

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 Planning Board/Historic Preservation Board will hold a remote meeting on **Wednesday, FEBRUARY 16, 2022, 5:00 PM**. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. 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 unmuted by the host when it is time for public comment.

For more information on how to access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotePUD>. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to hp@portlandmaine.gov.

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

You are invited to a Zoom webinar.
When: Feb 16, 2022 05:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Public Hearing and Workshop 2/16/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/88277866680>

Or One tap mobile : US: +13017158592,,88277866680# or +13126266799,,88277866680#

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

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

Webinar ID: 882 7786 6680

International numbers available: <https://portlandmaine-gov.zoom.us/j/88277866680>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON FEBRUARY 2, 2022**
 - i. WORKSHOP
477 Congress Street: All members were present.
3. **REPORTS OF DECISIONS AT THE MEETING HELD ON FEBRUARY 2, 2022**
 - i. Public Hearing
No items to report on.

ii. Consent Agenda

1. 754 Congress Street, Request to amend previously-approved plans for hotel construction. The Board consented to staff approval of requested amendments.

2. 28 St. Lawrence Street. Review of revised dormer fenestration to meet outstanding condition of approval. The Board tabled final consideration pending receipt of additional design adjustments.

3. 98 Gray Street. Proposal to resolve as-built deviation from approved plans. The Board voted unanimously to approve the applicant's proposal for corrective measures.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING - 5:00 PM

i. Certificate of Appropriateness for New Construction; 102 STATE STREET (Winter Street frontage); NewHeight Redfern LLC.

ii. Certificate of Appropriateness for Roofing Replacement; 176 VAUGHAN STREET; 176 Vaughan Street Condominium Association, Applicant.

6. WORKSHOP

i. Preliminary Review of Proposed Comprehensive Exterior Rehabilitation; 54 YORK STREET; 54 York, LLC, Applicant.

7. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
102 STATE STREET (Winter Street frontage)

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deborah Andrews, Historic Preservation Program Manager
DATE: February 10, 2022
RE: February 16, 2022 PUBLIC HEARING

Application for: Certificate of Appropriateness for New Construction
Address: 102 State Street (Winter Street frontage)
Applicant: NewHeight Redfern LLC
Project Architect: Ryan Senatore

A sign announcing the Historic Preservation Board's meeting on 2/16/22 was posted at the property on 2/2/22. A legal ad was published in the Portland Press Herald on 2/4/22, and 302 notices were sent to neighboring property owners within 500 feet of the subject property.

INTRODUCTION

Architect Ryan Senatore, on behalf of developer NewHeight Redfern LLC, is requesting final review and approval of a proposal for a 9-unit townhouse development at the southeast corner of Winter and Spring Streets. Wednesday's public hearing follows a preliminary workshop held on December 15, 2021.



Proposed townhouses shown in context of future build-out of entire Mercy property

As Board members will recall, the development parcel is part of Mercy Hospital's former landholdings in the vicinity of State, Spring and Winter Streets which were sold to NewHeight Redfern LLC for redevelopment. This portion of the former Mercy property is located on the south side of Spring Street and is currently an open parking lot. The subject lot jogs around an existing historic residential property under separate ownership at the southwest corner of State and Spring and extends the full depth of the block from State to Winter. The proposed development will be confined to the portion of the lot along Winter Street as shown below. The balance of the property, which fronts onto State, will be developed separately at some point in the future.



To facilitate the redevelopment and accommodate the uses and density proposed for the various project sites, the developer submitted an application for zoning map and text amendments, which were approved by the City Council in February 2021. With the recent approved zoning changes, the allowable height for this development site is 45' extending 30' from the Winter Street property line. Beyond that point, the allowable height is 85'. The rowhouse development, as proposed, is in conformance with applicable zoning.

FINAL SUBMISSION MATERIALS

In addition to the final plans, elevations, details and renderings enclosed as ATTACHMENT 2, Mr. Senatore has provided a cover letter that itemizes the design revisions reflected in the applicant's final proposal. (See ATTACHMENT 1.) These changes were made in response to Board feedback at the December workshop.

As the Board reviews the enclosed materials, please note that not all of the renderings have been updated to reflect the latest design revisions. Board members should refer to the enclosed elevations and wall sections and to the final landscape plans in ATTACHMENTS 3 and 4 for the most accurate illustrations.

SUMMARY OF 12/15 WORKSHOP, *APPLICANT RESPONSE*

Board members were generally supportive of the design proposal as presented, finding the proposed townhouse structure's scale to be reasonable within a context that is mixed in terms of building height and footprint. Board members also found that the proposed development's material palette and architectural expression struck a successful balance between deferring to the neighborhood's historic development patterns and clearly announcing itself as a product of its own time with crisp, clean contemporary detailing. With regard to the chosen rowhouse building typology, Board members noted that rowhouses of various development periods can be found throughout the West End and that the approved CHOM/PHA family housing project to be built immediately across Spring Street will exhibit this same building form. Board members found the manipulation of the massing to be successful in breaking down the apparent scale of the building; the window-to-wall ratio to be contextually appropriate; and the setback from the sidewalk to be an appropriate mitigation for the fact that raised stoops are not possible for this new development due to accessibility requirements.

During Board discussion of the preliminary proposal, a number of specific design details were identified as warranting further study. As well, Board members asked for some additional renderings to better assess the project as viewed from various vantage points. Following is a list of specific questions/concerns raised at the workshop. Below each item, any design revision made in response to the concern is *highlighted in italics*. Note also that Mr. Senatore's cover letter includes an itemized list of the design revisions made since the workshop, as well as the additional renderings provided—see ATTACHMENT 1.

- Given the high visibility of the south elevation (which faces the 100 State Street development), Board members suggested that additional fenestration or further articulation be provided for this elevation. Mr. Senatore explained that additional windows were not allowed given the limited setback of the building from the property line.

Brick recesses have been added that continue the fenestration pattern established at the far ends of this elevation.

- The presence of a projecting brick band near the base of the building to suggest a water table was found to be awkward, especially given the fact that the building steps down to follow grade. As the building steps down, the position of the water table becomes uncharacteristically high.

The projecting water table has been eliminated.

- The stepping down of the townhouses, while understandable and necessary, was found to be a bit awkward in terms of requiring changes in the proportions of individual entry treatments.

The entry hoods are now stepped across the façade, establishing a more consistent relationship to the entry doors and transoms below.

- Further study was suggested for the entries. Board members expressed the view that the entry treatment should be clearly contemporary, consistent with the treatment of the surrounding façade.
Entry hood details have been simplified. Note also that the detailing on the bays has been simplified as well, resulting in a cleaner, more contemporary treatment.
- The tall wall area above the rear garage doors was questioned.
Panels and trim have been added above the doors to break up the wall and provide improved scale.
- The presence of rooftop mechanicals was discussed, with most members suggesting that alternative locations be explored that would reduce their visual prominence.
HVAC units have been relocated. Units are wall mounted at 4th floor deck level (Winter Street elevation) and between garage doors at rear.
- The privacy wall at the northeast corner of the building (facing Spring Street) was found to appear too solid and heavy. Could this be given another treatment that still achieved the desired level of privacy?
The screen wall has been modified to provide a more open appearance.
- Regarding the landscape plan, Board members favored woody plant material (instead of ornamental grasses) in the front beds, consistent with the landscape character of the neighborhood. Also, the arborvitae shown in the planting bed dividing the individual townhouses was found to be out of scale.
The planting scheme for the front yards has been revised to provide more contextual plantings. The size of the Arborvitaes has been reduced. Note that the updated landscape plans provided in ATTACHMENT 4 show the corrected scheme..
- Board members requested another view of the north elevation that shows the entire elevation.
Additional renderings have been provided showing the Spring Street elevation as viewed from the east and the west. Another rendering of the Winter Street elevation has been provided as well.

BACKGROUND INFORMATION (from 12/15/21 report)

Project Context

Directly abutting the development site to the south is the 100 State Street housing project, which was constructed c. 1979. Like the 75 State Street elderly housing development built during the same period, the 100 State Street apartment complex departs from the scale and massing of its historic context, particularly on Winter Street, and occupies the entire end of the block bound by State, Gray and Winter. Although the scale of the apartment complex is muted by the scale of the former St. Dominic's Church and School across Gray Street, its size is most at odds with the development pattern across Winter Street. Still, the complex's material palette and the manipulation of its massing helps to mitigate the large complex's impact on the block. Note also that the portion of the 100 State Street development steps down to its lowest height (@ 49') on Winter Street to respect the more modest scale of the residential street.

As was noted in staff reports for NewHeight Redfern's other Winter Street development proposals, Winter Street is quite narrow and eclectic in character. Existing historic buildings

are generally vernacular, mid-to-late 19th century, wood frame or brick, and modest in scale (mostly 2 1/2 stories). The west side of this particular block of Winter also includes two small surface parking lots where residential structures were torn down in the past.

Directly across Spring Street from the proposed townhouse development the recently-approved CHOM/PHA family housing project will soon be constructed. The family housing project also introduces a larger scale, larger footprint development along the east side of Winter, which will affect the context around this project once built.

At the southwest corner and State and Spring Streets is a notable Federal style brick double-house. The driveway providing access to the proposed townhouses will run between this historic structure and the proposed development.

Beyond the Federal style double house on State is a surface parking lot. (This lot part of the subject property, which is being reserved for future development.) For the foreseeable future, the rear of the proposed development will be within clear view of State Street across this open parking lot.

Description of Proposed Development

The proposed development calls for 9 attached townhouses at the southeast corner of Winter and Spring. The townhouses will be oriented towards Winter Street. An access drive from Spring Street will lead to ground-level parking at the rear of each unit. The building steps down in three sections to accommodate the change in grade.

Three stories and 34'11" tall at the street, the units will rise include an additional fourth story which is set back -from the front façade. The overall height of the building, including the fourth floor, is 44'11", which is within the allowable height per zoning. Note that the fourth story features an irregular footprint with a portion of the floor area projecting towards Winter Street. The main portion of the fourth floor is set back 23' from the face of the building and the projecting portion is set back about 14'. A roof deck is proposed in front of the fourth story. A cable deck railing is set back 5' from the face of the roof cornice. Solid wall dividers are set between each unit's roof deck. Rooftop mechanicals rise 5' feet above the roof.

The Winter Street façade is set back 10 feet from the sidewalk (the face of the bays is set back 7 feet). The entries are recessed 4 feet from the face of the building.

The individual townhouses exhibit notably vertical proportions given the narrow width of each unit's facade, the tall narrow windows and the three-story projecting bays with paired

windows. The presence of the bays breaks up the massing of the overall development and provides three-dimensional relief and visual interest to the streetscape. Note that there is variety in the spacing of the bays along the building's façade. The Spring Street elevation features a wider two-story bay featuring three mulled windows.

The proposed material palette consists of a brick façade with soldier course lintels and brick sills around aluminum windows. (On the rear elevation, the exterior cladding changes to fiber cement clapboards.) The bays feature fiber cement panels and trim. Fiber cement is used for all other trim as well. From the renderings provided, it appears that a blond brick is proposed with contrasting dark bays and trim. A granite water table is shown as well.

The proposed design includes a fair amount of trim detail to provide visual interest. The three-story bays feature panels between floor levels, there is a projecting cornice and the fiber cement panels used for the fourth-story cladding and privacy panels features frame-and-panel detailing. A bracketed hood is shown above the front entry doors and the doors are surrounded by paneled trim.

The rear elevation of the building features garage doors at the ground floor level of each unit. The second and third floor levels are clad in fiber cement siding with pairs of tall mulled 2/2 windows. At the second-floor level, double doors lead to decks that project beyond the face of the building. The decks are supported by piers that separate the individual garage entries below. Solid-panel privacy screens separate each of the decks. The fourth-floor level is set back only slightly at the rear of the building and features sets of three mulled 2/2 windows.

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

Compatibility Factors for Evaluation:

Scale and Form

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

Composition of Principal Facades

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

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the February 16, 2022 public hearing and information included in the accompanying staff report, the Board finds that the proposed townhouse construction at 102 State Street (Winter Street frontage) **meets (fails to meet)** the historic preservation ordinance's Standards for Review of Construction **(subject to the following conditions.....)**

Attachments:

1. Architect's cover letter summarizing design revisions
2. Final submission, including plans, elevations, details, sections and renderings
3. Final landscape plans
4. Renderings of final landscape treatment

January 27, 2022

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

Re: Winter Street Townhomes - Design Narrative

Deb,

Please see the attached revised design package for the Winter Street Townhomes based on our discussion at the Historic Preservation Board workshop. We have revised the design in the following manner to respond to the comments we received.

- 1.) We have revised the East Facade to add detail and break up the masonry wall, we have added brick recesses consistency with the window pattern and proportion on the facade, as mentioned previously this wall is restricted as to the amount of glass allowed due to fire separations to the property line. We feel that this is a subtle yet effective and ordered way to add a bit more texture to this facade.
- 2.) We have revise the landscape design and reduced the size of the Arborvitae's between residential entrances.
- 3.) We have simplified the detailing of the bays by removing the additional beaded trim within the panel areas, this results in a more consistent, clean and contemporary detailing of the facade so the bays and entry canopies relate more effectively.
- 4.) After much discussion we have removed the water table detail, as the grades step along the facade it seems to create a cleaner facade with less mis-alignment by the removal of the water table.
- 5.) We have revised the wall above the overhead doors by adding trim and panels above them to break up the tall wall, this helps provide a more appropriate scale at this facade.

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6.) We have removed the HVAC units from the upper roof and relocated them to the wall up at the 4th floor deck level, as the renderings depict these are not visible from the street as they are setback from the street facades. We are also showing HVAC units wall mounted between the overhead doors on the rear facade, this location can accommodate some of the units so we will locate as many as possible here but some may still need to exist on the 4th floor wall as shown.

7.) We have provided an image showing the Winter Street, streetscape directly across from the project per the board request.

8.) We have kept the entry hood details simple and contemporary, these now relate more to the bay design and overall project detailing.

9.) We have stepped the entry hoods across the facade to create a more consistent relationship to the entry doors and transom windows below them.

10.) Additional renderings have been provided showing the Spring Street facade from both directions showing the entire facade per the board request.

11.) We have revised the screen wall at the deck on the Spring Street facade to an open screen wall to provide a more consistent and less massive detail at this location.

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

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

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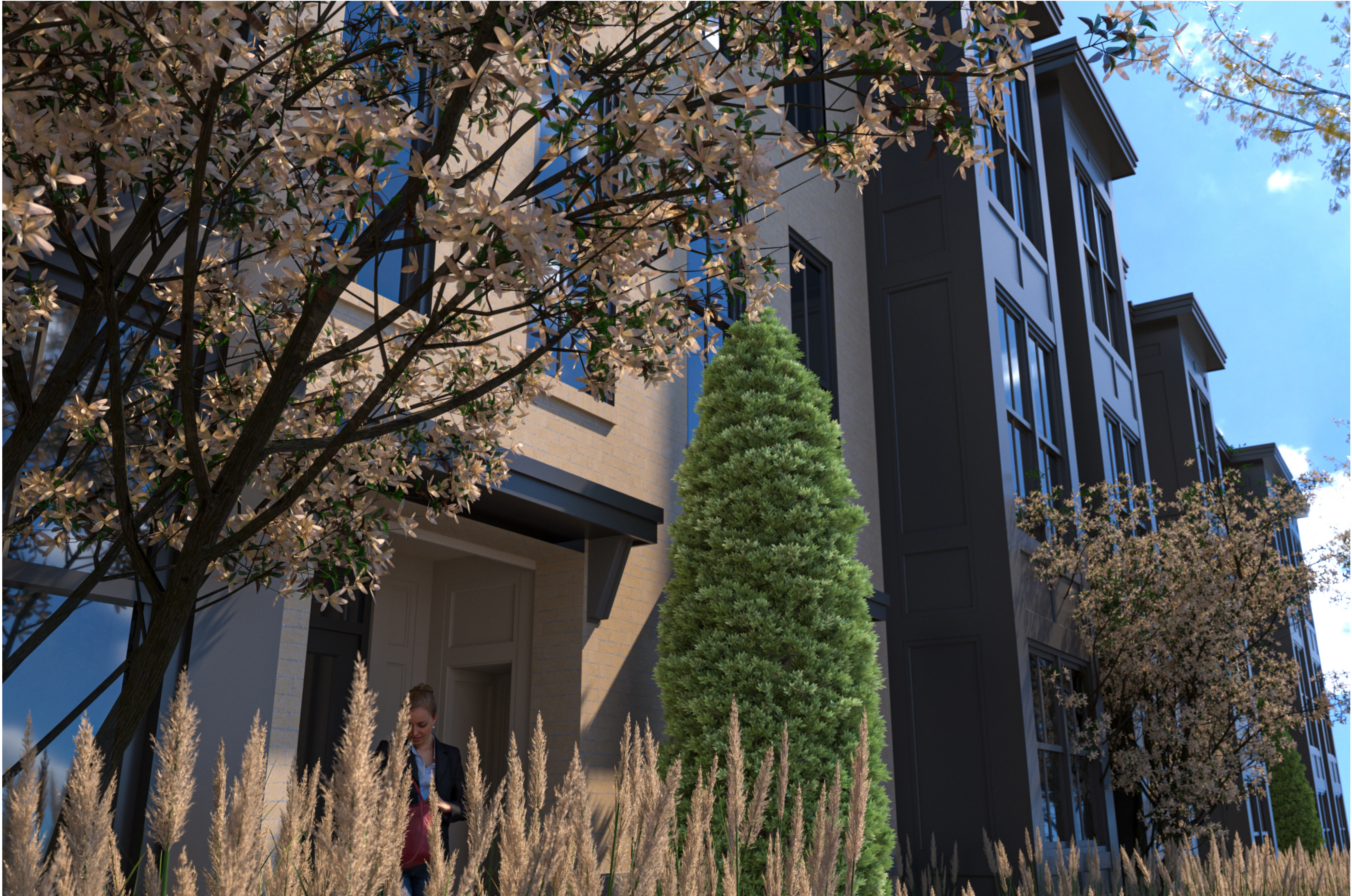
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WINTER STREET TOWNHOMES

WINTER STREET

PORTLAND, MAINE



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CONSULTANTS:

REVISIONS

DATE:

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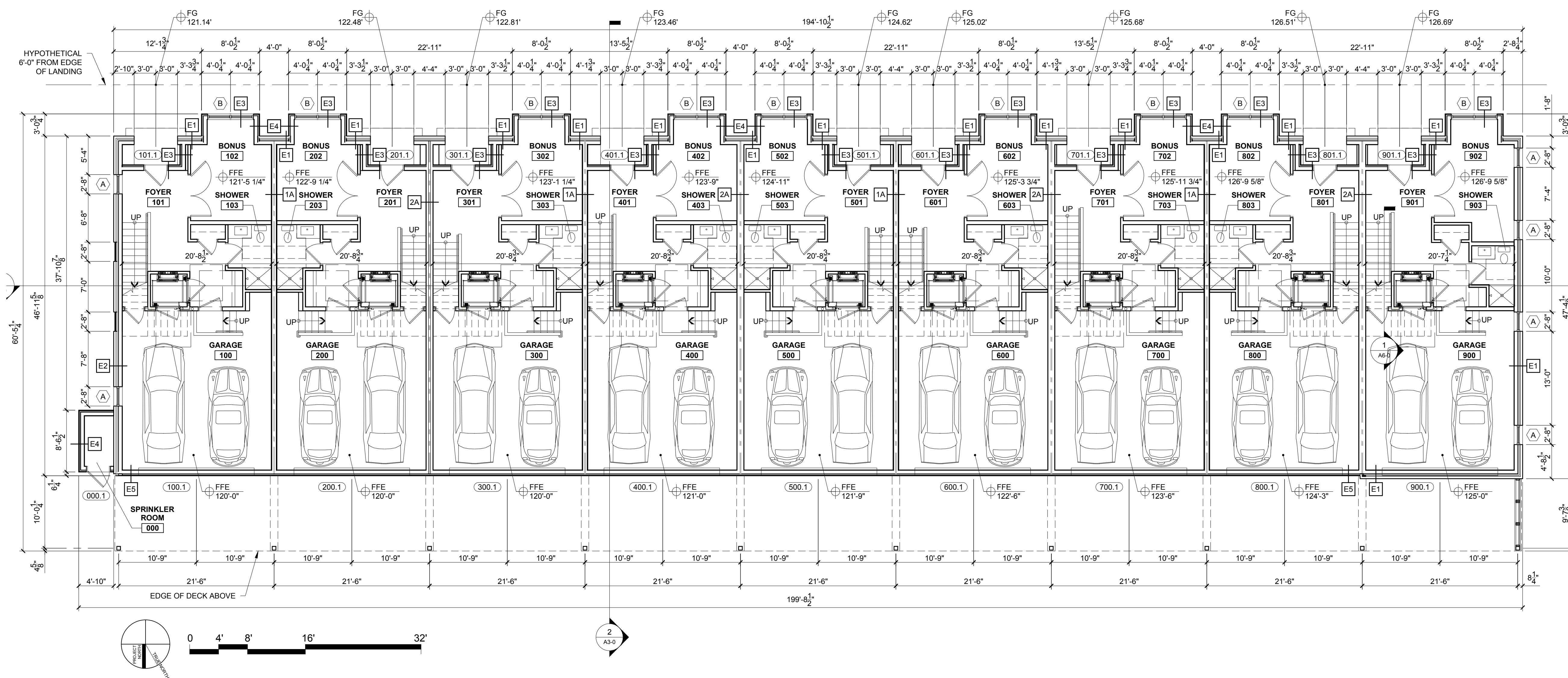
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SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

A1-1





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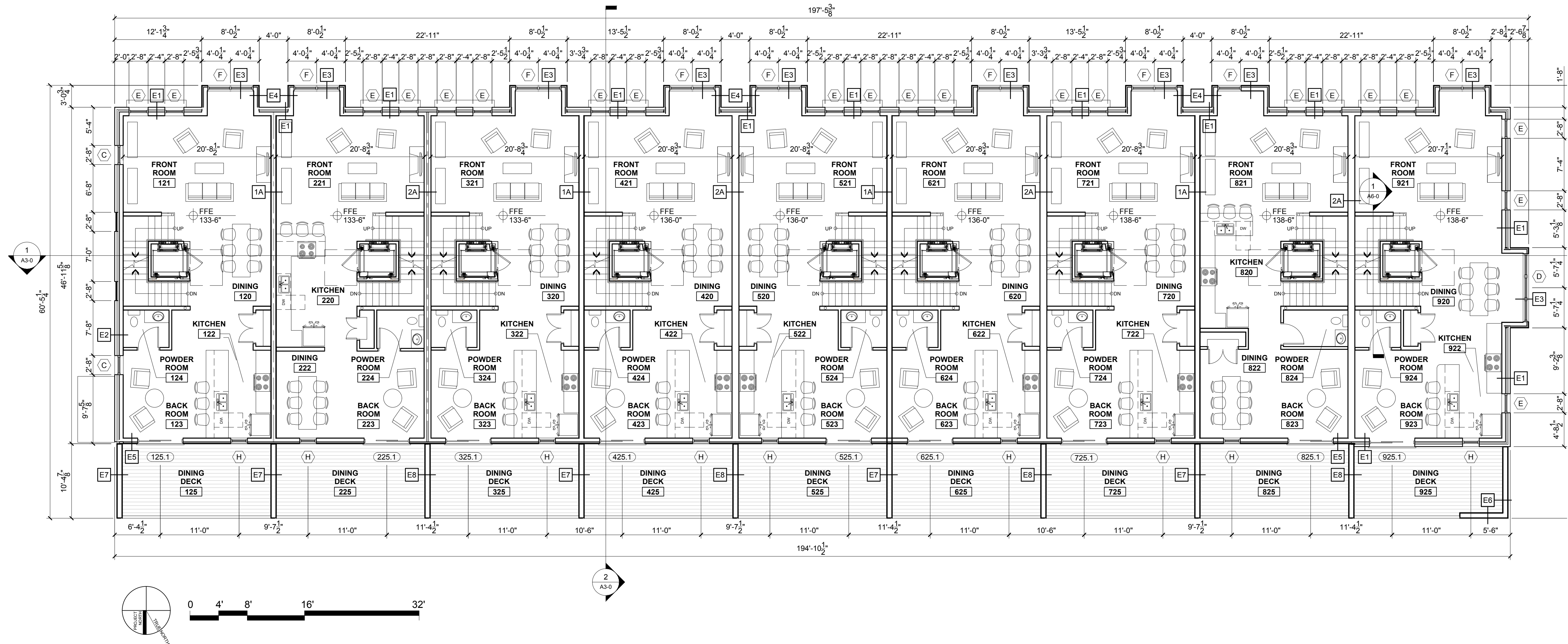
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SCALE: AS NOTED

SHEET TITLE:
SECOND FLOOR PLAN



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



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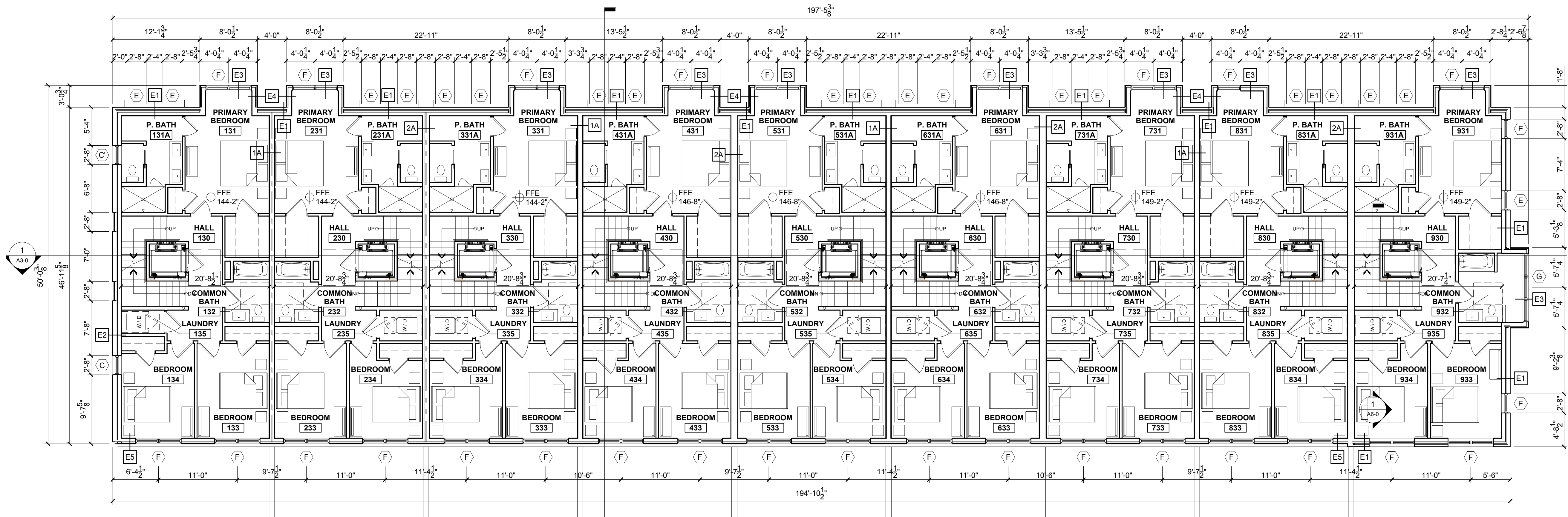
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SCALE: AS NOTED

SHEET TITLE:
THIRD FLOOR PLAN



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



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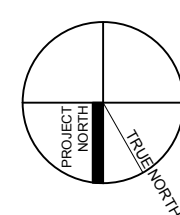
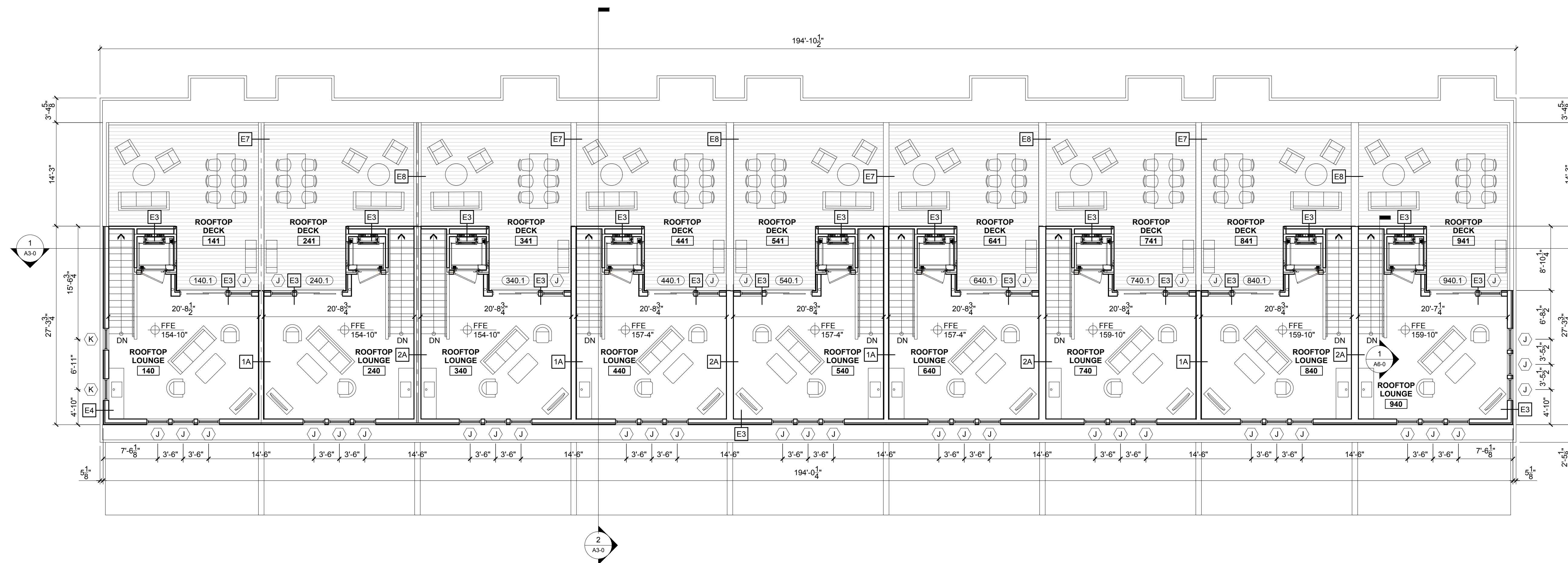
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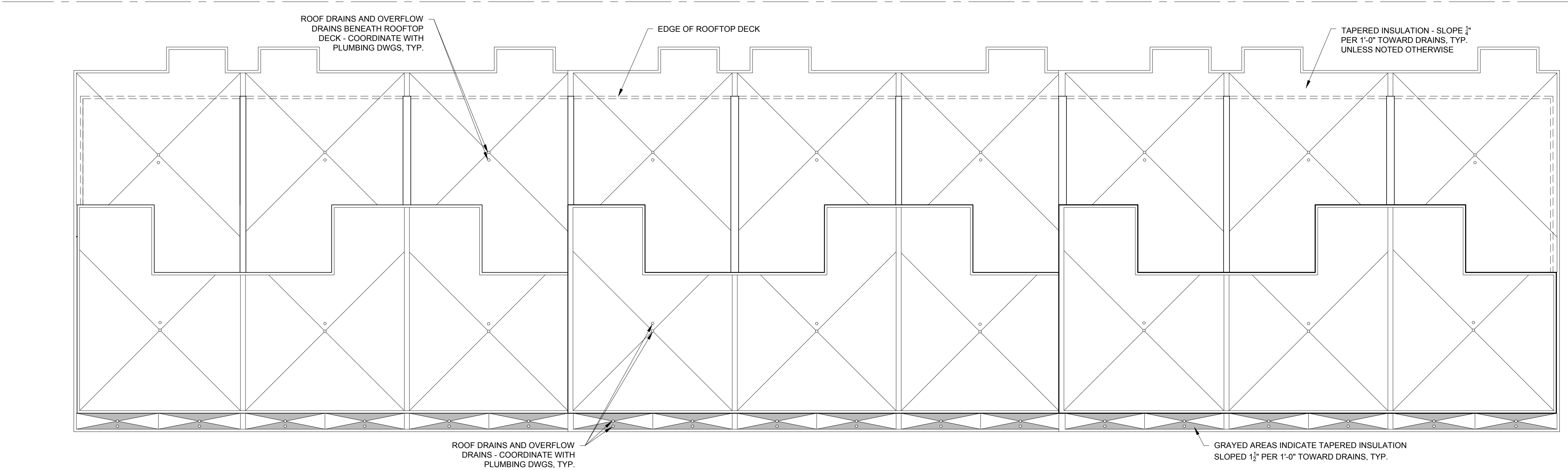
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FOURTH FLOOR PLAN

