

1. 7-22-15 HP Legal Ad

Documents: [7-22-15 LEGAL AD.DOCX](#)

2. Agenda

Documents: [7-22-15 AGENDA.PDF](#)

3. 10 Exchange Street

Documents: [HP MEMO - 10 EXCHANGE STREET.PDF](#)

4. India Street

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

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

On **Wednesday, July 22, 2015** at 5:00 p.m., Room 209, 2nd Floor, City Hall, the Portland Historic Preservation Board will meet in Room 209, City Hall, to discuss the following items. (Public comments will be taken at this meeting):

1. PUBLIC HEARING

- i. Certificate of Appropriateness for Comprehensive Program of Exterior Alterations; 10 EXCHANGE STREET (including Fox Court elevation); 10 Exchange Properties LLC. *(This item was originally scheduled for July 15, 2015, but was tabled at the request of the applicant.)*

Break for Dinner; Meeting Resumes at 7:00

2. WORKSHOP

- i. Preliminary review of potential Multiple Property Designation for individual historic properties within the India Street neighborhood; INDIA STREET AND IMMEDIATE ENVIRONS (This designation category will be considered by the Historic Preservation Board as an alternative to historic district designation.)

3. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

HISTORIC PRESERVATION BOARD AGENDA

July 15, 2015, 5:00 p.m.

Room 209, 2nd Floor, 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 JULY 15, 2015:

- i. Review and Approval of Draft Portland Company Historic District Designation Report; 58 FORE STREET, PORTLAND COMPANY COMPLEX.
The Board voted 7-0 to approve the draft report, subject to minor amendments.
- i. Certificate of Appropriateness for Comprehensive Program of Exterior Alterations; 10 EXCHANGE STREET (including Fox Court elevation); 10 Exchange Properties LLC.
This item was postponed to the Board's July 22, 2015 agenda at the request of the applicant.

4. PUBLIC HEARING

- i. Certificate of Appropriateness for Comprehensive Program of Exterior Alterations; 10 EXCHANGE STREET (including Fox Court elevation); 10 Exchange Properties LLC.

Break for Dinner; Meeting Resumes at 7:00

5. WORKSHOP

- i. Preliminary Review of Potential Multiple Property Designation for Individual Historic Properties within the India Street Neighborhood; INDIA STREET AND IMMEDIATE ENVIRONS (This designation category will be considered by the Historic Preservation Board as an alternative to historic district designation.)

6. CONSENT AGENDA

- i. Review of Proposed Sign Installation; 157 HIGH STREET; The Westin Portland Harborview, Applicant.

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

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

**PUBLIC HEARING
10 EXCHANGE STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wicner, Preservation Compliance Coordinator

DATE: July 16, 2015

RE: July 22, 2015 PUBLIC HEARING – Proposed Exterior
Alterations and Rooftop Addition

Address: 10 Exchange Street (including rear or Fox Court elevation)

Applicant: 10 Exchange Properties LLC

Architect: Archetype Architects

Introduction

Bill Hopkins and Katherine Detmer of Archetype Architects are returning to the Board on July 22 for a public hearing on proposed exterior alterations, including a rooftop addition, at 10 Exchange Street. While currently identified as 10 Exchange Street, the subject “building” is actually a series of connected buildings (listed as 4-6, 8, 10, 12-14, 16, 18, and 22-26 Exchange Street,) which share a common entry to the upper floors. The project affects not only the Exchange Street elevation (primarily at the upper floor level) of these connected buildings, but also the rear elevation facing Fox Court.

The applicant, 10 Exchange Properties LLC, recently purchased the 3rd and (in the case of two of the buildings) 4th floor levels of the connected structures as a condominium. Joseph Soley, who formerly owned the entire building complex, has retained ownership of the 1st and 2nd floor levels. The applicant has access rights through the main 10 Exchange Street entrance and lobby, as well as full control over the ground floor level on Fox Court. Although the applicant does not have full control over the Exchange Street entrance and lobby, he has permission from Mr. Soley to make interior and exterior improvements to this area. As well, the applicant is prepared to replace the windows on the 2nd floor of the building (owned by Soley) in order for the upper floor fenestration to be consistent.

A workshop with the Board was held on June 3, 2015, at which the Board’s response was generally favorable. It was noted that more views of the proposed rooftop addition would be helpful, and that two steps might be necessary for the dormer roof.

The architects have provided a revised package of photographs of existing conditions on both the Exchange Street and Fox Court elevations, marked up photos showing the areas affected by the proposed project, limited building elevations and computer-generated images of the proposed completed rehabilitation. Also enclosed are photographs and plans showing the applicant's preliminary proposal for a rooftop addition on the rear slope of southernmost building (closest to Fore Street). At this time the architects are working to provide more finished drawings and renderings of the proposed rooftop addition. Additional materials may be included with the Board packets, or delivered by Ms. Detmer and Mr. Hopkins at the hearing on July 22. If the proposal for the dormer is not complete and sufficiently detailed in time, the applicant is likely to seek approval for the façade and window improvements on July 22, and return at a later date for a hearing on the rooftop addition.

Proposed Scope of Work

The revised application is very similar to the scope reviewed at the June 3 workshop. It calls for the following alterations and additions:

- Replacement of all upper story windows on the Exchange Street building elevations with simulated divided lite sash (6/6 and 2/2 as indicated by the 1924 photos). The proposed windows are aluminum Universal windows with interior and exterior muntins and spacer bars between the glass panes. (Note that the applicant, who recently received approval for the exterior rehabilitation of 424 Fore St./29 Wharf St., proposed the same windows on that project. These windows have been installed, and may be viewed at the Fore Street location.)

As noted above, the applicant proposes to replace all the upper floor windows on the Exchange Street façade, despite the fact that the 2nd floor level is owned by another party. This is being done in the interest of maintaining consistent fenestration on the upper façade of each building.

Note that existing upper floor fenestration consists of a combination of historic divided light wood sash and 1/1 aluminum replacement sash.

- As part of the window replacement program, existing brickmoulds will be replaced with aluminum brickmoulds matching the profile of original brickmoulds.
- Replacement of the 2nd, 3rd, and 4th floor level windows on the Fox Court elevation. Note that the proposal calls for replacing the current 1/1 windows with divided lite sash, consistent with their historic appearance. Replacement of the 2nd floor windows has been added to the scope of this project, assuring uniformity for all the upper floor windows on both front rear facades.
- Renovation of the main building entrance at 10 Exchange. The project calls for removing the existing roll-down gate and installing full-lite double doors at the front wall plane. A transom is proposed above the doors. Steel bollards are proposed to be installed at the sidewalk to allow for out-swinging doors. Details of the new custom wood door system on Exchange Street will be required, and will be submitted to meet the specifications of Board and staff.

- A new awning is proposed at the entrance on Exchange. Note that the proposed awning will fit within the entrance bay, unlike the existing awning.
- Glass canopies are proposed for the two Fox Court entrances of 10 Exchange Street.
- Complete renovation of the ground floor level on the Fox Street elevation. On this secondary elevation, where virtually all historic features have been removed but for granite lintels above former entrances and windows, the applicant proposes a more contemporary storefront treatment. Large, single lite doors and windows with minimal aluminum frames are proposed. Cut sheets for Oldcastle Building Envelope thermal aluminum storefront systems have been supplied by the architects, but detailed drawings of the actual entrances and storefronts have not been received by staff.
- Projecting and fascia signs are proposed to be installed on the Fox Court elevation. Small, dark colored signage lighting is to be integrated into mounting brackets.
- In addition to cleaning, pointing, and repairing the masonry walls, plans call for removal of exposed wires on the rear façade.
- Gutters on the Fox Court face of the buildings are proposed to be repaired or replaced with matching, painted components.
- Trim on both front and rear dormers will be repaired and / or replaced as necessary. At this time wood is assumed to be the existing and proposed material.
- Construction of a continuous shed dormer on the rear roof plane of the southernmost buildings. As noted above, plans for the dormer are still being revised, and new representations may be available before or at the July 22 meeting. The dormer treatment is recessive, and is patterned after a number of HP approved roof dormers on Commercial Street. The face of the dormer is proposed to be set back 5 feet from the roof edge. Proposed windows will be similar (by the same manufacturer) to the proposed double-hung windows on other floors, except they will be proposed as awning windows. As noted above, an additional step down in the dormer roof was suggested at the workshop, to follow the steps in the rooflines as the connected buildings descend the Exchange Street / Fox Court hill. This change has been made in the most recent renderings received by staff.

Staff Comments

This project promises to bring much needed improvements to these buildings, following years of deferred maintenance. Additional details on the following features will have to be reviewed by the Board and / or staff:

- Details of the rooftop addition
- Configuration of the proposed awning windows in the rooftop addition – Board feedback is requested on whether they should be one-light, or divided to echo window divisions on the lower floors.

- Exterior lighting at entrances
- Actual sign applications
- Details on existing gutter treatments (proposed to be repaired or replaced to match)
- Detailed drawings of both front and rear door systems
- Staff to review masonry repair and pointing
- Installation details on window replacements – such as setback from face of brick, etc.
- Removal of obsolete signs on Exchange Street façade
- Repair / painting of all existing wood trim

Applicable Review Standards

The following ordinance standards 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.*
- (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 7-22-15 Public Hearing and information included in the accompanying staff report, the Board finds that the proposed rooftop and building alterations and additions at 10 Exchange Street **meet (fail to meet)** the historic preservation ordinance review standards, specifically Standards....., (subject to the following conditions.....)

