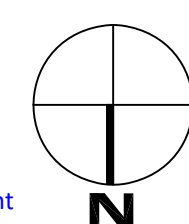
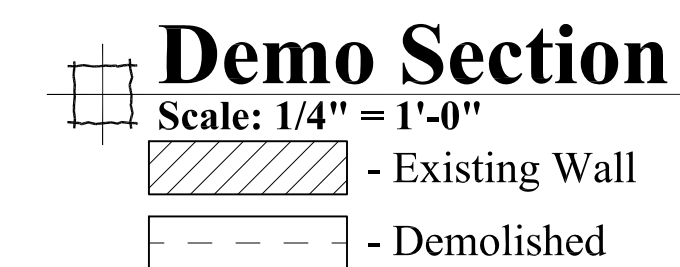
Fortunately, we have been able to largely restore the exterior and façade. Upon peeling back the bright blue vinyl siding probably added in the 60's or 70's we were delighted to find red cedar shingles. When that vinyl siding was installed many of the original features, such as brackets, were removed. We could see remnants of what was removed, the size and location once the vinyl was off. We also had the 1924 photo to go on. Although unable to restore the magnificent original double front doors we did find near exact new doors. After a long search we sourced corbels to place aside the front doors – we are told by the architectural salvage company who helped us find them that these corbels came from another house on Munjoy Hill! Some other accent features were added. We know the house was never a “grand” building so we tried to keep new features subtle and practical. For example, the house tilts slightly to the north so water (and possibly ice) dripping from the roof hits the windows on the south side. We thus added a modest trim feature above the windows to better deflect water.

Stage 1 is complete.

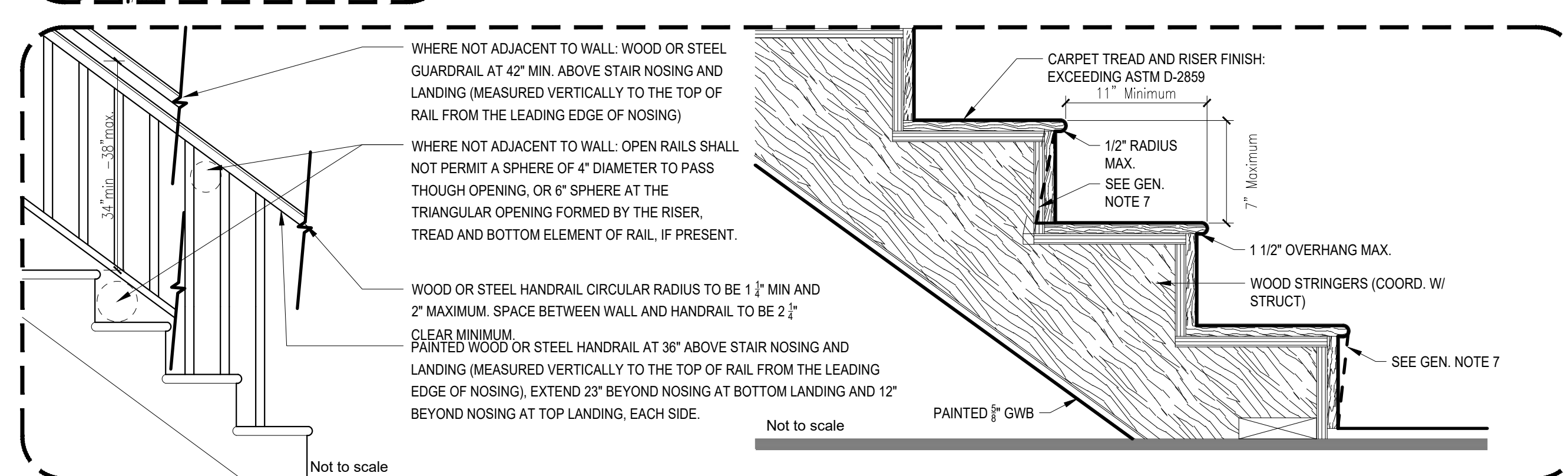
The first part of Stage 2 (and the subject of this submission) envisions raising the rear shed area to allow adequate space and features for a legal third dwelling unit. This expansion has been planned for since 2015 in that structural reinforcements were added and the more robust 13R sprinkler system (for commercial buildings) were incorporated into the renovations so far.

In summary, we believe we have been very up front with the City from the very beginning that our intent is to add two small dwelling units – one on the third floor (before you now) and another above an expanded garage. Besides adding small dwelling units to the City rental market, the income from these new units will supplement our retirement and service the debt (which has gone well above what was originally projected!). Note that the project has been documented with photos and video so we are able to provide more info if useful.

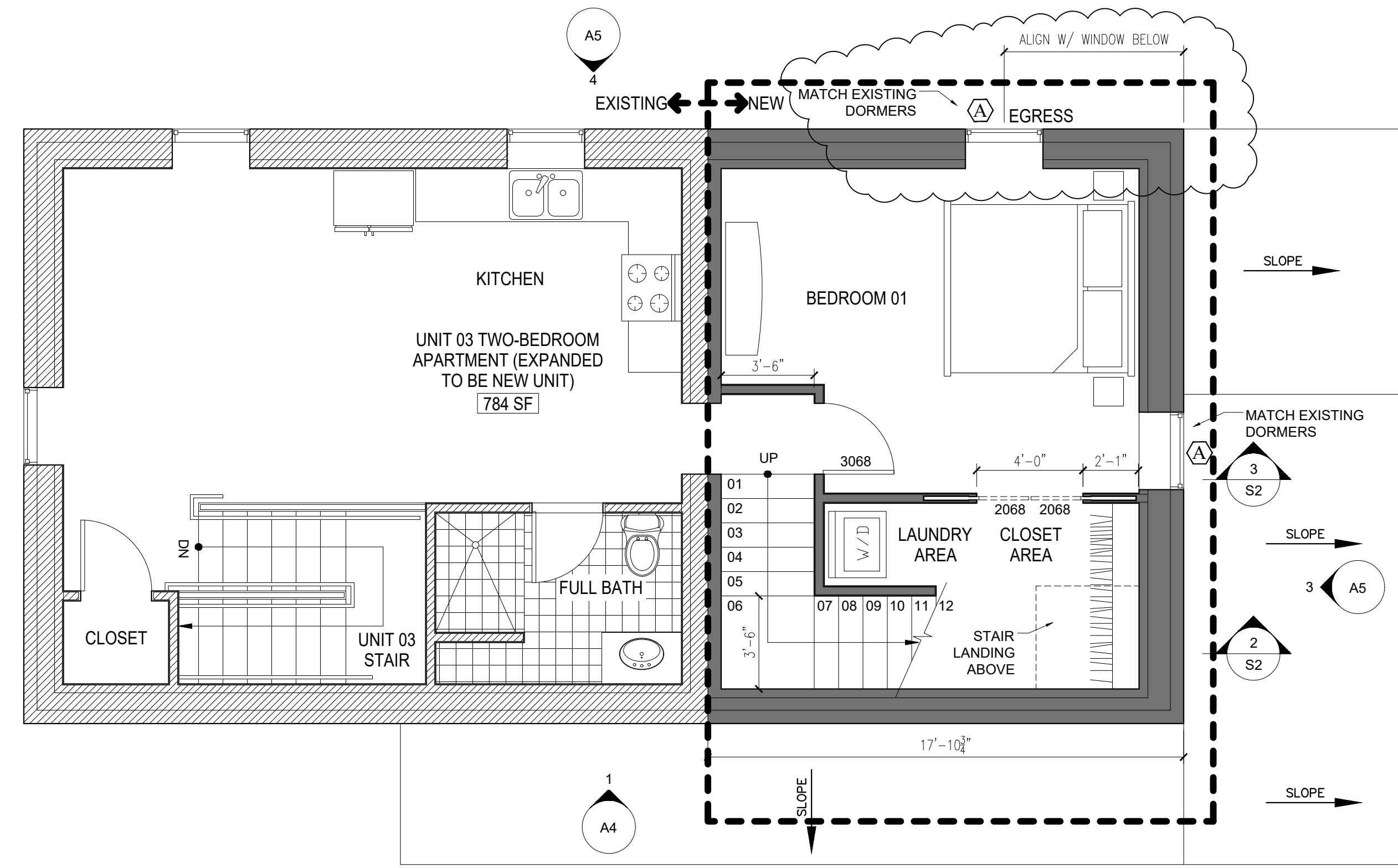
We hope you folks like what you see so far. We also hope our efforts to date and full disclosure of our plans are recognized as working in good faith and exceeding expectations. We very much appreciate the input and advice received so far and look forward to moving forward. In particular, Ann Machado and Deb Andrews have given very helpful input. We understand this Munjoy Hill district is new and we are an early project for your review. Our intent is to demonstrate that modest changes and the addition of dwelling units is indeed possible in the MHHD. Thank you.



DATE: MAR. 23, 2020
D1

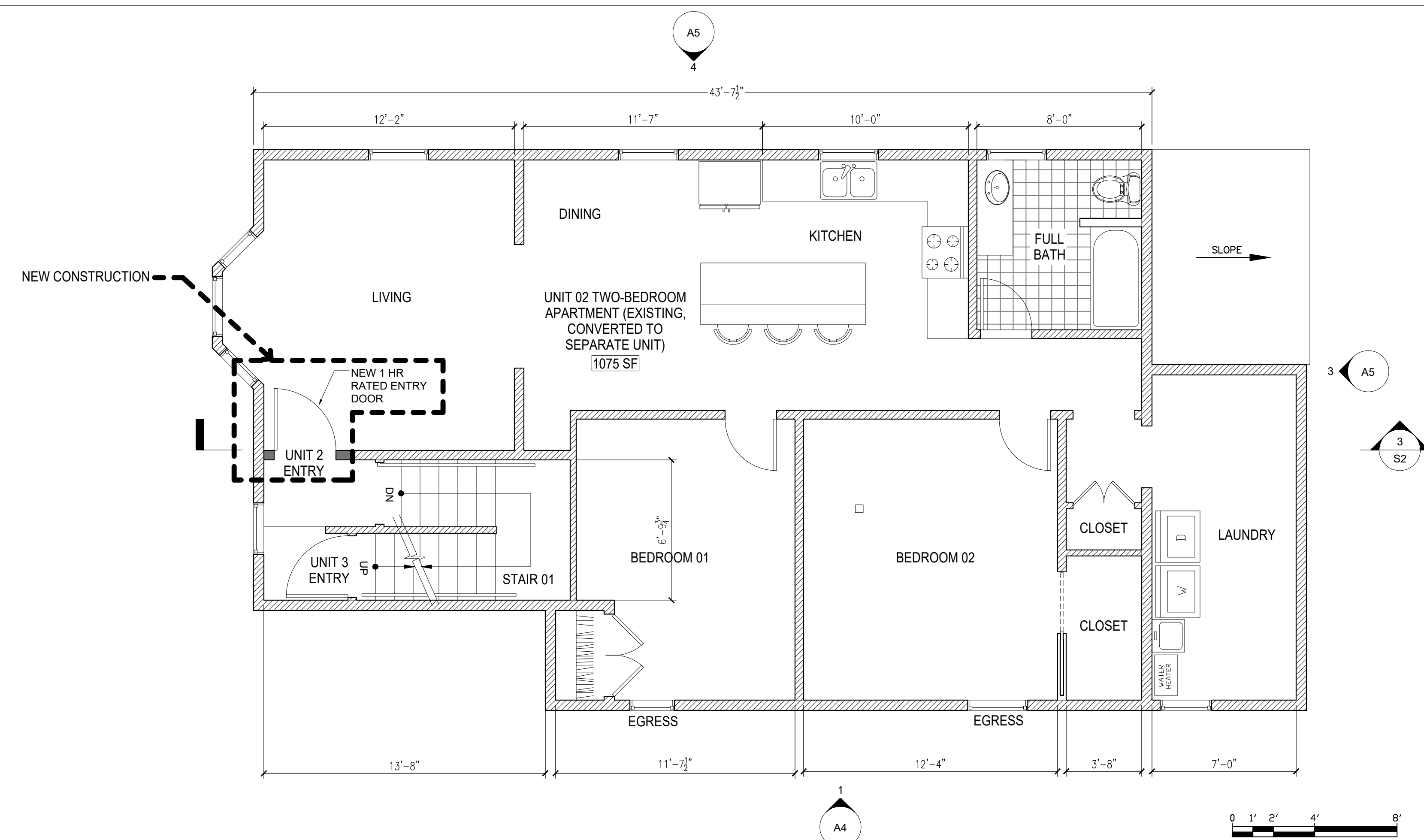


- GENERAL WOOD STAIR NOTES:
1. RADIUS ON TREAD NOSING TO BE $\frac{3}{4}$ " MAXIMUM IN THE HORIZONTAL DIRECTION
 2. TREAD OVERHANG TO BE $\frac{1}{2}$ " MAXIMUM
 3. TREAD AND LANDING SLOPE SHALL NOT EXCEED 1:48
 4. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION (STAIR NOSING TO STAIR NOSING)
 5. VARIATION IN THE DEPTH OF ADJACENT TREADS TO BE $\frac{3}{8}$ " MAXIMUM
 6. TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS NOT TO EXCEED $\frac{3}{8}$ " IN ANY SINGLE FLIGHT
 7. IF NOT VERTICAL, RISERS SHALL BE PERMITTED TO SLOPE UNDER TREAD AT ANGLE NOT TO EXCEED 30 DEGREES FROM VERTICAL, PROVIDED THE PROJECTION OF THE NOSING DOES NOT EXCEED $\frac{1}{2}$ "
 8. HANDRAIL BRACKET TO ATTACH TO BOTTOM OF HANDRAIL TO PROVIDE CONTINUOUS GRASPABILITY
 9. HAND AND GUARD RAILS TO BE PAINTED WOOD OR PAINTED STEEL CONSTRUCTION
 10. UNDERSIDE OF STAIR STRINGERS AND LANDINGS TO BE FINISHED WITH PAINTED $\frac{3}{4}$ " GYPSUM WALL BOARD, GC TO COORDINATE WITH SPRINKLER LAYOUT, WITH ADDITIONAL SPRINKLER HEADS AS REQUIRED