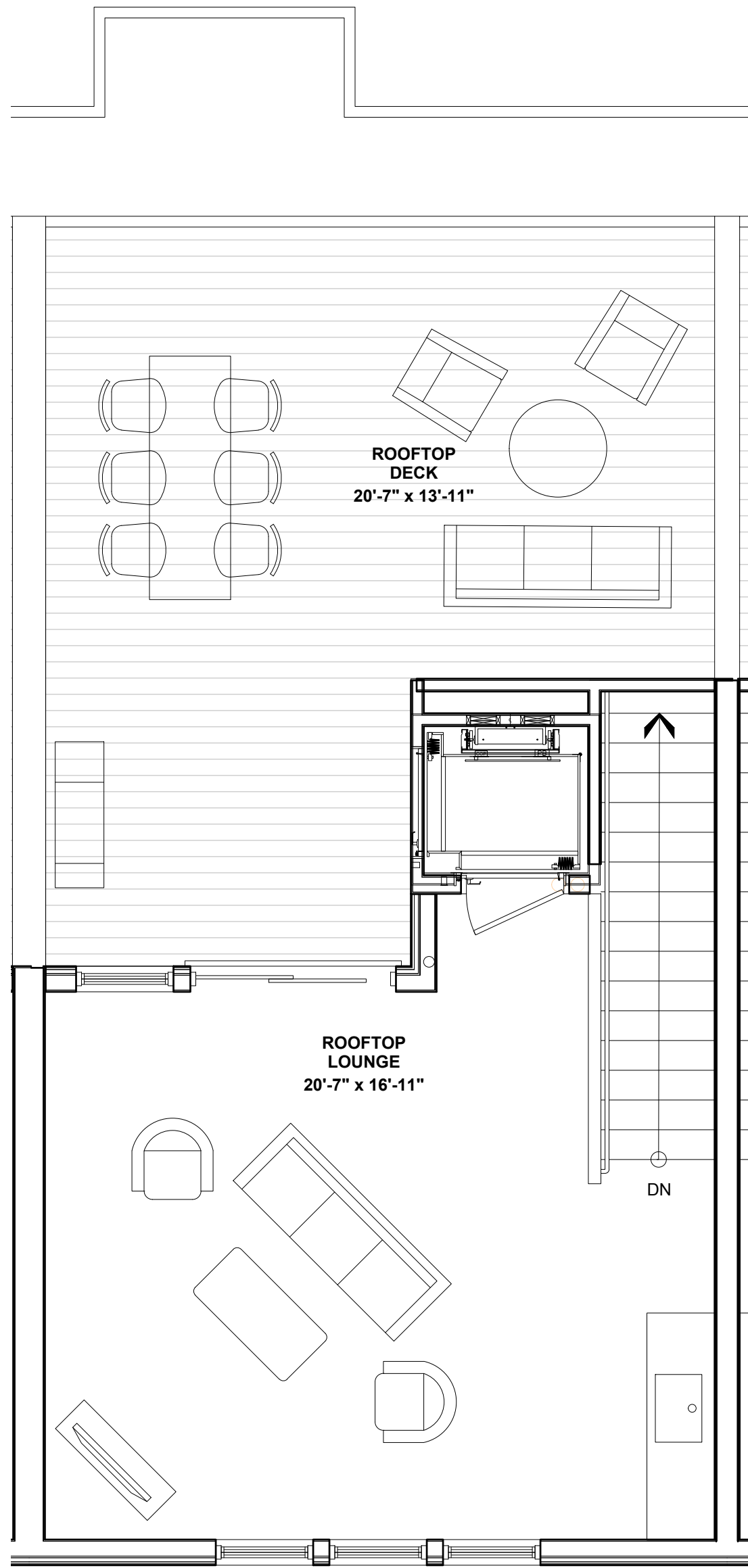


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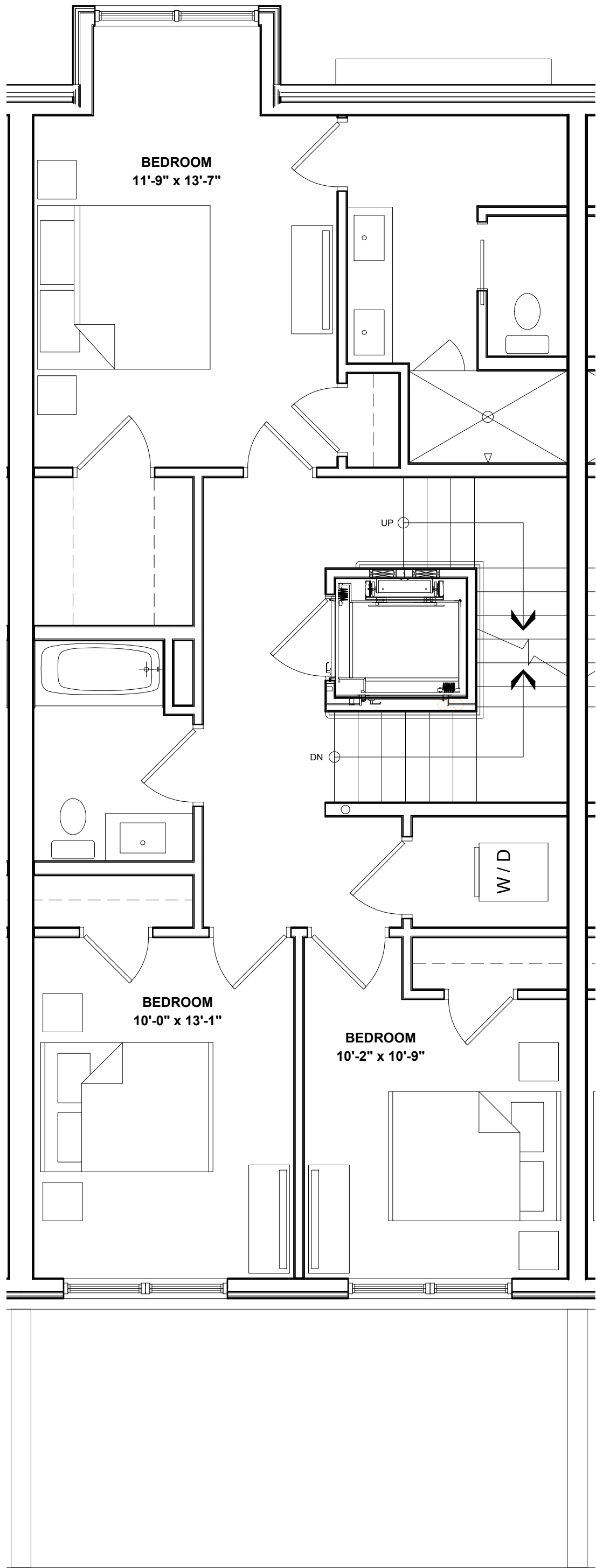
1 FOURTH FLOOR PLAN
1/8" = 1'-0"



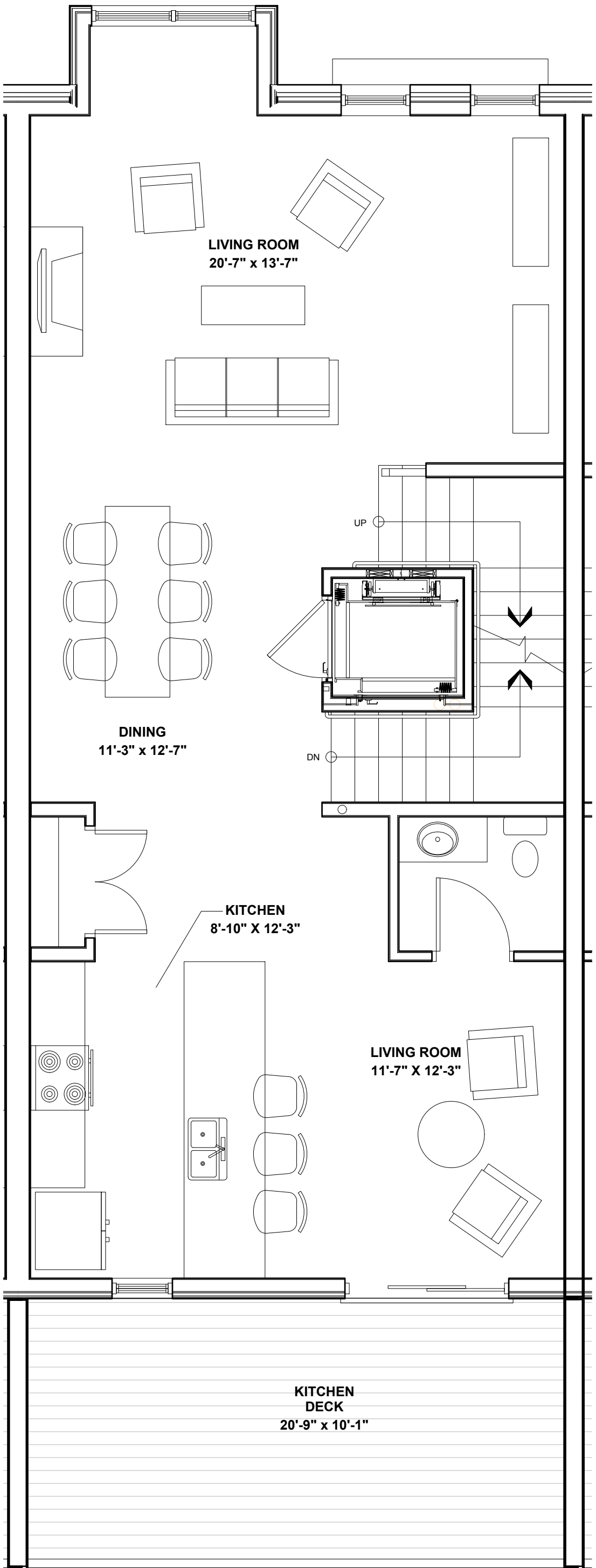
1 ROOF DRAINAGE PLAN
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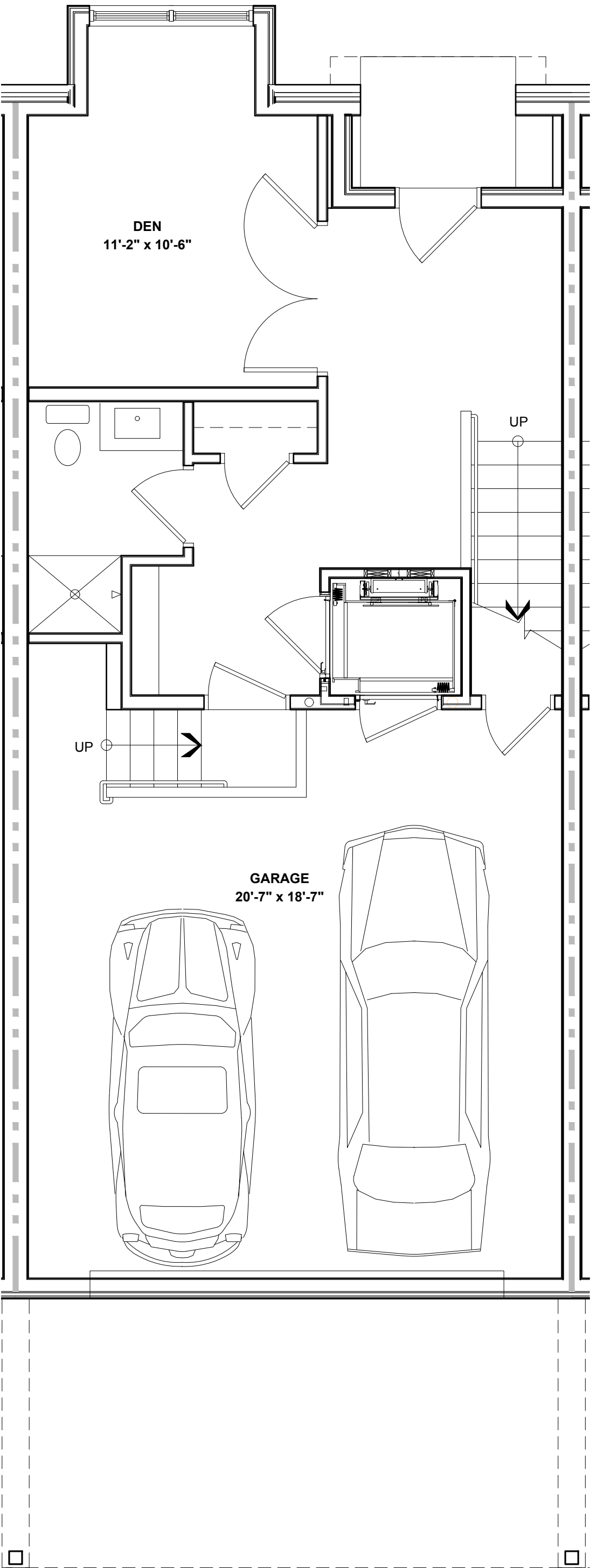
4 FOURTH FLOOR PLAN
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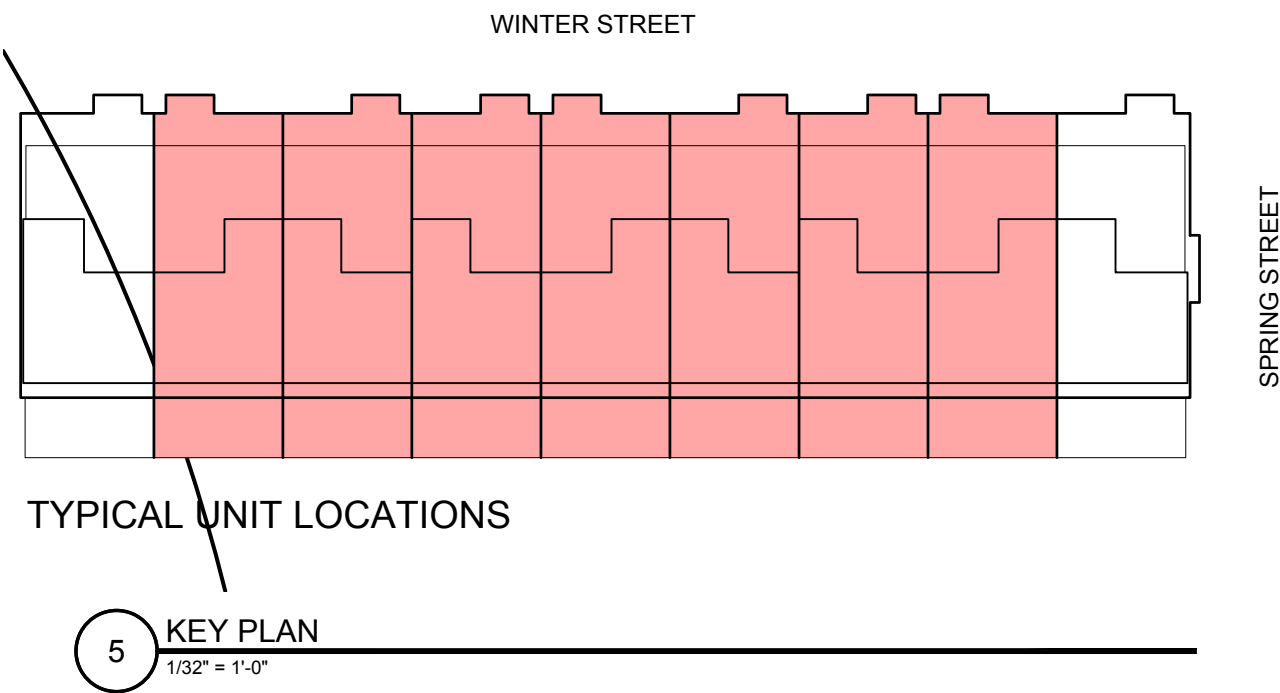
3 THIRD FLOOR PLAN
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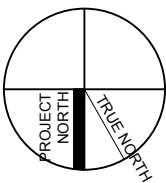
2 SECOND FLOOR PLAN
1/4" = 1'-0"



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



TYPICAL UNIT



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SHEET TITLE:	ELEVATIONS

A2-0



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



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

WINTER STREET TOWNHOMES
WINTER STREET
PORTLAND, MAINE



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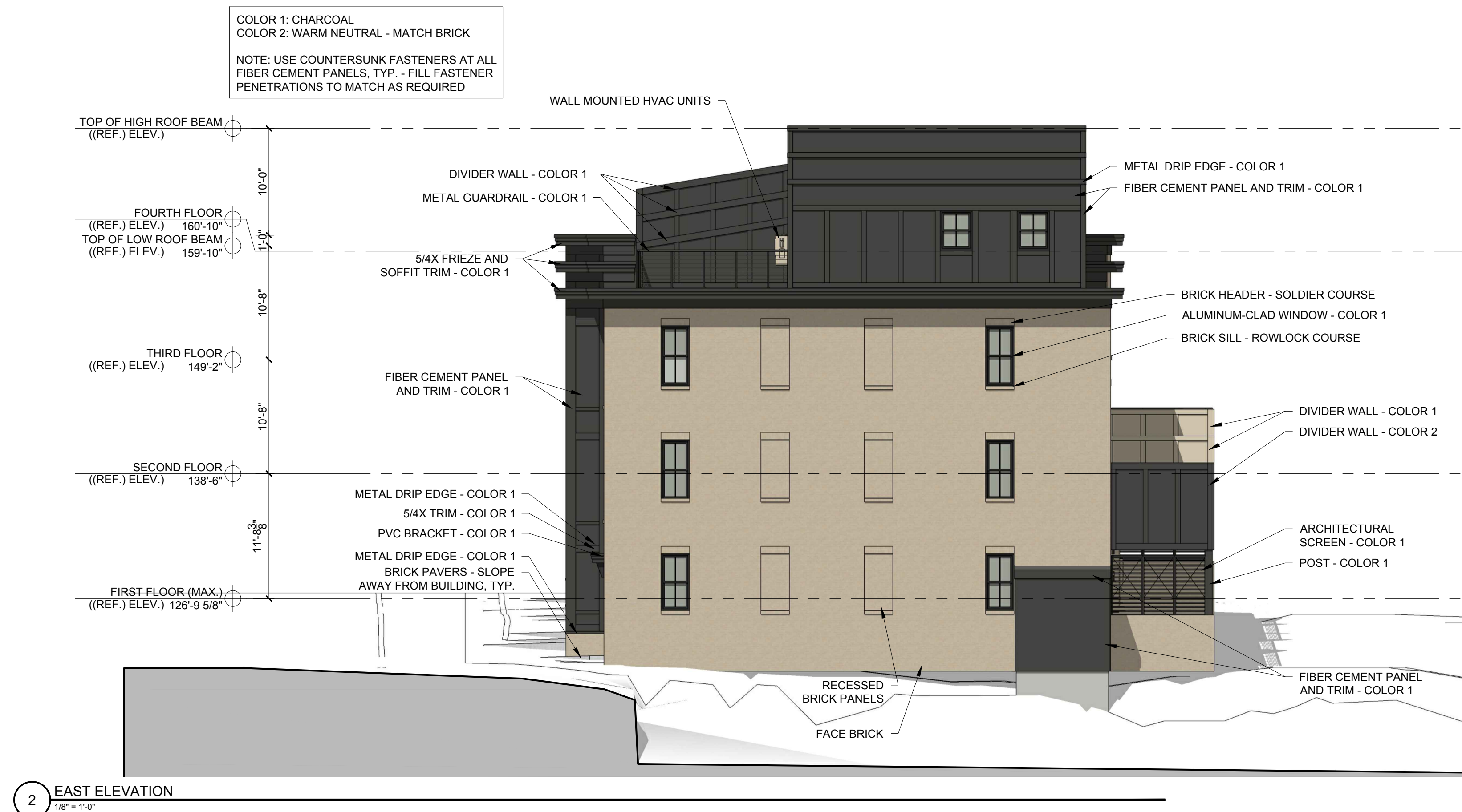
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SHEET TITLE:
ELEVATIONS

A2-1



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SHEET TITLE:
PERSPECTIVE
VIEWS

A2-2



4 SOUTHEAST QUARTER VIEW



3 NORTHEAST QUARTER VIEW



2 NORTHWEST QUARTER VIEW



1 SOUTHWEST QUARTER VIEW

WINTER STREET TOWNHOMES

PORTLAND, MAINE

JANUARY 27, 2022

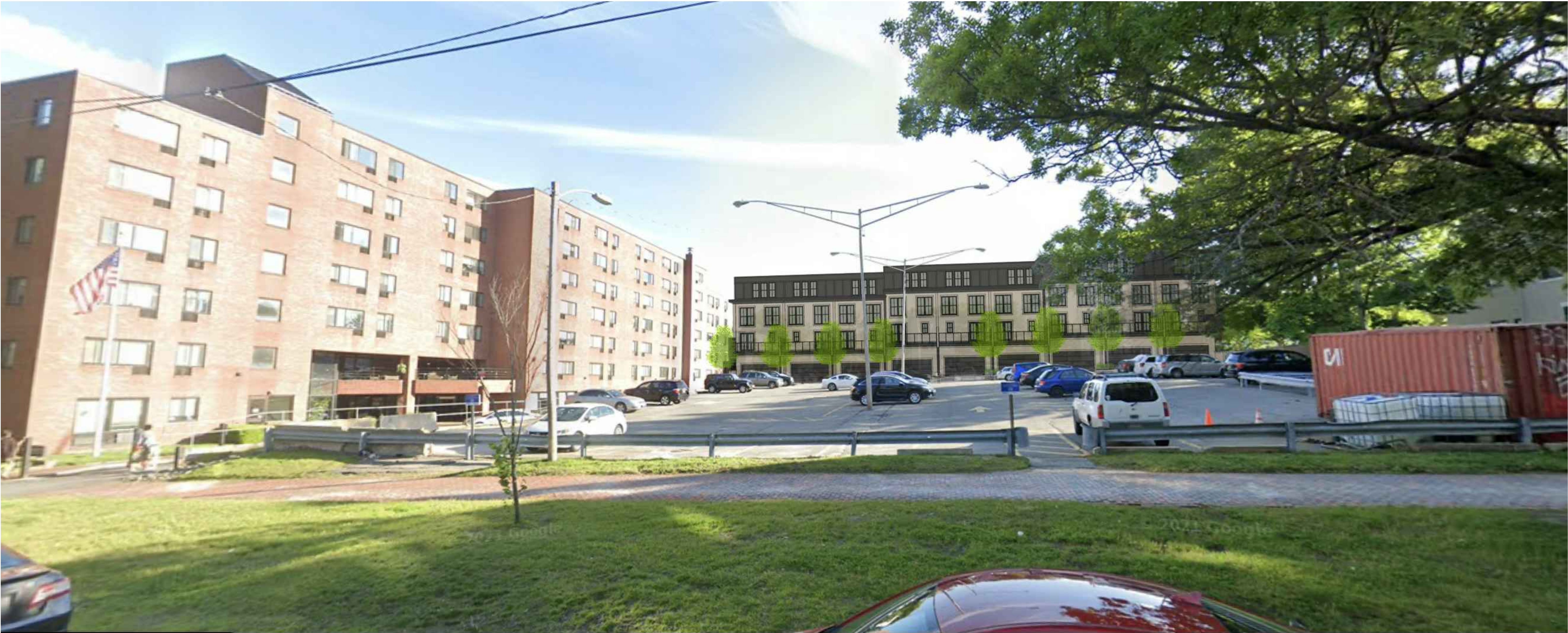
16



1 NEIGHBORHOOD CONTEXT - VIEW ACROSS WINTER STREET
1/4" = 1'-0"

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RYAN SENATORE **ARCHITECTURE**



1 VIEW FROM SPRING STREET

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WINTER STREET TOWNHOMES

PORTLAND, MAINE

JANUARY 27, 2022

19



1 VIEW DOWN WINTER STREET



2 VIEW UP WINTER STREET



3 VIEW DOWN SPRING STREET



4 VIEW UP SPRING STREET

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RYAN SENATORE **ARCHITECTURE**

WINTER STREET TOWNHOMES
WINTER STREET
PORTLAND, MAINE

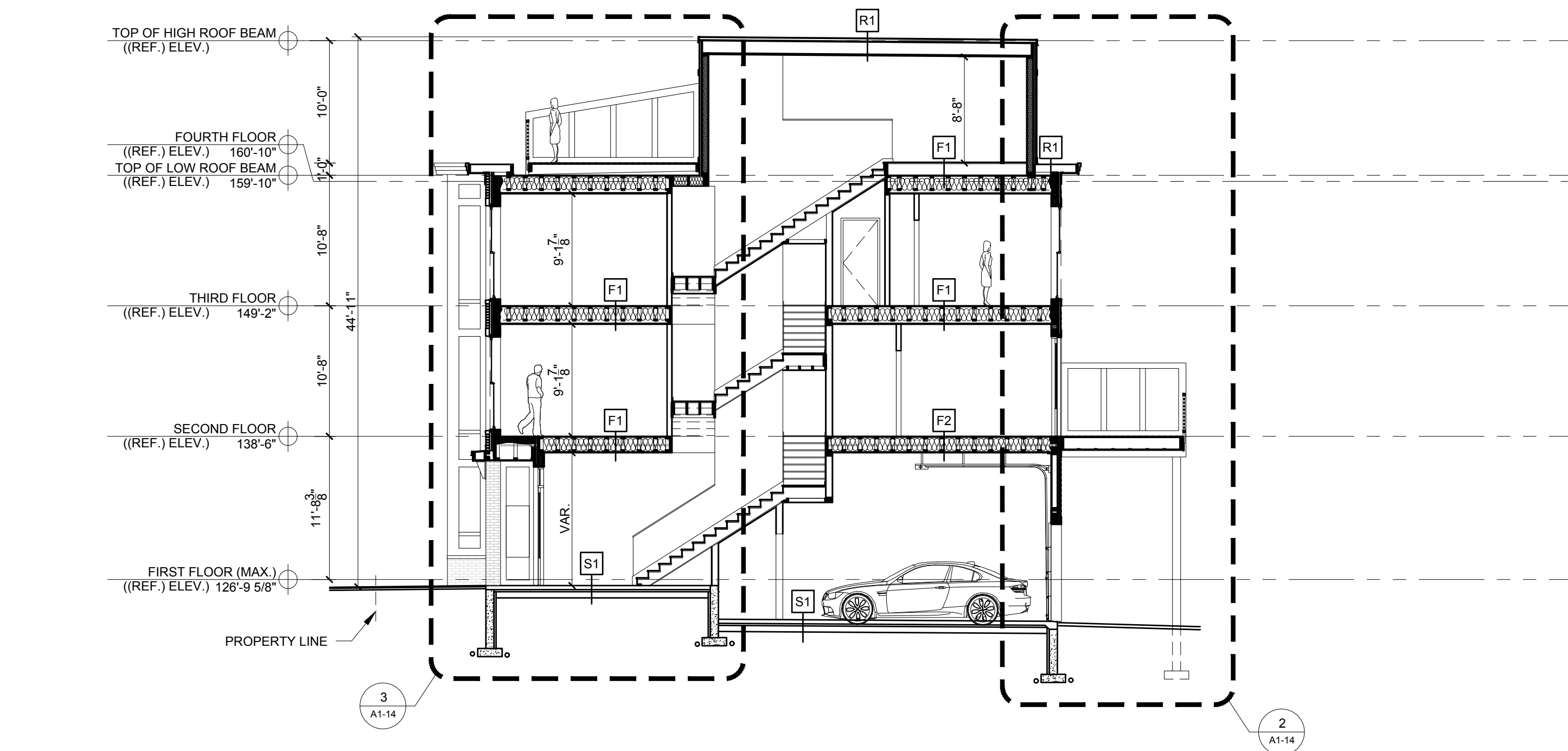
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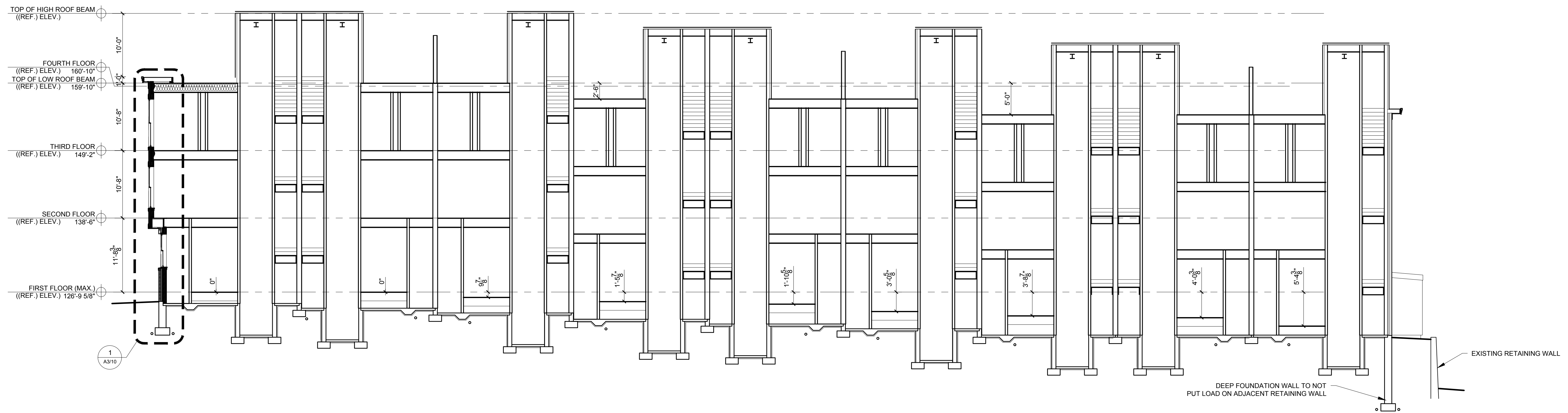
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SHEET TITLE:	SECTIONS

