

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



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

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, January 19, 2022, 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 comments will be taken for each item on the agenda during the allotted time and written comments should be submitted to hp@portlandmaine.gov. Please note that the placement of this item on the agenda is 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 unmuted by the moderator when it is time for public comment. For more information on how to use Zoom, please go to: <https://www.portlandmaine.gov/remotepud>.

You are invited to a Zoom webinar.

When: Jan 19, 2022 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Board Workshop and Public Hearing 1-19-2022

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89011410794>

Or One tap mobile: US: +13126266799,,89011410794# or +19292056099,,89011410794#

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: 890 1141 0794

International numbers available: <https://us02web.zoom.us/j/89011410794>

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 12, 2022

i. WORKSHOP

176 Eastern Promenade: All members were present.

1227 Westbrook Street: Bassett, Naifeh, O'Brien, Pollard, Turk, Whitten present; Tate recused.

ii. Public Hearing

168 Danforth Street: All members were present.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 12, 2022

- i. Certificate of Appropriateness for Exterior Alterations; 168 DANFORTH STREET; Adam and Sheila Nappi, Applicant. The Board voted 6-1 (Naifeh opposed) to approve the application, subject to conditions.

4. COMMUNICATION AND REPORTS

5. WORKSHOP

- i. Preliminary Review of Proposed Mural Installation; 404 CUMBERLAND AVENUE; Portland Downtown, Applicant.

6. PUBLIC HEARING

- i. Certificate of Appropriateness for Roofing Replacement; 176 VAUGHAN STREET; 176 Vaughan Street Condominium Association.

7. WORKSHOP

- i. Staff Review of Recently Completed Projects

8. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
404 CUMBERLAND AVENUE (rear addition to 55 Forest Avenue)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: January 14, 2022
RE: January 19, 2022 **WORKSHOP – Preliminary Review of Proposed Mural Installation**
HPBR 001881-2021

Address: 404 Cumberland Avenue (rear addition to 55 Forest Avenue)

Applicant: Portland Downtown
Cary Tyson, Executive Director

Property Owner: Northern New England Telephone Operations LLC.
(now operated as Consolidated Communications)

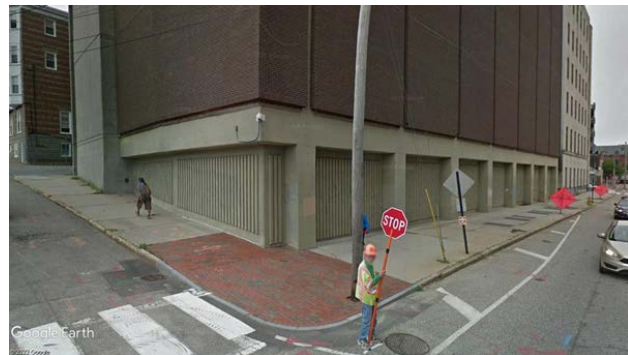
Mural Artist: Jared Goudet

A sign announcing the Historic Preservation Board's meeting on January 19, 2022 was posted at the property on 1/9/22. A legal ad was published in the Portland Press Herald on 1/6/22, and 43 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

Cary Tyson, Executive Director of Portland Downtown, has submitted a request for a painted wall mural that will cover the ground floor exterior of 404 Cumberland Avenue. The subject structure, which is actually a 1972 rear addition to 55 Forest Avenue and part of the complex owned and operated by Consolidated Communications, occupies the southwest corner of Cumberland and Oak

Streets. The proposed mural will wrap the corner of the building, extending across the ground floor of both street frontages. The mural is being proposed as a deterrent to repeated graffiti taggings and to enliven the base of the building, which features no fenestration to engage pedestrians or passing vehicular traffic.



As Mr. Tyson notes, the proposal is the result of a collaboration between Portland Downtown, the property owners and the City of Portland's neighborhood policing office.