 **Third Floor Plan**
Scale: 1/4" = 1'-0"

 - Existing Wall
 - New Wall



Second Floor Plan

Scale: 1/4" = 1'-0"

 - Existing Wall
 - New Wall

GENERAL SHEET NOTES

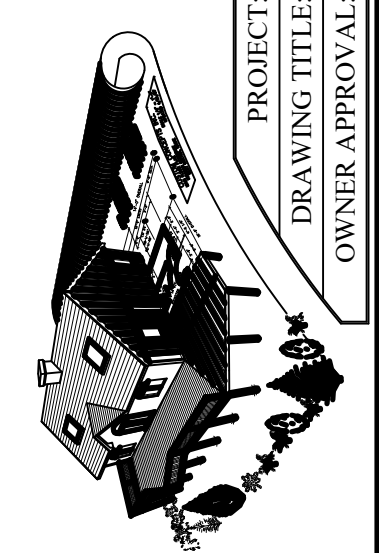
1. CONTRACTOR COORDINATE MEP
2. DOORS TO STAIR-01 TO BE SELF-CLOSING, POSITIVE LATCHING RATED DOORS FOR 1HR FIRE PARTITION
3. FURNITURE BY OWNER
4. REPLACEMENT EGRESS WINDOWS AT BEDROOMS AND LIVING SPACES REQUIRED (TYP)



NO.	DATE	DESCRIPTION
01	01/03/20	ELEVATION ADJUSTMENTS
02	01/07/20	SAT. & POND AREA COMMENTS
03	06/30/21	CITY OF PORTLAND COMMENTS

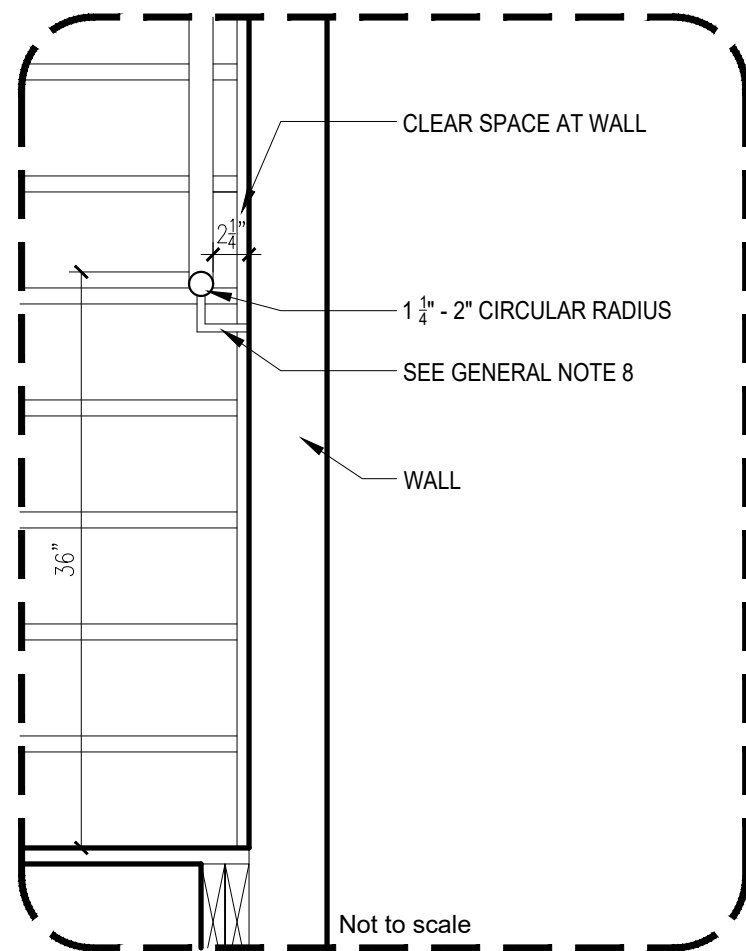
REVISIONS

A R C H I T E C T U R E .	
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074	
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM	
03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET	
JOB NUMBER: 9343-19	DESIGN DEVELOPMENT
R PLANS:	Preliminary Design
DRAWN BY: CMB	REVISED FOR CONSTRUCTION
SCALE: AS NOTED	CHECKED FOR CONSTRUCTION



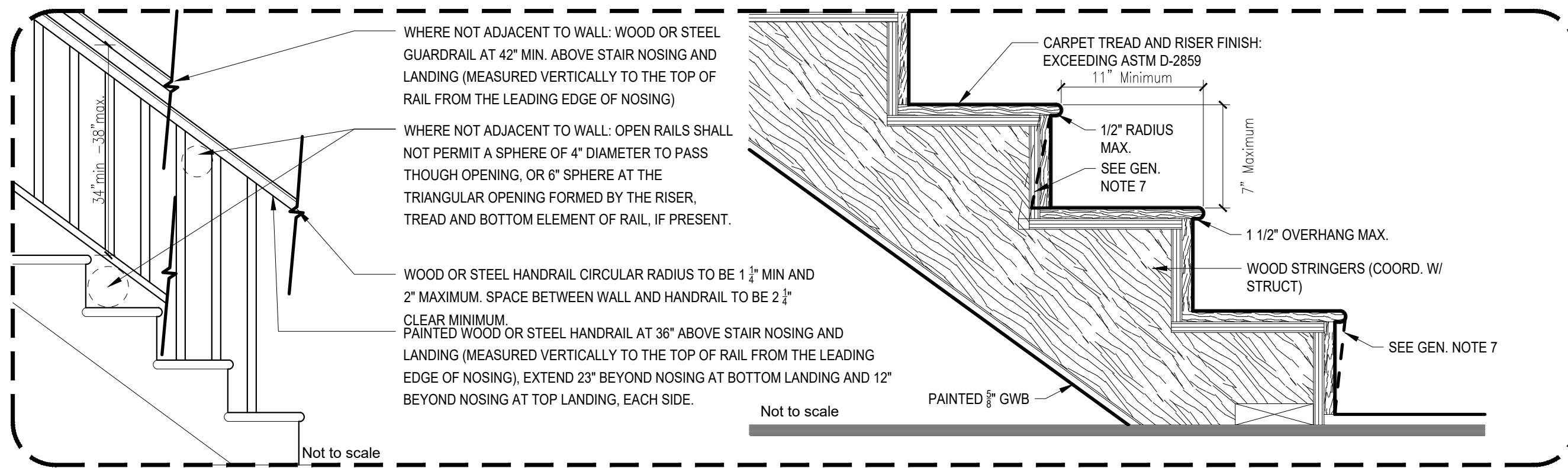
DATE: FEB. 27, 2020

A1

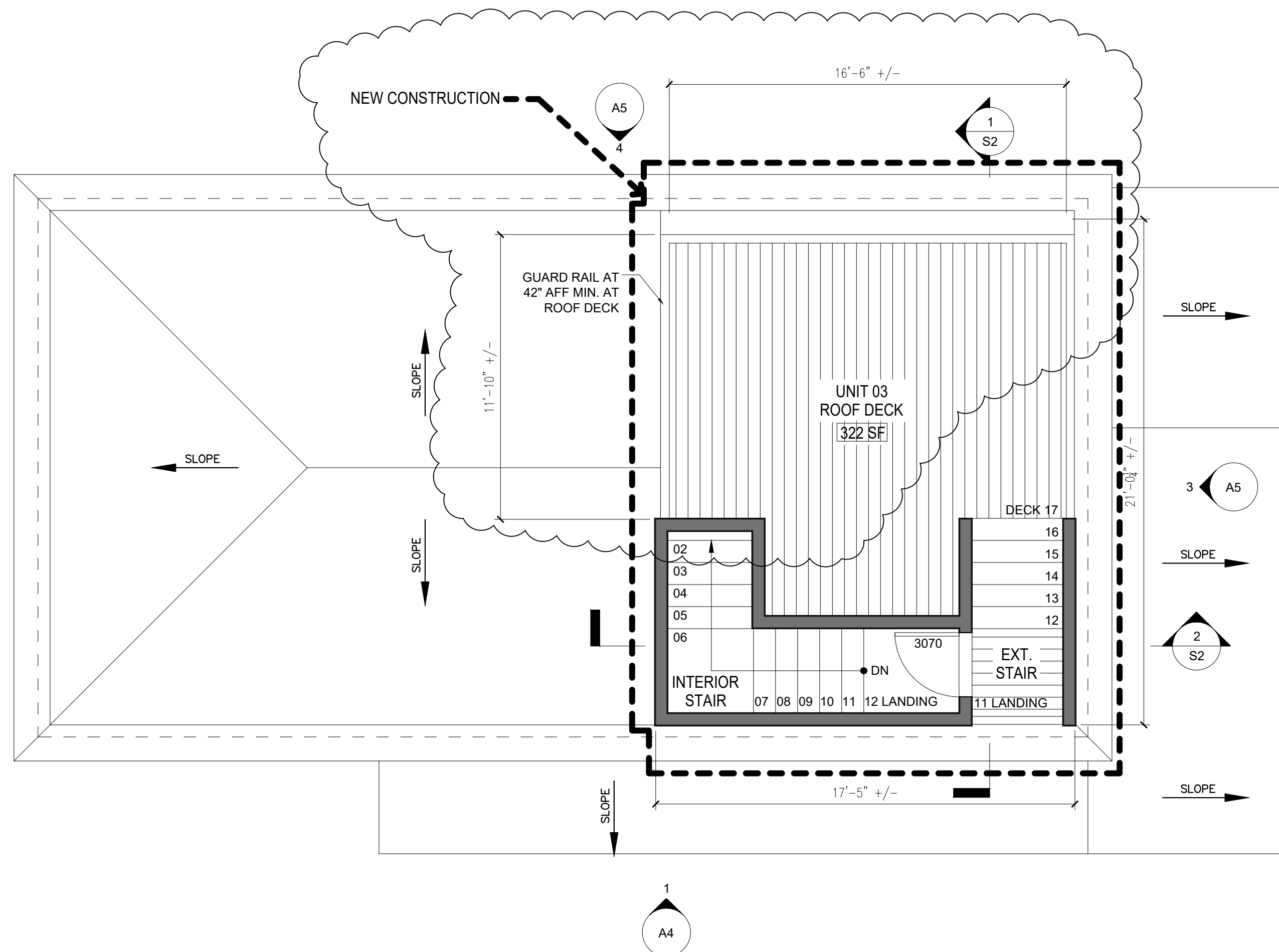


GENERAL WOOD STAIR NOTES:

1. RADIUS ON TREAD NOSING TO BE $\frac{1}{2}$ " MAXIMUM IN THE HORIZONTAL DIRECTION
2. TREAD OVERHANG TO BE $\frac{1}{2}$ " MAXIMUM
3. TREAD AND LANDING SLOPE SHALL NOT EXCEED 1:48
4. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION (STAIR NOSING TO STAIR NOSING)
5. VARIATION IN THE DEPTH OF ADJACENT TREADS TO BE $\frac{3}{16}$ " MAXIMUM
6. TOLERANCE BETWEEN LARGEST AND SMALLEST RISERS NOT TO EXCEED $\frac{3}{8}$ " IN ANY SINGLE FLIGHT
7. IF NOT VERTICAL, RISERS SHALL BE PERMITTED TO SLOPE UNDER TREAD AT ANGLE NOT TO EXCEED 30 DEGREES FROM VERTICAL, PROVIDED THE PROJECTION OF THE NOSING DOES NOT EXCEED $\frac{1}{2}$ "
8. HANDRAIL BRACKET TO ATTACH TO BOTTOM OF HANDRAIL TO PROVIDE CONTINUOUS GRASPABILITY
9. HAND AND GUARD RAILS TO BE PAINTED WOOD OR PAINTED STEEL CONSTRUCTION
10. UNDERSIDE OF STAIR STRINGERS AND LANDINGS TO BE FINISHED WITH PAINTED $\frac{5}{8}$ " GYPSUM WALL BOARD, GC TO COORDINATE WITH SPRINKLER LAYOUT, WITH ADDITIONAL SPRINKLER HEADS AS REQUIRED



