

1. Legal Ad

Documents: [2-18-15 LEGAL AD.PDF](#)

2. Agenda

Documents: [2-18-15 AGENDA.PDF](#)

3. HP Memo - 420 Fore Street

Documents: [HP MEMO - 420 FORE STREET.PDF](#)

4. HP Memo - 57 Spruce Street

Documents: [HP MEMO - 57 SPRUCE STREET.PDF](#)

5. HP Memo - 100 Commercial Street

Documents: [HP MEMO - 100 COMMERCIAL STREET.PDF](#)

6. HP Memo - 112 Vaughan Street

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

7. HP Memo - 48 Avon Street

Documents: [HP MEMO - 48 AVON STREET.PDF](#)

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

On Wednesday, February 18, 2015, 5:00 p.m., Room 209, 2<sup>nd</sup> Floor, City Hall, the Portland Historic Preservation Board will hold a meeting to review the following items:

**1. PUBLIC HEARING**

- i. Certificate of Appropriateness for Exterior Alterations; 416-420 FORE STREET/ 29 WHARF STREET; 416 Fore Street LLC., Applicant.
- ii. Certificate of Appropriateness for Exterior Alterations; 57 SPRUCE STREET; James and Charlotte Gauthier, Applicant.
- iii. Certificate of Appropriateness for ATM Enclosure; 100 COMMERCIAL STREET (THOMAS BLOCK); Soley Wharf LLC., Applicant.

**Break for Dinner; Meeting Resumes at 7:45 p.m.**

**PUBLIC HEARING continued**

- iv. Certificate of Appropriateness for Driveway and Curbcut Installation; 112 VAUGHAN STREET; Carrie Hansen and Dick Hamilton, Applicant.

**2. WORKSHOP**

- i. Preliminary Review of Proposed Entry Porch Infill; 48 AVON STREET; Cassandra Powers and Jason Lange, Applicant.

**3. CONSENT AGENDA**

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

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

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Scott Benson, Chair  
Bruce Wood, Vice Chair  
Glenn Harmon  
Ted Oldham  
Penny Pollard  
Julia Sheridan  
John Turk

**HISTORIC PRESERVATION BOARD AGENDA**  
**February 18, 2015, 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 FEBRUARY 4, 2015:**

- i. Certificate of Appropriateness for Porch Expansion; FORMER DOCTOR'S RESIDENCE, HOUSE ISLAND; Vincent and Christina Mona, Applicant. *The Board reviewed and approved this application as a consent item, as it has previously authorized staff to sign off on the final proposal.*
- i. Certificate of Appropriateness for New Construction (Guest House/Energy Building); HOUSE ISLAND; Vincent and Christina Mona, Applicant. *The Board voted 6-0 (Turk absent) to approve the application, subject to conditions.*

**4. PUBLIC HEARING**

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**PUBLIC HEARING continued**

- iv. Certificate of Appropriateness for Driveway and Curbcut Installation; 112 VAUGHAN STREET; Carrie Hansen and Dick Hamilton, Applicant.

**5. WORKSHOP**

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

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**PUBLIC HEARING  
416-420 FORE STREET/29 WHARF STREET**

**TO:** Chair Benson and Members of the Historic Preservation Board

**FROM:** Deborah Andrews, Historic Preservation Program Manager

**DATE:** February 11, 2015

**RE:** February 18, 2015 Public Hearing

Application for: Certificate of Appropriateness for Exterior Alterations, including Storefront Redesign, Window Replacement and Relocation of Exterior Ductwork

Address: 416-420 Fore Street (Rear Elevation identified as 29 Wharf Street)

Applicants: 416 Fore Street LLC

Architect: Bill Hopkins and Katherine Detmer, Archetype Architects

**Introduction**

Following a preliminary workshop on January 21<sup>st</sup>, project architects Bill Hopkins and Katherine Detmer are returning to the Board for final review and approval of plans for the exterior rehabilitation of the John Potter Block at 416-420 Fore Street. The rear elevation of the building is known as 29 Wharf Street. The building recently changed hands and the new owners seek to upgrade both the interior and exterior of the early 19<sup>th</sup> century commercial block. Proposed exterior alterations include replacement of the upper floor windows on both the Fore and Wharf Street elevations and the comprehensive remodeling of the storefronts on Wharf Street. The storefronts on the Fore Street façade will remain unchanged except for repainting and the installation of new awnings.

The enclosed submission provides a higher level of detail than presented at the preliminary workshop. At the request of staff and Board, the final drawings show the entire Fore and Wharf Street elevations, rather than just the ground floor level. A number of design revisions have been made in response to comments and suggestions of the Board at the workshop. The Board understands that these might be available at Wednesday's meeting.



## **Subject Structure and Current Conditions**

Although the Federal form of the John Potter Block of 1828 is easily recognizable, the building has undergone significant alterations over time so that few of its key original architectural features remain.

The commercial block escaped the Great Fire of 1866, but the Fore Street exterior was remodeled soon thereafter with the introduction of large Italianate windows on the second floor necessitating small square windows on the third floor. (Originally the second and third floor windows would have had similar proportions to those on the neighboring building at 414 Fore and would have had 6/6 sash.) Later, the second floor windows were shortened again. Careful observation of the brickwork reveals the history of enlarging and shortening the openings. Note that as of 1924, when the enclosed tax photo was taken, the tall Italianate windows were still in place. The window openings were shortened sometime after 1924.

Today the Fore Street façade features 1//1 sash on the second floor and sliding glass windows on the third floor. The current windows detract significantly from the visual character of the building and do nothing to communicate its early construction date.

Sometime after 1924, the height of the two Fore Street storefront bays was increased, as evidenced by additional granite lintels installed above the original granite lintels that separated the ground floor from the upper floors. Apparently, the storefront openings were made taller to accommodate large service doors. (These service doors have been replaced with more traditional storefront treatments.)

The Wharf Street elevation has fared even worse over time. In past decades, as this section of the Old Port became popular for restaurants and entertainment businesses, there was ever-increasing pressure on the Wharf Street elevations of Fore Street buildings to function as the “front” elevation for business purposes and at the same time accommodate back-of-house mechanical units, exhaust fans, fire escapes, etc.. Much of the unsightly condition you see today at 29 Wharf is the result of work done before the ordinance went into effect in 1990. Some of it, however, is attributable to unpermitted work undertaken by tenants in recent years.

The ground floor level of the Wharf Street elevation was altered at some point with the introduction of wide steel beams, no doubt to accommodate storefronts where there had been none before. Today, the storefront facades are set back from the building wall plane and feature a motley variety of door and window openings.

Board members might recall that a fire broke out in one of the building’s Wharf Street restaurants in 2013. The ground floor has been vacated since that time.

## **Proposed Exterior Alterations, Staff Comments**

The application calls for the following alterations:

- Window replacement. As proposed, all upper floor windows on both elevations are to be replaced with Universal Series 400 aluminum replacement windows. (No original or

historic windows remain.) Second floor windows to be 6/6; smaller third floor windows to be 3/3. Note enclosed catalogue cut with specifications.

*Staff comment: Board members will recall from the workshop that the applicant was considering various options for the sash, including 1/1 sash. In staff's view, the proposed multi-light window solution is the appropriate direction for a building of this period. The installation of multi-light sash will contribute greatly to returning the building to its intended architectural character.*

*Note that the enclosed shop drawing indicates that the windows will feature 7/8" wide muntins. For a building of this construction period, the appropriate muntin width would be 5/8". Also, the enclosed specification calls for an exterior applied muntin with a "Euro contour grid" between the glass. It is staff's understanding that the Universal 400 series offers an option featuring interior and exterior muntins with spacer bar to simulate true divided light sash. This would provide a more historically accurate appearance.*

- Repair/repainting of Fore Street storefronts, installation of awnings and replacement signs. The computer-generated image provides general information about the awnings and indicates that they are to be installed within the individual openings, as appropriate. The Fore Street elevation and computer-generated image also show the placement and general scale and character of proposed signs.

*Staff comment: While the elevations provide a general depiction of proposed awnings and signs, specifications for these elements have not been included with this submission (perhaps because awnings and signs are to be the responsibility of future tenants). More detailed drawings and specifications would be required as part of any future sign/awning permit application and would likely be reviewed at the staff level at that time. The Board is encouraged to provide the applicant with feedback about the signs and awnings as depicted (note that the approach for the two elevations differs) to ensure that future installations are consistent with the Board's expectations.*

*In the past, where an applicant is proposing a comprehensive exterior rehabilitation program, the Board has recommended that a signage master plan be adopted for the building. Conformance with the approved master plan would be required for any new signs over time. If this is the wish of the Board, it should be made a condition of approval.*

- Removal and/or relocation of miscellaneous conduit, exhaust vents, spotlights, mechanicals, window infills, etc. from Wharf Street elevation. At the time of the workshop, the architects were uncertain about how the large duct directly in front of the western storefront could be relocated. This has now been resolved. The duct will exit the building to the west of the storefront and continue in a straight line to the roof where the fan will align with 2 other rooftop fans.

*Staff comment: While the demolition plan indicates that a number of extraneous or obsolete items will be removed from the Wharf Street elevation, it is unclear what is*



*planned for other items, such as the exposed conduit. The Board is encouraged to confirm whether some of the existing elements are proposed to remain.*

- Comprehensive remodeling of Wharf Street storefronts. Plans call for widening each of the storefront openings to correspond better with the width of the existing I-beams above them (see demo plan for extent of widening). The storefronts will be brought forward to be flush with the building plane. The new storefronts feature single light doors and large storefront windows above flush metal panels. Signs (presumably painted) are shown on the I-beams above the storefronts. Small gooseneck lights are shown as well.

*Staff comment: The final storefront proposal reflects input from Board members at the preliminary workshop. Several members noted that the original proposal, which showed a storefront treatment similar to those of Fore Street with traditional recessed panel bulkheads below the storefront windows was not necessarily appropriate for Wharf Street. The rear elevations of the Fore Street buildings were characterized by more modest treatments. Board members encouraged the architects to explore a more industrial treatment, perhaps introducing metal panels below the storefront windows. The revised proposal responds to this suggestion.*

- Projecting decks on Wharf Street elevation. The elevation notes that the existing decks, which feature wood decking and wood balustrades, are to be repaired. As you will note from the submitted photograph, the balustrades of the two decks do not match each other: one features vertical balusters and the other horizontal boards.

*Staff comment: Given the fact that the decks require repair, that one of the balustrades does not meet code, and that the building is undergoing a comprehensive rehabilitation, staff recommends that the balustrades be replaced with metal balustrades consistent with those constructed on the block east of Dana Street. Metal balustrades are consistent with the industrial character of Wharf Street and are more visually transparent. As new projects are undertaken on Wharf Street, it seems an appropriate time to bring more architectural continuity to the street, the character of which has eroded from many years of ad hoc alterations.*

- Repainting Roof Deck. The Wharf Street elevation notes that the existing roof deck will be painted dark grey. (It is currently painted red.) From the submitted elevations, it appears that the roof dormer facing Fore Street will remain unchanged.

*Staff comment: Staff recommends that the Fore Street-facing former also be painted dark grey to make it more visually recessive.*

### **General Comment**

As staff noted in its report for the 1/21 workshop, the rehabilitation of this structure is particularly encouraging, as the building has suffered from several rounds of misguided renovations over time, making its historic and architectural significance difficult to discern. This small-scale structure dates from 1828 and is one of a handful of early commercial blocks

on Fore Street to have survived the Great Fire of 1866. A comprehensive rehabilitation can restore much of the building's lost architectural character and perhaps help set a higher standard of rehabilitation on a block which warrants careful preservation.

### **Applicable Review Standards**

The following Standards for Review of Alterations apply in the review of this application:

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (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.*

### **Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the 2-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed exterior alterations at 416-420 Fore/29 Wharf **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

**Attachments:**

1. 1924 photo of Fore Street elevation
2. Fore Street proposal: photo of current conditions, demo plan, elevation and computer-generated image of completed rehab
3. Wharf Street proposal: " " "
4. Staff photos of metal balustrades on Wharf Street
5. Specifications





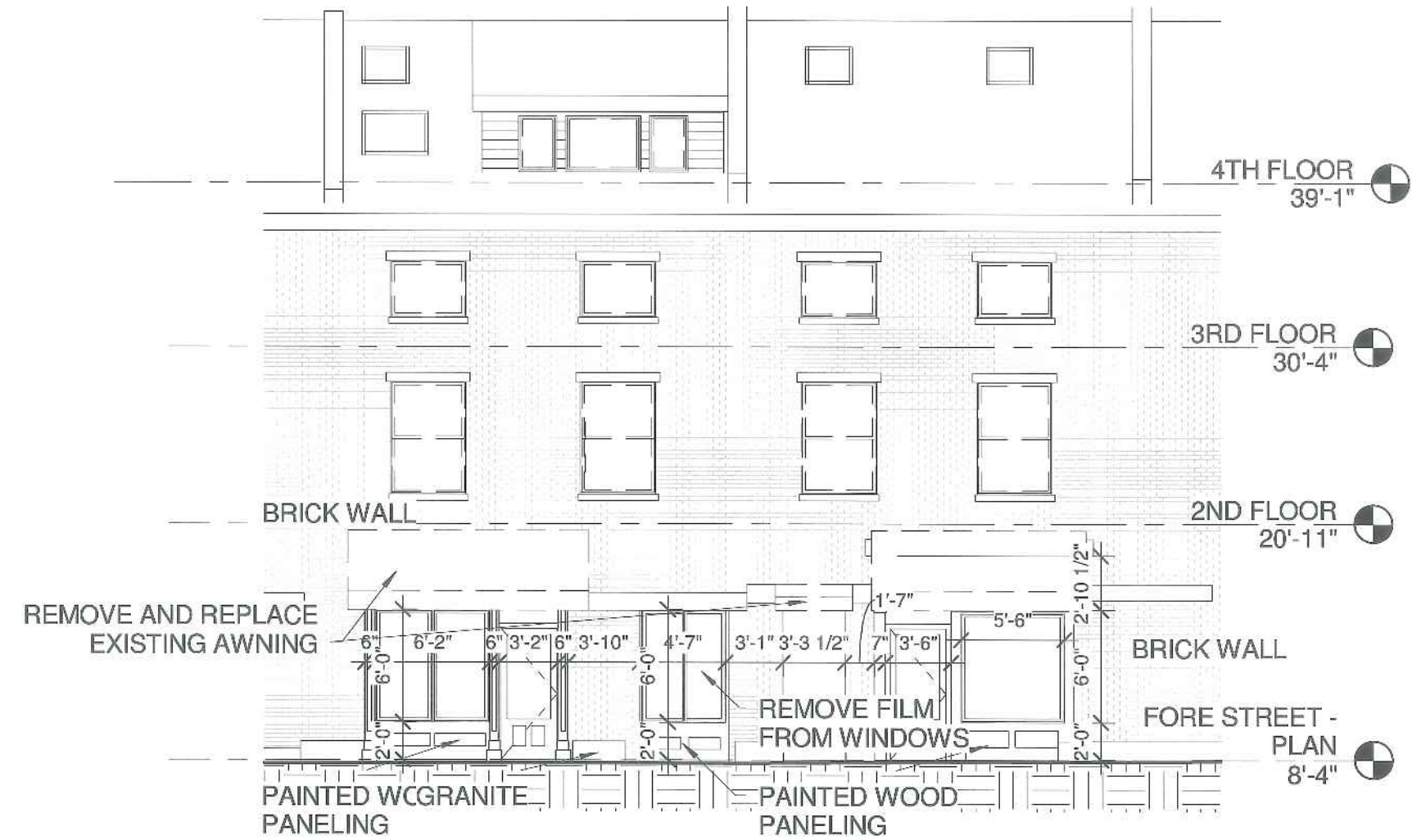




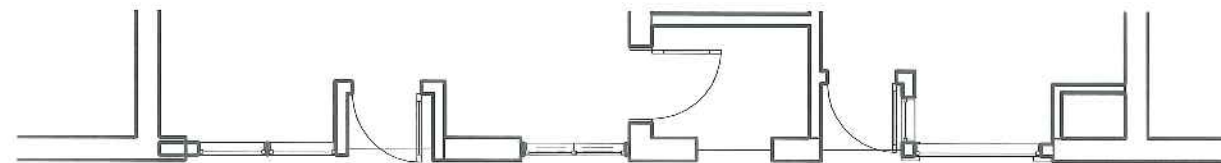
FORE STREET -  
EXISTING



NOTE:  
-REPLACE ALL UPPER STORY WINDOWS



1 | FORE STREET - DEMO ELEVATION 11X17  
1/8" = 1'-0"

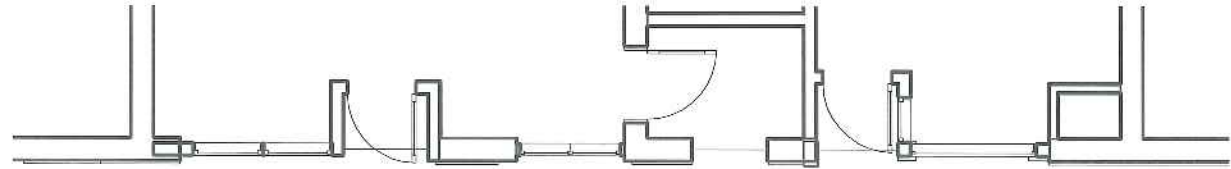


2 | FORE STREET - DEMO PLAN 11x17  
1/8" = 1'-0"

- NOTES:
- WINDOWS TO BE REPLACED ON ALL UPPER FLOORS WITH UNIVERSAL 400 HISTORIC SERIES ALUMINUM. BLACK FRAME.
  - EXISTING WOOD PANELING TO BE REPAINTED



1 | FORE STREET - ELEVATION 11X17  
1/8" = 1'-0"



2 | FORE STREET - PLAN 11x17  
1/8" = 1'-0"

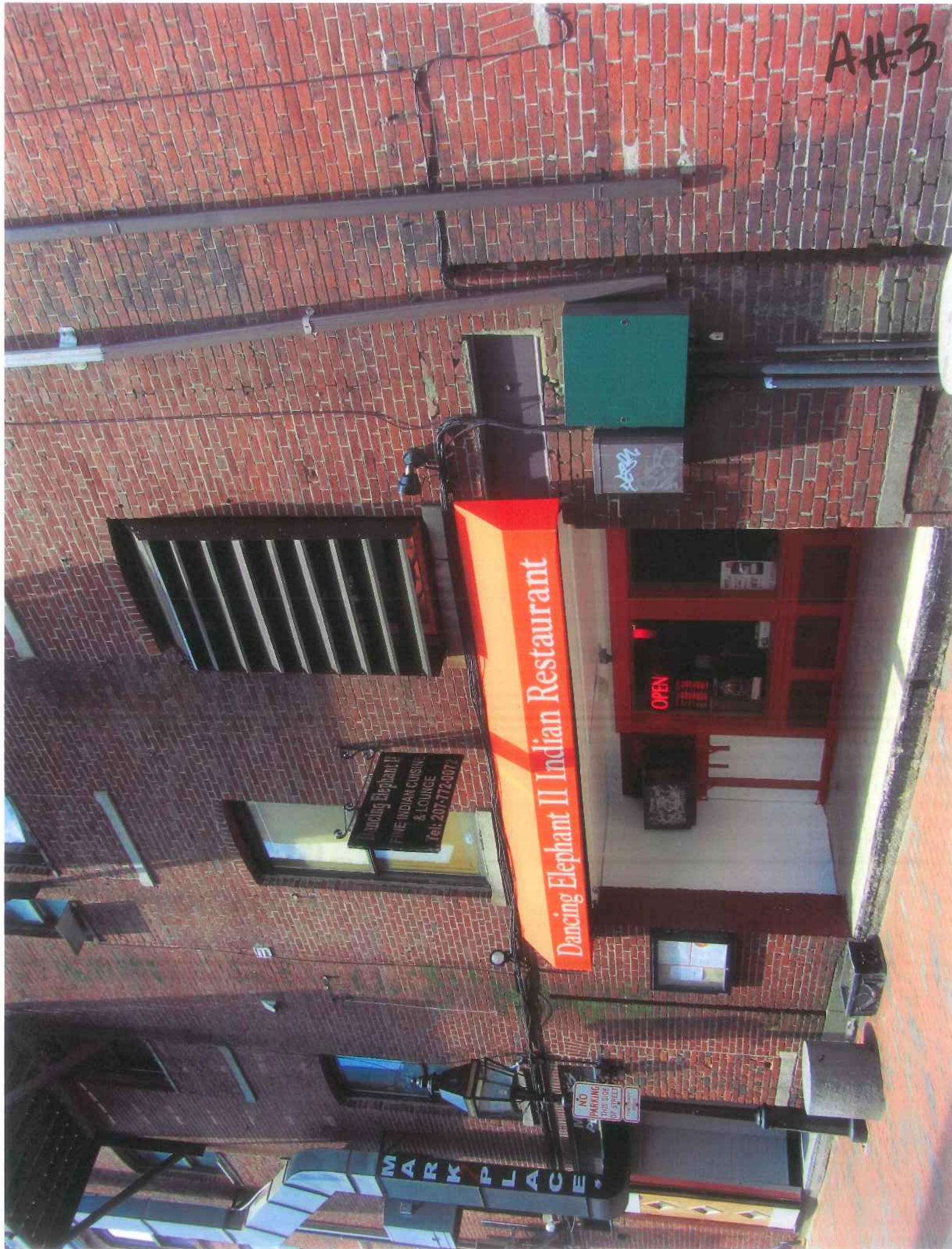




FORE STREET -  
PROPOSED



A#3



Dancing Elephant II  
FINE INDIAN CUISINE  
& LOUNGE  
Tel: 207-772-0072

Dancing Elephant II Indian Restaurant

OPEN

MARK PLACE

NO  
PARKING  
THIS SIDE  
OF STREET









MARK PLACE

MARK PLACE

Dancing Elephant

NO PARKING  
THIS SIDE  
OF STREET





WHARF STREET -  
EXISTING



REMOVE OR  
RELOCATE MECHANICAL

REMOVE  
DOORS

REMOVE BRICK

REMOVE BRICK TO NEW  
STAIR SHAFT WALL BEHIND

REMOVE LIGHT

REMOVE BRICK TO  
EXISTING GRANITE SILL

REMOVE BRICK & GRANITE FOR  
NEW DOOR

NOTES:  
-REPLACE ALL WINDOWS & DOORS  
-REMOVE MECHANICAL FROM FACADE

4TH FLOOR  
39'-1"

3RD FLOOR  
30'-4"

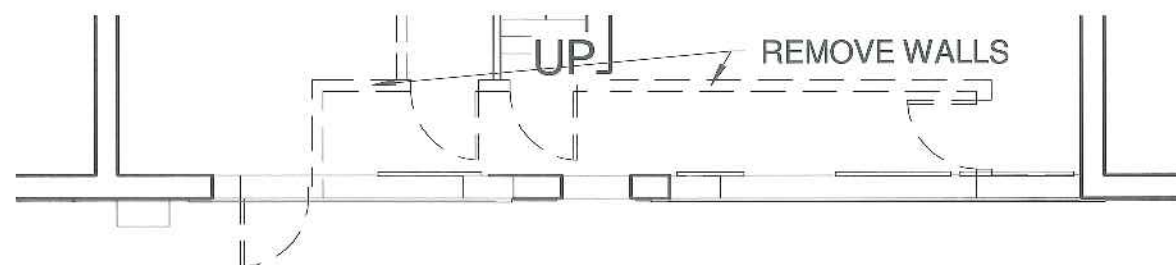
2ND FLOOR  
20'-11"

REMOVE LOUVER

STEEL LINTEL  
FORE STREET -  
PLAN  
8'-4"

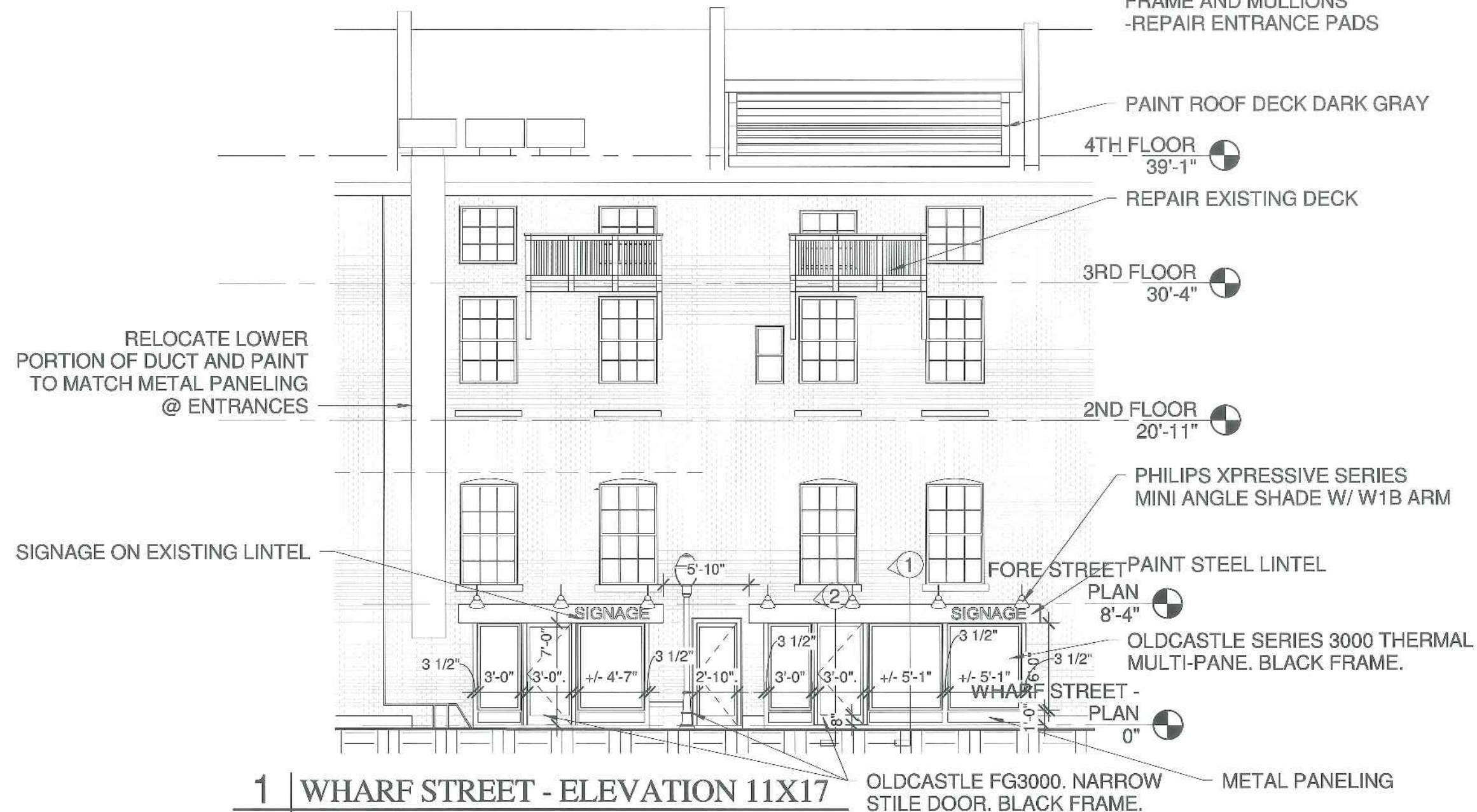
REMOVE AND RELOCATE  
ELECTRICAL  
WHARF STREET -  
PLAN  
0"

