

1. Legal Ad

Documents: [11-5-14 LEGAL AD.PDF](#)

2. Historic Preservation Agenda - 1-5-14

Documents: [HP - AGENDA - 11-5-14.PDF](#)

3. 70-72 Emery Street

Documents: [HP MEMO - 70-72 EMERY STREET.PDF](#)

4. 218 State Street

Documents: [HP MEMO - 218 STATE STREET.PDF](#)

5. 77 Pine Street

Documents: [HP MEMO - 77 PINE STREET.PDF](#)

6. HP Memo - Deering Street

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

7. 76 Congress Street

Documents: [HP MEMO - 76 CONGRESS STREET.PDF](#)

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

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

1. PUBLIC HEARING

Unfinished Business

- i. Certificate of Appropriateness for Window Replacement; 70-72 EMERY STREET; Port Resources, Inc., Applicant.

2. WORKSHOP

- i. Preliminary Review of Proposed Exterior Alterations; 218 STATE STREET; Avesta Housing Development, Applicant
- ii. Preliminary Review of Proposed Exterior Alterations; former BUTLER SCHOOL, 77 PINE STREET; Avesta Housing Development, Applicant.

Break for Dinner; Meeting Resumes at 7:30

3. PUBLIC HEARING

New Business

- i. Certificate of Appropriateness for Street Reconstruction, including Alterations Associated w/ Stormwater Treatment; DEERING STREET; City of Portland Department of Public Services, Applicant.

4. WORKSHOP

- i. Preliminary Review of Revised Design Proposal for New Construction; 76 CONGRESS STREET (site of former ST. LAWRENCE CHURCH sanctuary); Friends of the St. Lawrence, Applicant.

**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/historic.htm>**

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA
November 5, 2014 5:00 p.m.
Room 209, City Hall

Public comment is taken at all meetings.

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF OCTOBER 15, 2014:**

- i. Certificate of Appropriateness for Porch Alterations; 97 STATE STREET; Mercy Hospital, Applicant. *The Board voted 6-0 (Oldham absent) to approve the application subject to conditions.*
- ii. Certificate of Appropriateness for Window Replacement; 70-72 EMERY STREET; Port Resources, Inc., Applicant. *This item was tabled to the November 5, 2014 meeting for further deliberations.*

4. PUBLIC HEARING

Unfinished Business

- i. Certificate of Appropriateness for Window Replacement; 70-72 EMERY STREET; Port Resources, Inc., Applicant.

5. WORKSHOP

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76 CONGRESS STREET (site of former ST. LAWRENCE CHURCH sanctuary);
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after the Friday preceding the meeting date: <http://www.portlandmaine.gov/AgendaCenter>**

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

**PUBLIC HEARING
70 – 72 EMERY STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: October 30, 2014

RE: November 5, 2014 Public Hearing

Application For: Certificate of Appropriateness for window replacement

Address: 70-72 Emery Street

Applicant: Port Resources

Contractor: Renewal by Andersen of Maine

Introduction

Board members will recall that on October 15, 2014 Donna Dion, Finance Director of Port Resources, and James Berry of Renewal by Andersen came before the Historic Preservation Board seeking a Certificate of Appropriateness for window replacement at 70-72 Emery Street. The application was for the replacement of 10 windows on the 3 walls most visible from Emery Street. The item was tabled until November 5.

Based on the information presented, one member of the Board expressed serious reservations about approving the proposal, and there was a general desire for more complete information about the alternatives to the proposed insert windows, more knowledge about the condition of the existing windows proposed for replacement, and an opportunity to see Andersen Renewal windows that have been installed in a comparable residential setting. Following the presentation by the applicants, questions, and discussion, the Board decided to table the proposal until the November 5 meeting, at which they hoped to have the information needed for a more informed decision.

Included in this staff report is more information on the condition of the existing windows, including more photographs. Renewal by Andersen of Maine has also supplied the address of a residence where the proposed windows have been installed, and the homeowners have said they would be willing to have the Board view the windows from the exterior. Board members are urged to visit the house at 176 Eastern Promenade prior to the meeting on November 5.

Board Response at the October 15 Meeting

While several Board members were favorably impressed by the design and appearance of the Andersen Renewal units, the applicants faced questions about the narrower daylight opening offered by the Renewal inserts. It was pointed out that a commonly accepted solution in similar situations has been the same treatment as in most of the existing windows at the property – sash replacement kits with new jamb liners. Concern was expressed about potentially establishing a new precedent with this project, by permitting composite insert windows that compromise the daylight opening.

Board members also pointed out that in keeping with past precedents, the clarity and non-reflectivity of the glass in the proposed windows would be important considerations, as would the use of half screens (which are available.) Finally, the Board agreed that it would be very helpful to see the finished look of the Andersen Renewals at a completed project.

Background Information and Existing Conditions

In 1997 Port Resources received approval from the Historic Preservation Board for a comprehensive rehabilitation and rear addition project that included replacement of the windows in the front section of the house, except for the three first floor openings in the front bay. The replacements were wood, 1/1 sash kits by DF Windows of Canada; the work appears to have been completed in 1998, and the units remain in place. The new window kits included vinyl jamb liners that were installed behind the existing exterior trim, though it appears that in at least several openings the existing blind stop has been replaced, and/or extended to partially hide the vinyl tracks from the exterior.

At that time the three large double-hung windows in the front bay were restored, painted, and covered on the exterior with fixed storm panels. These three older, single pane, 1/1 windows are probably original features dating to the addition of the bay; they are in fair to good condition, and appear sound, but do not operate well. While it is safe to assume that the 1998 replacement sash are not coated with paint containing lead, the bay window sash, frames, and trim presumably are, under more recent layers of lead-free paint.

The 1998 DF sash kits are in fair condition – showing signs of age and in need of paint, but they don't appear to be falling apart. According the applicants, the 16-year old jamb liners are not functioning well, with unreliable balances resulting in unsafe conditions. It is likely the permanent exterior storm panels (similar to those on the bay that were included in the 1998 project,) were installed later than 1998, in response to continuing heat loss and drafts around the sash kits.

Staff Comments

Staff views the following as pertinent to the Board's consideration:

- Because they are fixed, the exterior storm panels pose a danger to the building's occupants and are a serious concern for fire officials and the applicants.
- The existing 1998 sash replacements, now 16 years old, will not last long without thorough painting and the protection of storm windows.

- According to the applicants, the existing 1998 jamb liners appear to be on the verge of failing.
- Despite having insulated glazing, the existing 1998 sash kits may not be very energy efficient without new jamb liners and new storm windows.
- The applicants do not feel able to afford both new wood sash kits and new storm windows.
- The total installed cost of the proposed Andersen replacement windows is \$10,727, an average of just over \$1000 per window.
- New storm windows would change the exterior appearance of the windows, but could match the color of the trim, and may be available in a configuration that does not compromise the existing daylight opening. (The applicants appear to believe that new storm windows would inevitably decrease the daylight opening.)
- Applicants believe the windows will look better with the proposed replacement windows and no storm windows, than with an alternate scenario that includes storm windows.
- The proposed Andersen Renewal windows would reduce the width of the daylight openings by approximately .75" on each side, for a total of about 1.5", compared to the existing windows.
- The applicants appear to believe that it might be reasonable for the Board to take into account the circumstances of the subject property's use and the budgetary constraints faced by Port Resources, in weighing the appropriateness of the proposed window replacements. On the other hand, a reasonable argument can also be made that the Board should make its decision on the appropriateness of the proposed solution based solely on the historic preservation considerations of the project.

Applicable Review Standard

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

Motion for Consideration

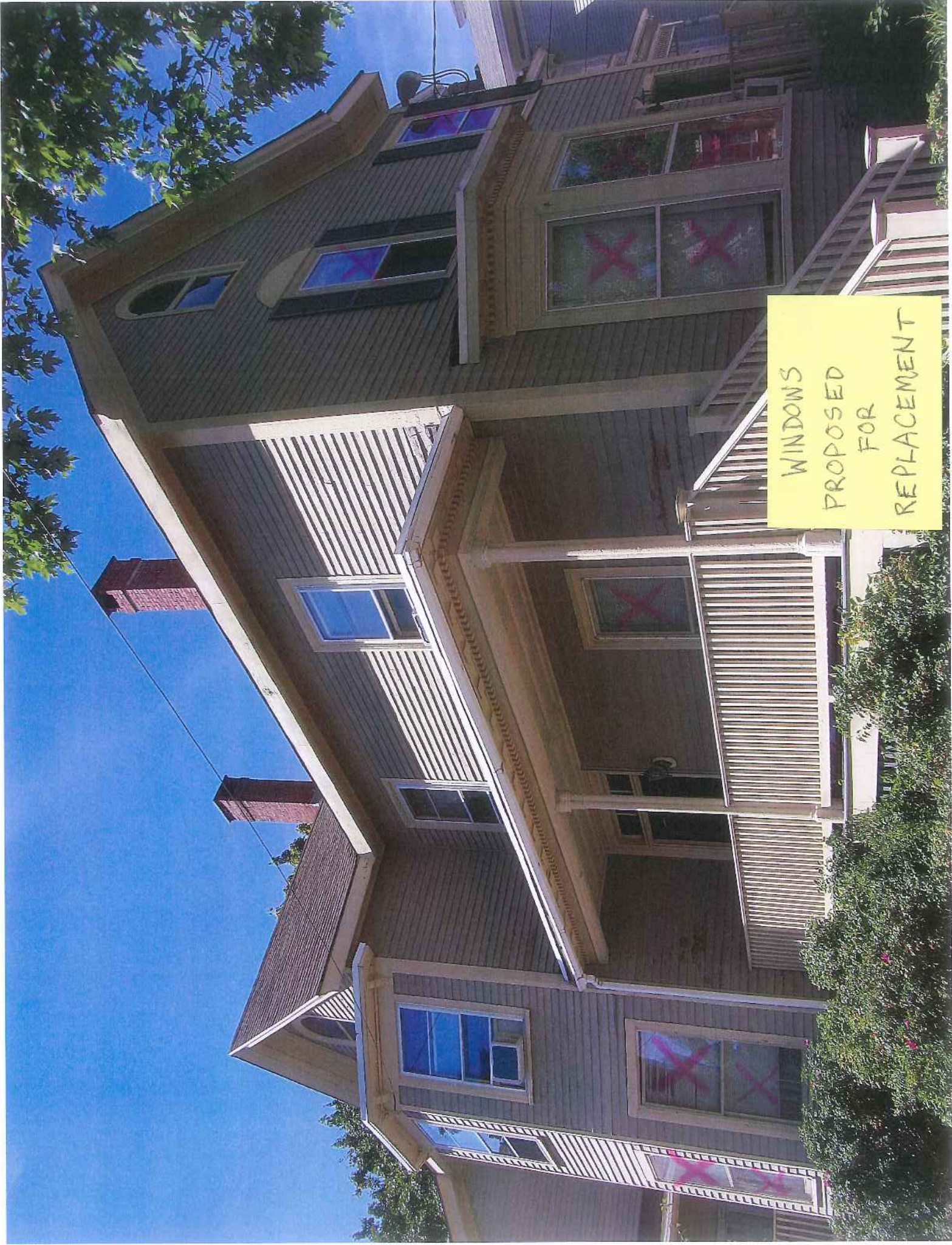
On the basis of plans and specifications submitted by the applicant for the 11-5-14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed window replacement at 70-72 Emery Street **meets (fails to meet)** the historic preservation ordinance's review standards, specifically Standard # 6, (subject to the following conditions.....)

Attachments

1. Photos of existing conditions
2. Photo and specifications of the proposed replacement windows



WINDOWS
PROPOSED
FOR
REPLACEMENT



WINDOWS
PROPOSED
FOR
REPLACEMENT

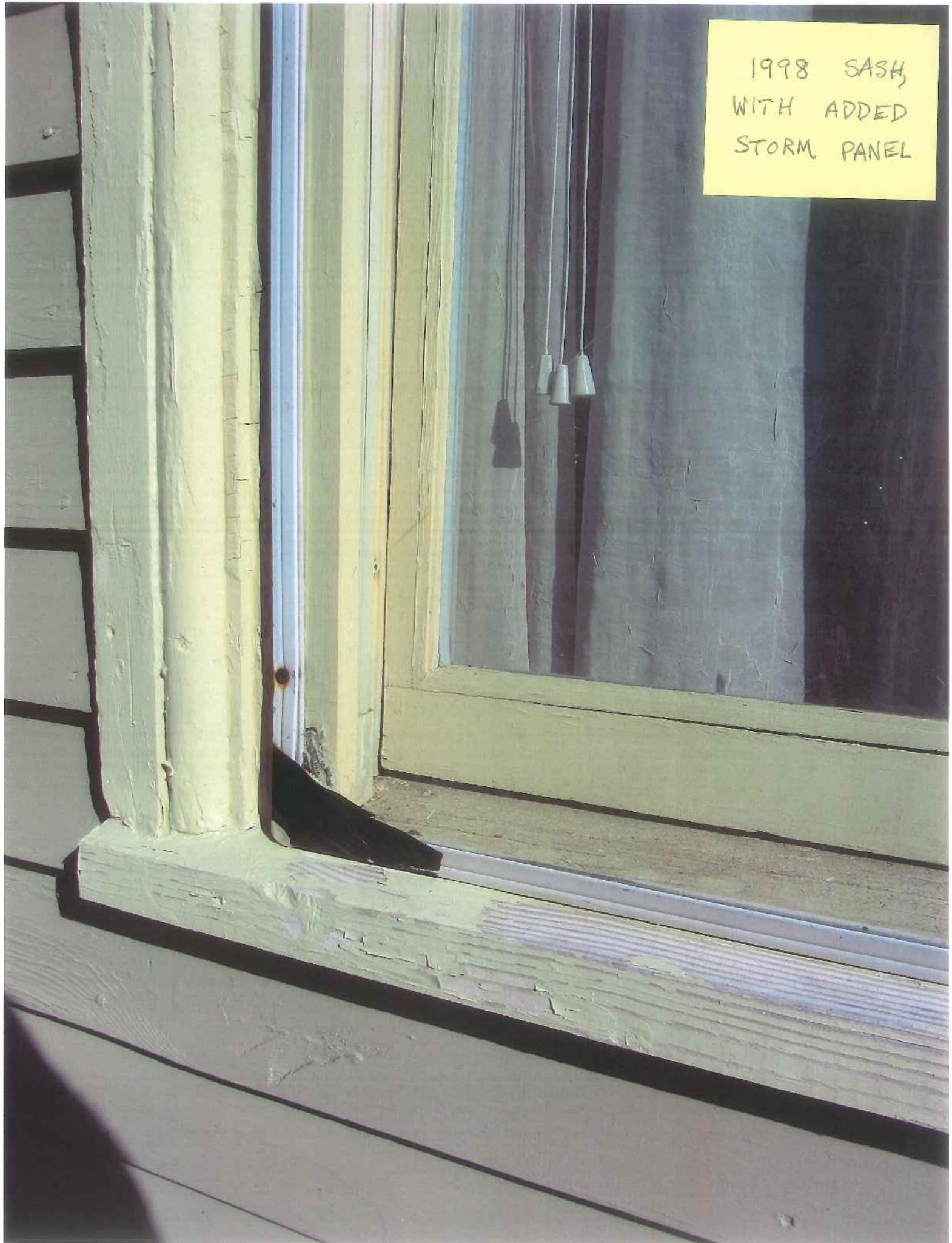
FRONT BAY



FRONT BAY,
LEFT FACE



1998 SASH,
WITH ADDED
STORM PANEL



1998 SASH,
WITH ADDED
STORM PANEL-
DETAIL



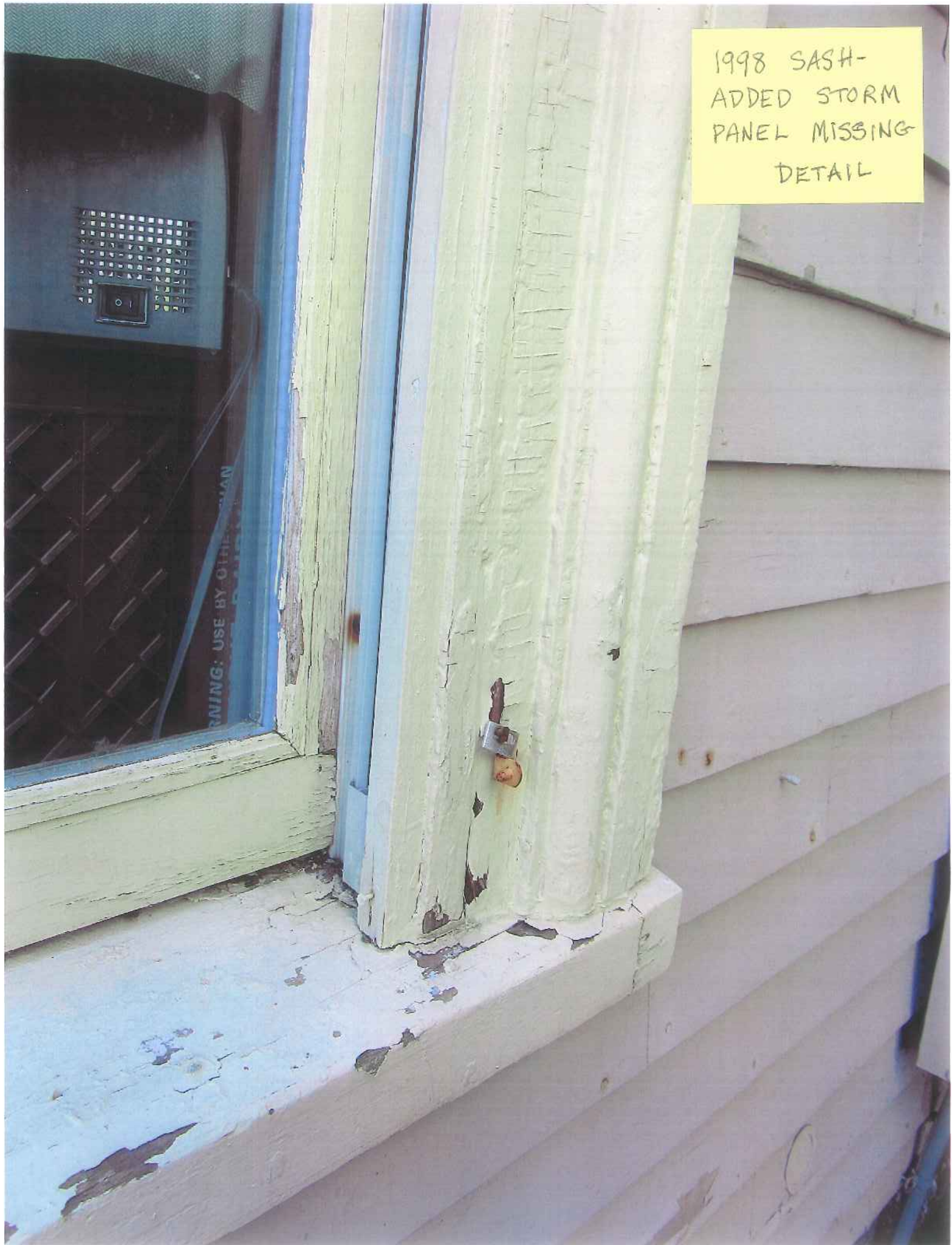
1998 SASH -
ADDED STORM
PANEL MISSING



1998 SASH-
ADDED STORM
PANEL MISSING-
DETAIL

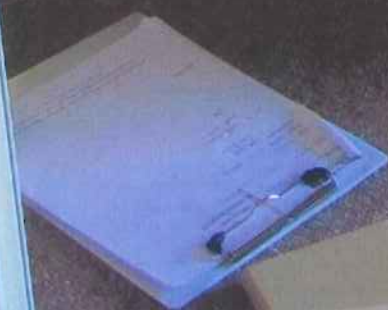


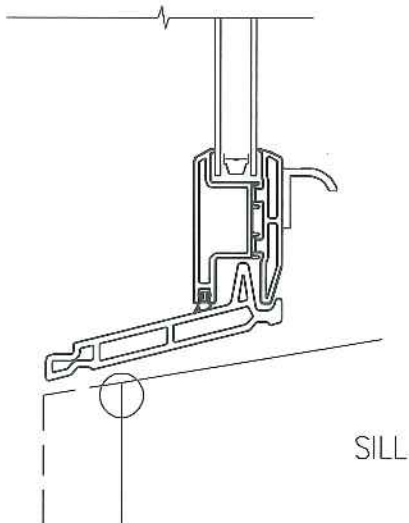
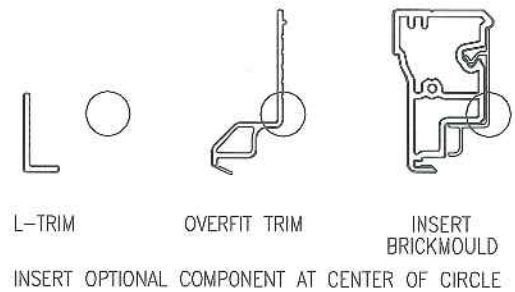
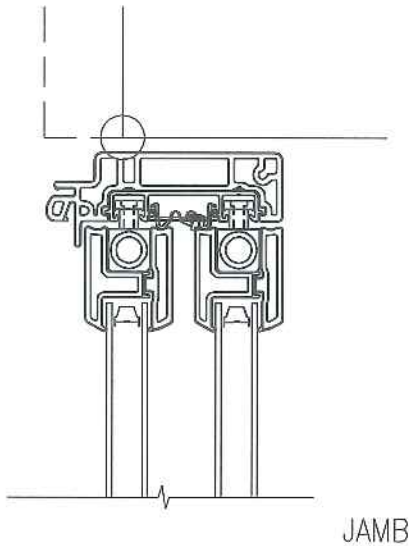
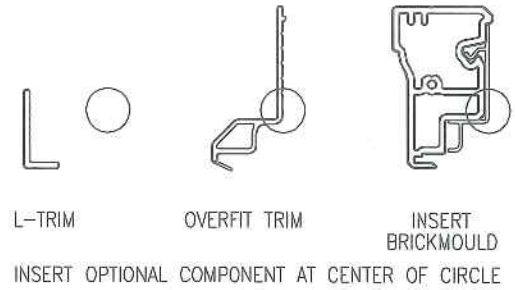
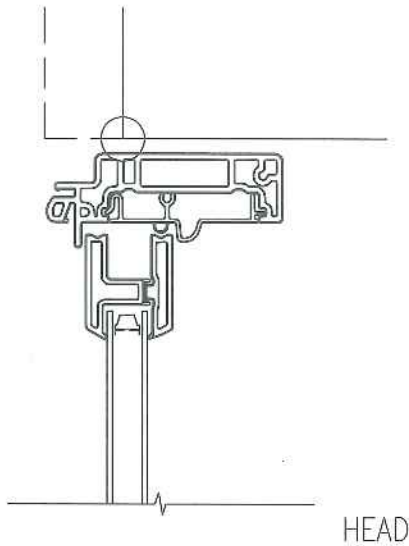
1998 SASH-
ADDED STORM
PANEL MISSING
DETAIL





SAMPLE OF
ANDERSEN
RENEWAL
WINDOW





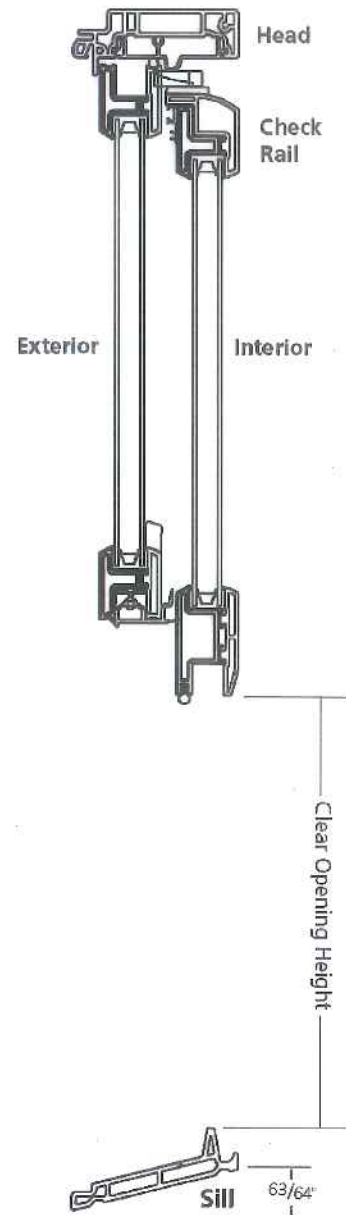
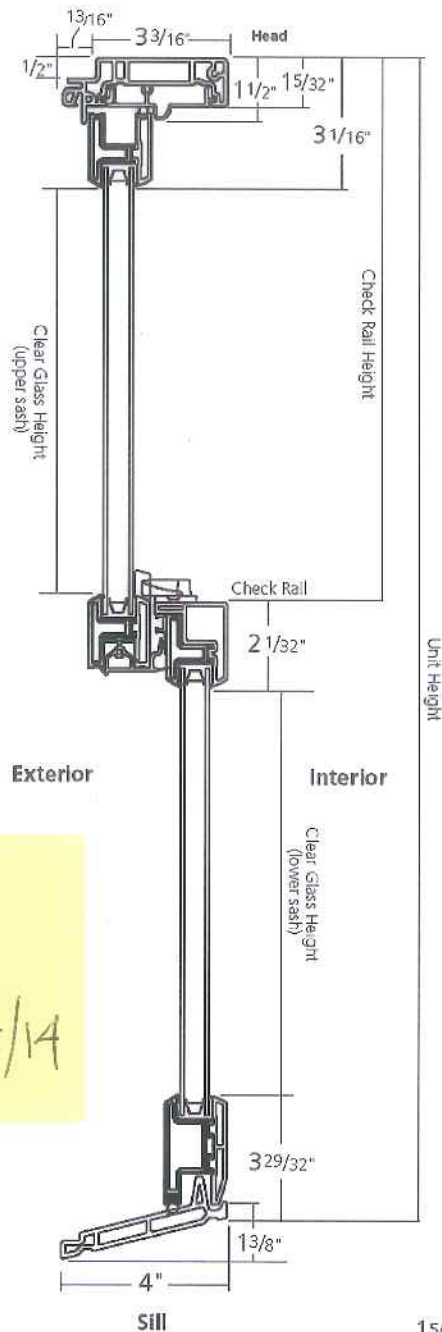
PRODUCT
INFO
REC'D 10/15/14

RENEWAL BY ANDERSEN® SLOPE SILL INSERT DOUBLE-HUNG WINDOW DETAILS

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

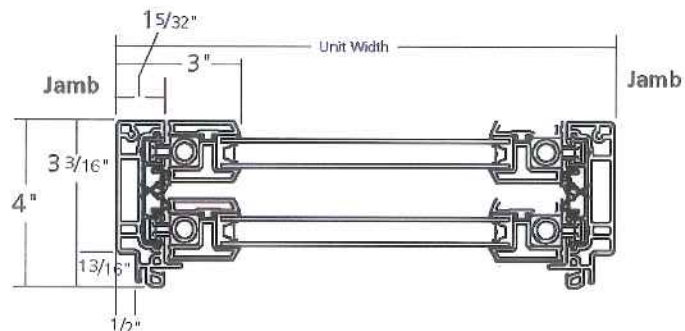
SLOPED SILL INSERT



PRODUCT
INFO
REC'D 10/15/14



Window profiles shown
for measurement purposes.





Specification Sheet

Buyer(s) Name

PORT RESOURCES

Date of Agreement

8-8-14

WINDOW DETAILS

- Contractor will install a total of 8 windows and 0 Patio Doors in Owner's home, using the following individual quantities:
8 Double Hung (DB) ☒ Equal sash ☐ Cottage sash (1/3 top, 2/3 bottom) ☐ Oriel sash (2/3 top, 1/3 bottom) ☒ Flt Sill
☐ Casement (CS) ☐ Hinge right ☐ Hinge left (as viewed from exterior)
☐ Double Casement (CD)
☐ Casement / Picture / Casement (CT) ☐ 1:1:1 or ☐ 1:2:1
☐ 2 Lite Gliding Window (GW)
☐ Glider / Picture / Glider (GPW) ☐ 1:1:1 or ☐ 1:2:1
☐ Awning Window (AW)
☐ Picture Window (PW)
☐ Specialty / window style: _____
☐ Bay or Bow Window
☐ # lights
☐ Seat to be primed ☐ Oak ☐ Pine
☐ Soffit Roof: ☐ Shingle ☐ Copper
- ☒ Yes ☐ No Qty of Windows to be Custom Fit Replacement: 8
- ☐ Yes ☒ No Qty of Windows to be Custom Fit Full Frame (includes new interior and exterior casings): _____
- Glazing to be: ☒ HP Low-E-4® ☐ SmartSun™ ☐ Tempered ☐ Other If other, please specify: _____
- Exterior color to be: ☐ White ☐ Sand ☒ Canvas ☒ Terratone ☐ Cocoa Bean ☐ Dark Bronze ☐ Forest Green ☐ Black ☐ Red Rock
- Interior color to be: ☐ White ☐ Sand ☒ Canvas ☒ Terratone ☐ Pine ☐ Maple ☐ Oak
- Hardware: ☐ White ☒ Stone ☒ Canvas ☐ Estate Hardware: STYLE: _____
☒ Yes ☐ No Install Lifts with Double Hung Windows
- Screens: windows to have: ☒ Half or ☐ Full screens Screens to be: ☐ Fiberglass ☒ Aluminum ☐ TruScene
- ☐ Yes ☒ No Qty of Sills to be replaced by Contractor: _____

*CHANGING COLOR
(DB)*

GRILLE DETAILS

10. Windows have grilles: ☐ Yes ☒ No If yes: ☐ Grille Between Glass (GBG) ☐ Removable Interior Wood (INTW) ☐ Full Divided Light (FDL)

Qty: _____	Qty: _____	Qty: _____	Qty: _____	Qty: _____	Qty: _____	Qty: _____
DB	DB	DB	DB	AW/AS/Picture	Glider	CT or GPW

Draw grille patterns above

*Use additional sheet if needed

Owner approved (initials): (_____)

ADDITIONAL WORK DETAILS

- ☐ Yes ☒ No Contractor will install ☐ new paint-ready or ☐ stain-ready casings Interior casing qty of openings: _____
 Exterior casings qty of openings: _____ ☐ Pine ☐ Maintenance-free material: _____
- ☒ Yes ☐ No Contractor will install ☐ new paint-ready or ☐ stain-ready stops Interior stops qty of openings: 8
 Exterior stops qty of openings: 8 ☐ Pine ☒ Maintenance-free material: FIBERX as needed
- ☐ Yes ☒ No Contractor will wrap exterior casings with aluminum coil stock of _____ color.
 Note: Wrapping may be required with storm window removal; removal of storm windows will leave screw holes in casing.
- ☒ Yes ☐ No Contractor will insulate, caulk and seal windows with 3-point system to prevent water and air infiltration.
- ☐ Yes ☒ No **Building Permit** - Contractor will secure any and all necessary permits. The fee for the permit(s) is not included in the Contract Price and a separate check is required at the time of sale for this fee. Check # _____ \$ _____
- ☒ Yes ☐ No Insulate weight pockets
- Additional job details: MEETS OR EXCEED HISTORICAL SPEC



Renewal by Andersen® of Maine
62 Portland Road, Suite 50
Kennebunk, ME 04043
Tel: 207-985-8465 • Fax: 207-604-7755

Customer Remodeling Agreement

AGREEMENT SUBMITTED TO:		DATE <u>8.8.14</u>	
NAME <u>PORT RESOURCES</u>	JOB NAME <u>MUNROE HOUSE</u>		
STREET <u>2805 CANNETT DRIVE</u>	STREET <u>TO EMERY ST.</u>		
CITY <u>S. PORTLAND</u>	CITY <u>PORTLAND</u>		
STATE <u>ME</u>	ZIP <u>04106</u>	STATE <u>ME</u>	ZIP <u>04107</u>
HOME PHONE <u>772-3743</u>	WORK PHONE		
CELL PHONE <u>274-1560</u>	E-MAIL <u>tdbrown@portresources.org</u>		

TERMS (CHECK ONE): ☒ CASH ☐ BALANCE ACQUIRED THROUGH Renewal by Andersen® of Maine APPROVED FINANCING. Price includes labor, materials, taxes and clean up. We hereby propose to furnish labor and materials - complete in accordance with the Specification Sheet for the:

Total Investment of \$ 10,727
Initial Deposit With Order \$ 3,575
Additional Deposit Due ___/___/___ \$
Balance Due Upon Completion \$ 7152

Acceptance of Agreement

The above prices, specifications and conditions are satisfactory and are hereby accepted. Contractor is authorized to do work as specified. Payment will be made as outlined above.

Customer Signature

Date

Customer Signature

Authorized Representative Signature

NOTICE OF RIGHT TO CANCEL

If this agreement was solicited at your residence and you do not want the goods and services, you may cancel this contract by giving notice to the seller. The notice must say that you do not want the goods and services and be mailed, delivered or faxed to: Renewal by Andersen® of Maine, 62 Portland Road, Suite 50, Kennebunk, Maine 04043. Fax (207) 604-7755, no later than midnight of ___/___/___, when your cancellation rights expire. If you cancel by this date, the seller may not keep any of your cash down payment. If this agreement requires seller to affix goods to real estate, then the seller may not begin work until after ___/___/___, when your cancellation rights expire. I have received two (2) copies of this notice:

Customer Signature

Date

Customer Signature

Date

Please see Additional terms on reverse side.

Note: The following two applications were filed as part a joint application. Both of the affected buildings—218 State Street (known originally as the Henry Payson House) and 77 Pine Street (the former Butler School)—were renovated at the same time in the 1970's by the same developer as part of a larger housing development initiative known as "Butler Payson". Because the project narratives, specifications and drawings were combined in a single submission, staff did not attempt to separate the package into two components. However, a separate staff report has been prepared for each structure. Staff also recommends that the Board review the projects separately.

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

**WORKSHOP
218 STATE STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 28, 2014

RE: November 5, 2014 Workshop – Preliminary Review of Proposed Exterior Alterations

Address: 218 State Street
former Henry Payson House

Applicant: Avesta Housing Development

Architect: Rick Goduti, Goduti Thomas Architects

Preservation Consultant: Tremont Preservation Services

Introduction

Architect Rick Goduti, representing Avesta Housing Development, has requested a workshop to review proposed exterior alterations for the former Henry Payson House at 218 State Street. Located at the southwest corner of State and Deering Streets, the 4-story historic single family home was converted to an elderly housing project in the 1970's. As part of its conversion, a sizeable rear addition was added to the main house and attached to an existing carriage house on the property, creating a contiguous building complex. In conjunction with Avesta's current plans to upgrade the apartment units and bring the building up to current life safety standards, a number of exterior alterations are planned as well. These include masonry repair and cleaning, window replacement, re-roofing, the introduction of a new exterior ramp, siding replacement on portions of the new addition and the construction of a new entry vestibule visible from Deering Street. Mr. Goduti is seeking preliminary Board feedback prior to finalizing the plans.

In addition to seeking approval from the Historic Preservation Board, Avesta Housing is applying for historic tax credits for the project. As such, the scope of work will require approval from the National Park Service. Staff is uncertain whether the Maine Historic Preservation Commission, as liaison to the NPS, has conducted a preliminary review of the enclosed plans.

Subject Structure

Like Butler School, which is also proposed for rehabilitation by Avesta, the Henry Payson House was designed by Francis H. Fassett. And like Butler School, the residential structure commands its site, here positioned high above the sidewalk grade and accessed by a long flight of granite steps. The house is oriented with its main entrance facing State Street. Cubicle in form and restrained in decoration, the building nevertheless exhibits considerable architectural interest through its variety of window openings, sandstone decorative elements, dog-toothed brick stringcourses separating the three floors, deeply overhanging cornice and pedimented gable which rises over the roof above the central entrance bay.

As noted in the introduction, in 1970's the former single family home was converted for elderly housing. The house and an existing carriage house were connected by a new 2-3 story building addition. The complex of structures currently accommodates 17 apartments. Notwithstanding the various additions, the original historic residence still dominates the property due to the fact that the additions are set back considerably from the street and designed to be architecturally recessive.

Proposed Scope of Work

The proposed rehabilitation project calls for the following scope of work:

- Selective masonry repairs, including spot repointing, cleaning and repair of sandstone sills and lintels
- Window replacement. New windows to be 2/2 Marvin aluminum clad replacements in historic house and Deering St. frontage of carriage house. Marvin integrity fiberglass windows are proposed for the addition. (Specs enclosed.)
- Repair/replacement of existing asphalt and EPDM roofing. (Spec enclosed.)
- Removal of added building entrance on west elevation (off driveway) and infill of opening.
- Construction of new glass/aluminum frame entrance vestibule off west elevation.

Applicable Review Standards

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*

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

Attachments

1. Application and project narrative, photos and specifications (narrative, photos and specs for 77 Pine St. and 218 State St. projects are combined in one submission)
2. Elevations (elevations for 77 Pine and 218 State are combined in one submission)



Att. 1

Date: October 22, 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:

1) 77 Pine Street; 2) 218 State Street

CHART/BLOCK/LOT: 1) 055 A019001; 2) 047 C039001

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.

Butler Payson is a project that includes two buildings. A 1970's renovation occurred on both buildings as part of the same project. The proposed renovations are being design and constructed as one project. Description for each building is attached as a narrative for each. The drawings pertain to the individual buildings and to both buildings. They are noted accordingly. Please see attached narratives and drawings.

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Drew Wing, Business Name, if applicable: Avesta Butler Payson LP Address: 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101	Applicant Contact Information Work # (207) 553-7777 Home# Cell # Fax# e-mail: dwing@avestahousing.org
Owner – (if different from Applicant) Name: Avesta Housing Development Corporation Address: 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101	Owner Contact Information Work # Same as Applicant Home# Cell # Fax# e-mail:
Billing Information Name: Same as Applicant Address: City/State: Zip Code:	Billing Contact Information Work # Same as Applicant Cell # Fax# e-mail:
Architect Name: Rick Goduti, Goduti Thomas Address: Architects 44 Oak Street City/State: Portland, ME Zip Code: 04101	Architect Contact information Work # (207) 775-3184 Home# Cell # Fax# e-mail: stanley.maggie@gmail.com gtarick@gmail.com
Contractor Name: Lew Trask, Hebert Construction Address: 9 Gould Road City/State: Lewiston, ME Zip Code: 04240	Contractor Contact Information Work # (207) 783-2091 Home# Cell # Fax# e-mail: ltrask@hebertconstruction.com


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

Historic Narrative: Payson Building

The Payson building portion of the Butler Payson project consists of 17 apartment units in one four story building with an attached two story annex building and an attached two/ three story addition, located at the corner of Deering and State Streets in Portland Maine. This will be a National Park Service Historic tax credit project that will be reviewed and approved by the park service.

The four story building with the two story addition is accessed from a common entrance on the basement level at the back of the building. There are 17 units total in the building, 2 of which are in the annex building towards back of lot that was once a carriage house. There is a more recent brick and wood clad addition that connects to original historic building and carriage house. The nature of this project is to rehabilitate the apartment units and bring the building up to life safety standards and codes. This renovation will fully include the exterior envelope as well as interior/mechanical/structural upgrades that will not be visible from exterior.

The exterior of the building will be renovated in accordance with the National Park Service's standards for historic preservation. Masonry repair will include miscellaneous brick repair, cleaning and repair of all sandstone sills and lintels and masonry re-pointing as determined by masonry consultant in accordance to NPS standards. All windows will be replaced with new. The double hungs on the main building will be replaced with Marvin aluminum clad 2 over 2 with casing to replicate the historic detail. The windows on the more recent brick and wood infill additions will be replaced with Marvin integrity fiberglass windows to be approved by NPS. Existing asphalt and EPDM roofing will be repaired/replaced. Site work will be minimal and located at the back of the building. Historic approved lighting will be added to the Deering St. entrance, a new ramp will be created to get to the annex building and the granite retaining wall will be replaced in kind. At the back of the main building a new entry vestibule will be created of glass and aluminum and minimal stature. The existing wood clad addition will be re-clad in new cementitious panels approved by NPS.



Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184



1924 Portland Tax Records: 216-220 State Street, Portland, Portland, ME

www.maine-memory.net/item/75779
© City of Portland - Planning & Development



Owner:	The Queens Hospital
Address:	216-220 State Street, West End, Portland, Maine
Use:	Hospital

Goduti/Thomas Architects

44 Oak Street, Portland, ME 04101

207.775.3184

Historic Narrative: Butler Building

The Butler building portion of the Butler Payson project consists of 39 apartment units in one four story building with an attached three story addition, located at the corner of Pine and West Streets in Portland Maine. This will be a National Park Service Historic tax credit project that will be reviewed and approved by the park service. The building is accessed from two common entrances on the basement level leading directly into a common corridor. The nature of this project is to rehabilitate the apartment units and bring the building up to life safety standards and codes. This renovation will fully include the exterior envelope as well as interior/mechanical/structural upgrades that will not be visible from exterior.

The exterior of the building will be renovated in accordance with the National Park Service's standards for historic preservation. Masonry repair will include miscellaneous brick repair, cleaning and repair of all sandstone sills and masonry re-pointing as determined by masonry consultant in accordance to NPS standards. All windows will be replaced with new. The double hungs on the main building will be replaced with Marvin aluminum clad 3 over 3 with casing to replicate the historic detail. The current configuration was modified in 1970 when an extra floor was added which turned the original large vertical windows on 2 stories into 3 stories of windows with the masonry opening spanning all three of the upper floors. The new window configuration will be modified to be more representative of the original architects vision. We have tried to enlarge the upper most windows to regain some of the verticality of the originals. Currently there are bronze aluminum panels that span the masonry opening between windows that we will be replacing with a cementitious panel with a depth of color more similar to the brick texture and moved forward closer to the plane of the brick, rather than set back as it is currently. All window modifications will be approved by state and national historic park service. The basement windows will be replaced with new Marvin clad in a 3 over 3 pattern. Existing asphalt and EPDM roofing will be repaired/replaced. Slate that exists on the West St. elevation and on the back of building will be repaired. Standing seam metal roofing at the back of the building will be replaced with versa roofing which seams have a minimal profile. Site work will be minimal. The grade at the building will be raised to its original historic level to cover the now exposed stone foundation; the shrubs will be saved in this process. Historic approved lighting will be added to the back of the building at the entrances. The current entrances will have a new canopy of glass and aluminum constructed. At the original entrances (no longer used) custom wood casement windows will be configured in a way to read as the original doors and transom would have been constructed.