Attachments:

1. Applicant submission – photos of existing conditions, proposed work areas, renderings of proposed alterations
2. Product specifications supplied by applicants
3. 1924 Tax photos of property



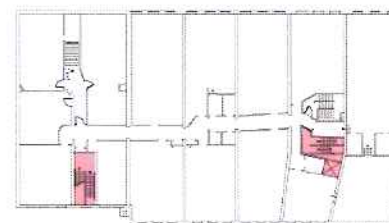
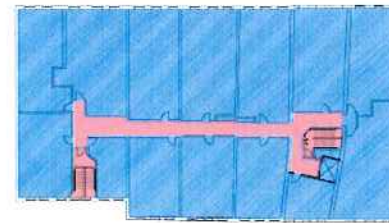
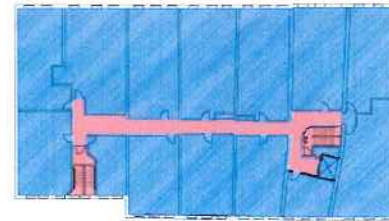
4-6 Exc

ONE WAY
DO NOT



10 Exchange Street

Google earth



Fourth Floor

Third Floor

Second Floor

First Floor

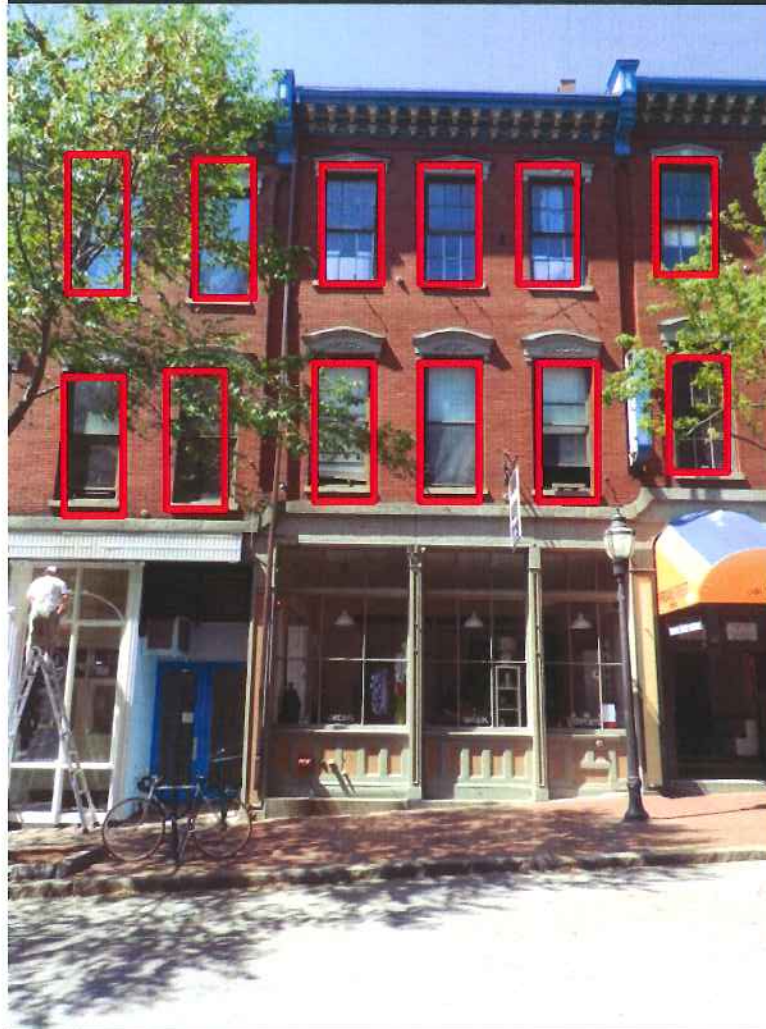
Basement

10 Exchange Street – Floor Plans

ALL SECOND, THIRD AND FOURTH FLOOR WINDOWS
TO BE REPLACED

REPAIR/REPLACE TRIM

STRUCTURAL ANALYSIS
AND REPAIR



REPOINT & REPAIR
AS NECESSARY

10 Exchange Street – Exchange Street
Existing Facade

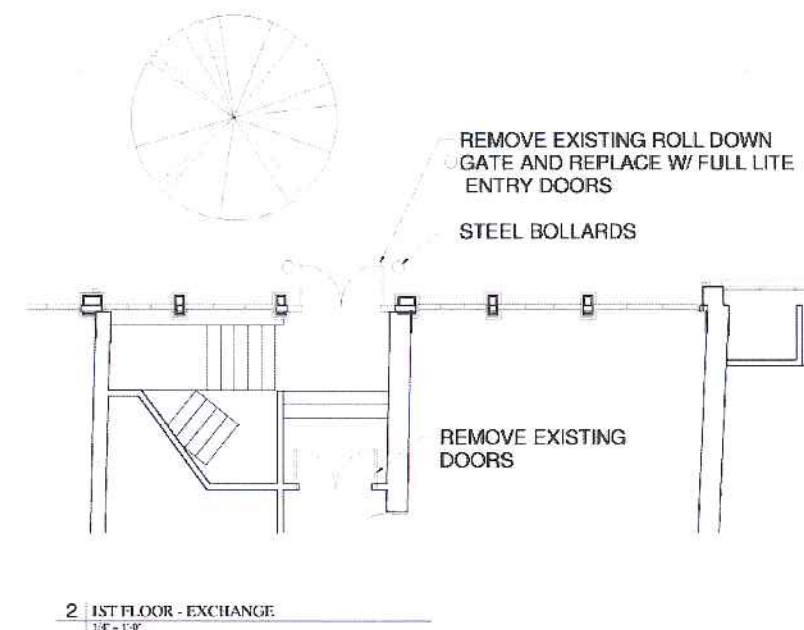


10 Exchange Street – Exchange Street
Existing Facade

NOTE: ALL 2ND THROUGH FOURTH FLOOR WINDOWS TO BE REPLACED. BRICKMOULD TO SIMULATE EXISTING. MULLIONS SIZES TO MATCH EXISTING.