04 TYPICAL EGRESS STAIR DETAILS
Scale: NTS

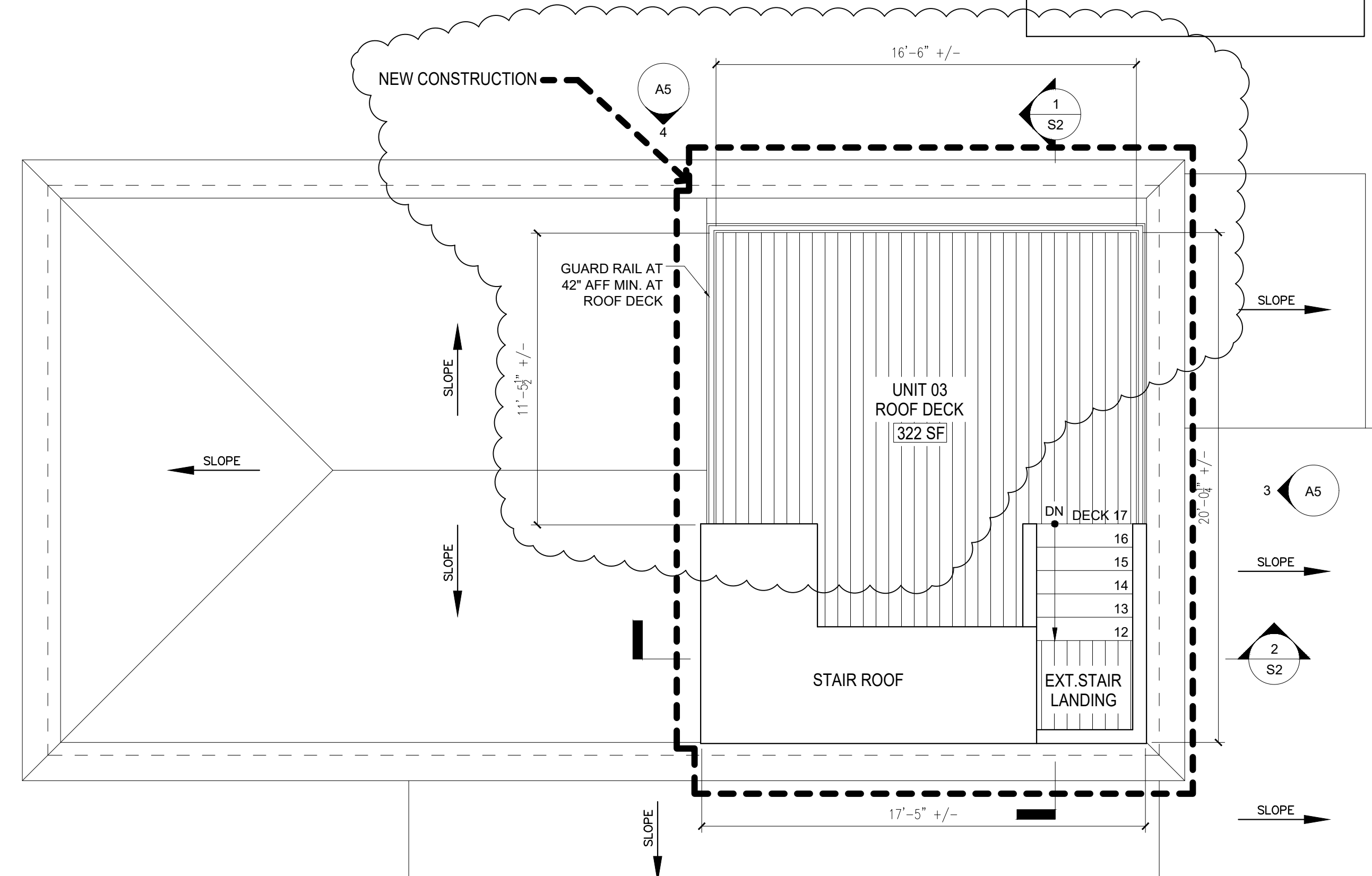


Roof/Stair Plan
Scale: 1/4" = 1'-0"

- Existing Wall
- New Wall

GENERAL SHEET NOTES

1. CONTRACTOR COORDINATE MEP
2. DOORS TO STAIR-01 TO BE SELF-CLOSING, POSITIVE LATCHING RATED DOORS FOR 1HR FIRE PARTITION
3. FURNITURE BY OWNER
4. REPLACEMENT EGRESS WINDOWS AT BEDROOMS AND LIVING SPACES REQUIRED (TYP)



Roof Plan
Scale: 1/4" = 1'-0"

- Existing Wall
- New Wall

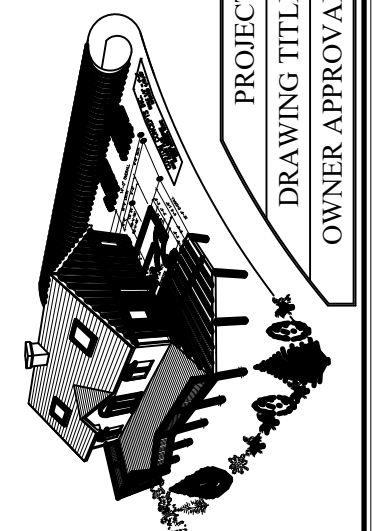


NO.	DATE	DESCRIPTION
01	03/03/20	ELEVATION ADJUSTMENTS
02	03/03/20	CLIENT COMMENTS
03	06/30/21	CITY OF PORTLAND COMMENTS

CUSTOM CONCEPTS, INC.
• A R C H I T E C T U R E •
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET JOB NUMBER: 9343-19
DRAWING TITLE: FLOOR PLANS DRAWN BY: CMB
OWNER APPROVAL: SCALE: AS NOTED

Design Documents
Preliminary Design Development Construction
CLIENT REVIEW FOR PERMITS
ESTIMATING CONSTRUCTION



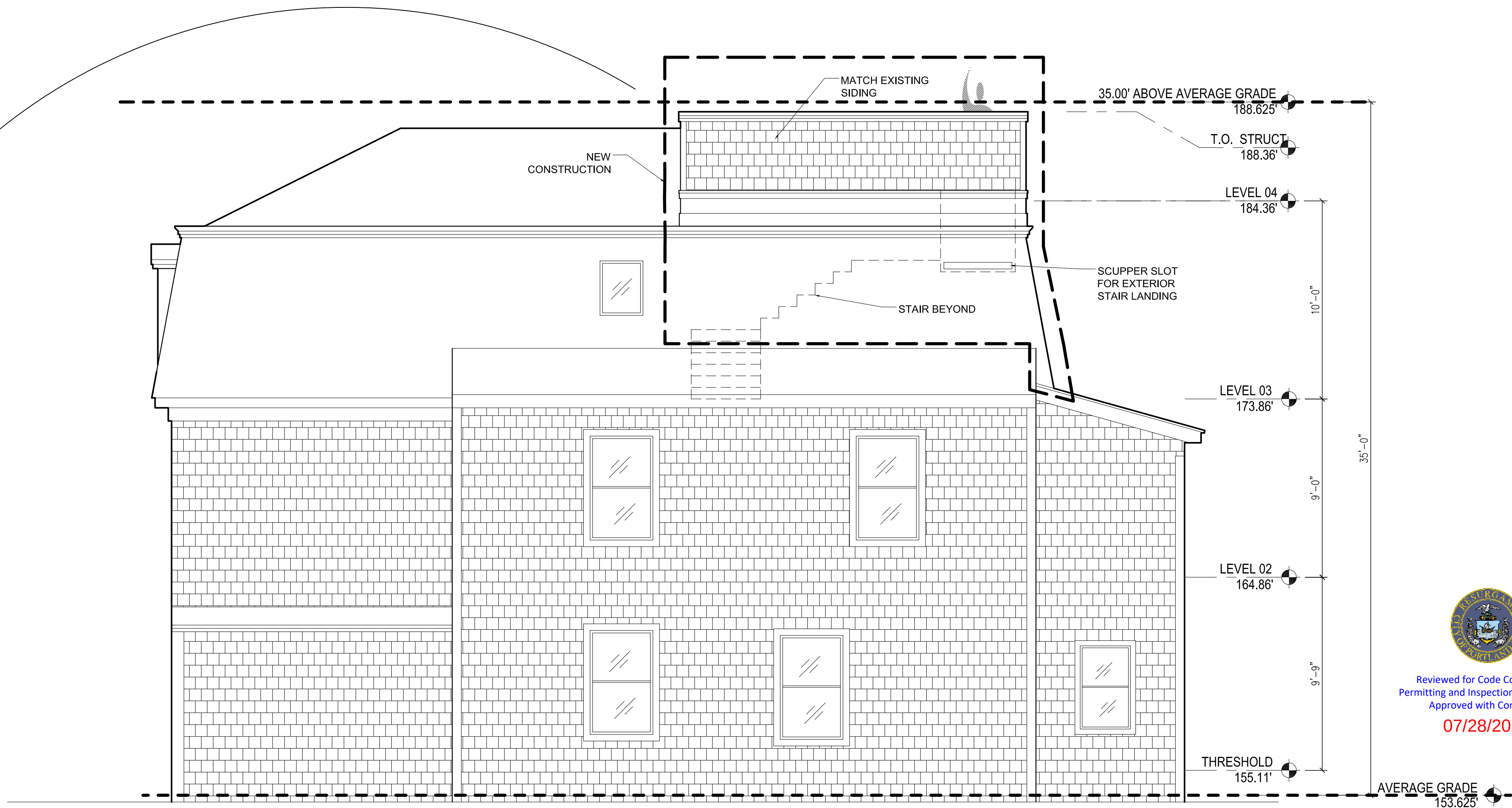
DATE: FEB. 27, 2020

A2



EXISTING CONDITIONS

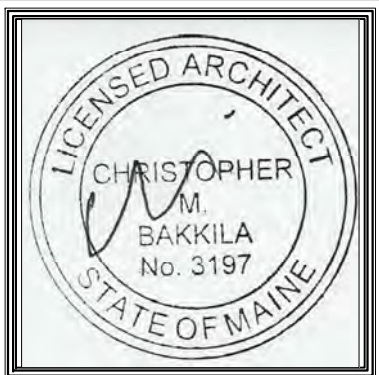
AREA OF ROOF TO BE EXTENDED



01 North Elevation
 Scale: 1/4" = 1'-0"
 0 1' 2' 4' 8'

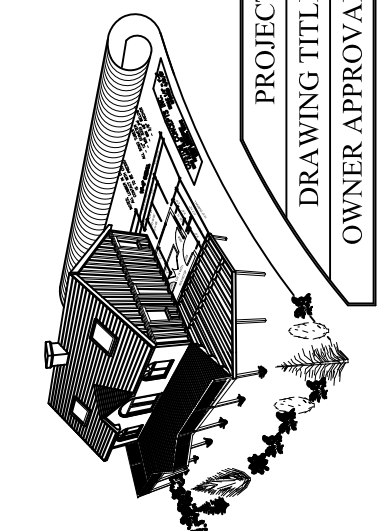


Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions
 07/28/2021

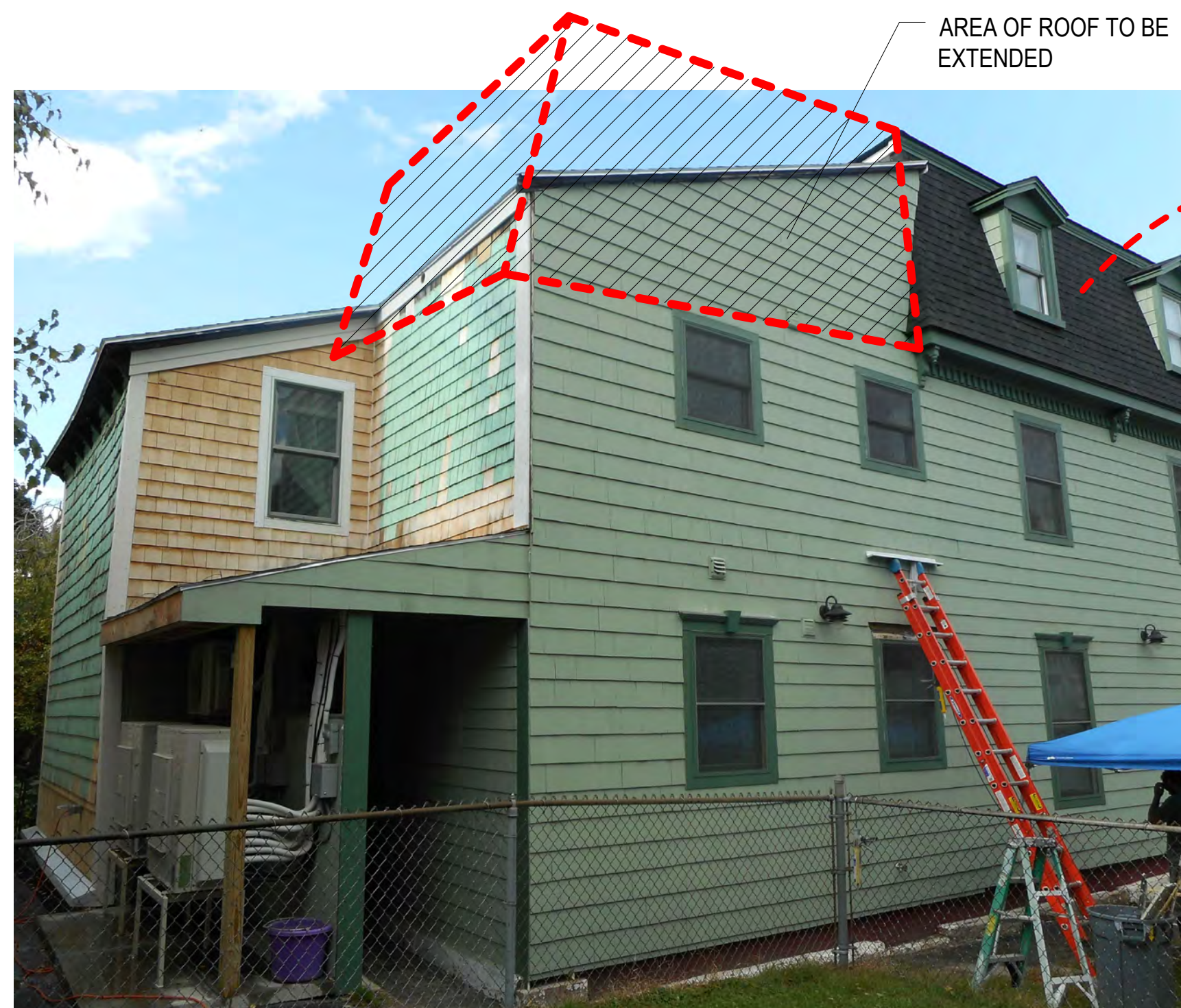


NO.	DATE	DESCRIPTION
01	01/03/20	ELEVATION ADJUSTMENTS
02	01/07/20	CITY OF PORTLAND COMMENTS
03	01/16/20	CITY OF PORTLAND COMMENTS
REVISIONS		