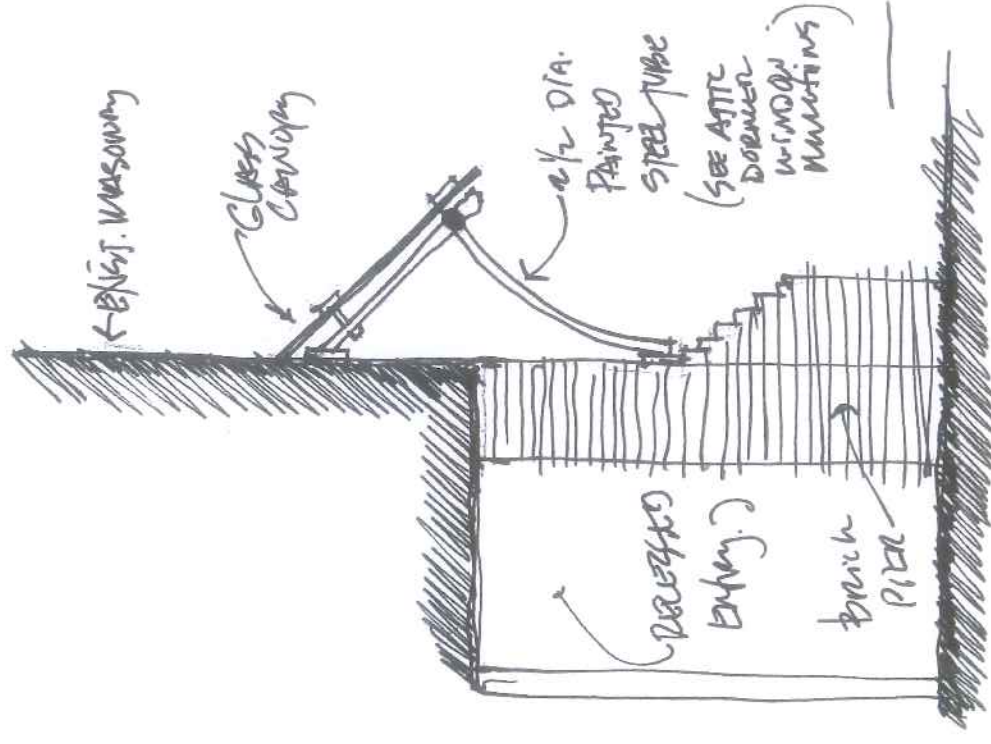
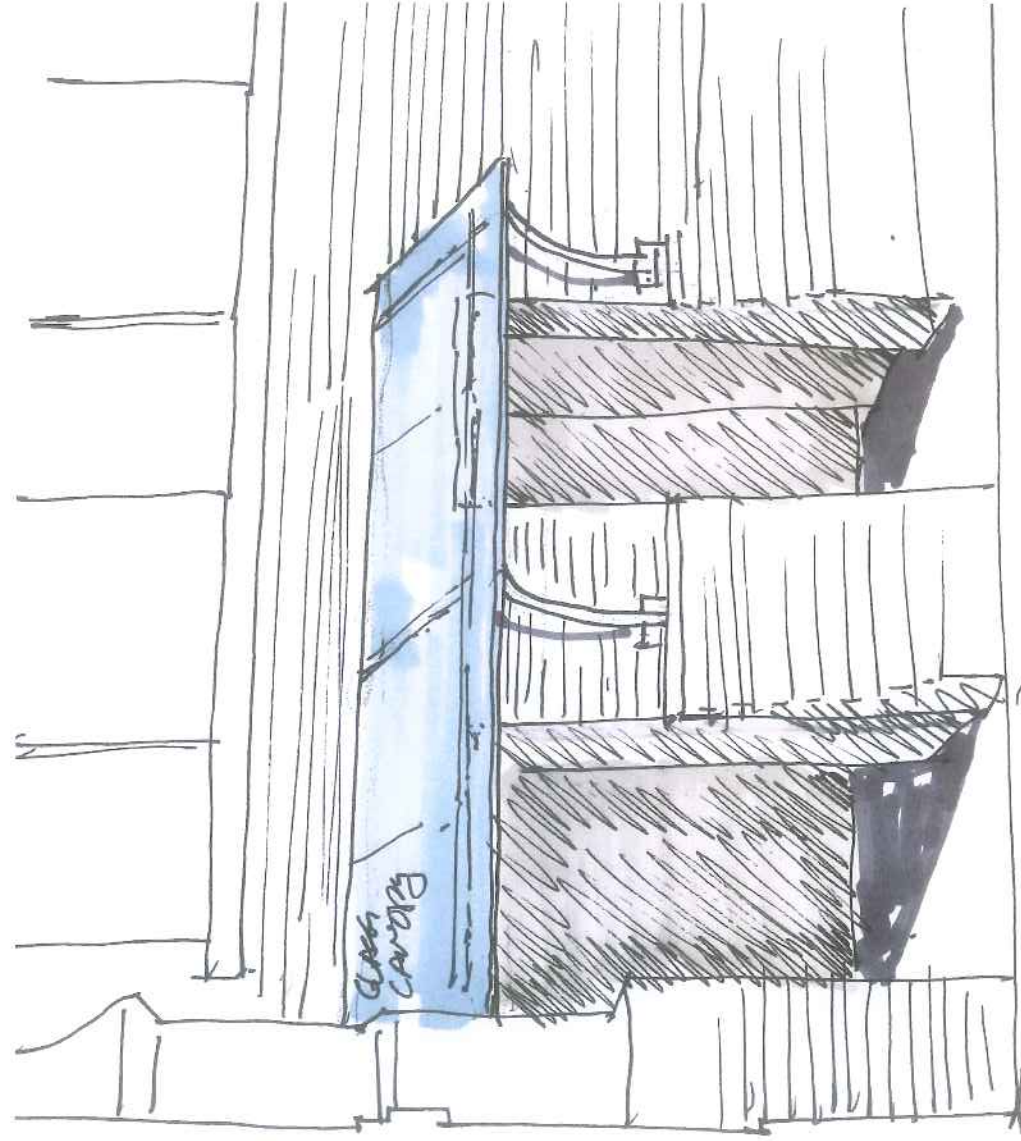
historic photo

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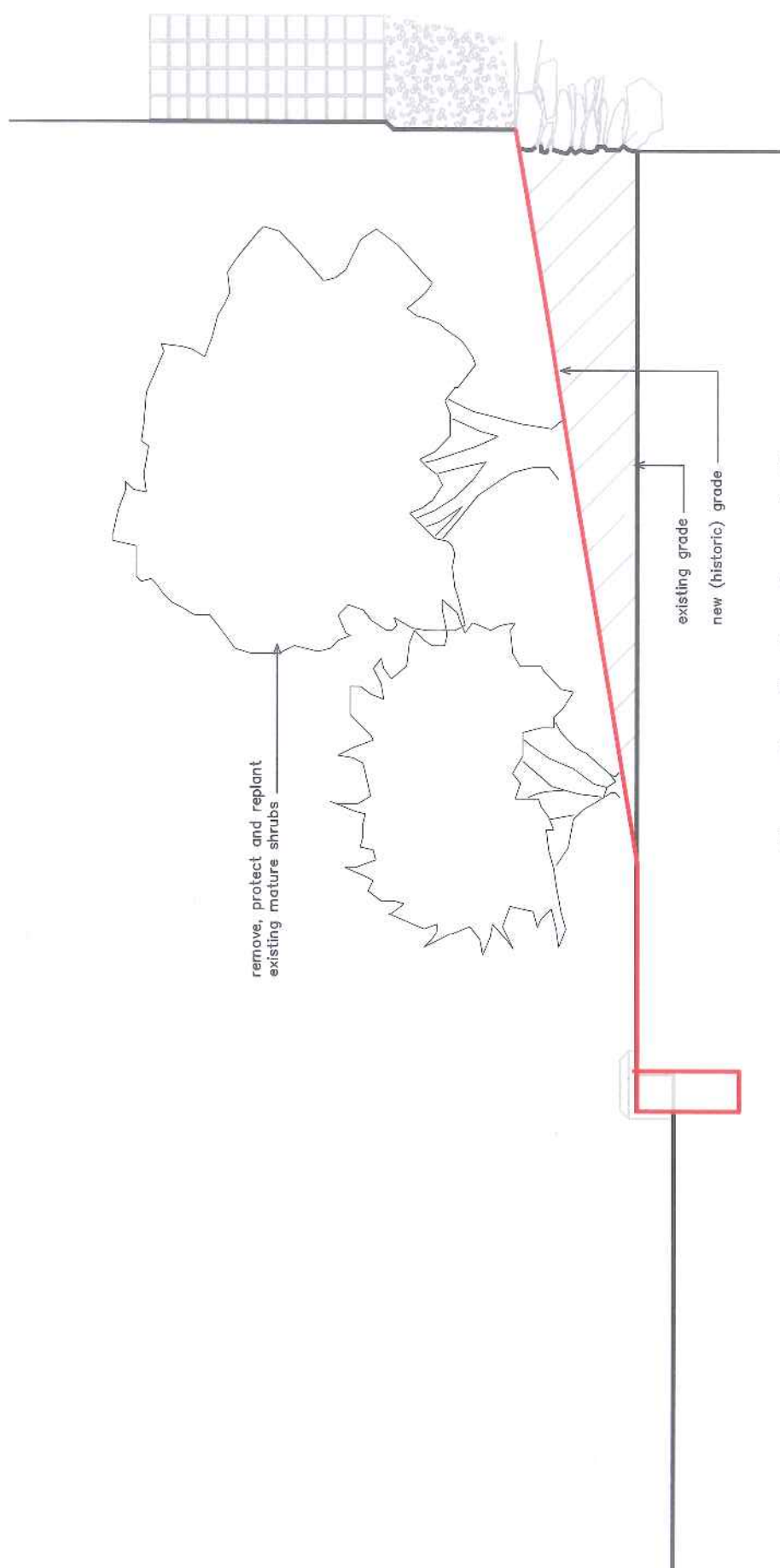


Goduti/Thomas Architects
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207.775.3184





Main Entry Butler new canopy



section at exterior foundation
Butler grade change

Historic Windows for Butler and Payson
 Custom extruded casing, muntin patterns
 as shown on drawings.

MARVIN PRODUCT DESIGNER



INTERIOR VIEW



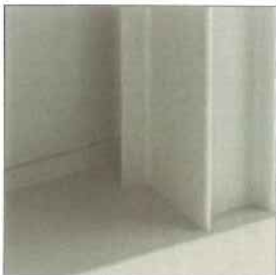
EXTERIOR VIEW



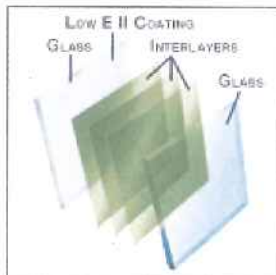
White Painted



Satin Taupe



Pebble Gray



LoE²-180®

Marvin Ultimate Double Hung Window

Congratulations! You have created a Marvin window to meet your design vision and architectural needs. Your interior finish, hardware, exterior finish and energy efficiency selections are detailed to the left.

At Marvin, we build each window the way it should be: made to order, one at a time, with no shortcuts. We're proud to offer our customers superior value through expert craftsmanship, the highest quality materials and an extraordinary level of service. With our endless customization options, exclusive features, energy efficiency solutions and the most knowledgeable experts in the industry, you'll find our windows are truly Built around you®.

To learn more about available Marvin window options or to discuss your ideal window with a Marvin expert, print this page and bring it in to your local dealer. To share your Marvin window with friends and family, use the icons above to post to Facebook, Twitter, or email a friend.

MARVIN 
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Need an Estimate?
Find a Pro ►



The images on our website can be used to assist in your decision, but should not be relied on as the sole reference point. Due to variation in computer monitors and printers, the images shown may not exactly replicate the corresponding color, texture or appearance. To verify actual product color, texture or appearance, ask to see the actual product, available through a CertainTeed contractor or distributor. [Read More »](#)

Asphalt Shingles to replace existing on
Butler and Payson.

[Overview](#) [Technical Information](#) [Installation](#) [Warranty](#)

Beauty. Value. Protection.

CertainTeed's Highland Slate has the look, texture and tone of natural slate with a dark shadow line to accentuate its appeal from the curb. Each tab is individually colored by state of the art Precision Color technology to provide a rich, deep, hue and its four-across tab is the ideal design to deliver color, contrast, and perfection when installed.

Wind, rain, snow, ice – this slate-like shingle performs at its best when the weather is at its worst. Highland Slate is rated where the winds howl – 110 mph – and it carries a full wind-resistance warranty.

The weave, pattern and fleck of natural slate is in the essence of the character that Highland Slate brings to your roof. With six premium color blends, Highland Slate is a smooth finish to rugged protection.

Highland Slate is also offered in 4 colors in a Class 4 Impact Resistant version for added protection in areas prone to severe weather conditions.

Beauty. Value. Protection. And a lifetime limited transferable warranty against manufacturing defects on residential applications. Protect yourself against the elements with the old-world affordable luxury of Highland Slate.



Windows for the newer additions at
Payson. Non historic locations.

[Home](#) > [Windows](#) > [Double Hung](#)

All Ultrex

Double Hung Windows



GET YOUR **FREE**
ULTREX SAMPLE!



This classic window style gets a contemporary twist with an Ultrex fiberglass exterior and interior delivering high style and a durable finish from every angle. Double Hung windows are ideal for second floor bedrooms or as part of a beautiful bay window combination. Both the top and bottom sashes tilt inward for easy cleaning.

Features

- Top and bottom sashes tilt and remove easily for hassle-free maintenance and cleaning
- Low-profile sash lock for smooth operation
- Dual operating sashes open at top or bottom
- Traditional colonial appearance
- Available in equal, cottage and reverse cottage sash configurations

Related Links

- [Product Specs](#)
- [Installation Guides](#)
- [Why Ultrex Fiberglass](#)
- [Energy Efficiency](#)
- [Care & Maintenance](#)
- [Download iPad/iPhone App](#)

Project Showcase



When choosing a window that would be the focal point of their home, it was an easy decision. Integrity windows are probably the best quality/value window in the industry.

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Color Options

The Ultrex patented finish process is three times thicker than competitive finishes to resist scratching and marring. It also provides five times the UV resistance to protect against fading, chalking, streaking and cracking.



Stone White



Pebble Gray



Cashmere



Bronze



Evergreen

Ebony

Exterior finish samples are approximate. Please visit your local Integrity retailer to see actual color samples.

Ultrex Fiberglass

Our high-performance, proprietary Ultrex fiberglass delivers the strength and rigidity that outlasts and outperforms vinyl and aluminum. Plus, our patented finishing process yields a finish that is three times thicker than competitors that looks great for the life of the window.

- Durable low-maintenance pultruded fiberglass
- 8x stronger than vinyl
- 9x less expansion and contraction than vinyl
- Non-conductive and non-corrosive
- Patented finishing process resists fading and cracking

Comparison of expansion and contraction



THE
STRENGTH
OF
STEEL

8X
MORE RIGID
THAN VINYL

833%
LESS
EXPANSION
THAN VINYL

15+
YEARS
OF SUPERIOR
COMPOSITE
TECHNOLOGY

For more information on this or other Integrity products contact your local Integrity retailer.

[Locate a Retailer](#) Zip/Postal Code

Interior Colors

Hardware

Grilles & Dividers

Glazing

Screens

Accessories

Exterior Trim

Panels between windows at Butler.

Home
NEOLITH »



Applications / Exterior



Technical Features

• 1200 x 2400mm
• Full thickness of 12mm
• Micro-bubbles for a light structure

NEOLITH Exterior perfect for construction and cladding

- Innovative design options
- Generous range of colour options and combinations
- Attractive matte finish
- Non-porous surface makes graffiti easy to remove
- Hardwearing and durable
- Ideal for high traffic spaces
- Easy to clean and maintain
- Minimal seam joins due to large slab size
- UV resistant colour pigments prevent fading

RESIDENTIAL AND COMMERCIAL PROJECTS

NEOLITH is the perfect solution for all residential and commercial cladding with exceptional durability and aesthetic appeal.

NEOLITH slabs are available in a 5mm gauge for cladding applications, including paving.

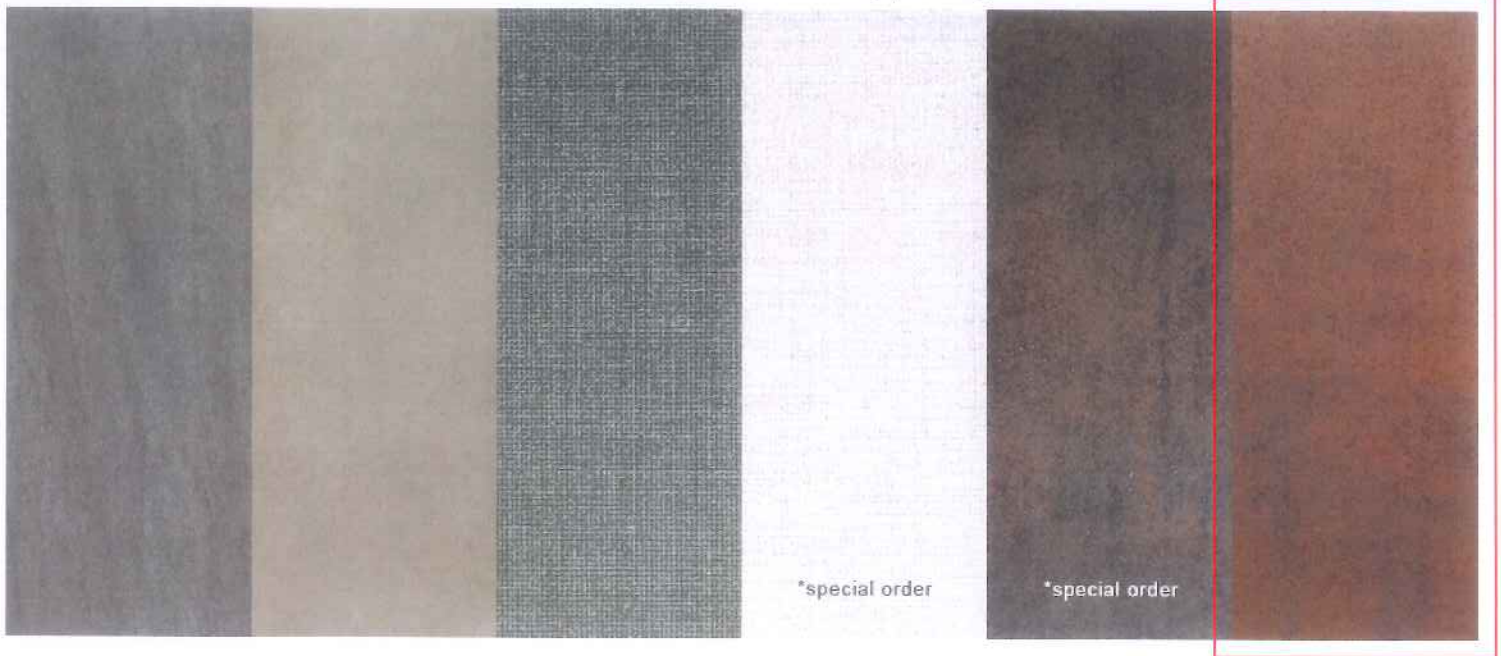
PAVING AND CLADDING

NEOLITH is perfect for cladding and paving because of its large slab size. It can easily be cut into any panel size to suit the project being worked on. The 5mm gauge makes it lightweight, easy to handle and does not require reinforcement of the sub-surface to carry the extra weight of the cladding. The durability of NEOLITH and the minimal number of seams required because of the large panel size make it an extremely hard-wearing material, ideal for high traffic commercial areas and residential homes.

FACADES

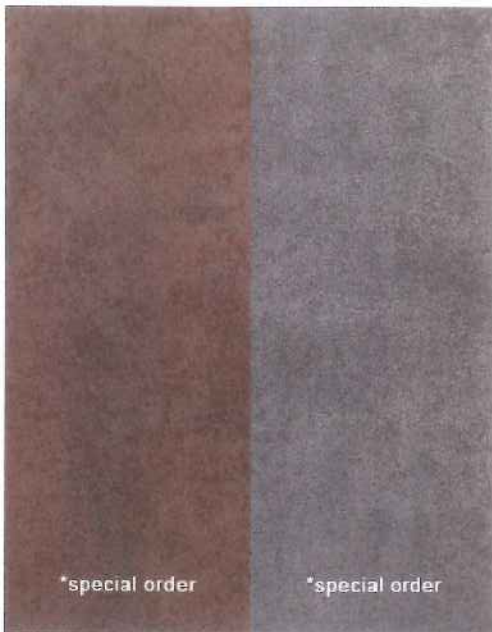
NEOLITH is perfect for ventilated façades and curtain wall applications thanks to its light weight, resistance to atmospheric agents, resilient pigments, and its large dimensions. The unique slab size facilitates fast-moving, exterior, cladding projects. NEOLITH comes in a wide range of colours for different styles of façades.

Associated Files



25. IRON COPPER

26. IRON GREY



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Fiber Cement Panels for
cladding at newer additions at Payson,
to replace existing wood siding.

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Illumination Series

Nichiha's Illumination Series delivers sleek sophistication with a custom flair. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and a virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match; at a price your budget can always accommodate. Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty face fool you. There's more than meets the eye.


[CAD DETAILS](#)
[PRODUCT SPECS](#)
[GALLERY](#)
[CASE STUDY](#)
[INSTALLATION](#)
[LITERATURE](#)

PROFILE

DIMENSIONS (NOM. FT. ~ ACTUAL MM)

THICKNESS (NOM. IN. ~ ACTUAL MM)

WEIGHT (LBS. PER PANEL)

WEIGHT (LBS. PER SQ. FT.)

COVERAGE (SQ. FT. PER PANEL)

EXPOSED COVERAGE (SQ. FT. PER PANEL)

PACKAGING (PIECES PER BUNDLE)

LARGE 18" x 6' WITHOUT SCORE

SMALL 18" x 6' WITH SCORE

18" [H] x 6' [L]
(455MM [H] x 1,818MM [L])

5/8 (16MM)

37.9

4.2

9

9

2 [18 SQ. FT.]



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Sustainable Building Envelope Technology

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ATAS Versa-Seam

Product Info

Product Overview

CAD Details

Colors

Gallery

Tech Data



Peacock Partnership, Sandy Springs, GA

Versa-Seam, Mission Red

Versa Seam siding for
mansard roof on Butler
rear elevation

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Use this program to create
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10

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ATAS Versa-Seam

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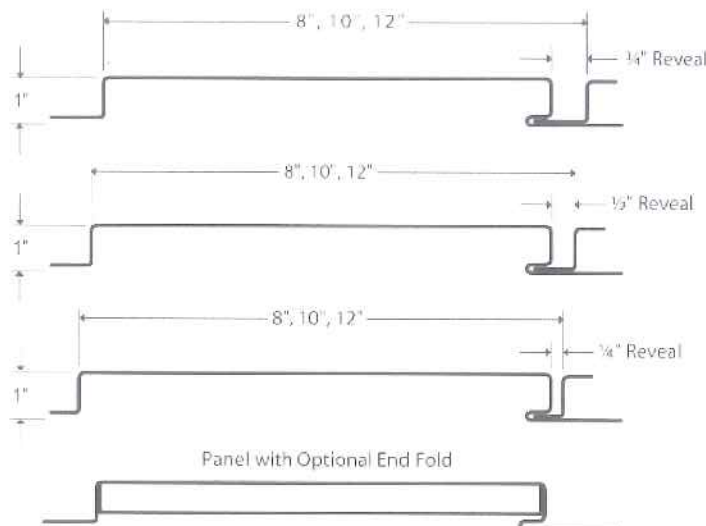
Product Overview

CAD Details

Colors

Gallery

Tech Data



SKU: VSS080
VSS100
VSS120

Gauge: .032, .040 Aluminum

Panel Width: 8"
10"
12"

Panel Length: Cut to customer specifications with a minimum of 3'-0", maximum of 20'-0"

Panel Height: 1"

Texture: Smooth

Finish: KYNAR 500® PVDF or HYLAR 5000® PVDF

Colors: Choice of 31 standard colors

Accessories: A complete line of trims available in matching colors, gauge and finish or as specified

Inquire for availability

Versa-Seam™ is a trademark of ATAS International, Inc.
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LR00514

ATAS Spec Program



Use this program to create specifications using ATAS products.

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Alt. 2

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ goduli/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐

repair repaint all wood detail

replace existing architectural asphalt shingles
historic slate shingle on west st. elevation to remain.

new aluminum clad direct set fixed window to match historic configuration

repair cooper flashing

2'-8 1/2" X

transom panel to match window frame color

1'-4" X

enlarge window height and sill, new muntin pattern double hung

1'-4" X

ceramic panel with texture similar to brick color

1'-4" X

lower head and sill, new muntin pattern double hung

1'-4" X

raise head and lower sill, new muntin pattern double hung

1'-4" X

raise head height, new muntin pattern double hung

pine st.

Elevation at intersection
of Pine and West St.
proposed

west st.

☐ revisions

☐ date

oct., 2014

☐ sheet title

**butler
existing elevations**

0' 1' 4' 8' 16'

scale

1/4"=1'-0"

drawn by

MS

project number

brewer

☐ sheet number

☐ **bA2.0**

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ gacuti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

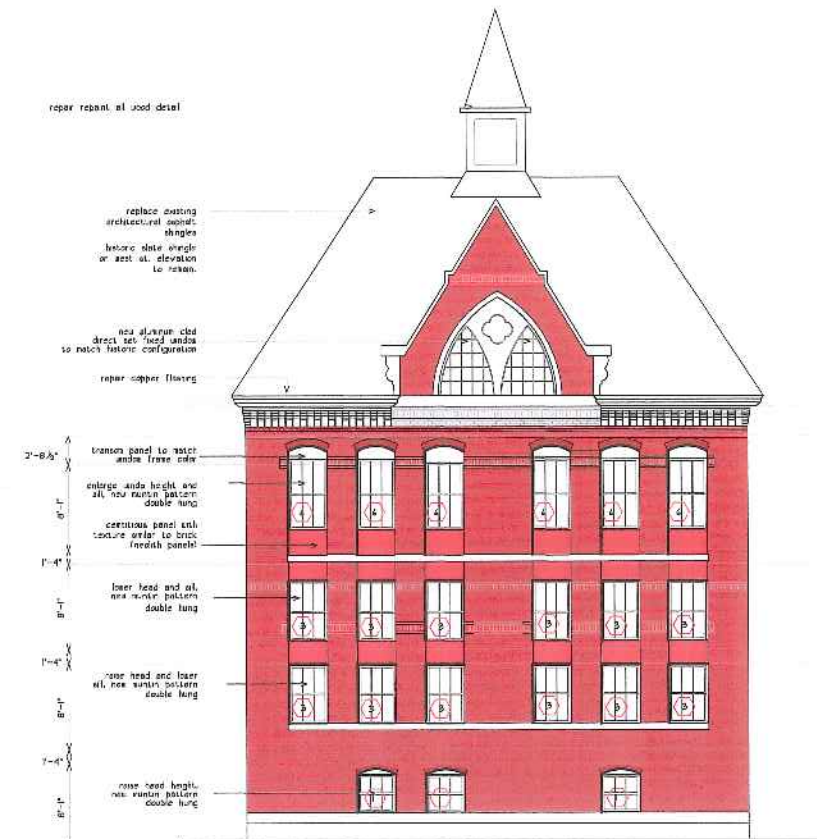
☐



West Street Elevation
(mirror for pine street elevation)



Elevation at intersection
Existing conditions



pine st.

Elevation at intersection
of Pine and West St.
proposed

west st.

☐ revisions

☐ date
october 21, 2014

☐ sheet title

butler
existing elevations

0' 1' 4' 8' 16'

scale
1/8"=1'-0"

drawn by
MS

project number

drawn by

☐ sheet number

bA2.1

repair repairs at wood detail

replace existing
architectural details
on west st. elevation
to match

repair copper flashing

repair brick masonry as
determined by masonry consultant
per NPS standards

new skin, clad wood
siding on west
side of building
3 over 3 double hung
raised head height
lower sill

new construction panels
in not. raking openings
set back 1/2" face
of brick 1"

clean/repair all
sandstone sills

new skin, clad wood
siding on east
side of building
3 over 3 double hung
raised head height



west street entrance



pine street entrance

project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

revisions

date

october 21, 2014

sheet title

butler
existing elevations

0' 4' 8' 16'

scale

1/8"=1'-0"

drawn by

MS

project number

brewer

sheet number

bA2.2

project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

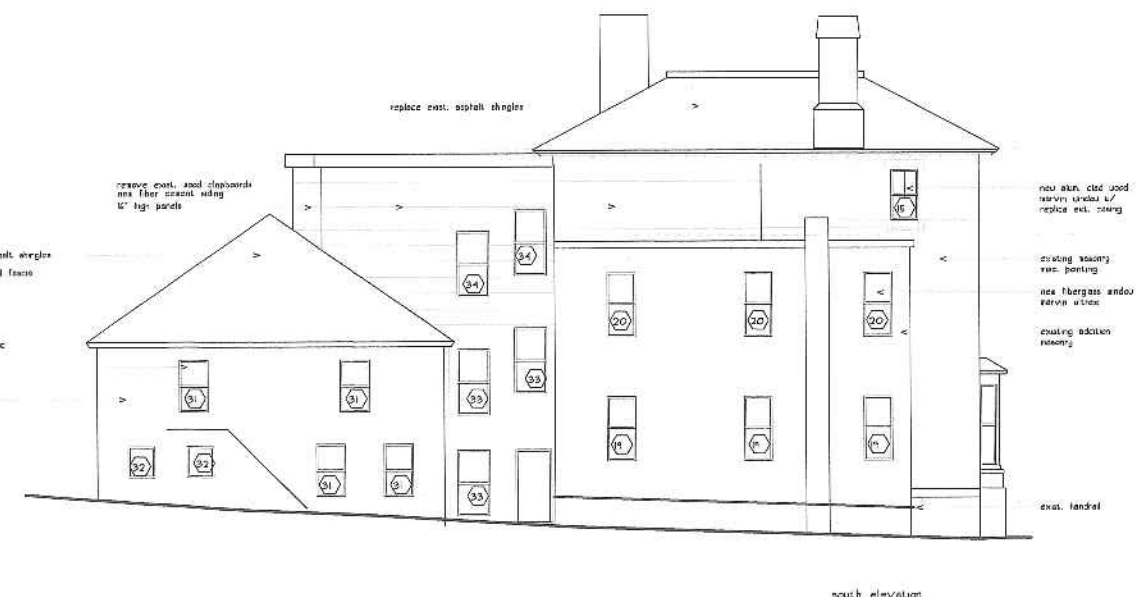
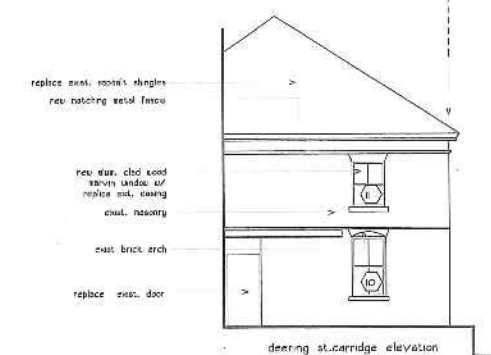
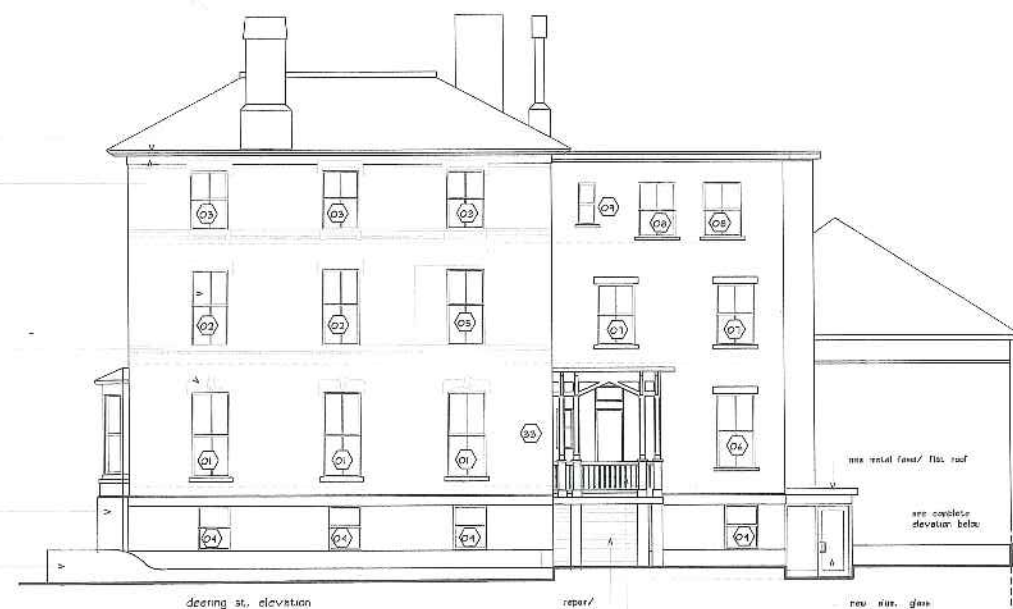
goduti/thomas architects

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portland, maine 04101

ph. 207-775-3184

fax 207-774-0846



revisions

date
october 21, 2014

sheet title
**Payson Building
proposed
elevations**

scale
1/8"=1'-0"

drawn by
MS

project number
brewer

sheet number

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ goduti/thomas architects

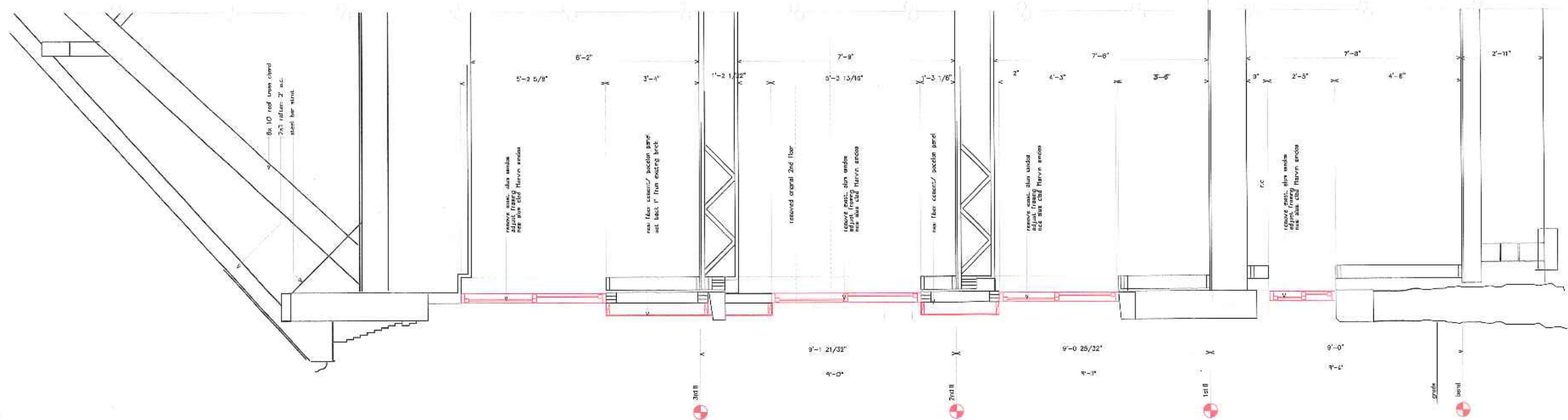
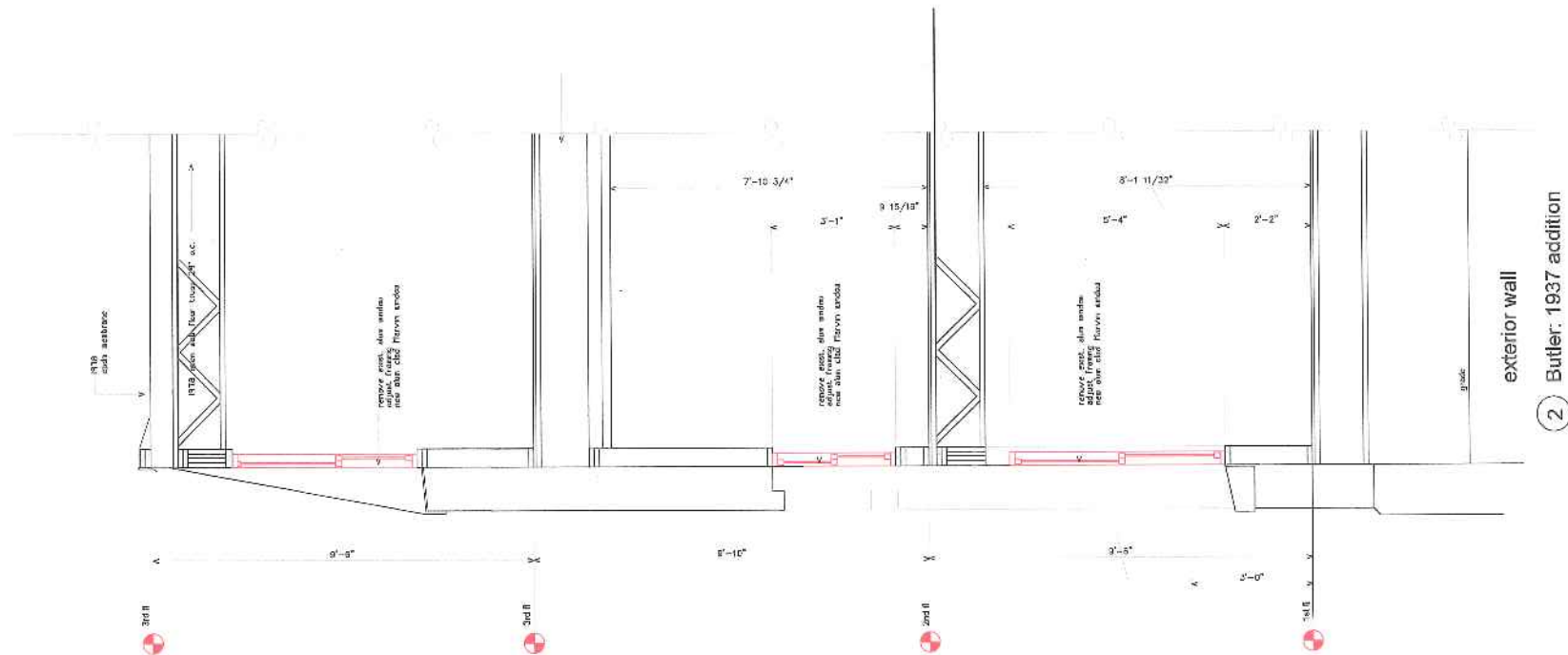
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☐



1 Butler: original building

☐ revisions

☐ date

october 21, 2014

☐ sheet title

butler
wall sections

0' 1' 4' 8' 16'

scale

1/2"=1'-0"

drawn by

MS

project number

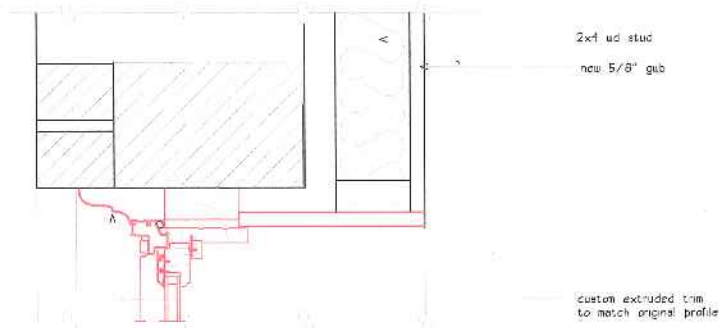
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bA3.1

☐ project name
Butler Payson
pine st.
state st.
portland, maine

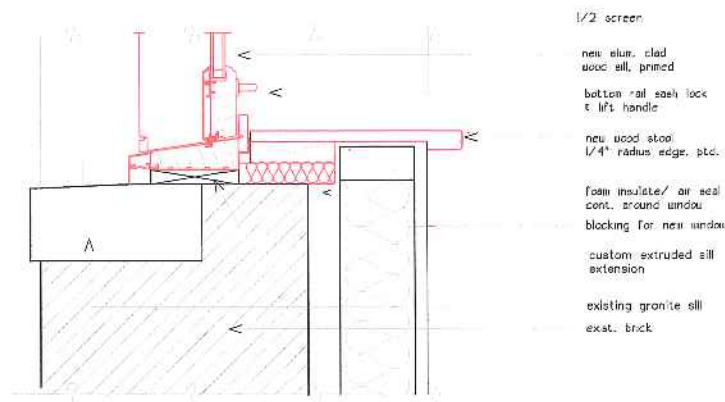
☐ avesta housing
godut/thomas architects
11 oak st.
portland, maine 04101
ph. 207-775-3184
fax 207-774-0846



1 new head @ wood frame infill



parting rail



2 new sill @ wood framed infill

☐ revisions
☐ date
oct., 2014
☐ sheet title
marvin
alum. clad wood window
details
payson original building
payson carriage building
butler building
☐ scale
3" = 1'-0"
☐ drawn by
RG
☐ project number
butler payson
☐ sheet number

☐ project name

Butler Payson
pine st.
state st.
portland, maine

avesta housing

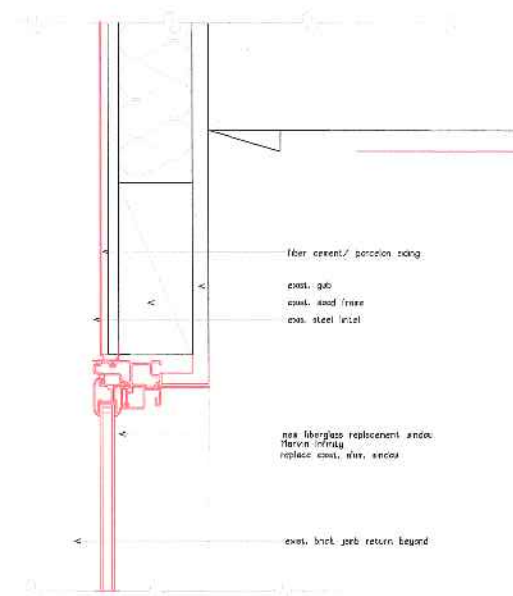
☐ goduti/thomas architects

44 oak st.

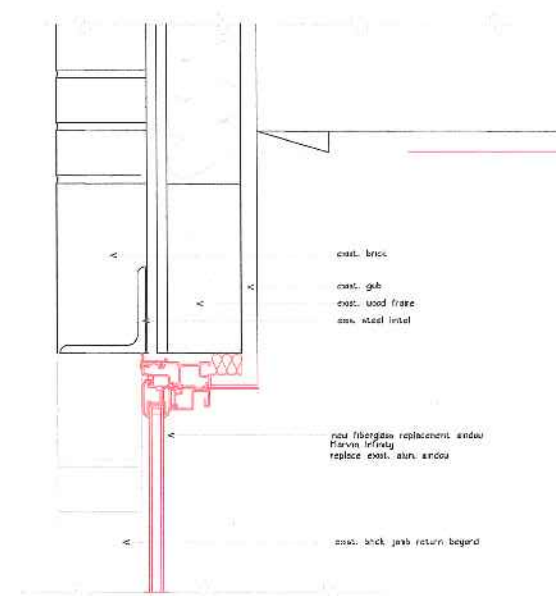
portland, maine 04101

ph. 207-775-3184

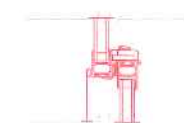
fax 207-774-0816



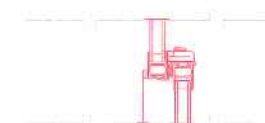
3 new head @ wood frame infill



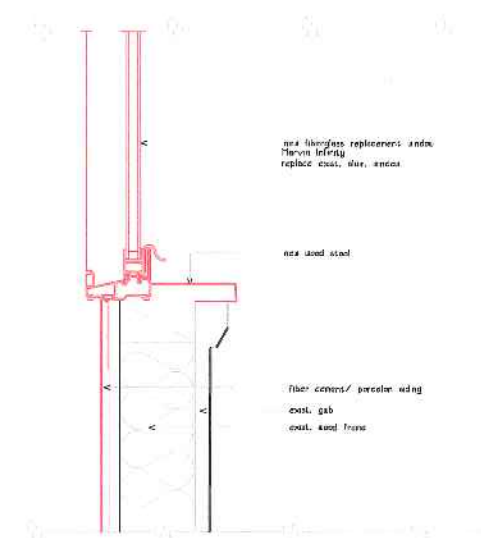
5 new head @ brick addition



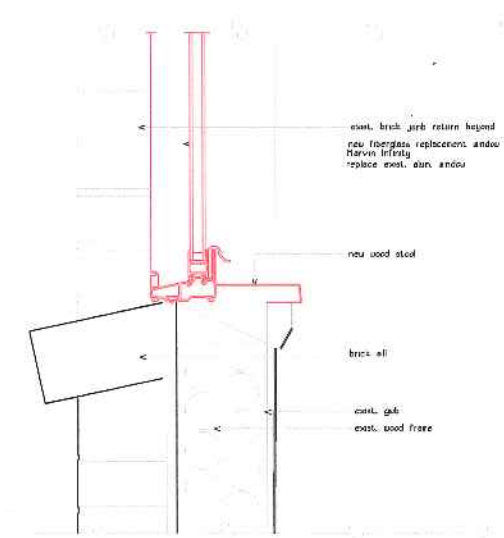
parting rail



parting rail



4 new sill @ wood framed infill



6 new sill @ brick addition

revisions

☐ date

oct., 2014

☐ sheet title

marvin infinity
fiberglass window
details

payson building
brick addition
infill wood addition

scale

3" = 1'-0"

drawn by

RG

project number

butler payson

☐ sheet number

A5.2

Note: The following two applications were filed as part a joint application. Both of the affected buildings—218 State Street (known originally as the Henry Payson House) and 77 Pine Street (the former Butler School)—were renovated at the same time in the 1970's by the same developer as part of a larger housing development initiative known as "Butler Payson". Because the project narratives, specifications and drawings were combined in a single submission, staff did not attempt to separate the package into two components. However, a separate staff report has been prepared for each structure. Staff also recommends that the Board review the projects separately.

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

**WORKSHOP
77 PINE STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 28, 2014

RE: November 5, 2014 Workshop – Preliminary Review of Proposed Exterior Alterations

Address: 77 Pine Street
former Butler School

Applicant: Avesta Housing Development

Architect: Rick Goduti, Goduti Thomas Architects

Preservation Consultant: Tremont Preservation Services

Introduction

Architect Rick Goduti, representing Avesta Housing Development, has requested a workshop to review proposed exterior alterations for the former Butler School at 77 Pine Street. Sited prominently on Andrews Square at the intersection of Pine and West Streets, the Butler School is the major focal point at the entrance to the Western Promenade neighborhood. The proposed scope of work includes window replacement, roof replacement, replacement of panels between windows, alterations to original and current building entrances, and grade adjustments. Mr. Goduti is seeking preliminary Board feedback prior to finalizing the plans.

In addition to seeking approval from the Historic Preservation Board, Avesta Housing is applying for historic tax credits for the project. As such, the scope of work will require approval from the National Park Service. Staff is uncertain whether the Maine Historic Preservation Commission, as liaison to the NPS, has conducted a preliminary review of the enclosed plans.

Subject Structure, Background

Butler School was constructed in 1879 and designed by Francis H. Fassett, Portland's leading architect during the latter half of the 19th century. (Other Fassett buildings in the neighborhood include the Maine General Hospital, McLellan School, Williston West Church and Fassett's own duplex at 117-119 Pine. Butler School is an example of the High Victorian Gothic style

and exhibits a number of its trademark architectural elements, including decorative and polychrome masonry, pedimented dormers, stepped parapets and tall windows which contribute to a sense of architectural verticality.

Butler School and McLellan School--which was also designed by Fassett (in partnership with Frederick Thompson) and constructed just a few years later--served the West End neighborhood until the mid-70's when the school populations were consolidated and Reiche School was built. Following their closure, both schools were sold by the City. Butler School was then converted to elderly housing.

The 1970's adaptive reuse project resulted in a number of alterations which compromised the building's architectural integrity. The most significant exterior change was to the fenestration. The 2 ½ story structure had a third floor inserted between the first and second floors to accommodate more living units. In so doing, the upper floors' masonry openings were altered and enlarged, but the individual windows within the openings were made much smaller—compare the enclosed 1924 photo with current photos. Other alterations included the rather awkward conversion of the original building entrances on Pine and West to windows with wood bars placed across the openings. A new main entrance was placed on the rear of the building at the basement level.

Despite these changes, Butler School's essential architectural character has been maintained.

Proposed Scope of Work

The proposed rehabilitation project calls for the following scope of work:

- Selective masonry repairs
- Window replacement. Within the constraints established by the addition of another upper floor, the new fenestration attempts to move closer to the building's original fenestration.
- Replacement of existing bronze aluminum panels between windows with cement fiber panels. The plane of the replacement panels to be altered as well.
- Roof repair and replacement. Where sections of roof retain the original slate, the slate will be repaired. For other sections of main roof, the existing asphalt roofing will be replaced with architectural shingles. At new addition, standing seam metal roofing to be replaced versa roofing.
- At historic entrances, new fixed windows will simulate the appearance of the original doors.
- At current entrance, the introduction of a new glass/aluminum canopy.
- Adjustments to portions of the surrounding grade to eliminate exposed sub-foundation.

Preliminary Staff Comments

Staff had an opportunity to meet at the property with an Avesta representative and the project architect to review existing conditions and the specific aspects of the proposed plan. Although some details of the proposal might warrant further discussion, the general direction of the project appears to be very positive. For example, while it is unfortunate that the original fenestration cannot be reestablished, the proposed treatment is a clear move in the right direction.

Applicable Review Standards

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (6) *Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Attachments

- 1. Application and project narrative, photos and specifications
- 2. Elevations



Att. 1

Date: October 22, 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:

1) 77 Pine Street; 2) 218 State Street

CHART/BLOCK/LOT: 1) 055 A019001; 2) 047 C039001

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.

Butler Payson is a project that includes two buildings. A 1970's renovation occurred on both buildings as part of the same project. The proposed renovations are being design and constructed as one project. Description for each building is attached as a narrative for each. The drawings pertain to the individual buildings and to both buildings. They are noted accordingly. Please see attached narratives and drawings.

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Drew Wing, Business Name, if applicable: Avesta Butler Payson LP Address: 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101	Applicant Contact Information Work # (207) 553-7777 Home# Cell # Fax# e-mail: dwing@avestahousing.org
Owner – (if different from Applicant) Name: Avesta Housing Development Corporation Address: 307 Cumberland Avenue City/State: Portland, ME Zip Code: 04101	Owner Contact Information Work # Same as Applicant Home# Cell # Fax# e-mail:
Billing Information Name: Same as Applicant Address: City/State: Zip Code:	Billing Contact Information Work # Same as Applicant Cell # Fax# e-mail:
Architect Name: Rick Goduti, Goduti Thomas Address: Architects 44 Oak Street City/State: Portland, ME Zip Code: 04101	Architect Contact information Work # (207) 775-3184 Home# Cell # Fax# e-mail: stanley.maggie@gmail.com gtarick@gmail.com
Contractor Name: Lew Trask, Hebert Construction Address: 9 Gould Road City/State: Lewiston, ME Zip Code: 04240	Contractor Contact Information Work # (207) 783-2091 Home# Cell # Fax# e-mail: ltrask@hebertconstruction.com


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

Historic Narrative: Payson Building

The Payson building portion of the Butler Payson project consists of 17 apartment units in one four story building with an attached two story annex building and an attached two/ three story addition, located at the corner of Deering and State Streets in Portland Maine. This will be a National Park Service Historic tax credit project that will be reviewed and approved by the park service.

The four story building with the two story addition is accessed from a common entrance on the basement level at the back of the building. There are 17 units total in the building, 2 of which are in the annex building towards back of lot that was once a carriage house. There is a more recent brick and wood clad addition that connects to original historic building and carriage house. The nature of this project is to rehabilitate the apartment units and bring the building up to life safety standards and codes. This renovation will fully include the exterior envelope as well as interior/mechanical/structural upgrades that will not be visible from exterior.

The exterior of the building will be renovated in accordance with the National Park Service's standards for historic preservation. Masonry repair will include miscellaneous brick repair, cleaning and repair of all sandstone sills and lintels and masonry re-pointing as determined by masonry consultant in accordance to NPS standards. All windows will be replaced with new. The double hungs on the main building will be replaced with Marvin aluminum clad 2 over 2 with casing to replicate the historic detail. The windows on the more recent brick and wood infill additions will be replaced with Marvin integrity fiberglass windows to be approved by NPS. Existing asphalt and EPDM roofing will be repaired/replaced. Site work will be minimal and located at the back of the building. Historic approved lighting will be added to the Deering St. entrance, a new ramp will be created to get to the annex building and the granite retaining wall will be replaced in kind. At the back of the main building a new entry vestibule will be created of glass and aluminum and minimal stature. The existing wood clad addition will be re-clad in new cementitious panels approved by NPS.



Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184



1924 Portland Tax Records: 216-220 State Street, Portland, Portland, ME

www.maine-memory.net/item/75773
© City of Portland - Planning & Development



Owner: The Queens Hospital
Address: 216-220 State Street, West End, Portland, Maine
Use: Hospital

Goduti/Thomas Architects

44 Oak Street, Portland, ME 04101

207.775.3184

Historic Narrative: Butler Building

The Butler building portion of the Butler Payson project consists of 39 apartment units in one four story building with an attached three story addition, located at the corner of Pine and West Streets in Portland Maine. This will be a National Park Service Historic tax credit project that will be reviewed and approved by the park service. The building is accessed from two common entrances on the basement level leading directly into a common corridor. The nature of this project is to rehabilitate the apartment units and bring the building up to life safety standards and codes. This renovation will fully include the exterior envelope as well as interior/mechanical/structural upgrades that will not be visible from exterior.

The exterior of the building will be renovated in accordance with the National Park Service's standards for historic preservation. Masonry repair will include miscellaneous brick repair, cleaning and repair of all sandstone sills and masonry re-pointing as determined by masonry consultant in accordance to NPS standards. All windows will be replaced with new. The double hungs on the main building will be replaced with Marvin aluminum clad 3 over 3 with casing to replicate the historic detail. The current configuration was modified in 1970 when an extra floor was added which turned the original large vertical windows on 2 stories into 3 stories of windows with the masonry opening spanning all three of the upper floors. The new window configuration will be modified to be more representative of the original architects vision. We have tried to enlarge the upper most windows to regain some of the verticality of the originals. Currently there are bronze aluminum panels that span the masonry opening between windows that we will be replacing with a cementitious panel with a depth of color more similar to the brick texture and moved forward closer to the plane of the brick, rather than set back as it is currently. All window modifications will be approved by state and national historic park service. The basement windows will be replaced with new Marvin clad in a 3 over 3 pattern. Existing asphalt and EPDM roofing will be repaired/replaced. Slate that exists on the West St. elevation and on the back of building will be repaired. Standing seam metal roofing at the back of the building will be replaced with versa roofing which seams have a minimal profile. Site work will be minimal. The grade at the building will be raised to its original historic level to cover the now exposed stone foundation; the shrubs will be saved in this process. Historic approved lighting will be added to the back of the building at the entrances. The current entrances will have a new canopy of glass and aluminum constructed. At the original entrances (no longer used) custom wood casement windows will be configured in a way to read as the original doors and transom would have been constructed.



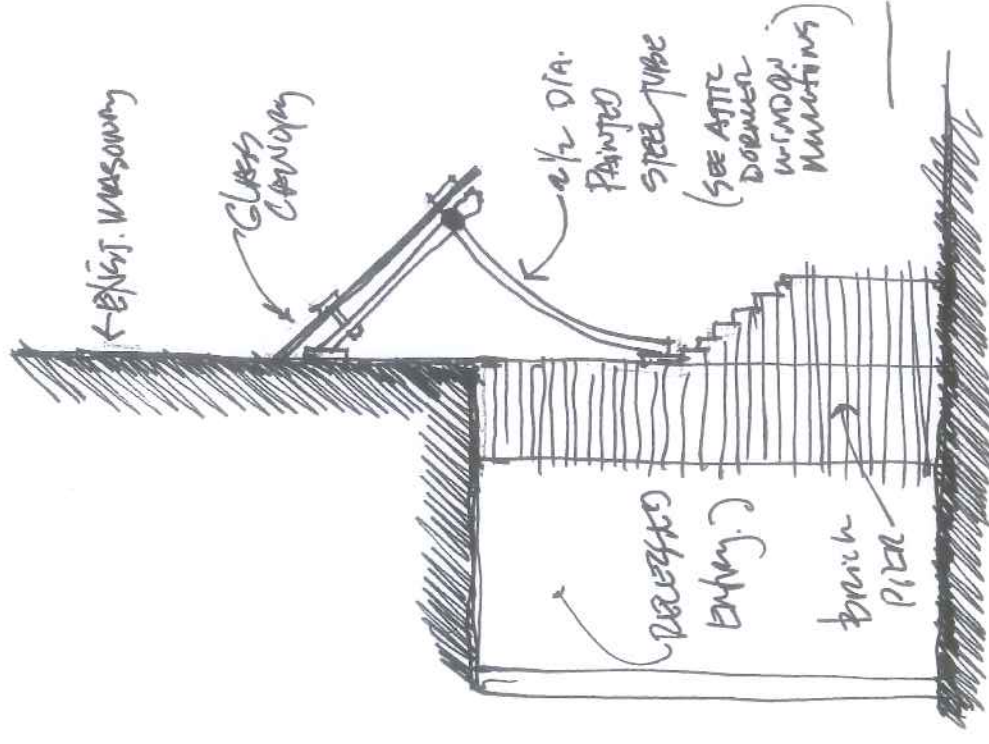
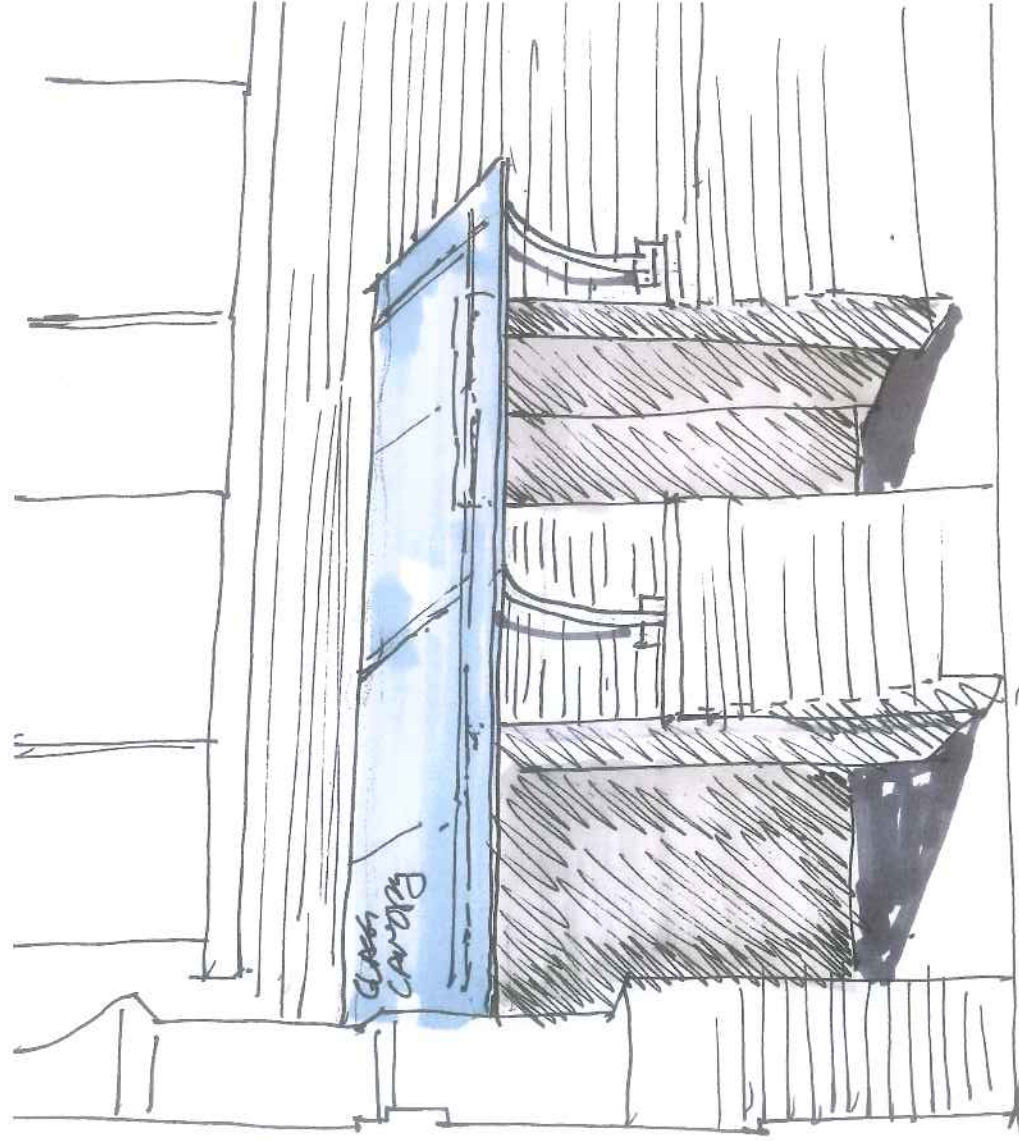
historic photo

Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184

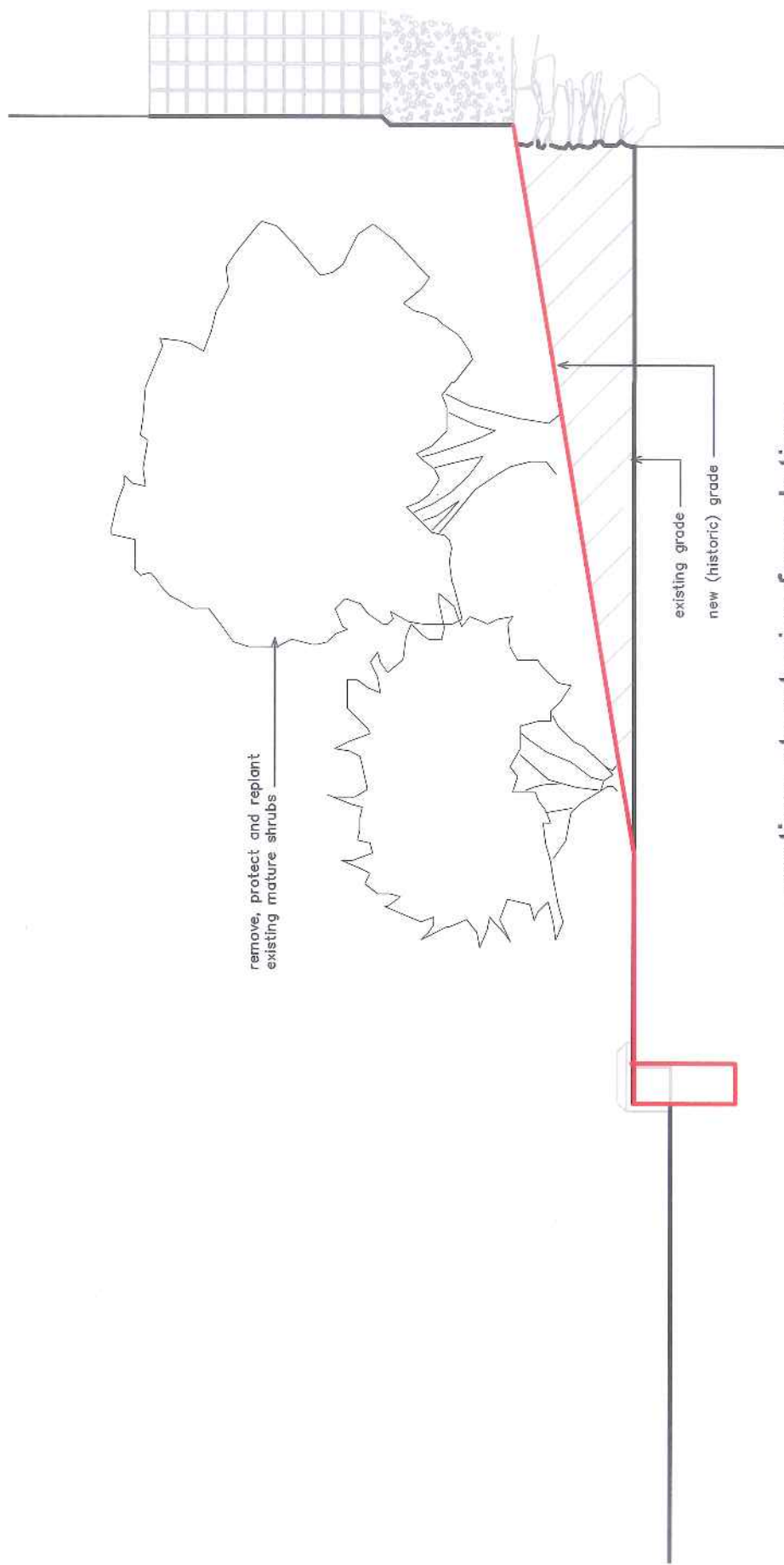


Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184





Main Entry Butler new canopy



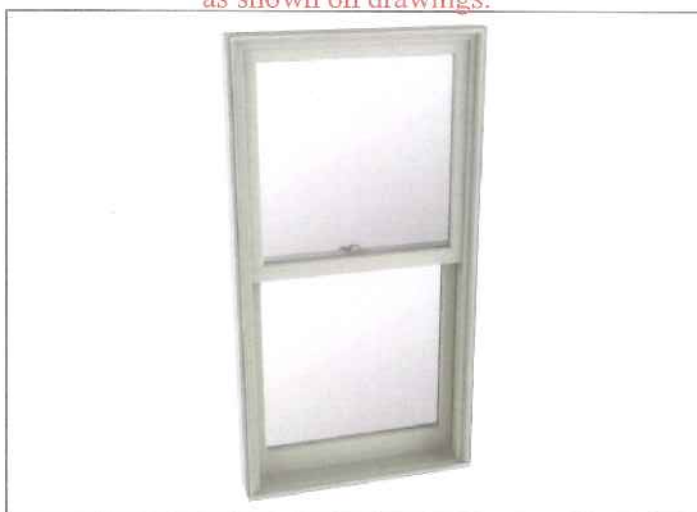
section at exterior foundation
Butler grade change

Historic Windows for Butler and Payson
Custom extruded casing, muntin patterns
as shown on drawings.

MARVIN PRODUCT DESIGNER



INTERIOR VIEW



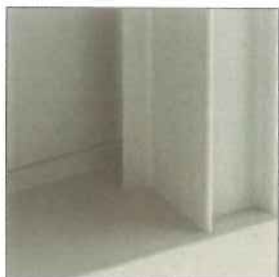
EXTERIOR VIEW



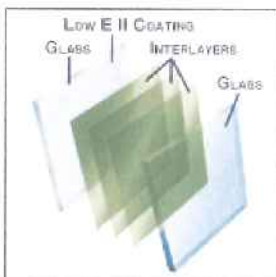
White Painted



Satin Taupe



Pebble Gray



LoE²-180®

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At Marvin, we build each window the way it should be: made to order, one at a time, with no shortcuts. We're proud to offer our customers superior value through expert craftsmanship, the highest quality materials and an extraordinary level of service. With our endless customization options, exclusive features, energy efficiency solutions and the most knowledgeable experts in the industry, you'll find our windows are truly Built around you®.

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Asphalt Shingles to replace existing on
Butler and Payson.

[Overview](#) [Technical Information](#) [Installation](#) [Warranty](#)

Beauty. Value. Protection.

CertainTeed's Highland Slate has the look, texture and tone of natural slate with a dark shadow line to accentuate its appeal from the curb. Each tab is individually colored by state of the art Precision Color technology to provide a rich, deep, hue and its four-across tab is the ideal design to deliver color, contrast, and perfection when installed.

Wind, rain, snow, ice – this slate-like shingle performs at its best when the weather is at its worst. Highland Slate is rated where the winds howl – 110 mph – and it carries a full wind-resistance warranty.

The weave, pattern and fleck of natural slate is in the essence of the character that Highland Slate brings to your roof. With six premium color blends, Highland Slate is a smooth finish to rugged protection.

Highland Slate is also offered in 4 colors in a Class 4 Impact Resistant version for added protection in areas prone to severe weather conditions.

Beauty. Value. Protection. And a lifetime limited transferable warranty against manufacturing defects on residential applications. Protect yourself against the elements with the old-world affordable luxury of Highland Slate.



Windows for the newer additions at
Payson. Non historic locations.

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Double Hung Windows



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ULTREX SAMPLE!



This classic window style gets a contemporary twist with an Ultrex fiberglass exterior and interior delivering high style and a durable finish from every angle. Double Hung windows are ideal for second floor bedrooms or as part of a beautiful bay window combination. Both the top and bottom sashes tilt inward for easy cleaning.

Features

- Top and bottom sashes tilt and remove easily for hassle-free maintenance and cleaning
- Dual operating sashes open at top or bottom
- Low-profile sash lock for smooth operation
- Traditional colonial appearance
- Available in equal, cottage and reverse cottage sash configurations

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Color Options

The Ultrex patented finish process is three times thicker than competitive finishes to resist scratching and marring. It also provides five times the UV resistance to protect against fading, chalking, streaking and cracking.



Stone White



Pebble Gray



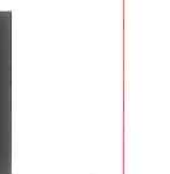
Cashmere



Bronze



Evergreen



Ebony

Exterior finish samples are approximate. Please visit your local Integrity retailer to see actual color samples.

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Our high-performance, proprietary Ultrex fiberglass delivers the strength and rigidity that outlasts and outperforms vinyl and aluminum. Plus, our patented finishing process yields a finish that is three times thicker than competitors that looks great for the life of the window.

- Durable low-maintenance pultruded fiberglass
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- Patented finishing process resists fading and cracking

Comparison of expansion and contraction



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Panels between windows at Butler.

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NEOLITH Exterior perfect for construction and cladding

- Innovative design options
- Generous range of colour options and combinations
- Attractive matte finish
- Non-porous surface makes graffiti easy to remove
- Hardwearing and durable
- Ideal for high traffic spaces
- Easy to clean and maintain
- Minimal seam joins due to large slab size
- UV resistant colour pigments prevent fading

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NEOLITH is the perfect solution for all residential and commercial cladding with exceptional durability and aesthetic appeal.

NEOLITH slabs are available in a 5mm gauge for cladding applications, including paving.

PAVING AND CLADDING

NEOLITH is perfect for cladding and paving because of its large slab size. It can easily be cut into any panel size to suit the project being worked on. The 5mm gauge makes it lightweight, easy to handle and does not require reinforcement of the sub-surface to carry the extra weight of the cladding. The durability of NEOLITH and the minimal number of seams required because of the large panel size make it an extremely hard-wearing material, ideal for high traffic commercial areas and residential homes.

FACADES

NEOLITH is perfect for ventilated façades and curtain wall applications thanks to its light weight, resistance to atmospheric agents, resilient pigments, and its large dimensions. The unique slab size facilitates fast-moving, exterior, cladding projects. NEOLITH comes in a wide range of colours for different styles of façades.

**Technical Features**

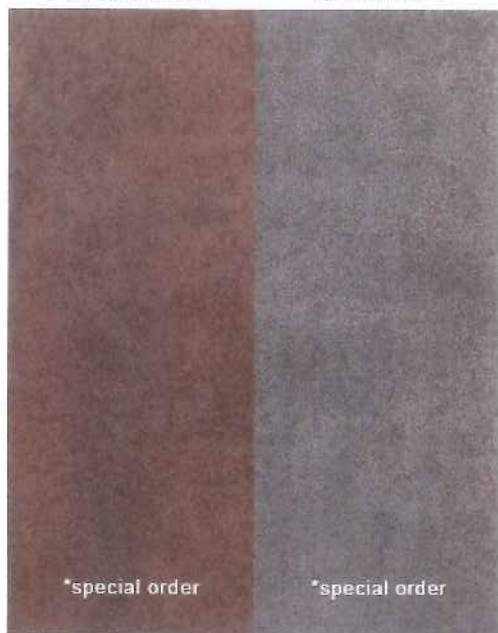
NEOLITH is a non-porous, non-slip, and non-scratch material. It is also resistant to UV radiation and is easy to clean.

Associated Files



25. IRON COPPER

26. IRON GREY



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Illumination Series

Nichiha's Illumination Series delivers sleek sophistication with a custom flair. Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and a virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match; at a price your budget can always accommodate. Delivering sleek sophistication comes naturally for the Illumination Series. But don't let the pretty face fool you. There's more than meets the eye.

CAD DETAILS

PRODUCT SPECS

GALLERY

CASE STUDY

INSTALLATION

LITERATURE



PROFILE

DIMENSIONS (NOM. FT. ~ ACTUAL MM)

THICKNESS (NOM. IN. ~ ACTUAL MM)

WEIGHT (LBS. PER PANEL)

WEIGHT (LBS. PER SQ. FT.)

COVERAGE (SQ. FT. PER PANEL)

EXPOSED COVERAGE (SQ. FT. PER PANEL)

PACKAGING (PIECES PER BUNDLE)

LARGE 18" x 6' WITHOUT SCORE

SMALL 18" x 6' WITH SCORE

18" [H] x 6' [L]
(455MM [H] x 1,818MM [L])

5/8 (16MM)

37.9

4.2

9

9

2 [18 SQ. FT.]



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Peacock Partnership, Sandy Springs, GA

Versa-Seam, Mission Red

Versa Seam siding for
mansard roof on Butler
rear elevation

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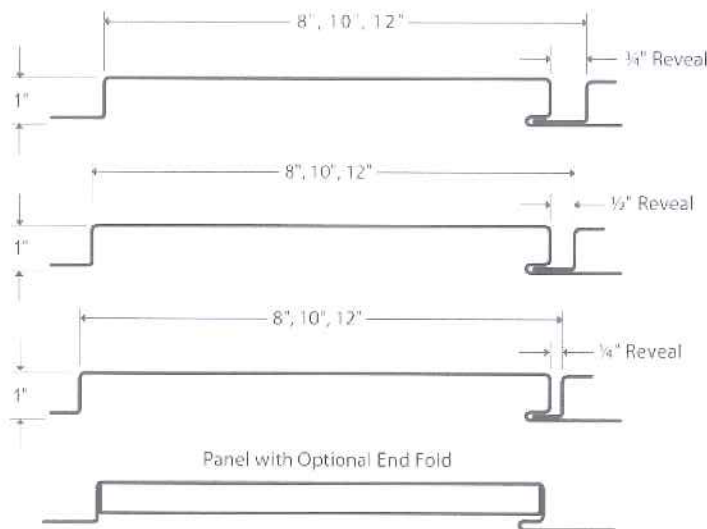
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ATAS Versa-Seam

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SKU: VSS080
VSS100
VSS120

Gauge: .032, .040 Aluminum

Panel Width: 8"
10"
12"

Panel Length: Cut to customer specifications with a minimum of 3'-0", maximum of 20'-0"

Panel Height: 1"

Texture: Smooth

Finish: KYNAR 500® PVDF or HYLAR 5000® PVDF

Colors: Choice of 31 standard colors

Accessories: A complete line of trims available in matching colors, gauge and finish or as specified

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LR00514

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Att. 2

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ gaduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐

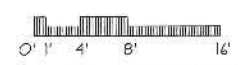
☐ revisions

☐ date

oct., 2014

☐ sheet title

butler
existing elevations



scale

1/4"=1'-0"

drawn by

YS

project number

braver

☐ sheet number

☐ ☐ **bA2.0**

repair repaint all wood detail

replace existing
architectural asphalt
shingles
historic slate shingle
on west st. elevation
to remain.

new aluminum clad
direct set fixed window
to match historic configuration

repair copper flashing

2'-8 1/2" X

transom panel to match
window frame color

8'-1" X

enlarge window height and
sill, new muntin pattern
double hung

1'-4" X

ceramic panel with
texture similar to brick
color

8'-1" X

lower head and sill,
new muntin pattern
double hung

1'-4" X

raise head and lower
sill, new muntin pattern
double hung

8'-1" X

1'-4" X

raise head height,
new muntin pattern
double hung

pine st.

**Elevation at intersection
of Pine and West St.**
proposed

west st.

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ gaduti/thomas architects

44 oak st.

portland, maine 04101

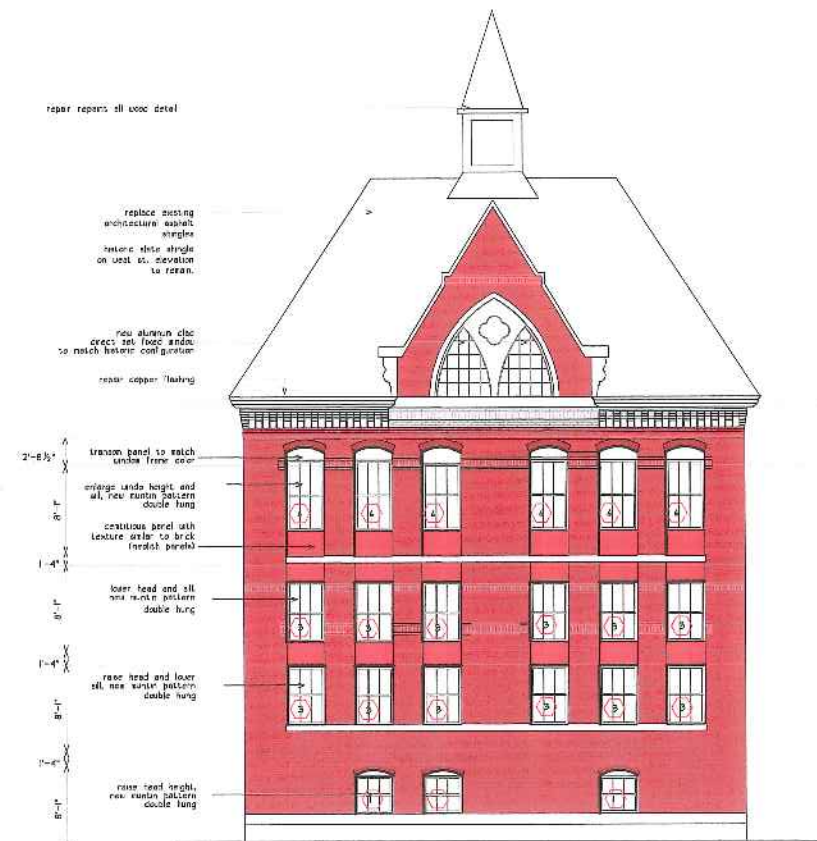
ph. 207-775-3184

fax 207-774-0846

☐



Elevation at intersection
Existing conditions



pine st.

Elevation at intersection
of Pine and West St.
proposed

west st.

☐ revisions

☐ date

october 2, 2014

☐ sheet title

butler
existing elevations

0' 1' 4' 8' 16'

scale

1/8"=1'-0"

drawn by

MS

project number

breuer

☐ sheet number

bA2.1



west street entrance



pine street entrance

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ goduti/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐

☐ revisions

☐ date
october 21, 2014

☐ sheet title

**butler
existing elevations**

0' 1' 4' 8' 16'

scale
1/8"=1'-0"

drawn by
rs

project number

bruner

☐ sheet number

☐ **bA2.2**

☐ project name

Butler Payson
pine st.
state st.
portland, me.

avesta housing

☐ gduiti/thomas architects

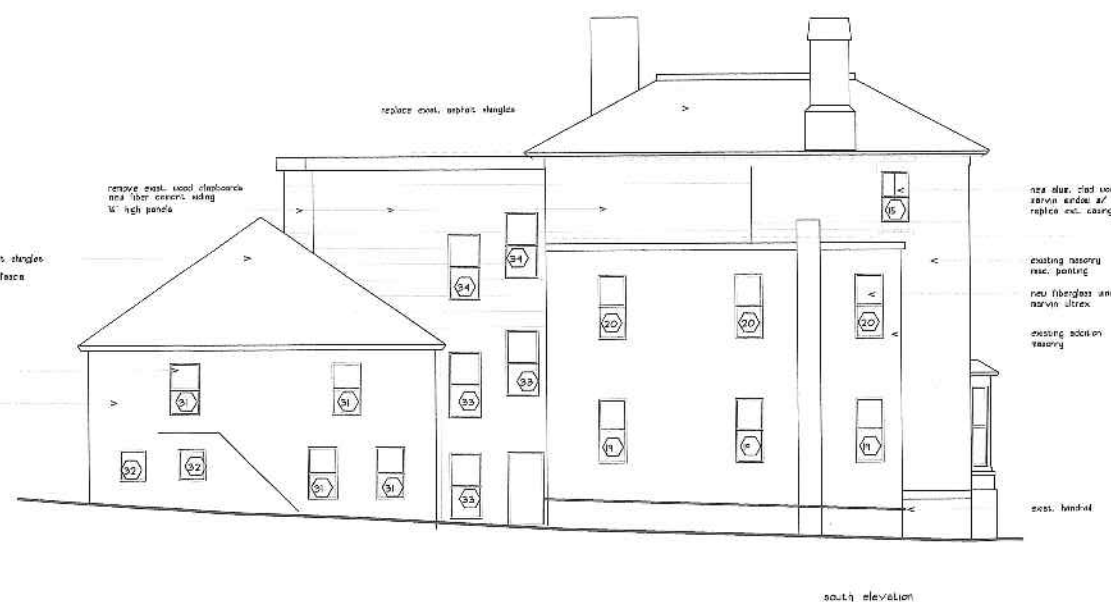
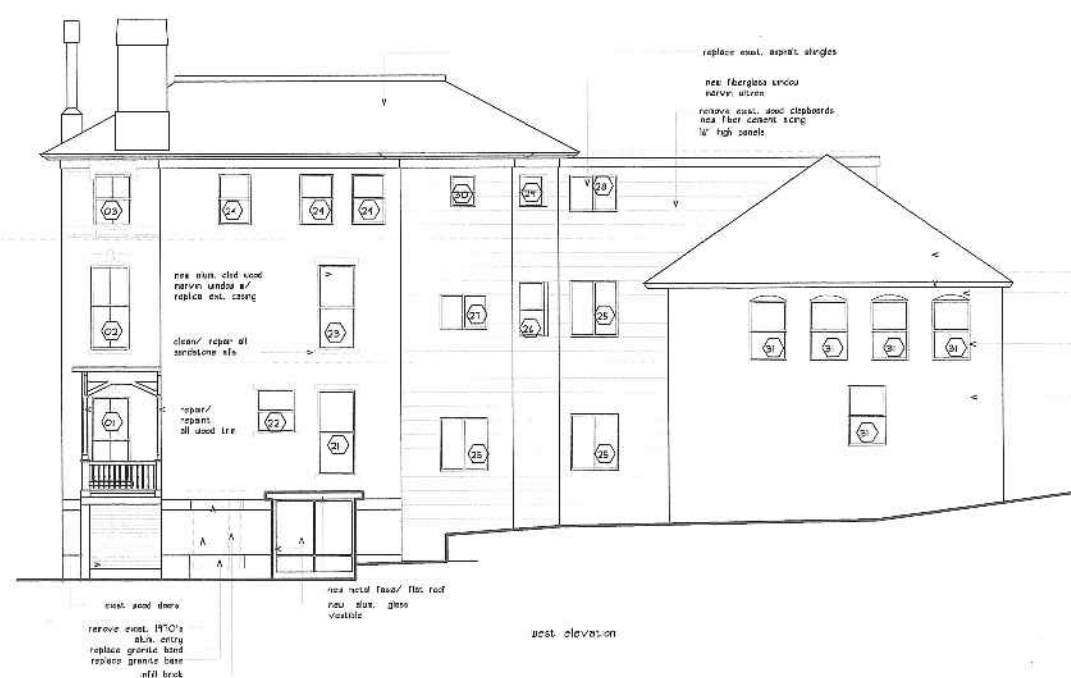
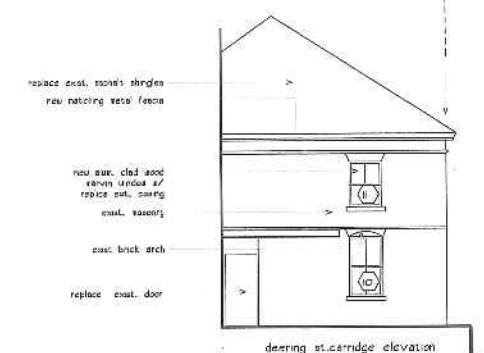
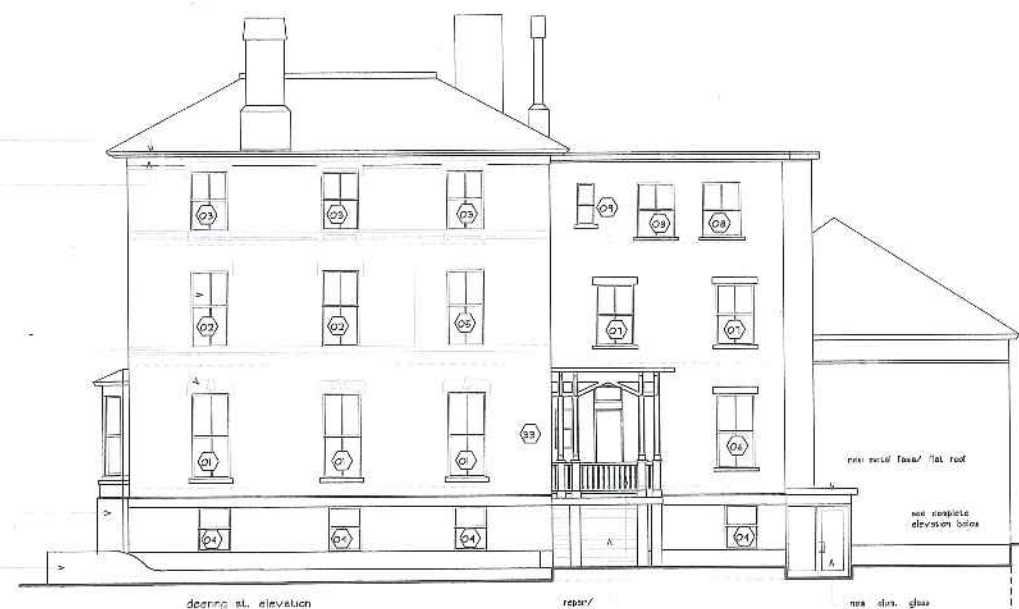
44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐



☐ revisions

☐ date

october 21, 2014

☐ sheet title

Payson Building
proposed
elevations



scale

1/8"=1'-0"

drawn by

MS

project number

breuer

☐ sheet number

pA2.3

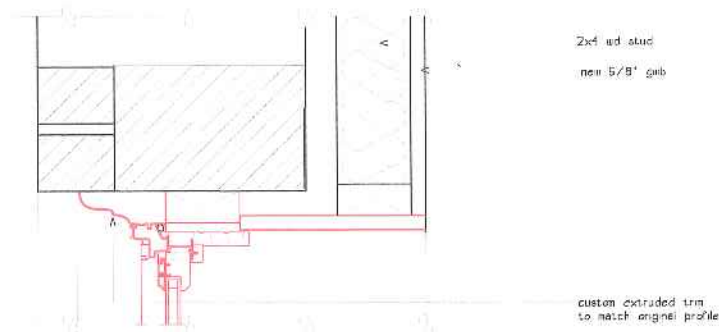
Butler Payson
pine st.
state st.
portland, me.

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bA3.1

☐ project name
Butler Payson
pine st.
state st.
portland, maine

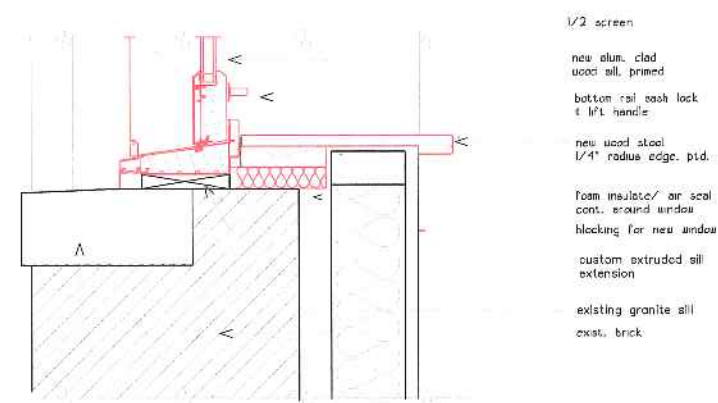
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godut/thomas architects
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1 new head @ wood frame infill



parting rail

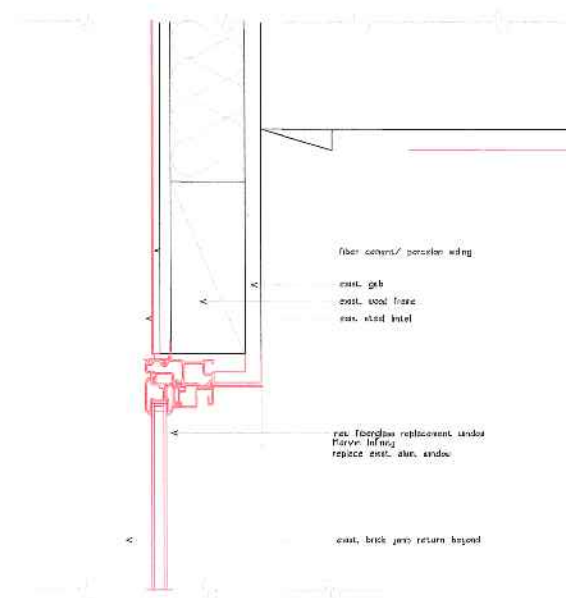


2 new sill @ wood framed infill

☐ revisions
☐ date
oct., 2014
☐ sheet title
marvin
alum. clad wood window
details
payson original building
payson carriage building
butler building
☐ scale
3" = 1'-0"
☐ drawn by
RG
☐ project number
butler payson
☐ sheet number

☐ project name
Butler Payson
pine st.
state st.
portland, maine

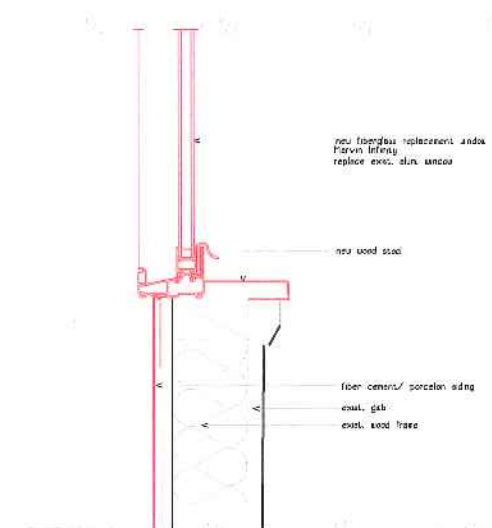
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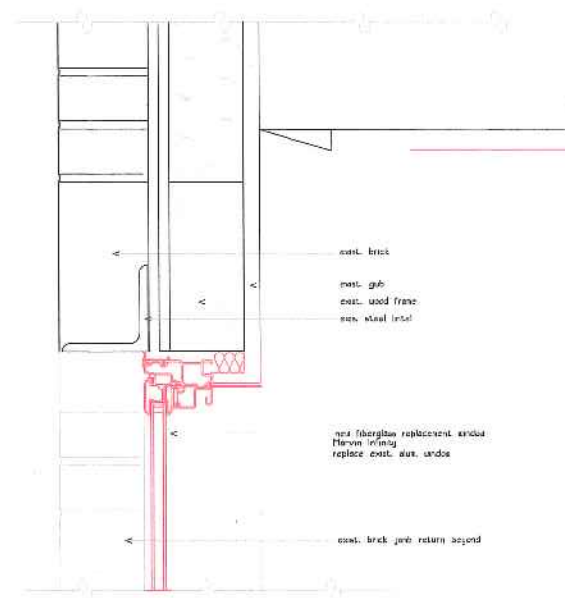
3 new head @ wood frame infill



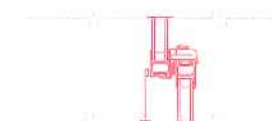
parting rail



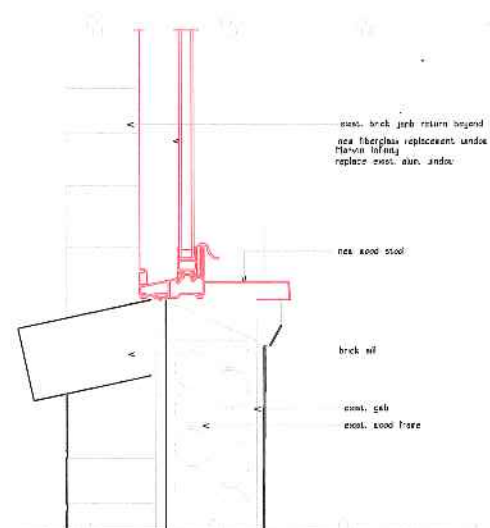
4 new sill @ wood framed infill



5 new head @ brick addition



parting rail



6 new sill @ brick addition

☐ revisions
☐ date
oct., 2014
☐ sheet title
marvin infinity
fiberglass window
details
payson building
brick addition
infill wood addition
☐ scale
3" = 1'-0"
☐ drawn by
RG
☐ project number
butler payson
☐ sheet number

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

**PUBLIC HEARING
DEERING STREET**

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 31, 2014

RE: November 5, 2014 PUBLIC HEARING

Application For: Certificate of Appropriateness for Street Reconstruction Project, including stormwater treatment features and streetscape improvements

Address: Deering Street – entire length of the street, between Mellen & High

Applicant: City of Portland Department of Public Services

Project Consultants: David Senus, Woodard & Curran Inc. (civil engineers)
Regina S. Leonard, Landscape Architect

Introduction and Background

In June, representatives of the Department of Public Services and project consultants Regina Leonard and David Senus presented preliminary plans and specifications for proposed streetscape and stormwater treatment improvements on Deering Street. The proposed infrastructure changes are part of a comprehensive reconstruction of the street, which runs from Mellen to High Street. The street reconstruction project has been prompted by the need to replace the failing sewer system in this area. When complete, the street will accommodate a separated, parallel storm drain system. Portland Water District and Unitil will also be replacing the water and natural gas infrastructure in this area. Given the extensive nature of the work, the entire right-of-way, including sidewalks, curb cuts, esplanade and street trees, will be affected by the project.

At the June workshop, the Board expressed a number of concerns about the plan as proposed and its impact on the historic character of Deering Street, which all members agreed is one of the most visually compelling and intact historic streetscapes on the Portland peninsula. Several members of the public also raised a variety of concerns with the proposed plan. Board members questioned the proposal to replace a number of the existing historic streetscape features, including curbing, with new material of a different dimension and/or character. They also expressed significant reservations about the alterations within the street right-of-way which were proposed to treat stormwater runoff. Board members were concerned that the added infrastructure elements would materially alter the historic character of the street, which is noteworthy for its consistency. That said, Board members responded

very favorably to other aspects of the project, including the re-establishment of an esplanade at the eastern end of the street, towards High Street.

Following the June workshop, staff met with the project team and other members of the Public Services and Planning Departments to discuss the concerns expressed at the June workshop and to explore possible modifications to the plan. The group also discussed the threshold question of whether it was necessary or desirable to introduce the stormwater treatment elements on this street. Public Services staff explained the relationship of this project to the City's adopted policies as regards stormwater treatment and the Council's stated interest in seeing it implemented as part of street reconstruction projects. Recognizing the HP Board's stated concerns, Public Services staff and the project consultants agreed to explore further whether there were alternative ways to address stormwater treatment goals and also agreed to retain as much of the existing historic curbing, driveway bugs and other historic materials as possible.

Final Proposal, Additional Information for Wednesday's Meeting

Enclosed with the revised plans is a memo from Regina Leonard summarizing the changes made since the June workshop and the factors that have influenced the final design proposal. At Wednesday's meeting, staff understands that Public Services staff will provide additional background information on the City's policies and strategies as regards stormwater treatment and how this project fits within that larger initiative.

As it has been several months since the Board last reviewed this project, staff has enclosed for the Board's review a copy of the applicant's original proposal, together with the accompanying staff report—see Attachment 3. Note that in preparation for the June workshop, consulting landscape architect Regina Leonard had prepared a detailed inventory and assessment of Deering's Street's existing streetscape elements, including a tree inventory. As the June staff report states, one of the most positive by-products of this project has been the preparation of such thorough documentation and analysis of the Deering Street streetscape.

Also in preparation for Wednesday's meeting, project engineer David Senus has provided photographs of a recent stormwater treatment installation in front of the new Courtyard Marriott Hotel on Commercial Street—see Attachment 2. As Mr. Senus notes in his e-mail, this installation is not exactly what is proposed for Deering Street, but it includes a number of the elements of a typical installation. Board members may wish to visit the area to observe it firsthand.

Applicable Review Standards

See attached *Standards for Review of Streetscape and Pedestrian Improvements* from the Historic Resources Design Manual. (The Standards are included in the June 18 staff report.)

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 11-5-14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed Deering Street streetscape and public infrastructure improvements, including improvements related to stormwater treatment, **meet (fail to meet)** the historic preservation ordinance's review Standards for Review of Streetscape and Pedestrian Improvements (subject to the following conditions.....)

Attachments

1. Cover letter and final submission
2. E-mail from David Sensus with photos and specification
3. June 18, 2014 staff report and original submission



October 22, 2014

Historic Preservation Board
Room 209 City Hall
Portland, ME 04101

RE:
DEERING STREET RECONSTRUCTION PROJECT

Dear staff and members of the Board,

Thank you for your feedback at the workshop on June 18th regarding the Deering Street Reconstruction Project. The purpose of this letter is to update the Board on the project development since our meeting and to set the stage for the Board review in early November.

As previously described, the City Public Services Department is in the design and engineering phase for the Deering Street Reconstruction Project. The project budget is approximately \$1.4 million dollars, with City Capital Improvement Program funds for street and sewer reconstruction. The primary focus of the project is to replace the failing sewer system while providing a separated, parallel storm drain system. The Portland Water District (PWD) and Unitil also plan to replace their water and natural gas infrastructure, respectively. Because there will be multiple utility trenches in the roadway, the City plans to fully replace the pavement and gravel (across the full road width) to meet current City Standards. There will be limited improvements within the streetscape.

PLAN UPDATES
GRANITE CURBING

In response to Board comments, the Public Services Department has authorized the use of "straight-backs" or "bugs" at driveway corners rather than the standard tip-downs used for other neighborhoods. Existing bugs that are in acceptable condition will be reset. In light of feedback from the Board, the Public Services Department is amenable to resetting the existing granite curbing along the existing street edge. Replacement curbing, if necessary, will be sourced to match the width and coloration of the existing curb. New granite curbing meeting the standards outlined in the Technical Manual will be used for proposed curb extensions. Curbing will be specified with a beveled edge to minimize chipping.

CARRIAGE STEPS

The easterly portion of the State to High Street block includes several historic carriage steps, which will be reset six inches from the back of curb to minimize damage from snow plowing activities.

STORMWATER TREATMENT

The Public Services Department is committed to a City-wide integration of "green" storm water components to pretreat and minimize runoff. In response to Board comments that the proposed treatment seemed lop-sided, the Department investigated the feasibility of adding curb extensions on the southern side of Deering Street. While these areas would not provide any storm water function, they would mirror the curb line on the opposite side of the street, particularly at key intersections. The City's traffic engineer reviewed the turning movements and determined that narrowing the travel lane further is not feasible in these locations, particularly in consideration of snow loading. For this reason, the Department is moving forward with the locations originally proposed. As requested by the Board, the design team has prepared photo renderings showing several views of the planted curb extensions. Please reference the enclosed images.

STREET TREES & ESPLANADE

As described to the Board, the project proposes minimal changes to the established street trees and esplanade areas. On the eastern side of the State-to-High Street block where the sidewalk currently extends sixteen feet to the edge of street, the esplanade areas will be reestablished. Street trees will be added and existing spacing adjusted to achieve conformity with established esplanade areas. At this time, the plan does not include any tree removals. Because this project is coordinated with utility upgrades by Unitil and PWD, there may be

additional tree removals required. All removals will be supervised and approved by the City's Arborist. Where impacts cannot be avoided, new street trees will be planted.

As described to the Board, most street trees along the length of Deering Street have been planted six inches above the sidewalk grade. At one time, this change in grade was mitigated by concrete edging at the esplanade. Much of this edging has been removed in conjunction with past sidewalk reconstruction efforts. It is our understanding that the Board would like to preserve the remaining concrete edging where possible. This will be noted on the plans.

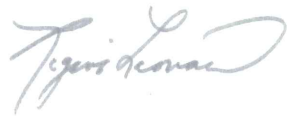
ACTIVITIES & SCHEDULE

The Public Services Department met with Deering Street residents on June 19th to review the utility improvements, construction activities and timeline. The majority of the meeting discussion focused upon utility coordination and potential traffic impacts.

The project schedule will be phased to coordinate improvements by the PWD and Unitil. Unitil's natural gas upgrades and Public Services' / PWD's roadway, sewer and water improvements are anticipated to begin in spring 2015. The Public Services Department intends to finalize plans in the coming month and issue bid documents in 2014 for start of work in spring 2015.

Thank you again for your time in providing input to the Deering Street Reconstruction Project. We look forward to discussing the project with you next month.

Sincerely and on behalf of our project team,



Regina S. Leonard
Maine Licensed Landscape Architect

Woodard & Curran, Prime Consultant



Existing view of Deering Street, facing north from High Street.



View of Deering Street showing the proposed streetscape and storm water treatment.

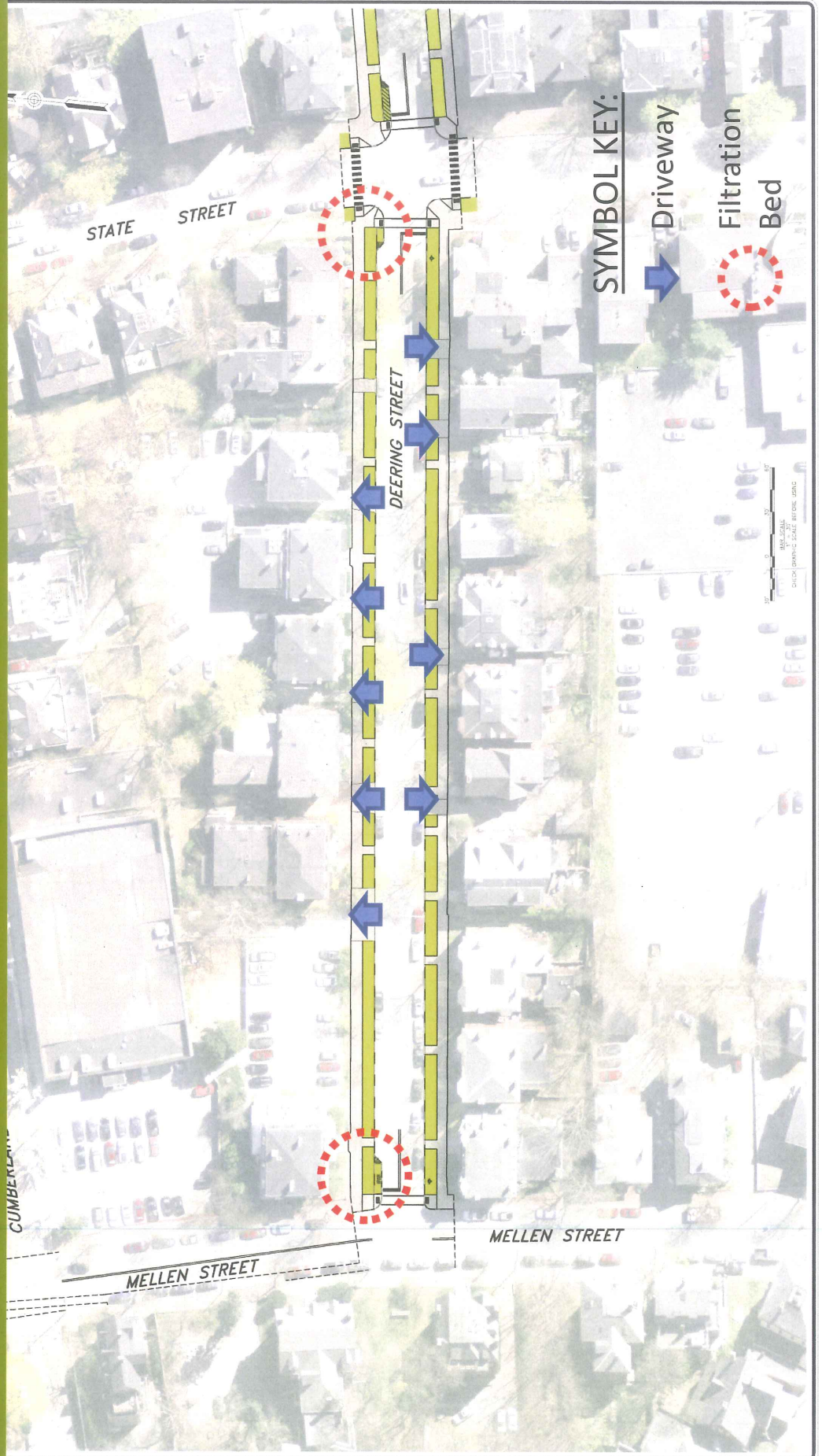


Existing view of Deering Street streetscape looking east toward High Street.



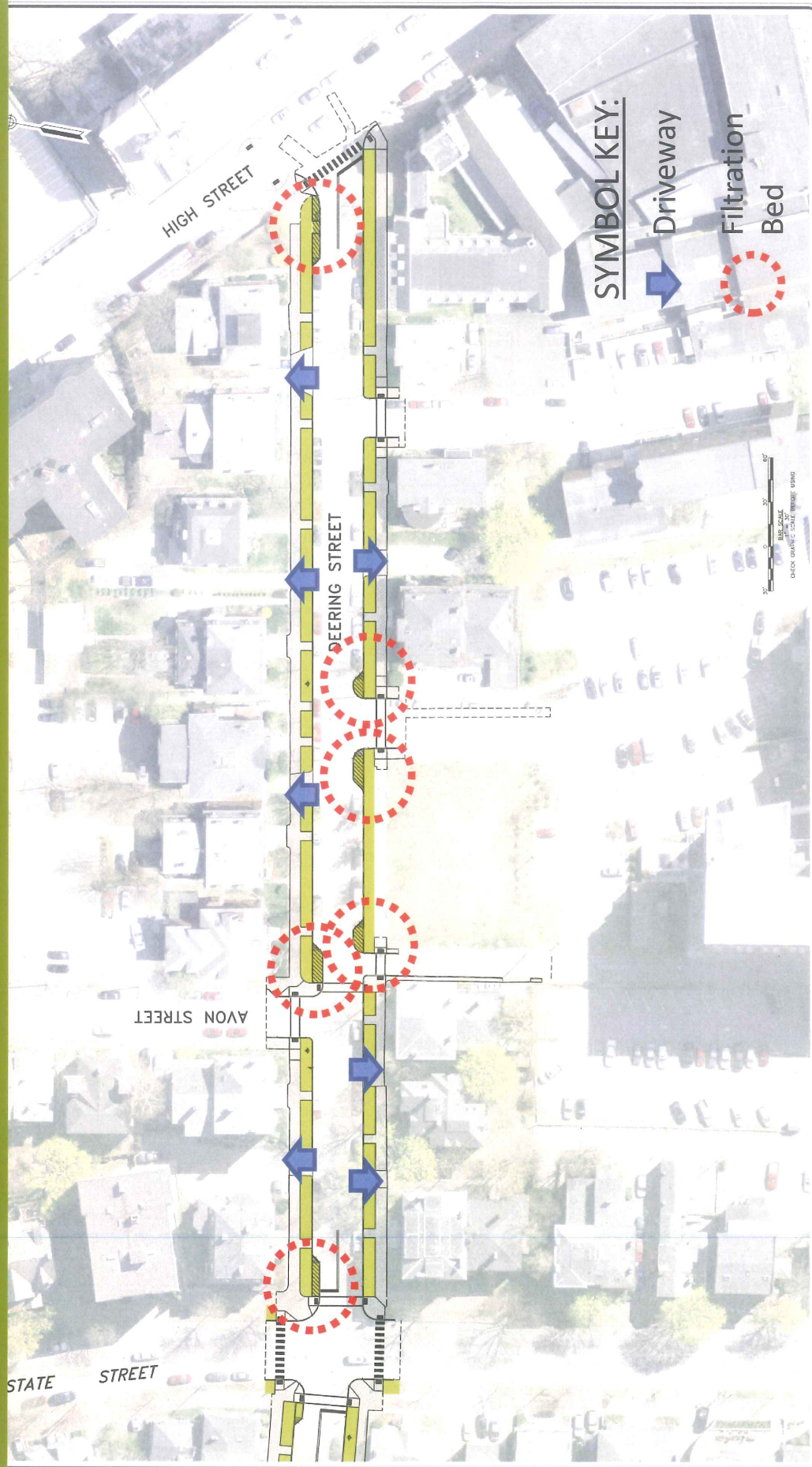
View of Deering Street showing the proposed streetscape and storm water treatment.

DEERING STREET Reconstruction Project



DEERING STREET

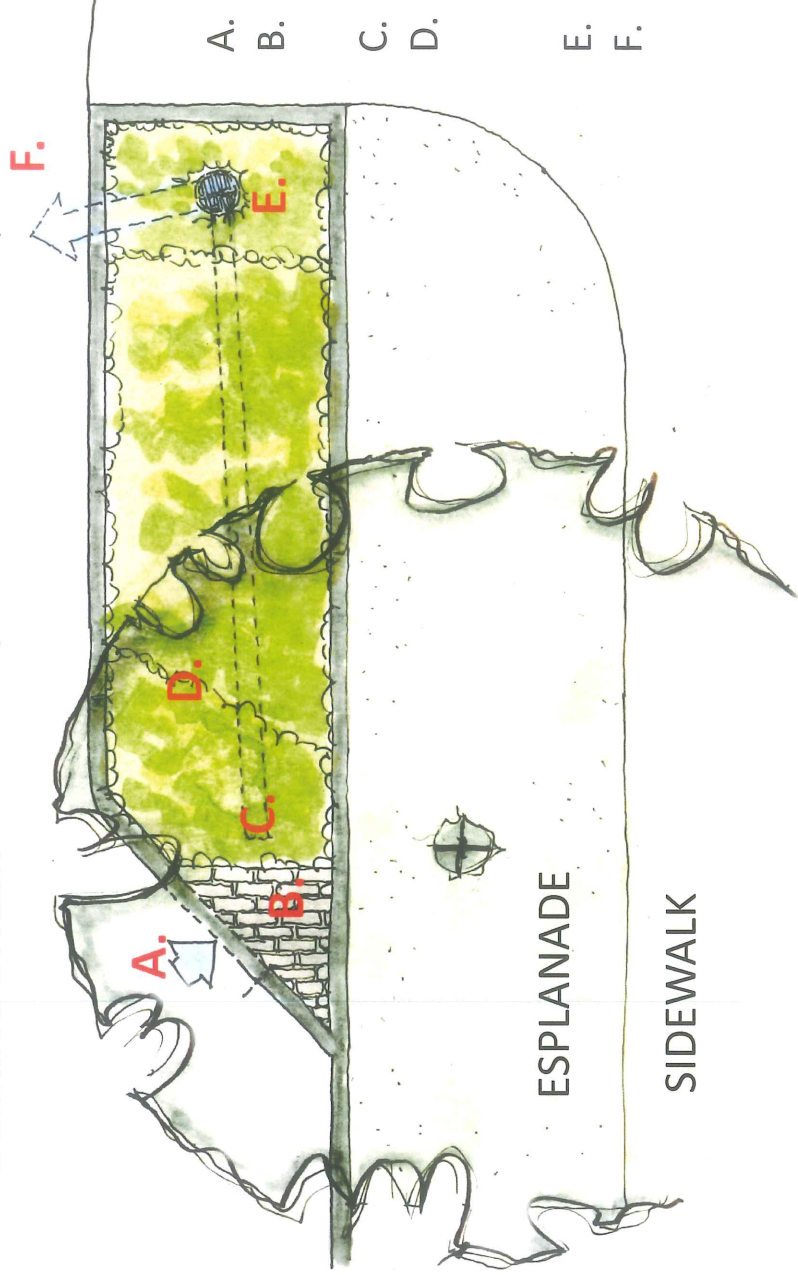
Reconstruction Project





DEERING STREET

(CURRENT "NO PARKING" ZONE)

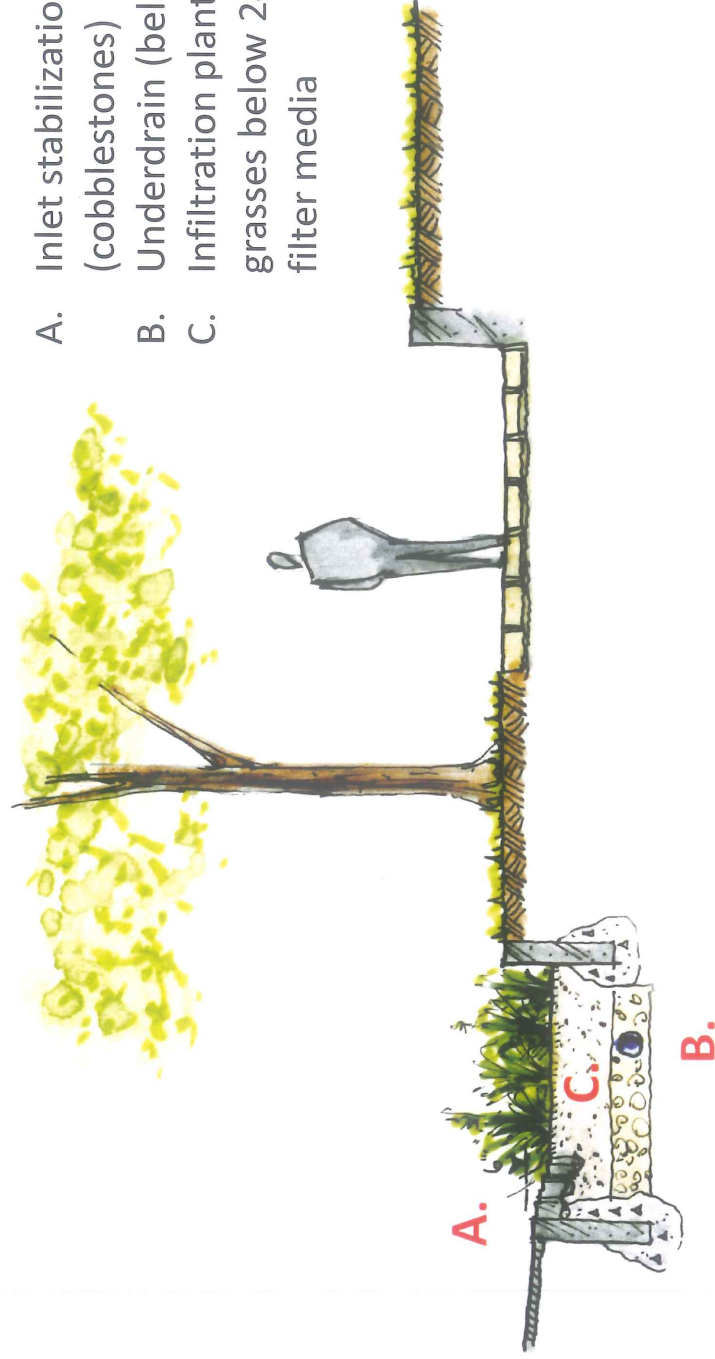


- A. Curb inlet from street
- B. Inlet stabilization (cobblestones)
- C. Underdrain (below grade)
- D. Infiltration plantings (sedges & grasses below 24" tall) & soil filter media
- E. Beehive grate
- F. Outlet pipe (below grade)



TYPICAL CROSS SECTION (SHOWING INLET FILTER)

- A. Inlet stabilization
(cobblestones)
- B. Underdrain (below grade)
- C. Infiltration plantings (sedges &
grasses below 24" tall) & soil
filter media





DEEDING STREET SEWER REPAIR LANDSCAPE PLANS & DETAILS

ATT. 2

Deb Andrews - Deering Street - Example Filter Photos, Nov 5th HP Workshop

From: David Senus <dsenus@woodardcurran.com>
To: Deb Andrews <DGA@portlandmaine.gov>
Date: 10/31/2014 2:22 PM
Subject: Deering Street - Example Filter Photos, Nov 5th HP Workshop
CC: "Leonard, Regina S (regina@rslsdesign.com)" <regina@rslsdesign.com>, "Brad...
Attachments: IMG_3548.jpg; IMG_3551.jpg; IMG_3546.jpg; bioswale-by-nydep-537x352.jpeg

Hi Deb:

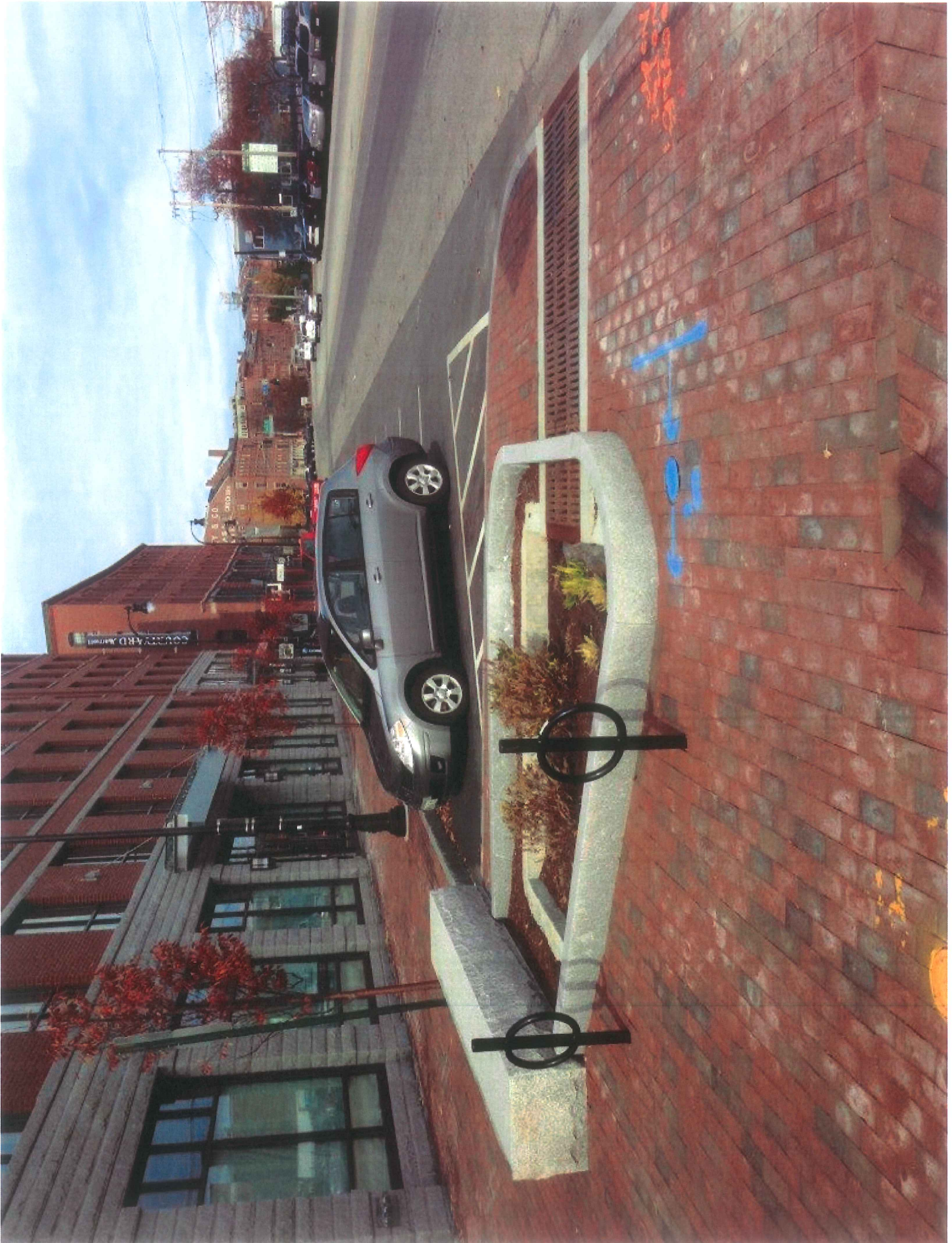
As discussed, attached are 3 photos of a planted soil filter system in the Public Right-of-Way in Portland. This system is located in front of the recently constructed Courtyard Marriott on Commercial Street. Please note, there are several features that are different from what we propose on Deering Street, namely the high curb that surrounds the filter, the inlet that crosses through a sidewalk, and the landscape features (ie. - granite bench). Otherwise, this system functions the same way as the systems proposed on Deering Street. There are literally dozens of soil filter systems in the Public Right-of-Way in Portland; however, the closest example to the Deering Street proposal is the one on Commercial Street.

I've also attached a drawing of a typical system required for many areas of New York City. Many of these systems are in place across the country, and we are seeing more and more in our area.

Thanks
Dave

David Senus, PE (Maine), Project Manager
Woodard & Curran, Inc.
41 Hutchins Drive
Portland, ME 04102
Phone: (800) 426-4262 x3241
Cell: (207) 210-7035
Fax: (207) 774-6635

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ATT. 3

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

WORKSHOP
DEERING STREET

TO: Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: June 10, 2014

RE: June 18, 2014 Workshop – Preliminary Review of Proposed Street Reconstruction Project, including associated Streetscape Improvements

Address: Deering Street

Applicant: City of Portland Department of Public Services

Project Consultants: Woodard & Curran Inc. (civil engineers)
Regina S. Leonard, Landscape Architect

Introduction

Landscape architect Regina Leonard, representing the Department of Public Services, has requested a workshop to review proposed streetscape improvements associated with the comprehensive reconstruction of Deering Street between Mellen and High. The street reconstruction project has been prompted by the need to replace the failing sewer system in this area. When complete, the street will accommodate a separated, parallel storm drain system. Portland Water District and Unutil will also be replacing the water and natural gas infrastructure in this area. Given the extensive nature of the work, the entire right-of-way, including sidewalks, curb cuts, esplanade and street trees, will be affected by the project.

Working with Woodard & Curran, lead consultants on the project, Ms. Leonard's role has been to advise on above-grade improvements and to ensure that they are consistent or compatible with the traditional streetscape elements that contribute so significantly to the visual character of the Deering Street Historic District. Ms. Leonard prepared a thorough inventory and assessment of the street features and street trees and has used this inventory as the basis of her recommendations.

On Wednesday, Ms. Leonard will present the findings of her inventory/assessment and review the specific recommendations for improvements, including changes to existing streetscape elements. Enclosed for the Board's review are a copy of the assessment and a summary of the changes being proposed. Board members are encouraged to visit the street prior to the workshop to familiarize themselves with existing streetscape features.

Existing Conditions and Scope of Work

As Ms. Leonard has provided a thorough submission describing existing conditions and the above-grade site alterations, there is no need to repeat the information here. Note that while much of the work will replicate existing conditions, the project does call for the following modifications:

- Introduction of 8 curbed bump-outs with planted filter beds
- Replacement of existing 6" wide curbing with new 5" curbing
- Potential replacement of radial blocks at driveway corners
- Re-setting of historic carriage steps to avoiding snow-plow damage
- Re-establishment of missing section of esplanade, including planting of additional trees
- Removal of concrete edging on inside edge of esplanade
- Widening esplanade by 6 inches throughout, with corresponding narrowing of sidewalk
- Elimination of some secondary sidewalk connections through the esplanade

Staff Comments

One of the very positive products to come out of the planning for this project has been the very thorough documentation—in photographs and written description--of the existing Deering Street streetscape. This is especially fortunate given the major role that the streetscape itself plays in defining the unique character of the Deering Street Historic District. Indeed, very few streets within Portland's various historic districts have received this kind of analysis.

In reviewing the proposed streetscape improvements, the Board's role is to ensure that the character-defining elements of the existing streetscape are preserved to the extent possible and that any new interventions, such as the planted filter beds, not unduly alter the overall historic character of the street. Regarding the proposed replacement of granite curbing, the Board may wish to consider whether wholesale replacement is necessary and/or desirable. In a number of previous reviews of streetscape improvement projects, the Board has encouraged retention of original or historic material whenever possible. New, thinner granite curbing, especially in combination with the City's new brick specification (which yields a more matte and uniform overall appearance to the sidewalk) may represent a greater departure in character than desirable.

Applicable Review Standards

See attached *Standards for Review of Streetscape and Pedestrian Improvements* from the Historic Resources Design Manual

Attachments

1. *Standards for Review of Streetscape and Pedestrian Improvements*
2. Cover letter and submission from Regina Leonard

STANDARDS: STREETScape AND PEDESTRIAN IMPROVEMENTS



1. General

Retain the distinctive historic features of the streetscape, including walkways, alleys, lighting, signage, planters, landscaping, curbing, and paving that give the district its distinguishing character. Where streetscape or pedestrian improvements are proposed which were not historically a part of the site, such improvements shall be compatible with the existing historic character.

2. Pedestrian Amenities

- a. While pedestrian amenities must be compatible with the City's historic character, variations shall be permitted in order to respect the vitality and the variety of the City's different thoroughfares and neighborhoods.
- b. Different types of public spaces should respond to the following general performance criteria:
 - Historic commercial streets shall be treated simply with maximum open sidewalk space, limited obstructions on the ground, and pedestrian preference for street crossing.
 - Historic, non-commercial pedestrian streets and walks shall have a similar scale, more intimate design using textures and smaller elements that stimulate interest along the path.
 - Waterfronts were not typically pedestrian spaces in historic Portland but should be opened up to the public wherever possible due to their historic interest and value as a public amenity.

- Parking areas must be carefully designed and landscaped due to their large size and visual impact upon visitors and residents.
- Parks should play a special role in historic interpretation and provide day-time cultural activity for the District as well as relief from paved areas.

3. Streetscape

a. Paving and Planting

- a. The existing streetscape should be enriched, especially around historic buildings and heavily used pedestrian areas. Historically appropriate improvements should create some consistency while avoiding complete uniformity.
- b. Historic paving features should be retained wherever possible and incorporated into the streetscape improvements. For example, where brick sidewalks existed historically, brick shall continue as the material of choice.
- c. Subtle variations in paving patterns and materials shall be used to enrich sidewalks and plazas, such as highlighting patterns in street lights, trees, furniture, street crossings, and entryways.
- d. Planting shade trees and shrubs shall be encouraged where they would enhance the historic character and create more inviting spaces. Removal of healthy trees over 3" caliper shall be discouraged, except where they threaten existing structures or personal safety.

b. **Street Furniture**

- a. Placement of street furniture which is appropriate to the context, attractive, and durable shall be encouraged. Placement of furniture should be based upon careful study of how people tend to use a street.

c. **Lights, Signs, and Traffic Signals**

- a. Public signs shall utilize compatible graphics, colors, proportions, dimensions, and fabrication methods in order to create greater consistency and improve their compatibility with their historic setting.
- b. Street lights shall be designed to harmonize with their surroundings, and traffic signal poles and mounts shall be as unobtrusive as possible, both physically and visually.

May 27, 2014

Historic Preservation Board
Room 209 City Hall
Portland, ME 04101

RE:
DEERING STREET RECONSTRUCTION PROJECT

Dear staff and members of the Board,

I am submitting, on behalf of the Department of Public Services and our project team leader, Woodard and Curran, materials to inform the Board of the upcoming Deering Street Reconstruction Project. The City Public Services Department is currently in the design and engineering phase for the Deering Street Reconstruction Project. The project budget is approximately \$1.4 million dollars, with City Capital Improvement Program funds for street and sewer reconstruction. The primary focus of the project is to replace the failing sewer system while providing a separated, parallel storm drain system. The Portland Water District and Unutil also plan to replace their water and natural gas infrastructure, respectively. Because there will be multiple utility trenches in the roadway, the City plans to fully replace the pavement and gravel (across the full road width) to meet current City Standards. The Deering Street project introduces curb extensions with planted filtration beds to pretreat storm water and mitigate runoff. The City anticipates providing new granite curbing and sidewalk, esplanade and street tree improvements, as possible within the available funding.

The project team toured the project area with Deb Andrews this spring and incorporated her comments into the attached design documents. Engineering for the project is currently at 80% completion, with the project scheduled to go out to bid this summer. We are presenting the 80% design plans to the Historic Preservation Board to inform the Board and receive feedback on several anticipated components of the project, including storm water and streetscape elements.

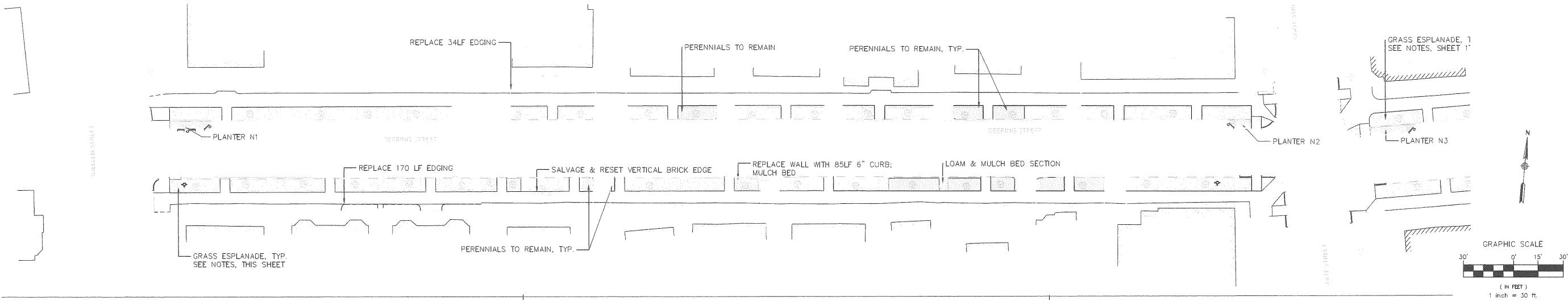
Following is a brief synopsis of our inventory and assessment of the Deering Street features and character as well as descriptions of our proposed treatment strategies. Please also find attached our visual inventory of street features, which may aid in your review.

OVERALL CHARACTER

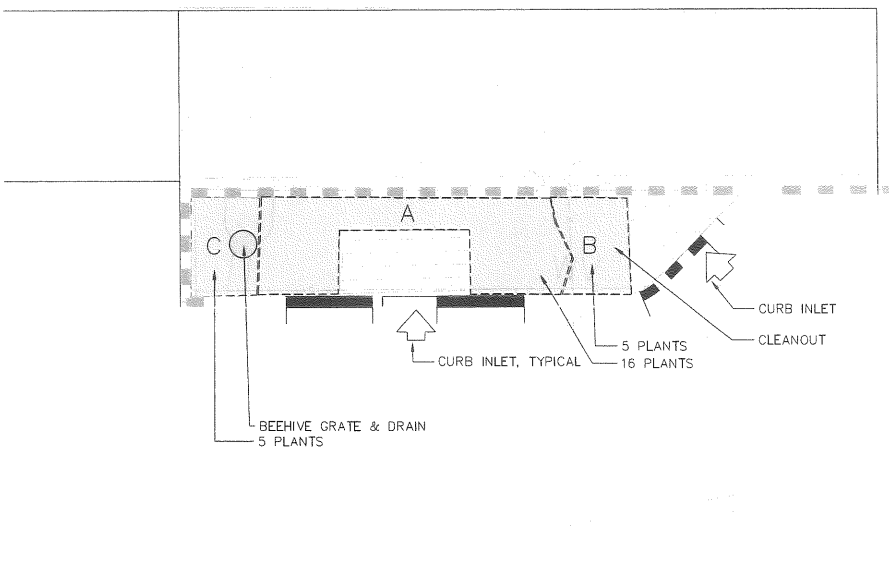
Wide, eight-foot sidewalks and grassed esplanades with established, mature street trees run along the north and south sides of Deering Street. The sidewalk width is fairly consistent along the entire corridor and balances the scale of the historic structures, many of which are three story duplexes with wide, double staircases. Driveways are typically bordered by small radius curbing pieces called "bugs." At one time portions of the esplanade were curbed with a concrete border, providing grade separation between the sidewalk and the trees, most of which are planted six inches above the sidewalk elevation. Over the years, much of the border has been removed and what remains is largely in disrepair. Mature street trees create a well-developed canopy along most of the street corridor, with the exception of the most easterly portion of Deering Street near High Street. Trees in this area are mostly under nine-inch caliper and have not developed a structural visual presence. The east portion of the block from State to High Street therefore feels more open, lacking a mature canopy.

PROPOSED TREATMENT
FILTRATION BEDS

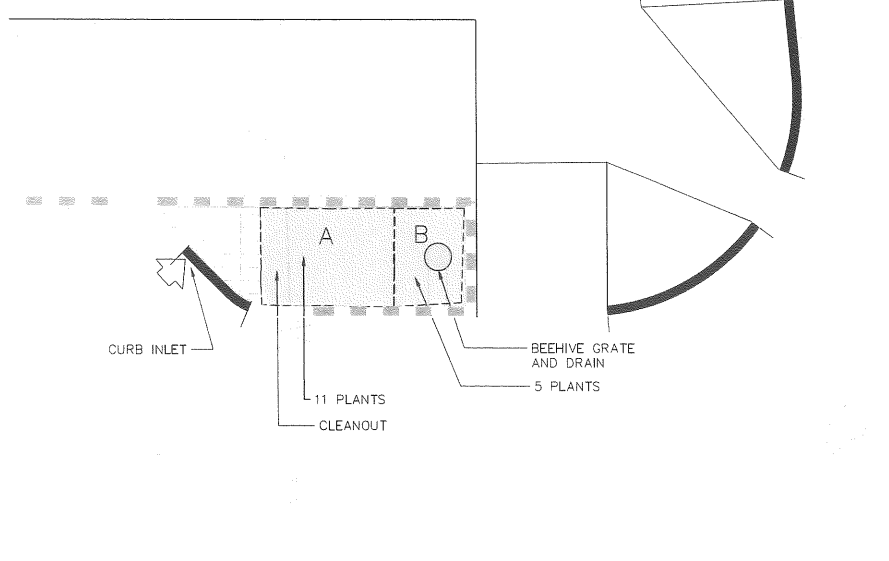
The project integrates "green" storm water components to pretreat and minimize runoff. Planted filter beds in strategically-located curbed bump-outs will gather and filter runoff. These filter beds bump-outs are proposed only in current "No Parking" areas adjacent to intersections. These beds will be slightly depressed from the street grade and fully curbed. In response to input from HP staff, plantings have been simplified and consist primarily of sedges and lower-growing ornamental grasses. Please find attached sketches and images showing typical bump-out filters.



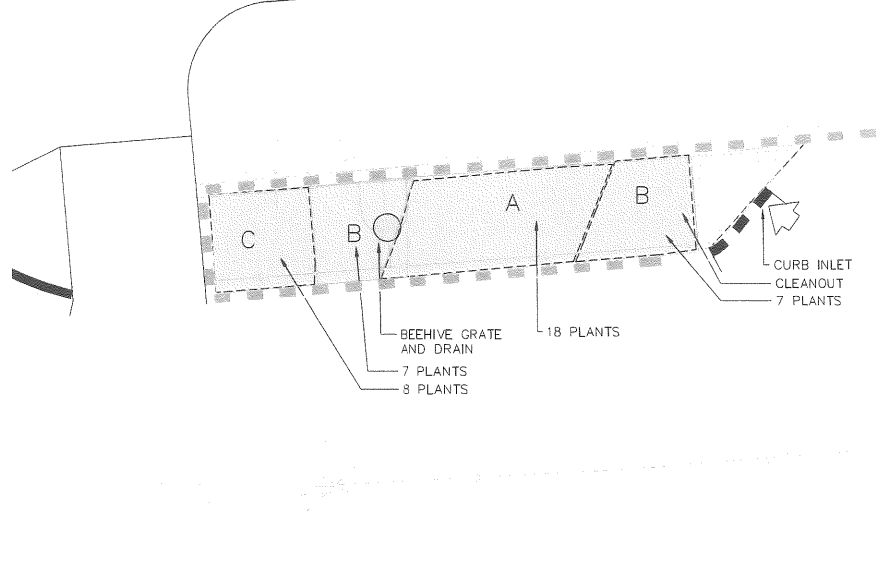
LANDSCAPE PLAN - MELLEN TO STATE STREET



STORMWATER PLANTER N1



STORMWATER PLANTER N2



STORMWATER PLANTER N3

SITE PLANTINGS

BOTANICAL NAME	COMMON NAME	SIZE/COND.
TREES		
3 Ulmus a. 'Princeton'	American Elm	2.5-3" cal.
PLANTS ZONE A		
x Carex vulpinoide	Brown Fox Sedge	plug
x Juncus effusus	Soft Rush	plug
PLANTS ZONE B		
x Deschampsia c. 'Golden Dew'	Tufted Hair Grass	#1 pot
x Schizachrium s. 'Prairie Blues'	Little Bluestem	#1 pot
PLANTS ZONE C		
x Schizachrium scoparium 'Carousel'	Little Bluestem	#1 pot
x Sporobolus heterolepis	Prairie Dropseed	#1 pot

SEED MIXES
Lawn Mix: "Yardshaping Mix"
Supplier: Allen, Sterling & Lothrop, Falmouth, ME Tel. 207-781-4142
Application Rate: 1 lb/200 sq. ft.

REFERENCE "Plant Quantities by Planter & Zone" and "Planter Notes," this sheet.

PLANT QUANTITIES - BY PLANTER & ZONE

PLANTER N1: 72 SF ZONE A: 20 PLANTS ZONE B: 5 PLANTS ZONE C: 5 PLANTS TOTAL: 30 PLANTS	PLANTER S1: 70 SF ZONE A: 14 PLANTS ZONE B: 6 PLANTS ZONE C: 7 PLANTS TOTAL: 27 PLANTS
PLANTER N2: 42 SF ZONE A: 11 PLANTS ZONE B: 5 PLANTS ZONE C: N/A TOTAL: 16 PLANTS	PLANTER S2: 124 SF ZONE A: 30 PLANTS ZONE B: 13 PLANTS ZONE C: 16 PLANTS TOTAL: 59 PLANTS
PLANTER N3: 100 SF ZONE A: 18 PLANTS ZONE B: 15 PLANTS ZONE C: 7 PLANTS TOTAL: 40 PLANTS	PLANTER S3: 96 SF ZONE A: 23 PLANTS ZONE B: 11 PLANTS ZONE C: 13 PLANTS TOTAL: 47 PLANTS
PLANTER N4: 138 SF ZONE A: 33 PLANTS ZONE B: 12 PLANTS ZONE C: 11 PLANTS TOTAL: 56 PLANTS	PLANT QUANTITIES TOTAL: ZONE A: 191 PLANTS ZONE B: 85 PLANTS ZONE C: 66 PLANTS TOTAL: 342 PLANTS
PLANTER N5: 164 SF ZONE A: 42 PLANTS ZONE B: 18 PLANTS ZONE C: 7 PLANTS TOTAL: 67 PLANTS	

PLANTING NOTES:

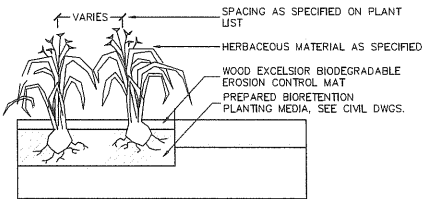
- All materials shall conform to the guidelines established by the American Association of Nurserymen.
- In the case of any discrepancies between species and quantities called out in the planting key and those shown on the plan, quantities and species shown on the plan shall over-ride.
- All planting shall be done in accordance with acceptable horticultural practices.
- All plants subject to approval by landscape architect. All substitutions must be submitted for approval by landscape architect prior to ordering or delivery of plant material on site. Landscape architect reserves the right to reject any plantings that do not conform to the drawings or specifications outlined herein.
- Landscape architect shall approve final placement of all plant materials and reserves the right to make field adjustments to plantings as necessary.
- Planting soils shall comply with the Specifications.
- No plant shall be put into the ground before rough grading has been finished and approved by the landscape architect or owner's representative.
- All plants shall be set plumb unless otherwise specified.
- Contractor shall maintain and warranty plantings in compliance with the written Specifications.
- The Contractor shall assume responsibility to ensure that all work is performed in compliance with all State and Local requirements.
- Reference specific notes for stormwater planters, this sheet.
- Features of the stormwater planters are approximate. Reference the civil plans for more information. Field adjust plantings as required.

GRASS ESPLANADE AREAS:

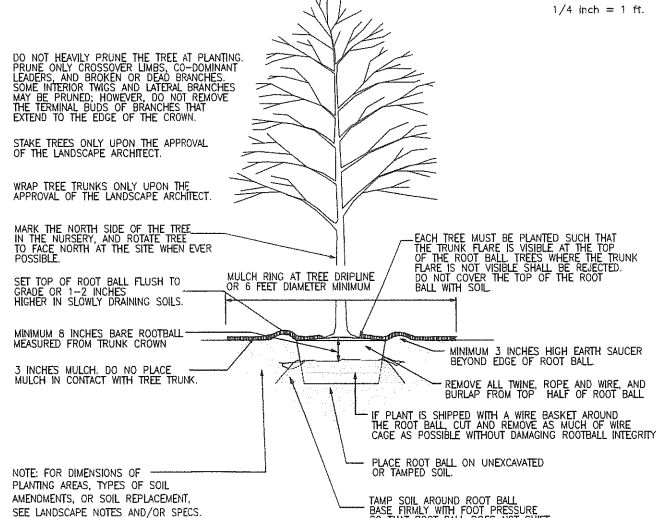
- Newly created grass esplanade areas shall be loamed and seeded. Reference the written technical specifications for direction.
- Existing grass esplanade areas to remain shall be prepared for seeding and re-seeded per the written specifications.

PLANTERS:

- Planting areas of stormwater planters shall be as designated by planting zones.
- Zones are reflective of the anticipated soil moisture during and between storm events. Zone A: OBL and semi-drought tolerant plants; Zone B: Wet-loving, semi-drought tolerant plants. Zone C: Moisture and drought tolerant plants.
- All plants are expected to be tolerant of pollution and limited road salt. It is the Contractor's responsibility to ensure that any recommended substitutions meet these as well as the moisture requirements described herein.
- Contractor may plant single or multiple species within the specific zones of each planter. Plants in Zone A shall be in quantities of 9 or more, massed. Plants in all other zones may be in quantities of 5 or greater, massed.



HERBACEOUS PLANT INSTALLATION



STREET TREE INSTALLATION

DESIGN REFERENCES:
CIVIL 3D PROJECT: Deering Mallen to State 2013 DB
UNITS (GAS) PLAN: 47
PVD WATERPLAN: AUG. 20, 2013 GIS PLAN
TELEPHONE PLAN: 171
CITY CLERK'S STREET RECORDS:
RECORDS BOOK: 5, 18 PP 74-87
RECORDS BOOK: 362/13, 14, 16, 18, 22/5, 81/74, 95/1
RECORDS BOOK: 100/17, 108/7
TAX MAP: 47
WORKING PLANS: VOLUME 1, PP 70, 78 & 92
DATE: MAY 9, 2014
SEWER BOOK: SHEET 46

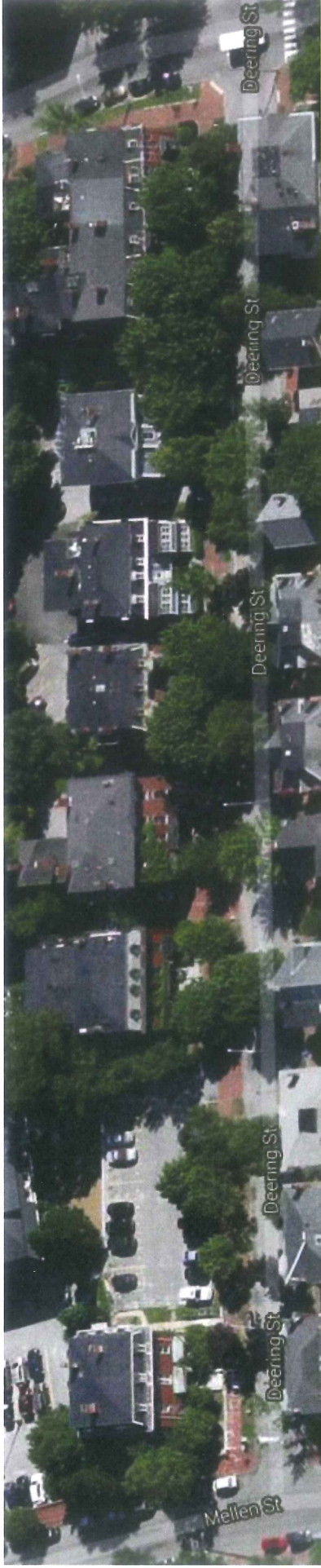
DEERING STREET SEWER REPAIR
LANDSCAPE PLANS & DETAILS

MELLEN STREET TO STATE STREET

CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING SECTION



SHEET #
17 OF 18
PLAN NUMBER



STREET FEATURES

INVENTORY & ASSESSMENT



DEERING STREET IMPROVEMENTS PROJECT

Mellen to State Street Block

Spring 2014



Image 1: Accessible crossing
Deering Street & State Street



Image 2: Street view west
33-35 Deering Street



Image 3: Granite staircase
33-35 Deering Street



Image 4: Granite staircase
37-39 Deering Street



Image 5: Granite coping w/iron fence
39 Deering Street



Image 6: Driveway
37-39 Deering Street



Image 7: Wood staircase & entry
43 Deering Street

Image 8: Coping
43 Deering Street



Image 9: Ornate entrance
43 Deering Street



Image 10: Driveway
43 Deering Street



Image 11: Granite coping
43 Deering Street



Image 8: Coping
43 Deering Street

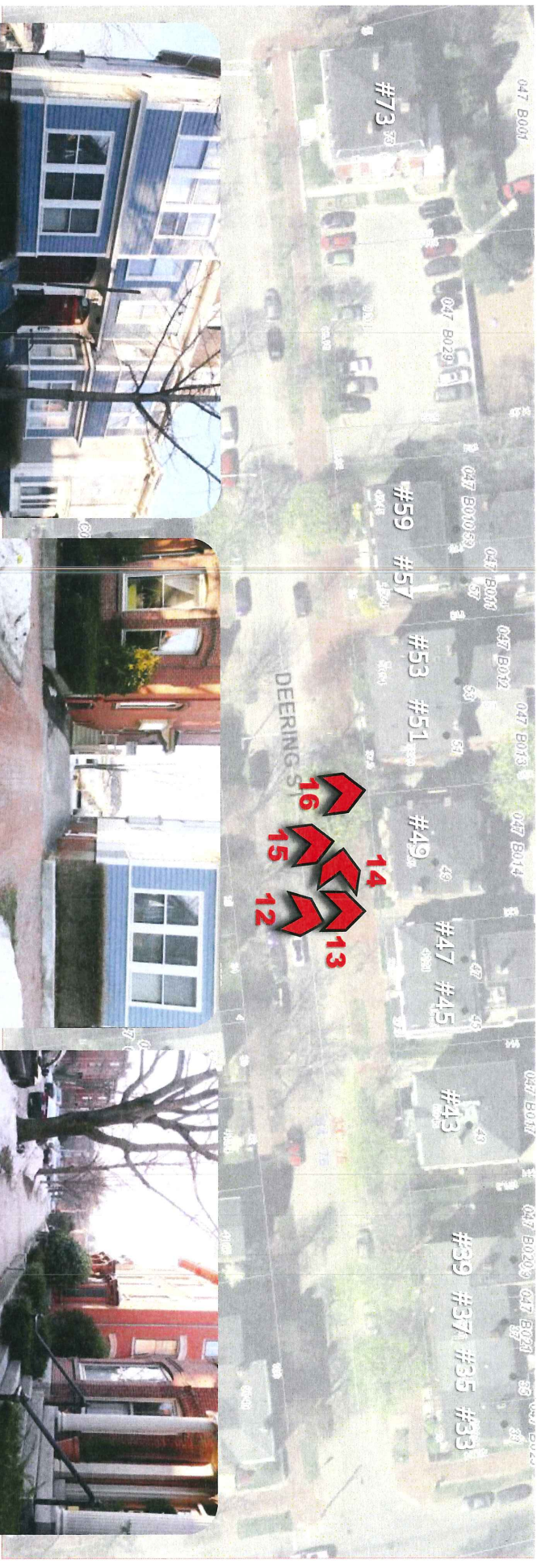


Image 12: Double entrance
45-47 Deering Street



Image 13: Driveway
47 & 49 Deering Street



Image 14: Street view west
49 Deering Street



Image 15: Granite staircase and walls
49 Deering Street



Image 16: Driveway
49 & 51 Deering Street

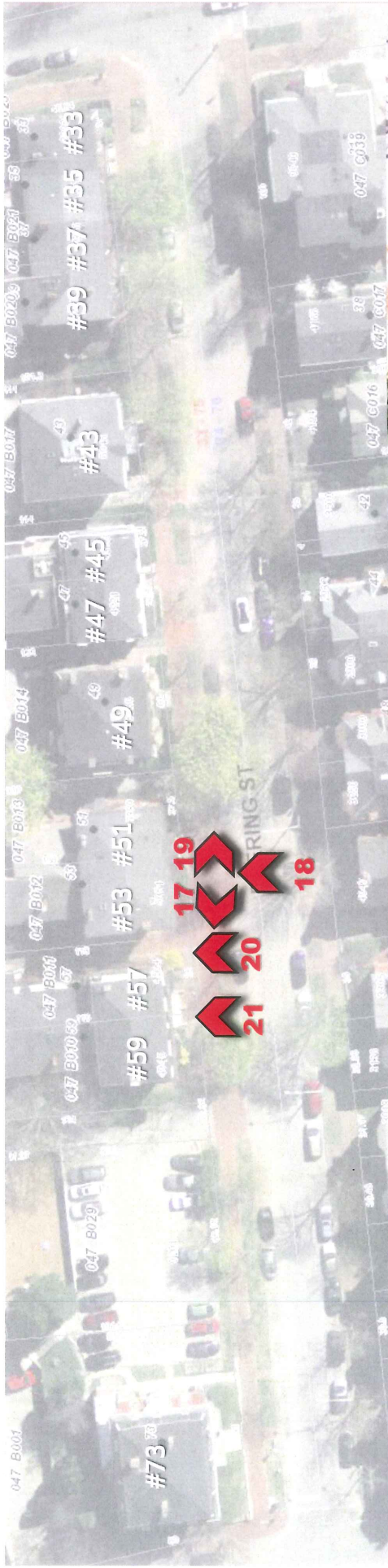


Image 17: Street view facing NW
51-53 Deering Street



Image 18: Granite staircase with urns
51-53 Deering Street



Image 19: Granite wall & plantings
51-53 Deering Street



Image 20: Driveway
51-53 & 57-59 Deering Street



Image 21: Granite staircase & entrance
57-59 Deering Street





Image 22: Concrete edging
59 Deering Street



Image 23: Driveway & off-street parking lot entrance
59 Deering Street



Image 24: Granite wall
73 Deering Street



Image 25: Entrance
73 Deering Street



Image 26: Accessible crossing
Deering Street & Mellen Street



Image 27: Accessible crossing
Deering Street & Mellen Street



Image 28: Granite staircase entrance
72-74 Deering Street



Image 29: Granite wall & concrete edging
70 Deering Street



Image 30: Granite steps & wall
68-70 Deering Street

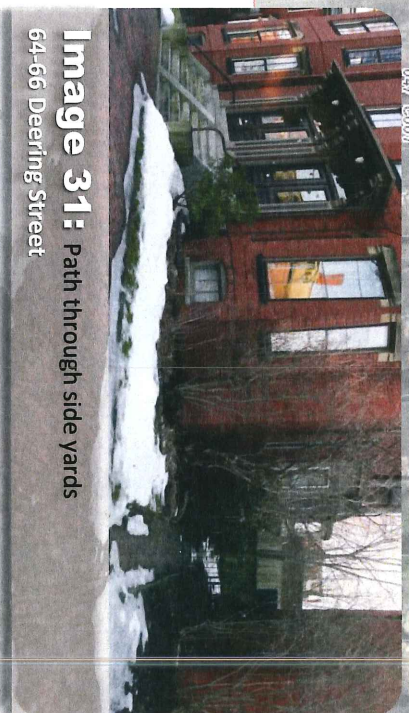
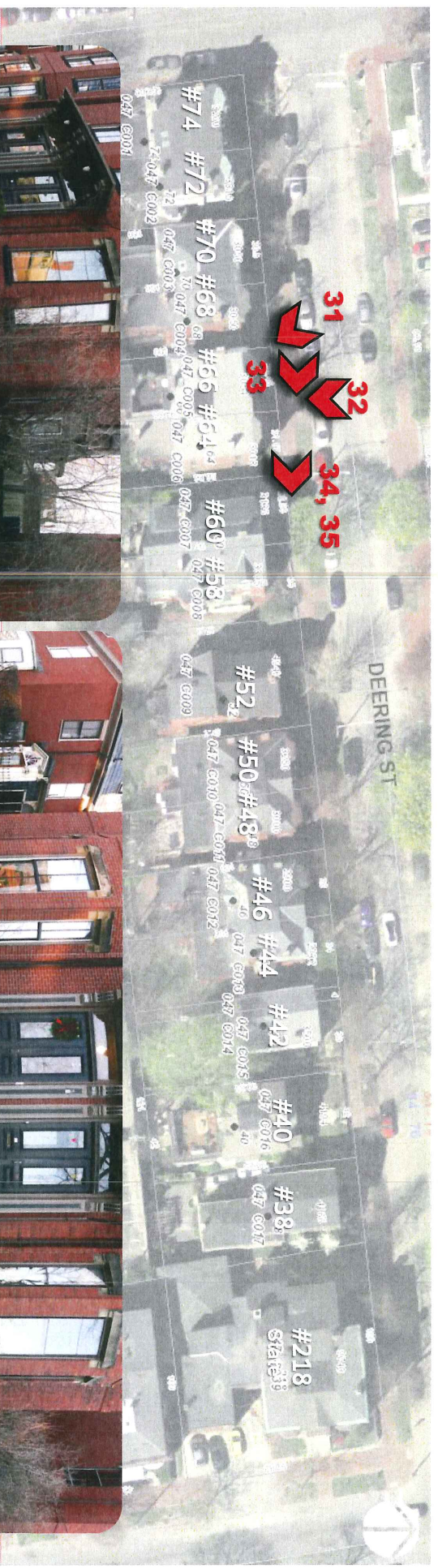


Image 31: Path through side yards
64-66 Deering Street

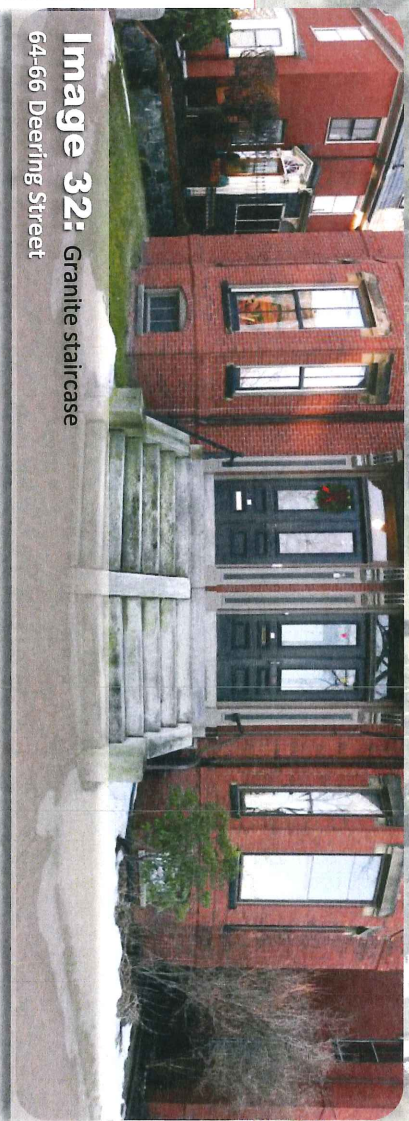


Image 32: Granite staircase
64-66 Deering Street



Image 33: Street view east
64-66 Deering Street



Image 34: Concrete edging in esplanade
64-66 Deering Street



Image 35: Granite wall and posts
60 Deering Street

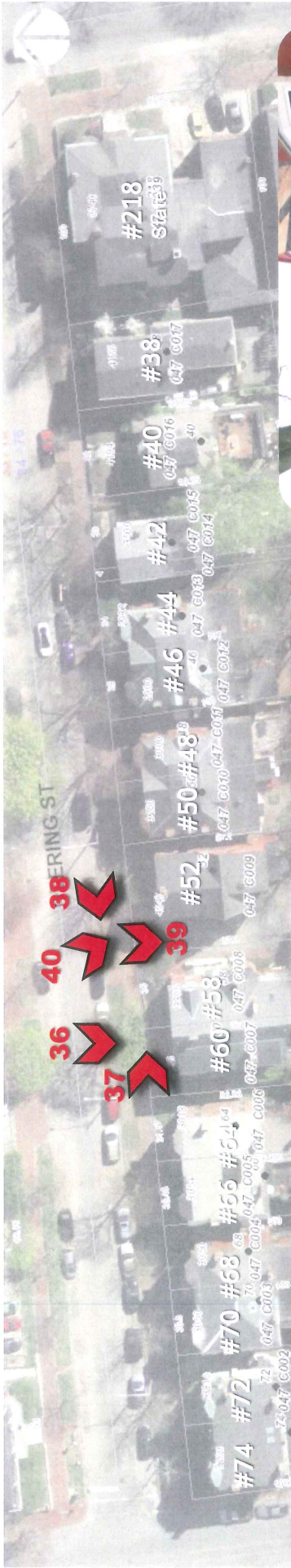


Image 36: Granite wall & entrance stairs
58-60 Deering Street



Image 37: Granite wall & posts
58-60 Deering Street



Image 38: Granite steps & wall
58-60 Deering Street



Image 39: Driveway & entrances
52 & 58 Deering Street



Image 40: Driveway & granite posts
52 Deering Street

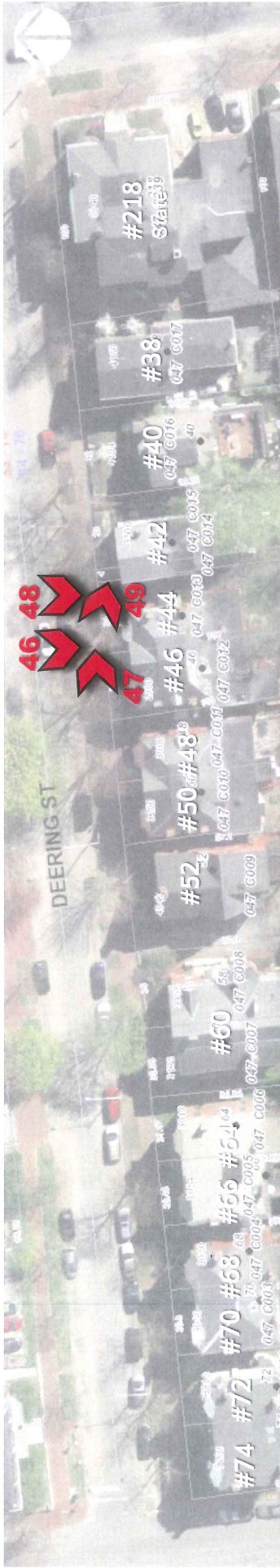


Image 46: Granite steps - entrance
44-46 Deering Street



Image 47: Granite walls & plantings
44 Deering Street



Image 48: Street view of Deering Place
Deering Place & Deering Street



Image 49: Granite post & walls
6 Deering Street

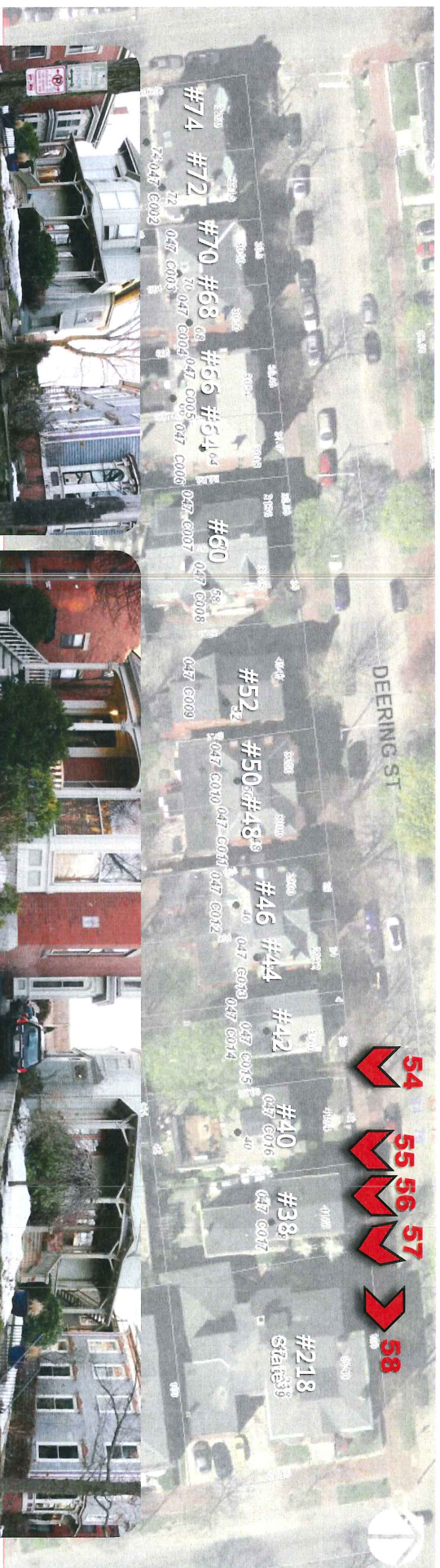
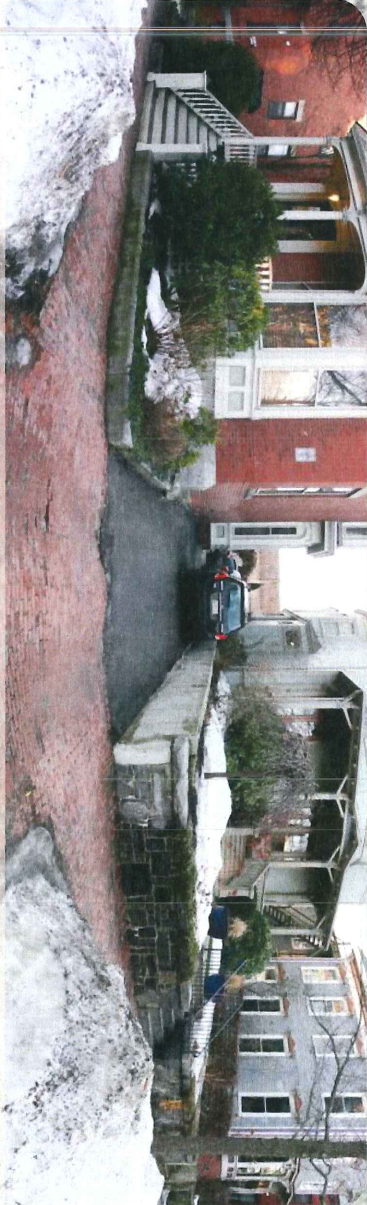


Image 54: Stone retaining walls & steps
40 & 42 Deering Street



55: Driveway bordered by stone retaining walls and granite
38 & 40 Deering Street



Image 56: Entry
38 Deering St

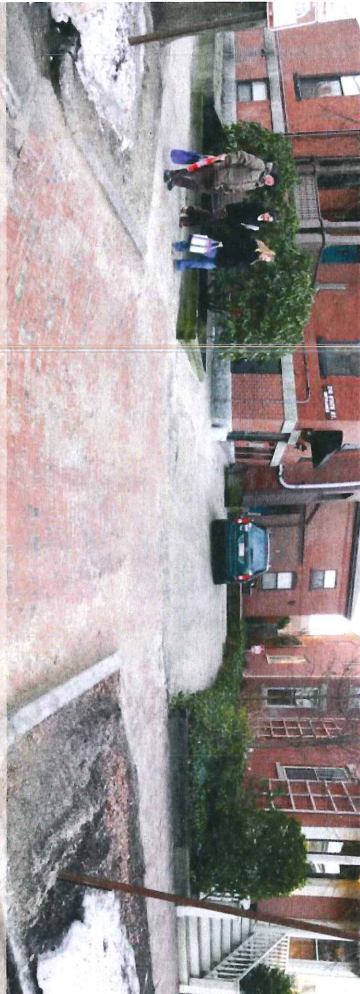
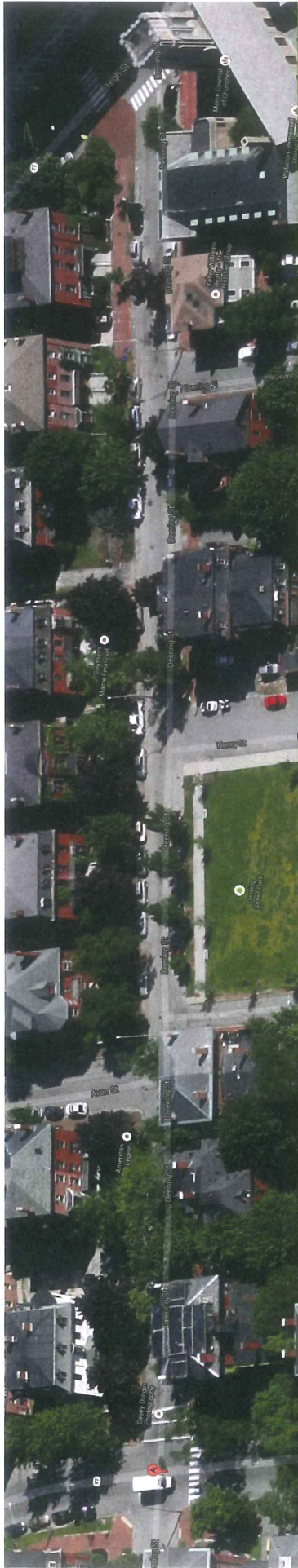


Image 57: Driveway
38 Deering Street & 248 State Bldg.



Image 58: Granite wall
Deering Street at 248 State Building



STREET FEATURES

INVENTORY & ASSESSMENT



DEERING STREET IMPROVEMENTS PROJECT

State-to-High Street Block

Fall 2013

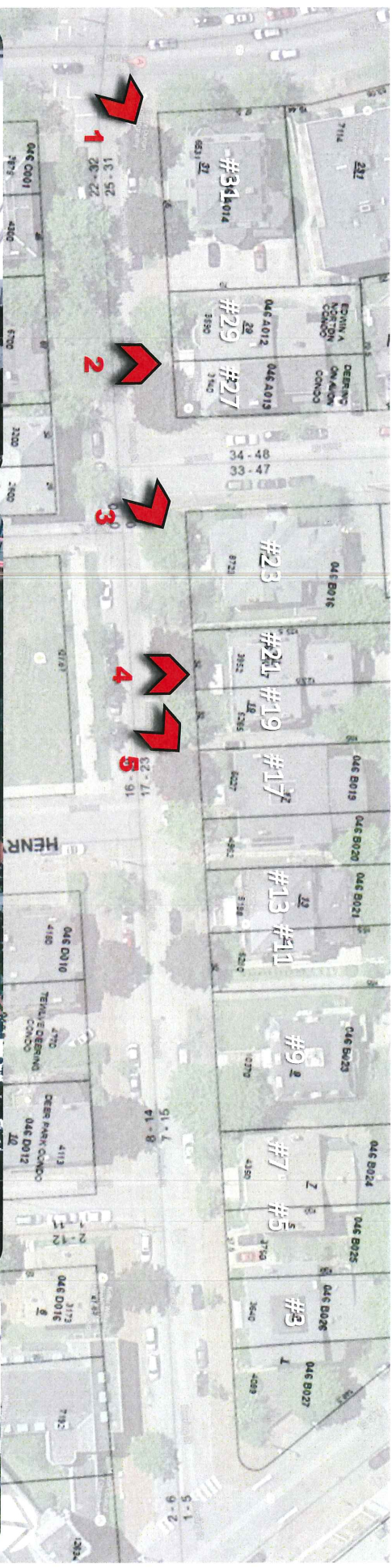


Image 1: Stone retaining wall
31 Deering Street

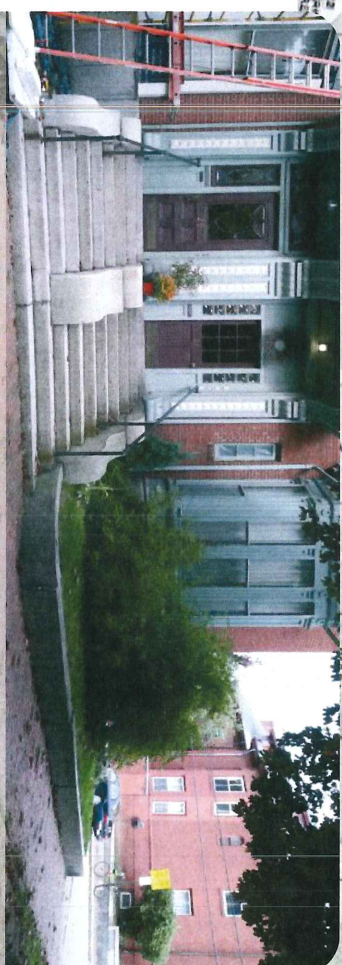


Image 2: Granite staircase and retaining wall
27-29 Deering Street



Image 3: Legion
23 Deering Street



Image 4: Granite entrance staircase and retaining walls
19-21 Deering Street



Image 5: Granite retaining wall
17 Deering Street

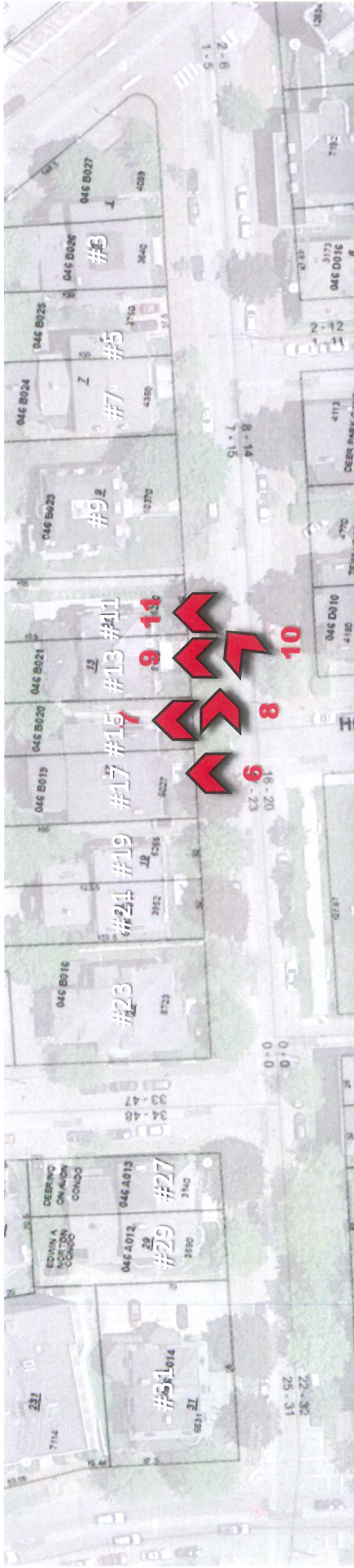


Image 6: Granite staircase
17 Deering Street



Image 7: Granite steps, wall and posts
15 Deering Street



Image 8: Esplanade
13 Deering Street



Image 9: Granite retaining wall
11-13 Deering Street



Image 10: Granite coping with iron rail
11-13 Deering Street



Image 11: Walkway entrance
11 Deering Street



Image 12: Granite wall and posts
9 Deering Street



Image 13: Raised esplanade
9 Deering Street



Image 14: Carriage step
9 Deering Street

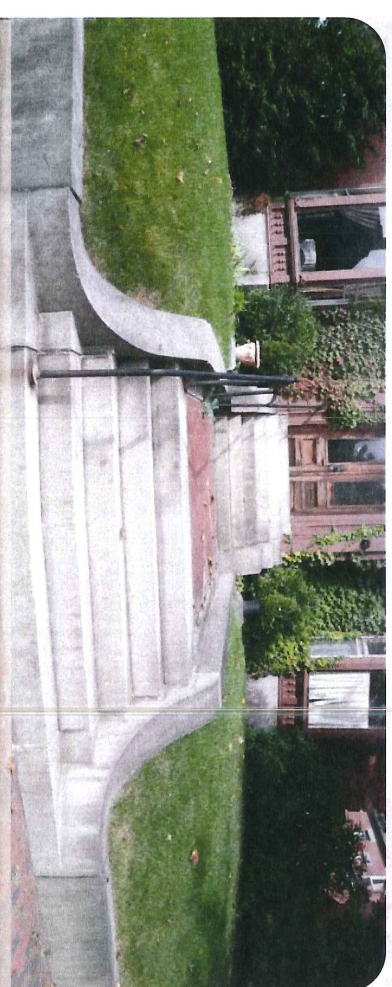


Image 15: Granite staircase and walls
9 Deering Street



Image 16: Modified wall section – concrete masonry units
7 Deering Street

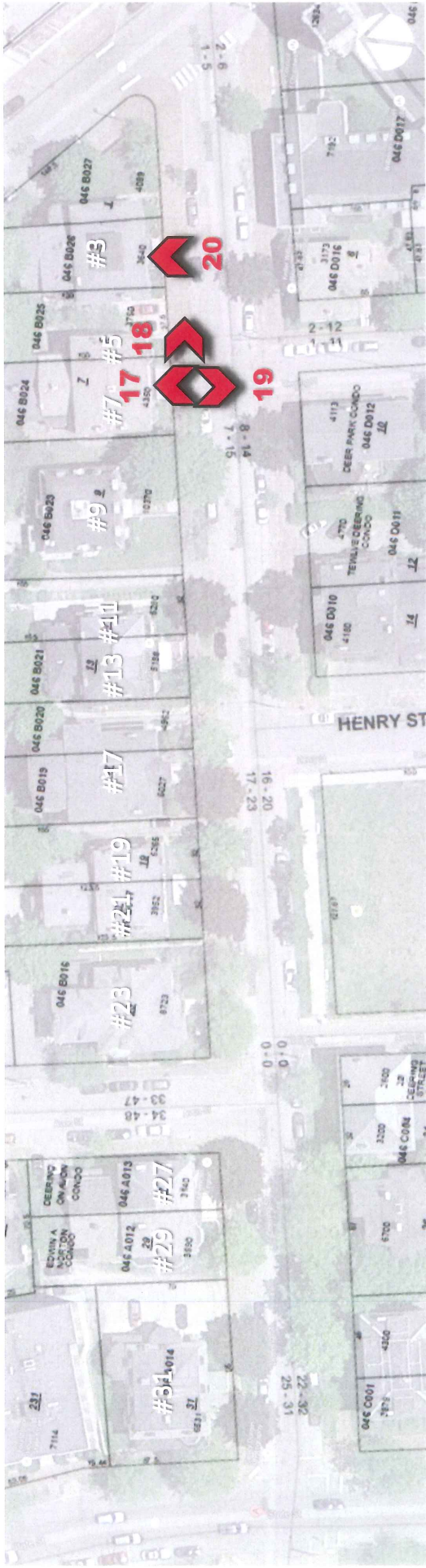


Image 17: Granite wall and posts
5-7 Deering Street



Image 18: Concrete driveway
3-5 Deering Street



Image 19: Granite staircase and walls
5-7 Deering Street



Image 20: Modified wall section – concrete masonry units
3 Deering Street

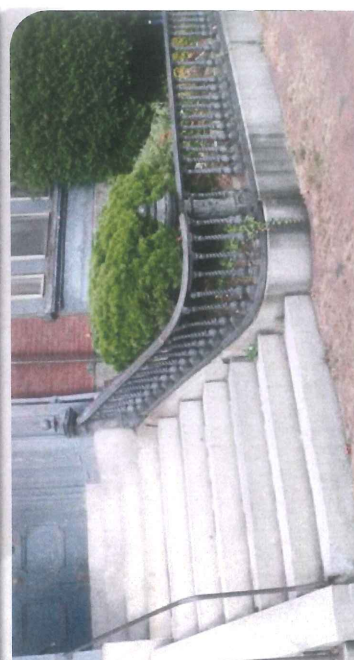




Image 21: Granite wall with iron fence
3 Deering Street



Image 22: Walkway entrance
3 Deering Street



Image 23: Stone retaining wall at High Street
High & Deering Streets

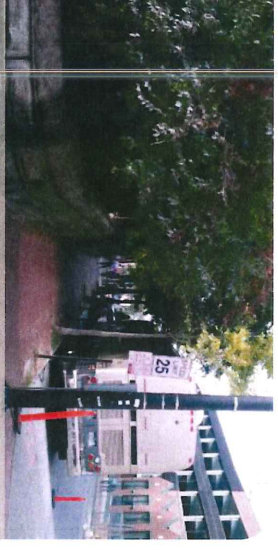


Image 24: Expanded brick sidewalk
High & Deering Streets



Image 27: Driveway with cobbles
30 Deering Street



Image 26: Walkway entrance
30-32 Deering Street



Image 25: Granite bug
32 Deering Street



29: Conc. edging
26 Deering Street



Image 28: Granite wall & posts
26 Deering Street



Image 30: Granite steps & wall
26 Deering Street



Image 31: Granite bug
24 Deering Street



Image 32: Brick border at grade change
26 Deering Street



Image 33: Driveway & granite posts
26 Deering Street



Image 34: Granite wall & posts
22-24 Deering Street



Image 35: Accessible crossing
Deering & Avon Streets



Image 36: Granite bug
Deering & Avon Streets



Image 37: Brick border at grade change
Avon Street



Image 38: Driveway & granite posts
16-20 Deering Street



Image 39: Granite wall & posts
Deering & Henry Street



Image 40: Accessible crossing
Henry Street

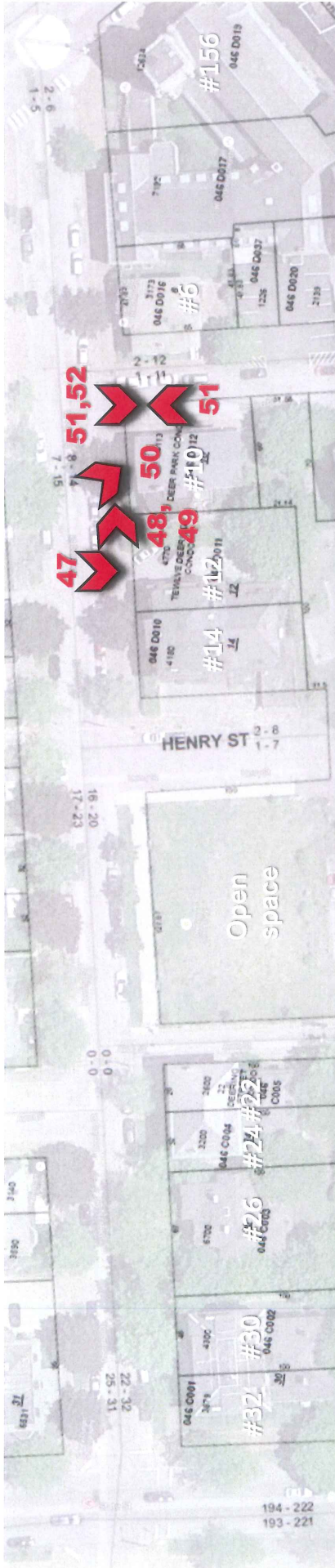
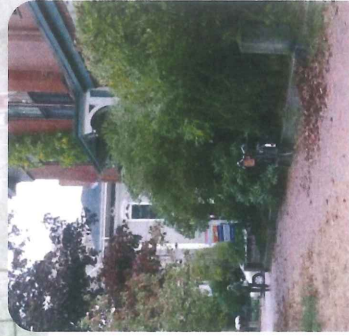


Image 47: Driveway & parking
12 Deering Street



48: Granite wall & post
10 Deering Street



Image 49: Granite basin
10 Deering Street



50: Entrance stairway
10 Deering Street



Image 51: Accessible crossing
Deering Place & Deering Street



Image 52: Street view of Deering Place
Deering Place & Deering Street



Image 53: Granite post & walls
6 Deering Street



Image 54: Sidewalk with fence
Deering Place & Deering Street



55: Iron fence
6 Deering Street



Image 56: Granite staircase
6 Deering Street



Image 57: Carriage stone
6 Deering Street



Image 58: Gated access
Williston-Immanuel Church



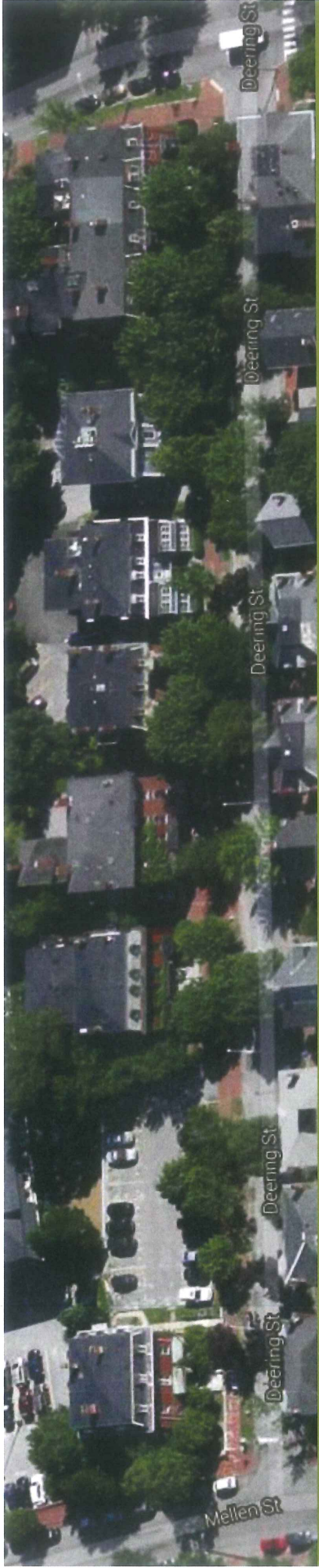
Image 59: Lawn & plantings
Williston-Immanuel Church



Image 60: Gated entrance
Williston-Immanuel Church

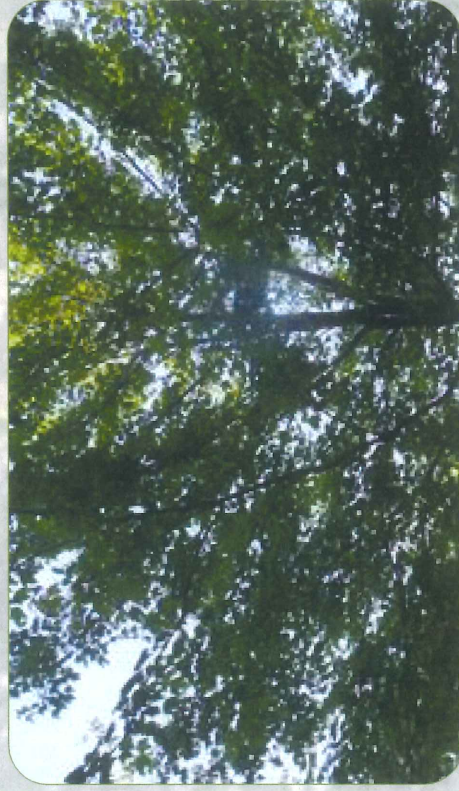


Image 61: Sidewalk
Deering & High Streets



STREET TREES

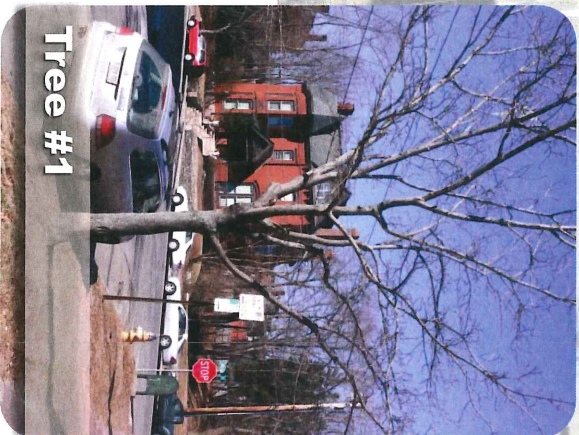
INVENTORY & ASSESSMENT



DEERING STREET IMPROVEMENTS PROJECT

Mellen to State Street Block

Spring 2014



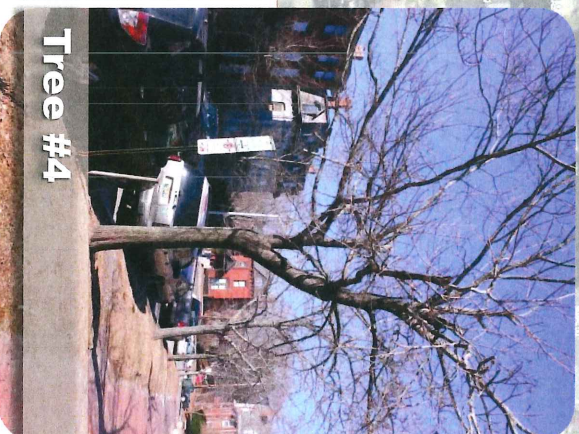
Tree #1



Tree #2



Tree #3



Tree #4



Norway Maple

8" dbh, Good condition
Value: Medium (invasive)



Norway Maple

10" dbh, Good condition
Value: Medium (invasive)



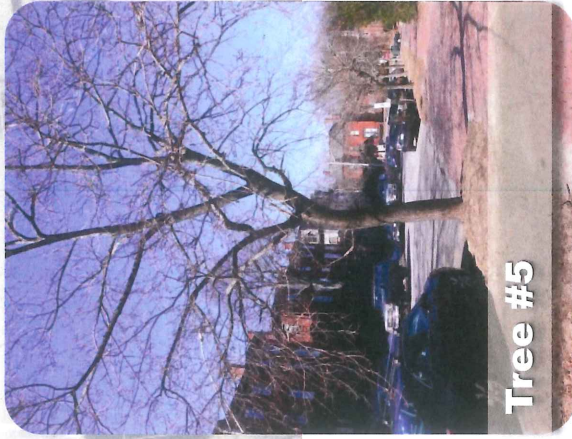
Norway Maple

9" dbh, Good condition
Value: Medium (invasive)

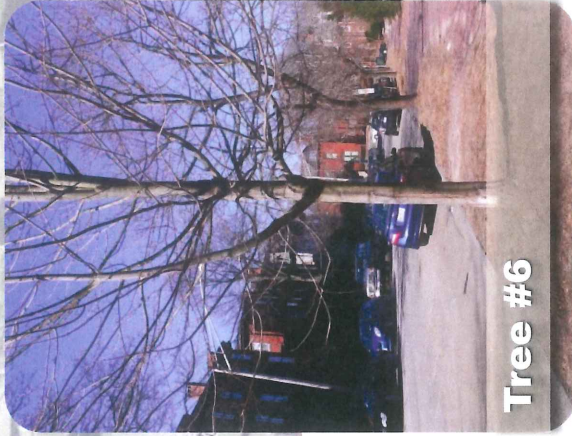


Norway Maple

10" dbh, Good condition
Value: Medium (invasive)



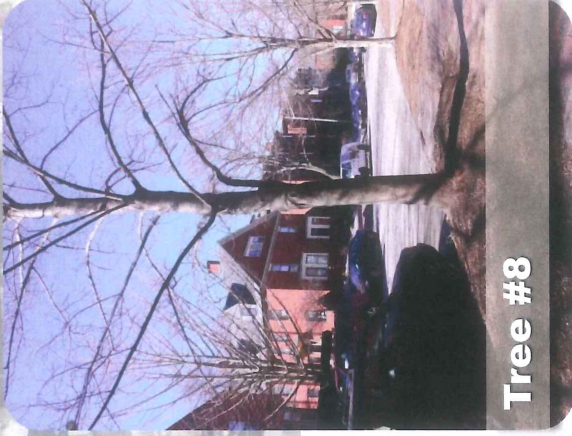
Tree #5



Tree #6



Tree #7



Tree #8



Norway Maple

15" dbh., Good condition
Value: Medium (invasive)



Armstrong Red Maple

18" dbh., Good condition
Value: High



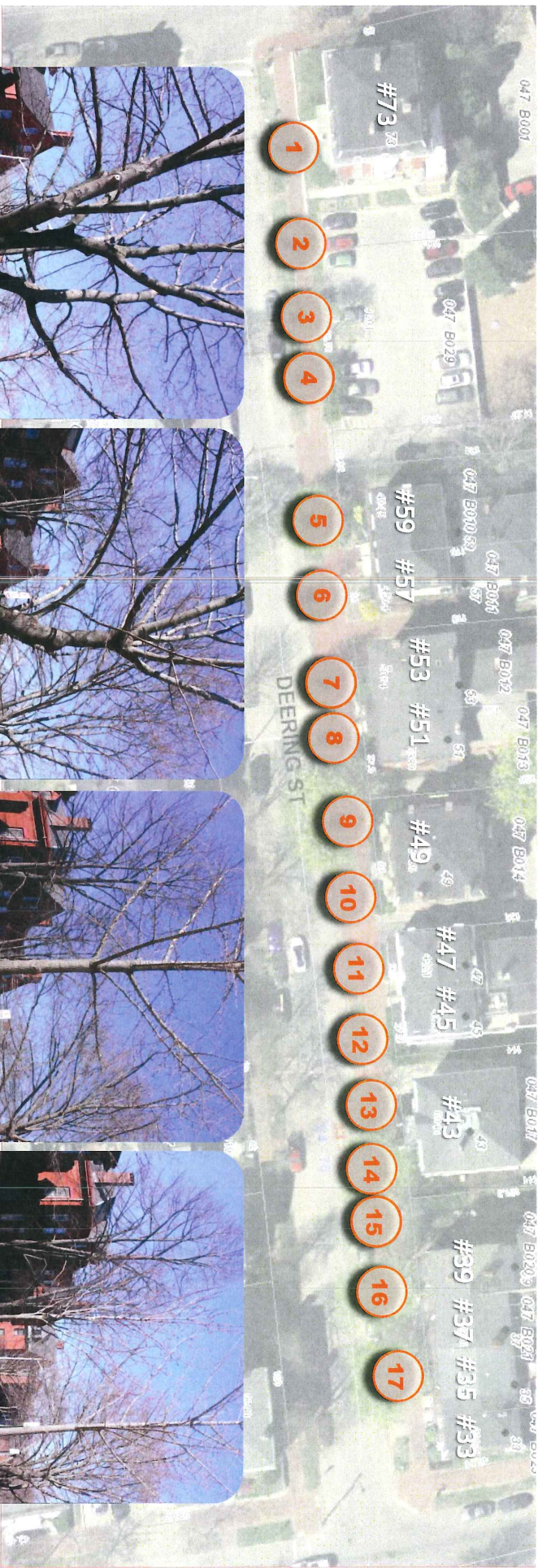
Red Maple

8" dbh., Good condition
Value: High



Norway Maple

12" dbh., Good condition
Value: Medium (invasive)



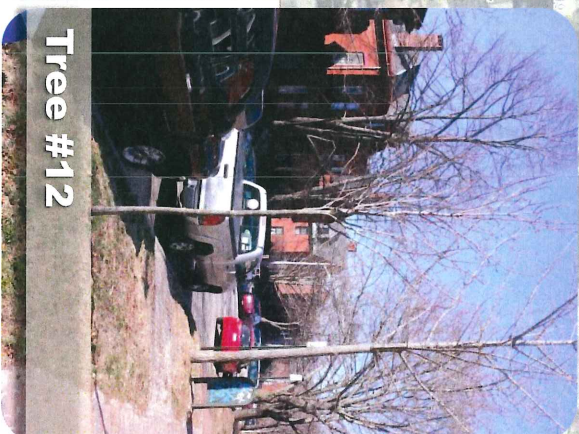
Tree #9



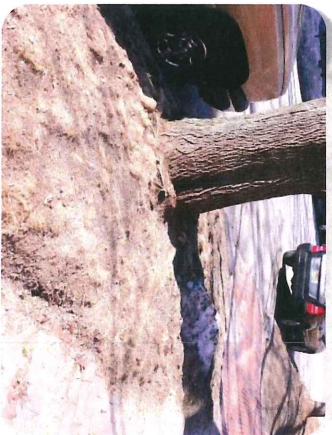
Tree #10



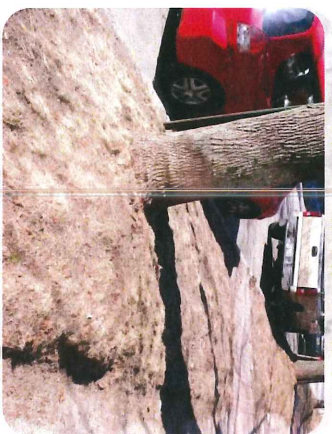
Tree #11



Tree #12



Norway Maple
15" dbh, Good condition
Value: Medium (invasive)



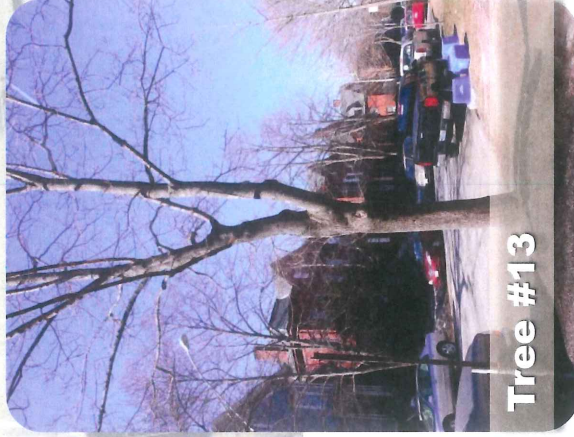
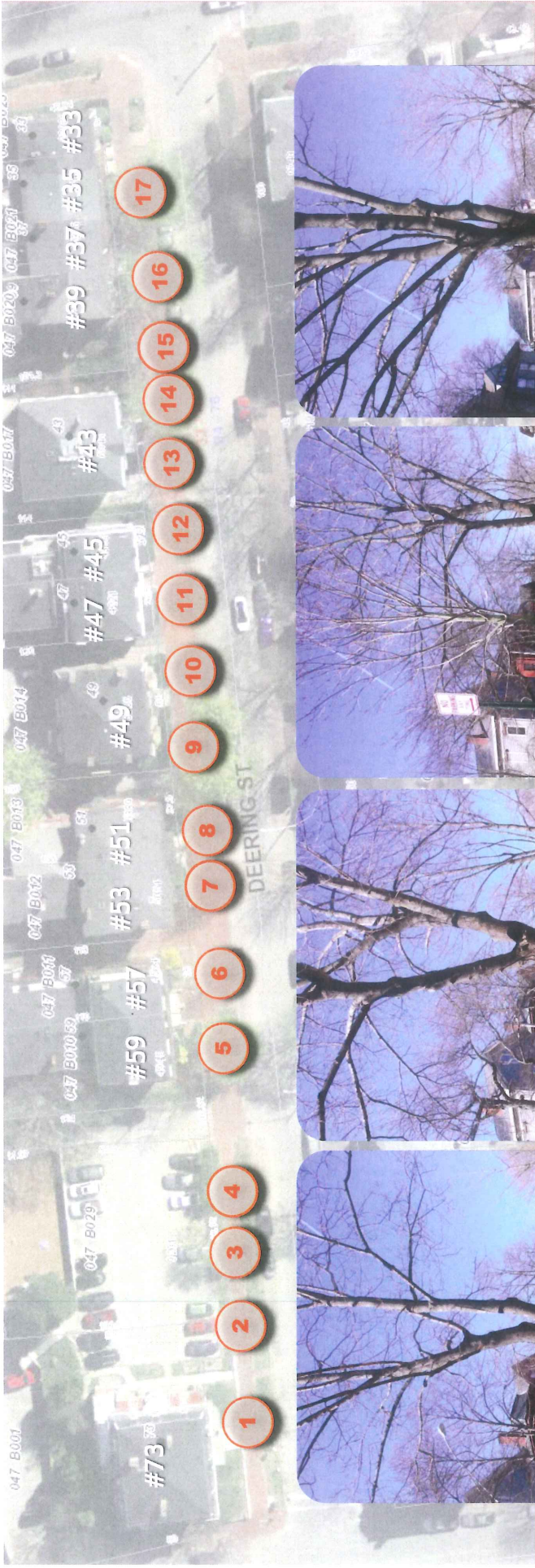
Norway Maple
14" dbh, Good condition
Value: Medium (invasive)



Ginkgo
7" dbh, Good condition
Value: High



Armstrong Red Maple
1" dbh, Good condition
Value: High

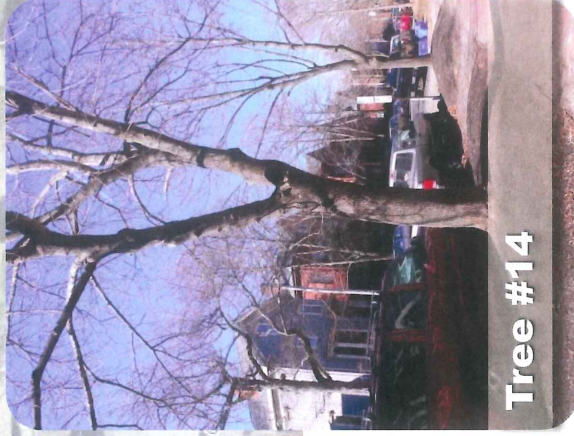


Tree #13



Norway Maple

12" dbh., Good condition
Value: Medium (invasive)



Tree #14



Norway Maple

15" dbh., Good condition
Value: Medium (invasive)

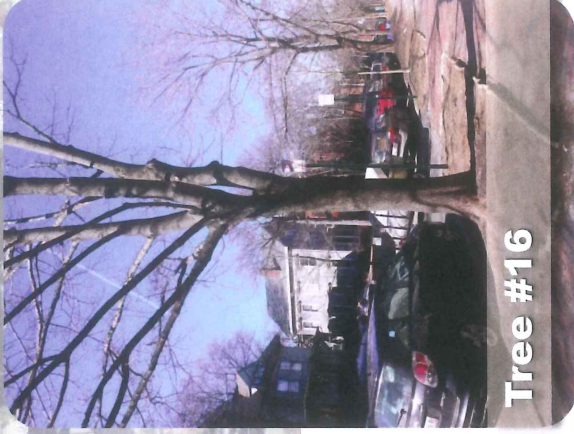


Tree #15

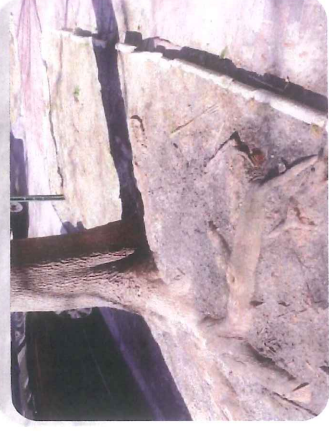


Karpick Red Maple

3" dbh., Good condition
Value: High



Tree #16



Norway Maple

16" dbh., Fair condition
Value: Low (invasive, root girdling)



Tree #17



Norway Maple

14" dbh., Fair condition

Value: Low (invasive, root girdling)



Tree #18



Linden

22" dbh., Fair condition
Value: Medium (root girdling)

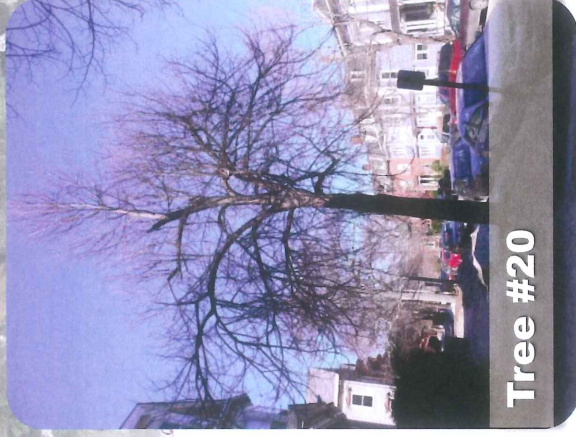


Tree #19



Linden

16" dbh., Fair condition
Value: Medium (root girdling)



Tree #20



Linden

16" dbh., Good condition
Value: High

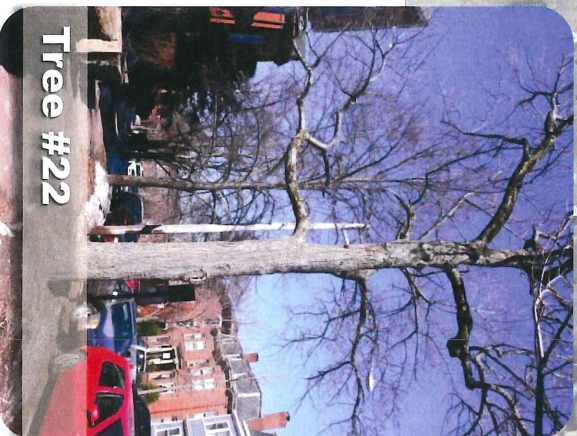


Tree #21



Elm

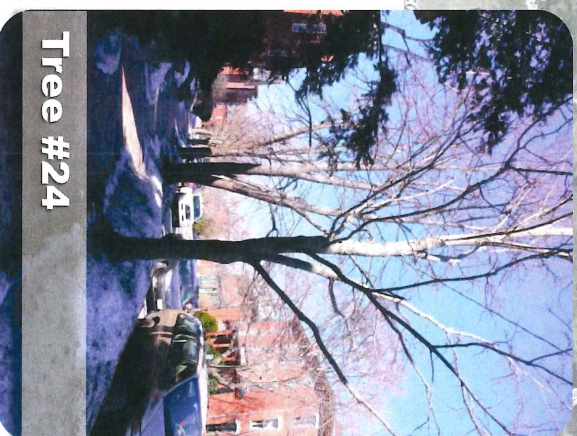
8" dbh., Good condition
Value: High



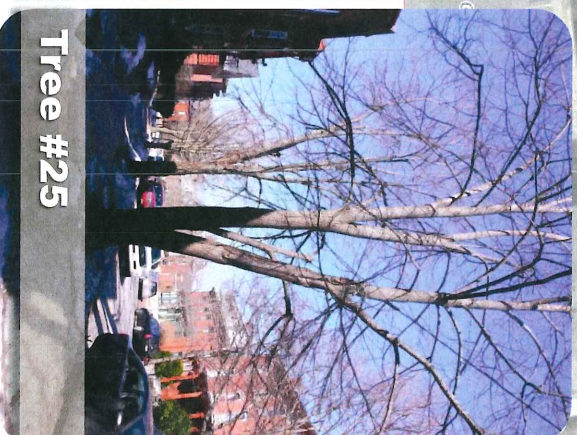
Tree #22



Tree #23



Tree #24



Tree #25



Red Maple
21" dbh., Good condition
Value: High



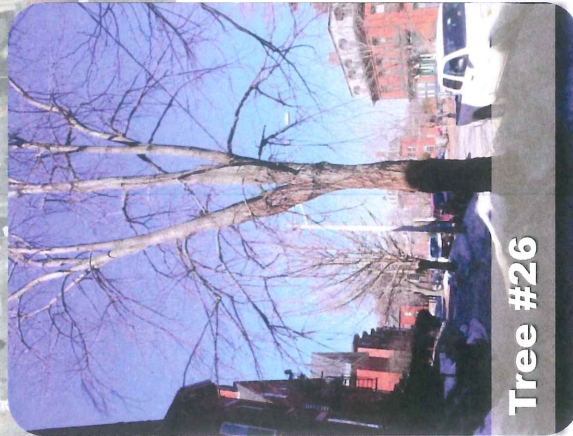
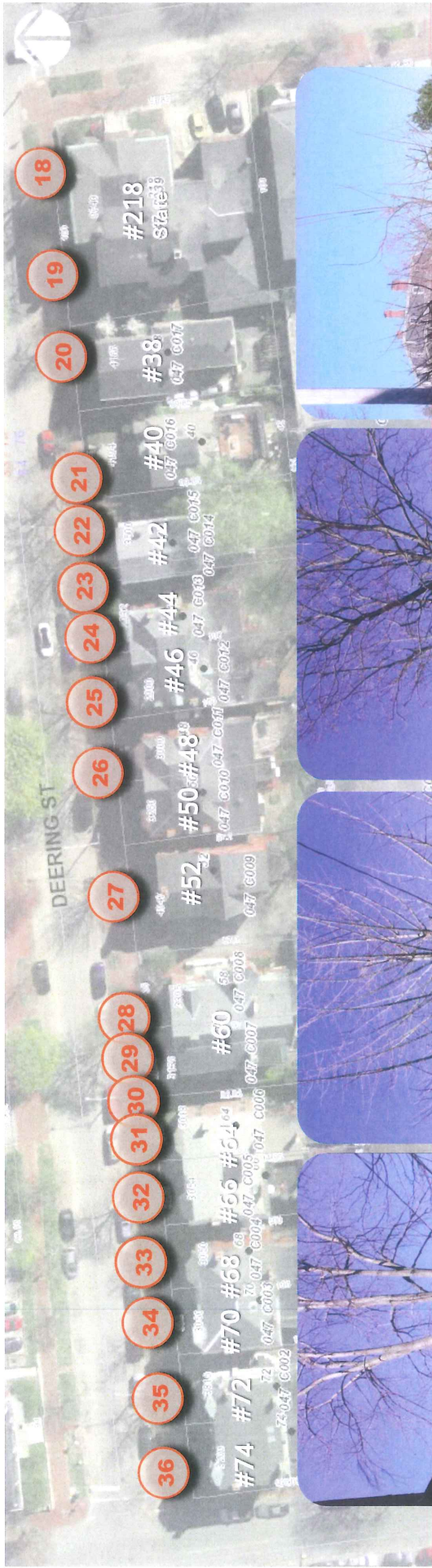
Linden
16" dbh., Good condition
Value: Medium (conflict w. bldg)



Norway Maple
10" dbh., Fair condition
Value: Low (invasive, root zone)



Linden
24" dbh., Good condition
Value: High (root zone space)



Tree #26



Linden

24" dbh., Good condition
Value: High



Tree #27



Ginkgo

12" dbh., Good condition
Value: High (Root zone space)



Tree #28



Norway Maple

24" dbh., Good condition
Value: Medium (invasive)

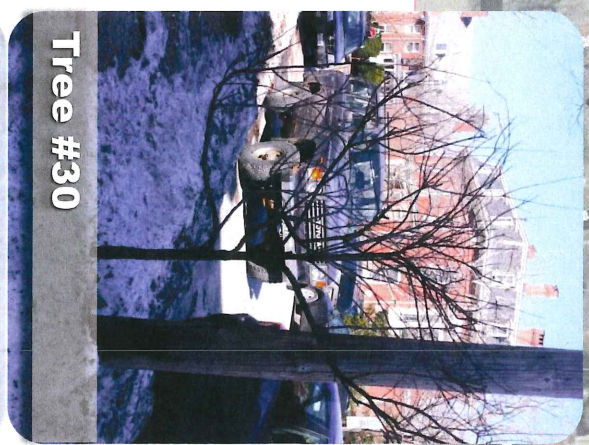
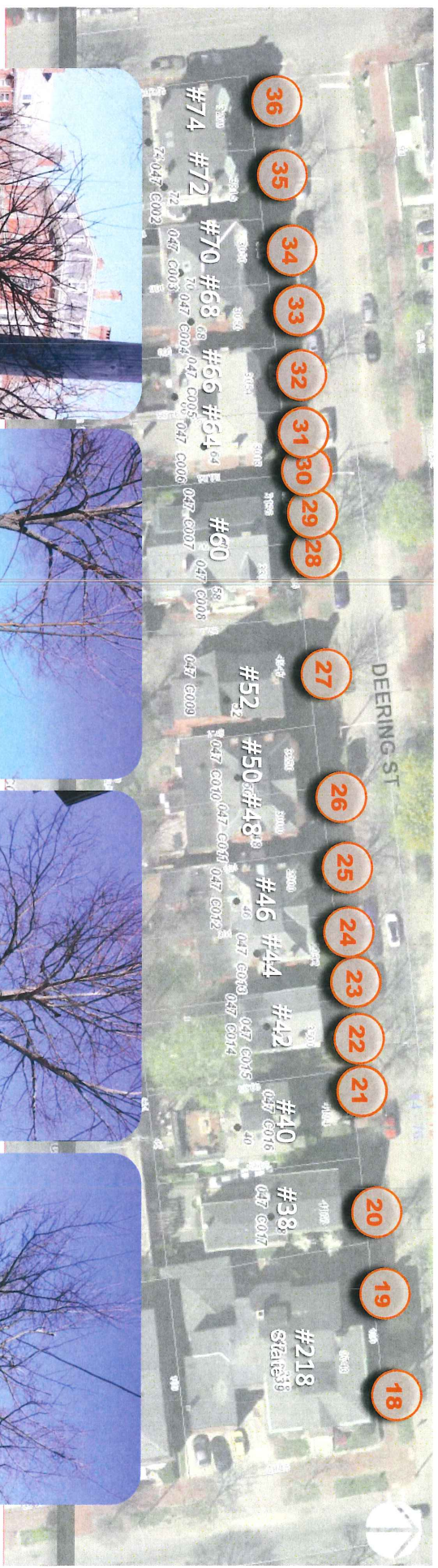


Tree #29

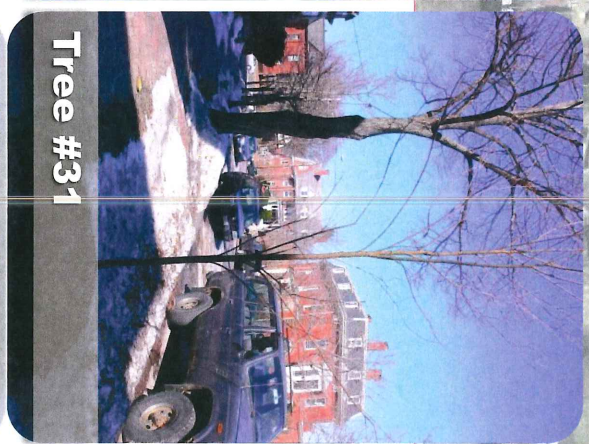


Crabapple

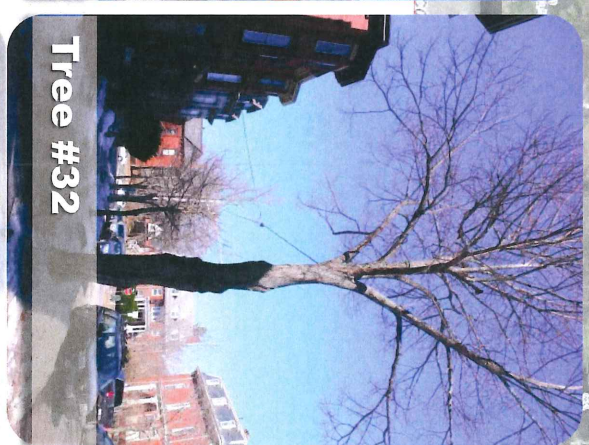
2" dbh., Good condition
Value: Low (scale)



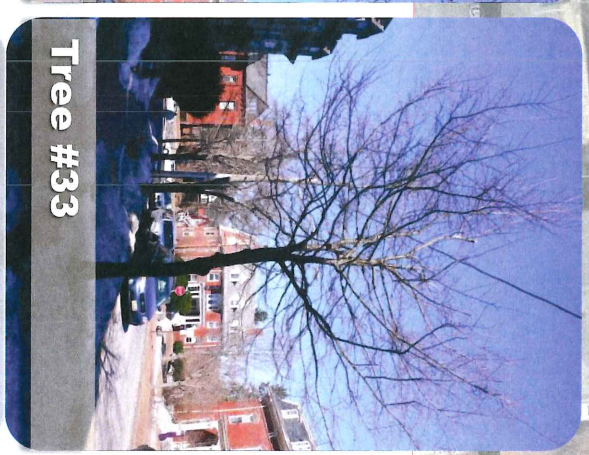
Tree #30



Tree #31



Tree #32

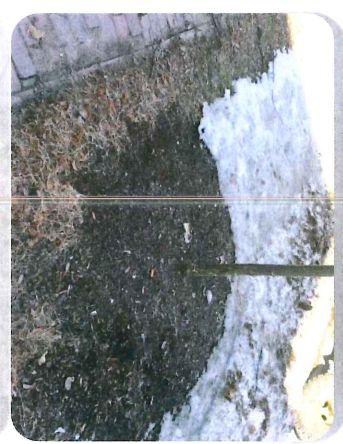


Tree #33



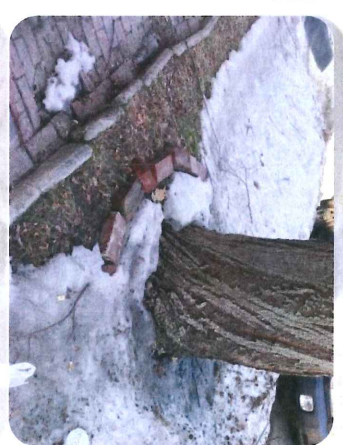
Crabapple

2" dbh, Good condition
Value: Low (Scale)



Princeton Elm

2" dbh, Good condition
Value: High (Vfy)



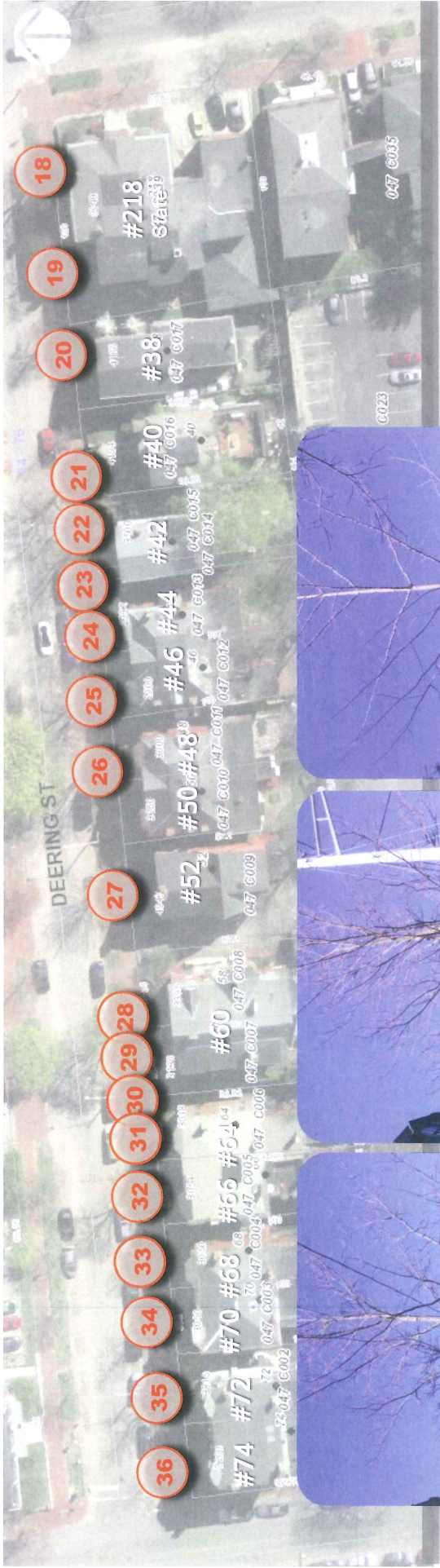
Linden

21" dbh, Good condition
Value: High



European Hornbeam

9" dbh, Good condition
Value: High



Tree #36



Ginkgo
7" dbh., Good condition
Value: High



Tree #35



Norway Maple
12" dbh., Good condition
Value: Medium (invasive)

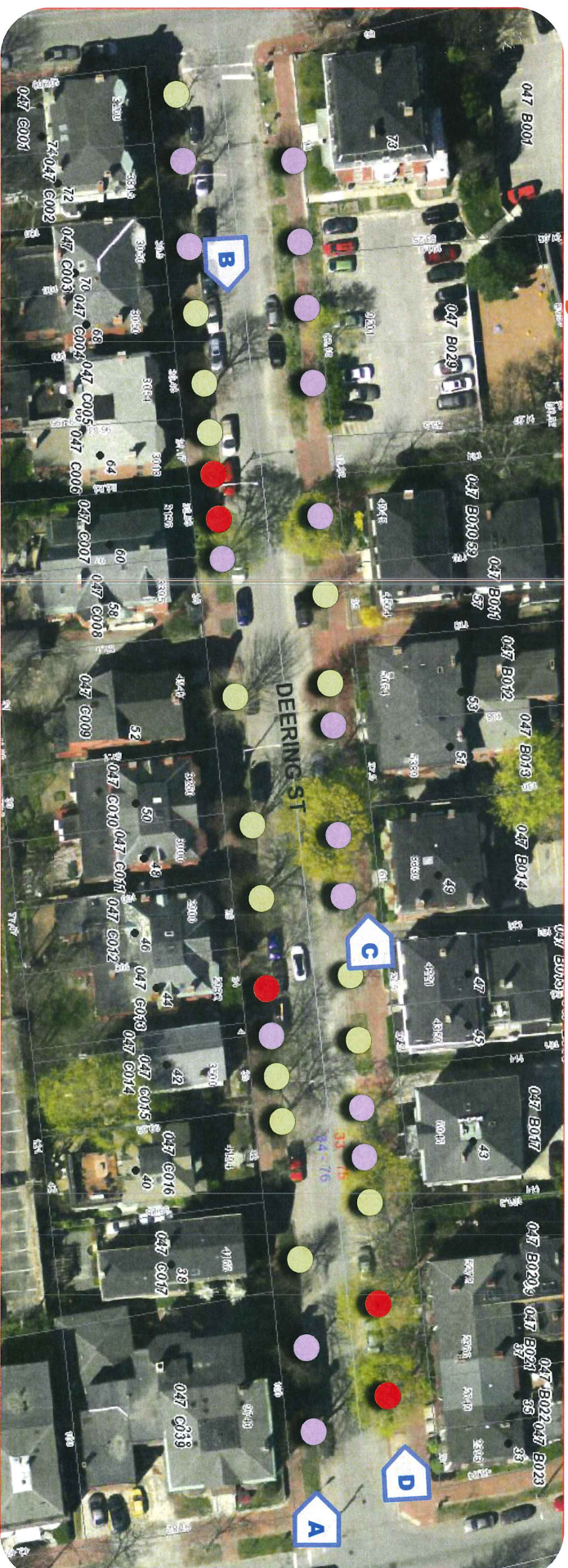


Tree #34



Norway Maple
12" dbh., Good condition
Value: Medium (invasive)

TREES - By Value (Deering Street - Mellen to State Block)



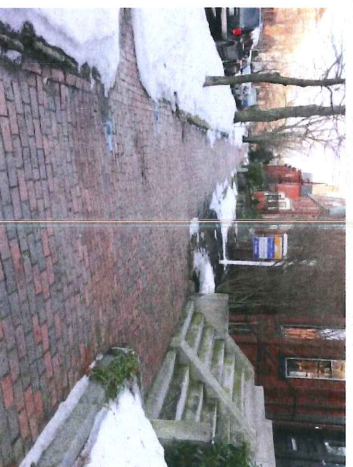
Key - Tree values

- High value
- Medium value
- Low value



View A

South side of Deering Street,
Facing West near State Street



View B

South side of Deering Street,
Facing East near Mellen Street



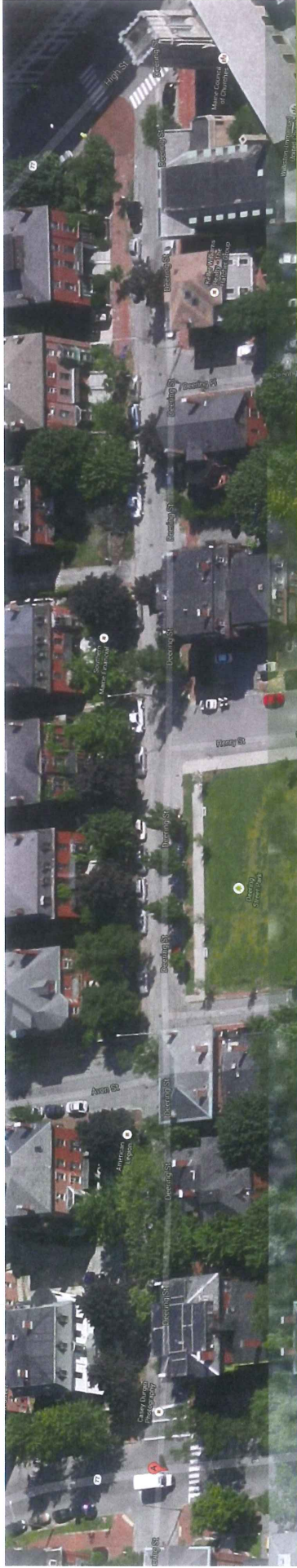
View C

North side of Deering Street,
Facing West toward Mellen Street



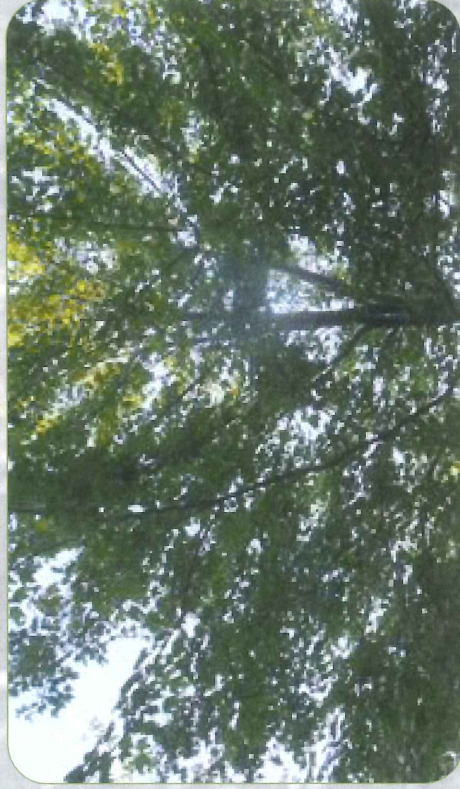
View D

North side of Deering Street,
Facing West near State Street



STREET TREES

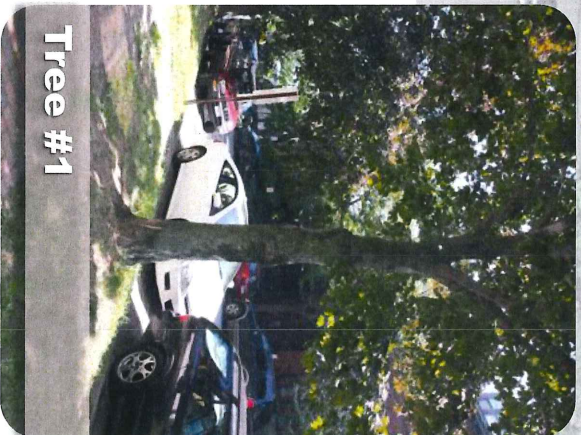
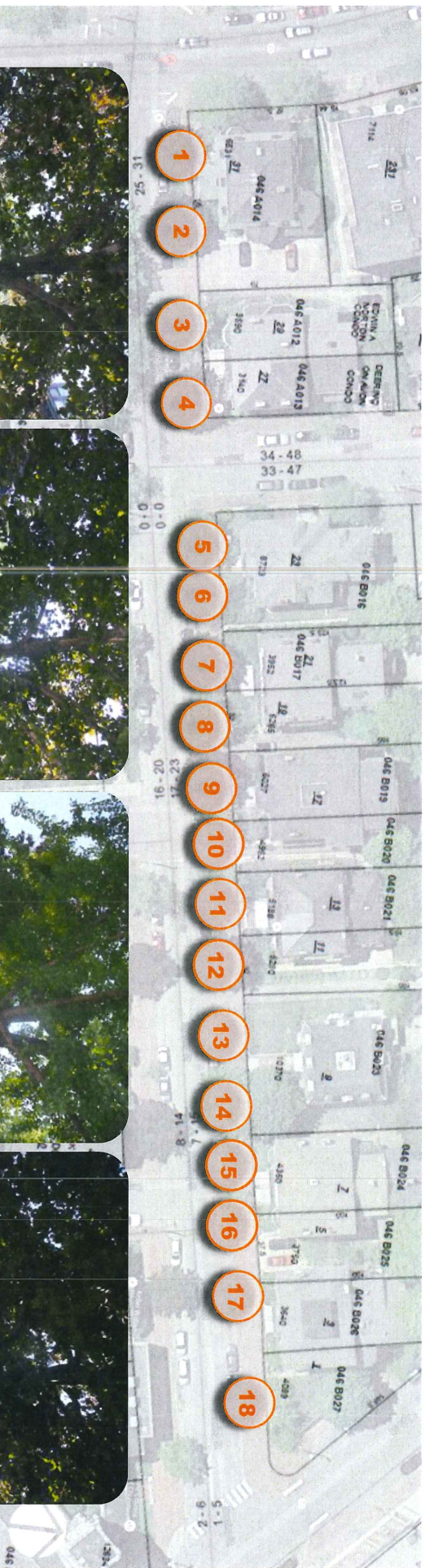
INVENTORY & ASSESSMENT



DEERING STREET IMPROVEMENTS PROJECT

State-to-High Street Block

Fall 2013



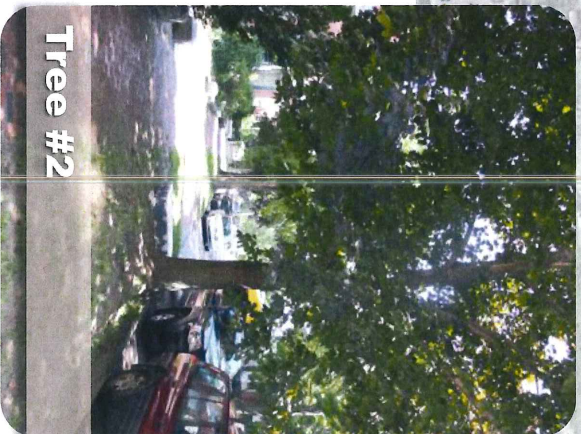
Tree #1



Norway Maple

15" dbh., Fair condition

Value: Low (invasive, root girdling)



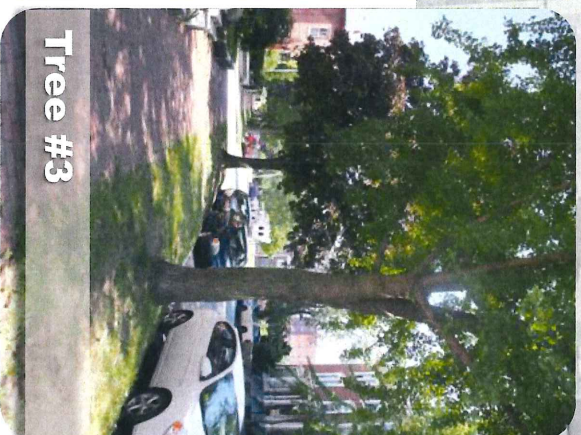
Tree #2



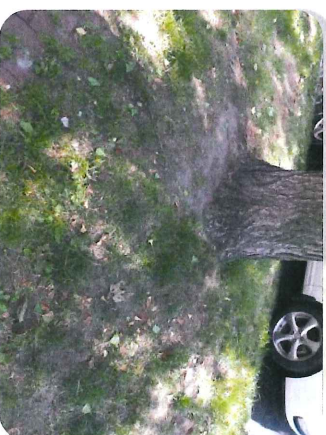
Norway Maple

15" dbh., Good condition

Value: Low (invasive, root girdling)



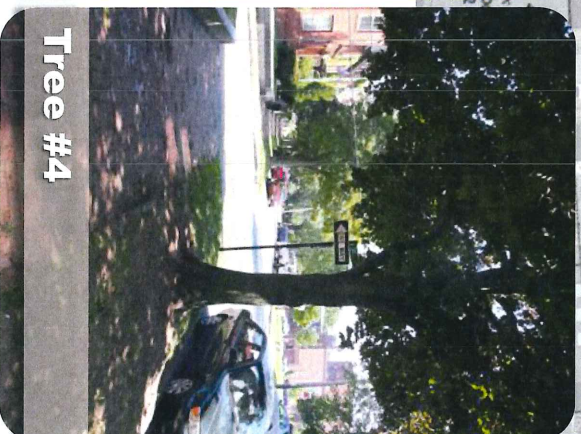
Tree #3



Ginkgo

16" dbh., Good condition

Value: high



Tree #4



Norway Maple

14" dbh., Good condition

Value: Medium



Tree #5



Amur Cork Tree
18" dbh., Good condition
Value: High



Tree #6



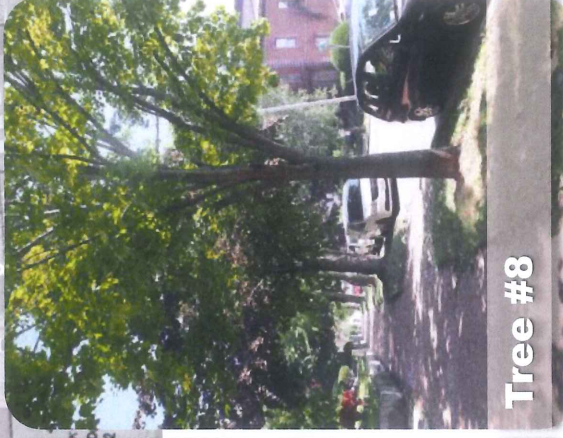
Siberian Elm
18" dbh., Good condition
Value: Medium



Tree #7



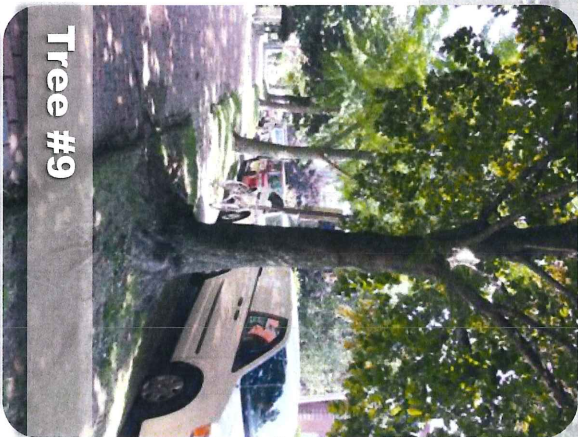
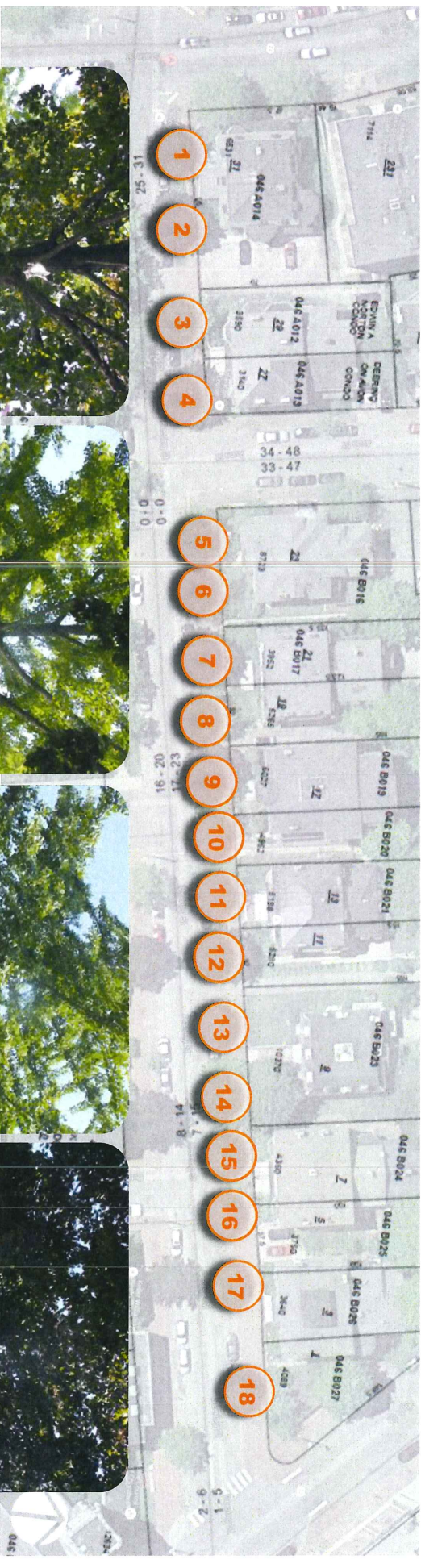
Norway Maple
15" dbh., Good condition
Value: Medium



Tree #8



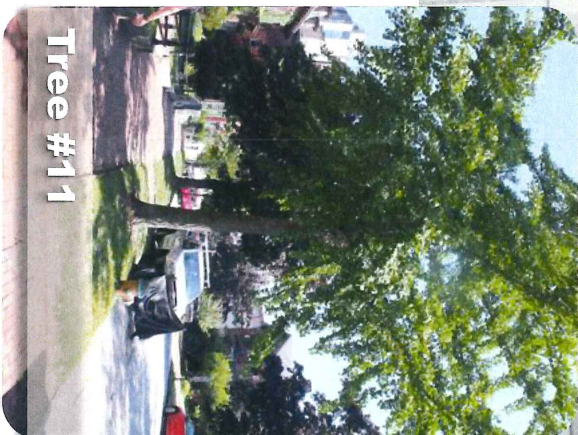
Norway Maple
12" dbh., Good condition
Value: Medium



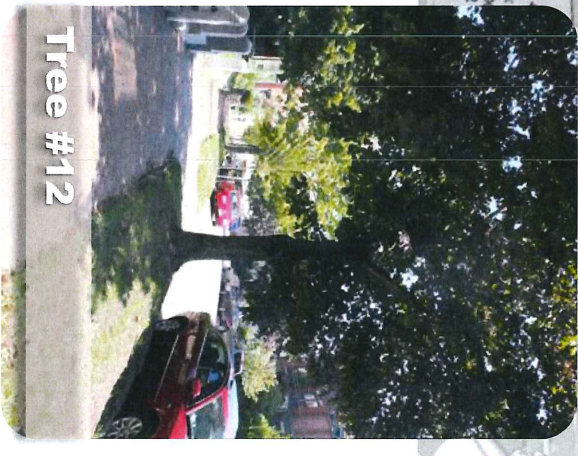
Tree #9



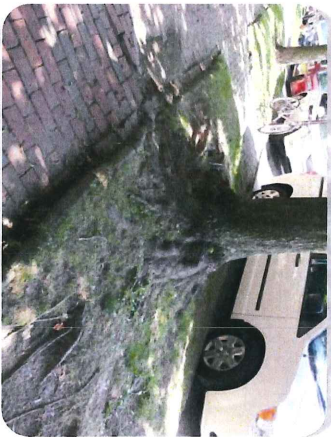
Tree #10



Tree #11

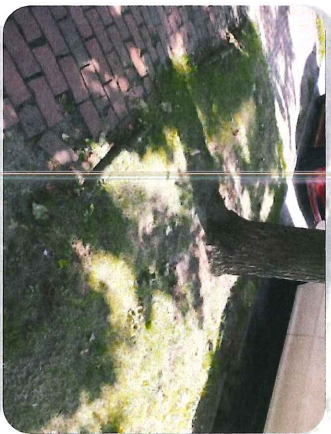


Tree #12



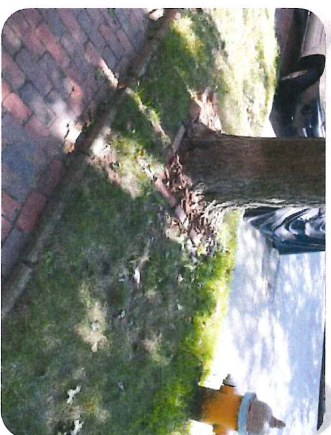
Norway Maple

15" dbh, Fair condition
Value: Low (invasive, root girdling)



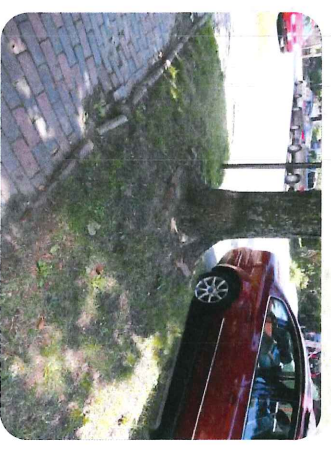
Ginkgo

12" dbh, Good condition
Value: High



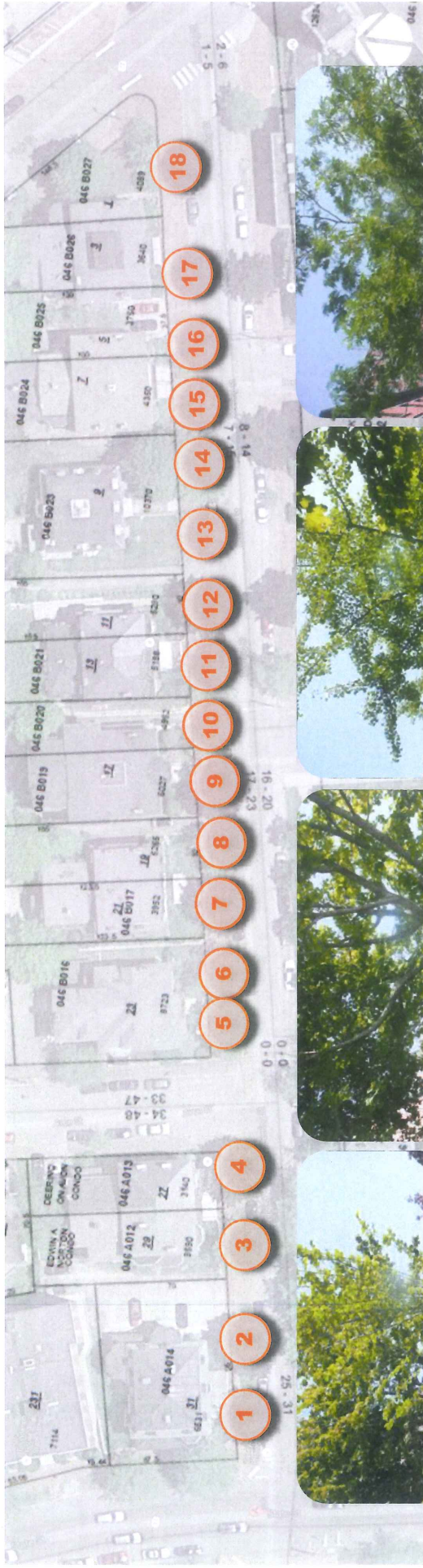
Ginkgo

18" dbh, Good condition
Value: High



Norway Maple

15" dbh, Good condition
Value: Medium (invasive)



Tree #13



American Elm
4" dbh., Good condition
Value: High



Tree #14



Norway Maple
15" dbh., Fair condition
Value: Low (invasive, root girdling)



Tree #15



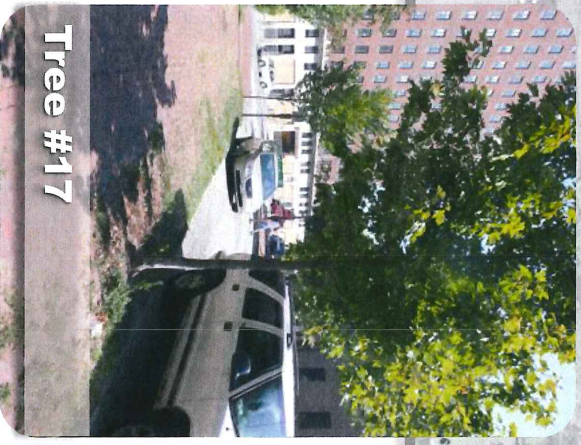
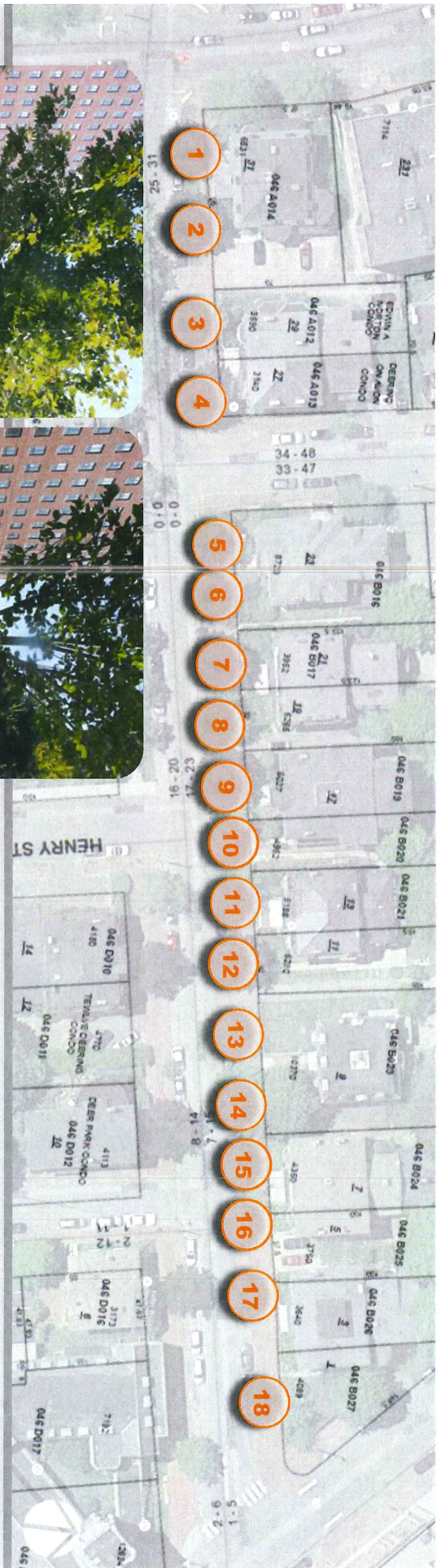
Ginkgo
8" dbh., Good condition
Value: high



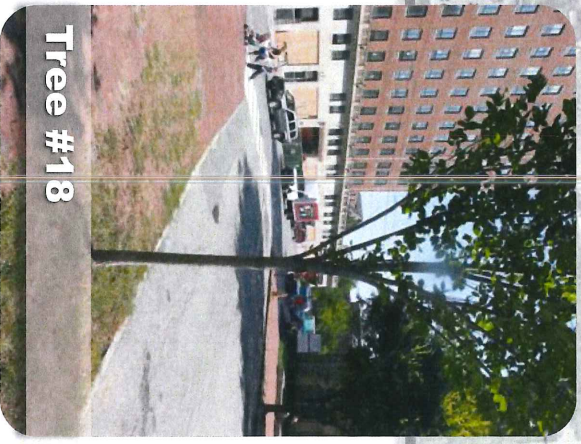
Tree #16



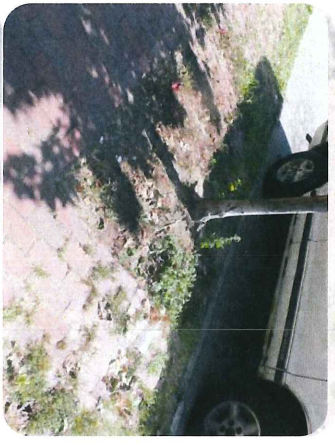
Honey Locust
6" dbh., Good condition
Value: High



Tree #17



Tree #18



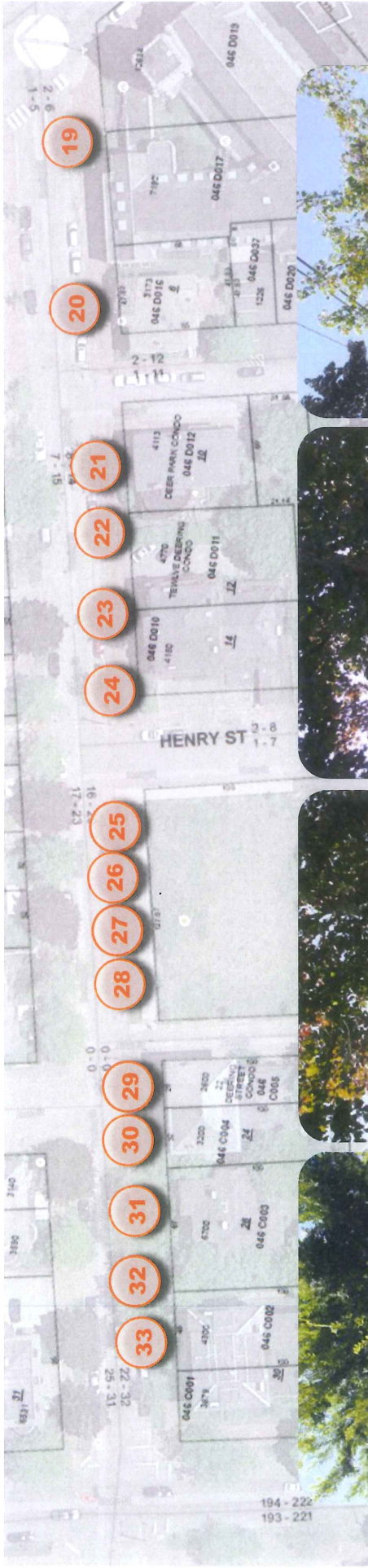
Red Maple

4" dbh., Good condition
Value: High



American Elm

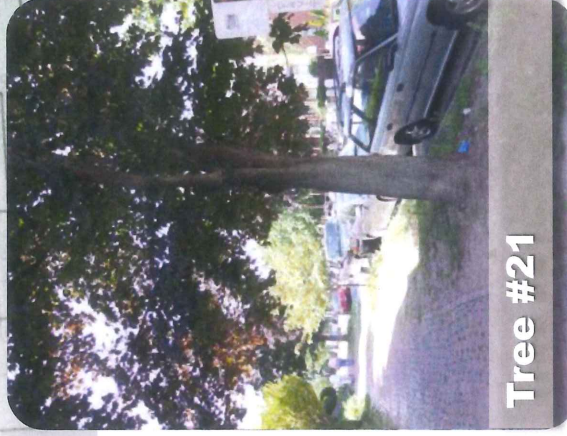
4" dbh., Good condition
Value: High



Tree #19



Tree #20



Tree #21

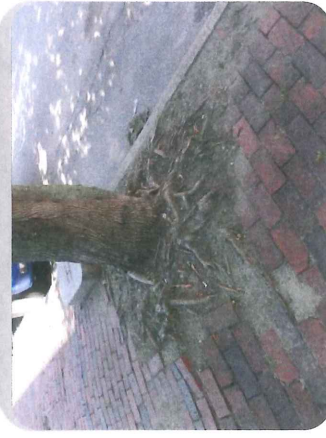


Tree #22



Lacebark Elm

8" dbh., Good condition
Value: High



Norway Maple

12" dbh., Fair condition
Value: Low (Invasive, root girdling)



Norway Maple

15" dbh., Good condition
Value: Medium

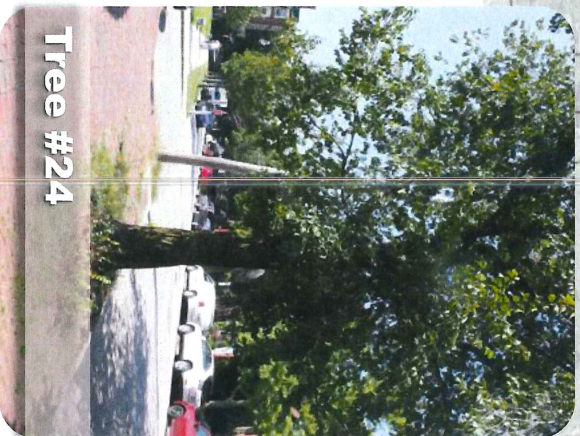


Hedge Maple

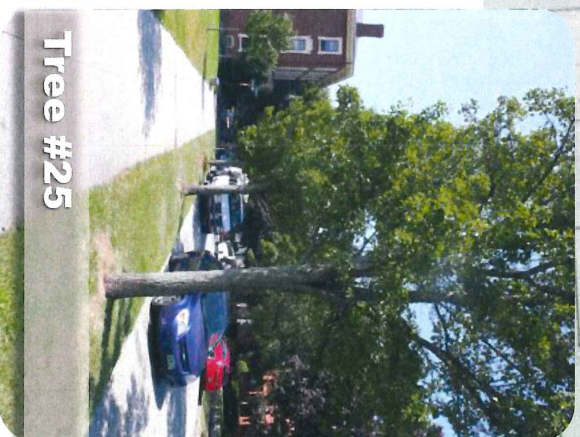
4" dbh., Good condition
Value: High



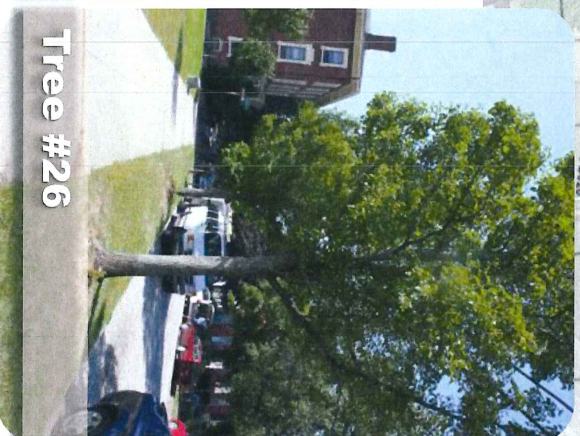
Tree #23



Tree #24



Tree #25



Tree #26



Norway Maple

18" dbh., Good condition
Value: Medium (invasive)



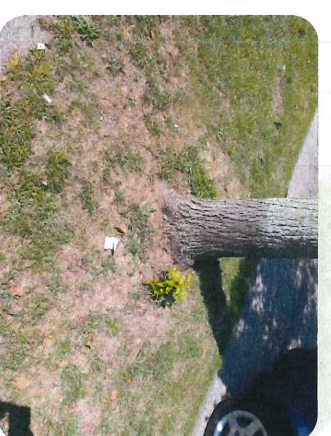
Siberian Elm

18" dbh., Good condition
Value: High



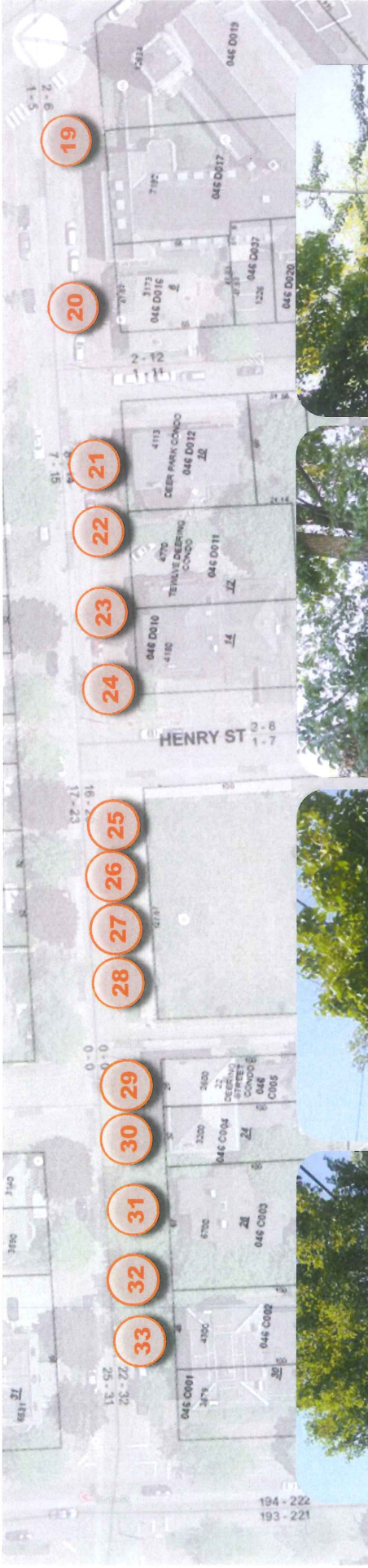
Bradford Pear

10" dbh., Good condition
Value: Medium (weak structure)



Bradford Pear

10" dbh., Good condition
Value: Medium (weak structure)



Tree #27

Bradford Pear

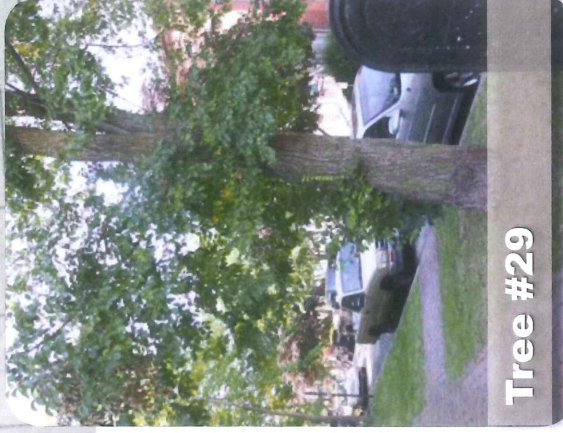
8" dbh., Good condition
Value: Medium (weak structure)



Tree #28

Japanese Lilac

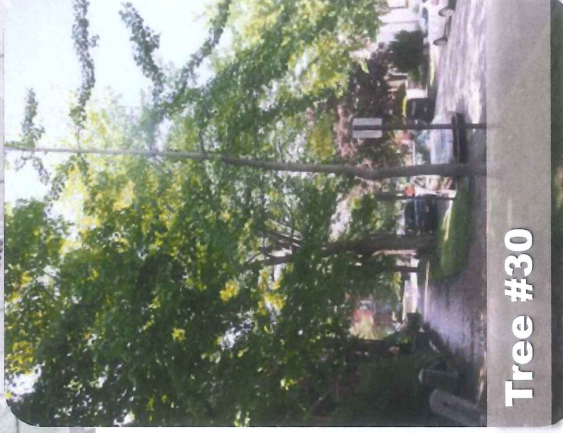
4" dbh., Good condition
Value: High



Tree #29

American Elm

18" dbh., Fair condition
Value: Medium

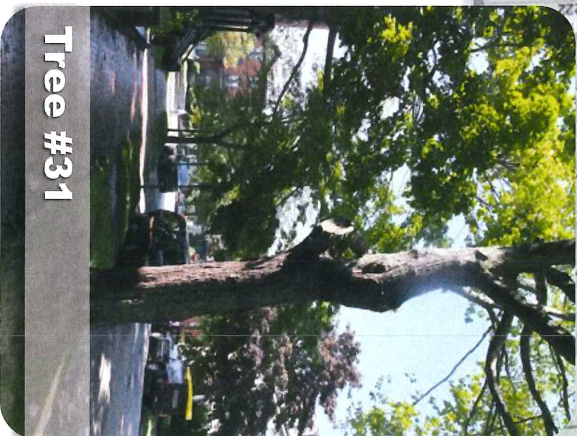
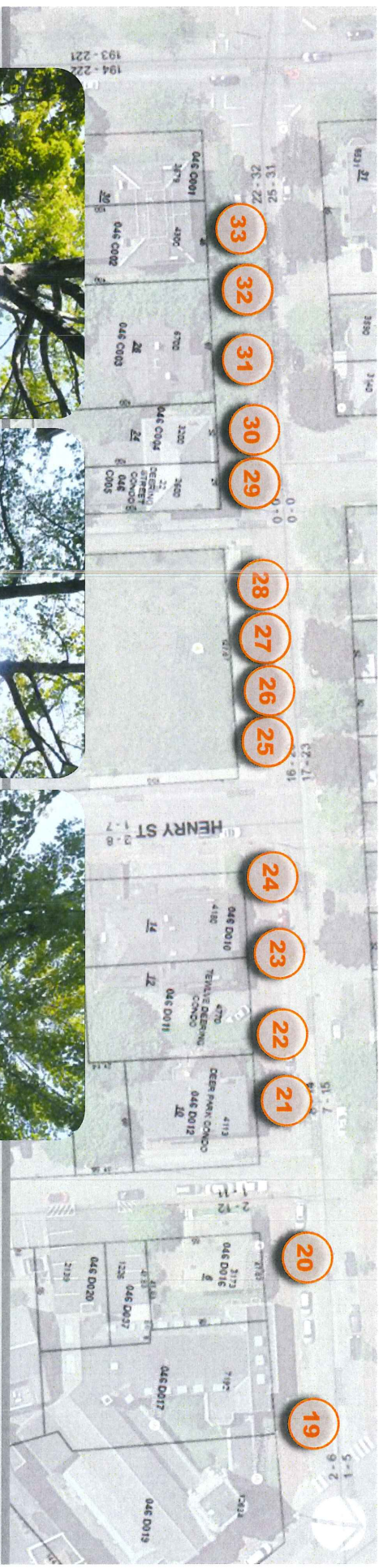


Tree #30

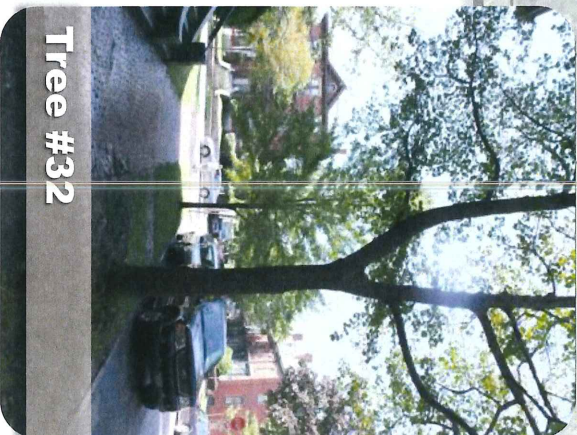
Ginkgo

6" dbh., Good condition
Value: High

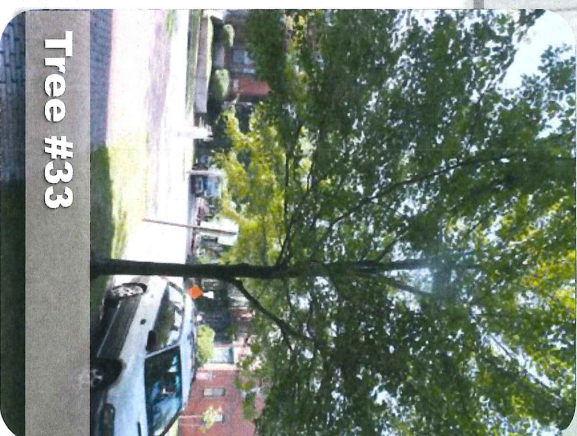




Tree #31



Tree #32



Tree #33



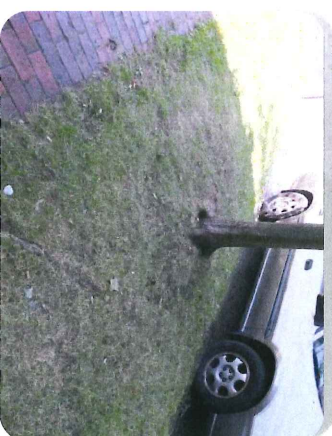
Red Maple

24" dbh., Fair condition
Value: Medium (in decline)



Norway Maple

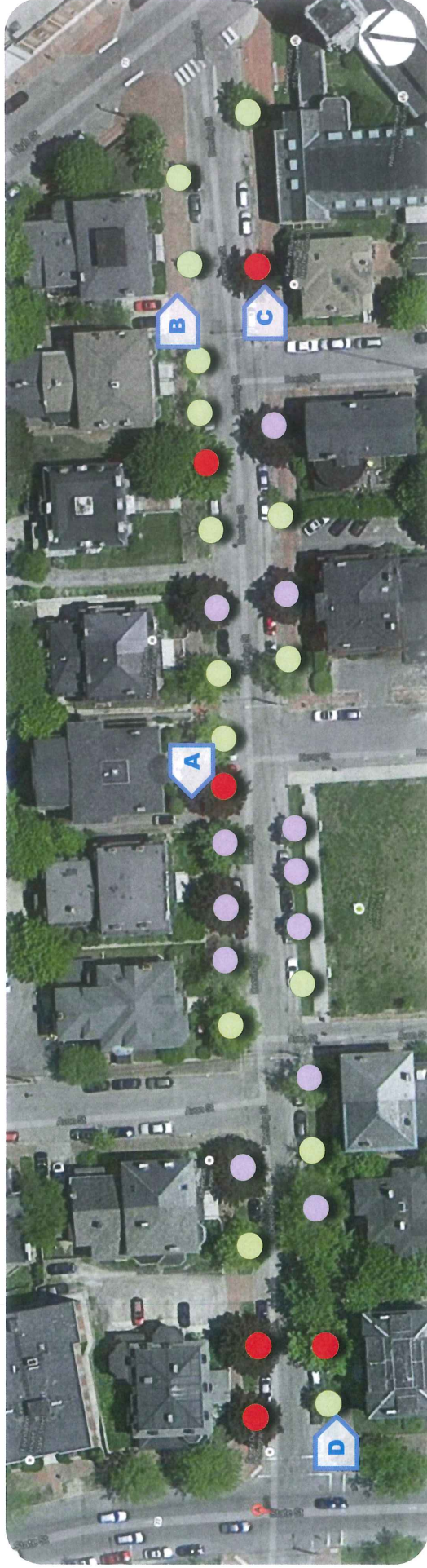
16" dbh., Fair condition
Value: Low (invasive, roots encroaching water service)



American Elm

6" dbh., Good condition
Value: High

TREES – By Value (Deering Street)



Key – Tree values



High value



Medium value



Low value



View A

North side of Deering Street,
Facing West toward Avon Street



View B

North side of Deering Street,
Facing East toward High Street



View C

South side of Deering Street,
Facing East toward High Street



View D

South side of Deering Street,
Facing East near State Street

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

**WORKSHOP
76 CONGRESS STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: October 30, 2014

RE: November 5, 2012 Workshop to Review Revised Design Proposal for
Performing Arts Center Addition (4th workshop)

Address: 76 Congress Street
(site of former St. Lawrence Church)

Applicant: Friends of the St. Lawrence Church/St. Lawrence Arts

Architect: David Lloyd, Archetype

Introduction and Background

Architect David Lloyd, representing Friends of the St. Lawrence Church, is returning to the Historic Preservation Board for a 4th workshop session to present his revised design proposal for a major building addition to the St. Lawrence parish hall at 76 Congress Street. The addition, located on the site of the former church sanctuary (demolished in 2008 due to structural collapse), will house a 400-seat performing arts center surmounted by a rooftop "promenade room" for additional events and community functions.

Mr. Lloyd was last before the Board in May of 2013. Previous workshops were held in December 2012 and February 2013. At the May 2013 workshop, Board members noted that significant positive progress had been made since the initial presentation in terms of the addition's design compatibility with the existing parish hall and the surrounding neighborhood. Notwithstanding the general support, Board members noted that the design needed further refinement and identified several aspects of the proposal that warranted additional consideration. The outstanding design issues are summarized in a following section of this report.

Following the May workshop, the applicant elected to temporarily suspend the HP design review process in order to address fundamental zoning questions that needed to be resolved in order to move forward with the performing arts center as currently envisioned. The decision to suspend the HP process was supported by the HP Board and staff, as all parties recognized that the underlying zoning for the site would likely affect

the design of the new addition, particularly its scale. Since the May workshop, the applicant has applied for and received a favorable recommendation from the Planning Board to amend their 2010 conditional rezoning agreement for the property. Now that the zoning question appears to be moving towards resolution (Council approval is still pending) and the basic allowable building envelope has been established, the applicant is returning to the Historic Preservation Board to resume the design review process.

Mr. Lloyd is returning to the Board with a substantially revised design proposal. As he notes in his cover letter, these changes were made largely in response to feedback from the Historic Preservation Board at its last workshop on the project. The enclosed drawings were used as the basis for discussion with the Planning Board and are incorporated by reference in the amended conditional rezoning agreement being recommended by the Planning Board to the Council. Please note that while the agreement references the drawings, it also makes clear that the Historic Preservation Board has final review authority over the design and that the attached drawings may be subject to change.

May 2013 Proposal, Board Comments

Enclosed as Attachment 1 are the renderings presented at the Board's May 2013 workshop. As noted above, Board members expressed the view that the design was definitely moving in the right direction and was much more responsive to its immediate context than earlier renditions. That said, the Board raised a number of questions and potential concerns. Following is a summary of Board feedback:

- Scale and form. Most members appeared comfortable with the scale of the hall itself, although some questioned whether its size could be reduced further. They also noted that the massing had been reduced and broken up. The presence and scale of the promenade element (the addition of which made the addition exceed the height limit established by zoning) generated more questions and concerns. Members acknowledged that in addition to providing an additional function space, the promenade element served as an effective screen for rooftop mechanicals and served to lighten the overall composition of the building. However, several members encouraged a reduction in its height and there was a general consensus that it needed further refinement.
- Building base. Board members noted that the base of the addition had been significantly improved in terms of relating to the adjoining parish hall. This had been achieved not only by the introduction of rusticated granite, but also by continuing key datum lines established by the parish hall. One member of the Board did note, however, that the base still read as an open arcade defined by series of columns and lintels. To relate more effectively to the base of the parish hall (which appears as a solid wall with punched openings), he suggested that perhaps the base of the addition needed more mass/solidity.
- Connection to existing structure. Board members agreed that the immediate connection between the parish hall and the new addition appeared awkward and unresolved.

- Screen material on upper façade. While Board members did not object to the proposed material for the upper façade, they noted that it was difficult to understand how it would read from the drawings presented. Some members also questioned whether the proposed folding of the screening was necessary. All agreed that the edges of the material would need to be well detailed in order for its application to be successful. Several Board members suggested that a mock-up would be very helpful in assessing the effect of the material.
- Munjoy Street elevation. Board members noted that while the Congress Street elevation had come a long way in relating to the building it abuts, the Munjoy Street elevation is not sufficiently integrated with its neighborhood context, which is distinct from that of Congress Street.

Design Modifications in Current Proposal

As noted in the introduction, the design scheme has changed considerably since the Board's last review. (See Attachment 2.) Major changes include:

- A more defined corner "tower" element. This is achieved through a shift in building planes and through the use of the metallic screen to highlight the tower and distinguish it from the balance of the building. Note also that where the corner entrance in the previous design had been very tall, the entrance bay has now been lowered to a more human scale.
- A two-story base along most of the Congress Street façade. The previous design featured a single-story open arcade. The new two-story base is clad in stone and reads more as a solid wall (particularly at the second floor level) with punched openings. Stone becomes a major part of the material palette in this revised scheme.
- The use of metallic screen on the upper façade of the hall itself is now more limited. The screening is reserved for the recessed wall planes, which reduces its visual impact. The screening is used again as a cornice element on the rooftop promenade.
- The Munjoy Street elevation has been revised substantially. As on the Congress Street façade, the Munjoy Street elevation features a two-story stone base. The height of the base aligns with the height of the adjoining residential structure's façade. A vegetated screen is introduced on this elevation as well.
- Signage is now shown on the plans. As proposed, the signage is an integral element of the building design.

Staff Comments

The current design proposal was developed before the applicant began their Planning Board review process. Accordingly, the enclosed scheme is what was presented to the

Planning Board for purposes of their review, recognizing that the HP Board had yet not had an opportunity to comment on it. While most of the Planning Board's deliberations focused on issues other than design (such as the capacity of the performing arts center and the parking demands of a facility of this scale), the Board did discuss the proposed addition's design in very general terms. Prior to the Planning Board's workshop, HP and Planning staff met to review the latest design proposal. Urban Designer Caitlin Cameron summarized staff's comments in a memo to the Planning Board. As Ms. Cameron's written analysis is quite thorough and represents the view of both HP and Planning staff, staff is forwarding it to the Board for its consideration—see Attachment 3.

Staff understands that the Planning Board was generally favorable in its response to the proposed building design, although it did not discuss it in detail knowing that design was under the purview of the Historic Preservation Board. Attached is a copy of the amended conditional zone agreement being recommended by the Planning Board to the Council—see Attachment 4. For reference to the status of the building design, see page 5.

Applicable Review Standards

In reviewing the preliminary proposal, the Board shall consider the following Standard for Review of Alterations:

- (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.*

The Board shall also consider the ordinance's Standards for Review of New Construction, which require that any new development respond to the following compatibility factors:

Scale and Form:

Height
Width
Proportion of principle facades
Roof shapes
Scale of the structure

Composition of Principle Facades:

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

Relationship to the street:

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. May 2013 proposal
2. Cover letter and current design proposal
3. Design review comments by Urban Designer Caitlin Cameron
4. Amended Conditional Zone Agreement (recommended to Council)
5. Compilation of earlier design proposals

ATT. 1

MAY 2013
PROPOSAL









A R C H I T E C T Y P E

August 28, 2014

Deb Andrews
Historic Preservations Program Manager
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: St Lawrence Arts Center Addition

Dear Deb,

We are pleased to resubmit our revised elevations for the St Lawrence Arts building. Presently we are in the process of resubmitting for our second Planning Board meeting. We also want to get back into a review process with HP. The new revised drawings reflect many changes of elevations in direct response to the Boards concerns. The major changes are the elevations along Congress and Munjoy. In an effort to break down the scale of the Congress Street façade we have redefined the front porch to be a two story element. On the Munjoy Street elevation we have added more stone and broken up the elevation with green screen and fenestration. I believe all these changes have added interest and do a better job of integrating the building into the smaller residential scale that it abuts.

We look forward to your comments and the Historic Preservation Boards oversight.

Regards,



David Lloyd
Maine Licensed Architect #936



St. Lawrence Arts - North East Rendering



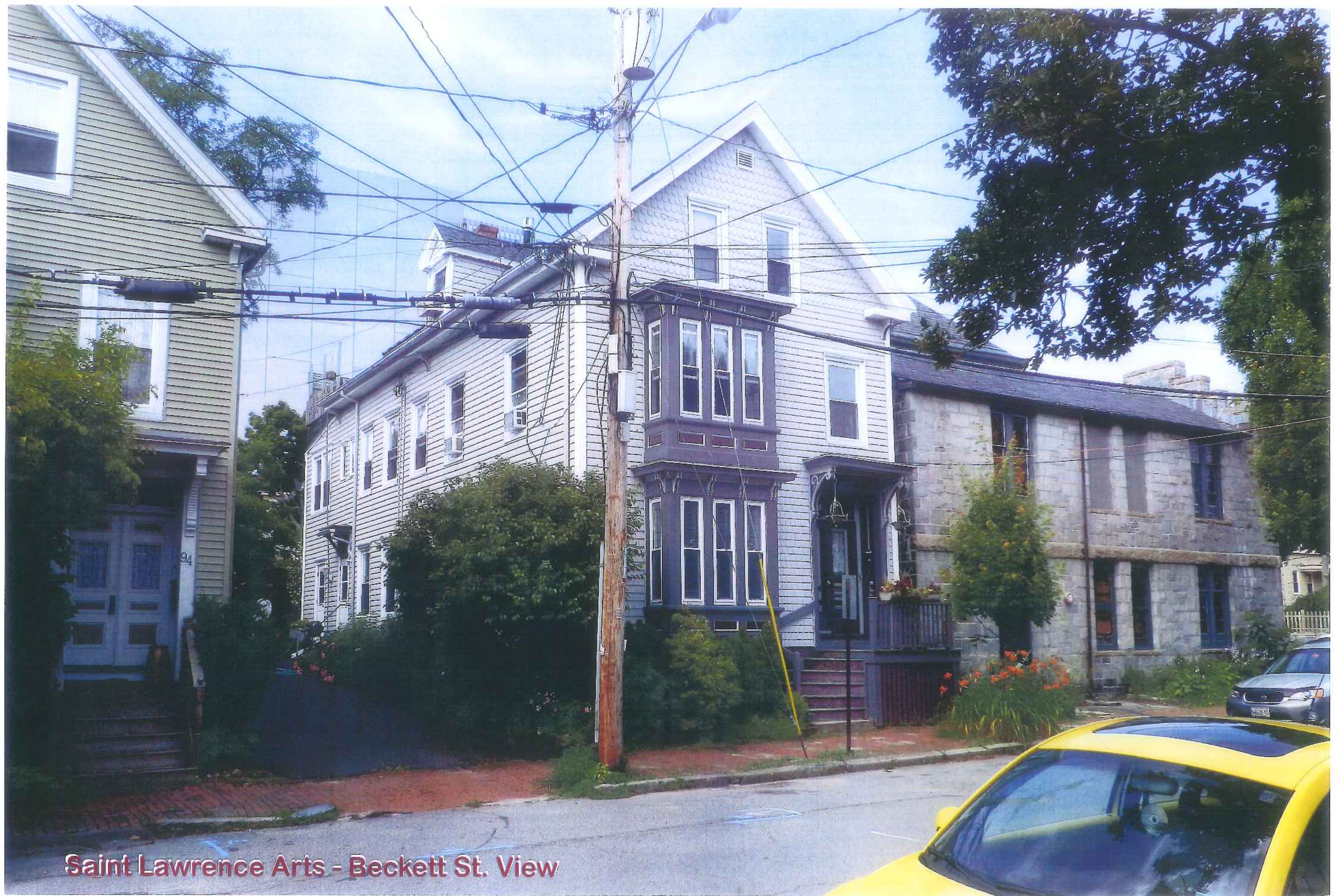
PERSPECTIVE B - LOOKING EAST UP CONGRESS STREET



PERSPECTIVE C - LOOKING WEST UP CONGRESS STREET



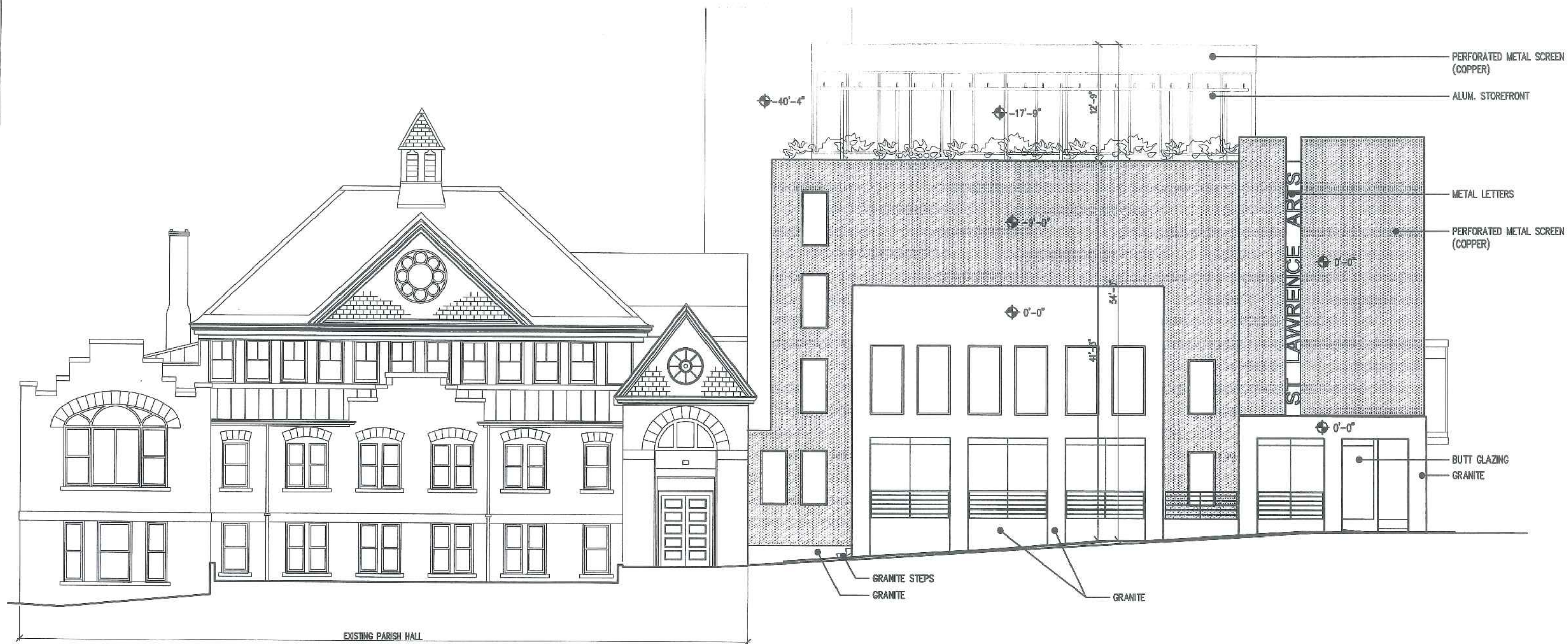
St. Lawrence Arts - Munjoy St. View



Saint Lawrence Arts - Beckett St. View



**FORMER APPROVED SCHEME
MASSING DIAGRAM**



Prepared for:

**FRIENDS OF THE
ST. LAWRENCE CHURCH**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Consulting Engineer:



48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

**ST. LAWRENCE ARTS
ADDITION**

76 CONGRESS STREET
PORTLAND, MAINE 04101

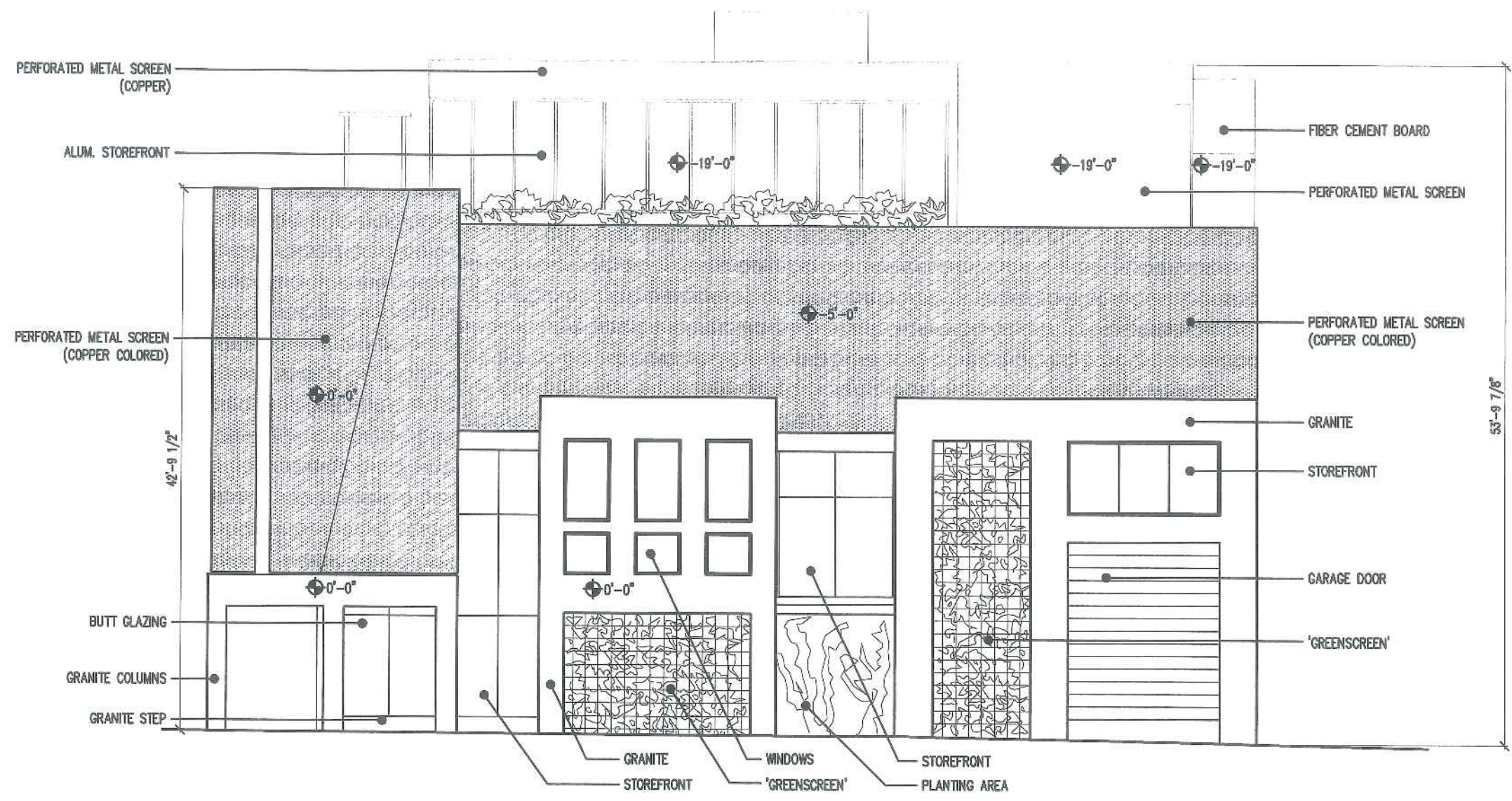
Revisions:

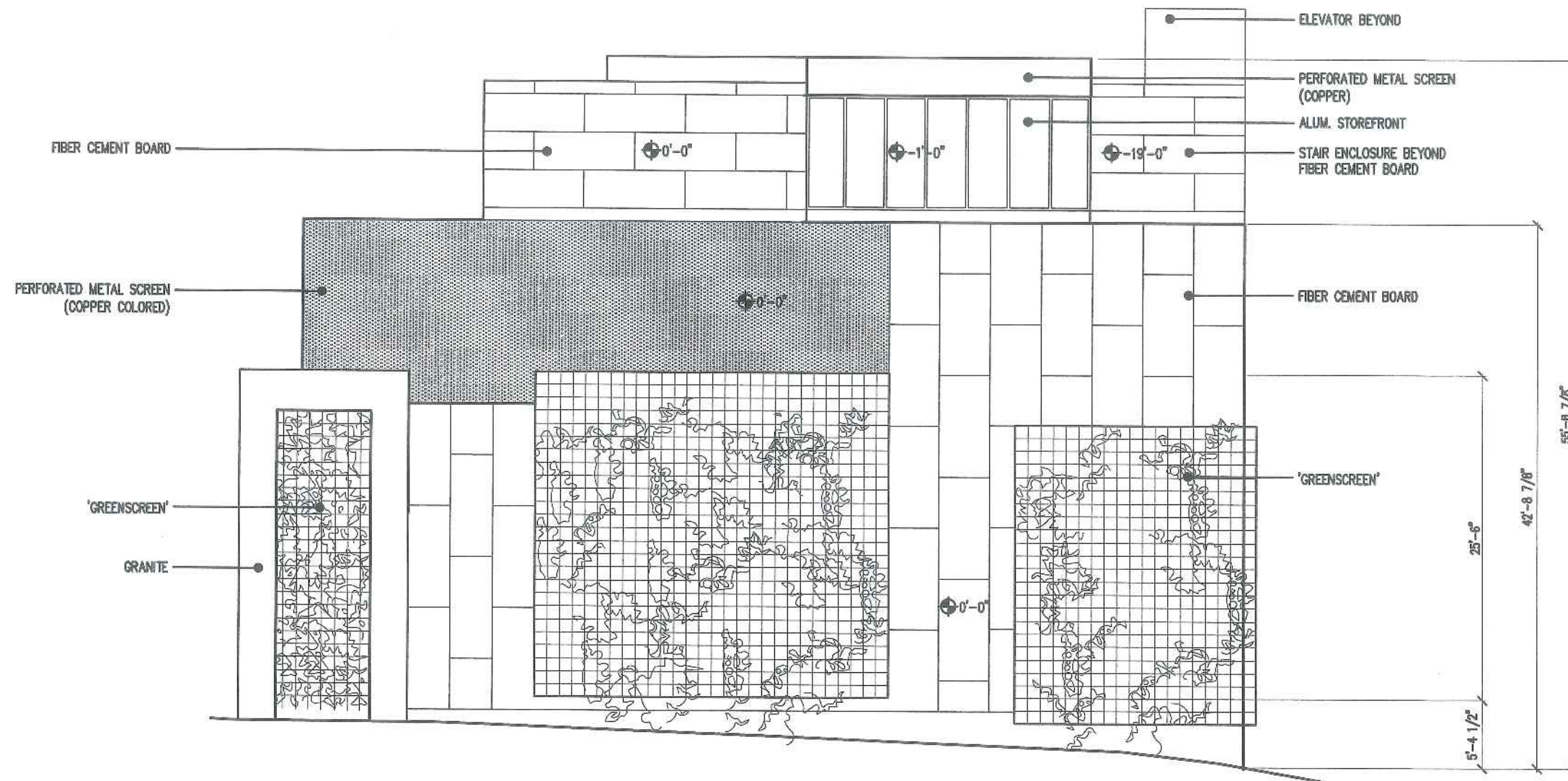
Date: 28 August 2014

Scale: $\frac{3}{32}'' = 1'-0''$

NORTH ELEVATION

A2.00





FRIENDS OF THE
ST. LAWRENCE CHURCH

76 CONGRESS STREET
PORTLAND, MAINE 04101

Consulting Engineer:



48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

ST. LAWRENCE ARTS
ADDITION

76 CONGRESS STREET
PORTLAND, MAINE 04101

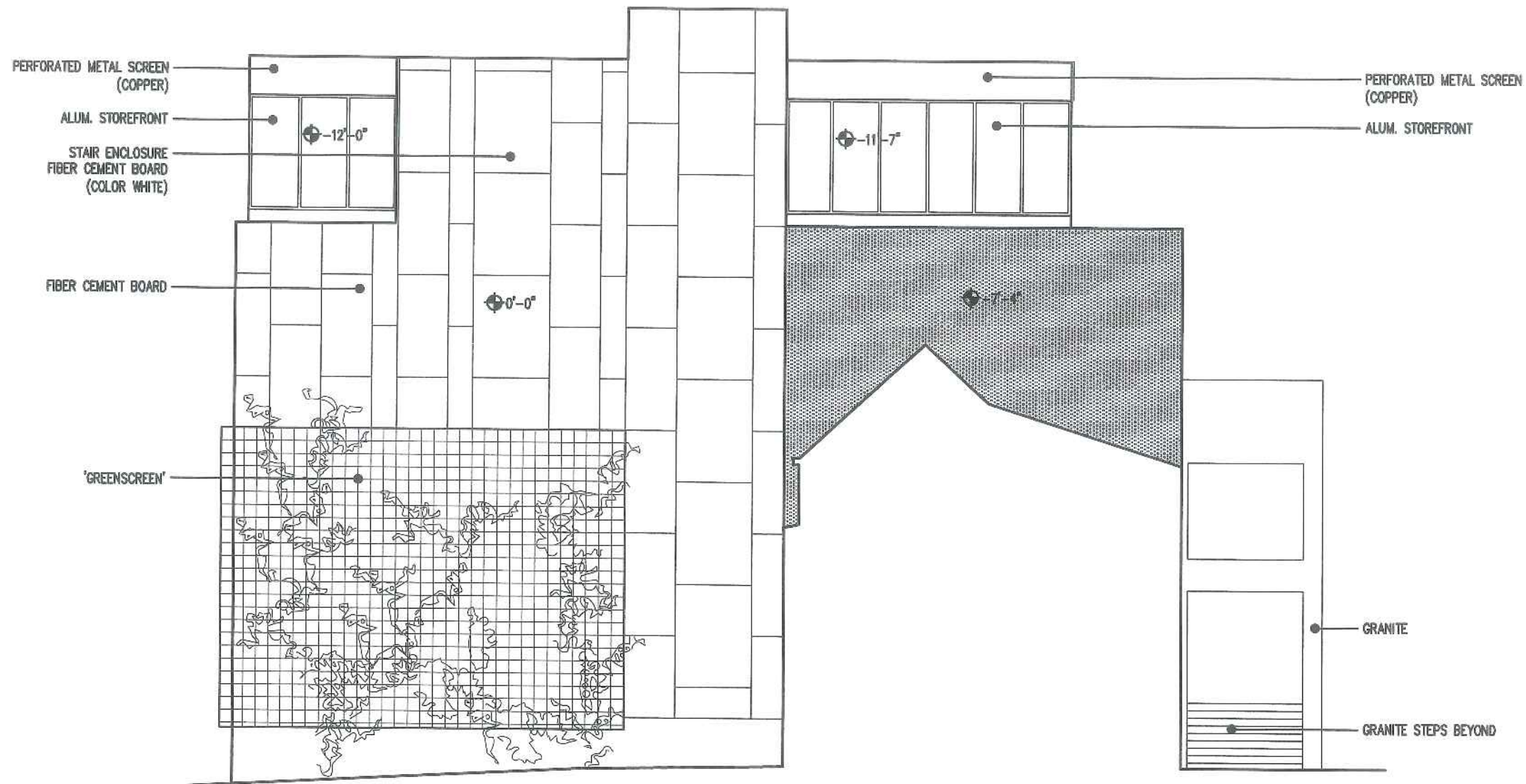
Revisions:

Date: 28 August 2014

Scale: $\frac{3}{32}" = 1'-0"$

SOUTH ELEVATION

A2.02



Prepared for:

**FRIENDS OF THE
ST. LAWRENCE CHURCH**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Consulting Engineer:



48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

**ST. LAWRENCE ARTS
ADDITION**

76 CONGRESS STREET
PORTLAND, MAINE 04101

Revisions:

Date: 28 August 2014

Scale: $\frac{3}{32}'' = 1'-0''$

EAST ELEVATION

A2.03

St. Lawrence Performing Arts Center – Design Review Comments, 9/23/14

Overall Design: The latest design is successful in breaking up the mass and height needed to accommodate the program in its use of materials and varying forms. The project mitigates its size and mass through the use of two-story stone forms that relate well to the scale of the residential architecture surrounding, especially on the Munjoy Street side of the building. The upper Promenade Room is made recessive through the use of storefront glazing and a stepback. The facade is softened by the landscaping and trellis component which has a finer grain and provides shadow lines, articulation, and a human scale. There is a balance of solid and transparency, a mix of materials and textures that add visual interest and make reference to the building's context while at the same time, creating its own modern identity. The project is respectful of its relationship to the Observatory, which should remain the focal point of Munjoy Hill - this project is several blocks away, downhill, and shorter in height, all of which reduce its prominence compared with the Observatory along Congress Street and on the city's skyline.

Materiality: The use of stone is appropriate for grounding the project but also in its references to the historic St. Lawrence building adjacent. The stone provides a monumentality and is appropriate for a cultural building. The placement of the stone is thoughtful and reflects the scale of the neighborhood and neighboring building without becoming heavy or overpowering. The metal mesh material is unique to Portland and would make the project stand out as a modern and significant cultural destination on the peninsula. Ideally, the mesh material will have qualities of lightness and translucency that will alleviate the solid massing of the building. The mesh provides the potential use of lighting to create visual interest and a sense of liveliness and activity on the street at night. The mesh also affords some flexibility of expression when it comes to pattern and folding which, in the absence of fenestration, can provide visual interest and articulation to the building. The storefront glazing on the tallest form reduces its impact and makes for a pleasant, airy penthouse space. The green walls on the Munjoy Street facade have the potential add a balance rectilinear building and soften the hard edges of the stone and metal materials. These patches of green wall further break up the facade on the residential street and are a good solution for those parts of the facade that cannot accommodate fenestration.

Tower Element: As a corner building with a cultural program, the tower element should have dominance to signify the building on the approach and mark the entrance corner. Upon review, we felt the tower element could be emphasized more through the use of several strategies. First, the height of the tower in proportion to the rest of the building was little too low and we recommend that it increase slightly in height - possibly only the corner piece of the metal would be taller. The Promenade Room at 54' is and should remain the tallest mass of the building and the tower does not need to rise as tall as that - we are suggesting a small, incremental height increase. Secondly, emphasis on the tower could be created with folding mesh which will create a play of light and shadow similar to the roof lines of the existing St. Lawrence building and will also reflect the material qualities of the mesh facade. Third, the use of lights behind the mesh on the tower could emphasize the corner at night. The reviewers all liked the placement of the signage within the tower. Finally, the stone base of the tower should be differentiated more from the mesh portion of the tower - some options discussed included a rusticated belt course or by the stepping back of the mesh portion from the stone base.

STATE OF MAINE
CUMBERLAND, ss.
20104

BY: _____

Personally appeared before me the above-named _____, in
his/her capacity as _____ of FRIENDS OF THE ST. LAWRENCE
CHURCH, and acknowledged the foregoing instrument to be his/her free act and deed in
his/her said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney at Law

NOTE:
For Exhibit A, see Plans I – 10
For Exhibit B, see Attachment G

AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: FIRST AMENDMENT TO THE CONDITIONAL REZONING FOR
PROPERTY
IN VICINITY OF ST. LAWRENCE ARTS ~~CENTER~~/CONGRESS STREET

ORDERED, that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, which was amended by a Conditional Zone Agreement dated November 4, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28250, Page 201, is hereby further amended to reflect an amended conditional rezoning as detailed below:

AMENDED CONDITIONAL ZONE AGREEMENT

RE:
ST. LAWRENCE CHURCH

AGREEMENT made this ____ day of _____, 2014 by Friends of the St. Lawrence Church, 76 Congress Street, Portland, Maine ("Developer"), and its successors and assigns.

W I T N E S S E T H

WHEREAS, the Developer owns land located at 76 Congress Street, and more particularly described in a deed from Deirdre E. Nice dated September 12, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13333, Page 9 (the "Property"); and

WHEREAS, the existing building and a previously dismantled portion of the building -located on the Property were formerly used as the St. Lawrence Congregational Church until 1986; and

WHEREAS, in 1996, the St. Lawrence Arts Center was founded; and

WHEREAS, in 2001, the building located on the Property had two principal portions, the sanctuary and the parish hall; and

WHEREAS, in 2001, the parish hall portion of the building was renovated to house a one hundred and ten (110) seat theater, green room, art studio workshops and staff offices; and

WHEREAS, in 2008, the sanctuary portion of the building was dismantled due to structural failure; and

WHEREAS, a conditional rezoning was approved in 2010 which was based upon a reconstruction of the dismantled sanctuary, but that reconstruction proved to be economically infeasible, so the Developer is seeking an amendment to the 2010 conditional rezoning which retains the same programmatic functions as proposed and approved in 2010 but contains them in a new rather than a reconstructed structure; and

WHEREAS, the Developer, as in 2010, proposes and intends to renovate the parish hall theater in order to increase its seating capacity to one hundred and twenty (120) seats substantially in accordance with the plans submitted as Exhibit A attached hereto; and

WHEREAS, the Developer proposes and intends to ~~reconstruct~~ a performance arts hall on the site of the former sanctuary to provide a full basement for "back of house" green rooms, ADA toilets and storage; a lobby that serves both the auditorium and theater space, a top floor "promenade room"/additional lobby, and a new four hundred and one (4010) seat auditorium substantially in accordance with the plans submitted as Exhibit A attached hereto; and

WHEREAS, the Developer proposes and intends to develop the building on the Property as an energy efficient ~~and LEED-certified~~ facility; and

WHEREAS, the Developer intends to maintain the character of the original parish house, and construct a new structure which will respect the character-defining features of the historic ~~and~~ Property and complement the adjacent residential neighborhood; and

WHEREAS, the existing-underlying zoning is R-6 which has dimensional requirements that the existing structure on the site does not meet; and

WHEREAS, the Developer has requested an amended rezoning of the Property in order to permit the proposed development of the Property; and

WHEREAS, the proposed community hall use of the Property is consistent with the Comprehensive Plan and existing and permitted uses in the underlying zone and neighborhood, which include a mix of residential, commercial and institutional uses including churches places of assembly, schools, the Portland Observatory Museum and the Portland Company Marine Complex; and

WHEREAS, the City's Comprehensive Plan calls for strengthening neighborhood identity through cultural programming and creating connections between neighborhoods and the Arts District; and

WHEREAS, the City's Comprehensive Plan calls for the preservation ~~of the Downtown's~~Portland's unique identity and historic fabric through the re-use of existing structures and the development of new construction that is respectful of the built and natural surroundings; and

WHEREAS, the City's Comprehensive Plan promotes the enhancement of Portland's cultural community and creative economy through retaining and encouraging arts and cultural organizations and retaining and expanding performance and exhibition space, studio space and office/support space for artists, institutions and organizations; and

WHEREAS, the Planning Board, after notice and hearing and due deliberation thereon, recommended the rezoning of the Property as aforesaid, subject, however, to certain conditions contained in this Agreement; and

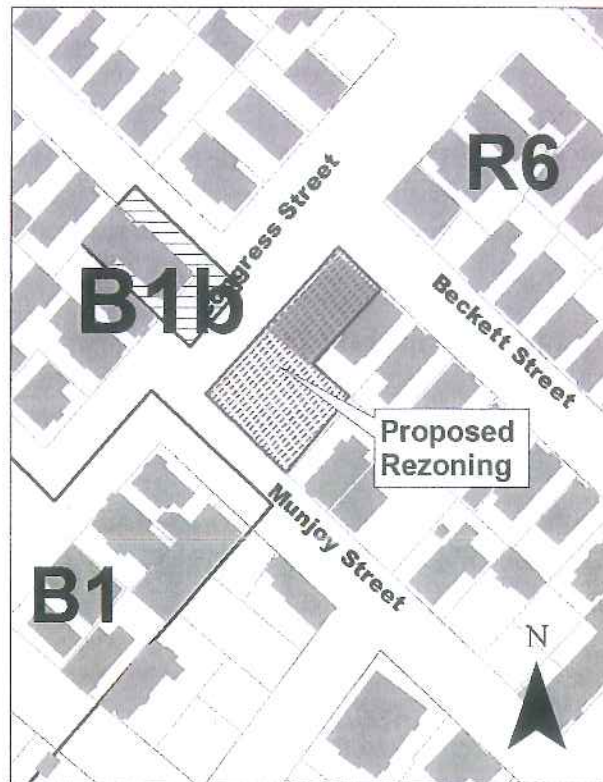
WHEREAS, the Portland City Council, pursuant to 30-A M.R.S.A. § 4352(8) and Portland City Land Use Code (the "Code") §§ 14-60 to 14-62, after notice, hearing and due deliberation thereon, has determined that because of the unusual nature and unique location of the proposed development, and its minimal impact on and compatibility with the surrounding community, it is necessary and appropriate to recommend the amended rezoning of the Property as aforesaid, with the following conditions and restrictions set forth in this Agreement; and

WHEREAS, the Portland City Council has on _____, 2014~~0~~ approved this Agreement in its entirety, by City Council Order No. _____, a true copy of which is attached hereto as Attachment 1 (the "Order");

NOW, THEREFORE, in consideration of the rezoning, the Developer covenants and agrees as follows:

1. Pursuant to the Order, the City shall amend the Zoning Map of the City of Portland, dated September, 2000 (as amended from time to time and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the Code) by adopting the map change amendment shown below to zone the property conditional R-6, subject to the conditions contained below.

Image 1: Proposed Rezoning



Prepared by Department of Planning and Development based on GIS Workgroup Data

If this Agreement is not recorded within sixty (60) days after the effective date of the City Council's approval of the Order, then the first amendment to the conditional rezoning shall become null and void and the zoning of the Property shall revert to the pre-existing R-6 zone or the equivalent zone in effect at the time of reversion.

2. Notwithstanding section 14-137(b)(6)(c)(i), the use of the Property shall be considered and be operated as a place of assembly/community hall.
3. The underlying dimensional requirements of the R-6 zone shall apply and are modified as follows:
 - a. Minimum lot Size: 10,500 square feet.
 - b. Minimum Yard Dimensions:
 1. Front yard: 0 feet.
 2. Rear Yard: 0 feet.
 3. Side Yard on Side Streets: 0 feet.
 - c. Maximum Lot Coverage: 905%.
 - d. Maximum Tower Height: 90 feet NA.

e. Maximum Sanctuary Structure Height: ~~5465~~ feet.

f. Open Space Ratio: 0%.

g. Minimum Lot Width: 50 feet

h. The following plans and documents are attached hereto and incorporated into this agreement by reference. The Property will be developed substantially in accordance with these plans and documents, provided, however, that the development of the Property shall be subject to site plan review by the Planning Board and to review by the Historic Preservation Board. Any site plan or historic preservation review applications shall fully comply with the application requirements in the City's Land Use Code. The Planning Board and Historic Preservation Board may require modifications to these documents during their review: subject to such subsequent modifications as may be required by the Planning Board during site plan review and by the Historic Preservation Board during its review and approval: Site Plan A0.01 dated October 15, 2014, Floor Plans A1.00 through A1.04 dated January 16, 2014, and Elevations A2.00 through A2.03, dated September 10, 2014, St. Lawrence Arts Addition for Friends of the St. Lawrence Church by Archetype Architects..

4. The proposed theater in the parish hall shall have no more than one hundred and twenty (120) seats, and the proposed auditorium ~~on the~~ former sanctuary site shall have no more than four hundred and ~~fiveone~~ (4015) seats. The Developer and its successors and assigns shall not be permitted to hold separate audience events in the parish hall and the sanctuary auditorium at the same time. The Developer shall be permitted to hold a separate event in the Promenade Room when another concurrent event is being held in the parish hall or the sanctuary auditorium. This does not preclude the Developer from using the parish hall, the Promenade Room and/or the sanctuary auditorium for one (1) single event with the total number of attendees of said event not to exceed four hundred and eighty five (485) people. Under no circumstances may more than 485 attendees of any single event or combination of events be present on the Pproperty at the same time.

5. The owner of the Property shall be responsible for ongoing maintenance of the Property, including snowplowing, salting, sanding, sweeping, lighting, trash removal (at least weekly), mowing, etc.

6. Prior to the issuance of a Certificate of Occupancy, the Developer shall install, according to City specifications, new brick sidewalk ~~a~~ along the Munjoy Street, Beckett Street and Congress Street property frontages and shall reset, as necessary, the existing pink granite curbing. If, at the time of site plan review, the Public Services Department determines that the curbing is in poor condition, the applicant shall replace it, as necessary.

7. Prior to the issuance of a Certificate of Occupancy, the Developer shall provide two (2) trees along each of the Munjoy Street, Beckett Street and Congress Street property frontages. If healthy street trees are already in place along any of these frontages, they may be counted towards this requirement. The size and type of trees to be planted shall be approved by the Portland City Arborist or their designee. If, due to site constraints, the Developer is unable to provide the two (2) required trees per street frontage, they shall contribute \$200.00 per tree or, if the required contribution is greater at the time of the application, that amount, to the City of Portland's Tree Fund. This contribution, if necessary, is independent of any conditions which the Planning Board may lawfully require under site plan review. The Planning Board shall not be authorized, however, to waive this requirement.

8. Prior to the issuance of a Certificate of Occupancy, the Developer shall, at its own expense, install a minimum of two (2) municipal street lights along the Congress Street frontage of the property that meet the specifications and color designated for the Downtown Lighting District, as detailed in the Municipal Street Lighting Standards of the City of Portland Technical Manual, or of a type as may be specified by the City Lighting Plan at the time of the application or by the Planning Division.

~~9. Prior to the issuance of a Certificate of Occupancy, the Developer shall construct any remaining sidewalk connections and sidewalk ramps meeting City technical standards at the intersection of Congress Street and Eastern Promenade on both sides of the street and at the intersection of Moody Street and Eastern Promenade on both sides of the street, unless these improvements are already in place at the time of the application. This may include walkway connections to the Cutter Street parking lots as described in the Eastern Promenade Master Plan (2004).~~

9. Prior to the issuance of a Certificate of Occupancy, the developer shall install any remaining crosswalks, ADA-compliant sidewalk ramps, and other pedestrian improvements meeting City technical standards at the intersections of Congress Street and Beckett Street or Howard Street and Congress Street and Munjoy Street, unless these improvements are already in place at the time of application.

10. The Developer shall submit a transportation demand management ("TDM") plan during site plan and conditional use review for review and approval by the Planning Board in a form substantially in accordance with Exhibit B attached hereto as a starting point subject to Planning Board and applicant modification during Site Plan Review (the terms of the attached TDM are incorporated by reference herein). The requirement of TDM plan shall supersede any and all parking requirements under the Land Use Code for the Property. During the site plan review process, the Planning Board shall provide a communication to the City Council that may include recommendations, if the Board deems it necessary, for additional on-street parking regulations in the vicinity of the project site. These may include but shall not be limited to two (2) hour parking limits and/or a residential parking program.

The TDM plan shall include provisions for the contribution of \$70,000 annually to the city's Sustainable Transportation Fund, with the initial contribution due at the time of

Certificate of Occupancy. This funding shall be designated at the city's sole discretion consistent with the provisions of Section 14-346.2 for improvements intended to enhance transportation choice, promote transit, and/or promote non-automotive transportation to and from Munjoy Hill, and shall initially be used for improvements to Greater Portland Transit District's #1 Line, which serves Congress Street and Munjoy Hill. If, following monitoring of the TDM plan, the Planning Board or Planning Authority deem other transportation demand management strategies to be more effective in meeting the benchmarks of the TDM plan, the Planning Board or Planning Authority may recommend redesignation of those funds toward such strategies.

The TDM plan shall include monitoring provisions to periodically review the efficacy of the plan over time. The efficacy of the TDM plan shall be reviewed by the TDM plan administrator within three (3) months from the issuance of the certificate of occupancy. The results shall be promptly provided to the City for evaluation upon completion of the review. From that time forward, the TDM plan administrator shall review the TDM plan and report results to the City for evaluation ~~on, at a minimum, an annual basis or in~~ accordance with the TDM monitoring schedule outlined in the TDM plan. Changes to the TDM plan as a product of monitoring shall be reviewed and approved by the Planning Authority.

If at the time of review (and/or at any time thereafter) the City and/or the Developer has received ~~any five (5) or more~~ complaints within a one (1) year period about traffic/parking generated by the use of the facility, the Developer shall report that information to will be required to institute a review process, working in concert with the Planning Authority as part of the annual review process, in accordance with ~~sub-paragraph F of~~ the attached TDM plan.

11. The Developer shall be responsible for ensuring that tour buses, vans and trucks affiliated with performances and events at the Property unload and then relocate to a remote, off street parking location away from the venue for the duration of the event.

12. The provisions of this Agreement are intended to replace and/or supersede the requirements of the underlying R-6 zone and the requirements of the 2010 conditional rezoning. As stated above, to the extent not otherwise altered herein, the zoning requirements for the R-6 zone shall otherwise apply to the Property.

13. In the event of a breach by the Developer or its successors or assigns of the zoning provisions and conditions contained herein (whether the Zoning Administrator, the Planning Authority, the Zoning Board of Appeals or a court determines such breach), the Planning Board, after notice and hearing, may recommend to the City Council that the conditional zone and this Agreement be amended, or be rescinded, such rescission to result in the termination of this Amended Agreement and a reversion of the Property to the underlying R-6 zone requirements in place before the execution of this Agreement or its equivalent in effect at the time of the reversion.

14. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the Property, shall bind and benefit the Developer, any

entity affiliated with the Developer that takes title to the Property, its successors and assigns, and any party in possession or occupancy of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the City of Portland, by and through its duly authorized representatives. The Developer shall file a counterpart original of this Agreement in the Cumberland County Registry of Deeds.

15. This amended conditional rezoning shall become null and void and the Property shall revert to the pre-existing R-6 zone or its equivalent in effect at the time of the reversion in the event that the Developer fails to commence construction within ten (10) years from the date of the Council approval of this amended rezoning agreement. This ten (10) year period shall be extended up to an additional one (1) year period if:

- a. The Developer has applied for all required approvals but has not received all required approvals within the aforementioned ten (10) year period; or
- b. Any other event beyond the control of the Developer has occurred which will delay the closing on some or all of the parcels and Developer has notified the City of such event.

If any required approval, including the Council's approval of this amended conditional rezoning, has been appealed, then this rezoning shall become null and void and shall revert to the underlying R-6 zoning or its equivalent in effect at the time of the reversion if the Developer fails to commence construction within one (1) year from the final disposition of such appeal or the above mentioned ten (10) year period, whichever occurs last.

16. This amended conditional rezoning agreement shall be enforced pursuant to the land use enforcement provisions of state law including, but not limited to, 30-A MRSA § 4452 and the Portland City Code.

17. If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.

18. Except as expressly modified herein, the development shall be governed by and comply with the provisions of the Portland City Code and any applicable amendments thereto or replacement thereof.

WITNESS: _____

FRIENDS OF THE ST. LAWRENCE CHURCH

ATT. 5

FEB '13
PROPOSAL





ORIGINAL
PROPOSAL
(DEC. 2012)