NOTE: CUSTOM ENTRANCE DOOR TO BE WOOD W/ FULL LITE AND WIDE BOTTOM RAIL



10 Exchange Street

8-78 Exchange Street/Venue, Maine

Date
11/21/2014

EXCHANGE
STREET

A2.01

10 Exchange Street – Exchange Street
Proposed Elevation & Plan



10 Exchange Street – Exchange Street
Proposed Facade



10 Exchange Street – Fox Court
Existing Facade

GRAFFITI AND PAINT
TO BE REMOVED



TRIM AND ROOFING TO BE
REPAIRED/REPLACED



GUTTERS TO BE
REPAIRED/REPLACED AND
PAINTED TO MATCH

10 Exchange Street – Fox Court
Existing Facade



WIRES TO BE
RELOCATED INSIDE

ALL THIRD AND FOURTH FLOOR WINDOWS TO BE REPLACED

ADDITION
PROPOSAL

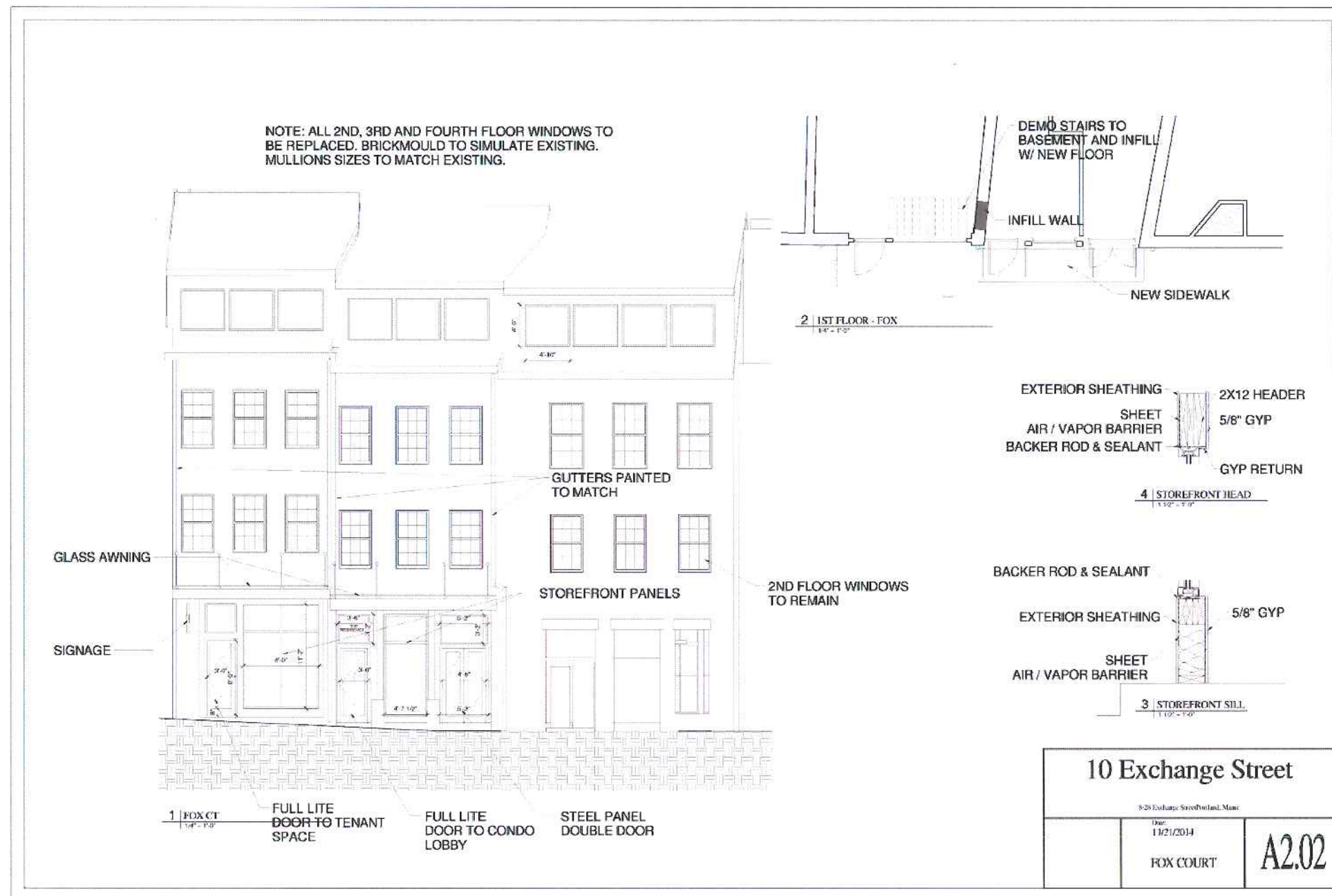


ENTRANCE FAÇADE
PROPOSAL

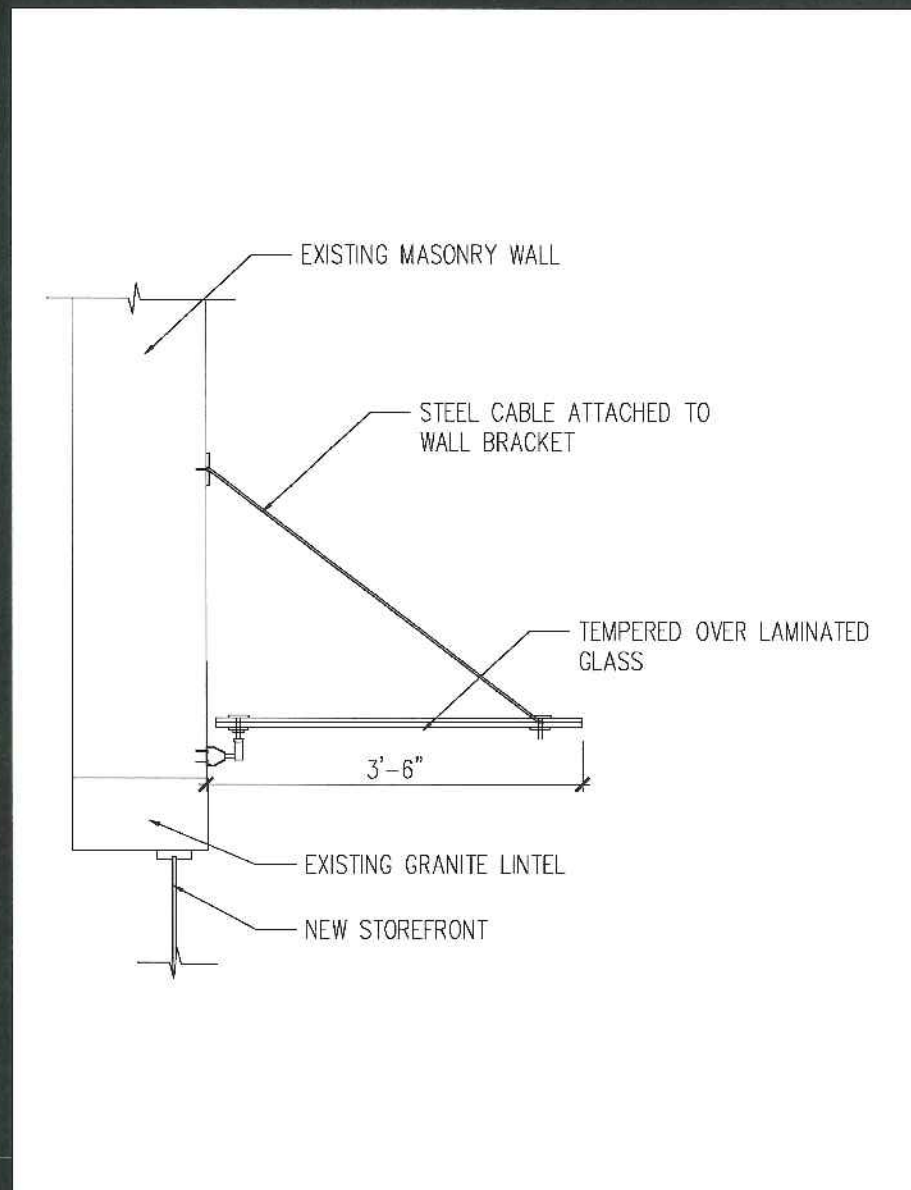
10 Exchange Street – Fox Court
Existing Facade



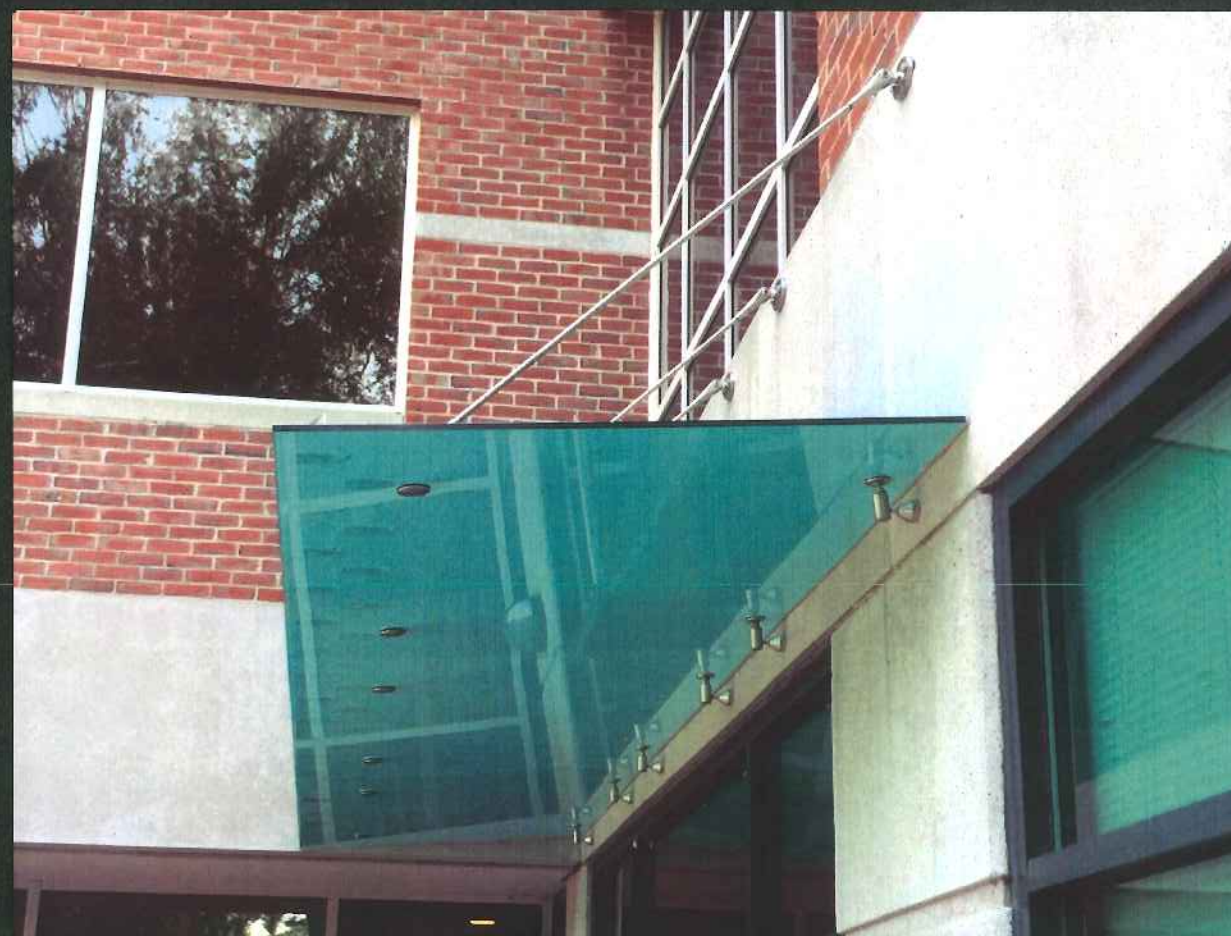
10 Exchange Street – Fox Court
Existing Entrance Façade