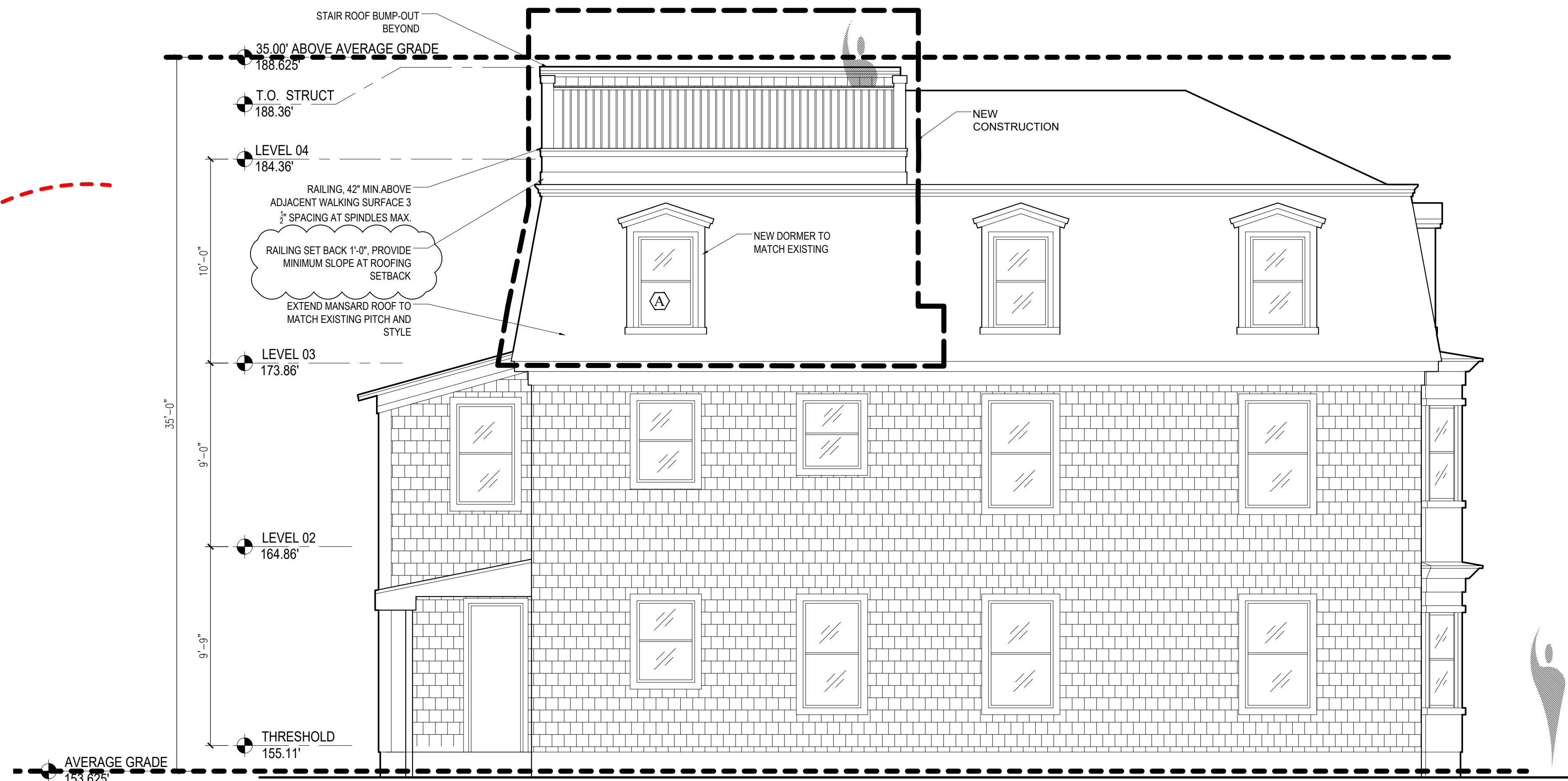
CUSTOM CONCEPTS, INC.
 • A R C H I T E C T U R E •
 383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM
 PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET JOB NUMBER: 9343-19
 DRAWN BY: CMB
 SCALE: AS NOTED
 OWNER APPROVAL:
 DRAWING TITLE: BUILDING ELEVATIONS
 PROJECT REVIEW FOR PERMITS: CONSTRUCTION
 CLIENT REVIEW FOR PERMITS: CONSTRUCTION
 DESIGN DEVELOPMENT FOR PERMITS: CONSTRUCTION
 CONTACT DOCUMENTS FOR PERMITS: CONSTRUCTION