1 | WHARF STREET - DEMO ELEVATION 11X17  
1/8" = 1'-0"

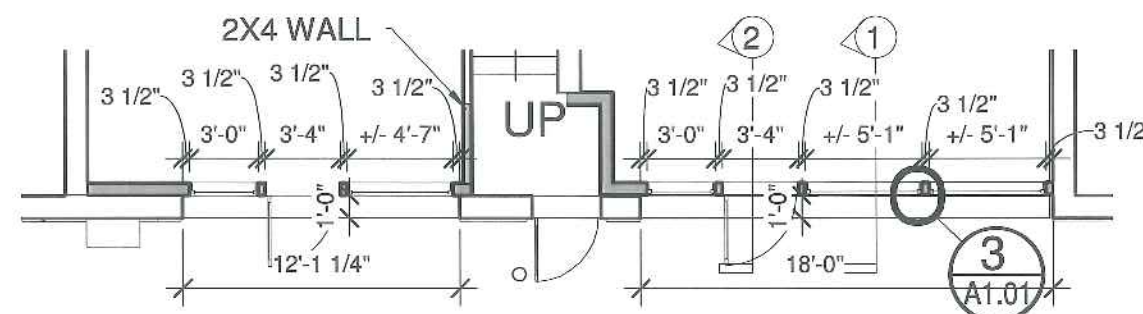


2 | WHARF STREET - DEMO PLAN 11X17  
1/8" = 1'-0"

- NOTES:  
 -WINDOWS TO BE REPLACED ON ALL UPPER FLOORS W/  
 UNIVERSAL SERIES 400 HISTORIC ALUMINUM WINDOWS. BLACK  
 FRAME AND MULLIONS  
 -REPAIR ENTRANCE PADS

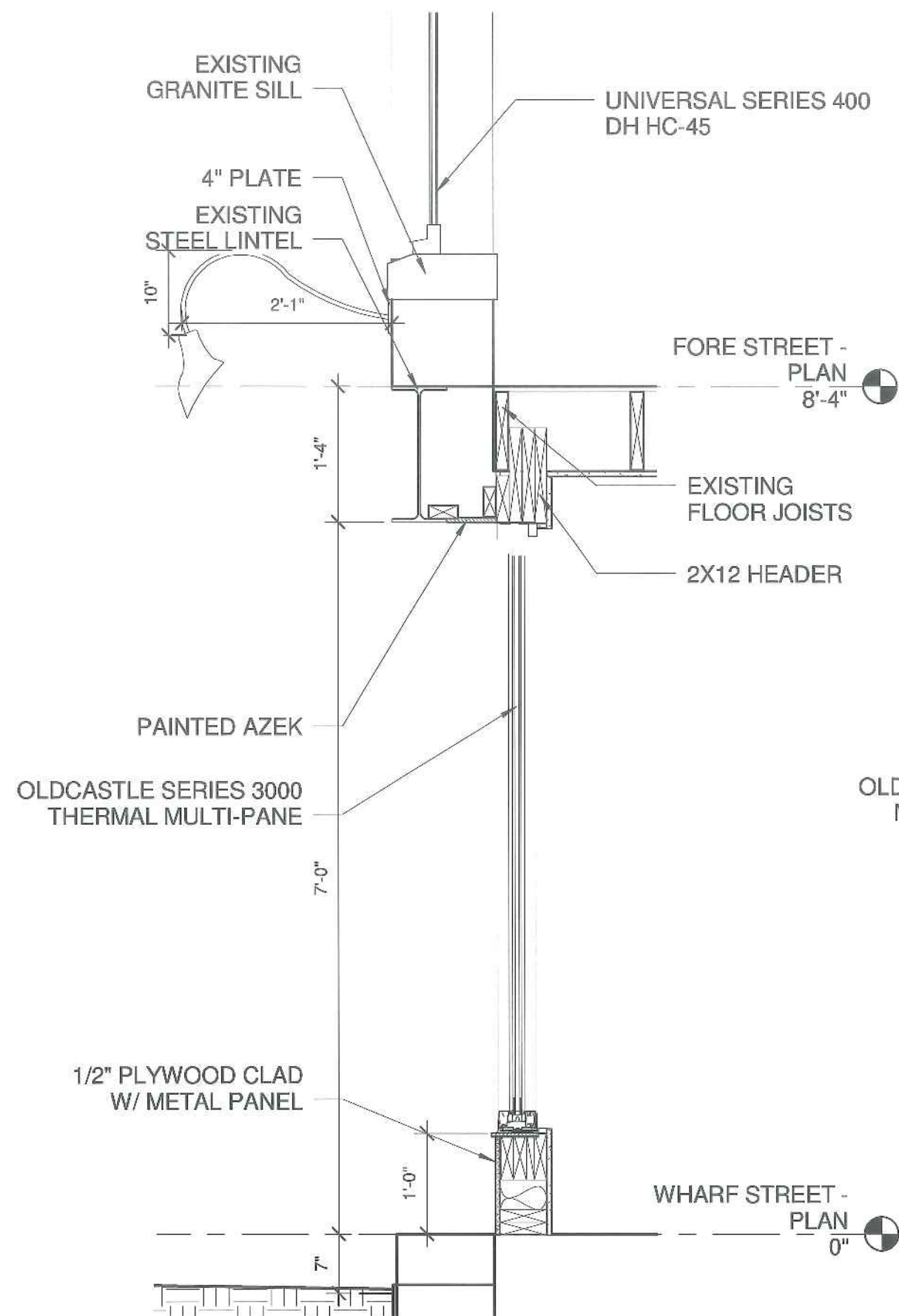


**1** | WHARF STREET - ELEVATION 11X17  
 1/8" = 1'-0"

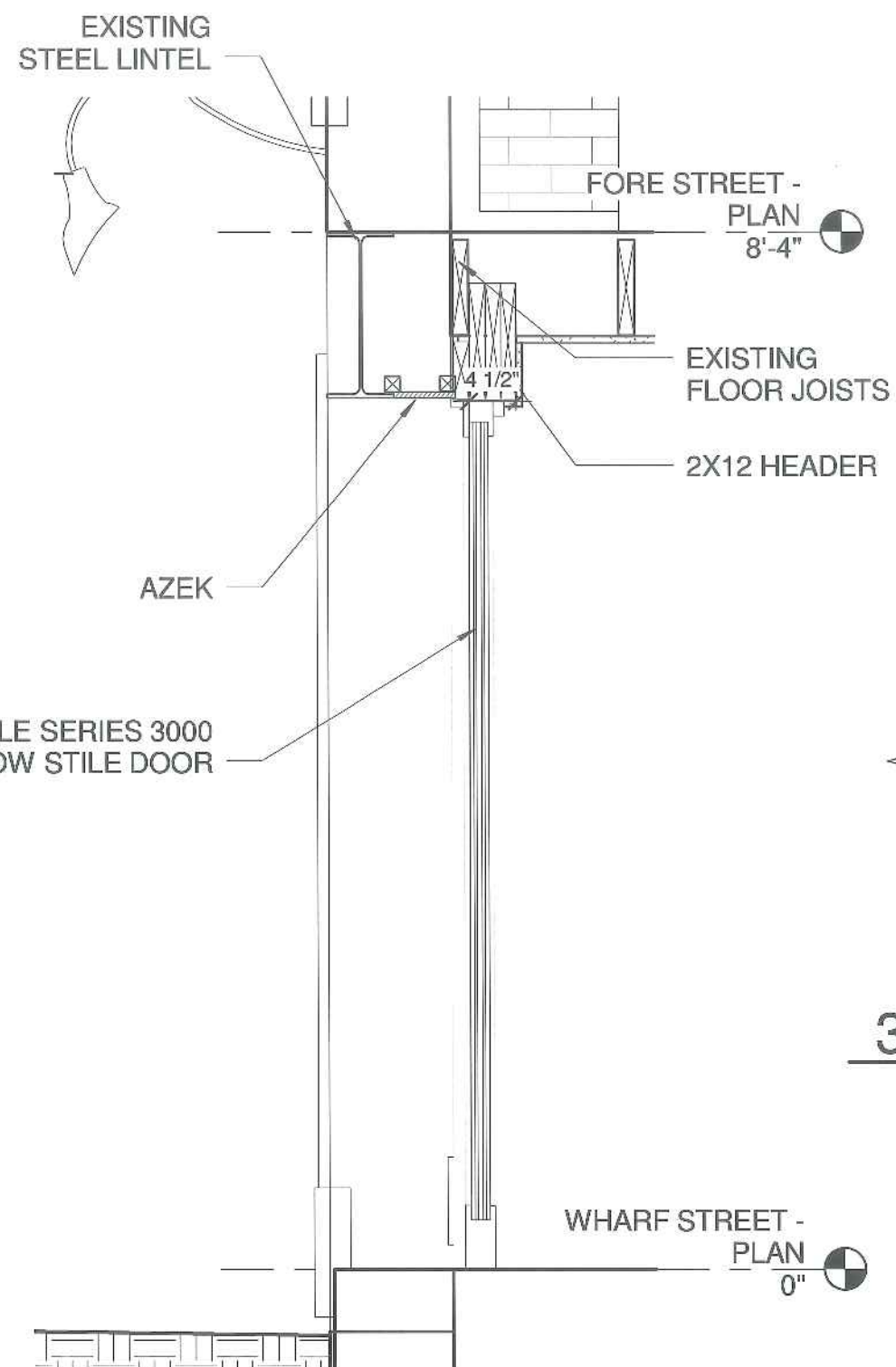


**2** | WHARF STREET - PLAN 11X17  
 1/8" = 1'-0"

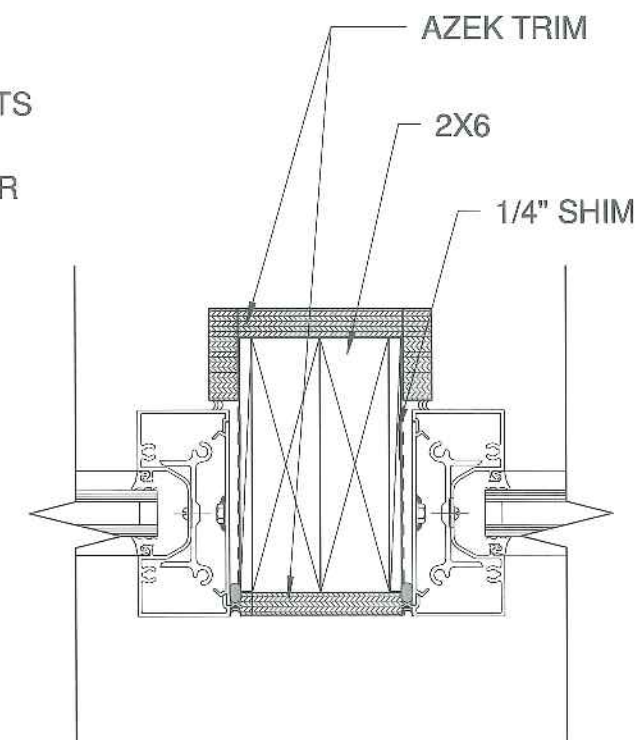




**1** | WHARF STREET - WINDOW SECTION 11x17  
3/4" = 1'-0"



**2** | WHARF STREET - DOOR SECTION 11x17  
3/4" = 1'-0"



**3** | STOREFRONT JAMB 11x17  
3" = 1'-0"

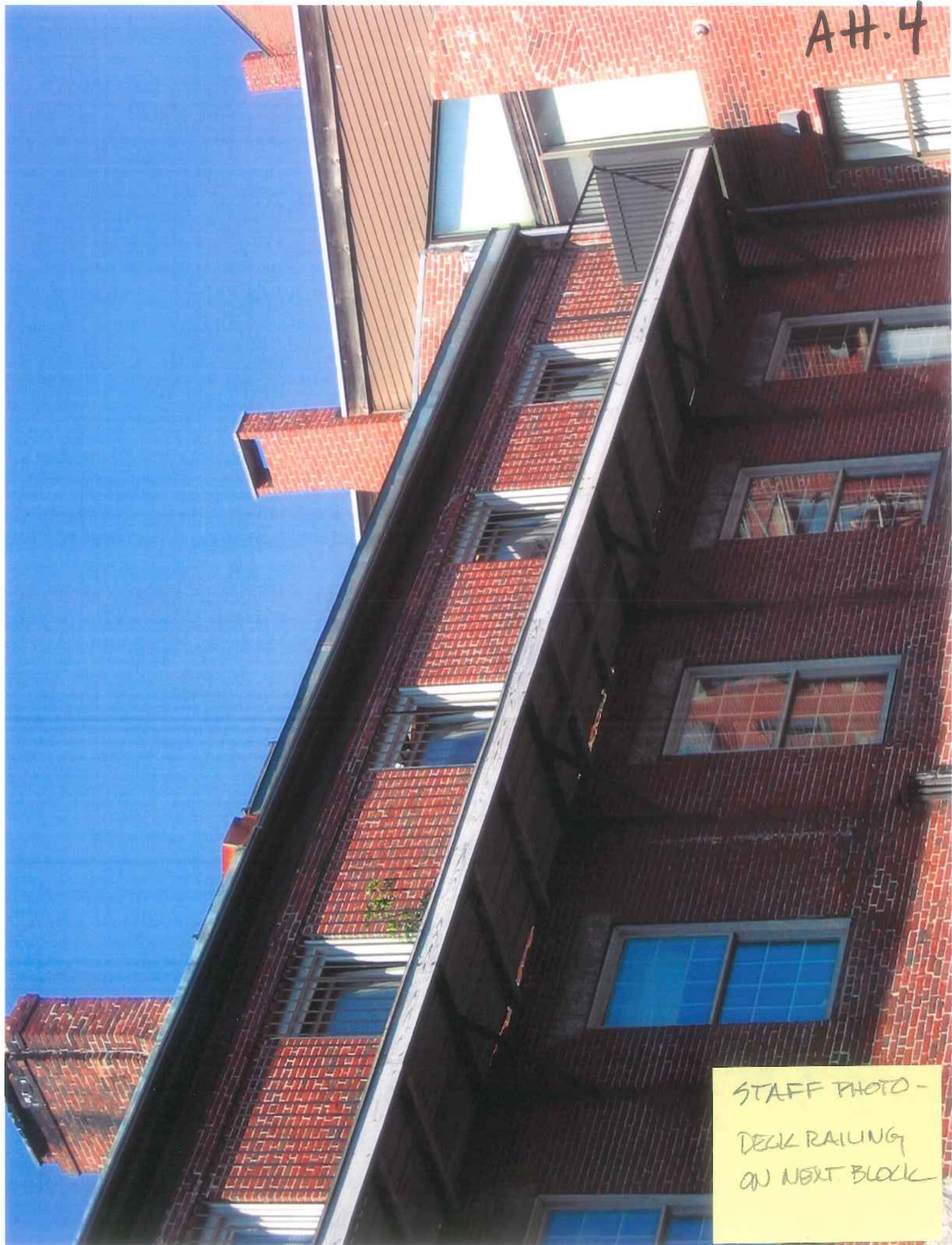




WHARF STREET -  
PROPOSED



AH.4



STAFF PHOTO -  
DECK RAILING  
ON NEXT BLOCK



# SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



## DETAILS

Utilizes complete Thermal Break Sash and Master Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer®, the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Block and Tackle Balances are standard

Custodial Hardware assures safe operation (ideal for schools and institutional use)



**UNIVERSAL**  
Window and Door

## Thermally Improved Prime Replacement Windows Rated Heavy Commercial

### Performance

DC HC-45 @ 60" x 96"

DH HC-60 @ 48" x 60"

Air Infiltration @ 1.57 psf, 10

Water Resistance @ 11.00 psf, No Entry

Uniform Structural Load  
67.5 psf @ 66" x 84"  
97.5 psf @ 48" x 72"

Operating Force: 42 lbs MAX

Condensation Resistance Factor: 46

### Options

Glass:

Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel

Balances:

Ultralift, Superlift, Block and Tackle

Wrapping Systems:

Exterior Finishing Systems

Interior Trim Systems

Receptor Systems

Flange Frame

Head Expander and Sill Angle

Finishes:

Special finishes and custom architectural finishes are available

Child Guard and Vandal Screens

Internal, External and Interior Grids

### Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWMA 107/152-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Material: Aluminum used is commercial quality 6062-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Mating rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches. Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow fluid replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-76A - Class CBA.

Spacer: Edgetech's Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.

Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 601.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes may be available at additional cost.

Hardware: All latches, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position shall be factory installed. They meet AAMA 902.1 specifications, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Intra-Lift and Spiral balances are available at an additional cost.



AH-5



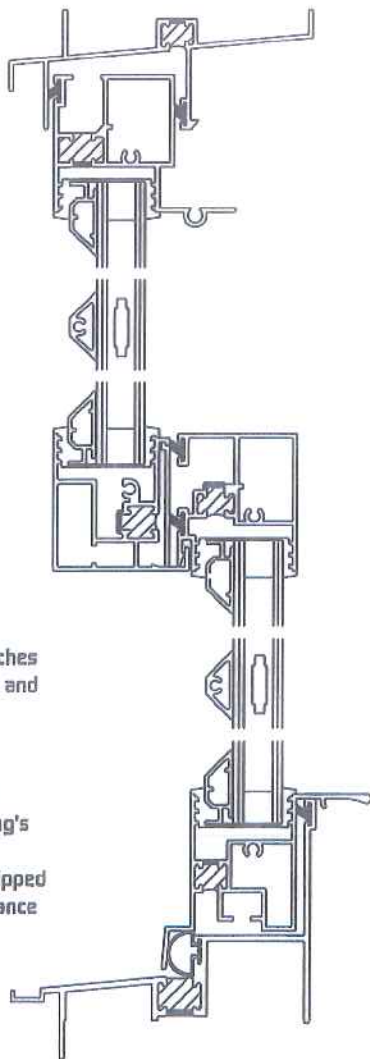
Narrow  
Sightlines  
Allow  
Replication  
of Existing  
Margins

Dual Grid  
Provides  
Single Pane  
Appearance

Non-reflective  
Dark Spacer  
Eliminates the  
Look of  
Insulated  
Glass

"Pulley Line" Matches  
Original in Profile and  
Dimension

Baked-on Finish  
Preserves Building's  
Appearance.  
No "Eyesore" Chipped  
Paint or Maintenance  
Issues



## **SERIES 400 HISTORIC**

## **UNIVERSAL WINDOW AND DOOR, LLC.**

303 Mechanic Street,  
Marlborough, MA 01752  
800-633-0108 508-481-2850  
[www.universalwindow.com](http://www.universalwindow.com)



For performance factors and specifications, please see individual product sheets on our Series 400, 550, 600, 800 and 1199 windows.

### **OPTIONS**

Glazing: Low-E, Soft Coat, Solar Control, Argon, Tempered,  
Obscure, Wire or Spandrel  
Ultra Lift or Spiral Balances  
Exterior Panning Systems (Square and Colonial types)  
Interior Trim Systems  
Receptor Systems  
Self-Mulling, I-Mullions or Structural Mullions  
Roll-up or Under-screen Push Bar Hardware  
Flange Frame, Backer Rod Strips, Installation Clips  
Special Finishes and Custom Architectural Finishes  
Child Guard and Vandal Screens  
Internal or External Grids and Internal Colonial Grids

# Division 8 Doors and Windows

## SECTION 08520 ALUMINUM WINDOWS

### Part 1 – GENERAL

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#### 1.1 REFERENCES

- A. The general conditions, supplementary conditions and applicable portions of division 1 of the specifications are a part of this section, which shall consist of all labor, equipment and materials necessary to complete all quality control work indicated on the drawings, herein specified or both.
- B. The following minimum provisions standards and tolerances shall apply to all work under this contract. Where stricter standards and tolerances are specified, they shall take precedence over these standards and tolerances. Owner reserves the right to define intent of specifications.
- C. Manufacturer will have been producing the model window used for this project for similar projects for a minimum of five years.
- D. It will be the bidder responsibility to verify all quantities and type of windows.

#### 1.2 SCOPE

- A. The work of this section consists of supply and installation of aluminum windows and related items, as indicated on the drawings and specified herein. Such work includes but is not limited to the following:
  - 1. Double hung windows, double-glazing, thermally broken with tilt-in sash and factory standard balances. Side load will not be acceptable.
  - 2. Screens: Exterior half screens. Finish to match windows. With fiberglass mesh.
  - 3. Factory glazing:
  - 4. Sealant within window system
  - 5. Hardware, accessories and appurtenances.

#### 1.3 SUBMITTALS

- A. Shop drawings showing installation conditions throughout and catalog cuts shall be submitted for approval. Shop drawings shall include elevations of all windows (minimum scale 1/2 inch equals 1 foot), and full size details of every conditions indicating thickness of aluminum, fastenings, the size and spacing of anchor, method of glazing, details of operations hardware, method and materials for weatherstripping, and method of attaching screens.
- B. Submit color chips for selection by architect from manufacturer's standard.
- C. One complete full-size sample window of type proposed for use shall be submitted for approval. Sample shall be complete with hardware, glazing, weatherstripping, anchors, screen and other accessories, and shall be furnished as specified by the architect.



# Division 8 Doors and Windows

## PART 2 – PRODUCTS

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### 2.1 MANUFACTURER

- A. The windows and doors of this section shall be of a type herein specified by Universal Window and Door LLC.
- B. Similar to Universal DH CW45 – Model # 400 sizes according to the window schedule.

### 2.2 GENERAL REQUIREMENTS

- A. All windows shall be of the thermally broken type, including sash and frame members.
- B. MATERIALS: Aluminum shall be of commercial quality aluminum alloy 6063 T5 free from defects impairing strength durability. All window members shall be of extruded aluminum and shall have a guaranteed minimum ultimate tensile strength of 22,000 PSI, and a yield of 16,000 PSI. Secondary members such as self-alignment clips, weatherstripping, guides, etc. shall be made of a suitable and compatible material.
- C. HARDWARE: Double hung units shall be equipped with an integral lift handle on bottom sash; top of upper sash to have a continuous integral pull down handle. Both upper and lower sash shall be counter balanced so that they remain open in any position. Balances shall be heavy-duty factory standard type as customary with the manufacturer and suitable for installation required. Balances shall conform to AAMA 902.2.
- D. FINISH: Standard finish shall be factory-applied thermo setting acrylic enamel. Color selected by architect from manufacturer's standard. Finish to conform to AAMA 603.8 standard.
- E. GLAZING: Both sashes shall be channel glazed using 5/8" thick double insulated glass with a flexible "marine" type vinyl-glazing channel. The overall glass thickness of 5/8" with an air space measured 1/2" consisting of 3mm RLE soft coat Low-E / Argon gas / 3mm clear annealed separated with Edgetech "warm edge" super spacer.
- F. Simulated Divided Lite Muntins are to be of External applied trapezoid type and between glass type-configurations shown on drawings.
- G. Both sashes are able to be removable after tilting without the use of special tools.
- H. Top sash to be held by "anti-creep" latch.

### PERFORMANCE CRITERIA

All double hung to conform to the following criteria:

- 1. Air infiltration: Not to exceed .03 cfm/ft @ 25 mph. ASTM E283
- 2. Water resistance: There shall be no leakage as defined in the high performance test method with a test pressure of 7.52 PSF. ASTM E547 & E331
- 3. Uniform Load Deflection Test: Under an exterior uniform load of 45 PSF no member in the completely assembled window shall deflect more than 1/175 of its span. Test shall be conducted in accordance of ASTM E330.
- 4. Uniform Load Structural Test: The window shall be subjected separately to an exterior uniform load of 67.5 PSF and an interior uniform load of 67.5 PSF. Tests shall be conducted in accordance with ASTM E330
- 5. NFRC  $U$ -value of .42

# Division 8 Doors and Windows

## PART 3 – EXECUTION

---

### 3.1 INSTALLATION

- A. Work Included: Provide labor, materials and equipment necessary to complete the work of the Replacement Window Contract, and with out limiting the generality thereof include:
  - 1. Windows to be installed plumb, square, and level with proper shimming and blocking to support window in opening.
  - 2. Windows to be installed in strict accordance with approved shop drawings.

### 3.2 CLEANING

- A. Clean interior and exterior surfaces of window units of mortar, plaster, paint spattering spots, and other foreign matter to present a neat appearance and to prevent fouling of weathering surfaces and weatherstripping, and to prevent interference with the operation of hardware.

### 3.3 PRODUCT HANDLING

- A. All materials shall be delivered, stored, handled, and installed so as not to be damaged or deformed.

### 3.4 GUARANTEES AND TEST DATA

- A. Provide manufacturer's guarantees and independent test results indication compliance with AAMA specifications and performance criteria. Manufacturer's standard guarantee shall be for a minimum of one year.
- B. Insulated glass units shall be provided with a five-year warranty unless otherwise approved by the architect.