10 Exchange Street – Fox Court
Proposed Demo/Upgrade



10 Exchange Street – Fox Court
Canopy

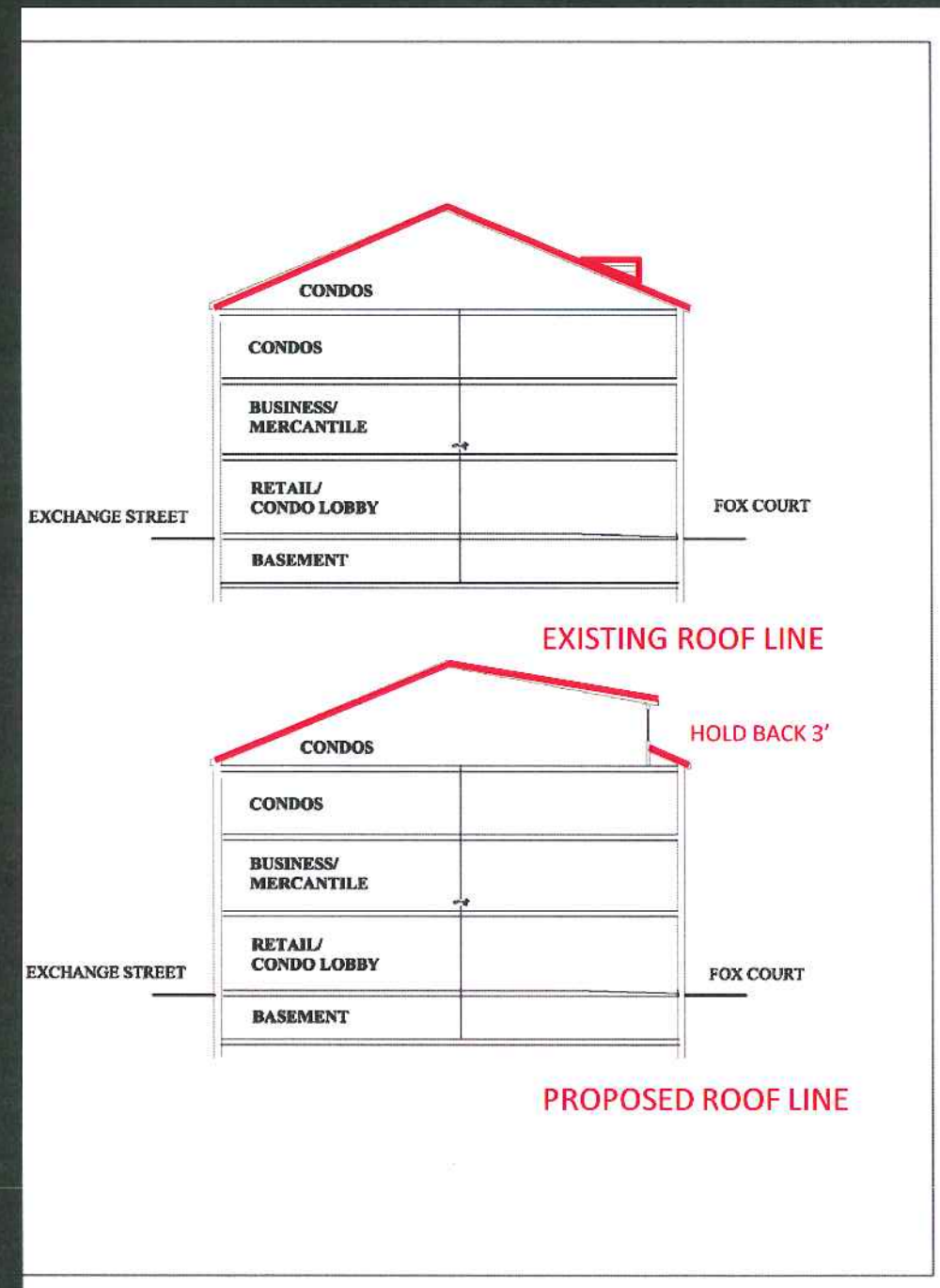




10 Exchange Street – Fox Court
Existing Space Conditions & Views



10 Exchange Street – Fox Court
Existing & Proposed Roof Condition



10 Exchange Street – Fox Court
Plan & Existing & Proposed Roof Condition



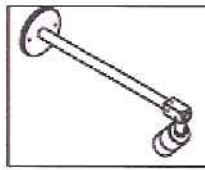
10 Exchange Street – Fox Court
Proposed Facade



10 Exchange Street – Fox Court
Proposed Facade



10 Exchange Street – Fox Court
Proposed Addition

**BKSL**
B-K LIGHTING**SIGN STAR™ STYLE C****PROJECT:** 118 Munjoy**TYPE:** Retail Signage**CATALOG NUMBER:** SN-LED-e22-MFL-A9-BLP-12-A/D-30-C**SOURCE:** Quant. X4 Units**NOTES:** need X2 Remote Transformers=TR series**CATALOG NUMBER LOGIC**

SN	LED	e22	MFL	A9	BLP	12		A/D	30	C
-----------	------------	------------	------------	-----------	------------	-----------	--	------------	-----------	----------

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/27K e23 - 8WLED/4K
e22 - 8WLED/3K 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	RMG Rocky Mountain Granite
Bronze	BZP	BZW	AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
Black	BLP	BLW	AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
White (Gloss)	WHP	WHW	BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
Aluminum	SAP	—	BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
Verde	—	VER	BPP Brown Patina Powder	MBP Natural Brass Powder	WIR Weathered Iron
			CAP Clear Anodized Powder	OCP Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

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 DATAInput Volts
12VAC/DC 50/60HzInRush Current
<1A (non-dimmed)Dimmable
Magnetic Low Voltage DimmerOperation Ambient Temperature
-10°F-130°F**LM79 DATA**

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

***OPTICAL DATA**

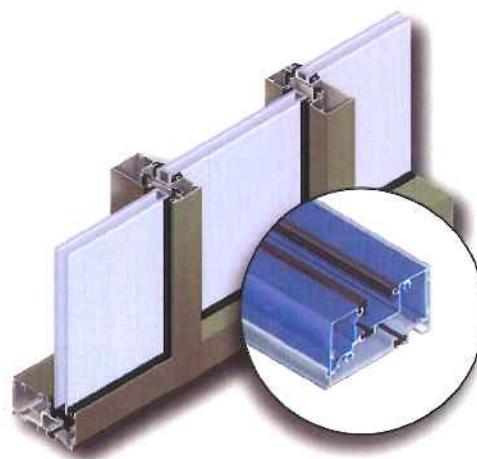
Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5900 • FAX 559.438.5900
www.bklighting.com • info@bklighting.comSUBMITTAL DATE
6-6-14DRAWING NUMBER
SUB000973

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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

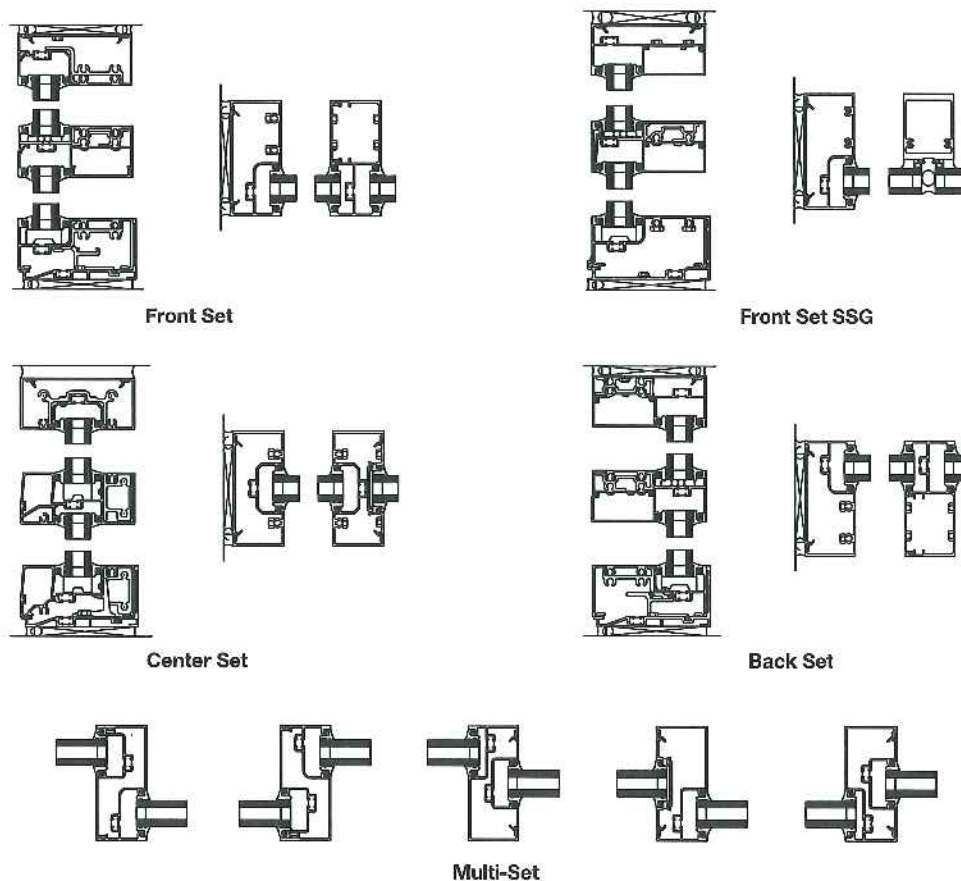
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi-set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge
- Continuous head and sill assembly 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



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®

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

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 Painting 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/NWDA 101/102-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Materials: Aluminum used is commercial quality 6063-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. Meeting 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 field 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 744-74A - 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 chrome under-coating conforming to AAMA 603.8 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 fasteners, knives and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. The knives shall be applied with care and accuracy to hold each unit stationary at open position as factory installed. They meet AAMA 902.2 specifications and are fully replicable.

And Sash Balances: are available at an additional cost.



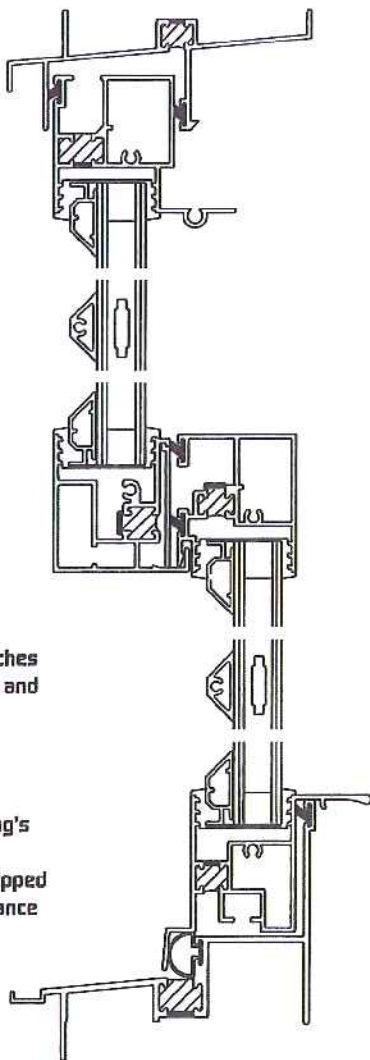
Narrow
Sightlines
Allow
Replication
of Existing
Margins

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



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

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

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.