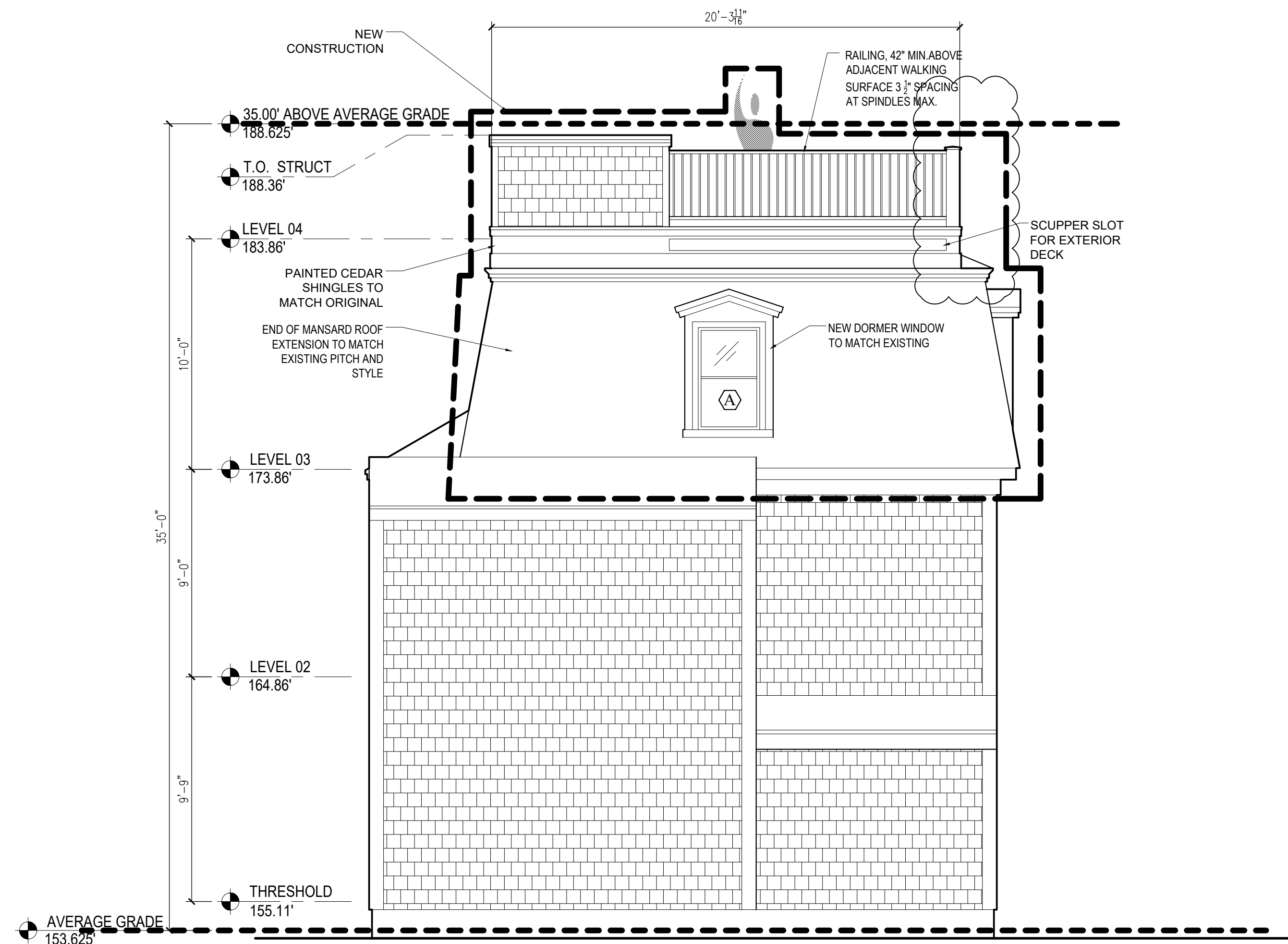
DATE:
 MAR. 23, 2020
A3



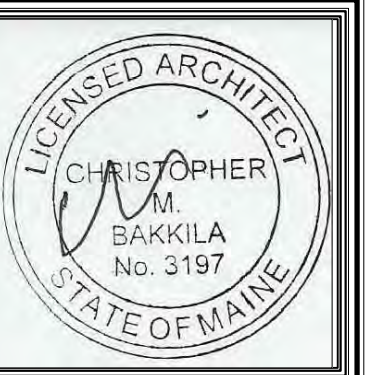
EXISTING CONDITIONS



04 South Elevation
Scale: 1/4" = 1'-0"



03 West Elevation
Scale: 1/4" = 1'-0"



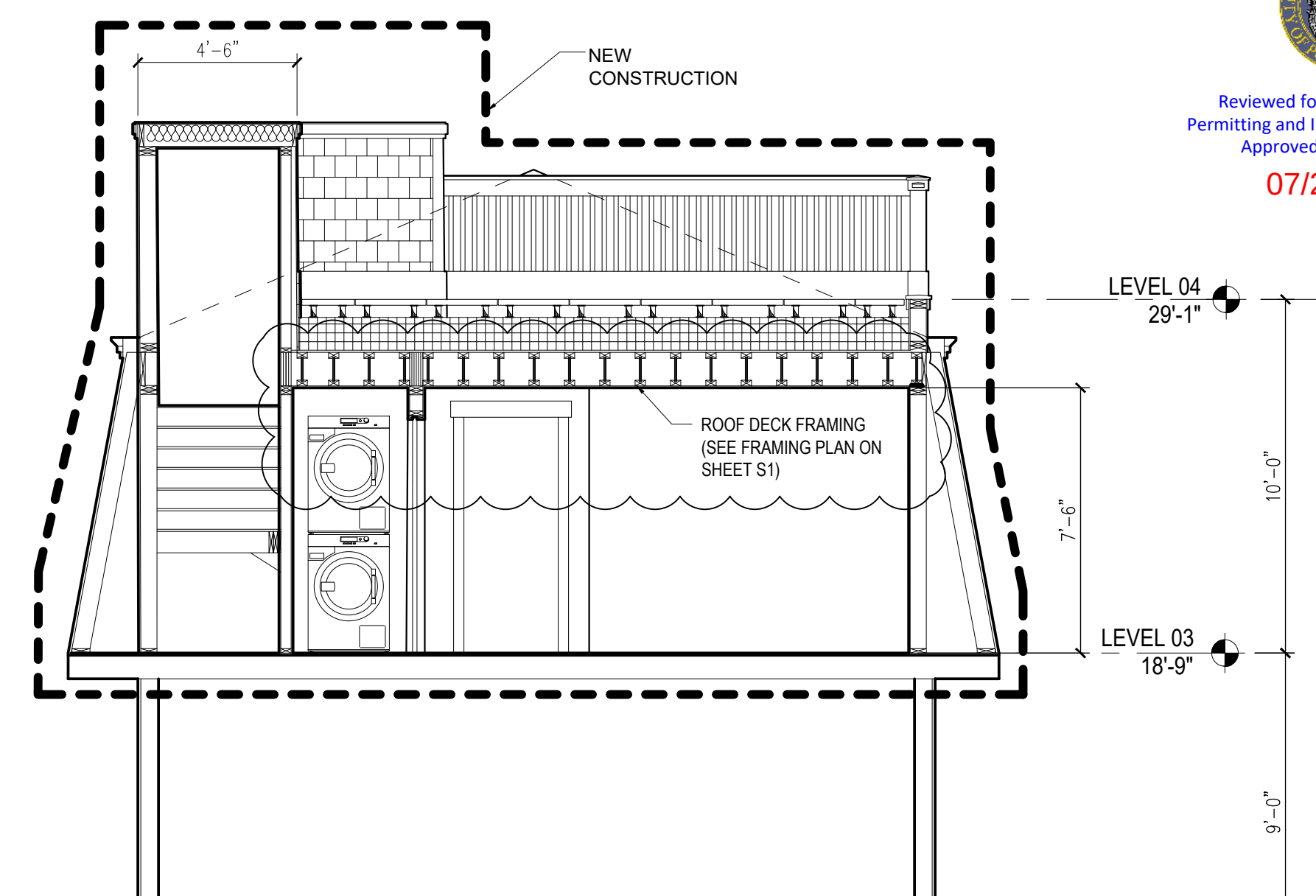
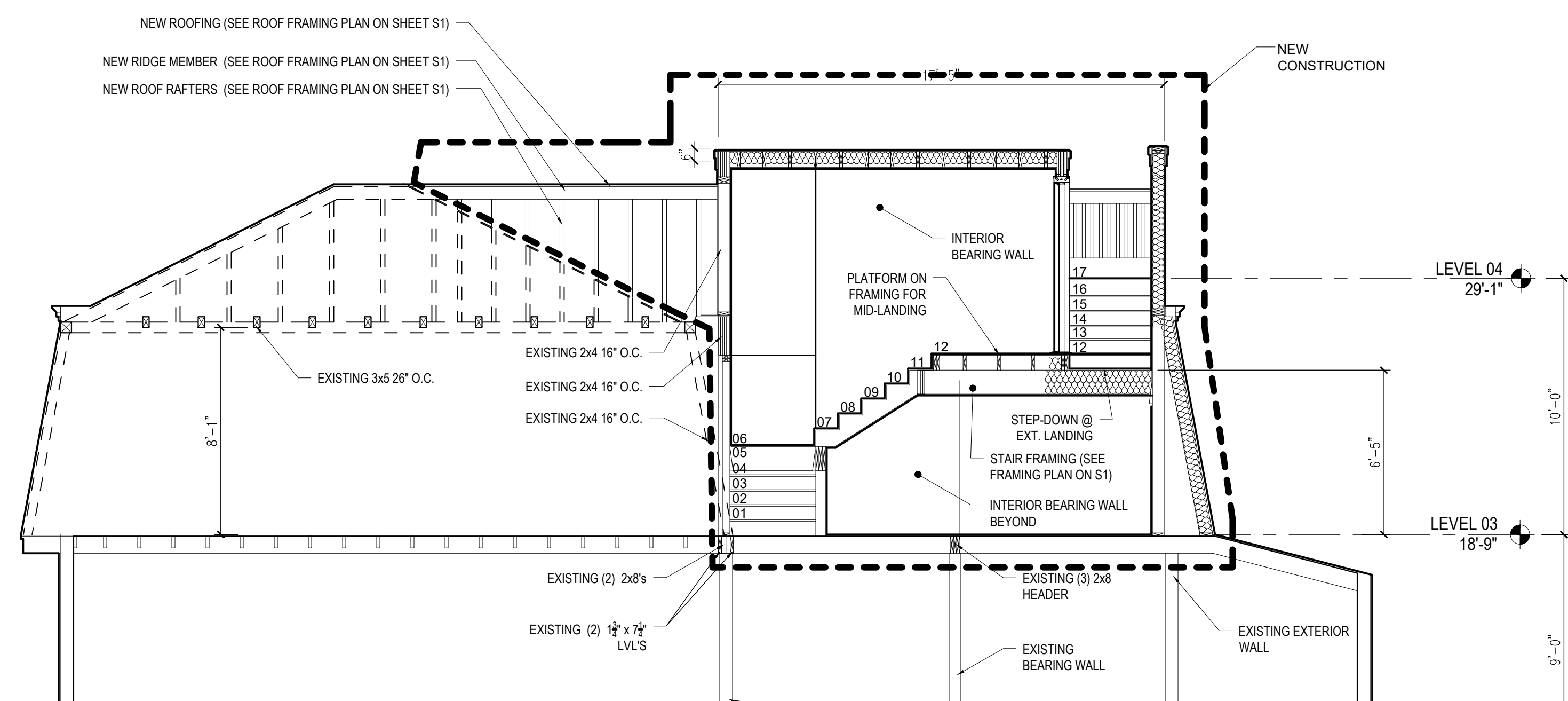
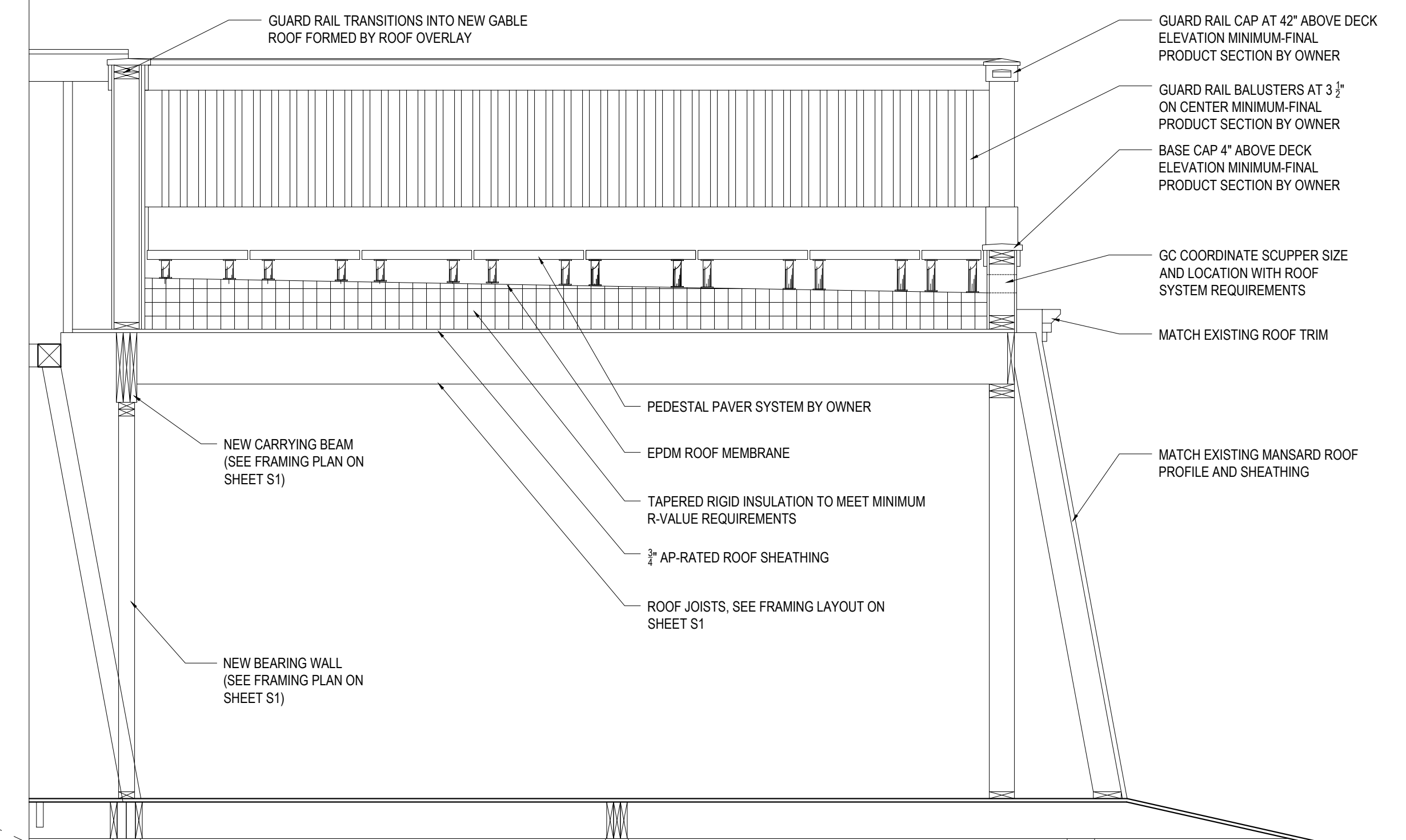
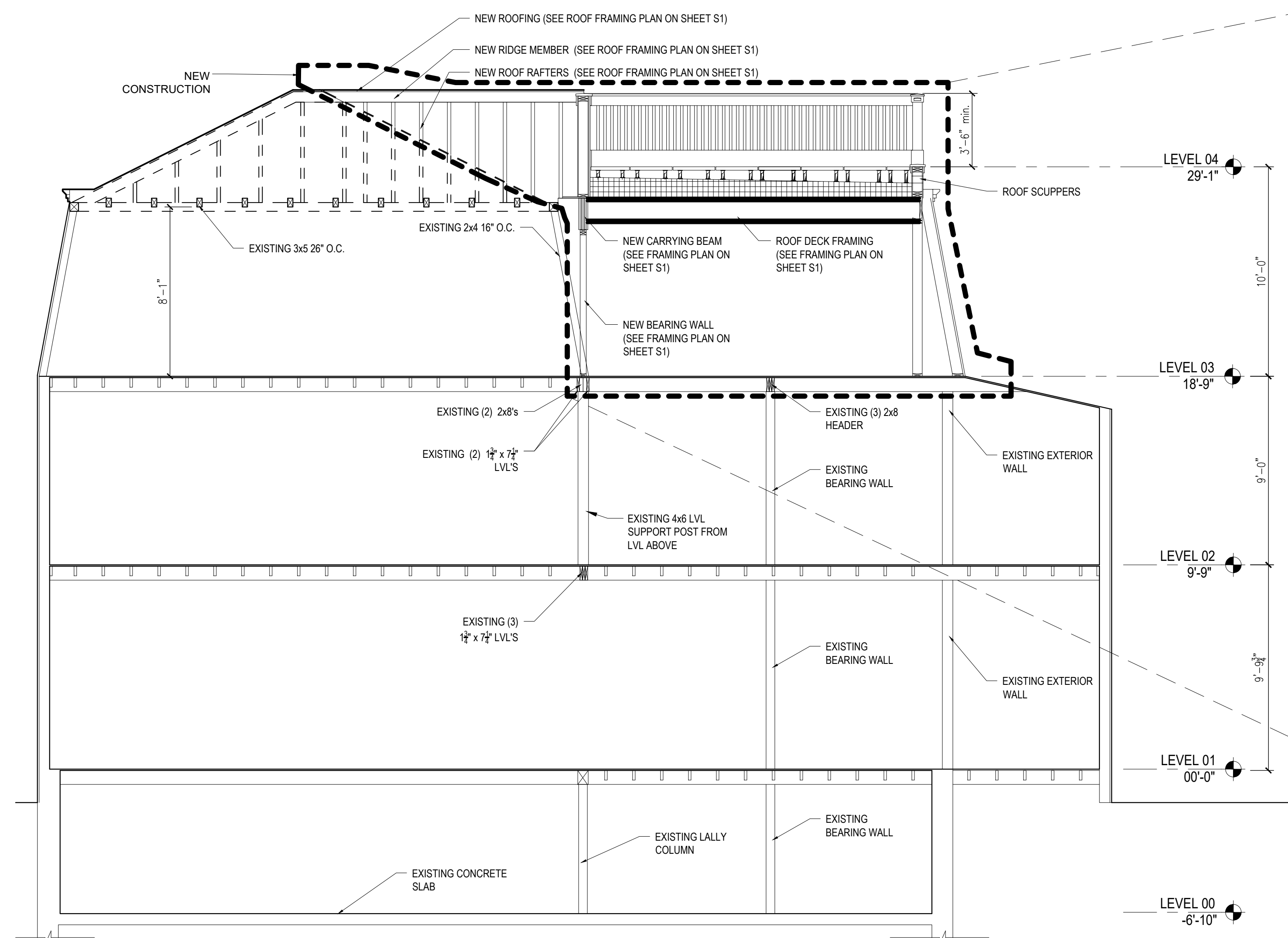
NO.	DATE	DESCRIPTION
01	01/03/20	ELEVATION ADJUSTMENTS
02	01/07/20	CITY OF PORTLAND COMMENTS
03	01/16/20	CITY OF PORTLAND COMMENTS
04	06/30/21	CITY OF PORTLAND COMMENTS

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET JOB NUMBER: 9343-19
DRAWING TITLE: BUILDING ELEVATIONS DRAWN BY: CMB
OWNER APPROVAL: SCALE: AS NOTED



DATE: MAR. 23, 2020

A4

[illegible]

*** A R C H I T E C T U R E ***

383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

03 APARTMENT FIT-OUT AT 42 LAVAFAYETTE STREET

DESIGNATIONS	JOB NUMBER:	9343-19	☐ Preliminary	☐ Design	☒ Development	Contact FOR PROPOSALS, BIDS, AND CONSTRUCTION
	DRAWN BY:	CMB	☐ ONLY NEW AND COST ESTIMATING	☐	☐	
SCALE: AS NOTED						