### 3.5 COORDINATION

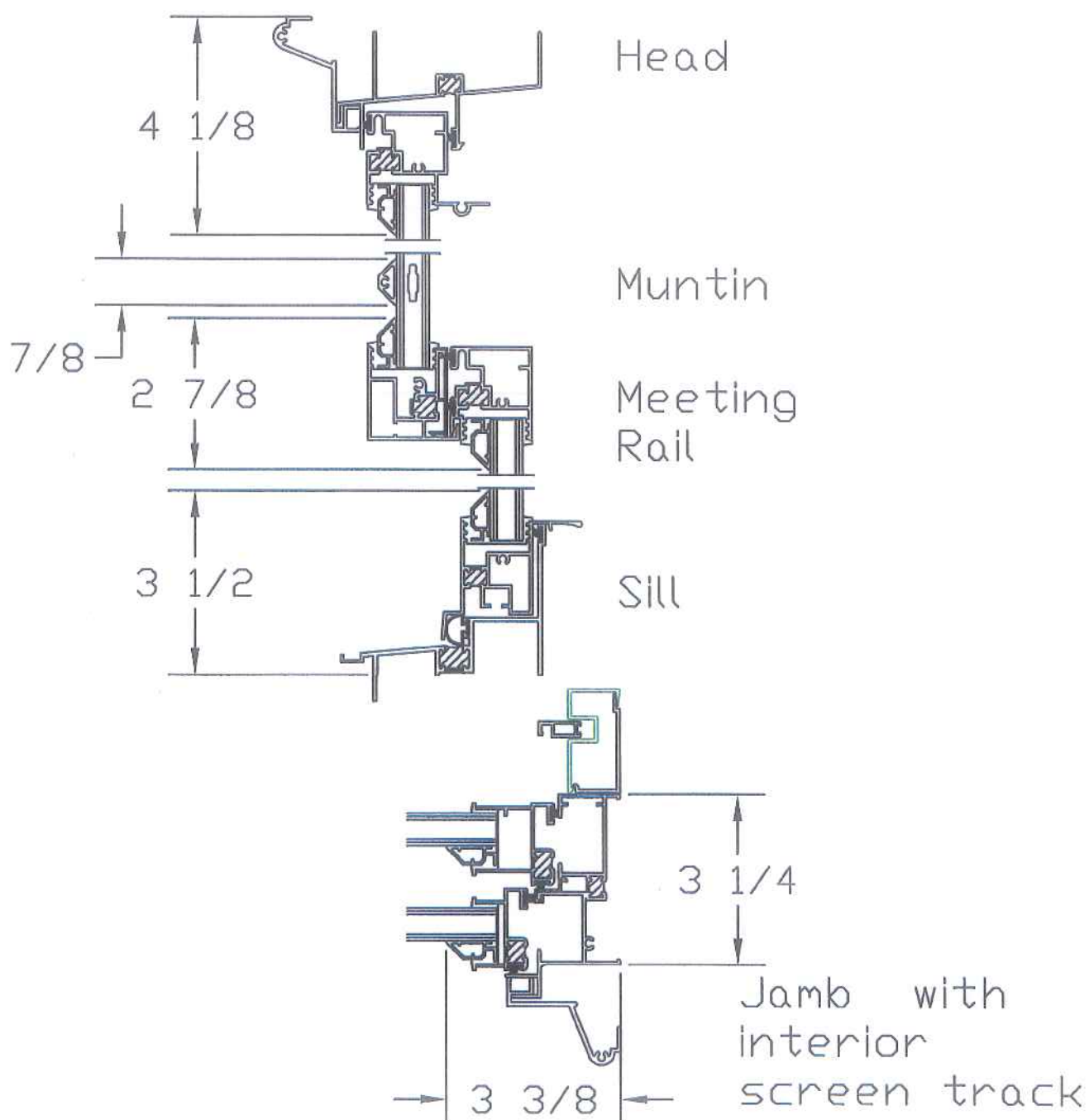
- A. Coordinate work with that of all other trades affecting or affected by work of this section. Cooperate with such trades to assure the steady progress of all work under the contract.



Universal Window and Door, LLC

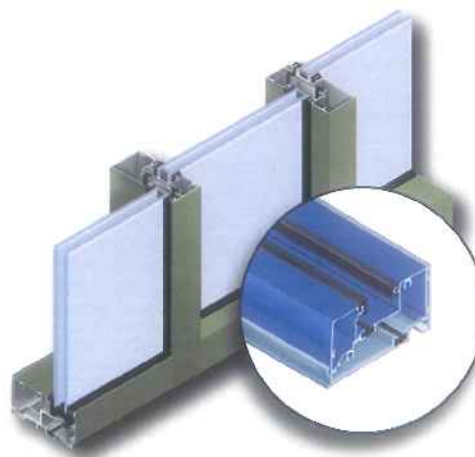
Marlboro, MA 508-481-2850

400 Series DH HC-45 external applied grid  
and Euro contour grid between the glass



## Series 3000 Thermal MultiPlane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal MultiPlane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, Series 3000 Thermal MultiPlane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO  
Architect: TR,I Architects

### Features

- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi-set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly option for front set
- Screw spline and shear block assembly
- Outside and inside glazing options
- Complete 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates ZS-2750 vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing

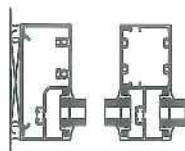
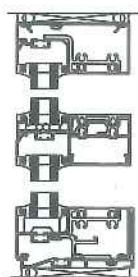


**Oldcastle BuildingEnvelope®**

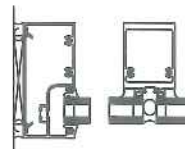
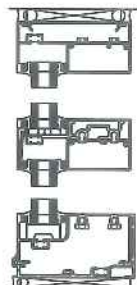
*Engineering your creativity™*



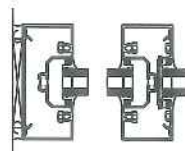
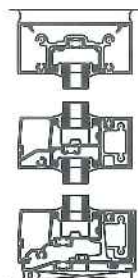
## Product Details



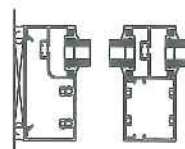
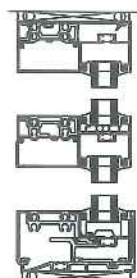
Front Set



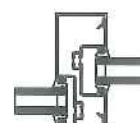
Front Set SSG



Center Set



Back Set



Multi-Set

## Performance

**Air Infiltration** <.06 CFM/SQ FT (6.24 PSF) per ASTM E283

**Static Water** 10 PSF per ATSM E331

**Deflection Load** 40 PSF per ASTM E330

**Structural Load** 60 PSF per ASTM E330

### STC

32 (1/4" - 1/2" - 1/4" glazing) - Center and Front Set

37 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Center Set

38 (1/4" laminated - 1/2" - 1/4" laminated glazing) - Front Set

### High-performance per AAMA 1503 for Clear 1" Insulating Glass:

U-Factor = 0.54, CRF frame = 69 Front Set

U-Factor = 0.56, CRF frame = 58 Center Set

U-Factor = 0.51, CRF frame = 57 Back Set

### NFRC Tested and Certified

Kynar 500® is a registered trademark of Atofina  
Hylar 5000® is a registered trademark of Ausimont USA, Inc.



**Oldcastle BuildingEnvelope®**

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# Expressive - Mini Shade Series

Page 1 of 4

## Features

- The Mini Glass & Mini Angled Shades are ideal for restaurants, taverns or nightclubs, food courts, plazas, malls, retail outlets and residential applications.
- Precision die-cast aluminum electrical cap attaches to shade using stainless steel clips, or via keyhole slots. Cap locks into place using set screw, and two-piece shade/cap assembly attaches to cord or pipe. Corrosion-resistant Duraplex II™ polyester powder-coated finish with optional designer finishes available.
- Remote or surface mount with a porcelain medium base 4kV pulse rated socket for incandescent lamping. Most fixtures furnished with 96" leads with a maximum distance for electronic HID, 5' from ballast to lamp.
- 1/2" or 3/4" NPS aluminum stem/goosenecks are schedule 40 sized pipe with no exposed threads.
- Wall plate/ballast box made from die-cast aluminum.
- Straight or coil white cord available in 18/3 SJTOW type cable.
- Comes with 3 year limited warranty.

## Mini Glass:

- Opal tempered glass decorative shade (cannot be painted) is heat and shock resistant. Optical chamber includes gasketing.
- Low-glare opal glass globe standard for T4.5 Metal Halide snaps into socket cap.

## CSA Approved For Wet Locations

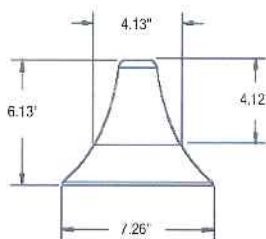


## Mini Shade:

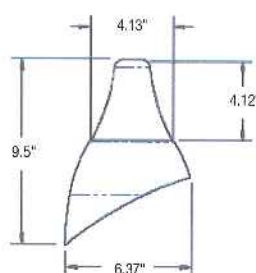
- Spun aluminum shade standard.
- Corrosion-resistant Duraplex II™ white polyester powder-coated reflector finish standard except for metallic & textured silver finishes includes the same finish internally & externally.

## Dimensions

### Mini Glass



### Mini Shade



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## Job Information

## Type:

Job Name:

Cat. No.:

Lamp(s):

Notes:



## Ordering information

Example: E10SW1A070TWBMCUDD

| Series:        | Style:                                         | Ballast:                  | Mounting: <sup>1</sup>                                                                                                                        | Wattage:                                       | Source:                                                                                         | Texture:                                                                                  | Colour:                                                                                                                                                                                          | Texture:                                                                                  | Colour:                                                                                                                                                                                          | Colour Combination:                                                                                                                                  | Voltage:                 | Options:                                           |
|----------------|------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------|
| E = Expressive | 10 = Mini Glass Shade<br>1A = Mini Angle Shade | R = Remote<br>S = Surface | W1A<br>W1B<br>W1C<br>W1E<br><br>C11<br>C12<br>C13<br>C14<br><br>SC5<br>SC0 <sup>2</sup><br>SA5<br>SA0 <sup>2</sup><br>CC5 <sup>3</sup><br>CW5 | 075<br><br>025<br>040<br>060<br><br>039<br>070 | I = Incandescent (Use w/ 6" Plate Only)<br><br>Q = Halogen<br><br>T = Electronic Pulse Start T4 | W = Wrinkle<br><br>F = Flat<br><br>G = High Gloss<br><br>M = Metallic<br><br>T = Textured | G = Green<br>B = Black<br>W = White<br>P = Bronze<br><br>B = Black<br>P = Bronze<br><br>G = Green<br>B = Black<br>W = White<br>Y = Yellow<br>U = Blue<br>R = Red<br><br>C = Copper<br>S = Silver | W = Wrinkle<br><br>F = Flat<br><br>G = High Gloss<br><br>M = Metallic<br><br>T = Textured | G = Green<br>B = Black<br>W = White<br>P = Bronze<br><br>B = Black<br>P = Bronze<br><br>G = Green<br>B = Black<br>W = White<br>Y = Yellow<br>U = Blue<br>R = Red<br><br>C = Copper<br>S = Silver | Q = Combo SCPM<br>T = Combo S-CPM<br>U = Combo SC-PM<br>V = Combo SCP-M<br>W = Combo SP-CPM<br>X = Combo HBC-E<br>Y = Combo SM-CP<br>Z = Combo SMC-P | 1 = 120V<br>2 = 120/277V | P = Photocontrol<br>T = Thru-wire<br>D = P&T Combo |

<sup>1</sup> SC5, SC0, SA5, SA0, CC5, CW5 Mounting options only available for Mini Glass Shade.

<sup>2</sup> Not available with electronic HID.

<sup>3</sup> Remote Only.

**COLOUR KEY**  
S = Shade  
C = Cap  
P = Pipe  
M = Mounting

**LEGEND**  
Colour 1 -  
Colour 2

## Accessories

### Trim Ring



#### TR2XX

for use w/medium shades

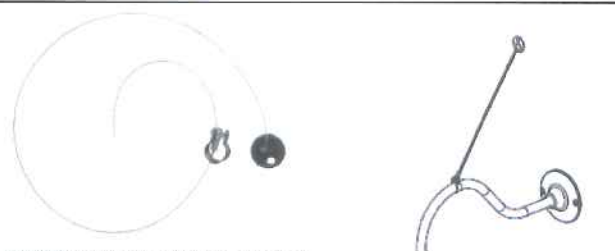
**Note:** Available in all color/texture combinations.

### Fusing

**FS** Consult factory for availability.

**Note:** Fusing can only be used in surface mounting.

### Aircraft Cable Support



**ACS1XX** 1/2" Aircraft Cable Support

**ACS3XX** 3/4" Aircraft Cable Support

**Note:** Bracket available in all color/texture combinations, cable cannot be painted.



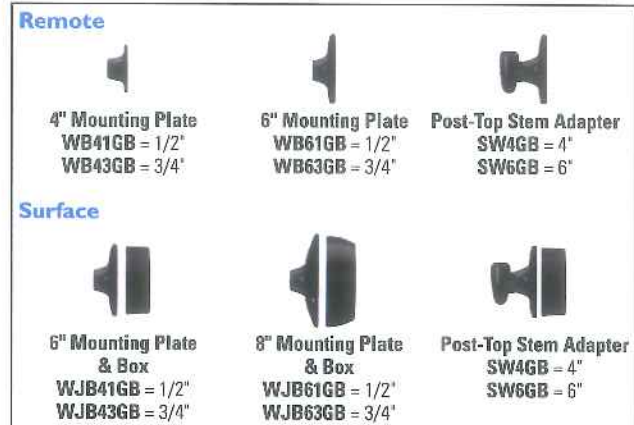
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## Job Information

## Type:

## Wall Mounting

- Made from precision die cast aluminum and adaptable to 1/2" or 3/4" arm sizes
- 4" and 6" remote-style mounting plate with locking set screw
- 6" ballast box for CF ballast; 8" ballast box for HID ballast
- Post-top stem wall adaptor for surface and remote ballast
- Finish is a corrosion-resistant Duraplex II™ polyester powder-coat, with optional designer finishes available



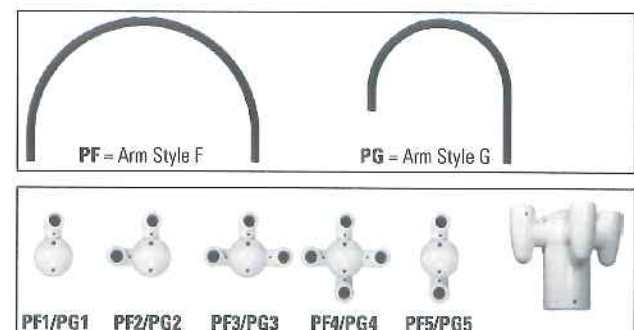
## Ceiling Mounting

- Pendant mounting using 1/2" and 3/4" stems up to 4' for remote or surface ballast mounting
- Coil and cord mounting is 5' distance for remote and surface mounting
- Straight cord mounting is 5' and 10' distance for remote and surface mounting
- 6" ballast box for CF ballast; 8" ballast box for HID ballast and 9" ballast box available for magnetic HID up to 175W
- Finish is a corrosion-resistant Duraplex II™ polyester powder-coat, with optional designer finishes available



## Post-Top Mounting

- 3/4" mounting for F and G arms only, with five mounting configurations in increments of 90° (see page 4 for dimension details)
- Attaches to a 2-3/8" OD tenon
- Incandescent source (consult factory for other sources)
- Finish is a corrosion-resistant Duraplex II™ polyester powder-coat, with optional designer finishes available



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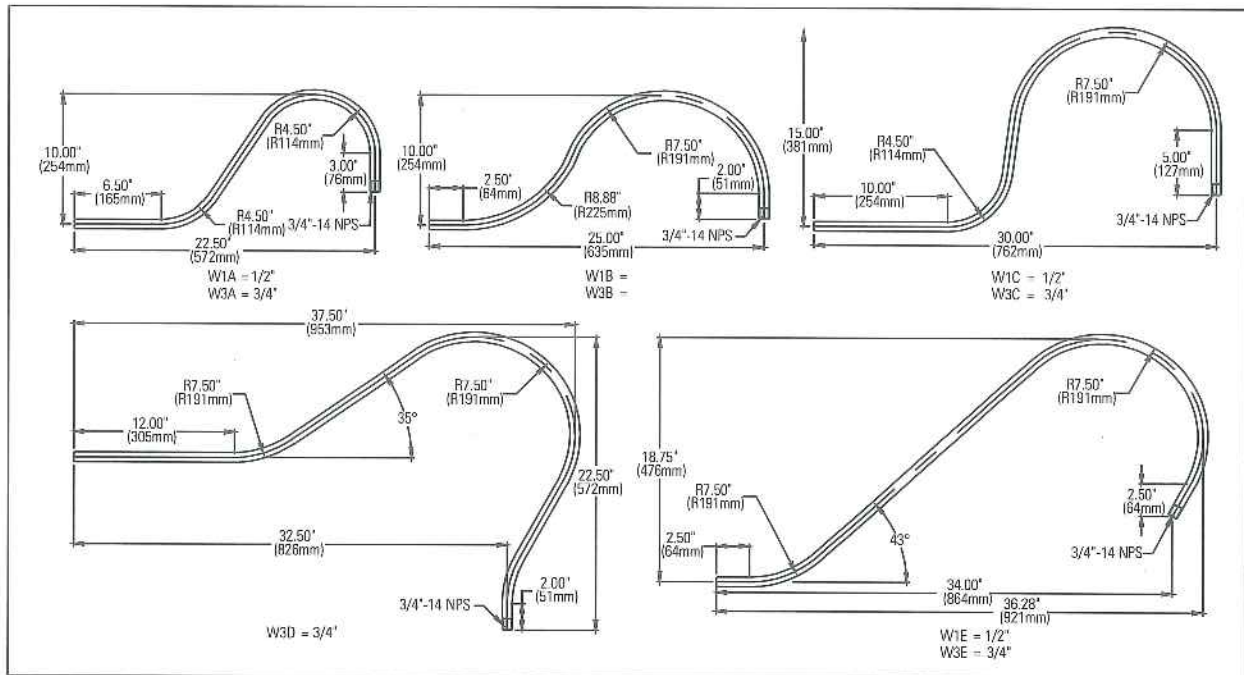
## Job Information

Type:



## Arm Styles

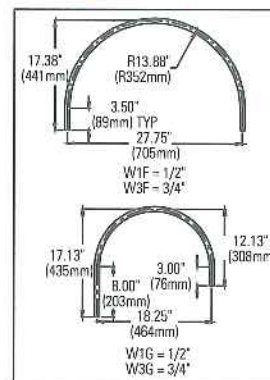
- Available in 1/2" or 3/4" schedule 40 aluminum pipe
- Wall mount arms have NPS thread on cap end; set screw on plate end; ceiling mount arms have NPS thread on cap and mounting plate ends
- Arms include four 1/2" and 3/4" gooseneck shapes, three 3/4" shapes (1 gooseneck and 2 post-type) and stem mounting up to 4'
- Wiring Wizard wire feeding system
- Finish is a corrosion-resistant Duraplex II™ polyester powder-coat, with optional designer finishes available



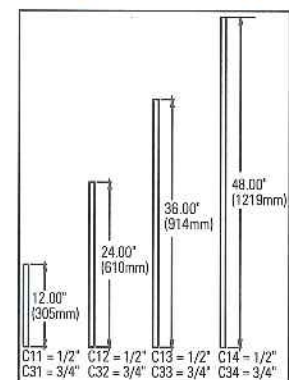
## Mounting Definitions

- W1A** - Wall 1/2" Stem Style GNW1A  
**W1B** - Wall 1/2" Stem Style GNW1B  
**W1C** - Wall 1/2" Stem Style GNW1C  
**W1E** - Wall 1/2" Stem Style GNW1E  
**W3A** - Wall 3/4" Stem Style GNW3A  
**W3B** - Wall 3/4" Stem Style GNW3B  
**W3C** - Wall 3/4" Stem Style GNW3C  
**W3D** - Wall 3/4" Stem Style GNW3D  
**W3E** - Wall 3/4" Stem Style GNW3E  
**W3F** - 3/4" Stem Adapter w/ GNP3F  
**SWG** - 3/4" Stem Adapter w/ GNP3G
- C11** - Ceiling 1/2" 1ft Stem Style GNC11  
**C12** - Ceiling 1/2" 2ft Stem Style GNC12  
**C13** - Ceiling 1/2" 3ft Stem Style GNC13  
**C14** - Ceiling 1/2" 4ft Stem Style GNC14
- C31** - Ceiling 3/4" 1ft Stem Style GNC31  
**C32** - Ceiling 3/4" 2ft Stem Style GNC32  
**C33** - Ceiling 3/4" 3ft Stem Style GNC33  
**C34** - Ceiling 3/4" 4ft Stem Style GNC34
- PF1** - Post Top Pole (1 Fixt w/ GNP3F)  
**PF2** - Post Top Pole (2 @ 90 w/ GNP3F)  
**PF3** - Post Top Pole (3 @ 90 w/ GNP3F)  
**PF4** - Post Top Pole (4 @ 90 w/ GNP3F)  
**PF5** - Post Top Pole (2 @ 180 w/ GNP3F)
- PG1** - Post Top Pole (1 Fixt w/ GNP3G)  
**PG2** - Post Top Pole (2 @ 90 w/ GNP3G)  
**PG3** - Post Top Pole (3 @ 90 w/ GNP3G)  
**PG4** - Post Top Pole (4 @ 90 w/ GNP3G)  
**PG5** - Post Top Pole (2 @ 180 w/ GNP3G)

## Post-Top Arm Styles



## Ceiling Mount Arm Styles



## Job Information

## Type:



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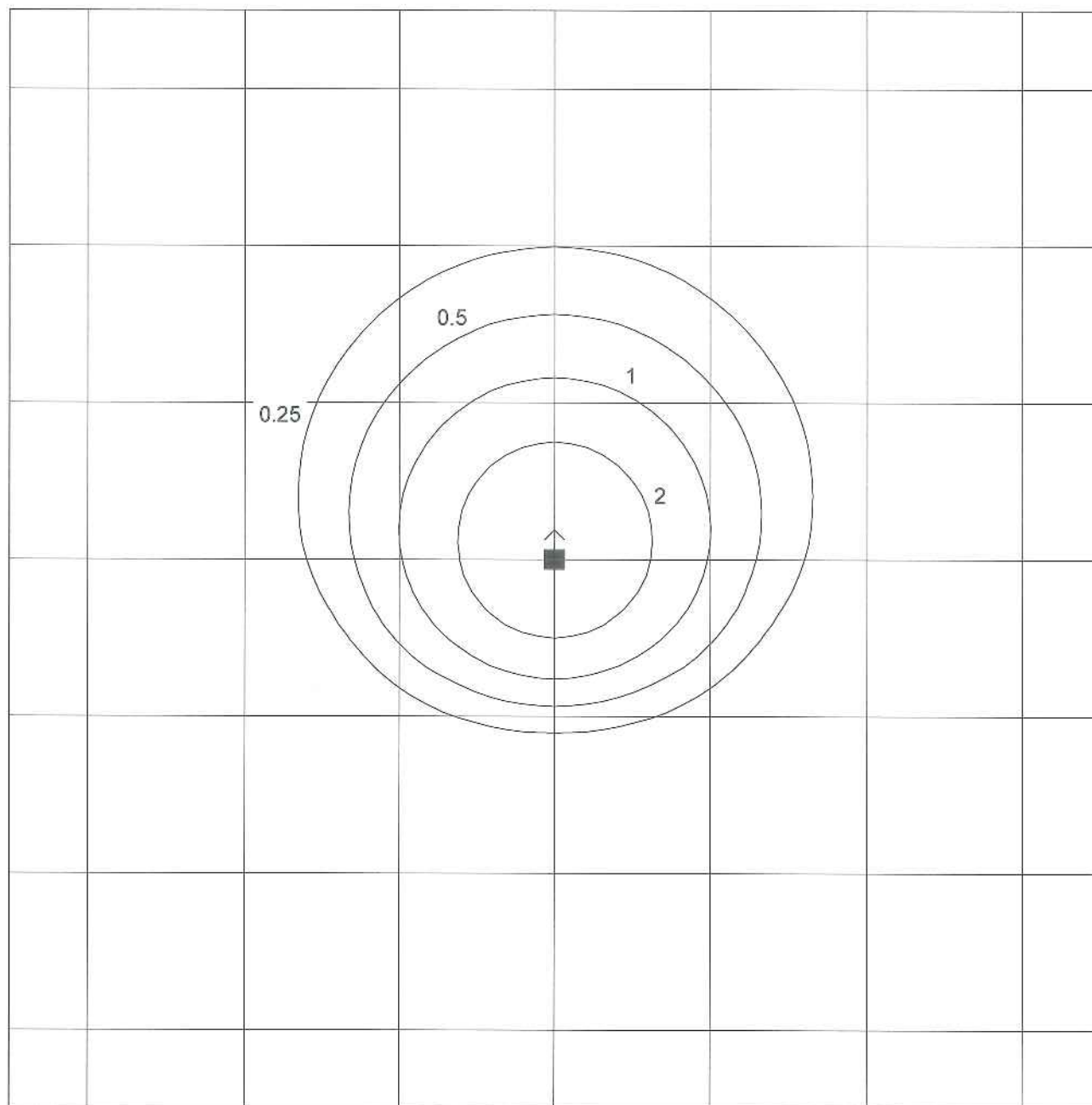
X1A075Al.ies

1/29/07

PHILIPS KEENE

XPRESSIVES - MINI ANGLE SHADE WITH  
LAMP @ # 1 POSITION ON SOCKET BRACKET.

PHILIPS 75 WATT INC A-19 COATED LAMP



LUMENS PER LAMP = 1220  
LIGHT LOSS FACTOR = 0.9  
OPTICAL HEIGHT = 8.25 FEET  
ARM LENGTH = 0 FEET  
TILT = 0 DEGREES FROM NADIR

8 FEET BETWEEN GRIDLINES  
MAXIMUM ILLUMINANCE = 3.8 FOOTCANDLES

Footprints™ by Philips-Gardco Lighting





**BKSSSL**  
B-K LIGHTING SYSTEMS, INC.



# SIGN STAR™ STYLE C

|                        |                                       |
|------------------------|---------------------------------------|
| <b>PROJECT:</b>        | 118 Munjoy                            |
| <b>TYPE:</b>           | Retail Signage                        |
| <b>CATALOG NUMBER:</b> | SN-LED-e22-MFL-A9-BLP-12-A/D-30-C     |
| <b>SOURCE:</b>         | Quant. X4 Units                       |
| <b>NOTES:</b>          | need X2 Remote Transformers=TR series |

## CATALOG NUMBER LOGIC

**Example:** SN - LED - e22 - SP - A8 - WHW - 12 - 11 - C - 24 - C

**Series:** SN - Sign Star™

**Source:** LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)  
\*Requires magnetic Low Voltage dimmer

**LED Type:**  
e36 - 8WLED/2.7K  
e22 - 8WLED/3K  
e23 - 8WLED/4K  
e27 - 8WLED/Amber

**Optics\*:**  
NSP - Narrow Spot (Red Indicator)  
SP - Spot (Green Indicator)  
MFL - Medium Flood (Yellow Indicator)  
WFL - Wide Flood (Blue Indicator)

**Adjust-e-Lume® Output Intensity\*\*** (Choose factory setting)  
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1  
\*\*Please see Adjust-e-Lume® photometry to determine desired intensity.