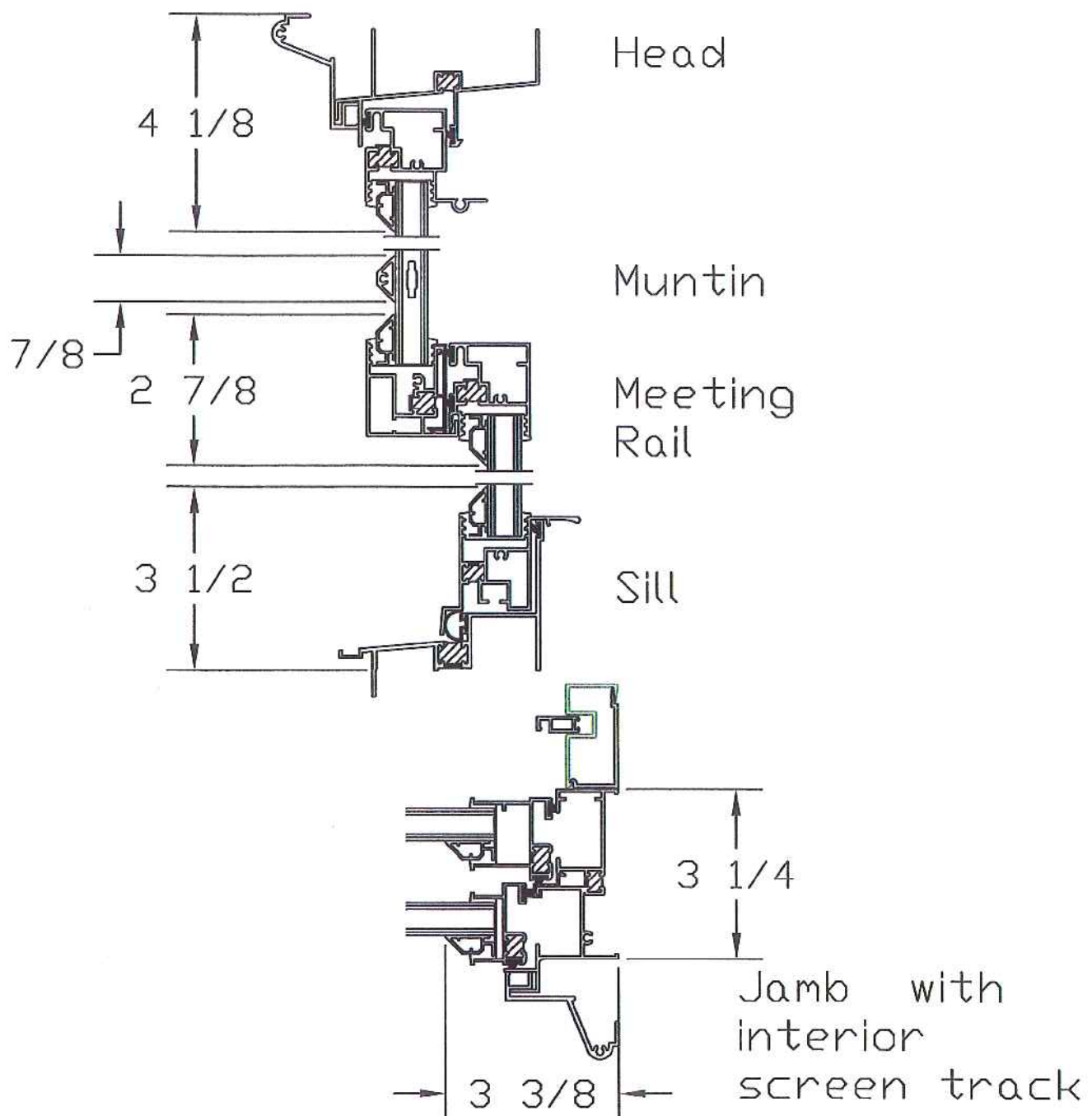
3.5 COORDINATION

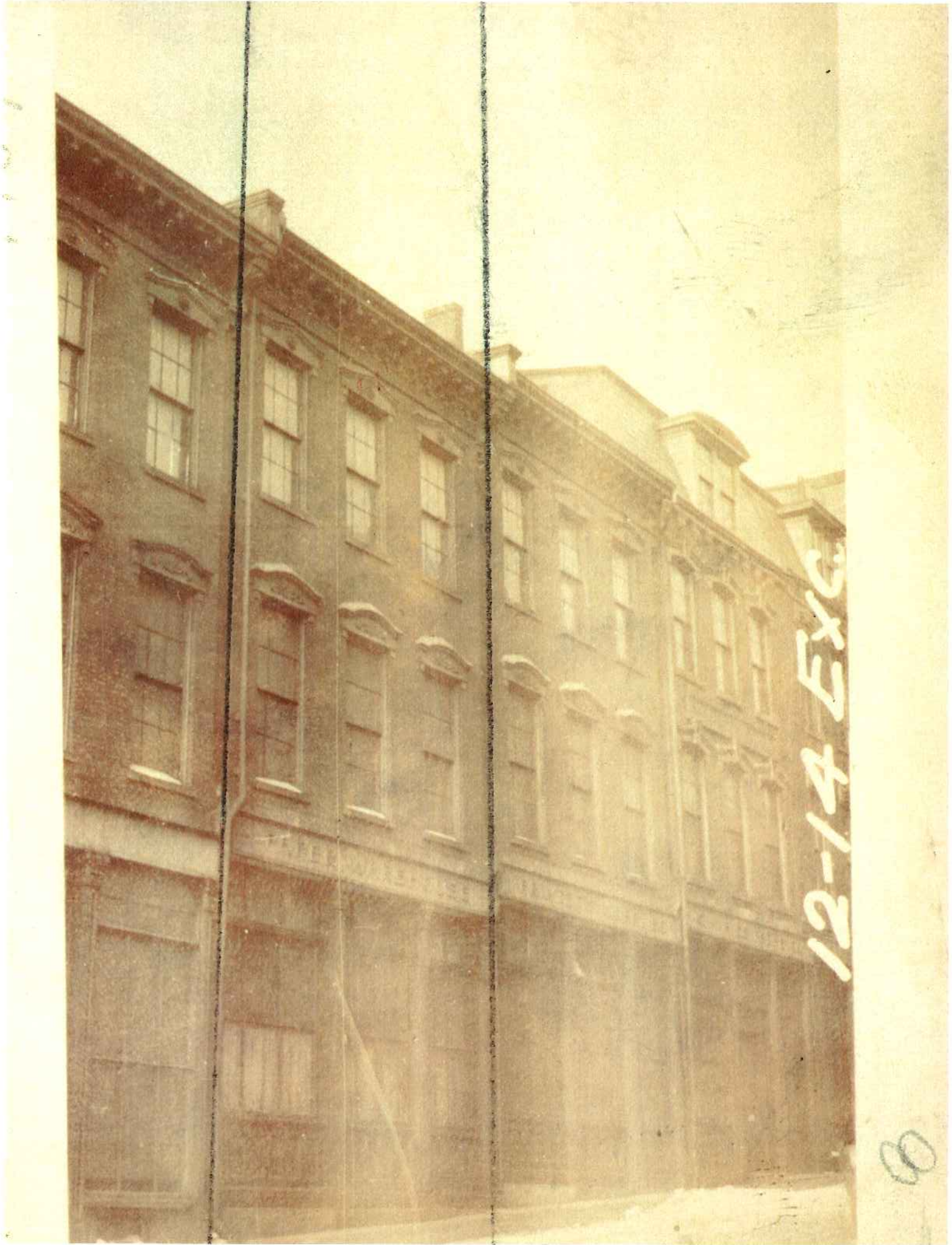
- A. Coordinate work with that of all other trades affecting or affected by work of this section. Cooperate with such trades to assure the steady progress of all work under the contract.

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





12-14 EXC

8





2

185781

61

Waggett & Co. are here

24 Exc.



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

**WORKSHOP
INDIA STREET AND SURROUNDING NEIGHBORHOOD**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deb Andrews, Historic Preservation Program Manager

DATE: July 15, 2015

RE: July 22, 2015 Workshop to Consider Possible Alternative to Historic District Designation for India Street Neighborhood

Introduction

A workshop has been scheduled to discuss a potential alternative to historic district designation that might achieve, at least in part, the stated goals and objectives within the recently completed India Street Sustainable Neighborhood Plan as regards preservation of the neighborhood's historic resources and character. Referred to as a "Multiple Property Designation", this designation category would be patterned after a similar National Register classification developed by the National Park Service. The definition of a "Multiple Property Designation" and its relationship to existing designation classifications within Portland's preservation ordinance is described in this report.

Background, Review Process to Date

The neighborhood plan, which was completed last September and developed over a two-year period with input from a broad cross-section of neighborhood stakeholders, identified preservation of the neighborhood's historic resources and character as a high priority. Pursuant to this stated goal, the Plan, as forwarded by the India Street Neighborhood Advisory Committee (ISNAC) to the Planning Board, recommended designation of the historic core of the neighborhood as a local historic district. Although an historic preservation working group of ISNAC developed preliminary recommendations as regards historic district boundaries and preservation classifications for every property within the boundaries, it was recognized that any final historic district designation recommendation would be made by the Historic Preservation Board following its own detailed review and analysis.

Since last December, the Historic Preservation Board has held three lengthy workshops to discuss various aspects of a potential India Street Historic District. The Board conducted a neighborhood site walk; reviewed a written neighborhood history, detailed architectural survey and analysis of the area's eligibility for historic district status prepared by a preservation consultant; identified district boundaries; and assigned a draft "preservation

value” to each building within the draft boundaries. The Board’s preliminary discussions were informed not only by the consultant’s research and analysis, but also by input from City staff and staff of the Maine Historic Preservation Commission. At this point in the process, the Board has completed most of the preliminary review necessary to move forward to a public hearing on the proposal, followed by a final recommendation.

In the meantime, the Planning Board has been reviewing a proposal to establish a Form-Based Code that would replace traditional Euclidean zoning for the entire India Street neighborhood. (The area governed by the FBC would extend beyond the historic core to include adjacent, non-historic blocks.) Adoption of a Form-Based Code was the second major land use regulatory tool recommended by the India Street Sustainable Neighborhood Plan. During these concurrent reviews, Historic Preservation and Planning staff has kept each of the respective Boards apprised of the progress being made to develop the two new land use regulatory tools for the neighborhood. In presentations, staff has discussed the relationship between an FBC and historic district regulations and described what each tool is intended to accomplish, the limitations of each tool, and how the two tools might work together. An American Planning Association article entitled “Yoking Form-Based Codes and Historic Districts” was provided to show how the two planning tools have been successfully combined in cited communities.