Enclosed for the Board's review is a written description of the initiative and a rendering of the mural prepared by Jared Goulette, the muralist selected for the project. No additional details have been provided. Staff has been in touch with Mr. Tyson to request a letter of consent from the property owner and to suggest that he or others involved in the project be prepared to address such issues as preparation of the wall surface, expected lifespan of the mural, plans and responsibility for ongoing maintenance, reversibility, etc.

Subject Property

As noted above, the subject structure is part of a complex of buildings fronting on Forest Avenue, Cumberland Avenue and Oak Street that were developed by New England Telephone (later AT&T and now Consolidated Communications). The original building, located at 45 Forest Avenue, was built in 1913. In 1924, two additional floors were added as well as a four-story rear addition. A second six-story building at 55 Forest was built in 1932. This structure is a designated Landmark within the Congress Street Historic District, as it is an elegant example of Art Deco style architecture which was never common in Portland. The building is clad in limestone with carved foliate details on a polished black granite base.



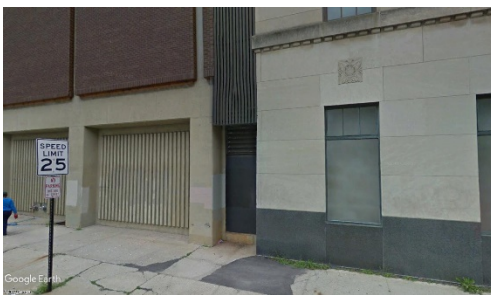
New England Telephone's complex prior to recent property subdivision

The subject structure at 404 Cumberland is actually a 1972 addition to 55 Forest Avenue. It was built to house switching equipment and continues in that role today. According to the description in the *Congress Street Historic District Building Inventory*, “the dark concrete bunker-like addition...presents a barren and unfriendly face toward the public streets, with no windows or doors in it.” The base of the building is all concrete, with a series of inset panels framed by vertical piers and continuous lintel. The inset panels are corrugated to provide a level of texture and differentiation. This treatment continues on the Oak Street frontage, but is interrupted by a large vertical concrete pier that extends the height of the building. The map of the Congress Street Historic District shows the rear addition to 55 Forest as noncontributing. In 2021, Consolidated Communications subdivided the property, splitting off their original building at

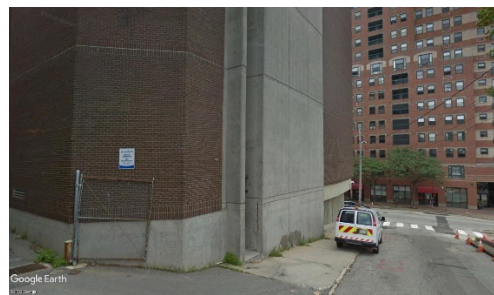
45 Forest. Redfern Properties received approval from the Planning Board to convert the building to housing. (As there were no substantive exterior alterations proposed as part of the adaptive reuse, the project did not come before the HP Board for review.)

Proposed Mural

Based on the rendering provided, the mural will extend across the entire ground floor of the 1972 addition, from the sidewalk to the top of the base's continuous lintel. (The brick panels on the upper floors project slightly beyond the face of this lintel.) The mural will begin just beyond the juncture between the Art Deco building and the addition, wrap the corner of Cumberland and Oak and extend across and beyond the wide concrete pier on Oak. As noted above, no additional details have been provided on installation details, preparation of the wall surface, etc.



Connector between 55 Forest and rear addition.



Oak Street frontage looking south

Preliminary Staff Comments

As the subject structure (technically an addition to 55 Forest) is classified as “noncontributing” within the Congress Street Historic District, the ordinance’s Standard for Review of Alterations to Noncontributing Structures applies—see below. As the applicable standard reads: *“The intent of the review shall be to ensure no further erosion of any existing architectural character of the subject structure determined to be significant by the Planning Authority or Historic Preservation Board...”* This standard also instructs the Board to consider any other core Standards for Review of Alterations as may be applicable to the specific project.

In reviewing this proposal, the Board should bear in mind that while the structure is noncontributing—both by virtue of its recent construction date and banal appearance—it is unlikely to be replaced or comprehensively remodeled in the foreseeable future as it houses equipment and servers which are critical to Consolidated Communications’ operations. Given the fact that this structure will remain for years to come, the Board (and applicant and property owner) are encouraged to think long term about any proposed treatment. The question of reversibility for what may be a relatively short-term initiative should be considered.