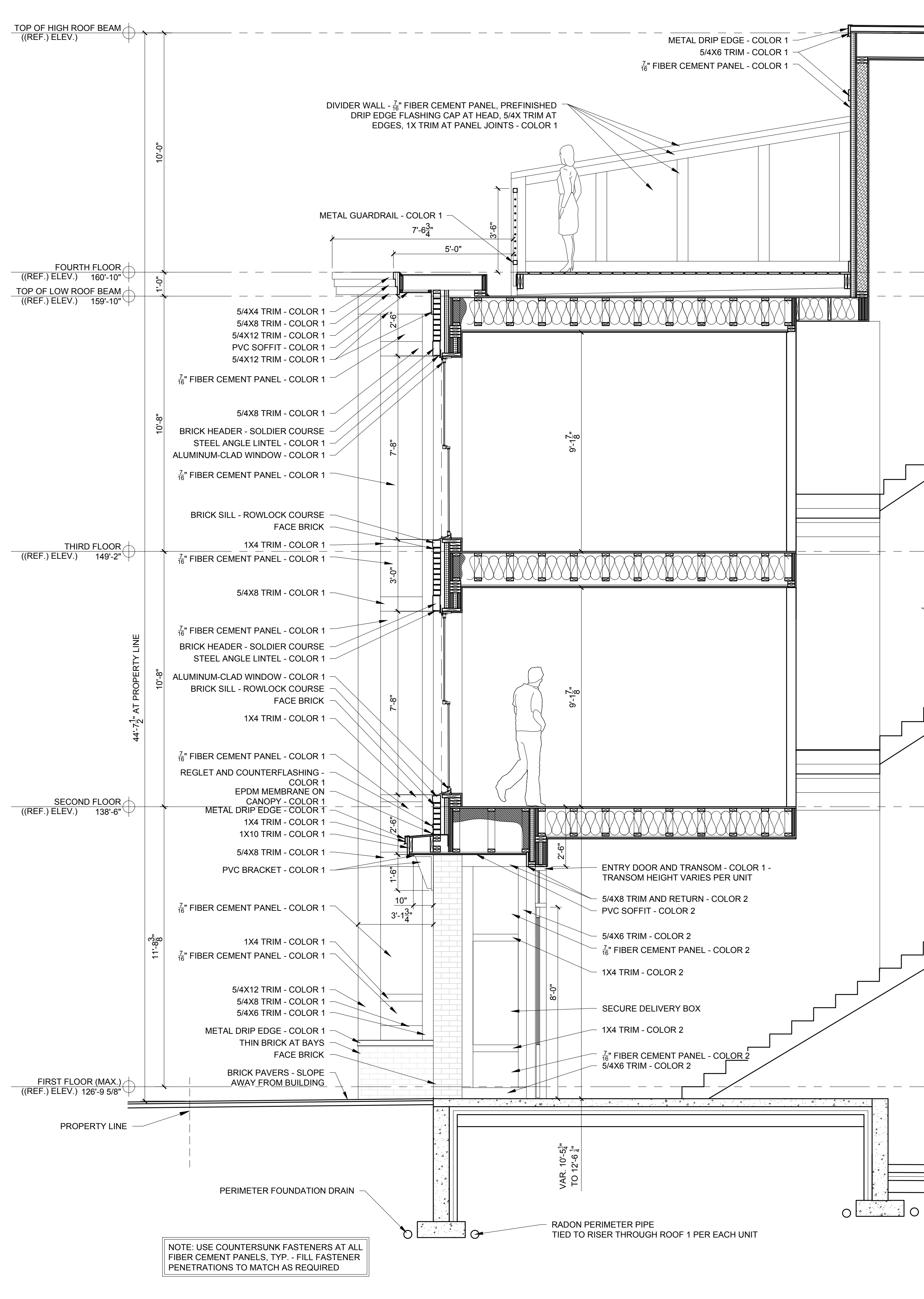
A3-0



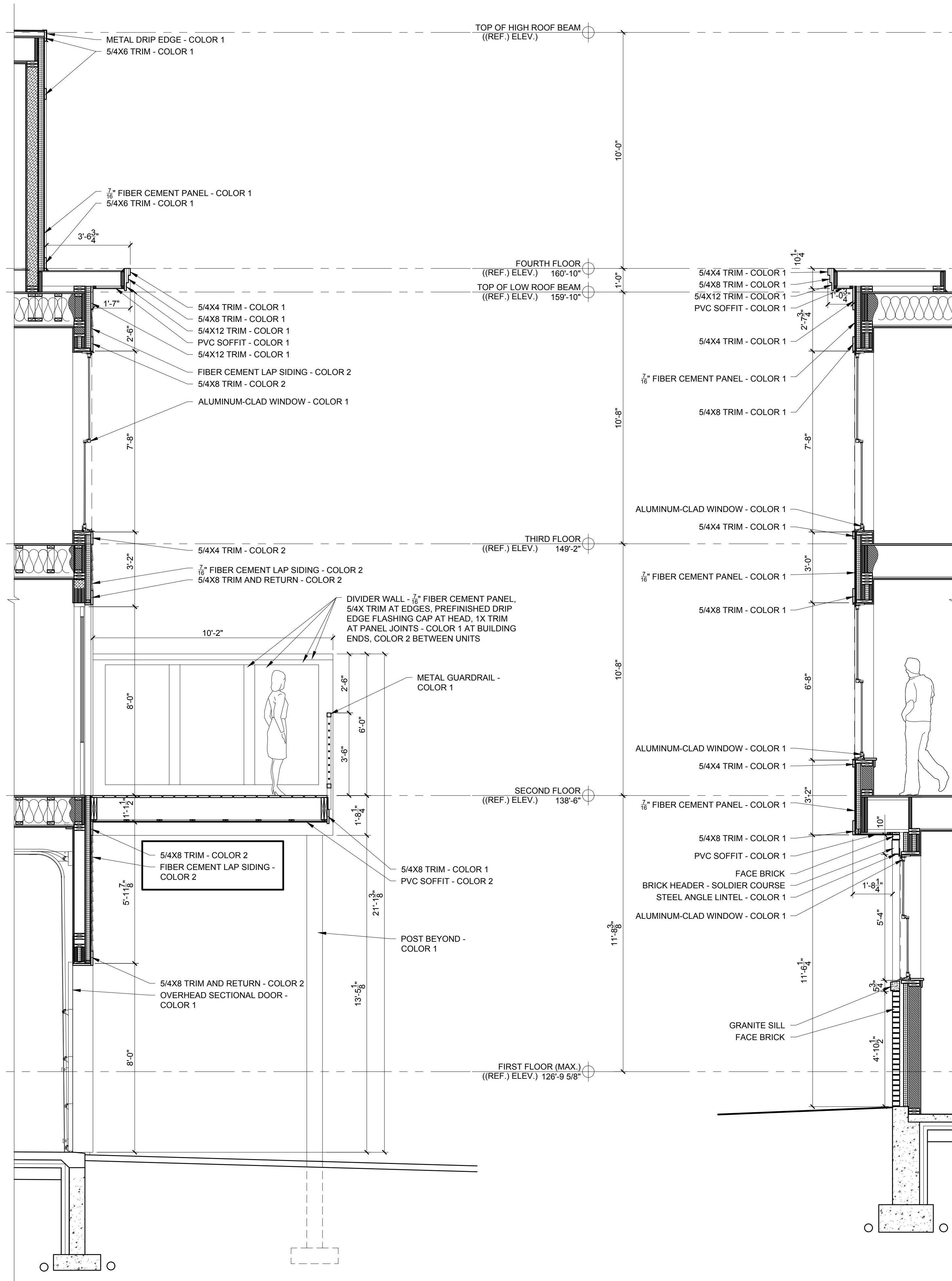
2 SECTION
1/8" = 1'-0"



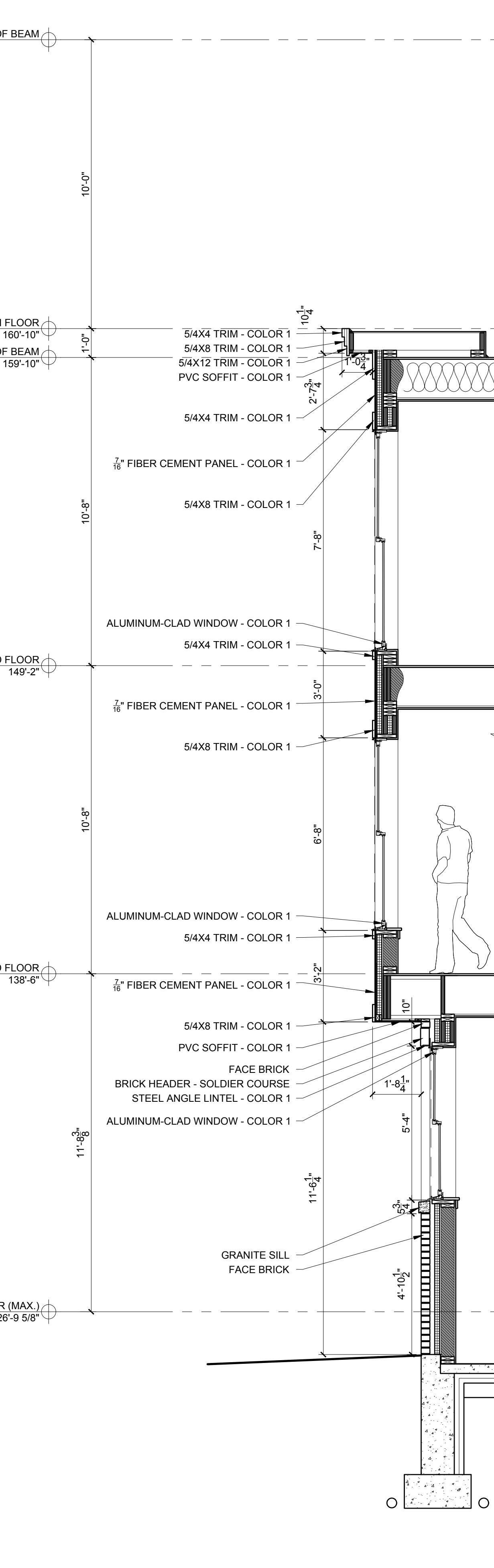
1 SECTION
1/8" = 1'-0"



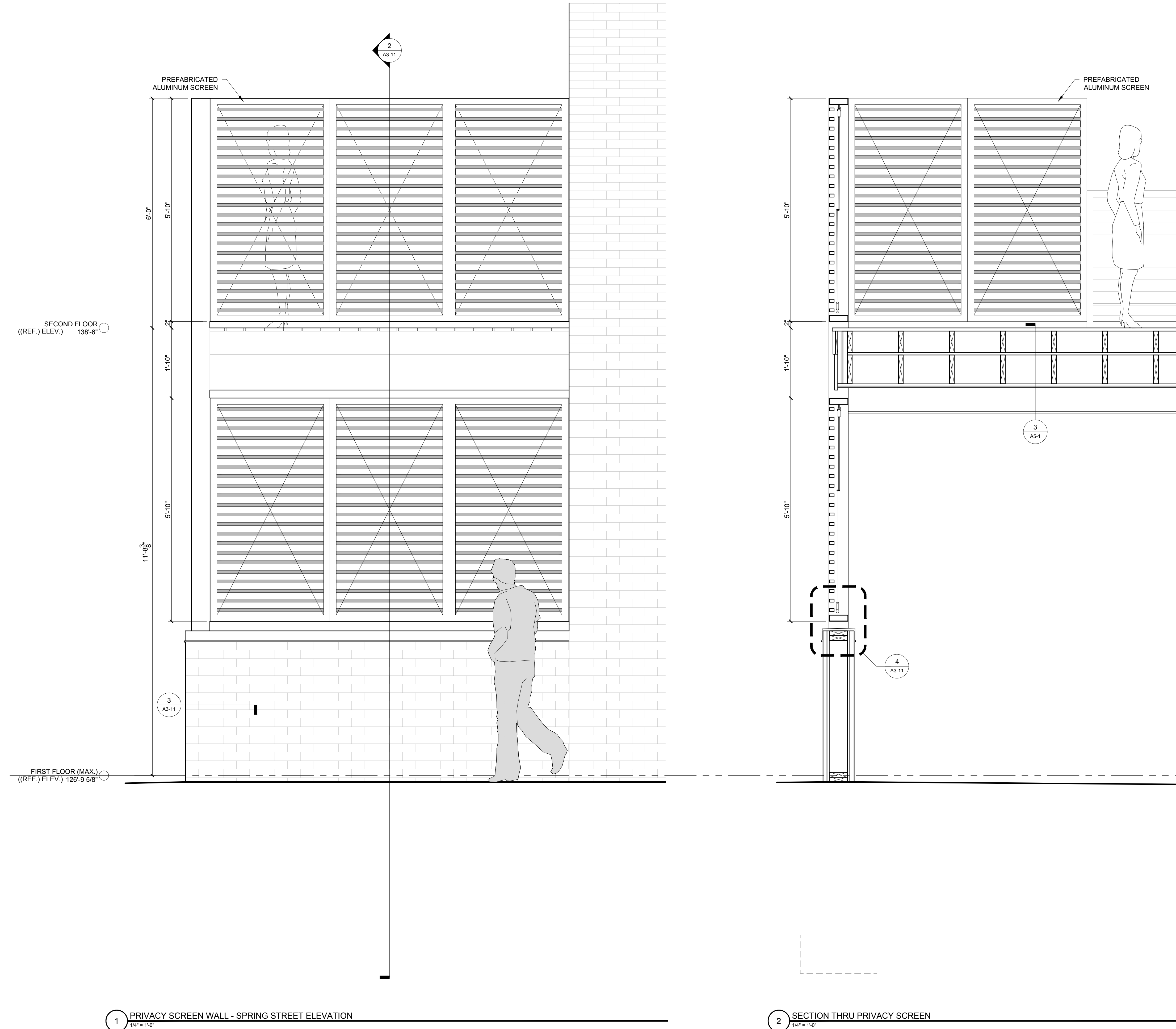
3 TYP. EXTERIOR WALL SECTION AT WINTER STREET ENTRY
3/8" = 1'-0"



2 TYP. EXTERIOR WALL SECTION AT REAR DECK
3/8" = 1'-0"



1 EXTERIOR WALL SECTION AT SPRING STREET BAY
3/8" = 1'-0"

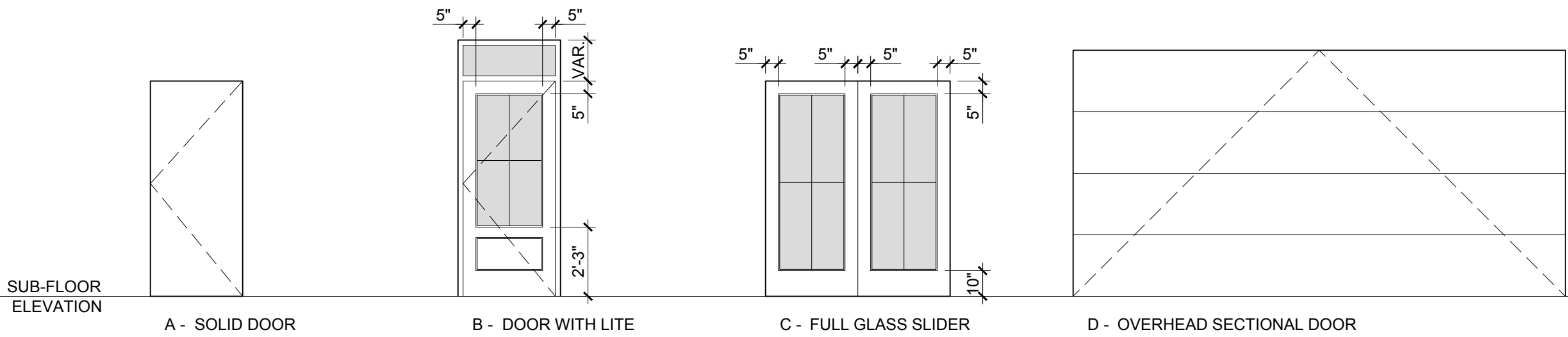


DOOR NOTES:
1.) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS
2.) FRAME ALL OPENINGS WITH ELEVATIONS
3.) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS
4.) ALL DOOR HARDWARE TO BE "LEVER" TYPE
5.) ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED
6.) ALL DOORS TO HAVE SOLID CORES

FRAME TYPES:

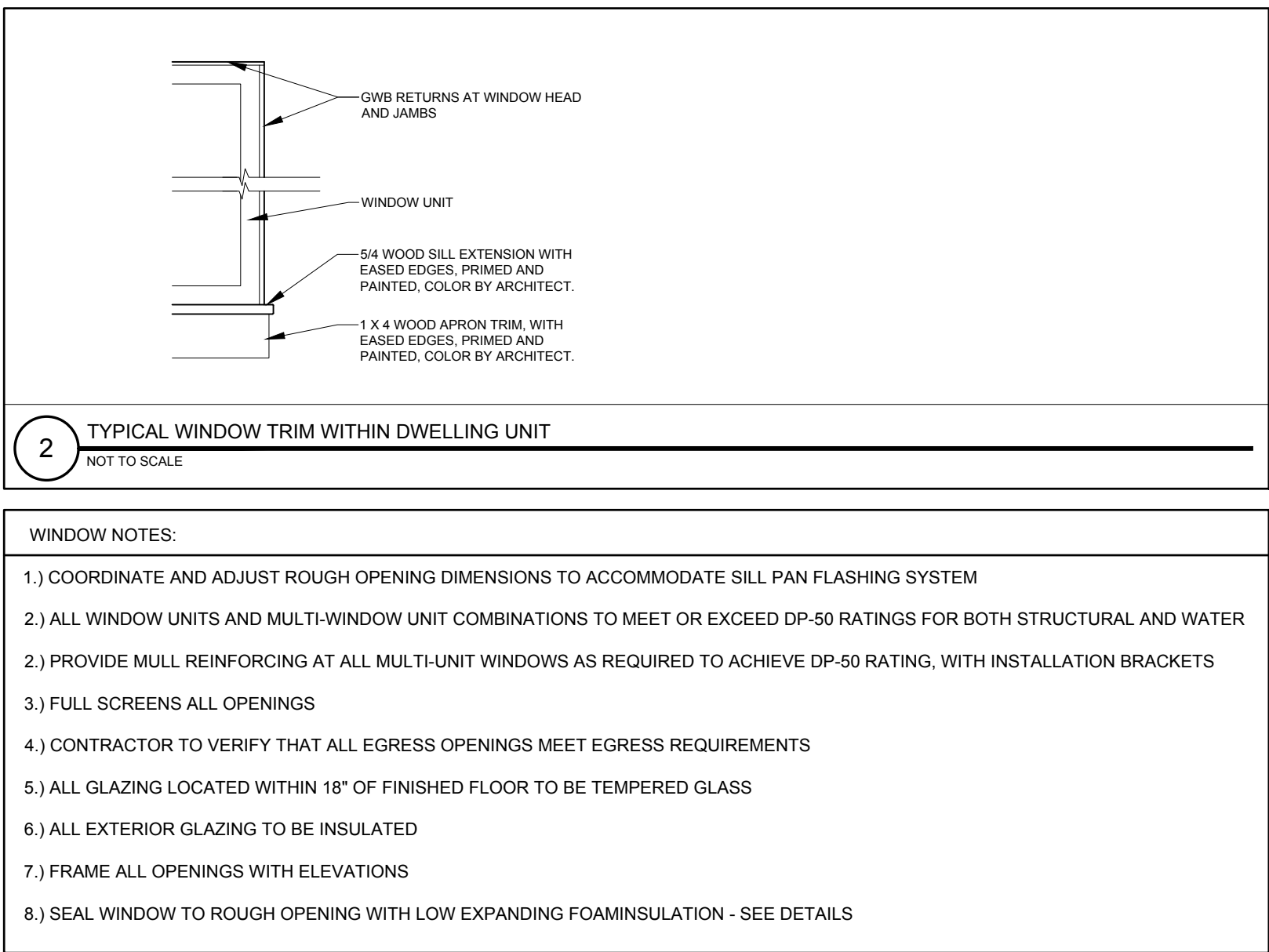
1 WOOD CASED 2 STEEL

GLAZING SCHEDULE	
KEY	GLAZING TYPE
GL-1	INSULATED CLEAR TEMPERED GLAZING
GL-2	FIRE RATED INSULATED GLAZING
GL-3	CLEAR TEMPERED GLASS
GL-4	CLEAR INSULATED TEMPERED GLASS
GL-5	FIRE RATED GLAZING



1 EXTERIOR DOOR TYPES
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE																			
DOOR				FRAME						GENERAL									
DOOR NO.	TYPE	SIZE			MATERIAL	FINISH	INSULATED	TYPE	MATERIAL	DETAILS			CLOSER	PRE-RATING (MINUTES)	E.O.B. ACCESS	REMARKS	HARDWARE KEY MLP - MORTISE LOCK SET LS - LOCK SET PR - PRIVACY SET PS - PASSAGE SET LP - LEVER PULL PH - PEEPHOLE LENSE	MATERIALS KEY AL - ALUMINUM FB - FIBERGLASS MTL - METAL STL - STEEL WD - WOOD	FINISH KEY PTD - PAINTED AND - ANODIZED ALUMINUM STN - STAINED
		WIDTH	HEIGHT	THICKNESS						THRESHOLD	HEAD	JAMB	SILL						
000.1	A	3'-0"	7'-0"	1 3/4"	STL	PTD	Y	2	STL	-	-	-	-	60	-	1 HR FIRE RATED DOOR WITH PANIC AND LATCHING HARDWARE			
100.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
101.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
125.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
140.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
200.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
201.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
225.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
240.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
300.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
301.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
325.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
340.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
400.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
401.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
425.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
440.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
500.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
501.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
525.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
540.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
600.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
601.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
625.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
640.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
700.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
701.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
725.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
740.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
800.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
801.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
825.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
840.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
900.1	D	8'-0"	16'-0"	-	STL	PTD	Y	-	STL	-	-	-	-	-	-	-			
901.1	B	3'-0"	7'-0"	-	AL	PTD	Y	-	AL	AL	-	-	-	Y	-	-			
925.1	C	6'-0"	8'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			
940.1	C	6'-0"	7'-0"	-	AL	PTD	Y	2	AL	AL	-	-	-	-	-	-			







REGAL PRINCE OAK



ZMATLIK ARBORVITAE



ROYAL STAR MAGNOLIA



JUNIPER



FRAGRANT SUMAC



FEATHER REED GRASS



CHOKEBERRY





PRINCETON ELM



ZMATLIK ARBORVITAE



FRAGRANT SUMAC



CHOKEBERRY

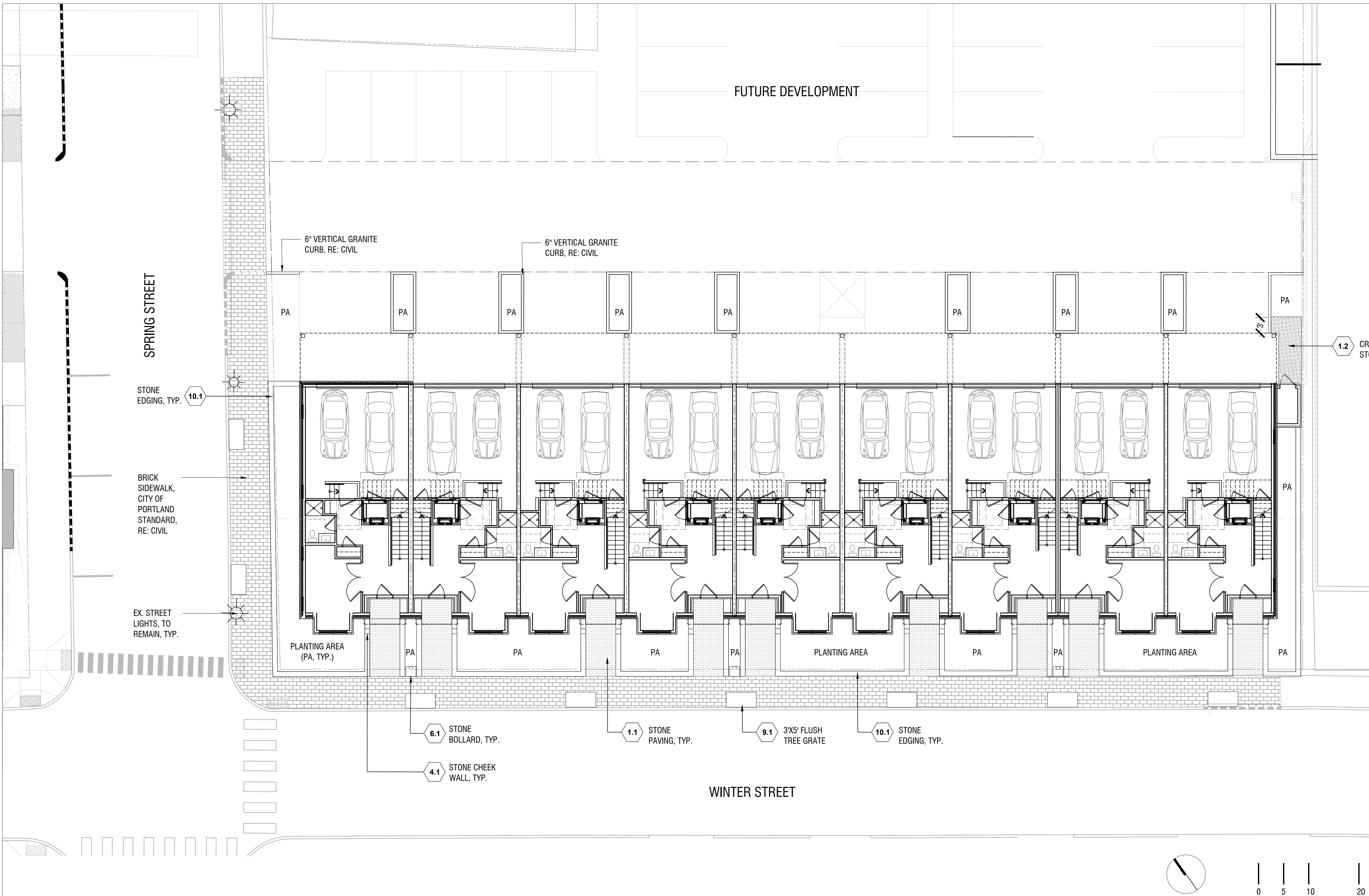






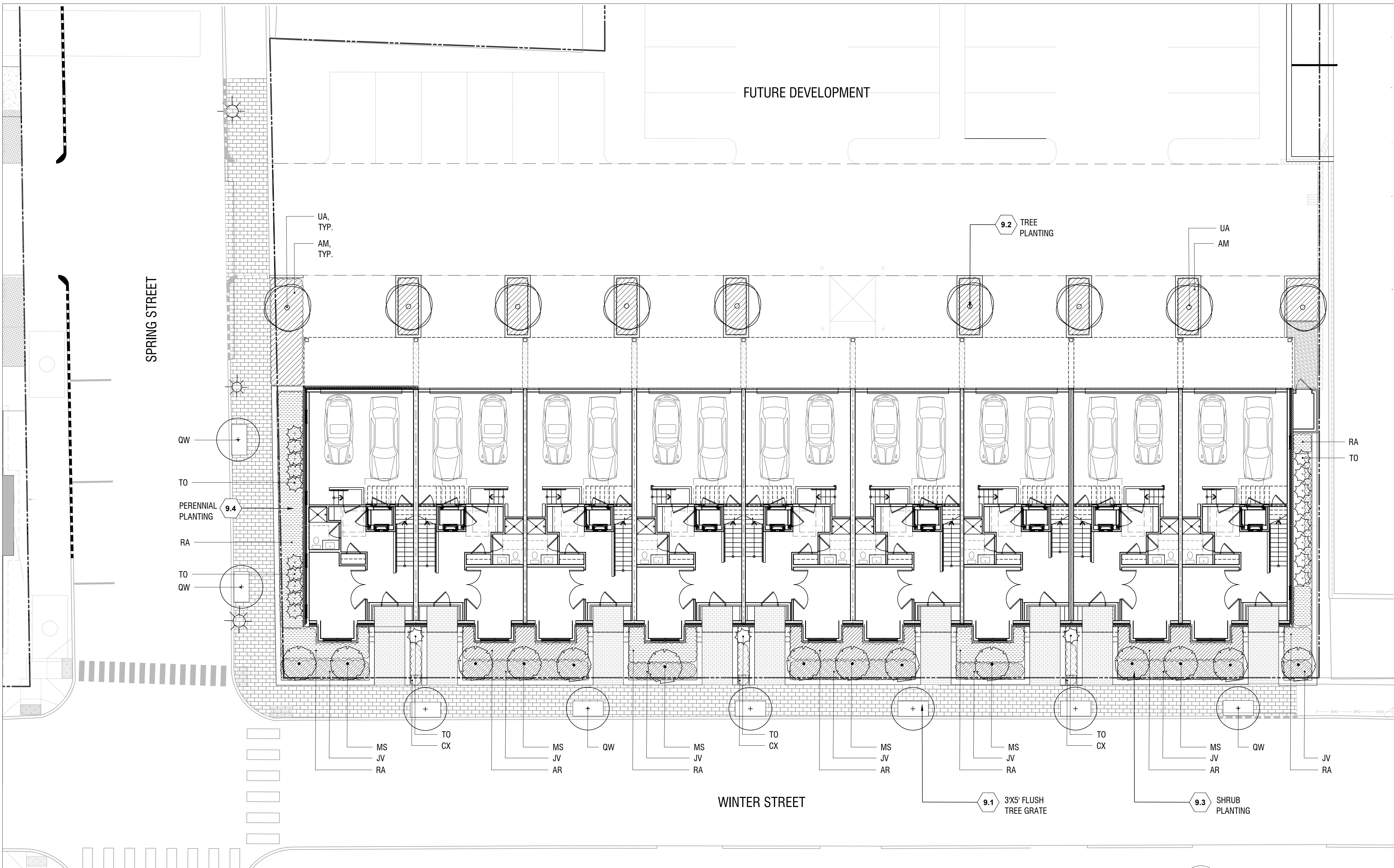




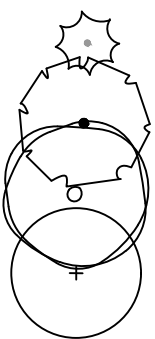


SITE KEYNOTES:

DETAIL / SHEET	DETAIL / SHEET
1.0 PAVEMENTS, RAMPS, CURBS	6.0 RAILINGS, BARRIERS, FENCING
1.1 STONE PAVING 1/L3-00	6.1 STONE BOLLARD 4/L3-00
1.2 CRUSHED STONE 2/L3-00	7.0 SITE LIGHTING
2.0 JOINTING	7.1 XX NOT USED AT THIS TIME XXX-XX
2.1 XX NOT USED AT THIS TIME XXX-XX	8.0 DRAINAGE
3.0 STEPS	8.1 XX NOT USED AT THIS TIME XXX-XX
3.1 XX NOT USED AT THIS TIME XXX-XX	9.0 PLANTING AND LANDSCAPE
4.0 SITE WALLS/ EMBANKMENTS	9.1 FLUSH TREE GRATE 1/L2-02
4.1 STONE CHEEK-WALL 5/L3-00	9.2 TREE PLANTING 2/L2-02
5.0 SITE FURNITURE	9.3 SHRUB PLANTING 4/L2-02
5.1 XX NOT USED AT THIS TIME XXX-XX	9.4 PERENNIAL PLANTING 3/L2-02
	10.0 MISCELLANEOUS ELEMENTS
	10.1 STONE EDGING 3/L3-00



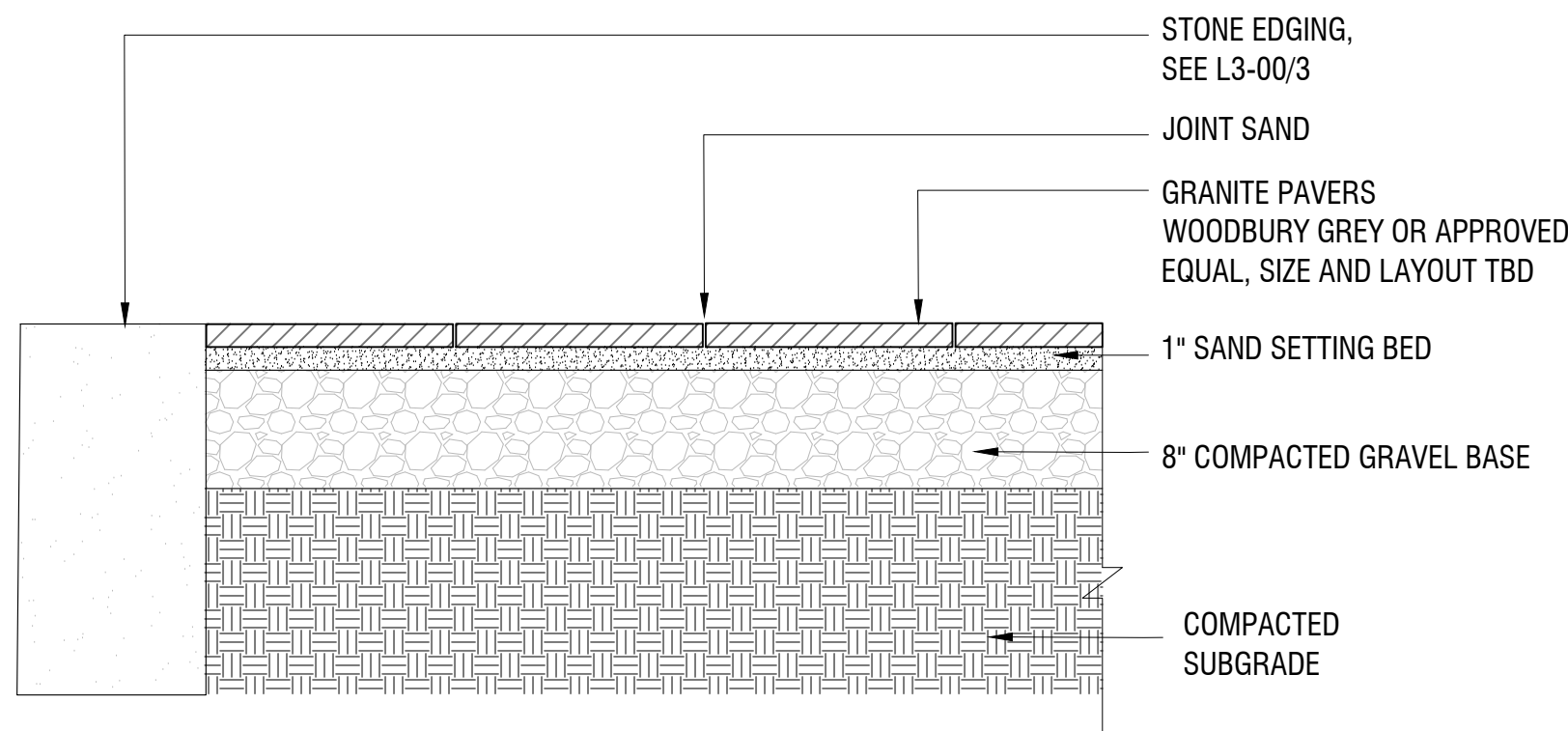
PLANT LIST



SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
TO	THUJA OCCIDENTALIS 'ZMATLIK'	ARBORVITAE	TBD	7'-8'	PER PLAN
MS	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	TBD	7'-8'	PER PLAN
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	09	2.5" CAL.	PER PLAN
QW	QUERCUS x WAREI 'LONG'	REGAL PRINCE OAK	08	2.5" CAL.	PER PLAN
SHRUBS					
AR	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	BLACK CHOKEBERRY	TBD #5		PER PLAN
AM	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	BLACK CHOKEBERRY	TBD #2		PER PLAN
JV	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT® JUNIPER	TBD #2		PER PLAN
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	TBD #2		PER PLAN
PERENNIALS AND ORNAMENTAL GRASSES					
CX	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	TBD #1		PER PLAN

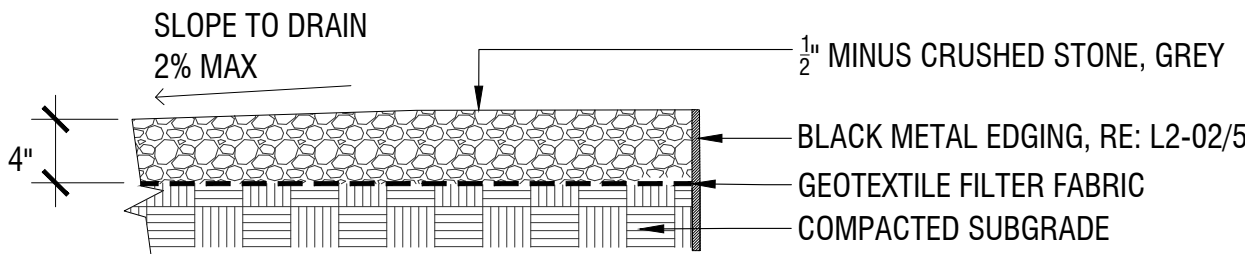
SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	STONE PAVING	1/L3-00	6.1	STONE BOLLARD	4/L3-00
1.2	CRUSHED STONE	2/L3-00	7.0	SITE LIGHTING	
2.0	JOINTING		7.1	NOT USED AT THIS TIME	X/XX-XX
2.1	NOT USED AT THIS TIME	X/XX-XX	8.0	DRAINAGE	
3.0	STEPS		8.1	NOT USED AT THIS TIME	X/XX-XX
3.1	NOT USED AT THIS TIME	X/XX-XX	9.0	PLANTING AND LANDSCAPE	
4.0	SITE WALLS/ EMBANKMENTS		9.1	FLUSH TREE GRATE	1/L2-02
4.1	STONE CHEEK-WALL	5/L3-00	9.2	TREE PLANTING	2/L2-02
5.0	SITE FURNITURE		9.3	SHRUB PLANTING	4/L2-02
5.1	NOT USED AT THIS TIME	X/XX-XX	9.4	PERENNIAL PLANTING	3/L2-02
6.0			10.0	MISCELLANEOUS ELEMENTS	
			10.1	STONE EDGING	3/L3-00



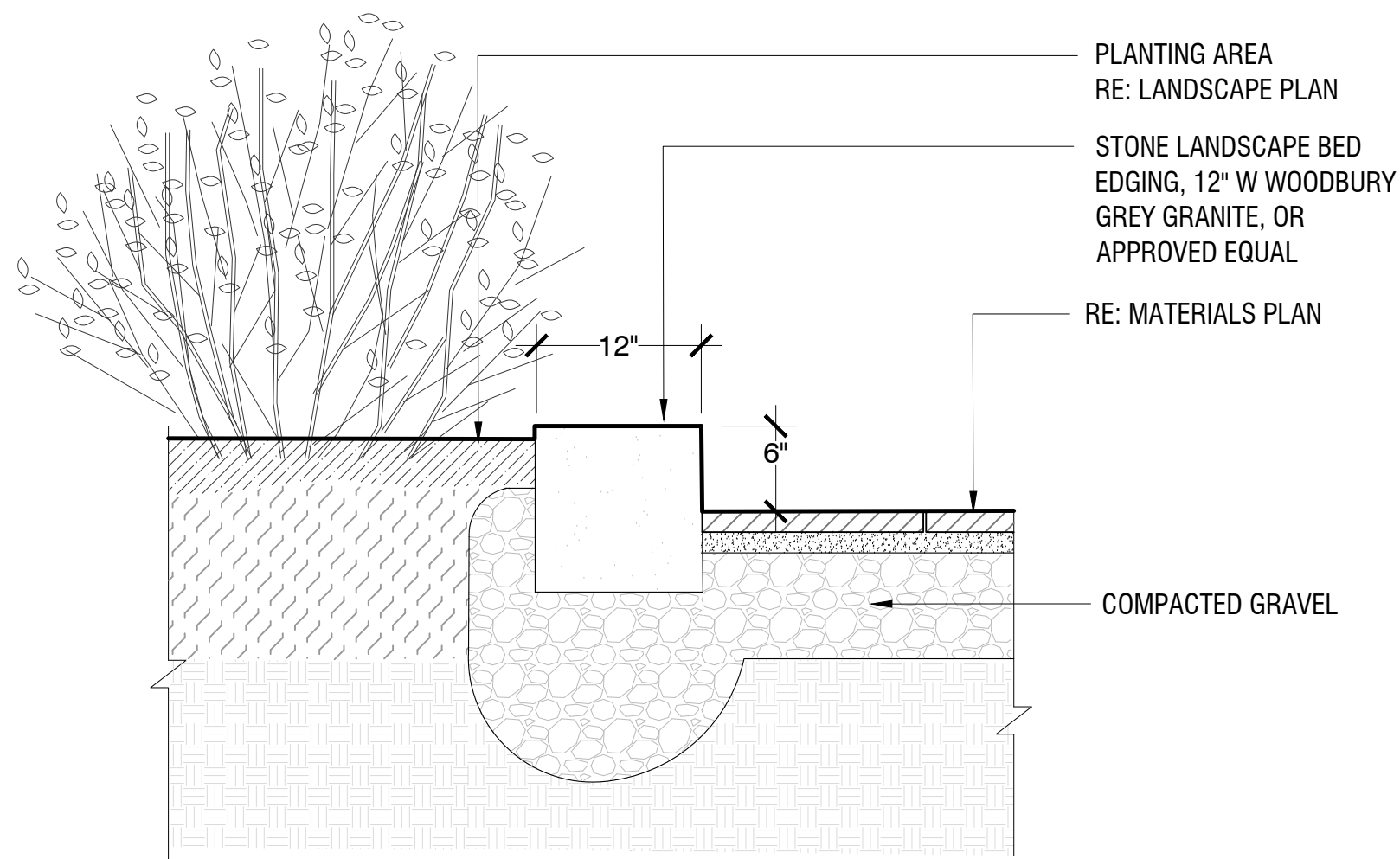
1 STONE PAVING
1":1'-0"

1.1



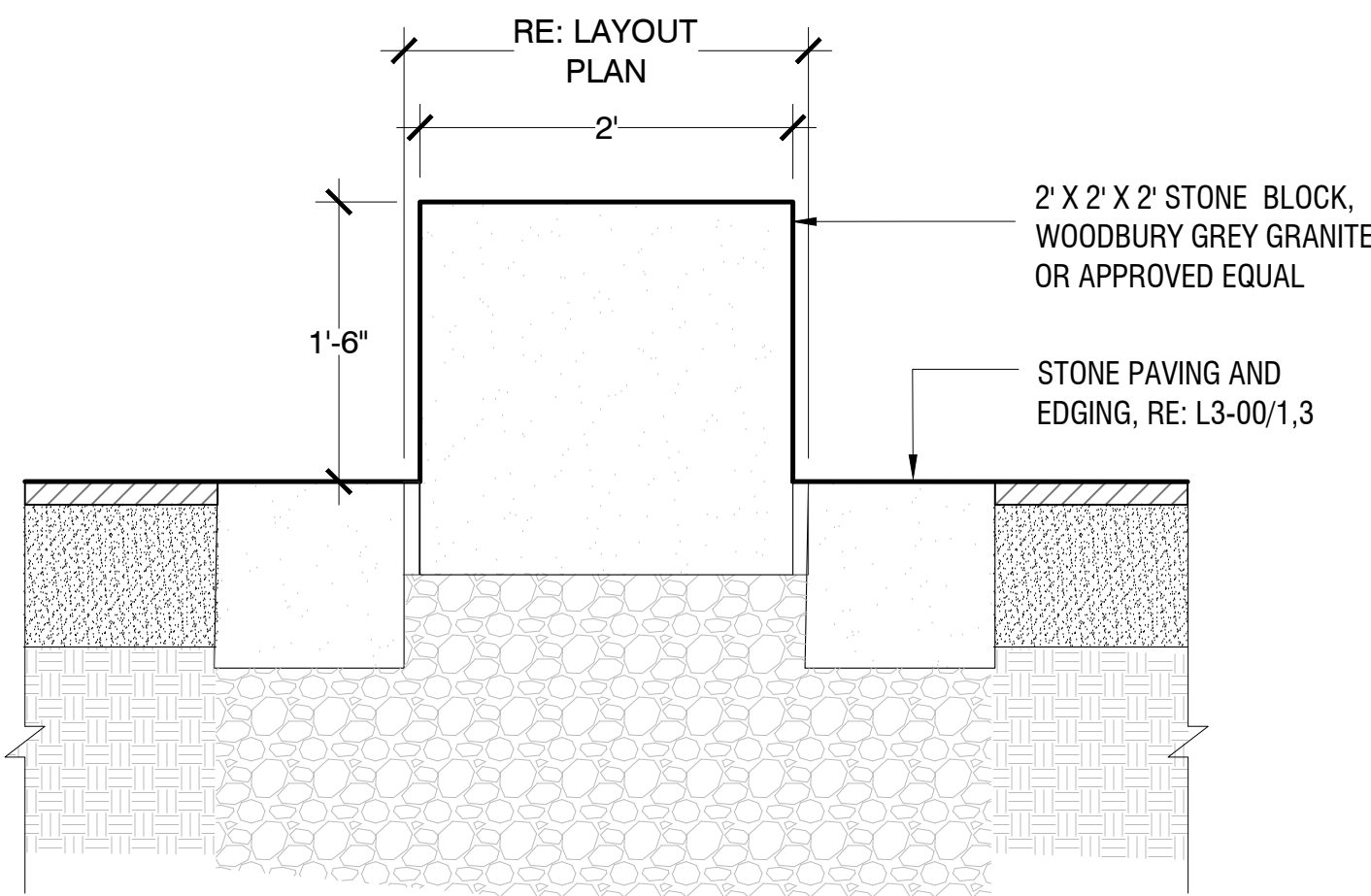
2 CRUSHED STONE
1":1'-0"

1.2



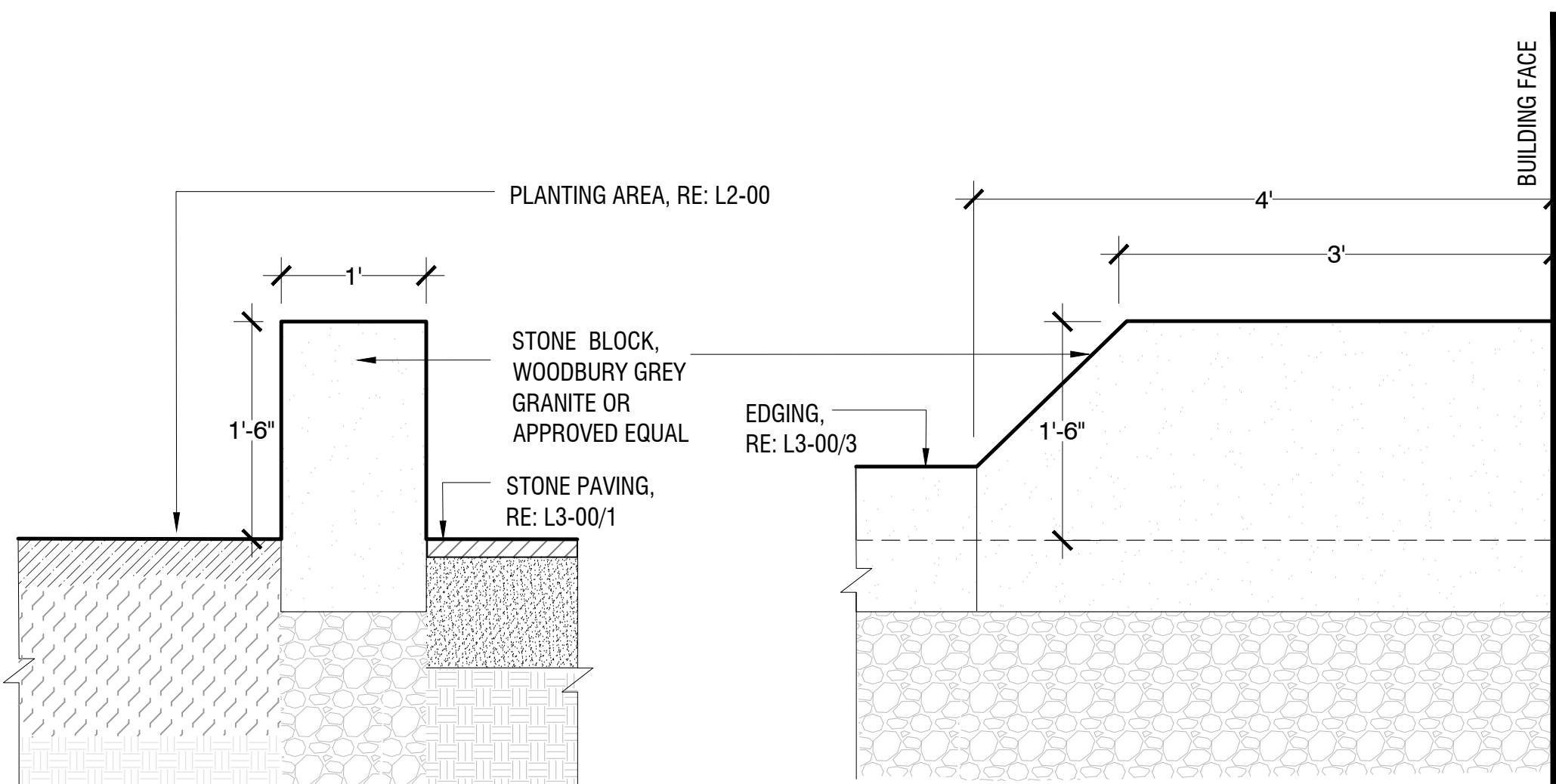
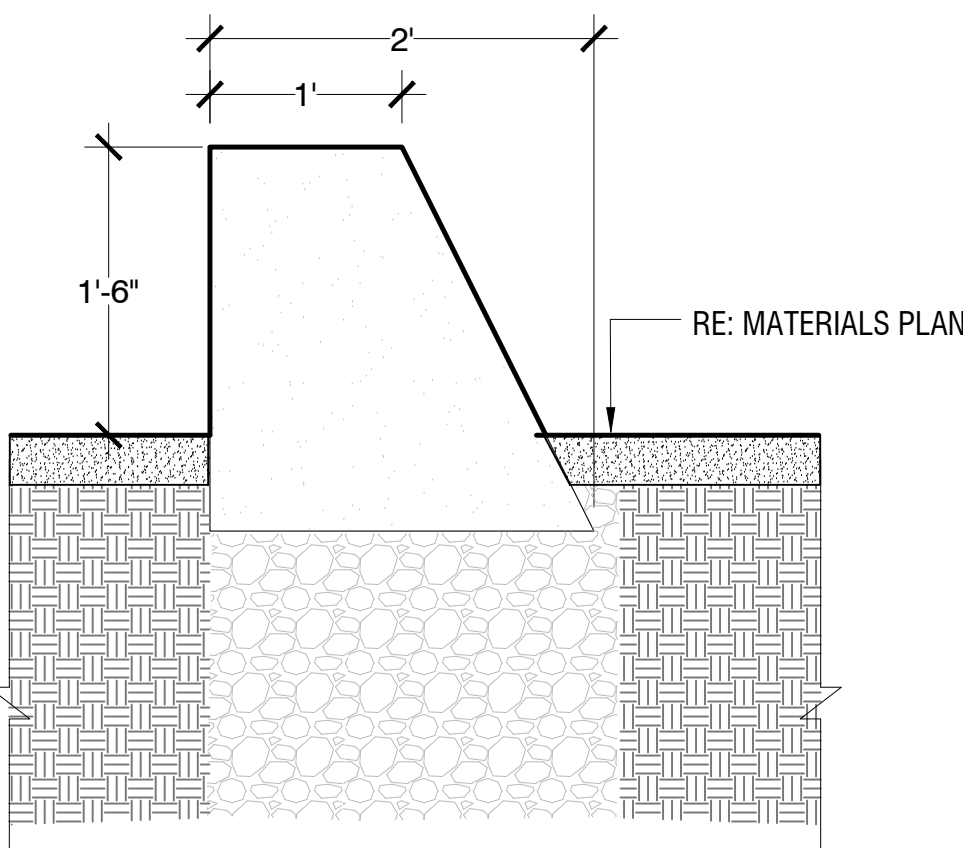
3 STONE EDGING
1":1'-0"

10.1



4 STONE BOLLARD
1":1'-0"

6.1



5 STONE CHEEK WALL
1":1'-0"

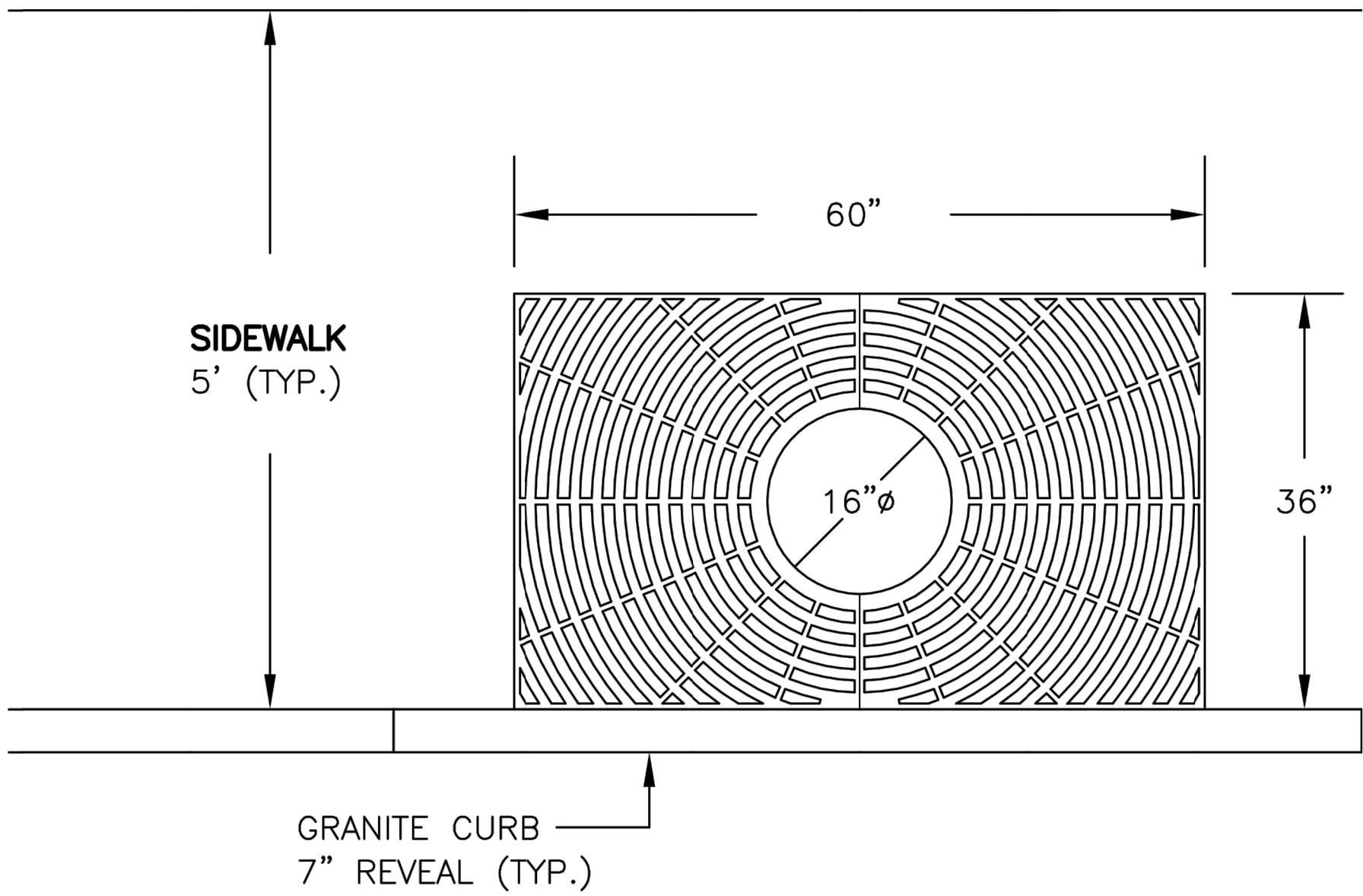
4.1

SITE KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1	STONE PAVING	1/L3-00	6.1	STONE BOLLARD	4/L3-00
1.2	CRUSHED STONE	2/L3-00		SITE LIGHTING	
2.0	JOINTING		7.0	X.X NOT USED AT THIS TIME	X/XX-XX
	X.X NOT USED AT THIS TIME	X/XX-XX		DRAINAGE	
3.0	STEPS		8.0	X.X NOT USED AT THIS TIME	X/XX-XX
	X.X NOT USED AT THIS TIME	X/XX-XX		PLANTING AND LANDSCAPE	
4.0	SITE WALLS/ EMBANKMENTS		9.0		
4.1	STONE CHEEK-WALL	5/L3-00	9.1	FLUSH TREE GRATE	1/L2-02
5.0	SITE FURNITURE		9.2	TREE PLANTING	2/L2-02
	X.X NOT USED AT THIS TIME	X/XX-XX	9.3	SHRUB PLANTING	4/L2-02
			9.4	PERENNIAL PLANTING	3/L2-02
			10.0	MISCELLANEOUS ELEMENTS	
			10.1	STONE EDGING	3/L3-00

NOTES:
16"Ø EXPANDABLE TREE OPENING. 0.25" SLOT OPENINGS.
SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.

WHEN THE TREE GRATE IS INSTALLED IN A CONCRETE SIDEWALK, A NOTCH MUST BE INSTALLED ALONG THE EDGE TO HOLD THE GRATE, WHEN INSTALLED IN A BRICK SIDEWALK IT REQUIRES A FRAME TO BE INSTALLED TO HOLD THE GRATE IN PLACE.