Recent Planning Board Input

During a recent Planning Board workshop when a status report on the historic district proposal was provided, several Board members expressed reservations about how the FBC and historic preservation review process would ultimately work together, especially in the review of new construction. Consistent with the Planning Board’s often-expressed interest in streamlining the City’s development review process and their apparent comfort level with the FBC as currently drafted, they indicated that the FBC alone might be sufficient to ensure that new development within the neighborhood will be reasonably compatible with the area’s historic building stock. Some Board members also noted that the current fragmented or “spotty” nature of the India Street neighborhood—with numerous open parking lots and non-contributing structures—created an area quite different from Portland’s existing historic districts, which are densely developed with large concentrations of historic structures. For these reasons, several Planning Board members suggested that historic *district* designation might not be the most appropriate tool for this neighborhood. That said, Board members indicated that the historic preservation goals and objectives included in the ISNAC plan were important ones and that they supported the creation of some mechanism to ensure that the neighborhood’s historic resources be preserved and enhanced. At the conclusion of the workshop, HP staff indicated that they would explore alternative measures that might better suit the unique nature of this particular neighborhood and address some of the concerns expressed by members of the Planning Board. (The HP Board was subsequently informed of this discussion.)

Input from Neighborhood Meeting

A public meeting was held on Monday, July 13th at the Jewish Heritage Museum to discuss the status of the proposal to create an India Street Historic District. The meeting was organized in response to recent input from some members of the neighborhood that property

owners have not been adequately informed about the details of district designation, in particular how it would affect owners' ability to renovate or demolish their property. Following a brief history of the initiative and description of the intent behind historic district designation, staff explained what construction activities would be subject to review, how the HP review process works and by what standards projects are reviewed. The meeting concluded with an opportunity for questions and comments.

While a number of those attending commented that the information had been helpful, several property owners expressed opposition to historic district designation. Some argued that designation represented an infringement on private property rights. Others argued that given the assigned classifications of buildings (contributing vs. noncontributing) within the district and given the district boundary as delineated, some property owners would be unduly restricted as to what they could do with their property relative to what other owners in close proximity (especially those just outside the district boundary) could do. The fragmented, discontinuous nature of the neighborhood's building fabric was noted as exacerbating this apparent inequity.

Note that the owners of 26 and 28 Hampshire Street had previously submitted a letter requesting removal from the proposed India Street Historic District as delineated in the latest boundary map under discussion by the HP Board--see Attachment 5. The latest draft boundary map, dated June 3, 2015, is included with this report as Attachment 3.

Consideration of Multiple Property Designation

As noted above, at the conclusion of the Planning Board's last workshop staff agreed to investigate alternative measures that might address some of the key preservation goals for the India Street neighborhood. In reviewing various alternatives, including the possibility of reconfiguring or reducing the size of the proposed district, staff has concluded that a "Multiple Property Designation" for the India Street neighborhood might be the most appropriate tool to preserve important historic resources within the neighborhood while addressing some of the issues that have been raised by Planning Board members and others.

A "Multiple Property Designation" is a designation category originally developed by the National Park Service for the National Register Program. This designation is intended to apply to multiple, often noncontiguous, properties that are historically, architecturally, thematically or otherwise related. This is unlike a traditional historic district where a geographic boundary is delineated and all construction activities within the boundary are subject to some level of review, depending upon the classification of the individual property within the boundary. Under a Multiple Property Designation, individual buildings, structures or sites that contribute to the identified shared theme are designated and all the protections afforded to contributing buildings within historic districts are applied to the designated group of individual buildings. Existing buildings in the vicinity of these structures that are not specifically identified in the Multiple Property Designation are not regulated. As well, any new construction on undeveloped or cleared parcels in the vicinity of these buildings is not subject to Historic Preservation Board review.

Although developed by the Park Service, this category of designation has been added to the standard categories of "landmark" and "historic district" in several local preservation

ordinances throughout the country, including Washington DC, Tampa, Denver, etc. (See memo from Associate Corporation Counsel Jennifer Thompson—Attachment --.) See also excerpts from Tampa's historic preservation program website describing several of its multiple property designations. Note that while the Tampa "MPD" examples include a relative small number of contributing structures, the number of contributing structures within an MPD can be much larger, depending on the nature of the theme, size of general geographic area, or other applicable factors.

Were a Multiple Property Designation pursued for the India Street neighborhood, the "theme" or relationship shared by the buildings identified under the grouping would be the neighborhood's unique development history, including its history as first home to many of the City's immigrant groups. Buildings included in such a designation would likely include residential structures, commercial structures and the religious and cultural buildings that reflect this history.

Required Ordinance Amendments

In order to create a Multiple Property designation category, Portland's preservation ordinance would need to be amended. Associate Corporation Counsel Jennifer Thompson is prepared to draft the required amendments should the Historic Preservation Board wish to pursue this direction.

Following is a working definition prepared by HP staff (subject to revision) that reflects the general intent behind a Multiple Property Designation within Portland's historic preservation program:

Multiple Property Designation: A designation classification applying to a group of historically, architecturally and/or culturally significant sites, structures or objects that are related by theme, building or architectural type and/or historical association. Historic properties included in a multiple property designation are generally not located within a historic district, need not be contiguous and need not qualify individually as landmarks, but must meet the criteria for designation as described in Sec. 14-610 and 14-611 and relate directly to the overall theme, building or architectural type or historical context which is the basis for their designation.

Staff also suggests that the "100' rule" included in the site plan ordinance, which provides for an HP advisory review/ comment for projects within 100 feet of an individual landmark or historic district boundary, not apply for properties designated as part of a Multiple Property Designation, except for any identified Landmarks within the thematic designation. Landmarks would need to be specifically classified as such.

Implications for India Street Neighborhood

If the Board elects to pursue this option, new construction in the India Street neighborhood will be subject to review only under the Form-Based Code now being considered by the Planning Board. As well, alterations to existing noncontributing structures will not be reviewed. And if an exception to the "100-foot rule" is adopted as an amendment to the site plan ordinance, only new development within 100 feet of the 8 landmarks within the

neighborhood(5 currently designated, 3 additional recommended for designation) will be subject to an advisory review by HP staff and/or board.

Identification of Properties for Inclusion in Multiple Property Designation

If an “India Street Neighborhood Multiple Property Designation” were to be pursued, the Board would need to determine what properties would be included in such a designation. Obviously, the detailed documentation commissioned by the City and prepared by Julie Larry of ttl-architects is helpful in this regard, as it not only includes a detailed history of the neighborhood and analysis of its areas of significance—which establishes the historical context for the designation—it also includes detailed information about each building within initial study area. From this documentation, we have learned the role that most buildings played in the neighborhood and their relative significance.

As a starting point for the Board’s discussion, staff has prepared a map identifying several categories of buildings within the India Street neighborhood—see Attachment 4. Included are:

- 1) existing and proposed structures previously identified as “Landmarks”--identified in turquoise on map;
- 2) buildings that clearly express the neighborhood’s development history, tend to be more architecturally notable (with some exceptions) and remain in relatively unaltered condition (i.e. retain a high degree of integrity)—identified in blue on map; and
- 3) more vernacular buildings which also generally contribute to an understanding of the neighborhood’s history—identified in orange on map

Board members are encouraged to revisit the neighborhood with map in hand and review the Historic Resources Inventory previously provided to the Board.

While the primary purpose of Wednesday’s workshop is to discuss the relative merits of this designation category, especially as it applies to the India Street neighborhood, the Board may elect to begin discussion of which buildings (or at least type of buildings) should be included in such a designation. If the Board is generally supportive of this direction, staff will return with a more complete proposal.

Attachments

1. Communication from Associate Corporation Counsel Jennifer Thompson
2. Examples of Multiple Property Designations in Tampa, Florida
3. Map of Draft Historic District Boundary with Individual Building Classifications (map dated June 3, 2015)
4. Map illustrating General Categories of Buildings as Identified by Staff--*for discussion purposes only*
5. Letter from owners of 26 and 28 Hampshire Street

Deb Andrews - Multiple Property Listings

From: Jennifer Thompson
To: Deb Andrews
Date: 7/17/2015 8:50 AM
Subject: Multiple Property Listings

Hi Deb - I've reviewed your proposed definition of "multiple property designation." I haven't had an opportunity to review the definition in the context of the rest of the Code or prepare a comprehensive proposed amendment. I have, however, done some looking and have found examples from other municipalities of such designations and your proposed definition appears to be generally in line with those. For example, Tampa, Florida's definition is as follows:

Multiple property designation: A group of historic properties related by common theme, general geographical area, and period of time that has been recommended for designation by the HPC and designated by the city as set forth in [section 27-256](#) herein. A group of historic properties shall qualify for designation as a multiple property designation when each individual historic property meets the designation criteria set forth in [section 27-257](#) herein.

(that ordinance can be found here:

https://www.municode.com/library/fl/tampa/codes/code_of_ordinancesnodeId=COOR_CH27ZOLADE_ARTIGEPR_DIV4DE

You'll see that Tampa also defines these designations in terms of a common theme, historical period, etc.

Similarly, it looks like the District of Columbia has a similar designation, though it is structured somewhat differently. In D.C.,

The Board may consider multiple or discontinuous properties for designation as historic landmarks or historic districts. Multiple property designations shall be for properties that are historically, physically, thematically, or otherwise related.

The staff may determine whether a proposed designation of multiple or discontinuous properties should be filed as a historic landmark or historic district application, or as multiple applications, as appropriate.