The Board is also encouraged to consider the fact that unlike a typical concrete block structure, this building addition is the product of an intentional design process. The series of brick panels that define the upper floors are echoed by the series of recessed panels on the ground floor. The building base’s substantial piers and continuous lintel create a pronounced framework within which deeply recessed corrugated concrete panels are set.

It should also be noted that although this frame-and-panel base treatment continues for some distance along Oak Street, the treatment stops midway along this frontage and transitions to a projecting concrete vertical pier. Beyond this pier, the base condition changes again to a simplified version of the principal base treatment. (See photo above.)

As proposed, the mural extends across the entire Oak Street base, ignoring the existing changes in architectural treatment.

Finally, the proximity of the proposed mural to the structure it will abut—the Art Deco building at 55 Forest—should be considered. This designated landmark is noteworthy for its architectural elegance and restraint and its unusual material palette of limestone and black granite. It is appropriate to consider questions of compatibility and visual competition/distraction. While the specific content of a mural may not be subject to review, the visual character of the mural is, however, subject to review. In staff's view, murals should not be unduly visually distracting, either through color palette, composition or design, so as to compete with or distract from the character of the surrounding historic context.

As for technical considerations associated with the proposed mural, the applicant and/or muralist should be prepared to address the following questions—questions which were raised during the Board's most recent mural review:

- How will the existing concrete wall surfaces be prepared for the mural? Is a substrate proposed?
- How will the edges of the mural will be addressed to avoid peeling or deterioration?
- If the mural were to be removed in the future, could it be done so successfully and completely, with limited damage or impact on the base concrete?
- Have alternative installation methods been considered, such as painting a mural on a series of mounted panels?
- Is there a formal agreement regarding responsibility for maintenance of the mural?

For reference purposes, Board members might wish to consult the document “Mural Creation Best Practices” developed by Heritage Preservation’s Rescue Public Murals (RPM). Go to www.culturalheritage.org/docs/default-source/resources/mural-creation-best-practices-full-document.pdf

Applicable Ordinance Review Standards

From Standards for Review of Alterations to or Redesign of Noncontributing Structures:

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

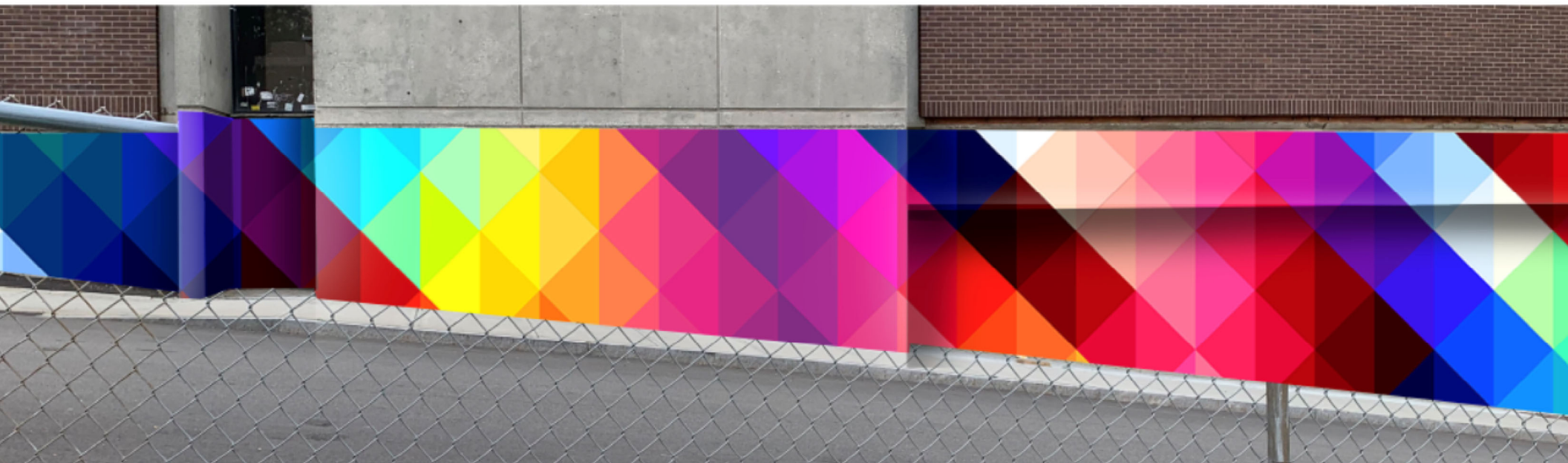
From Standards for Review of Alterations:

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

Attachments:

- 1. Project description supplied by the architects
- 2. Rendering of mural prepared by Jared Goudette

The proposed mural is the result of a collaboration between the property owners (Consolidated Communications and Redfern Property Management), Portland Downtown, and the City of Portland in their effort to address frequent graffiti vandalism. This particular wall (from 104 Oak Street to 404 Cumberland Avenue) has been the most frequently targeted location for graffiti in the City of Portland for the past five years, resulting in significant removal costs to the City and Portland Downtown. Portland Downtown and the City of Portland highly recommend the use of public art murals in heavily targeted areas as they have been shown to effectively deter graffiti in these locations. The murals are cost-effective because they deter graffiti, eliminate the need to constantly remove graffiti tags, and are a proven method to brighten the urban cityscape, decrease litter, and attract visitors. The property owners selected artist Jared Goulette to come up with several designs for the location and this particular design was selected for its particular vibrancy and ability to effectively deter graffiti. While the building is located in a Historic District, the proposed walls that the mural will adorn are composed of a textured concrete and possess no specific historical or cultural value. No mural will be installed on the historic granite portions of the building at the corner of Forest Avenue and Cumberland Avenue.



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
176 VAUGHAN STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: January 14, 2022
RE: January 19, 2022 **PUBLIC HEARING – Slate Roof Removal;
Replacement with Alternate Material
HPBR-001899-2021**

Address: 176 Vaughan Street

Applicants: 176 Vaughan Street Condominium Association

Contractor: Southers Construction, Jack Cavallaro Project Manager

At this time staff has not received confirmation that a sign announcing the Historic Preservation Board's meeting on January 19, 2022 was posted at the property. Staff has requested it be posted as soon as possible. A legal ad was published in the Portland Press Herald on 1/8/22, and 73 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

On behalf of the condominium unit owners at 176 Vaughan Street, Jack Cavallaro of Southers Construction has requested a public hearing on an application for a Certificate of Appropriateness for removal of the remaining slate roofing at the property, and its replacement with architectural asphalt shingles. The Frederick V. Chase house was built in 1891, from a Queen Anne Style design by John Calvin Stevens. It is a contributing property in the Western Promenade Historic District, and now houses a three-unit condominium association.

Sitting prominently on an elevated yard above the west side of Vaughan Street, the well-preserved house is a significant element in the neighborhood. Between five and ten years ago the slate roofing was replaced by asphalt shingles on the roof slopes that are not visible from the street, after consultation with HP staff, but the prominent, front-facing slate roofs were retained.

The three owners 176 Vaughan Street have talked with contractors about the poor

condition of the existing slate roofing, and there are currently serious leakage problems. The owners have been advised that replacement of the main roof would be the best option given the age and condition; the owners are concerned about the price of natural slate. A slate substitute has also been priced but the most affordable option is to use architectural asphalt shingles.

Jack Cavallaro of Southers Construction has submitted a description of the project and photos of the existing roof, and staff provides additional photos as well as the 1924 tax photo. Also included is an estimate provided by one of the condominium owners from another Maine contractor for replacement of the main roof with natural slate, and an alternate with an artificial slate substitute, Ecostar.