PLAN VIEW

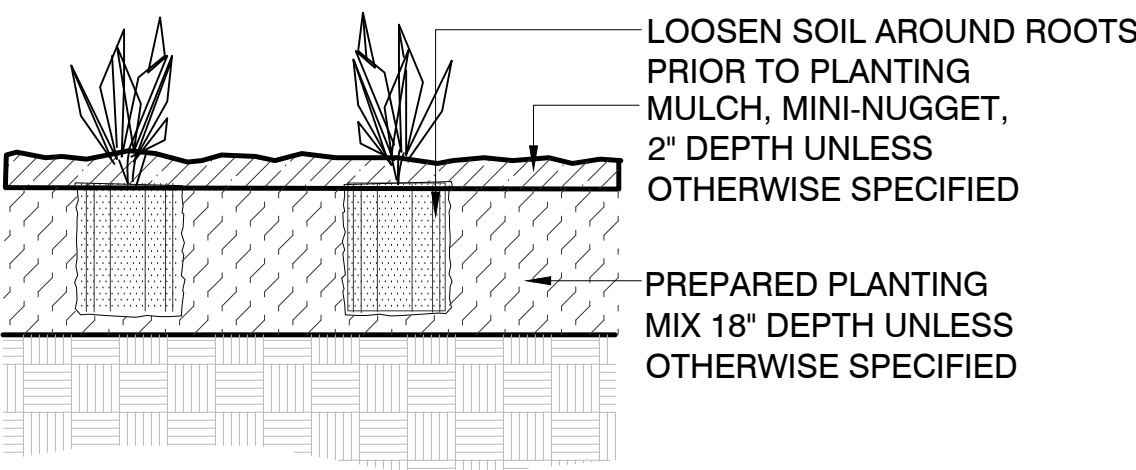
EXPANDABLE TREE GRATE
NEENAH MODEL R-8810
NOT TO SCALE

<http://www.nfco.com/literature/TreeGrateCatalog22/Avenue.pdf>

DATE: MARCH 2011 REVISED:	CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL	STDS FOR LANDSCAPING AND PRESERVATION OF EXISTING VEGETATION SECTION IV	FIGURE: IV-4A 134
EXPANDABLE TREE GRATE FOR NARROW RESIDENTIAL URBAN STREETS			

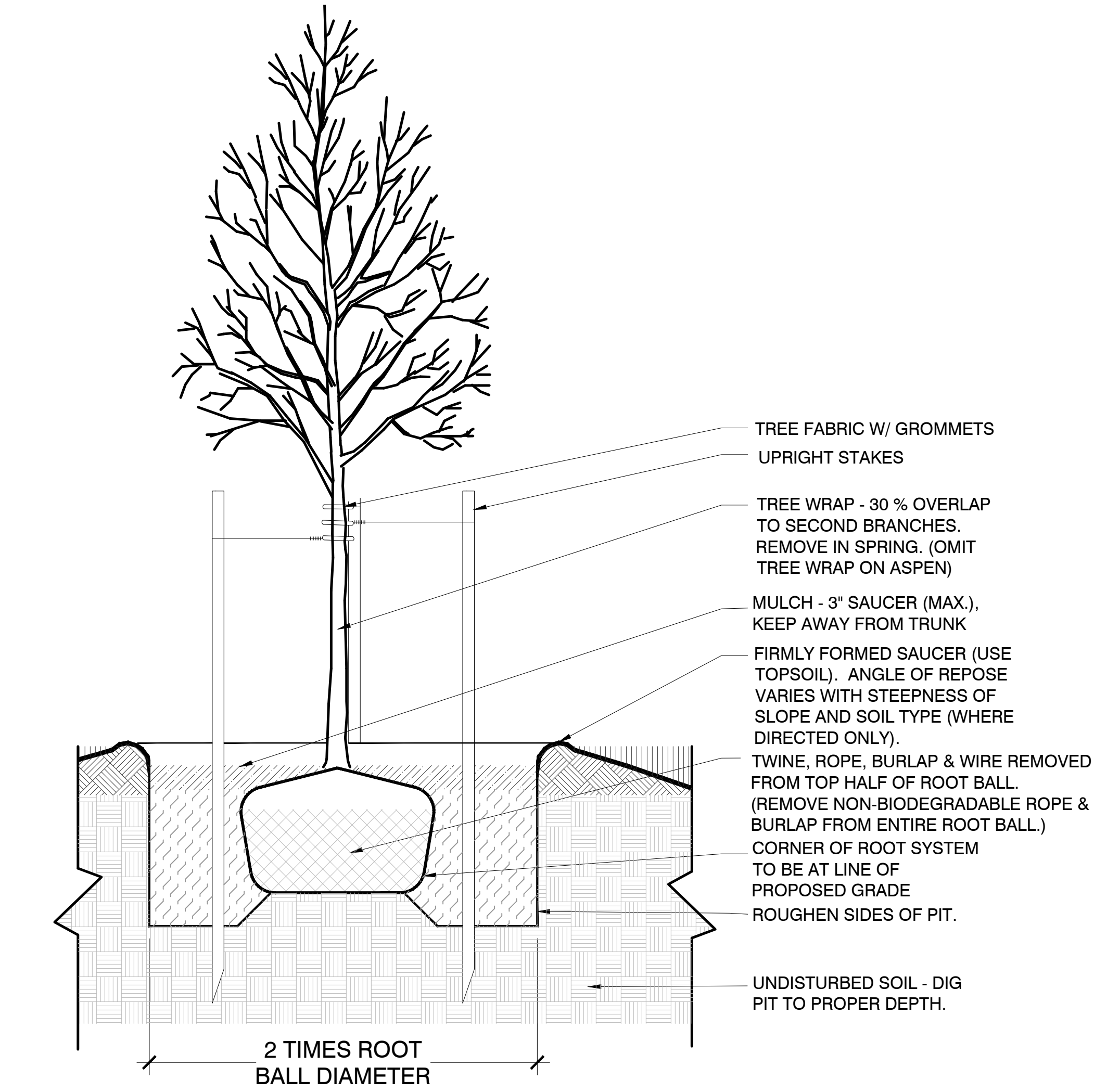
1 FLUSH TREE GRATE
1":1'-0"

9.1



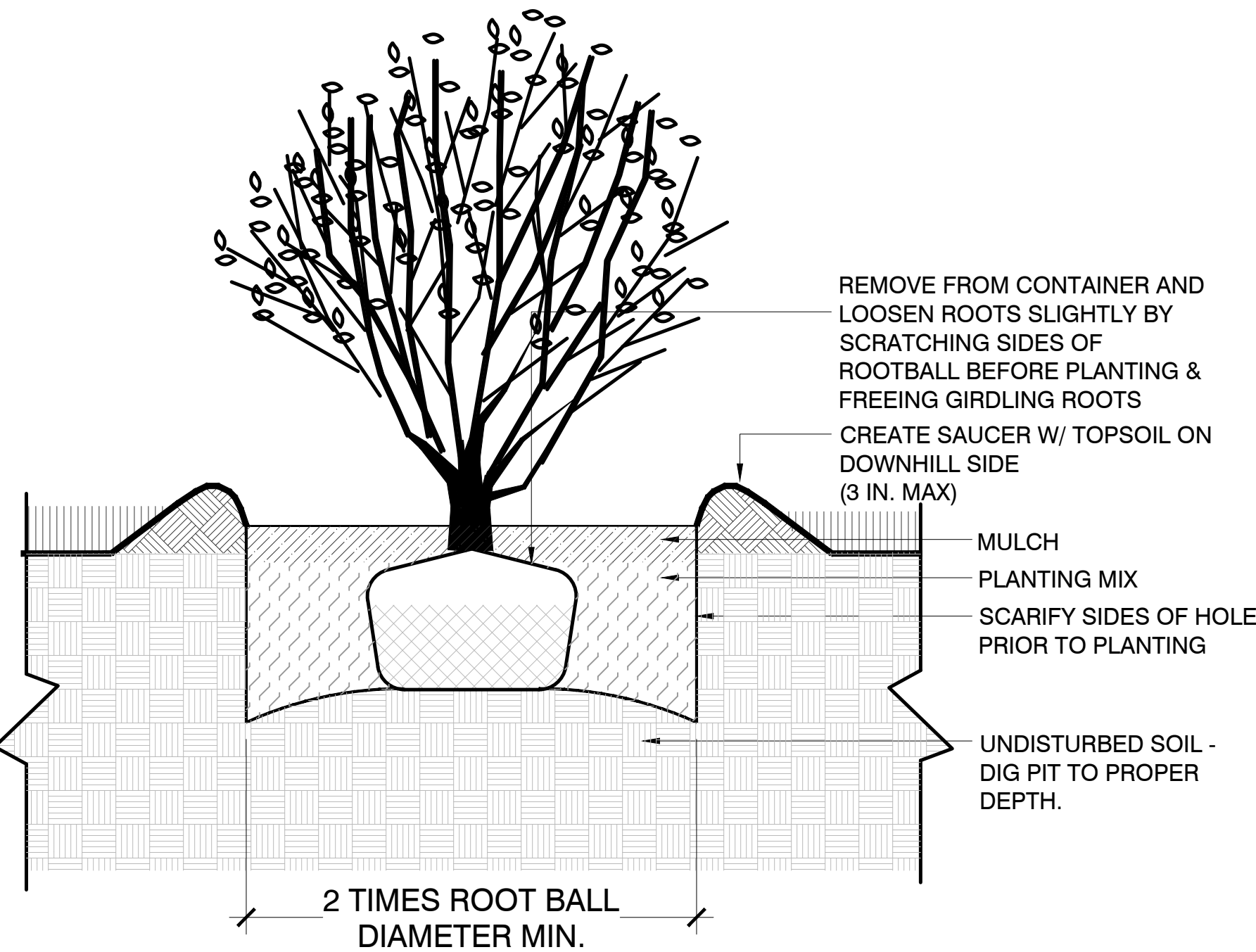
3 PERENNIAL & GRASS PLANTING
1":1'-0"

9.4



2 TREE PLANTING
1":1'-0"

9.2



4 SHRUB PLANTING
1":1'-0"

9.3

SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	6.0 RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
1.1 STONE PAVING	1/L3-00	6.1 STONE BOLLARD	4/L3-00
1.2 CRUSHED STONE	2/L3-00	SITE LIGHTING	
2.0 JOINTING		X.X NOT USED AT THIS TIME	X/XX-XX
X.X NOT USED AT THIS TIME	X/XX-XX	DRAINAGE	
3.0 STEPS		X.X NOT USED AT THIS TIME	X/XX-XX
X.X NOT USED AT THIS TIME	X/XX-XX	PLANTING AND LANDSCAPE	
4.0 SITE WALLS/ EMBANKMENTS		9.1 FLUSH TREE GRATE	1/L2-02
4.1 STONE CHEEK-WALL	5/L3-00	9.2 TREE PLANTING	2/L2-02
5.0 SITE FURNITURE		9.3 SHRUB PLANTING	4/L2-02
X.X NOT USED AT THIS TIME	X/XX-XX	9.4 PERENNIAL PLANTING	3/L2-02
		MISCELLANEOUS ELEMENTS	
		10.1 STONE EDGING	3/L3-00

SEAL

PROJECT TITLE

WINTER STREET TOWNHOMES
102 STATE STREET
PORTLAND, MAINE 04102

PREPARED FOR

NEWHEIGHT REDFERN, LLC
217 COMMERCIAL STREET
SUITE 205
PORTLAND, ME 04101

REVISIONS

DATE

ISSUE DATE

SITE PLAN REVIEW
DECEMBER 01, 2021

SHEET TITLE

LANDSCAPE
DETAILS

SHEET INFORMATION

L 3-01

NOT FOR CONSTRUCTION









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: February 11, 2022
RE: February 16, 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.

Note: This staff report was originally prepared for the January 19, 2022 Board meeting, but the agenda item was postponed.

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.
- Staff notes that this report was originally prepared for the January 19, 2022 Board meeting, but the item was removed because owners were unable to attend. Staff is hopeful the owners and contractor will have gathered additional information on their options.

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



HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
54 YORK STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: February 11, 2022
RE: February 16, 2022 **WORKSHOP – Preliminary Review of Proposed
Exterior Alterations - HPBR-001914-2022**

Address: 54 York Street

Applicants: Jay Hibbard, 54 York, LLC

Project Architect: Patrick Boothe & Josh Jacques, Caleb Johnson Studio

Historic Consultant: Scott Hanson, McRostie Historic Advisors, LLC

A sign announcing the Historic Preservation Board's meeting on February 16, 2022 was posted at the property on 2/3/2022. A legal ad was published in the Portland Press Herald on 2/4/22, and 231 notices were sent to neighboring property owners within 500 feet of the subject property.

Introduction

On behalf of owner Jay Hibbard of 54 York LLC, architects Patrick Boothe and Josh Jacques of Caleb Johnson Studio have requested a preliminary review of plans for the adaptive reuse of 54 York Street. This distinctive, two-story (three-story in the rear) brick manufacturing building was constructed in several phases beginning in 1874, at the corner of York and Maple Streets. It is a contributing building in the Waterfront Historic District, and is to be redeveloped into two commercial spaces and fourteen residential units with the assistance of historic tax credits. The change of use and major site plan review will go before the Planning Board this coming March.

Most prominently known as the McDonald Manufacturing Building, it housed a millwork and window factory until the late 1920's and was owned by the Rufus Deering Lumber Company for many years. Its most recent use was as the home for several years of the Baxter Academy, a Portland charter school. Unity College's plan to continue the use as an educational building did not materialize, and 54 York LLC acquired the building in 2021.

Mr. Hibbard worked with HP staff in 2021 to permit work to begin on the exterior masonry. Masonry preservation consultants had determined that the old and varied brick (some of it quite soft) needed to be stripped of the many coats of paint that had been applied over many decades, in order to adequately repair and make weatherproof the exterior walls.

The architects have submitted a summary description of the project as well as a set of drawings with photos and renderings of the building. The drawing set also includes the 1924 tax photo and exterior lighting plans that were developed for the site plan review. Staff includes with the packet additional photos of existing conditions, the 1992 architectural description (Portland Historic Resources Inventory,) an evaluation of the exterior masonry, and the site plan submitted for the site plan review.

Subject Property

Constructed in 1874, this manufacturing structure was at the end of the rail yard that lay on the south side of western York Street. Later bought by C.J. McDonald and Rufus Deering, it housed a wood sash and molding factory from 1888 to 1927.

The two-story brick building with a full, daylight lower level facing toward Commercial Street, shares a number of general characteristics with other commercial structures in the northwest corner of the Portland Waterfront Historic District, but this property has simple yet distinctive brick details. The area is generally characterized by warehouses and industrial buildings intermixed with residential structures that housed the employees of the various industries. Although the brick industrial buildings are fairly spartan, they were nonetheless designed with considerable attention to detail and proportion, and they contribute to the overall character of the district.

The rounded corner at York and Maple Streets is a distinctive feature. The form and architectural organization of the building are largely intact; they show evidence of long-ago additions on the southeast and northwest ends, and variations in the fenestration patterns possibly indicate loading openings. All of the windows and building entrances have been replaced over time.

The building was also painted, which distinguishes this property from others in its vicinity. Though there is not certainty about the original finish, a 2021 evaluation by Masonry Preservation Associates suggested that a whitewash-type of weatherproofing may have been applied at construction or soon thereafter. Now that much of the paint has been stripped, Mr. Hibbard reports that Pete Chavonelle of MPA thinks perhaps the brick was originally unpainted. (See Attachment 3.)

The lone, massive, square chimney, towering over York Street at the middle front of the building, is a distinctive feature that is currently unused. Rufus Deering Company applied to the Historic Preservation Board in 2013 to remove the chimney, but it was found to be a character-defining-feature and the application was denied. Staff also notes that two windows on the York Street face are directly in front of the chimney. The

existing windows have clear glass, and a black-painted panel behind the window.

In 2013 the Board also reviewed several changes to window and door openings, mostly on the rear (southeast, opposite York Street,) and southwest (opposite Maple Street) sides of the lower level. After a brief period when the lower level served as the lumber yard's kitchen and millwork showroom, further altered openings served the Baxter Academy during its tenancy.

Proposed Alterations

Please see the project description in the cover letter provided by the architects.

Staff notes on the Scope of Work:

- The existing aluminum windows at the building are all replacements; there are no original windows.
- Mr. Hibbard and Mr. Hanson have communicated with HP staff and with Mike Johnson of the Maine Historic Preservation Commission in reference to window choices and the historic tax credit application.
- Because the building was built in several phases, window types and configurations appear to have varied in the past. The proposed variety of windows reflects the building's evolution, and has resulted from the above-mentioned discussions about the documented history and appearance of the property. It is hoped that Mr. Hanson will either be present to speak about the window design, or provide a narrative.
- For the most part, new window openings and historic freight openings that have become windows are to be distinguished by having undivided glazing. One exception is the new window facing Maple Street that is proposed to take the place of the relocated egress door, which matches neighboring windows on the elevation.
- Plans call for relocating the egress door on the Maple Street elevation, and modifying the existing metal stairs. A new window is to be added in the former door location.
- On the rear (southeast, facing toward Commercial Street) elevation, openings for doors and windows appear to have been altered in the past, perhaps a number of times. The current proposal eliminates several masonry arches at existing openings, keeping only the easternmost arch with a triple rectangular window below it. The lower level space at the southeast corner is to house a commercial or retail tenant, while at the other end of the façade, away from Maple Street, the rooms will house amenities and service functions for the residential tenants.
- New window openings are also planned for the southwest side of the building, opposite Maple Street, which is the least visible of all sides.
- Staff has been informed by Mr. Hibbard that a staircase shown on the site plan is now going to be eliminated.
- It is unclear at this time how the wall in the recessed main entry on York Street will

be finished. It was a painted panel in a 2019 Google street view, which may be retained. The proposed elevation shows horizontal siding, but final details are to be determined.

- A lighting plan is included with the drawings, showing contemporary / industrial-styled hooded fixtures over the rear doors, several bollards in the interior alley on the side opposite Maple Street, and wall-washing fixtures aimed downward over the original part (closer to York Street) of the Maple Street elevation, including the fire escape stairs. It appears that the recessed entries facing York Street will be illuminated from the ground, within the recess.
- The existing rooftop mechanical units are to be removed. New proposed units are to be approximately 54” high above the roof surface, according to the applicants. Thus far, the architect believes the outdoor units will not be visible from the locations for which street views were prepared.

Staff Comments

The revitalization of this distinctive property is an important and exciting opportunity for the western part of the Waterfront Historic District. Staff expects that although more details may be needed for a final review and approval, the Board will be generally supportive of the proposed project. Because a tax credit application is being filed, the consultations with Mr. Hanson and the scrutiny of the plans by Maine Historic Preservation Commission and the National Park Service mean that considerable attention is being paid to the Standards for Alterations to Historic Buildings. Nonetheless, Board members should feel free to comment on the proposed plans and their consistency with the Standards.

Staff raises several comments and questions for consideration:

- A final determination will need to be made as to whether the exterior brick is to be repainted, or will require some alternate form of weatherproofing that is clear.
- There is no indication yet of a plan for signs to identify the building, or signs for commercial tenants.
- Staff believes it is possible that the proposed rooftop mechanicals may have some visibility from some street angles. The height of the proposed units is projected to be approximately 54” above the roof, and a limited number of street views were included with the preliminary plans. The Board may want to consider whether screening of some sort may be needed, and whether additional renderings are warranted.
- It is noted that the variety of window types seen on the elevations, designed in consideration of differentiation of new openings, freight openings, and later additions, makes for a somewhat irregular pattern of fenestration. It appears to be what is needed to satisfy the review standards; staff does not know whether alternate, more subtle ways of communicating the distinctions between the openings can be found, but it must be assumed that the consultant, the owner, the architect, and the state Preservation Commission reviewer have examined the options in some detail.

- A bank of electric meters is shown facing the northwest alley – a minimally visible location. Staff wonders whether other utilities, such as gas meters can be similarly tucked away.
- Staff encourages the Board to comment on the lighting plan, which is scrutinized also by the Planning Board for adherence to technical standards. For the HP Board's review particular attention might be appropriate for the design of fixtures and the proposal to partially light the wall facing Maple Street.
- It is unclear from the site plan whether any temporary parking or pull-off space is planned behind the building (southeast side,) off of Maple Street.

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

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (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.*
- (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 the architect
2. Drawings, photos, renderings
3. Preliminary assessment of masonry from Masonry Preservation Associates
4. Additional photos - existing conditions
5. Property description (1992 Historic Resources Inventory)

CALEB JOHNSON

STUDIO

2/1/2022

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

RE: 54 York Street
Application for Historic Preservation Board Major Projects Review

Ms. Andrews:

The owner of 54 York Street, a three story building within the Old Port Historic District, is proposing interior renovations to convert the building into 2 commercial units and 14 residential units. The building is formerly the McDonald Manufacturing Company, which we understand to be primarily in the business of wood milling.

The project intends to utilize historic tax credits and a historic consultant is on board to assist in the project predevelopment and design efforts.

We have provided preliminary design drawings including plans and elevations as well as 3D views and sight line studies from York and Maple Streets for the Board's consideration. New additions beyond the building volume are limited to a proposed elevator pop-up and mechanical equipment, all of which are not visible from the public way.

All current windows are not original. These windows will be replaced with period appropriate windows and detailing. Openings that were not originally windows (i.e. former hoistway openings or doors at upper floors primarily along York Street) are proposed to use non divided lites as a way to distinguish these openings. All other limited proposed new openings (primarily along the narrow space between building's on the south side) also follow this design logic.

We look forward to further questions and considerations with Staff and Board reviews.

Sincerely,

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

1 LIGHTING PLAN

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

PROPERTY LINE

Luminaire Schedule		Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
Qty	Label						
18	LOG RO-100 277-12-27K-8x8-ND	Ingrade Uplight Graze	Type EX-E	450	8.5	153	N.A.
11	L50-12-4-27-90-MULT-9X9	Tyov Graze Downlight	Type EX-A	367	4	44	B1-01-G0
3	LP corten 30K V01_B0065_louis	Flindt Bollard	Type EX-D	536	15	45	B0-01-G0
2	SOHO 57 38W 1	Marset Soho Sconce	Type EX-C	1051	16.23	32.46	N.A.

MOUNTED AT 16' ABOVE GRADE

MOUNTED AT 9'-6" A.F.F. TYPICAL.

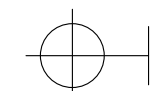
LIGHT FIXTURES INSTALLED IN GROUND UNDER ALCOVES THAT PRECEDE ENTRANCES. THESE LIGHTS WILL BE AIMED UPWARDS BUT ARE FULLY SHIELDED BY THE ARCHITECTURAL INTERIOR/EXTERIOR CORRIDOR

MOUNTED BELOW THE ROOF EAVE. 19" ABOVE SIDE WALK GRADE, TYPICAL.

EXTERIOR LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP / LIGHT SOURCE			INPUT WATTS	DIMMING	VOLT	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
			QTY	TYPE	CCT						
EX-A	WET RATED LINEAR DOWNLIGHT GRAZER ARM MOUNTED 12" OFF OF FACADE OF BUILDING, NARROWEST GRAZE OPTICS, ASYMMETRIC LOUVER	WALL	1	LED	2700K	4W	ELV	120-277V	ECOSENSE	L50-E-12-4-27-90-MULT-9X9 WMA1-SINGLE WMA1-CA-12	
EX-C	WALL MOUNTED GOOSENECK SCONCE, FINISH TBD	WALL	1	LED	2700K	36W	TRIAC/0-10V	120-277V	MARSET	SOHO A-[FINISH TBD]	
EX-D	32.5" EXTERIOR BOLLARD WITH 180 DEGREE OPTICS, CORTEN FINISH, TO BE CONFIRMED PRIOR TO ORDERING, 0-10V DIMMING, MOUNTING TBD	BOLLARD	1	LED	3000K	15W	0-10V	120-277V	LOUIS POULSEN	FLINDT BOLLARD 10000139069 [REQUEST 2700K]	
EX-E	INGRADE LINEAR GRAZER FOR USE AT YORK STREET ENTRANCES	INGRADE	1	LED	2700K	8.5W/FT	0-10V	120-277V	LUMENPULSE	LOG RO-100_277-12-27K-8x8-DIM	
GENERAL NOTES:											
A. DIMMING SYSTEM NOT YET SELECTED AND DIMMING PROTOCOL COULD CHANGE BASED ON CONTROL EQUIPMENT SELECTIONS.											
SPECIFIC NOTES:											
(1) CONFIRM LENGTHS IN FIELD PRIOR TO ORDERING											
(2) ELECTRICIAN TO SIZE DRIVER PER CONTROL PLANS AND LENGTHS ORDERED. REMOTE DRIVER TO DIM TO 1%											
(3) FIXTURE TO BE AIMED ONCE FURNISHINGS ARE IN PLACE											
(4) ORDER WITH 25% SPARE NARROW OPTICS											
(5) ELECTRICIAN TO CONFIRM DIMMER COMPATABILITY											

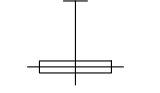
LIGHT FIXTURE SYMBOLS



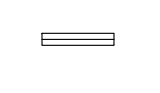
DECORATIVE WALL SCONCE



BOLLARD



LINEAR WALL MOUNTED DOWNLIGHT



INGRADE LINEAR UPLIGHT GRAZER

TYPE EX-A

OVERVIEW • SPECIFICATIONS • ORDERING

DATE	PROJECT	FIRM	TYPE

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES:

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO COLOR GR*** BL AM RD***	80+ Blank For Color	MULT (120-277V)

EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ***Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
2W	9" x 29"		158 lm/LF (519 lm/m)	79 lm/W
4W	9" x 29"		389 lm/LF (1277 lm/m)	97 lm/W
6W	9" x 29"		620 lm/LF (2035 lm/m)	103 lm/W
8W	9" x 29"		864 lm/LF (2833 lm/m)	108 lm/W
10W	9" x 29"		1048 lm/LF (3432 lm/m)	105 lm/W
12W	9" x 29"		1217 lm/LF (3990 lm/m)	101 lm/W

ALL LUMEN DATA IS FROM 4000K B0001 FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+
COLOR CONSISTENCY	2-STEP MACADAM ELLIPSE
LUMEN DEPRECIATION / RATED LIFE	WATTS L70 @ 25C L70 @ 50C L90 @ 25C L90 @ 50C *CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL	POWER CONSUMPTION	2W/LF (0.6W/M) 4W/LF (1.2W/M) 6W/LF (1.8W/M) 8W/LF (2.4W/M) 10W/LF (3.0W/M) 12W/LF (3.6W/M) * 3W/LF (0.9W/M) at 220V-277V
MAX FIXTURE RUN LENGTH	2W/LF 4W/LF 6W/LF 8W/LF 10W/LF 12W/LF	Max Run at 4" Max Run at 4" Max Run at 4" Max Run at 4" Max Run at 4" Max Run at 4"
POWER FACTOR	4W, 6W, 8W, 10W, 12W >0.9, 2W<0.9	
OPERATING VOLTAGE	MULTIVOLT: 110-277VAC, 50/60 Hz	
DRIVER	INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS	
STARTUP TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)	
OPERATING TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)	
STORAGE TEMPERATURE	-40°F TO 176°F (-40°C TO 80°C)	

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/rise for the most updated information.

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TYPE EX-A

OVERVIEW • SPECIFICATIONS • ORDERING

DATE	PROJECT	FIRM	TYPE

CONTROL DIMMING 110-277VAC, ELV TYPE 0.07%-100%, REVERSE PHASE, TRAILING EDGE
ETC control systems require 0-10V control using Ecosense LOCK. TROV will not work with ETC phase dimmers.

PHYSICAL DIMENSIONS HOUSING / LENS W1.6" x H 2" x L 12"/48" : (41.6mm x 50.8mm x 304.7mm/1201mm)
EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS, PLASTIC ENDCAPS RUBBER OVERMOLD FOR CABLE ASSEMBLY
WEIGHT 1.5LBS / 0.68KG (FT) 4.0LBS / 2.2KG (FT)
CONNECTORS INTEGRAL MALE / FEMALE CONNECTORS
ENVIRONMENT INDOOR • ETL CERTIFIED FOR DRY/DAMP LOCATIONS IP54
OUTDOOR • ETL CERTIFIED FOR WET LOCATIONS IP66
BEAM ANGLE IMPACT RATED TO IK10
MOUNTING OPTIONS Not intended to be used in water feature locations such as waterfalls, fountains, etc.
GRAZING, WASHING, COVE, ASYMMETRIC, LINE OF LIGHT
INTEGRAL MOUNTING AND ADJUSTABLE AIMING FROM 0°-180° IN 15° INCREMENTS

FIXTURE RATING & CERTIFICATIONS	CE, ETL CERTIFIED RoHS COMPLIANT ENERGY STAR COMPLIANT RCM CERTIFIED	CE UL RoHS ENERGY STAR Title 24 JAB-2016 *90 CRI models only
---------------------------------	---	--

LIMITED WARRANTY 5 YEARS

WIRING OPTIONS (MVOLTS): 110-277VAC
Power Cable Assembly, TROV, Leader/Jumper, 10 foot CBL-3P-L-UNV-10"
Power Cable Assembly, TROV, Leader/Jumper, 50 foot CBL-3P-L-UNV-50"
Power Cable Assembly, TROV, Jumper, 5 foot CBL-3P-L-UNV-05"
Power Cable Assembly, TROV, Jumper, 1 foot CBL-3P-L-UNV-01"
Power Cable Assembly, TROV, Adjustable Jumper, 0" to 7" CBL-3P-L-UNV-ADJ
Power Cable Assembly, TROV, Male and Female terminator caps CBL-3P-L-UNV-CAPS
*Two (2) terminators are included with the 10' and 50' power cable. One Leader need per circuit/fixture/run. Cables are not plenum rated.
** If using the 5' or 1' power cable assembly as a leader to power a run one set of CBL-3P-L-UNV-CAPS will also be need per cable.

0-10V CONTROL OPTIONS
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with Elv dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Mounting
Mounting Track and Clips Set, 48 Inch Track, 8 Clips MNT-L-TRKCLIP-48 48" track and clips set will work with one 48" fixture or four 12" fixtures.
Mounting Track and Clips Set, 12 Inch Track, 2 Clips MNT-L-TRKCLIP-12 12" track will not work with 48" fixtures. (FOR INTERIOR USE ONLY)
Mounting Track Clip, TROV, Set of 2 MNT-L-CLIP Clips needed = 1 set of 2 and 48" fixture needs 2 sets of 2.
90 Degree L bracket, TROV, Set of 2 MNT-L-LBKT L-Brackets needed = 12" fixtures need 1 set of 2 and 48" fixture needs 1 set of 2.
Angle Locking Clip, TROV, Pack of 10 MNT-L-ANGLOCK Angle Locks needed = 12" fixtures need 1 and 48" fixtures need 2.
(Must order separately)
Mounting, Fine Adjustment Bracket, TROV MNT-L-FAB Fine Adjustment Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment Bracket is highly recommended for Grazing Optics
Mounting, Fine Adjustment L-Bracket, TROV MNT-L-LFAB Fine Adjustment L-Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment L-Bracket is recommended for Asymmetric Optics when aiming is needed.

Snap-on Lenses

Snap-on Lens, Frosted, 12 inch, L50 LENS-L50-FROST-12
Snap-on Lens, Frosted, 48 inch, L50 LENS-L50-FROST-48
Snap-on Lens, Clear, 12 inch, L50 LENS-L50-CLEAR-12
Snap-on Lens, Clear, 48 inch, L50 LENS-L50-CLEAR-48

Wall Mount Arm
Wall Mount Arm, 6 inch, TROV WMA-L-CA-06
Wall Mount Arm, 12 inch, TROV WMA-L-CA-12
Wall Mount Arm, 18 inch, TROV WMA-L-CA-18
Wall Mount Arm, 24 inch, TROV WMA-L-CA-24
Wall Mount Arm End Plate Set, TROV, Includes Left and Right WMA-L-END
Wall Mount Arm Joiner Plate, TROV WMA-L-JNR

Louvers
Louver, Asymmetric, 12 inch, L50 LV-L50-ASYM-12
Louver, Asymmetric, 48 inch, L50 LV-L50-ASYM-48
Louver, Symmetric, 12 inch, L50 LV-L50-SYM-12
Louver, Symmetric, 48 inch, L50 LV-L50-SYM-48
Louver, Honeycomb, 12 inch, L50 LV-L50-HCOMB-12
Louver, Honeycomb, 48 inch, L50 LV-L50-HCOMB-48

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TYPE EX-A

OVERVIEW • SPECIFICATIONS

DATE	PROJECT	FIRM	TYPE

TROV SINGLE MOUNTING PLATES ARE USED TO HOLD ONE 12" FIXTURE WITH ONE ARM. THEY ARE IDEAL FOR INDIVIDUALLY MOUNTING 12" FIXTURES OR FOR JOINING 12" FIXTURES ALONG A CURVED WALL. THEY ALLOW FOR INDIVIDUAL POWER CONNECTIONS TO A JUNCTION BOX FOR EACH FIXTURE. A PASS THROUGH HOLE CAN BE DRILLED IN THE SIDE FOR CONTINUOUS POWER CONNECTIONS.

