

1. Legal Ad

Documents: [12-3-14 LEGAL AD.PDF](#)

2. Agenda

Documents: [12-3-14 AGENDA.PDF](#)

3. 77 Pine Street

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

4. 218 State Street

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

5. House Island (Former Doctors Residence)

Documents: [HP MEMO - HOUSE ISLAND \(FORMER DOCTORS RESIDENCE\).PDF](#)

6. 163 Danforth Street

Documents: [HP MEMO - 163 DANFORTH STREET.PDF](#)

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

On Wednesday, December 3, 2014 at 5:00 the Portland Historic Preservation Board will meet in Room 209 to review the following items:

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 77 PINE STREET (Former Butler School); Avesta, Applicant
- ii. Certificate of Appropriateness for Exterior Alterations; 218 STATE STREET; Avesta, Applicant.
- iii. Certificate of Appropriateness for Network Service Antennae Installation; FORT MCKINLEY HISTORIC DISTRICT (Water Tower); Diamond Cove Homeowners Association, Applicant.

Break for Dinner; Meeting Resumes at 6:45 in Room 209

PUBLIC HEARING, continued

- iv. Certificate of Appropriateness for Exterior Alteration; HOUSE ISLAND (north end); Vincent & Christina Mona, Applicant.
- v. Certificate of Appropriateness for Exterior and Site Alterations; 163 DANFORTH STREET; Oscar Verest & Raymond Brunyanszki, Applicant.

2. CONSENT AGENDA

**Contact the Department of Planning and Urban Development, Planning Division, 874-8726 for further information. To access agenda materials on-line, please visit the following web address on or after the Friday preceding the meeting date:
<http://www.portlandmaine.gov/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
December 3, 2014 5:00 p.m.
Room 209, Portland 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 NOVEMBER 19, 2014:**

The agenda consisted of workshop items only. No formal decisions were made at this meeting.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Exterior Alterations; 77 PINE STREET (former Butler School); Avesta Housing Development Corporation, Applicant
- ii. Certificate of Appropriateness for Exterior Alterations; 218 STATE STREET; Avesta Housing Development Corporation, Applicant.

Break for Dinner; Meeting Resumes at 6:45

5. PUBLIC HEARING, continued

- iii. Certificate of Appropriateness for Exterior Alterations; HOUSE ISLAND (north end); Vincent & Christina Mona, Applicant.
- iv. Certificate of Appropriateness for Exterior and Site Alterations; 163 DANFORTH STREET; Oscar Verest & Raymond Brunyanski, Applicant.

6. CONSENT AGENDA

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

**PUBLIC HEARING
77 PINE STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 25, 2014

RE: December 3, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for Exterior and Site Alterations

Address: 77 Pine Street
former Butler School

Applicant: Avesta Housing Development Corporation

Architect: Rick Goduti, Maggie Stanley
Goduti Thomas Architects

Preservation Consultant: Tremont Preservation Services

Introduction

Representatives of Avesta Housing Development Corporation and project architects Rick Goduti and Maggie Stanley are returning to the Board for final review and approval of their plans for exterior and site alterations at the former Butler School at 77 Pine Street. The public hearing follows a preliminary workshop held on November 5th.

As Board members will recall, the proposed scope of work includes window replacement, roof replacement, replacement of infill panels between upper floor windows, alterations to original and current building entrances, and grade adjustments. 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.

The proposal as regards exterior alterations remains as presented at the November workshop, but for the upper floor fenestration. The applicant is providing two options for Board consideration, pursuant to input received at the workshop and based on preliminary feedback from Maine Historic Preservation Commission staff. (The options are described below.) At the Board's request, the final submission also includes a site plan, however no material specifications or details related to the site alterations have been submitted. Staff will ask that this information be provided at the meeting.

Subject Structure, Background

The former Butler School, sited prominently on Andrews Square at the intersection of Pine and West Streets, is the major focal point at a key entrance to the Western Promenade neighborhood. 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. *(Note: two options are presented for final consideration.)*
- Replacement of existing bronze aluminum panels between windows with cement fiber panels. The plane of the replacement panels to be altered as well. (Note: In Option 2, the cement fiber panels appear above the "2nd" floor windows only. Spandrel glass is used elsewhere.
- 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.
- Repaving of recessed courtyard and new access stairs.

Final Submission, Staff Comments

At the November workshop, the Board expressed general support for the plans as presented, but identified the proposed fenestration/panel treatment as warranting further consideration. The Board favored an approach that would return the exterior elevations closer to their original appearance (see 1924 photo), which featured very tall double-hung windows at the second and third floor levels. (The insertion of another floor as part of a 1970's renovation had resulted in a substantial change in the upper floor fenestration.)

Subsequent to the workshop, the project architects initiated discussions with staff of the Maine Historic Preservation Commission to explore whether an alternative fenestration scheme, one which used spandrel glass to bring the window openings closer to their original appearance, might be favorably received by the Commission and the National Park Service. As the developer is seeking historic tax credits for the project, it is the National Park Service that will have the final say on the proposed fenestration solution, however NPS considers the input of both the local historic preservation commission and the Maine Historic Preservation Commission in making its determination. MHPC staff indicated that they were receptive to the spandrel glass solution and were willing to present the option to National Park Service staff for a preliminary determination. MHPC has not yet received a response from NPS.

For purposes of the public hearing, staff suggests that the Board consider both upper floor fenestration solutions. If the Board can support either solution, staff suggests that the final motion reflect approval for both schemes.

Staff notes that the final submission does not include a scaled drawing of the proposed canopy over the courtyard entrance. Also missing are details for the alterations proposed for the courtyard itself. Staff will ask the project architect to provide these for Wednesday's hearing.

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 12-3-14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site alterations at 77 Pine Street **meet (fail to meet)** the historic preservation ordinance's review Standards for Review of Alterations (subject to the following conditions.....)

Attachments

1. Project narrative, photos and specifications
2. Elevations as submitted on 11/5
3. Revised elevations showing 2 fenestration options
4. Site plan

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 a 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.



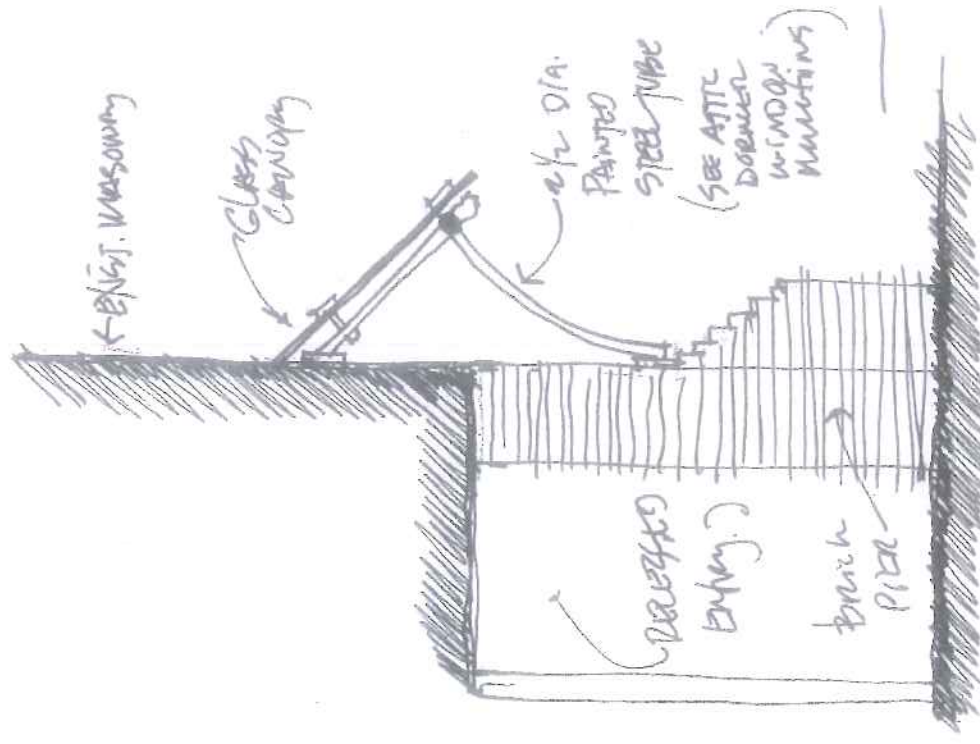
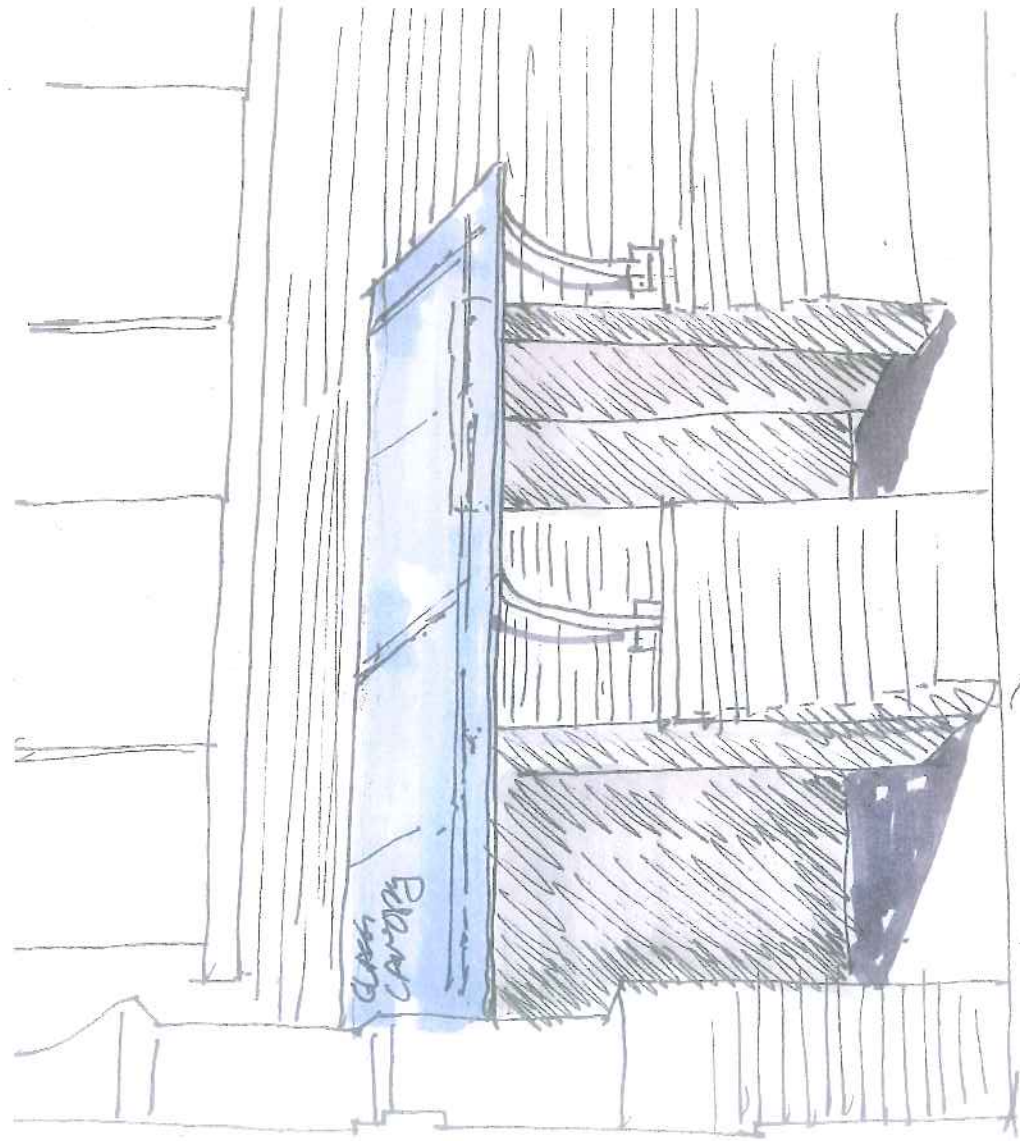
historic photo

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

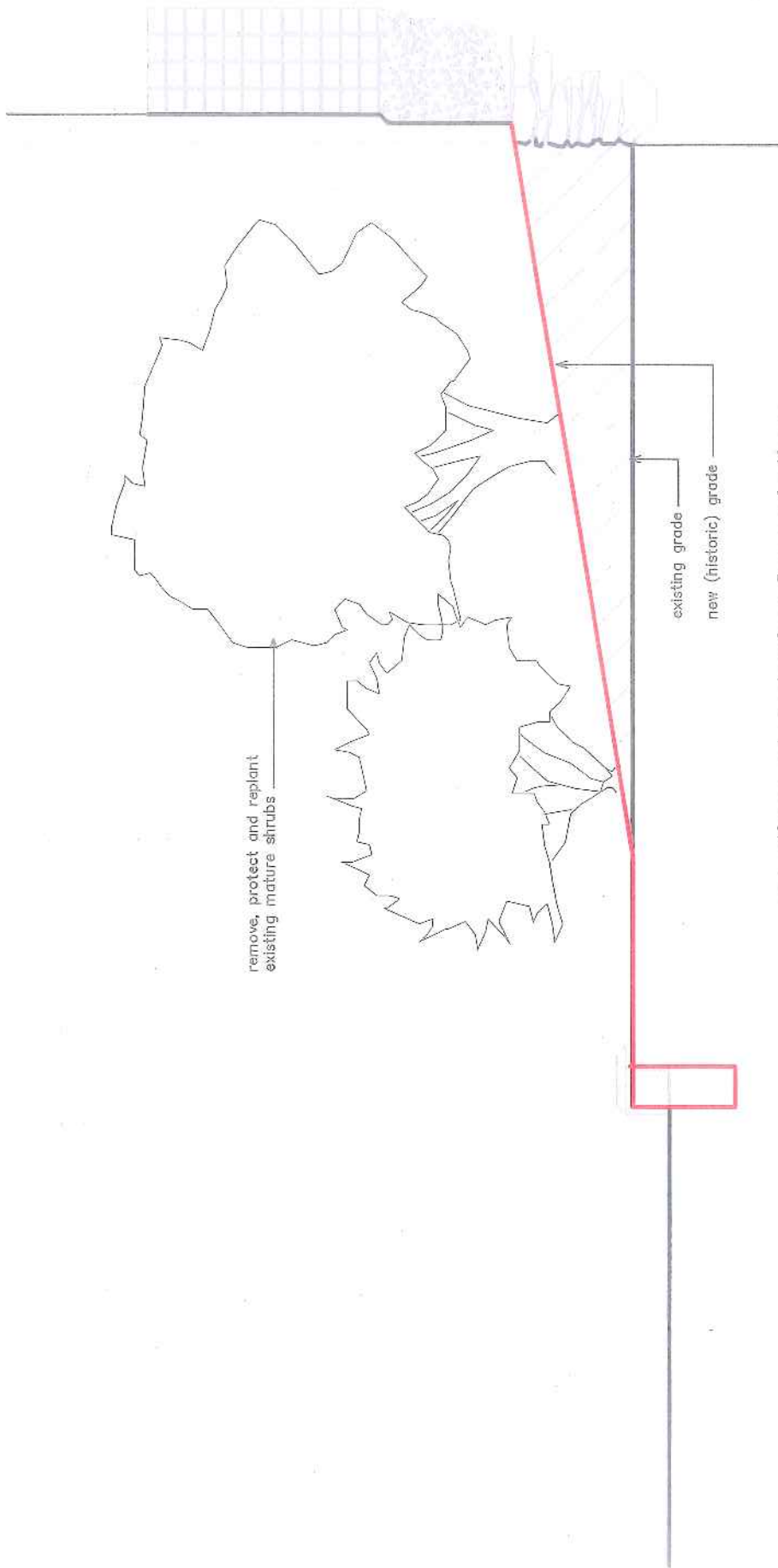


Goduti/Thomas Architects
44 Oak Street, Portland, ME 04101
207.775.3184





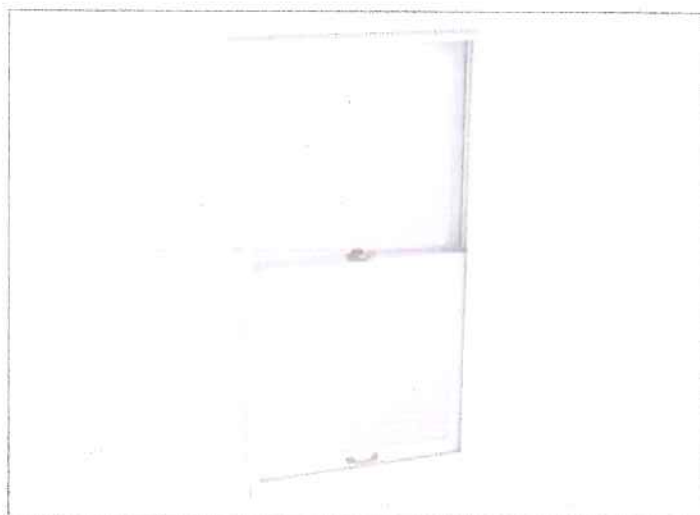
Main Entry Butler new canopy



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



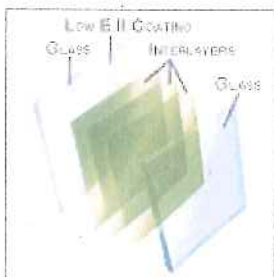
White Painted



Satin Taupe



Pebble Gray



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Asphalt Shingles to replace existing on
Butler and Payson.

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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.

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Panels between windows at Butler.

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- UV resistant colour pigments prevent fading

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

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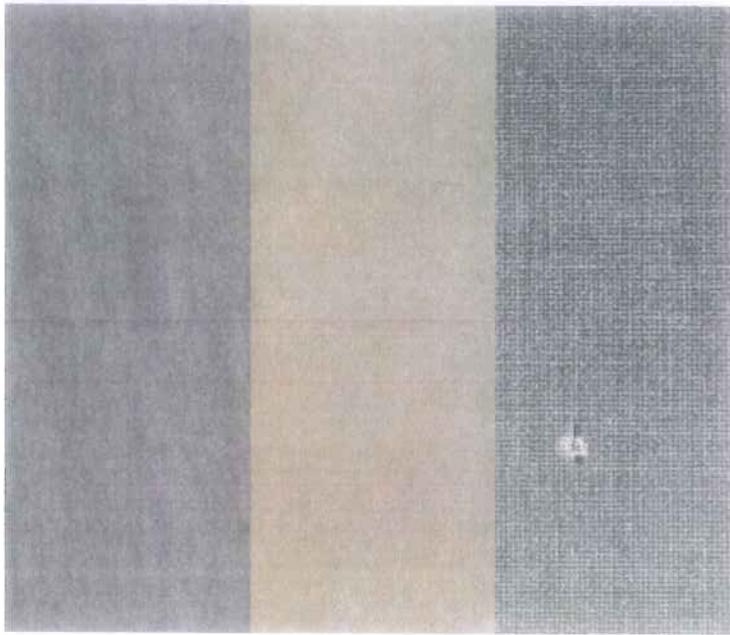
NEOLITH is perfect for cladding and paving because of its large slab size. It can easily be cut into any panel size to suit the project being worked on. The 5mm gauge makes it lightweight, easy to handle and does not require reinforcement of the sub-surface to carry the extra weight of the cladding. 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.

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25. IRON COPPER

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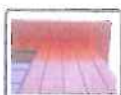
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Peacock Partnership, Sandy Springs, GA

Versa-Seam, Mission Red

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Versa Seam siding for
mansard roof on Butler
rear elevation

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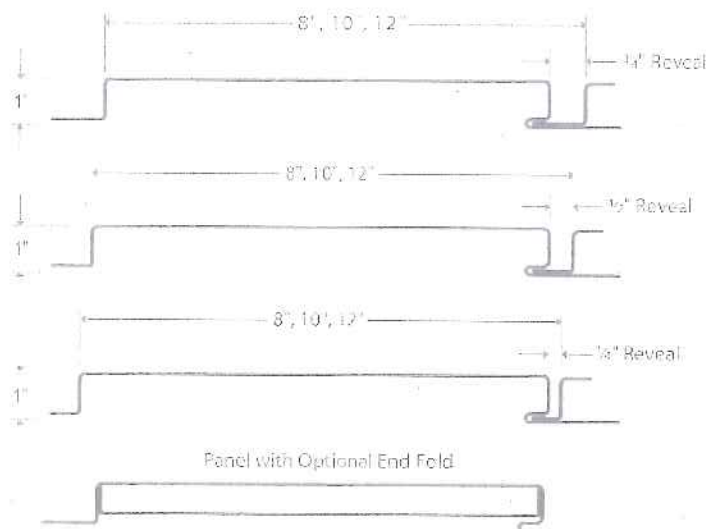
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SKU: VSS020
VSS100
VSS120

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 trim available in matching colors, gauge and finish or as specified

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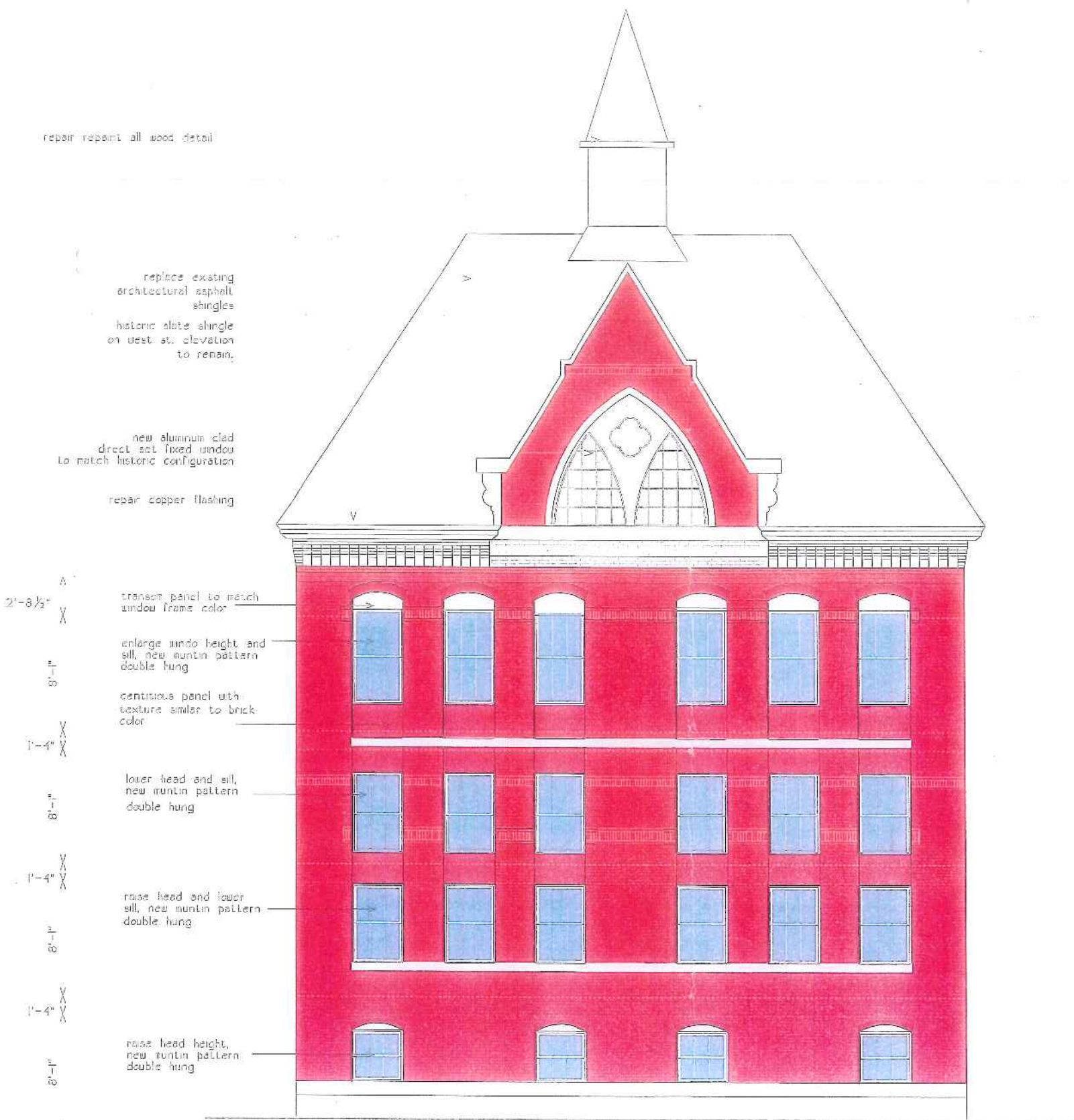
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pine st. Elevation at intersection of Pine and West St. proposed west st.

☐ project name
Butler Payson
pine st.
slate st.
portland, me.

avesta housing
☐ goduti/thomas architects
44 oak st.
portland, maine 04101
ph. 207-775-3184
fax 207-774-0845
☐

☐ revisions
☐ date
oct., 2014
☐ sheet title

butler
existing elevations

0' 1' 4' 8' 16'
☐ scale
1/4"=1'-0"
☐ drawn by
MS
☐ project number
broad
☐ sheet number

☐ bA2.0

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

goduti/thomas architects

portland, maine 04101

fax 207-774-0846

--	--

☐ date

sheet title

scale

drown by

project number

brewer

bA2.1



new windows at west street

replace existing
architectural symbols
shingles
house side shingles
on east st. driveway
to garage

raise garage floor

replace brick chimney in
driveway by raising foundation
per IRIS standards

new door, old wood
carved under it
replace ext. casing
3 over 3 double hung
wood lead light
door sill

new concrete porch
in ext. sunny, evenings
ext. back from face
of brick

clean/repair all
sandstone sills

new door, old wood
carved under it
replace ext. casing
3 over 3 double hung
wood lead light
door sill



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. 207-775-3124

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

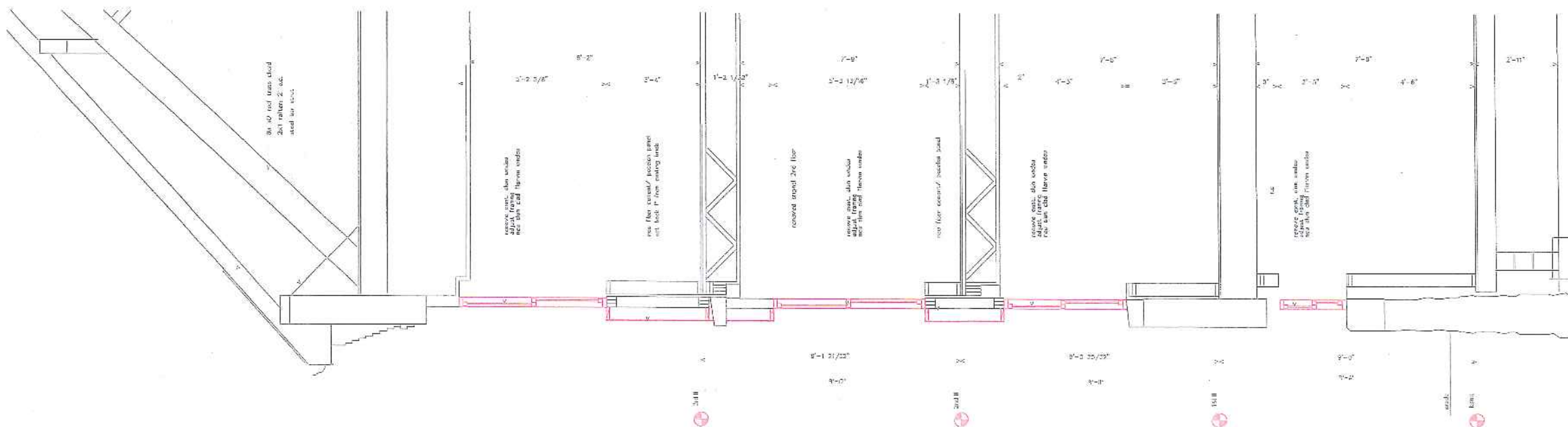
ms

project number

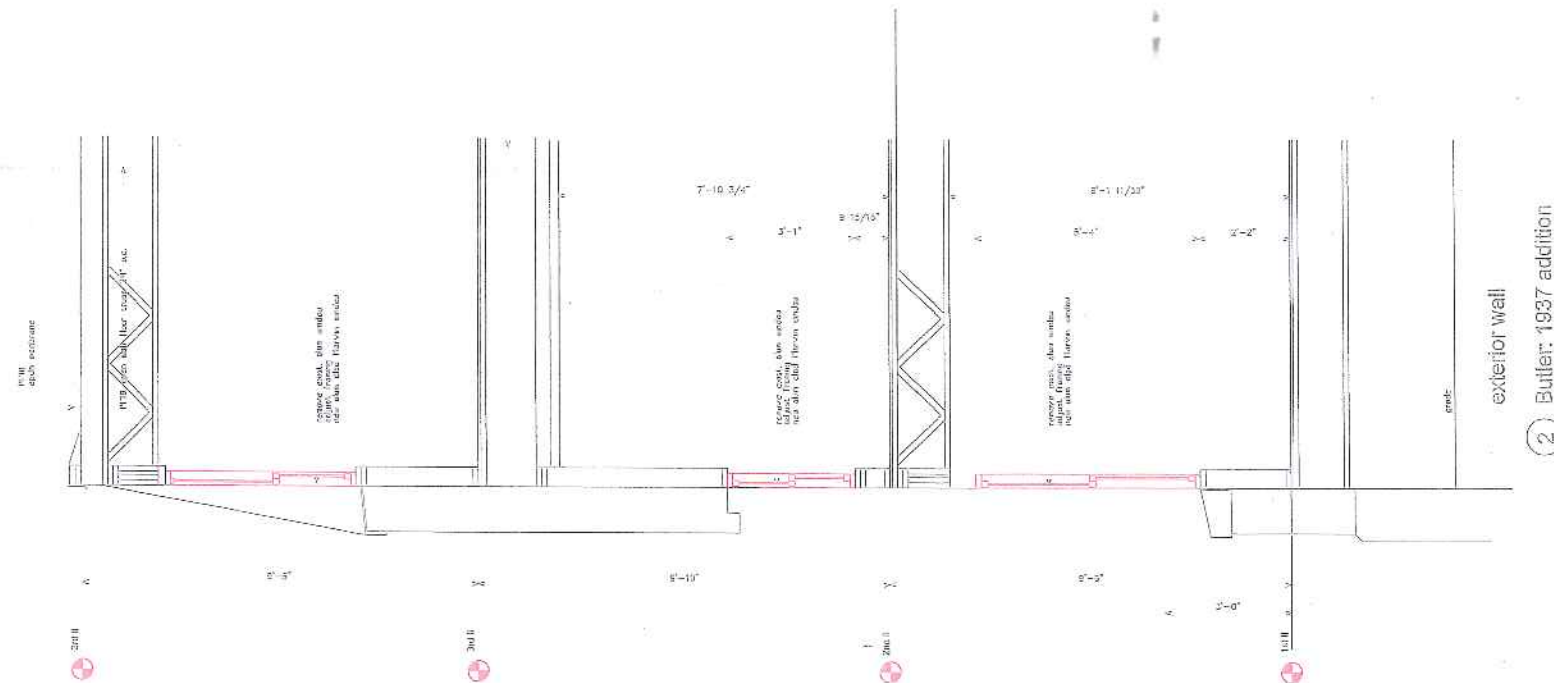
avesta

☐ sheet number

☐ **bA2.2**



1 Butler: original building



2 Butler: 1937 addition

project name

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

avesta housing

godwin/thomas architects

44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

revisions

date

october 21, 2014

sheet title

butler
wall sections

0' 1' 4' 8' 16'

scale

1/2"=1'-0"

drawn by

ms

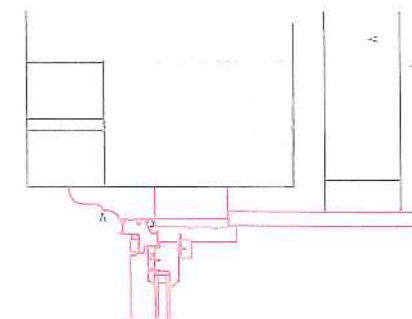
project number

sheet number

bA3.1

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

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



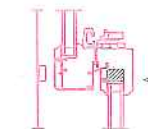
2x4 no stud
new 5/8" gap

custom extruded trim
to match original profile

1 new head @ wood frame infill

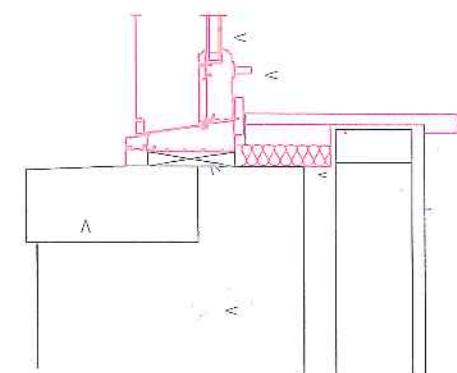


1/8" insulated dovetail box



new alum. clad wood

parting rail



1/2 screen

new alum. clad
wood sill, primed

bottom rail each lock
& lift handle

new wood stud
1/4" radius edge, pld.

foam insulator/ or seal
foam, around window

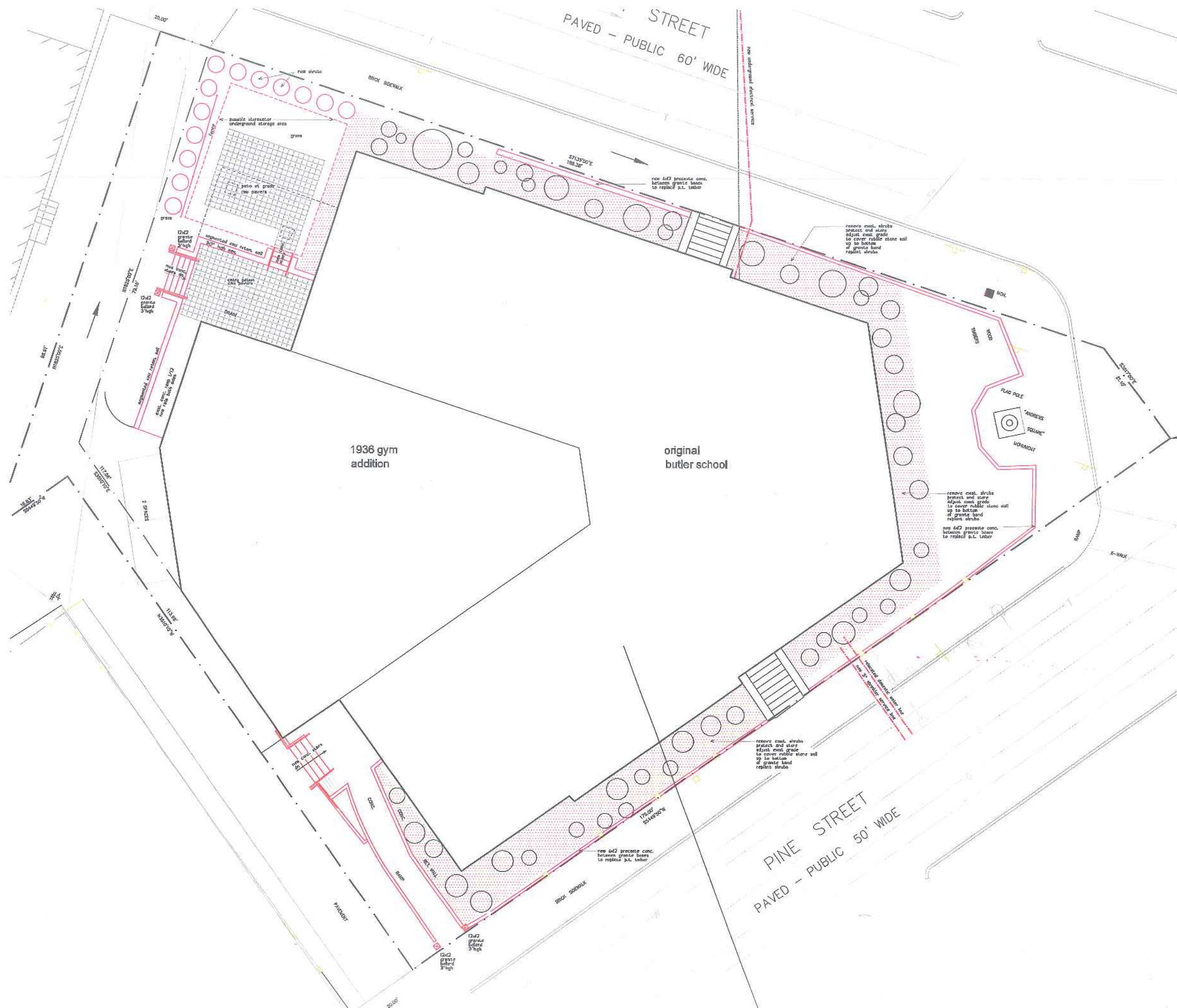
blocking for new window

custom extruded sill
extension

existing granite sill
exist. brick

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
RCA
project number
butler payson
☐ sheet number



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

20,330 S.F.

0.47 Ac.

BRICK BUILDING

3 STORY

#77 PINE ST.

revisions
date
november 13th, 2014
sheet title

**Butler
proposed
site plan**

scale
1/8"=1'-0"
drawn by
rg
project number
butpay
sheet number

bS1.1

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

**PUBLIC HEARING
218 STATE STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 25, 2014

RE: December 3, 2014 PUBLIC HEARING

Application For: Certificate of Appropriateness for Exterior and Site Alterations

Address: 218 State Street
former Henry Payson House

Applicant: Avesta Housing Development

Architect: Rick Goduti, Maggie Stanley
Goduti Thomas Architects

Preservation Consultant: Tremont Preservation Services

Introduction

Representatives of Avesta Housing and project architects Rick Goduti and Maggie Stanley are returning to the Board for final review and approval of their plans for the exterior rehabilitation of the Henry Payson House at 218 State Street. The project also includes the exterior renovation of a period carriage house and 2 building additions that have become part of a contiguous building complex over time. Wednesday's public hearing follows a preliminary workshop on November 5th.

At the Board's request, the project architects have provided a site plan for the final review and public hearing. Based on the Board's favorable response to the plans as presented at the workshop session, the project architects have made no revisions to the elevations as presented on November 5.

Note: As staff reviews the submitted drawings in preparation for the final public hearing, staff has identified a few aspects of the project that might warrant more detailed drawings or information. (For example, a detail of the proposed new entry vestibule would be helpful, as would additional information related to the proposed site alterations.) Unfortunately,

given the upcoming holiday, staff has been unable to reach the project architects for clarification or to request additional details. Staff will try again to contact the consultants before the meeting to ensure that all applicable details have been addressed in the submission.

For the Board's reference, this report includes information originally provided for the November workshop.

Background

Located at the southwest corner of State and Deering Streets, the 4-story historic single family home known historically as the Henry Payson House was converted to an elderly housing project in the 1970's. As part of its conversion, two sizeable building additions were constructed. An existing freestanding carriage house on the property was annexed as well, creating one 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.

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.

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.
- Site Alterations. *As staff has not had an opportunity to discuss the site plan with the applicant, no description has been provided here.*

Staff Comments re: Final Elevations and Site Plan

Based on a review of the drawings provided for final approval and Board discussion at the November workshop, staff offers the following questions and comments:

- Questions were raised at the 11/5 workshop about how the brick infill area (where the 1970's entrance will be removed) is to be executed. The Board might wish to address this in a condition of approval.
- A measured drawing of the new entry vestibule should be provided.
- The project architects are encouraged to review for the Board details of the site alterations proposed for the Deering Street frontage. Note that the plan calls for a block retaining wall along the western property line and an access aisle in front of the new entry vestibule. Specifications or details have not been provided.
- Board members requested information from the applicant regarding the proposed color palette for the new windows and siding materials. Staff will ask that color samples be provided at the meeting.

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.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 12-3-14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site alterations at 218 State Street **meet (fail to meet)** the historic preservation ordinance's review Standards for Review of Alterations (subject to the following conditions.....)

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)
3. Site plan

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

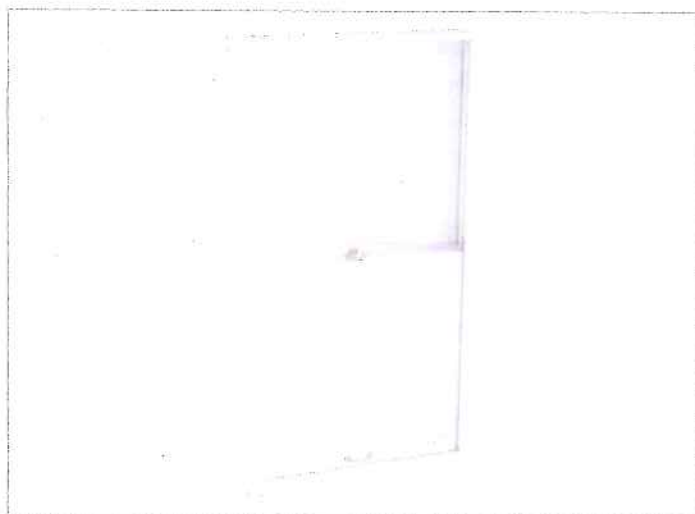
www.maine-memory.net/filem/75779
© City of Portland - Planning & Development



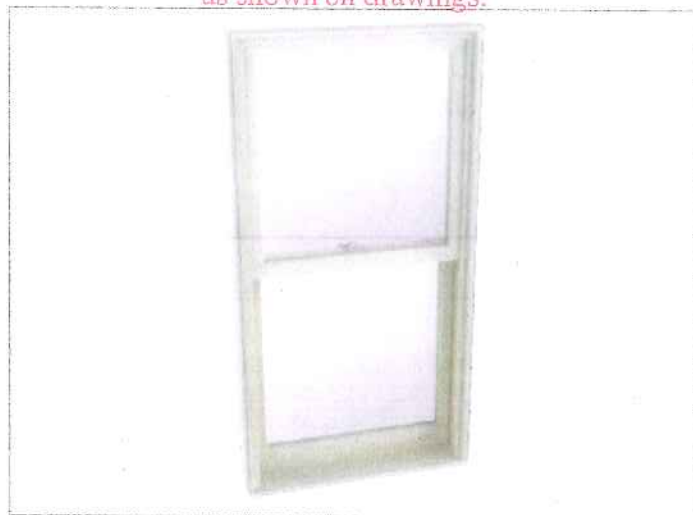
Owner:	The Queens Hospital
Address:	216-220 State Street, West End, Portland, Maine
Use:	Hospital

Custom extruded casing, muntin patterns
as shown on drawings.

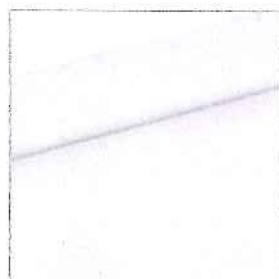
MARVIN PRODUCT DESIGNER



INTERIOR VIEW



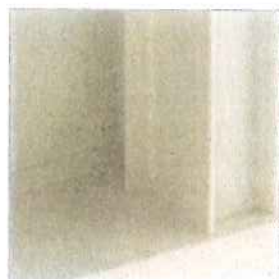
EXTERIOR VIEW



White Painted



Satin Taupe



Pebble Gray

LoE²-180®

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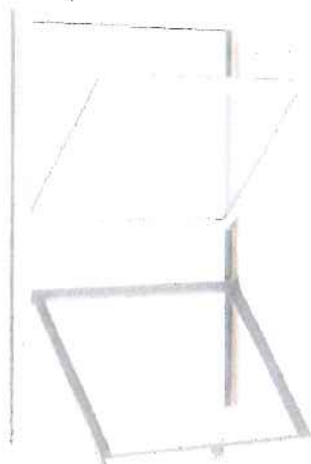
Windows for the newer additions at
Payson. Non historic locations.

Home > Windows > Double Hung

All Ultrax

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- Traditional colonial appearance
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Pebble Grey



Cashmere



Bronze



Evergreen

Ebony

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- 9x less expansion and contraction than vinyl
- Non-conductive and non-corrosive
- Patented finishing process resists fading and cracking



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Asphalt Shingles to replace existing on
Butler and Payson.

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 »](#)

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PROFILE

LARGE 18" X 6' WITHOUT SCORE
SMALL 18" X 6' WITH SCORE

DIMENSIONS (NOM. FT. - ACTUAL MM)

18" [1] X 6' [1]
(455MM [1] X 1,816MM [1])

THICKNESS (NOM. IN. - ACTUAL MM)

5/8" (16MM)

WEIGHT (LBS. PER PANEL)

37.5

WEIGHT (LBS. PER SQ. FT.)

4.2

COVERAGE (SQ. FT. PER PANEL)

9

EXPOSED COVERAGE (SQ. FT. PER PANEL)

9

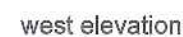
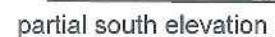
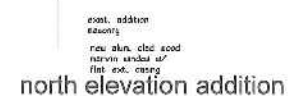
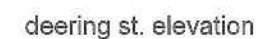
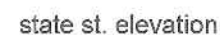
PACKAGING (PANELS PER BUNDLE)

2 [15 SQ. FT.]

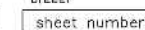
Butler Payson
pine st.
state st.
portland, me.

Att. 2

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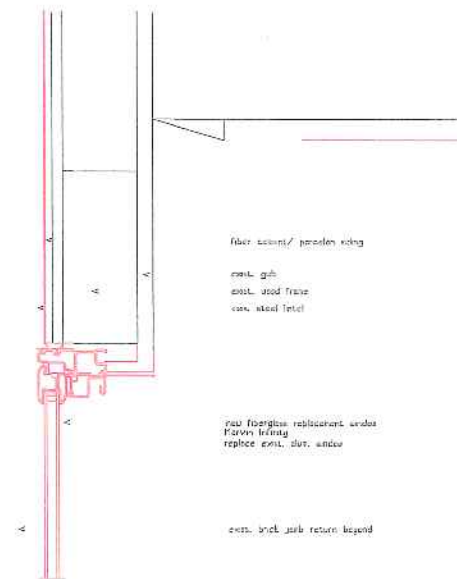
Payson Building proposed elevations



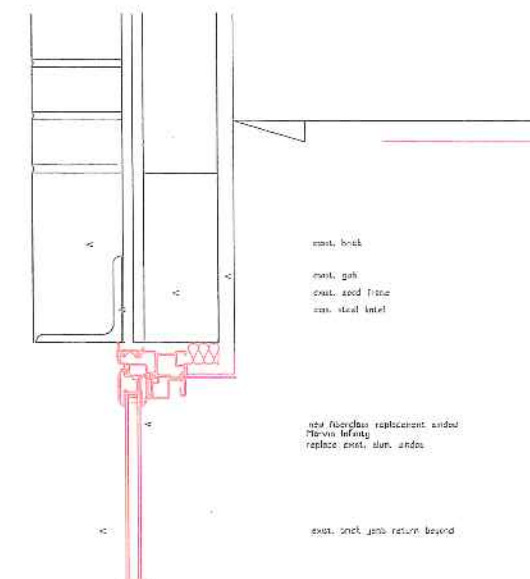
 pA2.1

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

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



3 new head @ wood frame infill



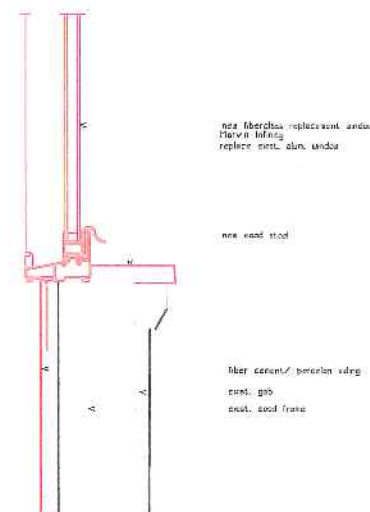
5 new head @ brick addition



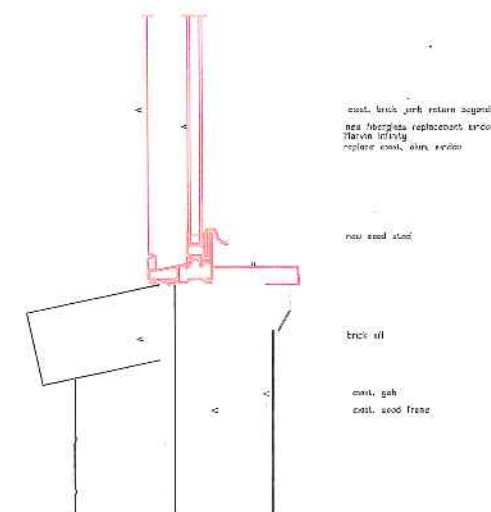
parting rail



parting rail



4 new sill @ wood framed infill

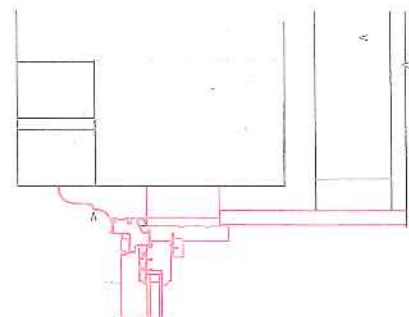


6 new sill @ brick addition

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

☐ project name
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pine st.
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☐ avesta housing
goduto/klumma architects
41 oak st.
portland, maine 04101
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fax 207-774-0846



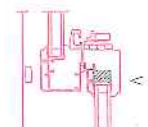
2x4 stud
new 5/8" gap

custom extruded trim
to match original profile

1 new head @ wood frame infill

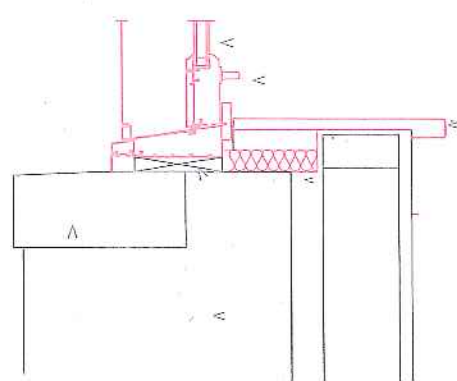


1/8" simulated divided lite



parting rail

new alum. clad wood



1/2" screen
new alum. clad
wood sill, primed
bottom rail sash lock
4 lift handle
new wood stool
1/4" radius edge, pld.
foam insulate/ air seal
cont. around window
blocking for new window
custom extruded sill
extension
existing granite sill
extst. block

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
3/8" = 1'-0"
drawn by
EG
project number
butler payson
sheet number

☐ project name

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

Att. 3

avesta housing

☐ goduti/thomas architects

44 oak st.

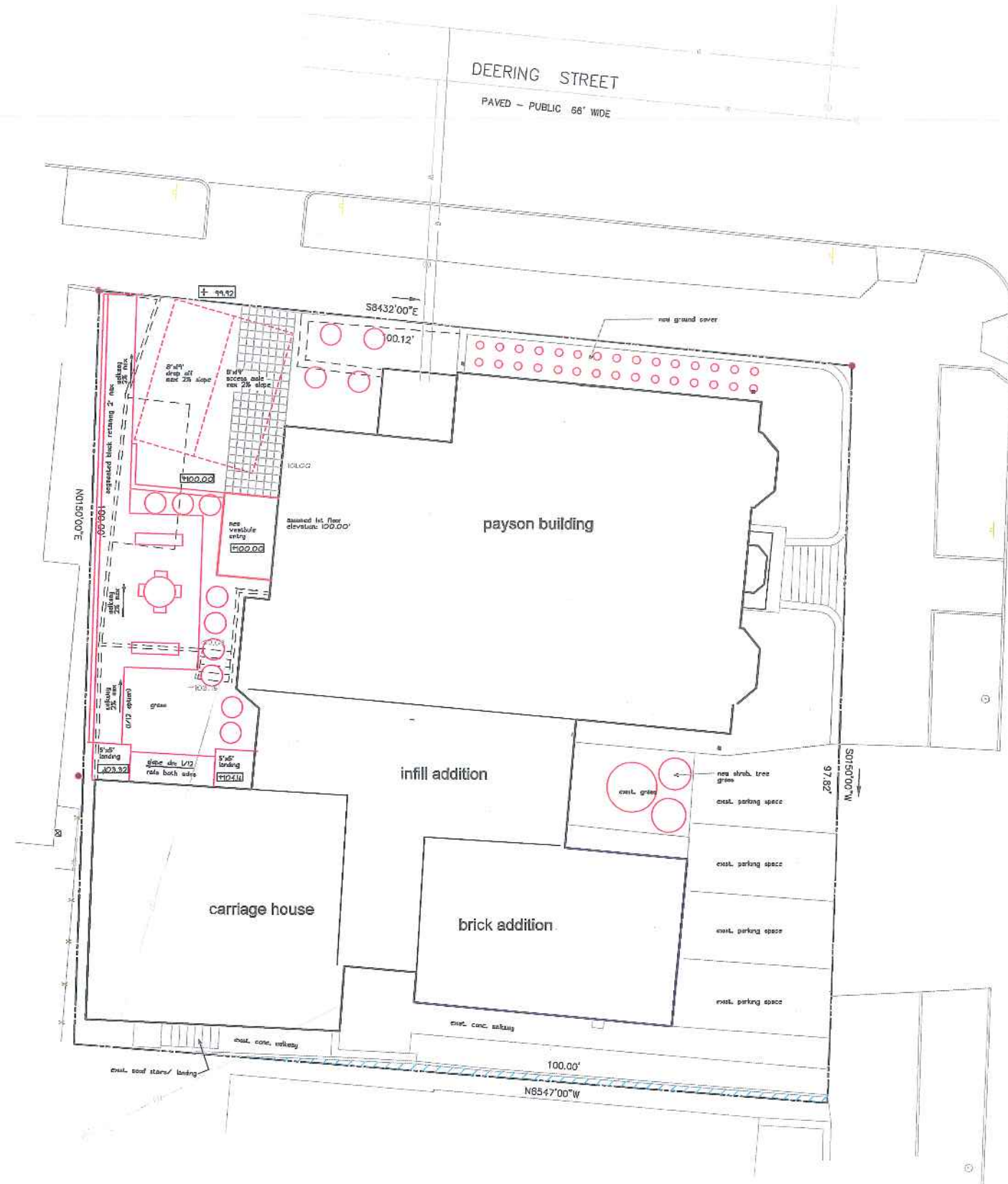
portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐

28 state st.
1st floor plan



STATE STREET
PAVED - PUBLIC 82.5' WIDE

☐ revisions

☐ date
november 2014

☐ sheet title

**Payson Building
proposed
site plan**

0' 1' 4' 8' 16'

scale
1/8"=1'-0"

drawn by
rg

project number

butpay

☐ sheet number

pS1.1

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

**PUBLIC HEARING
ADDITION AND RENOVATIONS – FORMER DOCTOR’S RESIDENCE,
HOUSE ISLAND**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Rob Wiener, Historic Preservation Compliance Coordinator

DATE: November 25, 2014

RE: December 3, 2014 PUBLIC HEARING

Address: House Island Public Health Officer’s Residence (Doctor’s Residence)

Property Owners: Cap and Christina Mona

Project Manager: Lynn Dubois

Project Architect: Mike Richman, Custom Concepts, Inc.

Introduction

On behalf of Cap and Christina Mona, the owners of the northern half of House Island, project manager Lynn Dubois and architect Mike Richman have requested a public hearing seeking a certificate of appropriateness to renovate the former doctor’s residence. In addition to rebuilding existing porches and replacing windows, doors, roofing and wood siding, the current proposal includes expanding a second floor dormer on the rear (east elevation) to accommodate a master bathroom. Having received staff level approval several weeks ago to begin interior demolition only, and staff approval to replace asphalt roofing and wood shingle siding in kind, the Monas are hoping to begin the rest of the renovation work. Much of the proposed work will not result in significant changes to the exterior appearance. The architect has modeled replacement railings, columns, and other components after existing pieces, and also received the HP Guide to Porch Repair and Replacement. The repairs and replacements in kind are reviewable at the staff level; because of the visibility of the proposed rear dormer expansion, this staff report focuses on that project and urges the Board to focus its deliberations on it as well.

Since its nomination for designation as a local historic district on July 16, House Island and the buildings there have been subject to provisions in the historic preservation ordinance governing demolition and minimum maintenance. On October 1, 2014, the Historic Preservation Board

voted unanimously to recommend designation of House Island to the Planning Board, making it subject to interim protection under the historic preservation ordinance until final action by the City Council.

Staff and Board have had the benefit of the detailed report and presentation on House Island prepared by Julie Larry of ttl-architects (including an architectural description of the doctor's residence,) as well as a site visit on September 3, 2014. Staff members returned to the island on October 15th to review the details of the house renovation with Ms. Dubois and Mr. Richman, at which time staff granted approval for new asphalt roofing and wood siding.

The architect's drawings and some of the submitted product information are attached to this report, supplemented by staff photos of the property and the architectural description by Ms. Larry. It is worth noting that the house is prominently visible from the water on both the northwest side (facing the mainland,) and the southeast, facing Cushings Island, but an up-close view of the structure requires landing on the island and approaching closer.

Subject Property

Constructed in 1907 after the federal government assumed control of the quarantine facility, the doctor's residence commands a prominent location on the rise at the middle of the northern lobe of the island. Staff has attached the full architectural description written by Julie Larry for the designation report. Though the existing 6/6 windows and doors are not original (historic photos show 6/2 windows,) and parts (but not all) of other components such as railings have been lost, the existing property has a high degree of historic integrity.

Proposed Dormer Expansion

The attached floor plan shows the dormer expanding by 2'-4" to the west, resulting in a bigger gable and wall facing the rear, and making possible the master bath with access from the master bedroom. The fenestration is the same as on the existing dormer: one double-hung window facing south; and no windows in wood-shingled wall facing east.

Other Exterior Renovations

Replacement and repair of siding, roofing, windows, stairs, and porch elements are intended to preserve and restore the historic appearance of the residence. In some cases, such as trim elements, columns, windows, and decking, synthetic materials are proposed to better withstand harsh island conditions. Staff is working with the applicants to assure that important elements such as columns and trim can be painted to mimic painted wood. Wood shingle siding on the second floor is to be replaced with wood shingles pre-stained with Cape Cod grey.

Additionally, a low, unused, single-flue chimney on the south roof of the one-story rear ell is proposed for removal. The ell contains the kitchen, and the chimney is blocked up in the interior. The short double French doors leading from the living room to the south porch are proposed to be replaced with more standard height doors, which will result in a reduction in the height of the single-light transom.

Staff Comments

With its centered entrance porch and dormer, and simple form, the west façade is the primary, front face of the house, while the rear (east) side exhibits a more irregular, asymmetrical collection of forms. The centered, second floor shed dormer of the back mimics the front, but much of it is hidden by the slightly off-center gabled dormer and the off-center, gabled ell that disrupt the regularity. Combined with the single, north-facing doghouse dormer and rear entrance on the north side of the ell and the wrap-around porch on the south, the sum makes for a much busier façade than the front. In this context, the expansion of the second floor dormer by moving the wall 2' - 4" toward the west would have a modest impact on the appearance of the residence. As seen in the elevations, the dormer becomes slightly more asymmetrical and looks larger. Staff regrets that the dormer appears to crowd the southeast window in the shed dormer, and questions whether it would be possible to reduce the dormer size slightly to create a little more space next to the window. It is not clear how much space there is between the proposed dormer and the existing window, but if changing the location of the wall isn't possible or is ill-advised, staff does not see such a change as essential.

Staff will continue to work with the applicants on the details of the exterior renovations. As long as the synthetic columns and trim are painted, and composite windows and decking are chosen in appropriate colors, staff is comfortable reviewing these elements at the administrative level. Configurations of replacement windows and doors will be reviewed by staff to maintain or restore an appropriate character

Applicable Review Standards

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

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

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 12/3/14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations to the Public Health Officer's Residence at House Island meet (fail to meet) the historic preservation ordinance's review Standards for Review of Alterations to Historic Buildings (subject to the following conditions.....)

Attachments

1. Description of proposed renovations
2. Staff photos of existing conditions
3. Product information submitted by applicants
4. Architect's drawings – plans, elevations, and sections

November 6, 2014

Inspections Division
Department of Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Three Palms Design Build, LLC. Vincent "Cap" & Christina Mona purchased the north side of House Island on September 30, 2014. It is their intent to restore and renovate the 3 structures currently standing on the Island and develop plans for a new additional building to safely house the equipment to handle the needs of the new infrastructure. We have attached a site plan and have labeled each structure 1, 2 and 3. This written project description will refer to the structures in that manner.

The restoration plans include the replacement of windows, siding, roofing, decking & porches. Exterior trim will be restored if in good shape and replaced only where needed. The interiors will be updated with new heating systems, plumbing, electrical, insulation & drywall or other wall products. New kitchens and additional bathrooms will be added to buildings 1 & 2. Under separate upcoming drawings & submissions

The infrastructure needs (sewer, water & power) are being assessed and separate permits will be requested once the desired system is determined and ready to be installed.

The plans included in this package are for building #2 only. Our intent is to restore and renovate this building to be the summer residence for the Mona's. We anticipate completion for their enjoyment early summer of 2015. The interior plans include the addition of one more bathroom, removing one interior wall to open up the living room and then restore the entire interior bringing it to code. New mechanicals will be added, heating, plumbing and electrical. Separate permits for these will follow.

We have had several discussions with the Historic Preservation staff regarding the exterior finishes. Deb Andrews and Rob Wiener made a site visit on Wednesday October 15th to review the finishes with the Architect, project manager and owner and to answer some of our questions and to seek approval of the roofing and siding materials. That approval has been granted.

The next phase of the project will be to build an energy building on the island that will support the solar panels, battery power and generators. This building will provide the electric power to all 3 structures. A separate plan, when complete, will follow.

This is a unique project and will require our team and the Town to keep an open dialogue as work progresses. We encourage this approach. Our lead team members are the following:

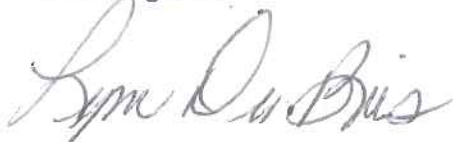
Architecture:
Mike Richman
Custom Concepts Inc
207- 883-0083

Project Manager:
Lynn DuBois
Lifestyle Designs
860-604-1357

Our next submission will be for the "energy" building and quickly following that plans for building 1.

We look forward to your review. We would be glad to come in and meet for discussion and the opportunity to seek answers to any of your questions.

Best Regards,

A handwritten signature in cursive script that reads "Lynn DuBois".

Lynn DuBois
Project Manager
860-604-1357
dubois.lynn@gmail.com

Att. 2





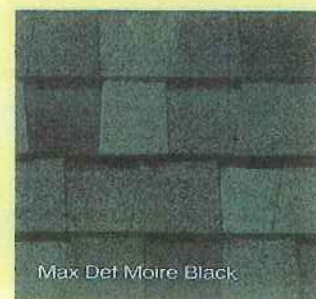
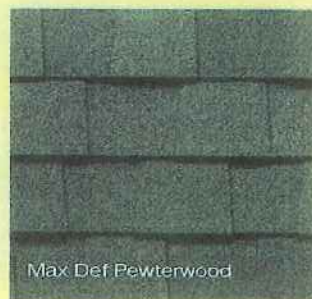
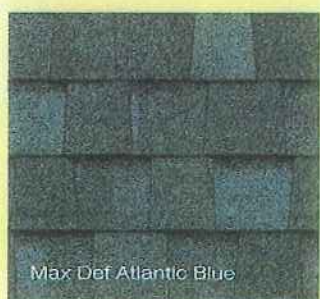
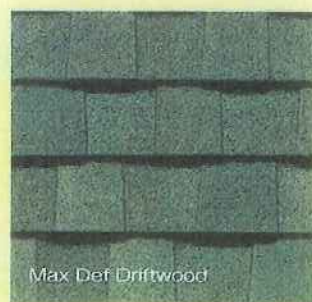
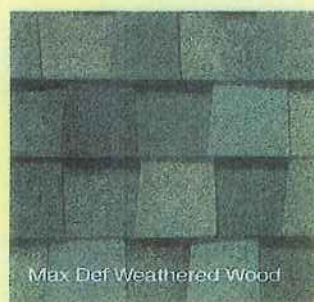
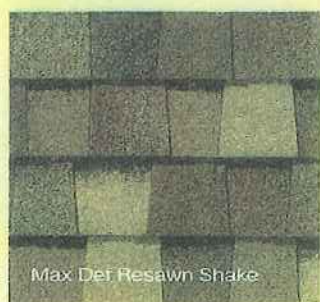
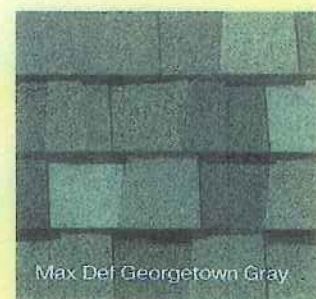
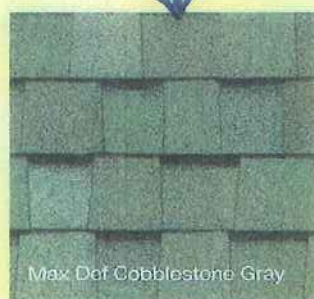








LANDMARK PRO color palette



Landmark Pro Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.

max def colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

For the quantity of our products, the manufacturer's literature, to your dealer and factory stained shingles facilities. With its numerous properties (e.g. decay resistance, high insulation, lightness, etc.), white (ya occidentalis) is the ideal choice for roofing or exterior siding. Its natural oils protect against sture and insects, thereby ensuring a longer life. Cedar shingles age beautifully, even when left They enhance the beauty of a home while blending perfectly with other natural materials such as stone

Applications - General

	Approx. 15 1/2" to 16" (39.4 to 40.6 cm)
Weight:	Approx. 3 1/4" to 11" (8.3 to 27.9 cm)
	3/8" (1 cm)
Area covered per bundle (box):	25 sq. ft. (2.32 m ²) with a 5" (12.7 cm) exposure
Boxes per square:	4

Applications - Grade

White Cedar Shingles are available in four grades, giving its own distinctive features and applications:

CHARACTERISTICS	USES
Grade 1 Sections of surface (15.2 cm)	Roofing and siding
Grade 2 Id knots on surface	Siding
Grade 3 Id knots on surface	Siding (rustic appearance)
Grade 4 Id knots on surface	Multipurpose: undercourse, shims (10/10, shims 42 pieces, ...)

Special Cuts - Natural



Exhibit B:

Resquared and Rebutted (R&R) Shingles

Our Extra "A" and Clear "B" grade (also available in 2nd C) They are distinguished by their perfectly straight butt, perpendicular shingles' two fully parallel sides. As a result, SBC R&R shingles and substantial savings in installation time and costs.

Kiln-Dried (KD) Shingles

Our dehumidification kiln enables us to manufacture shingles having superior stability. When selected for the kiln, the ensure uniform dryness (approx. 12% humidity) and to provide warranty against wood decay is available on our KD and optimal protection, all of our KD shingles are boxed.

Weathering Stained Shingles

SBC uses PPG/Olympic's Weathering Stain in order to to-install shingles. In fact, this product accelerates the wood process while ensuring an attractive, uniform, low-maintenance shingles are individually dipped in the stain for maximum unique water-repellent formula provides improved wood : cracking, blistering and peeling.

Factory-Stained Shingles

To complete our product line, we also offer shingles that have been factory-stained with Olympic Machineco a 100% acrylic coating. Available in an unlimited range of semi-transparent colors, these shingles are suitable for virtually any factory-coating technology ensures full coverage of all producing an attractive, even finish, and minimizing staining. In collaboration with PPG/Olympic®, we offer a long-term against cracking, flaking and peeling: 10 years, for 1 coat; 2 coats. Our factory-stained shingles offer the best of both worlds of real wood and the durability of a pre-stained product.

Stock Colors



Special-Cut Shingles

Would you like to add a distinctive touch to your project? Your shingles, either kiln-dried (natural) or factory-stained, are available in many sizes of 4 13/16" (12.2 cm), these shingles are available in many a

CertainTeed

RESTORATION MILLWORK®

Exterior Trim



Product Specification Guide
2014

CertainTeed
SAINT-GOBAIN

CertainTeed Restoration Millwork®

General Description: CertainTeed Restoration Millwork is used as non-load bearing exterior trim. It can be installed in such areas as cornerboards, soffits, fascias, column wraps, door pilasters, frieze boards, non-load bearing rake boards, architectural millwork, door trim, and window trim. It is suitable for residential and light commercial applications.

Finishes: Restoration Millwork comes in Natural White and does not require painting for protection. Painting is possible with 100% acrylic latex paint with an LRV (light reflective value) of 55 or higher. Please refer to the Installation Guidelines for complete details.

Surface Patterns: Smooth/Smooth and Woodgrain TrueTexture™/Smooth

Trimboard and Sheet Sizes: Restoration Millwork Trimboards are available in nominal widths of 4 inches to 16 inches and nominal thickness of 5/8, 4/4, 5/4 inches. Restoration Millwork Sheets are available in 4-foot widths and in lengths of 8, 10, 12, 18, and 20 feet, with actual thickness of 3/8, 1/2, 5/8, 3/4, 1 inch. Restoration Millwork Beadboards are 1/2-inch thick by 5-1/2 inches wide by 18 feet long. Restoration Millwork Cornerboards are available in a nominal thickness of 5/4 inches and nominal 4-inch and 6-inch outside corner sizes. Lengths available are 10, 12, 18, and 20 feet, and vary by product.

Specialty Profile Sizes: Provide the following Restoration Millwork Specialty profiles:

- | | | | |
|--|-----------------------|--------------------------|--------------------------|
| 1. Restoration Millwork One Piece Corners, butted to siding. | 3. Brickmould | 10. #210 Shingle Mould | 17. Lattice |
| 2. Restoration Millwork One Piece J Pocket Corners, overlapping siding | 4. Drip Cap | 11. Back Band | 18. Rams Crown |
| | 5. #49 Crown | 12. Sill Nose | 19. 356 Casing |
| | 6. #47 Crown | 13. Rake | 20. J-Channel Brickmould |
| | 7. #75 Bed Mould | 14. Inside Corner | |
| | 8. #105 Quarter Round | 15. Adjustable Back Band | |
| | 9. #164 Base Cap | 16. RB3 Casing | |

Composition: The product is a cellular PVC formulation.

Fire Resistance Characteristics: Restoration Millwork products have a flame spread index (FSI) of less than 25 when tested in accordance with ASTM 84, which is a Class A (Class 1) Flame Spread Classification.

Installation: Restoration Millwork products shall be installed in accordance with the manufacturer's published installation instructions. Handle and store product according to CertainTeed recommendations.

Methods: Complete installation recommendations are available from the manufacturer. Fasteners such as nails and screws shall be stainless steel or hot-dipped galvanized. Fasteners shall be approved box nails or finish wood screws and shall be designed for wood trim and wood siding with a thinner shank. Nails shall have blunt points and full-rounded heads. The fasteners shall be long enough to penetrate the solid wood substrate a minimum of 1-1/2 inches. The fasteners located at board ends shall be placed no more than 3/4 inches from the end of the board.

Precautions: Restoration Millwork products are not for use in load-bearing applications, but may be used in spanned applications such as ceilings and soffits.

Building Codes: Current data on building code requirements and product compliance may be obtained from CertainTeed. Installation must comply with the requirements of all applicable local, state and national code jurisdictions.

Warranty: CertainTeed warrants to the original property owner/consumer that, when subject to normal and proper use, Restoration Millwork will be free from manufacturing defects for the 25-year period from date of installation. See Restoration Millwork Warranty RM005 for details and limitations.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed products. Call 800-233-8990 for samples and answers to technical or installation questions.

CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482
www.certainteed.com

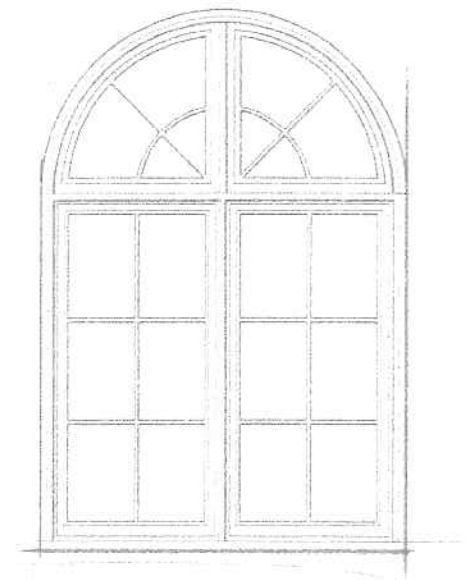
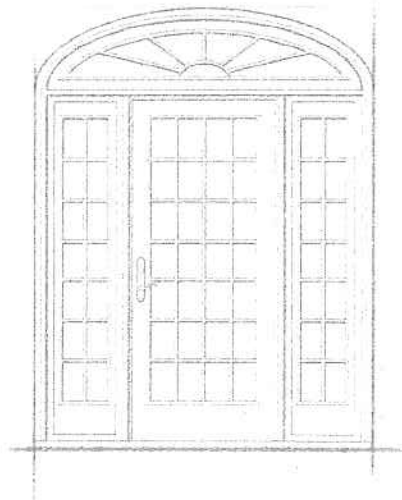
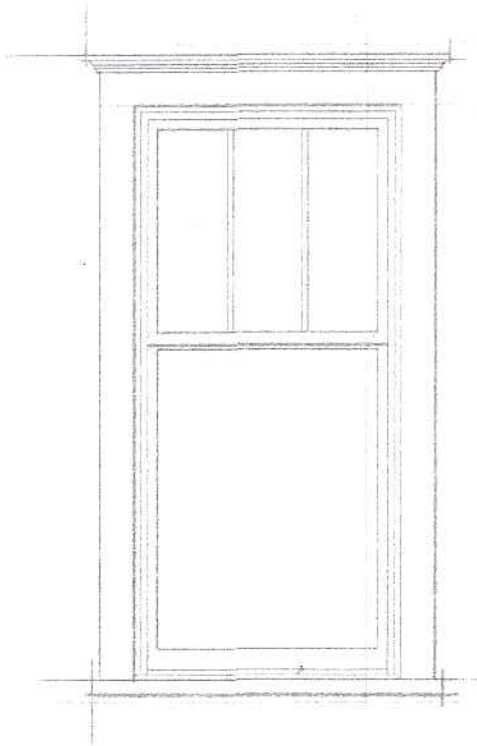
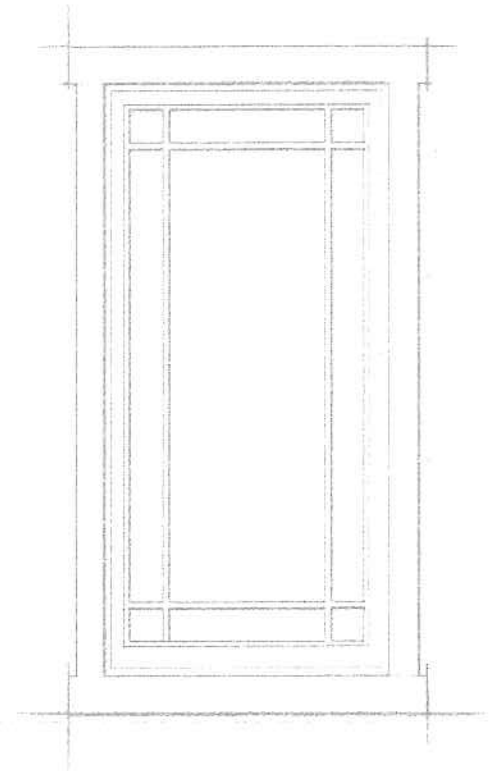
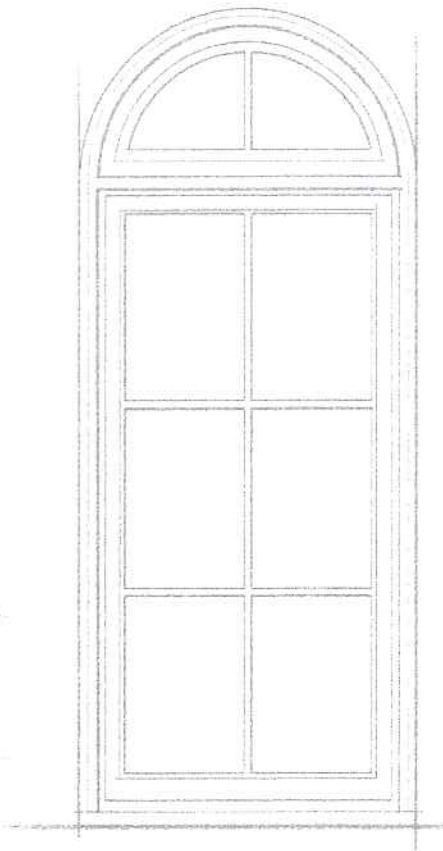
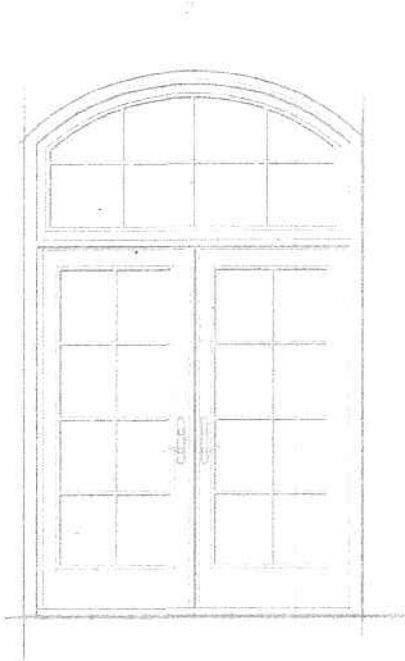
en 1/09



Exhibit. D.

A-SERIES
WINDOWS • DOORS

2013-14 PRODUCT GUIDE
For Professionals



Andersen.

FEATURES

CASEMENT & AWNING

Frame

A Frame constructed with a wood core and a Fibrex® composite exterior material. This construction produces a rigid frame and a low-maintenance durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The weatherstripping system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting, energy-efficient barrier against wind, water and dust.

D A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

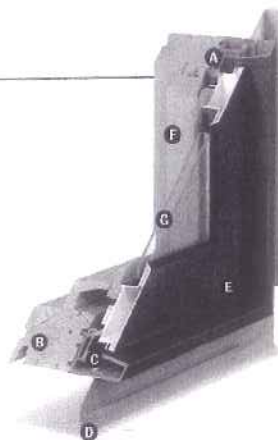
Sash

E Fiberglass construction provides durable, strong and long-lasting** performance. Finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on casement window aligns with double-hung and picture windows for common sight lines

F Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened using a nailless compression fit system so there are no nail holes to fill. Stops are available prefinished.



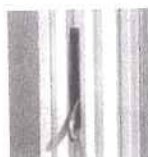
G High-Performance Glass



See page 25 for details.

Hardware

Smooth operation provided by a worm gear drive design makes opening and closing almost effortless regardless of unit size. Also available with an optional split-arm operator that moves the sash away from the frame for easier glass cleaning (not available on all sizes).



Single-action lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock bezel and handle are offered in finishes that coordinate with your specified hardware style.

Awning windows feature dual sash locks. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

DOUBLE-HUNG

Frame

A Frame constructed with a wood core and a Fibrex® composite exterior material. This construction produces a rigid frame and a low-maintenance, durable exterior.

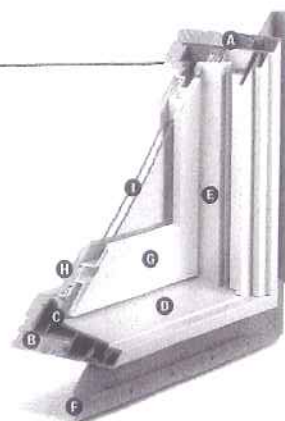
B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The dual weatherstripping system utilizes a double foam-filled design that creates a pressure equalization chamber, knocking down driving rain and delivering a long-lasting, energy-efficient barrier against wind, water and dust.

D Traditional sloped sill design.

E For units with White exterior, exterior jamb liner is White. For all other exterior colors, the exterior jamb liner is Sandtone.

F A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.



H Natural wood interiors are treated with a water-repellent preservative for long-lasting protection and performance.

Cottage-Style Units Also Available



Cottage Style



Reverse Cottage Style

I High-Performance Glass



See page 25 for details.

Hardware



Traditional spoon and keeper lock design has an easy *Tilt to Clean* feature integrated into the lock.

Sash

G Fiberglass construction provides durable, strong and long-lasting** performance. Finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on double-hung window aligns with casement and picture windows for common sight lines

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details on the A-Series Limited Warranty.

Dimensions in parentheses are in millimeters.

**Flexacron® is a registered trademark of PPG Industries, Inc.

PICTURE WINDOWS

Frame constructed with a wood core and fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

Factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

Sash

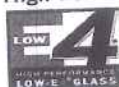
Fiberglass construction provides durable, strong and long-lasting performance. Finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on picture window aligns with casement and double-hung windows for common sight lines

Natural wood interiors are treated with a water-repellent preservative for long-lasting protection and performance.

High-Performance Glass



See below for details.

VENTING & STATIONARY TRANSOMS

Frame

Frame constructed with a wood core and a Fibrex® composite exterior material. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

The weatherstripping system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting, energy-efficient barrier against wind, water and dust.

A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design. The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

Sash

Fiberglass construction provides durable, strong and long-lasting performance. Finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery

Natural wood interiors are treated with a water-repellent preservative for long-lasting protection and performance.

High-Performance Glass



See below for details.

Hardware

Smooth operation provided by a worm gear drive design makes opening and closing almost effortless regardless of unit size.

Venting transoms feature dual sash locks. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

COMMON FEATURES

High-Performance Glass



1/4" (19) glass construction provides exceptional energy performance.

High-performance glass options include:

- Low-E4® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass

Additional glass options are available. Contact your Andersen supplier.



A-Series windows are available with Stormwatch® protection. For a copy of the Andersen® Coastal Product Guide, go to andersenwindows.com/coastal or contact your Andersen supplier.



POLY-CLASSIC® **FRP Columns**



- STRONGEST COLUMN AVAILABLE
- LOW MAINTENANCE
- WIDE ARRAY OF OPTIONS
- CAN BE SPLIT FOR REASSEMBLY
- LIMITED LIFETIME WARRANTY
- READY TO PRIME AND PAINT
- EXTERIOR OR INTERIOR USE
- MADE WITH FLAME GUARD™

TRANSFORMING STRUCTURES WITH POLY-CLASSIC® FRP COLUMNS

Turncraft Poly-Classic® FRP Columns are the product of choice for homeowners and builders who demand beauty, value, and performance. Poly-Classic® FRP Columns are architecturally proportioned from rotocast fiberglass-reinforced polymer — the most advanced construction material in the world — so pound for pound they are stronger than concrete, steel, or aluminum.

LIMITED LIFETIME WARRANTY

Poly-Classic® FRP Columns are virtually maintenance-free. They are impervious to termite and carpenter ant attack as well as staining and decaying fungi. High-humidity environments have no effect on these non-porous, waterproof columns. All Turncraft Poly-Classic® Columns are covered by a limited lifetime warranty to the original purchaser. Warranty details are available from your distributor or our website—www.Turncraft.com.

NOW WITH FLAME GUARD™



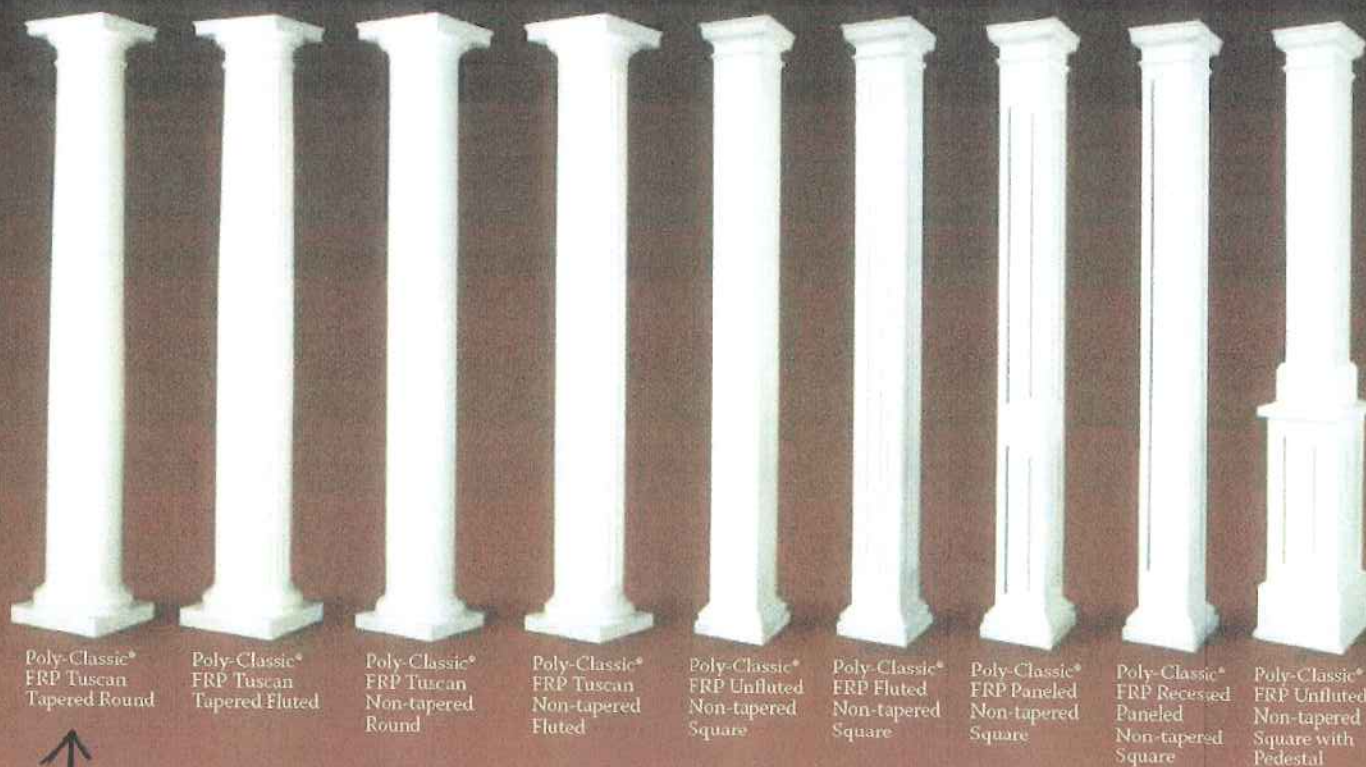
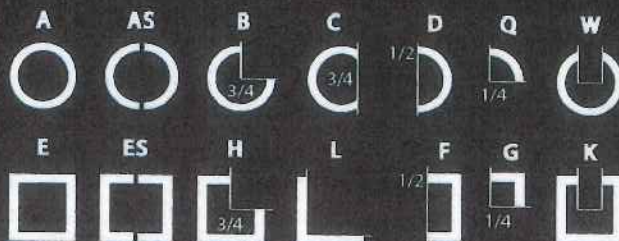
Poly-Classic® FRP Columns were the first fiberglass-reinforced polymer columns to achieve the distinction of passing an industry test (ASTME, 84-01) that measures the flame spread and smoke development of building components in a fire.

Turncraft Poly-Classic® FRP Columns with Flame Guard set a new industry standard:		
	Flame Spread Index (FSI)	Smoke Developed Index (SDI)
Industry Standard for FRP Columns	70-85	900-1025
Turncraft Poly-Classic® Columns	15*	335**

*Achieving Class I Flame-Spread classification under 1997 uniform fire code.
**Well below the allowable SDI index of 450.

PLAN TYPES

Poly-Classic® FRP Columns are available in the plan types below. Please specify when you order. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc.)



Poly-Classic®
FRP Tuscan
Tapered Round

Poly-Classic®
FRP Tuscan
Tapered Fluted

Poly-Classic®
FRP Tuscan
Non-tapered
Round

Poly-Classic®
FRP Tuscan
Non-tapered
Fluted

Poly-Classic®
FRP Unfluted
Non-tapered
Square

Poly-Classic®
FRP Fluted
Non-tapered
Square

Poly-Classic®
FRP Paneled
Non-tapered
Square

Poly-Classic®
FRP Recessed
Paneled
Non-tapered
Square

Poly-Classic®
FRP Unfluted
Non-tapered
Square with
Pedestal

TIMESAVER CAP AND BASE

New to the Turncraft product line, our 8" Square TimeSaver Cap and Base employs the same QuickFit installation pressure tabs as our round 8", 10", and 12" TimeSaver products. Our TimeSaver cap and base offers the easiest and quickest installation in the industry.

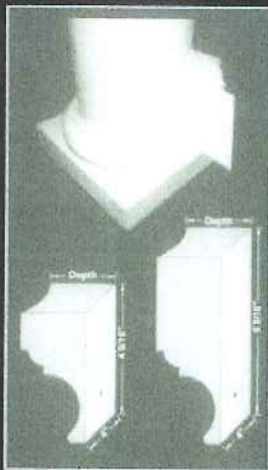


- Patent pending pressure tabs
- Made out of fiber-reinforced recycled ABS (acrylonitrile butadiene styrene)
- Designed for use on round FRP columns in 8", 10", and 12" sizes
- Made with 95% recycled material
- Extremely strong and durable
- Self aligning with no fasteners
- Excellent paint adhesion
- Fast installation



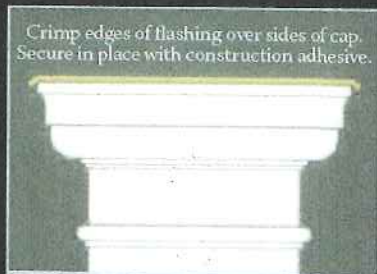
TIMESAVER RAILING ADAPTER BRACKET

Our TimeSaver railing adapter bracket solves the age old problem of attaching a railing system to the decorative base of a round column. Simply use one of these new brackets to make an attractive attachment to our 8", 10", and 12" round Tuscan bases. Brackets are available in two different heights, allowing them to be used with just about any railing system on the market.



NEW! COPPER OR ALUMINUM FLASHING

Turncraft is now offering real flashing for our most popular sizes of columns - the 8", 10", and 12" round and square Poly-Classic® FRP columns with Tuscan caps. Flashing is available in either copper or aluminum. Flashing is 3/4" larger than abacus size, to be folded over the edges of the cap, held in place with construction adhesive (not supplied). Flashing for other sizes and styles of caps are available. Call for more information.



INSTALLATION KITS AVAILABLE

INSTALL KIT

For structural FRP columns, the install kit consists of 4 ABS brackets (2 for top of column and 2 for bottom) and fasteners required for standard installation. We recommend 2 kits for columns 16" and up; this will allow the installer to use 4 brackets at the top and bottom of the column. When installed, the cap and base will conceal these brackets and hardware.



SPLIT KIT

Each kit contains six nylon locking straps with 1/8" spacers and one quart (1.85 lb.) automotive body filler. For columns over 12 foot in height, two kits will be required per column. Turncraft recommends using an abrasive (Carborundum or similar) or carbide blade to trim the shaft. Split columns are not load bearing.



Spiced Teak

GreyWood

True, multi-shaded colors.¹

EverGrain
Envision
Bonded Composite Decking

TAMKO

Since 1944, homeowners and professionals have looked to TAMKO® for quality products that are built to perform. In addition to decking and railing, TAMKO offers a complete line of residential products: Heritage® Series Laminated Asphalt Shingles, MetalWorks® Steel Shingles, 3-tab Asphalt Shingles, waterproofing materials, ventilation products and asbestos-free cements and coatings. Each of these products delivers TAMKO quality, performance and durability.

Building Products for the Professional

Introducing EverGrain® Envision™
Bonded Composite Decking

EverGrain
Envision
Bonded Composite Decking

TAMKO



TAMKO
BUILDING PRODUCTS
evergrain.com



- 1 Before making your purchase, view several full-length boards. Representation of these colors is as accurate as modern technology will permit. As with any composite product, color variations will occur. View several full-length pieces of material prior to final color selection and installation. Colors will usually weather to a lighter shade within the first several months of exposure to the environment.
- 2 To obtain a copy of the Limited Warranty, the most current version of this brochure, the product installation instructions and care and cleaning instructions, visit tamko.com or call 1-800-641-4691.

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Shaded Auburn

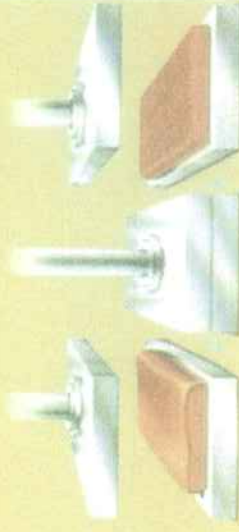
Rustic Walnut



Envision a whole new level of beauty and performance from TAMKO®.

With its dramatic deep grain beauty and more random wood patterns, compression molded EverGrain® Composite Decking has always offered an attractive decking option. Now, a new natural beauty is available in a bonded composite deck board that takes EverGrain's performance a step further. Introducing EverGrain® Envision™—made with an added layer of protection that is bonded in the compression manufacturing process for excellent durability and resistance to delamination.

The new outer layer of EverGrain Envision is also specially formulated to create a low-sheen appearance for more natural wood beauty.



Compression molded and bonded for the toughest EverGrain® deck board yet.

Compression molding allows for deep grain wood-like texture and more random patterns for a more natural wood look

Compression process creates a physical bond between the outer layer and core board to help prevent delamination

Four true, multi-shaded color options¹, designed with color highlights that emulate the textures and natural color variations of real wood, further enhance the natural beauty

Bonded outer layer adds durability for everyday life

Same performance-enhancing EverGrain core materials provide outstanding strength and consistency

A belief that a better process makes for better deck boards

A better manufacturing process makes for better deck boards. That's the TAMKO® philosophy—and why we believe the compression molding manufacturing process of EverGrain® Envision™ makes it a better compression molded deck board. The compression process helps create a physical bond between the outer layer and core board for added protection, while also enabling the use of more random wood grain patterns that help create the more natural look and texture of real wood.

Outstanding Limited Warranty

- 20-year Limited Warranty² against rotting, splintering, splitting and termite damage
- Limited Warranty includes a 5-year Full Start Period³
- Low maintenance⁴ material—no need for painting or staining
- 20-year Stain Resistance Limited Warranty to resist certain common food and beverage stains, including mustard, ketchup, barbecue sauce, canola oil, fruit punch, wines and coffee

20-YEAR
LIMITED WARRANTY
5-YEAR
FULL START PERIOD
20-YEAR
STAIN RESISTANCE
LIMITED WARRANTY

ADDITION & RENOVATIONS to the *Former Doctor's Residence* HOUSE ISLAND PORTLAND, ME



Former Doctor's Residence

General Notes regarding the role of Custom Concepts Inc.,

1. Custom Concepts' release and Owner's acceptance of these documents indicates cooperation among the Owner, the Building Contractor, and Custom Concepts. Although Custom Concepts has performed its services with due care and diligence, it cannot guarantee perfection. Any errors, omissions, or discrepancies discovered by the use of these documents shall be reported to Custom Concepts. Failure to do so by simple notice to Custom Concepts shall relieve Custom Concepts from any responsibility of the consequences.
2. Custom Concepts admonishes the Contractor and Owner not to scale these drawings, and to ensure that all work requiring measuring be done according to figures on the drawings. Any missing dimensions will be furnished upon request to Custom Concepts. It is the Contractor's obligation to verify all dimensions on site, including verification of requisite dimensions prior to the fabrication of structural items. Any discrepancies in the drawings or between existing conditions and the drawings must be reported to Custom Concepts.
3. Custom Concepts has designed the structure to be self-supporting and stable after the building is fully completed. However, the erection procedures and sequence including the design adequacy and safety of erection bracing, shoring, re-shoring, temporary supports, etc., are the sole responsibility of the Contractor.
4. These drawings do not contain the necessary components for construction or job safety. At all times, the Contractor shall be solely responsible for the conditions of the jobsite, including means and methods of construction and safety of persons and property. The presence or review of work at the jobsite by Custom Concepts Inc., is for general compliance with the design intent only and is not ever to be construed as a review of means and methods of construction and safety methods.
5. These drawings, as an instrument of service, is and shall remain the property of Custom Concepts Inc., and shall not be reproduced or used in any way without the written permission of Custom Concepts Inc. Further, this document, or any portion thereof, shall not be duplicated, disclosed, or used on any other project or extension of this project except by written agreement with Custom Concepts Inc., who shall not be responsible for any unauthorized use or alteration to these documents.
6. Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addenda. Any engineering design, provided by others and submitted for review, shall bear the seal of a registered engineer recognized by the building code jurisdiction of this project.

General Notes regarding the role of the Contractor:

1. The Contractor shall provide a written proposal / contract with detailed descriptions that includes, but is not limited to, the following:
 - a. Owner's name & Building Address
 - b. Contractor's contact information
 - c. Scope of Work
 - d. Proof of Insurance
 - e. Payment Terms
 - f. Construction Schedule
 - g. Description of Warranty
2. The Contractor shall perform all work in a safe and workmanlike manner, and in compliance with all applicable local and federal codes, ordinances, and regulations, including federal laws regarding labor and occupational safety and health, and all proper inspection procedures.
3. The Contractor shall ensure that proper erection procedures and sequencing are followed to ensure the stability and safety of the building and its components during construction. This includes utilizing shoring, temporary bracing, tie downs etc, as required.
4. The Contractor shall keep the construction area safe, and free and clear of debris. All debris must be disposed of properly as required by local jurisdiction.
5. The Contractor shall ensure that each sub-contractor has his own full set of drawings. Each sub-contractor is responsible for having a thorough knowledge of all drawings and specifications in his related field. Each sub-contractor shall do his own cutting, fitting, patching, etc. to make all parts come together properly. Each sub-contractor shall interface as required for complete and proper execution of the work as indicated on the construction documents.
6. The Contractor shall ensure that all directions and proper storage procedures are followed as to maintain all product manufacturer's warranties and shall further ensure that all product warranties shall be properly submitted to the manufacturer and furnished to the Owner.
7. The Contractor shall assess the building environment, suggest changes as required to ensure weather-tight construction, and construct a weather-tight structure. The waterproofing and roofing systems, roof ventilation and insulation systems shown on these drawings are based on general industry standard practices. All buildings require snow removal & maintenance. The architect is not responsible for leaking structures.

OWNERS;
Vincent "Cap" & Christina Mona

BUILDING ADDRESS;
House Island
Portland, Maine

ARCHITECTURE;
Custom Concepts Inc. Architecture
383 US Route One, Suite 1A
Scarborough, ME 04074
(207) 883-0083

Project Overview:

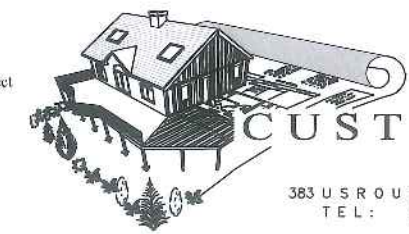
Project consists of the following:
- Interior and exterior renovation and rehabilitation of the Residence referred to as "Building #2" including a modest addition off the second floor. The residence will be maintained as an un-insulated Seasonal Residence.

List of Drawings:

- COVER SHEET (THIS SHEET)
A1 - Main Floor
A2 - Second Floor
A3 - Main & Rear Elevations
A4 - Typical Section & Right Elevation
A5 - Framing, Foundation & Left Elevation
A6 - Section A & B

General Notes:

1. Notes and details on drawings shall take precedence over general structural notes and typical details. Where no details are shown, construction shall conform to similar work on the project, and/or as provided for in the contract documents.
2. Options are provided for the convenience of the Owner and Contractor. If an option is chosen, the Contractor shall be responsible for all necessary changes, approvals and the coordination of the work with all related trades and suppliers.
3. Load shall not exceed the design load per square foot. Construction materials shall be spread out if placed on framed construction. Consult architect for situations that involve large temporary loads.
4. Any changes to the contract between the Contractor and Owner must be in the form of a written Change Order. All Change Orders must clearly describe the desired changes, the changes impact on the project, how the change might affect other elements of the project, and how and when Owner will compensate the Contractor for the change. Consult with Architect prior to any changes to the site, structure, or shell of the building to ensure that all changes maintain code compliance.



Issued November 3rd, 2014

CUSTOM CONCEPTS, INC.
ARCHITECTURE
383 US ROUTE ONE - SUITE 1A - SCARBOROUGH, MAINE 04074
TEL: (207) 883-0083 www.customconceptsinc.com

The Main Floor plan shows a central hallway with a staircase labeled 'Up' and 'Down'. To the left is a large 'Den' with a 'Working fireplace'. To the right is a 'Pantry' and a 'Kitchen' with an 'Existing fireplace (opening bricked up)'. A 'Den' is also located near the central staircase. The plan includes a legend for 'Main Floor Existing' with 'Existing Wall' and 'New Wall'.

 - Existing Wall
 - New Wall



1,375 sq.ft.
Finished Space



Project North

 - Existing Wall
 - New Wall



1,375 sq.ft.
Finished Space

1. All exterior trim to be white (color match final window color).
2. Gutter to be repaired or replaced.
3. Front porch, rear porch and covered deck to be removed and replaced to the same dimensions as the existing structure.
4. New roof penetrations for utilities to be located on the rear roof only. Consult with Architect on final placement.
5. Infill and repair existing stone / concrete siding. Final product to be stained to match the existing conditions.
6. All stone to be repaired, repaired and replaced as necessary.
7. All original interior doors to be refurbished. All non-original doors to be replaced with doors to match original conditions.



CUSTOM CONCEPTS, INC.

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

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

PROJECT: House Island - Cretina's World DRAWING TITLE: Main Floor	JOB NUMBER: 9269-14	☐ Preliminary Design	☐ Design Development	☐ Construction Documents	FOR REVIEW ONLY CONSULTING ARCHITECT
	DRAWN BY: MER SCALE: As noted				

OWNER APPROVAL: _____



A1

Second Floor Existing

- Existing Wall
- New Wall

 - Existing Wall
 - New Wall

1,276 sq.ft.
Finished Space

NOTE: SCALES SHOWN ON ALL DRAWINGS ARE APPLICABLE TO FULL-SIZE PRINTS (24x36) ONLY. OTHER PRINT SIZES ARE TO BE CONSIDERED "NOT TO SCALE"

- PLEASE DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF REQUIRED



Second Floor Proposed

Legend:

- Existing Wall
- New Wall

Key features and annotations on the plan:

- Bedroom #1:** Located at the bottom right, featuring a re-locate door and a new code compliant handrail system.
- Bedroom #2:** Located at the bottom left, featuring a new 2x6 knee wall to provide shelf and insulation behind the fixture.
- Bedroom #3:** Located at the top left, featuring a new code compliant continuous handrail.
- Bathrooms:** Includes a Guest Bath and an Owner's Bath, both with custom tiled showers.
- Closets:** Multiple closets are shown throughout the bedrooms and near the bathrooms.
- Stairs:** A central staircase with a new code compliant handrail system is shown.
- Other:** The plan includes various annotations for doors (e.g., 36" Door, 2'-4" door), windows (e.g., 72" Tall knee wall), and structural elements (e.g., Temporal, Egress).

 - Existing Wall
 - New Wall

1,288 sq.ft.
Finished Space

[illegible]

A R C H I T E C T U R E		☐ Preliminary ☐ Development ☐ Construction Documents		CLIENT NAME PROJECT NO. PROJECT LOCATION	CONTRACT NO. PROJECT NO. PROJECT LOCATION
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM		JOB NUMBER: 9269-14 DRAWING: MER			
Island - Christina's World					
1st Floor					

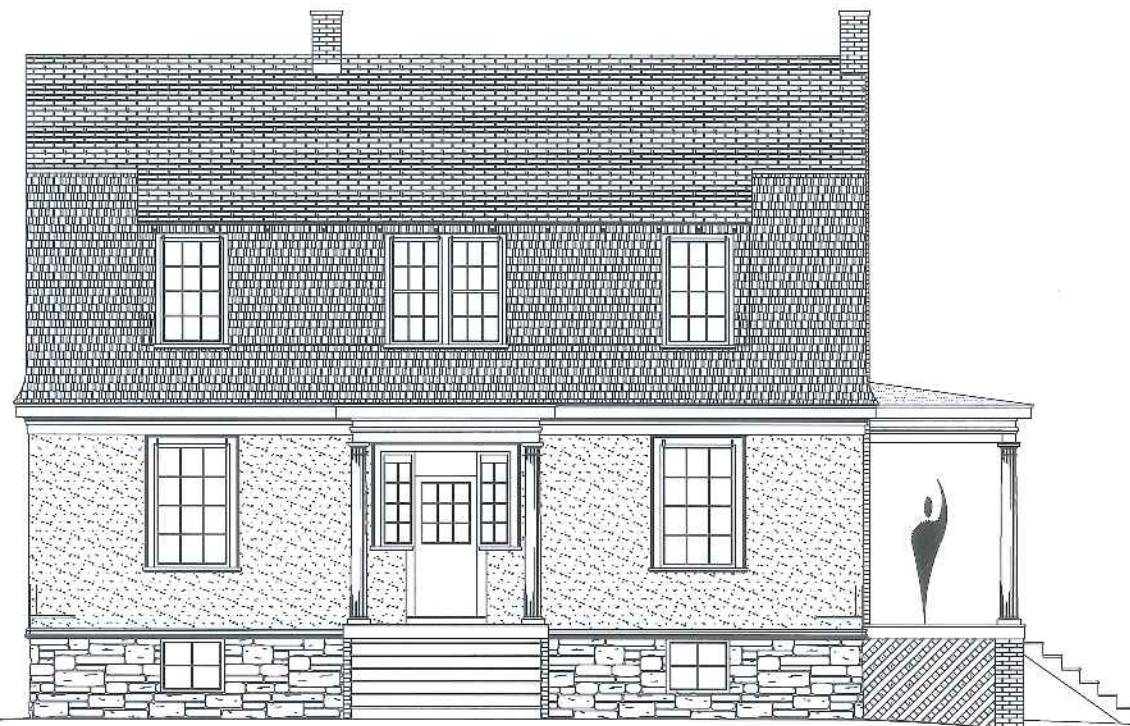
Phone: (207)
PROJECT: House Island - Christina's World
DRAWING TITLE: Second Floor



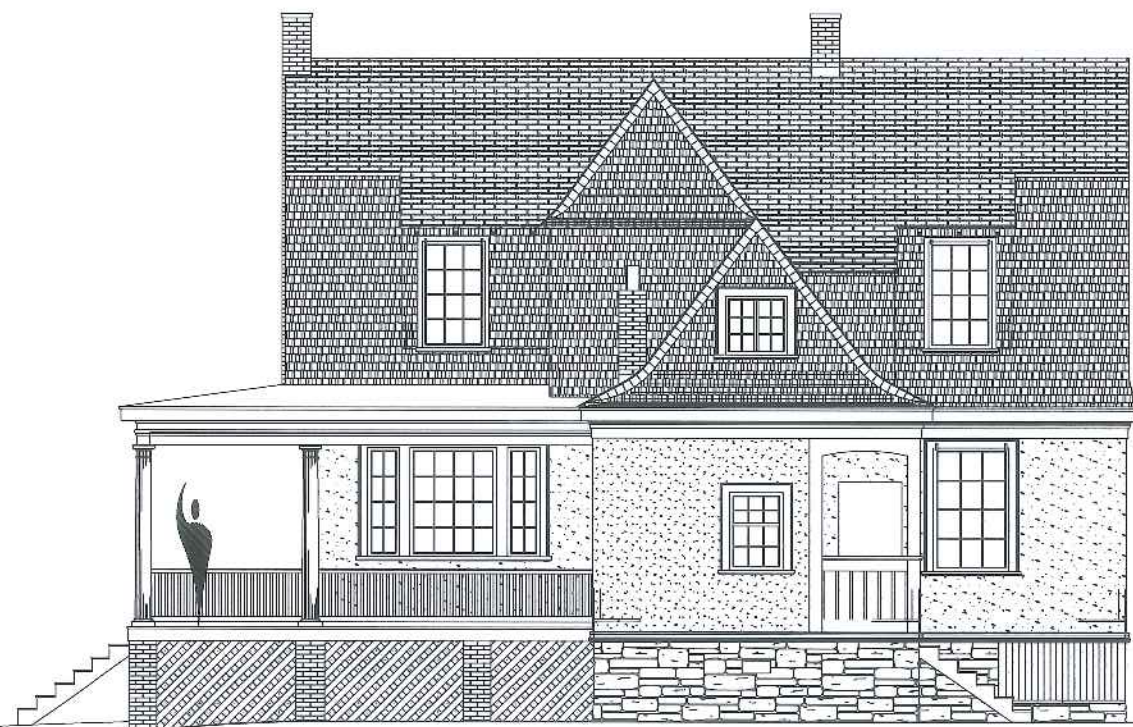
DATE: Oct 22, 201

A

Existing

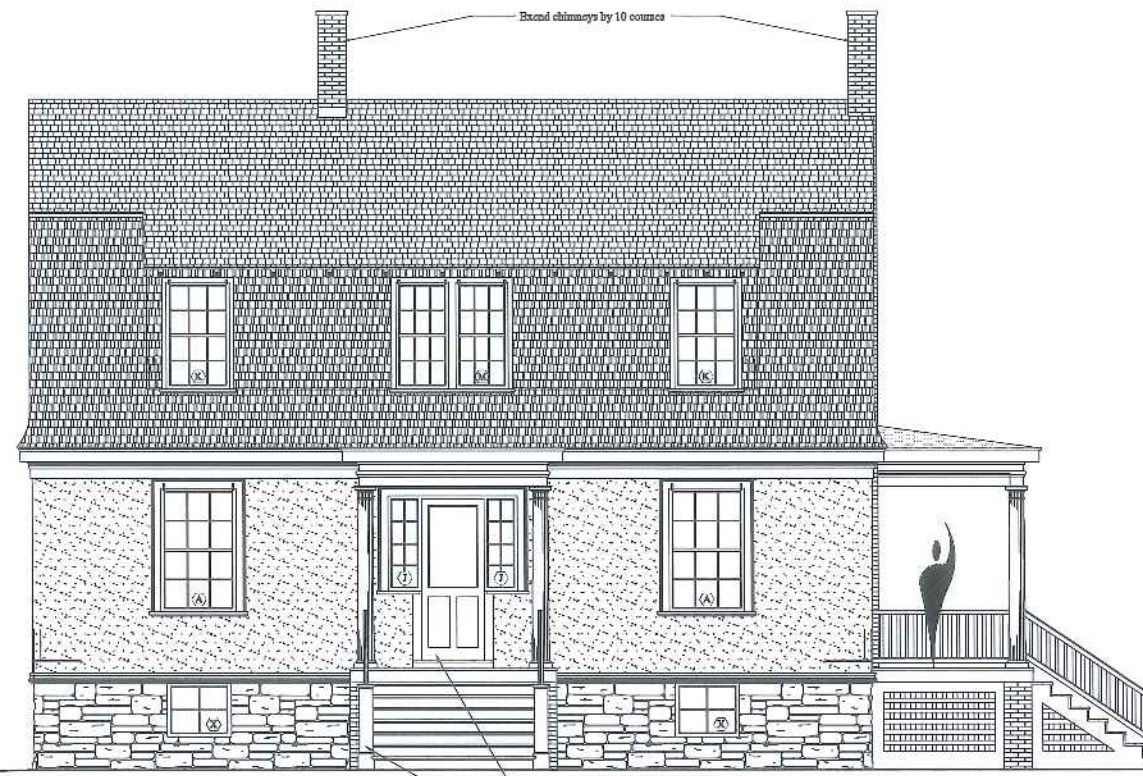


Main Elevation
Existing



Rear Elevation
Existing

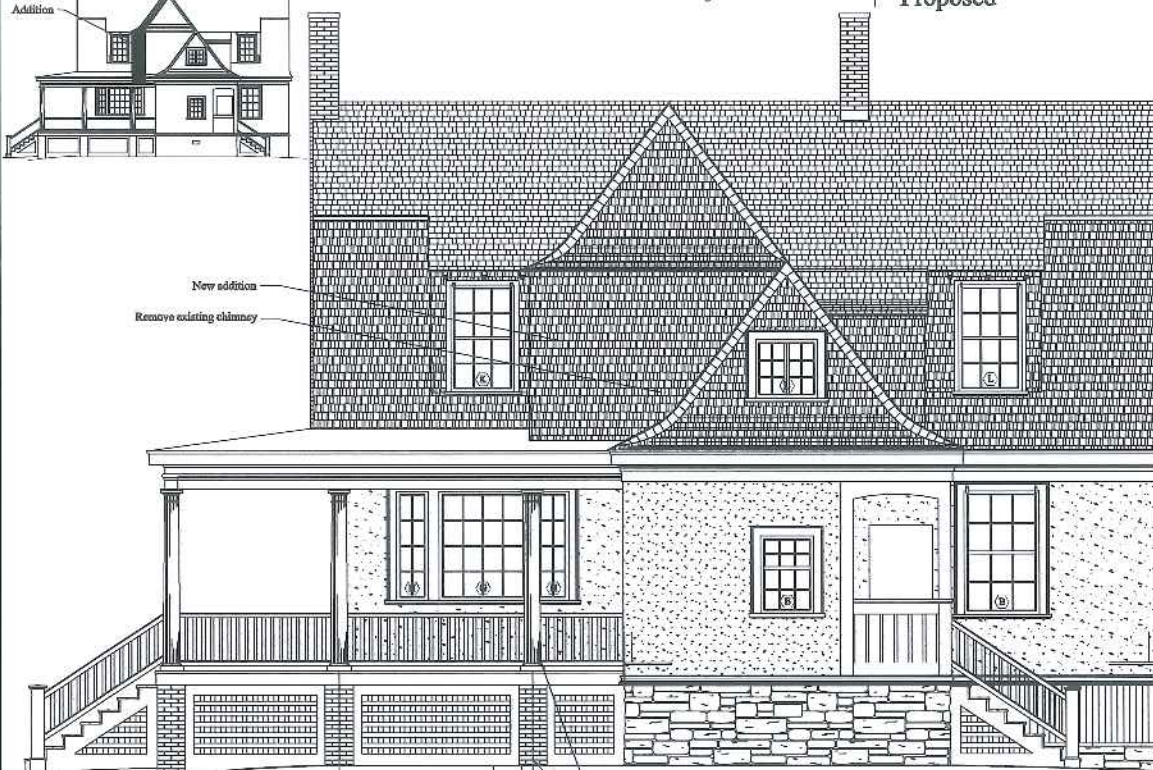
Proposed



Main Elevation
Proposed



New addition
Remove existing chimney



Rear Elevation
Proposed

NO. DATE DESCRIPTION

REVISIONS

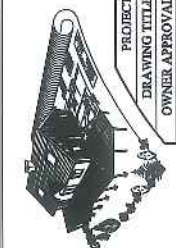
CUSTOM CONCEPTS, INC.
ARCHITECTURE
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Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: House Island - Christina's World
DRAWING TITLE: Main & Rear Elevations
OWNER APPROVAL:

JOB NUMBER: 9269-14
DRAWN BY: MER
SCALE: As noted

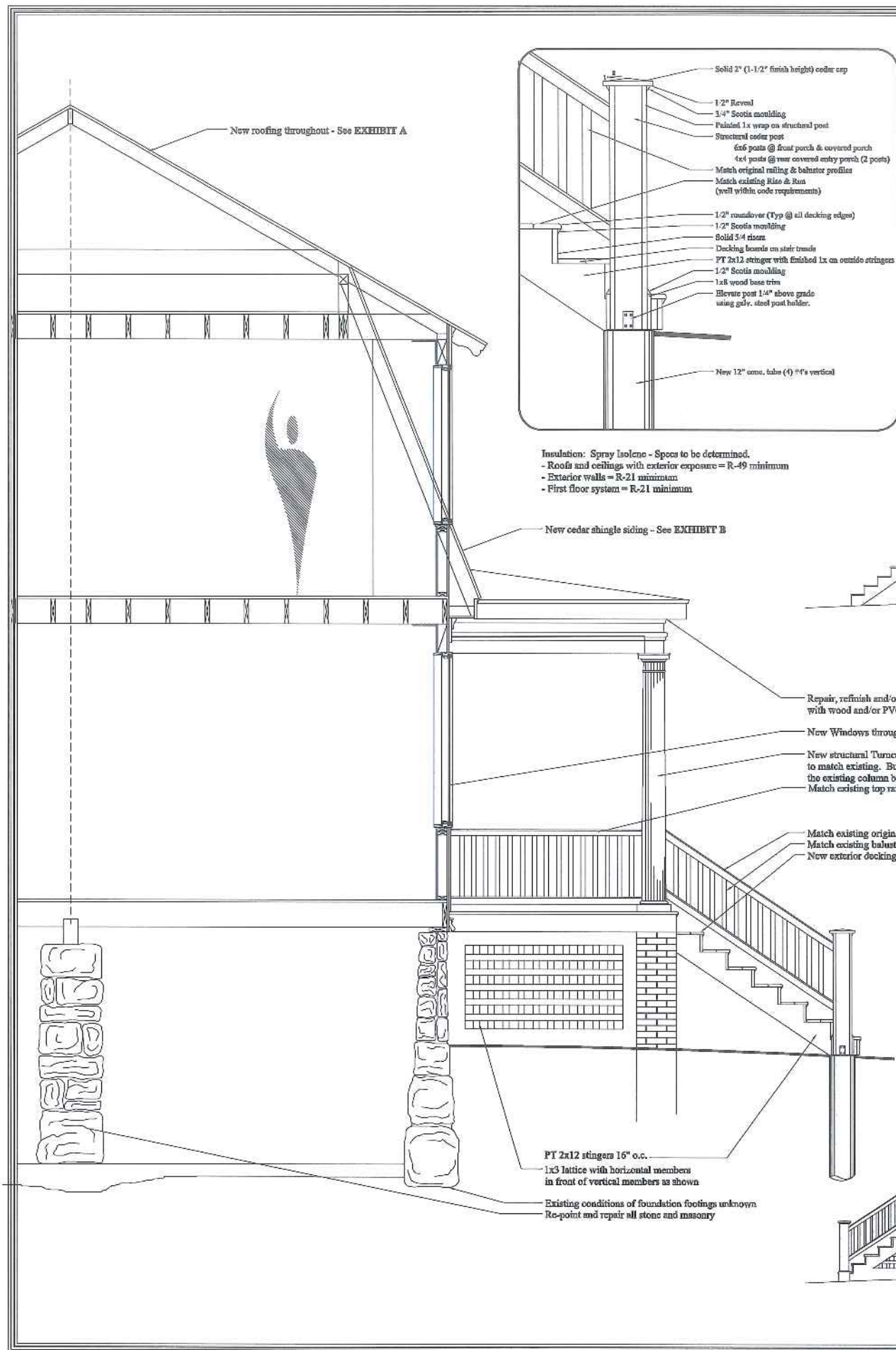
Design Development
Client Review
Construction

Concept Documents
For Review
Construction

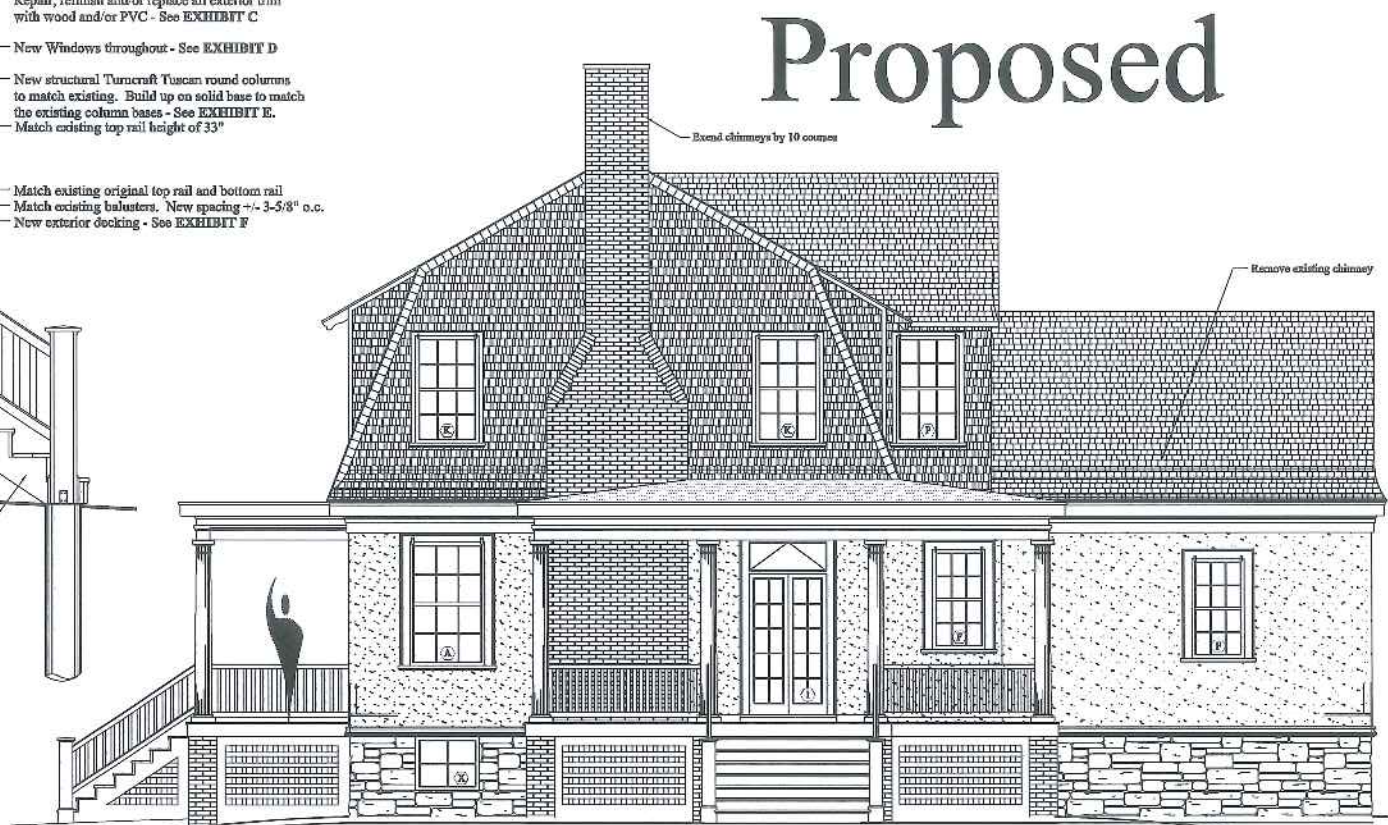


DATE: Oct 22, 2014

A3



Right Elevation
Existing



Right Elevation
Proposed

NO.	DATE	DESCRIPTION

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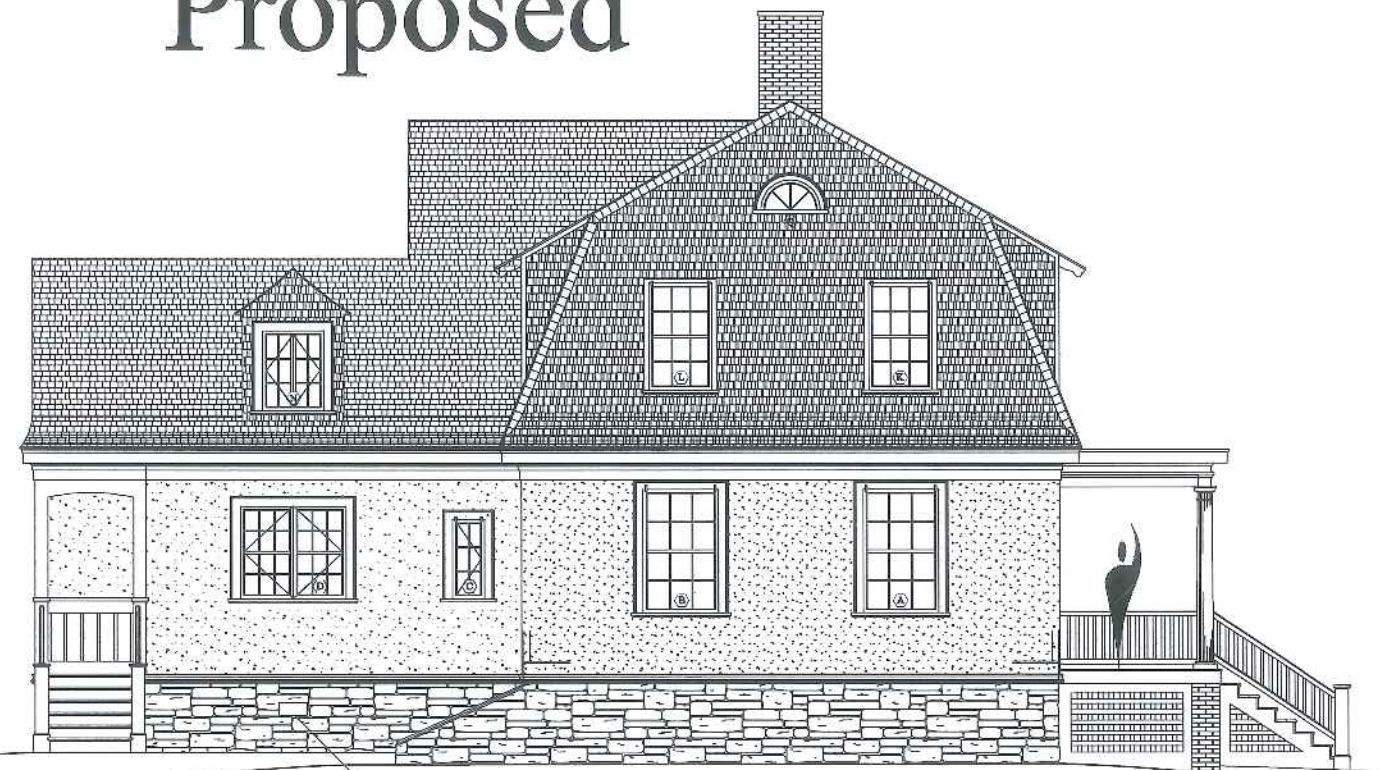
PROJECT: House Blend - Christina's World
DRAWING TITLE: Typical Section & Right Elevation
OWNER APPROVAL:

JOB NUMBER: 9269-14
DRAWN BY: MER
SCALE: As noted

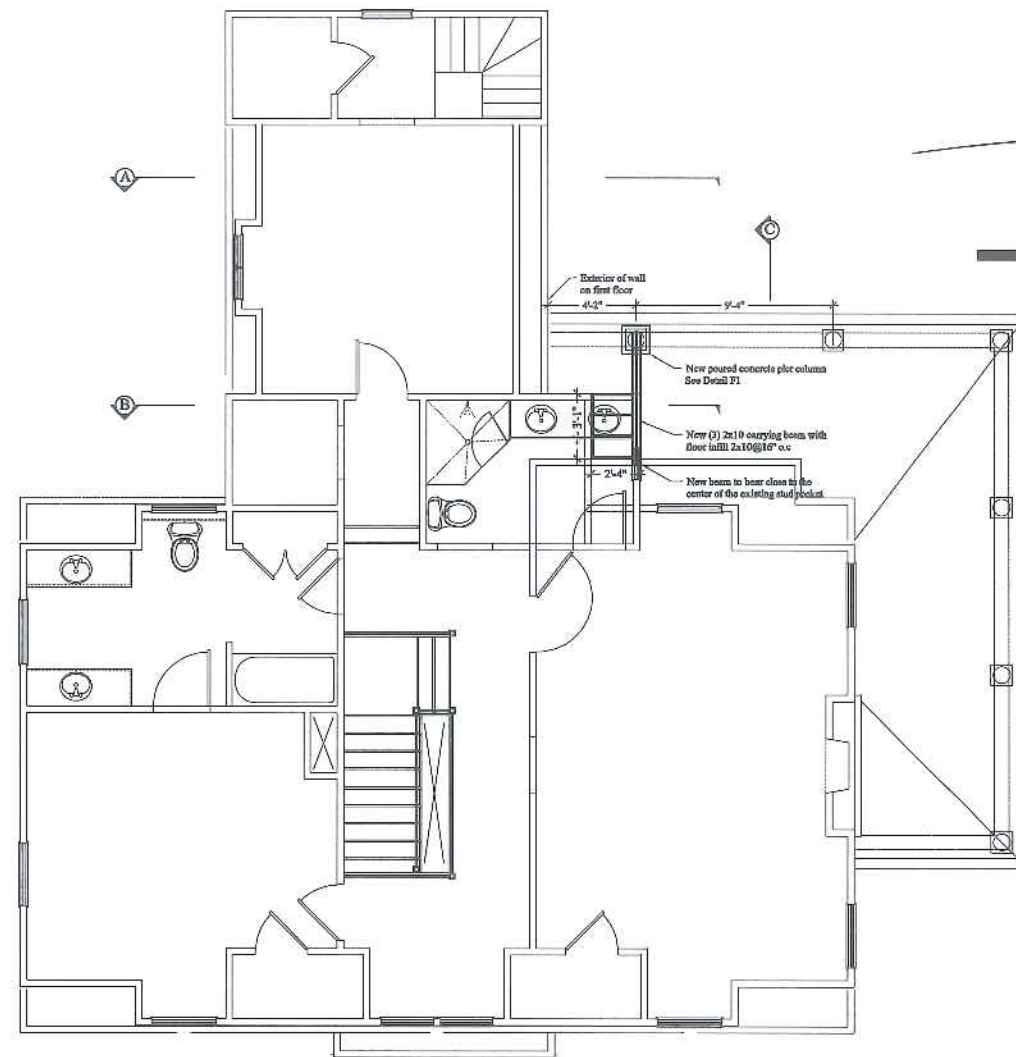
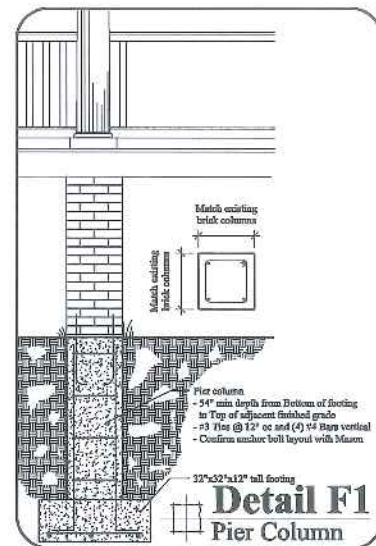
DATE: Oct 22, 2014

A4

Proposed



— Infill existing foundation openings with custom made vents to match the existing vent (believed to be original) on site. (Typical @ all openings)



Structural

[illegible]

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

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

Island - Christina's World	JOB NUMBER: 9289-14	☐ Preliminary Design	☐ Design Development	☒ Construction Documents
ing, Foundation & Left Elevation	DRAWN BY: MER	CLIENT REVIEW	CLIENT REVIEW	FOR PERMITS

SCALE:	As noted	ONLY - NOT CONSTRUCTION	AND COST ESTIMATING	PLANS AND CONSTRUCTION
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PROJECT: House Island – Christina's World

APPROVAL:

DRAWING

INNER A

10

DATE: Oct 22, 2014

A5

Section
Thru the Rear Porch

Section A

Thru the Rear Ell



Section B

Section A

Thru the Rear Ell



Section B

[illegible]

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A R C H I T E C T U R E
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074
Phone: (207) 883-0823 WWW.CUSTOMCONCEPTS.COM

Use Island - Christof's Word
Section A & B

FOR NUMBER: 9269-14
DRAWN BY: MFR
SCALE: As noted

☐ Preliminary
Design
Development
Construction

☐ Design
Document
Construction
Contract

PROJECT: House Island - Christina's World
DRAWING TITLE: Section A & B
OWNER APPROVAL:



DATE: Oct 22, 2014

A6

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

**PUBLIC HEARING
163 DANFORTH STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: November 24, 2014

RE: December 3, 2014 PUBLIC HEARING

Application for: Certificate of Appropriateness for Exterior and Site Alterations

Address: 163 Danforth
The Danforth Inn

Applicant: Raymond Brunanyski and Oscar Verest
Tempo Dulu LLC

Architect: Erik Durbas, Phi Home Designs

Introduction

Following a preliminary workshop on October 15th, the Board will hold a public hearing and final deliberations on a proposal for exterior and site alterations at 163 Danforth Street. The new owners of the Danforth Inn, Raymond Brunanyski and Oscar Verest, are requesting approval for the following:

- Installation of a roof exhaust fan for the inn's restaurant. The fan will be mounted on the roof of a rear ell and will be visible as one approaches from the east. The roof fan will replace an existing wall-mounted fan installed by the previous proprietor when they expanded the inn's function to include a full-service restaurant. The fan was installed without required approvals.
- Installation of two ground-mounted air conditioner compressor units. The compressor units are proposed to be placed alongside the east elevation of the building, behind a projecting sun porch and bay window. Visibility will be limited and plans include a lattice screen to shield the units from view.
- Installation of a patio along the Winter Street frontage of the property. The area proposed for a patio is in front of a rear ell and is currently a garden area. Many of the

mature plantings will remain to surround the paved courtyard and serve as a buffer from the abutting sidewalk. Paving material to match brick of existing walkway on site.

- Construction of a roof deck on top of an existing sunporch at the southeast corner of the main residence facing Danforth. An existing second floor window will be removed to accommodate an access door to the deck.

Subject Structure, Background

The Joseph Holt Ingraham House at 163 Danforth Street is an outstanding example of Federal style architecture. Built in 1823, this 3 story brick residence is one of many fine houses building in the early years of this neighborhood's development although it has had some high-quality additions over the years, most notably an Italianate cupola and some turn-of-the-century Colonial Revival remodeling, its form and many of its architectural details are still clearly Federal.

The building served for many years as the rectory for St. Dominic's Cathedral. In 1994, it was converted for use as an inn. As part of its renovations for the new use, the Board was asked to approve a number of exterior alterations, including the construction of a third floor rear addition to accommodate egress requirements and an additional bathroom. Given the location of the building at the corner of Danforth and Winter Streets, the "rear" of this building is clearly visible and is a relatively complex elevation in terms of architectural massing and details. Successfully integrating a sizeable building addition within an already complex building form proved to be a challenging exercise.

Summary of Board Comments at October 15 Workshop

At the October 15th workshop, Board members responded to the various components of the proposal as follows:

Exhaust fan. Although the application itself indicated that the fan would be relocated to the roof, project architect Erik Durbas re-raised the possibility of leaving the fan in its current location off the east elevation of the building ell and suggested that it could be painted and screened with vegetation to reduce its visual impact. Board members were unanimous in the view that its current location did not meet the ordinance review standards. While the introduction of a large mechanical at the roof was not ideal for a high style residential structure, Board members indicated that they could support the fan's relocation to the roof of the ell provided its placement was carefully considered. They suggested moving the fan away from the dormer and lower on the roof plane to avoid it breaking the skyline as viewed from the street.

Ground-mounted condenser units. Board members expressed little concern over this aspect of the project, as the units would have little visibility, especially given the applicant's commitment to screen the units. (A screen detail was not provided with the initial application.)

Patio installation adjacent to Winter Street elevation. Board members were supportive of the site alteration, but noted that the paving material would need to be specified in the final proposal.

Roof deck above front sunporch. The proposal presented at the workshop included a 7' vertical screen positioned several feet back from the Danforth Street section of balustrade. This vertical panel was to serve as a privacy screen between the guestroom served by the deck and the abutting guestroom. The proposal also included 42" high tempered glass panels behind the decorative balustrade to meet the required railing height requirement. The glass panels were connected by aluminum posts. Finally, the proposal called for replacing one of the windows on the east elevation with a door to access the deck. (A copy of the original deck proposal is enclosed for the Board's reference.)

Board members expressed significant concerns about the proposal to introduce a deck above the sunporch, noting that the location of the sunporch, off the southeast corner of the principal structure and in prominent view from Danforth Street, made the proposed alteration particularly problematic. Of particular concern was the vertical screen shown on the plans, as well as the 42" high railing system, which Board members felt would be readily apparent, notwithstanding the choice of glass panels.

Final Proposal, Staff Comments

The applicant's final proposal includes the same elements as presented at the workshop but reflects further design development for each alteration. A screen detail has been provided for the ground-mounted compressors and a paving material has been specified for the patio. With respect to the kitchen exhaust fan and the sunporch deck, more substantive modifications are being presented for consideration.

Exhaust Fan. The final proposal calls for the exhaust fan to be relocated to the roof of the ell. Note that position of the fan has been adjusted from the original proposal. The fan has been moved away from the dormer and lower on the roof plane. While an elevation and one perspective view have been provided, staff has asked that additional perspective views be provided to illustrate the fan's visibility from various vantage points.

Note that the applicants have submitted a letter requesting a time extension to relocate the fan to the roof. They ask that they be given 2 ½ years to relocate the fan. They also indicate that their ability to relocate the fan depends in part on their ability to construct a private deck over the front sunroom, as a deluxe guest room with deck would generate additional income for the inn.

Deck over Danforth Street Sunroom

The applicants have revised their proposal in an attempt to address the Board's concerns and minimize the visual impact of a deck in this visually prominent location. The revised proposal offers two railing/barrier options: a) a railing consisting of tempered glass panels set into a channel groove, thus requiring no posts; or b) a combination metal railing/window box solution similar to that installed on the existing roof deck over the Winter Street sunroom. Both barrier options would be 36" tall; staff has confirmed with Building Inspections that they would approve a waiver to allow a 36" railing.

The revised plan also includes the elimination of the tall privacy screen shown on the original proposal. As with the original proposal, an existing window at the leading corner of the

building's east elevation will be replaced with a door to access the deck. Although a shop drawing has been provided for the door, staff understands from the project architect that they are looking into a custom door that would more closely replicate the muntin pattern of the adjacent window.

Board members might recall that staff expressed significant reservations about the proposed deck in the October staff report. Subsequent to the workshop, staff met on site with the project architect and inn owner to consider potential modifications that would address Board and staff concerns. During the site visit we looked at the existing deck off the Winter Street elevation and determined that that railing solution—consisting of a metal rail extension with integrated window boxes—might be a good choice for the front of the building as well, as the window boxes would help achieve the railing height required by code, appear as an added decorative element (rather than a high railing) and introduce a feature that is not unusual for a residential building. Staff regrets not raising this as an option at the October workshop; not having visited the property recently, staff did not recall that a deck had been constructed on this side of the building and the applicant did not discuss it as a precedent. Based on staff's site visit and the opportunity to review the relatively benign visual impact of the existing porch deck solution, staff is more comfortable with this aspect of the project, provided the solution is similar to that on the Winter Street deck.

Note: The applicants have agreed to provide access to the inn so that Board members can take a close look at the Winter Street design solution in preparation for the meeting. Although the photos provided the project architect do illustrate the proposed railing/flowerbox treatment, a first-hand inspection of the solution is particularly instructive. Staff encourages Board members to take advantage of this offer. Please check in at the office located off Winter Street.

Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (5) *Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

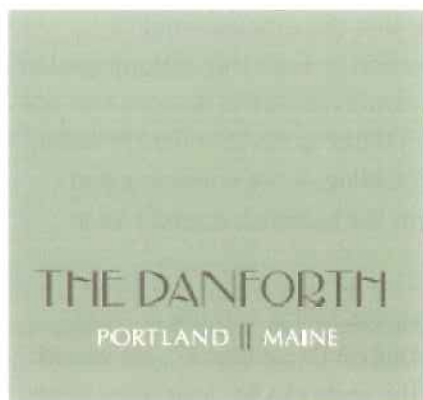
Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the 12/3/14 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior and site alterations at 163 Danforth Street **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 from applicant
2. Application and specifications
3. Plans, elevations and details
4. Deck proposal presented at 10/15 workshop

Att. 1



November 15, 2014

To: City of Portland - Historical Preservation Board

Subject: Request for alterations to The Danforth Inn, 163 Danforth Street

Dear Sir or Madam,

As part of our due diligence earlier this year before purchasing The Danforth, we had a meeting with Deb Andrews and officer Perone in regards to the hood at The Danforth. The hood was not up to code and we discussed different options to minimize impact on the building, while complying with the regulations. As a vent pipe going all the way on the side of the building to the roof was highly unattractive, the solution was formed that the exhaust could stay in the current location as it was sufficient far from a neighboring property. The exhaust had to be painted brick red and a tree had to be planted in the garden to minimize the visual impact. The window above the exhaust had to be closed off. Inside the kitchen, the hood had to be lowered and ductwork had to be made of thicker metal to comply with regulations.

An important reason for us to purchase the Danforth, was the fact that it still has a lot of historic details. As we would like to keep / bring back The Danforth to its' old grandeur, we came up with a different scenario for the hood exhaust, which we think is better looking, but also much more costly. In this scenario the exhaust pipe would go through the guest room above the kitchen and exit the building on the roof. As a result, the room above the kitchen will have to be redone, besides the additional expenses of creating a whole new exhaust. In order to pay for the additional expenses, we will need to find additional income. We think that the creation of a balcony to the Eastern Promenade room has very limited impact on the looks of the building, while allowing us to charge more for that room in the summer, thus generating the additional funding to pay for the hood exhaust to go through the roof. During a visit of Deb Andrews on site, we showed a mockup of Plexiglas to visualize a complete glass railing, which would be situated behind the current lower balustrade. Another option would be to create a railing which is similar to the one that already exists on the deck above the Winter street entrance and is made of metal. Because of the dark color and shape, it blends in perfectly with the building.

We would be fine with either option for a railing and would guarantee that the exhaust would be relocated to the roof within two and a half years after receiving permission to build the balcony (and of course to relocate the exhaust to the roof). This would avoid that we would create the balcony and not invest in moving the exhaust to the roof. We have shown with Camden Harbour Inn that we are willing to invest in our properties and preserve the old characteristics of the building, while improving and updating it to current times. However, without additional income (from the balcony), it won't be a feasonable alternative.

If any members of the board would like to see the mock up of the plexiglass railing and the current railing on the deck above the Winter street entrance prior to the meeting on December 3rd, we would welcome you to visit the Danforth Inn. We would highly appreciate if the visits can be done after 10am, allowing our innkeepers to deliver breakfast service to our inn guests.

During the workshop held in October the patio and ac units were already discussed.

We hope that this letters explains our desire for the requested changes to building of The Danforth and are happy to give more explanation either during the meeting on December 3rd or on site.

Thanking you in advance for considering our request,

Kind regards,

Oscar Verest & Raymond Brunyanszki

Att. 2

Portland, Maine

Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a *legal signature* per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are *paid in full* to the Inspections Office, City of Portland Maine by method noted below:



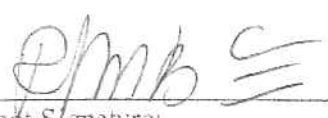
Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.



Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.



I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.


Applicant Signature:

11/20/2014
Date:


I have provided digital copies and sent them on:

11/20/2014
Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

389 Congress Street * Portland Maine 04101-3509 * Phone: (207) 874-8703 * Fax: (207) 874-8716
<http://www.portlandmaine.gov/planning/building.asp> * E-Mail: buildinginspections@portlandmaine.gov



Date: 11-20-14

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

PROJECT ADDRESS:

163 Danforth St. Portland, ME 04102

CHART/BLOCK/LOT: 044 H003 (MAP D9NW)

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.

1 - Relocation of existing kitchen exhaust
vent from side wall to roof top

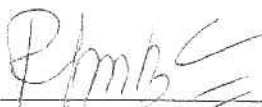
2 - Addition of exterior air conditioning
equipment and fence-style screening

3 - Addition of brick patio area

4 - Addition of rooftop balcony
assembly - requiring the change of
one window to a doorway

CONTACT INFORMATION

Applicant - must be owner, Lessee, or Buyer Name: RAYMOND BRADY ANSEK Business Name, if applicable: THE DAVFORTH Address: 163 DAVFORTH STREET City/State: PORTLAND ME Zip Code: 04102	Applicant Contact Information Work # 207 236 4930 Home# 207 236 4200 Cell # 207 542 9443 Fax# e-mail: RAYMOND@CAMDENHARBORINN.COM
Owner - (if different from Applicant) Name: (SAME AS ABOVE) Address: City/State: Zip Code:	Owner Contact Information Work # (SAME AS ABOVE) Home# Cell # Fax# e-mail:
Billing Information Name: (SAME AS ABOVE) Address: City/State: Zip Code:	Billing Contact Information Work # (SAME AS ABOVE) Cell # Fax# e-mail:
Architect DESIGNER Name: PHI HOME DESIGNS - ERIK DURBAS Address: 446 WEST STREET City/State: ROCKPORT, ME Zip Code: 04856	Architect Contact Information Work # 207-230-0034 Home# Cell # Fax# e-mail: erik@phihomedesigns.com
Contractor Name: PHI HOME DESIGNS - ROB TROXLER Address: 446 WEST STREET City/State: ROCKPORT, ME Zip Code: 04856	Contractor Contact Information Work # Home# Cell # Fax# e-mail: rob@phihomedesigns.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) Site visit to see existing
balcony conditions and "glass" railing
mock-up

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

B6S 2 5/8" X 4 1/8" GLASS BALUSTRADE BASE SHOE

Heavy Duty Square Base Shoe

6063-T52 Aluminum extrusion

Fully tempered glass glazed in place, either wet glazing cement or Taper-Loc®.

Shoe strength – Vertical legs:

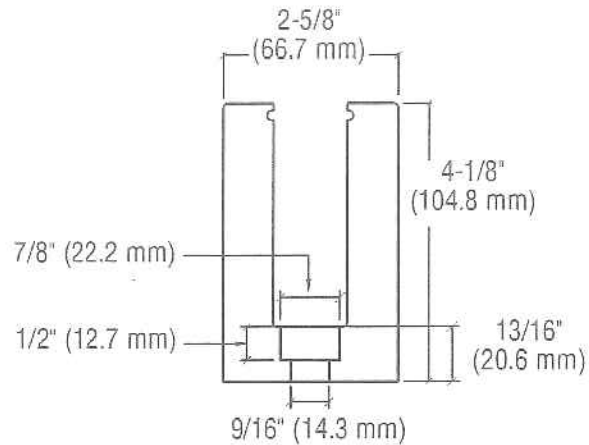
Glass reaction by bearing on legs to form couple. Allowable moment on legs:

$$M_a = S_l F_y$$

$$F_l = F_c = 12.5 \text{ ksi (ADM Table 2-23, Sec 3.4.4 and 3.4.13)}$$

$$S_l = 12'' * 0.75''^2 / 6 = 1.125 \text{ in}^3/\text{ft}$$

$$M_a = 12.5 \text{ ksi} * 1.125 \text{ in}^3/\text{ft} = 14,062 \text{ #}''/\text{ft}$$



Leg shear strength @ groove

$$t_{\min} = 0.343''$$

$$F_v = 5.5 \text{ ksi (ADM Table 2-23, Sec 3.4.20)}$$

$$V_{\text{all}} = 0.75'' * 12''/\text{ft} * 5.5 \text{ ksi} = 49.5 \text{ k/ft}$$

Base shoe anchorage:

Typical rail section: 42" high 50 plf top rail load or 25 psf panel load

$$M_t = 50 \text{ plf} * 42'' = 2,100 \text{ #}''/\text{ft}$$

$$M_w = 25 \text{ psf} * 3.5' * 21'' = 1,837.5 \text{ #}''$$

$$\text{Typical Anchor load} - 12'' \text{ o.c.} - T_a = 2,100 \text{ #}'' / 1.31'' = 1,603 \text{ #}$$

Maximum allowable moment for 1/2" cap screws ($T_a = 3,592 \text{ #}$ from B5S calculations) **12" on center spacing and direct bearing of base shoe on steel:**

$$M_a = 3,592 \text{ #}'' * [1.31'' - 0.5 * 3,592 / (30 \text{ ksi} * 12)] = 4,688 \text{ #}'' = 390.6 \text{ #} \text{ per anchor}$$

Maximum allowable wind loads (ASD):

$$36'' \text{ height: } w = 390.6 \text{ #}'' / (0.55 * 3^2) = 78.9 \text{ psf}$$

$$42'' \text{ height: } w = 390.6 \text{ #}'' / (0.55 * 3.5^2) = 58.0 \text{ psf}$$

6" on center spacing and direct bearing of base shoe on steel:

$$M_a = 3,592 \text{ #}'' * [1.31'' - 0.5 * 3,592 / (30 \text{ ksi} * 6)] = 4,670 \text{ #}'' = 389.14 \text{ #} \text{ per anchor}$$

Maximum allowable wind loads (ASD):

$$36'' \text{ height: } w = 2 * 389.14 \text{ #}'' / (0.55 * 3^2) = 157.2 \text{ psf}$$

$$42'' \text{ height: } w = 2 * 389.14 \text{ #}'' / (0.55 * 3.5^2) = 115.5 \text{ psf}$$

required spacing to develop full strength of 5/8" glass:

$$s = 4,688 / 6,797 * 12'' = 8 \frac{1}{4}'' \text{ on center average}$$

EDWARD C. ROBISON, PE, SE

10012 Creviston Dr NW

Gig Harbor, WA 98329

253-858-0855/Fax 253-858-0856 elrobison@narrows.com

Surface Mounting Base Shoes to Wood Decks: Aluminum Angle Bracket Welded to Base Shoe Alternative-

Weld strength calculated in accordance with ADM

7.3.2 Fillet Welds

Base shoe metal - 6063-T52

Angle metal- 6063-T5

Weld metal 4043

Weld size:

$$\frac{1}{4}" \text{ fillet, throat} = 0.25/\sqrt{2} = 0.177"$$

Design strength: ADM 7.3.2.2

$$V_w = F_{sw} L_{wc} / \Omega_u$$

For shear through weld throat:

$$F_{sw} = 11.5 \text{ ksi from ADM Table 7.3-1}$$

$$V_{ww} = 11.5 \text{ ksi} * 0.177" * 12" / 1.95 = 12,526 \text{ plf}$$

For base metal shear failure:

$$F_{suw} = 11.0 \text{ ksi from ADM Table 3.3-2}$$

$$V_{wb} = 11.0 \text{ ksi} * 0.25" * 12" / 1.95 = 16,922 \text{ plf}$$

Moment overturning of base shoe-

Shear strength of weld restrains base shoe rotation
about opposite corner:

$$M_a = 12,526 \text{ plf} * 2.5" * 4/12 = 10,438" \# \text{ per } 4" \text{ bracket}$$

Check strength of weld affected angle:

From ADM Table 2-23 for allowable aluminum stresses

bending of flat element - weld-affected

$$F_{tw} = F_{cw} = 6.5 \text{ ksi}$$

$$S_f = 4 * 0.375^2 / 6 = 0.09376 \text{ in}^3$$

$$M_{aw} = 6,500 \text{ psi} * 0.09376 \text{ in}^3 = 609" \#$$

Maximum allowable anchor force based on outward force (controls)

$$R_u = 609" \# / 0.5" = 1,218 \#$$

Maximum allowable moment on base shoe per 4" bracket:

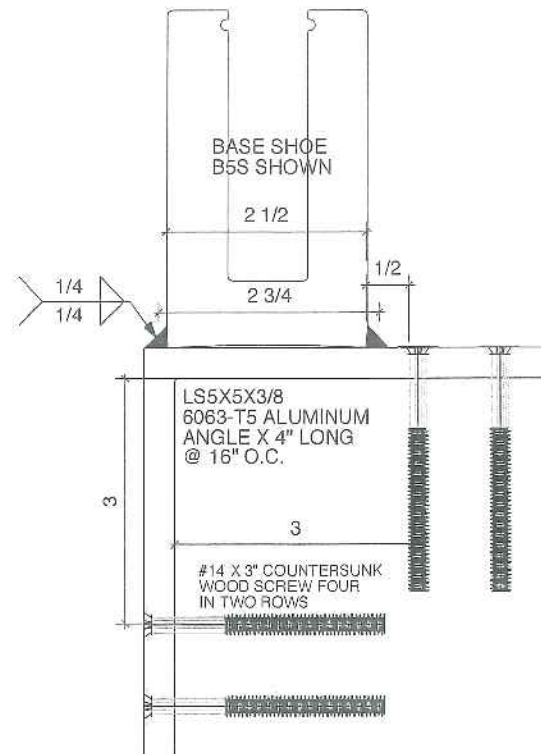
$$M_{a5"} = 1,218 \# * 3" + 609" \# = 4,263" \#$$

Allowable moment per foot for brackets at 16" on center

$$M_u = 4,263 / 1.3333' = 3,197" \# / \text{ft} = 266.44' \# / \text{ft}$$

Strength for continuous angle:

$$M_{cont} = 4,263 * 12/4 = 12,789" \# / \text{ft}$$

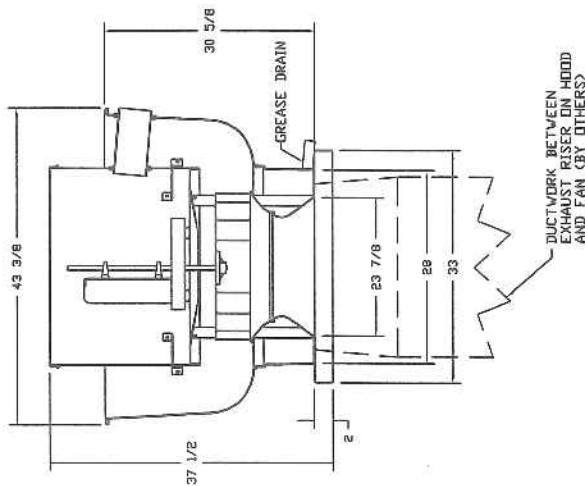


EDWARD C. ROBISON, PE, SE

10012 Creviston Dr NW

Gig Harbor, WA 98329

253-858-0855/Fax 253-858-0856 elrobison@narrows.com



FEATURES:

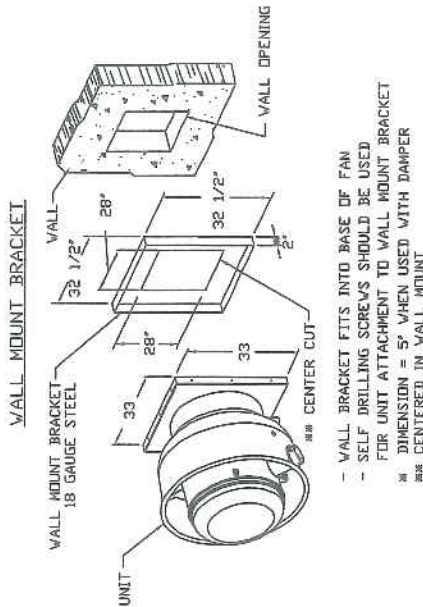
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY
UNTIL ALL FAN PARTS HAVE REACHED
THERMAL EQUILIBRIUM, AND WITHOUT ANY
DETERIORATING EFFECTS TO THE FAN WHICH
WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY
WHILE EXHAUSTING BURNING GREASE VAPORS
AT 600°F (316°C) FOR PERIOD OF 10 MINUTES
WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH
WOULD CAUSE UNSAFE OPERATION.

OPTIONS:

- GREASE BOX
- WALLMOUNT 32.5 SQ. X 2"
- 3 YEAR EXTENDED MOTOR WARRANTY
- EXTRA SET OF BELTS
- FAN BASE CERAMIC SEAL - FOR GREASE DUCTS



- WALL BRACKET FITS INTO BASE OF FAN
- SELF DRILLING SCREWS SHOULD BE USED FOR UNIT ATTACHMENT TO WALL MOUNT BRACKET
- DIMENSION = 5" WHEN USED WITH DAMPER
- DIMENSION = 5" WHEN USED WITH DAMPER

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐

Approved with NO Exception Taken ☐

Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____



CAPTIVEAIRE

JOB Danforth

LOCATION WINTHROP, ME,

DATE 10/7/2014

DWG # 4

REV.

JOB # 2151032

DRAWN BY BFC-21

SCALE 3/8" = 1'-0"

Submittal Data: 9RLFW **ASU9RLF& AOU9RLFW**



Job Name:		Location:	
Purchaser:			
Engineer:			
Submitted To:	For:	☐ Reference	☐ Approval
Submitted By:		☐ Construction	
Unit Designation:	Schedule No.	Model No.:	

Capacities:

Cooling	9,000 BTU/h
Outdoor Design Temp. <i>F° DB/WB</i>	95/75
Heating	12,000 BTU/h
Outdoor Design Temperature <i>F° DB/WB</i>	47/43
HSPF	11.0
SEER	23.0
EER <i>Cooling/Heating</i>	13.8/13.47
Voltage/Frequency/Phase	208-230/60/1

Indoor Unit:

Noise Level Cooling <i>db (A) - H/ M/ L/ Q</i>	37/ 33/ 29/ 25
Noise Level Heating <i>db (A) - H/ M/ L/ Q</i>	37/ 33/ 29/ 25
Weight	18 lbs.

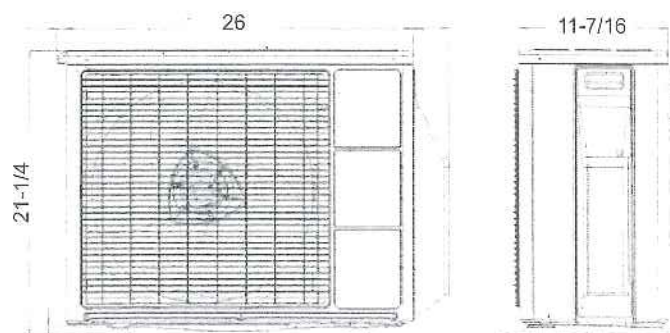
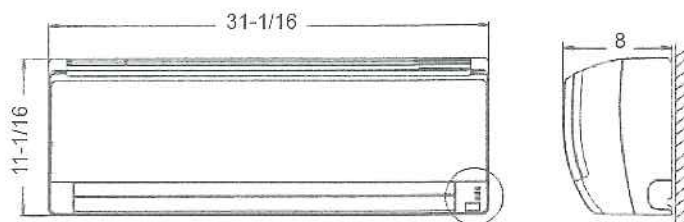
Outdoor Unit:

Noise Level <i>Cooling/Heating</i>	48/48
Recommended Fuse Size	15A
Min. Ampacity	4.2A
Running Current <i>Cooling</i>	6.0A
Running Current <i>Heating</i>	7.5A
Weight	71 lbs.

Refrigerant Piping:

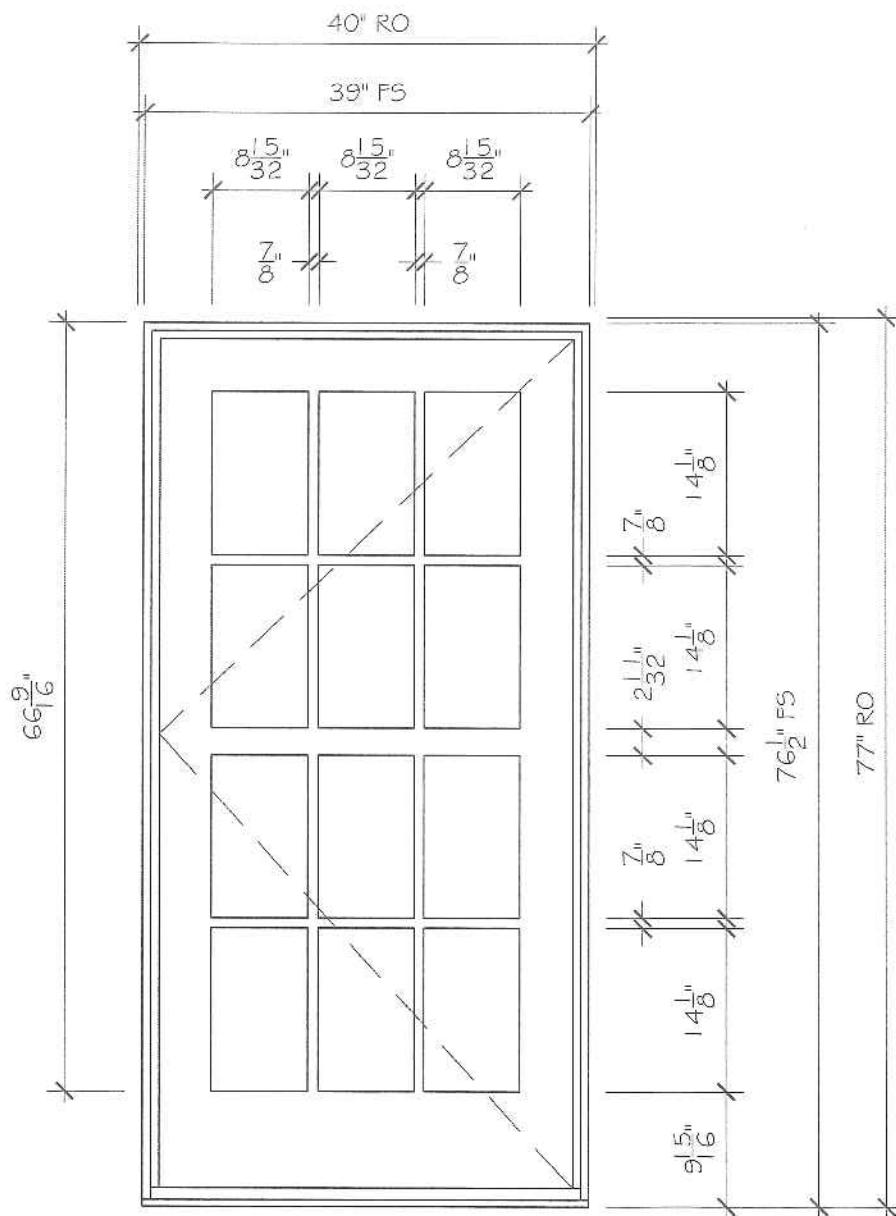
Max Ht. Difference	49 ft.
Max Total or Combined Length	66 ft.
Discharge Vapor Line (O.D.)	1/4 in.
Suction (O.D.)	3/8 in.

OUTLINE AND DIMENSIONS



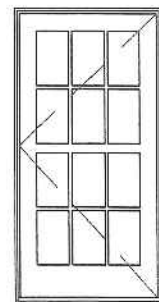
- | | | |
|-----------------------------------|--------------------------------|---------------------------------|
| ♦ Seven year compressor warranty | ♦ ENERGY STAR® Qualified | ♦ Optional Wired Remote Control |
| ♦ Five year parts warranty | ♦ Built in Low Ambient to 14°F | ♦ Dry mode |
| ♦ Digital wireless remote control | ♦ Auto Restart/ Reset | ♦ Refrigerant R410A |
| ♦ Auto Louver: Up/Down | ♦ 24 hour timer | ♦ Quiet Mode |

Notes:



CUIFD

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

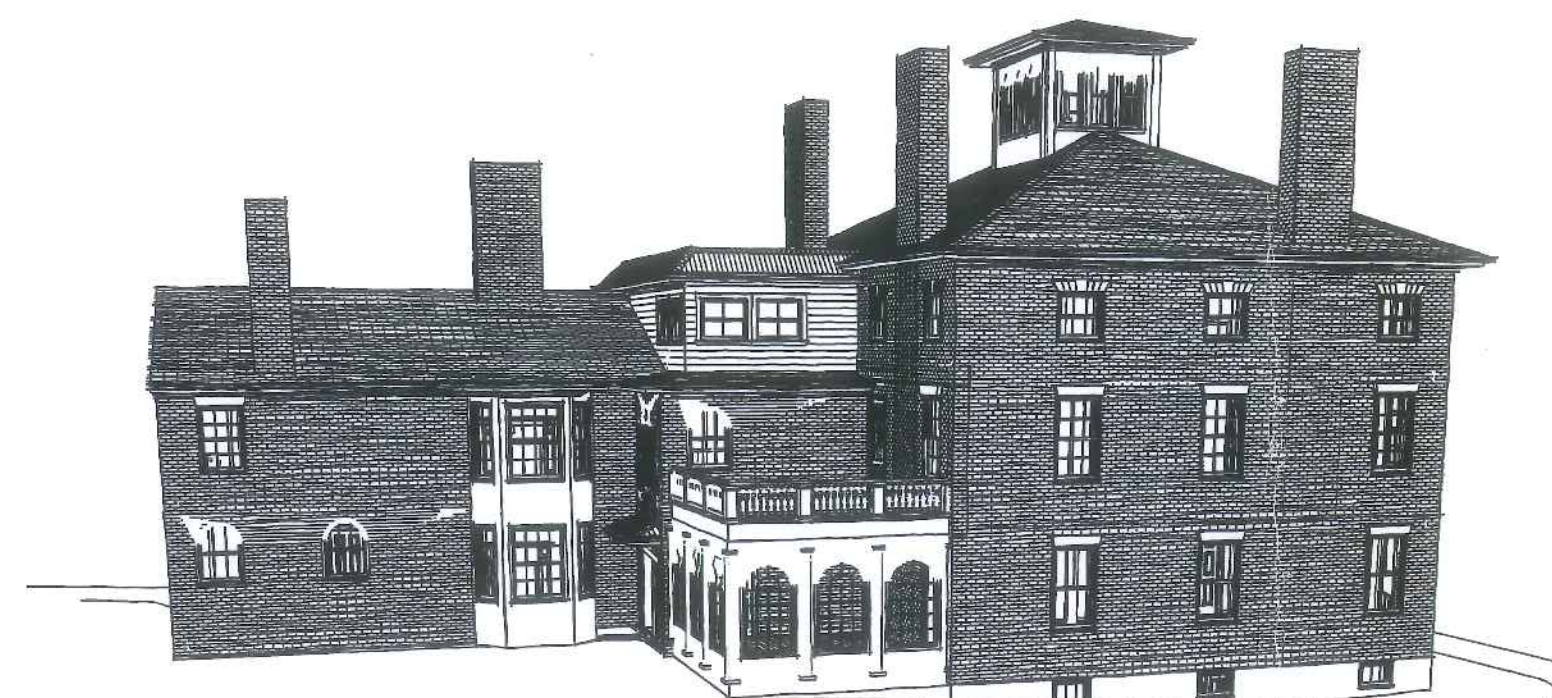


Att. 3

THE DANFORTH INN

163 DANFORTH STREET PORTLAND, MAINE

OWNER: TEMPO DULU, LLC

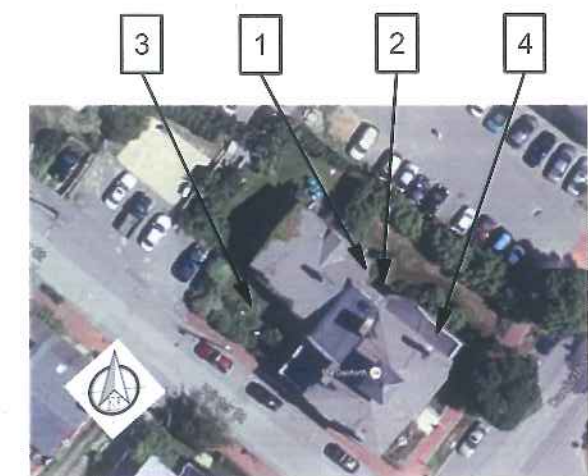


PROJECT DIRECTORY

OWNER: Tempo Dulu, LLC
Raymond Brunanyzski & Oscar Verest
83 Bay View Street
Camden, ME 04843
207.236.4200

DESIGNER: Phi Home Designs
446 West Street
Rockport, ME 04856
207.230.0034
Contact: Erik C. Durbas

CONTRACTOR: Phi Home Designs
446 West Street
Rockport, ME 04856
207.230.0034
Contact: Rob Troxler



DRAWING INDEX

CS-1	COVER SHEET
SK-1	PROPOSED ROOF-TOP VENT
SK-1a	EAST EXTERIOR ELEVATION
SK-2	PROPOSED A/C COMPRESSORS
SK-3	PROPOSED PATIO & LANDSCAPING
SK-4	PROPOSED ROOF TOP DECK - GLASS OPTION
SK-4a	PROPOSED ROOF TOP DECK - IRON OPTION

1	PRESENTATION KEY
CS1	SCALE: N/A

FOR HISTORICAL PRESERVATION REVIEW

446 WEST STREET
ROCKPORT, ME 04856
TEL: 207.230.0034
FAX: 207.230.0034
PHIHOMEDESIGNS.COM
©PHI HOME DESIGNS, LLC

THE DANFORTH INN
163 DANFORTH STREET PORTLAND, MAINE
OWNER: TEMPO DULU, LLC

DATE:
NOV. 19, 2014

DRAWN BY: ECD
CHECKED BY: TES

COVER
SHEET

CS-1



PROPOSED VENT LOCATION



2 AERIAL VIEW SHOWING PROPOSED ROOF-TOP VENT LOCATION
SK-1 SCALE: N/A

1 EXISTING EXTERIOR VENT CONDITIONS
SK-1 SCALE: N/A

NOTES:

- 1 - EXISTING SIDE-WALL VENT TO BE REMOVED
- 2 - MASONRY OPENING TO BE REPAIRED
- 3 - NEW VENT COMPONENTS TO BE PAINTED PER HPB RECOMMENDATIONS
- 4 - EXISTING SIDE-WALL VENT UNIT IS LIKELY TO BE REUSED ON THE ROOF. SEE CUT SHEET.
- 5 - SEE SK-1a FOR SCALABLE EXTERIOR ELEVATION



3 RENDERING SHOWING PROPOSED ROOF-TOP VENT
SK-1 SCALE: N/A

FOR HISTORICAL PRESERVATION REVIEW



446 WEST STREET
ROCKPORT, ME 04856
TEL: 207 250 0004
FAX: 207 250 0004
PHI@PHIDESIGNS.COM
©Phi Home Designs LLC

THE DANFORTH INN
163 DANFORTH STREET PORTLAND, MAINE
OWNER: TEMPO DULU, LLC

DATE:
NOV. 19, 2014

DRAWN BY: ECD
CHECKED BY: TES

PROPOSED
ROOF-TOP
VENT

SK-1



1 EAST EXTERIOR ELEVATION SHOWING PROPOSED ROOF-TOP VENT AND HVAC SCREENING
 SK-1a SCALE: 1/8" = 1' - 0"

FOR HISTORICAL PRESERVATION REVIEW



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THE DANFORTH INN
 163 DANFORTH STREET PORTLAND, MAINE
 OWNER: TEMPO DULU, LLC

DATE:
 NOV. 19, 2014

DRAWN BY: ECD
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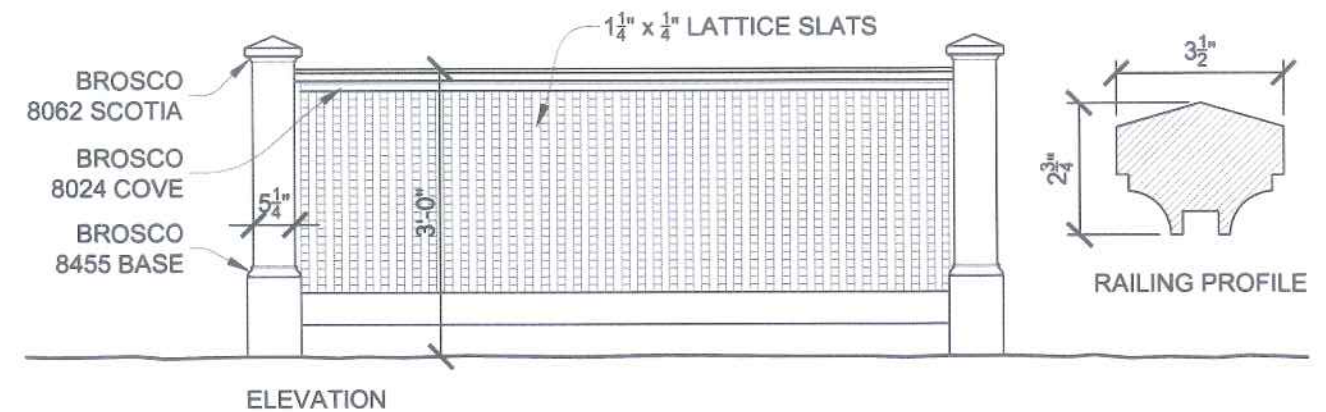
EAST
 EXTERIOR
 ELEVATION

SK-1A

NEW LINE-SETS TO COME THROUGH EXISTING WINDOW PANE
NO NEW MASONRY PENETRATIONS REQUIRED



1
SK-2 EXISTING EXTERIOR CONDITIONS
SCALE: N/A



3
SK-2 PROPOSED SCREENING - DETAILS
SCALE: 1/2" = 1' - 0"



2
SK-2 EXISTING PORCH LATTICE/SCREENING, HANDRAILS & NEWELS
SCALE: N/A

- NOTES:
- 1 - SEE SK-1a FOR SCALABLE EXTERIOR ELEVATION
 - 2 - NEW SCREENING TO MIMIC EXISTING PORCH LATTICE DESIGN
 - 3 - NEW SCREENING POSTS TO MIMIC EXISTING PORCH STAIR NEWELS
 - 4 - SCREENING TO BE 36" TALL AND 108" LONG - PAINTED TO MATCH BUILDING TRIM
 - 5 - SEE CUT SHEET FOR OUTDOOR COMPRESSOR UNIT DIMENSIONS



4
SK-2 RENDERING SHOWING PROPOSED A/C SCREENING
SCALE: N/A

FOR HISTORICAL PRESERVATION REVIEW



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PROPOSED
OUTDOOR
A/C UNIT
SCREENING

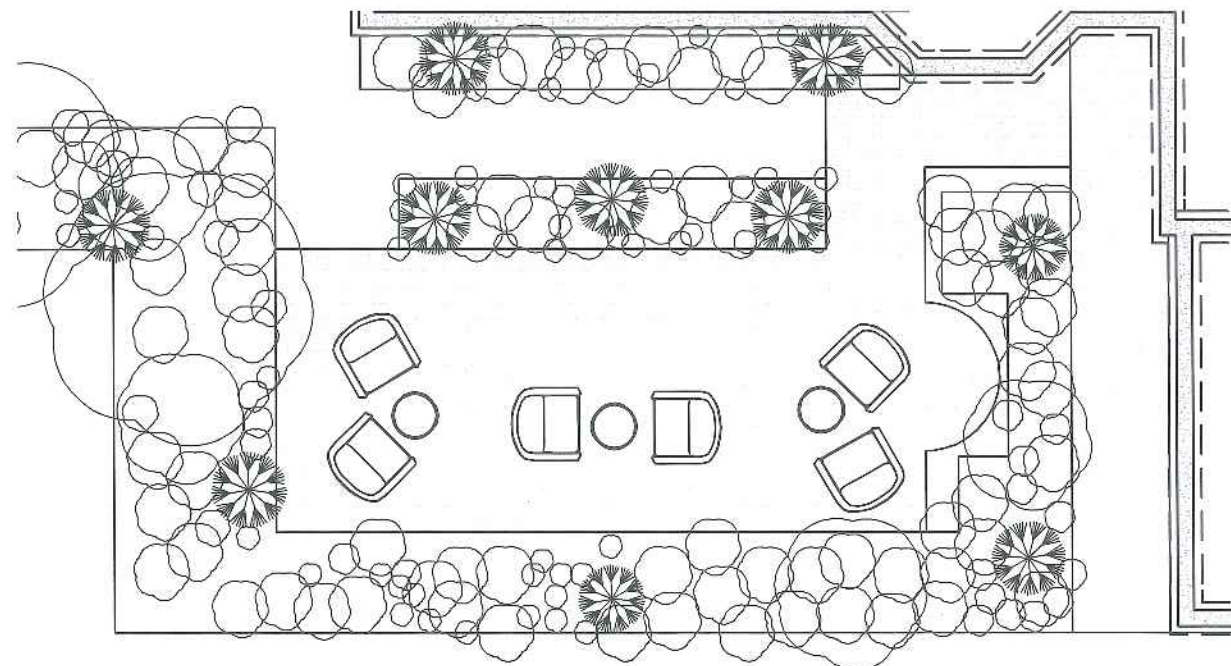
SK-2



1	EXISTING EXTERIOR CONDITIONS - VIEW FROM 2ND FLOOR BALCONY
SK-3	SCALE: N/A



3	RENDERING SHOWING PROPOSED PATIO
SK-3	SCALE: N/A



2	PROPOSED PATIO PLAN
SK-3	SCALE: 1/8" = 1' - 0"

NOTES:
 1 - EXISTING WELL-ESTABLISHED PLANTINGS TO REMAIN
 2 - ADDITIONAL PLANTINGS TO BE ADDED
 3 - PATIO MATERIAL TO MATCH EXISTING BRICK PAVERS OF THE PATH TO THE REAR ENTRY

FOR HISTORICAL PRESERVATION REVIEW

- NOTES:
- 1 - COMPOSITE DECKING TO MATCH EXISTING 'WEST END' DECKING
 - 2 - DEB ANDREWS TO VERIFY 36" RAIL HEIGHT IS APPROVED BY CITY CODE ENFORCEMENT
 - 3 - CLEAR TEMPERED GLASS RAIL PANELS - NO POSTS
 - 4 - EXISTING BALUSTRADE TO REMAIN
 - 5 - NEW DECK TO BE FREESTANDING - NOT ATTACHED TO THE BUILDING
 - 6 - SITE VISIT IS ADVISED TO VIEW MOCK UP AND EXISTING CONDITIONS

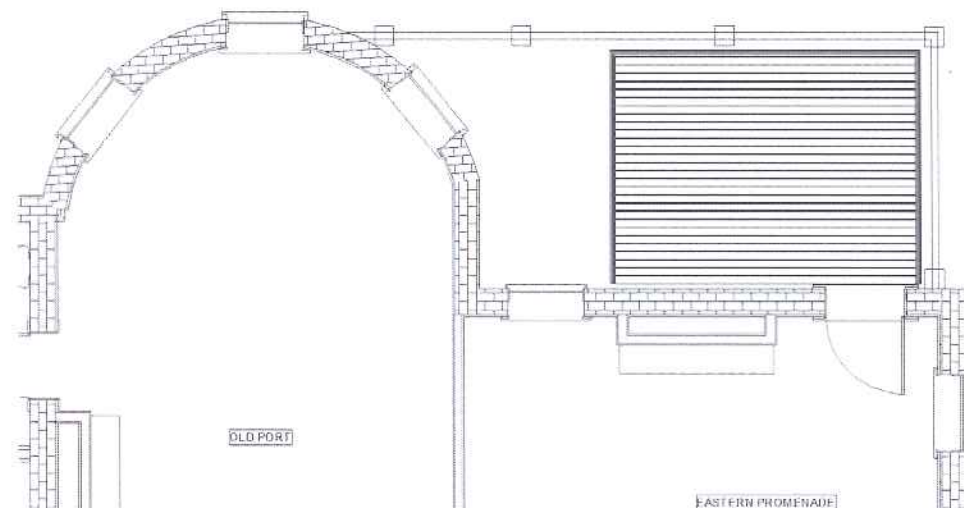


VIEW FROM NORTHEAST



VIEW FROM "OLD PORT" GUEST ROOM

1
SK-4 EXISTING ROOF CONDITIONS
SCALE: N/A



2
SK-4 PROPOSED ROOF-TOP DECK PLAN
SCALE: N/A

NEW DOOR GRILLE PATTERN TO MIMIC ADJACENT
DOUBLE HUNG WINDOWS



3
SK-4 RENDERING SHOWING PROPOSED GLASS ROOF-TOP DECK
SCALE: N/A



4
SK-4 SITE PICTURE OF MOCK-UP (NOTE : THIS IMAGE SHOWS A 42" TALL PANEL)
SCALE: N/A

FOR HISTORICAL PRESERVATION REVIEW



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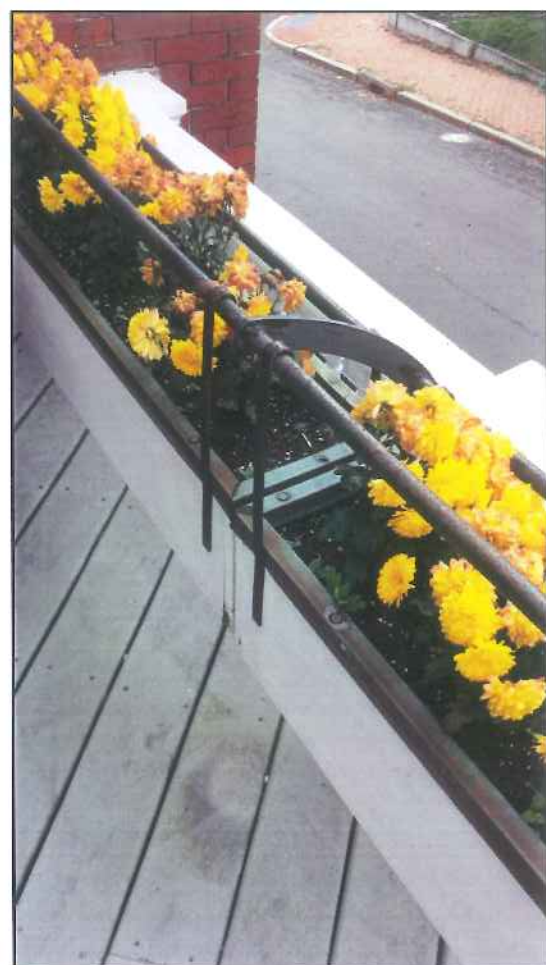
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PROPOSED
ROOF-TOP
DECK -
GLASS OPTION

SK-4



1 EXISTING 'WEST END' BALCONY IRON RAILS AND PLANTERS
SK-4a SCALE: N/A



2 EXISTING 'WEST END' BALCONY IRON RAILS AND PLANTERS
SK-4a SCALE: N/A



3 EXISTING 'WEST END' BALCONY IRON RAILS - ATTACHMENT
SK-4a SCALE: N/A

- NOTES:
- 1 - DEB ANDREWS TO VERIFY 36" RAIL HEIGHT IS APPROVED BY CITY CODE ENFORCEMENT
 - 2 - ALL NEW IRON RAILINGS TO MIMIC EXISTING 'WEST END' RAILING CONDITIONS
(EXCEPTION - IRON RAILS MAY NOT BE ATTACHED TO EXISTING BALUSTRADE DUE TO THE LACK OF STRUCTURE IN IT'S CONSTRUCTION/ATTACHMENT)
 - 3 - EXISTING BALUSTRADE TO REMAIN UNCHANGED
 - 4 - NEW DECK TO BE FREESTANDING - NOT ATTACHED TO THE BUILDING
 - 5 - NEW PLANTERS PROPOSED AT 3 LONGEST RAILING LENGTHS - NOT AT THE NORTHEASTERMOST RAILING SECTION ADJACENT TO THE CURVED PORTION OF THE BUILDING (SHORTEST SECTION)
 - 5 - SITE VISIT IS ADVISED TO VIEW 'WEST END' BALCONY RAILING EXISTING CONDITIONS

FOR HISTORICAL PRESERVATION REVIEW

AH.4
DECK PROPOSAL
PRESENTED AT
10/15 WORKSHOP



VIEW FROM NORTHEAST



VIEW FROM "OLD PORT" GUEST ROOM

NEW DOOR GRILLE PATTERN TO MIMIC
ADJACENT DOUBLE HUNG WINDOWS



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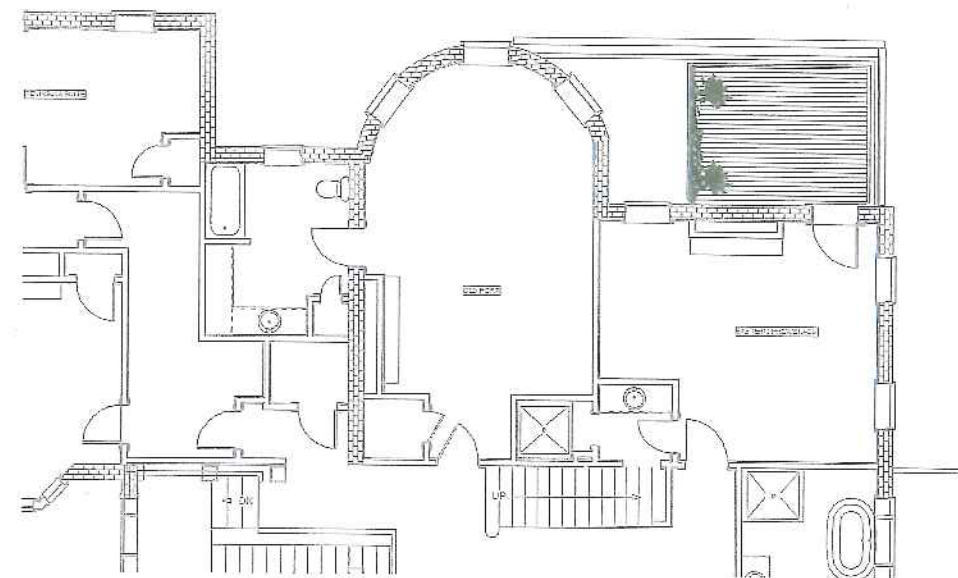
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PROPOSED
ROOF-TOP
DECK

SK-4

1 EXISTING ROOF CONDITIONS
SK4.0 SCALE: N/A



2 PROPOSED ROOF-TOP DECK PLAN - PARTIAL 2ND FLOOR PLAN
SK4.0 SCALE: N/A

3 RENDERING SHOWING PROPOSED ROOF-TOP DECK
SK4.0 SCALE: N/A

- NOTES:
- 1 - IPE DECKING, TOP RAIL AND SLATTED SCREENING (84" TALL)
 - 2 - IPE WILL BE ALLOWED TO WEATHER AND TURN A NATURAL GRAY COLOR
 - 3 - ALUMINUM POSTS AND COMPONENTS (SILVER ANODIZED)
 - 4 - CLEAR TEMPERED GLASS RAIL PANELS
 - 5 - RAILS TO BE 42" HIGH
 - 6 - EXISTING BALUSTRADE TO REMAIN
 - 7 - NEW DECK TO BE FREESTANDING - NOT ATTACHED TO THE BUILDING



4 RENDERING SHOWING PROPOSED FREE-STANDING ROOF-TOP DECK UNIT
SK4.0 SCALE: N/A

FOR HISTORICAL PRESERVATION REVIEW