Subject Property

Please see the property description prepared in 1990 when the historic district was created. Although changes have been made, including the vertical metal siding on the round tower and changes to railings and columns at the two-story front porch, the original scale and form of the house are mostly unchanged. According to the architectural description, a two-story sunroom addition at the front southeast corner and a two-story rear ell with limited visibility from the street were added in 1924, before the tax photo was taken.

Staff makes note of several roofing details:

In 1924:

- The single gabled dormer on the front slope was sided and roofed in slate, with a metal ridge cap (possibly copper,) and a ball finial at the front peak.
- The valleys where the dormer and the turret meet the main roof appeared not to have exposed metal lining them – they were “closed” with slate shingles meeting.
- The main ridge cap was metal (possibly copper.)
- The conical peak of the turret has a metal cap, but the photo does not show whether there was a finial.

By 2019 and 2021:

- The valleys have exposed copper.
- The main ridge and dormer ridge are copper.
- There is still an existing ball finial at the front peak of the dormer.
- The conical peak of the turret has a copper cap, with no finial.
- The dormer is still sided with slate.
- According to one of the owners, based on the roofer’s estimate the slate on the steep conical tower roof is in slightly better condition than the main roof, as is the slate siding on the dormer.

On a number of occasions, at various properties in recent decades, staff and the Board have permitted the replacement of slate roofs on surfaces with limited or nonexistent public visibility, and such was the case a number of years ago at 176 Vaughan Street. All

pitched roofs to the rear of the main ridge now are covered by asphalt shingles.

Proposed Alterations

Please see the project description provided by the contractor.

Staff notes on the Scope of Work:

- The proposal from Southers Construction includes replacing all of the remaining slate roofing with Owens Corning architectural asphalt shingles (on the main front roof, the front dormer, and the tower,) but not the dormer siding.
- The description does not mention what is proposed for the valleys, flashings, and ridge caps.
- The Hahnel Brothers quote for slate replacement includes the front main roof and the dormer roof, but not the dormer siding or the tower roof.
- The slate on the tower roof will need replacement eventually, but it is in better condition and for the time being can be repaired.
- The contractor did not provide cutsheets on the proposed roofing, nor a color selection, though the goal would be to match the color of the existing roofing as closely as possible.
- Staff has mentioned to Mr. Cavallaro that some lines of asphalt shingles are designed to imitate the appearance of slate, but at this time staff is not aware of the contractor having researched alternate asphalt roofing.

Staff Comments

The challenge of an original, aging slate roof is a familiar one, but it seems especially acute in the case of this iconic Queen Anne by J.C. Stevens. Board members and staff are well aware that applicable Standards for Review of Alterations clearly call for preservation and repair, or replacement in-kind when possible, especially on highly visible elements where the material contributes to the overall character of the property. Board and staff also know well that the Standards do not address the relative costs of possible solutions, although financial realities are ever present and high costs can cause the postponement of needed repairs.

Staff is not aware of a quote for repair rather than full replacement of the main roof, but one must acknowledge:

- The roof is 131 years old
- The changes to the treatment of the valleys are evidence that the roof has been repaired in the past. (Over the long life of this roof, one would certainly expect that repairs had been made.)
- The main roof is not as steep as the tower roof, and therefore in worse condition.
- A fairly high number of slate pieces are probably degraded because of their age, some are missing, and repair would probably involve removal and re-installation, because of rusted fasteners and the need to ensure that the roof substrate is

intact.

It is hard to avoid the conclusion that removal of the slate on the visible roofs at 176 Vaughan Street would diminish the historic character of the house. Although the Standards for Review are focused on preservation of the historic resource, one must also acknowledge the uncomfortable position of the three building owners who, despite caring about their building, face daunting maintenance costs.

Staff offers some additional considerations:

- The quote from Hahnel Brothers is an indication that the roofing on the tower does not need to be replaced immediately, though it will require replacement eventually and requires some repairs in the near future.
- According to the quote from Hahnel Brothers, the cost of Ecostar slate substitute would be about 10.8% less than the cost of natural slate.
- At this time staff does not know the cost attached to the Southers Construction proposal for asphalt roofing.
- Staff has suggested to the contractor that it would be helpful to compare different asphalt shingles, including those designed to imitate slate. Perhaps images can be provided for the hearing on January 19.
- Replacement of the slate with asphalt or another material would not necessarily preclude the restoration of a slate roof at some point in the future, though given the cost and inertia inherent in any status quo, it seems quite unlikely that this would occur.