**Finish:**

| Aluminum Finish   |       |         | Premium Finish |                           |     |                                                             |
|-------------------|-------|---------|----------------|---------------------------|-----|-------------------------------------------------------------|
| Powder Coat Color | Satin | Wrinkle | ABP            | Antique Brass Powder      | CMG | Cascade Mountain Granite                                    |
| Bronze            | B2P   | B2W     | AMG            | Aleutian Mountain Granite | CRI | Cracked Ice                                                 |
| Black             | BLP   | BLW     | AQW            | Antique White             | CRM | Cream                                                       |
| White (Gloss)     | WHP   | WHW     | BCM            | Black Chrome              | HUG | Hunter Green                                                |
| Aluminum          | SAP   | —       | BGE            | Beige                     | MDS | Mojave Desert Sandstone                                     |
| Verde             | —     | VER     | BPP            | Brown Patina Powder       | NBP | Natural Brass Powder                                        |
|                   |       |         | CAP            | Clear Anodized Powder     | OCP | Old Copper                                                  |
|                   |       |         |                |                           |     | Also available in RAL Finishes<br>See submittal SUB-1439-00 |

**Lens Type:** 12 - Soft Focus Lens 13 - Rectilinear Lens

**Shielding:** 11 - Honeycomb Baffle

**Cap Style:** A - 45° B - 90° C - Flush D - 45° without Weep Hole E - 90° without Weep Hole F - 90° cutoff with Flush Lens

**Stem Length:** (Specify in inches)  
18", 24", 30", 36", 42", or 48"

**Style:** C - Straight Mount

| DRIVER DATA |               | Input Volts      | InRush Current   | Dimmable                    | Operation Ambient Temperature |       |                  |
|-------------|---------------|------------------|------------------|-----------------------------|-------------------------------|-------|------------------|
|             |               | 12VAC/DC 50/60Hz | <1A (non-dimmed) | Magnetic Low Voltage Dimmer | -10°F-130°F                   |       |                  |
| LM79 DATA   |               | Input Watts      |                  | L70 DATA                    | *OPTICAL DATA                 |       |                  |
| BK No.      | CCT (Typ.)    | (Typ.)           | CRI (Typ.)       | Minimum Rated Life (hrs.)   | Beam Type                     | Angle | Visual Indicator |
| e36         | 2700K         | 8.4              | 90               | 70% of initial lumens (L70) | Narrow Spot                   | 14°   | Red Dot          |
| e22         | 3100K         | 8.4              | 90               | 50,000                      | Spot                          | 18°   | Green Dot        |
| e23         | 4100K         | 8.4              | 75               | 50,000                      | Medium Flood                  | 25°   | Yellow Dot       |
| e27         | Amber (590nm) | 7.9              | ~                | 50,000                      | Wide Flood                    | 36°   | Blue Dot         |

|                     |                                                                                                                               |                          |                             |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------|
| <b>B-K LIGHTING</b> | 40428 Brickyard Drive • Madera, CA 93638 • USA<br>559.438.5800 • FAX 559.438.5800<br>www.bklighting.com • info@bklighting.com | SUBMITTAL DATE<br>6-6-14 | DRAWING NUMBER<br>SUB000973 |
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**HISTORIC PRESERVATION BOARD  
CITY OF PORTLAND, MAINE**

---

**PUBLIC HEARING  
57 SPRUCE STREET**

**TO:** Chair Benson and Members of the Historic Preservation Board

**FROM:** Rob Wiener, Preservation Compliance Coordinator

**DATE:** February 10, 2015

**RE:** February 18, 2015 PUBLIC HEARING

Application For: Certificate of Appropriateness for alterations

Address: 57 Spruce Street

Property Owners: James and Charlotte Gauthier

Project Architect: James Gauthier

**Introduction**

James and Charlotte Gauthier have requested a public hearing on a certificate of appropriateness for renovations to the rear and side of their home at 57 Spruce Street. Mr. Gauthier, an architect, has worked with staff to refine his ideas for improving natural light on two floors of the rear "shed" part of the ell. With the addition of a row of windows on the west wall of the back section, existing vinyl siding will be stripped and replaced with wood shingles painted to match the rest of the house. At the urging of staff a rough, unpermitted enclosure over the west side entry stairs is also proposed to be rebuilt as part of this project. (The plywood enclosure existed when the Gauthiers purchased the property in 2005.)

Mr. Gauthier has provided a project description that details the proposed second floor dormer and the new windows high on the first floor wall of the rear section, as well as the new enclosed entry over the side entrance stairs. Photos of the property, renderings from various angles, a list of materials, and product information also are included in the submission packet.

**Subject Property and Existing Conditions**

The property is an early Italianate home built in 1866. Typical for this neighborhood, it is situated with the gable end facing south onto Spruce Street, in the middle of a long block of similar wood-framed residences on narrow lots. The side-facing front steps are not original, but brackets and cornice details are intact on the two-story front bay, entry hood, and at the roof. Wide, paneled corner boards, wood clapboards, and restored window trim all contribute to an appearance that is mostly in keeping with the house's history and context – at least on the



main, front section. The exception is the 1/1 vinyl window inserts which on west side include awkward transom lights over the double-hung units on the first floor

The three-story rear ell and the two-story shed attached to the end are currently sided with vinyl on the west, and there is no demarcation of the two flush sections. The green painted plywood covering the rear entry stairs on the west side has a rough, almost temporary appearance. The entire east side also has the same yellow vinyl, except for the nicely detailed, one-story box bay. Window trim on the back sections is simpler than near the street, and it appears somewhat recessed because the vinyl siding is covering the original wood siding underneath.

### **Proposed Alterations**

Mr. Gauthier's description and drawings offer a thorough presentation of the proposed work. Of note are:

- The removal of all the existing vinyl siding on the west side, and the introduction of vertical trim akin to a corner board, to differentiate the rearmost section with its shingle siding, from the primary ell – where the existing wood clapboards are to be repaired or replaced as needed, and painted.
- The front face of the proposed dormer is not located directly over the wall below, but stepped back and slightly up the roof, to minimize its prominence.
- The proposed rebuild of the west side entrance shelter is designed to have trim detailing similar but slightly simpler than the features of the east box bay.
- The proposed row of mulled, square awning units high on the first floor wall of the back section, and the mulled windows in the dormer above, both introduce horizontal elements, while they are broken down into units of a consistent width that is close to the width of existing double-hung windows nearer the front.

### **Staff Comments**

- The proposed siding and window types clearly differentiate the rear portion of the house in ways that might not be appropriate if there were greater visibility and a closer relationship to the more formal and detailed main section. Board members will perhaps discuss whether the location of the dormer and window work is sufficiently removed from the street to consider the proposed treatments appropriate for a rear addition. Though this rear “addition” already exists, Mr. Gauthier is proposing to regard it in a new way.
- Adding more defined trim and window openings to what is now a blank west wall at the rear of the house, and using the same colors for siding and trim would enliven this section, while improving its relationship with the rest of the building.
- The proposed expansion and reconstruction of the side entry will transform an unapproved eyesore into a contributing, harmonious part of the house. One minor question is whether the entry's windows should maintain the same width as the other existing and proposed windows, even though they are not as tall, or be narrowed to maintain similar proportions.
- Though the details are not specified on the attached renderings, the proposed entry has a fully framed skirt painted the same dark color as the foundation of the house. Combined with the painted railing system that includes a full balustrade, the side entry as designed would read as a grounded, intentional, integrated part of the house.

- Fiberglass windows proposed for the addition area will not be sufficiently visible from the street to be distinguishable from or unharmonious with existing windows.

### **Applicable Review Standards**

The following Standards for Review of Alterations are applicable:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

### **Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the 2-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed new construction at 57 Spruce Street **meets (fails to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

### **Attachments**

1. Architect's submission package containing project description, location map, photos of existing conditions, renderings showing proposed work, historic photos, and product information





Date: 4 February 2015

## 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:**

57 Spruce Street

**CHART/BLOCK/LOT:** \_\_\_\_\_ (for staff use only)

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

**At west side of existing addition at rear of house:**

- remove existing yellow vinyl siding.
- install clerestory windows (white awning units) at ceiling height in living room.
- build shed dormer c. 9'-0" wide, with mulled white casement units.
- install wood trim (painted off white) around windows, at corners, fascia, etc.
- side shed with clear eastern white cedar shingles, c. 5" exposure, stained olive green.
- shingle roof with architectural asphalt roofing shingles
- remove existing yellow vinyl siding from remainder of wing, repair and paint existing clapboard siding & trim.
- rebuild existing attached entry vestibule to be more in keeping with character of house. Increase size from current 5' x 5' to 5' x 8', install half-lite two panel pre-hung insulated steel door unit, and double hung windows. Provide trim and clapboards. Detail similar to existing bay unit on east side of house.

The reason for project is to provide much needed winter light into the interior of the house. The 'shed' addition, which contains the living room and bedroom, is on north end of building, and suffers from being shaded by the remainder of the house and neighboring buildings throughout the shoulder and winter seasons. The clerestory windows will allow light to penetrate deeply into the tall room and reflect off of the ceiling, while providing a glimpse of sky. Windows at standard viewing height would be shadowed by abutting house, eliminate wall space, and provide view to parked cars. The dormer will provide small reading space with direct winter afternoon sun.

The concept behind the design is that the front section of the main house is the most formal, with prominent Italianate trim (curved brackets, window hoods, built up corner boards, etc.), while the rear wing remains less formal, with simpler window trim, no bracketing, etc. The shed, an early workspace addition which rests on posts beyond the foundation of the rear wing, will be demarked by shingle siding as having the least formal exterior character. The use of clerestory windows echos their use in boatbuilding and similar type work structures, and the use of awning and casement windows clearly present this part of the building as an addition.

The rebuilding of the existing entry vestibule was not included as part of the original submission package, but was added at the request of Historic Preservation Staff. We have been working iteratively with staff since December and have modified the design to reflect their input.

## 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 **new windows where none currently exist.**
- ☐ 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) historic photos of 57 Spruce st.  

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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](mailto:dga@portlandmaine.gov)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

## PROPOSED MATERIALS LIST, 57 SPRUCE ST. 12.08.2014

### WINDOWS:

Marvin Integrity Ultrex units, white:

Awning units at clerestory: 5 each approximate glass dimensions 2' 0" x 2' 0"

Casement units at dormer: 1 mulled unit of 4 sash, approximate glass dimensions 2' 0" x 3' 0"

Double Hung units at entry: 2 each, approximate glass dimensions 2'0" x 2'0"

### SHINGLES:

Native eastern white cedar shingles, 16", Clear Grade (no knots or imperfections on exposed face).  
Applied at approximately 5" exposure (exposure varied to align with breaks in siding).

### TRIM:

Eastern white pine. No. 2 Grade. factory primed and finished with 2 coats paint.

### CLAPBOARDS:

Clear vertical grain western red cedar, factory primed. Employed as necessary to replace any severely damaged existing clapboards.

### ROOFING:

Architectural asphalt roofing shingles. Color to be determined.

### PAINT:

Benjamin Moore Low Lustre

Siding: "Tate Olive"

Trim: "Cloud White"

Note: Existing exterior paint contains lead. Owner is Certified Lead Renovator.



## Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (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.

### ***Current Owner Information:***

|                          |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| <b>CBL</b>               | 056 D021001                                                                     |
| <b>Land Use Type</b>     | FOUR FAMILY                                                                     |
| <b>Property Location</b> | 57 SPRUCE ST                                                                    |
| <b>Owner Information</b> | GAUTHIER JAMES P & CHARLOTTE M MALONEY JTS<br>57 SPRUCE ST<br>PORTLAND ME 04102 |
| <b>Book and Page</b>     | 23338/317                                                                       |
| <b>Legal Description</b> | 56-D-21<br>SPRUCE ST 57<br>5200 SF                                              |
| <b>Acres</b>             | 0.1194                                                                          |

### ***Current Assessed Valuation:***

|                                  |              |                                               |
|----------------------------------|--------------|-----------------------------------------------|
| <b>TAX ACCT NO.</b>              | 8870         | <b>OWNER OF RECORD AS OF APRIL 2014</b>       |
| <b>LAND VALUE</b>                | \$152,200.00 | GAUTHIER JAMES P &<br>CHARLOTTE M MALONEY JTS |
| <b>BUILDING VALUE</b>            | \$197,900.00 | 57 SPRUCE ST                                  |
| <b>NET TAXABLE - REAL ESTATE</b> | \$350,100.00 | PORTLAND ME 04102                             |
| <b>TAX AMOUNT</b>                | \$7,002.00   |                                               |

Any information concerning tax payments should be directed to the  
Treasury office at 874-8490 or [e-mailed](#).

### ***Building Information:***

| <b>Building 1</b>           |            |
|-----------------------------|------------|
| <b>Year Built</b>           | 1884       |
| <b>Style/Structure Type</b> | OLD STYLE  |
| <b># Stories</b>            | 2          |
| <b># Units</b>              | 4          |
| <b>Bedrooms</b>             | 6          |
| <b>Full Baths</b>           | 4          |
| <b>Total Rooms</b>          | 15         |
| <b>Attic</b>                | FULL FINSH |
| <b>Basement</b>             | FULL       |
| <b>Square Feet</b>          | 3317       |



[View Sketch](#)      [View Map](#)      [View Picture](#)

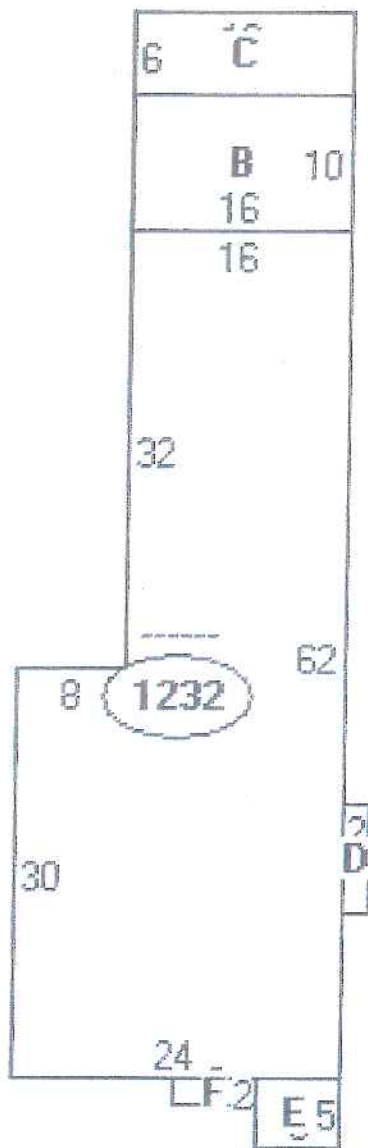
### ***Sales Information:***

| <b>Sale Date</b> | <b>Type</b>     | <b>Price</b> | <b>Book/Page</b> |
|------------------|-----------------|--------------|------------------|
| 11/1/2005        | LAND + BUILDING | \$415,100.00 | 23338/317        |
| 8/25/1988        | LAND + BUILDING | \$0.00       | 8445/181         |





PLOT MAP



# Descriptor/Area

- A: -----  
1232 sqft
- B: 2Fr  
160 sqft
- C: OFF  
96 sqft
- D: FBAY/B  
16 sqft
- E: WD  
30 sqft
- F: 2FBAY  
12 sqft

## BUILDING FOOTPRINT





AERIAL VIEW





FRONT/SOUTH

57 SPENCE ST



RIGHT/EAST



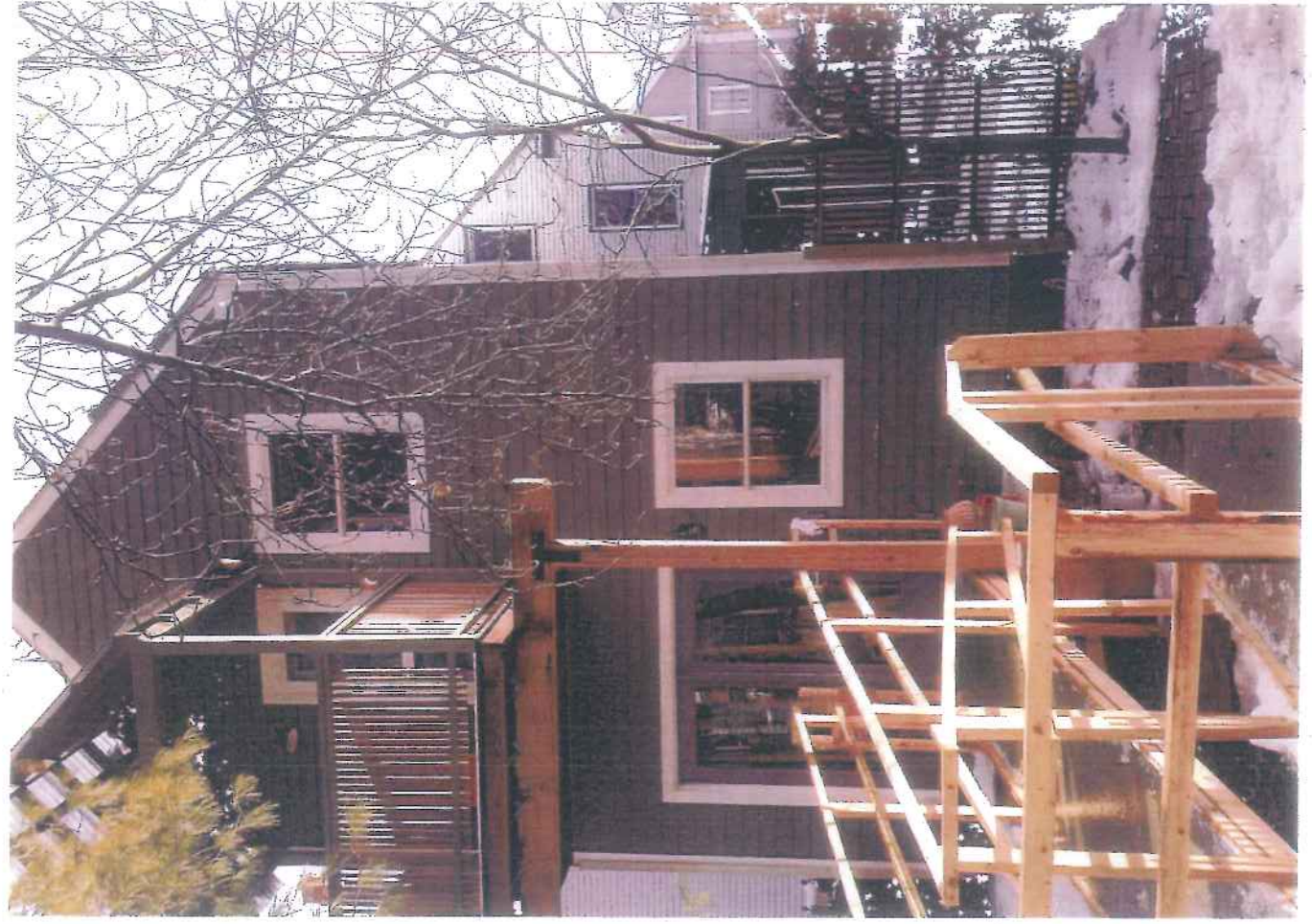


LEFT/WEST



LEFT/WEST







EXISTING SHED FACADE







EXISTING SHED FACADE





PROPOSED WEST FACADE



SHED DORMER

WHITE  
CASEMENT UNIT  
GLASS C. 24" x 36"

1x4 PINE TRIM

ARCHITECTURAL  
ASPHALT ROOFING  
SHINGLES

1x6 PINE TRIM

CLEAR NATIVE WHITE  
CEDAR SHINGLES @ 5"  
T.W., PTD OLIVE GRN.

AWNING  
WINDOW UNITS  
GLASS C. 24" x 24"

REMOVE EXISTING VINYL SIDING, REPAIR  
PATCH & PAINT EXISTING CLAPBOARDS

1x6 PINE TRIM

EXISTING WINDOWS GLASS C. 24" x 24"

DOUBLE HUNG WINDOWS GLASS C. 24" x 16",  
BACKBAND TRIM TO MATCH EXISTING

ENCLOSED 5' X 8' ENTRY VESTIBULE,  
TRIM DETAILING SIMILAR TO EXISTING BAY  
(WITHOUT DENTILS)

# PROPOSED WEST FACADE ANNOTATED





PROPOSED WEST VIEW



PROPOSED ENTRY NORTHWEST VIEW





PROPOSED ENTRY SOUTHWEST VIEW



PROPOSED DORMER NORTH VIEW



COMMUNITY DEVELOPMENT



PROPOSED DRIVEWAY VIEW

EXISTING HOUSE  
59 SPRUCE ST



STREET VIEW





BAY ON EAST FACADE



153  
Spruce

Surveyed by **A. C. MacCubbin**

MAY 24 1924

(Remarks on other Side)





57 SPRUCE

## UNIT FEATURES

### FRAME AND SASH:

The frame and sash exteriors are made of Ultrex<sup>®</sup>, an advanced fiber reinforced material that is resistant to thermal conductance. Ultrex patented coating system meets all the requirements of AAMA 624-10. Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony. The interior coating meets all the requirements of 00022716 in Stone White.

#### FRAME:

Composite frame thickness is 1 1/2" (38). Total frame depth is 3 3/32" (79). Ultrex is 0.070" – 0.077" (2) thick.

#### SASH:

Composite sash thickness is 15/16" (24). Ultrex is 0.070" – 0.077" (2) thick. Sashes can be replaced but not reglazed.

### JAMB EXTENSION:

Standard jamb depth is 2" (51). 4 9/16" (116) and 6 9/16" (167) maintenance free jamb extension available.

### HARDWARE (CASEMENT):

Standard Casement hardware includes top and bottom hinges. The hinge track is stainless steel with an injected molded hinge shoe. The hinge arm is coated with E-Gard. A snubber on the jamb and stile, certain heights have 0, 1 or 2 sets, interlock the sash to the frame on the hinge side. The locking hardware consists of a multi-point locking mechanism that is actuated from a single point of operation. The roto operator is Zinc die cast with an E-Gard coating. The hardware finish options are: Stone White, Almond Frost, Brass, Satin Nickel and Oil Rubbed Bronze. Optional factory applied Window Opening Control Device is available (min size: 18 9/16" (471) x 23 1/2" (597) – max size 35 1/2" (902) x 71 1/2" (1816). This device works in accordance to ASTM 2090-10 standard specification for window fall prevention devices with emergency escape. Available in almond frost and white finishes. Optional coastal hardware is available.

### HARDWARE (AWNING):

Standard Awning hardware includes left and right hinges. The hinge track is stainless steel with an injected molded hinge shoe. The hinge arm is coated with E-Gard. A single point lock on each jamb/stile, and a roto operator. The hardware finish options are: Stone White, Almond Frost, Brass, Satin Nickel, and Oil Rubbed Bronze. Optional coastal hardware is available.

### INSTALLATION:

Factory applied folding nailing fin. Optional installation brackets for masonry applications are available. Factory supplied field mull kits are available for standard assemblies.

### GLAZING:

All units are manufactured with a 1 1/16" (17) IG with Low E2, E3 or E1 coatings including argon gas fill. Tempered glass and/or obscure glass are available as an option. All glass is of a select quality complying with ASTM C 1036. Insulating glass is manufactured and tested to pass level ASTM E 2190 and is IGCC certified. The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash. STC/OITC values are available for 3.1/3.1 standard glass. Optional 3.1/4.7 STC/OITC Upgrade glass is available. STC and OITC ratings are tested in accordance with ASTM E 90-09. See the Product Performance chapter for values.

### WEATHER STRIP:

The primary weather strip is a black extruded PVC foam filled bulb that attaches to all four sides of the frame. The secondary weather-strip is a black extruded PVC hollow that is attached to the sash.

### INSECT SCREEN:

Charcoal color fiberglass screen cloth. Rolled form aluminum frame finish is Stone White. Features a bottom rail lift and top rail mounted springs that allow it to be removed from the interior of the unit.

### GRILLES-BETWEEN-THE-GLASS:

1 1/16" (17mm) contoured aluminum bar placed between two panes of glass. Patterns: Standard rectangular pattern or optional 9 lite Prairie cut. Exterior color will match exterior of sash color. The interior finish is always Stone White. GBGs are not available on Impact units.

### ACCESSORIES:

Field applied j-channel, a 1" (25) or a 3" (76) frame expander, or flush fin installation kit. Factory applied: sheet rock return for 1/2" (13) or 5/8" (16) drywall, a 3/4" (19) receiver, a frame filler or a flush fin. General: mull kits are available for field assembly. Kits include instructions, mull covers, mull plugs and brackets.

### EXTERIOR CASING:

Non-integral to the unit. Fastened to the exterior wall with barb and kerf 2" (51) brick mould as a full surround or with sill nosing. 3 1/2" (89) flat casing available as full surround or with sill nosing. Also available with 1" (25) ranch style sill and header overhang.

**NOTE:** NFRC Values are now located on [www.integritywindows.com](http://www.integritywindows.com)



## **SIZING GUIDELINES AND MEASUREMENT CONVERSIONS**

### **MULTIPLE ASSEMBLIES – Factory Mull Configuration.**

Mulls and Reinforced Mulls available.

Field mull kits are available. Mulling beyond limitations is not recommended.

**MAXIMUM ROUGH OPENING ASSEMBLY UP TO 6W1H:** 114" (2896) X 78" (1981)

**MAXIMUM ROUGH OPENING ASSEMBLY UP TO 5W5H:** 96" (2438) X 96" (2438)

### **Packaged Terminal Air Conditioner (PTAC) Mulling – Factory mullled below an Integrity Swinging Picture unit.**

Mull options can not affect unit or RO size. Height of PTAC window frame will accommodate all PTAC sizes.

Standard PTAC height is 19 1/4" (489); standard PTAC width will match the upper unit width.

**MAXIMUM ROUGH OPENING ASSEMBLY UP TO 1W2H:** 72" (1829) X 96" (2438)

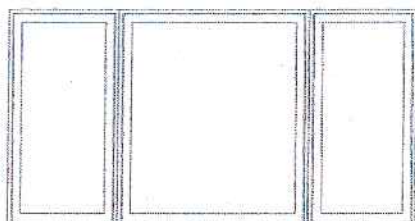
### **CALCULATING TOTAL ROUGH OPENING FOR ASSEMBLIES**

**WIDTH:** ADD Frame Widths + 1/2" (13) per mull + 1/2" (13).

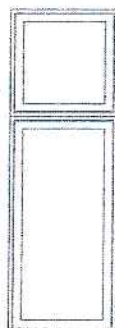
Tolerance = 1/4" (6) from frame to Rough Opening at left and right jamb.