The full ordinance can be found here:

<http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=10-C2>

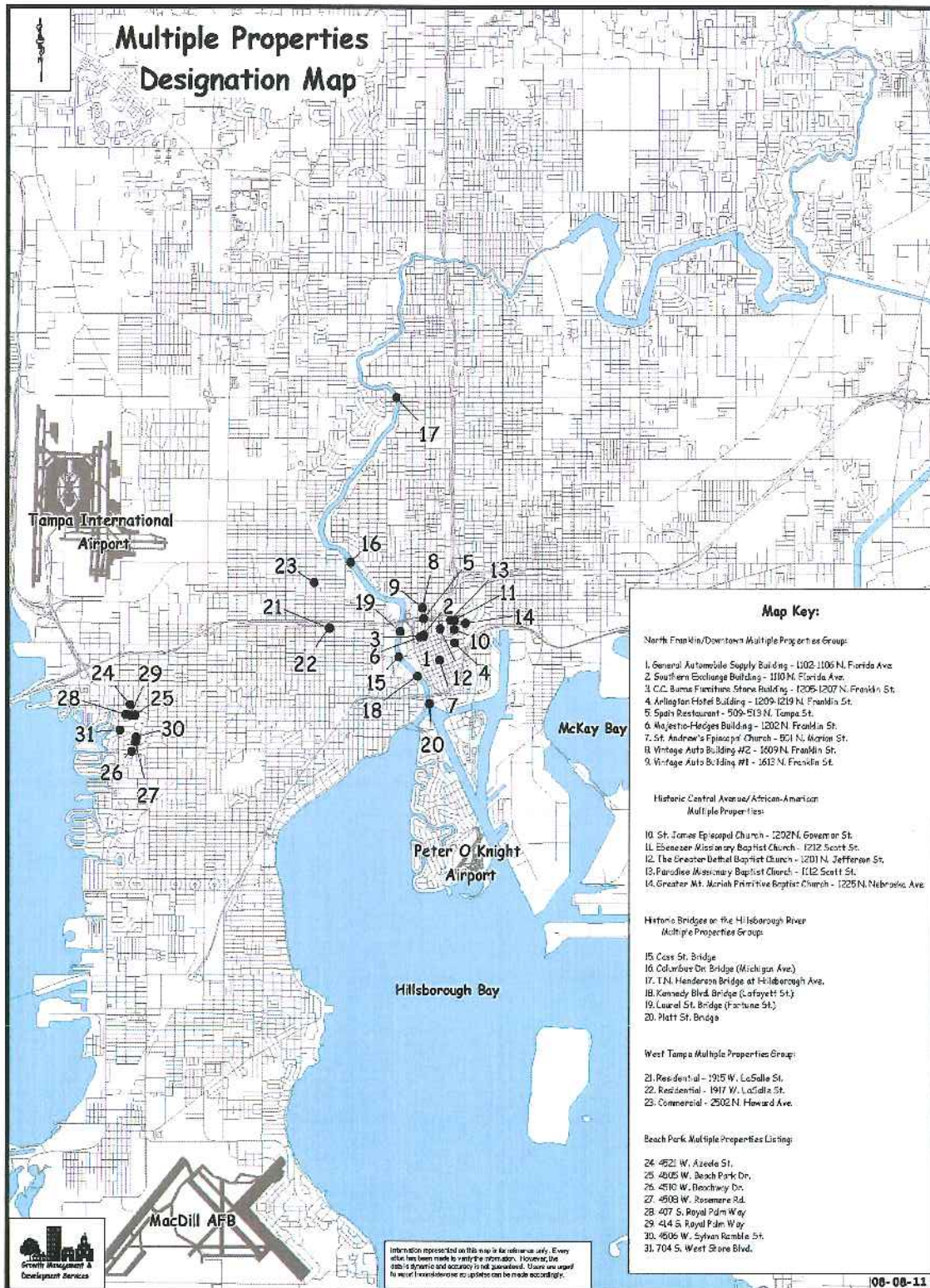
Therefore, to the extent that the HP Board generally supports this concept, I'll be happy to work with you to put together a proposed amendment to the existing ordinance in order to incorporate this new designation.

If you or the Board have any questions, please let me know.

Best,
Jen

Jennifer L. Thompson
Associate Corporation Counsel
City of Portland, Maine
(207)874-8480

MULTIPLE PROPERTIES DESIGNATION MAP





North Franklin / Downtown

Period Of Significance: 1906-1951

National Register Listings: 2002-2010

Local Historic Designation: 2003-2010

Total of Nine (9) Buildings



Franklin Street Scene, c. 1930

These historic buildings are some of the last surviving elements of the early Franklin Street downtown business district, which began development as a commercial area prior to 1900 and reached its peak of importance by the 1930s. The buildings included in this grouping were constructed between 1906 and 1922 and represent the commercial styles typical of those popular in the United States during the first half of the 20th century. It served the daily needs of a downtown residential population living in single family dwellings found in the areas lying between the Hillsborough River to the west and Nebraska Avenue to the east.

MULTIPLE PROPERTIES DESIGNATIONS



Vintage Auto Building No. 1
1613 N. Franklin St.
constructed 1920



St. Andrew's Episcopal Church
501 N. Marion St.
constructed 1907



Vintage Auto Buildings No. 2
1609 N. Franklin St.
constructed 1920



Arlington Hotel Building
1209-1211 1/2 Franklin St.
constructed 1910



Southern Exchange Building
1110 N. Florida Ave.
constructed 1921



Spain Restaurant
509-513 N. Tampa St.
constructed 1921



General Automobile Supply Building
1102 N. Florida Ave.
constructed 1910



C.C. Burns Furniture
Store Building
1207 N. Franklin St.
constructed 1910



Majestic-Hedges Building
1212 N. Franklin St.
constructed 1923

Historic Bridges on the Hillsborough River



Period Of Significance: 1913–1939

Local Historic Designation: 2006

Total of Six (6) Bridges



Lafayette Street Bridge, date unknown

By the 1880s, neighborhoods such as Hyde Park and interconnected cities such as West Tampa needed accessibility to the east side of the Hillsborough River where Tampa's business district was located.

Each bridge served to strengthen the connection between the east and west sides of the Hillsborough River as Tampa developed. These bridges linked the elements of a city that relied and prospered on the connectivity of individual neighborhoods and communities.

The inventory of historic bridges in Tampa include both single and double leaf bascule bridges, a vertical lift bridge, and a unique bob-tail swing bridge.

MULTIPLE PROPERTIES DESIGNATIONS



Cass Street Bridge, constructed 1926



Laurel Street Bridge, constructed 1927



Henderson Bridge on Hillsborough Avenue, constructed 1939



Columbus Drive Bridge, constructed 1927



Kennedy Blvd. Bridge, constructed 1913



Platt Street Bridge, constructed 1926

Historic Central Avenue Area / African-American Heritage Sites



Period Of Significance: 1912-1948

Local Historic Designation: 2004

Total of Five (5) Buildings



Boy Scouts at Tampa Urban League, c.1942

The Central Avenue business district was the heartbeat of the African-American community and offered all services needed for daily life. These buildings rank among the few remaining structures that represent an enclave that formed among the African-American community as early as prior to the turn of the 20th century. These buildings are culturally important as a symbol of the continued strength, unity, and growth of the African-American community in Tampa. Architecturally, these buildings demonstrate a community's commitment to permanence and success in choice of building materials and style.

MULTIPLE PROPERTIES DESIGNATIONS



St. James Episcopal Church
1202 N. Governor St., constructed 1921



Paradise Missionary Baptist Church
1112 Scott St., constructed 1924



Ebenezer Missionary Baptist Church
1212 Scott St., constructed 1922



Greater Bethel Baptist Church
805 E. Laurel St., constructed 1947



Greater Mt. Moriah Primitive Baptist Church
1225 N. Nebraska Ave., constructed 1948



West Tampa

Period Of Significance: 1894-1945

National Register Listing: 1983

Local Historic Designation: 2006

Total of Three (3) Buildings



Main Street and Howard Avenue, c. 1911

Incorporated in 1895, West Tampa was primarily populated by Spanish, Italian, and Cuban immigrants that were employed by the local cigar factories. The Latin community provided the city not only with a work force, but also with the cultural identity that contributed to the neighborhood's distinctive heritage.

Today, the West Tampa National Register Historic District contains a number of cigar factories, several social clubs, schools, and civic buildings, as well as hundreds of factory workers' homes that date from the late 19th century. Many of the area's brick paved streets, granite curbstones, and hexagonal concrete sidewalk pavers still exist.