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*

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

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the January 19, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed roofing replacement at 176 Vaughan Street **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Alterations **(subject to the following conditions.....)**

Attachments:

1. Project description supplied by the contractor
2. Photos provided by the contractor
3. Additional staff photos - existing conditions
4. Alternate quote – Hahnel Brothers, slate and Ecostar
5. Property description (1990 Historic Resources Inventory)
6. 1924 photo

This property currently has a slate roof that is severely damaged and needs to be redone. The customer and Southers Construction have decided and are under contract to replace the roof with asphalt shingles. In speaking with Rob we know before action is taken we need to get approval from the historic division. We are concerned with the current structure and know it need to be replaced as there is clear damage to the material and the current slate has pieces falling off the home. We would be open to installing any sort of synthetic slate material or eco slate, but the home owner does not want to do anything besides asphalt shingles. We use Owens Corning Architectural shingles and are open to any color deemed necessary. Our priority is getting a new roof on this home for the protection of the homeowners, and we believe their best option is asphalt shingles. There are multiple homes on the road that have asphalt shingles currently- assuming those were slate before, our question to you would be why would this property be under different rules then their neighbors? Thank you for your time and consideration, we look forward to discussing with you!













063 F006002 05/24/2019









LEWISTON DIVISION
46 STRAWBERRY AVE. • P.O. BOX 1160 • LEWISTON, MAINE 04243
(207) 784-6477 • FAX (207) 782-9859

BANGOR DIVISION
219 PERRY ROAD • BANGOR, MAINE 04401
(207) 945-6476 • FAX (207) 945-0129



July 29, 2021

Tessa Anable
176 Vaughn Street
Portland, ME, 04101

RE: 176 Vaughn Street
Portland, ME, 04101

Ms. Anable,

We propose to furnish all labor, material, and equipment necessary to perform the following work at your facility in Portland, Maine for the sum of:

OPTION#1: SLATE ROOF SYSTEM: **SEVENTY-NINE THOUSAND SEVEN HUNDRED DOLLARS (\$79,700.00)**

The following work in **Option #1 (Slate Roof System)** on the Vaughn Street facing elevation shall be completed in accordance with the following outline specification.

1. We shall remove the existing roof system(s) and contiguous flashing(s) so as to expose the existing substrate. If any of the existing substrate is found to be deteriorated it shall be replaced by your forces or by our forces on a time and material basis.
2. Over the existing roof deck, we shall provide a high temperature self-adhered ice and water shield underlayment over the entire area.
3. Over the underlayment, we shall provide a Vermont Slate Company Unfading Gray/ Green Slate roof system (to match as closely as possible to the existing) per manufacturer's specifications. Proposed size of the new slate tiles is 18" x 12" x 1/4-3/8".
4. New eave, rake, ridge and step flashings shall be shop fabricated from 16 oz plain copper.
5. New valley flashings shall be shop fabricated from 20 oz plain copper.
6. At the completion of the project, we shall issue our *Hahnel Bros Co* 2-year warranty of workmanship.
7. All debris created by this work shall be cleaned daily with a final cleanup and removal from the premises at the completion of the job.

OPTION #2: ECOSTAR SYNTHETIC MAJESTIC SLATE ROOF SYSTEM: **SEVENTY THOUSAND NINE HUNDRED DOLLARS (\$70,900.00)**

The following work in **Option #2 (Synthetic Slate Roof System)** on the Vaughn Street facing elevation shall be completed in accordance with the following outline specification.

