

1. Legal Ad

Documents: [6-4-14 LEGAL AD.PDF](#)

2. Agenda

Documents: [06-04-14 AGENDA.PDF](#)

3. 245-261 Commercial Street

3.I. PB Memo - 251 Commercial St.

Documents: [HP MEMO - 251 COMMERCIAL ST..PDF](#)

3.II. Attachment #2

Documents: [ATTACHMENT 2 FOR 251 COMMERCIAL ST..PDF](#)

4. 1 Carroll Street

4.I. HP Memo - 1 Carroll Street

Documents: [HP MEMO - 1 CARROLL ST..PDF](#)

5. Evergreen Cemetery

5.I. HP Memo - Evergreen Cemetery

Documents: [HP MEMO - EVERGREEN CEMETERY.PDF](#)

6. 246 Brackett Street

6.I. HP Memo - 246 Brackett St.

Documents: [HP MEMO - 246 BRACKETT ST..PDF](#)

7. 112 Vaughan Street

7.I. HP Memo - 112 Vaughan St.

Documents: [HP MEMO - 112 VAUGHAN STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments will be taken at all meetings**

On Wednesday, June 4, 2014 at 5:00 p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items:

1. WORKSHOP

- i. Preliminary Review of Proposed Elevated Building Connector; 245 and 261 COMMERCIAL STREET; Casco View Holdings II, LLC

2. PUBLIC HEARING

a. Unfinished Business

- i. Certificate of Appropriateness for Porch Infill; ONE CARROLL STREET; Ian and Kate Malin, Applicant.

Break for Dinner; Meeting Resumes in Room 209 at 7:00

PUBLIC HEARING (continued)

- ii. Certificate of Appropriateness for Site Alterations associated with Burial Lot Expansion; EVERGREEN CEMETERY; City of Portland, Applicant.

b. New Business

- i. Certificate of Appropriateness for Rooftop Deck; 246 BRACKETT STREET; Andrew Calise, Applicant.
- ii. Certificate of Appropriateness for Driveway Installation; 112 VAUGHAN STREET; Carrie Hanson and Dr. Bruce Hamilton, Applicant.

3. CONSENT AGENDA

Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date: <http://www.portlandmaine.gov/AgendaCenter>

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Scott Benson, Vice Chair
Ted Oldham
Penny Pollard
John Turk
Bruce Wood

HISTORIC PRESERVATION BOARD AGENDA

June 4, 2014 – 5:00

Public comments will be taken at all meetings

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATIONS AND REPORTS

3. REPORT OF DECISIONS OF MAY 21, 2014:

- i. Certificate of Appropriateness for Porch Infill; 1 Carroll Street; Ian and Kate Malin, Applicant. *Rescheduled to 6/5/14 meeting.*
- ii. Certificate of Appropriateness for Installation of Rooftop Mechanicals; 133 Spring Street; John Stadler, Applicant. *The Board voted 4-0 (Benson, Turk absent) to approve the application subject to conditions.*
- iii. Certificate of Appropriateness for Site Alterations associated with Burial Lot Expansion; Evergreen Cemetery; City of Portland, Applicant. *The Board voted 4-0 (Benson, Turk absent) to table the item pending receipt of additional information.*
- iv. Certificate of Appropriateness for Alterations to Deering Oaks Pond; Deering Oaks; City of Portland, Applicant. *The Board voted 4-0 to approve the application as submitted.*

4. WORKSHOP

- i. Preliminary Review of Proposed Elevated Building Connector; 245 and 261 COMMERCIAL STREET; Casco View Holdings II, LLC

5. PUBLIC HEARING

a. Unfinished Business

- i. Certificate of Appropriateness for Porch Infill; ONE CARROLL STREET; Ian and Kate Malin, Applicant.

Break for Dinner; Meeting Resumes in Room 209 at 7:00 p.m.

PUBLIC HEARING (continued)

- ii. Certificate of Appropriateness for Site Alterations associated with Burial Lot Expansion; EVERGREEN CEMETERY; City of Portland, Applicant.

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**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
251 and 261 COMMERCIAL STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 30, 2014
RE: June 4, 2014 Preliminary Workshop on Proposed Elevated Connector
(Rescheduled from May 21, 2014 meeting.)

Address: 251 and 261 Commercial Street
Applicant: Casco View Holdings II, LLC
Architect: Scott Simons, Scott Simons Architects

A workshop on this application was originally scheduled for May 21st. Attached is a copy of the staff memo and application mailed to Board members prior to the meeting. At the request of the applicant, the workshop was rescheduled to the June 4 meeting.

Subsequent to their original application, the applicant's agent asked to submit the enclosed site plan, which calls for alterations to the plaza area in front of 261 Commercial Street (between the parking lot and the building itself). This was not part of the original submission. As staff has not had an opportunity to discuss the proposed site changes with the applicant's consultant, it is being forwarded without comment. Staff has asked that a larger scale detail of the plaza area be provided on Wednesday to make the plan easier to read and review.

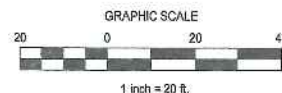
The applicant's consultants will review the proposed site changes as well as the building addition (which remains unchanged) at Wednesday's workshop.

Attachments

1. Revised site plan
2. Staff report prepared for 5/21/14 meeting, with original application



NORTH



COMMERCIAL STREET VARIABLE WIDTH PAVED - PUBLIC

EXISTING CONDITIONS SITE PLAN

GENERAL NOTES

- 1.) TOPOGRAPHY INFORMATION TAKEN FROM OWEN HASKELL, INC. DATED DEC. 10, 2011.
- 2.) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
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- 4.) ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- 5.) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 6.) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-1977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- 7.) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, THAT THEY ARE REQUIRED TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- 8.) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOSTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.
- 9.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- 10.) THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDINGS AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES. THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- 11.) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
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- 15.) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
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LEGEND		
EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3" OFFSET	■
○	IRON PIN FOUND/SET	○
○	IRON ROD FOUND	○
○	CAPPED IRON ROD FOUND	○
○	DRILL HOLE FOUND	○
○	GRANITE MONUMENT FOUND	○
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ADJUTANT LINE	---
---	TWO OUT EXITER	---
---	WETLANDS	---
---	EDGE OF ROAD/TRAVELLED WAY	---
---	SOIL TEST PIT	---
---	CONTOUR	---
---	SPOT GRADE	---
---	GAS SHUT-OFF	---
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---	WATER GATE	---
---	SEWER LINE	---
---	SEWER MANHOLE	---
---	SEWER VENTHOLE	---
---	CATCH BASIN	---
---	UNDERDRAIN/STORMDRAIN	---
---	UNDERDRAIN	---
---	SILT FENCE	---
---	TEMP. STONE CHECK DAM	---
---	GRADING AND FLOW DIRECTION	---
---	HAY BALES	---
---	EROSION CONTROL BLANKET	---
---	STORMWATER BOUNDARY	---
---	STORMWATER FLOW (1%)	---
---	FACE OF LEUCE OUTCROP	---
---	BENCH	---
---	MAPLE	---
---	TREE LINE	---
---	STONE WALL	---

CASCO BAY ENGINEERING
424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:
CASCO VIEW HOLDINGS II
261 COMMERCIAL STREET
PORTLAND, ME 04101

PRELIMINARY
NOT FOR CONSTRUCTION

CASCO VIEW HOLDINGS II RENOVATION
PORTLAND, MAINE
261 COMMERCIAL STREET

REVISIONS	
NO.	DATE

SHEET TITLE

EXISTING
CONDITIONS PLAN

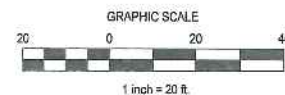
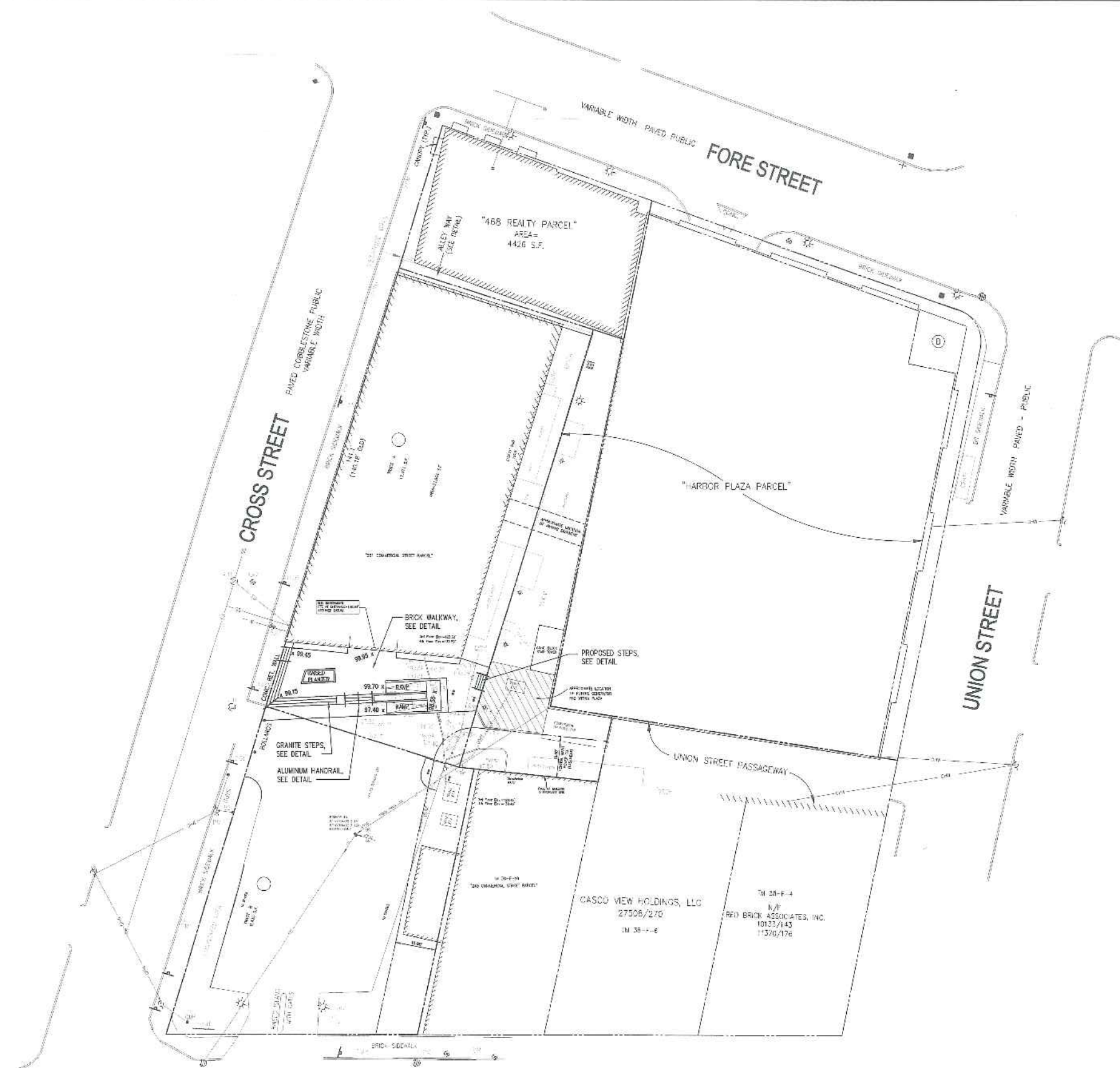
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DATE: 5-14-14
CADD FILE: 14-050-CL.DWG
PROJECT NUMBER: 14-050

C100

SCALE: 1"=20'-0"



NORTH



COMMERCIAL STREET

VARIABLE WIDTH PAVED - PUBLIC

PROPOSED SITE AND GRADING PLAN

SCALE: 1"=20'-0"

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---	STORMWATER BOUNDARY	---
---	STORMWATER FLUM (14)	---
---	FACE OF EXIST. OUTCROP	---
---	BIRCH	---
---	MAPLE	---
---	TREE LINE	---
---	SITE LIGHTING	---
---	STONE WALL	---

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CLIENT:

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PORTLAND, ME 04101

PRELIMINARY
NOT FOR CONSTRUCTION

CASCO VIEW HOLDINGS II RENOVATION
PORTLAND, MAINE
261 COMMERCIAL STREET

REVISIONS	
NO.	DATE

SHEET TITLE:

PROPOSED SITE
AND GRADING PLAN

DESIGNED: ED
DRAWN: ED
DATE: 5-14-14
CADD FILE: 14-060-C1.DWG
PROJECT NUMBER: 14-060

C101

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
251 and 261 COMMERCIAL STREET**

TO: Chair Romano and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: May 14, 2014
RE: May 21, 2014 Preliminary Workshop on Proposed Elevated Connector

Address: 251 and 261 Commercial Street
Applicant: Casco View Holdings II, LLC
Architect: Scott Simons, Scott Simons Architects

Introduction

Scott Simons, representing Casco View Holdings II LLC, is requesting a preliminary workshop to present plans for a building addition that will connect 251 and 261 Commercial Street. Both buildings are occupied by MEMIC. The building at 251 Commercial immediately abuts the sidewalk and is located within the Portland Waterfront Historic District. The building identified as 261 Commercial is just outside the historic district boundary and set back a considerable distance from Commercial Street behind a surface parking lot also owned by MEMIC. (It is likely that the building at 261 Commercial had a Cross Street address when it was constructed.) The project is being prompted by MEMIC's need for connectivity between the offices on the third and fourth floor levels of each building. Accordingly, the proposed addition is an elevated two-story "bridge" that links the two structures at these floor levels.

Mr. Simons has provided numerous photographs of the development site and the two affected buildings. He has also provided a boundary survey; sketches of several preliminary connector schemes; plans and elevations for the proposed connector design; and photographs of the proposed screening material shown on portions of the "bridge".

As a preliminary workshop, the Board is being asked to respond to the general proposal in terms of its conformance with the ordinance review standards. Any specific recommendations and/or concerns are also welcome at this stage of design development.

Existing Structures

The two existing MEMIC-owned buildings that are proposed to be linked are not only physically separated from each other, they are also architecturally unrelated. The commercial block at 251 Commercial Street is characteristic of the large mid-nineteenth century commercial and warehouse structures that line the north side of Commercial. 261 Commercial was built around 1900; its architectural vocabulary was also typical of its construction period and resembled the design of the B & M Bean factory.) The exterior was remodeled or "modernized" in the early 1980s. Today, the building features curtainwall glazing that extends from the foundation to the top of the building, creating a series of strong vertical glazed bays separated by brick piers.

Proposed Addition

Mr. Simons has provided a series of sketches that show some of the configurations that were considered for the connector. The configuration that would have had the least impact on the two existing structures—the one that Mr. Simons first proposed-- would have extended from the east elevation of 261 Commercial directly to the rear elevation of 251 Commercial. This scheme turned out to be impossible, however, because it would have extended beyond the applicant's property line and would have required an easement (which was not approved by the note holder.)

Following consideration of several schemes, the project architect is proposing to run the connector off the east elevation of 261, near the southeast corner of the building, and connect to 251 on its west elevation, near the rear corner. In this scheme, there is no impact on the principal elevations of 261 and the impact on 251 Commercial is confined to a rear corner of the building.

In this scheme, the connector is more or less orthogonal to the two buildings (although the buildings themselves are not exactly aligned). The addition is two stories tall and is elevated three stories from grade. It is supported by a series of diagonal steel trusses which are also exposed to view in the two-story connector itself. The bridge is highly transparent with perforated metal screening providing visual interest.

Staff Comments

In preliminary discussions with the applicant and project architect, staff identified three primary concerns that needed to be kept in mind in considering a building connector in this location. First, the addition should not preclude or unduly limit the potential redevelopment of the surface parking lot owned by MEMIC. Ideally, this lot would be developed in the future with a building that would fill the gap in an otherwise continuous street wall. Second, every effort should be made to limit the impact on the existing structures. Third, the design of the connector needs to successfully mediate between two distinctly disparate buildings and not overwhelm either structure.

All things being equal, it would have been preferable to connect the two buildings from the rear of each building, avoiding any point of connection on an exposed elevation. However, this option proved not to be possible. In staff's view, Mr. Simons has proposed a building

connector that is both distinctly contemporary and drawn from an industrial design vocabulary that is appropriate to this historic commercial/industrial context. While the addition is not altogether recessive, it does not overwhelm or compete with either of the adjoining structures and is architecturally interesting in and of itself. Also, it does not appear that the addition would preclude the future redevelopment of the open parking lot, which would be the ideal scenario for this parcel.

Applicable Review Standards

- (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.*
- (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. Application and project narrative
2. Bound submission, including aerial views, photographs of existing conditions, concept schemes, plans, elevations, etc.



Att. 1
Date: MAY 6, 2014

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

245/251 & 261 COMMERCIAL ST.

CHART/BLOCK/LOT: 038 F006001

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

SEE ATTACHED MEMO FROM
SLOTT SIMONS ARCHITECTS



CASCOVIEW HOLDINGS II, LLC

05.07.14

Proposal for Bridge Connector between
261 Commercial Street and 245 Commercial Street

Context

Casco View Holdings II, LLC (CVH) owns the two buildings, as well as the parking lot in front of 261 Commercial Street. MEMIC is the tenant of these two buildings. CVH would like to connect the third and fourth floors to increase the efficiency of MEMIC's office operations. The two buildings are red brick. 261 Commercial Street is a more recently clad brick building, with glass curtainwall windows running from top to bottom. It was formerly the warehouse for the Hannaford Company. 245 Commercial Street is one of the older, more traditional brick buildings along Commercial Street. It is part of a larger block of red brick buildings that continue up Commercial Street to the corner of Union Street. The floors in 261 Commercial are approximately 3'-0" higher than the floors in 245 Congress Street, so the bridge connector has to be ramped.

Design Concept

The connector bridge is designed to contrast with the two brick buildings it is connecting. For structural reasons, it cannot be supported by the adjoining buildings but has to have its own, independent structure. A light-weight steel truss system supports the two-story bridge above the ground. The efficiency of the diagonal bracing allows the steel members to be smaller, resulting in a very light, airy structure connecting the two buildings. Wrapping the steel truss frame on the third and fourth floors is a steel and glass enclosure that contains the ramped hallways that connect the two buildings. The windows are larger on the south and west exposures to provide views of the harbor; on the north and east the windows are smaller to reduce heat loss. Perforated stainless steel or coated metal panels cover the structural elements (floor and roof) and provide partial sun-shading of the glass. Aluminum sun-shades on the south and west exposures shade the view glass from high summer sun.

Where the bridge connects to 245 Commercial Street, care has been taken to preserve the original fabric of the building. Access to the bridge will be through existing masonry window openings on both floors, cut down to the floor to allow passage to the bridge. If the bridge were ever removed, these two openings could easily be restored to their original proportions.

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: <u>GREG SHINBERG</u> Business Name, if applicable: Address: <u>477 CONGRESS ST. SUITE 1012</u> City/State: <u>PORTLAND ME</u> Zip Code: <u>04101</u>	Applicant Contact Information Work # <u>207 772 7070</u> Home# Cell # <u>653 7510</u> Fax# <u>772 7080</u> e-mail: <u>gls@shinbergconsulting.com</u>
Owner – (if different from Applicant) Name: <u>CASCO VIEW HOLDINGS II</u> Address: <u>PO BOX 1137</u> City/State: <u>PORTLAND ME</u> Zip Code: <u>04104-7409</u>	Owner Contact Information Work # <u>CAROLINE LAMSON</u> Home# <u>207 791 3304</u> Cell # Fax# e-mail: <u>clamson@memic.com</u>
Billing Information Name: <u>C. LAMSON</u> Address: <u>PO BOX 1137</u> City/State: <u>PORTLAND ME</u> Zip Code: <u>04104-7409</u>	Billing Contact Information Work # <u>207 791 3304</u> Cell # Fax# e-mail: <u>CLAMSON@MEMIC.COM</u>
Architect Name: <u>SCOTT SIMONS ARCHITECTS</u> Address: <u>75 YORK ST.</u> City/State: <u>PORTLAND ME</u> Zip Code: <u>04101</u>	Architect Contact Information Work # <u>207 772 4656</u> Home# Cell # Fax# e-mail: <u>SCOTTE@SIMONSARCHITECTS.COM</u>
Contractor Name: <u>TBD</u> Address: City/State: Zip Code:	Contractor Contact Information Work # <u>TBD</u> Home# Cell # Fax# e-mail:

Applicant's Signature

Owner's Signature (if different)

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

☐ Administrative Review (for minor or standard alterations)	\$50.00
☐ HP Board Review	\$100.00
☒ HP Board Review for major projects involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures	\$750.00
☐ After-the-fact Review (for work commenced without advance approval)	\$1000.00
☐ Sign Review for signs in historic districts	\$75.00

The City invoices separately for the following:

- Notices (\$.75 each)
- Legal Ad (% of total Ad)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- ☐ Window and door replacement, including storms/screens
- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of siding
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages

Additions and New Construction

- ☐ New Construction
- ☒ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- ☐ Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

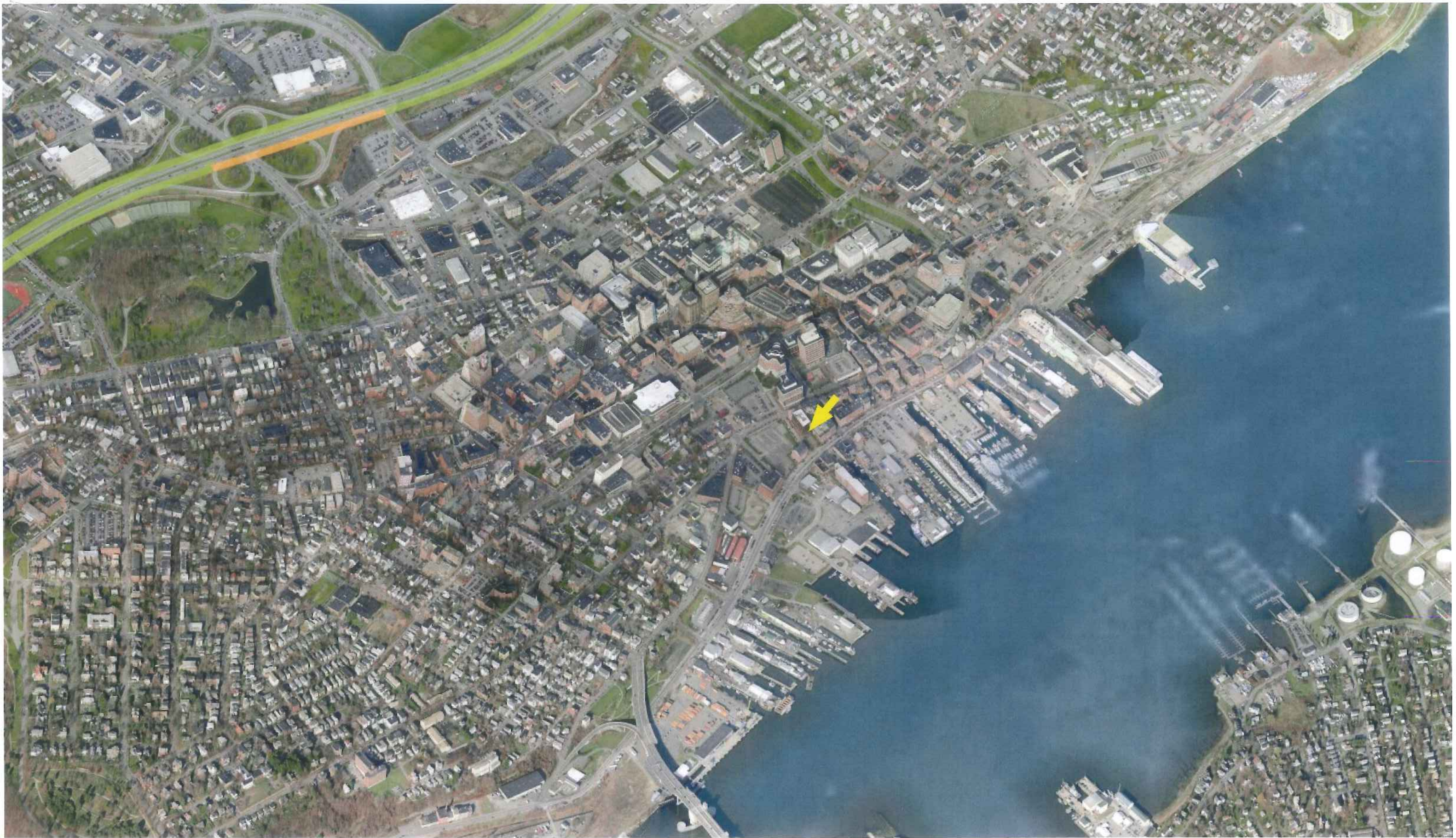
To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- ☒ Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- ☒ Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- ☒ Details or sections, where applicable.
- ☒ Floor plans, where applicable.
- ☒ Site plan showing relative location of adjoining structures.
- ☒ Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- ☒ Materials - list all visible exterior materials. Samples are helpful.

☐ Other (explain) _____

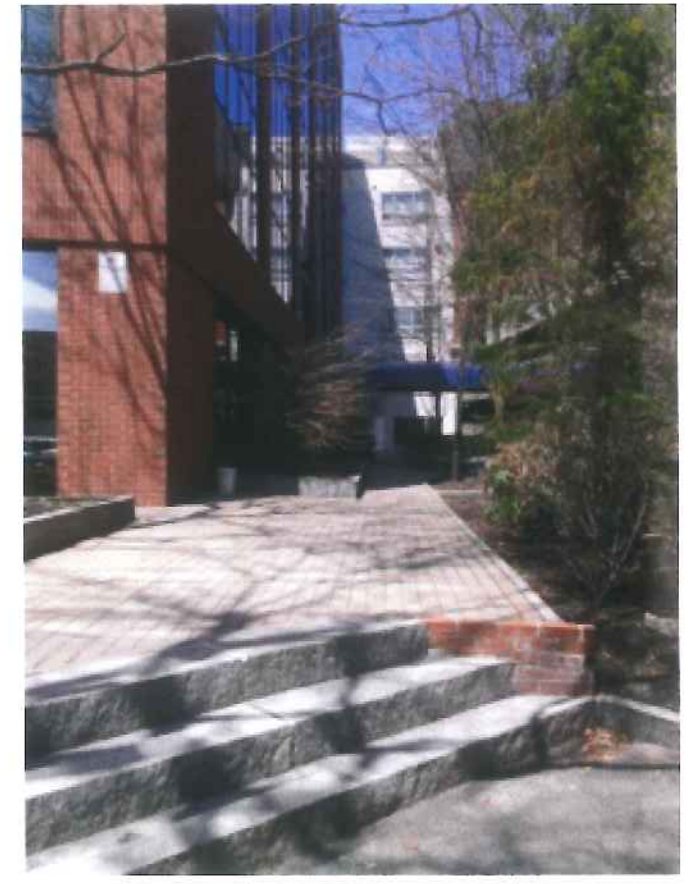
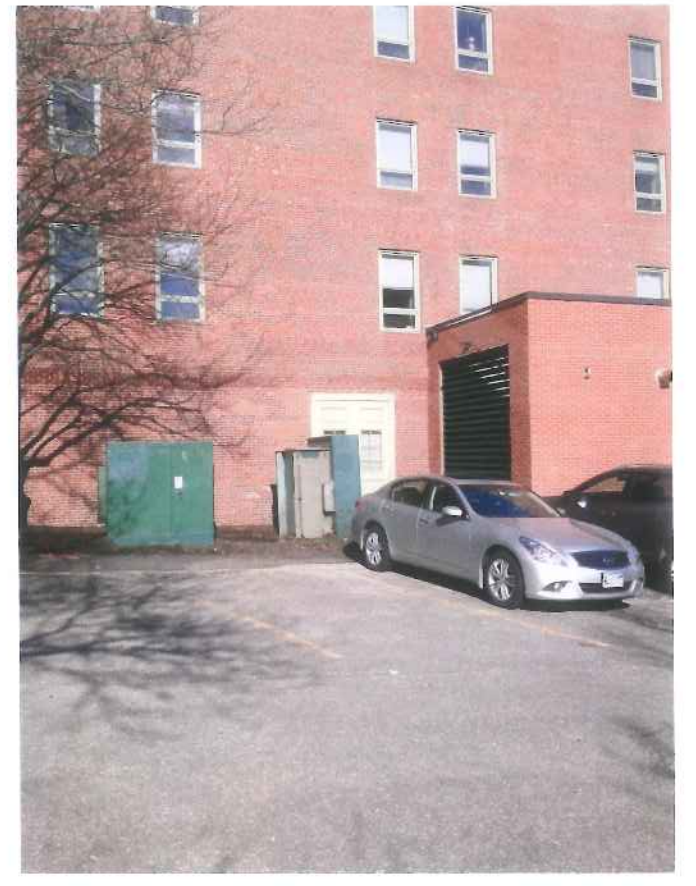
If you have any questions or need assistance in completing this form, please contact Historic Preservation staff:

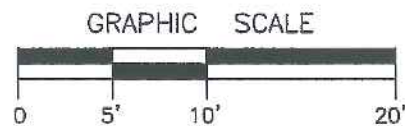
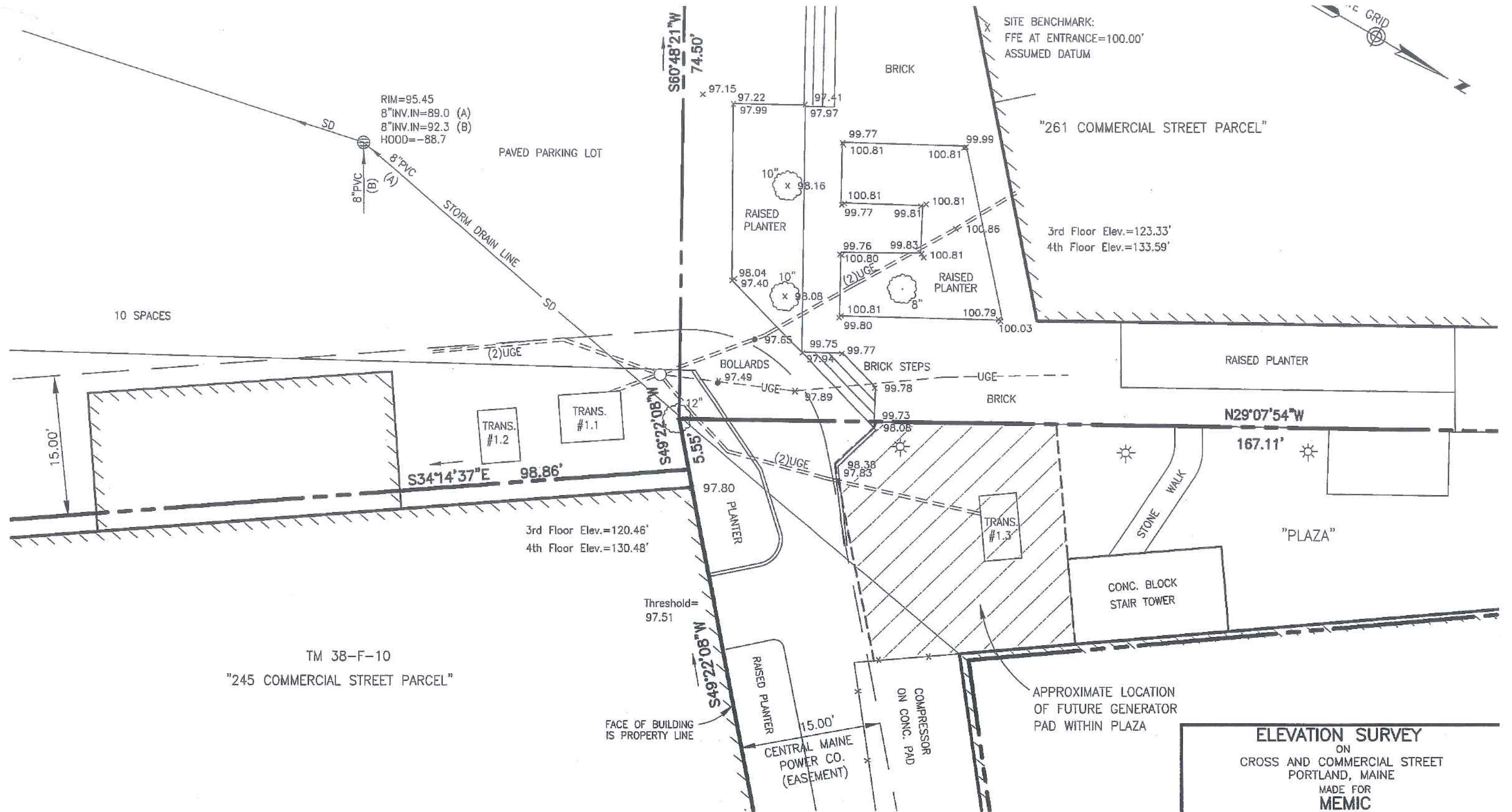
Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov
Rob Wiener (756-8023) or by e-mail at rwiener@portlandmaine.gov









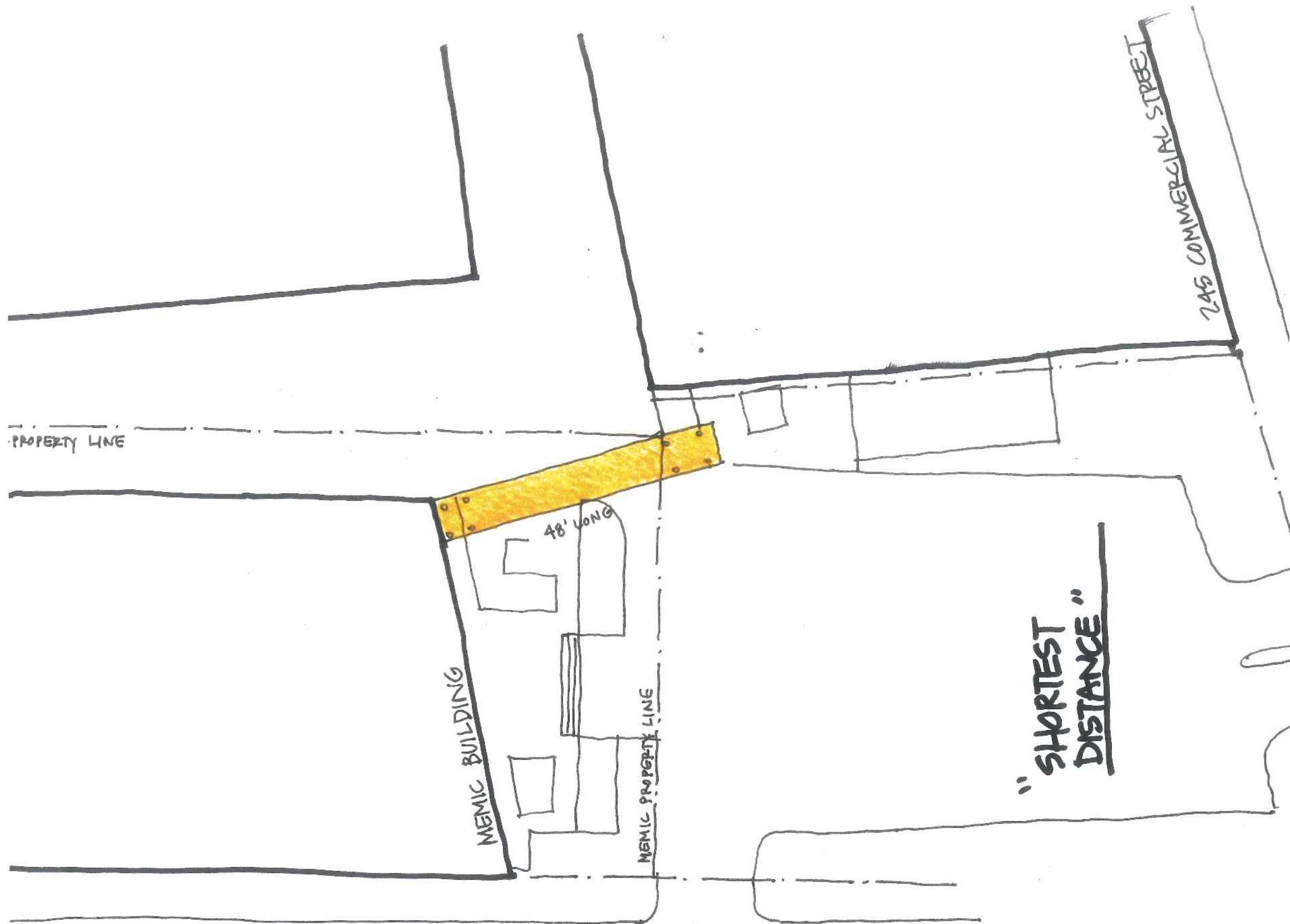


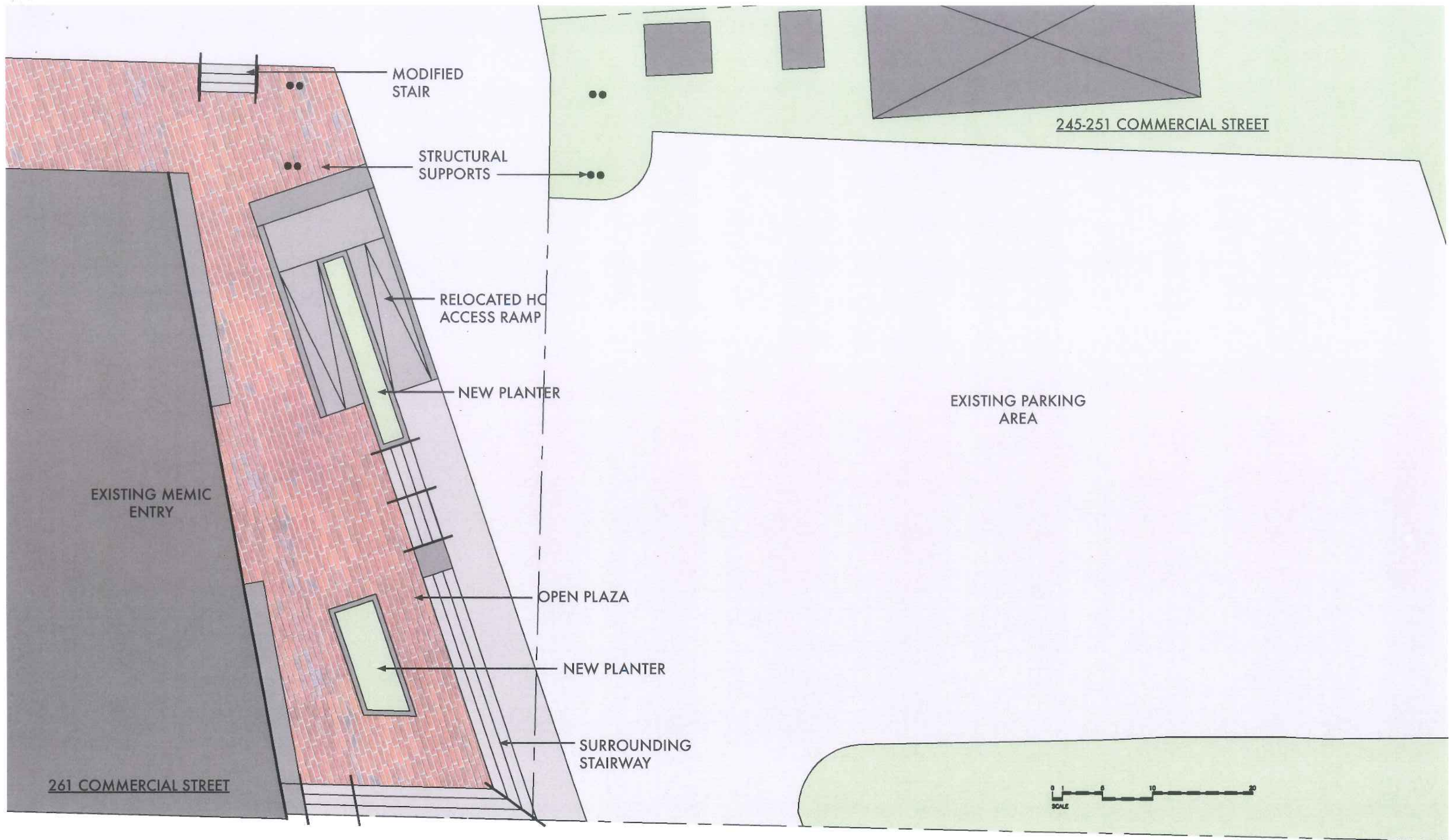
PLAN REFERENCE:

EASEMENT PLAN ON COMMERCIAL, CROSS, FORE AND UNION STREETS, PORTLAND, MAINE MADE FOR RECORD OWNERS DICTAR ASSOCIATES II & CASCO VIEW HOLDINGS II, LLC DATED DEC. 7, 2010 BY OWEN HASKELL, INC.

ELEVATION SURVEY		
ON		
CROSS AND COMMERCIAL STREET		
PORTLAND, MAINE		
MADE FOR		
MEMIC		
261 COMMERCIAL STREET, PORTLAND, MAINE		
OWEN HASKELL, INC.		
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424		
Drwn By	SDG	Date 03-26-14
Check By	EB	Scale 1" = 10'
		Job No. 14-036P
		Drwg. No. 1

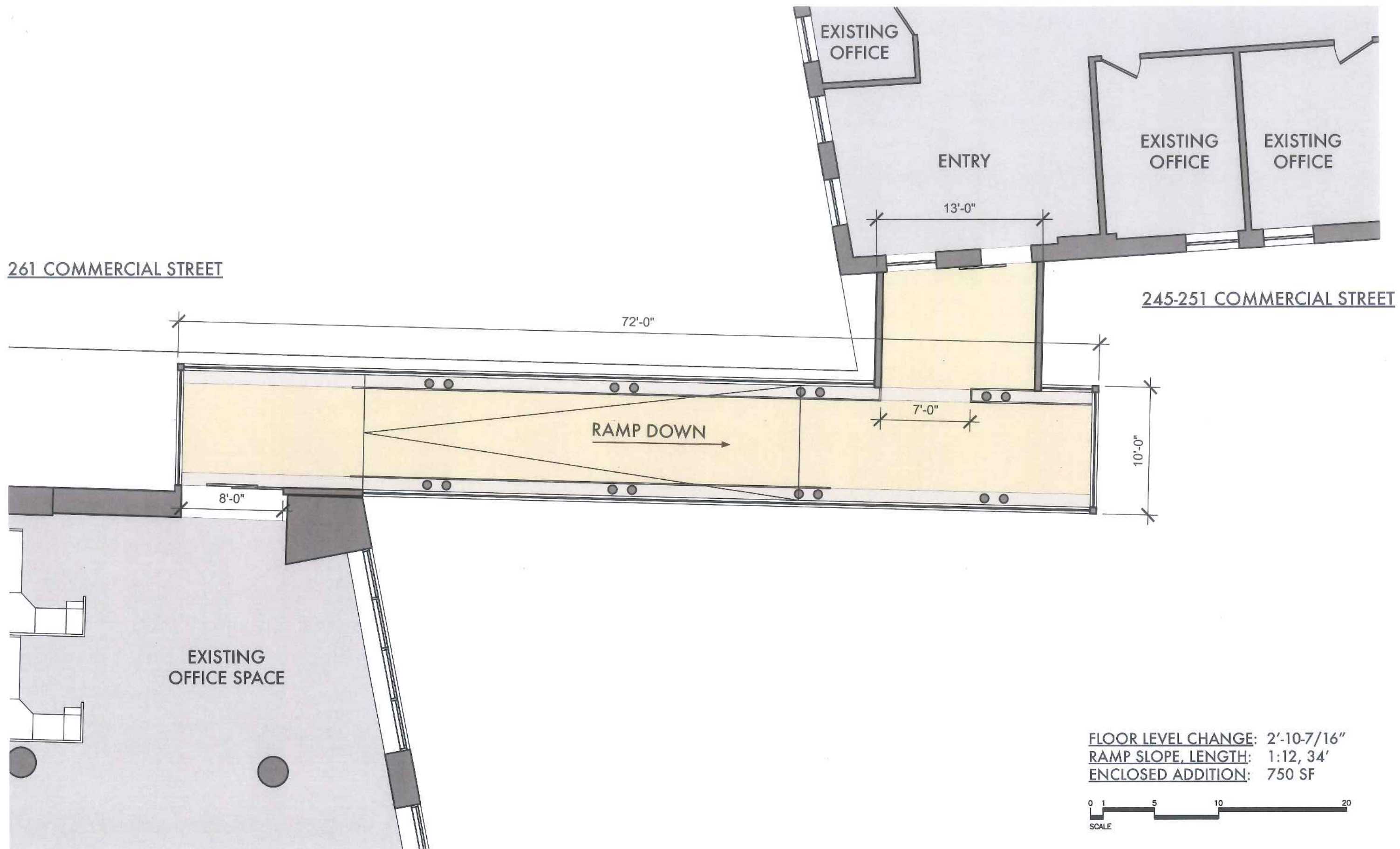




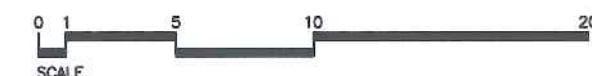


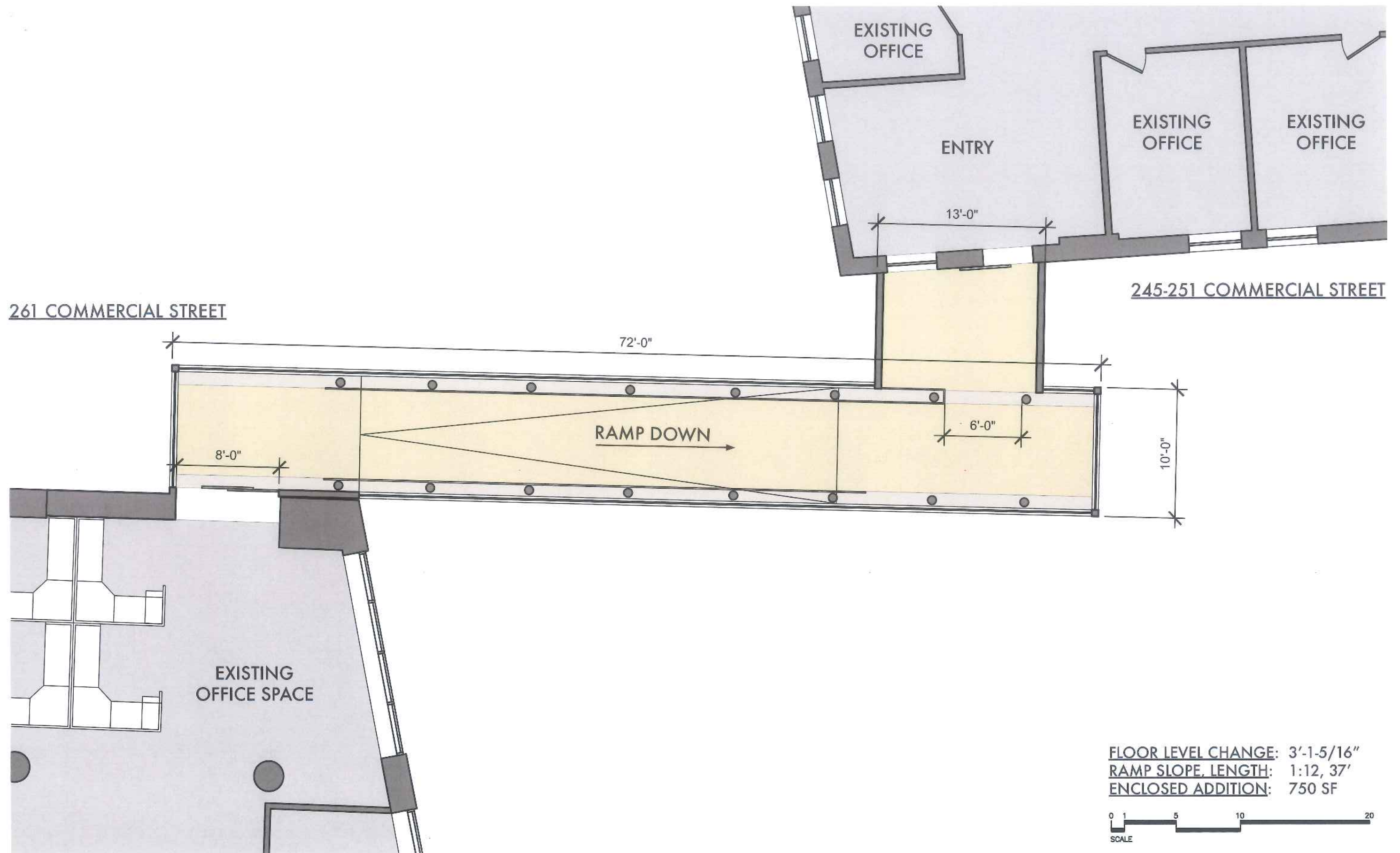
261 COMMERCIAL STREET

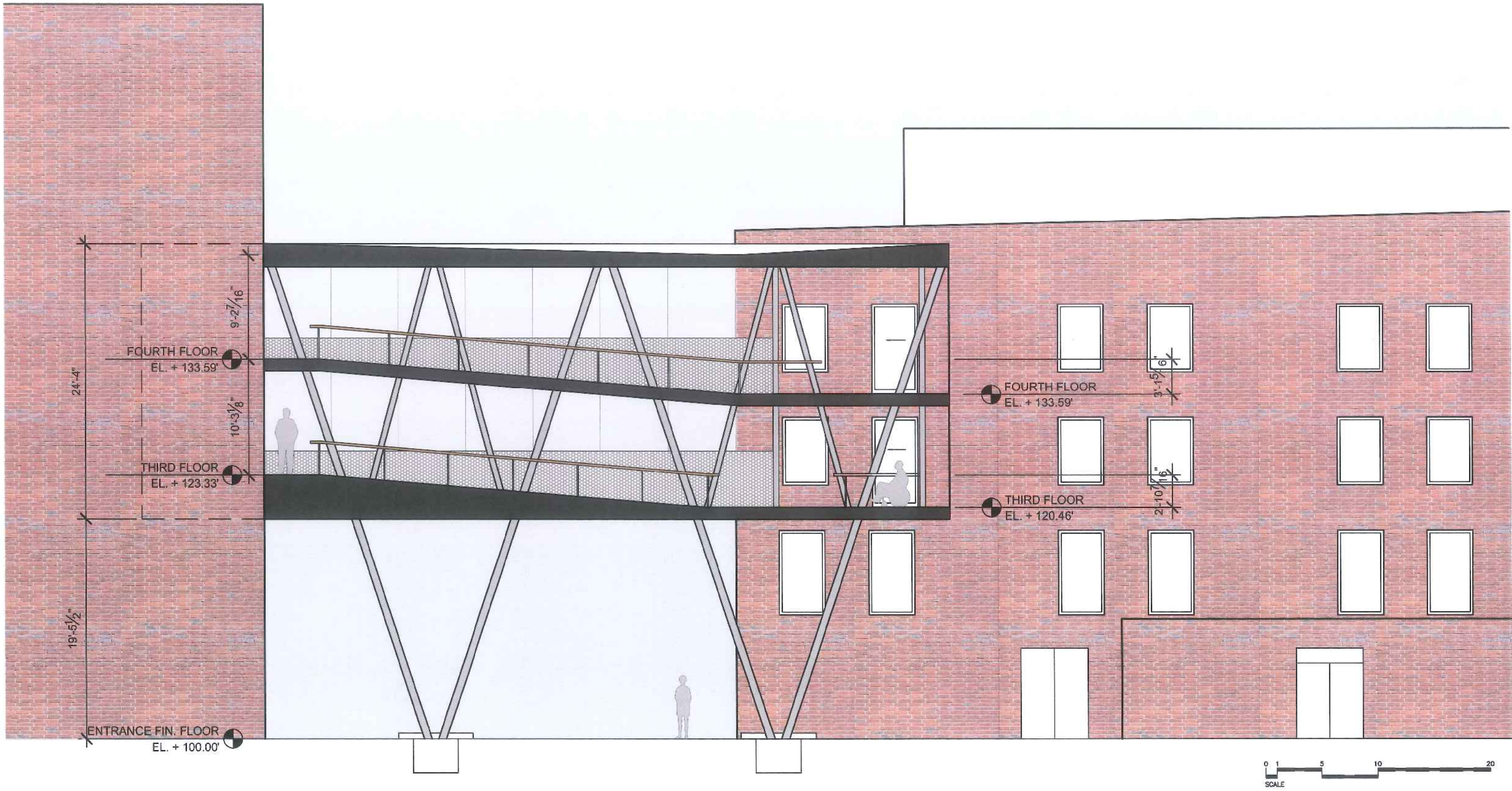
245-251 COMMERCIAL STREET



FLOOR LEVEL CHANGE: 2'-10-7/16"
 RAMP SLOPE, LENGTH: 1:12, 34'
 ENCLOSED ADDITION: 750 SF







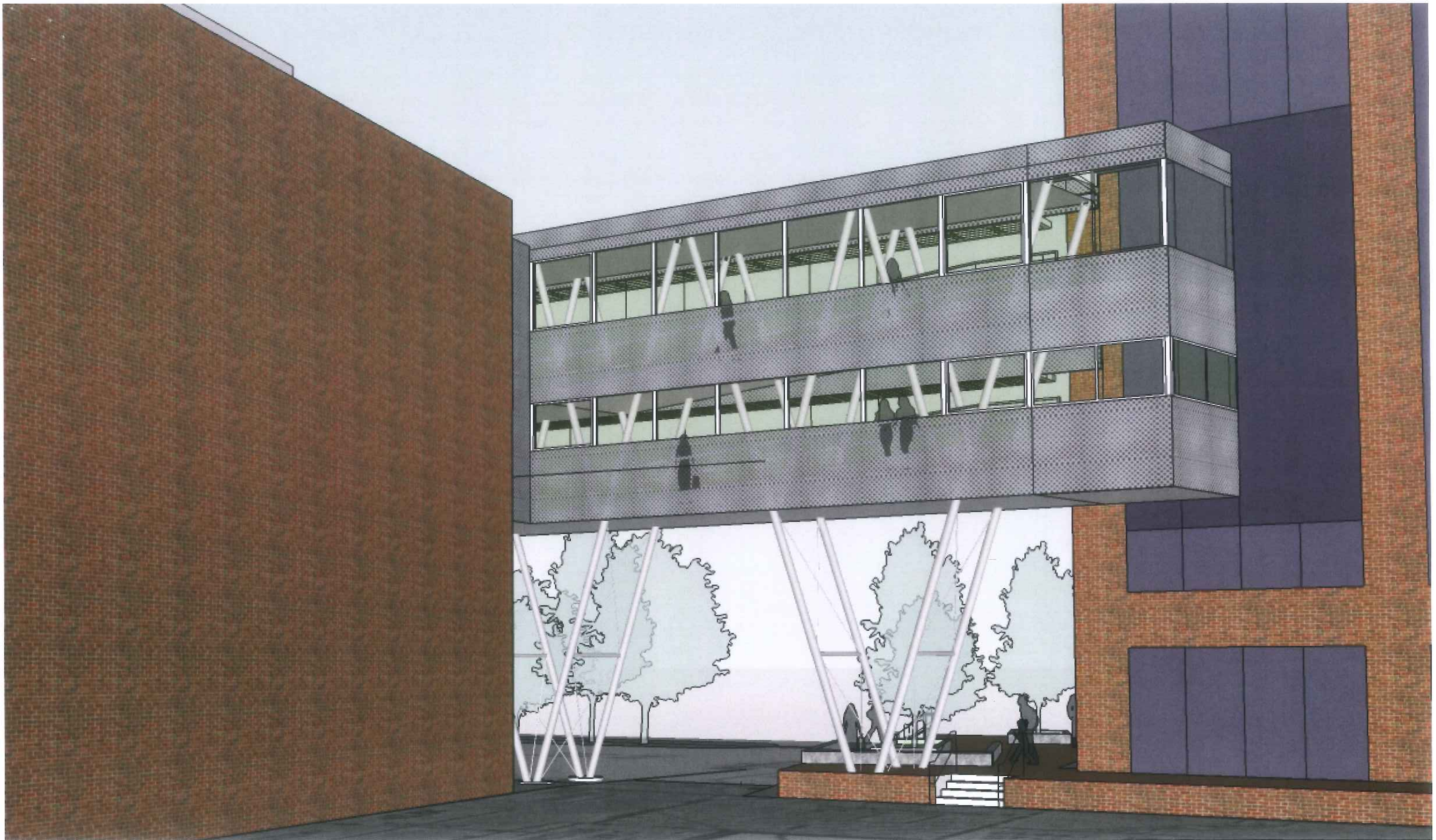


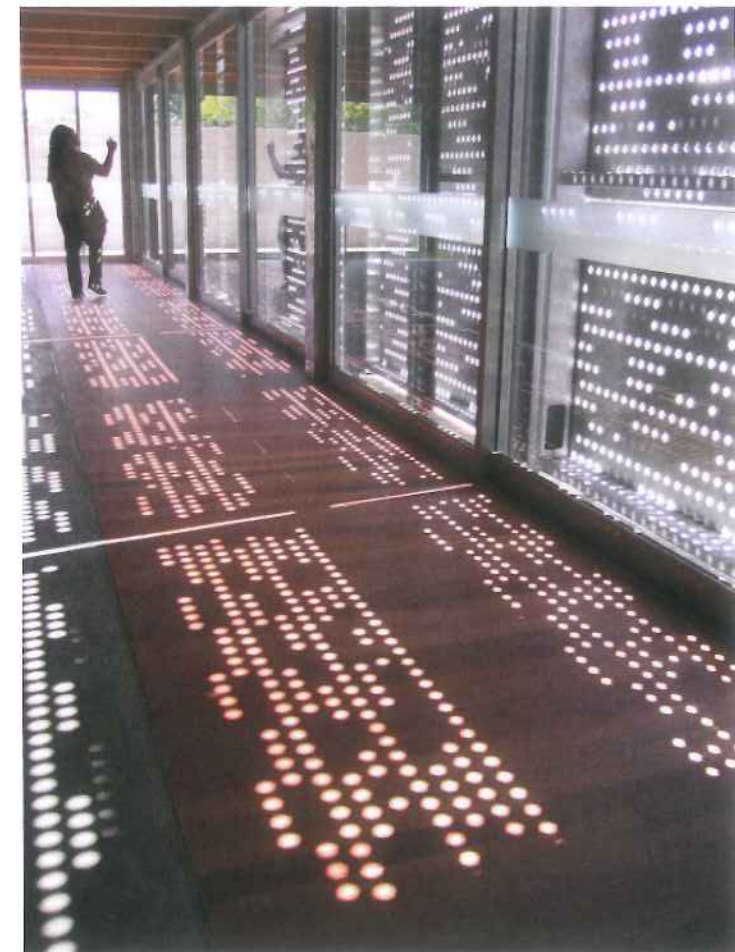
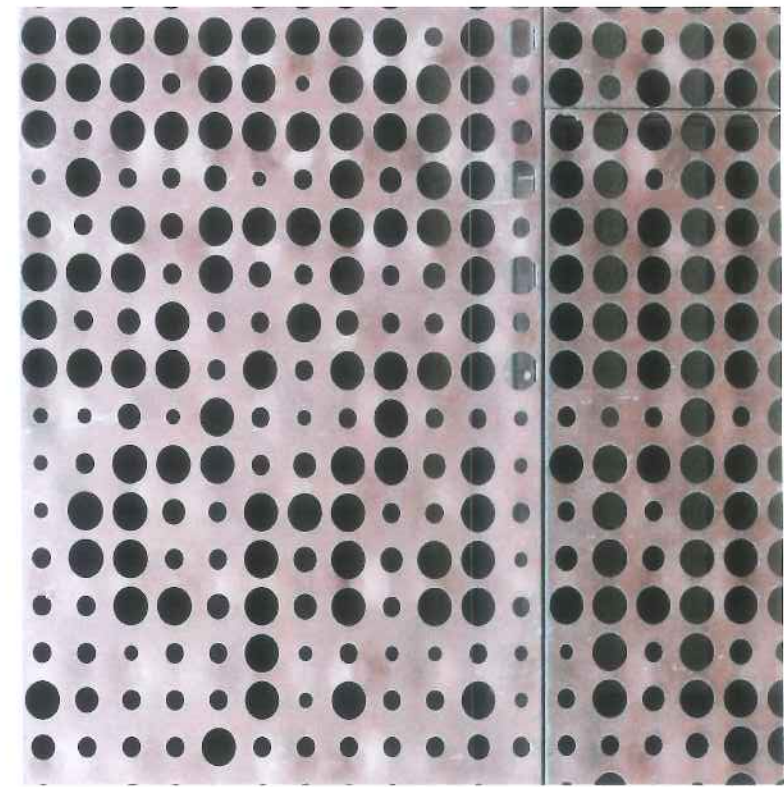
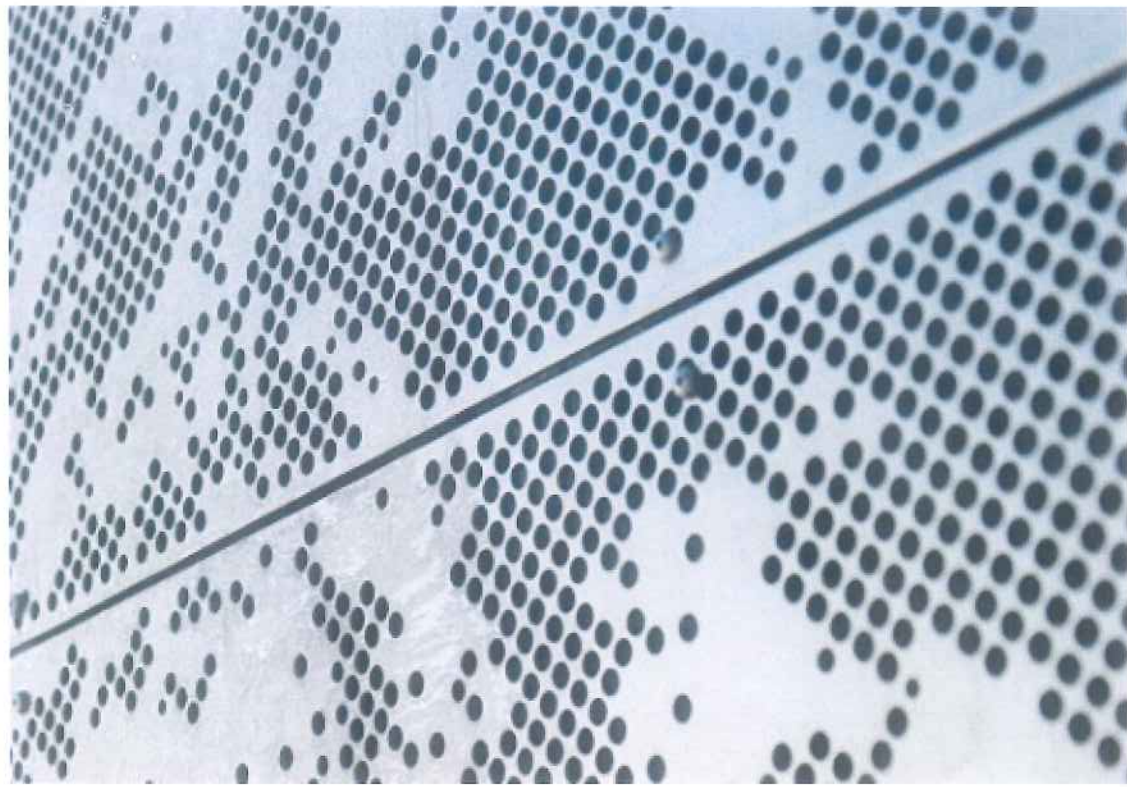












**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
1 CARROLL STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: May 15, 2014

RE: May 21, 2014 Public Hearing

Application For: Certificate of Appropriateness to rebuild and partially enclose a side porch

Address: 1 Carroll Street

Applicants: Ian and Kate Malin

Architect: John Whipple, Whipple – Callender Architects

Contractor: Papi and Romano Builders

Introduction

John Whipple of Whipple-Callender Architects is returning to the Board on behalf of owners Kate and Ian Malin, to present revised plans to enclose the Thomas Street side porch for a kitchen expansion at 1 Carroll Street. On January 8, 2014 Mr. Whipple first presented the plans and application for a Certificate of Appropriateness, working with a design that he originated in 2008. On March 19, 2014 Mr. Whipple presented revisions to the plans, with the most visible changes being to the exterior of the wall facing Thomas Street. The staff memo prepared for the March 19 meeting is included in this packet, for its summary of Board comments and the architect's revisions. For the May 21 meeting Mr. Whipple again provides a written description of the plans he is presenting in response to the feedback offered by the Board. He continues to emphasize that the proposed evolution – a house with a larger, family-friendly kitchen, would be key to satisfying Review Standard One: the effort to provide a compatible use (in this case, the originally intended residential purpose,) with minimal alteration to character-defining features of the property. Also new for this meeting are revised elevations and a section through the kitchen addition.

Board Feedback at the 3/19/14 Meeting

As in the January meeting, discussion at the March meeting focused on three main concerns.

- What vestiges or signs to leave of the original brick exterior wall

Two Board members continued to prefer that a stronger remnant of the brick wall, “the original skin of the building,” remain as a reminder of what they regarded as a character-defining feature. Several other members felt that once the new outside wall was completed, the original wall would be little missed because of minimal visibility from the sidewalk and street.

- The treatment of the porch infill detailing, and its relationship to the main house and garage

There was clear, apparently unanimous desire to see bolder, more defined trim details on the porch infill, to relate better to the original house.

- The treatment of the north wall, which is partly engaged by the front corner of the garage

The Board favored a quiet approach to the wall, compatible with the house and porch, and differentiated from the garage. Members were favorably disposed toward wrapping some fenestration around the corner, similar to the Thomas Street face.

Proposed Revisions to Plans

The new elevations, wall section, and narrative present more changes in response to the concerns where the Board came closest to consensus. Inside, the half columns at the north and south ends of the removed wall, along with the supporting beam, are all proposed to be wrapped with painted wood; in the last proposal the tile backsplash surrounded the north post as well; now the tile wrapping the painted north post has been eliminated. On the exterior columns, bases, and capitals on the prominent Thomas Street face appear to match the existing except that the columns and window sills are proposed to have greater depth than in the last iteration of the plans. In conjunction with proposing flush painted board siding on the north wall, the east wall is shown with the same treatment in the latest elevation.

Except for a narrow window at the corner which is the same height as the east porch windows, the north wall is now proposed with simple, painted, flush board siding. Both the Board and the owners favored this continuation of the Thomas Street windows around the corner, but the panels on the north wall were problematic and the architect’s latest north elevation shows no panels.

Staff Comments

For this third meeting to consider the alterations to the porch and kitchen at One Carroll Street, the applicants have again made changes to the proposed exterior, based on the Board’s suggestions for the most compatible solutions. Though the Board might choose to ask for additional design changes, staff believes the exterior changes have brought an appropriate design within reach; one that relates to the original house and is distinct from the attached garage.

The most difficult issue for the Board to find consensus on continues to be the removal of the existing brick wall, and what should be left as a reminder. Mr. Whipple’s most recent revision does not significantly alter the details of the wrapped and painted posts and beam, except for the above mentioned tile backsplash. The Board will have to decide whether the architect’s

proposal satisfies the wish (much stronger for some than for others) to see some physical memory of the wall expressed in the renovation.

On the exterior of the Thomas Street (east) wall, Board members are presented with somewhat more robust columns and window sills, and must decide whether the current proposal is strong enough to relate to the house appropriately. It is perhaps worth noting that the width of the columns, their capitals, and the bases all match the existing columns of the porch, but the columns have been deepened to stand out more, and they are more pronounced in that façade with the addition of the middle column added for the version of the plans reviewed on March 19. The Board may want to discuss whether they seek details that are bolder than those on the existing porch, or should the existing models be emulated as past changes that have acquired significance in their own right. Staff also wonders whether the thickness of the window sill should be increased to have a stronger presence.

Note that Mr. Whipple is presenting a new east elevation with flush painted boards below the windows, consistent with the north wall. Staff wonders if the Board, which seemed favorably disposed toward the formality of the framed panels on the east face in the last proposal, prefer the paneled approach on the east wall, and possibly a contrasting flush board finish on the north wall. (The east elevation from the March 19 meeting is included for comparison.)

On the north wall, the combination of a narrow window akin the main face of the porch enclosure and simple, smooth siding may come closer than any of the previous plans to a compatible solution for this face. Staff believes the Board will be comfortable with the proposal of Marvin wood windows, rather than a clad version.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that*

characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 21, 2014 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed rehabilitation porch infill project at 1 Carroll Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

1. Letter from project architect
2. Revised elevations and section
3. Board packet for March 19, 2014 meeting

Motion for Consideration

On the basis of plans and specifications submitted for the 2/19/14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed porch and kitchen alterations at 1 Carroll Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... . **(Board approval is subject to the following conditions...)**

Attachments

1. Revised submission, including summary by architect, revised project plans, and photographs of enclosed porches
2. Original submission package for January 12, 2014 Public Hearing



May 8, 2014

Historic Preservation Board
Portland

Re:
1 Carroll St.
Portland

Revised application

Board Members:

In our next appearance before the Historic Preservation Board, we will propose a number of changes to the plans for renovation of 1 Carroll Street.

Discussion at the second meeting of the board centered on two issues: the treatment of the new exterior walls, and the removal of the brick wall between the kitchen and the porch that will allow expansion of the kitchen.

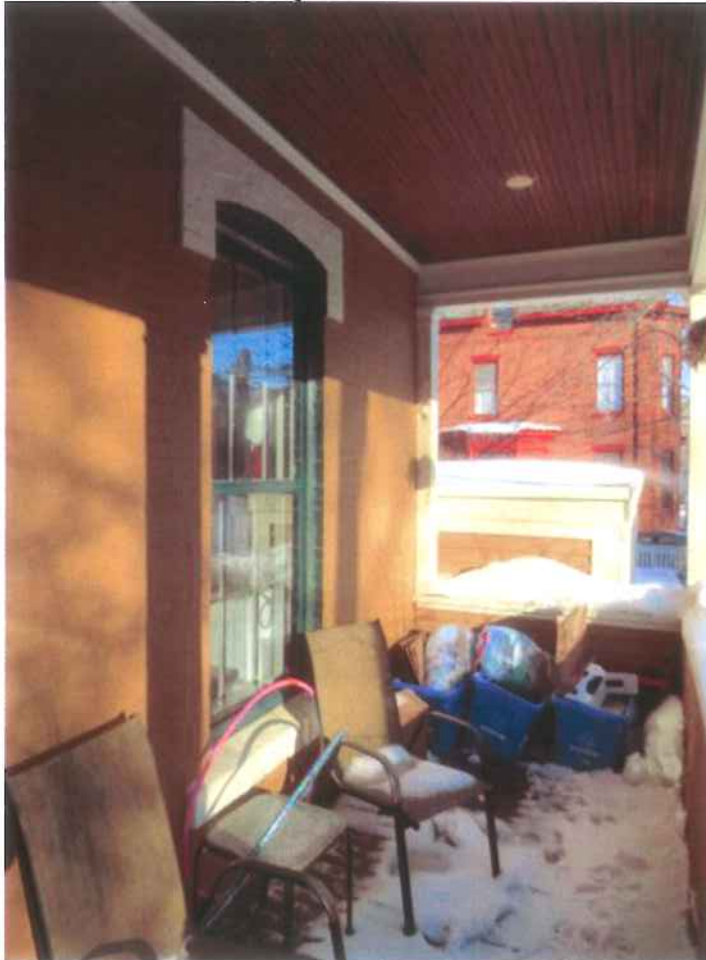
The issue with the façade treatment seemed to be that what looked good on one side did not look good on the other, and vice versa. Clapboards were previously shown on the north side. They worked there but less well on the east side, and some objected they tied the new walls visually to the garage. Panels worked well on the east side but could not be ordered on the north due to its irregular shape. The drawings attached show a third material, smooth shiplap boards, as suggested by the staff, infilling the panels on the east and south elevations and wrapping around the garage on the north. 1 x 6 boarders around the panels have been removed. The sill under the windows has been enlarged and the columns pushed out further (1 1/2") from the panels, with the intended effect of emphasizing the columns. The owner would like to retain the narrow window on the north side that we showed in our last presentation to the board.

Concerns raised about removing some of the brick wall were twofold: that it is a "distinguishing original quality or character of a structure", (Standard #2), and that there is no precedent in the neighborhood for removing a portion of a wall and adding a space that is less than a full sized room. (The board did not seem to think that the painted brick wall and window trim fall into the category of standard #5: "distinctive features, finishes, and construction techniques or examples of skilled craftsmanship.") The original appearance of this part of the building was changed years ago when the porch and the garage were added to it, (dates unknown.) Loosing one of the many brick trimmed windows and the wall around it will not be changing the architect's original elevation, since that has been changed already. As prescribed in standard #1, the owners will at the very least be taking "every reasonable effort..to provide a compatible use...requiring minimal alteration to character-defining features." Their intent in expanding onto the porch is to avoid having to expand into the dining room, which is the only other option for gaining a useful kitchen and would involve destroying the

more significant, (per standard #5), historical features on the interior of the building.

To recognize this change on the interior, we have modified the treatment of the post on the north side of the kitchen interior, where the wall will be removed, from being wrapped with tile like the rest of the wall to being wrapped in painted wood trim, like the beam above it. The intent is to make it clear that this is a change from the original building.

The window and wall in question:



Interior kitchen view:



View of the dining room showing elements that would need to be cut up if kitchen were expanded in this direction:



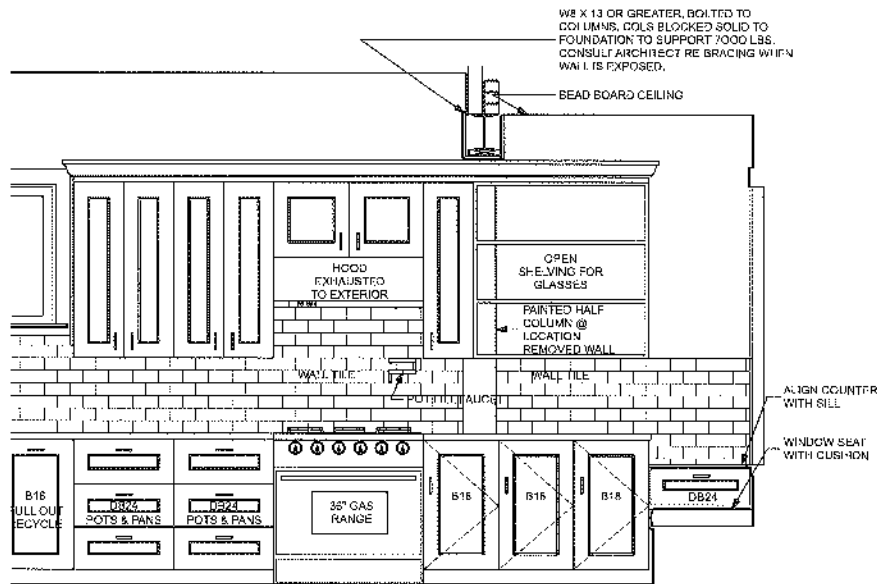
The point about precedent does not appear to come from the ordinance, but may, perhaps, come from a fear that allowing removal of some wall in this case could open a door to insensitive renovations that remove portions of other walls in the future. Two houses away from 1 Carroll, at 54 Thomas St., there is a similar situation. The dining room and the bedroom above it at 54 were at some point in time extended with a bay, removing a portion of the exterior wall, while the wall of the other half of the duplex, at 52 Thomas, remains intact. Apparently, this did not lead to other similar additions, or they would be more readily apparent. Whether there was harm done at 54 Thomas is certainly debatable. It begs the question: is the intent of the ordinance is to prevent what happened to #54?

Picture taken from the sidewalk on Neal St.:



REPRODUCED
AS
11x17





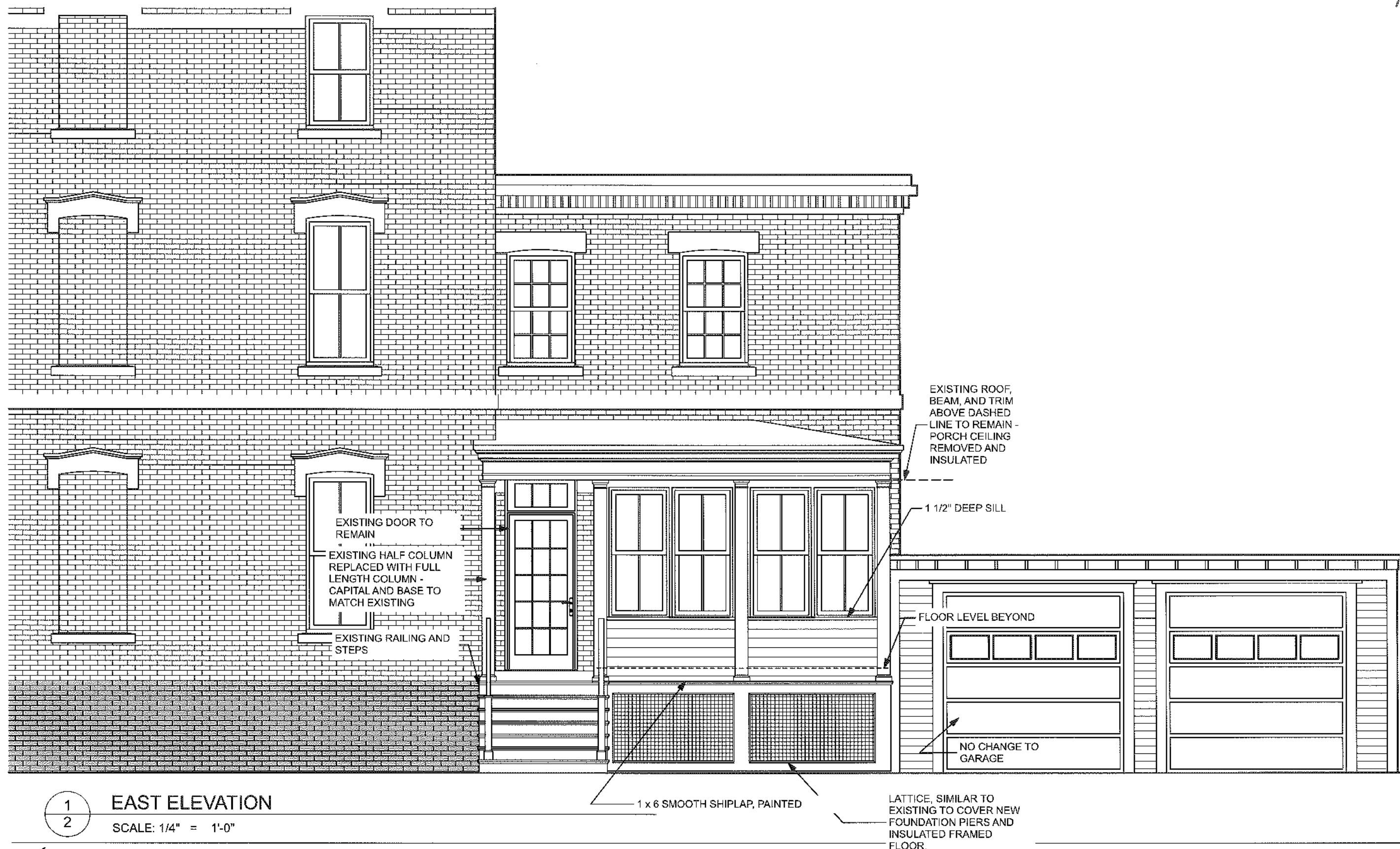
I realize that interpreting an historic ordinance is a difficult and subjective task, and I appreciate the time and effort that this board spends to get it right. I strongly believe that the best way to preserve a building is to allow it to evolve and adapt to changing times and situations. I believe that the ordinance as written allows that, and I sincerely hope that the enforcement of the ordinance will not discourage renovations like this one or the one at 54 Thomas.

John Whipple

Architect

Modified elevations are attached

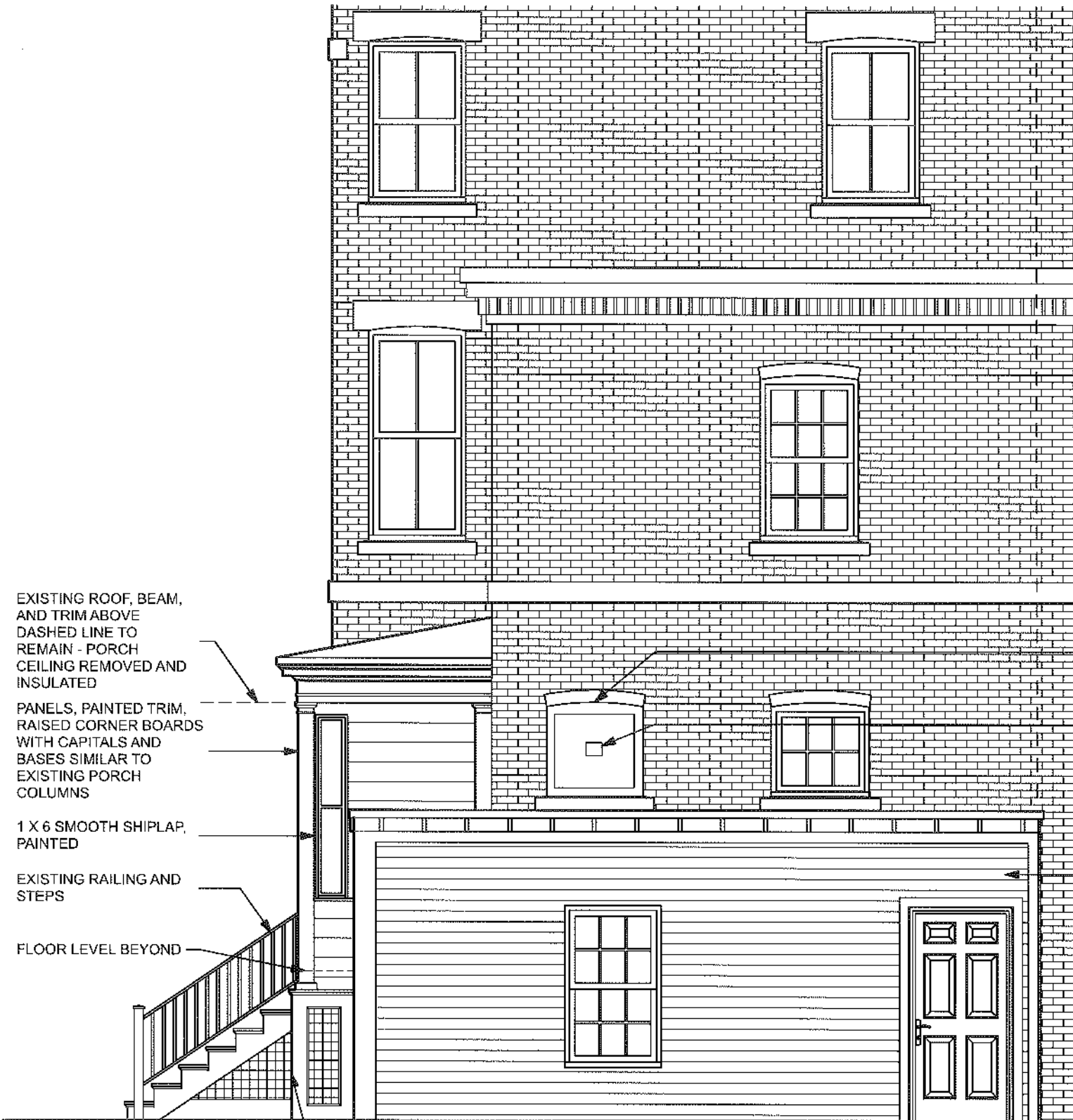
Att. 2



1 EAST ELEVATION
2 SCALE: 1/4" = 1'-0"

WHIPPLE - CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
207.775.2646

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
MAY 14, 2014



REMOVE EXISTING WINDOW. INFIL W/ PAINTED MDF PANEL.

NEW KITCHEN HOOD EXHAUST VENT

NO CHANGE TO GARAGE

EXISTING ROOF, BEAM, AND TRIM ABOVE DASHED LINE TO REMAIN - PORCH CEILING REMOVED AND INSULATED

PANELS, PAINTED TRIM, RAISED CORNER BOARDS WITH CAPITALS AND BASES SIMILAR TO EXISTING PORCH COLUMNS

1 X 6 SMOOTH SHIPLAP, PAINTED

EXISTING RAILING AND STEPS

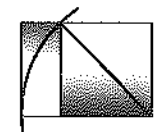
FLOOR LEVEL BEYOND

LATTICE, SIMILAR TO EXISTING TO COVER NEW FOUNDATION PIERS AND INSULATED FRAMED FLOOR.

1
3

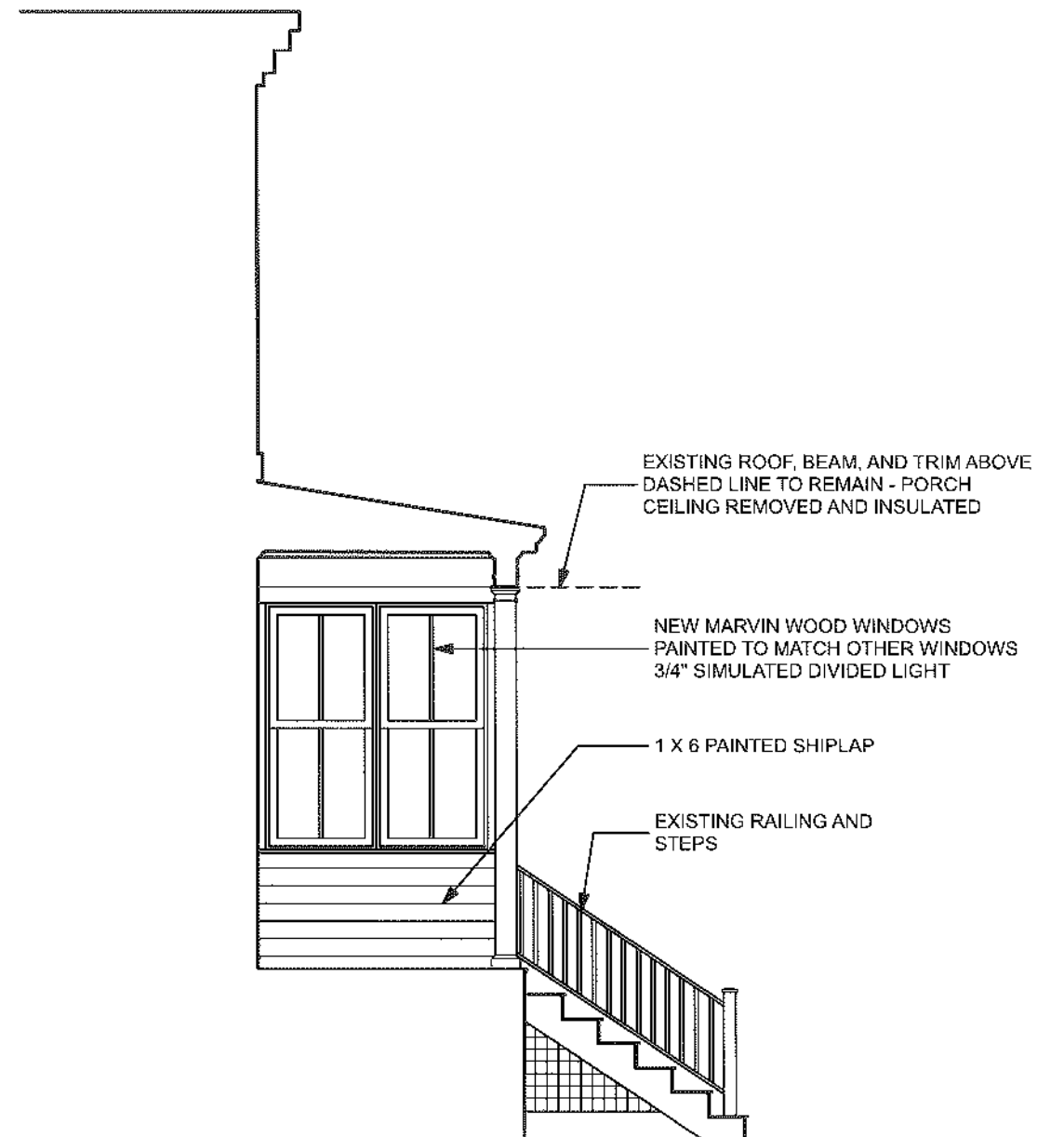
NORTH ELEVATION

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



WHIPPLE - CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
207.775.2696

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
MAY 14, 2014



EXISTING ROOF, BEAM, AND TRIM ABOVE DASHED LINE TO REMAIN - PORCH CEILING REMOVED AND INSULATED

NEW MARVIN WOOD WINDOWS PAINTED TO MATCH OTHER WINDOWS 3/4" SIMULATED DIVIDED LIGHT

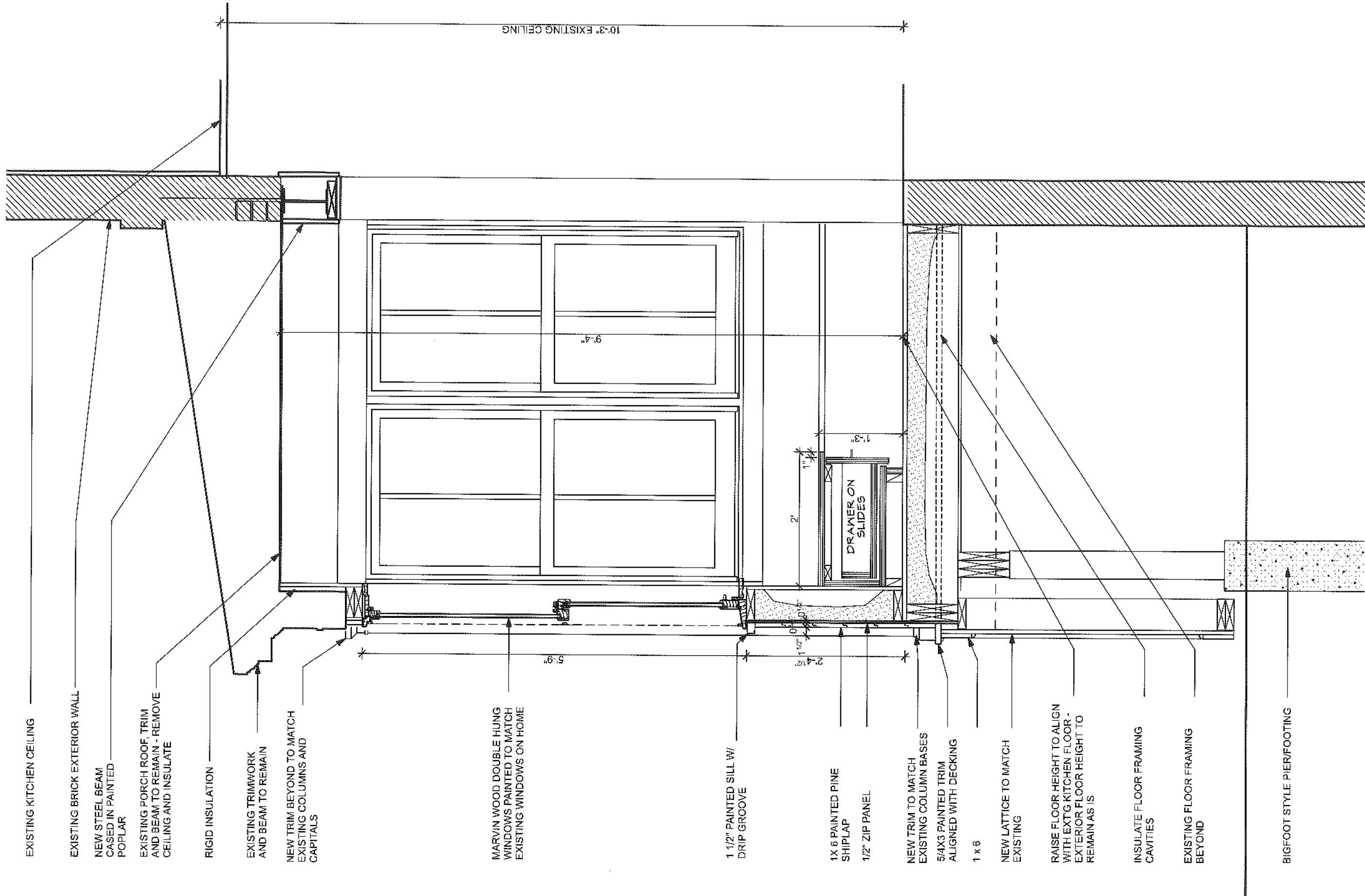
1 X 6 PAINTED SHIPLAP

EXISTING RAILING AND STEPS

2
3

SOUTH ELEVATION

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



44.3

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
1 CARROLL STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager
Rob Wiener, Preservation Compliance Coordinator

DATE: February 12, 2014

RE: February 19, 2014 Public Hearing

Application For: Certificate of Appropriateness to rebuild and partially enclose a side porch

Address: 1 Carroll Street

Applicants: Ian and Kate Malin

Architect: John Whipple, Whipple – Callender Architects

Contractor: Papi and Romano Builders

Introduction

John Whipple of Whipple-Callender Architects is returning to the Board on behalf of owners Kate and Ian Malin, to present revised plans to enclose the Thomas Street side porch for a kitchen expansion at 1 Carroll Street. On January 8, 2014 Mr. Whipple first presented the plans and application for a Certificate of Appropriateness, working with a design that he originated in 2008. Today's revised proposal is very similar in many respects to the earlier designs, with changes to the exterior of the wall facing Thomas Street being the most visible revisions. The architect's narrative discusses the feedback he received from the Board in January and the design process by which the Board's suggestions were either incorporated or not. Though there was not a clear consensus among members of the Board in January, the issues most important to them were apparent, and in some cases, a general direction was discernable.

Board Feedback at 1/12/14 Meeting

Discussion at the first meeting centered around three primary concerns:

- Treatment of the existing brick exterior wall that is proposed to be opened up to expand the kitchen

Board opinion on this aspect of the proposal was mixed. Two Board members felt strongly that the wall should not be removed entirely, and that expanding the width of an existing opening onto the porch--and thus retaining some presence of the original exterior wall-- would be both achievable and a better solution within the ordinance standards. Most Board members indicated that they could support the removal of the brick exterior wall and expressed the view that the removal would not be readily apparent from the public way.

- The treatment of the porch infill detailing, and its relationship to the main house and garage

The project architect was encouraged to pursue a more robust approach to the detailing of the infill wall that was more akin to the detailing on the main house. Board members noted that the clapboards proposed under the porch windows related more to the new garage than the house. Board members asked to see a paneled approach instead of clapboards on this wall, along with traditional details that confirm its origin as a porch.

- The treatment of the north wall, which is partly engaged by the front corner of the garage, and proposed to be a blank wall sided with clapboards

Several Board members asked the project architect to explore the possibility of adding windows to this elevation to suggest a continuation of the Thomas Street façade treatment. Again, this recommendation was based on the goal of having the in-filled porch still read as a porch. While this appeared to be the majority view, one member expressed support for the solid clapboarded wall as proposed, noting that the north wall is already quite busy.

Proposed Revisions to Plans

Mr. Whipple's description of the project revisions discusses a number of the points raised at the January 12 meeting, with the most notable design changes appearing on the east and north walls of the infill. The wall facing Thomas Street is more formal, with the addition of a central, full-height post and panels instead of clapboard below the windows. A panel also replaces clapboards on the south side, in the entry alcove. On the north side a series of panels is proposed, with the possibility of one them being replaced by an operable window. Little change is visible inside, except where posts are shown at the walls on either side where the exterior brick wall is to be removed.

Staff Comments

The changes to the east and south elevations appear to be a positive response to the concerns raised at the January Board meeting. The exterior detailing is now both more robust and more formal, drawn from the character of the principal residence and differentiated from that of the garage.

In staff's view, the revised treatment for the north wall appears forced and incongruous—with or without the window option. Although the proposed treatment repeats the use of recessed panels featured on the other porch elevations, the panels are used in a non-traditional fashion and are visually distracting. The Board will want to discuss whether

there is an appropriate way to incorporate glass on this face of the porch, or whether it would be preferable to maintain the quiet of a solid wall. One option that might be explored would be to continue the Thomas Street treatment around the corner for the narrow wall area that extends beyond the garage face. It appears that the distance between the porch corner board and the face of the garage is about 16 inches. Perhaps that provides enough width to introduce a narrow window with recessed panel below, echoing the treatment of the other elevations and suggesting that the porch wraps the corner. Under that scheme, the balance of the wall might be solid, finished in either clapboards or flush-boarding

Mr. Whipple continues to argue for an almost complete removal of the existing brick wall, in order to fully realize the benefits of the kitchen expansion. The Board will have to decide what, if anything, should be left at the north and south ends of the wall, as a memory of the wall and/or a symbolic or literal support for the framing above.

Regarding fenestration, the Board is being asked to consider whether the new windows for the porch should be painted wood or aluminum-clad. In the past both Board and staff have typically required wood windows in residential applications, unless the location was near the ground such as a basement opening, or difficult to reach, such as an attic or third floor. Mr. Whipple points out that the existing wood windows in the house are worth restoring and mostly likely will be retained and renewed, but the presence of aluminum storm windows partially obscures them. In this case the proposed windows will be highly visible from Thomas Street.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (4) *Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological*

materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 2-19-14 Public Hearings and information included in the accompanying staff report, the Board finds that the proposed rehabilitation porch infill project at 1 Carroll Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

1. Photos of subject property
2. Letter from project architect
3. Photos of other in-filled porch solutions
4. Interior photos and studies showing exterior wall retained and removed
5. Plans, elevations and section

WHIPPLE-CALLENDER ARCHITECTS

2/11/2014

Historic Preservation Board
Portland

Re:
1 Carroll St.
Portland

Revised application

Board Members:

Plans for the renovation at 1 Carroll St. have been revised to reflect the suggestions presented at the last board hearing.

As you know, there wasn't a consensus on the best way to detail a porch infill. We have attached photographs of similar situations, mostly in the West End, to this letter. Some probably were and some weren't later additions to the original structure. The lessons we took from looking at them is that bays, sun rooms, porches infilled, (saddlebags, as they were called in school), are common in the neighborhood and there is no single formula for detailing them correctly. What matters are the characteristics listed in the city's ordinance: scale, rhythm, proportion, and compatibility of materials. We've tried to apply those qualities to 1 Carroll St.

After hearing that the board was split on how to proceed, we investigated the various possibilities suggested:

We looked at the possibility of making this infill "of it's own time" and using casement windows or 1 over 1 double-hung windows instead of sub-dividing the windows with mullions. We did not think their scale and rhythm was as pleasing as the treatment drawn here.

We looked at using clapboards under the windows in the last submittal. At the suggestion of some on the board, we revised the elevations to show panels subdivided by full-height posts. We added a pronounced window sill, post to

post, to recall a porch railing. The intent of this treatment is to make the bay more porch-like.

We looked at the possibility of adding a window on the north corner of the porch. It is shown in one of our drawings. It does not align with the windows around the corner, and, to our eye, it is incongruous with panels on the north elevation.

We looked at the possibility of leaving more of the brick wall inside the bay. Pictures of the model with and without the brick wall are attached. We realize that the ordinance asks that distinguishing features not be removed. This house has many windows with heavily accentuated caps and sills. We will have to lose one of them to execute this design. The only way to save that feature is to preserve the window opening in its' current size. Preserving that opening would negate the benefits of renovating the kitchen, as the gain in useful space and openness would be lost.

If the kitchen doesn't work, it's not much of a stretch to say that the house is not suitable for a young and growing family. We have watched this house turn over four times since Millie Perkins and Ida Carras occupied it for 50+ years. That instability has a lot to do with the kitchen. Anyone making the investment to live in this neighborhood today wants a real kitchen. The neighborhood is in need of young and growing families.

Ian Malin would like to restore the wood windows in the rest of the house instead of replacing them. The windows in the kitchen will be Marvin. Both the ordinance and the board seemed to be split on whether the windows need to be painted wood or aluminum clad. Existing painted wood windows at 1 Carroll St. are hidden by aluminum storm windows, making aluminum clad consistent with the rest of the house, and the ordinance allows the use of contemporary treatments and technology. The new windows will be either wood or aluminum clad, without storm panels. The window to be removed on the north elevation will be filled with a painted MDO panel, recessed so that the opening still reads.

We submit that the loss of the brick wall will be unnoticed by view between 4' and 6' above the sidewalk, and that it is extremely unlikely that a future owner of this house will want to reverse the process, re-open the porch and scale back the size of this kitchen.

We hope this answers the concerns of the board. Please call if any further suggestions.

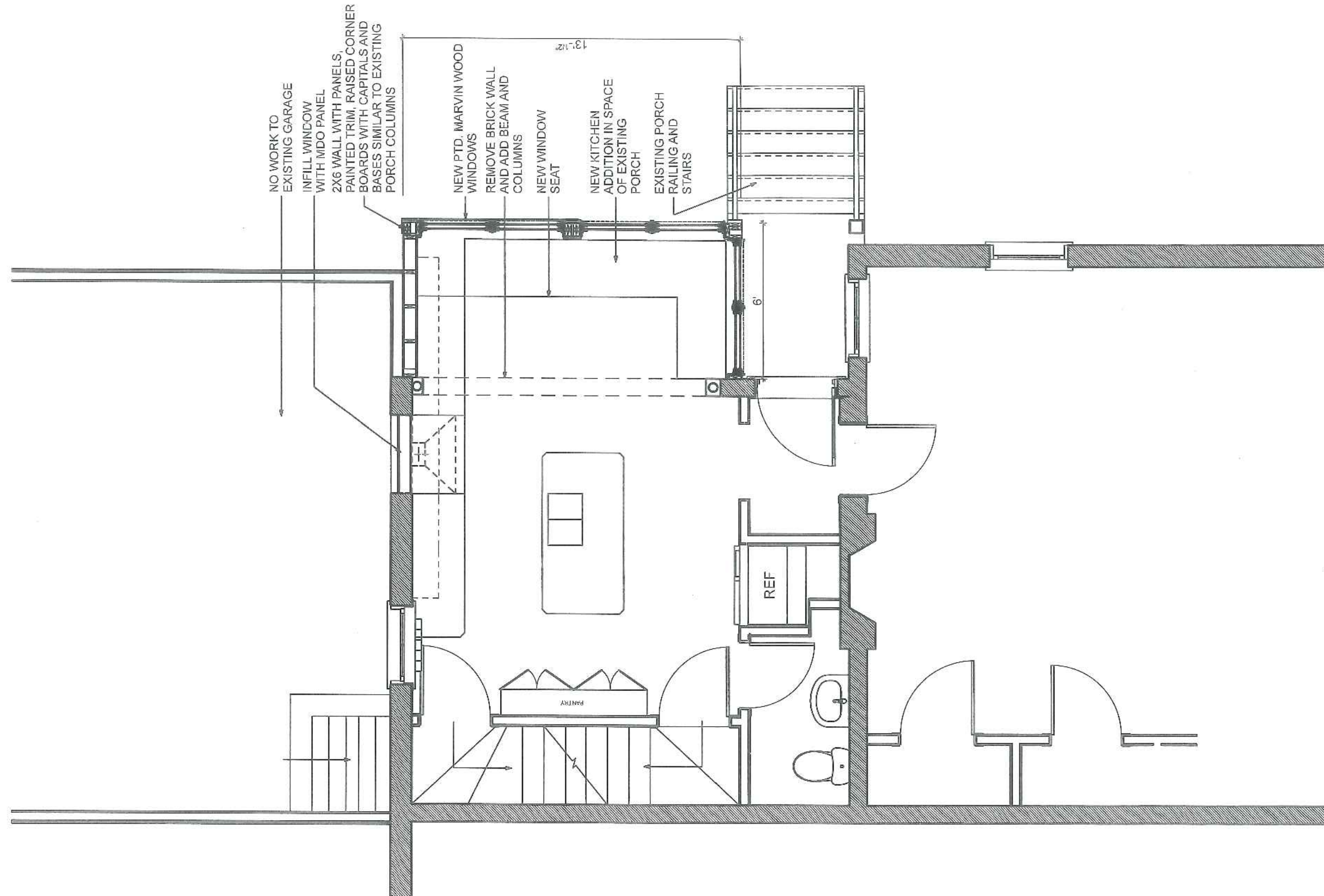
John Whipple
Architect

Attached:
Revised plans and sections
Details
model views
photos of similar situations in the West End

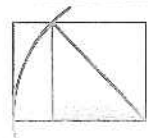




Att. 3



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

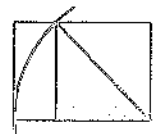


WHIPPLE - CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
207.775.2696

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
PRELIMINARY DESIGN 02.11.14

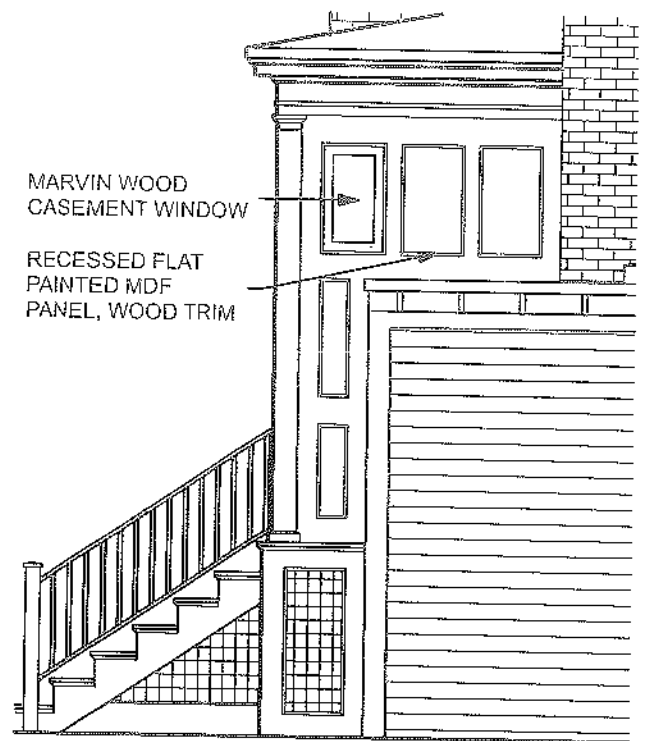


1 EAST ELEVATION
2 SCALE: 1/4" = 1'-0"



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PORTLAND, ME 04103
207.773.2696

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
PRELIMINARY DESIGN 02.11.14



3
3 NORTH ELEV. W/ WINDOW
SCALE: 1/4" = 1'-0"

EXISTING ROOF, BEAM, AND TRIM ABOVE DASHED LINE TO REMAIN - PORCH CEILING REMOVED AND INSULATED

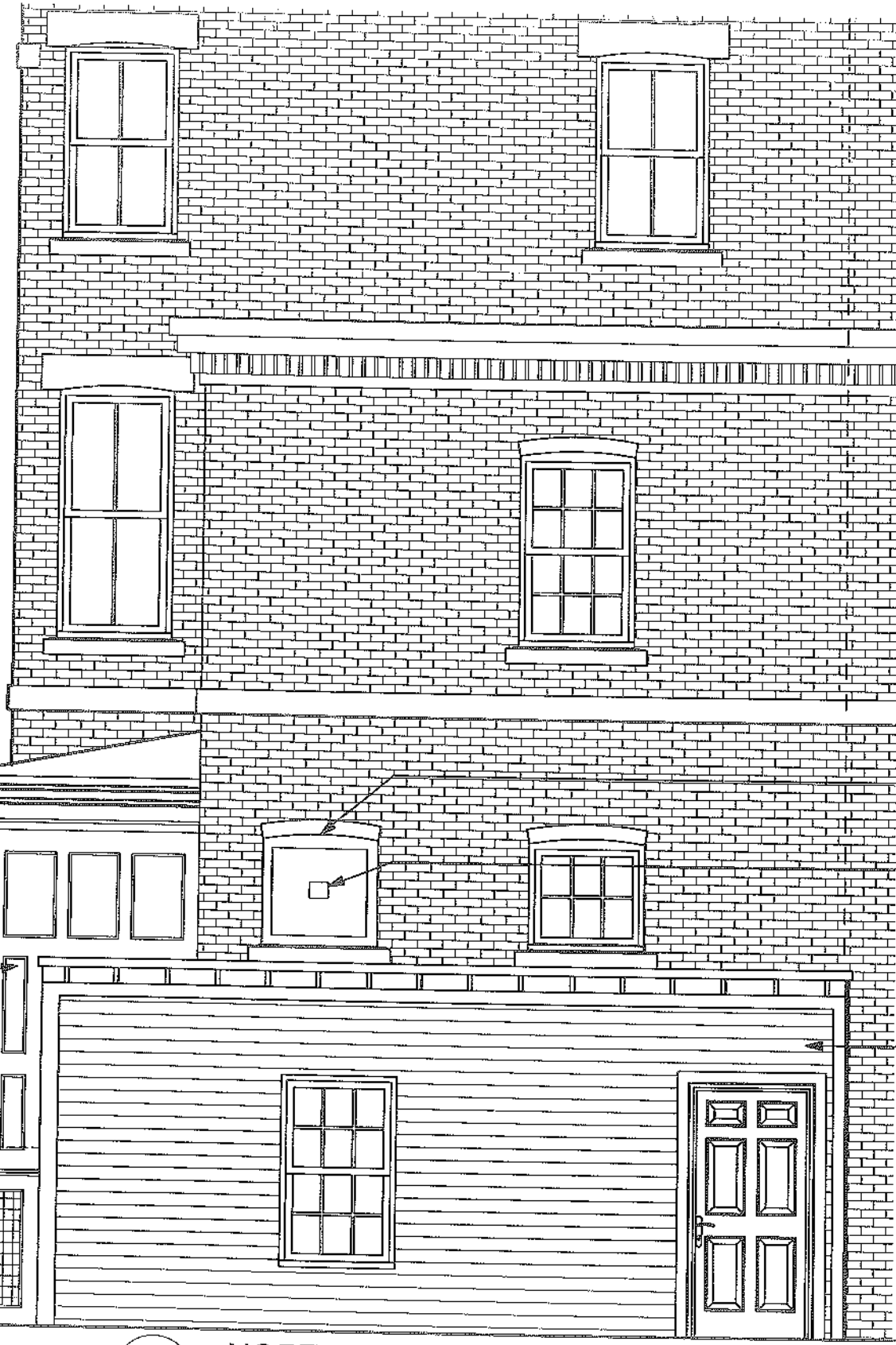
PANELS, PAINTED TRIM, RAISED CORNER BOARDS WITH CAPITALS AND BASES SIMILAR TO EXISTING PORCH COLUMNS

RECESSED FLAT PAINTED MDF PANEL, WOOD TRIM

EXISTING RAILING AND STEPS

FLOOR LEVEL BEYOND

LATTICE, SIMILAR TO EXISTING TO COVER NEW FOUNDATION PIERS AND INSULATED FRAMED FLOOR.

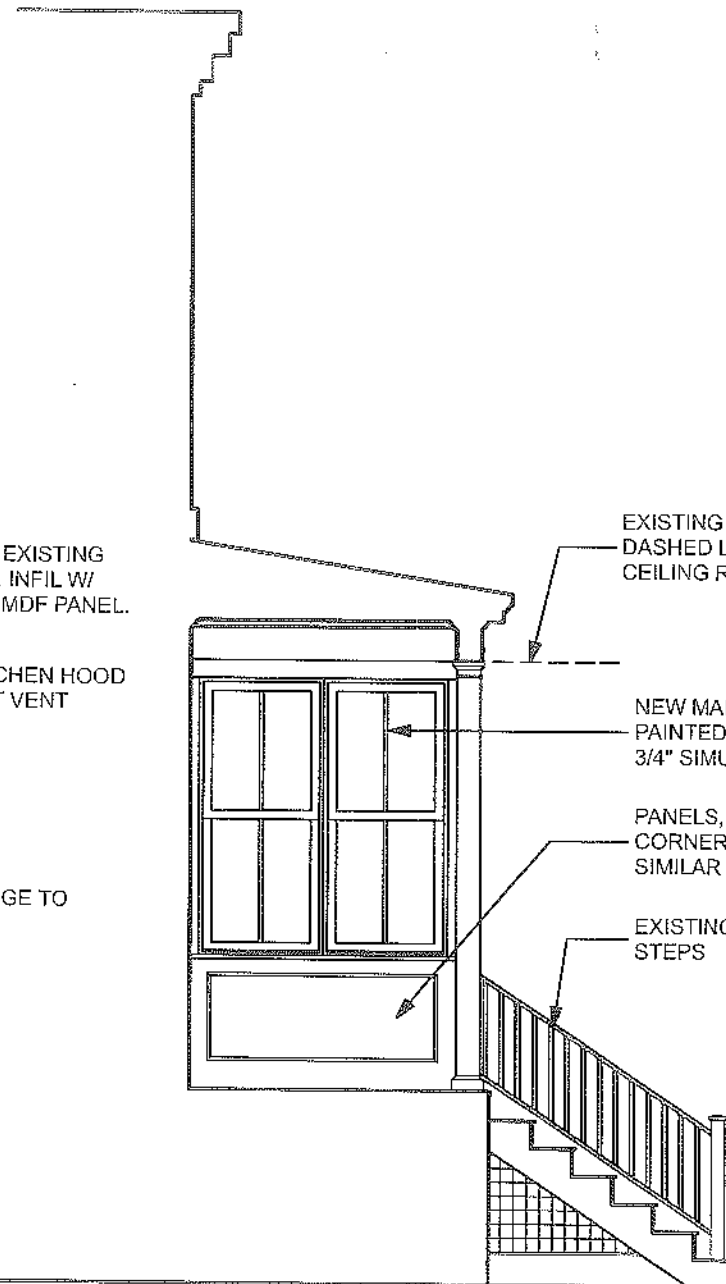


1
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REMOVE EXISTING WINDOW. INFIL W/ PAINTED MDF PANEL.

NEW KITCHEN HOOD EXHAUST VENT

NO CHANGE TO GARAGE



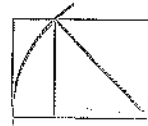
EXISTING ROOF, BEAM, AND TRIM ABOVE DASHED LINE TO REMAIN - PORCH CEILING REMOVED AND INSULATED

NEW MARVIN WOOD WINDOWS PAINTED TO MATCH OTHER WINDOWS 3/4" SIMULATED DIVIDED LIGHT

PANELS, PAINTED TRIM, RAISED CORNER BOARDS W/ CAPITALS SIMILAR TO EXISTING PORCH POSTS.

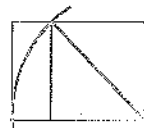
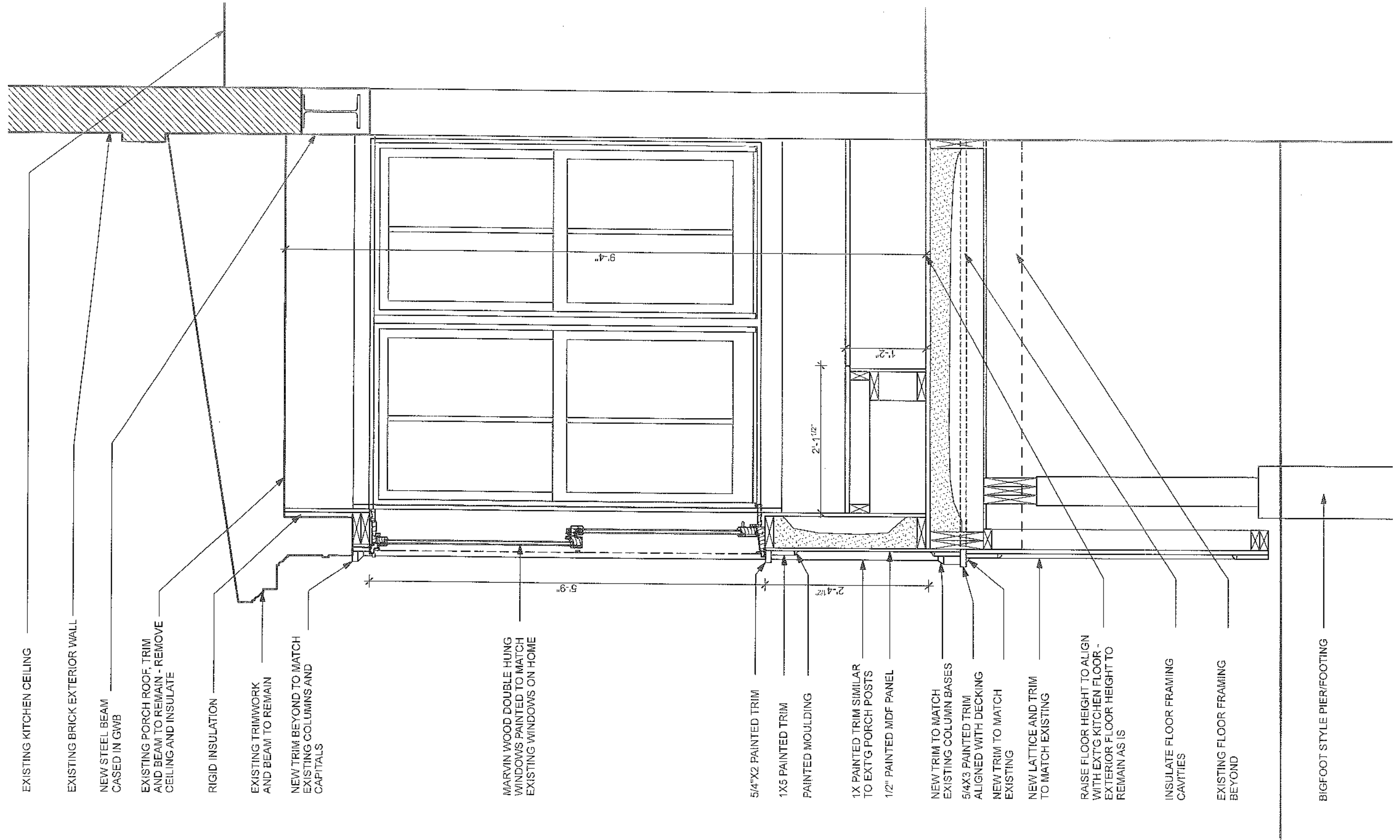
EXISTING RAILING AND STEPS

2
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WHIPPLE - CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
207.775.2696

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
PRELIMINARY DESIGN 02.11.14



WHIPPLE - CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
207.775.2646

MALIN ROW HOUSE
1 CARROLL ST. PORTLAND ME
PRELIMINARY DESIGN 02.11.14

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING (continued)
EVERGREEN CEMETERY**

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 4, 2014

RE: May 29, 2014 PUBLIC HEARING – Continued from 5/21/14

Application for: Certificate of Approval for Burial Lot Expansion and Construction of Columbarium

Address: Evergreen Cemetery
(project area is located adjacent to Stevens Avenue entrance)

Applicant: City of Portland Department of Public Services
Parks and Cemeteries Division

Project Consultants: Woodard & Curran Inc. (civil engineers)
Denise Cameron, project manager

Carol R. Johnson Associates (landscape architects)

Introduction

On May 21st, a public hearing was held on the Parks & Cemeteries Division's proposal for the expansion of burial lots within Evergreen Cemetery. The hearing followed two preliminary workshop sessions on the proposal. Following a presentation by the City's consultants, testimony from members of the public, and discussion among Board members, the Board elected to table final consideration of the plan pending receipt of revised plans that responded to two outstanding concerns.

Enclosed is a memo from project engineer Lauren Swett summarizing the revisions made in response to the unresolved issues, together with a revised site plan. Also enclosed is a color-coded landscape plan intended to make it easier to identify existing trees, as well as the new trees proposed during the course of the review process.

Outstanding Issues

Following are the two issues which remained unresolved at the 5/21 hearing, together with the consultant's response.

- Provisions for family plots within the expansion area. Board members were concerned that the grave sites identified as "potential family plots" on the submitted site plan did not provide

adequate assurance that these areas would be reserved for said use. Additionally, they noted that the way in which these areas were depicted on the map did not convey the fact that family plots often differ in configuration from standard burials—for example, family plots often include shrubs and an alternative layout of gravestones that provide visual interest and have the potential to build upon Evergreen's intended garden cemetery character.

Recognizing that it is impossible to define the exact configuration of future family plots on the plan, the Board nonetheless asked that the plan suggest the distinct character of these plots by showing them as areas defined by their overall dimensions. Board members also asked that further consideration be given to the percentage of family plots provided within the proposed expansion area. More information about the percentage of family plots within the historic section of the cemetery was also requested.

Response: The latest revised site plan shows the family plots as "reserved for family plots" and provides the square footage of each area. It also indicates the number of equivalent grave spaces accommodated by the area. In addition to the changes in the site plan itself, a sample family plot layout is provided which is intended to suggest the opportunity/recommendation for incorporating shrubs within the plot and a plan for grouping individual markers. While this plan is not intended to dictate the form of family plots, it does reinforce the intent to provide an alternative treatment.

Note: During Board discussion, there was general acknowledgement that in the future, if there is no demand for the reserved family plots, Parks & Cemeteries Division may request approval to convert the areas to standard grave sites. At that time, the Historic Preservation Board could stipulate that additional landscaping be introduced in conjunction with the conversion to standard grave sites to achieve some of the visual characteristics inherent in family plots.

- Landscaping along entrance drive. Board members asked that further consideration be given to adding more specimen trees in the area close to the entrance drive, consistent with the estate-quality trees that define this area.

Response: The consultants are now showing four additional sugar maples in the area adjacent to the entrance drive. In order to provide a clear picture of the overall number of trees—existing and proposed—in the project area, staff suggested that a color-coded plan be prepared for the Board's review. Enclosed as Attachment 2 is this color-coded plan. Note that it also provides a total count and breakdown of added trees: 86 trees total, including 31 deciduous shade trees, 25 evergreens, 23 flowering crab apples, and 7 apple trees.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the May 21, 2014 and June 4, 2014 Public Hearings and information included in the accompanying staff reports, the Board finds that the proposed burial lot expansion and associated site alterations within Evergreen Cemetery **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

1. May 28, 2014 memo from Woodard & Curran outlining latest revisions to plan
2. Color coded landscape plan
3. Final Site plan with grave layout

May 28, 2014



Deb Andrews, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, Maine 04101

Re: Evergreen Cemetery Expansion, Application for Certificate of Appropriateness, Additional Information

Dear Deb:

Thank you for coordinating the review process for the Evergreen Cemetery Expansion Project. Following the discussion at the May 21, 2014 Public Hearing, we have made some additional modifications to the plans to address comments regarding trees and family plots. Our response to each of these items is described below and an updated landscaping plan reflecting the changes is enclosed with this letter.

Trees

We heard from the Board that there was a desire for additional trees near the driveway entrance from Stevens Avenue. This esplanade currently contains substantial trees, and these trees are aging and will eventually need to be removed. Planting of replacement trees now will allow the new trees to grow into the space before the large trees are removed.

As part of a previous plan update, the grove of apple trees in this area was replaced by two yellow birch trees. We have added four additional sugar maples to this area. This change is reflected on the landscaping plan. As shown in the photos below, the existing large trees provide shade over much of the area, so the new trees will need to be carefully placed to allow them to grow. The final tree locations will be coordinated with cemetery staff at the time of construction to ensure that they are appropriately positioned to grow in between the existing trees.



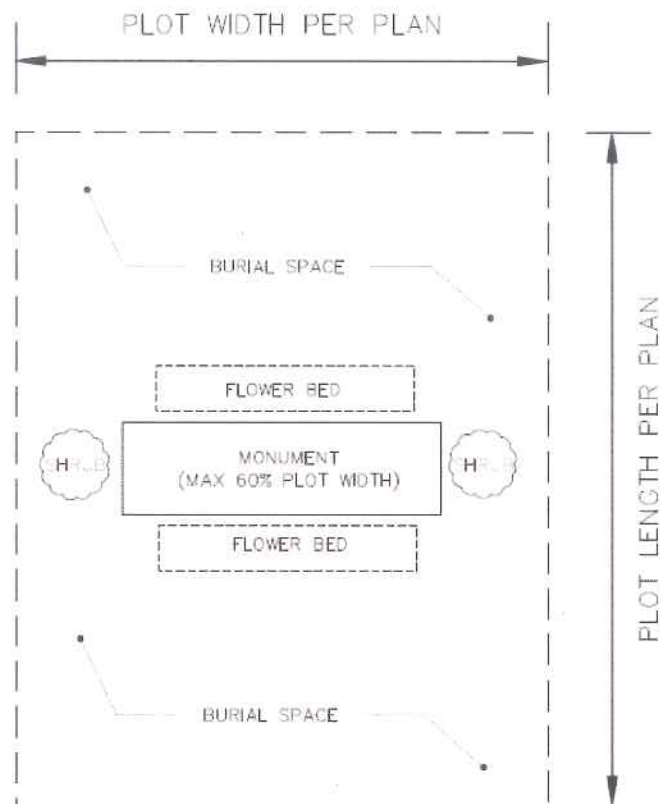
Family Plot Layout

As part of the previous plan update, locations of potential family plots were identified on the landscaping plan. It is our understanding that the Board would like these family plot areas to be more defined and specifically designated as family plots, not identified as potential.



We have updated the plans, showing 16 reserved family plot areas. The original grave layout has been removed from these areas, but the plan identifies the square foot area as well as the equivalent grave count for each family plot. The family plots vary in size from 4 equivalent grave spaces up to 10 equivalent grave spaces. The total equivalent grave count within the new family plots is 98, or approximately 3,800 square feet, representing approximately 12% of the total new grave layout proposed as part of this project. It is noted that throughout the rest of Evergreen Cemetery, there are 81 additional family plots available, representing a total of 450 equivalent graves.

The capacity of each family plot ranges from as low as the equivalent grave space count if all burials are full-body interments, to as large as three times the equivalent grave space count if all burials are cremation remains. The City currently has specific standards for family plots in Evergreen Cemetery. A monument that is up to 60% of the width of the plot may be installed, and shrubs and plantings may be added to the plot as well. These existing standards will be applied to the family plots reserved as part of this project. The following schematic figure shows a possible family plot layout.



SCHEMATIC FAMILY PLOT LAYOUT
NOT TO SCALE

It is noted that not all family plots will have the same layout, and the figure above is presented as one example. Cemetery staff will work with the purchasers of family plots on an individual basis to determine the appropriate burial layout for the location to meet the purchaser's needs and to stay within the cemetery's standards.

We hope that these changes will adequately address the Board's concerns. If there are any additional questions please don't hesitate to contact us.

Sincerely,

WOODARD & CURRAN



Lauren Swett, P.E.
Project Engineer

Enclosure – Updated Plan Set



Denise Cameron, PE
Project Manager

cc: Joe Dumais, City of Portland
Troy Moon, City of Portland

PN: 222804.55



-  Existing trees to remain (note that not all existing trees may be shown on plan)
-  Proposed trees presented at April 16, 2014 Workshop
-  Proposed trees presented at May 21, 2014 Workshop
-  Proposed trees presented at June 4, 2014 Workshop

Deciduous Shade	31
Evergreen	25
Flowering Crab Apple	23
Fruit Apple	7
TOTAL:	86



WOODWARD
& CURRAN

DESIGNED BY:
A/US

TREE PLAN

CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING SECTION



FIGURE 1

May 28, 2014



Deb Andrews, Historic Preservation Program Manager
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, Maine 04101

Re: Evergreen Cemetery Expansion, Application for Certificate of Appropriateness, Additional Information

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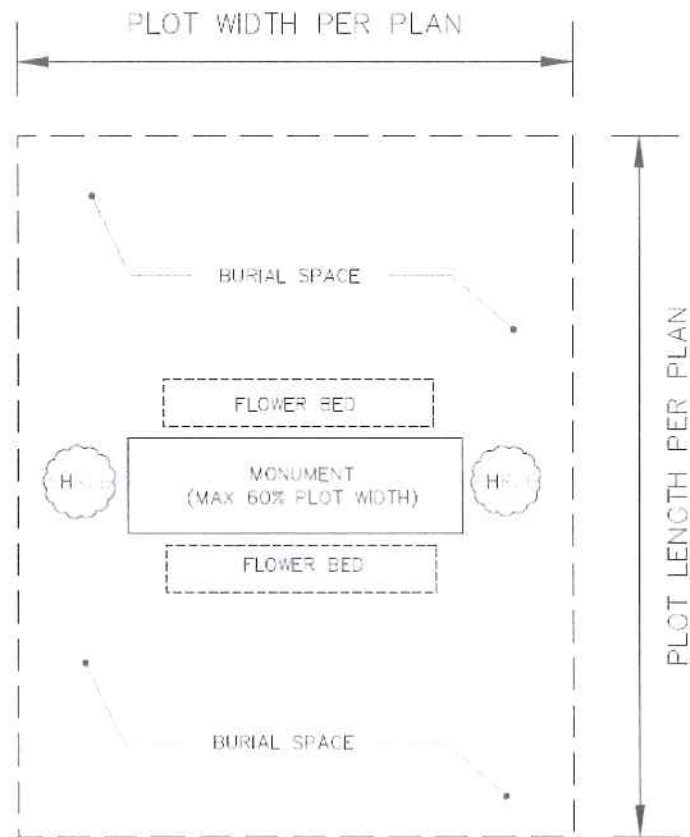
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NOT TO SCALE

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Sincerely,

WOODARD & CURRAN

Lauren Swett

Lauren Swett, P.E.
Project Engineer

Denise Cameron

Denise Cameron, PE
Project Manager

Enclosure – Updated Plan Set

cc: Joe Dumais, City of Portland
Troy Moon, City of Portland

PN: 222804.55

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
246 BRACKETT STREET**

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: May 29, 2014

RE: June 4, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for Roof Deck and Penthouse

Address: 246 Brackett Street

Applicant: Andrew Calise

Architect: Tracie Reed, Dextrous Creative LLC.

Introduction

Architect Tracie Reed, representing property owner Andrew Calise, is requesting review and approval of a proposed 200 square foot roof deck and penthouse addition at 246 Brackett Street. Ms. Reed has provided a complete application with all required details in hopes of proceeding directly to a public hearing and final decision.

Subject Property

The subject property is a 3 story Italianate brick commercial/residential structure built circa 1871. The building abuts another historic brick commercial structure which has been adaptively reused as part of the Ronald MacDonald house complex. These remaining commercial buildings provide evidence of the fact that this section of Brackett Street was populated with a mix of residential and commercial development as early as the late 19th century.

The building is narrow at the street and quite deep. It features what appears to be a flat roof (it is actually a 1/12 pitch). On the west side of the building (facing Carleton), the roof has a parapet wall; there is no parapet on the other edges of the roof. The east side elevation is entirely exposed as there is a large surface parking lot next to the building. On the west side, the side elevation is largely obscured by the abutting structure.

Available views of the proposed rooftop addition are from Brackett Street as one approaches from the east and from the corner of Brackett and Walker Street. Given the development at the corner of Brackett and Carleton, it is unlikely the addition will be seen approaching from the west.

Proposed Rooftop Additions

Plans call for the construction of a roof deck near the rear edge of the roof. The deck is set back about 4 feet from the east elevation of the building. On the west side, the deck immediately abuts a 36' tall brick parapet wall. The footprint of the deck is jogged, presumably to keep as much of the deck away from the exposed east side of the building as possible. The leading edge of the deck is located immediately behind an existing chimney.

As shown, the deck is surrounded by a 42" high horizontal metal cable railing with metal posts. The proposed decking is to be installed on sleepers over the shallow pitch roof. The project description indicates that the existing membrane roof, or at least a portion of it, will be replaced for the new deck area. To access the roof, an existing roof hatch will be replaced with a penthouse. (Existing stairs within the building provide access to the penthouse.) The penthouse, which measures 4'1" x 11'2 1/2", stands 8'8" feet tall. It is proposed to be sheathed in clapboards and features a shallow pitch roof which slopes toward the rear of the building.

Staff Comments

Note that the project architect has provided a perspective view of the proposed addition as seen from the corner of Brackett and Walker Streets—see Sheet A-5.1. This is likely the most prominent view of the proposed construction.

The questions before the Board are 1) whether the proposed rooftop addition negatively impacts the character-defining features of the historic structure; and 2) whether the addition is compatible with size, scale, material and character of the building. Provided the Board is reasonably supportive of adding a roof deck and penthouse in this context, staff suggests that consideration be given to eliminating the jog in the fencing. While this was done to reduce the amount of railing visible from the street, a simpler configuration might be preferable.

Note that the project architect inquired whether a 36" railing might be acceptable given the fact that the deck will serve a single occupant within the building, but was told by code enforcement staff that a 42" railing would be required.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- 9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant*

cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- (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 June 4, 2014 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed roof deck and penthouse addition at 246 Brackett Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

1. Applicant's project description
2. Bound submission including elevations, plans, details and photographs



Date: 05.07.14

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

246 Brackett Street

CHART/BLOCK/LOT: 055 B018001 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

REPLACEMENT OF EXISTING 1/12 PITCH ROOF MEMBRANE AND SHEATHING

(WHERE REQUIRED) . ADDITION OF 200 SF ROOF DECK & ACCESS PENTHOUSE

UTILIZING EXISTING STAIRCASE ON OWNER-OCCUPIED THREE-FAMILY.

NOTE: PENTHOUSE APPEARS TO HAVE ORIGINALLY EXISTED, AS EVIDENCED
IN FRAMING BUT WAS REMOVED BY A PREVIOUS OWNER IN PLACE OF AN
ACCESS HATCH. HOWEVER, THE PENTHOUSE WAS OBSTRUCTED BY A TREE IN
THE 1924 HISTORIC TAX ASSESSMENT PHOTO.

CONTACT INFORMATION:

APPLICANT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: ANDREW CALISE
Address: 246 BRACKETT STREET #3

Zip: 04102
Work #: _____
Cell #: (207) 939 8974
Fax #: _____
Home: _____
E-mail: andrewcalise@gmail.com

CONTRACTOR

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Applicant's Signature

PROPERTY OWNER

Name: ANDREW CALISE
Address: 246 BRACKETT STREET #3

Zip Code: 04102
Work #: _____
Cell #: (207) 939-8974
Fax #: _____
Home: _____
E-mail: andrewcalise@gmail.com

ARCHITECT

Name: TRACIE REED
Address: 46 CUSHMAN ST. #4

Zip: 04102
Work #: _____
Cell #: (207) 409-0459
Fax #: _____
Home: _____
E-mail: traciereed@dextrouscreative.com


Owner's Signature (if different)



LOCUS MAP

URBAN SANCTUARY

CONSTRUCTION DRAWING SET

CLIENT | **Andrew Calise**

PROJECT ADDRESS | **246 Brackett Street, Portland**

PROJECT No. | **14-02**

DESIGN TEAM

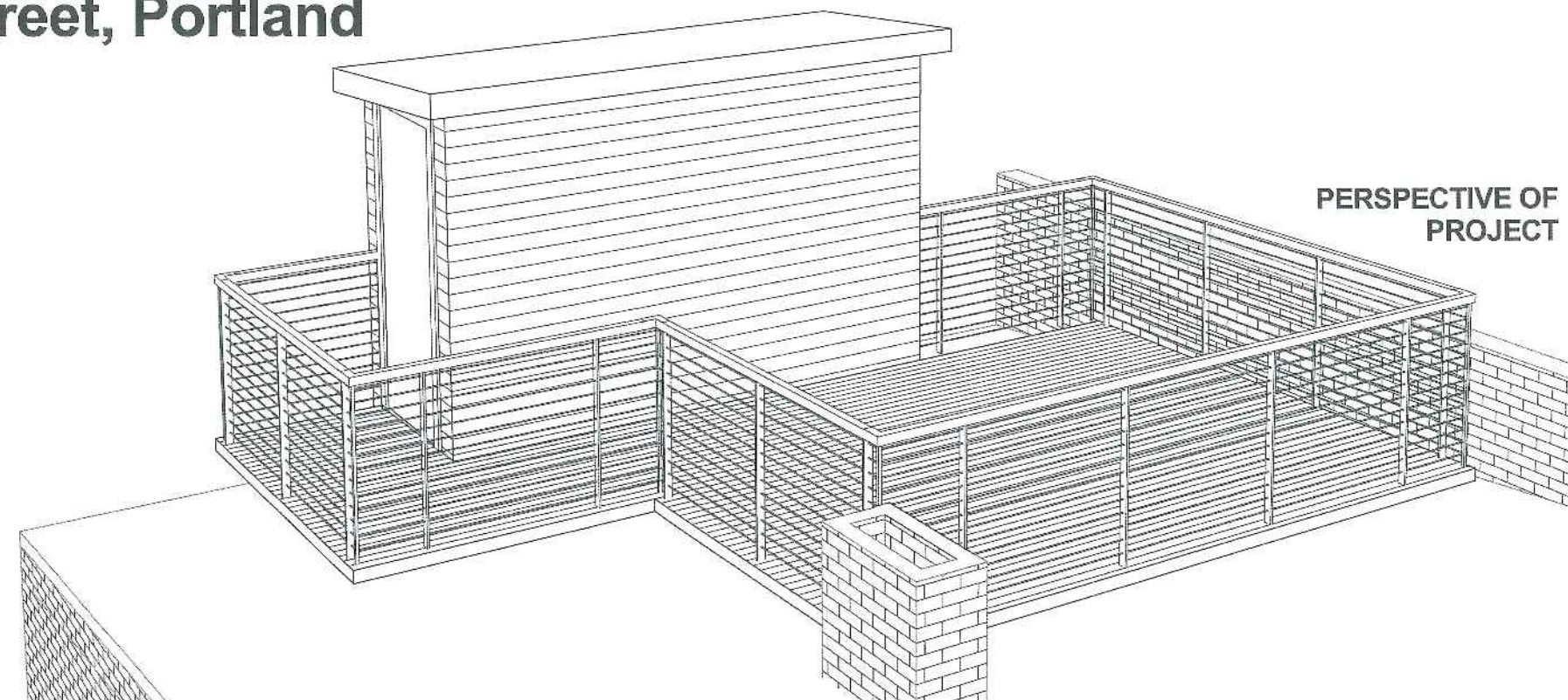


**DEXTROUS
CREATIVE**

DEXTROUS CREATIVE, LLC
Portland, ME 04102
207.409.0459
traciereed@dextrouscreative.com



246 BRACKETT STREET



DATE | **MAY 18, 2014**

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

1: CODE COMPLIANCE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION, THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT THE WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.

2: COORDINATION:
MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECT/INTERN'S ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

3. LAYOUT:
REFER TO THE STRUCTURAL DRAWINGS IN ADDITION TO ARCHITECTURAL DRAWINGS WHILE LAYING OUT FRAMING, DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD OR FACE UNLESS OTHERWISE NOTED. NOTIFY THE ARCHITECT INTERN IN WRITING IF DISCREPANCIES ARE DISCOVERED BETWEEN DIMENSIONS.

4. CENTERING:
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

5. SYMMETRY:
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

6: DRAWINGS SCALES:
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

7. WATER-RESISTANT GWB
INSTALL WATER-RESISTANT GYPSUM WALL BOARD (GWB) IN ALL BATHROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

8. INTERIOR ELEVATIONS
INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS FOR CASEWORK AND LAYOUTS.

9. BLOCKING:
INSTALL SOLID BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

10. PENETRATIONS AT STRUCTURAL MEMBERS:
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

11. DAMAGED WORK
BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

SHEET LIST	
SHEET No.	SHEET NAME
A-01	GENERAL NOTES
A-1.1	EXISTING CONDITIONS
A-1.2	ROOF PLAN
A-1.3	EXISTING THIRD FLOOR
A-1.4	THIRD FLOOR PLAN
A-02	ABBREVIATIONS & LEGEND
A-2.1	EXISTING ELEVATIONS
A-2.2	EXISTING ELEVATIONS
A-2.3	EAST & WEST ELEVATIONS
A-2.4	NORTH & SOUTH ELEVATIONS
A-03	CODE, ZONING & SITE
A-3.1	BUILDING SECTIONS
A-3.2	SECTION DETAILS
A-3.3	PATTERN & FABRICATION DETAIL
A-3.4	STAIR SECTION
A-3.5	STAIR SECTION
A-5.1	PERSPECTIVES
A-5.2	PERSPECTIVES
S-3.1	ROOF REINFORCEMENT DETAIL
T-1	COVER SHEET



DEXTROUS
CREATIVE

URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

GENERAL NOTES

Date MAY 18, 2014
Drawn by TJR
Checked by TJR

No.	Revision	Date

A-01

Scale

ABBREVIATIONS

BTW: BETWEEN
GWB: GYPSUM WALL BOARD
HU: HURRICANE
NIC: NOT IN CONTRACT
NFC: NOT FOR CONSTRUCTION
NTS: NOT TO SCALE
PT: PRESSURE TREATED
RCP: REFLECTED CEILING PLAN
SF: SQUARE FEET

SHGC: SOLAR HEAT GAIN
COEFFICIENT
SRI: SOLAR REFLECTIVE
INDEX
T.O.: TOP OF
TYP: TYPICAL
UNO: UNLESS NOTED
OTHERWISE
VIF: VERIFY IN FIELD
W.C.: WATER CLOSET

SYMBOLS

DETAIL CALLOUT
DOOR NUMBER
ELEVATION TAG
(INTERIORS)
ELEVATION TAG
GRID BUBBLE

NORTH ARROW
REVISION
SECTION
SPOT ELEVATION
WALL TAG
WINDOW TYPE



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URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

ABBREVIATIONS &
LEGEND

DateMAY 18, 2014

Drawn byAuthor

Checked byChecker

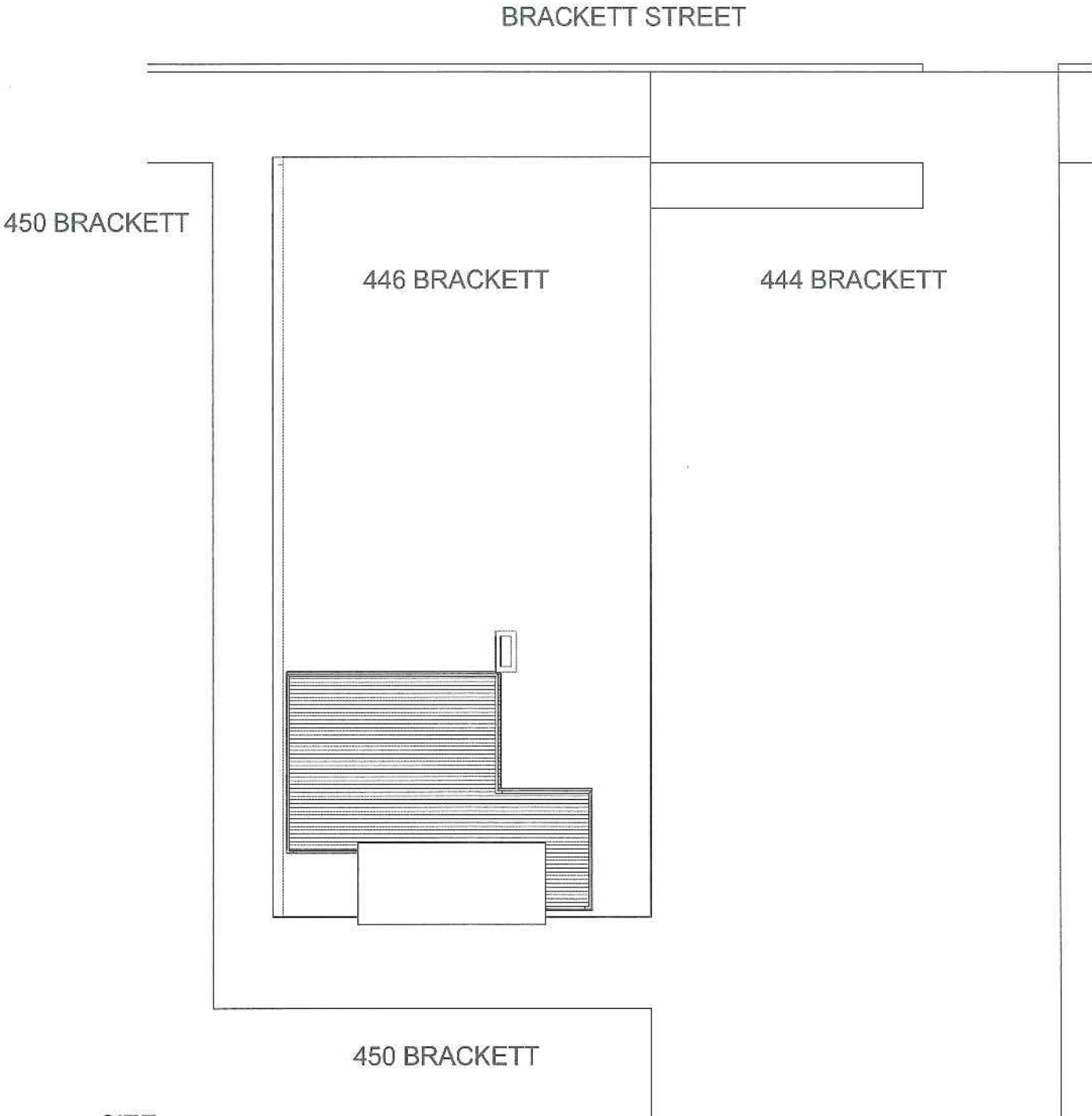
No.	Revision	Date

A-02

Scale 1/8" = 1'-0"

PROJECT DESCRIPTION | REPLACEMENT OF EXISTING 1/12 PITCH ROOF MEMBRANE AND SHEATHING (WHERE REQUIRED).
ADDITION OF 200 SF ROOF DECK & ACCESS PENTHOUSE UTILIZING NEW IBC 2009 CODE-COMPLIANT STAIRCASE ON
OWNER-OCCUPIED THREE-FAMILY.

NOTE: EXISTING DOORS OFF OF BACK EGRESS STAIRWAY ARE FIRE RATED.



ADDRESS | 244-46 BRACKETT STREET - PORTLAND
*BUILDING ADDRESS IS 246 BRACKETT
CBL: 055 B018001
ZONING: R-6
LOT SIZE: 846 SF + 1696 SF
BUILDING SIZE: 1,250 SF x 3 = 3750 SF (GROSS)
SPRINKLERS: NONE

CODES UTILIZED: IBC 2009, NFPA 101 2009 & ICC 2009
OCCUPANCY: R-2 (3-UNITS)

INSULATION VALUES REQ. PER ICC 2009 TABLE 402.1.1
CLIMATE ZONE: 6A
CEILINGS: R-49
WALLS: R-20
SKYLIGHTS: .6 U-FACTOR
FENESTRATIONS: .35 U-FACTOR
BASEMENT WALL: 15/19



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URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

CODE, ZONING & SITE

Date MAY 18, 2014
Drawn by TJR
Checked by TJR

No.	Revision	Date

A-03

Scale 1" = 10'-0"



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Address | 246 Brackett Street, Portland
Project number | 14-02

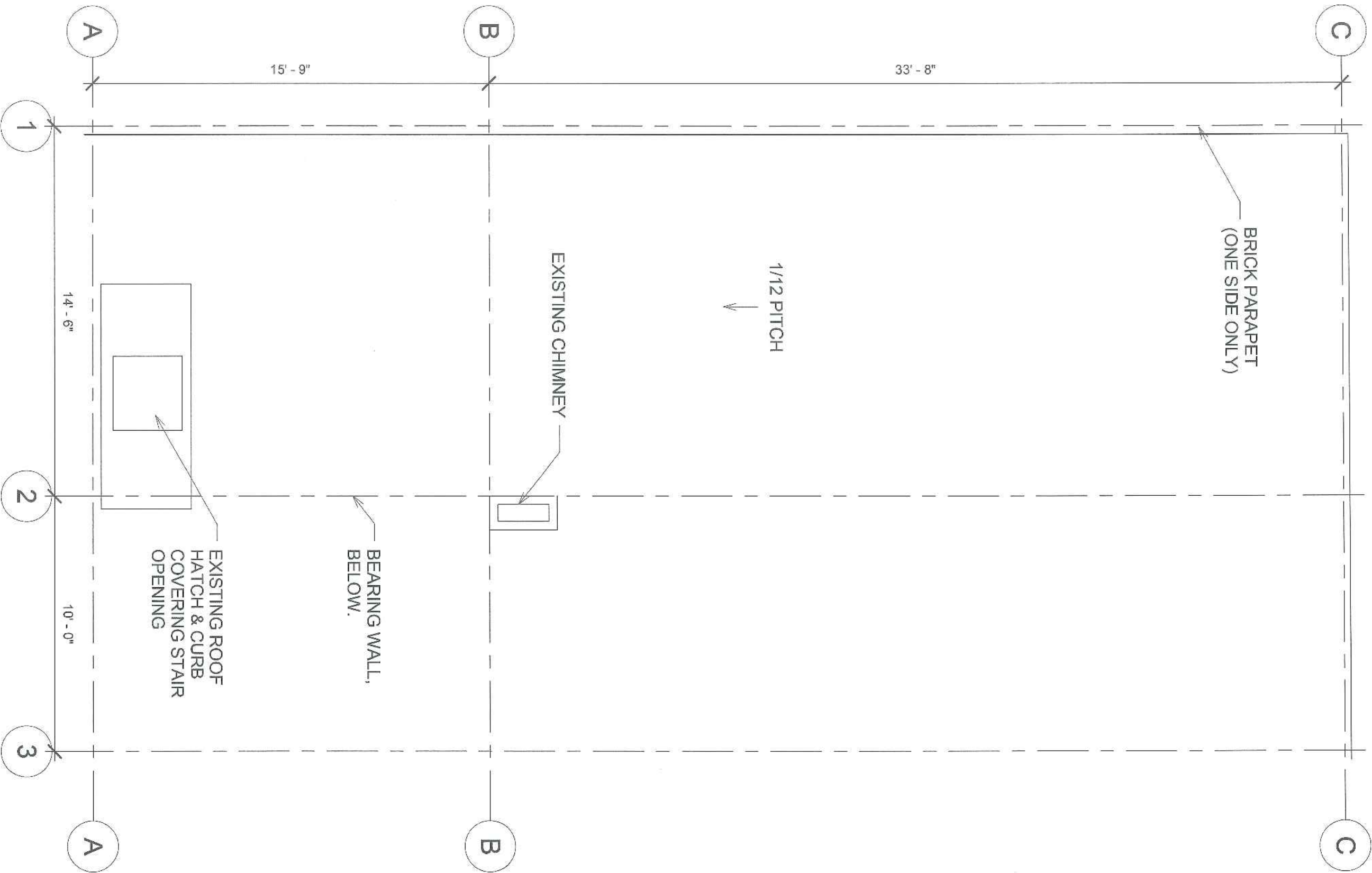
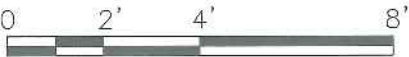
EXISTING
CONDITIONS

Date MAY 18, 2014
Drawn by TJR
Checked by TJR

No.	Revision	Date

A-1.1

Scale 1/4" = 1'-0"



1 EXISTING CONDITIONS
1/4" = 1'-0"



URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

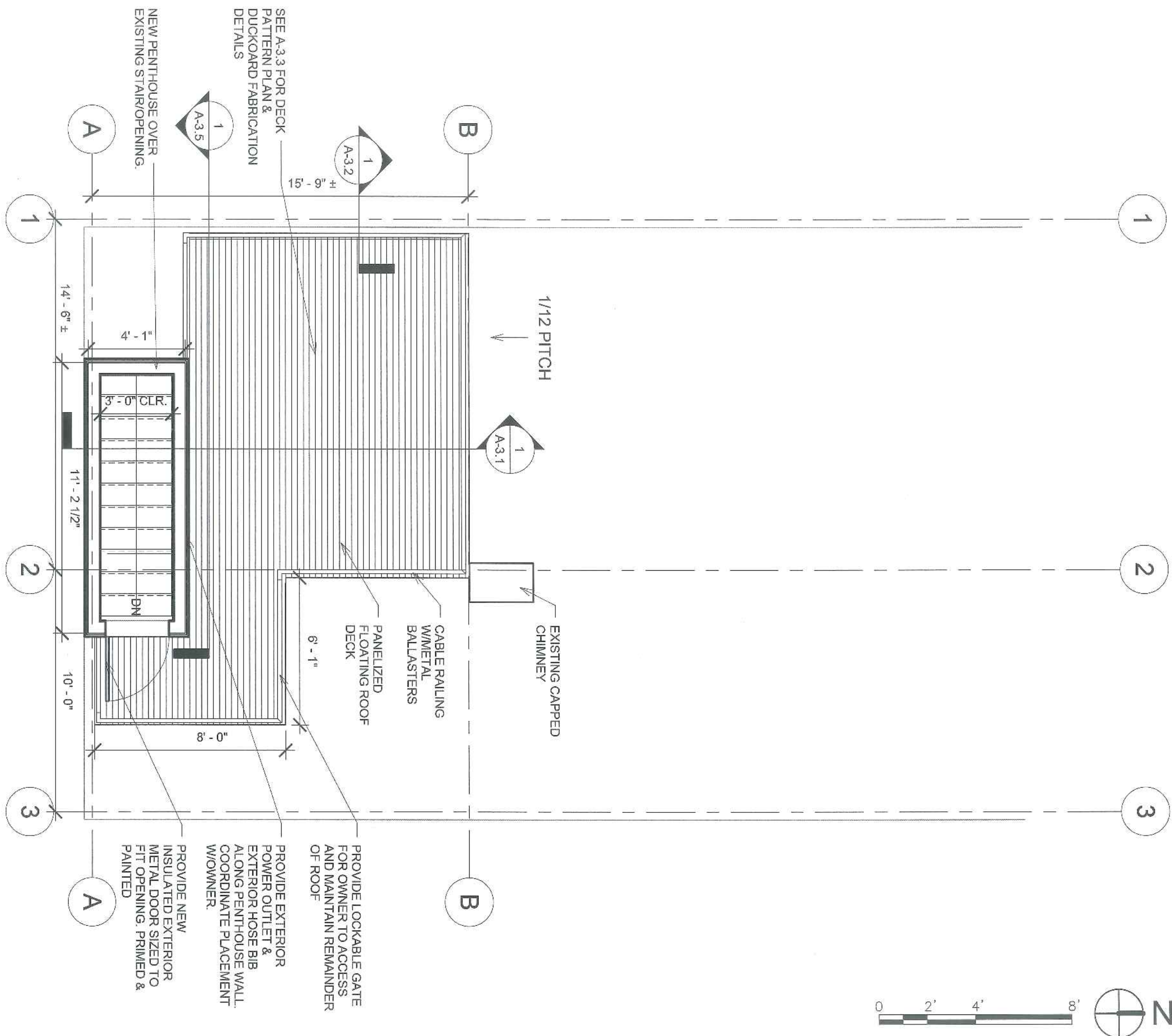
ROOF PLAN

Date	MAY 18, 2014
Drawn by	Author
Checked by	Checker

No.	Revision	Date

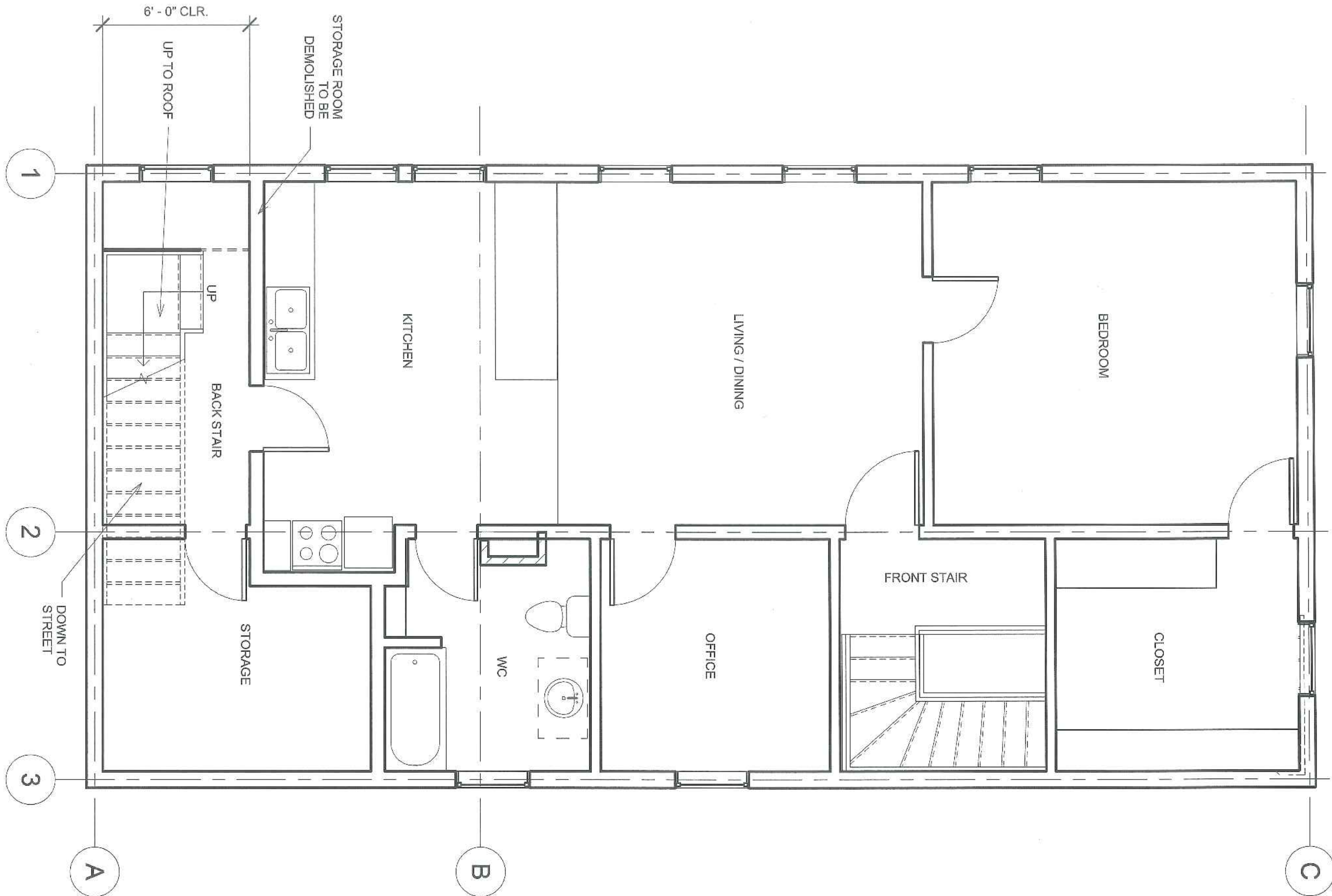
A-1.2

Scale 1/4" = 1'-0"



① ROOF PROPOSED
1/4" = 1'-0"

1 EXISTING THIRD FLOOR
1/4" = 1'-0"



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Address | 246 Brackett Street, Portland
Project number | 14-02

EXISTING THIRD
FLOOR

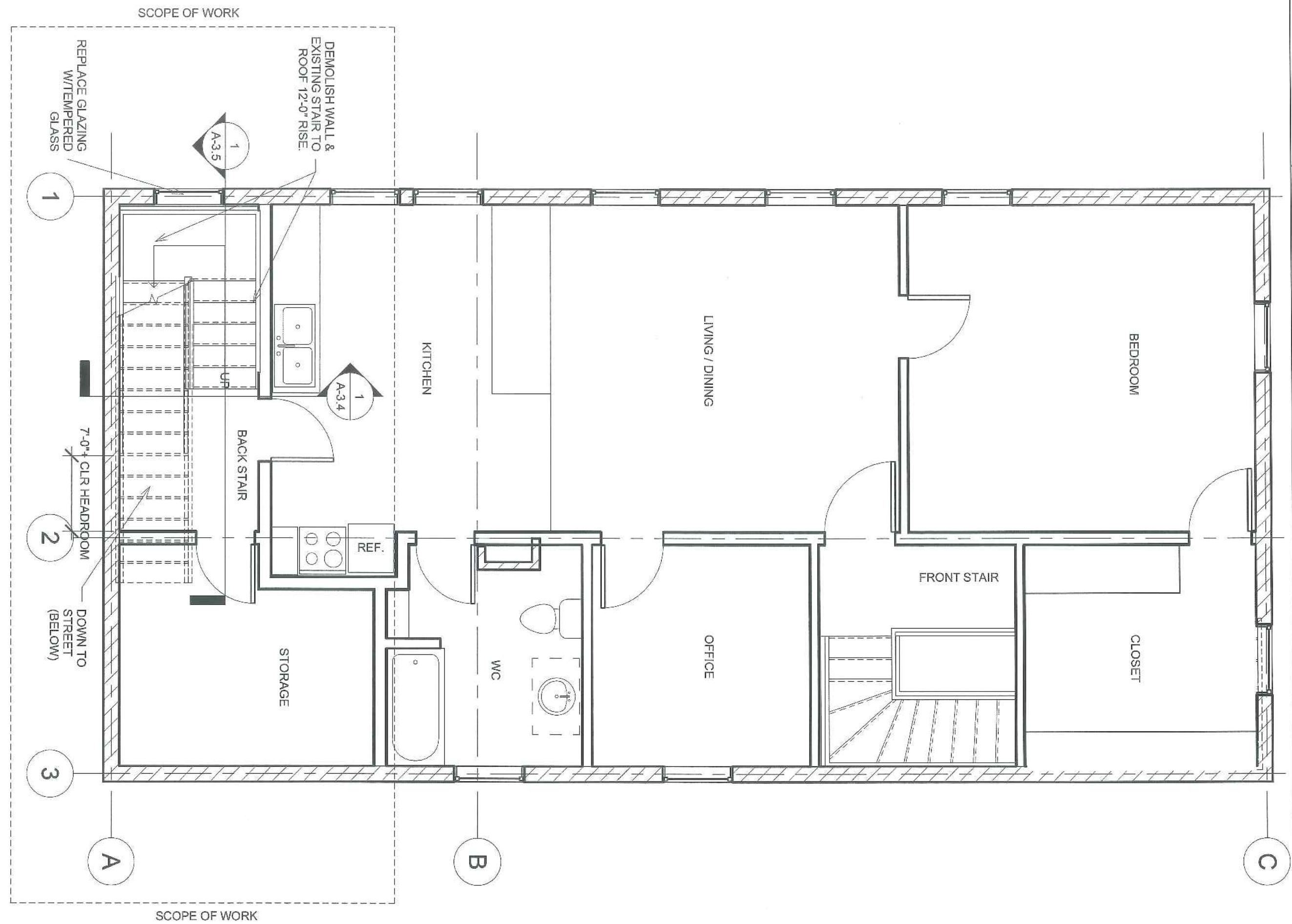
Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-1.3

Scale 1/4" = 1'-0"

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



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Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

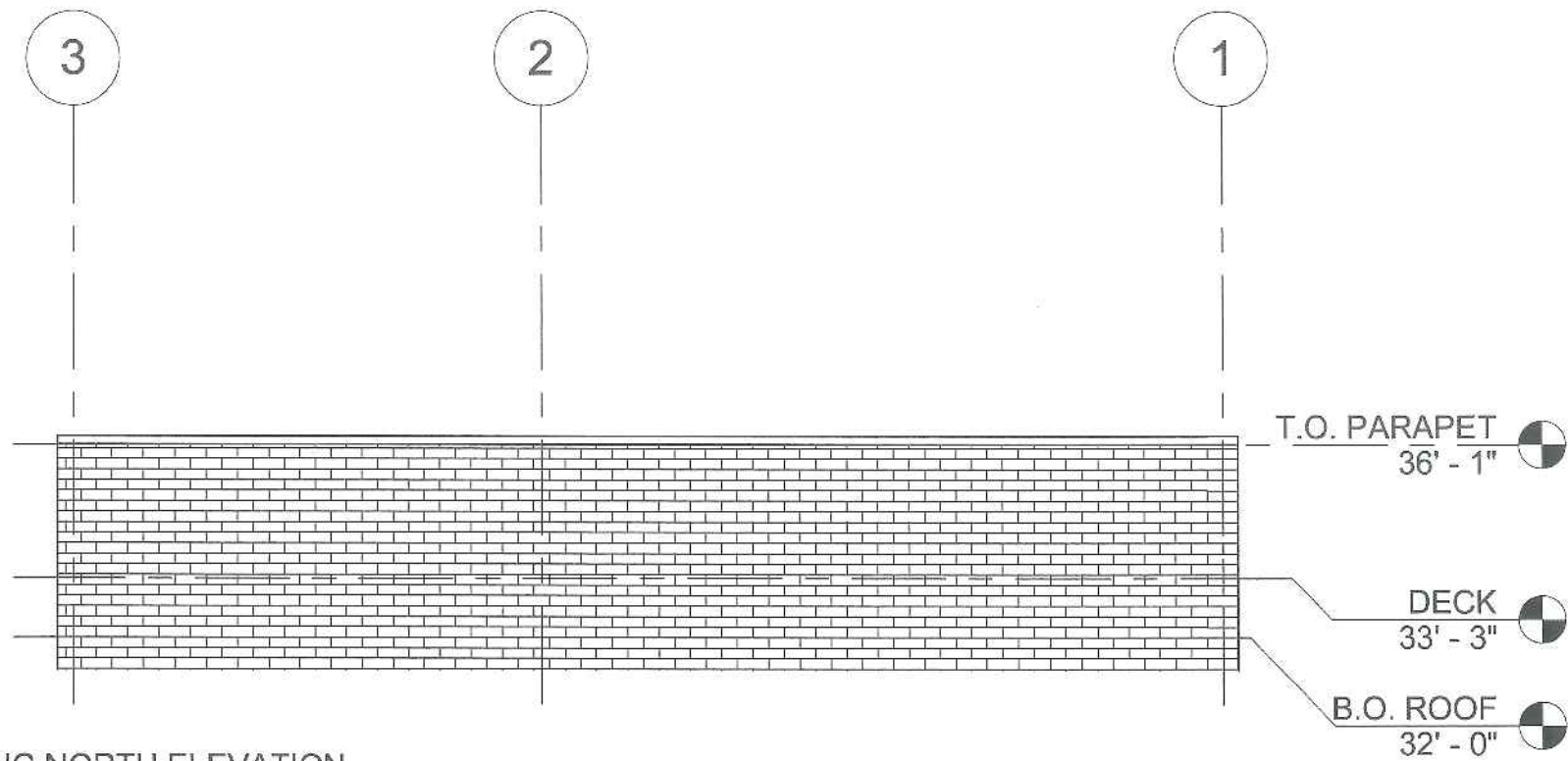
THIRD FLOOR PLAN

Date MAY 18, 2014
Drawn by Author
Checked by Checker

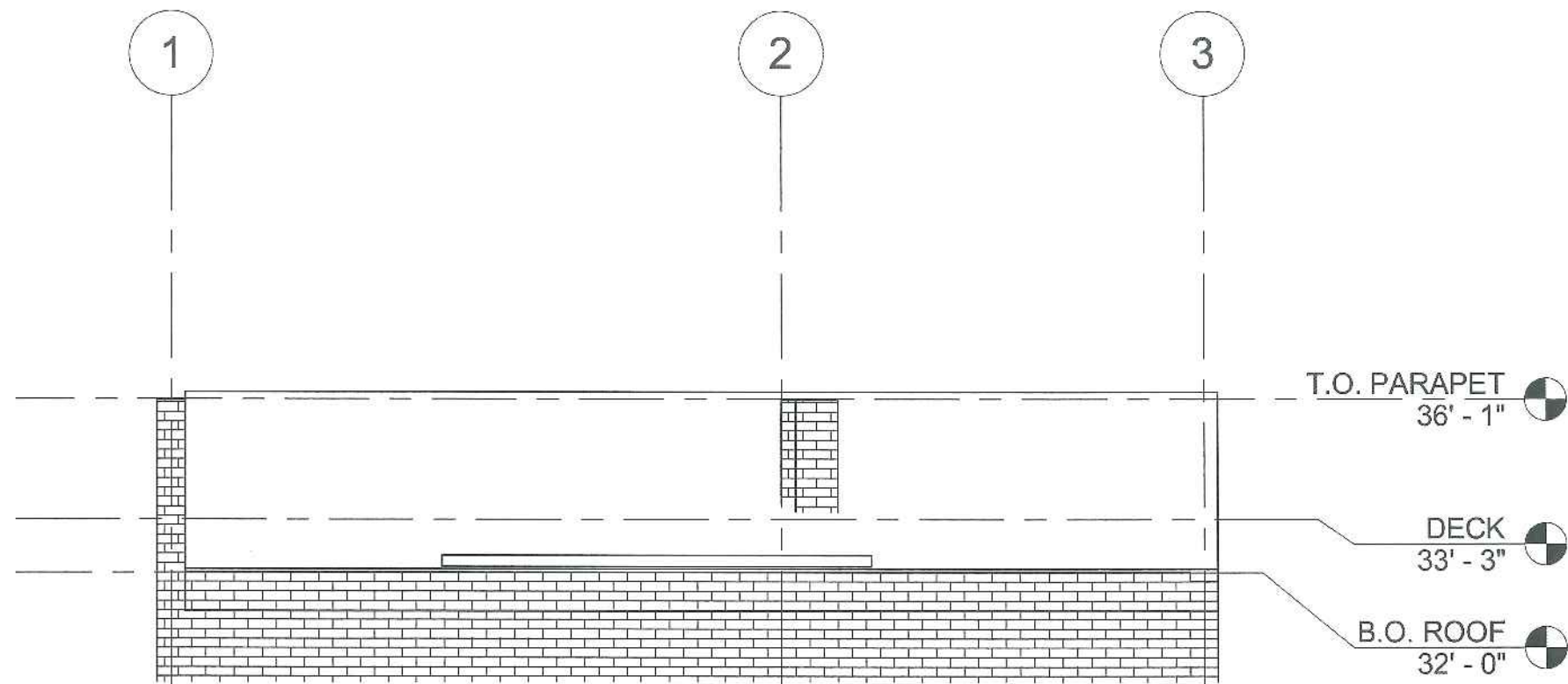
No.	Revision	Date

A-1.4

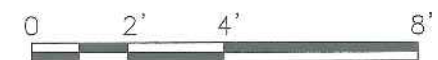
Scale 1/4" = 1'-0"



① EXISTING NORTH ELEVATION
1/4" = 1'-0"



② EXISTING SOUTH ELEVATION
1/4" = 1'-0"



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Address | 246 Brackett Street, Portland
Project number | 14-02

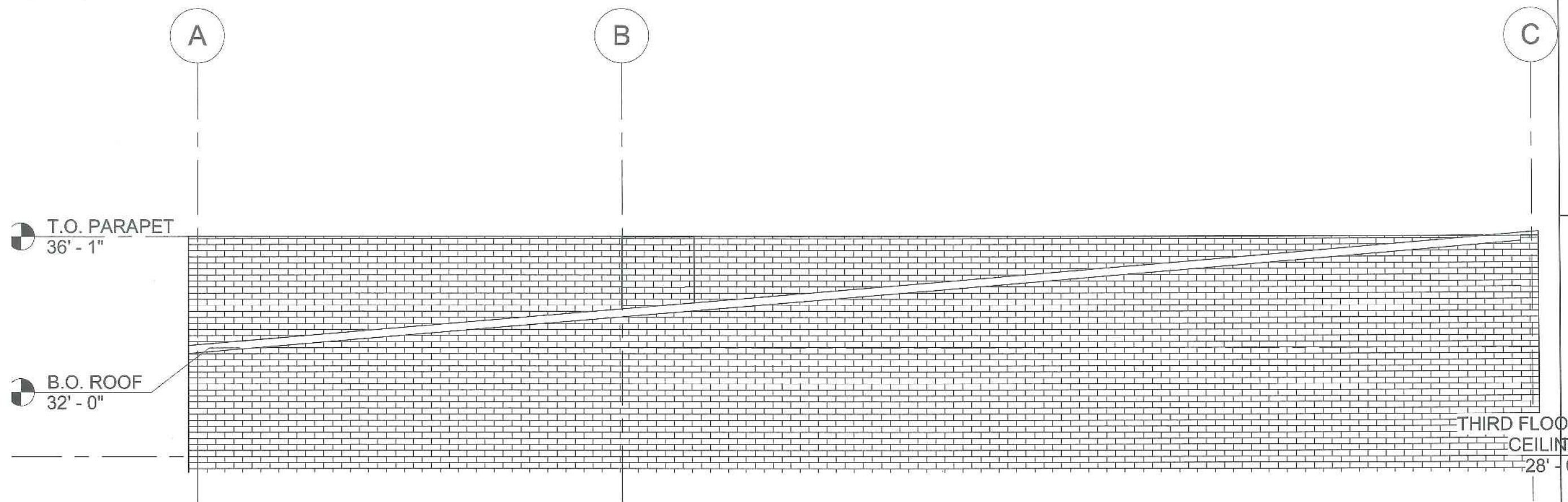
**EXISTING
ELEVATIONS**

Date MAY 18, 2014
Drawn by Author
Checked by Checker

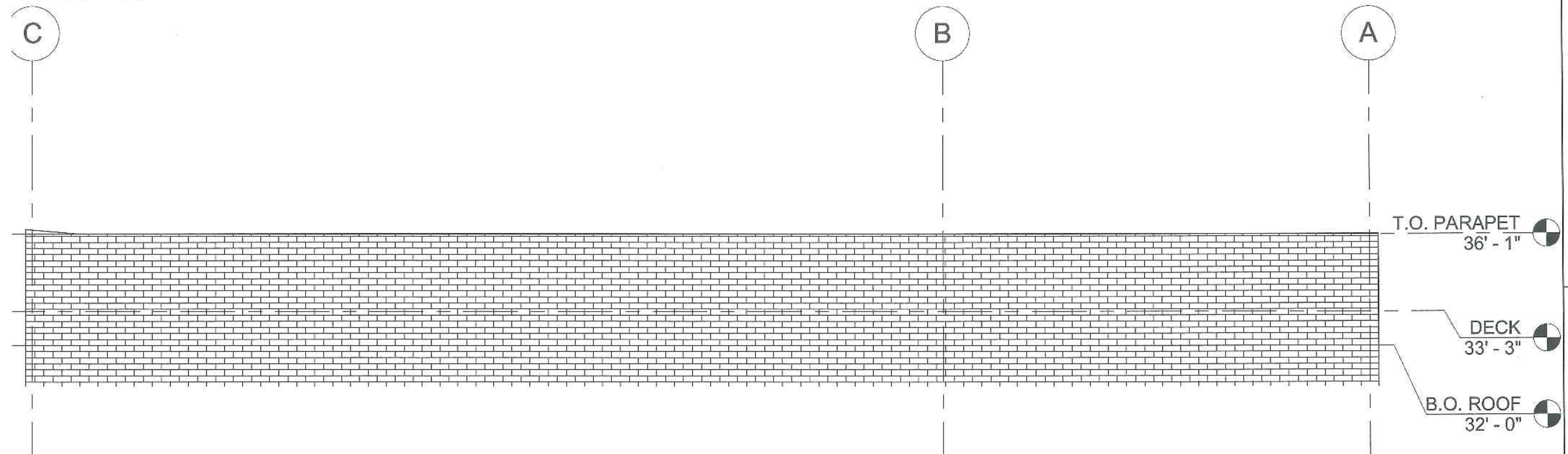
No.	Revision	Date

A-2.1

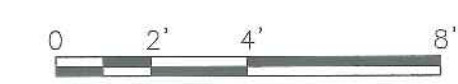
Scale 1/4" = 1'-0"



① EXISTING EAST ELEVATION
1/4" = 1'-0"



② EXISTING WEST ELEVATION
1/4" = 1'-0"



URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

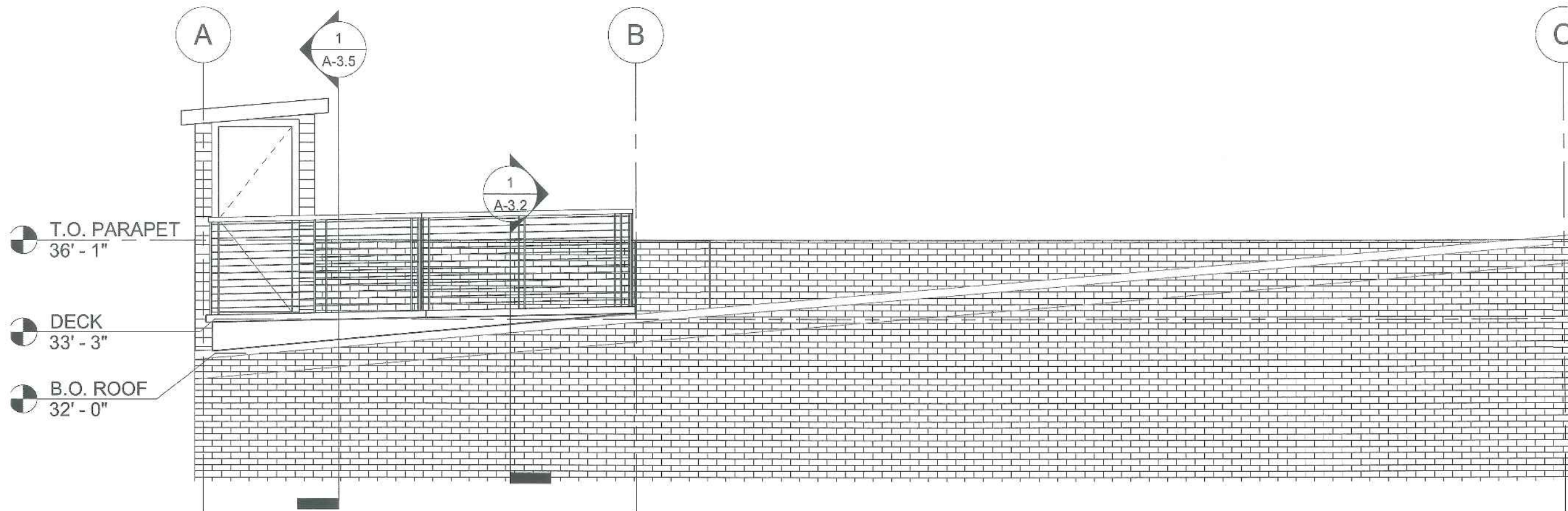
EXISTING ELEVATIONS

Date MAY 18, 2014
Drawn by Author
Checked by Checker

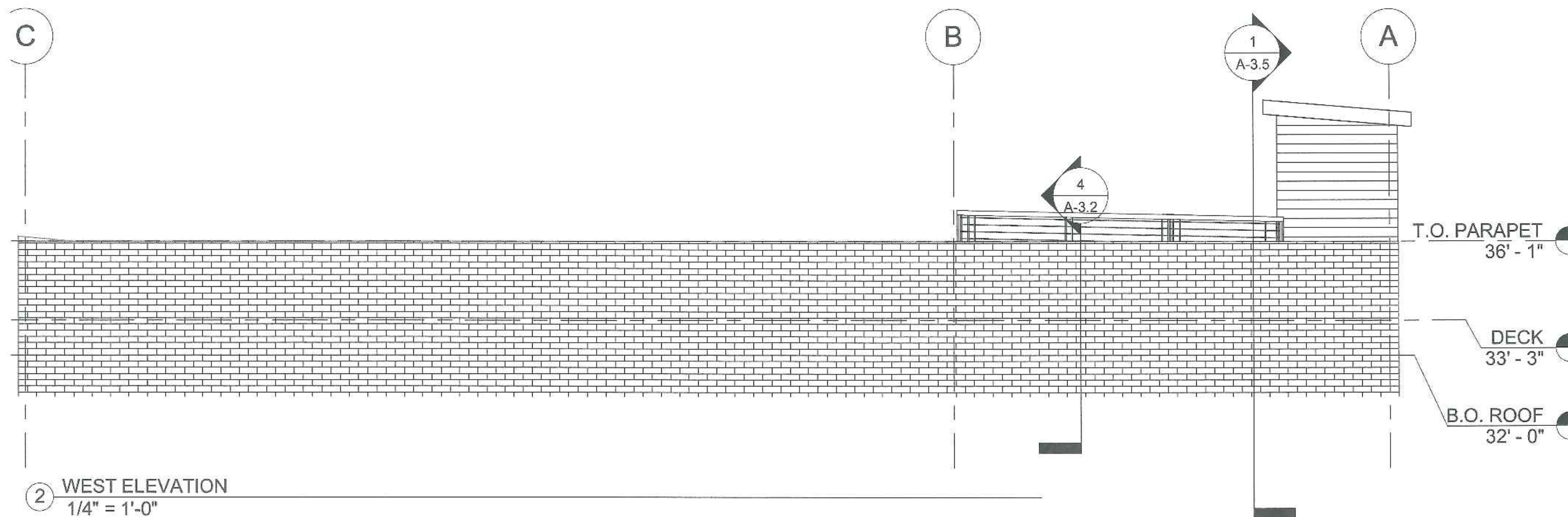
No.	Revision	Date

A-2.2

Scale 1/4" = 1'-0"



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



2 WEST ELEVATION
1/4" = 1'-0"



DEXTROUS
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URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

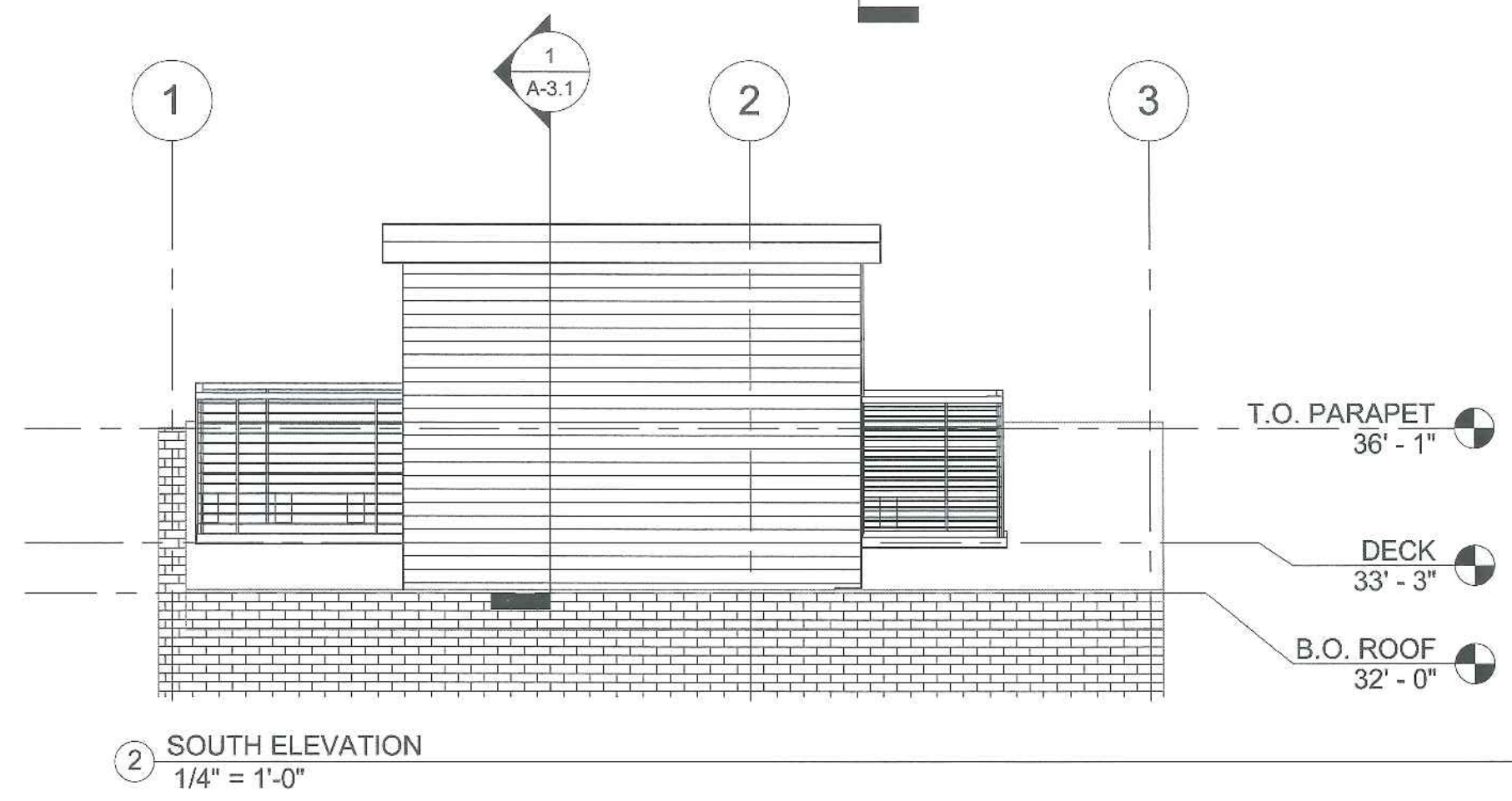
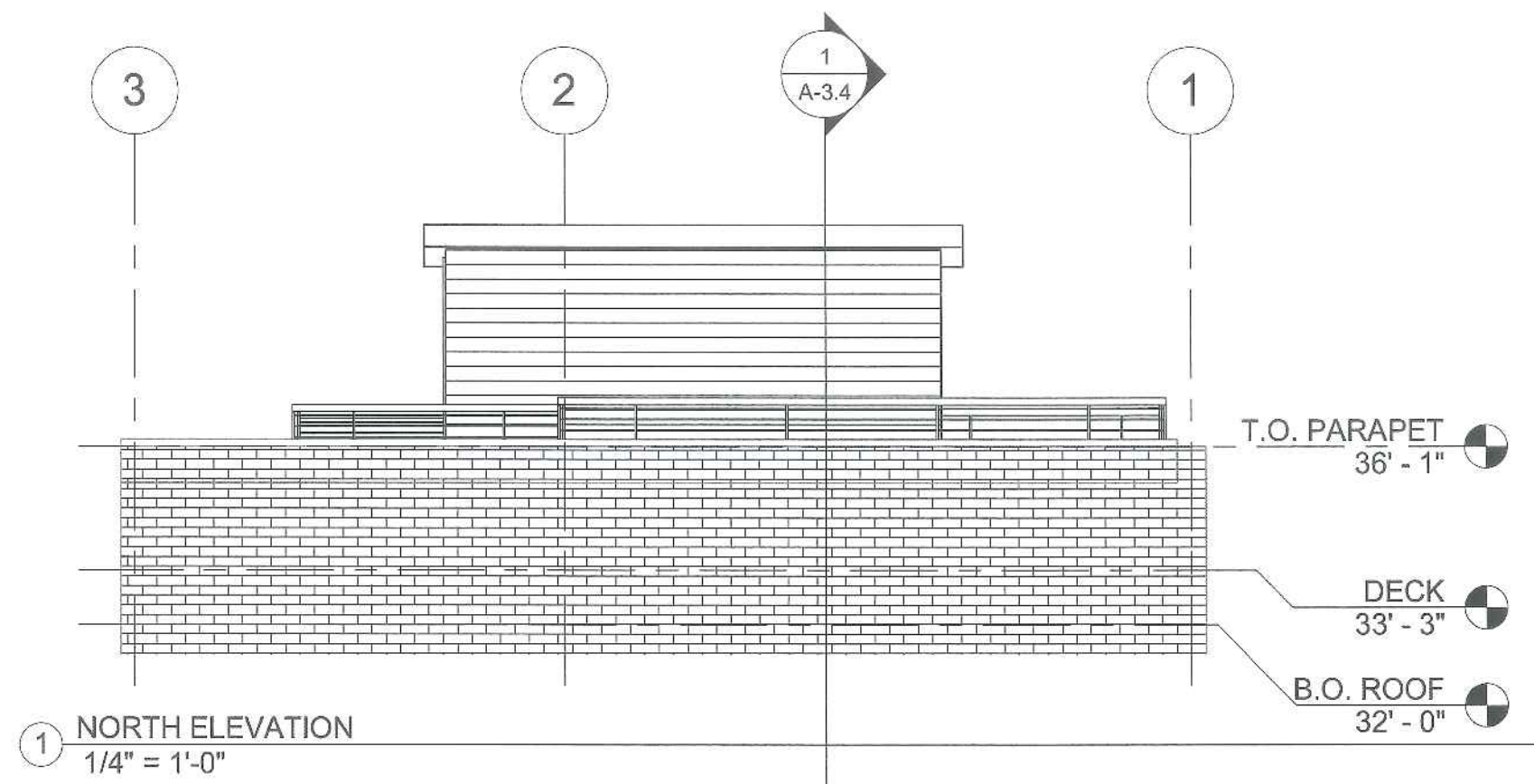
EAST & WEST ELEVATIONS

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-2.3

Scale 1/4" = 1'-0"



URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

NORTH & SOUTH ELEVATIONS

Date MAY 18, 2014
 Drawn by Author
 Checked by Checker

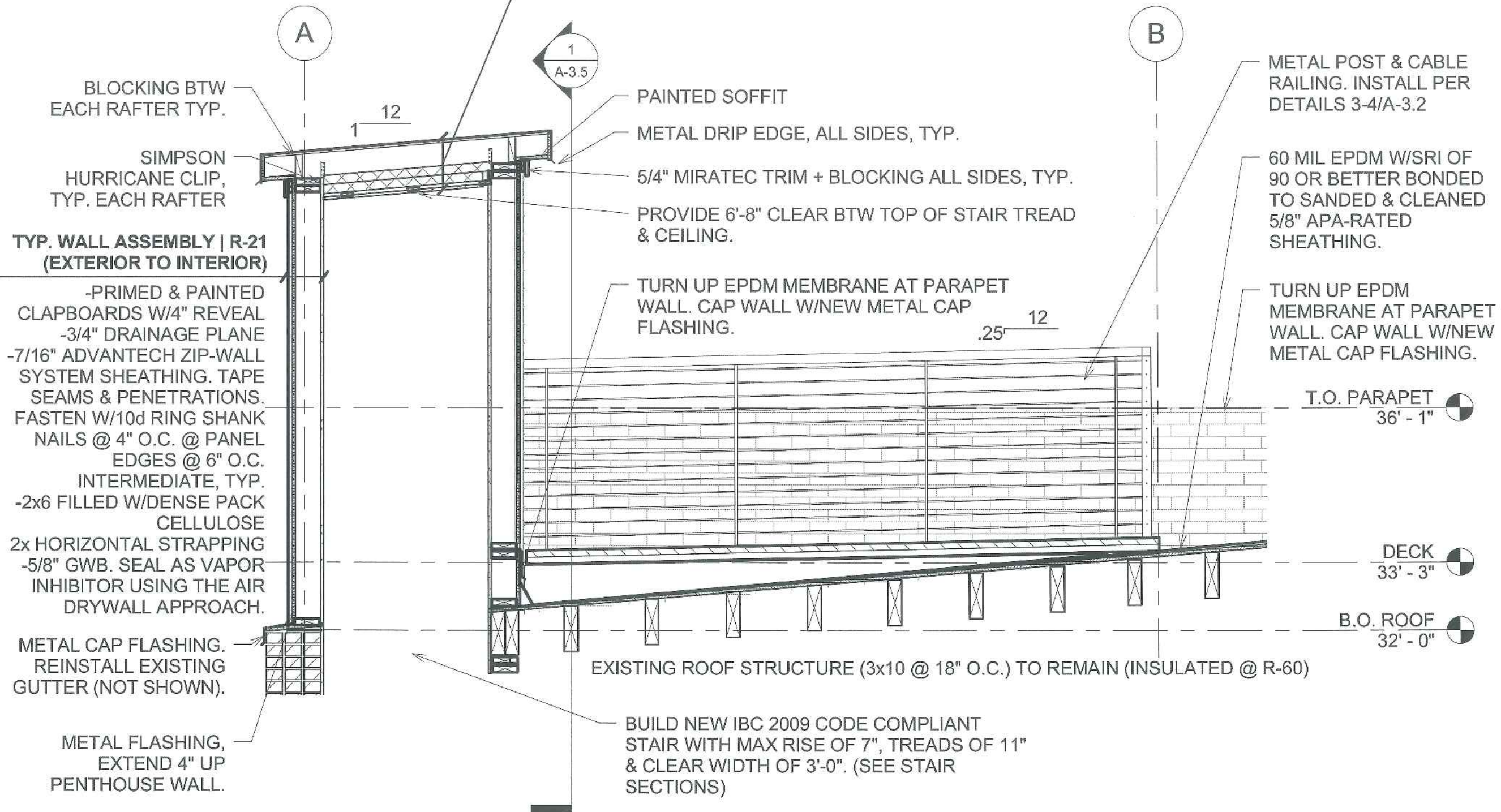
No.	Revision	Date

A-2.4

Scale 1/4" = 1'-0"

**ROOF ASSEMBLY | R-42
(EXTERIOR TO INTERIOR)**

- 60 MIL EPDM W/SRI OF 90 OF BETTER BONDED TO 5/8" APA-RATED SHEATHING.
- 2x6 RAFTERS @ 18" O.C. FILLED W/DENSE PACK CELLULOSE
- 4" XPS INSULATION FASTENED TO UNDERSIDE OF RAFTERS. TAPE SEAMS.
- 1x HORIZONTAL STRAPPING
- 5/8" GWB. SEAL AS VAPOR INHIBITOR USING THE AIR DRYWALL APPROACH.



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



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Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

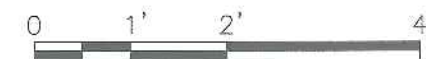
BUILDING SECTIONS

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-3.1

Scale 1/2" = 1'-0"

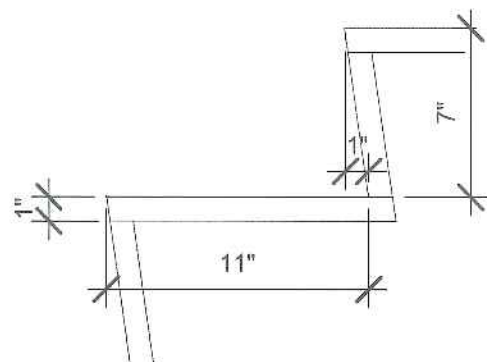


GENERAL STAIR NOTES

-PROVIDE 5/4" WOOD TREADS. MAX RISE 7" & MIN. TREAD OF 11", TYP.

-PROVIDE 1.5" DIAMETER CONTINUOUS HANDRAIL BOTH SIDES OF STAIR. MOUNT 34" ABOVE RISERS W/1.5" CLR. FROM WALL.

-GUARD PROVIDED ON OPEN SIDE OF STAIR WITH HANDRAIL TO SERVE AS TOP OF GUARD. BALLASTER SPACING TO PROHIBIT PASSAGE OF A SPHERE 4 3/8" DIAMETER.

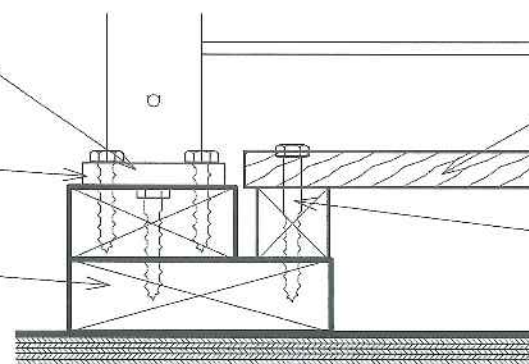


5 STAIR DETAIL
1 1/2" = 1'-0"

ANCHOR POSTS TO 2x4 RAIL
PLATE W/(2) 3/8" DIAMETER
LAG SCREWS EACH SIDE OF
VERTICAL

1/2 x 3 x 4 STEEL PLATE
PREDRILLED TO ACCEPT LAG
SCREWS

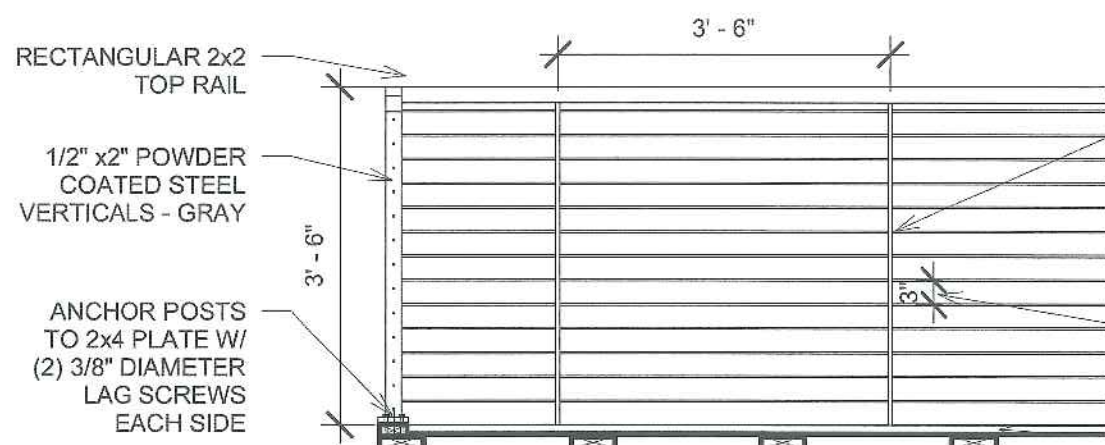
ATTACH RAIL PLATE TO
SLEEPER W/3/8"
DIAMETER LAG SCREWS
@ 8" O.C. COUNTERSINK.



DUCKBOARDS

DUCKBOARDS
ATTACHED TO
SLEEPERS W/3"
LONG GALV.
SCREWS

4 ANCHOR DETAIL
3" = 1'-0"

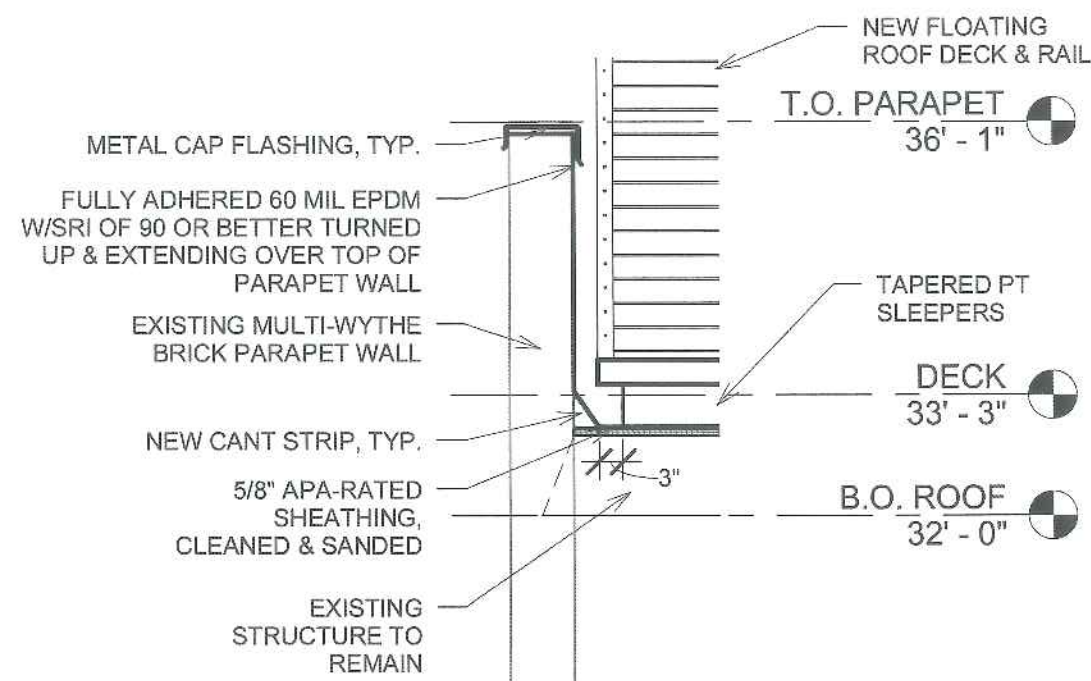


42" MAX. BTW CABLE
SUPPORTS. BRACE BY
MANUFACTURER OR
1/4x1" FLAT STAINLESS
BAR W/HOLES DRILLED
TO ALLOW CABLES TO
PASS THROUGH.

3" CLR. BTW 1x19
CONSTRUCTION
CABLES RAIL.

DUCK BOARD DECK
PANELS ON
SLEEPERS.

3 RAILING DETAIL
1/2" = 1'-0"



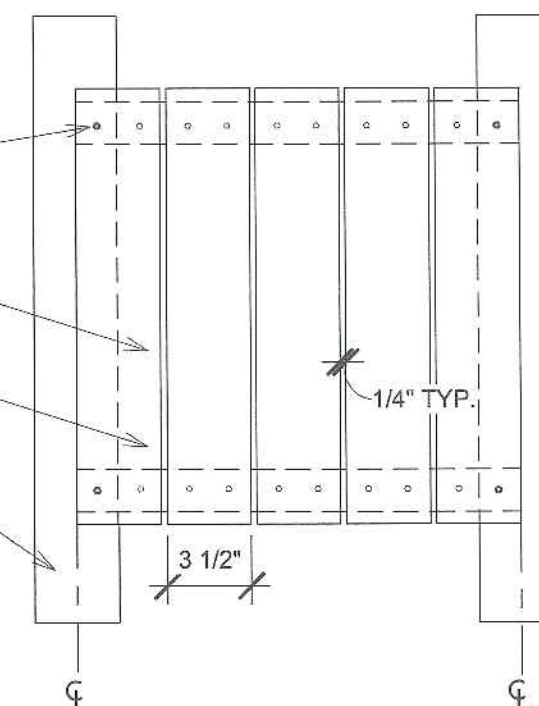
1 DECK @ PARAPET
1/2" = 1'-0"

FASTEN CORNER OF
DUCKBOARDS TO PT SLEEPERS
W/GALVANIZED SCREWS

1x4 DECKBOARDS

2x2 DUCKBOARD
SLEEPERS

2x4 PT SLEEPERS



GENERAL NOTE
PROVIDE 1/4" SPACING BETWEEN
PANELS EACH WAY.

2 DUCKBOARD CONSTRUCTION DETAIL
1 1/2" = 1'-0"



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CREATIVE

URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

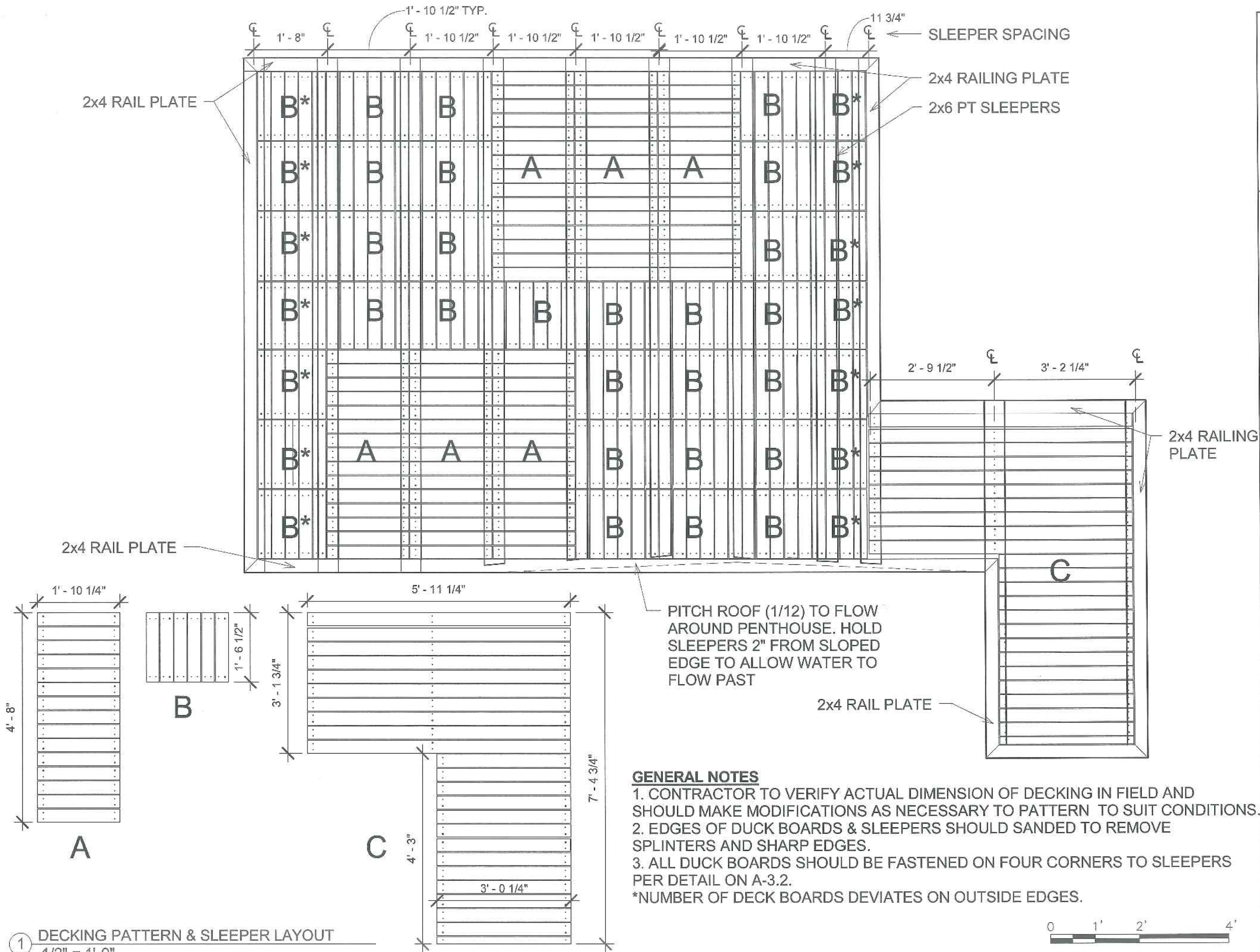
SECTION DETAILS

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-3.2

Scale As indicated



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URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

PATTERN &
FABRICATION DETAIL

Date | MAY 18, 2014
Drawn by | Author
Checked by | Checker

No.	Revision	Date
		C

A-3.3

Scale 1/2" = 1'-0"



DEXTROUS
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URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

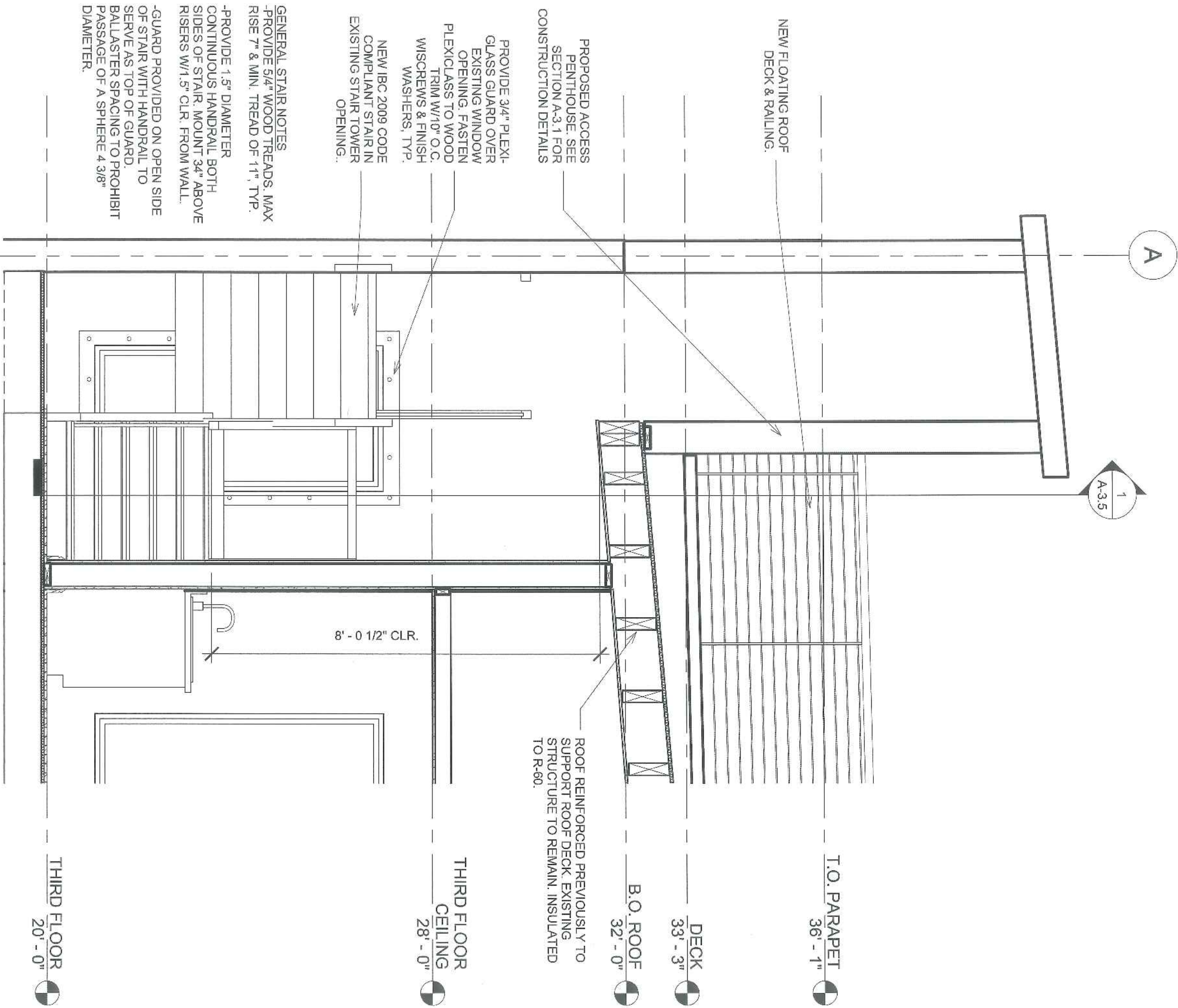
STAIR SECTION

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-3.4

Scale 1/2" = 1'-0"





DEXTROUS
CREATIVE

URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

STAIR SECTION

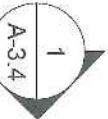
Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

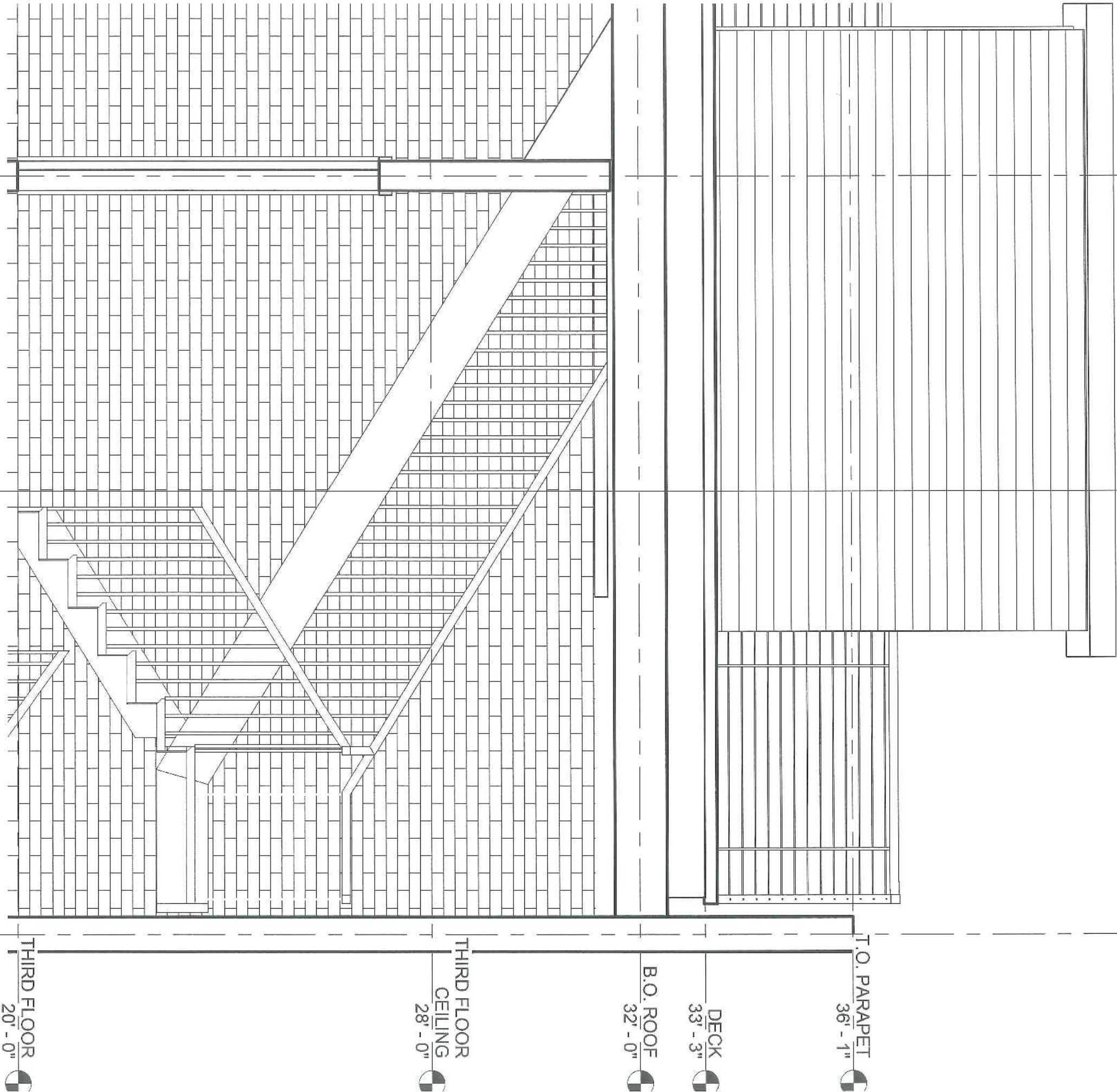
A-3.5

Scale 1/2" = 1'-0"

2

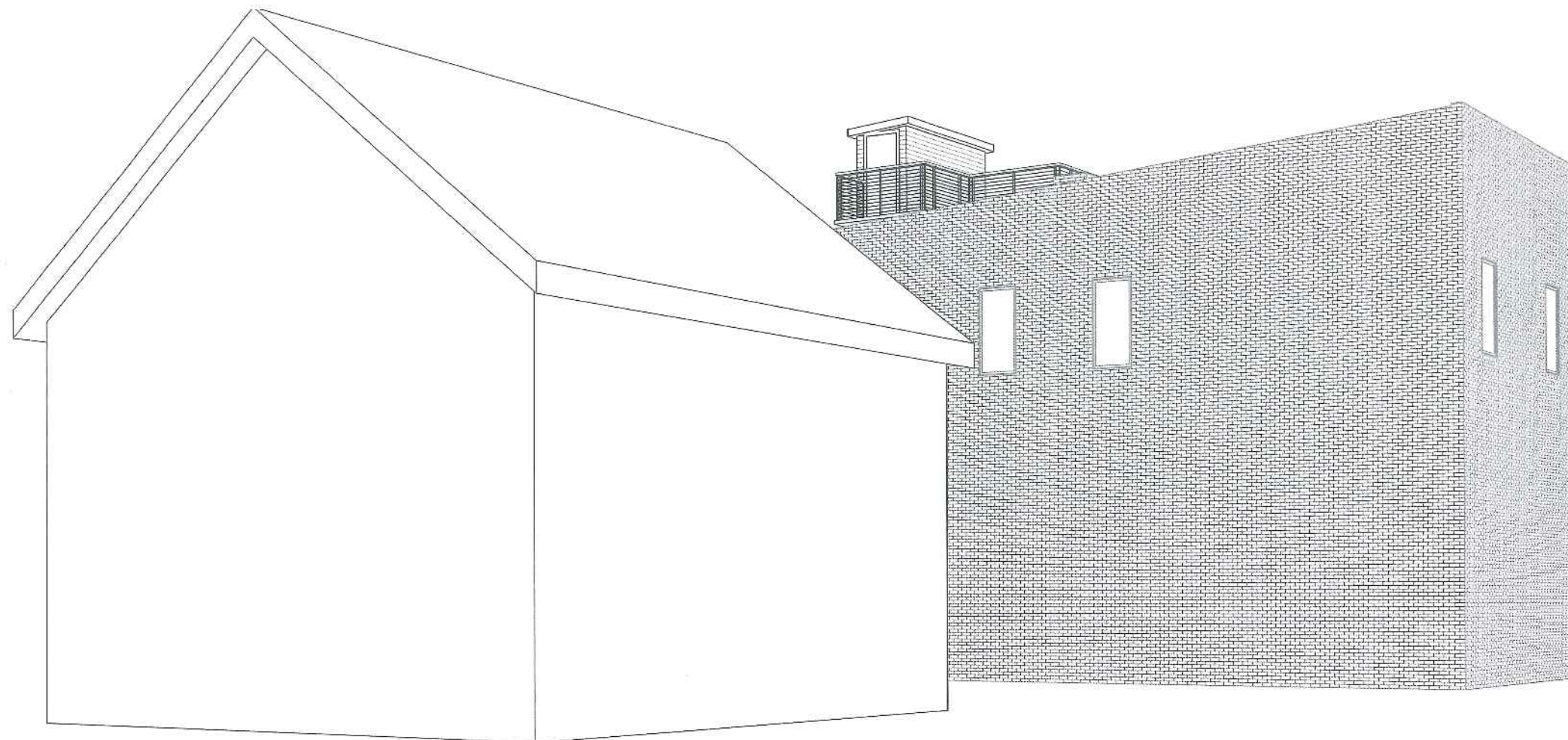


1



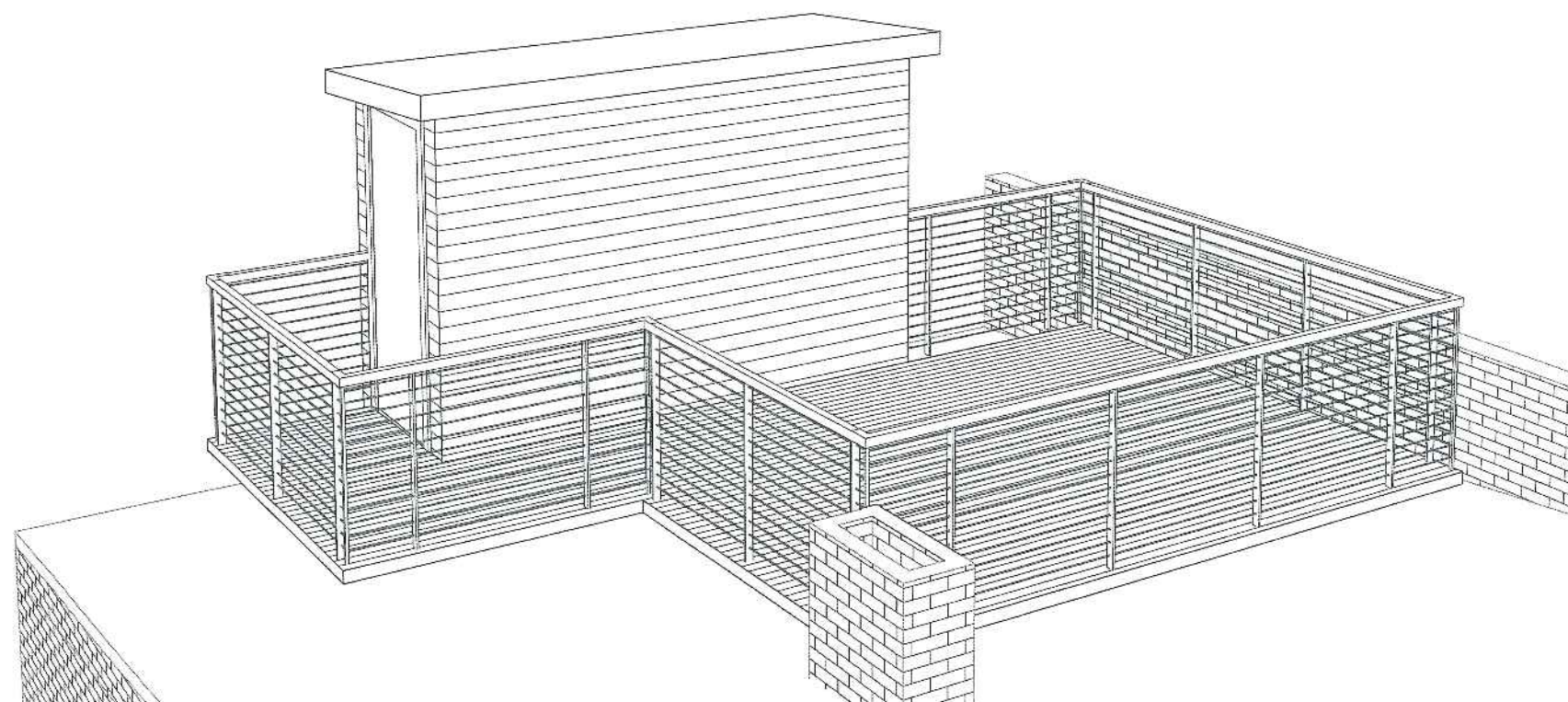
1 STAIR SECTION #2

1/2" = 1'-0"



① PERSPECTIVE FROM THE CORNER OF
BRACKETT AND WALKER STREET

NOTE: WINDOWS ON FLOORS 1 & 2 NOT
SHOWN IN PERSPECTIVE.



② BIRD'S EYE VIEW OF DECK



DEXTROUS
CREATIVE

URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

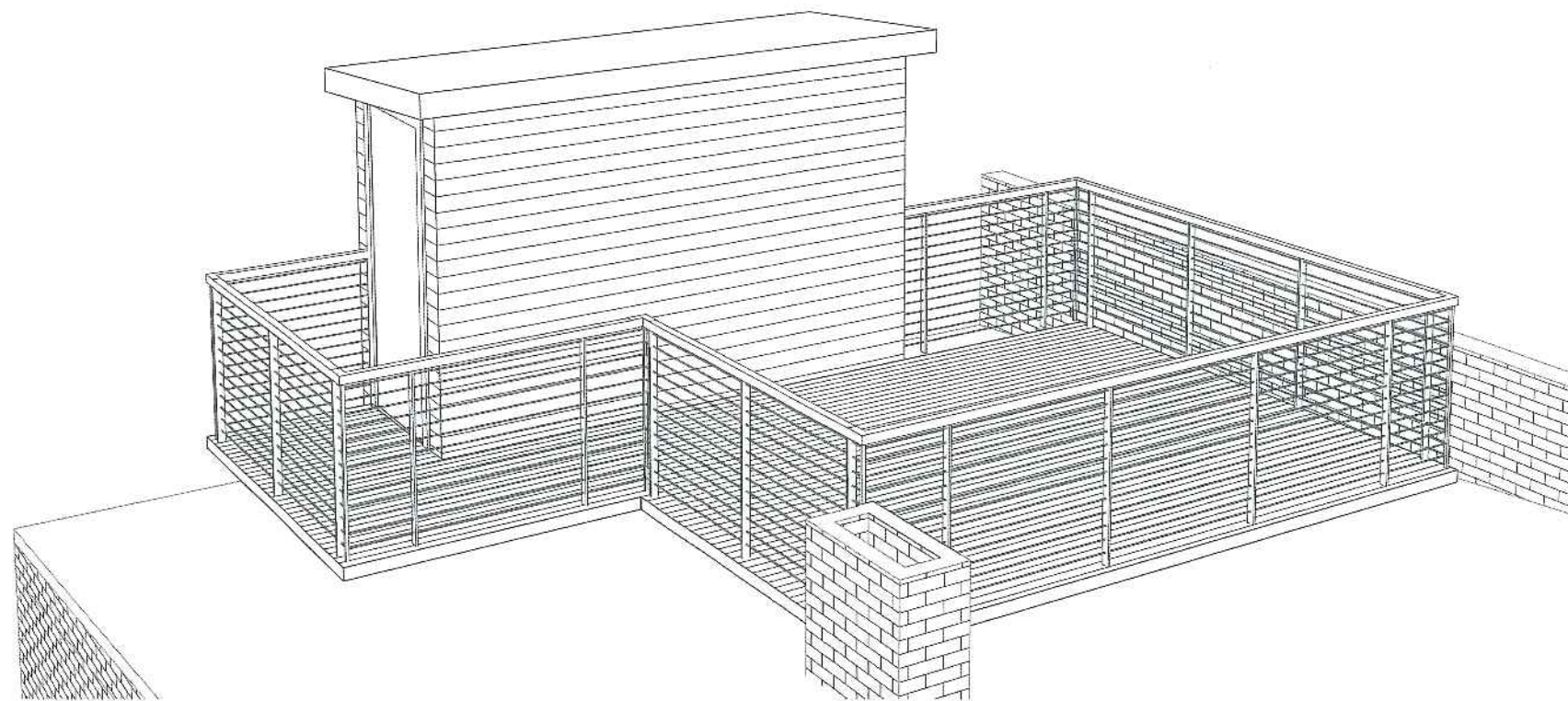
PERSPECTIVES

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-5.1

Scale



1 PROPOSED DECK



EXISTING CONDITION | LOOKING TOWARDS EXISTING HATCH



EXISTING CONDITION | FACING BRACKETT STREET



**DEXTROUS
CREATIVE**

URBAN SANCTUARY

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

PERSPECTIVES

Date MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

A-5.2

Scale



DEXTROUS
CREATIVE

Owner | Andrew Calise
Address | 246 Brackett Street, Portland
Project number | 14-02

URBAN SANCTUARY

ROOF
REINFORCEMENT
DETAIL MAY 18, 2014
Drawn by Author
Checked by Checker

No.	Revision	Date

S-3.1

Scale

DESIGNED FOR FUTURE
ROOF TOP DECK

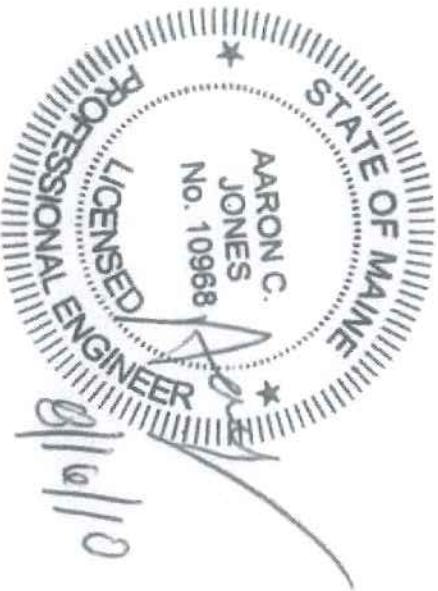
EXISTING 3x10 @ 18" +/- ROOF
FRAMING TO REMAIN -TYP

NEW R60 INSULATION BY
CONTRACTOR

NEW 2x4 @ 16" KNEE WALL W/ DBL
TOP AND BOTTOM PLATES OVER
EXISTING CENTER BEARING WALL

EXISTING 2x8 @ 24" CEILING
FRAMING TO REMAIN -TYP

EXISTING CENTER BEARING WALL
WHICH STACKS TO BASEMENT
WALLS TO REMAIN -TYP



**Structural
Integrity**
Contracting Engineers, Inc.

77 Oak Street
Portland, ME, 04101
P 207-774-4644
F 866-793-7636
www.structuralintegrity.com

BUILD WITH CONFIDENCE:
© 2009 Structural Integrity Contracting Engineers, Inc.

SI JOB# 10-0079

Title: Existing Roof Framing Reinforcing

264 Brackett St.
Portland, ME

Scale: 3/4"=1'-0"

Date: 8/13/10

S-1

NOTE
DRAWING OUTLINES
REINFORCEMENT WORK
PREVIOUSLY COMPLETED
AT PROPERTY WHEN ROOF
WAS INSULATED.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
112 VAUGHAN**

TO: Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: May 29, 2014

RE: June 4, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for a Drive Way and Curb Cut in Side / Rear Yard

Address: 112 Vaughan Street

Applicant: Carrie Hansen & Bruce Dick Hamilton

Introduction

Property owners Carrie Hansen and Bruce Dick Hamilton are applying for a Certificate of Appropriateness for a proposed driveway through their back yard that would begin at a private alley running behind the lot, and end with a new curb cut onto Carroll Street. Ms. Hansen explained to staff that the garage facing the alley is currently used for storage, not parking, and the family currently parks either on the street or on a dirt area abutting the alley. Ms. Hansen believes convenience would be enhanced if the family were able to park close to the back door of the house's rear ell, and exit onto Carroll Street. The application also calls for the installation of a privacy fence/arbor between the garage and the house.

Until recently the yard area at the rear corner was comprised of a patio area near the house made of concrete pavers, and a slightly raised area at the corner of the lot. The higher garden area is dominated by a large Norway maple tree and, until recently, was defined by a low, concrete block retaining wall. Believing she was allowed to remove existing site features prior to receiving a permit to install new landscaping, the applicant began dismantling the patio and retaining wall. By the time she was told by staff that any alterations, including demolition, should wait for approval, much of the hardscape material had been given away and taken off site.

Subject Property

The property is a large, formal, Georgian style Colonial Revival house built in 1913 on one of the lots created by the subdivision of the J.B. Brown estate. It sits at the southwest corner of the intersection of Vaughan and Carroll Streets and is bounded at the rear by the mews (alley) that runs from Bowdoin

Street to Pine Street. A three-car garage in the same style as the house faces the alley. In addition to the unfenced, rear yard area in question - at the intersection of the alley with Carroll Street, a protected portion sits between the garage and the rear of the main house, and a more formal front yard faces Vaughan Street, enclosed by an original iron fence. Since purchasing the house in 2012 the applicants have apparently removed some overgrown shrubs from both the rear and front of the lot.

Proposed Scope of Work

Ms. Hansen and Mr. Dick Hamilton are proposing an 11' wide driveway, with a pea stone surface bordered with Belgium block. At both the alley and Carroll Street ends the plan includes brick aprons. A short fence with a gate and an attached, arched arbor is also proposed, filling the 10' gap between the existing garage and the corner of the rear ell.

Staff Comments

Staff believes the Board's largest question is whether it is appropriate to introduce parking and a drive-through to a yard area that has never been used for that purpose. Several times in recent years the Board has approved new curb cuts and parking spaces for houses with no off-street parking, where space and circumstances allowed and an appropriate design was presented. Not all such proposals have been approved, however - when limited space simply did not comfortably accommodate parking and/or where the impact on the historic property was too great, requests have been denied.

In this case, although the driveway is not proposed for the front yard of the property, the side yard off Chadwick is also prominent and contributes to the formal nature of the neighborhood. As with numerous other houses that front on Vaughan and Chadwick Streets, the subject property has garage parking in the rear that can be accessed from the alley. As noted above, the garage in this case is a three-car garage. Thus, though the owners' convenience is at issue, the home currently offers ample off-street, garage-protected parking so there is an alternative to using the street or the yard. The alley is a time-honored method of keeping utilitarian functions on the less public, less formal side of a house, but in this case the corner property is visible from Carroll Street.

A city engineer told staff members that, according to public safety criteria, he would have no grounds for denying an application for a new curb cut. The distance from the proposed Carroll Street curb cut to the corner of Vaughan exceeds the minimum of 35' required by the city ordinance. A minimum of 20' is required between driveway cuts, and as the alley is not a city street but something like a private, shared driveway, the apparent distance from the alley to the proposed driveway (the submitted plan shows it as 22') is adequate from an engineering perspective.

Ms. Hansen points out in her project description that the amount of hardscape would be reduced by replacing the former patio of concrete pavers with the pea stone drive. She told staff member Rob Wiener that her conversations with arborists, one of whom was Portland's city arborist Jeff Tarling, have assured her that the existing maple tree will not be harmed by the proposed new driveway, though apparently Mr. Tarling had some reservations, and feared the tree might eventually suffer.

In addition to the driveway, the Board will want to assess the style and placement of the proposed fence and arbor, which are intended to tie together the house and garage and to create a more private back yard.

Applicable Review Standards

- (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.*
- (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 June 4, 2014 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations to 112 Vaughan Street **meet (fail to meet)** the Standards for Review of Alterations within the historic preservation ordinance, specifically Standards #..... **(Board approval is subject to the following conditions...)**

Attachments

- 1. Applicant's submittal, including project description
- 2. Applicant's proposed site plan
- 3. Applicant's photos of proposed project area
- 4. Staff photos of property
- 5. Aerial view of property, from Google Earth
- 6. Sketch of proposed fence
- 7. Testimonial in support of applicants, from Saratoga Springs preservationist



Date: May 21, 2014

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

112 Vaughan Street Portland 04102

CHART/BLOCK/LOT: _____

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

We would like to add a drive through parking area in the rear of our property. We would improve the drainage by removing the existing concrete patio and replacing it with a permeable peastone surface edged with belgium block. The addition of small cedar gate and arbor would add a architectural focal feature consistent with the property and the neighborhood. Brick skirting would be added on both sides of the drive though adding visual interest consistent with like parking in the neighborhood.

Thank you for your consideration, we look forward to working together to improve the function of our property while maintaining the historic character.

C. Galt
B. Daulton

112 Vaughan Street
Proposed Driveway

Carroll Street

Brick Skirting

Pea Stone
Drive Surface

Belgium Block



Norway Maple
94" Diameter @ 40" H

House

Main Entry

Gate & Arbor

Garage

Private Alley

1/4" = 1'

Proposed
Arbor →

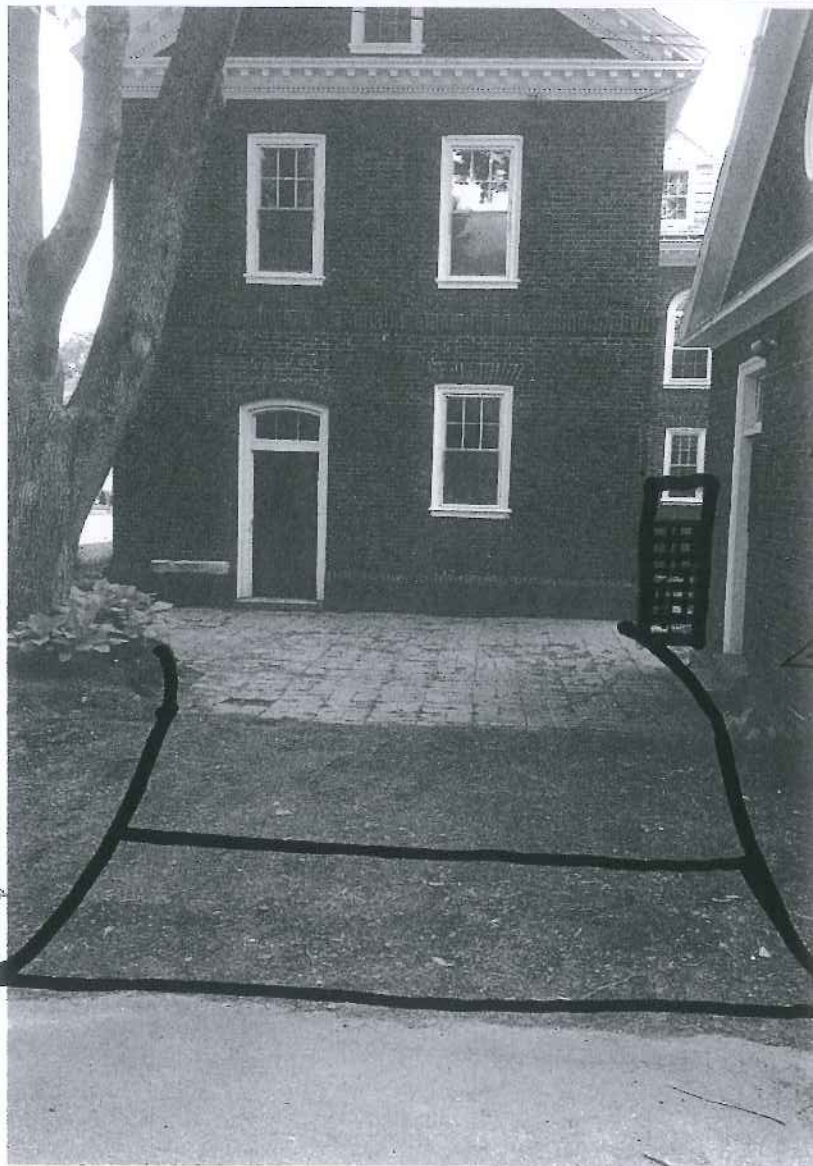
Peastone w/
Belgium
block edging →

Brick
skirting →



Proposed drive-through area.
View from Carroll Street

Brick
skirting

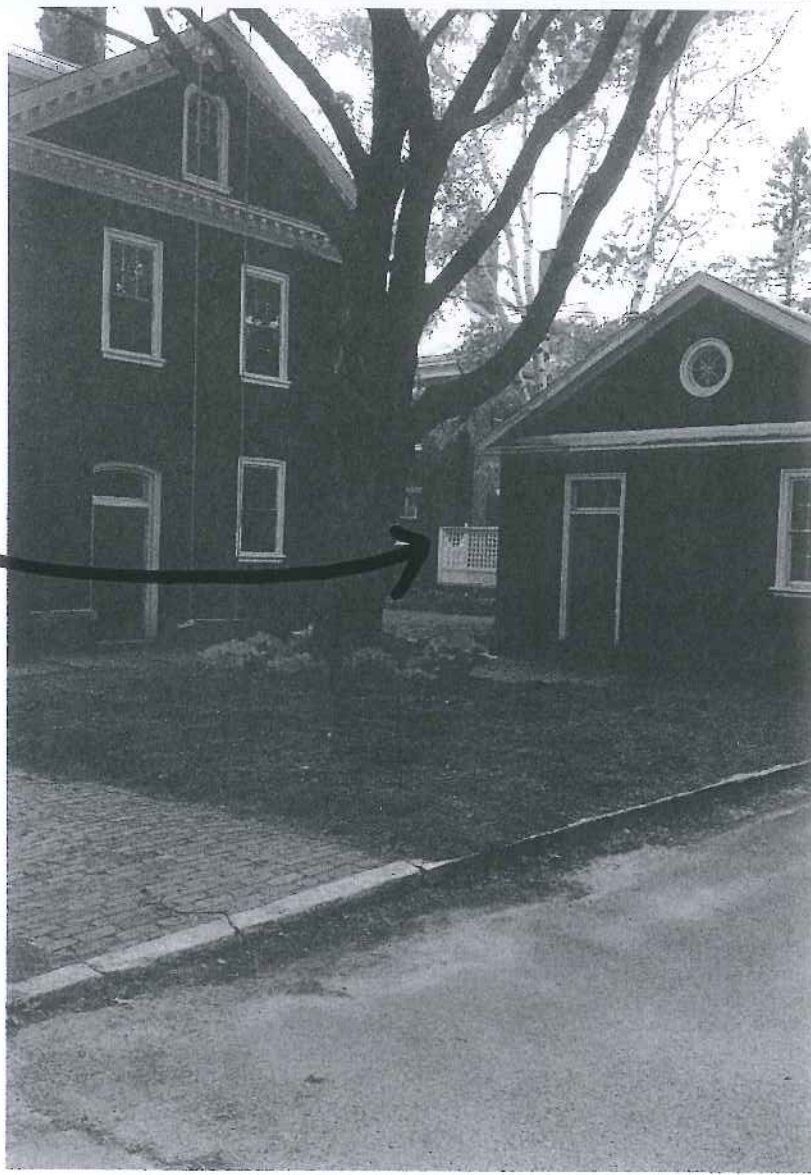


Arbor

Peastone
w/ belgium
block

Proposed drive-through area
View from private ally

Arbor & gate
consistent
w/ fence



Corner view



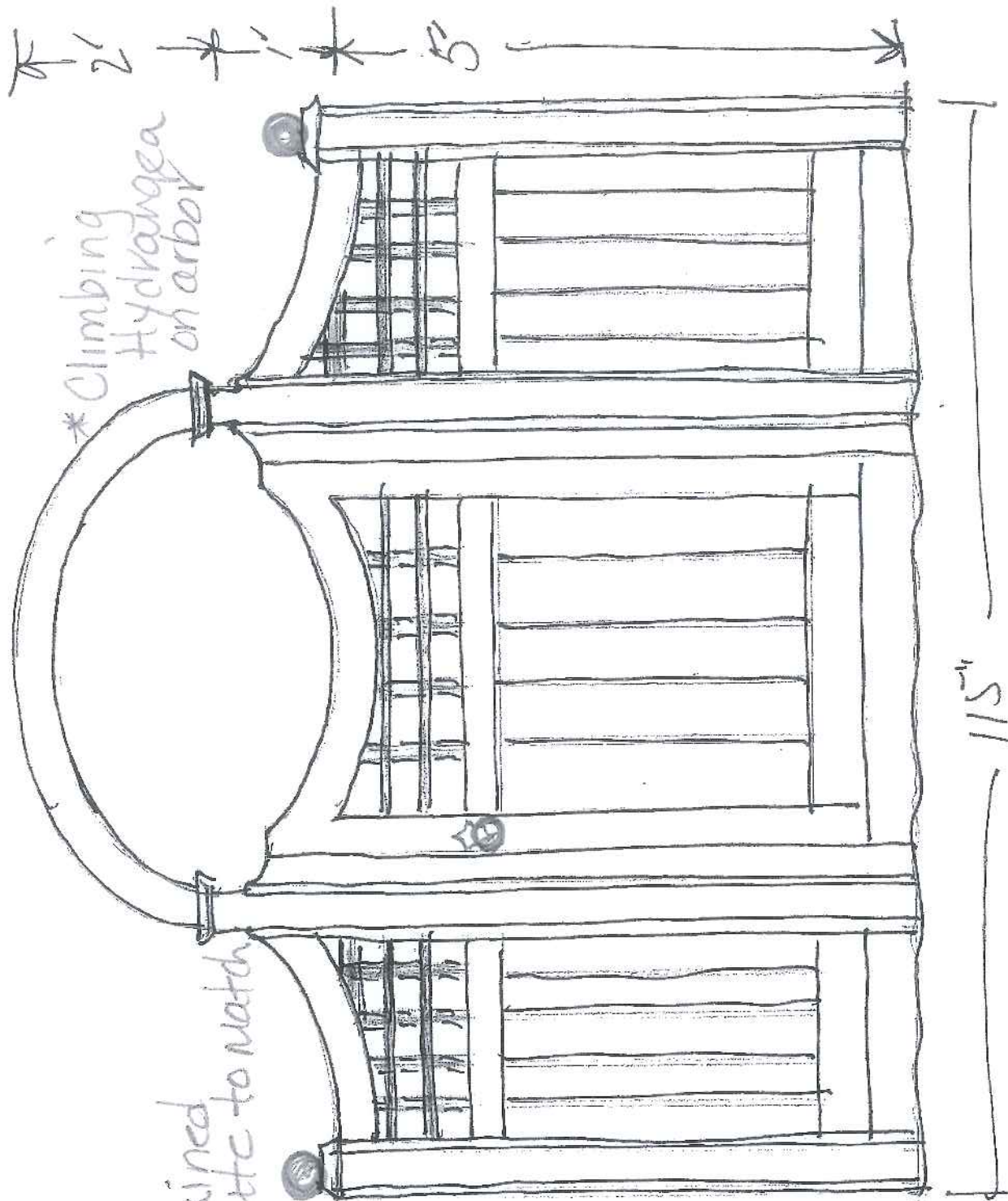






Google earth





GABRIEL: Koutly Sketch

Trellis Structures, Inc.
 25 North Main St.
 PO Box 408
 E. Templeton, MA 01438-0408
 978.630.8787, 888.285.4624
 fax: 978.630.8725
 sales@trellisstructures.com
 www.trellisstructures.com

Trellis
 STRUCTURES

May 20, 2014



Maine Historical Society
489 Congress Street
Portland, ME 04101

To Whom It May Concern:

During the time that Carrie Hansen and Bruce Dick lived in Saratoga Springs, New York they owned three historic homes. Their first home, 658 North Broadway, was five apartments at the time they purchased the house. The 1902 Shingle style home is a contributing building to the Broadway Historic District listed on the National Register of Historic Places. They lovingly restored the beautiful home and returned it to a single-family residence. In 2009, the Saratoga Springs Preservation Foundation honored their efforts with a Preservation Recognition Award.

Following the sale of their first home, Carrie and Dick purchased another historic home, 24 Fifth Avenue. The 1899 Colonial Revival house is a contributing building to the East Side Historic District, also listed on the National Register of Historic Places. Not only did they do extensive interior and exterior work to the house, they undertook a substantial rehabilitation of the carriage house. The carriage house was a costly investment that required the building to be raised to allow for a new foundation to be constructed. In 2012, the Foundation recognized their efforts with a Preservation Recognition Award.

Once completed, Carrie and Bruce undertook another rehabilitation project, 1 Fifth Avenue. The 1883 Stick style house is also a contributing building to the East Side Historic District. Again, they did extensive work to the interior and exterior.

While I cannot speak specifically about Carrie and Bruce's current project in Portland, I can speak to their past record. With all three of the projects that they have undertaken, they have made substantial investment and made an effort to preserve the character-defining features of these homes that contribute to the historic character of Saratoga Springs. Changes to modernize each property have been sensitively done and have only added to their value. In addition to completing substantial rehabilitation projects, they have graciously shared each home on the Candlelight House Tour, the Foundation's largest fundraiser.

If you have any further questions, please do not hesitate to contact me (518) 587-5030.

Sincerely,


Samantha Bosshart
Executive Director

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