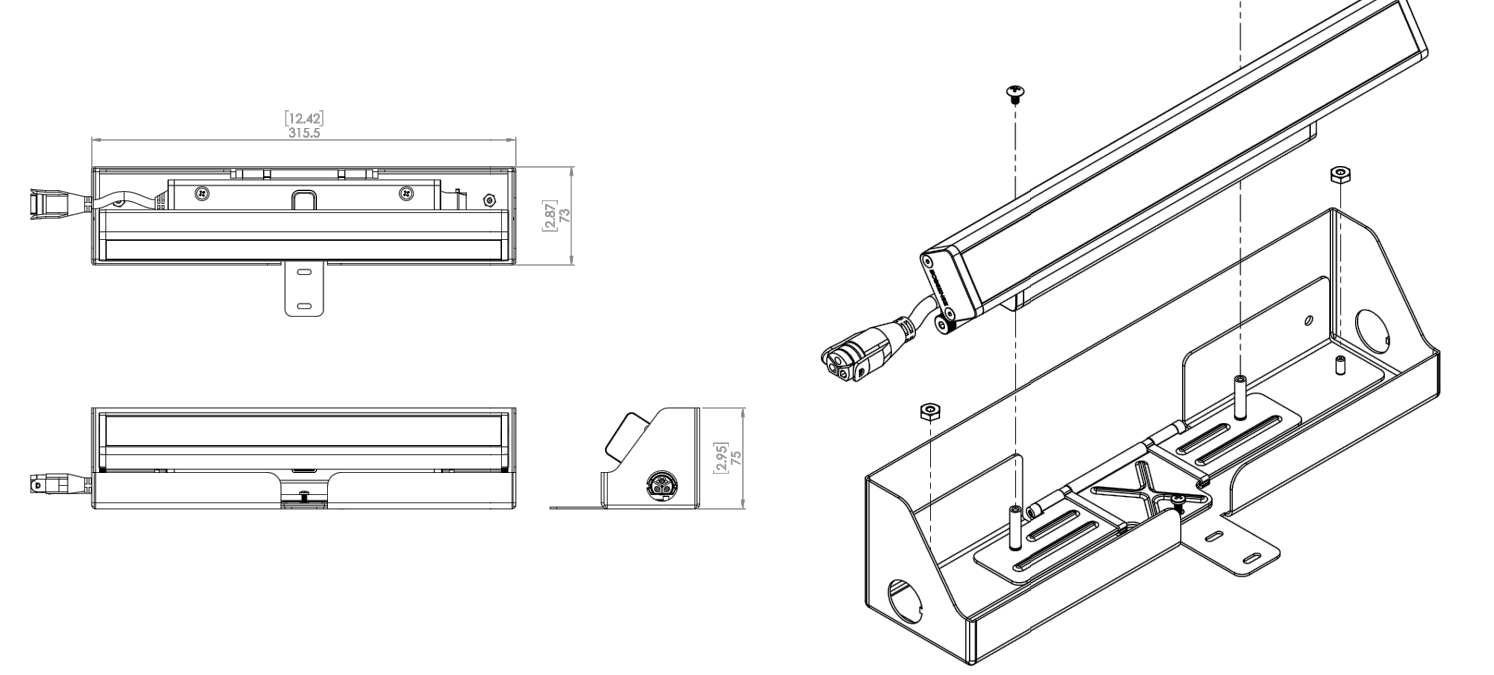
FEATURES:

- COMPATIBLE WITH L35 AND L50 SERIES FIXTURES
- AVAILABLE IN 6", 12", 18" AND 24" LENGTHS
- MOUNTS TO ALL COMMON JUNCTION BOXES
- NO VISIBLE MOUNTING HARDWARE OR LEADER CABLE

PHYSICAL	DIMENSIONS MATERIAL	W 12.42" x H 2.87" x L 2.95" : (315.8mm x 73mm x 75mm) ARMS AND CANOPY: PAINTED SILVER
----------	---------------------	---

SINGLE WALL MOUNT ARM FOR L35 AND L50

For continuous end-to-end row mounting, order one jumper cable, CBL-3P-L-UNV-01, per connection.



ORDERING

PART NUMBER	DESCRIPTION
WMA-L-CA-06	6 INCH WALL MOUNT ARM
WMA-L-CA-12	12 INCH WALL MOUNT ARM
WMA-L-CA-18	18 INCH WALL MOUNT ARM
WMA-L-CA-24	24 INCH WALL MOUNT ARM
WMA-L-SINGLE*	WALL MOUNT ARM SINGLE PLATE

*ONE MNT-L-FAB IS REQUIRED PER SINGLE PLATE AND IS INCLUDED WITH IT.

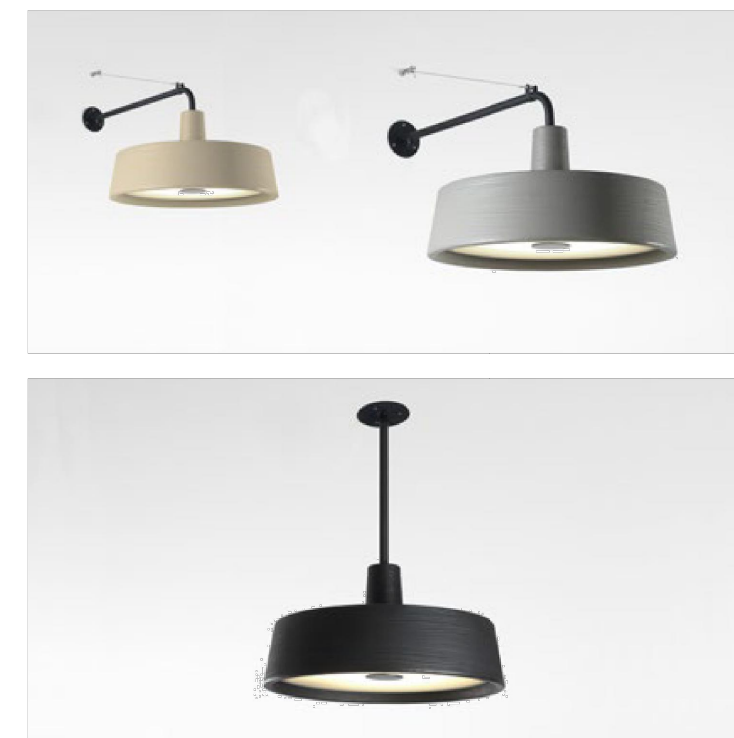
LIMITED WARRANTY	5 YEARS
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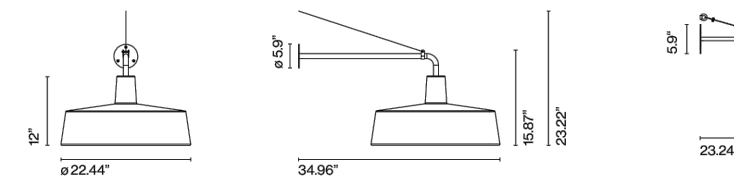
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TYPE EX-C

Soho Joan Gaspar



Soho A

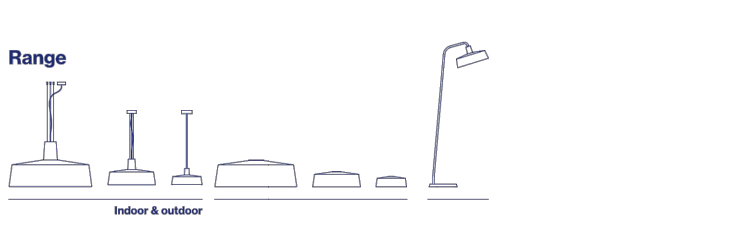


The striking, industrial shapes in the Soho collection are reminiscent of the lamps that were traditionally used in markets and taverns, but they contrast through the use of thoroughly contemporary materials and textures.

Soho A / Soho C Fixed Stem
LED SMD 30W 700mA
2700K CR180
Source lumens 2080lm (included)
* 3000K on request
Dual dimming driver. Triac (120V only) or 0-10V (120-277V)
Suitable for wet locations
Dimmable
UL US

Soho 38 A
LED SMD 16W 700mA 2700K CR180
Source lumens 1050lm (included)
Triac phase control dimmer 0-10V (00-130V)
Black electrical cord.

Download Assembly Instructions
Download Photometric Data
Download 2D
Download 3D



WARNING: California Proposition 65 Warning for California Consumers. This product can expose you to chemicals including wood dust and lead which are known to the State of California to cause cancer or birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

marsetusa@marset.com
www.marset.com

TYPE EX-D

Flindt Bollard

Project name: _____

Project type: _____

Notes: _____

Design

Christian Flindt

Product description

Beautifully crafted slender post with a curved surface that is gently illuminated. Top section conceals downward facing LEDs that are positioned for wide distribution. Two horizontal connection lines underline the three paths of the bollard. A facet increases the visibility of the connection lines. Available in two heights, 43.3 IN and 31.5 IN. Available in three different mounting methods: with an 11 inch base plate and visible anchor bolts, with internally hidden anchor bolts, or direct burial in soil or gravel. Part of a family.

Variant options

Dimension	Color	Mounting	Light source	Lumen	Voltage frequency
31.5 IN 43.3 IN	● Corten color ● Natural paint aluminum	POST W/ANCHORAGE UNIT POST W/BASE PLATE POST W/DIRECT BURIAL	15W LED3000K 15W LED3000K	506 548 578 591	120-277/60-42

Specification notes

a. Direct burial mounting only available with 43.3" size.

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TYPE EX-D

2/3

Flindt Bollard

Light description

The luminaire provides a non-glaring wide characteristic asymmetric and functional illumination. The design of the cut-out creates a reflector part which is gradually illuminated to emphasize the depth in the luminaire. The cut-out reflector and precise location of the LED's provides an wing-shaped light pattern on the ground. A white highly reflective material around the LED's ensure a wide distribution of light and high efficiency. The cut-out reflector part can be adjusted ± 15° after installation to fine tune alignment of several luminaires and light distribution. Standard CCT in 3000K or 4000K, controlled by electronic dimmable driver.

Mounting

Top section housing holds driver and LED's connected with quick-disconnect plug for easy servicing. Terminal block is located in the reflector section. Thru wiring approved. Supplied with IP68 (water-tight) glands to seal mid-section for pass thru wiring. Mounted to a concrete base with (4) anchor bolts on a ball circle of 6.5 inches.

Information

Electrical:
System Voltage: 150V
LED Wattage: 15W
Delivered lumens: 530-601 lm
Efficiency: 36.7-38.4 lm/W
Certification:
cULus, Wet Location
Protection class: IP68
IK class: IK10
SLO Rating: SLO L2-G1
Controllability: 0-10V Dimming
Min. Max. Ambient Temp.: -40°C to +70°C
Color Rendering: Ra80

Other functions

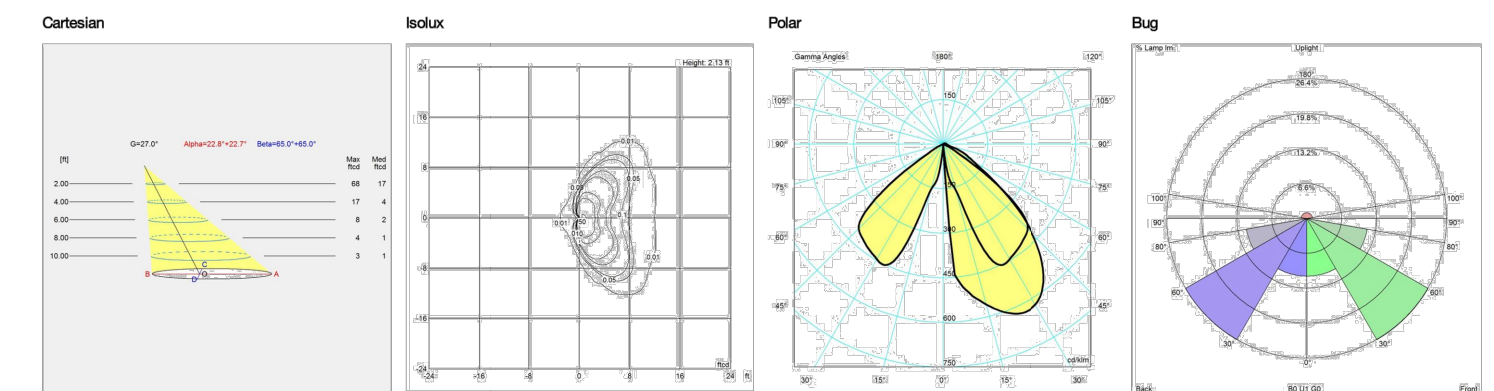
Alternative mounting options include an 11" base plate, a hidden anchor base or for direct burial. LED is 2700K or 3000K. Anchor LED available for sea lante resting areas. Custom finishes. Custom pole heights. Alternative dimming controls, including wireless systems.

Voltage

120-277/60-42

Light distribution diagrams

For the full data set on all variants, see louispoulsen.com.



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calebjohnsonstudio.com

54 YORK STREET RESIDENCES
54 YORK STREET PORTLAND ME 04101
JAY HIBBARD
SJS PROJECT LEAD:
DATE OF ISSUE:
12/29/2021
PROJECT STATUS:
DESIGN DEVELOPMENT

SITE LIGHTING PLAN
CUTSHEETS PAGE 1
SLP-02

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

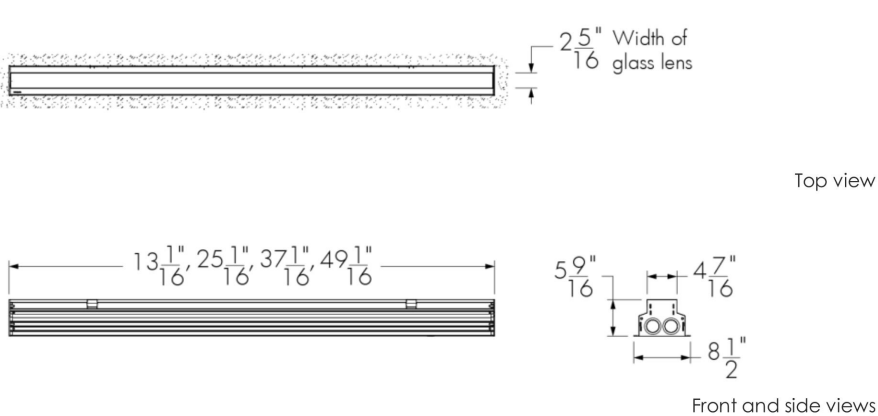
TYPE EX-E

lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Top view

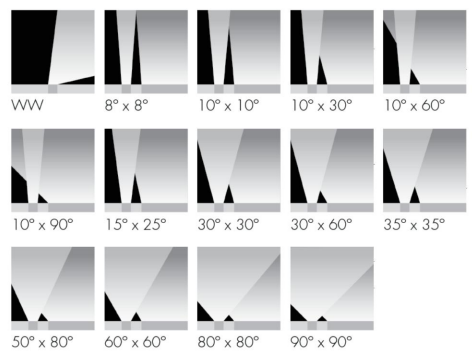
Front and side views

Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3634	10,795
8"x8"	4512	59,238
10"x10"	4410	33,872
10"x30"	4586	25,296
10"x60"	3876	12,062
10"x90"	4077	6927
15"x25"	4346	19,773
30"x30"	4730	16,886
30"x60"	4035	5317
35"x35"	4612	11,616
50"x80"	4656	3904
60"x60"	3868	3368
80"x80"	4548	2992
90"x90"	4070	2132

Based on 40K full output, 4ft [1219mm] DMX/RDM configuration.
2.3° factory-set tilt setting for WWV optic, 0° tilt setting for all other optics.
Photometric performance is measured in compliance with EISA NA (M-79)08.

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grating, and linear wayfinding. An innovative, plug-and-play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second-generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Features

Construction

Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete

Color and Color Temperature

2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue

Length (nominal)

12 in, 24 in, 36 in, 48 in

Optics

Asymmetric wallwash, 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 15" x 25", 30" x 30", 30" x 60", 35" x 35", 50" x 80", 60" x 60", 80" x 80", 90" x 90"

Tilt Setting (factory set)

0 degrees, 2.5 degrees, 5 degrees, 20 degrees

Optical Option

Internal louver

Options

Anti-slip lens, CE (certification covers European Economic Area)

Power Consumption

5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (R0 version), 15.25 W/ft (HO version), typically 20% higher for 12 in fixture lengths

Warranty

5-year limited warranty

Performance

Maximum Delivered Output

4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)

lumenpulse™

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info@lumenpulse.com
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SA - R22

TYPE EX-E

lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

Colors and Color Temperatures

2200K 2700K 3000K 3500K 4000K

Red Green Blue

Controls

ON/OFF 0-10V DALI

lumen talk DMXRdm EcoSystem Enabled

Ratings

IP68 IK10

Certifications

UL CE RoHS REACH

Maximum Delivered Intensity

59,238 cd at nadir (48 in fixture, 4000K, 8" x 8", 0° tilt setting, DMX/RDM)

illuminance at Distance

Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8" x 8", 0° tilt setting, DMX/RDM)

Color Consistency

2 SDCM, 3 SDCM (2200K)

Color Rendering

Minimum CRI 80

Lumen Maintenance

L70 280,000 hrs, L95 35,000 hrs

Physical

Optical Chamber Material

Aluminum

Blockout Material

Polymer recycled PVC reinforced with a stainless steel frame

Trim Material

Anodized aluminum

Lens Material

Tempered glass

End Cap Material

Die cast aluminum

Hardware Material

Stainless steel

Weight

12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs

Electrical and control

Voltage

120 to 277 volts

Fixture Cable

Power and data in one cable

Leader Cable Conductor

5C #16-5

Connectors

IP68 push-lock

Control

On/Off control, Lumentak, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled

Resolution (DMX/RDM)

Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature

-40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature

-13 °F to 122 °F

Operating Temperature

-40 °F to 122 °F

Ingress Protection Rating

IP68 rated for up to 1 ft, not suitable for permanent immersion applications

Impact Resistance Rating

IK10

Accessories (order separately)

Cables

Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable

Electrical Accessories

Lumenfacade Inground Junction Box

Control Boxes

DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration)

Control Systems

Lumentone™ 2, Pharos® kit

Diagnostic and Addressing Tools

LumenID, LumentakID

lumenpulse™

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SA - R22

TYPE EX-E

lumenfacade
Inground
LOI

WHITE AND STATIC COLORS

How to order

Housing (1) (H)	Voltage	Length	Color and Color Temperature (H)	Optics	Tilt Setting (1) (H)	Optical Option	Control	Options
LOI ASHRAE Lumenfacade™ Inground, 5 W/ft ASHRAE compliant (H)	120/277 120-277 volts	12 13 1/16 in (73.3 kg) (H)	22K 2200K	WW Asymmetric Wallwash (H)	150 0 degrees	INTL Internal louvers (1) (H)	NO On/Off control	ASL Anti-slip lens
LOI R0 Lumenfacade™ Inground, Regular Output, 8.5 W/ft		24 25 1/16 in (15.3 lbs)	27K 2700K	8x8 8" x 8" (H)	152.5 2.5 degrees		L1 Lumentak (1) (H)	CE Certification covers European Economic Area (1) (H)
LOI HO Lumenfacade™ Inground, High Output, 15.25 W/ft		24 25 1/16 in (15.4 lbs)	30K 3000K	10x10 10" x 10" (H)	155 5 degrees		DIM 0-10V dimming	
		36 37 1/16 in (21.4 lbs)	35K 3500K	10x30 10" x 30" (H)	1520 20 degrees		DALI DALI dimming	
		48 49 1/16 in (27 lbs)	40K 4000K	10x60 10" x 60" (H)			E1 Lutron® EcoSystem® Enabled dimming	
			80 Red (H)	10x90 10" x 90" (H)			DMX/RDM DMX/RDM enabled (1) (H)	
			GR Green (H)	11x25 11" x 25" (H)				
			BL Blue (H)	30x30 30" x 30"				
				30x40 30" x 40"				
				30x60 30" x 60"				
				30x90 30" x 90"				
				40x60 40" x 60"				
				80x80 80" x 80"				
				90x90 90" x 90"				

Notes:
1. Lumenfacade Inground fixture includes one optical chamber (LOC), one power and control box (PACBOX) and one recessed blockout (RBO). The LOC, PACBOX and RBO are provided according to the output/color, length and control configuration.
2. ASHRAE version not available for 12 in fixture lengths.
3. Consult the installation instructions to general aspects of the fixture installation.
4. Power consumption is typically 20% higher for 12 in fixture lengths.
5. Consult factory for availability of cable, keypad, R0, R0C and HO-CE.
6. Static colors made to order 8-12 weeks.
7. All, black, black, black, black, black and new distributors come with a half-tradition to bring light low on the wall for grating applications. Clear lens also available, consult factory.
8. For best results use with HO fixtures of a 1/2 in setback from surface. Consult factory for application support.
9. Do not specify a tilt setting for the asymmetric wallwash option. The asymmetric wallwash optic is factory set with a 2.5 degree tilt.
10. If settings a factory set and cannot be adjusted in the field.
11. The addition of an internal louver will affect beam distribution. Consult factory for application support.
12. A Lumentone 2 (L1) and Lumentak (L1) must be specified for Lumentak applications. Consult Lumentone 2 and Lumentak pages and specification sheet for details.
13. A control box (CBOX) and Lumentak (L1) must be specified.
14. Consult European specification sheet and installation instructions for CE rating information.

lumenpulse™

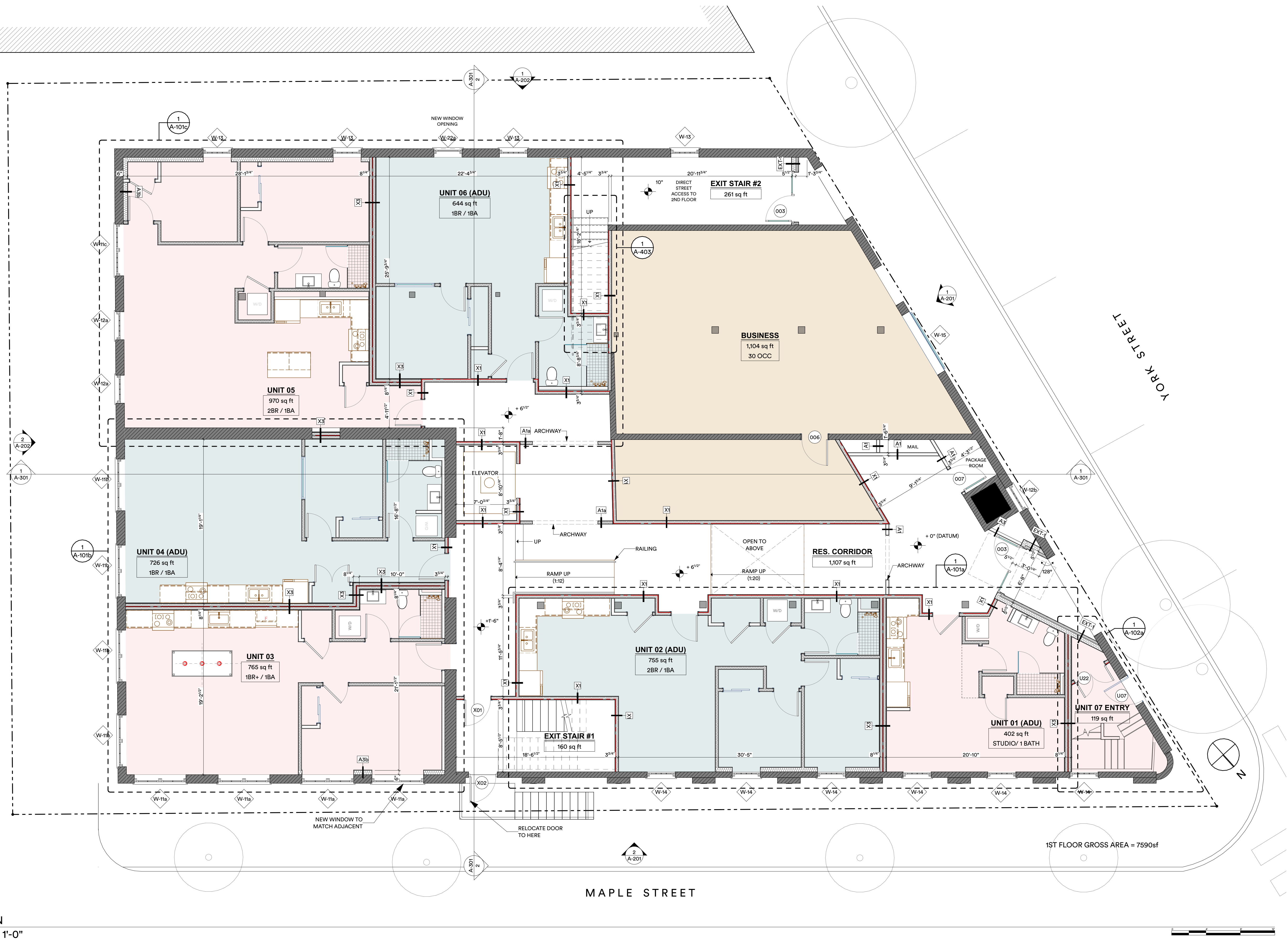
1220 Marie-Victorin Blvd., Longueuil, QC J4G 3H9 CA
info@lumenpulse.com
www.lumenpulse.com

T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 | F 514.937.6289
www.lumenpulse.com/products/240

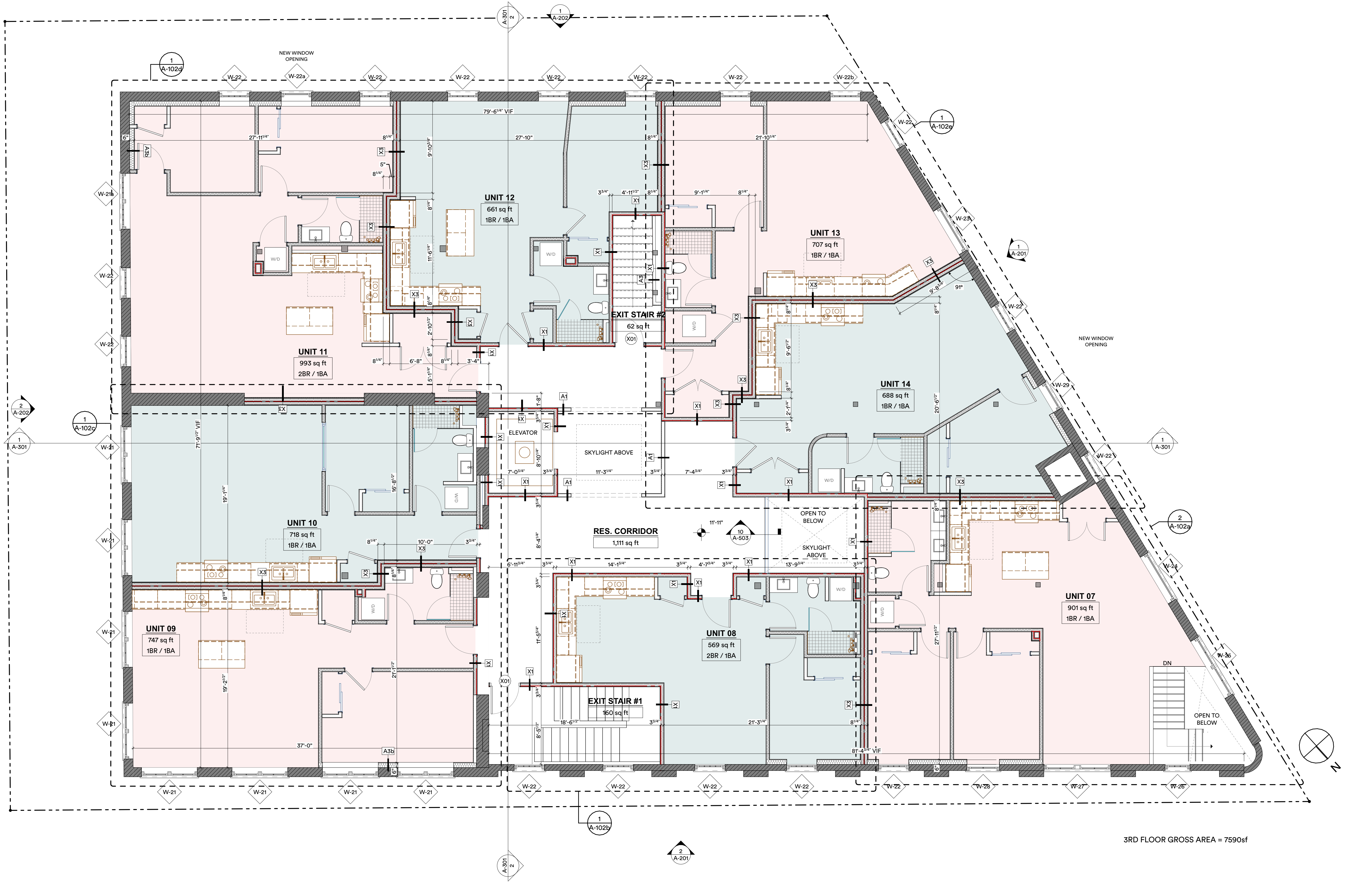
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SA - R22