1. We shall remove the existing roof system(s) and contiguous flashing(s) so as to expose the existing substrate. If any of the existing substrate is found to be deteriorated it shall be replaced by your forces or by our forces on a time and material basis.
2. Over the existing roof deck, we shall provide a high temperature self-adhered ice and water shield underlayment over the entire area.
3. Over the underlayment, we shall provide a Ecostar Majestic Slate roof system per manufacturer's specifications. Profile shall be the traditional 12". Color shall match as closely as possible to the existing.
4. New eave, rake, ridge and step flashings shall be shop fabricated from 16 oz plain copper.
5. New valley flashings shall be shop fabricated from 20 oz plain copper.
6. At the completion of the project, we shall issue our *Hahnel Bros Co* 2-year warranty of workmanship.
7. All debris created by this work shall be cleaned daily with a final cleanup and removal from the premises at the completion of the job.

OPTION #3: T&M (TIME & MATERIAL) REPLACEMENT OF MISSING AND/ OR BROKEN SLATE TILES ON TURRET SLATE ROOF AREA:

LABOR: \$63.00/ HOUR

EQUIPMENT: AERIAL LIFT RENTAL FOR ACCESS: \$1,400.00/ DAY

MATERIAL: SLATE TILE REPLACEMENT: \$25.00/ EACH

Exclusions:

1. Existing dormer wall slate. (3 walls)
2. Existing turret Slate Roof System.
3. Asphalt Shingle Roof Areas.
4. Flat Porch Roof Areas.
5. Gutters & downspouts.

Please Note:

- A.) Our proposal is based on performing this work in 2nd quarter of 2022, when we have crew and material availability.
- B.) Application temperatures of Ecostar Majestic Slate must be a minimum of 45 degrees Fahrenheit.
- C.) Contractor's bid expires fifteen (15) days after the date stated on the bid unless otherwise agreed if not withdrawn prior to acceptance.
- D.) Our payment terms are Net 30-No discounts.
- E.) Any snow and ice removal has not been included in the above proposal. Any required snow or ice removal will be provided at an additional cost based upon our standard labor rates.
- F.) The above proposal was prepared under the assumption that the existing roof does not contain any hazardous materials such as asbestos.
- G.) Interior Protection: Customer acknowledges that tear-off of existing roofing materials and reroofing of an existing building may cause disturbance, dust, or debris to fall into the interior. Customer agrees to remove or protect property directly below that roof in order to minimize potential interior damage. Roofing contractor shall not be responsible for disturbance, damage, and cleanup, loss of use, or loss to interior property that Customer did not remove or protect prior to commencement and during the course of the roofing tear-off and reroofing operations. Customer shall notify tenants and building occupants of reroofing

and the need to provide protection underneath areas being reroofed. Customer agrees to hold roofing contractor harmless from claims of tenants and occupants who were not so notified and did not provide protection.

- H.) The roofing industry is currently experiencing price volatility with copper. Due to market fluctuations the price of copper is subject to sudden significant changes and firm prices cannot be obtained from suppliers. If at the time of purchase there is an increase in the price of the copper charged to Hahnel Bros. Co., the price(s) set forth in this proposal shall be increased to reflect the additional cost.
- I.) This proposal shall become a part, in its entirety, of any contract we may enter into for this project.
- J.) If you wish for us to proceed with this work, please select which option(s) below and forward to us a signed copy of this proposal as soon as possible so we can schedule this project and order the necessary materials in a timely manner. Upon receipt of the signed proposal we shall forward you our State mandated standard contract. This contract must be executed prior to the start of any work.

If you have any questions or concerns regarding this proposal, please feel free to contact us.

Sincerely,
Hahnel Bros. Co.
Ryan A Diehl
Ryan A Diehl
Project Manager/ Estimator

{ } OPTION #1: SLATE ROOF SYSTEM

{ } OPTION #2: SYNTHETIC SLATE ROOF SYSTEM

{ } OPTION #3: TURRET SLATE ROOF REPAIRS

Proposal Accepted: _____ Date: _____

Portland Historic Resources Inventory

Property Address: 176 Vaughan Street

Inventory #: WP-272

Assessor's C/B/L: 63-F-6

District: Western Promenade Map #: 272

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

The Frederick V. Chase House at 176 Vaughan Street is a two and a half story frame dwelling designed in the Queen Anne style by John Calvin Stevens and built in 1891. The house is set back from the street and sited on an embankment so that a full appreciation of the massing of the house may be achieved. A vital component of the Queen Anne style is asymmetrical planning which is expressed on the Chase House by the placement of the three-story tower in the left-hand bay. This tower is a boldly executed design element. It is topped by a tall conical tower and has three windows on each floor. The ground floor is delineated by a slightly overhanging belt course that continues around the entire house. Beneath the second floor windows is a narrow railing, whereas the windows in the top floor are arranged in a ribbon pattern and flanked by Ionic pilasters beneath the denticulated frieze. The entire tower has been altered by the addition of vertical aluminum siding as opposed to the original horizontal siding. A tall chimney rises out of the roof beside it but does not reach the full height of the tower. The roof is actually a conventional, but steeply pitched, side gabled form, there are three windows arranged in a ribbon pattern on the southern elevation and two individual windows in the gable on the northern side. There is a frieze with closely spaced small brackets beneath the slightly overhanging cornice. On the facade slope there is a slate walled dormer topped by a Colonial Revival gabled pediment with a finial between two scrolls in the apex; within the tympanum is an applied classical wreath.

The right hand bay of the facade is dominated by a two-story open porch. On the second floor, there is an engaged porch beneath an arched opening punctuated in the center by a keystone. The balustrade is not original but is designed nearly the same as the original, complete with urn finials atop the posts. On the ground floor, a double flight of steps (the first section in the embankment is granite) lead to an open porch with replaced porch supports. The insignificant handrails are modern alterations which were not originally intended for the steps of this house. The current configuration of paired square posts replaces the original clustered group of three Tuscan columns atop each of the front half walls. There is a window beside the single door with arched sash. All of the windows are covered in unpainted aluminum storms, though the original 2/2 sash remains. The dormer window has multi-paned upper sash. The current monochromatic paint scheme does not highlight the trim which formerly distinguished this house.

On the southern elevation, there is a two-story side ell with glassed-in sun porches on each floor that were added in 1924 by the second owner of the house, Charles Nichols. At the same time the two-story rear ell was added. On the northern elevation, there is a one-story bay window in the rear bay on the ground floor, and a long stained-glass window that indicates the location of the interior stairwell.

A two-car garage, built in 1925 with a parapet roofline is on the rear of the northern side of the property.

City Review of Certificates:

Date	Action	Type	Summary of Work
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Property Name: Frederick V. Chase House
Property Name(Other):
Street Address: 176 Vaughan Street
Town: Portland County: Cumberland
Date Surveyed: 05/1991 Surveyor: Rick Redlon
Updated: by
(date) (surveyor)
by
by

Owner Name: Frederick V. Chase Condominiums
Owner Address:

Primary Use (Present): MULTI FAMILY

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: QUEEN ANNE

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: SIDE ELL REAR ELL DORMERS
PORCH TOWER

Porch: ATTACHED MORE THAN ONE LESS FULL WIDTH SLEEP PORCH

Plan: SIDE HALL

Primary Structural System: BALLOON FRAME

Chimney Placement: INTERIOR

Roof Configuration: GABLE SIDE

Roof Material: SLATE

Exterior Wall Materials: ALUMINUM/VINYL

Foundation Material: BRICK

Outbuildings/Features: LANDSCAPE/PLANT GARAGE

HISTORICAL DATA

Documentated Date of Construction: 1891

Estimate Date of Construction:

Date Major Additions/Alterations:

1924: two-story sun porch added.

Architect: John Calvin Stevens

Contractor:

Original Owner: Frederick V. Chase, lawyer

Subsequent Signific. Owner: Charles Nichols

Dates: 1924-

Cultural/Ethnic Affiliation:

Historic Context(s): HABITATION

Comments:

PHRI 1976; 1924 Tax Assessor's Report; 1967 Survey Form; Richard's
1914 Atlas; Portland Street File; GPL Marker;

Historical Drawings Exist Y

Location:

Maine Historical Society

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved



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Vau9