MULTIPLE PROPERTIES DESIGNATIONS



1915 West LaSalle St., constructed 1928



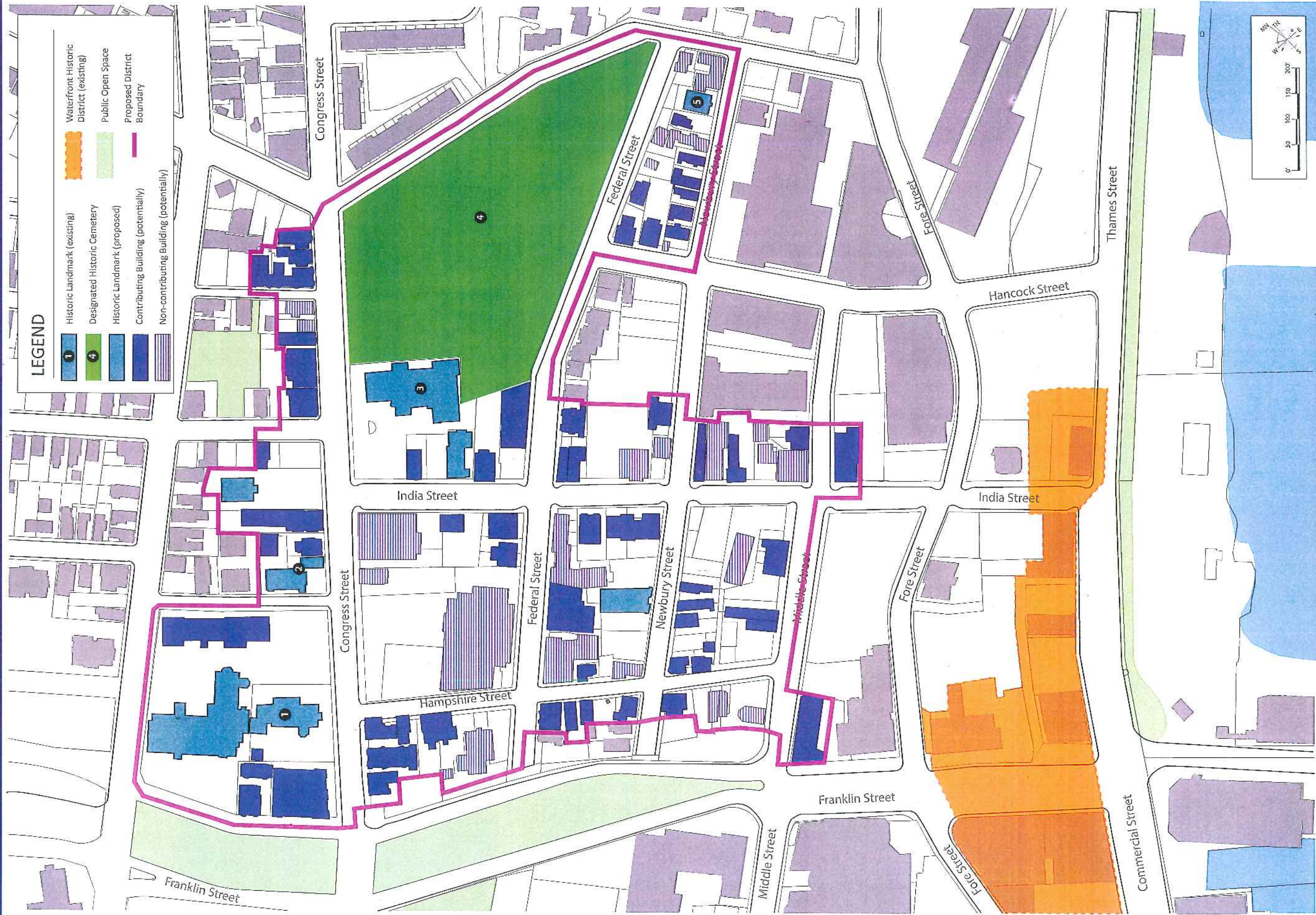
1917 West LaSalle St., constructed 1915



2502 North Howard Ave., constructed 1903

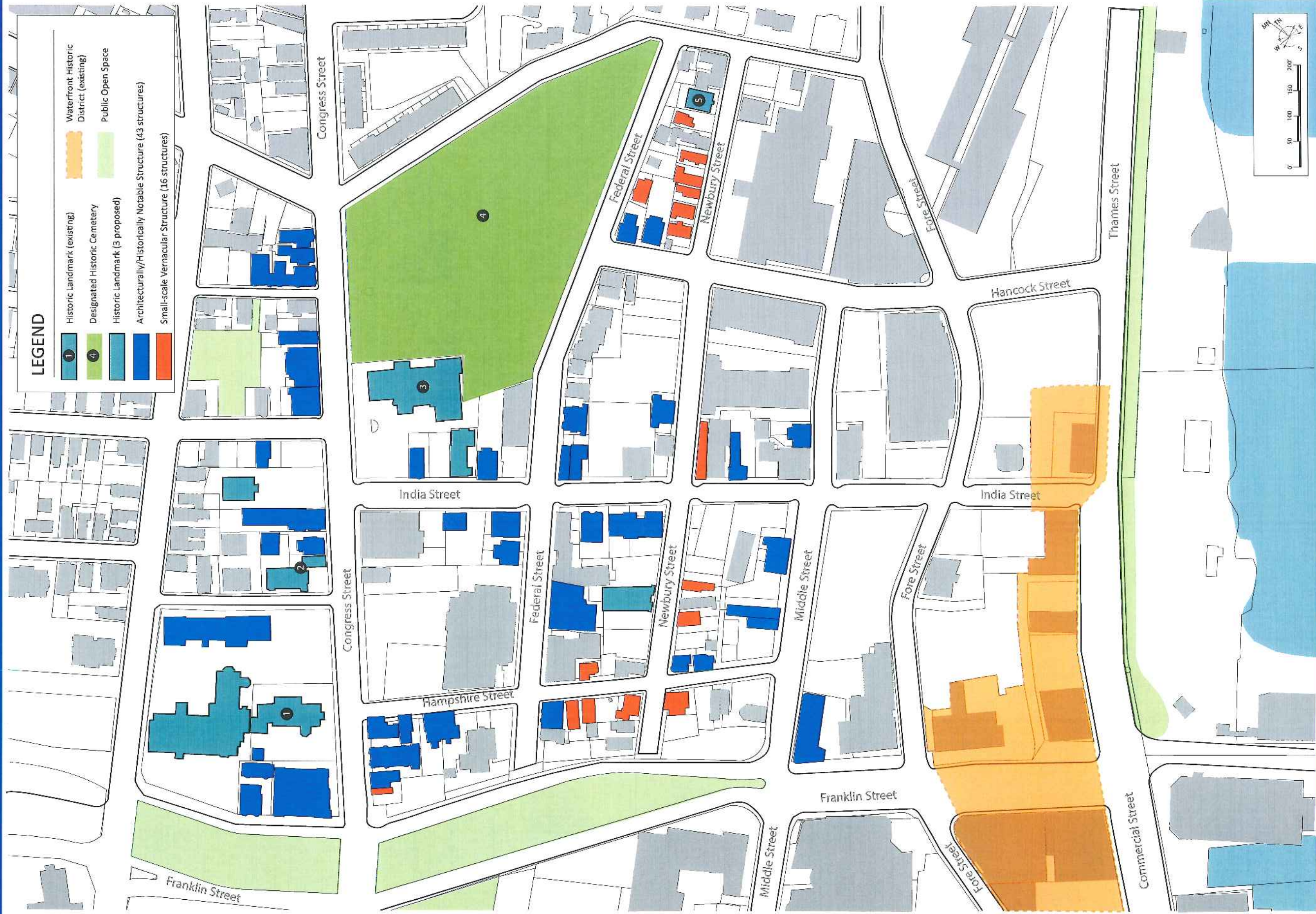
HISTORIC DISTRICT

Sustainable Neighborhood Plan INDIA STREET, PORTLAND MAINE



HISTORIC PRESERVATION

Sustainable Neighborhood Plan INDIA STREET, PORTLAND MAINE



26 and 28 Hampshire Street
Portland, Maine 04101
May 28, 2015

Portland Maine Historic Preservation Board
389 Congress Street
Fourth Floor
Portland, Maine 01010

Dear Board Members,

After careful consideration, we, the property owners of 26 Hampshire Street and 28 Hampshire Street, wish to express our general opposition to the existing proposal to create an historic district in the India Street neighborhood, and our specific opposition to including our buildings as contributing structures to this proposed district – especially when coupled with current and proposed building codes on our block.

We are opposed to this plan for the following reasons:

1. While we support the cause of preservation, we agree with the Portland Society for Architecture that many of the buildings in the proposed historic district, including ours, are of limited historical value, and that preservation of actual historic structures can be accomplished by designating actual historic structures as official landmarks.
2. Our structures are of an age and construction style that is hardly unique to the city, the state, or New England in general. Moreover, similar structures within the historic district boundaries have been excluded as contributing structures with no explanation.
3. The city has already allowed similar adjacent structures on our block – that bounded by Hampshire, Newbury, Middle, and Franklin Streets – to be demolished. Under the proposed historic district/form-based code plan, construction on these adjacent lots will be allowed to heights of 45 and 65 feet while providing no assurance that we will not be capped at our existing 30-foot heights. This disparity will severely limit the value and livability of our properties, while distracting from any character they may have.
4. We have received no assurance from the Board that inclusion of our properties in the proposed historic district will not result in higher repair costs or negative affect on our properties' resale values. This is important because unlike most of those advocating for this district, we are owners and residents of the neighborhood.

Please remove our properties from this plan.

Sincerely,

Camela Di Fazio

Bethany 2 Freed

Deb Andrews - Comment for board packet

From: Chris Korzen <chriskorzen@gmail.com>
To: Deb Andrews <dga@portlandmaine.gov>
Date: 7/17/2015 2:48 PM
Subject: Comment for board packet
CC: Caitlin Cameron <CCameron@portlandmaine.gov>

Please include the following in next week's board packet:

Many property owners in the India Street Neighborhood were surprised to find that their structures were slated to be included in the proposed historic district, and were similarly unaware that they could have petitioned the board for removal. Postcards inviting owners and residents to Preservation Board meetings are not sufficient to inform owners of the magnitude of the changes they are potentially facing, and have left these individuals with the perception that the board is trying to impose these changes without owners' informed consent.

As the board moves forward with planning for the India Street Neighborhood, I urge it to take aggressive measures to avoid this negative perception by ensuring that owners are aware that their properties are being considered for inclusion in a historic district, or deemed historic under a Multiple Resource Designation scheme. This includes the following actions:

- Inform property owners by registered mail that their properties are being considered for Historic Preservation Board oversight.
- Include details about how this designation will affect these property owners (additional fees, standards for review, penalties, height restrictions, etc.).
- Clearly inform property owners of their right to petition the board for removal from a proposed historic district or Multiple Resource Designation, as well the process for doing so.

It appears from my conversations with board staff that adoption of Multiple Resource Designation will require a new city ordinance. If this is in fact the case, language mandating this disclosure should be included in the ordinance text.

Chris Korzen
26 Hampshire Street
329-5394