1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

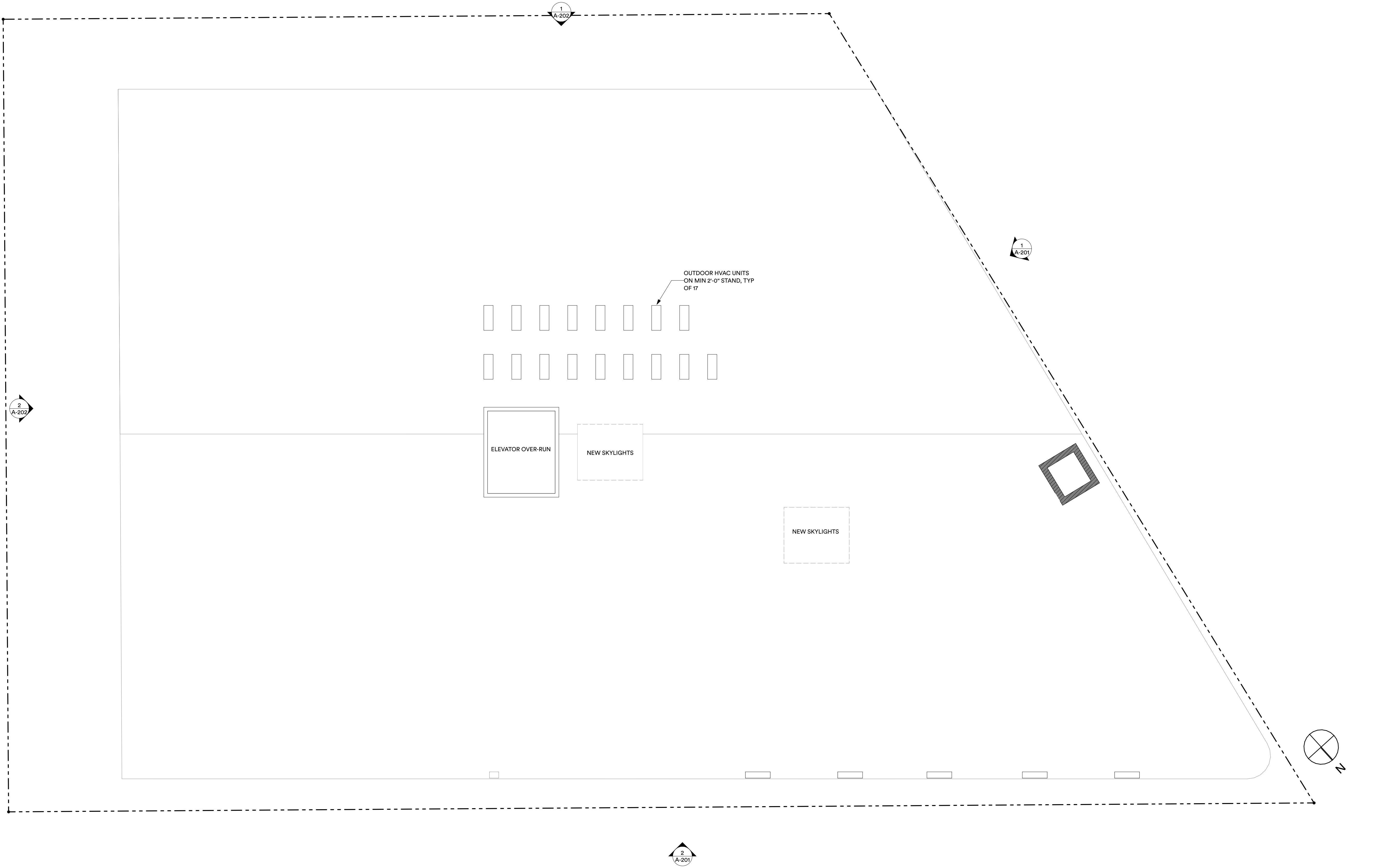


1 2ND FLOOR PLAN
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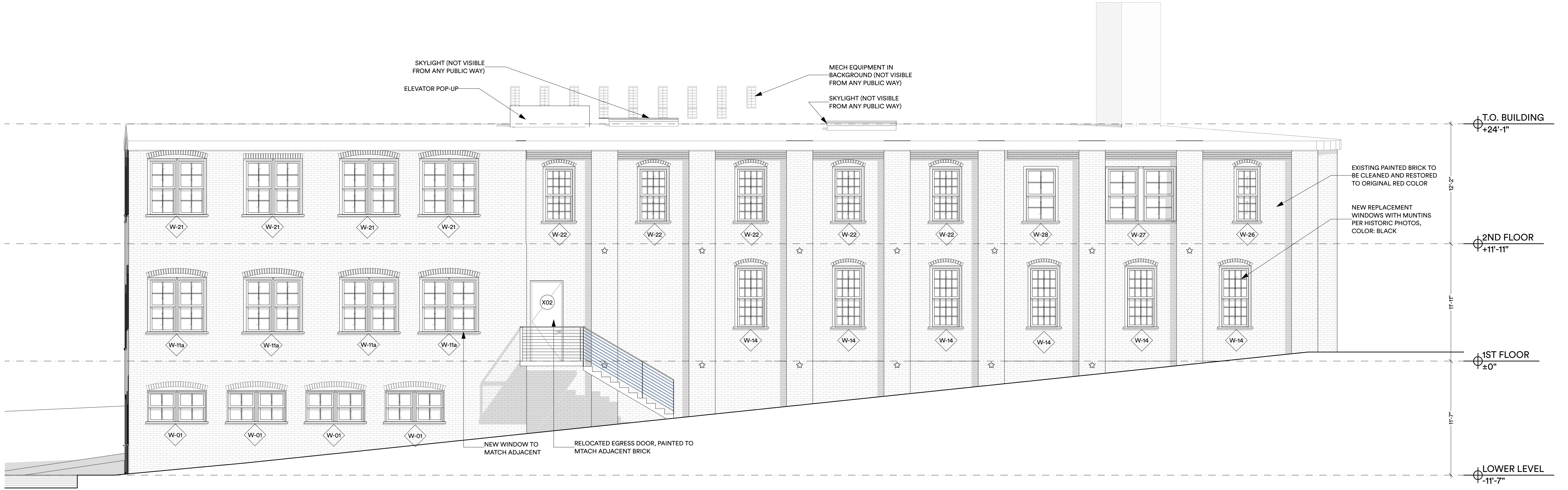


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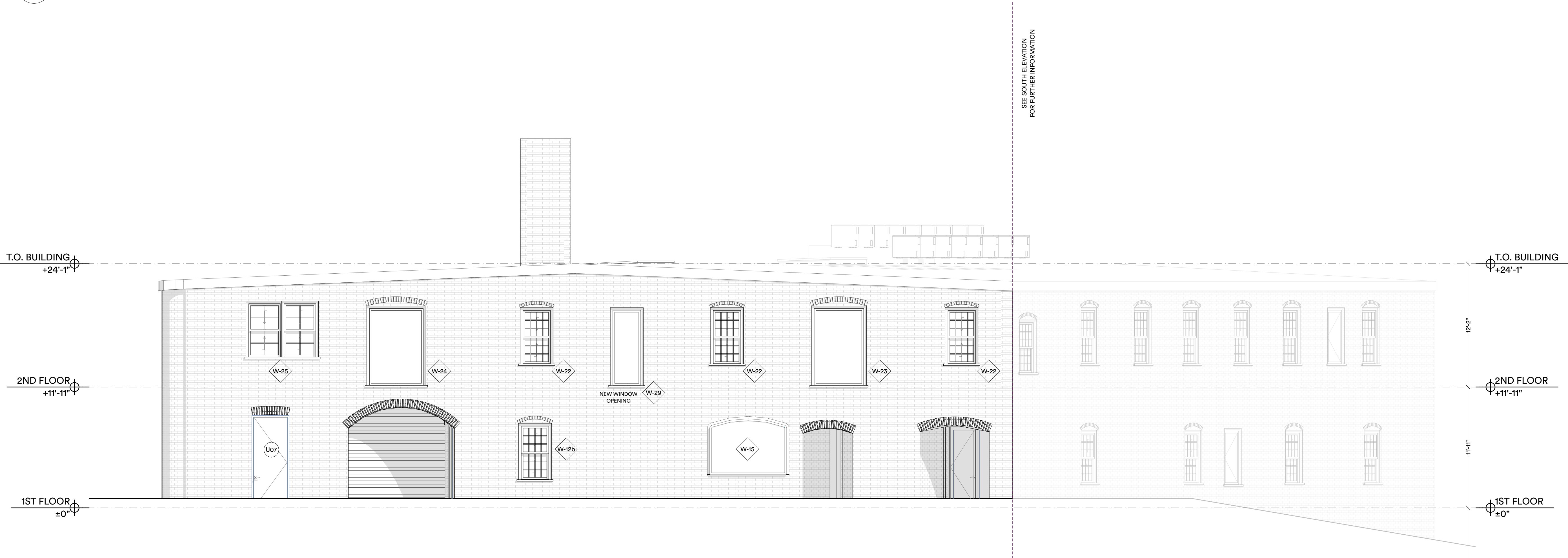
ROOF PLAN
SCALE: 3/16" = 1'-0"



BIMcloud: bimserver25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/54 York Street_Curret 20211020



2 NORTH ELEVATION (MAPLE STREET)



1 WEST ELEVATION (YORK STREET)

CHANGES THIS ISSUE:	
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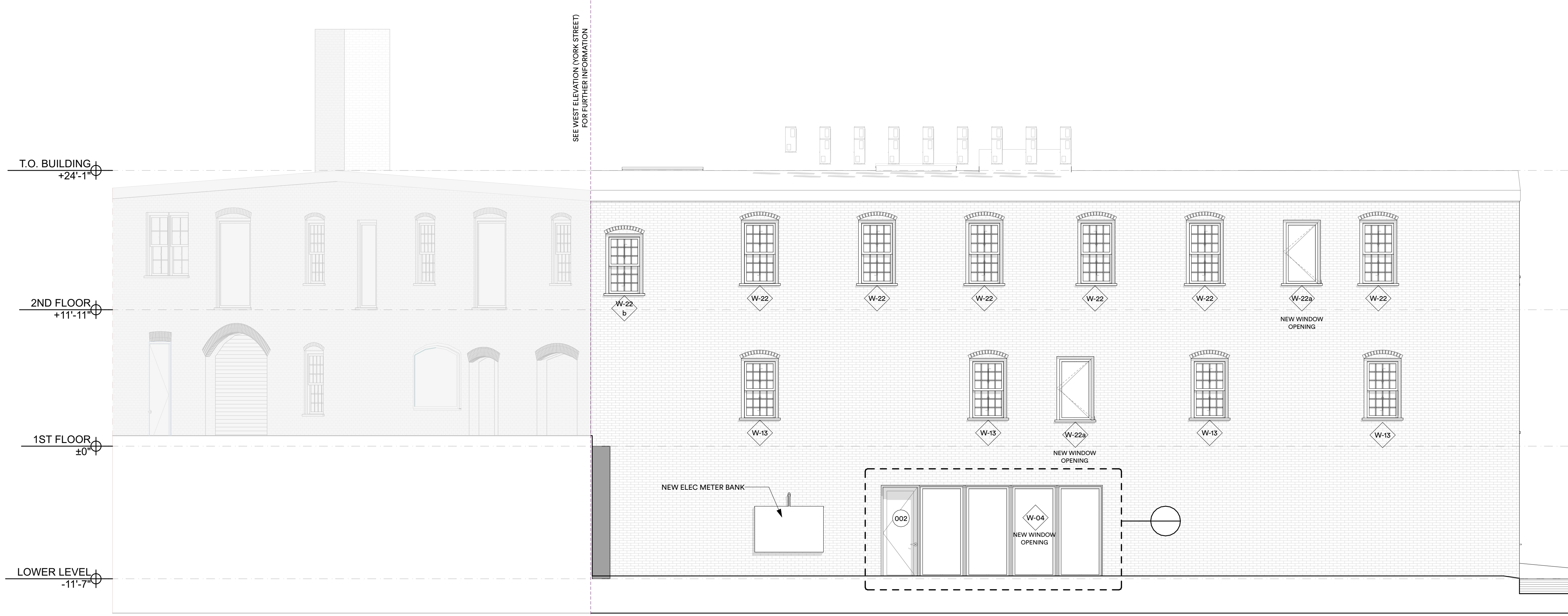
SUBMISSIONS:	
ISSUE	DATE

CONSULTANT:	

CJS PROJECT LEAD:	
J/J / RB	DATE OF ISSUE:
	2/2/22
PROJECT STATUS:	
	DESIGN DEVELOPMENT

BIMcloud: bimserver25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/54 York Street_Curret 20211020

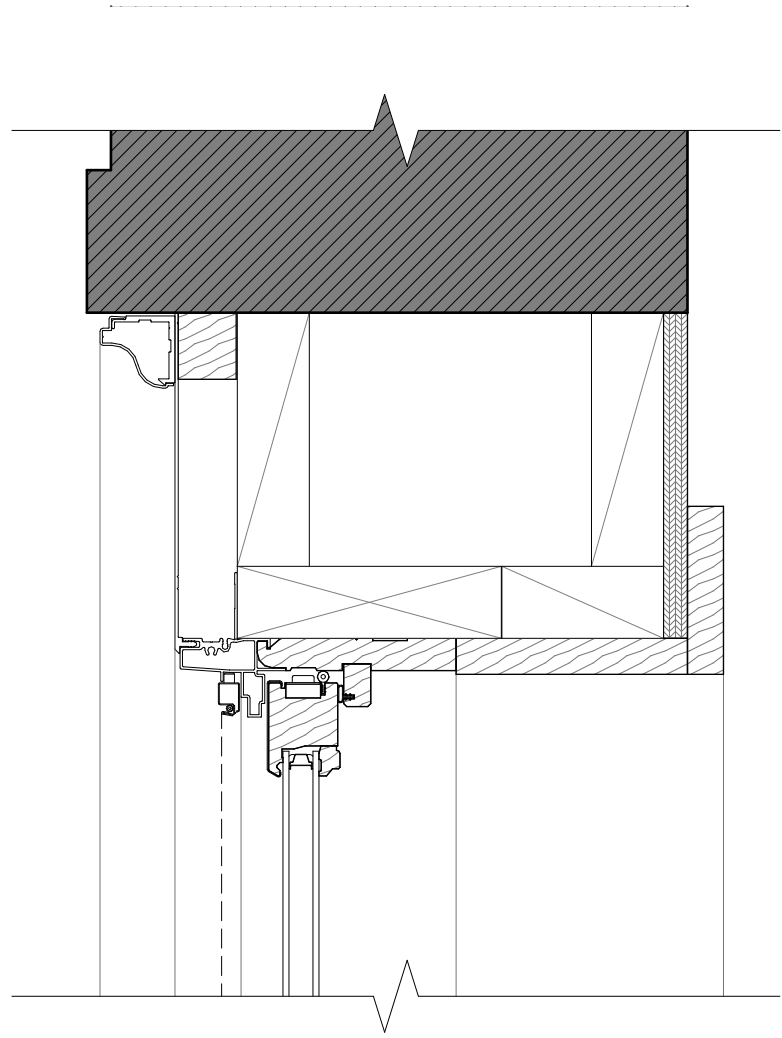
1 SOUTH ELEVATION



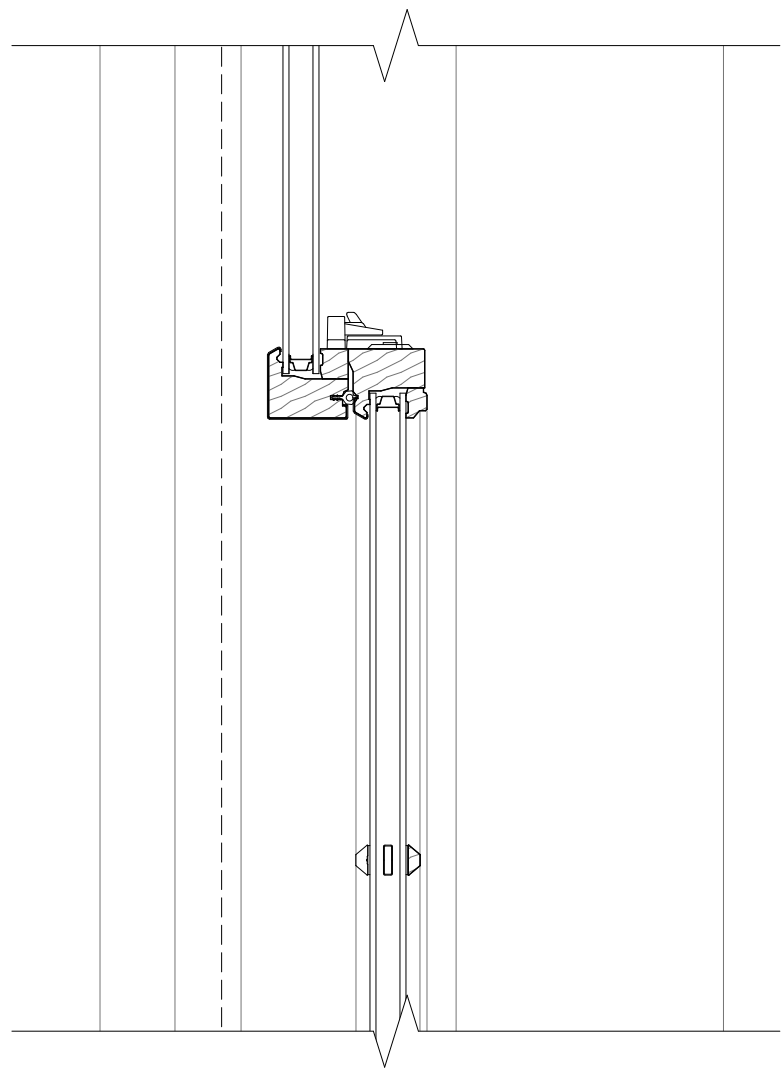
2 EAST ELEVATION



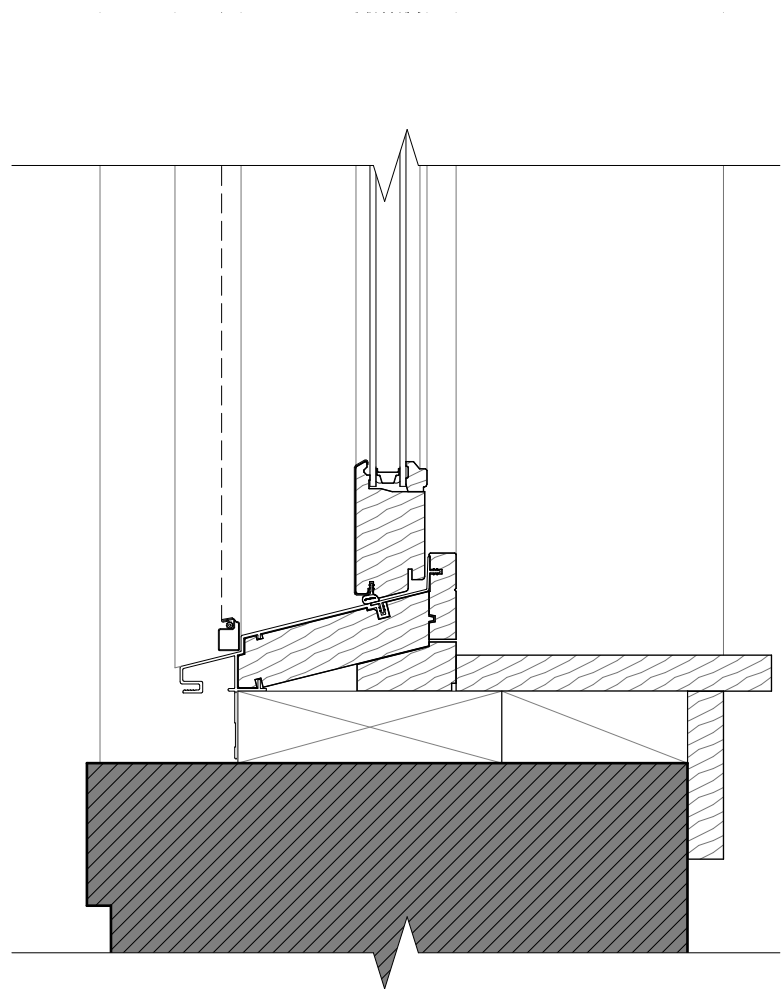
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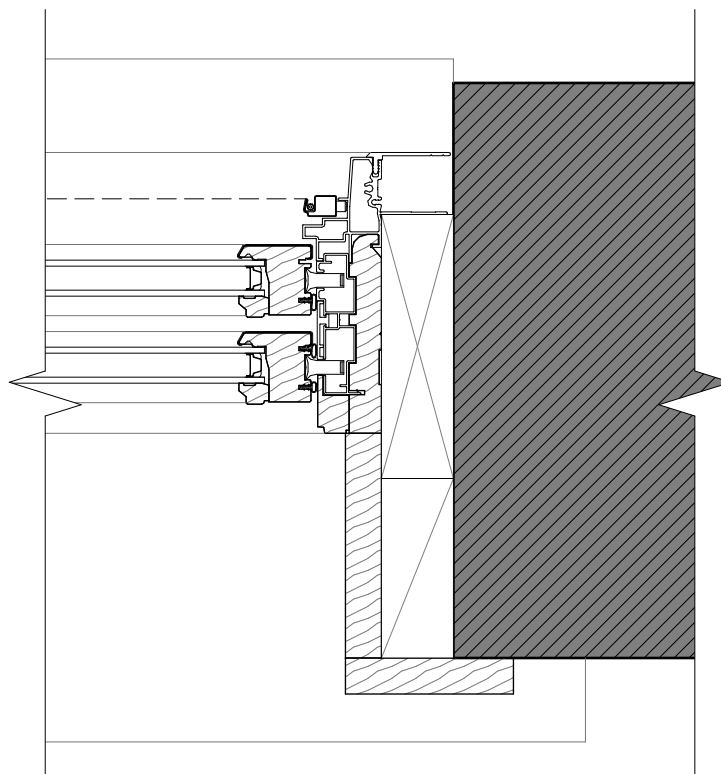
12 WINDOW HEAD DETAIL @ MASONRY WALL
SCALE: 3" = 1'-0"



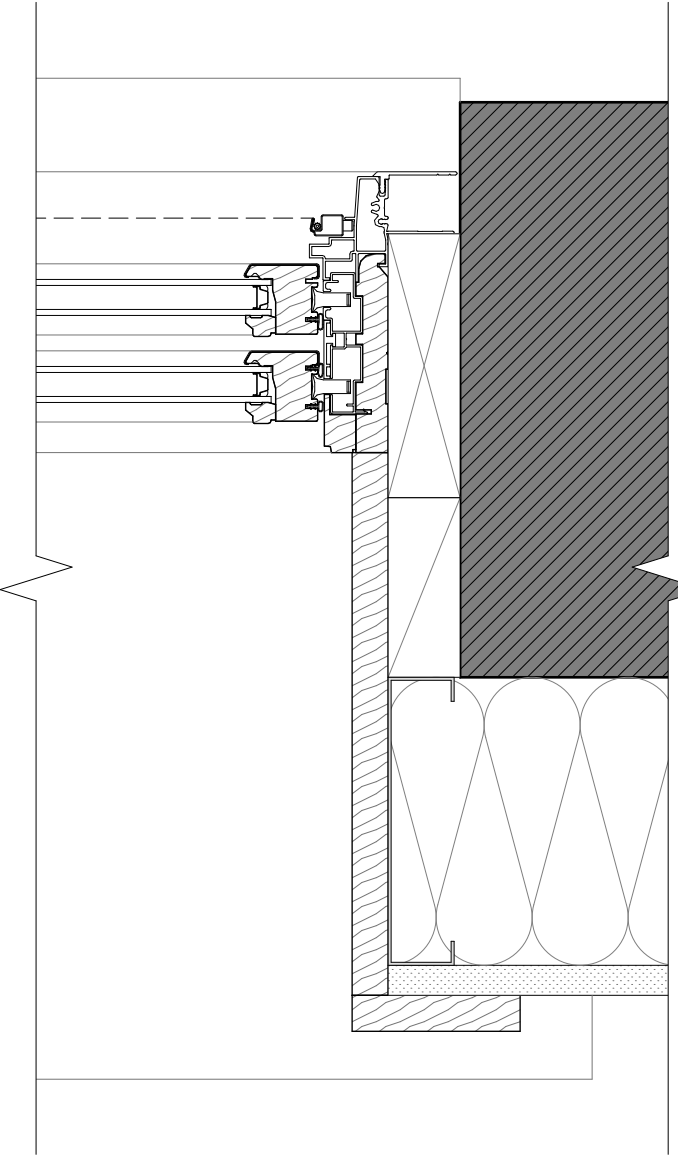
11 WINDOW DETAIL @ CHECK RAIL
SCALE: 3" = 1'-0"



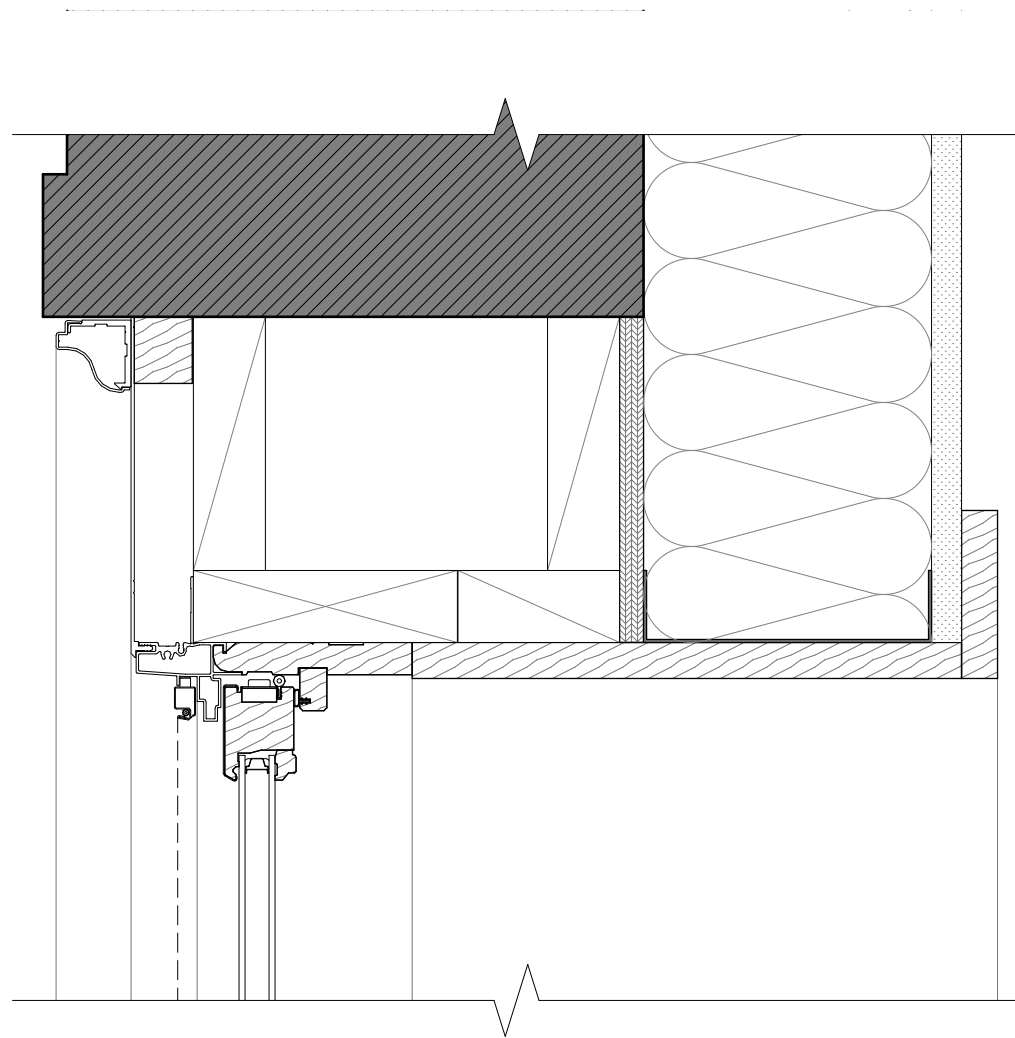
10 WINDOW SILL DETAIL @ MASONRY WALL
SCALE: 3" = 1'-0"



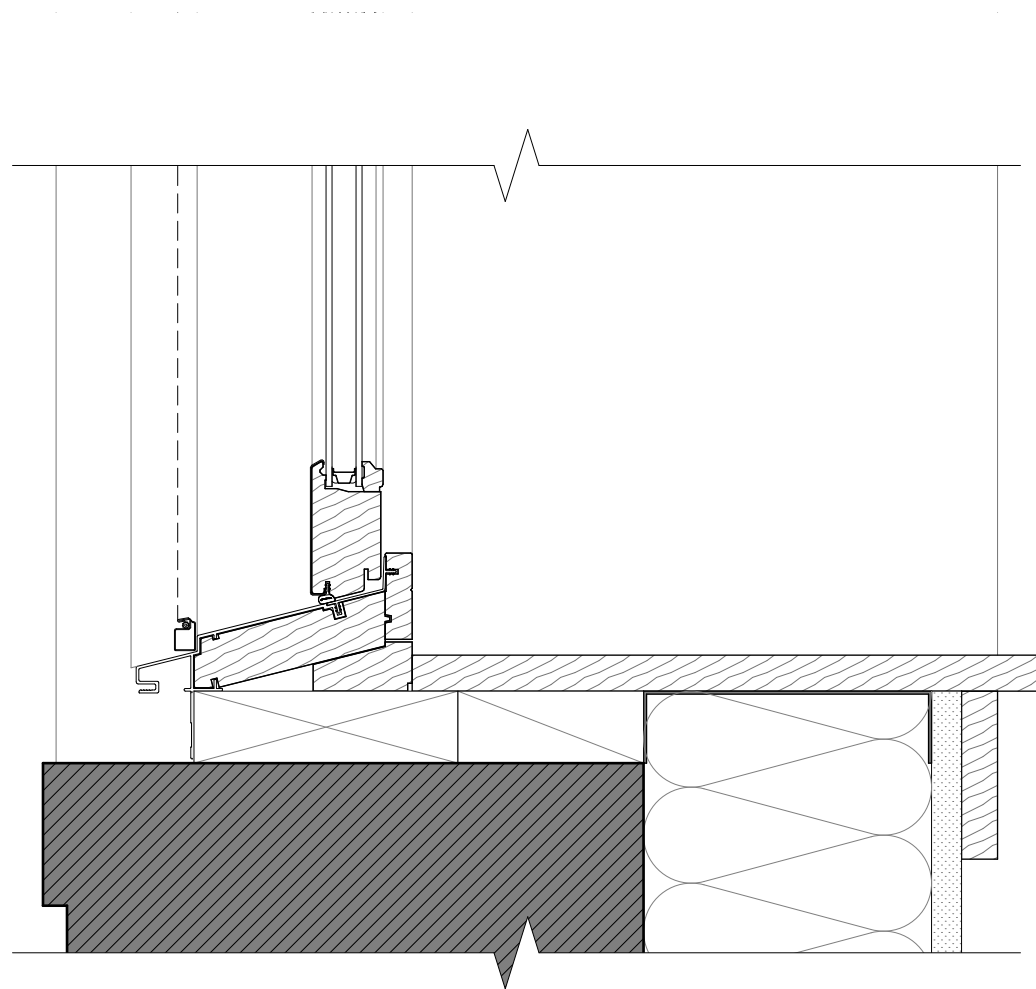
7 WINDOW JAMB DETAIL @ MASONRY WALL
SCALE: 3" = 1'-0"