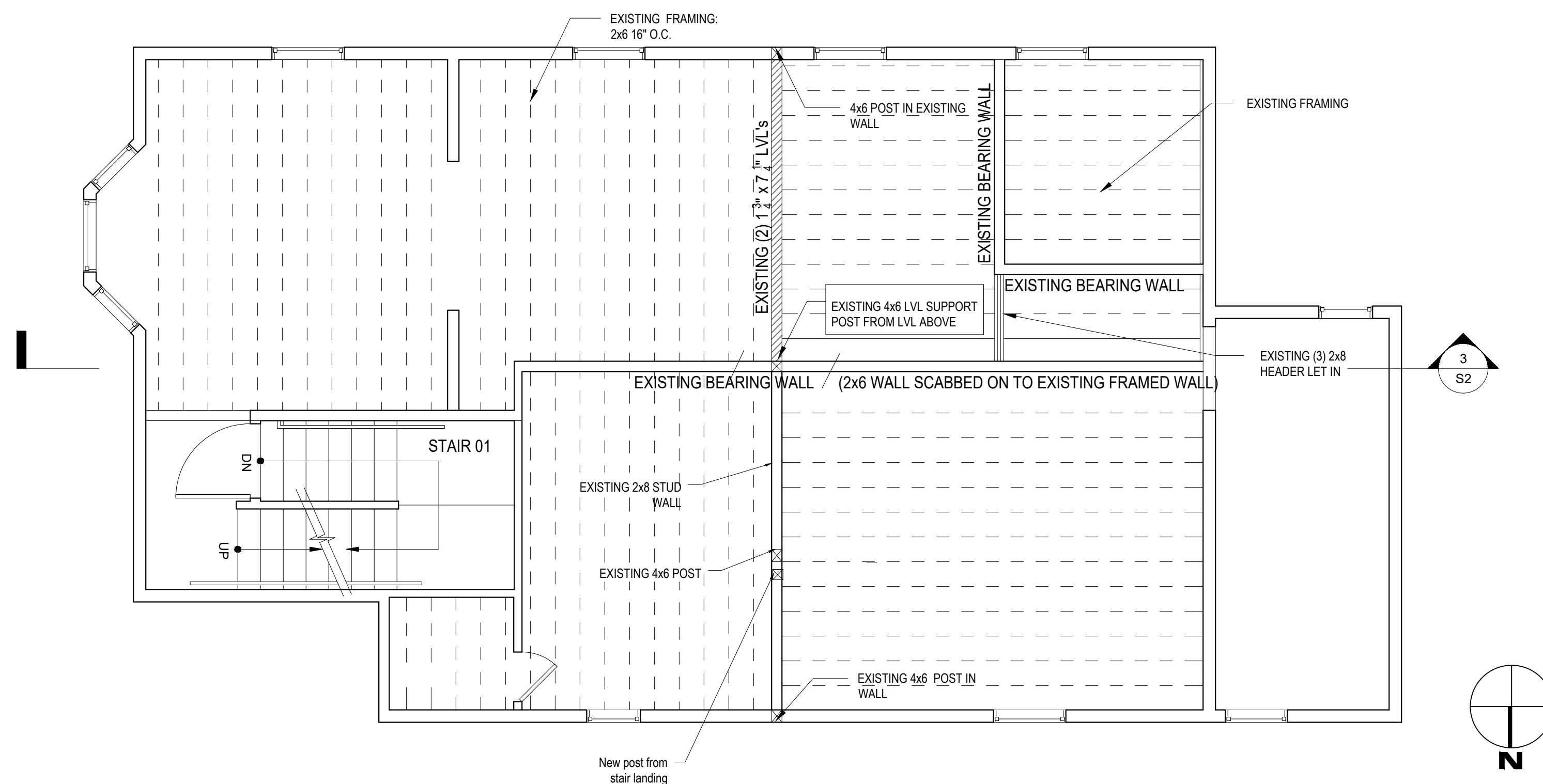
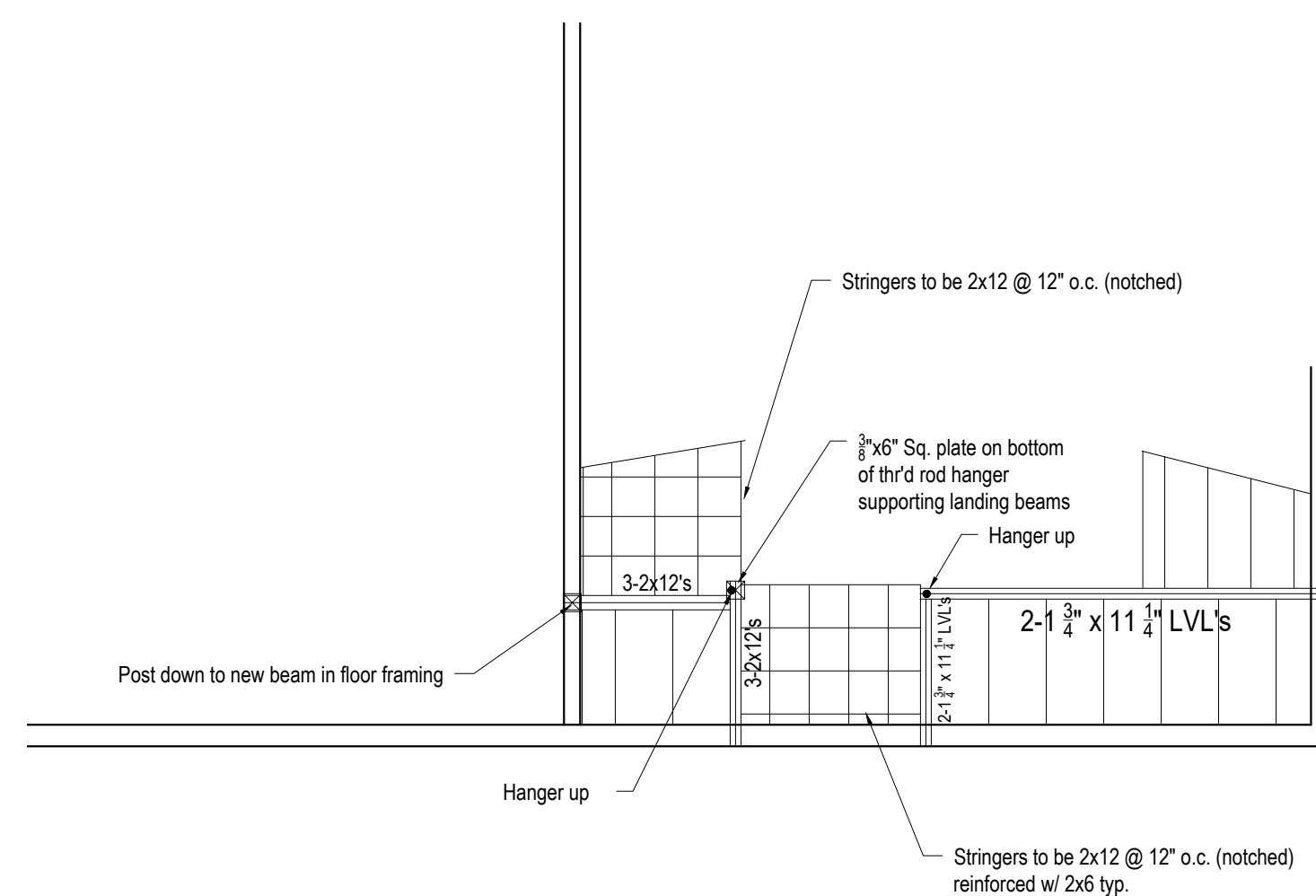
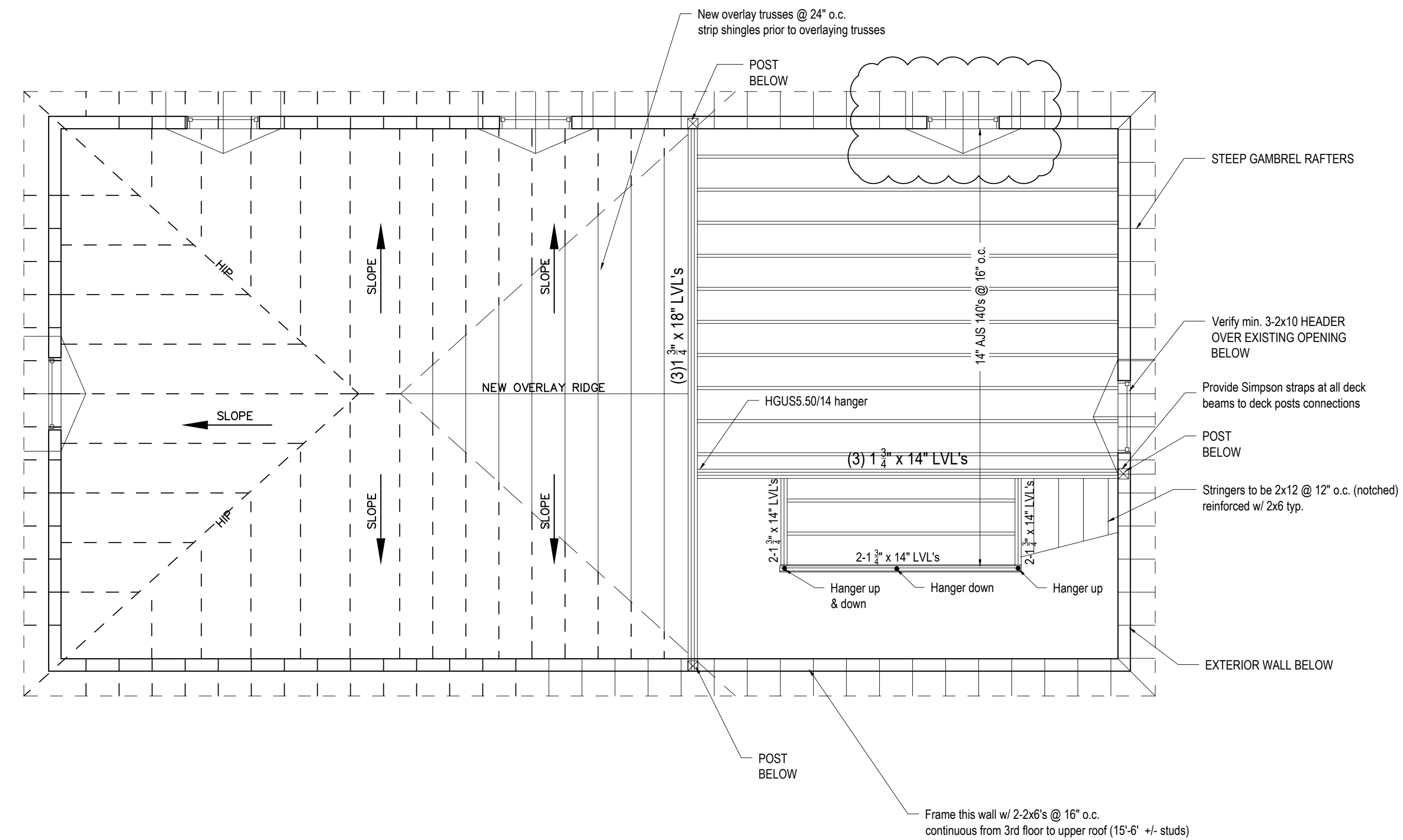
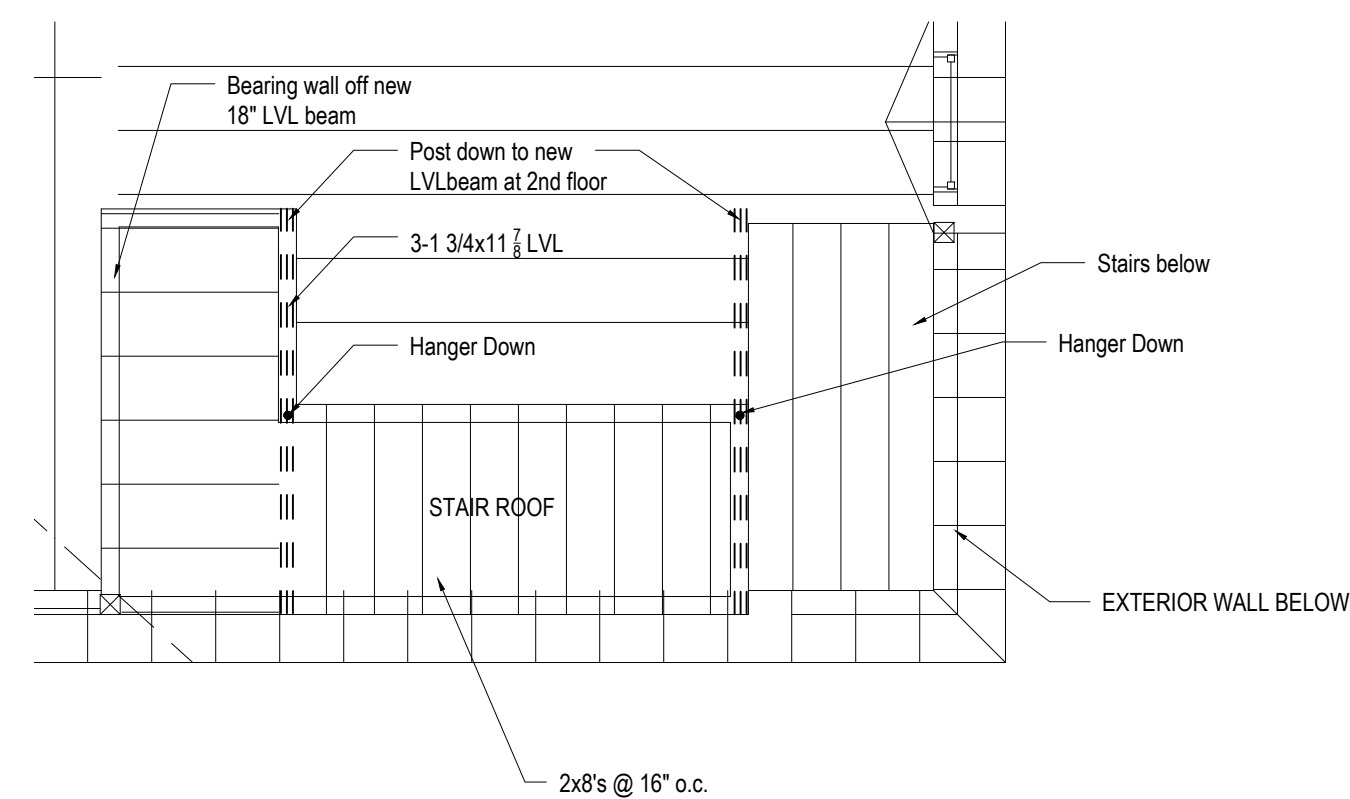


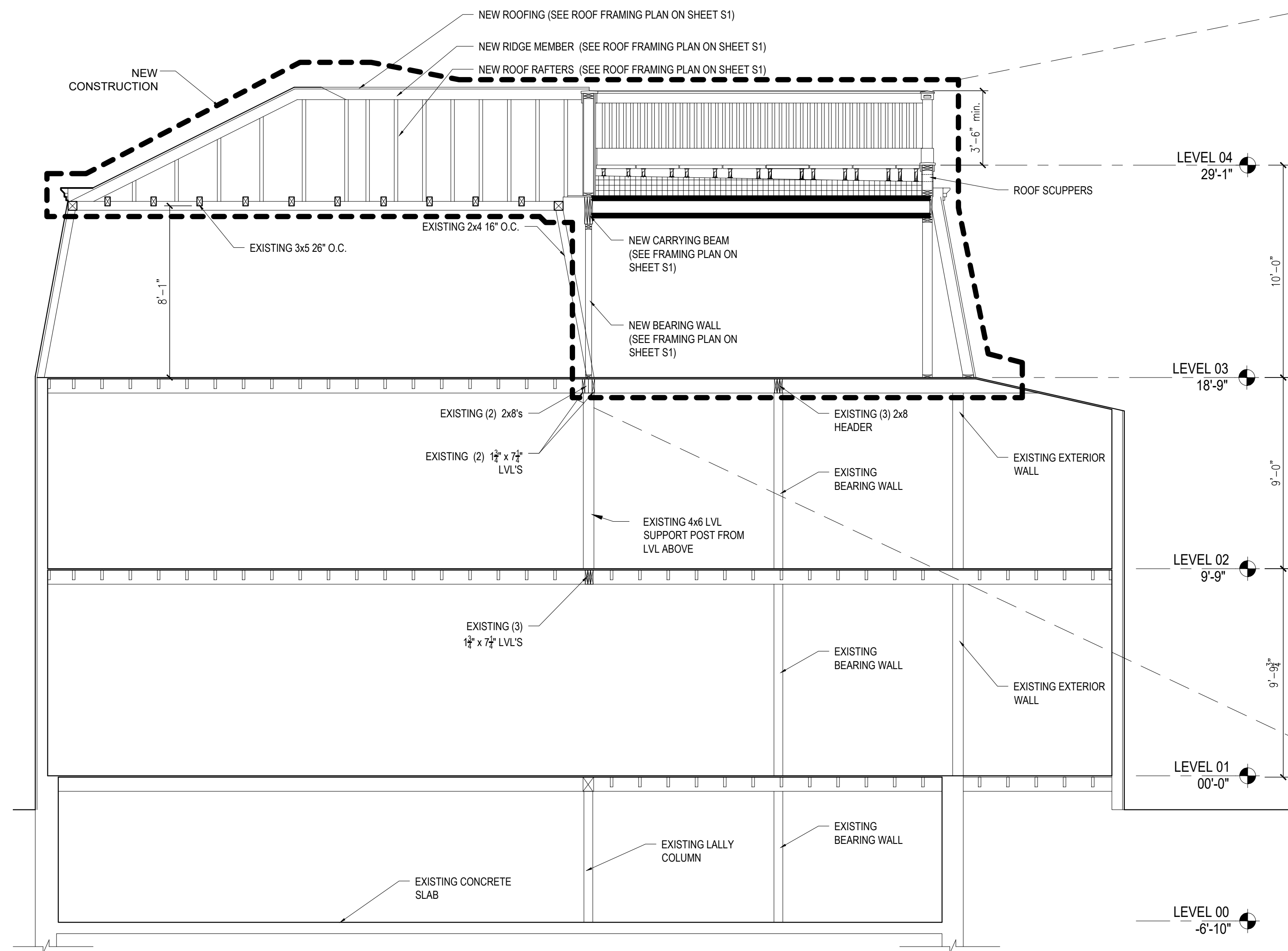
Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/28/2021



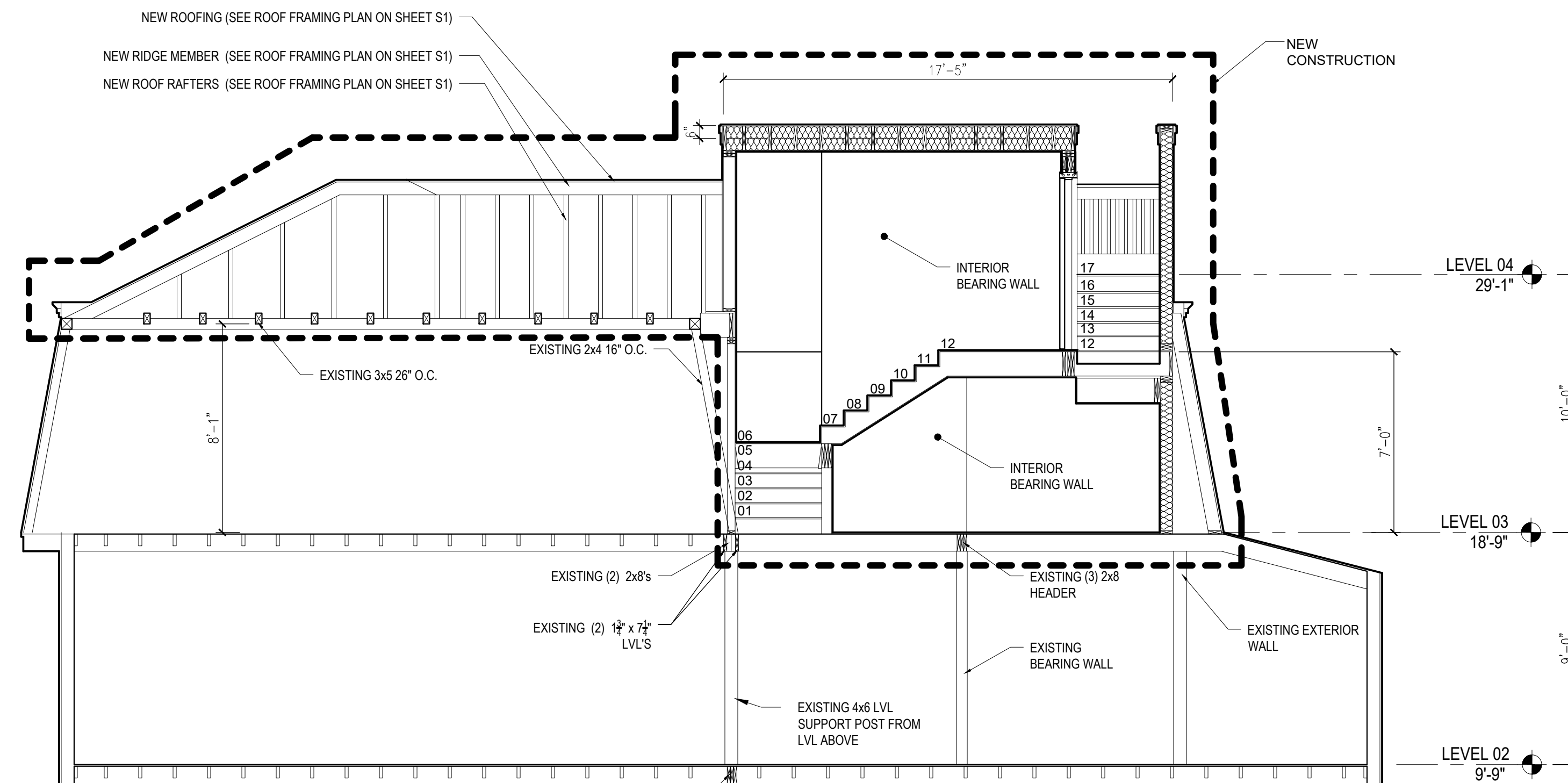
DATE: MAR. 23, 2020

A5

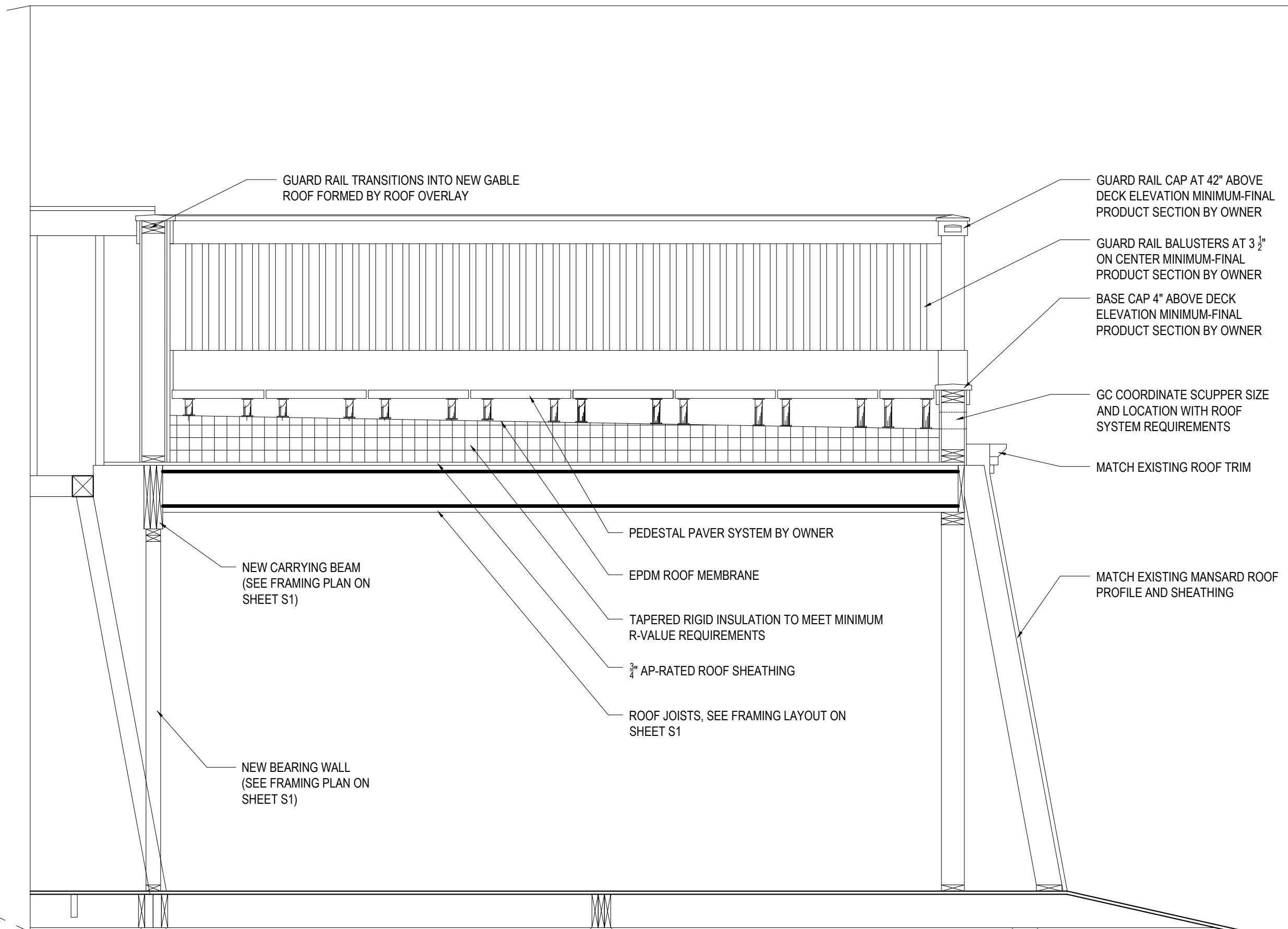




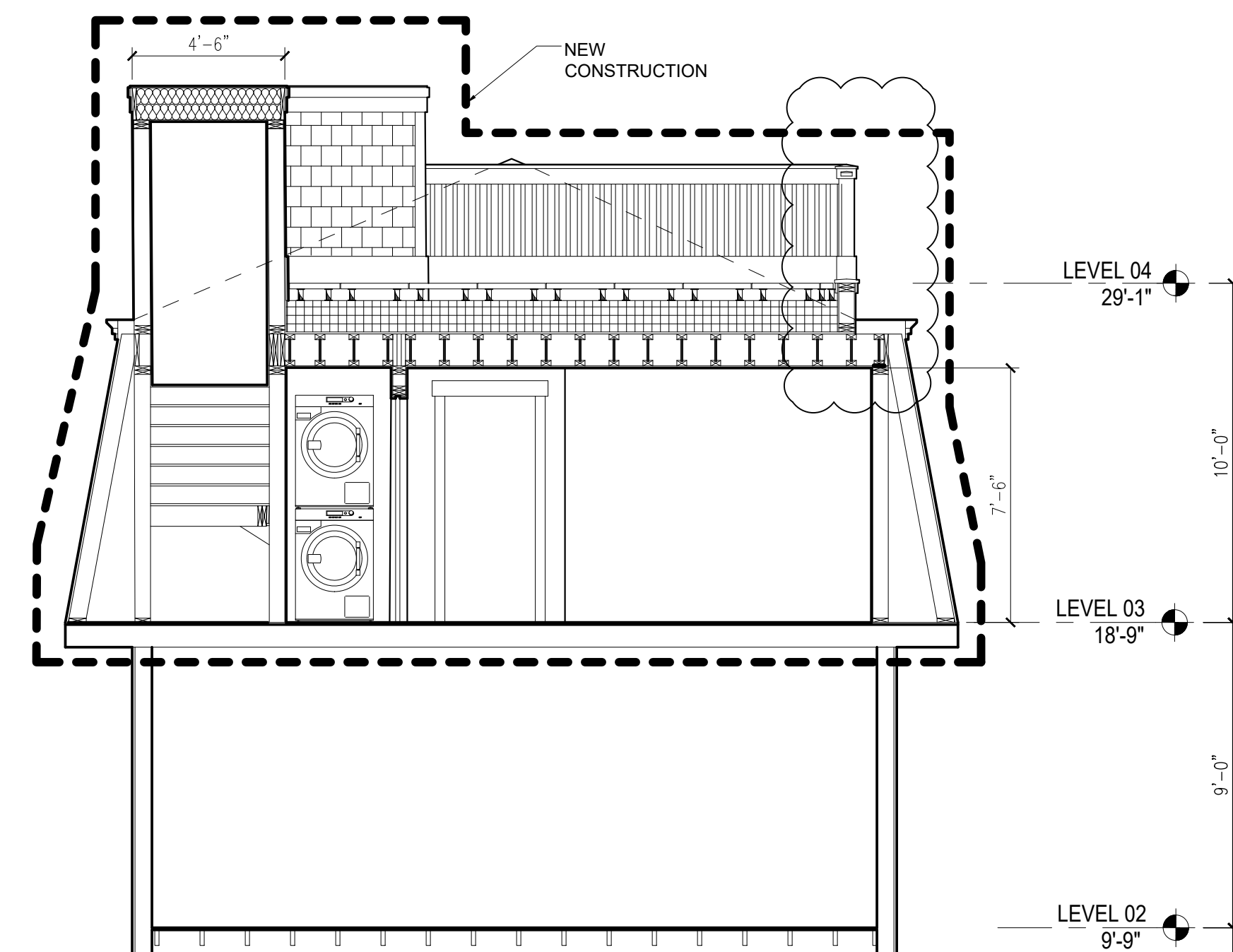
03-Framing Building Section
Scale: 1/4" = 1'-0"



02-Framing Longitudinal Section
Scale: 1/4" = 1'-0"



04-Deck Framing Detail Section
Scale: 1/2" = 1'-0"



01-Framing Cross-Section
Scale: 1/4" = 1'-0"

ARCHITECT
CHRISTOPHER M. BAKKILA
No. 3197
STATE OF MAINE

DATE: 06/30/21
CITY OF PORTLAND COMMENTS:

NO.: 01
DESCRIPTION: CITY OF PORTLAND COMMENTS

REVISIONS

CUSTOM CONCEPTS, INC.
A R C H I T E C T U R E
383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074
Phone: (207) 883-0083
WWW.CUSTOMCONCEPTSINC.COM

PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET
JOB NUMBER: 9343-19
DRAWN BY: CMB
SCALE: AS NOTED

DRAWING TITLE: FRAMING SECTIONS
OWNER APPROVAL:

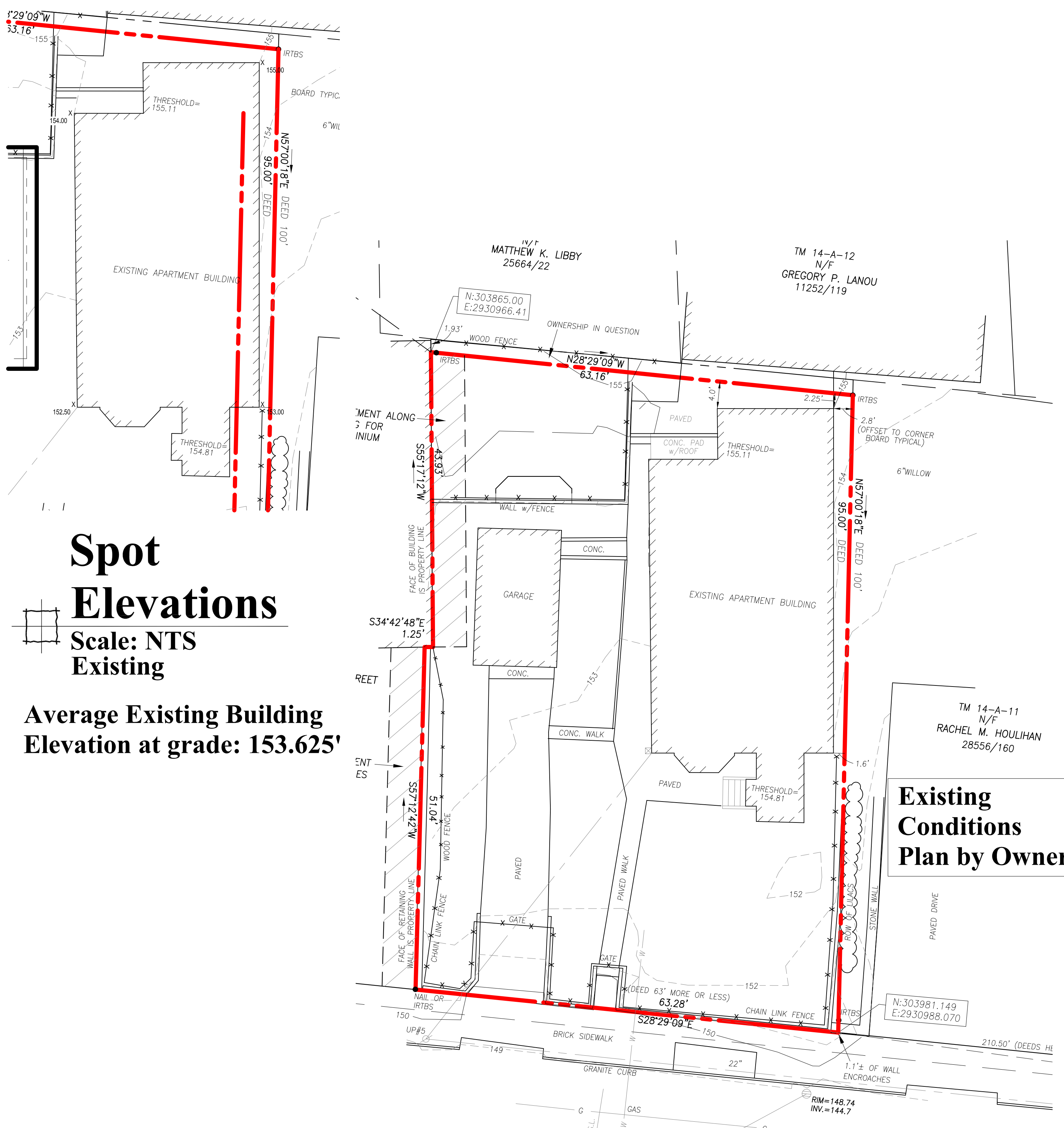
DATE: FEB. 27, 2020
S2

Existing Conditions

GENERAL SHEET NOTES

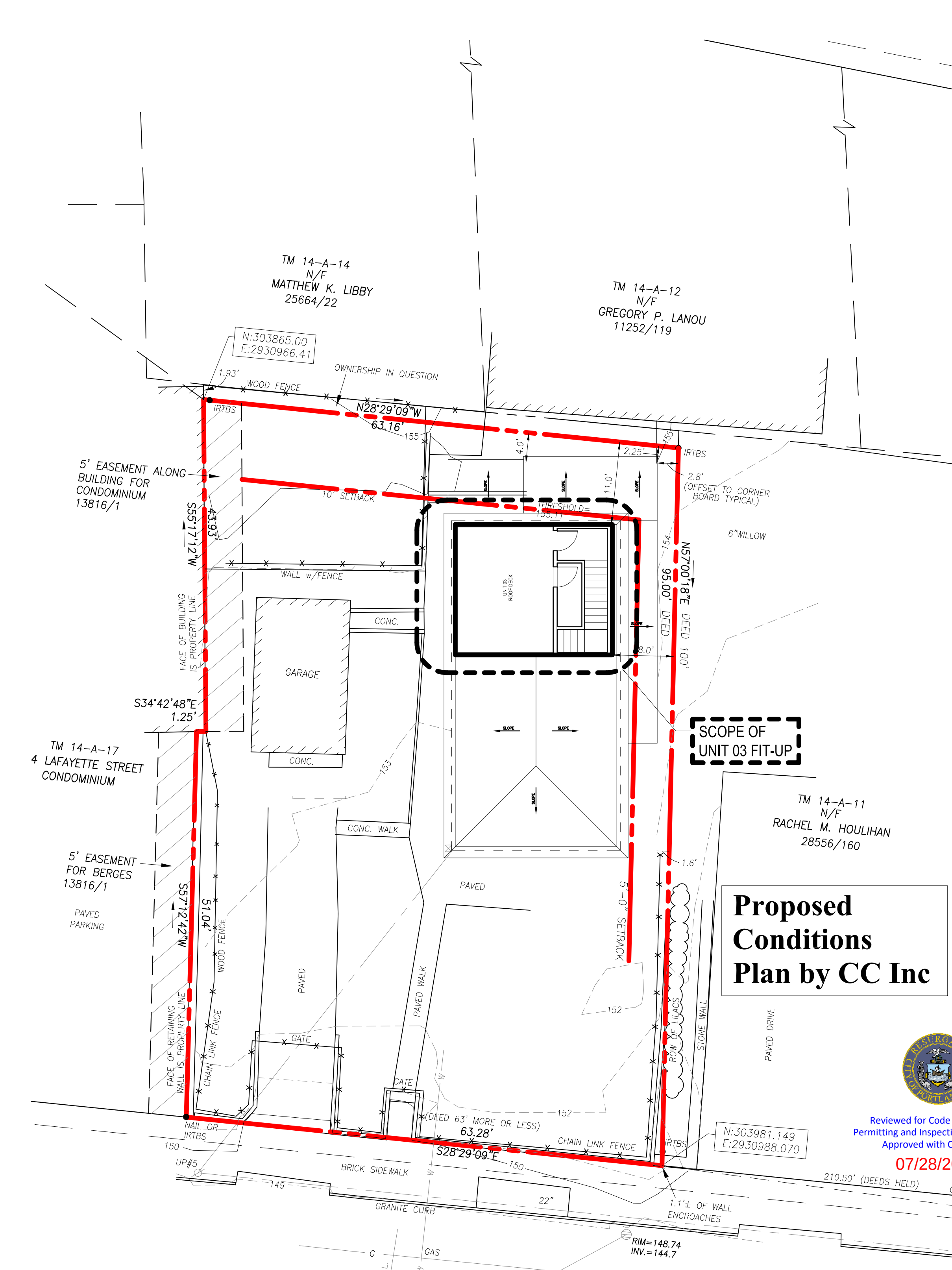
1. SURVEY AND BUILDING LAYOUTS ARE APPROXIMATE, GC CONFIRM WITH REGISTERED SURVEYOR AND/OR LICENSED CIVIL ENGINEER

Proposed Conditions



Spot Elevations
Scale: NTS
Existing
Average Existing Building
Elevation at grade: 153.625'

Site Plan
Scale: 1" = 10'
Existing



Site Plan
Scale: 1" = 10'
Proposed

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/28/2021

DESCRIPTION

DATE

NO.

REVISIONS

CUSTOM CONCEPTS, INC.

ARCHITECTURE

383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074

Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: UNIT 03 APARTMENT FIT-OUT AT 42 LAFAYETTE STREET

DRAWING TITLE: ARCHITECTURAL SITE PLAN

OWNER APPROVAL:

Job Number: 9343-19

Drawn By: CMB

Scale: AS NOTED

Design

Development

Construction

Estimating

Contract Documents

FOR PERMITS

CONSTRUCTION

07/28/2021

DATE: MAR. 23, 2020

C1

Page 72













42 Lot.

V-4000