**HEIGHT:** ADD Frame Heights + 1/2" (13) per mull + 1/2" (13).

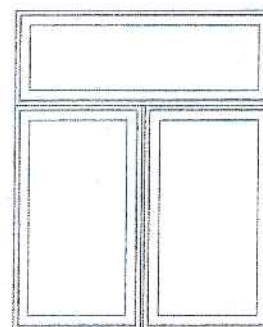
Tolerance = 1/2" (13) from Frame to Rough Opening at head jamb.



2 vertical mulls



1 horizontal mull



1 vertical mull  
1 horizontal mull

## **MEASUREMENT CONVERSION FACTORS**

| Unit                              | WIDTH    |        | HEIGHT   |        |
|-----------------------------------|----------|--------|----------|--------|
| Frame Measurements                | Imperial | Metric | Imperial | Metric |
| Masonry Opening to Rough Opening  | + .000"  | + 0    | + .250"  | + 6    |
| OM of Frame to Rough Opening      | + .500"  | + 13   | + .500"  | + 13   |
| Glass Size to Rough Opening       | +5.066"  | + 129  | +5.066"  | + 129  |
| Sash Opening to Rough Opening     | +2.164"  | + 55   | +2.164"  | + 55   |
| <b>Sash</b>                       |          |        |          |        |
| Glass Size to Sash Opening        | +2.902"  | + 74   | +2.902"  | + 74   |
| Glass Size to OM of Sash          | +2.590"  | + 66   | +2.590"  | + 66   |
| OM of Sash to Rough Opening       | +2.476"  | + 63   | +2.476"  | + 63   |
| Glass Size to Daylight Opening    | -1.112"  | - 28   | -1.112"  | - 28   |
| Rough Opening to Daylight Opening | -6.178"  | - 157  | -6.178"  | - 157  |
| <b>Screen</b>                     |          |        |          |        |
| Rough Opening to OM of Screen     | -4.762"  | - 121  | -5.169"  | - 131  |
| Glass Size to OM of Screen        | + .304"  | + 8    | - .103"  | - 3    |
| Daylight Opening to OM of Screen  | +1.416"  | + 36   | +1.009"  | + 26   |

## ELEVATIONS – ALL ULTREX CASEMENT UNITS Not To Scale

| Mas. Op.<br>Hgh. Op.<br>Frame Size                                               | 1-6<br>(457)<br>1-6<br>(457)<br>1-5 1/2<br>(445)                                    | 2-0<br>(610)<br>2-0<br>(610)<br>1-11 1/2<br>(597)                                   | 2-6<br>(762)<br>2-6<br>(762)<br>2-5 1/2<br>(749)                                    | 3-0<br>(914)<br>3-0<br>(914)<br>2-11 1/2<br>(902)                                   |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1-11 3/4<br>(803)<br>1-11 3/4<br>(810)<br>1-11 1/2<br>(810)<br>1-11 1/2<br>(810) |    |    |    |    |
| 2-5 3/4<br>(768)<br>2-5 3/4<br>(782)<br>2-5 1/2<br>(749)                         |    |    |    |    |
| 2-11 3/4<br>(903)<br>3-0<br>(914)<br>2-11 1/2<br>(902)                           |    |    |    |    |
| 3-5 3/4<br>(1060)<br>3-5 3/4<br>(1067)<br>3-5 1/2<br>(1054)                      |    |    |    |    |
| 3-11 3/4<br>(1213)<br>4-0<br>(1219)<br>3-11 1/2<br>(1207)                        |    |    |    |    |
| 4-5 3/4<br>(1365)<br>4-5 3/4<br>(1372)<br>4-5 1/2<br>(1359)                      |  |  |  |  |
| 4-11 3/4<br>(1518)<br>5-0<br>(1524)<br>4-11 1/2<br>(1511)                        |  |  |  |  |
| 5-5 3/4<br>(1670)<br>5-5 3/4<br>(1676)<br>5-5 1/2<br>(1664)                      |  |  |  |  |
| 5-11 3/4<br>(1822)<br>6-0<br>(1829)<br>5-11 1/2<br>(1816)                        |  |  |  |  |

1<sup>ST</sup> FL. AWNINGS

DORMER CASEMENTS

**NOTE:**

E=These windows meet National Egress Codes for fire evacuation. Local codes may differ.

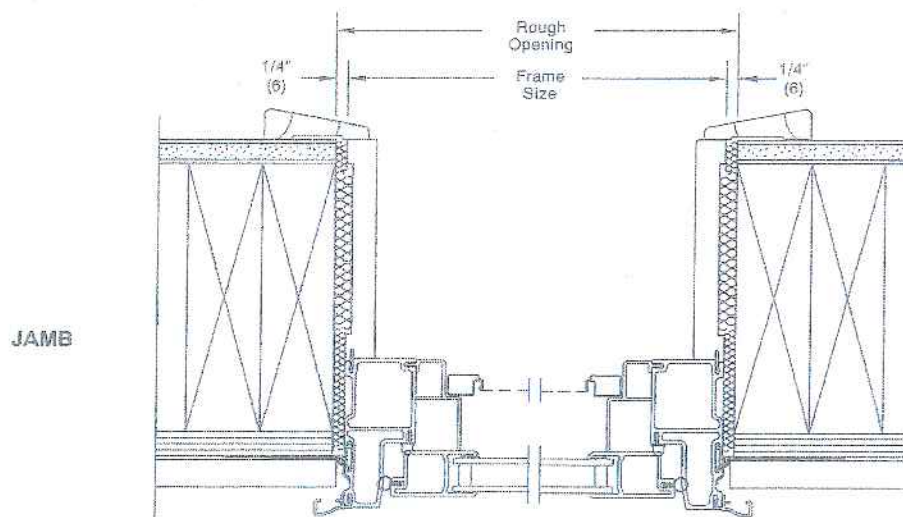
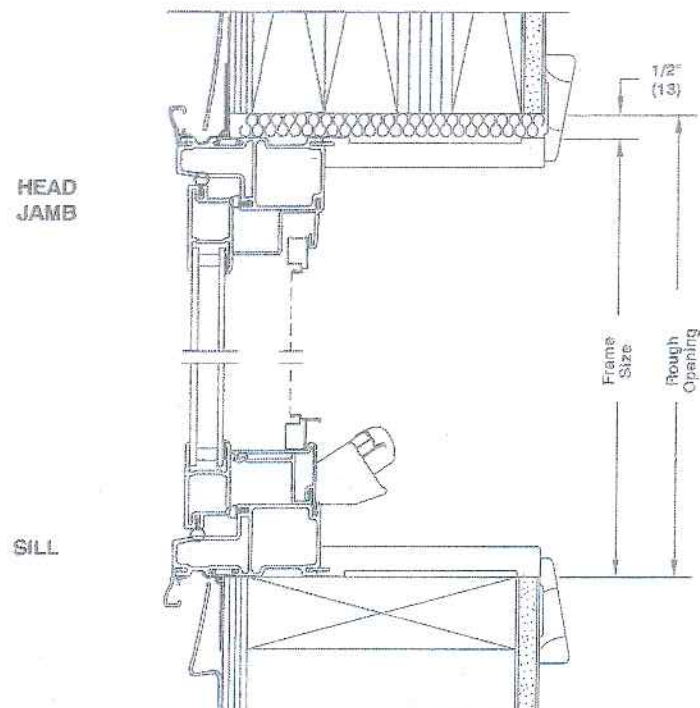
T=Tempered glass is standard for this size.

Standard GBGs patterns shown in above units.  
Optional: Customer specified equal lite cut patterns are available. Units are available with or without GBGs.

Imperial and metric dimensions are shown. Metric dimensions are in millimeters.

All units viewed from exterior.





~~WALL SILLING~~ WITH 2X8 FRAME CONSTRUCTION

TO HAVE WOOD TRIM & SIDING

**NOTE:**

Shown with optional jamb extension and J-channels.

Picture unit installation similar.

The above wall sections represent typical wall conditions, these details are not intended as installation instructions.

Please refer to the installation instructions provided with the purchased units.

CEDAR SHINGLES - RE-SAWN + REBUTTED CLEAR (#2)

CERTIGRADE 16 INCH 5X SHINGLES

GUIDE TO CSSB-97 GRADING RULES

CONFORMS WITH UBC 15-4, CSA 0118.1-97, CSSB-97

- Thickness:
  - The thickness of 5 butts must be 2 inches or greater.
  - Butt thickness must be uniform - not thick and thin.
- Part Five - 16 Inch 5X Shingle Packing
  - Total inches of "on grade" shingles per bundle must be greater than 695 inches if packing 4 bundles per square.
  - Normal pack for 16 inch 5X shingles is either a) 22/22 pack in an 18 inch frame or 20/20 pack in a 20 inch frame.
  - No excessively wide openings in any packed course or row.
  - Joints or spaces between shingles in adjoining rows should be broken by placing a shingle completely over the space.
  - No overlapping shingles in the same course or row, all shingles must lie flat.
  - Shingles are to be packed to the outside edges of the packing frame.
  - Each bundle must be identified with a Certigrade or mill grade label according to the proper grade of the shingles
  - The label must be placed under the bandslick or band on the width of each bundle.
  - Each pallet must have a packer identification mark. (Pallet Tag)

The CSSB-97 Grading Rules are the grading rules accepted by the International Code Council ("ICC") which publishes the IBC and IRC building codes. These codes are applicable to all cedar shake and shingle products sold in the United States.

Cedar shake and shingle products sold in Canada must meet the CSA 0118.1 Standard.

The Cedar Shake & Shingle Bureau requires that its members' products meet the applicable standards. Do yours?

CERTIGRADE® - 16 Inch FiveX Shingles

| 16 INCH 5X SHINGLE CHART   |               |                                  |             |             |
|----------------------------|---------------|----------------------------------|-------------|-------------|
| WOOD:                      | Clear area    | No. 1-Blue                       | No. 2-Red   | No. 3-Black |
|                            | All           | 10"                              | 6"          |             |
|                            | Sapwood       | None                             | 1"          | Yes         |
|                            | Flat Grain    | None                             | Yes         | Yes         |
|                            | Checks        | None                             | 1" (to 15") | 2" (to 14") |
|                            | Defects Size  | None                             | 3"          | 3"          |
|                            | Total No      | 1/2" width                       | 2/3" width  |             |
| LENGTH                     | Maximum       | None                             | None        | None        |
|                            | Minimum       | 15"                              | 15"         | 14"         |
|                            | Exposure Line | 5"                               | 4"          | 3-1/2"      |
| WIDTH                      | Maximum       | None                             | None        | None        |
|                            | Minimum       | 4"                               | 4"          | 4"          |
|                            | Under Size %  | 10%                              | 20%         | 30%         |
|                            | Minimum       | 3"                               | 3"          | 2-1/2"      |
|                            | Off Parallel  | 1/4"                             | 1/4"        | 3/8"        |
| Thickness Minimum          |               | 5 butts equal 2 inches           |             |             |
| Coverage (@ 4 bundles/sq.) |               | 695 inches "on grade" per bundle |             |             |
| Pack 18 inch Frame         |               | 22/22 pack                       |             |             |
| 20 inch Frame              |               | 20/20 pack                       |             |             |

Contact the Cedar Shake & Shingle Bureau for application instructions

Cedar Shake & Shingle Bureau

Canadian Address:  
#2-7101 Home Street  
Mission, BC V2V 7A2

US Mailing Address:  
PO Box 1178  
Sumas, WA 98295-1178

Phone: 604-820-7700  
Fax: 604-820-0266  
www.cedarbureau.org





PROPOSED WEST FACADE





PROPOSED WEST FACADE ANNOTATED



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

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**PUBLIC HEARING  
100 COMMERCIAL STREET (THOMAS BLOCK)**

**TO:** Chair Romano and Members of the Historic Preservation Board

**FROM:** Deborah Andrews, Historic Preservation Program Manager

**DATE:** February 9, 2015

**RE:** February 18, 2015 Public Hearing

**Application For:** Certificate of Appropriateness for ATM enclosure addition

**Address:** 100 Commercial Street  
Thomas Block

**Applicant:** East Brown Cow

**Architect:** Mark Mueller Architects

**Introduction**

Mark Mueller Architects, on behalf of building owner East Brown Cow, has submitted plans and elevations for the addition of an ATM enclosure at the front entrance to the Thomas Block at 100 Commercial Street. Given the completeness of the application and the discrete nature of the project, staff is forwarding the request as a public hearing item.

**Subject Structure, Background**

The Thomas Block is the largest mid-nineteenth century commercial building on Commercial Street. Constructed in 1860, the block was designed in a restrained Italianate style. Although the façade appears to be continuous, it is actually made up of eight three-bay units. The entire block, which survived the Great Fire of 1866, is slightly concave to fit the curve of Commercial Street. Its overall rhythm is a result of the repetitive elements of its fenestration, storefronts and continuous cornice. Due to the relative austerity of the upper stories of the façade, the overhanging, wood bracketed cornice—broken by an arched central pediment with clock—is the dominant decorative element of the historic structure's original composition.

In 1975, the building underwent a comprehensive exterior renovation, which included the replacement of its period 6/6 double-hung upper story sash with single-glazed awning windows and the replacement of its storefronts with contemporary glazing and metal bulkheads. The most dramatic aspect of the renovation project was the removal of the storefronts at the center of the block (leaving the granite piers freestanding) and the introduction of a wide, convex wall

of a contemporary design with natural finish wood veneer. The centered wall, set back several feet from the front façade of the building, is flanked by two deeply recessed main building entrances.

### **Proposed Addition**

The proposal calls for cutting into the curved exterior wall at the building entrance and installing an ATM within a new wall plane. The wall surrounding the ATM will be clad in fiber cement siding. A frameless glass-walled enclosure will be installed in front of the existing curved wall to provide an airlock and protection for the ATM. Access to the ATM for maintenance purposes will be from the interior of building lobby. A new stained concrete floor will be poured within the area of the ATM enclosure, replacing existing brick paving. Plans also show wall-mounted lights within the new enclosure.

### **Staff Comments**

Despite the project architect's efforts to make the enclosure addition as visually transparent as possible, the proposed enclosure reads as an after-the-fact addition that is not integrated into the overall architectural expression of the building entrance. Notwithstanding the fact that the existing main entrance treatment is not original to the building and is the product of a 1970's renovation, the Board is charged with assessing the impact of the proposed alteration on the *existing* character of the building. Whether or not one considers the work done in the 1970's to have acquired significance in its own right (see Standard # 4), the architectural vocabulary of the 1970's-era entrance is noteworthy for its simple geometry and clarity of architectural expression. The clear focal point of the new central entry is the wide, curved projecting wall that separates the two building entrances. The decision to apply horizontal wood siding with a natural finish was no doubt intended to make this central feature all the more visually prominent. To cut into this wall to accommodate an ATM installation and introduce a building addition in front of it serves only to muddle the existing composition.

### **Applicable Review Standards**

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



*compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

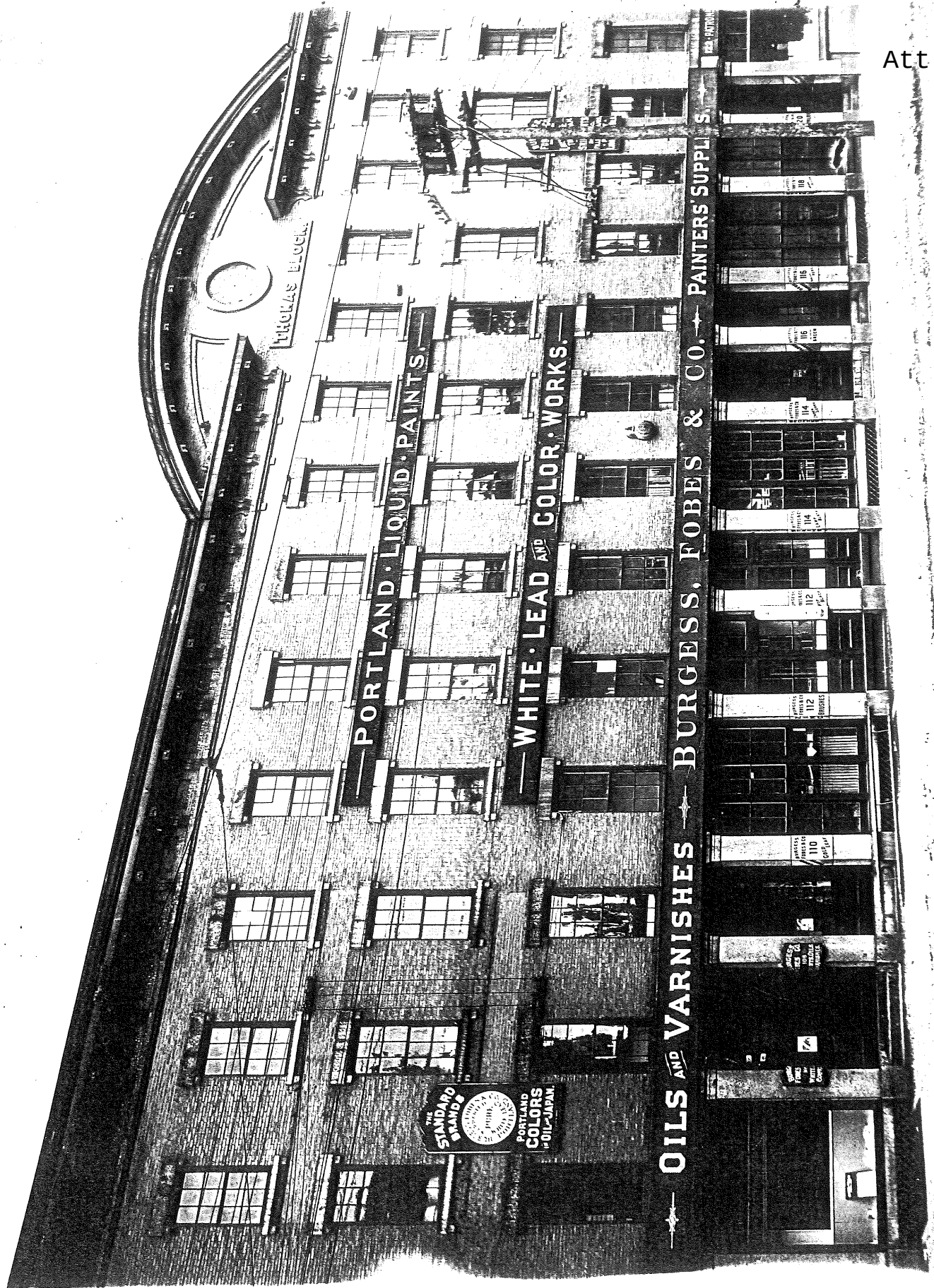
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

### **Motion for Consideration**

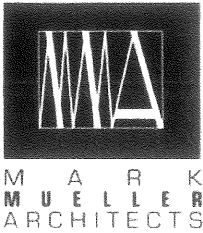
On the basis of plans and specifications submitted by the applicant for the 2-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed building addition **meets (fails to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

### **Attachments**

1. Historic view of Thomas Block
2. Project description
3. Bound plans, drawings and specifications







Date: January 21, 2015

## Project Narrative

RE: ATM Enclosure  
100 Commercial Street  
Portland, Maine

On behalf of East Brown Cow, we are submitting a new application to your committee for review. This submission includes drawings, images and product information to illustrate the nature, design and extent of the project.

The project involves the addition of an ATM enclosure to the outer lobby of 100 Commercial Street. It is located on the right entrance side and extends minimally outward from the face of the façade wall with just enough presence to discourage loitering, a very real issue in this particular area.

The simple, uncluttered linear design of the enclosure, maintains and supports the historical significance of the building. Both the glass roof and glass walls follow and mimic the contour of the existing façade wall. Stainless steel angle clips and channels of anodized aluminum with stainless steel cladding support the fully tempered, clear laminated glass throughout. The plan design answers the challenges posed by ADA requirements and a site slope that changes in minute increments.

The single-leaf entry door is of monolithic tempered glass designed to accept security hardware, electromagnetic locks and security electronics.

Based on our proposed design and stamped by a professional engineer licensed in the state of Maine, the entire system will be engineered in-house and installed by Bellwether Design Technologies.





## ATM ENCLOSURE SUBMISSION



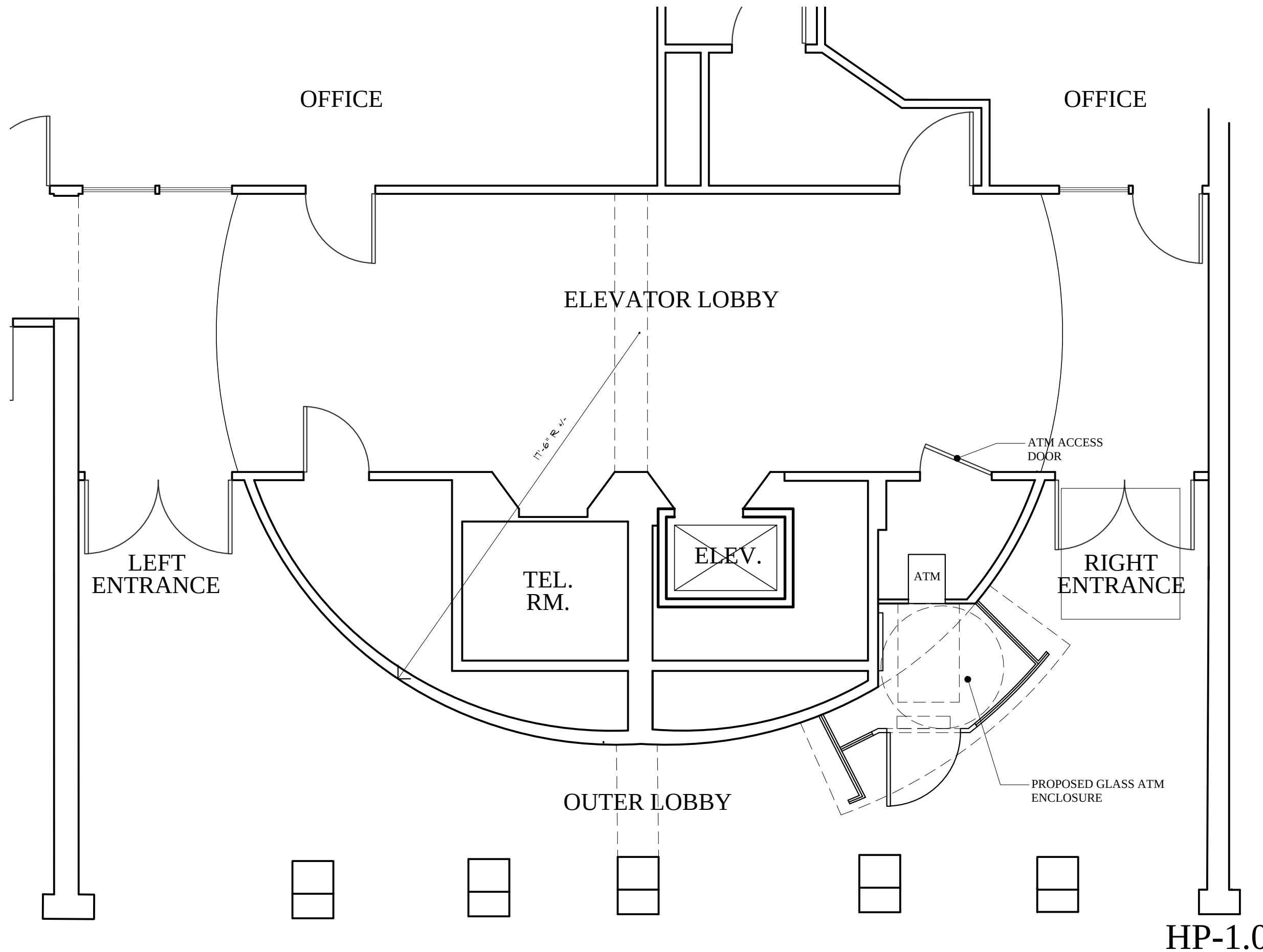
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MUELLER  
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HISTORIC PRESERVATION BOARD

JANUARY 21, 2015

100 COMMERCIAL STREET





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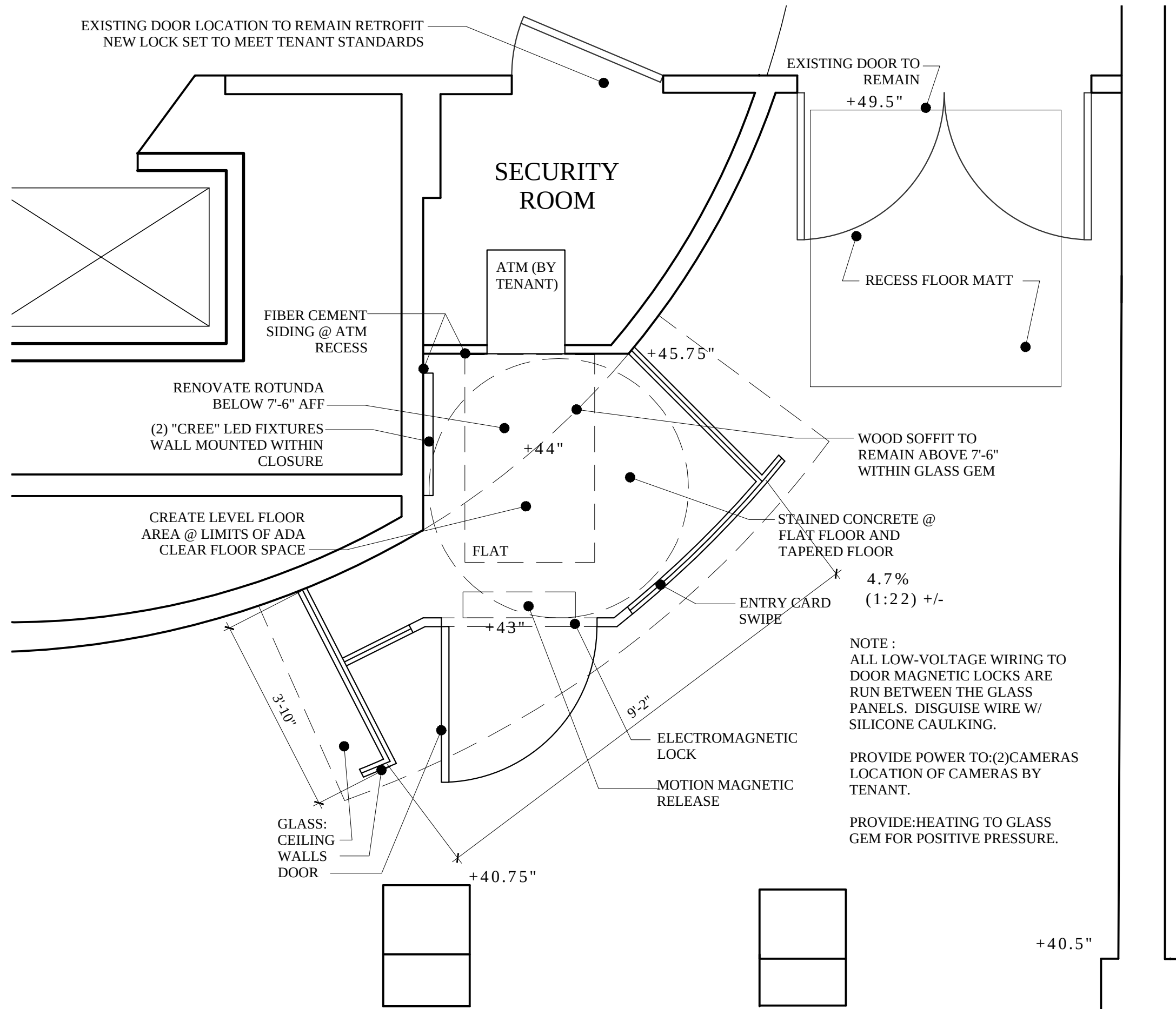
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ATM ENCLOSURE PLAN

1/4" = 1'-0"

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JANUARY 21, 2015



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PLAN DETAIL

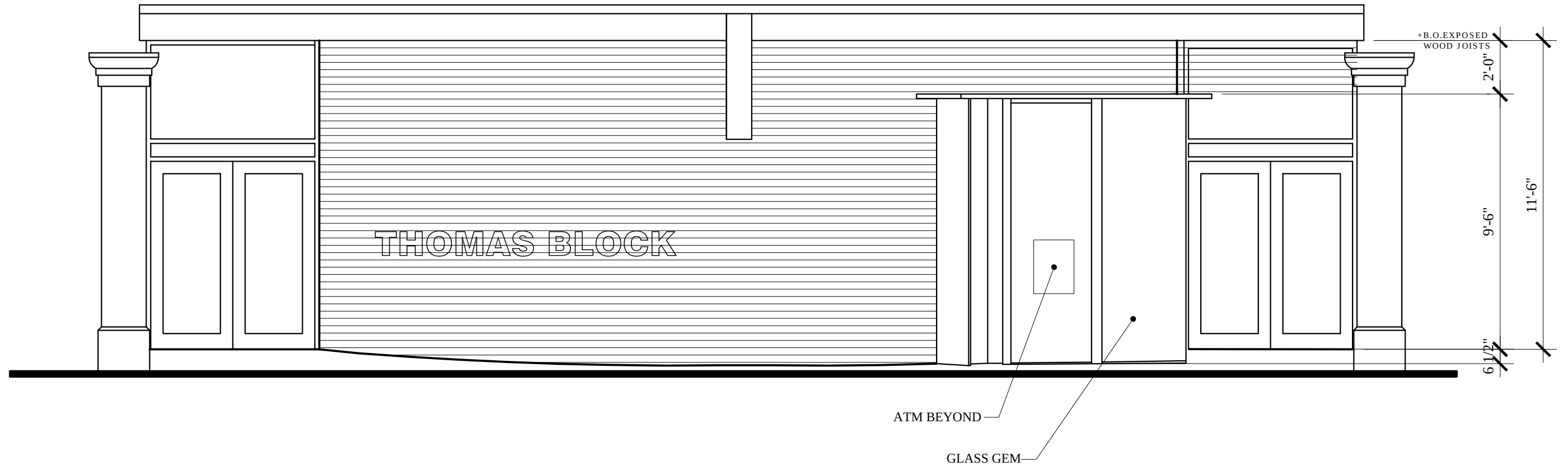
1/2" = 1'-0"

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JANUARY 21, 2015

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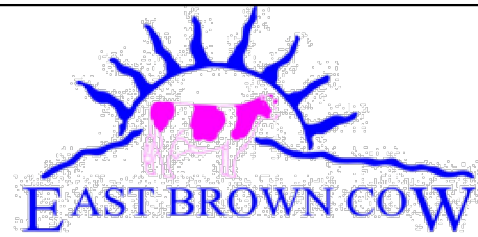
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EXTERIOR ELEVATION

1/4" = 1'-0"

JANUARY 21, 2015  
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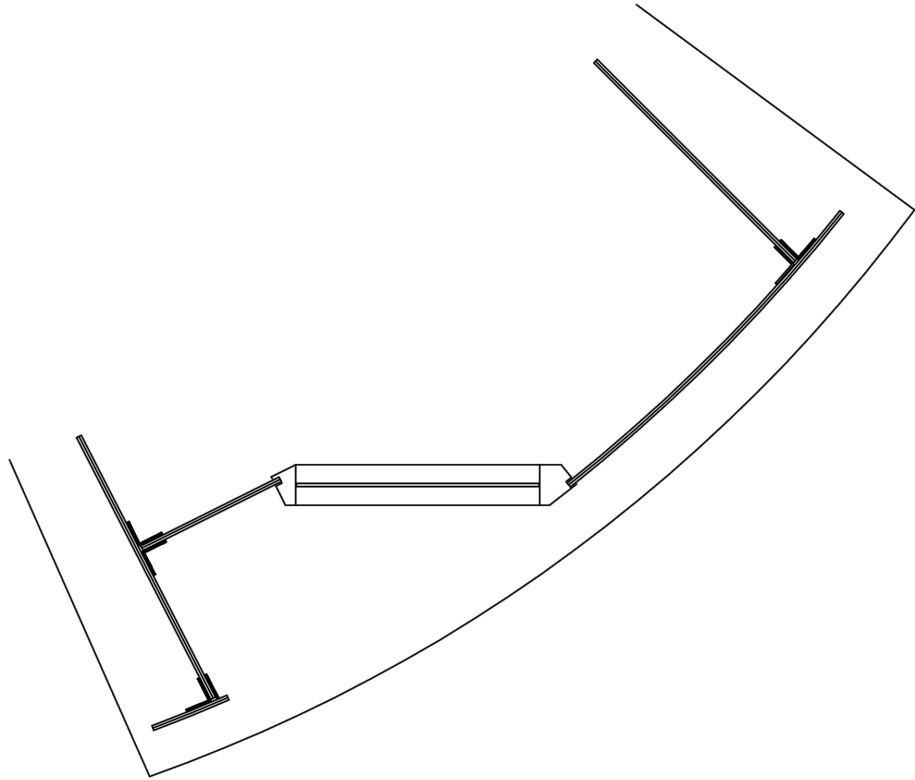
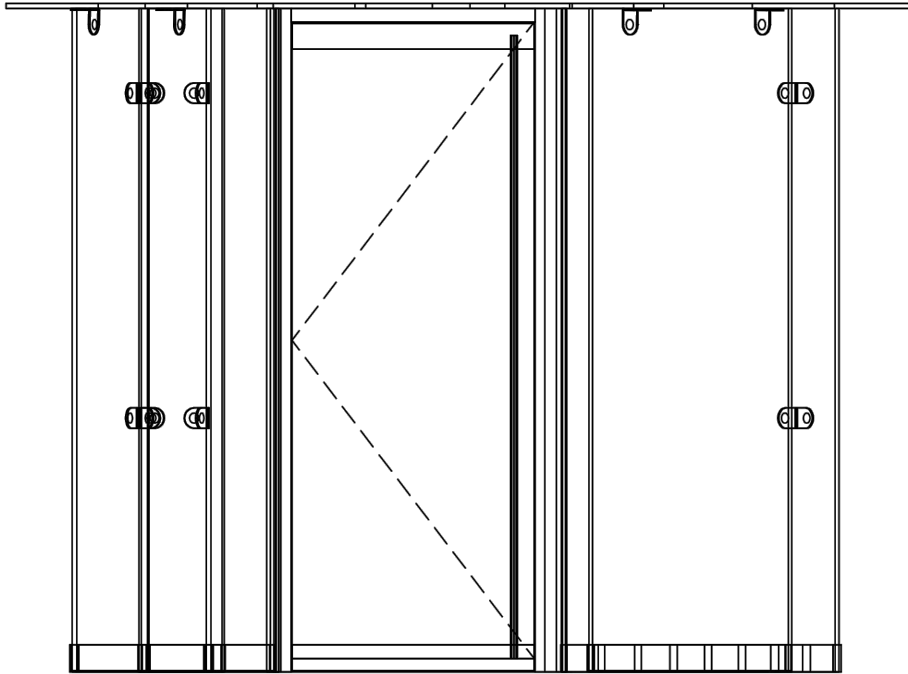
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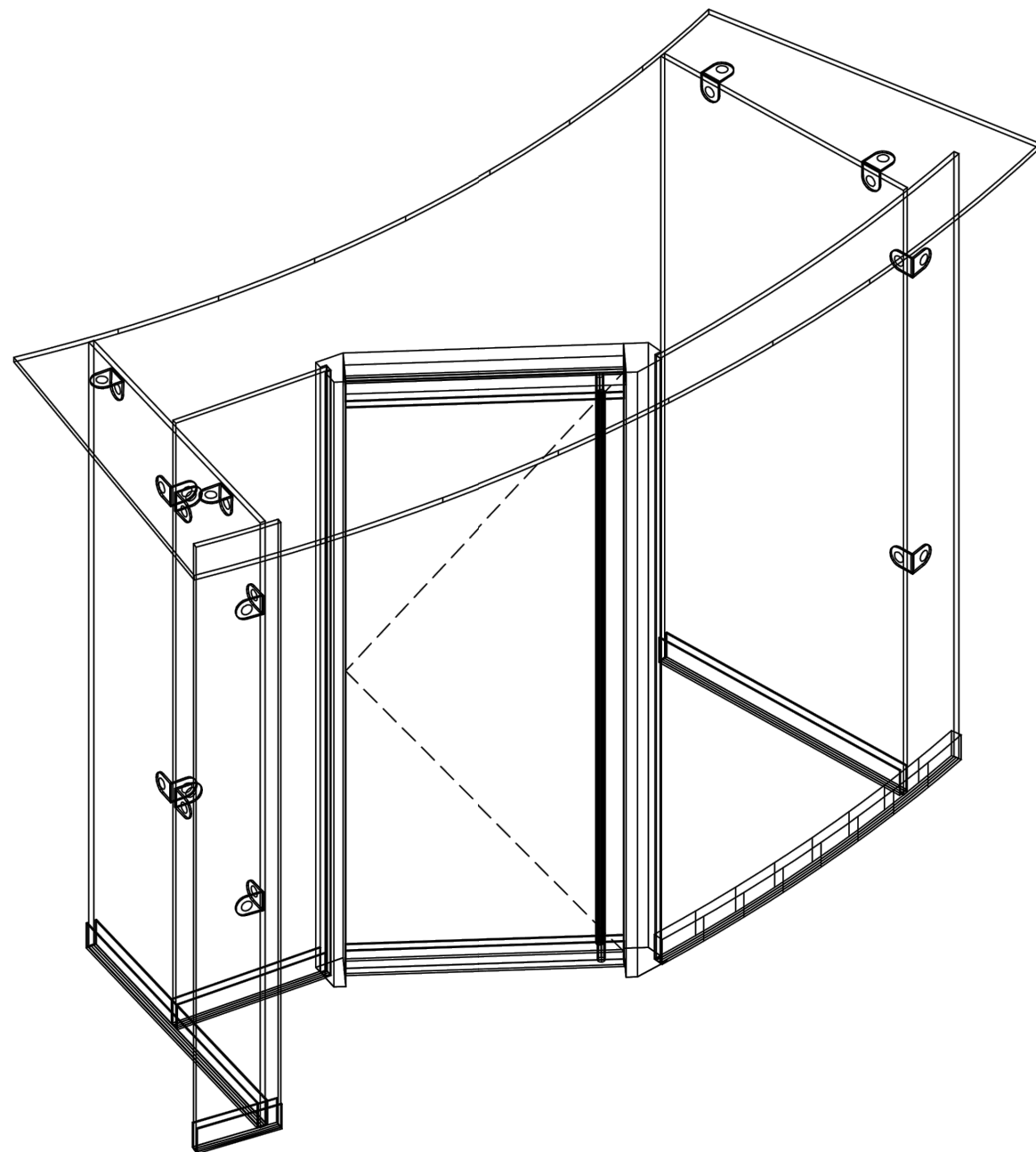
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JANUARY 21, 2015  
100 COMMERCIAL STREET

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P R O P O S E D

|                                                                                                                                                                                                                                                                                                                              |             |  |  | <p>100 COMMERCIAL STREET<br/>PORTLAND, ME</p>                                                                                                                                                                                                                       |  |           |  |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <p>2 ATM ENCLOSURE PLAN<br/>SCALE: 1/2"=1'-0"</p>                                                                                                                                                                                                                                                                                                                                                               |             | <p>1 ATM ENCLOSURE ELEVATION<br/>SCALE: 1/2"=1'-0"</p>                               |  | <p><b>BELLWETHER</b><br/>DESIGN TECHNOLOGIES<br/>Custom Glass Facades / Skylights / Canopies / Vestibules<br/>Glass Bridges + Walkways / Feature Walls + Railings<br/>409 Alfred Street · Biddeford, ME 04005 · (207) 571-3340<br/>www.BellwetherDesignTech.com</p> |  |           |  |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <table border="1"><thead><tr><th colspan="2">REVISIONS</th></tr></thead><tbody><tr><td>Rev.#</td><td>Description</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table> |             |                                                                                      |  |                                                                                                                                                                                                                                                                     |  | REVISIONS |  | Rev.# | Description |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <p><b>SHEET TITLE:</b><br/>ATM ENCLOSURE CONCEPTS</p>                                                                                                                                                                                                                                                                                                                                                           |             |                                                                                      |  |                                                                                                                                                                                                                                                                     |  |           |  |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p><b>Drawn By:</b> GBH <b>Date:</b> 12/2/14</p>                                                                                                                                                                                                                                                                                                                                                                |             |                                                                                      |  |                                                                                                                                                                                                                                                                     |  |           |  |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <p><b>FILENAME / SHEET NO:</b><br/>14-766<br/>S1A</p>                                                                                                                                                                                                                                                                                                                                                           |             |                                                                                      |  |                                                                                                                                                                                                                                                                     |  |           |  |       |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



1 ATM ENCLOSURE ISOMETRIC  
SCALE: NTS

100 COMMERCIAL STREET  
PORTLAND, ME

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**SHEET TITLE:**  
ATM ENCLOSURE CONCEPTS

**Drawn By:** GBH **Date:** 12/2/14

**FILENAME / SHEET NO:**  
14-766  
S2A

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HP-3.1  
JANUARY 21, 2015  
100 COMMERCIAL STREET





207 571-3341  
409 Alfred Street  
Biddeford, ME 04005  
BellwetherDesignTech.com

**Date:** December 12, 2014

**Job Name:** 100 Commercial Street ATM Enclosure  
**Location:** Portland, ME  
**Inquiry No.:** 14-766

**Attention: Mr. Tim Soley, East Brown Cow Management, Inc.**

Dear Tim:

Thank you for the opportunity to provide a proposal for the design, engineering and supply of the custom, point supported ATM Enclosure at 100 Commercial Street in Portland, ME.

Bellwether Design Technologies brings over 20 years of experience in the design, development and engineering of custom glazing projects. We have developed point supported and structural glass projects as well as custom skylights and curtain wall, throughout the US for world-renowned architects.

Our systems are always designed for the most efficient installation by our customers, and we bring complete engineering coordination and responsibility to the project, providing all required calculations and stamps.

This proposal includes our commitment to collaborate with East Brown Cow, Mark Mueller Architects, and all surrounding trades from this point through final design, engineering, fabrication and installation.

We look forward to a close working relationship with you and the rest of the project team members.

*Sincerely,*

**Brian Harrington**  
**Bellwether Design Technologies**  
b.harrington@bellwetherdesigntech.com



207 571-3341  
409 Alfred Street  
Biddeford, ME 04005  
BellwetherDesignTech.com

**Date:** December 12, 2014

**Job Name:** 100 Commercial Street ATM Enclosure  
**Location:** Portland, ME  
**Inquiry No.:** 14-766

**Glass Description**

**ATM Enclosure Glass:**

- **13/16" Clear Laminated Glass, Fully Tempered**
  - o *Outboard Lite: 3/8" Clear Glass, Fully Tempered*
  - o *Interlayer: .060 PVB*
  - o *Inboard Lite: 3/8" Clear Glass, Fully Tempered*
  - o *Holes: Through Holes*
  - o *Edgework: Polished Edges*

**Material and Finish Options**

**Perimeter Glass Channel:** Anodized Aluminum, w/ Stainless Steel Cladding

**Glass Angle Clips:** Stainless Steel, Brushed Finish

**Door Portal:** Custom Formed 3/16" Aluminum, w/ Stainless Steel Cladding, Prepped for Electronics.

**Doors**

*3/4" Monolithic Glass, Tempered*  
*Push Pull Ladder Handles*  
*4" Top and Bottom Rails with Lock*  
*Heavy Duty Floor closers*  
*Floating Header Prepped for Electronics*

**Bid/Budget Documents:**

This proposal was based on:

- Architectural drawings by Mark Mueller Architects
- Bellwether drawings S1 & S2 dated December 2, 2014.

**Please see attached scope sheets for project layout.**

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MARK  
MUELLER  
ARCHITECTS

HISTORIC PRESERVATION BOARD

100 COMMERCIAL STREET

JANUARY 21, 2015

HP-3.2





E X I S T I N G



MARK  
MUELLER  
ARCHITECTS

HISTORIC PRESERVATION BOARD

HP-4.0

JANUARY 21, 2015

100 COMMERCIAL STREET





E X I S T I N G



MARK  
MUELLER  
ARCHITECTS

HP-4.1

HISTORIC PRESERVATION BOARD

JANUARY 21, 2015

100 COMMERCIAL STREET





E X I S T I N G



MARK  
MUELLER  
ARCHITECTS

HP-4.2

HISTORIC PRESERVATION BOARD

JANUARY 21, 2015

100 COMMERCIAL STREET



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

---

**PUBLIC HEARING  
112 VAUGHAN STREET**

**TO:** Chair Benson and Members of the Historic Preservation Board

**FROM:** Rob Wiener, Preservation Compliance Coordinator

**DATE:** February 12, 2015

**RE:** February 18, 2015 PUBLIC HEARING

**Application For:** Certificate of Appropriateness for site alterations including curb cut and drive-through parking

**Address:** 112 Vaughan Street

**Property Owners:** Carrie Hansen and Bruce Hamilton Dick

**Landscape Architect:** Anne Murphy, Gnome Landscapes

**Introduction**

Anne Murphy of Gnome Landscapes, representing property owners Carrie Hamilton and Bruce Dick Hamilton, has requested a public hearing on a Certificate of Appropriateness for site alterations at 112 Vaughan Street. The proposal would create a curb cut on Carroll Street, and a bordered pea stone driveway that would curve across the back corner of the lot, connecting to the alley running behind (and parallel to) Vaughan and Chadwick Streets. Some Board members will recall that the item came before the Board at a first public hearing on June 4, 2014, and was tabled, pending consideration of a revised site design. At that meeting Board members expressed serious concerns about the visual impact of parking in the compact corner yard, so close to the rear of the house. The current submission presents essentially the same design as last June's original proposal, except for its presentation by a professional landscape designer, and the elimination of a proposed fence and gate leading into the inner back yard, between the house and garage. At the second hearing the applicants wish to present the merits of the proposal and ask the Board to consider the parking challenges they face.

The staff memo prepared for the June 4, 2014 meeting is reproduced for this packet; please refer to it for background information on the property. The revised submission for 2/18/15 includes Gnome Landscape's scaled site plan and more recent photographs of the site. Staff has also included a series of photos taken since April, 2014, up to the present.

## **Subject Property and Existing Conditions**

As noted in the 2014 memo, some demolition took place last spring, prior to the Board hearing. Removal of a low retaining wall and some re-grading made parking possible, both next to the garage, and approaching from Carroll Street, next to the rear of the house. In the absence of the proposed brick apron and curb cut, the latter location currently requires driving over the curb and the existing grass esplanade and brick sidewalk. (See attached photos showing cars parked in these locations.)

Site conditions have not changed dramatically since the first hearing last June, except for compaction of excess material deposited where cars have driven. While no other physical changes have been made since last spring to the section of yard that is the subject of this review, the owners parked there until last month.

## **Proposed Alterations**

As noted above, the proposed driveway includes the curb cut on Carroll Street, brick aprons at both Carroll Street and the alley, and a pea stone surface bordered by granite cobbles. The fence and gate proposed last June for the area between the house and garage have been eliminated.

Staff members have had several discussions with Ms. Hansen, who has made clear her beliefs that:

- Because the curb cut is technically allowable under City engineering guidelines, the owners have a right to it. (Ms. Hansen nonetheless acknowledges the authority and endorses the mission of the historic preservation program.)
- The proposed driveway would be attractive, well-designed, and well-executed with quality materials – a convenience that would be an enhancement to the property while preserving the large maple tree and other planting areas.
- Off-street parking is a critical need for families working to adapt West End properties to modern living, and the existing garage is not satisfactory or convenient.
- The utility of the existing garage is limited because the small doors and narrow alley make vehicle entrance difficult.
- Because the applicants' cars do not have Maine license plates (they still own property in New York,) they have been unable to obtain resident parking stickers for their cars that would allow long-term parking on the street. (A conversation between HP staff and City parking staff revealed that obtaining a Maine driver's license would make parking permits available, even if the cars were registered in another state.)

## **Board Responses to Proposal at 2014 Public Hearing**

The Board expressed unanimous discomfort with the introduction of cars into a tight West End corner intended as green space, not for parking. The visibility of the yard from Carroll Street and the closeness of parking to the house itself was also a concern. Several members noted that a three car garage exists at the property; the existence of an alternative off-street car storage location caused them to feel uncomfortable with sacrificing the yard for parking convenience. There was a short discussion with the applicant about the difficulty driving modern cars off a narrow alley into a pre-war garage with narrow openings. More than one



Board member spoke of possibly supporting a one space parking area off the alley and parallel to the garage, to help meet the expressed need of the applicants for parking.

### **Staff Comments**

Review of a new parking proposal in an historic neighborhood such as the West End is bound to focus on the particular circumstances, conditions, and visibility of the property; potential impacts of the proposed alteration on the historic character of the property and the neighborhood; and any possible alternatives that might meet the goals of the project with minimal or reduced impact on the historic property. This memo will not repeat the staff comments written for the public hearing last June, or include an exhaustive review of other parking decisions the Board has made in recent years. Board members are encouraged to visit the subject property, and tour the West End to survey parking solutions of various types. While there are a few other corner properties with a driveway traversing the yard, staff believes that in most cases these were either created before the establishment of the historic district protections, or planned at the time the house was built.

Staff has no doubt the proposed driveway would be well executed with quality materials. As before the Board will have to consider not just the presence of the driveway itself, but also the cars that will be parked there – the proximity of the cars to the house, and their visibility from Carroll Street. Is the intrusion of cars on this small piece of this gracious and orderly historic neighborhood an appropriate adaptation to modern life?

In conversations with Ms. Hansen staff raised the possibility of alternatives to the proposed parking solution – including the potential for making the existing garage more useful and user-friendly. Though the garage is an historic structure, staff suggested the possibility of changing the two doors on the left side (which are not original) into one large garage door. (See attached garage photo.) If this could be accomplished without affecting the transoms above, it would alter the appearance, but would be a reversible alteration that would make entrance much easier for drivers. A walk down the alley reveals a number of double garage doors, and also makes clear that when garages oppose each other across the alley, the setbacks of the buildings create a slightly wider space that must facilitate turning in to either garage. The garage for 70 Carroll Street is located immediately across the alley from the garage for 112 Vaughan Street, and has a wide double door.

### **Applicable Review Standards**

The following Standards for Review of Alterations are applicable:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

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

### **Motion for Consideration**

On the basis of plans and specifications submitted by the applicant for the 2-18-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations at 112 Vaughan Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

### **Attachments**

1. Landscape Architect's submission packet, including project description, Google photos of the property, photos of existing conditions, and site plan
2. Staff photos of property, arranged in chronological order, spanning from pre-existing conditions (April 2014) to current conditions
3. Staff memo prepared for HP Board meeting, 6/4/14



Att. 1

# GNOME



*Landscapes, Design, Masonry & Maintenance*

*At Gnome we embrace the art of our craft, value of service, integrity, community and respect for the Earth.*

January 16, 2015

Deborah G. Andrews  
Historic Preservation Program Manager  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

Dear Ms. Andrews,

Enclosed please an Application for Certificate of Appropriateness for Administrative Review for landscape work to be done at 112 Vaughn Street, Portland, ME 04102. This location is the home of Carrie Hansen and Bruce Hamilton Dick.

A copy will also be sent electronically to your email address.

If you have any questions or need additional information please call me at 781-2955.

Sincerely,

  
Anne M. Murphy, MCSL  
Director of Landscape Design  
Gnome Landscapes, Design, Masonry & Maintenance



Date: January 16, 2015

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

**PROJECT ADDRESS:**

112 Vaughn Street, Portland, ME 04102

**CHART/BLOCK/LOT:** \_\_\_\_\_ (for staff use only)

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

- ① Remove approximately 250 square feet of existing concrete patio block.
- ② Install approx. 3.5 cubic yards of  $\frac{3}{8}$ " peastone, approx. 2" deep, as driveway material.
- ③ Install approx. 110 linear feet of 9"x5"x5" granite cobble, set lengthwise in stone dust, as border material for the peastone driveway.
- ④ Create a new curb cut on Canoll Street. Install approx. 75 square feet of brick skirting. Brick to match existing brick sidewalk.
- ⑤ Install approximately 60 square feet of brick skirting between peastone/cobble driveway and the Private Alley off Canoll Street.



## 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.***



Google earth

feet  
meters

90  
20



112 VAUGHN STREET, PORTLAND, ME 04102





EXISTING CONDITIONS 112 VAUGHN STREET

1/15/15



Google earth

feet 9  
meters 2



EXISTING LOCATION OF REQUESTED CURB CUT





Google earth



INTERSECTION OF CARROLL STREET AND PRIVATE ALLEY

## ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*.

Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

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

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)

**Please return this form, application fee (see attached fee schedule), and related materials to:**

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101



Proposed Curb Cut with  
5'0" Wide Brick Skirting

Carroll Street

Esplanade

Brick Sidewalk

12'-0"

Proposed Permeable Peastone Driveway  
with 9" x 5" x 5" Granite Cobble Border

Existing Norway Maple

12'-0"

4'-0"

Residence



GNOME

Landscapes, Design & Masonry

Date: 1/15/15

Designer: AMM

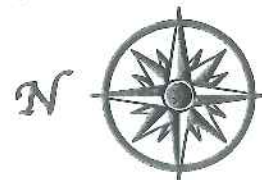
Revisions

112 Vaughn Street, Portland, ME 04102

Garage

Private Alley

Proposed Brick Skirting



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





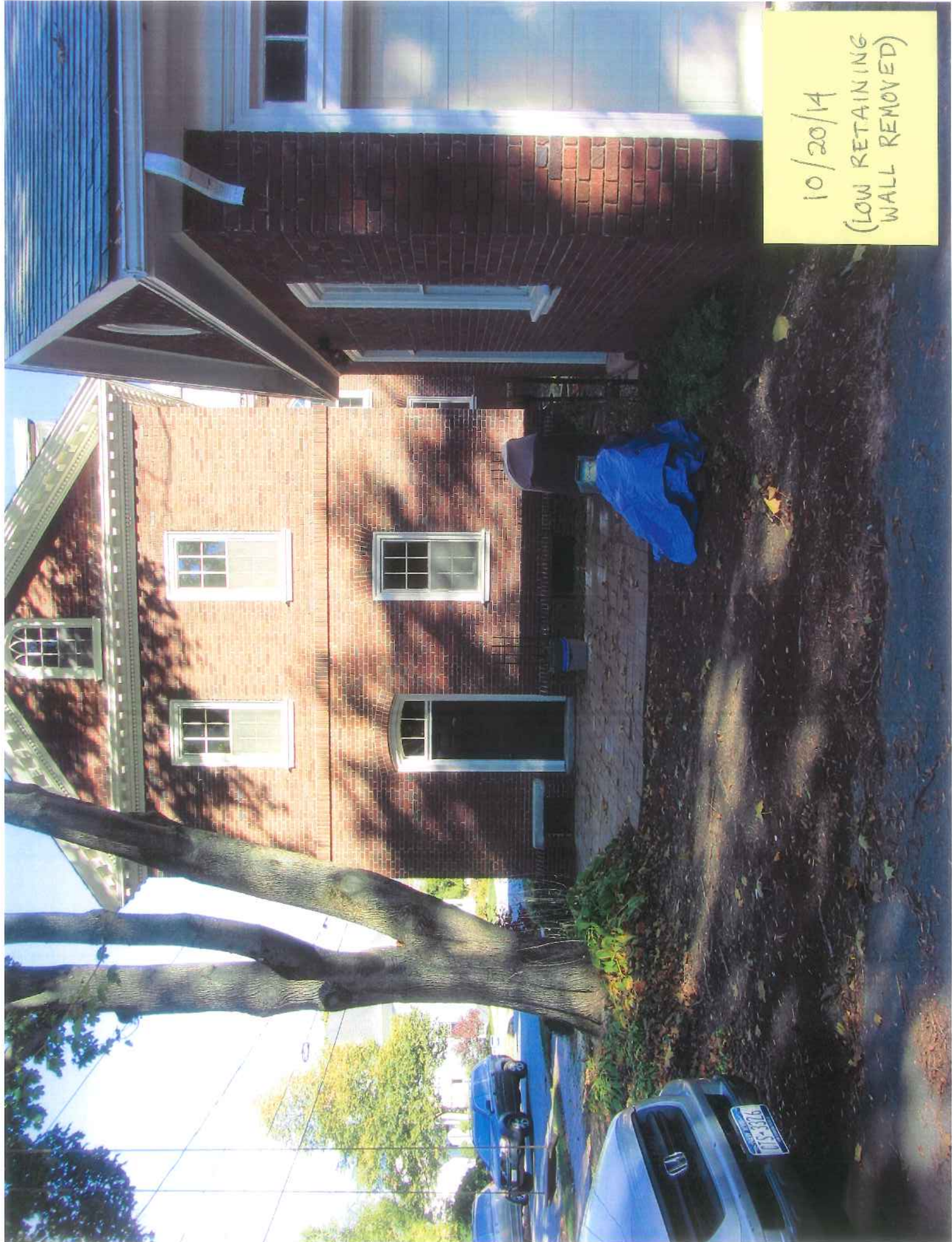
Att. 2  
4/17/14  
(BEFORE REMOVAL  
OF WALL)





4/17/14  
(PRIOR TO REMOVAL  
OF LOW WALL)





10/20/14  
(LOW RETAINING  
WALL REMOVED)



12/2/14





12/2/14





12/12/14





12/12/14

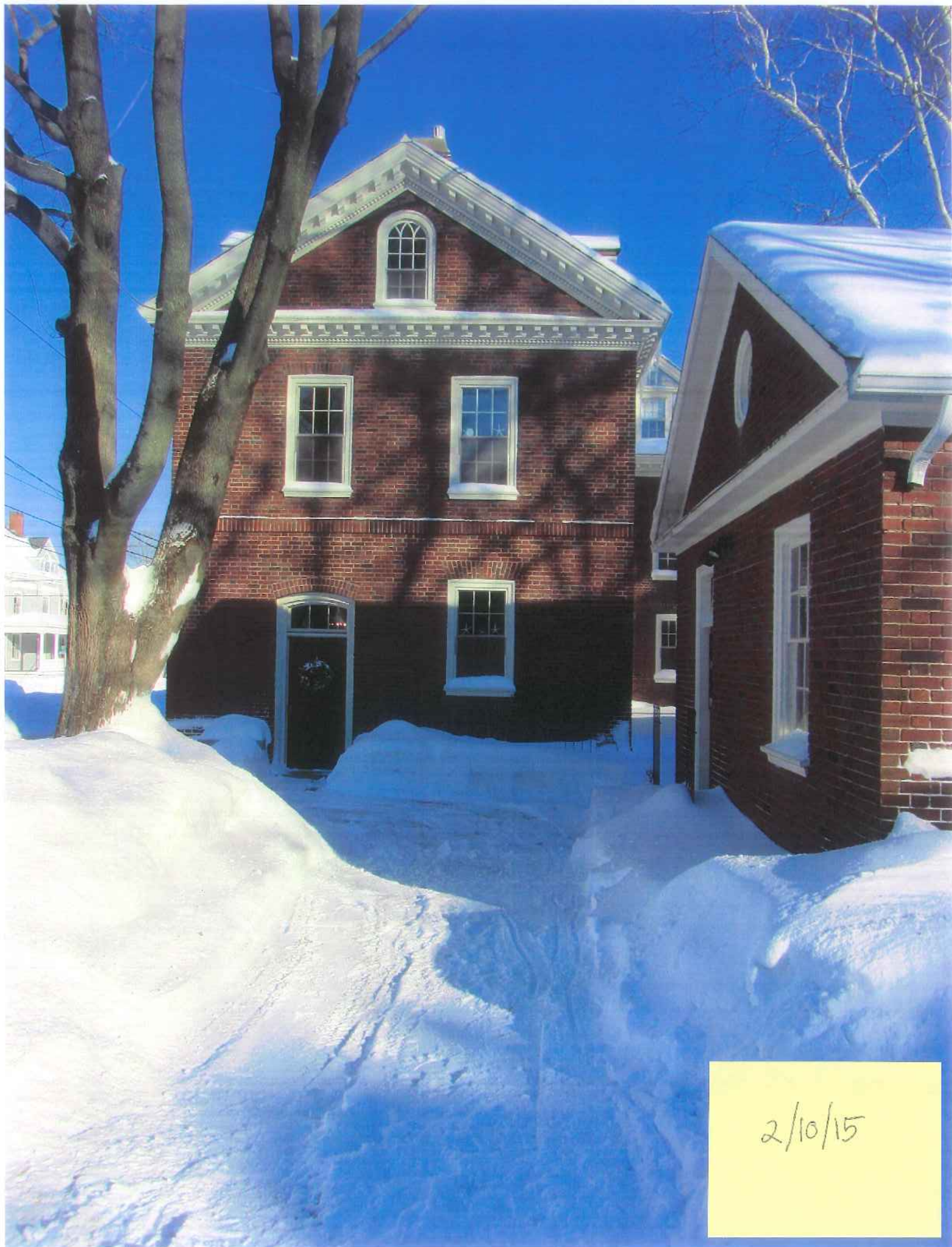




12/12/14

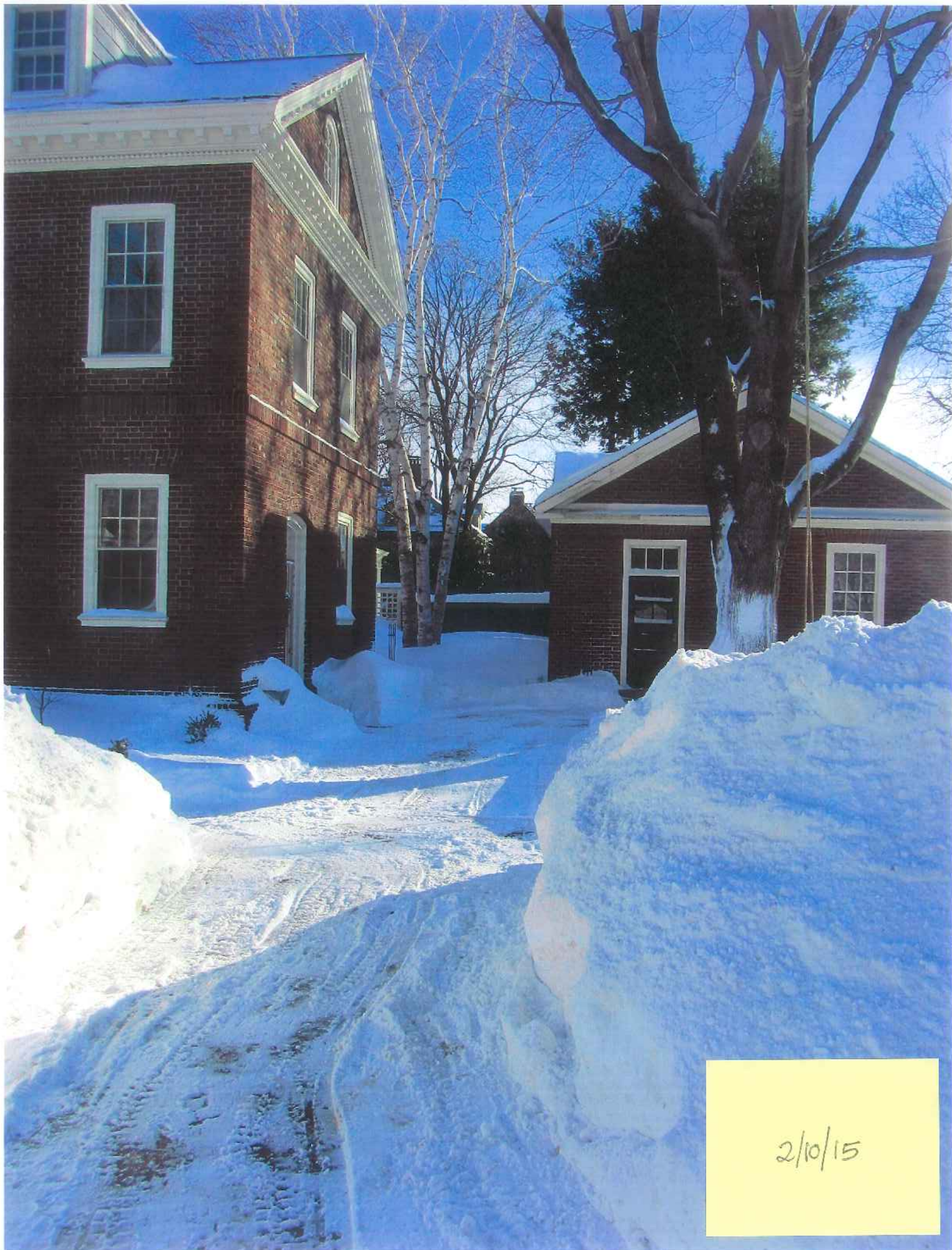






2/10/15

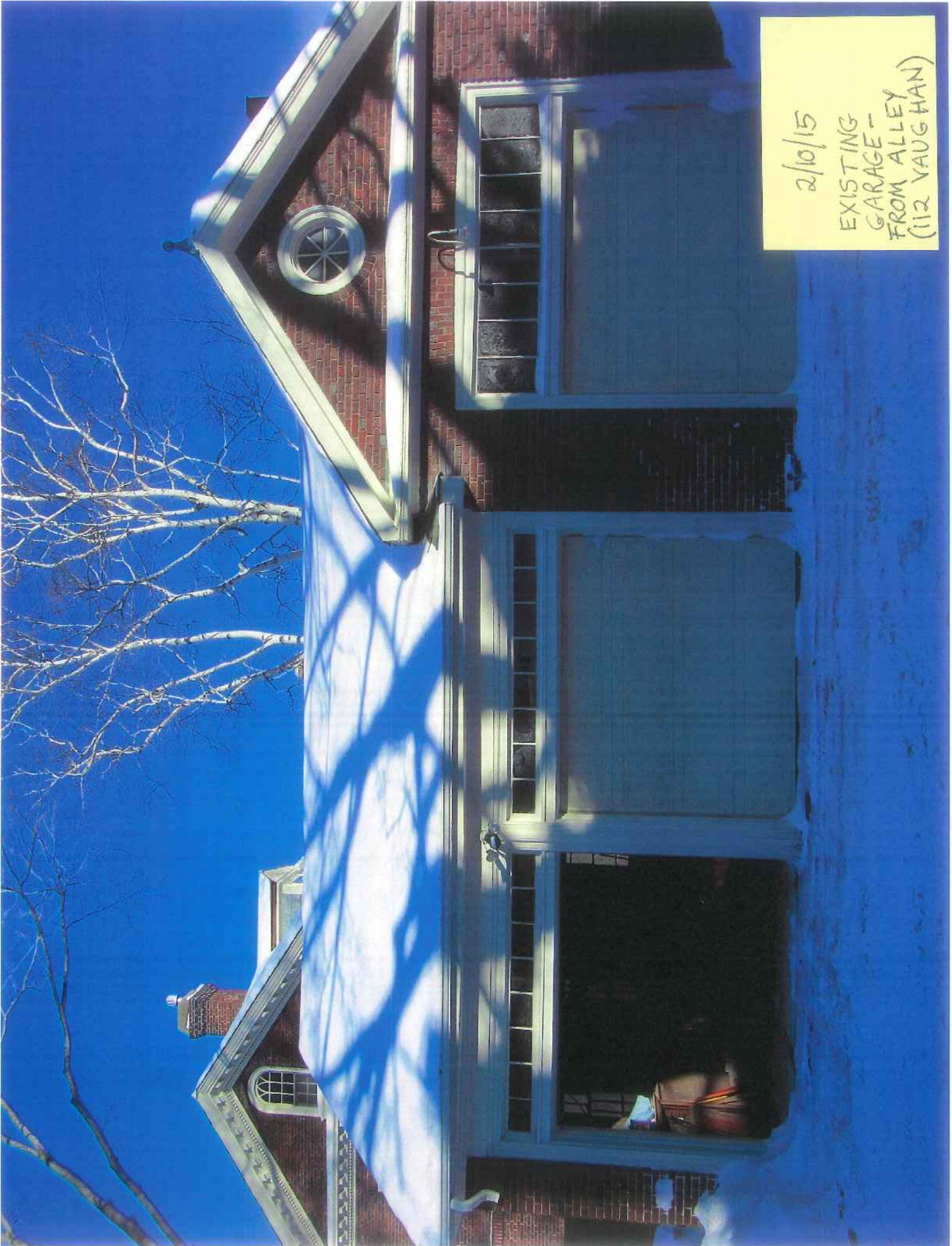




2/10/15



2/10/15  
EXISTING  
GARAGE -  
FROM ALLEY  
(112 VAUGHAN)

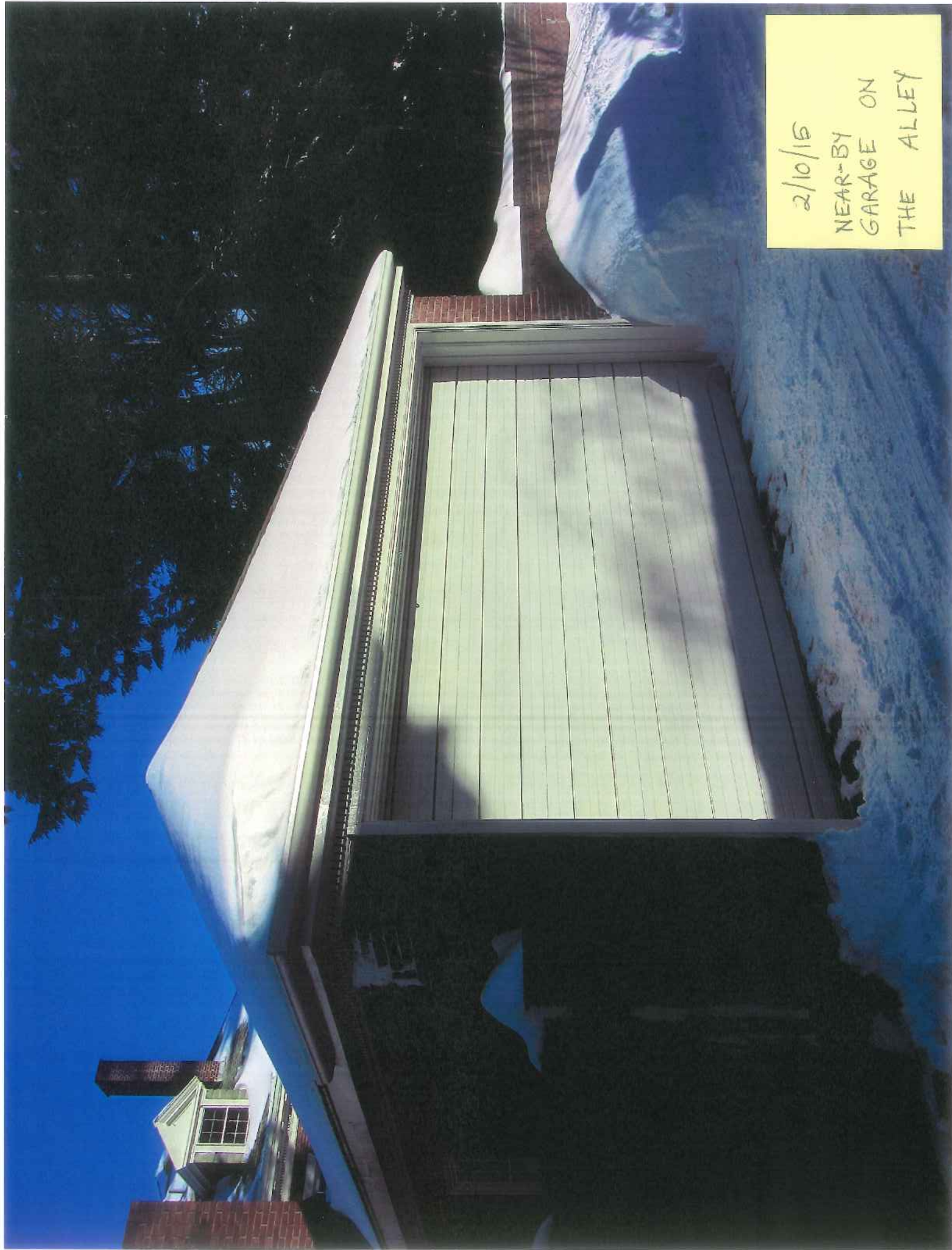






2/10/15  
EXISTING  
GARAGE-  
TO CARROLL  
(FROM ALLEY)





2/10/15

NEAR-BY  
GARAGE ON  
THE ALLEY



AH.3

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

---

**PUBLIC HEARING  
112 VAUGHAN STREET**

**TO:** Members of the Historic Preservation Board

**FROM:** Rob Wiener, Preservation Compliance Coordinator

**DATE:** May 29, 2014

**RE:** June 4, 2014 PUBLIC HEARING

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

Address: 112 Vaughan Street

Applicant: Carrie Hansen & Bruce Dick Hamilton

**Introduction**

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

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

**Subject Property**

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

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

### **Proposed Scope of Work**

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

### **Staff Comments**

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

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

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

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

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



## Applicable Review Standards

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

## Motion for Consideration

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

## Attachments

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

Submitted  
by  
Applicants



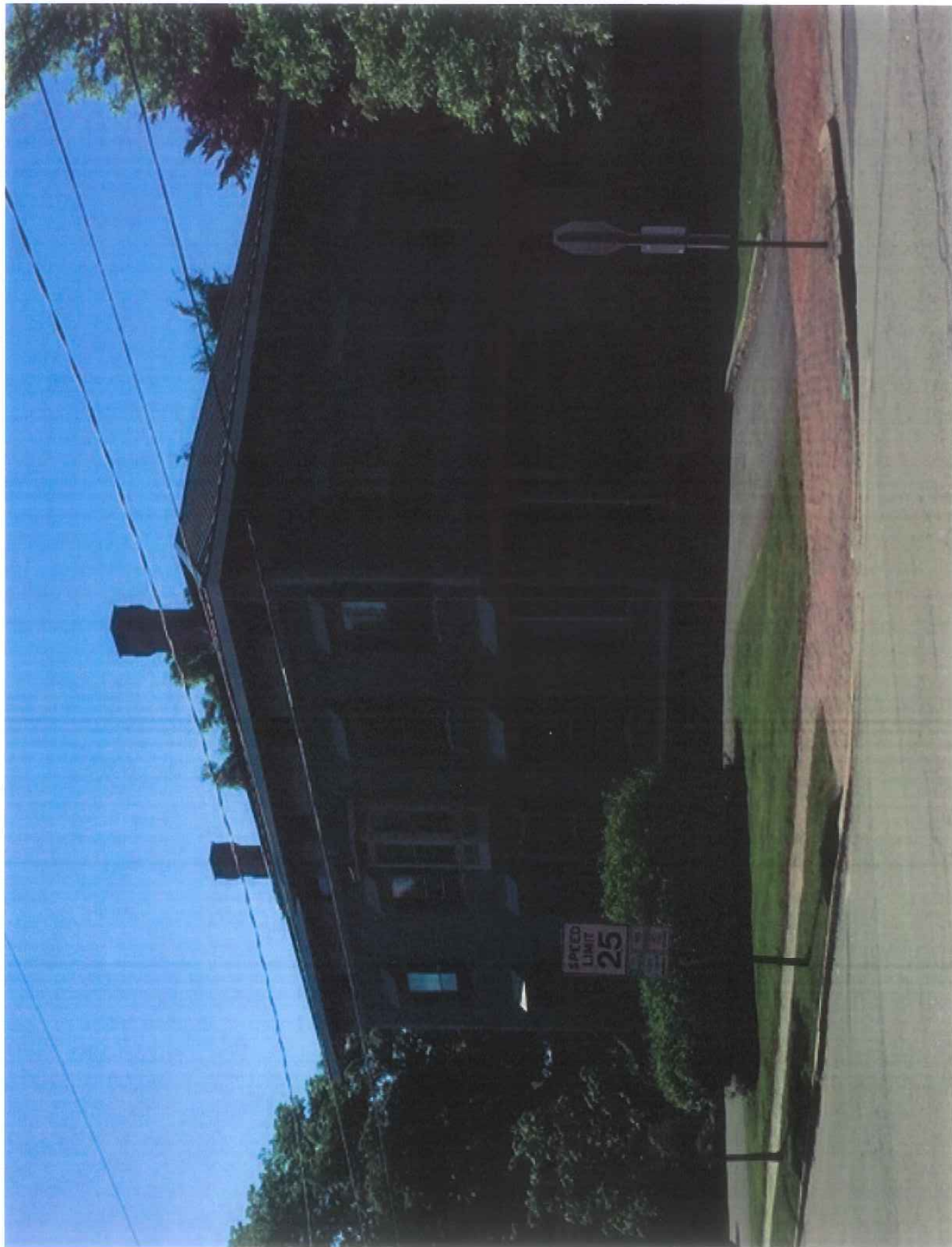
























Dear Ms. Andrews,

I am writing in regards to the proposal put forth by Carrie and Bruce Hamilton, the stewards and owners of 112 Vaughan St. I have reviewed their plan for the roundabout and think that the plan is thoughtful in regards to scale, materials, and style. I have had the very good fortune to see the interior of 112 Vaughan St. after the Hamiltons' renovation and am astounded at all they were able to do to restore the house to its former glory. The amount of time, energy, and resources they used to properly manage the necessary work is a testament to how seriously they undertake their responsibility of stewardship of an historic property. The small roundabout would be the finishing and necessary touch for them.

Thank you for all the work you do to maintain the proper standards in restoration in Portland and thank you for your review of this letter.

Sincerely,

Alice Wagg  
305 Danforth St.

>-----Original Message-----

>From: Patti Butler [\[mailto:pattibutler12@gmail.com\]](mailto:pattibutler12@gmail.com)

>Sent: Tuesday, February 10, 2015 6:56 PM

>To: Todd Marco

>Cc: Carrie Hansen

>Subject: A letter in support of Carrie Hansen's project on Vaughan Street

>

>Dear Deb,

>

>I wanted to take an opportunity to write to you in support of the project

>our neighbors, Carrie and Bruce Hansen, are proposing for their property

>at 112 Vaughn Street. I have reviewed the plans that were carefully

>designed by Gnome Landscapes and feel certain that the new driveway will

>enhance their property and add value to the West End neighborhood. I am

>most pleased to see that the plan incorporates the beautiful Norway Maple

>that has been in place for decades. I am also pleased that the new

>driveway cutouts will be constructed with a red brick to complement the

>existing sidewalk. A project of this quality will enhance an already

>beautiful property and reduce the number of cars on Carroll/Vaughan

>Streets. I encourage you to approve it as presented by the Hansens and

>Gnome Landscapes.

>

>Sincerely,

>

>Patti and Pat Butler

>48 Neal Street



Dear Deb,

Jim and I have had the opportunity to review the proposed driveway plan at Carrie and Bruce's residence at 112 Vaughan Street and we are in favor of their plan. We reside at 104 West St and know the difficulty of parking in the West End. We are thrilled that Carrie and Bruce are contemplating improving their home with such a lovely plan. They have renovated their home in a very thoughtful way and have restored their homes beauty as well kept it historically correct. I am currently a Board Member of Greater Portland Landmarks and I believe that Carrie and Bruce are preservationists and we are lucky to have them as West End residents. I hope that you will approve their driveway plan, it truly sounds like a lovely addition to the property.

With Thanks For Your Consideration,

Karyn and Jim Pellow

Dear Deb,

We have had the opportunity to review the proposed driveway plan at Carrie and Bruce's home at 112 Vaughan Street, and we are in favor of their plan. As West End residents, we always appreciate when our neighbors invest in and improve their properties in thoughtful, careful ways, as Carrie and Bruce have been doing all along. By putting in a driveway of brick, Belgium block and pea stone, they will turn a worn concrete patio in to a beautiful corner that will add to the charm of the alley and the neighborhood.

With thanks for your consideration,

Patty and Eddie Howells

Patty and Eddie Howells  
59 Chadwick St.  
Portland, ME 04102  
207-752-0126  
[pattyhowells@gmail.com](mailto:pattyhowells@gmail.com)



Dear Deb,

Thank you for all the work you do to have the Western Prom be the quality neighborhood that it is. I am writing to say that I have reviewed the plans for the driveway at 112 Vaughan St. I hope that these plans can go through. Gnome did our driveway brick apron and they are such a quality outfit I'm sure that with Carrie's input this will not only be an attractive feature to their home but a very useful feature.

As parking can be a stressful venture when you don't have the ease that you know it could be, I can see why they want this small feature added to their home. I have had the pleasure of seeing the inside of their home after extensive renovations and it is a most beautiful tasteful home which is now my favorite home in the west end. Please know all the work that has gone into 112 Vaughan Street it really is breathtaking. I am sure this request will only enhance this beautiful home.

Sincerely

Elizabeth McGrady and Jim Ohannes  
20 Thomas Street  
[mcgradyelizabeth@gmail.com](mailto:mcgradyelizabeth@gmail.com)

Dear Deb,

I have reviewed Carrie and Bruce Hamilton's proposed plan for a new driveway. I find it to be a thoughtful well-conceived plan. Jim and I support their plan wholeheartedly. We think the proposed brick driveway will be a beautiful addition to the neighborhood. Thanks for your time and consideration.

Best Regards,

Elise Ansel

5 Orchard Street

[eliseansel@gmail.com](mailto:eliseansel@gmail.com)



Dear Deb,

We have had the opportunity to review the plan for the driveway at Carrie and Bruce's residence at 112 Vaughan Street and we are in favor of their plan. The west end is a beautiful neighborhood and we always appreciate when our neighbors take the time to improve their properties in thoughtful, considerate ways. Carrie and Bruce have been very open to our input regarding the project and have been very respectful of its impact on the neighborhood. As far as we are concerned, they are turning an overgrown wasted space into an attractive corner.

Thanks for your consideration,

Blanche Belliveau and David Lyall  
55 Carroll Street  
Portland, ME  
[bbb@sandybrook.com](mailto:bbb@sandybrook.com)

Dear Deb,

I was recently given the opportunity to review the proposed driveway plan at Carrie and Bruce's residence at 112 Vaughan Street and I am fully supportive of it. I've only recently moved in next door (108 Vaughan St.), and I'm quickly realizing how difficult parking can be in this area! Their proposal to put in a driveway of brick, Belgium block and pea stone (a vast improvement from their existing concrete patio!) makes sense to me, and undoubtedly would only add to the beauty of their home and the surrounding area. Thank you for taking their plan into consideration,

Best,  
Cameron Linen  
207-776-2627

Rev. Cameron S. Linen, M.T.S., M.S., LPastC-C  
302 Stevens Ave  
Portland, ME 04103  
207-776-2627  
[www.cameronlinen.com](http://www.cameronlinen.com)

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

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**WORKSHOP  
48 AVON STREET**

**TO:** Chair Benson and Members of the Historic Preservation Board

**FROM:** Deborah Andrews, Historic Preservation Program Manager

**DATE:** February 12, 2015

**RE:** February 18, 2015 Workshop – Preliminary Review of Proposal to Enclose Front Entrance Porch

**Address:** 48 Avon Street

**Applicants:** Cassandra Powers and Alex Lange

**Introduction**

Cassandra Powers and Alex Lange, owners of the Italianate style residence at 48 Avon Street in the Deering Street Historic District, have requested a preliminary workshop to discuss their proposal to enclose the front porch of their property. Their request is prompted by a number of factors which are described in a letter to the Board—see [Attachment 1](#). At this time, they have prepared a drawing of a potential infill solution, but have expressed a willingness to consider other design treatments. Staff suggested that they meet with the Board in a preliminary workshop to discuss the threshold question of enclosing the front porch before preparing more detailed drawings.

**Subject Structure**

The 2 ½ story wood frame house at 48 Avon was constructed circa 1875 and is typical of the Italianate and Second Empire style architecture that characterizes the Deering Street neighborhood. The building features a high level of ornamentation, including a bracketed cornice, decorative window hoods and projecting bay windows with bracketed cornices. The front entrance is set back from the front plane of the house within an engaged open porch. The porch is also richly ornamented with architectural detailing found elsewhere on the building exterior.

A number of previous alterations have undermined the residential structure's original architectural integrity. These include re-siding with asbestos shingles (the shingles have been removed from a portion of the facade), replacement of the original windows with vinyl windows and replacement of some of the original porch details with simplified details (notes

porch column capitals). The introduction of a driveway directly in front of the main entrance also impacts the historic integrity of the property. Notwithstanding these changes, the historic structure retains many of its original details and could easily be transformed by a more sensitive rehabilitation program.

Although the 1924 tax photo is fairly grainy, it appears that the now-open entrance porch was infilled at that time. Given the architectural treatment of the entrance surround, with its grouped porch columns and engaged pilasters, ornate cornices with shallow pediments, and decorative balustrade, it seems fairly certain that the porch was originally open, but was infilled sometime before 1924. Curiously, the infill was removed later.

### **Proposed Exterior Alteration**

The applicants propose to enclose the engaged open porch, which is located off the south elevation of the building. As proposed, the original entrance doors and transom would be relocated to their new position facing Avon Street. The area around the doors would be infilled with clapboards. The south elevation of the open porch would be infilled with clapboards as well. The enclosed drawing shows a single window positioned high on this wall.

The project would also entail the replacement of the front stairs. The drawing also shows a new stair rail that mimics the design of that on the porch, although taller.

The intent behind the proposed alteration is explained in the applicant's cover letter.

### **Staff Comments**

This application raises two threshold questions: 1) is the open porch a distinctive architectural feature; and 2) if so, does the proposed alteration meet ordinance review standard #2, which states "the removal or alteration of any.....distinctive architectural feature should be avoided when possible." The applicant makes a number of compelling arguments for enclosing the porch and there is little doubt that enclosing the porch will add to the livability of the house. It also appears from the 1924 photo that the porch was enclosed for a time. That fact alone, however, is not sufficient justification to enclose it now, as the previous enclosure was not necessarily a compatible change.

The Board is asked to consider whether there is a design solution—either that proposed or an alternative treatment-- that would meet the applicant's functional needs without negatively impacting this particular architectural feature and the character of the property as a whole.

### **Applicable Review Standards**

The following Standards for Review of Alterations apply in the review of this application:

- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*



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

**Attachments:**

1. Letter from applicant
2. Current photos of subject property, porch
3. 1924 photo
4. Drawing of possible infill treatment
5. Applicant photos of other enclosed porches

Att. 1

February 9, 2015

Dear Members of Portland's Board for Historic Preservation,

Thank you for including a workshop of our sketch to your agenda today. My name is Cassandra Powers and I live with my husband Alex Lange and our son Winslow at 48 Avon Street in the Deering Historic District. We bought the house in 2009 and it has been nearly six years of incrementally peeling back the layers: carpet, drop ceilings, wallpaper, linoleum.

Now we are hoping to add something. We would like to enclose our front porch to create a mudroom. Several factors have inspired this concept.

To begin, we learned that the front porch had been enclosed at one time, as shown in the historic tax photo that is included with our application. When we saw that photo, it gave us the visual jumping off point to imagine that the porch could be a room and still appear in keeping with the rest of the house.

Second, we are hoping to make the house more efficient. Since we moved in, we've made several upgrades to improve our home's fuel efficiency. The front porch continues to be a source of major heat loss, as it is connected to our basement by the room below. Moreover, the room above the porch is a bedroom that is simply too cold to use in the winter. We hope to grow our family and eventually use this room year-round.

Third, we are not sure where the Victorians put their coats and shovels, but if you look at our floor plan, it was not in a closet! We have no downstairs closet or a foyer big enough to accommodate the common trappings of a winter in Maine. One of the major incentives for enclosing the porch would be to add much-needed storage space.

Finally, we don't use our front porch. It is not a place one would want to sit and read or share a meal with family - it is simply too public, along with environmental factors - like a busy parking lot across the street - that discourage spending time there. While we love our neighbors, we have found over the years that the space is lost.

We're hoping there is a way to enclose our porch that will be attractive and authentic. We look forward to hearing your feedback and hopefully submitting a formal proposal based on your recommendations.

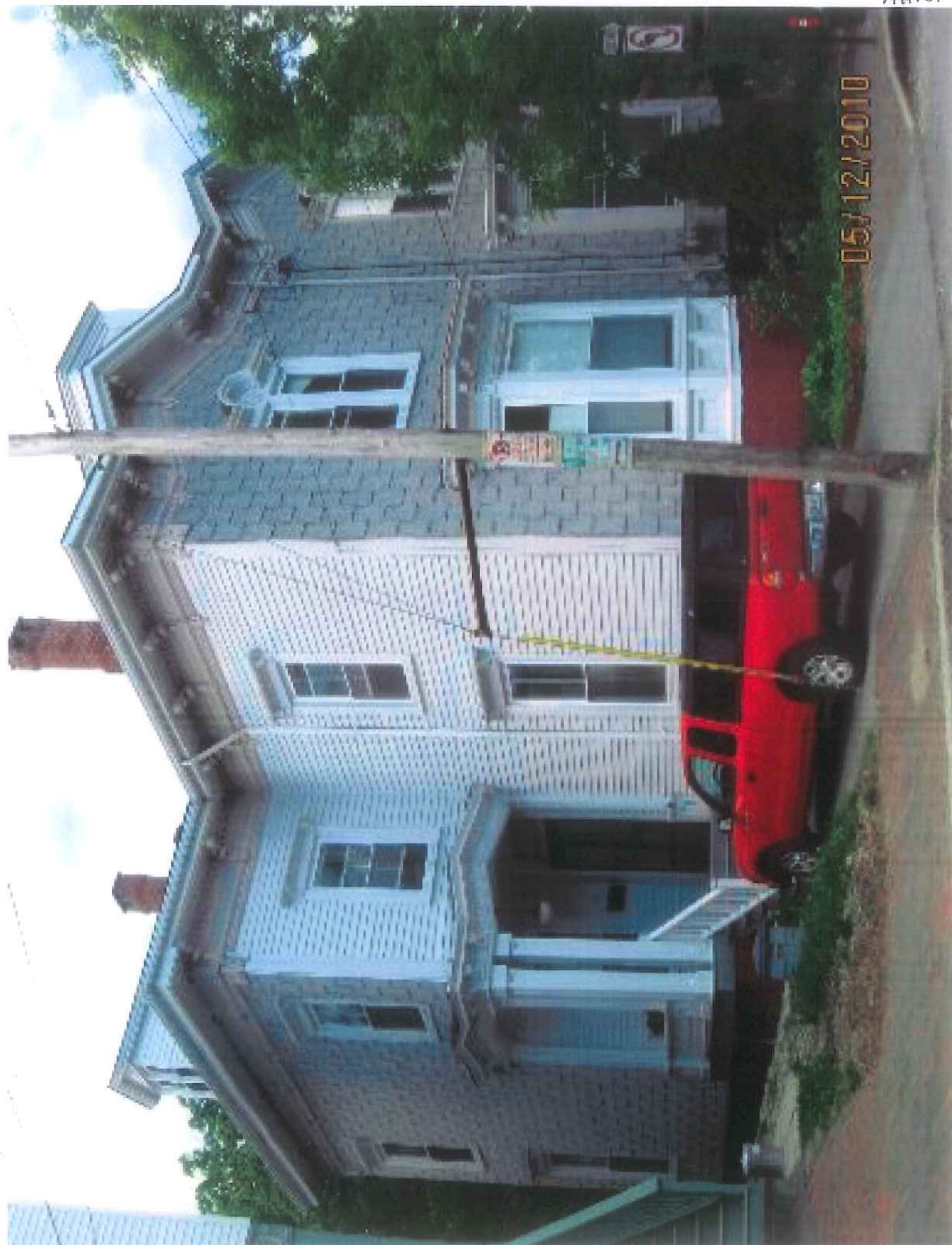
Sincerely,

Cassandra Powers

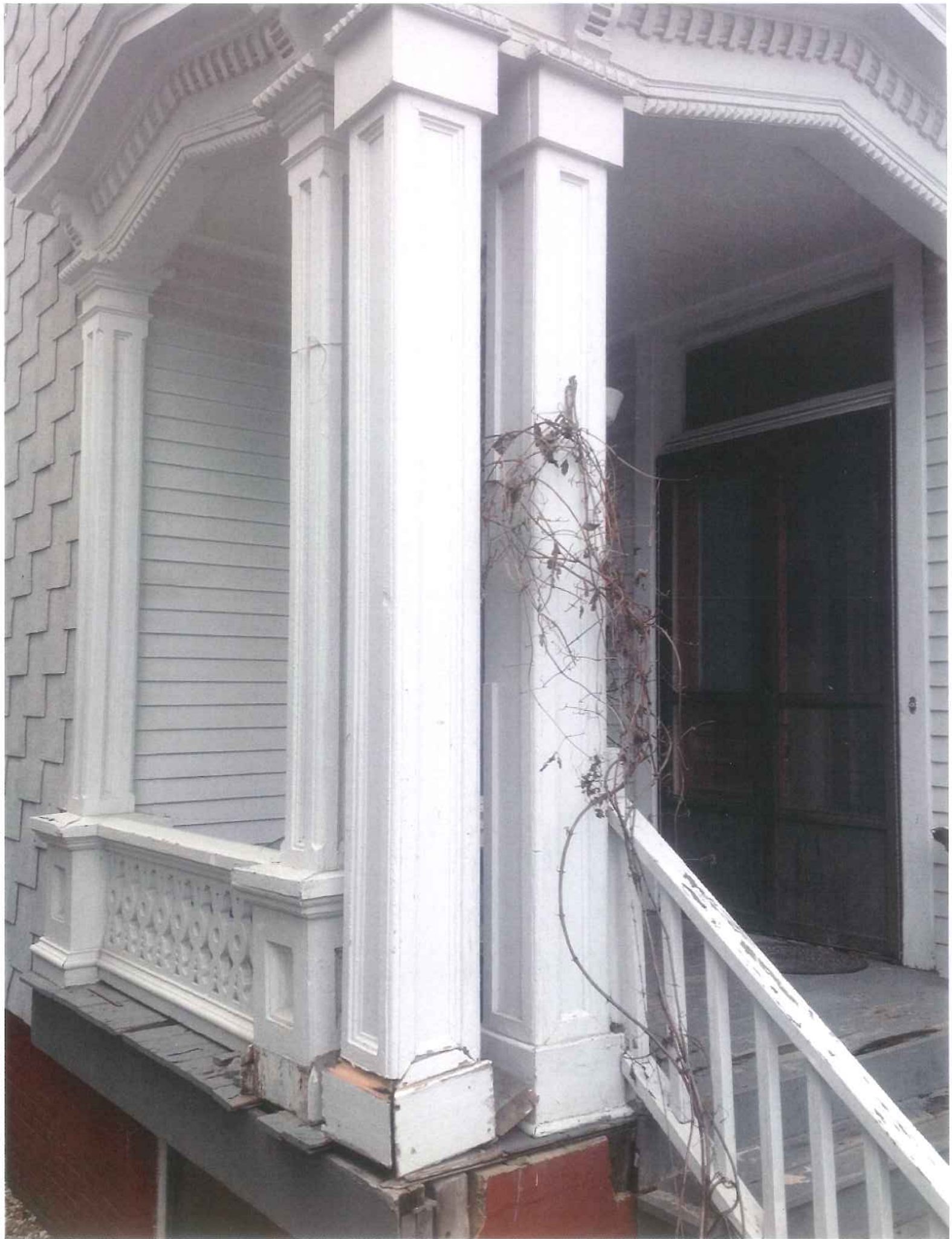


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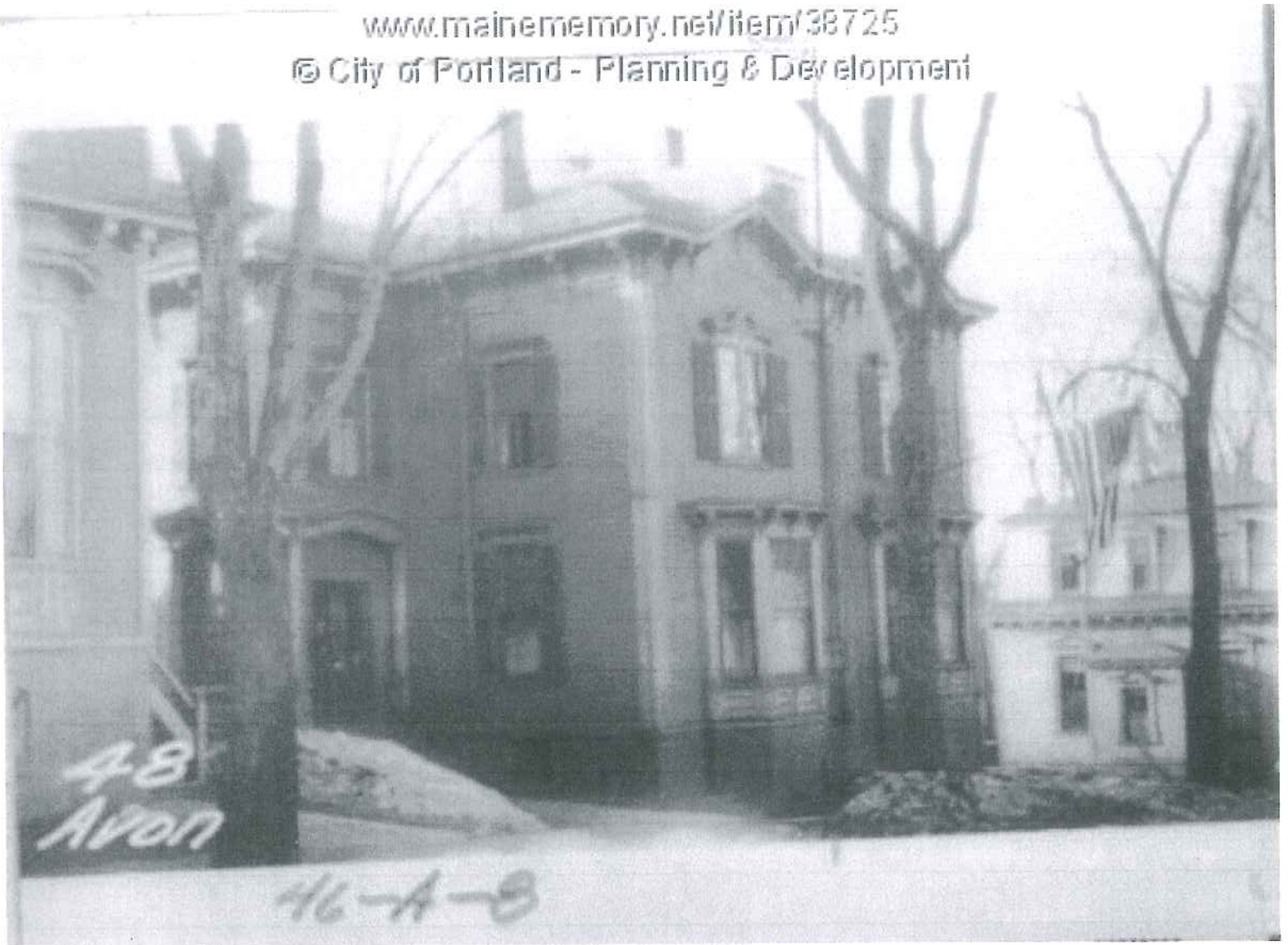






Att. 3

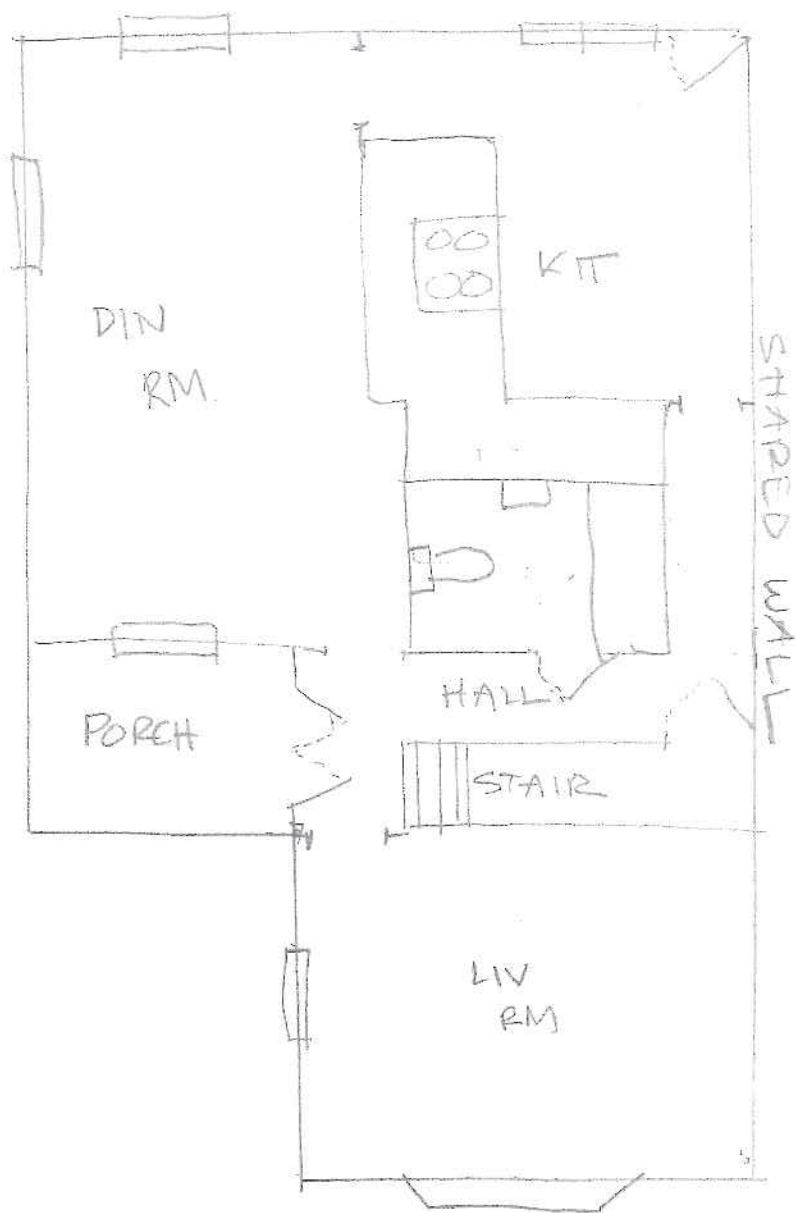
[www.maine-memory.net/item/38725](http://www.maine-memory.net/item/38725)  
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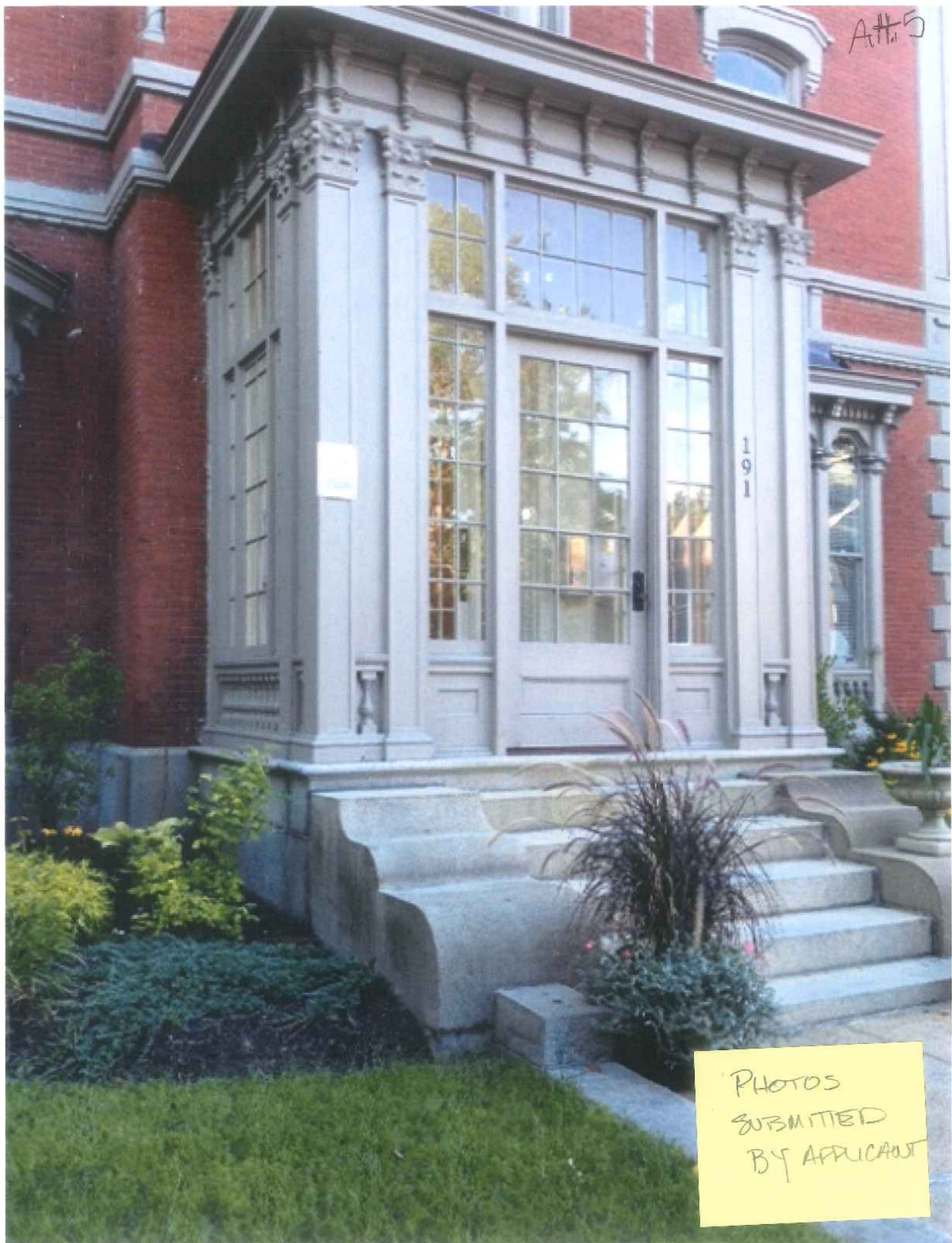






48 AVON ST.

A#5



PHOTOS  
SUBMITTED  
BY APPLICANT