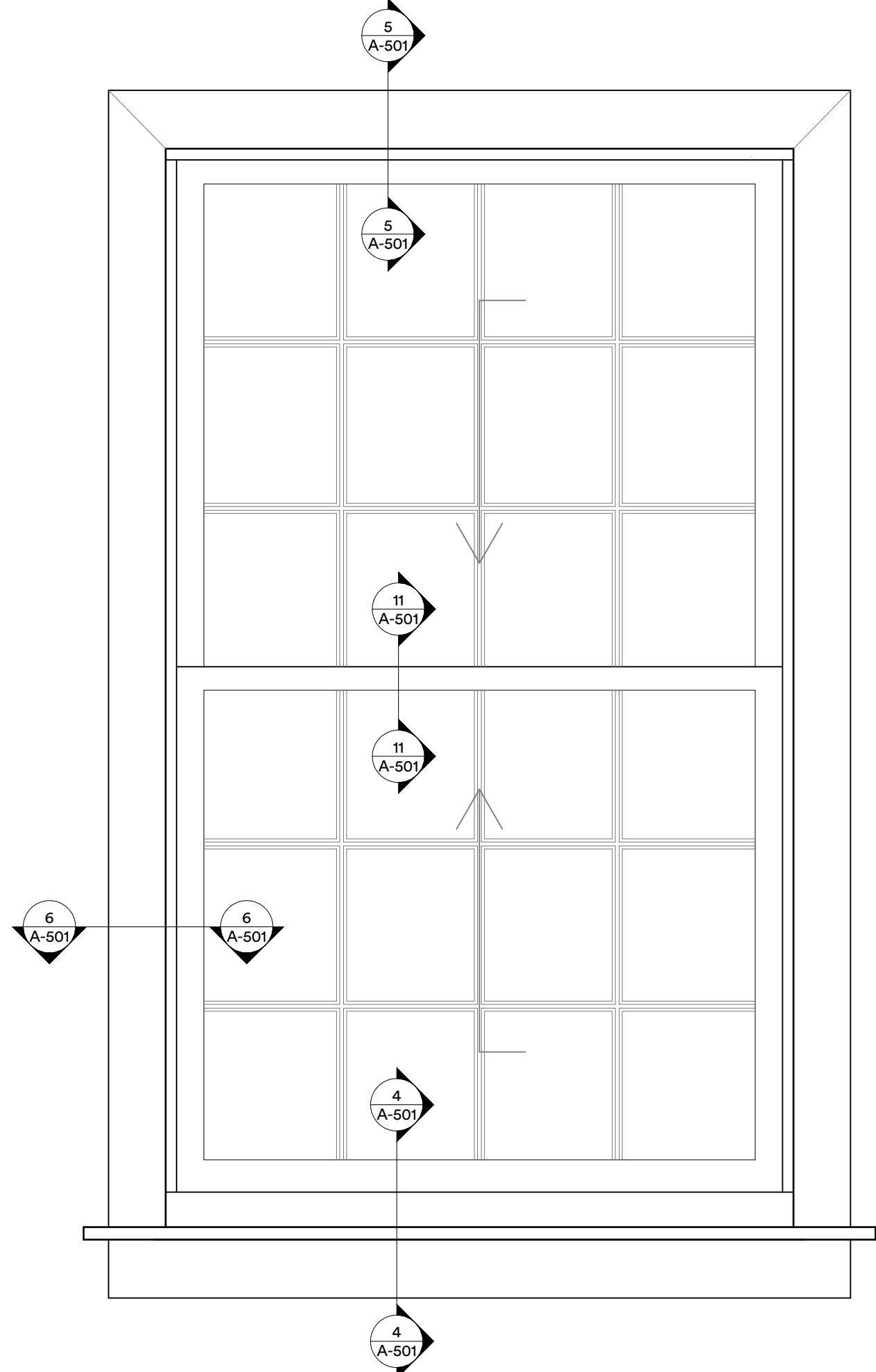
6 WINDOW JAMB DETAIL @ FURRED WALL
SCALE: 3" = 1'-0"



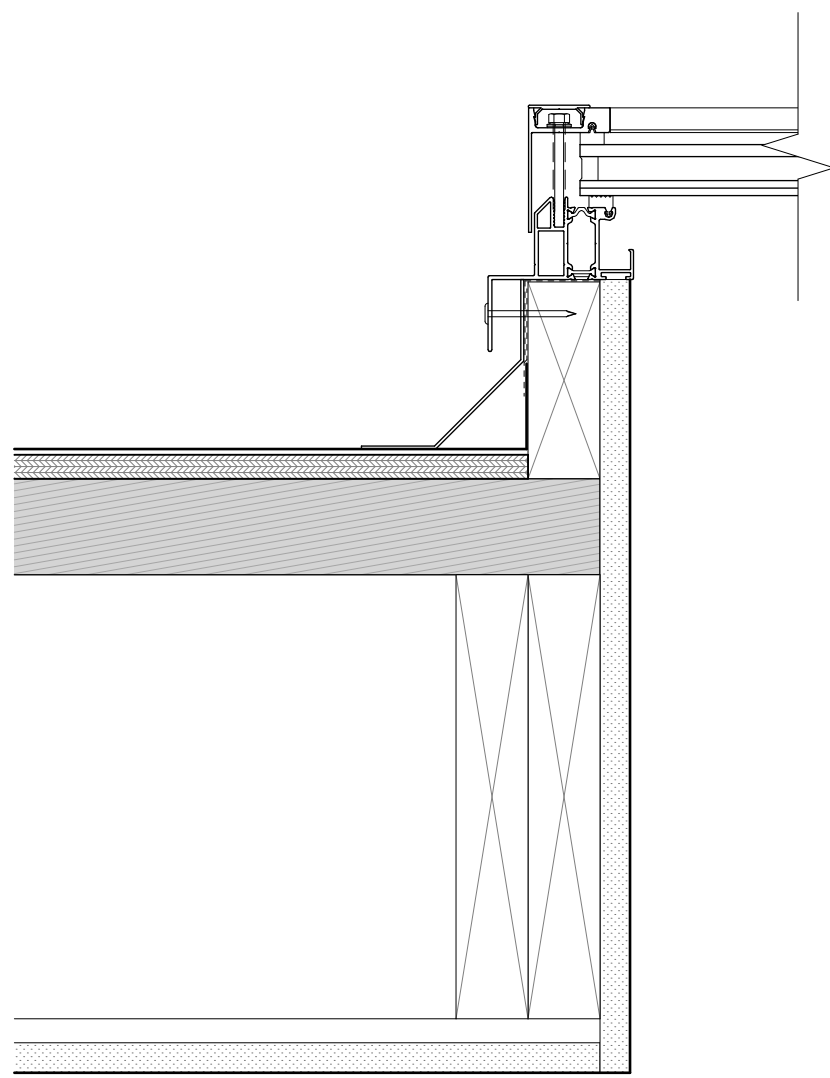
5 WINDOW HEAD DETAIL @ FURRED WALL
SCALE: 3" = 1'-0"



4 WINDOW SILL DETAIL @ FURRED WALL
SCALE: 3" = 1'-0"



2 PROPOSED WINDOW TRIM ELEVATION
SCALE: 11/2"= 1'-0"



1 SECTION DETAIL - SKYLIGHT CURB
SCALE: 3" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

WINDOW DETAILS

54 YORK STREET RESIDENCES
54 YORK STREET PORTLAND ME 04101
JAY HIBBARD

CJS PROJECT LEAD:
J/J/ PB
DATE OF ISSUE:
2/2/22
PROJECT STATUS:
DESIGN DEVELOPMENT

CONSULTANT:

SUBMISSIONS:
ISSUE DATE

DESCRIPTION

ISSUE NUMBER
NAME
NUMBER
DATE

CHANGES THIS ISSUE:
ID DESCRIPTION

CALEB JOHNSON
STUDIO
110 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
207 283 8777
calebjohnsonstudio.com

54 YORK STREET RESIDENCES
54 YORK STREET PORTLAND ME 04101

GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777

Caleb Johnson, AIA
caleb@calebjohnsonstudio.com

Point of Contact:
Josh Jacques
josh@calebjohnsonstudio.com
207-283-8777

OWNER:
Jay Hibbard
400 Commercial St., Suite 101,
Portland, ME 04101
hibbard.jay@gmail.com
207-232-8749

STRUCTURAL ENGINEERING
CONSULTANT
Structural Integrity
77 Oak Street
Portland, ME 04101

Point of Contact:
Aaron Jones
aaron@structuralinteg.com
207-272-4910

HISTORIC CONSULTANT
MacRostie Historic Advisors LLC
1400 16th Street Northwest, Suite 420
Washington, DC 20036

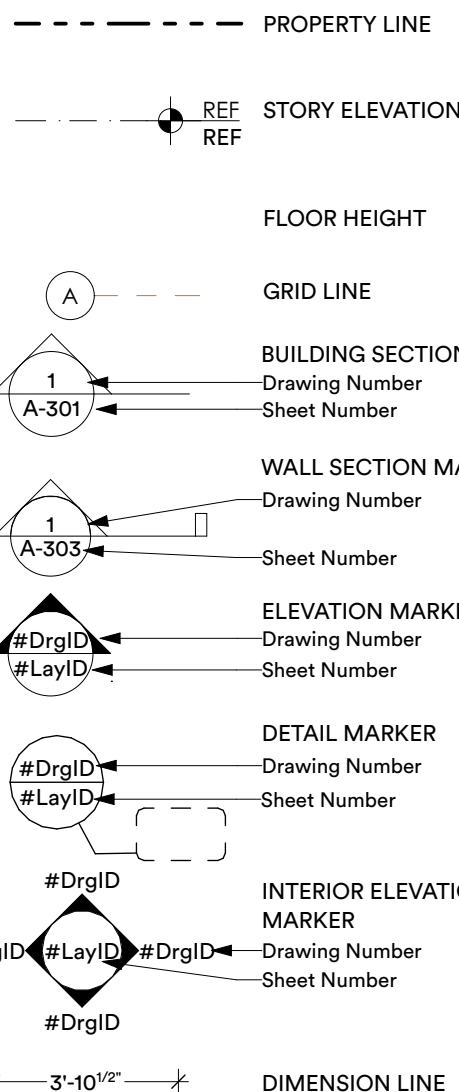
Point of Contact:
Scott Hanson
shanson@mac-ha.com
207-620-6291

CIVIL ENGINEERING CONSULTANT
Acorn Engineering, Inc.
PO Box 3372, Portland, ME 04104

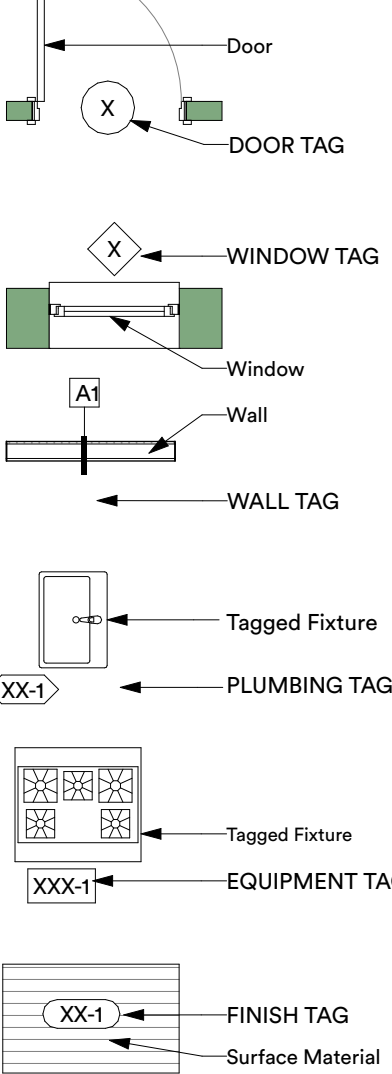
Point of Contact:
Peter Heil
pheil@acorn-engineering.com
802-238-7409

CONTRACTOR
TBD

SYMBOL LEGEND



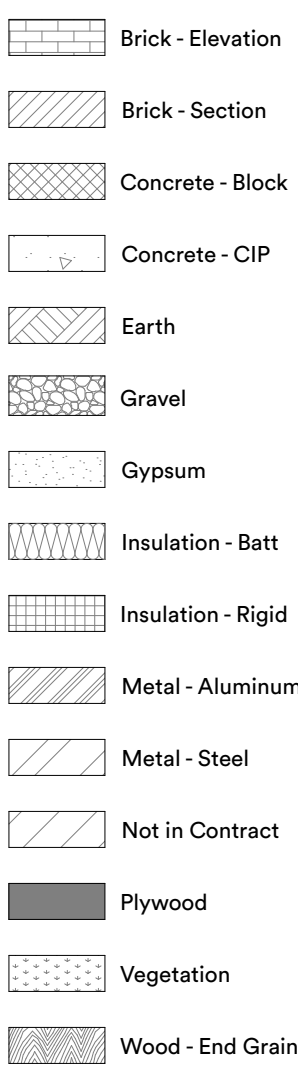
PROJECT TAGS
Refer to Schedules



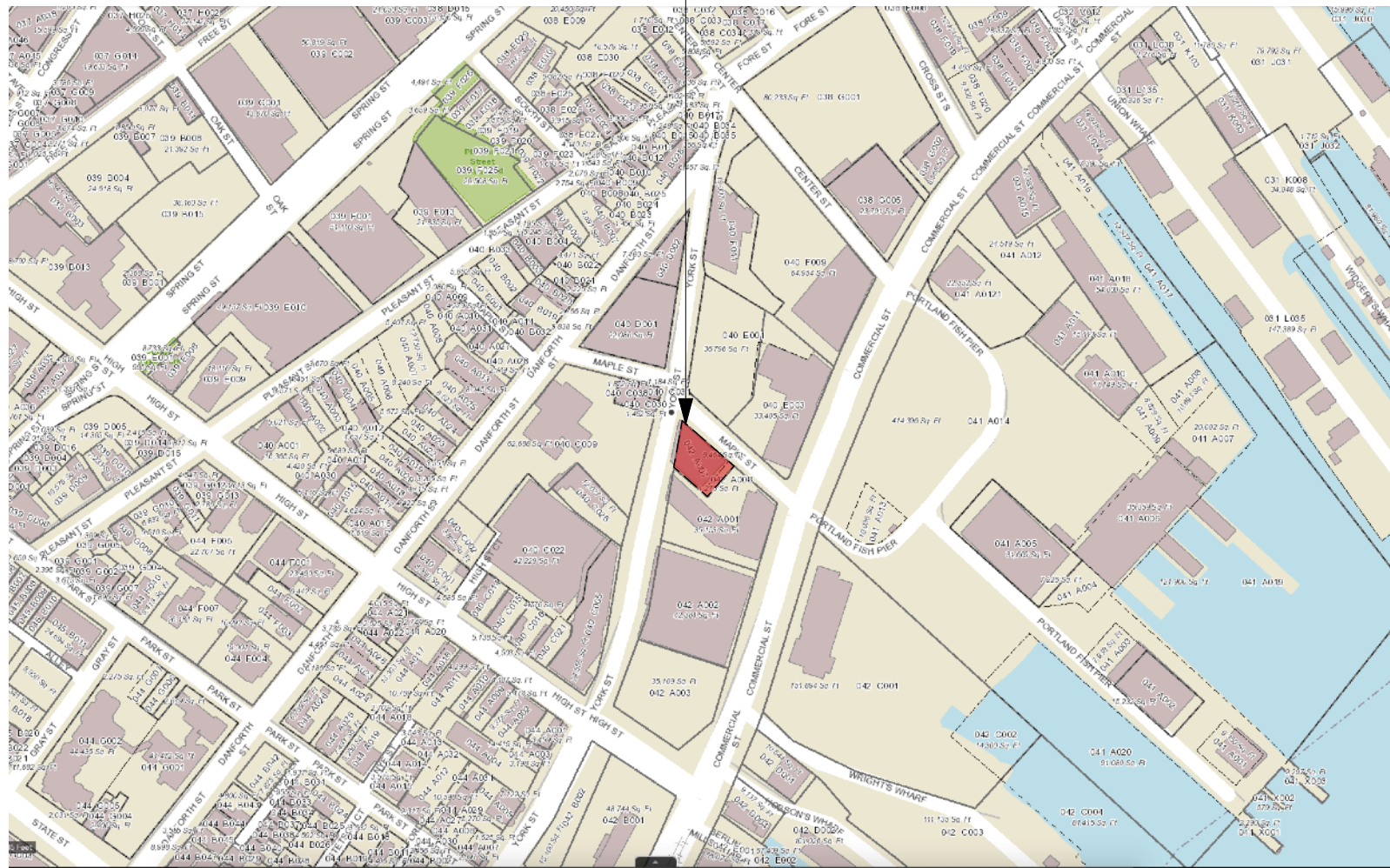
COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor		
ALUM	Aluminum	IBC	International Building Code
ALT	Alternate	ID	Inside Diameter
APPROX	Approximate	IECC	International Energy Conservation Code
ANOD	Anodized	INSUL	Insulation
BLDG	Building	INT	Interior
BLKG	Blocking	IRC	International Residential Code
B.O.	Bottom of		
BLKHD	Bulkhead	MAX	Maximum
CAB	Cabinet	MECH	Mechanical
CIP	Cast in Place	MIN	Minimum
CEO	Code Enforcement Officer	MISC	Misc
CFCI	Contractor Furnished, Contractor Installed	MO	Masonry Opening
CLG	Ceiling	MTL	Metal
CLR	Clear	MUBEC	Maine Uniform Building and Energy Code
CMU	Concrete Masonry Unit		
COL	Column	NIC	Not in Contract
CONC	Concrete	OC	On Center
CONT	Continuous	OFCI	Owner Furnished, Contractor Installed
CPT	Carpet		
CT	Ceramic Tile	PCC	Pre-Cast Concrete
CTR	Center	PLUMB	Plumbing
		DIA	Diameter
DBL	Double	PLY	Plywood
DIA	Diameter	PNT	Paint
DIM(S)	Dimension(s)	PT	Pressure-Treated
DN	Down	PSF	Pounds per square foot
DR	Door	PSI	Pounds per square inch
DW	Dishwasher		
DWG	Drawing	RBR	Rubber
EA	Each	RCP	Reflected Ceiling Plan
EL	Elevation	REQ	Required
ELEC	Electrical	RM	Room
ELEV	Elevator		
EQS	Edge of Slab	SIM	Similar
EQ	Equal	SPEC	Specified or Specification
ETR	Existing to Remain	SPK	Sprinkler
EQUIP	Equipment	SS	Stainless Steel
EXT	Exterior	STC	Sound Transmission Coefficient
		STL	Steel
FA	Fire Alarm	STRUCT	Structural
FAP	Fire Annunciator Panel		
FD	Floor Drain	TELE	Telephone
FE	Fire Extinguisher	TO	Top of
FEC	Fire Extinguisher Cabinet	TOS	Top of Slab/Structure
FH	Fire Hydrant	TOFF	Top of Finish Floor
FLR	Floor	TYP	Typical
FT	Feet		
		UNO	Unless Noted Otherwise
GA	Gauge		
GAL	Gallon	VIF	Verify in Field
GALV	Galvanized		
GL	Glass	W/	With
GYP	Gypsum Board	WD	Wood
GWB	Gypsum Wall Board		

MATERIAL LEGEND



LOCATION MAP



PHOTOS OF EXISTING PROPERTY



HP REVIEW SET
02-01-2022

PROJECT NARRATIVE

The proposed projects intends to renovate an existing 22,770sf 3 story building located at 54 York Street to include (14) new high-end residential units and (2) commercial spaces. The current Educational use of the building is proposed to change to Mixed Use. The building resides within the B5b zone and the Old Port Historic District. The owner is pursuing historic tax credits through the National Park Service.

QUICK BUILDING STATS

Construction Type:	III-B (IBC) / III-000 (NFPA)
Occupancy Type:	Mixed-Use, Separated
	Primary: R-2 / New Apartments
	Secondary: M / New Mercantile
	Other: S-2 / Storage
Dwelling Units:	14 (4 ADU)
Building Height:	26'-2" +/- to top of roof
Sprinkler System:	New NFPA 13 System Proposed (See Code Review)
Mixed-Use:	Yes, Separated
Fire Alarm:	New system provided (See Code Review)
Floor Area:	2nd Floor: 7,590sf 1st Floor: 7,590sf Basement: 7,590sf
Gross Building Area:	22,770sf total gross area

General

G-000	COVER SHEET
G-001	CODE ANALYSIS & LIFE SAFETY
G-002	LIFE SAFETY
G-003	1924 PHOTO (FOR REFERENCE ONLY)
G-004	HISTORIC: VIEW STUDY
G-005	OUTLINE SPECIFICATIONS
G-006	OUTLINE SPECIFICATIONS

Demolition

AD-100	LOWER LEVEL DEMO PLAN
AD-101	1ST FLOOR DEMO PLAN
AD-102	2ND FLOOR DEMO PLAN
AD-103	ROOF DEMO PLAN

Architectural

A-100	LOWER LEVEL FLOOR PLAN
A-100a	ENLARGED LOWER FLOOR PLAN
A-101	1ST FLOOR PLAN
A-101a	ENLARGED 1ST FLOOR PLAN
A-101b	ENLARGED 1ST FLOOR PLAN
A-101c	ENLARGED 1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-102a	ENLARGED 2ND FLOOR PLAN
A-102b	ENLARGED 2ND FLOOR PLAN
A-102c	ENLARGED 2ND FLOOR PLAN
A-102d	ENLARGED 2ND FLOOR PLAN
A-102e	ENLARGED 2ND FLOOR PLAN
A-103	ROOF PLAN
A-110	LOWER LEVEL RCP
A-111	1ST FLOOR RCP
A-112	2ND FLOOR RCP
A-120	LOWER LEVEL FINISH PLAN
A-121	1ST FLOOR FINISH PLAN
A-122	2ND FLOOR FINISH PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	PHOTOS OF EXISTING AND RESTORED...
A-301	BUILDING SECTIONS
A-401	ENLARGED ELEVATIONS - KITCHENS
A-402	ENLARGED ELEVATIONS - KITCHENS
A-403	ENLARGED PLANS - NEW EXIT STAIR
A-501	WINDOW DETAILS
A-503	DETAILS

CALEB JOHNSON
STUDIO

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CONSTRUCTION

ISSUE NUMBER	DATE	DESCRIPTION
1		
2		
3		

ISSUE NUMBER	DATE	DESCRIPTION
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ISSUE NUMBER	DATE	DESCRIPTION
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ISSUE NUMBER	DATE	DESCRIPTION
1		
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54 YORK STREET RESIDENCES
54 YORK STREET PORTLAND ME 04101
JAY HIBBARD

COVER SHEET
G-000



1924 TAX PHOTO



VIEW SW FROM COMMERCIAL STREET



VIEW S FROM MAPLE STREET



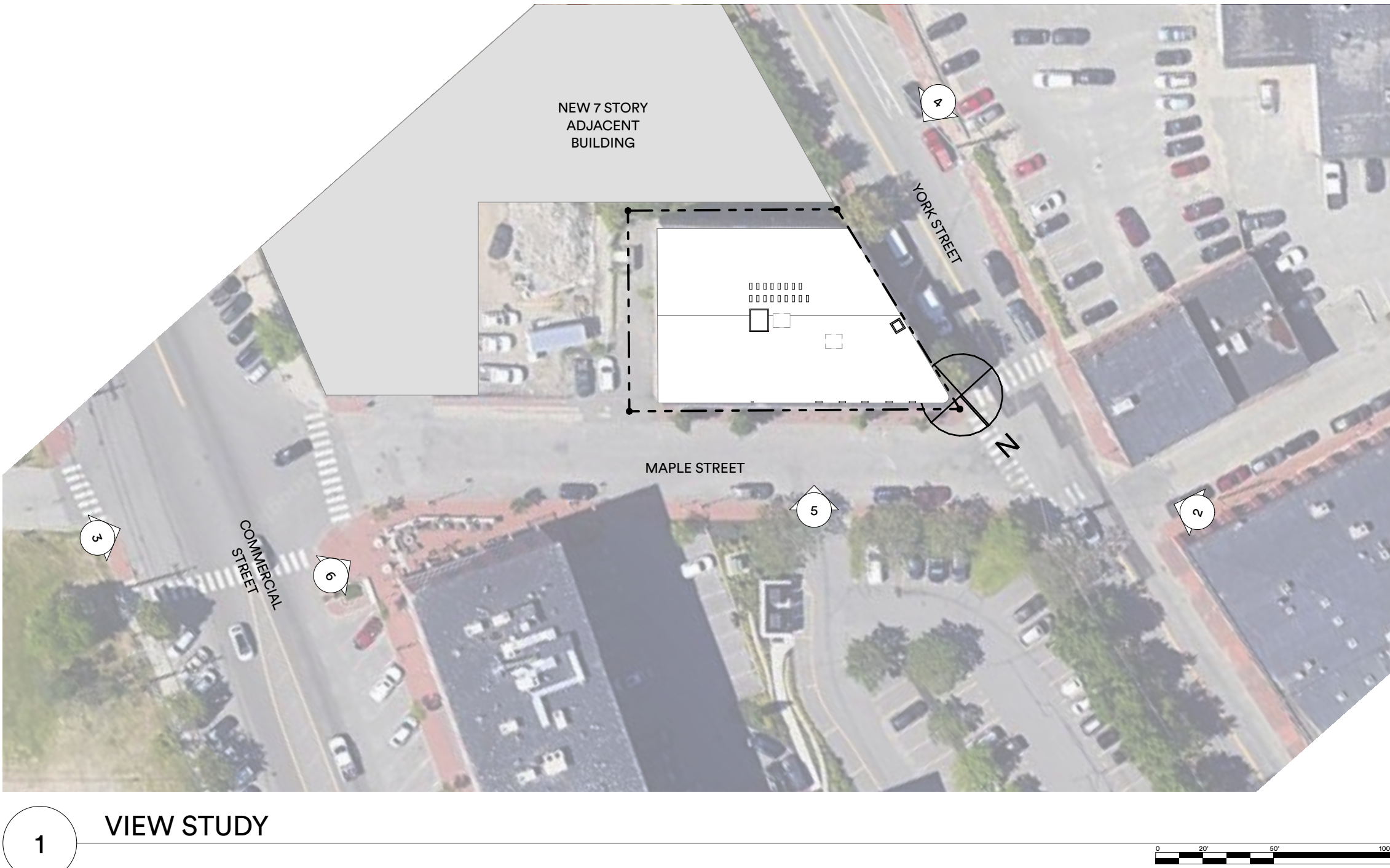
VIEW NE FROM YORK STREET



VIEW W FROM COMMERCIAL STREET



VIEW SE FROM YORK STREET



1 VIEW STUDY

SUBMISSIONS:		CHANGES THIS ISSUE:	
ISSUE	DATE	ID	DESCRIPTION

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Jay Hibbard Corp
54 York Street
Portland, ME 04102

8/24/2021

Attn: Jay
RE: Process for building envelope restoration

Dear Jay,

I am writing with regard to the brick structure at 54 York Street and our work to develop a restoration plan that ensures a viable long-term result with respect to longevity, appearance and weather tight condition. As we discussed onsite, the multiple and varied applications of paint coatings over the years have left the structure in a difficult position with regard to repair of masonry issues and overall appearance. For some years, it appears the approach to deal with water intrusion, was the application of numerous paint coatings. It is my sense that the structure was initially and intentionally coated with a waterproofing system at the time of construction. It is the common typical chalky whitewash solution of some sort at its base layer, and the varied brick utilized in the construction are a further likely indicator of this process. There are many areas of soft, orange non glazed brick observed in exterior fields of the wall. Over the years, many applications of paint have been applied and in some areas it is measurably (1/8") thick. Additionally, there are many areas where underlying coatings are no longer adhered. For this reason, we feel the only option for a weather tight condition, with longevity and uniform appearance, and to properly assess masonry repairs is to remove all layers of previously applied coatings. This will be challenging due to the thickness of coatings and the softness of the original brick and mortar.

We considered various methods of removing the coating including, chemical application and pressure washing, dry media blasting, dry ice blasting etc. We believe that we have found the most reasonable and effective method of removal through a sampling process we have done. This method offers the best solution when considering damage to original brick and mortar substrate, environmental concerns, and overall impact to surrounding areas. The method is as follows:

- a. Scaffold each elevation / install barrier tarp to contain work processes.
- b. Apply thick layer of Dumond Smart Strip Pro water based low voc stripper.
- c. Allow stripper to dwell for a few hours- mechanically by hand, scrape wall to remove mill scale coating
- d. Blast remainder of coating with sponge jet beads utilizing a collection head to recycle rubber bead blast media.
- e. Dispose of paint removals

At the rear elevation, you can see the result of this process which we think is most suitable for the overall structure. We could be ready to commence in a couple of weeks from now.

Best regards,

Pete Chavonelle-President
Masonry Preservation Associates
207-205-1733 cell





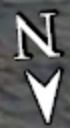
York 54, 6-2019

Write a description for your map.

54 YORK STREET

5687

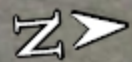
NO PARKING
ANY TIME





York 54, 7-2018

Write a description for your map.



Portland Historic Resources Inventory

Property Address: 54-60 York Street

Inventory #: HH-34

Assessor's C/B/L:

District: How House

Map #: 34

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing District

Date of Placement: Local National

Description of Significant Features and Subsequent Alterations:

Constructed in various stages, c. 1874, this brick two story (with full basement), six bay (northwest facade) manufacturing structure serves as an important singular building, with individualistic styling to enhance its corner lot positioning. Built by George Littlefield and M. Wilson, this building was later bought by McDonald, in partnership with Rufus Deering, and served as a wood sash and molding factory from 1888-1927.

The building is in good condition, having recently gone through a major interior and exterior renovation. The basement story opens up along the Maple Street side only, with evidence of bulkhead windows which have been bricked in.

The first and second full stories consist of segmental arches over the windows and entries, with two curious exceptions. Both the first bay on the northwest facade, and the second bay on the northwest facade, on the second floor, have flat arches over paired double double hung sash. These openings also have projecting sills, which indicate that they may have been used as loading doors for the second floor.

The northwest facade (York Street) consists of two floors. The first floor consists of one narrow bay, with an entry door, a double width arched entry, another narrow bay with a fixed sash, a paired bay, another narrow fixed sash bay, and an arched entry at the southwest end.

The second floor on this facade consists of the previously mentioned paired sash, a segmented arch double door (several inches below the fenestration line), two narrow fixed sash bays, an arched paired sash bay, and a narrow arched fixed sash bay. Given the unequal spacing between the third and fourth bays, it is likely that the latter section of the building was erected later than the first half. In addition, there are star shaped wall anchors between the first and second floors only.

The northeast facade (Maple Street) consists of a full basement floor (as a result of the elevation change, and two upper floors. The first floor consists of twelve segmented arches, utilizing double hung sash in each bay. On this facade, each of the bays are set between undecorated brick columns, thus having the appearance of being recessed panels. At the centerline of the basement story, and just above the first story, are star shaped metal wall anchors set into each of the columns.

The second floor on the northeast facade is like the first, aside from the previously mentioned double bay arrangement. At the cornice on this facade is an interesting five course corbel above each of the bays, adding to the recessed appearance of each bay.

As on the northwest facade, the last four bays (towards Commercial Street) have no brick columnation, no cornice corbel, and the second floor windows touch the cornice; clearly, another addition to the main block. An important detail is that this building is not square; rather, the northern corner is rounded, with a two story recessed panel at the apex. There is an approximately twenty foot tall brick chimney on the interior side of the northwest facade.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: C.J. McDonald Building

Property Name(Other):

Street Address: 54-60 York Street

Town: Portland County: Cumberland

Date Surveyed: 06/1992 Surveyor: Erik Carson

Updated:	by
(date)	(surveyor)
	by
	by

Owner Name:

Owner Address:

Primary Use (Present): COMMERC/TRADE

Condition:

ARCHITECTURAL DATA

Primary Stylistic Category: ITALIANATE

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 5 Bay

Appendages:

Porch:

Plan:

Primary Structural System: TIMBER FRAME BRICK

Chimney Placement: INTR FRONT/REAR

Roof Configuration: FLAT

Roof Material:

Exterior Wall Materials: BRICK

Foundation Material: BRICK

Outbuildings/Features: LANDSCAPE/PLANT

HISTORICAL DATA

Documentated Date of Construction: C. 1874

Estimate Date of Construction:

Date Major Additions/Alterations:

Architect:

Contractor:

Original Owner: Geo Littlefield & Albert Wilson

Subsequent Signific. Owner: C.J. McDonald & Rufus Deering

Dates:

Cultural/Ethnic Affiliation:

Historic Context(s): INDUSTRY

Comments:

Portland City Directories 1874 - 1888.

Historical Drawings Exist N

Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved